

OWNER
MAP 62Z LOT 1
WILLIAM H FAMILY TRUST &
BARBARA M PERRY TRUST
482 PEMBROKE STREET
PEMBROKE, NH 03275-3246

APPLICANT/PREPARED FOR
BROOKLINE OPPORTUNITIES, LLC
C/O JAKE TAMPOSI
32 PINE HILL ROAD, UNIT A
NASHUA, NH 03063

41 GREEN STREET, 5RD FLOOR
CONCORD, NH 03301
603-225-8515
CARLOS BAIÁ, DEPUTY CITY
MANAGER-DEVELOPMENT &
HEATHER SHANK, CITY PLANNER

37 GREEN STREET
CONCORD, NH 03301
603-225-8580
ERNEST CARTIER-CREVELING, ZONING
ADMINISTRATOR

37 GREEN STREET
CONCORD, NH 03301
603-225-8580
DAVID HALL, CODE ADMINISTRATOR

41 GREEN STREET
CONCORD, NH 03301
603-225-8570
THOMAS J. ASPELL JR., CITY MANAGER

311 NORTH STREET
CONCORD, NH 03301
603-228-2737
CHIP CHESLEY, DIRECTOR

35 GREEN STREET
CONCORD, NH 03301
603-225-8600
BRADLEY C. OSGOOD, CHIEF OF POLICE

24 HORSESHOE POND LANE
CONCORD, NH 03301
603-225-8570
SEAN BROWN, FIRE CHIEF

ARCHITECT
X MAIN STREET
CITY/TOWN, STATE 00000
000-000-0000
CONTACT NAME, TITLE

X MAIN STREET
CITY/TOWN, STATE 00000
000-000-0000
CONTACT NAME, TITLE

X MAIN STREET
CITY/TOWN, STATE 00000
000-000-0000
CONTACT NAME, TITLE

X MAIN STREET
CITY/TOWN, STATE 00000
000-000-0000
CONTACT NAME, TITLE

X MAIN STREET
CITY/TOWN, STATE 00000
000-000-0000
CONTACT NAME, TITLE

TAX MAP 61Z LOT 1
SUPERIOR PLUS ENERGY SERVICES INC.
401 200 WELLINGTON STREET W
TORONTO, ON M5V 3C7

BAYBERRY COMMONS
261 SHEEP DAVIS ROAD
CONCORD, NH 03301

SORRENTO INVESTMENTS LLC
P.O. BOX 1750
CONCORD, NH 03302

GATEWAY PLAZA LLC
5 SHORE VIEW DRIVE
BOW, NH 03304

MARTELL MONUMENT PROP LLC
C/O ATTN: SARAH ANNE PERRY
36 RING ROAD
CHICHESTER, NH 03258

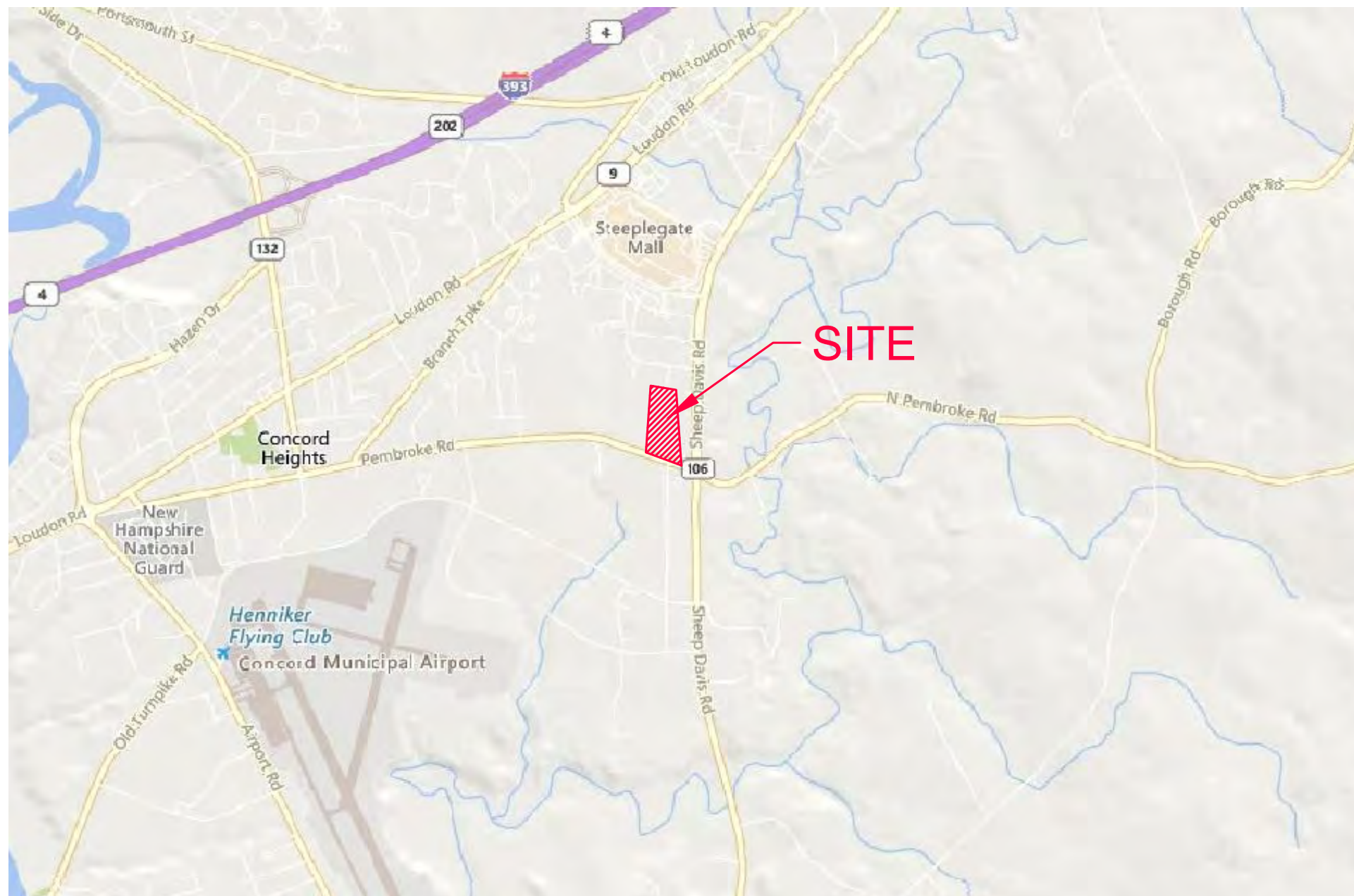
13 TRIANGLE PARK DRIVE LLC
7226 OAK HILL ROAD
LOUDON, NH 03307

BERIASH TEMPLE A.A.O.N.M.S.
BOX 4086
CONCORD, NH 03302

ZJBV PROPERTIES LLC
300 GAY STREET
MANCHESTER, NH 03103

GERALD P. MCCARTHY REVOCABLE TRUST
C/O GERALD P. MCCARTHY TRUSTEE
BOX 111628
NAPLES, FL 34108

**PEMBROKE ROAD
CONCORD, NEW HAMPSHIRE**



HORIZONTAL SCALE 1"=2,000'

2,000 1,000 0 2,000

A horizontal scale bar with a central zero point. To the left of zero, there is a tick mark for 1,000 and a larger tick mark for 2,000. To the right of zero, there is a tick mark for 1,000 and a larger tick mark for 2,000. The bar is divided into segments by these tick marks.[illegible]

