



Uncle Bob's Self Storage Concord, New Hampshire

Client: Sovran Self Storage, Inc.
Location: Integra Drive
Surveyor: Joseph M. Wichert, LLS, Inc.
Contractor: Fulcrum Associates
Designed: 2007
Status: Construction Completed 2008



Sovran Self Storage is a national company that acquires, manages and constructs self storage properties in 22 states across the country. This project in Concord involved the expansion of an existing self-storage facility to include a new 35,625-sf, climate-controlled, self-storage building and two outdoor storage areas. Northpoint designed the site improvements for the project including, grading and drainage design, landscape design, utility extensions, erosion control, and a Storm Water Pollution Prevention Plan (SWPPP).



The site had unique features in that it was split-zoned between commercial and residential zoning districts and it lies on the top of the bluff overlooking the Soucook River floodplain. Design efforts included the restoration of a portion of the bluff that was unstable and had begun to erode into an adjacent gully. The drainage improvements were a critical component of the site design due to the proximity to the bluff.



The permitting process was complicated by the split-zoning of the subject parcel. Northpoint administered applications to the Zoning Board of Adjustment and obtained the necessary variances in order for the project to move forward. Northpoint then obtained approvals from the Planning Board including a Site Plan application and a Conditional Use Permit application for the work performed on the bluff.