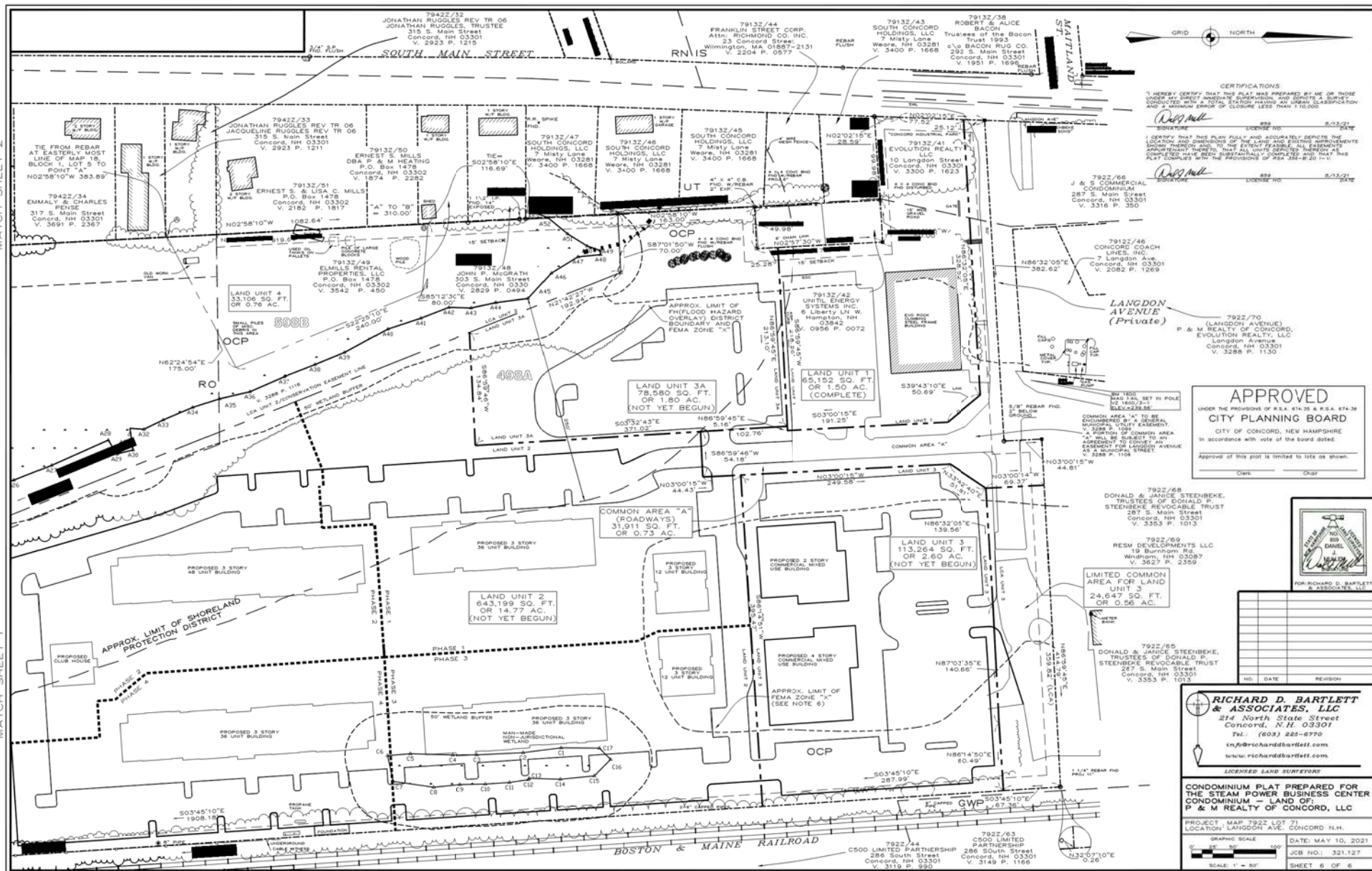
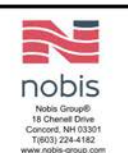
