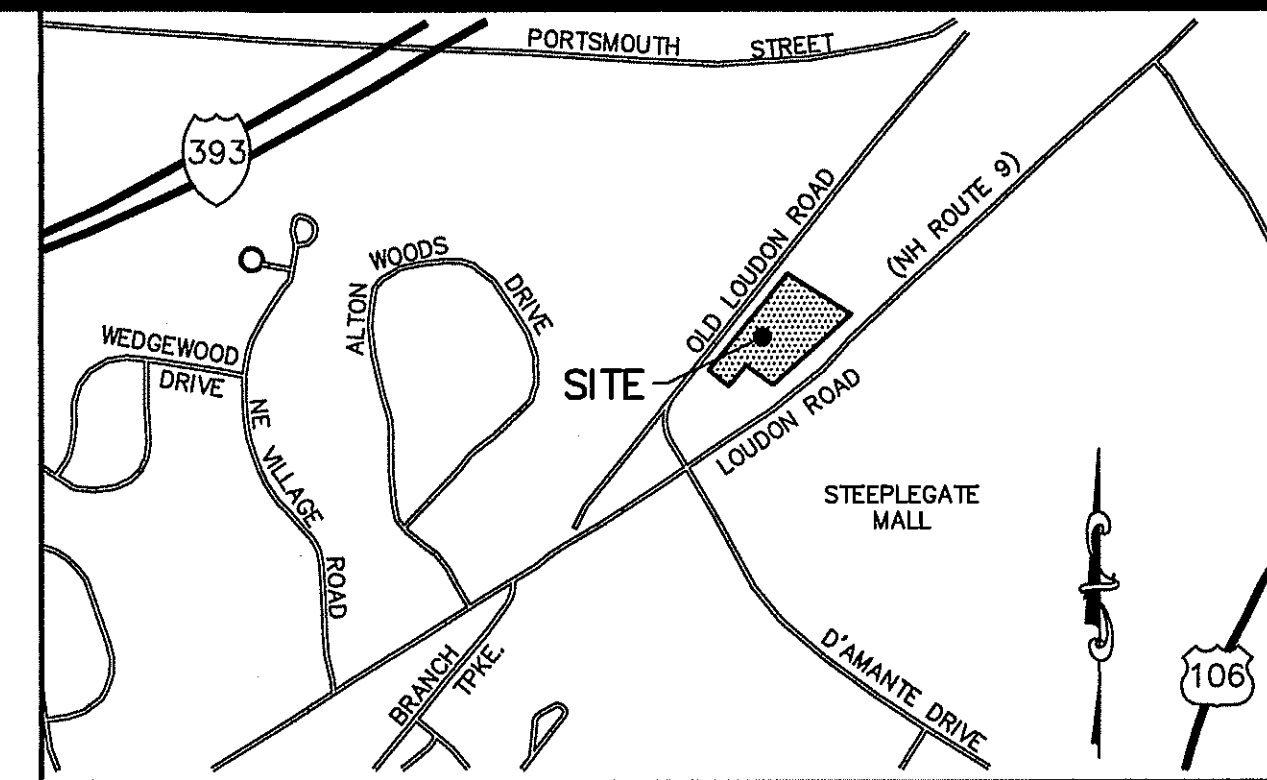


LOCUS PLAN
NOT TO SCALE

NON-RESIDENTIAL SITE PLAN MAP 111E BLOCK 1 LOTS 2, 3, 8, 9, 10 & 11 DUNDEE INVESTMENTS, LLC 285 & 287 LOUDON ROAD & 30, 34, 36 & 42 OLD LOUDON ROAD CONCORD, NEW HAMPSHIRE



VICINITY PLAN

SCALE: 1" = 1,000±

PHASE I TABULATIONS:

PROPOSED	PROPOSED
GROSS ACREAGE:	200,728 SF, OR 4.608 ACRES
PROPOSED USES:	200,728 SF FOR GROCERY
GROUND COVERAGE OF BUILDINGS & STRUCTURES:	19,054 SF (9.49%)
GROUND COVERAGE OF PARKING, LOADING & DRIVE AISLES:	61,978 SF (30.88%)
INTERNAL PARKING LOT LANDSCAPING AREA:	4,330 SF (*6.99%)
IMPERVIOUS SURFACE COVERAGE:	84,854 SF (42.27%)
USEABLE LAND:	184,795 SF
FLOOR AREA BY USE:	19,054 SF FOR GROCERY (9.49%)
PARKING SPACES REQUIRED:	19,054 SF GROCERY STORE @ 1 SPACE/250 SF = 76.2 SPACES
PARKING SPACES PROPOSED:	118 SPACES (INCLUDES 5 HANDICAP & 12 COMPACT SPACES)
LOADING SPACES REQUIRED:	19,054 SF GROCERY @ 1 SPACE FOR 5001-20,000 SF RETAIL = 1 SPACE
LOADING SPACES PROPOSED:	1 SPACE

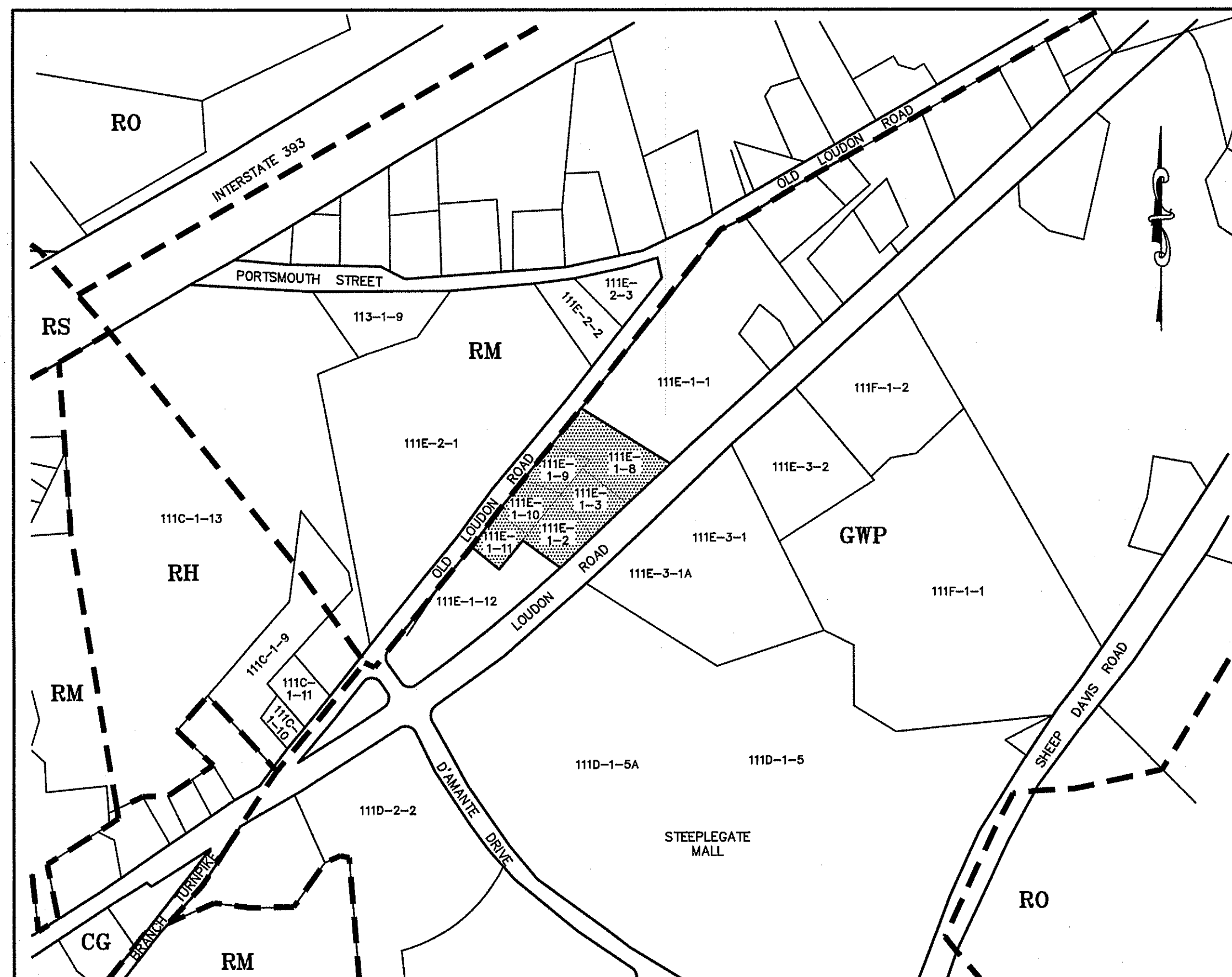
PHASE II TABULATIONS:

PROPOSED	PROPOSED
GROSS ACREAGE:	200,728 SF, OR 4.608 ACRES
PROPOSED USES:	17,306 SF FOR RESTAURANT
GROUND COVERAGE OF BUILDINGS & STRUCTURES:	183,422 SF FOR GROCERY
GROUND COVERAGE OF PARKING, LOADING & DRIVE AISLES:	23,419 SF (11.67%)
INTERNAL PARKING LOT LANDSCAPING AREA:	72,152 SF (35.95%)
IMPERVIOUS SURFACE COVERAGE:	5,452 SF (*7.56%)
USEABLE LAND:	99,353 SF (49.50%)
FLOOR AREA BY USE:	184,795 SF
PARKING SPACES REQUIRED:	4,365 SF FOR RESTAURANT (2.17%)
PARKING SPACES PROPOSED:	19,054 SF FOR GROCERY (9.49%)
LOADING SPACES REQUIRED:	58.2 SPACES
LOADING SPACES PROPOSED:	19,054 SF GROCERY STORE @ 1 SPACE/250 SF = 76.2 SPACES
	134 SPACES
	137 SPACES (INCLUDES 5 HANDICAP & 31 COMPACT SPACES)
	19,054 SF GROCERY @ 1 SPACE FOR 5001-20,000 SF RETAIL = 1 SPACE
	1 SPACE

PHASE III TABULATIONS:

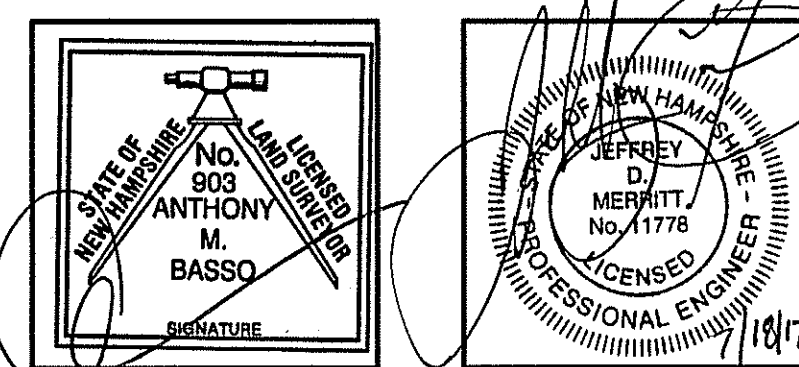
PROPOSED	PROPOSED
GROSS ACREAGE:	200,728 SF, OR 4.608 ACRES
PROPOSED USES:	29,826 SF FOR RETAIL (WITHOUT EASEMENT)
GROUND COVERAGE OF BUILDINGS & STRUCTURES:	45,957 SF FOR RESTAURANT
GROUND COVERAGE OF PARKING, LOADING & DRIVE AISLES:	124,945 SF FOR GROCERY
INTERNAL PARKING LOT LANDSCAPING AREA:	29,669 SF (14.78%)
IMPERVIOUS SURFACE COVERAGE:	81,306 SF (40.51%)
USEABLE LAND:	6,044 SF (*7.73%)
FLOOR AREA BY USE:	117,920 SF (58.74%)
PARKING SPACES REQUIRED:	184,795 SF
PARKING SPACES PROPOSED:	6,250 SF FOR RETAIL (3.11%)
LOADING SPACES REQUIRED:	4,365 SF FOR RESTAURANT (2.17%)
LOADING SPACES PROPOSED:	19,054 SF FOR GROCERY (9.49%)
	58.2 SPACES
	25.0 SPACES
	76.2 SPACES
	159.4 SPACES
	164 SPACES (INCLUDES 7 HANDICAP & 31 COMPACT SPACES)
	1 SPACE FOR 5001-20,000 SF RETAIL BUILDING
	2 SPACES REQUIRED
	2 SPACES

* PERCENT OF THE TOTAL AREA OF PARKING, LOADING AND ASSOCIATED DRIVE AISLES, WHERE 5% IS REQUIRED.