SHEET	SHEET TITLE
C-01	COVER SHEET
C-02	NOTES & LEGEND
C-03	NOTES
SHEET 1 TO 2	EXISTING CONDITIONS PLAN
C-04	COMPREHENSIVE DEVELOPMENT PLAN
C-05 TO C-06	SITE PREPARATION & DEMOLITION PLAN
C-07	OVERALL SITE LAYOUT PLAN
C-08 TO C-09	SITE LAYOUT PLAN
C-10	FUTURE PARKING PLAN
C-11 TO C-12	GRADING & DRAINAGE PLAN
C-13	ENTRANCE SIGHT LINE PLAN & PROFILE
C-14 TO C-15	UTILITY PLAN
C-16	SEWER PLAN & PROFILE
C-17	STORMWATER MANAGEMENT PLAN
C-18 TO C-19	LANDSCAPE PLAN
D-01 TO D-10	DETAILS
<u>REFERENCE PLANS BY ASSOCIATED PROFESSIONALS</u>	
L-01 TO L-02	LIGHTING PLAN
-	ARCHITECTURAL ELEVATION PLAN

	NUMBER	APPROVED	EXPIRES
CITY SITE PLAN REVIEW			
CITY CUP – NONRESIDENTIAL USE			
CITY DRIVEWAY PERMIT			
CITY SEWER CONNECTION PERMIT			
CITY ARCH. DESIGN REVIEW			
NHDES ALT. OF TERRAIN PERMIT			
NHDES SEWER CONNECTION PERMIT			
NHDES DRINKING WATER PERMIT			
NH NHB DATACHECK			
NH DHR RPR			
FAA FORM 7460–1			
US EPA CGP – NOI			

THE FOLLOWING WAIVERS FROM THE CITY OF CONCORD SITE PLAN REGULATIONS ARE REQUESTED FROM THE PLANNING BOARD:

1. CITY OF CONCORD SITE PLAN REGULATIONS SECTION 16.03(11)
SIGNAGE
2. CITY OF CONCORD SITE PLAN REGULATIONS SECTION 21.03
CONNECTION TO PUBLIC SIDEWALKS
3. CITY OF CONCORD SITE PLAN REGULATIONS SECTION 22.07(2)
STORMWATER RECHARGE

TAX MAP 62Z LOT 1
COVER SHEET
BROOKLINE OPPORTUNITIES
WORKFORCE HOUSING
PEMBROKE ROAD, CONCORD, NH 03301
OWNED BY
WILLIAM PERRY FAMILY TRUST & BARBARA PERRY TRUST
PREPARED FOR
BROOKLINE OPPORTUNITIES, LLC
SCALE: AS NOTED
OCTOBER 20, 2021



- Civil Engineers
- Structural Engineers
- Traffic Engineers
- Land Surveyors
- Landscape Architects
- Scientists

48 Constitution Drive
Bedford, NH 03110
Phone (603) 472-4488
Fax (603) 472-9747
www.tfmoran.com

FILE	96052-01	DR	JB	FB	-	C-01
		CK	NG	CADFILE	96052-01 COVER & DETAILS	

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 the lots as shown

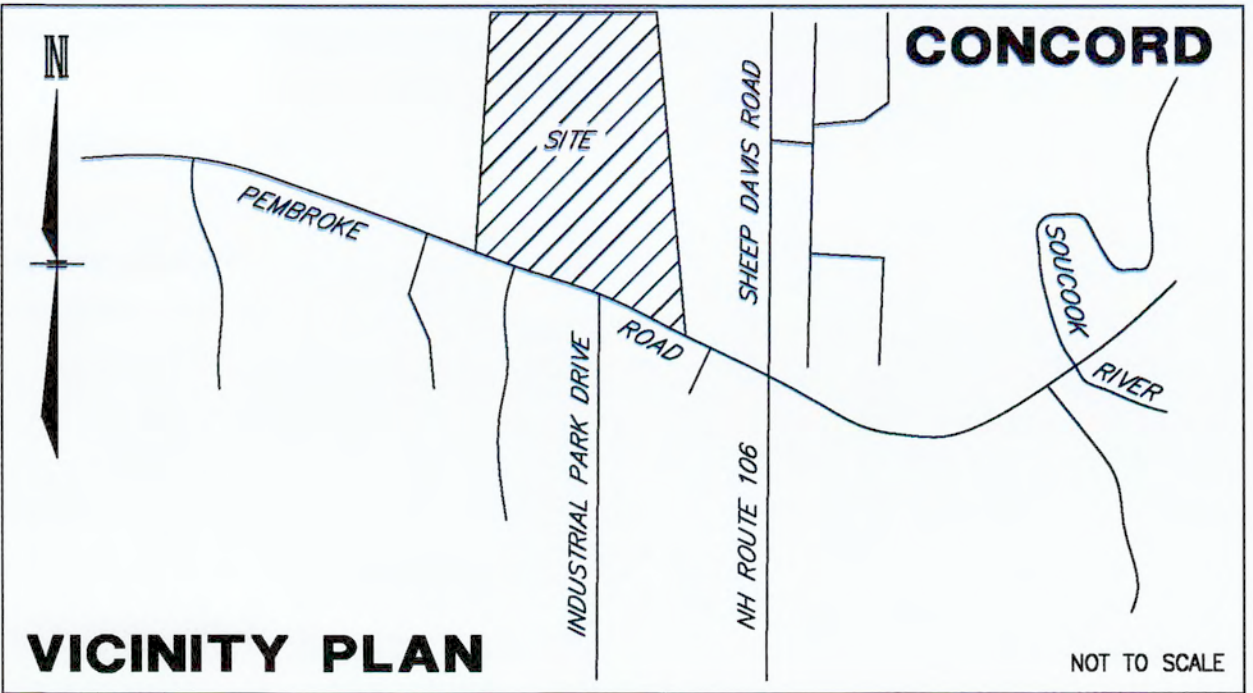
Cha

Clerk

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48 Constitution Drive, Bedford, N.H. 03110

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This plan is not effective unless signed by a duly authorized officer of TFMoran, Inc.