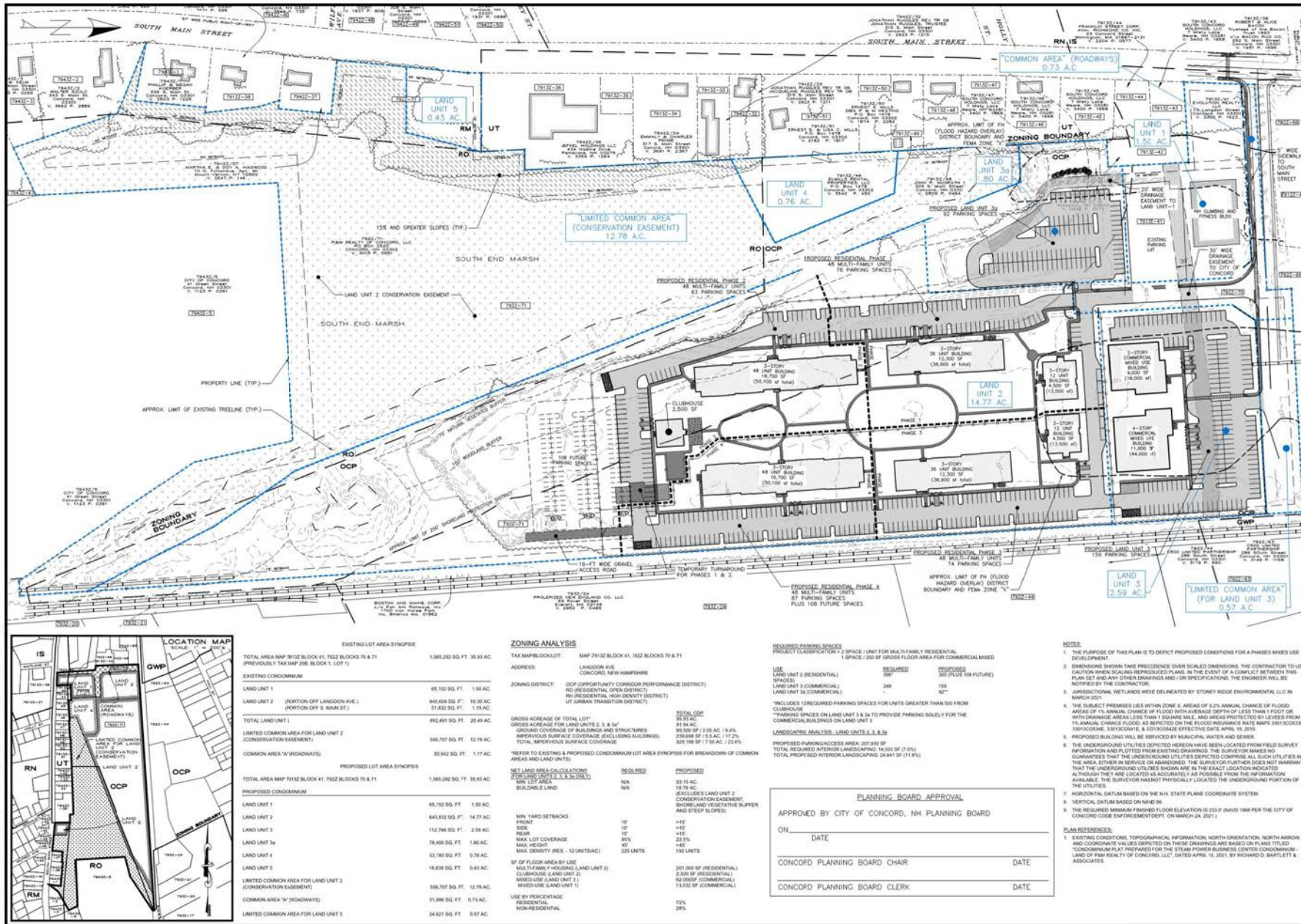