LOCATION PLAN

SCALE: 1" = 400'±



KMA KEACH-NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture

10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 827-2881

JUNE 29, 2017

PROJECT NO. 15-0112-1

OWNER OF MAP 111E BLOCK 1 LOT 2:
HERBERT C. BURNHAM
285 LOUDON ROAD
CONCORD, NEW HAMPSHIRE 03301

OWNER OF MAP 111E BLOCK 1 LOT 3:
MESSINA REAL ESTATE INVESTMENTS LLC
PO BOX 1750
CONCORD, NEW HAMPSHIRE 03302-1750

OWNER OF MAP 111E BLOCK 1 LOTS 8 & 10:
WESLEY JOHNSON, HAROLD JOHNSON
& **LINDA NICHOLS**
c/o 22 NORTH BOW-DUNBARTON ROAD
BOW, NEW HAMPSHIRE 03304

OWNER OF MAP 111E BLOCK 1 LOT 9:
MICHEL A. D'AMANTE
PO BOX 1750
CONCORD, NEW HAMPSHIRE 03302-1750

OWNER OF MAP 111E BLOCK 1 LOT 11
JOHNSON ESTATES, INC.
PO BOX 823
CONCORD, NH 03302-0823

APPLICANT:
DUNDEE INVESTMENTS, LLC
PO BOX 1750
CONCORD, NEW HAMPSHIRE 03302-1750

PREPARED BY:
KEACH-NORDSTROM ASSOCIATES, INC.
10 COMMERCE PARK NORTH, SUITE 3B
BEDFORD, NEW HAMPSHIRE 03110
(603) 627-2881

IN ASSOCIATION WITH:
HILLSIDE DESIGN GROUP, LLC.
746 D.W. HIGHWAY, UNIT B
MERRIMACK, NEW HAMPSHIRE 03054
(603) 424-1132

SHEET TITLE	SHEET No.
OVERVIEW PLAN	1
EXISTING CONDITIONS PLAN	2
REMOVALS/DEMOLITION PLAN	3
NON-RESIDENTIAL SITE LAYOUT PLAN	4
GRADING AND DRAINAGE PLAN	5
UTILITY PLAN	6
EROSION CONTROL PLAN	7
LANDSCAPE PLAN	8
LIGHTING PLAN	9
PROFILES	10 - 13
CONSTRUCTION DETAILS	14 - 23
CONDO PLAN	C1
EASEMENT PLAN	E1
ARCHITECTURAL ELEVATIONS (ALDI)	CEE-1

APPROVED

UNDER THE PROVISIONS OF R.S.A. 674:35 & R.S.A. 674:36

CITY PLANNING BOARD
CITY OF CONCORD, NEW HAMPSHIRE

In accordance with vote of the board dated:

Approval of this plan is limited to lots as shown.

Clerk

Chair

MAP 111E BLOCK 2 LOT 1
JOHNSON ESTATES, INC.
PO BOX 823
CONCORD, NH 03302-0823
BK. 1020 PG. 176
(PROPERTY ADDRESS: 33 OLD LOUDON ROAD)

PROPOSED
ONE-STORY RETAIL
BUILDING
6,250 SF

OLD LOUDON ROAD (CLASS V)
N39°23'17"E 643.69'

PROPOSED MAP 111E
BLOCK 1 LOT 11
200,728 SF
4.608 ACRES

PROPOSED ONE-STORY
GROCERY STORE
19,054 SF

MAP 111E BLOCK 1 LOT 1
NRFC CONCORD HOLDINGS, LLC
c/o NORTHSTAR REALTY FINANCE CORP.
399 PARK AVENUE, 18TH FLOOR
NEW YORK, NY 10022-4614
BK. 2948 PG. 1225
(PROPERTY ADDRESS: 295-299 LOUDON RD.)

PREVIOUSLY APPROVED
ONE-STORY RETAIL
BUILDING

PROPOSED ACCESS,
SIGN, PARKING,
SLOPE & GRADING
EASEMENT FOR THE
BENEFIT OF LOT 11

MAP 111E BLOCK 1 LOT 12
SIENNA INVESTMENTS
PO BOX 1750
CONCORD, NH 03302-1750
BK. 3463 PG. 887 & 890
M.C.R.D. PLAN NO. 20711
(PROPERTY ADDRESS: 265-273 LOUDON ROAD)

PROPOSED SIGNAL, SLOPE,
GRADING, ACCESS AND SIGN
EASEMENT

EXISTING TRAFFIC SIGNAL
AND UTILITY EASEMENT
(BK. 3463 PG. 1403)

EASEMENT TO STATE OF N.H.
(MCRD BK. 1798 PG. 541)

EASEMENT TO STATE OF N.H.
(MCRD BK. 1834 PG. 1175)

MAP 111E BLOCK 3 LOT 1A
READCO CONCORD LLC
7132 REGAL LANE
KNOXVILLE, TN 37918
BK. 2083 PG. 349
(PROPERTY ADDRESS: 282 LOUDON ROAD)

MAP 111E BLOCK 3 LOT 1
CANAD, INC.
c/o HOYTS CINEMA CORP., LEASE ADMIN.
7132 REGAL LANE
KNOXVILLE, TN 37918
BK. 2015 PG. 849
(PROPERTY ADDRESS: 282 LOUDON ROAD)

MAP 111D BLOCK 1 LOT 5A
NORTHERN NEW ENGLAND TEL OPS LLC
c/o ROY DRUKKER - DIRECTOR OF TAXES
FAIRPOINT COMMUNICATIONS
770 ELM STREET
MANCHESTER, NH 03101
(PROPERTY ADDRESS: 270 LOUDON ROAD)

MAP 111D BLOCK 1 LOTS 5,
5-1 & 5-2
STEEPLEGATE MALL REALTY, LLC
STEEPLEGATE CH, LLC
STEEPLEGATE NASSIM, LLC
150 GREAT NECK ROAD
GREAT NECK, NY 11021-3356
BK. 3526 PG. 2472
(PROPERTY ADDRESS: 260, 270
& 277 LOUDON ROAD)

EXISTING CITY OF
CONCORD UTILITY
EASEMENT
(BK. 3453, PG. 722)

GENERAL NOTES:

1. THE PURPOSE OF THIS PLAN IS TO ILLUSTRATE THE COMMERCIAL DEVELOPMENT OF PROPOSED LOT 11. THE DEVELOPMENT CONSISTS OF A 6,250 SF RETAIL BUILDING, 4,365 SF RESTAURANT AND A 19,054 SF GROCERY STORE. THE DEVELOPMENT WILL BE PHASED, WITH PHASE I CONSISTING OF THE CONSTRUCTION OF THE GROCERY STORE AND ASSOCIATED INFRASTRUCTURE, PHASE II CONSISTING OF THE CONSTRUCTION OF THE RESTAURANT WITH DRIVE THRU AND ASSOCIATED INFRASTRUCTURE AND PHASE III CONSISTING OF THE CONSTRUCTION OF THE ONE STORY RETAIL BUILDING AND ASSOCIATED INFRASTRUCTURE. THE PROPOSED PROJECT PHASES HAVE THE FOLLOWING ANTICIPATED CONSTRUCTION SCHEDULE:
PHASE I = FALL 2017 - FALL 2018
PHASE II & III = FALL 2018 - FALL 2019

THIS PROJECT ALSO INCLUDES THE VOLUNTARY MERGER OF TAX MAP 111E BLOCK 1 LOTS 2, 3, 8, 9, 10 AND 11.

2. REFERENCE EXISTING PARCELS AS THE CITY OF CONCORD TAX MAP 111E BLOCK 1 LOTS 2, 3, 8, 9, 10 AND 11.

3. PARCEL AREAS:

LOT 2 = 31,123 SF, OR 0.714 ACRES
LOT 3 = 24,080 SF, OR 0.553 ACRES
LOT 8 = 68,630 SF, OR 1.576 ACRES
LOT 9 = 30,885 SF, OR 0.709 ACRES
LOT 10 = 27,980 SF, OR 0.642 ACRES
LOT 11 = 18,030 SF, OR 0.414 ACRES
PROPOSED LOT 11 = 200,728 SF, OR 4.608 ACRES

4. OWNERS OF RECORD:

MAP 111E BLOCK 1 LOT 2
HERBERT C. BURNHAM
285 LOUDON ROAD
CONCORD, NH 03301
BK. 1488 PG. 594

MAP 111E BLOCK 1 LOT 3
MESSINA REAL ESTATE INVESTMENTS LLC
PO BOX 1750
CONCORD, NH 03302-1750
BK. 3314 PG. 731

MAP 111E BLOCK 1 LOT 11
JOHNSON ESTATES, INC.
PO BOX 823
CONCORD, NH 03302-0823
BK. 1020 PG. 176

MAP 111E BLOCK 1 LOTS 8 & 10
WESLEY JOHNSON, HAROLD JOHNSON
& LINDA NICHOLS
c/o 22 NORTH BOW-DUNBARTON RD.
BOW, NH 03304
BK. 604 PG. 259

MAP 111E BLOCK 1 LOT 9
MICHAEL A. D'AMANTE
PO BOX 1750
CONCORD, NH 03302-1750
BK. 2507 PG. 265

5. ZONING: GATEWAY PERFORMANCE DISTRICT (GWP)

MIN. LOT SIZE	REQUIRED	PROPOSED LOT 11
MIN. LOT FRONTAGE	N/A	200.728 SF
MIN. BUILDING SETBACKS	300'	1,191.03'
FRONT	25'	43.0'
SIDE	25'	39.9'
REAR	25'	N/A
MAX. LOT COVERAGE	65%	58.74%
MAX. BUILDING HEIGHT	45'	<45'
15% SLOPES	N/A	5,640 SF
25% SLOPES	N/A	30,363 SF
AREA OF WETLANDS	N/A	6,681 SF
*USEABLE LAND AREA	N/A	184,795 SF

*USEABLE LAND AREA EXCLUDES WETLANDS AND EASEMENTS.

GENERAL NOTES (CONTINUED):

6. PROPOSED PARCEL WILL BE SERVED BY MUNICIPAL SEWER AND WATER.
7. EXAMINATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAPS (FIRM) FOR THE CITY OF CONCORD, NEW HAMPSHIRE, MERRIMACK COUNTY, MAP NUMBER 330130051E, PANEL NUMBER 551 OF 705, EFFECTIVE DATE: APRIL 19, 2010, INDICATES THAT THE SUBJECT PARCELS ARE NOT LOCATED WITHIN A FLOOD HAZARD AREA.
8. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED BY THIS OFFICE IN JANUARY AND MAY OF 2015.
9. HORIZONTAL DATUM IS NAD 1983, AND VERTICAL DATUM NAVD 88.
10. THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. KEACH-NORDSTROM ASSOCIATES, INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE AT 811.
11. PARKING CALCULATIONS:
REQUIRED:
4,365 SF RESTAURANT @ 1 SPACE/75 SF = 58.2 SPACES
6,250 SF RETAIL @ 1 SPACE/250 SF = 25.0 SPACES
19,054 SF GROCERY STORE @ 1 SPACE/250 SF = 76.2 SPACES
TOTAL REQUIRED PARKING = 159 SPACES
PROPOSED = 164 SPACES (INCLUDES 7 HANDICAP SPACES & 31 COMPACT SPACES)

12. STACKED SPACES:
REQUIRED: RESTAURANT = 1 DRIVE THRU LANE x 11 SPACES = 11 SPACES
PROPOSED = 11 SPACES

13. LOADING SPACES:
REQUIRED:
1 SPACE FOR 5,001-20,000 SF RETAIL BUILDING
1 SPACE FOR 6,250 SF RETAIL BUILDING + 1 SPACE FOR 19,054 GROCERY
PROPOSED = 2 SPACES TOTAL REQUIRED

14. CONTRACTOR TO REUSE SALVAGED VERTICAL GRANITE CURBING WHERE POSSIBLE.
15. UPON PROJECT COMPLETION, THE CONTRACTOR SHALL PROVIDE AS-BUILT DRAWINGS SURVEYED ON NH STATE PLAN GRID COORDINATES AND N.A.V.D. 88 DATUM AND SUBMIT TO THE ENGINEERING SERVICES DIVISION IN ELECTRONIC FORMAT FOR INCLUSION IN THE CITY GIS DATABASE.

16. ALL WORK PERFORMED ON BEHALF OF THIS PROJECT, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF CONCORD'S CONSTRUCTION STANDARDS AND DETAILS, LATEST EDITION.
17. SHOULD THE VOLUME OF ACCUMULATED SNOW EXCEED THE CAPACITY OF THE ONSITE STORAGE AS SHOWN ON THIS PLAN, THE EXCESS SNOW SHALL BE DISPOSED OF OFF SITE IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL LAWS.
18. THE FOLLOWING WAIVERS HAVE BEEN REQUESTED FOR THIS PROJECT:
SECTION 21.02 - SIDEWALKS REQUIRED
SECTION 22.07 - MINIMUM SEPARATION OF INFILTRATION SYSTEM AND INCREASE IN THE PEAK RATE OF STORMWATER DISCHARGE.
SECTION 24.04 - DESIGN STANDARDS FOR SEWER CONNECTIONS (DROP IN 4" MANHOLE)

GENERAL NOTES (CONTINUED):