1. RESUBDIVISION OF LAND OF TERENCE W. PERRY, SHEEP DAVIS ROAD CONCORD, NH. PREPARED BY STANLEY H. PRESCOTT LAND SURVEYOR, AND RECORDED AS PLAN # 9119 DATED 9/9/1986 AT THE MERRIMACK COUNTY REGISTRY OF DEEDS.
2. PLAN OF LAND NOW OR FORMERLY OF WILLIAM H. PERRY, CONCORD NH. PREPARED BY W.G. HODGES, LAND SURVEYOR, AND RECORDED AS PLAN # 6533 DATED 12/29/1980 AT THE MERRIMACK COUNTY REGISTRY OF DEEDS.
3. SUBDIVISION OF LAND OF WILLIAM H. PERRY, SHEEP DAVIS ROAD CONCORD, NH. PREPARED BY DONALD L. TILLOTSON, AND RECORDED AS PLAN # 15502 DATED 6/20/2001 AT THE MERRIMACK COUNTY REGISTRY OF DEEDS.
4. BOUNDARY SURVEY FOR BEXTASH SHRINE TEMPLE, TRACT 4220 PEMBROKE ROAD CONCORD, NH. PREPARED BY RICHARD D. BARTLETT, R.L.S. AND RECORDED AS PLAN # 6076 DATED 1/3/1980 AT THE MERRIMACK COUNTY REGISTRY OF DEEDS.
5. SUBDIVISION PLAN FOR TRIANGLE PARK, CONCORD, NH. PREPARED BY HOLDEN ENGINEERING & SURVEYING, AND RECORDED AS PLAN # 12942 DATED 3/29/1994 AT THE MERRIMACK COUNTY REGISTRY OF DEEDS.
6. PROPERTY OF SHEEP DAVIS & NORTH PEMBROKE ROADS CONCORD, NH. PREPARED BY E.N. ROBERTS AND RECORDED AS PLAN # 1881 AT THE MERRIMACK COUNTY REGISTRY OF DEEDS.
7. SUBDIVISION PLAN FOR TRIANGLE PARK CONCORD, NH. PREPARED BY HOLDEN ENGINEERING & SURVEYING, AND RECORDED AS PLAN # 10526 DATED 8/8/1988 AT THE MERRIMACK COUNTY REGISTRY OF DEEDS.
8. ALTA/ACSM LAND TITLE SURVEY FOR HODGES DEVELOPMENT CORPORATION "BABYBERRY COMMONS" ON 261 SHEEP DAVIS ROAD CONCORD, NH. PREPARED BY FWS LAND SURVEYING, AND RECORDED AS PLAN # 15221 DATED 9/6/2000 AT THE MERRIMACK COUNTY REGISTRY OF DEEDS.
9. RIGHT-OF-WAY EASEMENT PLAN FOR ROBERT V. ARANOSAN FOR MAP 111H, BLOCK 4, LOT 11 SHEEP DAVIS ROAD & PEMBROKE ROAD CONCORD, NH. PREPARED BY RICHARD D. BARTLETT & ASSOCIATES, LLC. AND RECORDED AS PLAN # 18776 DATED 1/17/2008 AT THE MERRIMACK COUNTY REGISTRY OF DEEDS.
10. CONDOMINIUM DECLARATION SITE PLAN FOR LAND OF SORRENTO INVESTMENTS, LLC AND GUBBIO INVESTMENT ASSOCIATES, LLC OF MAP 111H, BLOCK 4, LOT 10(UNIT 1) & MAP 111H, BLOCK 4, LOT 25 (UNIT 3) AT 9 TRIANGLE PARK DRIVE CONCORD, NH. PREPARED BY T.F. BERNIER, INC. AND RECORDED AS PLAN # 2018-2659 DATED 2/21/2018 AT THE MERRIMACK COUNTY REGISTRY OF DEEDS.

1. OWNER OF RECORD OF MAP 622 LOT 1:
BARBARA H. PERRY TRUST AND WILLIAM H. PERRY FAMILY TRUST
482 PEMBROKE STREET
PEMBROKE, NH 03275
DEED REFERENCE TO PARCEL IS BK. 1932 PG. 1136, AND BK. 2452 PG. 1624

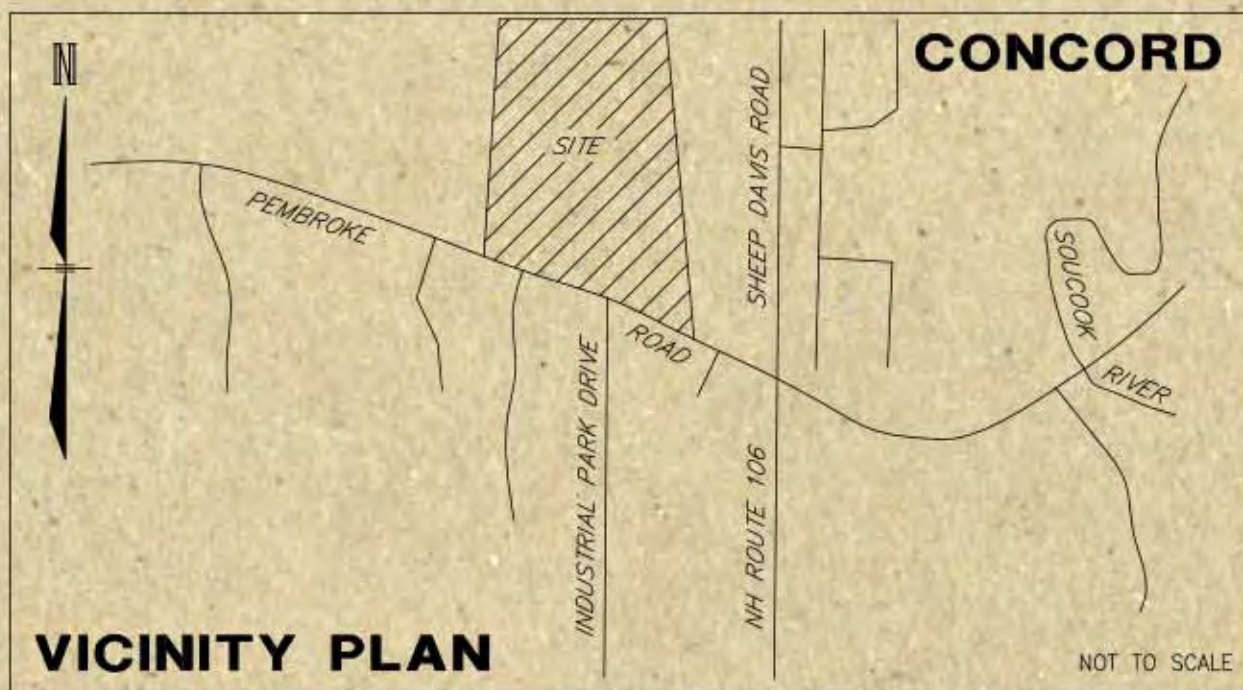
AREA OF PARCEL = 472,684.8 S.F.± OR 10.85 ACRES±
2. [622-1] INDICATES TAX MAP AND LOT NUMBER.
3. THE PURPOSE OF THIS PLAN IS TO SHOW EXISTING CONDITIONS OF LOT 622-1.
4. CURRENT ZONING IS GWP GATEWAY PERFORMANCE DISTRICT
5. EXAMINATION OF THE FLOOD INSURANCE RATE MAP FOR MERRIMACK COUNTY, NEW HAMPSHIRE (ALL JURISDICTIONS), MAP NUMBER 3301300536, EFFECTIVE DATE APRIL 19, 2010, INDICATES THAT THE SUBJECT PARCEL IS NOT LOCATED WITHIN A FLOOD HAZARD AREA.
5. HORIZONTAL DATUM IS: NAD83/B6
VERTICAL DATUM IS: NAVD88
BENCHMARK SET: AS NOTED
6. EASEMENTS, RIGHTS, AND RESTRICTIONS SHOWN OR IDENTIFIED ARE THOSE WHICH WERE FOUND DURING RESEARCH PERFORMED AT THE MERRIMACK COUNTY REGISTRY OF DEEDS. OTHER RIGHTS, EASEMENTS, OR REST. NUMBERS MAY EXIST WHICH A TITLE EXAMINATION OF SUBJECT PARCEL(S) WOULD DETERMINE. B. 1798 P. 508 STATE OF NH. SLOPE, EMBANKMENT, AND CULVERT EASEMENT. B. 514 P. 605 CITY OF CONCORD WATER PIPE AND POLE LINE R.O.W.
7. THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. TWMORAN INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UNDERGROUND UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE AT 811.

	Civil Engineers Structural Engineers Traffic Engineers Land Surveyors Landscape Architects Scientists			48 Constitution Drive Bedford, NH 03110 Phone (603) 472-4488 Fax (603) 472-9747 www.tfmoran.com	
	96052.00	DR CK	AGL XX	FB CADFILE	— 96052-00 SURVEY

\\tfn-bedford3\KIP870, ANSI D 22x34, 1:1
 TFM Projects\96052 Pembroke Rd - Concord, NH\Carlson Survey\96052-00 Survey.dwg, Existing, 10/20/2021 12:23:36 PM,



This plan is not effective unless signed by a duly authorized officer of TFMoran, Inc.