NOT ISSUED FOR CONSTRUCTION

THE RAIL YARD

LANGDON AVENUE
CONCORD, NH

PROPERTY OWNER:
PAM REALTY OF CONCORD, LLC
C/O PETER BLOOMFIELD
8 SHERWOOD DR.
HOLLIS, NH 02049

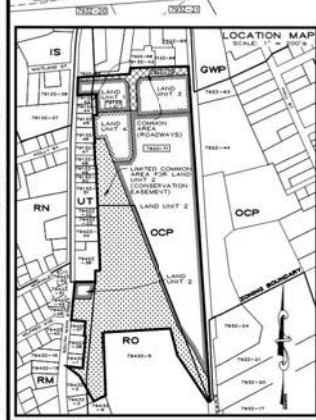
APPLICANT:
DAKOTA PARTNERS
1264 MAIN STREET
WALTHAM, MA 02451

NO.	DATE	DESCRIPTION
REVISIONS		
GRAPHIC SCALE		

DATE: MAY 2021
NOBIS PROJECT NO. 097400-000
DRAWN BY: MD
CHECKED BY: CN
CAD DRAWING FILE: 097400-000-C-200-SITE.dwg
SHEET TITLE

COMPREHENSIVE DEVELOPMENT PLAN

SHEET
C-1.0



EXISTING LOT AREA SYNOPSIS	
TOTAL AREA MAP 7912Z BLOCK 41, 7922 BLOCKS 75 & 71 (PREVIOUSLY TAX MAP 206, BLOCK 1 LOT 1)	1,568,292 SQ. FT. 35.93 AC
EXISTING CONDOMINIUM	
LAND UNIT 1	45,152 SQ. FT. 1.00 AC
LAND UNIT 2 (PORTION OFF LANGDON AVE.) (PORTION OFF S. MAIN ST.)	540,658 SQ. FT. 12.50 AC
LAND UNIT 3	51,832 SQ. FT. 1.19 AC
TOTAL LAND UNIT	597,642 SQ. FT. 13.69 AC
LIMITED COMMON AREA FOR LAND UNIT 2 (CONSERVATION EASEMENT)	
	556,707 SQ. FT. 12.78 AC
COMMON AREA "A" (ROADWAYS)	
	50,942 SQ. FT. 1.17 AC
PROPOSED LOT AREA SYNOPSIS	
TOTAL AREA MAP 7912Z BLOCK 41, 7922 BLOCKS 75 & 71	1,568,292 SQ. FT. 35.93 AC
PROPOSED CONDOMINIUM	
LAND UNIT 1	45,152 SQ. FT. 1.00 AC
LAND UNIT 2	543,832 SQ. FT. 12.50 AC
LAND UNIT 3	51,832 SQ. FT. 1.19 AC
LAND UNIT 3A	79,409 SQ. FT. 1.80 AC
LAND UNIT 4	51,832 SQ. FT. 1.19 AC
LAND UNIT 5	51,832 SQ. FT. 1.19 AC
LIMITED COMMON AREA FOR LAND UNIT 2 (CONSERVATION EASEMENT)	
	556,707 SQ. FT. 12.78 AC
COMMON AREA "A" (ROADWAYS)	
	51,832 SQ. FT. 1.19 AC
LIMITED COMMON AREA FOR LAND UNIT 3	
	24,621 SQ. FT. 0.57 AC

ZONING ANALYSIS	
TAX MAP BLOCK: MAP 7912Z BLOCK 41, 7922 BLOCKS 75 & 71	ADDRESS: LANGDON AVE. CONCORD, NEW HAMPSHIRE
ZONING DISTRICT: OCP (OPPORTUNITY CORRIDOR PERFORMANCE DISTRICT) RM (RESIDENTIAL, HIGH DENSITY DISTRICT) UT (URBAN TRANSITION DISTRICT)	
GROSS COVERAGE OF TOTAL LOT: GROSS COVERAGE FOR LAND UNIT 2, 3 & 3A: 85,920 SF / 2.06 AC / 18.4% GROSS COVERAGE OF BUILDINGS AND STRUCTURES: 239,588 SF / 5.50 AC / 17.2% IMPROVED SURFACE COVERAGE (EXCLUDING BUILDINGS): 325,188 SF / 7.50 AC / 20.8%	
"REFER TO EXISTING & PROPOSED CONDOMINIUM LOT AREA SYNOPSIS FOR BREAKDOWN OF COMMON AREA AND LAND UNITS."	
NET LAND AREA CALCULATIONS: 206 LAND UNITS 1, 2, 3 & 3A ONLY 100 LOT AREA BUILDABLE LAND	
MIN. YARD SETBACKS: FRONT 15' SIDE 10' REAR 10' MAX. LOT COVERAGE 80% MAX. HEIGHT 45' MAX. DENSITY (RES. - 12 UNITS/AC) 45' 120 UNITS	
SF OF FLOOR AREA BY USE: MULTIFAMILY HOUSING (LAND UNIT 2) CLUBHOUSE (LAND UNIT 3) MIXED-USE (LAND UNIT 1) MIXED-USE (LAND UNIT 3)	
USE BY PERCENTAGE: RESIDENTIAL 72% NON-RESIDENTIAL 28%	