19. THIS PROJECT REQUIRES THE FOLLOWING STATE, FEDERAL, AND LOCAL PERMITS:
PERMIT STATUS PERMIT NUMBER
LOCAL SITE PLAN PENDING
NHDES ACT PENDING
NHDES SEWER DISCHARGE PENDING
USEPA CGP PENDING
20. THE FOLLOWING CONDITIONAL USE PERMITS WERE REQUESTED:
SECTION 28-4-3(g) - WETLAND BUFFERS AND SETBACKS
SECTION 28-7-14(b) - OFF STREET LOADING AREA FOR REFUSE CONTAINERS
21. A PRE-CONSTRUCTION MEETING SHALL BE REQUIRED PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES ON SITE. THE APPLICANT SHALL PICK UP ONE (1) SET OF SIGNED PLANS AT THE PLANNING OFFICE TO MAKE COPIES FOR THE PRE-CONSTRUCTION MEETING. A TOTAL OF SEVEN (7) COPIES OF THE SIGNED PLAN SET SHALL BE PROVIDED BY THE APPLICANT AT THE PRE-CONSTRUCTION MEETING.
22. THE CONTRACTOR SHALL APPLY FOR AN EXCAVATION PERMIT (AVAILABLE FROM ENGINEERING SERVICES) PER CITY ORDINANCE ARTICLE 5-1-4 FOR WORK WITHIN THE CITY RIGHT-OF-WAY OR ON CITY OWNED PROPERTY. CONTACT THE CITY OF CONCORD ENGINEERING SERVICES DIVISION PRIOR TO CONSTRUCTION TO APPLY FOR THE PERMIT.
23. THE CONTRACTOR SHALL APPLY FOR A DRIVEWAY PERMIT (AVAILABLE FROM ENGINEERING SERVICES) PER CITY ORDINANCE ARTICLE 5-1-8 TO REPAIR, WIDEN, RECONSTRUCT, OR CONSTRUCT A DRIVEWAY.
24. A TEMPORARY TRAFFIC CONTROL PLAN (TTC) WILL BE REQUIRED FOR ALL WORK IN AND ADJACENT TO LOUDON ROAD AND OLD LOUDON ROAD. THE CONTRACTOR SHALL SUBMIT THE TTC TWO (2) WEEKS PRIOR TO BEGINNING WORK. PROVISIONS FOR TEMPORARY ACCESSIBLE PEDESTRIAN ROUTES SHOULD BE INCLUDED IN THE DESIGN.
25. PRIOR TO ANY SITE CLEARING:
A. LIMITS OF CLEARING MUST BE APPROVED BY PLANNING AND ENGINEERING;
B. SITE STABILIZATION PROVIDED; AND
C. EROSION CONTROL INSTALLED.
26. PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITY, PAYMENT OF INSPECTION FEES IN AN AMOUNT APPROVED BY THE CITY ENGINEER SHALL BE MADE.
27. PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY, DIGITAL INFORMATION SHALL BE PROVIDED TO THE CITY ENGINEER FOR INCORPORATION INTO THE CITY OF CONCORD GEOGRAPHIC INFORMATION SYSTEM (GIS) AND TAX MAPS. THE INFORMATION SHALL BE SUBMITTED IN ACCORDANCE WITH SECTION 12.08 OF THE SITE PLAN REVIEW REGULATIONS AND ALL INFORMATION SHALL BE CONVERTED TO A VERTICAL DATUM OF NAVD 88.
28. TRAFFIC IMPACT FEES SHALL BE ASSESSED FOR ANY NON-RESIDENTIAL CONSTRUCTION CONTAINED WITHIN THE LIMITS OF THE APPROVED SITE PLAN. THE IMPACT FEES AND PROCEDURES SHALL BE THOSE IN EFFECT AT THE TIME OF THE ISSUANCE OF A BUILDING PERMIT AS SET FORTH IN THE CITY OF CONCORD CODE OF ORDINANCES, CHAPTER 29.2, PUBLIC CAPITAL FACILITIES IMPACT FEE ORDINANCE. THE SPECIFIC FEES ASSESSED ARE THOSE CONTAINED IN SECTION 29.2.1-1 ASSESSMENT AND COLLECTION; SUBSECTION (5) COMPUTATION OF THE AMOUNT OF IMPACT FEES; TABLE 3 TRANSPORTATION FACILITIES IMPACT FEE PER VARIABLE UNIT.

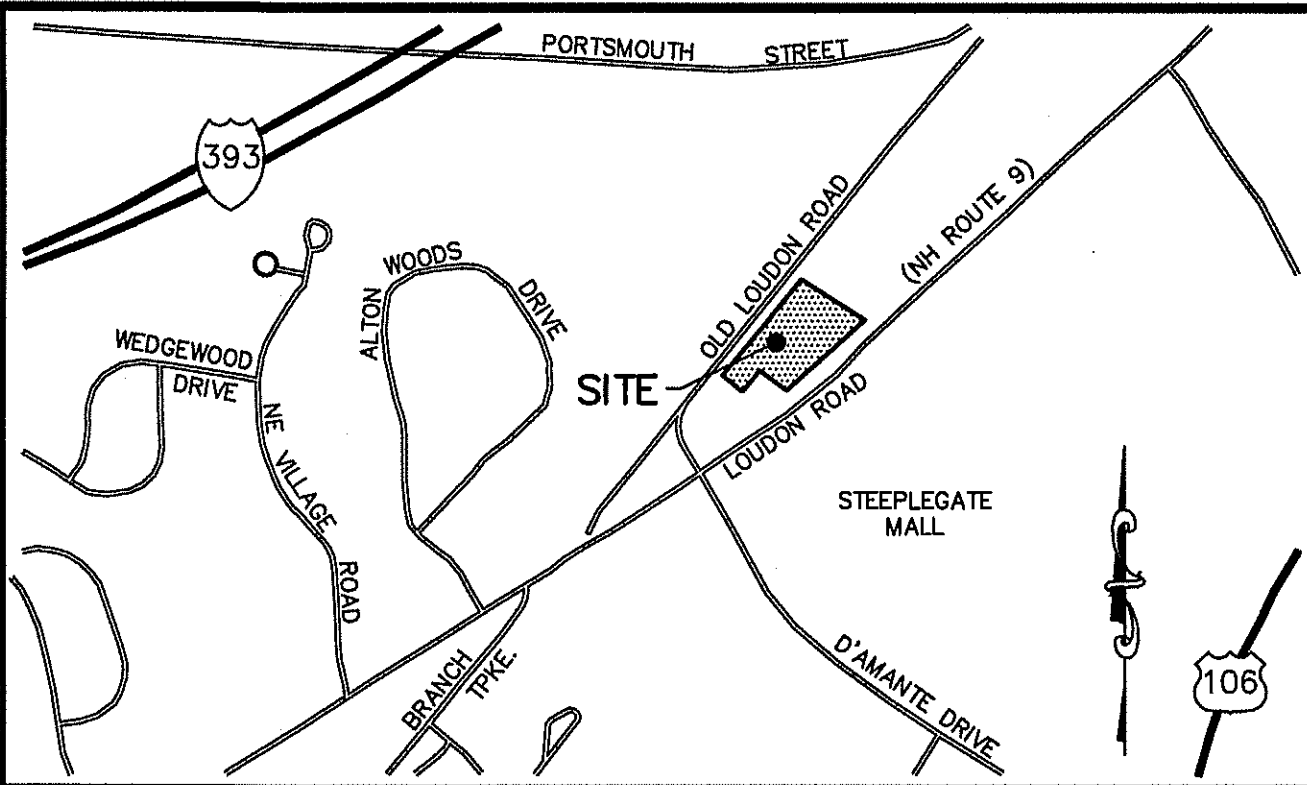


LEGEND

GB-F	GRANITE BOUND FOUND
CB-F	CONCRETE BOUND FOUND
IPF-F	IRON PIPE FOUND
#	LOUDON ROAD STREET ADDRESS
SUITE NUMBER	
ABUTTER LINE	
PROPERTY LINE	
EDGE OF PAVEMENT	
EDGE OF GRAVEL	
BUILDING SETBACK	
EXISTING EASEMENT	
ZONE LINE	
PROPOSED OF PAVEMENT	
PROPOSED EASEMENT	
PHASE LINE	

NPDES NOTE

THIS PROJECT DISTURBS IN EXCESS OF 1-ACRE OF LAND. THEREFORE IT WILL BE REQUIRED TO OBTAIN NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT COVERAGE AS ISSUED BY THE ENVIRONMENTAL PROTECTION AGENCY (EPA). THE OWNER/DEVELOPER AND "OPERATOR" (GENERAL CONTRACTOR) SHALL EACH BE REQUIRED TO PREPARE AND SUBMIT A NOTICE OF INTENT (NOI) TO THE EPA PRIOR TO THE START OF CONSTRUCTION AND SHALL BE RESPONSIBLE FOR THE PREPARATION AND IMPLEMENTATION OF A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) MEETING THE REQUIREMENTS OF THE CURRENT CONSTRUCTION GENERAL PERMIT.

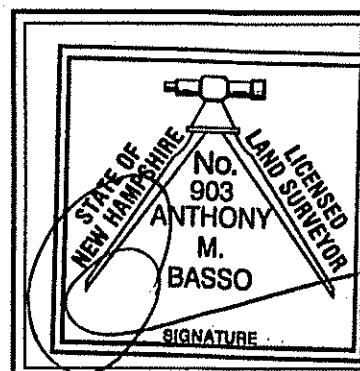


VICINITY PLAN

SCALE: 1" = 1,000'

REFERENCE PLANS:

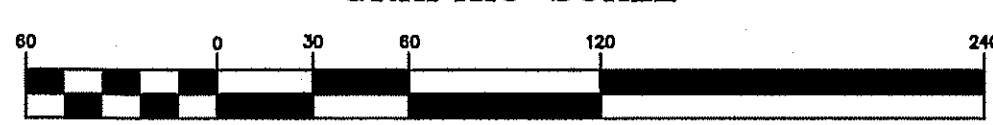
- "STATE OF NEW HAMPSHIRE, HIGHWAY DEPARTMENT, PLANS OF PROPOSED, FEDERAL AID PROJECT, NO. U-40 (7), CENTRAL ROAD."
- "PROPOSED MUNICIPAL INTERSECTION IMPROVEMENTS, BRANCH TURNPIKE, OLD LOUDON ROAD, LOUDON ROAD, CITY OF CONCORD, JOB NO. 77309, JOB NO. 75638," DATED: 2/14/90, WITH REVISIONS THROUGH 4/4/90, PREPARED BY HOLDEN ENGINEERING & SURVEYING, INC. PLAN NO. 3650 AT CITY OF CONCORD ENGINEERING DEPARTMENT.
- "NON-RESIDENTIAL SUBDIVISION PLAN, SIENNA INVESTMENTS, LLC, MAP 111C; BLOCK 2; LOT 1 & MAP 111E; BLOCK 1; LOTS 12, 14, 15, 17, & 18, LOUDON ROAD & OLD LOUDON ROAD, CONCORD, NEW HAMPSHIRE, MERRIMACK COUNTY," DATED: NOVEMBER 6, 2013, SCALE: 1"=40', PREPARED BY KEACH-NORDSTROM ASSOCIATES, INC. (4 SHEETS) M.C.R.D. PLAN NO. 20711.
- "BOUNDARY PLAT, OF THE LAND OF, BERKSHIRE-CONCORD, LLC, PROJECT LOCATION, CONCORD, NEW HAMPSHIRE, OLD LOUDON ROAD & LOUDON ROAD, MAP 111E, BLOCK 1, LOT 6," SCALE: 1"=50', DATED: JUNE 22, 2005, PREPARED BY: RICHARD D. BARTLETT & ASSOCIATES, LLC. M.C.R.D. PLAN NO. 17444.
- "NON-RESIDENTIAL SUBDIVISION AND SITE PLAN, MAP 111C, BLOCK 2, LOT 1 & MAP 111E, BLOCK 1, LOTS 12, 14, 15, 17, & 18, SIENNA INVESTMENTS, LLC, LOUDON ROAD & OLD LOUDON ROAD, CONCORD, NEW HAMPSHIRE," DATED: NOVEMBER 6, 2013, WITH REVISIONS THROUGH 03-08-16, PREPARED BY: KEACH-NORDSTROM ASSOCIATES, INC. (29 PAGES).



I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION. FURTHER, THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY MADE ON THE GROUND BY THIS OFFICE DURING JANUARY AND MAY OF 2015. SAID SURVEY HAS AN ERROR OF CLOSURE BETTER THAN ONE PART IN TEN THOUSAND (1:10,000)

7/10/17
DATE

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

OVERVIEW PLAN

DUNDEE INVESTMENTS, LLC
MAP 111E BLOCK 1 LOTS 2, 3, 8, 9, 10 & 11
285 & 287 LOUDON ROAD &
30, 34, 36 & 42 OLD LOUDON ROAD
CONCORD, NEW HAMPSHIRE
MERRIMACK COUNTY

APPLICANT:	OWNER OF MAP 111E BLOCK 1 LOT 2:
DUNDEE INVESTMENTS, LLC PO BOX 1750 CONCORD, NH 03302-1750	HERBERT C. BURNHAM 285 LOUDON ROAD CONCORD, NH 03301 M.C.R.D. BK. 1488 PG. 594
OWNER OF MAP 111E BLOCK 1 LOT 3:	OWNER OF MAP 111E BLOCK 1 LOT 9:
MESSINA REAL ESTATE INVESTMENTS LLC PO BOX 1750 CONCORD, NH 03302-1750 M.C.R.D. BK. 3314 PG. 731	MICHAEL A. D'AMANTE PO BOX 1750 CONCORD, NH 03302-1750 M.C.R.D. BK. 2507 PG. 265
OWNER OF MAP 111E BLOCK 1 LOTS 8 & 10:	OWNER OF MAP 111E BLOCK 1 LOT 11:
WESLEY JOHNSON, HAROLD JOHNSON & LINDA NICHOLS c/o 22 NORTH BOW-DUNBARTON ROAD BOW, NH 03304 BK. 604 PG. 259	JOHNSON ESTATES, INC. PO BOX 823 CONCORD, NH 03302-0823 M.C.R.D. BK. 1020 PG. 176