TABULATIONS

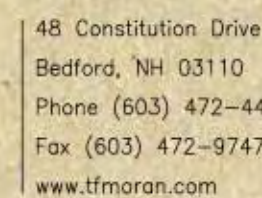
	<u>EXISTING</u>	<u>PROPOSED</u>
GROSS ACREAGE	472.685 SF	472.685 SF
GROUND COVERAGE OF BUILDINGS & STRUCTURES (SF & %)	0 SF/ 0%	43,255 SF/9.1%
IMPERVIOUS SURFACE COVERAGE (EXCLUDING BUILDINGS)	0 SF/ 0%	106,702 SF/22.5%
NET LAND AREA CALCULATIONS	<u>REQUIRED</u>	<u>PROPOSED</u>
MIN. LOT SIZE	N/A	472,685 SF
BUILDABLE LAND	N/A	488,512 SF
MIN. FRONTAGE	300 FT	559 FT
MIN. YARD SETBACKS		
FRONT	15 FT	352.3 FT
REAR	15 FT	241.9 FT
SIDE	15 FT	94.0 FT
MAX. LOT COVERAGE	85%	31.7%
MAX. HEIGHT	45 FT	3-STORIES
MAX. DENSITY	12 UNITS/AC	11,946 UNITS/AC
SF OF FLOOR AREA BY USE		
APARTMENTS		43,255 SF

1. OWNER OF RECORD OF MAP 622 LOT 1 IS PERRY WILLIAM H. FAMILY TRUST, 482 KEMBRIDGE ST, BEMBRIDGE, NH 03275-3246. PROPERTY ADDRESS: PEMBRIDGE ROAD, CONCORD, NH.
2. DEED REFERENCE TO PARCEL IS BK. 1932 PG. 2452 IN THE MCRD.
AREA = 472.685 SF +/- or 10.851 AC +/-.
3. THE PURPOSE OF THIS PLAN IS TO CONSTRUCT A MULTI-FAMILY DEVELOPMENT INCLUDING THREE 3-STORY APARTMENT BUILDINGS.
4. CURRENT ZONING IS OPPORTUNITY CORRIDOR PERFORMANCE DISTRICT (OCP) ZONING DISTRICT.

REQUIRED		PROVIDED	
MIN. LOT SIZE:	N/A	472.685 SF	
MIN. LOT FRONTAGE:	300'	559' (PEMBROKE RD)	
MIN. BUILDING SETBACKS:			
FRONT	25'	352.3'	
SIDE	25'	94.0'	
REAR	25'	241.9'	
MAX. BUILDING HEIGHT:	45'	3-STORIES	
MAX. LOT COVERAGE:	85%	31.7%	
MAX. DENSITY	12 UNITS/AC	11.946 UNITS/AC	
5. PARKING CALCULATIONS:
REQUIRED:
MULTI-FAMILY RESIDENTIAL (3-BUILDINGS): 2.0 SP./UNIT=123 UNITS X 2.0 = 246 SPACES TOTAL REQUIRED
TOTAL PROPOSED = 246 SPACES*
*INCLUDES 42 FUTURE PARKING SPACES (CUP REQUIRED)
6. THE PROPERTY WILL BE SERVICED BY THE FOLLOWING:

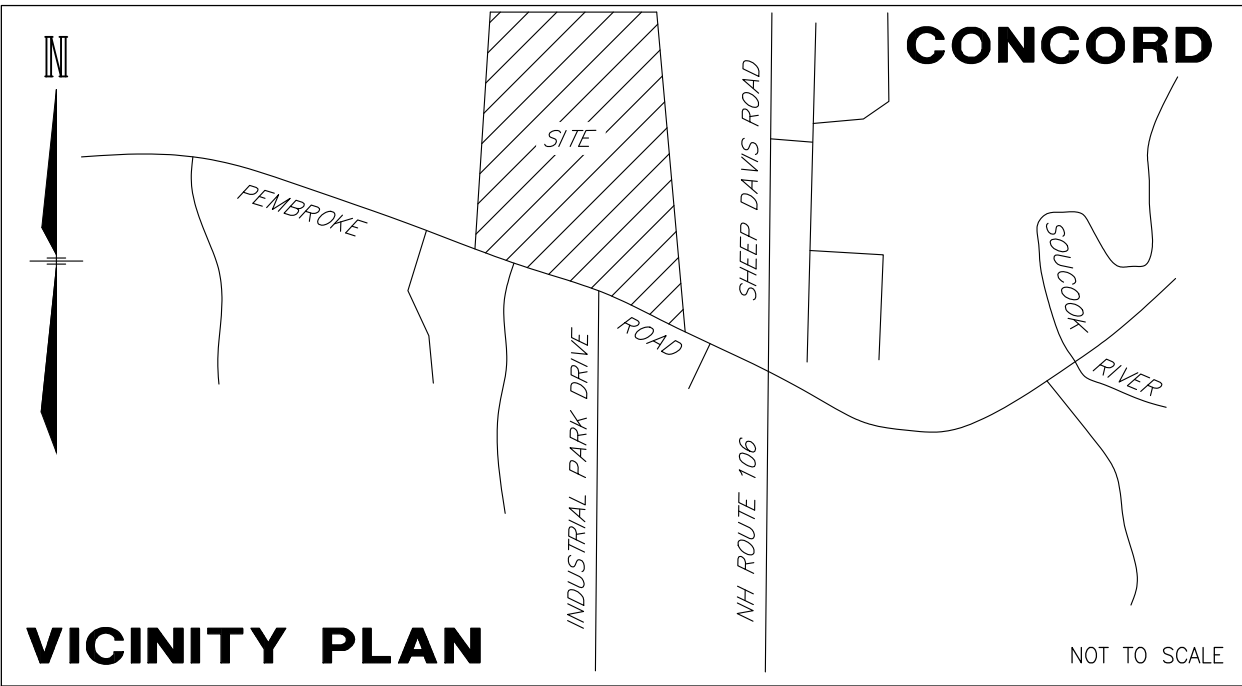
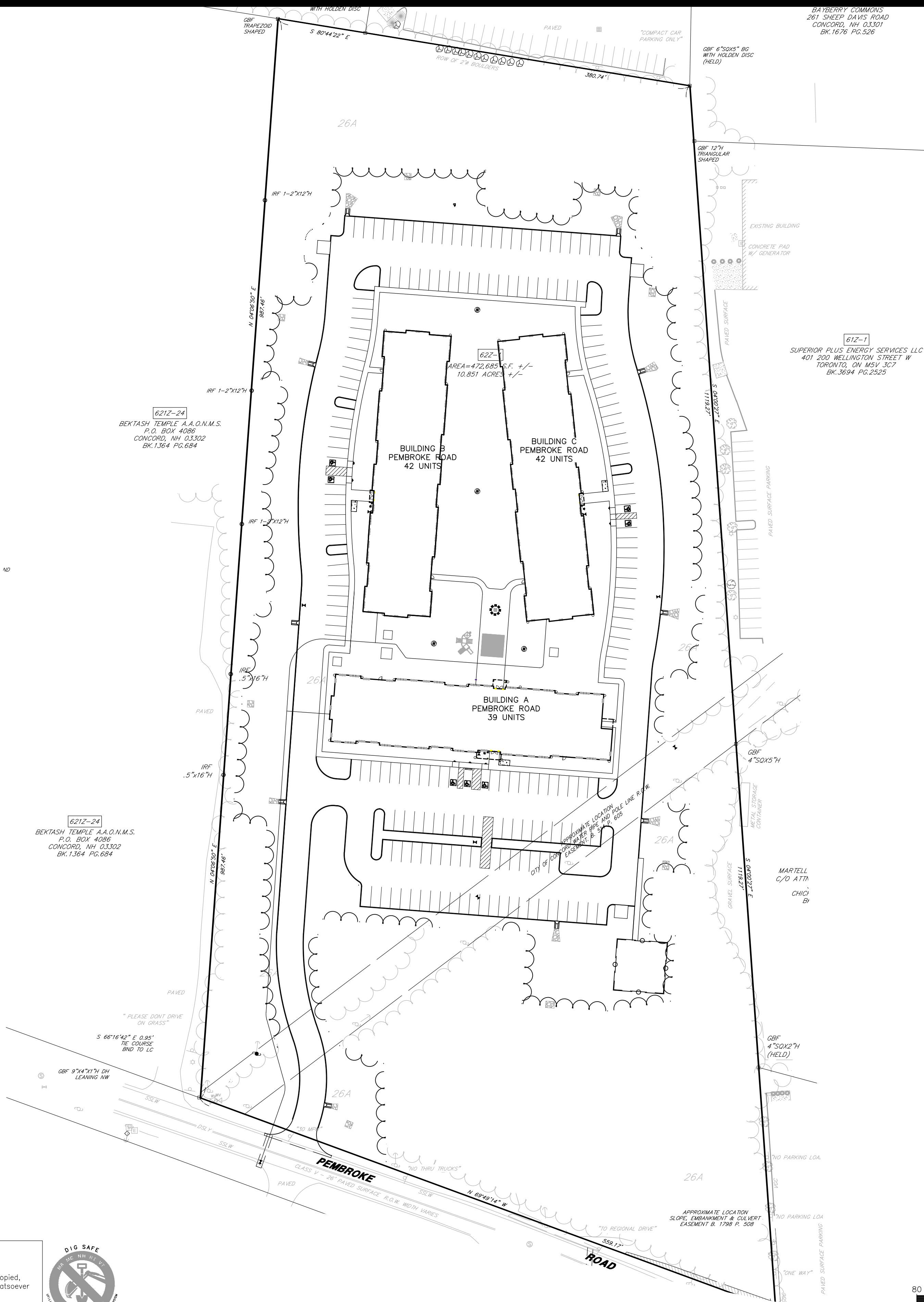
DRAINAGE	PRIVATE
SEWER	MUNICIPAL
WATER	MUNICIPAL
GAS	LIBERTY UTILITIES
ELECTRIC	UNITIL ENERGY
TELEPHONE	FAIRPOINT COMMUNICATIONS
CABLE	COMCAST
7. IN THE EVENT THAT THE SNOW STORAGE AREAS PROVIDED ON THE SITE ARE COMPLETELY UTILIZED, EXCESS SNOW SHALL BE TRANSPORTED OFF SITE FOR DISPOSAL IN ACCORDANCE WITH N.H.D.E.S. REGULATIONS. IF SNOW IS STORED WITHIN PARKING AREA KEEP CATCH BASINS CLEAR.
8. THE CONTRACTOR SHALL BID AND PERFORM THE WORK IN ACCORDANCE WITH ALL LOCAL, STATE AND NATIONAL CODES, SPECIFICATIONS, REGULATIONS AND STANDARDS.
9. ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS NOTED OTHERWISE.
10. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALE DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS. IN CASE OF CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWING AND/OR SPECIFICATION, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY FOR CLARIFICATIONS.
11. THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR CONDITIONS AT THE SITE. THESE PLANS, PREPARED BY TFMORAN, INC., DO NOT EXTEND TO OR INCLUDE SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR THEIR EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE SEAL OF THE SURVEYOR OR ENGINEER HEREON DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PREPARE OR OBTAIN THE APPROPRIATE SAFETY SYSTEMS WHICH MAY BE REQUIRED BY THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND/OR LOCAL REGULATIONS.
12. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE HIMSELF WITH THE SITE AND ALL SURROUNDING CONDITIONS. THE CONTRACTOR SHALL ADVISE THE APPROPRIATE AUTHORITY OF HIS INTENTIONS AT LEAST 48 HOURS IN ADVANCE.
13. THE CONTRACTOR SHALL MAINTAIN EMERGENCY ACCESS TO ALL AREAS AFFECTED BY HIS WORK AT ALL TIMES.
14. LIGHTING, SIGNAGE, LANDSCAPING, AND SCREENING SHALL MEET THE REQUIREMENTS OF THE CITY OF CONCORD ZONING ORDINANCE AND SITE PLAN REGULATIONS.
15. SITE WORK SHALL BE CONSTRUCTED FROM A COMPLETE SET OF PLANS, NOT ALL FEATURES ARE DETAILED ON EVERY PLAN. THE ENGINEER IS TO BE NOTIFIED OF ANY CONFLICT WITH THIS PLAN SET.
16. IN THE EVENT OF A CONFLICT BETWEEN PLANS, SPECIFICATIONS, AND DETAILS, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY FOR CLARIFICATION.
17. IF CONDITIONS AT THE SITE ARE DIFFERENT THAN SHOWN ON THE PLANS, THE ENGINEER SHALL BE NOTIFIED PRIOR TO PROCEEDING WITH THE AFFECTED WORK.
18. THESE PLANS WERE PREPARED UNDER THE SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER. TFMORAN INC. ASSUMES NO LIABILITY AS A RESULT OF ANY CHANGES OR NON-CONFORMANCE WITH THESE PLANS EXCEPT UPON THE WRITTEN APPROVAL OF THE ENGINEER OF RECORD.
19. TFMORAN INC. ASSUMES NO LIABILITY FOR WORK PERFORMED WITHOUT AN ACCEPTABLE PROGRAM OF TESTING AND INSPECTION AS APPROVED BY THE ENGINEER OF RECORD.
20. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF CONCORD'S CONSTRUCTION STANDARDS AND DETAILS (LATEST ADDITION). THESE CONSTRUCTION STANDARDS SHALL TAKE PRECEDENCE IN THE EVENT OF CONFLICTS BETWEEN PLANS, DETAILS OR OTHER DRAWINGS.
21. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND IN ACCORDANCE WITH SECTION 25.02(1) OF THE SITE PLAN REGULATIONS.
22. UPON COMPLETION OF CONSTRUCTION THE CONTRACTOR SHALL SUBMIT AS-BUILT DRAWINGS TO THE ENGINEERING SERVICES DIVISION (ESD).

OCTOBER 20, 2021

[illegible]

FILE	96052-01	DR	JB	FB	-	C-04
		CK	NG	CADFILE	96052-01 DESIGN_LAYOUT	

C-04



TABULATIONS

GROSS ACREAGE	EXISTING 472,685 SF	PROPOSED 472,685 SF
GROUND COVERAGE OF BUILDINGS & STRUCTURES (SF & %)	0 SF/ 0%	43,255 SF/9.1%
IMPERVIOUS SURFACE COVERAGE (EXCLUDING BUILDINGS)	0 SF/ 0%	106,702 SF/22.5%
NET LAND AREA CALCULATIONS	REQUIRED	PROPOSED
MIN. LOT SIZE	N/A	472,685 SF
BUILDABLE LAND	N/A	448,512 SF
MIN. FRONTAGE	300 FT	559 FT
MIN YARD SETBACKS		
FRONT	15 FT	346.5 FT
REAR	15 FT	241.9 FT
SIDE	15 FT	242.6 FT
MAX. LOT COVERAGE	85%	31.7%
MAX. HEIGHT	45 FT	3-STORIES
MAX. DENSITY	12 UNITS/AC	11.946 UNITS/AC
SF OF FLOOR AREA BY USE		
APARTMENTS		43,255 SF