REQUIRED PARKING SPACES	
USE	REQUIRED
LAND UNIT 2 (RESIDENTIAL)	188
LAND UNIT 3 (COMMERCIAL)	159
LAND UNIT 3A (COMMERCIAL)	500 (PLUS 150 FUTURE)
"INCLUDES REQUIRED PARKING SPACES FOR UNITS GREATER THAN 500 FROM CLUBHOUSE"	
PARKING SPACES ON LAND UNIT 1 & 3A TO PROVIDE PARKING SOLELY FOR THE COMMERCIAL BUILDINGS ON LAND UNIT 1	
LANDSCAPE ANALYSIS: LAND UNITS 2, 3 & 3A	
PROPOSED PARKING ACCESS AREA: 207,200 SF	
TOTAL REQUIRED INTERIOR LANDSCAPING: 14,350 SF (7.0%) TOTAL PROPOSED INTERIOR LANDSCAPING: 24,841 SF (12.6%)	
PLANNING BOARD APPROVAL	
APPROVED BY CITY OF CONCORD, NH PLANNING BOARD	
ON _____ DATE _____	
CONCORD PLANNING BOARD CHAIR _____ DATE _____	
CONCORD PLANNING BOARD CLERK _____ DATE _____	

NOTES:

- THE PURPOSE OF THIS PLAN IS TO DEFINE PROPOSED CONDITIONS FOR A PHASED MIXED-USE DEVELOPMENT.
- DIMENSIONS SHOWN HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR TO USE CAUTION WHEN SCALING REPRODUCED PLANS. IN THE EVENT OF A CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWINGS AND/OR SPECIFICATIONS, THE ENGINEER WILL BE NOTIFIED BY THE CONTRACTOR.
- ARISTOCRAT WETLANDS WERE DELINEATED BY STONEY RIDGE ENVIRONMENTAL, LLC IN MARCH 2021.
- THE SUBJECT PREMISES LIES WITHIN ZONE 4, AREAS OF 0.2% ANNUAL CHANCE OF FLOOD. AREAS OF 1% ANNUAL CHANCE OF FLOOD WITH AVERAGE DEPTH OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD, AS SHOWN ON THE FLOOD INSURANCE RATE MAPS (FIRM) 330100000E, 330100000E, & 330100000E EFFECTIVE DATE APRIL 18, 2015.
- PROPOSED BUILDING SHALL BE SERVED BY WASTEWATER, WATER, AND SEWER.
- THE UNDERGROUND UTILITIES DEPICTED HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND PLOTTED FROM EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES DEPICTED COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND PORTION OF THE UTILITIES.
- HORIZONTAL DATUM BASED ON THE N.A. STATE PLANE COORDINATE SYSTEM.
- VERTICAL DATUM BASED ON NAVD 83.
- THE REQUIRED MINIMUM FINISHED FLOOR ELEVATION IS 233.17 NAVD 1988 PER THE CITY OF CONCORD CODE ENFORCEMENT DEPT. (ON MARCH 14, 2021).

PLAN REFERENCES:

- EXISTING CONDITIONS, TOPOGRAPHICAL INFORMATION, NORTH ORIENTATION, NORTH ARROW, AND COORDINATE VALUES DEPICTED ON THESE DRAWINGS ARE BASED ON PLANS TITLED "CONDOMINIUM LOT 1 PREPARED FOR THE YEAR POWER BUSINESS CENTER CONDOMINIUM" LAND OF PAM REALTY OF CONCORD, LLC, DATED APRIL 18, 2021, BY RICHARD D. BANTLEY & ASSOCIATES.