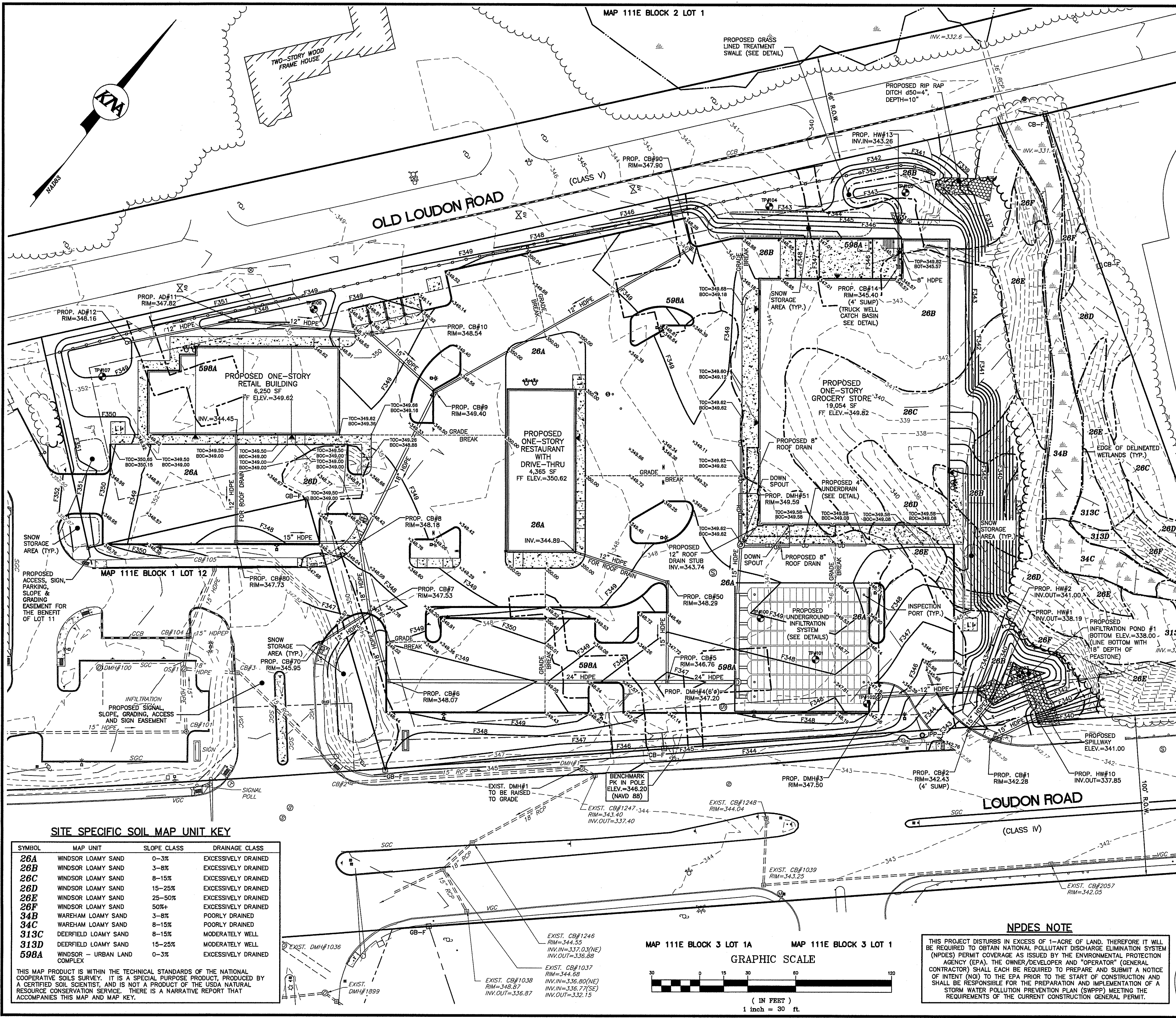
KEACH-NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-2881

REVISIONS

No.	DATE	DESCRIPTION	BY

DATE: JUNE 29, 2017
PROJECT NO: 15-0112-1

SCALE: 1" = 60'
SHEET 1 OF 23



- CONSTRUCTION NOTES:**
1. ALL WORK SHALL CONFORM TO THE CITY OF CONCORD 2009 CONSTRUCTION STANDARDS AND DETAILS. IN THE ABSENCE OF A CITY STANDARD/SPECIFICATION, WORK SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AS PUBLISHED BY THE STATE OF NEW HAMPSHIRE, DEPARTMENT OF TRANSPORTATION, ARE HEREBY INCORPORATED BY REFERENCE.
 2. PARKING LOT CONSTRUCTION SHALL CONFORM TO THE TYPICAL SECTIONS AND DETAILS SHOWN ON THE PLANS, AND SHALL MEET THE REQUIREMENTS.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION, SIZE AND ELEVATION OF ALL EXISTING UTILITIES, SHOWN OR NOT SHOWN, ON THESE PLANS, PRIOR TO THE START OF ANY CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION, AND APPROPRIATE REMEDIAL ACTION TAKEN BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING "DIG SAFE" AT 811 AT LEAST 72 HOURS BEFORE DIGGING.
 4. ALL DRAINAGE PIPE SHALL BE INSTALLED FOLLOWING MANUFACTURER'S INSTALLATION INSTRUCTIONS.
 5. ALL DISTURBED AREAS SHALL RECEIVE 6" LOAM AND SHALL BE SEED.
 6. SNOUT OIL DEBRIS STOP, OR EQUAL, SHALL BE INSTALLED IN EACH PROPOSED CATCH BASIN.
 7. HORIZONTAL DATUM IS NAD 1983, AND VERTICAL DATUM NAVD 88.

LOAM & SEED ALL DISTURBED AREAS (TYP.)



LEGEND

- GB-F GRANITE BOUND FOUND
- CB-F CONCRETE BOUND FOUND
- IPP-F IRON PIPE FOUND
- UTILITY POLE FOUND
- SIGN
- GAS VALVE
- WATER VALVE
- HYDRANT
- WATER SHUT OFF
- SEWER MANHOLE
- DRAINAGE MANHOLE
- CATCH BASIN
- ABUTTER LINE
- PROPERTY LINE
- DRAINAGE LINE
- TREELINE
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- 5' CONTOUR
- 1' CONTOUR
- SITE SPECIFIC SOIL LINE
- BUILDING SETBACK
- EXISTING EASEMENT
- PROPOSED EASEMENT
- PROPOSED BITUMINOUS CURB
- PROPOSED SLOPED GRANITE CURB
- PROPOSED EASEMENT
- PROPOSED DRAINAGE LINE
- PROPOSED ROOF DRAIN
- PROPOSED 1' CONTOUR LINE
- PROPOSED GRADE BREAK
- SAWCUT LINE

GRADING AND DRAINAGE PLAN
DUNDEE INVESTMENTS, LLC
MAP 111E BLOCK 1 LOTS 2, 3, 8, 9, 10 & 11
285 & 287 LOUDON ROAD &
30, 34, 36 & 42 OLD LOUDON ROAD
CONCORD, NEW HAMPSHIRE
MERRIMACK COUNTY

APPLICANT:

DUNDEE INVESTMENTS, LLC
PO BOX 1750
CONCORD, NH 03302-1750

KEACH-NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-2881

REVISIONS

No.	DATE	DESCRIPTION	BY

DATE: JUNE 29, 2017
PROJECT NO: 15-0112-1

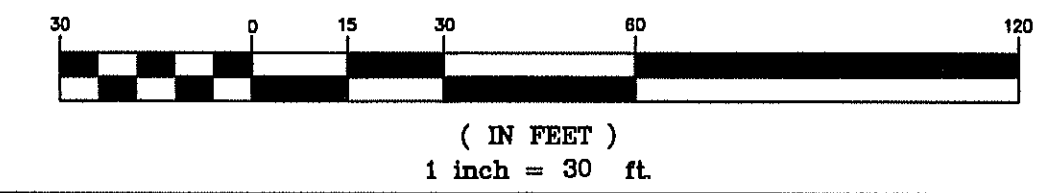
SCALE: 1" = 30'
SHEET 5 OF 23

NPDES NOTE

THIS PROJECT DISTURBS IN EXCESS OF 1-ACRE OF LAND. THEREFORE IT WILL BE REQUIRED TO OBTAIN A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT COVERAGE AS ISSUED BY THE ENVIRONMENTAL PROTECTION AGENCY (EPA). THE OWNER/DEVELOPER AND "OPERATOR" (GENERAL CONTRACTOR) SHALL EACH BE REQUIRED TO PREPARE AND SUBMIT A NOTICE OF INTENT (NOI) TO THE EPA PRIOR TO THE START OF CONSTRUCTION AND SHALL BE RESPONSIBLE FOR THE PREPARATION AND IMPLEMENTATION OF A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) MEETING THE REQUIREMENTS OF THE CURRENT CONSTRUCTION GENERAL PERMIT.