NOTES

- OWNER OF RECORD OF MAP 62Z LOT 1 IS PERRY WILLIAM H. FAMILY TRUST, 482 PEMBROKE ST, PEMBROKE, NH 03275-3246. PROPERTY ADDRESS PEMBROKE ROAD, CONCORD, NH
- DEED REFERENCE TO PARCEL IS BK. 1932 PG. 2452 IN THE MCRD.
AREA = 472,685 SF +/- or 10.851 AC +/-.
- THE PURPOSE OF THIS PLAN IS TO CONSTRUCT A MULTI-FAMILY DEVELOPMENT INCLUDING THREE 3-STORY APARTMENT BUILDINGS.
- CURRENT ZONING IS OPPORTUNITY CORRIDOR PERFORMANCE DISTRICT (OCP) ZONING DISTRICT.
MIN. LOT SIZE: REQUIRED PROVIDED
N/A 472,685 SF
MIN. LOT FRONTAGE: 300' 559' (PEMBROKE RD)
MIN. BUILDING SETBACKS:
FRONT 25' 352.3'
SIDE 25' 94.0'
REAR 25' 241.9'
MAX. BUILDING HEIGHT: 45' 3-STORIES
MAX. LOT COVERAGE: 85% 31.7%
MAX. DENSITY: 12 UNITS/AC 11.946 UNITS/AC
- PARKING CALCULATIONS:
REQUIRED:
MULTI-FAMILY RESIDENTIAL (3-BUILDINGS): 2.0 SP./UNIT=123 UNITS X 2.0 = 246 SPACES TOTAL REQUIRED
TOTAL PROPOSED = 246 SPACES*
*INCLUDES 42 FUTURE PARKING SPACES (CUP REQUIRED)
- THE PROPERTY WILL BE SERVICED BY THE FOLLOWING:
DRAINAGE PRIVATE
SEWER MUNICIPAL
WATER MUNICIPAL
GAS LIBERTY UTILITIES
ELECTRIC UNITIL ENERGY
TELEPHONE FAIRPOINT COMMUNICATIONS
CABLE COMCAST
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- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND IN ACCORDANCE WITH SECTION 25.02(1) OF THE SITE PLAN REGULATIONS.
- UPON COMPLETION OF CONSTRUCTION THE CONTRACTOR SHALL SUBMIT AS-BUILT DRAWINGS TO THE ENGINEERING SERVICES DIVISION (ESD).

SITE DEVELOPMENT PLANS

TAX MAP 62Z LOT 1

OVERALL SITE LAYOUT PLAN BROOKLINE OPPORTUNITIES WORKFORCE HOUSING

PEMBROKE ROAD, CONCORD, NH 03301

OWNED BY
WILLIAM PERRY FAMILY TRUST & BARBARA PERRY TRUST
PREPARED FOR
BROOKLINE OPPORTUNITIES, LLC

SCALE: 1"=80'

OCTOBER 20, 2021



Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

48 Constitution Drive
Bedford, NH 03110
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www.tfmoran.com

FILE	96052-01	DR	JB	FB	-	C-07
		CK	NG	CADFILE	96052-01 DESIGN_LAYOUT	

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1. SEE SITE NOTES ON SHEET C-07.

PROPOSED MULTIFAMILY RESIDENTIAL
3 THREE STORY BUILDINGS, 131,850 SF
123 TWO BEDROOM UNITS, 840 SF
PARKING CALCULATIONS:
2/UNIT (123 UNITS)
TOTAL REQUIRED: 246
TOTAL PROVIDED: 204 + 42 FUTURE

61Z-1
SUPERIOR PLUS ENERGY SERVICES LLC
401 200 WELLINGTON STREET W
TORONTO, ON M5V 3C7
BK.3694 PG.2525

621Z-24
BEKTASH TEMPLE A.A.O.N.M.S.
P.O. BOX 4086
CONCORD, NH 03302
BK.1364 PG.684

614Z-63
13 TRIANGLE PARK DRIVE LLC
7226 OAK HILL ROAD
LOUDON, NH 03307
BK.3205 PG.238

61Z-5
SORRENTO INVESTMENTS LLC
P.O. BOX 1750
CONCORD, NH 03302
BK.3588 PG.2455

61Z-2
BAYBERRY COMMONS
261 SHEEP DAVIS ROAD
CONCORD, NH 03301
BK.1676 PG.526

TAX MAP 62Z LOT 1

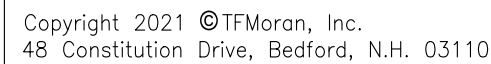
BROOKLINE OPPORTUNITIES

PEMBROKE ROAD, CONCORD, NH 03301

OWNED BY
WILLIAM PERRY FAMILY TRUST & BARBARA PERRY TRUST
PREPARED FOR
BROOKLINE OPPORTUNITIES, LLC

SCALE: 1"=40'

OCTOBER 20, 2021



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HORIZONTAL SCALE 1"=40'



40 20 0 40

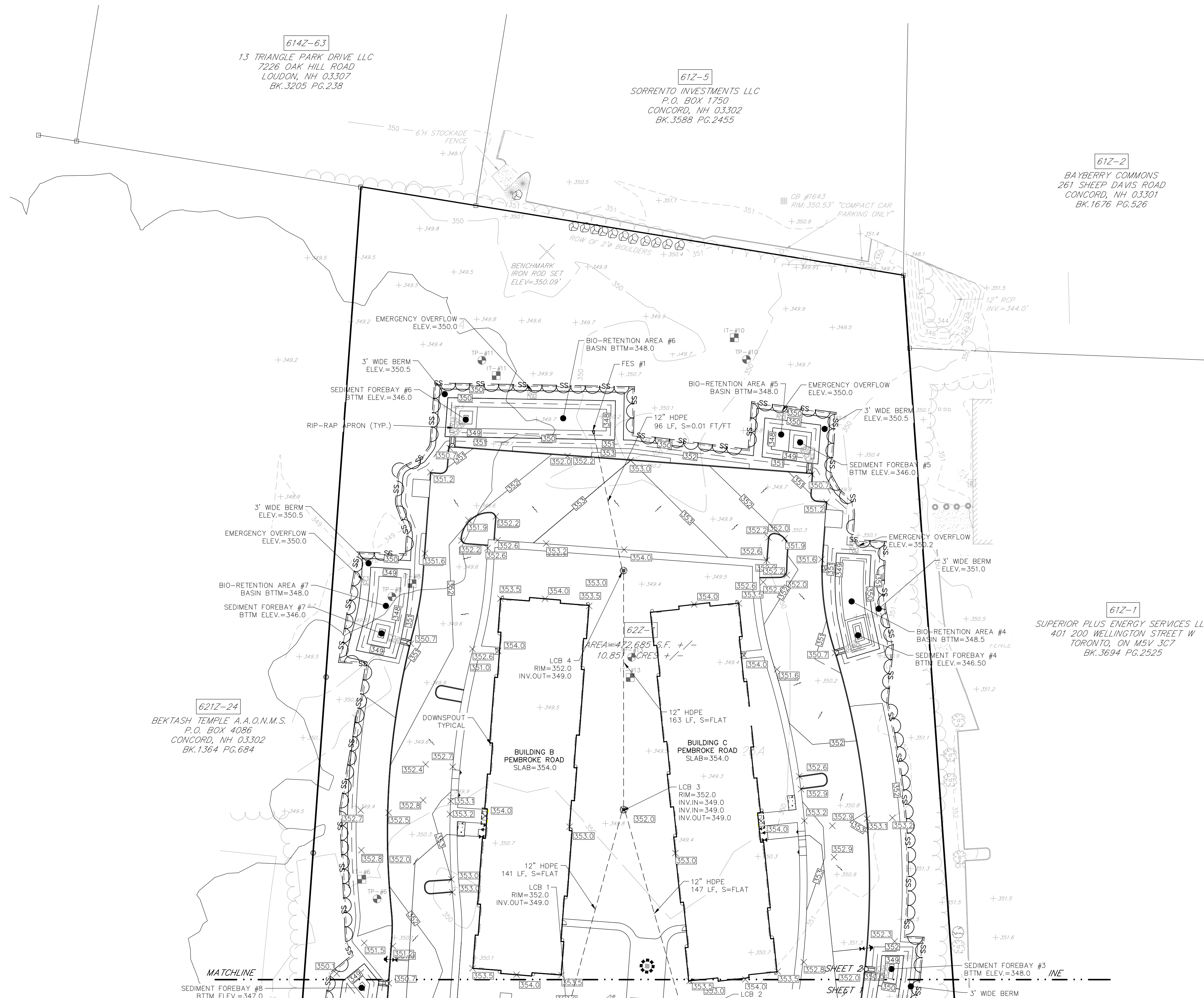
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- Civil Engineers
- Structural Engineers
- Traffic Engineers
- Land Surveyors
- Landscape Architects
- Scientists