Future Parking

Parking Unit - 4A

Sidewalk

Parking Unit - 3

Driveway area

Parking Unit - 2

Property line

Luminaire Schedule						
Symbol	Label	Qty	Lum. Watts	Lum. Lumens	LLF	Description
	A3	3	108	12275	0.850	SINGLE VP-S-48L-110-4K7-3
	A4	19	108	12069	0.850	SINGLE VP-S-48L-110-4K7-4
	A6W	10	107.36	11819	0.850	SINGLE VP-S-48L-110-4K7-4W
	A5W	15	108	12057	0.850	SINGLE VP-S-48L-110-4K7-5W
	2A5W	4	108	12057	0.850	BACK-BACK VP-S-48L-110-4K7-5W

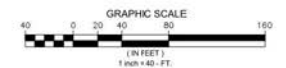
Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min Max/Min
Driveway Area	Illuminance	Fc	1.57	4.1	0.6	2.62 6.83
Future Parking Area	Illuminance	Fc	1.50	2.7	0.5	3.00 5.40
Parking unit 2	Illuminance	Fc	1.77	4.2	0.5	3.54 8.40
Parking unit 3	Illuminance	Fc	1.85	4.3	0.5	3.70 8.60
Parking unit 4A	Illuminance	Fc	1.68	2.9	0.5	3.36 5.80
Property Line	Illuminance	Fc	0.02	0.5	0.0	N.A. N.A.
Sidewalk area	Illuminance	Fc	0.86	5.3	0.0	N.A. N.A.

Note:

Calculation Grid (10ft x 10ft) @ Ground Level.

Calculation Grid (2ft x 2ft) @ Ground Level.

Luminaire mounting heights are noted on each Luminaire Label.