MAP 111E BLOCK 3 LOT 1A MAP 111E BLOCK 3 LOT 1

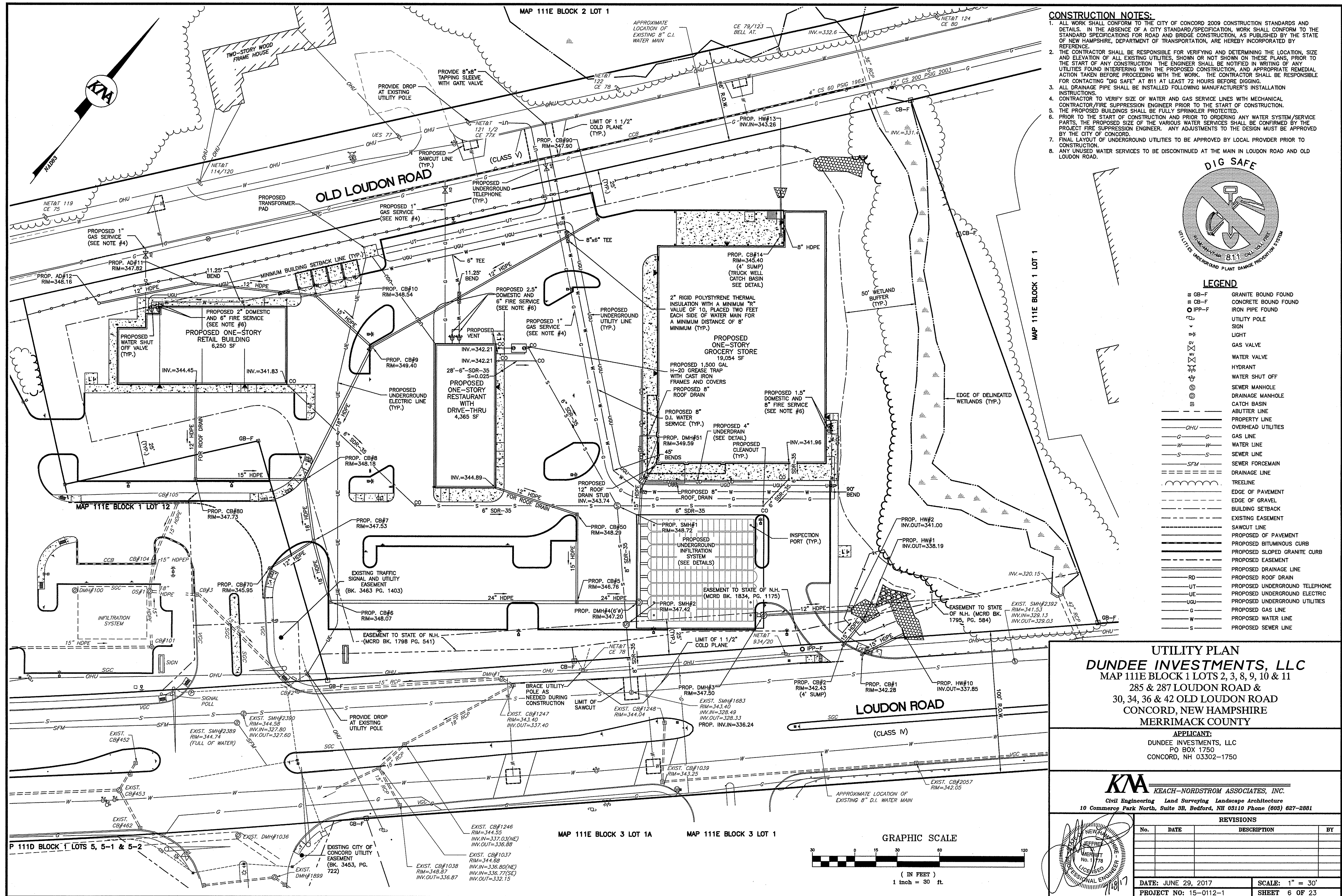
GRAPHIC SCALE

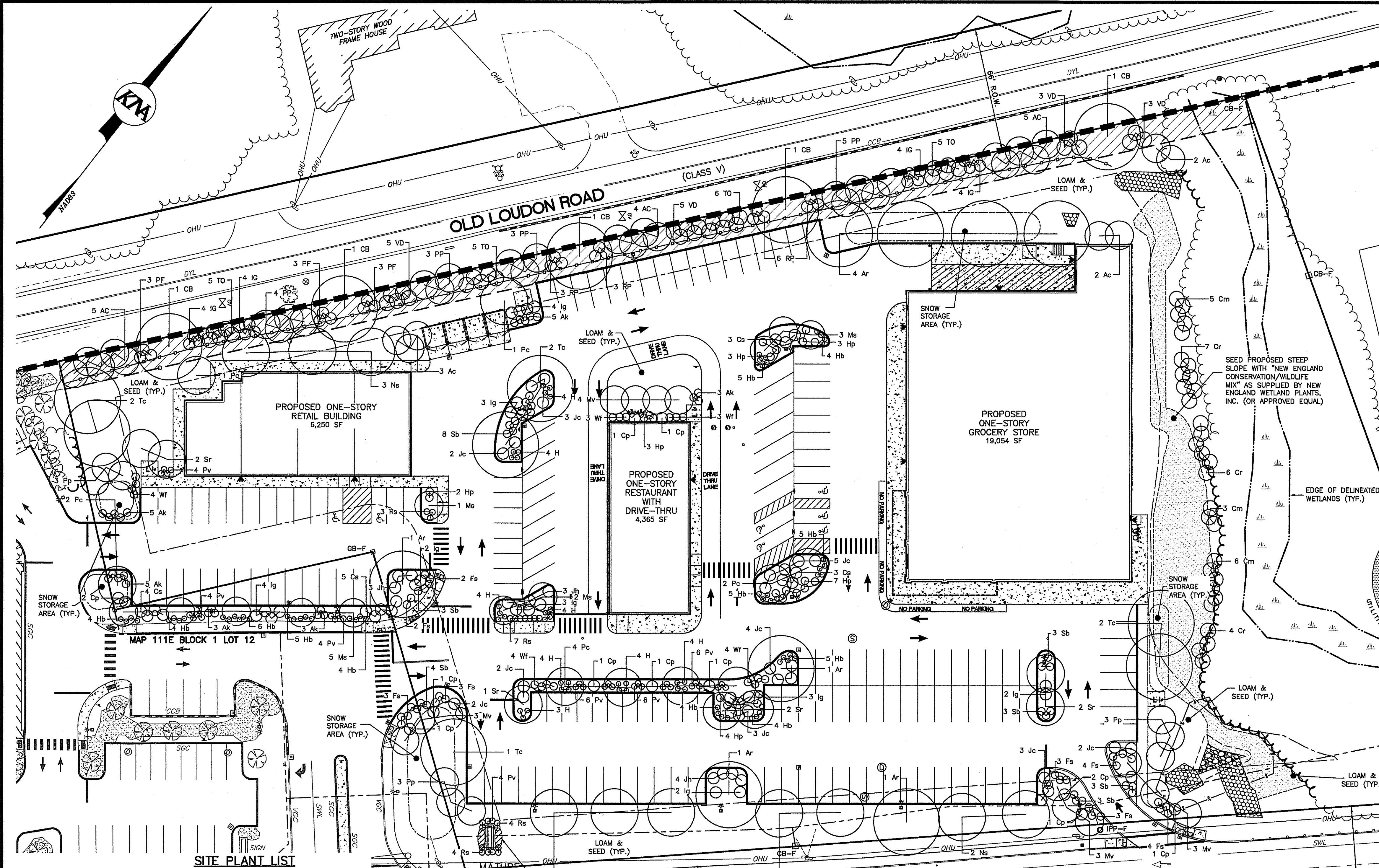


SITE SPECIFIC SOIL MAP UNIT KEY

SYMBOL	MAP UNIT	SLOPE CLASS	DRAINAGE CLASS
26A	WINDSOR LOAMY SAND	0-3%	EXCESSIVELY DRAINED
26B	WINDSOR LOAMY SAND	3-8%	EXCESSIVELY DRAINED
26C	WINDSOR LOAMY SAND	8-15%	EXCESSIVELY DRAINED
26D	WINDSOR LOAMY SAND	15-25%	EXCESSIVELY DRAINED
26E	WINDSOR LOAMY SAND	25-50%	EXCESSIVELY DRAINED
26F	WINDSOR LOAMY SAND	50%+	EXCESSIVELY DRAINED
34B	WAREHAM LOAMY SAND	3-8%	POORLY DRAINED
34C	WAREHAM LOAMY SAND	8-15%	POORLY DRAINED
313C	DEERFIELD LOAMY SAND	8-15%	MODERATELY WELL
313D	DEERFIELD LOAMY SAND	15-25%	MODERATELY WELL
598A	WINDSOR - URBAN LAND COMPLEX	0-3%	EXCESSIVELY DRAINED

THIS MAP PRODUCT IS WITHIN THE TECHNICAL STANDARDS OF THE NATIONAL COOPERATIVE SOILS SURVEY. IT IS A SPECIAL PURPOSE PRODUCT, PRODUCED BY A CERTIFIED SOIL SCIENTIST, AND IS NOT A PRODUCT OF THE USDA NATURAL RESOURCE CONSERVATION SERVICE. THERE IS A NARRATIVE REPORT THAT ACCOMPANIES THIS MAP AND MAP KEY.





- LANDSCAPE NOTES:**
- THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED SITE LANDSCAPE WHICH PROVIDES CLIMATIC RELIEF AND AESTHETIC APPEAL.
 - ALL PLANT MATERIALS USED SHALL BE NURSERY STOCK AND SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM DATE OF INSTALLATION. ANY MATERIAL WHICH DOES NOT SHOWN HEALTHY APPEARANCE WITHIN THIS TIME SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE, WITH SAME WARRANTY REQUIREMENTS AS THE ORIGINAL. WARRANTIES TYPICALLY DO NOT COVER LOSS DUE TO INSECT INFESTATION OR MECHANICAL DAMAGE (I.E. SNOW STORAGE).
 - IF THE SOIL CONDITIONS ARE EXTREMELY SANDY, ALL TREES SHALL HAVE A 6" LAYER OF COMPACTED TOPSOIL PLACED IN THE BASE OF THE PLANT PIT AS A MOISTURE RETENTION LAYER. THE PLANT PIT SIDEWALLS SHALL BE OVER EXCAVATED BY AN ADDITIONAL 12" BEYOND THE NORMAL OUTSIDE RADIUS OF THE HOLE. A TOPSOIL MIXTURE SHALL BE USED TO BACKFILL THE HOLE AS FOLLOWS: ORGANIC TOPSOIL, AMENDED WITH 10% WOOD ASH, 10% MANURE, 30% COMPOST AND A GRANULAR HYDROGEL TO ABSORB AND RETAIN WATER.
 - PLANTING BEDS AND SAUCERS SHALL RECEIVE A 3" MINIMUM THICKNESS OF PINE/HEMLOCK BARK MULCH OVER A 5oz. POLYPROPYLENE WEED CONTROL FABRIC.
 - PAVEMENT AND ROAD BASE MATERIAL ENCOUNTERED IN ANY LAWN OR PLANTING BED SHALL BE REMOVED AND DISPOSED OF BY THE CONTRACTOR AND SUITABLE AMENDED SOIL INSTALLED AS SPECIFIED IN THE TURF ESTABLISHMENT SCHEDULE.
 - THE APPLICANT OR THEIR SUCCESSORS SHALL BE RESPONSIBLE FOR THE REGULAR MAINTENANCE OF ALL PLANTING AND OTHER LANDSCAPE FEATURES. PLANT MATERIALS SHALL BE MAINTAINED ALIVE, HEALTHY AND FREE FROM PESTS AND DISEASE.
 - THE SUBJECT PARCEL IS A NON-RESIDENTIAL USE IN A NON-RESIDENTIAL DISTRICT WHICH ABUTS A RESIDENTIAL DISTRICT ALONG THE EDGE OF A RIGHT-OF-WAY OF A COLLECTOR ROAD (OLD LOUDON ROAD). AS SUCH, A LANDSCAPE BUFFER WITH AN AVERAGE WIDTH OF 15' HAS BEEN PROVIDED ALONG THE OLD LOUDON ROAD RIGHT-OF-WAY PER SECTION 28-4-2(e) OF THE CITY OF CONCORD ZONING ORDINANCE.

- LANDSCAPE IRRIGATION SYSTEM DESIGN NOTES:**
- LANDSCAPE/IRRIGATION SYSTEM CONTRACTOR SHALL FURNISH AND INSTALL AN UNDERGROUND IRRIGATION SYSTEM CAPABLE OF PROVIDING SEASONAL COVERAGE OVER THOSE AREAS DESIGNATED ON THIS PLAN.
 - PRIOR TO THE INSTALLATION OF IRRIGATION SYSTEM, LANDSCAPE/IRRIGATION SYSTEM CONTRACTOR SHALL SUBMIT DETAILED SHOP DRAWINGS OF SYSTEM TOGETHER WITH CATALOGUE CUTS OF ALL HEADS, VALVES, EQUIPMENT, PIPING AND BACKFLOW PREVENTION EQUIPMENT AND APPURTENANCES TO DESIGN ENGINEER FOR REVIEW AND APPROVAL. INSTALLATION OF SYSTEM SHALL NOT COMMENCE UNTIL DESIGN ENGINEER HAS APPROVED SAID SHOP DRAWINGS IN WRITING AND INFORMED THE GENERAL CONTRACTOR OF THE SAME.
 - BACKFLOW PREVENTION AND WATER SUPPLY CONNECTIONS TO CONFORM TO THE REQUIREMENTS OF THE LOCAL WATER PRECINCT.

LOAM & SEED ALL DISTURBED AREAS (TYP.)

LANDSCAPE CALCULATIONS

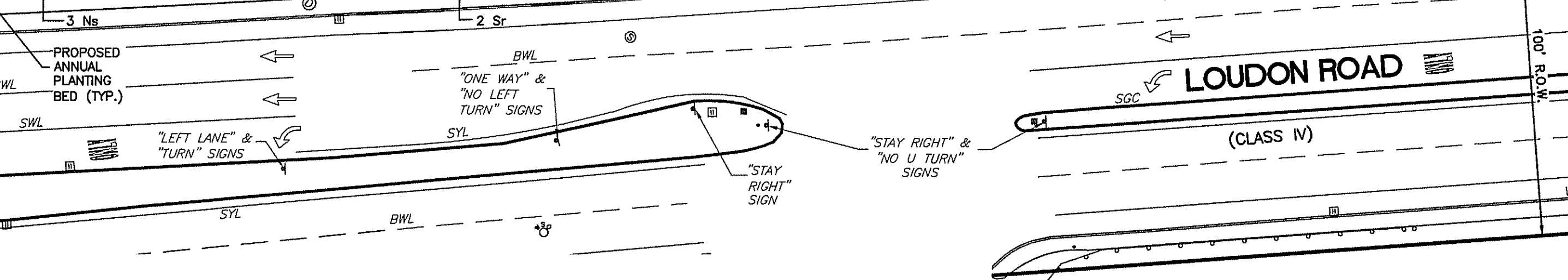
INTERNAL PARKING LOT LANDSCAPE AREA	
PROPOSED PARKING PAVED AREA:	81,306 SF
(INCLUDING ALL PAVED AREAS: PARKING, AISLES, ETC.):	4,065 SF
REQUIRED AREA: (5.0%)	6,044 SF
PROVIDED AREA: (7.7%)	
REQUIRED PARKING LOT TREES:	
PROPOSED PAVED AREA:	81,306 SF
TREES REQUIRED: (1 TREE/1,000 SF x 74,187):	81 TREES REQUIRED
TREES PROVIDED:	81 TREES PROVIDED



LEGEND

- GB-F GRANITE BOUND FOUND
- CB-F CONCRETE BOUND FOUND
- IPP-F IRON PIPE FOUND
- UTILITY POLE
- SIGN
- LIGHT
- GAS VALVE
- WATER VALVE
- HYDRANT
- WATER SHUT OFF
- SEWER MANHOLE
- DRAINAGE MANHOLE
- CATCH BASIN
- ABUTTER LINE
- PROPERTY LINE
- OVERHEAD UTILITIES
- TREELINE
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- BUILDING SETBACK
- EXISTING EASEMENT
- ZONE LINE
- PROPOSED OF PAVEMENT
- PROPOSED BITUMINOUS CURB
- PROPOSED SLOPED GRANITE CURB
- PROPOSED EASEMENT

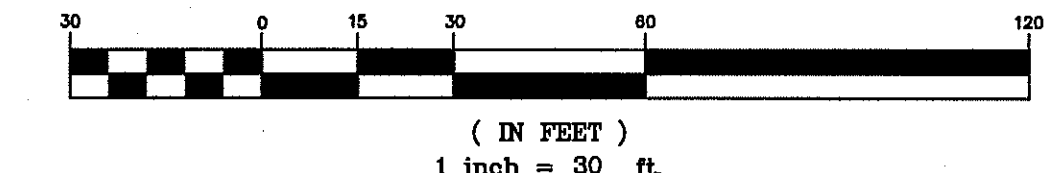
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	MATURE HEIGHT
TREES					
Ac	7	ABIES CONCOLOR	WHITE FIR	6-7' B&B	30-40'
Ar	8	ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE	2.5-3" CAL.	40-60'
Ma	11	MALUS 'SPRING SNOW'	SPRING SNOW CRABAPPLE	2.5-3" CAL.	15-20'
Mv	13	MALUS 'VELVET PILLAR'	VELVET PILLAR CRABAPPLE	2.5-3" CAL.	15-20'
Na	7	NYSSA SYLVATICA 'RED RAGE'	RED RAGE TUPELO	2.5-3" CAL.	20-30'
Pc	10	PRUNUS CERASIFERA 'THUNDERCLOUD'	THUNDERCLOUD PLUM	2.5-3" CAL.	15-20'
Pp	9	PICEA PUNGENS 'BLUE SELECT'	BLUE SELECT SPRUCE	6-7' B&B	30-40'
Sr	9	SYRINGA RETICULATA	JAPANESE LILAC TREE	2.5-3" B&B	20-30'
Tc	7	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN	2.5-3" CAL.	40-60'
SHRUBS					
Ak	24	AZALEA 'KAREN'	KAREN AZALEA	2-2.5'	3-4'
Cm	14	CORNUS AMOMUM	SILKY DOGWOOD	18-24"	6-8'
Cp	13	CHAMAECYPARIS P. 'FILIFERA AUREA NANA'	DWARF GOLD THREAD-LEAF FALSECYPRESS	18-24"	5-6'
Cr	17	CORNUS SERICEA	RED-OSIER DOGWOOD	18-24"	8-10'
Cs	15	CORNUS SERICEA 'ALLEMAN'S COMPACTA'	ALLEMAN'S COMPACT RED-OSIER DOGWOOD	18-24"	4-5'
Fs	24	FORSYTHIA 'SHOW OFF'	SHOW OFF FORSYTHIA	2-2.5'	3-4'
Hp	22	HYDRANGEA PANICULATA 'BOMBSHELL'	BOMBSHELL PANICLE HYDRANGEA	18-24"	3-4'
Ig	23	ILEX GLABRA 'COMPACTA'	COMPACT INKBERRY	2-2.5'	5-6'
Jc	26	JUNIPERUS C. 'PFTZERIANA COMPACTA'	COMPACT PFTZER JUNIPER	2-2.5'	2-3'
Jh	10	JUNIPERUS HORIZONTALIS 'BAR HARBOR'	BAR HARBOR JUNIPER	15-18"	6-12"
Re	18	ROSA SHRUB 'DWARF PAVEMENT'	DWARF PAVEMENT ROSE	18-24"	2-2.5'
Sb	27	SPIRAEA BUMALDA 'ANTHONY WATERER'	ANTHONY WATERER SPIREA	18-24"	3-4'
Wf	18	WEIGELA FLORIDA 'DARK HORSE'	DARK HORSE WEIGELA	2-2.5'	3-4'
PERENNIAL					
H	31	HOSTA 'GUACAMOLE'	GUACAMOLE PLANTAIN LILY	#2	30"
Hb	55	HEMEROCALLIS 'BEAUTIFUL EDGINGS'	BEAUTIFUL EDGINGS DAYLILY	#2	3-4"
Pv	34	PANICUM VIRGATUM 'HEAVY METAL'	HEAVY METAL SWITCH GRASS	#2	3-4"