48 Constitution Drive
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Phone (603) 472-4488
Fax (603) 472-9747
www.tfmoran.com

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		Civil Engineers Structural Engineers Traffic Engineers Land Surveyors Landscape Architects Scientists		48 Constitution Drive Bedford, NH 03110 Phone (603) 472-4488 Fax (603) 472-9747 www.tfmorcan.com	
File # 96052-01	DR CK	JB NG	FB CADFILE	- DESIGN_LAYOUT	C-11



1. SEE GRADING & DRAINAGE NOTES ON SHEET C-02.

HORIZONTAL SCALE 1"=40'



A horizontal scale bar with alternating black and white segments. The segments are labeled 40, 20, 0, and 40 from left to right, indicating distances in feet.

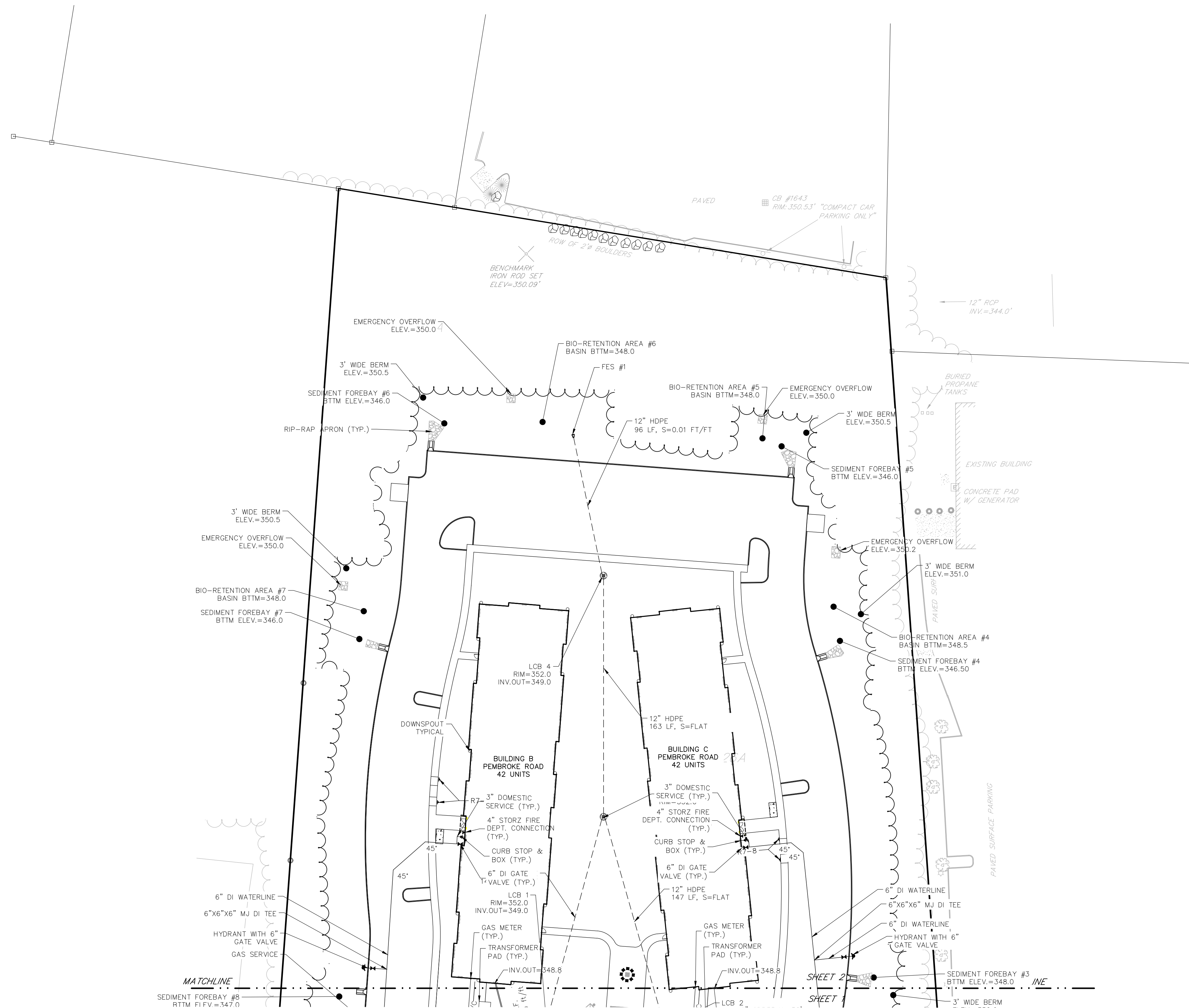
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SCALE: 1"=40'



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Bedford, NH 03110
Phone (603) 472-4488
Fax (603) 472-9747
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FILE	96052-01	DR	JB	FB	-	C-12
		CK	NG	CADFILE	96052-01 DESIGN_LAYOUT	

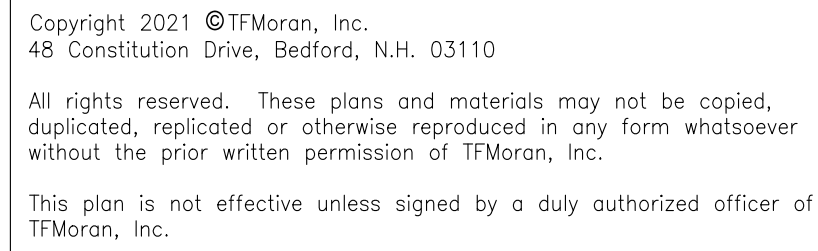


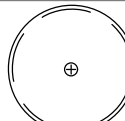
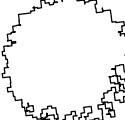
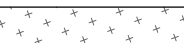
1. SEE UTILITY NOTES ON SHEET C-02.