PARKING AREA TREE COUNT BY PHASE

PHASE 1
PAVEMENT: 32,860 SF / 2,000 + 17 TREES REQ.
17 TREES PROVIDED

PHASE 2
PAVEMENT: 26,520 SF / 2,000 + 14 TREES REQ.
25 TREES PROVIDED

PHASE 3
PAVEMENT: 28,082 SF / 2,000 + 15 TREES REQ.
20 TREES PROVIDED

PHASE 4
PAVEMENT: 28,696 SF / 2,000 + 15 TREES REQ.
27 TREES PROVIDED

PHASE 5A
PAVEMENT: 54,091 SF / 2,000 + 29 TREES REQ.
50 TREES PROVIDED

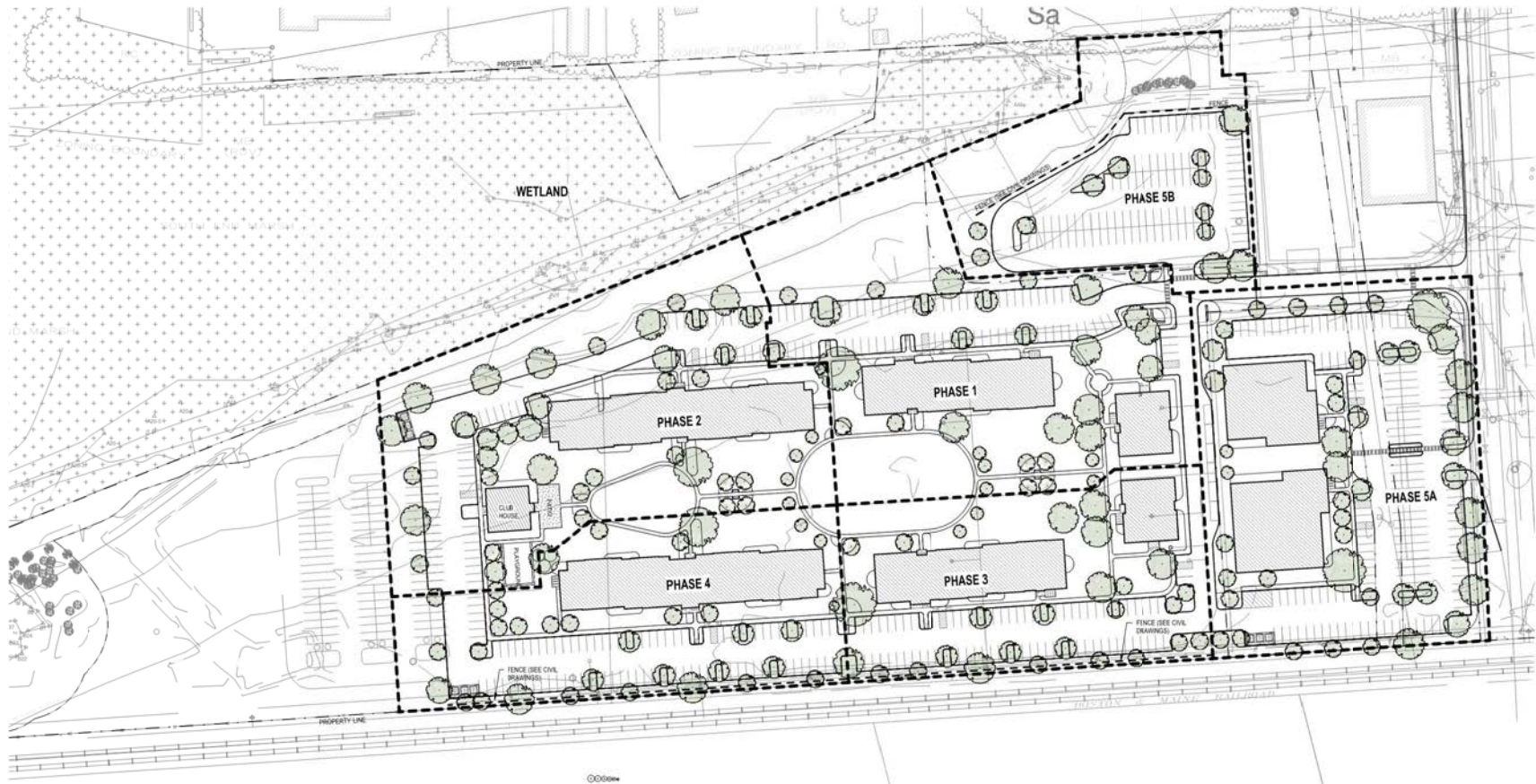
PHASE 5B
PAVEMENT: 36,946 SF / 2,000 + 19 TREES REQ.
50 TREES PROVIDED

**212,195 TOTAL PAVEMENT = 109 TREES REQUIRED
147 TREES PROVIDED**

CITY OF CONCORD LANDSCAPE ORDINANCE

CONCORD NH LANDSCAPE ORDINANCE (12-01-18)
25-7-10. **Parking Area Landscaping Standards.**
A. Parking Lot Perimeter Landscaping Required. Where the provision of a parking lot of more than ten (10) spaces is required, an area of not less than five (5) feet in width along the perimeter of the parking lot shall be landscaped. Where a setback of ten (10) feet is required along collector and arterial streets pursuant to Section 26-7-3(g), setbacks and restrictions, of this ordinance, the landscaped area shall be increased to ten (10) feet in width to coincide with the required setbacks. The landscaped area shall be increased to ten (10) feet in width along the perimeter of a parking lot required to contain more than three hundred seventy-five (375) parking spaces, and the landscaped area shall be increased to fifteen (15) feet in width along the perimeter of a parking lot required to contain more than seven hundred fifty (750) parking spaces. If a parking lot is located within fifty (50) feet of a residential district boundary, in order to shield the residential district from the glare from headlights, the perimeter landscaping shall include at least one of the following features:
1. A hedge or other dense planting at least four (4) feet in height consisting of at least fifty (50) percent evergreen shrubbery;
2. An earth berm or change in grade of not less than four (4) feet vertical measure above the elevation of the parking area surface;
3. A solid wall at least four (4) feet in height;
or any combination of the above listed options (1), (2), and (3) which will achieve four (4) feet in height.