BUFFER PLANT LIST

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	MATURE HEIGHT
TREES					
AC	14	ABIES CONCOLOR	WHITE FIR	8-10' B&B	30-40'
CB	5	CAPRINUS BETULUS	EUROPEAN HORNBEAM	2.5-3" CAL.	40-60'
PP	15	PICEA PUNGENS 'BLUE SELECT'	BLUE SELECT SPRUCE	8-10' B&B	30-40'
SHRUBS					
IG	16	ILEX GLABRA 'COMPACTA'	COMPACT INKBERRY	3-4'	5-6'
PF	9	PIERIS FLORIBUNDA	MOUNTAIN ANDROMEDA	3-4' B&B	4-5'
RP	12	RHOODENDRON 'P.J.M.'	P.J.M. RHOODENDRON	3-4' B&B	5-6'
TO	21	THUJA OCCIDENTALIS 'ELEGANTISSIMA'	GOLD-TIPPED ARBORVITAE	5-6' B&B	15-20'
VD	16	VIBURNUM DENTATUM	ARROWWOOD VIBURNUM	4-5' B&B	8-10'

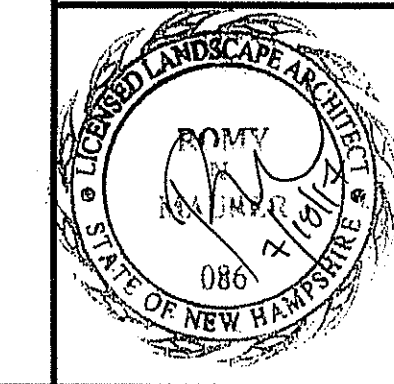
GRAPHIC SCALE



LANDSCAPE PLAN
DUNDEE INVESTMENTS, LLC
MAP 111E BLOCK 1 LOTS 2, 3, 8, 9, 10 & 11
285 & 287 LOUDON ROAD &
30, 34, 36 & 42 OLD LOUDON ROAD
CONCORD, NEW HAMPSHIRE
MERRIMACK COUNTY

APPLICANT:
DUNDEE INVESTMENTS, LLC
PO BOX 1750
CONCORD, NH 03302-1750

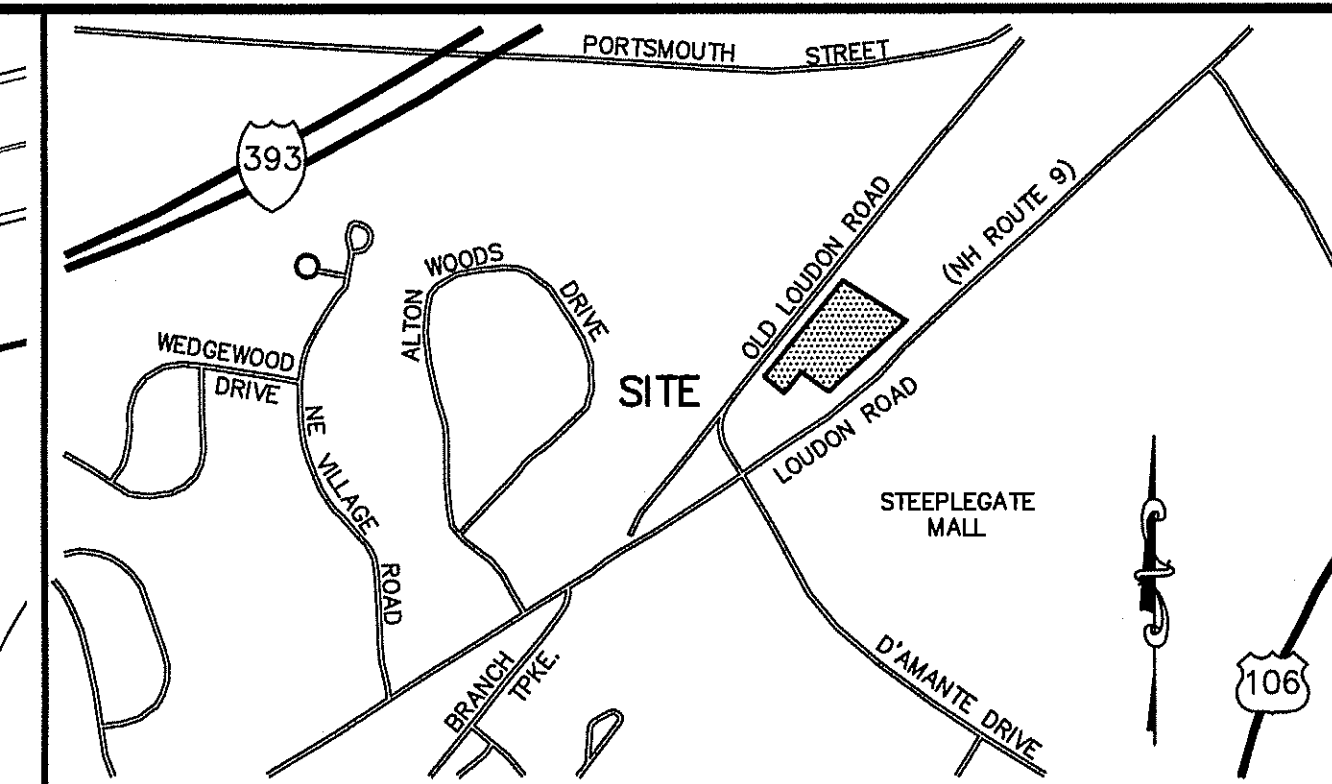
KM KEACH-NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-2881



REVISIONS			
No.	DATE	DESCRIPTION	BY
DATE: JUNE 29, 2017		SCALE: 1" = 30'	
PROJECT NO: 15-0112-1		SHEET 8 OF 23	



MAP 111E BLOCK 2 LOT 1
JOHNSON ESTATES, INC.
PO BOX 823
CONCORD, NH 03302-0823
BK. 1020 PG. 176
(PROPERTY ADDRESS: 33 OLD LOUDON ROAD)



VICINITY PLAN
SCALE: 1" = 1,000±

REFERENCE PLANS:

1. "STATE OF NEW HAMPSHIRE, HIGHWAY DEPARTMENT, PLANS OF PROPOSED, FEDERAL AID PROJECT, NO. U-40 (7), CENTRAL ROAD,"
2. "PROPOSED MUNICIPAL, INTERSECTION IMPROVEMENTS, BRANCH TURNPIKE, OLD LOUDON ROAD, LOUDON ROAD, CITY OF CONCORD, NEW HAMPSHIRE, PROJECT NO. 77309, DATE 12/14/90,"
3. REVISIONS THROUGH 4/4/90, PREPARED BY HOLDEN ENGINEERING & SURVEYING, INC. PLAN NO. 3650 AT CITY OF CONCORD ENGINEERING DEPARTMENT.
4. "NON-RESIDENTIAL SUBDIVISION PLAN, SIENA INVESTMENTS, LLC, MAP 111G, BLOCK 1, LOT 12, 14, & MAP 111E, BLOCK 1, LOTS 12, 14, 15, 17, & 18, LOUDON ROAD & OLD LOUDON ROAD, CONCORD, NEW HAMPSHIRE, MERRIMACK COUNTY," DATED: NOVEMBER 6, 2013, SCALE: "1"=40', PREPARED BY KEACH-NORDSTROM ASSOCIATES, INC. SHEETS M.C.R.D. PLAN NO. 20711.
5. "SUBSIDIARY PLANS, SIENA INVESTMENTS, LLC, SHIRE-CONCORD, LLC, PROJECT LOCATION, CONCORD, NEW HAMPSHIRE, OLD LOUDON ROAD & LOUDON ROAD, MAP 111E, BLOCK 1, LOT 6," SCALE: "1"=50', DATED: JUNE 22, 2005, PREPARED BY: RICHARD D. BARTLETT & ASSOCIATES, LLC.
6. "NON-RESIDENTIAL SUBDIVISION AND SITE PLAN, MAP 111G, BLOCK 2, LOT 1 & MAP 111E, BLOCK 1, LOTS 12, 14, 15, 17, & 18, SIENA INVESTMENTS, LLC, LOUDON ROAD & OLD LOUDON ROAD, CONCORD, NEW HAMPSHIRE," DATED: NOVEMBER 6, 2013, WITH REVISIONS THROUGH 03-04-2015, PREPARED BY: KEACH-NORDSTROM ASSOCIATES, INC. (29 PAGES).

GENERAL NOTES:

1. THE PURPOSE OF THIS PLAN IS TO CREATE THREE CONDOMINIUM UNITS ON CITY OF CONCORD TAX MAP 111E BLOCK 1 LOT 11.

LEGEND

- | | |
|---------|------------------------------|
| ■ CB-F | GRANITE BOUND FOUND |
| ■ CB-F | CONCRETE BOUND FOUND |
| ○ IPP-F | IRON PIPE FOUND |
| _____ | ABUTTER LINE |
| _____ | PROPERTY LINE |
| _____ | EDGE OF PAVEMENT |
| _____ | EDGE OF GRAVEL |
| _____ | BUILDING SETBACK |
| _____ | EXISTING EASEMENT |
| _____ | PROPOSED OF PAVEMENT |
| _____ | PROPOSED BITUMINOUS CURB |
| _____ | PROPOSED SLOPED GRANITE CURB |
| _____ | PROPOSED EASEMENT |
| _____ | LIMIT OF CONDO UNIT |

NON-RESIDENTIAL CONDOMINIUM PLAN
DUNDEE INVESTMENTS, LLC
 MAP 111E BLOCK 1 LOTS 2, 3, 8, 9, 10 & 11
 285 & 287 LOUDON ROAD &
 30, 34, 36 & 42 OLD LOUDON ROAD
 CONCORD, NEW HAMPSHIRE
 MERRIMACK COUNTY

APPLICANT:
DUNDEE INVESTMENTS, LLC
PO BOX 1750
CONCORD, NH 03302-1750

KNA KEACH-NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture
Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 881-1111

REVISIONS			
No.	DATE	DESCRIPTION	BY
DATE: JUNE 29, 2017		SCALE: 1" = 30'	
PROJECT NO: 15-0112-1		SHEET C1 OF C1	

DIG SAFE
UTILITIES UNDERGROUND PLANT DAMAGE PREVENTION SYSTEM
8.11 CALIF. 111

MAP 111E BLOCK 2 LOT 1
JOHNSON ESTATES, INC.
PO BOX 823
CONCORD, NH 03302-0823
BK. 1020 PG. 176
(PROPERTY ADDRESS: 35 OLD LOUDON ROAD)

OLD LOUDON ROAD
(CLASS V)

PROPOSED ONE-STORY RETAIL BUILDING
6,150 SF
PROPOSED UNIT NO. 3
(NOT YET BEGUN)

PROPOSED ONE-STORY RESTAURANT WITH DRIVE-THRU
4,365 SF
PROPOSED UNIT NO. 2
(NOT YET BEGUN)

PROPOSED ONE-STORY GROCERY STORE
19,064 SF
PROPOSED UNIT NO. 1
(NOT YET BEGUN)

PROPOSED MAP 111E BLOCK 1 LOT 11
200,728 SF
4.608 ACRES

MAP 111E BLOCK 1 LOT 12
SIENNA INVESTMENTS
PO BOX 1750
CONCORD, NH 03302-1750
BK. 3463 PG. 887 & 890
M.C.R.D. PLAN NO. 20711
(PROPERTY ADDRESS: 265-273 LOUDON ROAD)

EXISTING TRAFFIC SIGNAL AND UTILITY EASEMENT
(BK. 3463 PG. 1403)

EASEMENT TO STATE OF N.H.
(M.C.R.D. BK. 1798 PG. 541)

EASEMENT TO STATE OF N.H.
(M.C.R.D. BK. 1834 PG. 1175)

EASEMENT TO STATE OF N.H.
(M.C.R.D. BK. 1795 PG. 584)

LOUDON ROAD
(CLASS IV)

GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

CERTIFICATION:
I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN (RSA 676:18).