FILE	96052-01	DR	JB	FB	-	C-15
		CK	NG	CADFILE	96052-01 DESIGN_LAYOUT	

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SYMBOL	QTY	BOTANICAL NAME COMMON NAME	SIZE	REMARKS
 AB	7	ACER RUBRUM 'BOWHALL' BOWHALL RED MAPLE	2" to 2 1/2" CAL.	B&B
 AR	6	ACER RUBRUM 'OCTOBER GLORY' OCTOBER GLORY RED MAPLE	3 to 3 1/2" CAL.	B&B
 AG	6	AMELANCHIER X G. 'AUTUMN BRILLIANCE' AUTUMN BRILLIANCE SERVICEBERRY	2 to 2 1/2" CAL.	B&B
 AG	5	QUERCUS PALUSTRIS PIN OAK	2 to 2 1/2" CAL.	B&B
 QR	9	QUERCUS RUBRA RED OAK	3" to 3 1/2" CAL.	B&B
 UA	13	ULMUS AMERICANA 'PRINCETON' PRINCETON AMERICAN ELM	3" to 3 1/2" CAL.	B&B
 TA	10	TILIA AMERICANA AMERICAN LINDEN	3" to 3 1/2" CAL.	B&B
	1 ACRE	CONSERVATION/WILDLIFE SEED MIX SEE NOTES BELOW	12.5 LBS	SEED

NEW ENGLAND CONSERVATION WILDLIFE MIX FROM NEW ENGLAND WETLAND PLANTS, INC. CONTAINS; VIRGINIA WILD RYE (ELYMUS VIRGINICUS), LITTLE BLUESTEM (SCHIZACHYRIUM SCOPARIUM), BIG BLUESTEM (ANDROPOGON GERARDI), RED FESCUE (FESTUCA RUBRA), SWITCH GRASS (PANICUM VIRGATUM), PARTRIDGE PEA (CHAMAECRAEA FASCICULATA), PANICLELEAF TICK TREFLO (DESMODIUM PANICULATUM), INDIAN GRASS (SORGHASTRUM NUTANS), BLUE VERVAIN (VERBENA HASTATA), (ASCLEPIAS SYRIACA) COMMON MILKWEED, BLACK EYED SUSAN (RUDEBECKIA HIRTUS), COMMON SNEEZEWEED (HELIUM AUTUNALE), HEATH ASTER (ASTERPLENIUS)/SYMPHYOTRICHIUM PILOSUM), EARLY GOLDENROD (SOLIDAGO JUNCEA), UPLAND BENTGRASS (AGROSTIS PERENNANS).

NOTE: THIS IS CUSTOM ORDER FROM NEW ENGLAND WETLAND PLANTS, INC. SEED MIXED HAS BEEN REVISED TO REPLACE BUTTERFLY MILKWEED (ASCLEPIAS TUBEROSA) WITH (ASCLEPIAS SYRIACA) COMMON MILKWEED. COORDINATE ORDER WITH NEW ENGLAND WETLAND PLANTS, INC. #413-548-8000

PARKING LOT PERIMETER (28-7-10(a) ZONING ORDINANCE):
REQUIRED:
-10 TO 375 SPACES = 5' PERIMETER LANDSCAPE AREA
PROPOSED:
-246 SPACES (204 SPACES WITH 42 FUTURE SPACES) 48' MIN. PERIMETER LANDSCAPE AREA
INTERIOR GREEN SPACE (28-7-10(b)) ZONING ORDINANCE:
-50 TO 375 SPACES = 5% INTERIOR GREEN
-TOTAL PROPOSED PARKING LOT AREA = 97,065 SF (89,753 SF WITH 7,312 SF FUTURE)
REQUIRED GREEN SPACE = 97,065 SF X .05 = 4,853 SF
PROPOSED GREEN SPACE = 5,535 SF (5.7%)
PARKING AREA SHADE TREES (28-7-10(d) ZONING ORDINANCE):
-ONE (1) ORNAMENTAL OR SHADE TREE PER 2,000 SQUARE FEET OF PARKING LOT AREA

TOTAL REQUIRED = 97,065 SF / 2,000 SF = 49 TREES
TOTAL PROVIDED = 49 ORNAMENTAL OR SHADE TREES

TAX MAP 62Z LOT 1
LANDSCAPE PLAN
**BROOKLINE OPPORTUNITIES
WORKFORCE HOUSING**
PEMBROKE ROAD, CONCORD, NH 03301
OWNED BY
WILLIAM PERRY FAMILY TRUST & BARBARA PERRY TRUST
PREPARED FOR
BROOKLINE OPPORTUNITIES, LLC
SCALE: 1"=30' **OCTOBER 20, 2021**

Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

48 Constitution Drive
Bedford, NH 03110
Phone (603) 472-4488
Fax (603) 472-9747
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FILE

96052-01

DR
CK

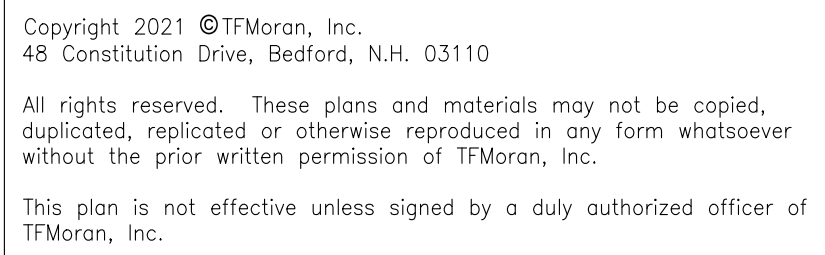
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NG

FB
CADFILE

96052-01 DESIGN_LAYOUT

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C-18



1. SEE LANDSCAPE NOTES AND CALCULATION ON SHEET C-18

SYMBOL	QTY	BOTANICAL NAME COMMON NAME	SIZE	REMARKS
	AB	7 ACER RUBRUM 'BOWHALL' BOWHALL RED MAPLE	2" TO 2 1/2" CAL.	B&B
	AR	6 ACER RUBRUM 'OCTOBER GLORY' OCTOBER GLORY RED MAPLE	3 TO 3 1/2" CAL.	B&B
	AG	6 AMELANCHIER X G. 'AUTUMN BRILLIANCE' AUTUMN BRILLIANCE SERVICEBERRY	2 TO 2 1/2" CAL.	B&B
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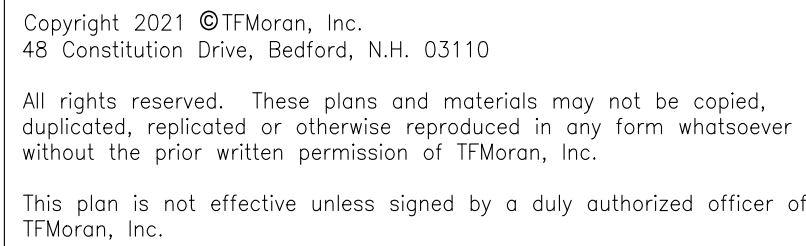
OCTOBER 20, 2021



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L-01



StatArea_1	StatArea_2	StatArea_3	StatArea_4
LARGE SOUTHERN PARKING LOT	WESTERN PARKING	EASTERN PARKING	NORTHERN PARKING LOT
Illuminance (Fc)	Illuminance (Fc)	Illuminance (Fc)	Illuminance (Fc)
Average = 2.15	Average = 1.07	Average = 1.01	Average = 1.30
Maximum = 4.9	Maximum = 2.9	Maximum = 3.0	Maximum = 5.3
Minimum = 0.6	Minimum = 0.3	Minimum = 0.4	Minimum = 0.4
Avg/Min Ratio = 3.58	Avg/Min Ratio = 3.57	Avg/Min Ratio = 2.53	Avg/Min Ratio = 3.25
Max/Min Ratio = 8.17	Max/Min Ratio = 9.67	Max/Min Ratio = 7.50	Max/Min Ratio = 13.25

Luminaire Schedule			
Symbol	Qty	Label	Description
	5	S3	GLEON-SA1C-740-U-SL3 / SS54A20SFN1 (20' AFG)
	8	S4	GLEON-SA1C-740-U-SL4 / SS54A20SFN1 (20' AFG)
	3	S5-2	GLEON-SA2C-740-U-SW4 SS54A20SFN1 (20' AFG)

Luminaire Schedule				
Symbol	Qty	Label	Arrangement	Description
	5	S3	Single	GLEON-SA1C-740-U-SL3 / SSS4A20SFN1 (20' AFG)
	8	S4	Single	GLEON-SA1C-740-U-SL4 / SSS4A20SFN1 (20' AFG)
	3	S5-2	Back-Back	GLEON-SA2C-740-U-5WQ SSS4A20SFN1 (20' AFG)

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		CK	NC	CADFILE	96052-01 DESIGN_LAYOUT	

L-02