(B) Parking Lot Interior Landscaping Required.
Where the provision of off-street parking for fifty (50) or more vehicles is required, there shall be landscaped open space within the perimeter of the parking lot in the minimum amount of five (5) percent of the gross parking lot area. Where more than three hundred seventy-five (375) parking spaces are required, landscaped open space shall be provided within the perimeter of the parking lot in the minimum amount of ten (10) percent of the gross parking lot area. Where more than seven hundred fifty (750) parking spaces are required, landscaped open space shall be provided within the perimeter of the parking lot in the minimum amount of fifteen (15) percent of the gross parking lot area. All such landscaped areas shall be completed as an addition to the gross parking lot area required for parking spaces, access and circulation. The landscaped open space shall have no horizontal dimension of less than nine (9) feet and shall be located so that no parking space is more than one hundred twenty (120) feet from a portion of such landscaped area. The Planning Board may grant a Conditional Use Permit, in accordance with the requirements of Section 26-9-4(b), to allow the distance between a parking space and a landscaped area to exceed one hundred and twenty feet (120) for vehicular display in the Highway Commercial District (C-2).
(C) Use of Required Landscape Area Restricted.
Parking and the storage and display of vehicles, goods, and materials are prohibited within the required landscaped areas.
(D) Landscape Material Standards.
All landscaped areas required by this Article shall contain no less than one live shade or ornamental tree for every ten thousand (2,000) square feet of parking area. Such trees shall have a minimum trunk diameter (measured twelve (12) inches above the ground level) of not less than two (2) inches and shall be planted not more than fifty (50) feet apart within each contiguous landscaped area. All landscaped areas shall contain shrub and ground cover plantings, and shall not be planted except for seedlings necessary for pedestrian safety. The Planning Board may grant a Conditional Use Permit to pay a fee in lieu to the City of Concord Urban Tree Trust Fund in an amount equal to the wholesale and installation cost of the trees required but not installed under this provision for nonresidential developments.
(E) Landscape Maintenance.
All required landscaped areas shall be adequately maintained such that the minimum landscape material standards are always met.



WA
WARRENSTREET
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27 Warren Street Concord NH 03301
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OWNER (PHASE 5A/5B)
PMM REALTY OF CONCORD, LLC
C/O PETER BLOOMFIELD
8 BREWSTER DR.
HOLLIS, NH 03043

OWNER (PHASE 1-4)
DAKOTA PARTNERS
1034 MAIN STREET
WILTHAM, NH 03091

PROJECT TITLE / ADDRESS:
**SOUTH MAIN MARSH
MASTERPLAN LANDSCAPE**
SOUTH MAIN STREET & LANGDON AVE.
CONCORD, NH

SCALE: AS NOTED DWN BY: RL
JOB #: 3699 CHK BY: JH
PRINT DATE: 5/14/2021 1:20:58 PM
ISSUE DATE:
5/12/2021
NOT FOR CONSTRUCTION
PERMITTING PACKAGE

REV.	DATE	COMMENTS

FULL SITE TREE COUNT,
PHASING PLAN & CITY
ORDINANCE

LA101
SHEET NUMBER: 1 OF 13 LANDSCAPE
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WA
WARRENSTREET
ARCHITECTS
27 Warren Street Concord NH 03301
T 603.225.0640 F 603.225.0621 www.warrenstreet.com