MAP 111E BLOCK 3 LOT 1A
READCO CONCORD LLC
7132 REGAL LANE
KNOXVILLE, TN 37918
BK. 2083 PG. 349
(PROPERTY ADDRESS: 282 LOUDON ROAD)

MAP 111E BLOCK 3 LOT 1
CANAD, INC.
c/o HOYTS CINEMA CORP. - LEASE ADMIN.
7132 REGAL LANE
KNOXVILLE, TN 37918
BK. 2015 PG. 849
(PROPERTY ADDRESS: 282 LOUDON ROAD)

MAP 111D BLOCK 1 LOTS 5, 5-1 & 5-2
STEEPLEGATE MALL REALTY, LLC
STEEPLEGATE CH, LLC
STEEPLEGATE NASSIM, LLC
150 GREAT NECK ROAD
GREAT NECK, NY 11021-3356
BK. 3526 PG. 2472

EXISTING CITY OF CONCORD UTILITY EASEMENT
(BK. 3453, PG. 722)


NON-RESIDENTIAL DUND MAP 1
30, C

K. Basso
Civil Engineer
10 Commerce Pl


STATE OF NEW HAMPSHIRE
No. 903
ANTHONY M. BASSO
LICENSED LAND SURVEYOR
DATE: 7/20/21

CERTIFICATION:

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN (RSA 676:18).



LICENSED LAND SURVEYOR



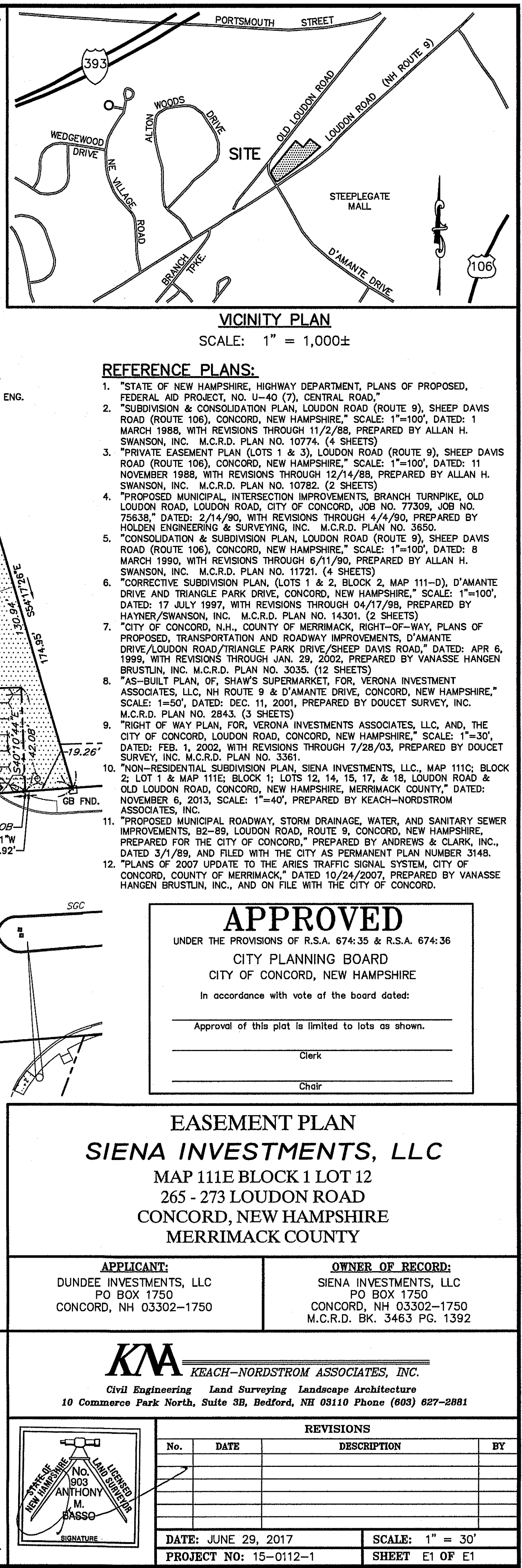
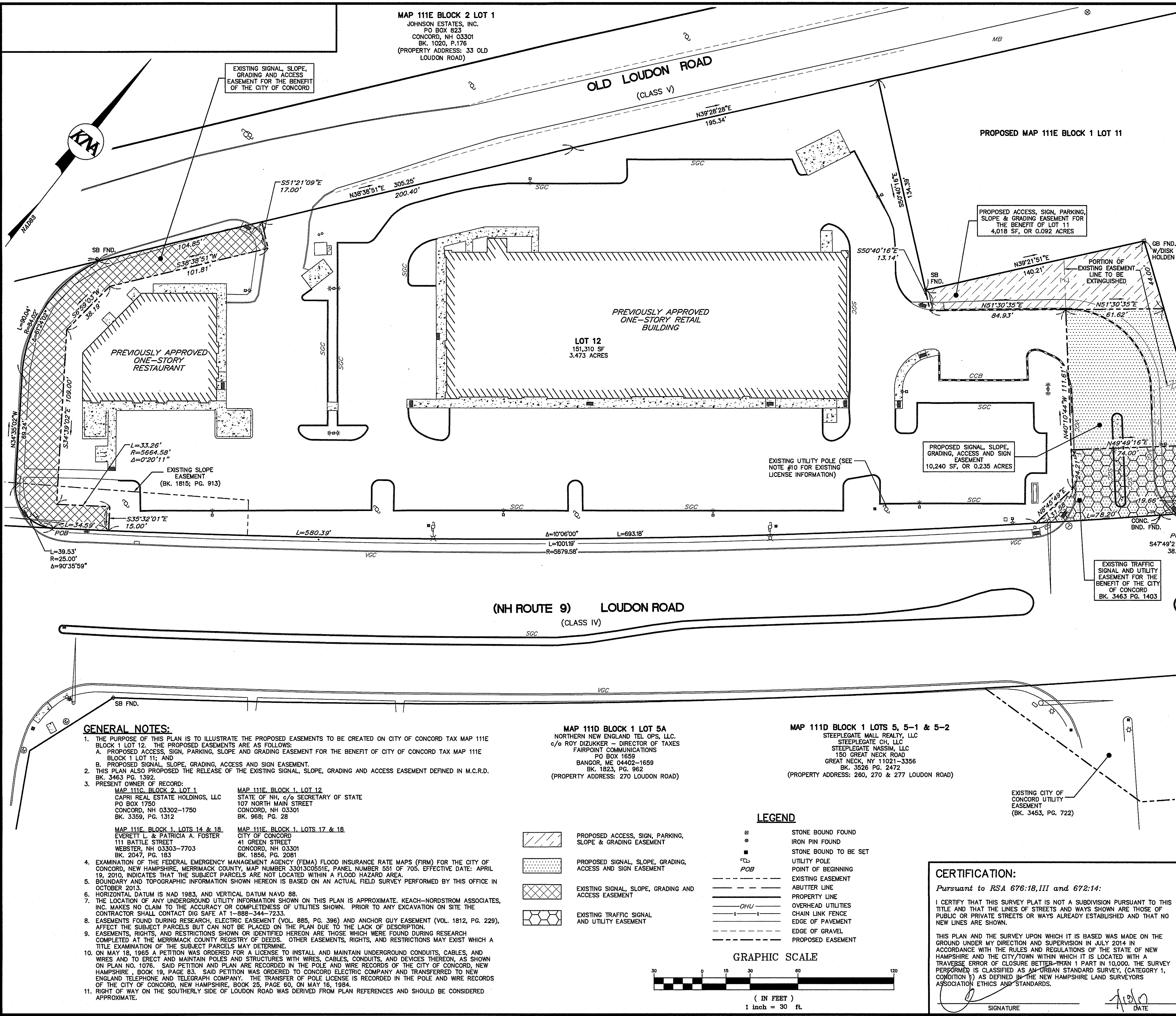
DATE

MAP 111E BLOCK 3 LOT 1A
READCO CONCORD LLC
7132 REGAL LANE
KNOXVILLE, TN 37918
BK. 2083 PG. 349
(PROPERTY ADDRESS: 282 LOUDON ROAD)

MAP 111E BLOCK 3 LOT 1
CANAD, INC.
c/o HOYTS CINEMA CORP. - LEASE ADMIN
7132 REGAL LANE
KNOXVILLE, TN 37918
BK. 2015 PG. 849
(PROPERTY ADDRESS: 282 LOUDON ROAD)

MAP 111D BLOCK 1 LOTS 5, 5-1 & 5-2
STEEPLEGATE MALL REALTY, LLC
STEEPLEGATE CH, LLC
STEEPLEGATE NASSIM, LLC
150 GREAT NECK ROAD
GREAT NECK, NY 11021-3356
BK. 3526 PG. 2472

EXISTING CITY OF
CONCORD UTILITY
EASEMENT
(BK. 3453, PG.
722)