OWNER (PHASE 1&2)
P&M REALTY OF CONCORD, LLC
C/O PETER BLOOMFIELD
8 BIRCHWOOD DR.
HOLLIS, NH 03043

OWNER (PHASE 1&2)
DARTMOUTH PARTNERS
1354 MAIN STREET
WALTHAM, MA 02451

PROJECT TITLE / ADDRESS:
**SOUTH MAIN MARSH
MASTERPLAN LANDSCAPE**
SOUTH MAIN STREET & LANGDON AVE.
CONCORD, NH

SCALE: AS NOTED DWN BY: RL
JOB #: 3699 CHK BY: JH

PRINT DATE: 5/14/2021 1:21:26 PM

ISSUE DATE:
5/12/2021
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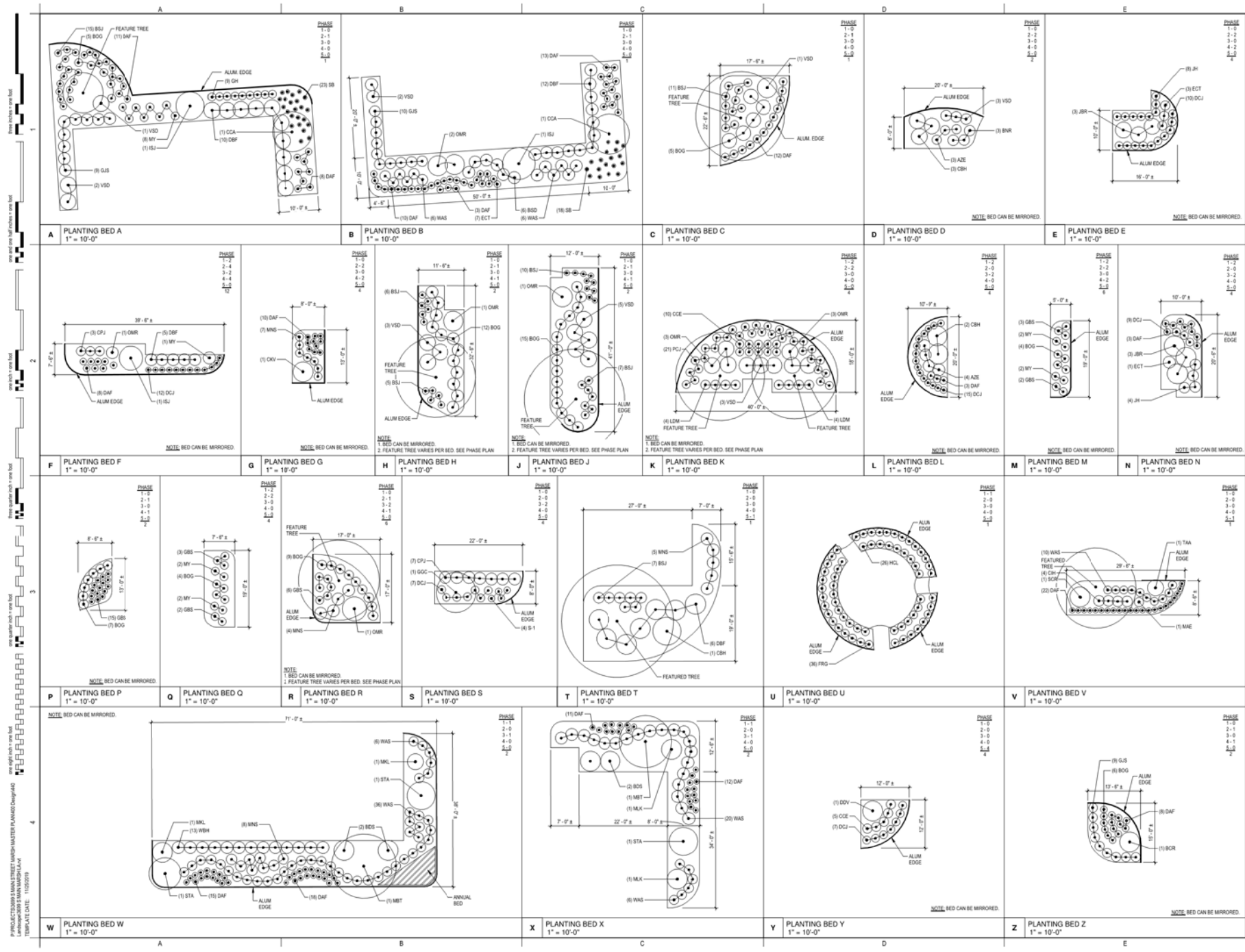
REV.	DATE	COMMENTS

**PHASE 1 & 2 LANDSCAPE
PLANS**

LA103

SHEET NUMBER: 3 OF 13 LANDSCAPE
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OWNER (PHASE 1A)
 PPM REALTY OF CONCORD, LLC
 C/O PETER BLOOMFIELD
 8 BIRCHWOOD DR.
 HOLLIS, NH 03043

OWNER (PHASE 1B)
 DAKOTA PARTNERS
 1354 MAIN STREET
 WALTHAM, MA 02451

PROJECT TITLE / ADDRESS
**SOUTH MAIN MARSH
 MASTERPLAN LANDSCAPE**
 SOUTH MAIN STREET & LANGDON AVE.
 CONCORD, NH

SCALE: AS NOTED DWN BY: KL
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 PRINT DATE: 5/14/2021 1:21:52 PM

ISSUE DATE:
 5/12/2021
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REV	DATE	COMMENTS

TYPICAL BED DETAILS

LA106

SHEET NUMBER: 6 OF 13 LANDSCAPE
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[illegible]

P10C02003093 SWAN STREET MANCHESTER PLANNED DEVELOPMENT
 LEADERSHIP: JIM MANAUGH, L.A.
 MANAUGH DATE: 11/25/2019