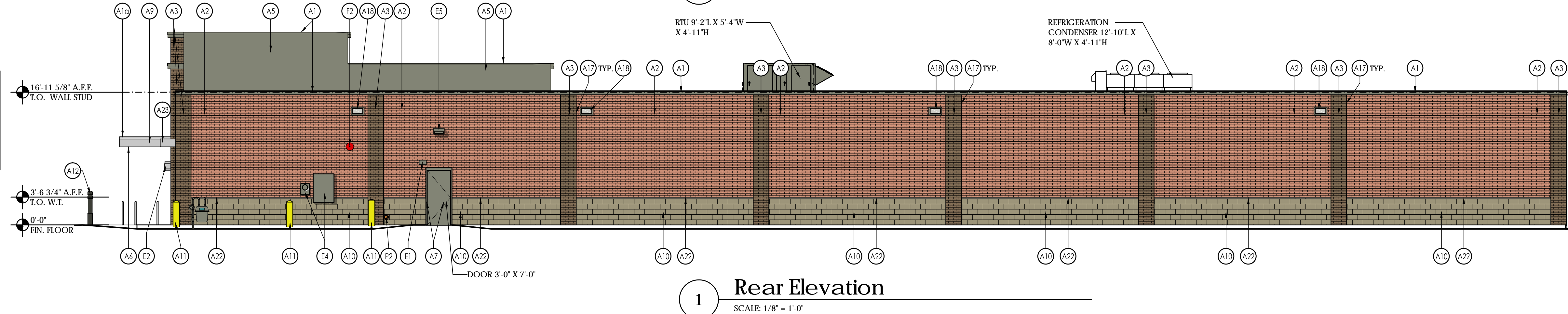
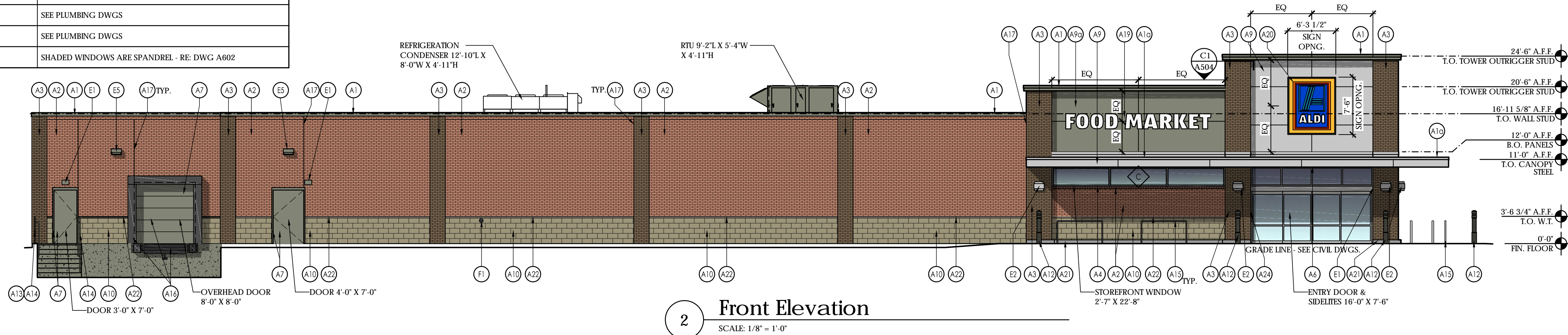
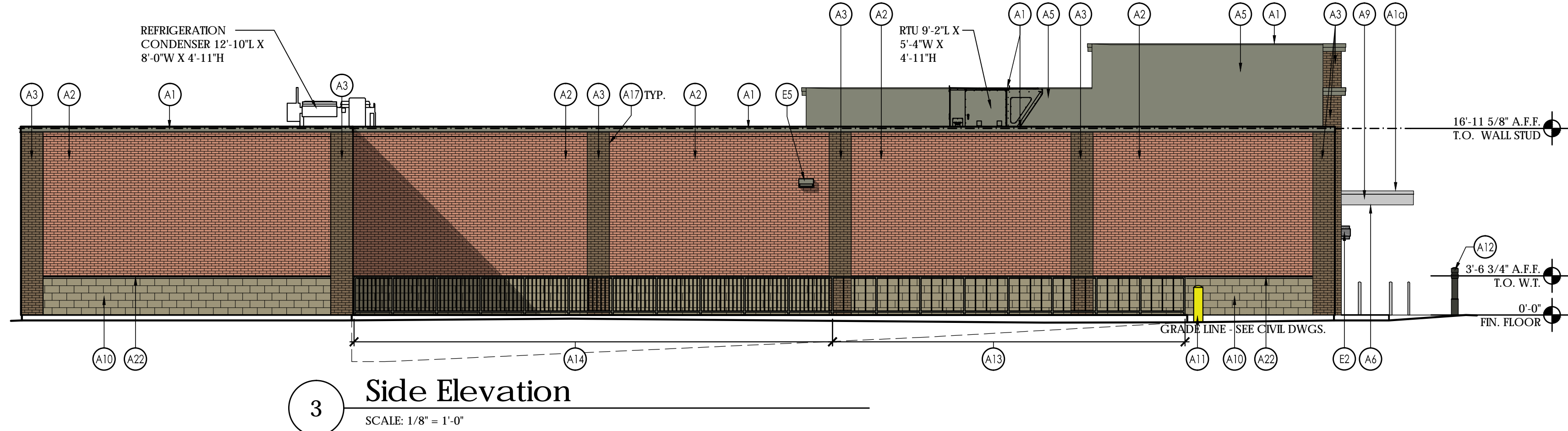
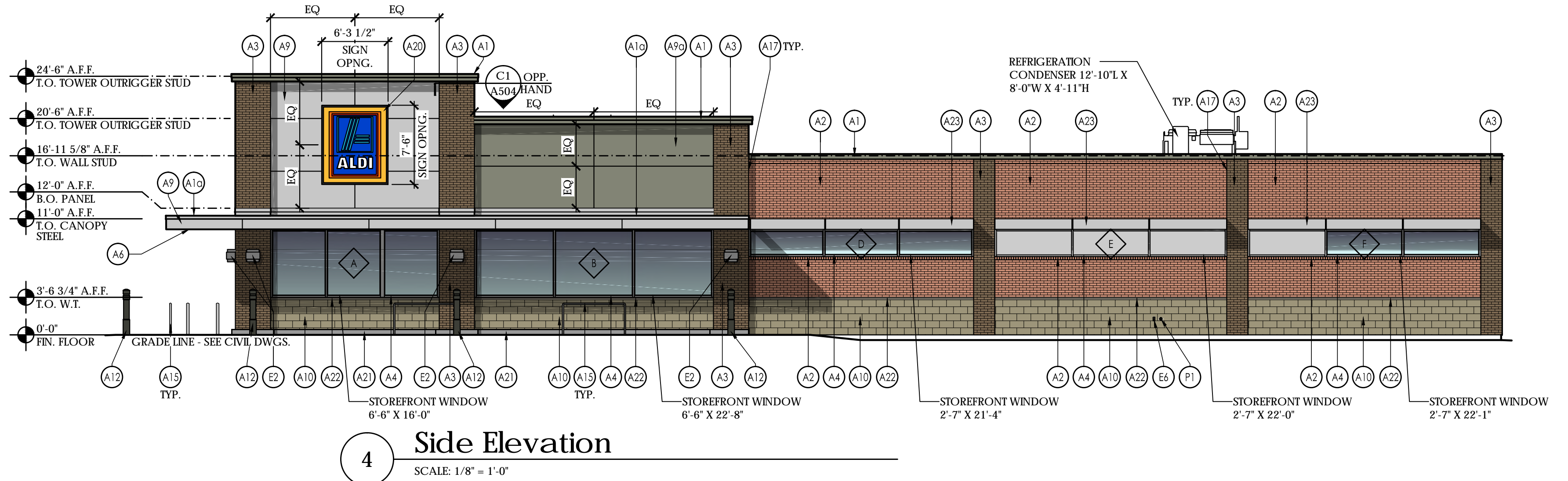
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EXTERIOR FINISH SCHEDULE			
KEY	MATERIAL / MFG.	COLOR / NO.	NOTES
A1	EDGE METAL	A1 - SLATE GRAY A1a - SILVER METALLIC	SEE SPECIFICATIONS APPENDIX 'B'
A2	MODULAR BRICK	FIELD COLOR - SEE SPEC	FIELD AND TRANSOM WINDOW SILLS
A3	MODULAR BRICK	ACCENT COLOR - SEE SPEC	PLASTERS
A4	STOREFRONT	ANODIZED ALUM.	RE: DWG. A602
A5	MEMBRANE ROOFING	GRAY	AT BACK OF ALDI LOGO SIGN TOWER, FOOD MARKET SIGN TOWER AND CANOPY ROOF - SEE SPECIFICATIONS APPENDIX 'B'
A6	METAL SOFFIT PANELS	SOLID PANELS - SEE SPEC	RE: DWG. A301-A304
A7	EXTERIOR PAINT	PT-19 / CL-5	RE: DWG. A603
A8	NOT USED		
A9	ALUMINUM COMPOSITE PANEL	A9 - BRIGHT SILVER A9a - SLATE GRAY	PROVIDE PANEL JOINTS AS SHOWN - PROVIDE ONE PIECE TIGHT FIT EXTRUDED MOLDING INSTALLATION SYSTEM WITH CENTER REVEAL TRIM BETWEEN PANELS AND J TRIM AT PANEL EDGES.
A10	SPLIT-FACE CMU	SEE SPEC	WATER TABLE FIELD - USE SMOOTH FACE BEHIND TRUCK DOCK SEAL.
A11	BLRD-2	PT-19 / CL-4	RE: DWG A603
A12	BLRD-4	FACTORY FINISH - CHARCOAL	RE: DWG A603
A13	GUARD RAIL TYPE "A"	PT-19 / CL-5	RE: DWG A3/A503, A603
A14	GUARD RAIL TYPE "B"	PT-19 / CL-5	RE: DWG A3/A503, A603
A15	CART RAIL & STARTER POST	GALVANIZED	
A16	DOCK LEVELER / SEAL AND BUMPERS	LEVELER - FACTORY FINISH / SEAL AND BUMPERS - FACTORY FINISH - BLACK	PROVIDE BRICK BEHIND DOCK SEAL IN LIEU OF CAST STONE SILL.
A17	CONTROL JOINT		MAX 30' OC RE: DWG. A504
A18	OVERFLOW SCUPPER	PT-19 / CL-5	RE: DWG C3/A503
A19	FOOD MARKET SIGNAGE	BY SIGN VENDOR	19'-0 3/8" w. x 2'-0"h.
A20	ALDI TOWER SIGN	BY SIGN VENDOR	7'-11 1/8" w. x 9'-5 1/2" h. SEE DETAIL D1/A504; VERIFY SIGN SIZE PRIOR TO FRAMING OPENING
A21	CRTB	NATURAL	RE: DWG A603 - SEE STRUCTURAL DWGS
A22	CAST STONE SILL	SEE SPEC	WATER TABLE TRIM
A23	PREFABRICATED SUN SHADE	SILVER POWDER COAT	MANUFACTURED BY C. R. LAURENCE; RE: DWGS A306, A505; ALIGN OUTRIGGERS w/ WINDOW MULLIONS BELOW
A24	KNOX BOX	FACTORY FINISH	CONFIRM TYPE AND LOCATION WITH LOCAL FIRE MARSHAL
E1	EXIT DISCHARGE LIGHT	FACTORY FINISH	MOUNT @ 8'-0" A.F.F.
E2	WALL SCONCE	FACTORY FINISH	MOUNT @ 7'-6" A.F.F.
E3	NOT USED		
E4	UTILITY METERING & C.T.	FACTORY FINISH	SEE ELECTRICAL DWGS
E5	EXTERIOR WALL PACK	FACTORY FINISH	MOUNT @ 12'-0" A.F.F.
E6	EXTERIOR DUPLEX RECEPTACLE	FACTORY FINISH	MOUNT @ 1'-6" A.F.F. IN 4' SQUARE J-BOX
F1	FIRE DEPT. CONNECTION	FACTORY FINISH	SEE FIRE PROTECTION DWGS
F2	MOTOR GONG	FACTORY FINISH	SEE FIRE PROTECTION DWGS
F3	HOSE BIB	FACTORY FINISH	SEE PLUMBING DWGS
F4	RPZ DISCHARGE	FACTORY FINISH	SEE PLUMBING DWGS
XX	STOREFRONT KEY	ANODIZED ALUMINUM	SHADED WINDOWS ARE SPANDREL - RE: DWG A602

SIGNAGE			
DESCRIPTION	QUANTITY	SQ. FT. PER SIGN	TOTALS
TOWER SIGN	2	46.6	93.2
FOOD MARKET SIGN	1	38.1	38.1
TOTAL SIGNAGE			131.3
SIGNAGE IS SHOWN FOR REFERENCE ONLY AND SHALL BE UNDER SEPARATE PERMIT SUBMITAL			

Please note that the colors shown here are a graphical representation to show contrast in materials only. Due to the nature of electronic media, colors may vary depending on computer or printer used.

For review of actual colors, a material sample board should be created on a project specific basis.



Issued:	Date:
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Revisions:	Date:
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Seal PROJECT ARCHITECT/ENGINEER Seal DATE

PROJECT LEAD DATE

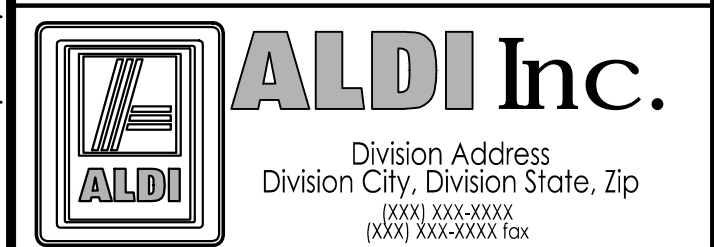
PROJECT DESIGNER DATE

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APD ENGINEERING & ARCHITECTURE, PLLC
615 Fishers Run
Victor, NY 14564
585.742.2222
585.924.4914 fax
www.apd.com

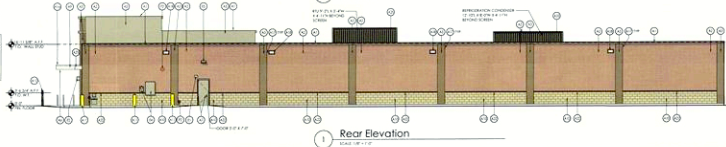
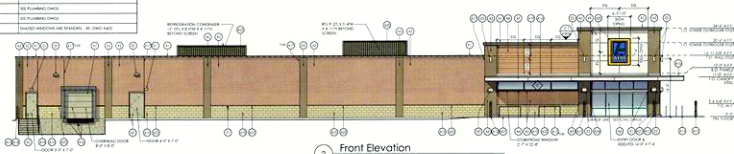
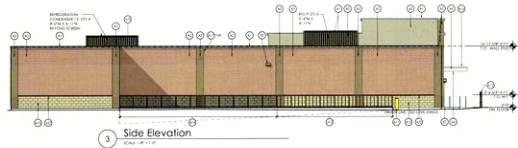
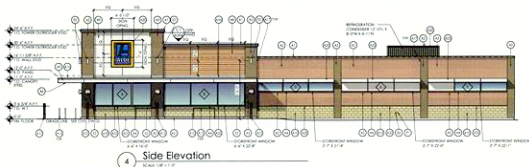
DRAWINGS ARE BASED ON ALDI VERSION 7.0 PROTOTYPE
RELEASED ON 02.08.17



ALDI Inc. Store #: XX
Concord, NH
Loudon & Old Loudon Road
Concord, NH 03301
Memimack County
Project Name & Location:

Concept Exterior Elevations
Drawing Name:
Date: 05/11/17
Type: RHSD-V7
Drawn By: JCW
Scale: As Noted
Project No. 17-0276a
CEE-1
Drawing No.

EXTERIOR FINISH SCHEDULE			
#	MATERIAL / MFG	FINISH / NO.	NOTES
001	EDGE METAL	1" ALUM. BRASS	SEE SPECIFICATIONS APPENDIX B
002	ARTISANAL BRICK	TRIO COLOR, BR SPEC	TRIO HSB BRICKWORK BRICK
003	BRICKWORK	TRIO COLOR, BR SPEC	TRIO HSB BRICKWORK BRICK
004	BRICKWORK	TRIO COLOR, BR SPEC	TRIO HSB BRICKWORK BRICK
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098	BRICKWORK	TRIO COLOR, BR SPEC	TRIO HSB BRICKWORK BRICK
099	BRICKWORK	TRIO COLOR, BR SPEC	TRIO HSB BRICKWORK BRICK
100	BRICKWORK	TRIO COLOR, BR SPEC	TRIO HSB BRICKWORK BRICK



DESCRIPTION	QUANTITY	SG. FT. PER SQ. YD.	TOTAL
BRICKWORK	100	1.35	135
TRIO HSB BRICKWORK	100	1.35	135
TOTAL BRICKWORK	200		270

Please note that the colors shown here are a graphical representation to show contrast in materials only. Due to the nature of electronic media, colors may vary depending on computer or printer used.

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PROJECT NAME: **ALDI Inc. Store**

PROJECT LOCATION: **Concord, NH**

PROJECT DATE: **05/11/17**

PROJECT TYPE: **RENOVATION**

PROJECT DRAWN BY: **RPM**

PROJECT SCALE: **As Noted**

ALDI Inc. Store
Concord, NH
Loudon & Old Loudon
Concord, NH 03301
Merrimack County
Project Name & Location

Concept Exterior Elevations
Drawing Name:

Date: 05/11/17
Type: RENOVATION
Drawn By: RPM
Scale: As Noted