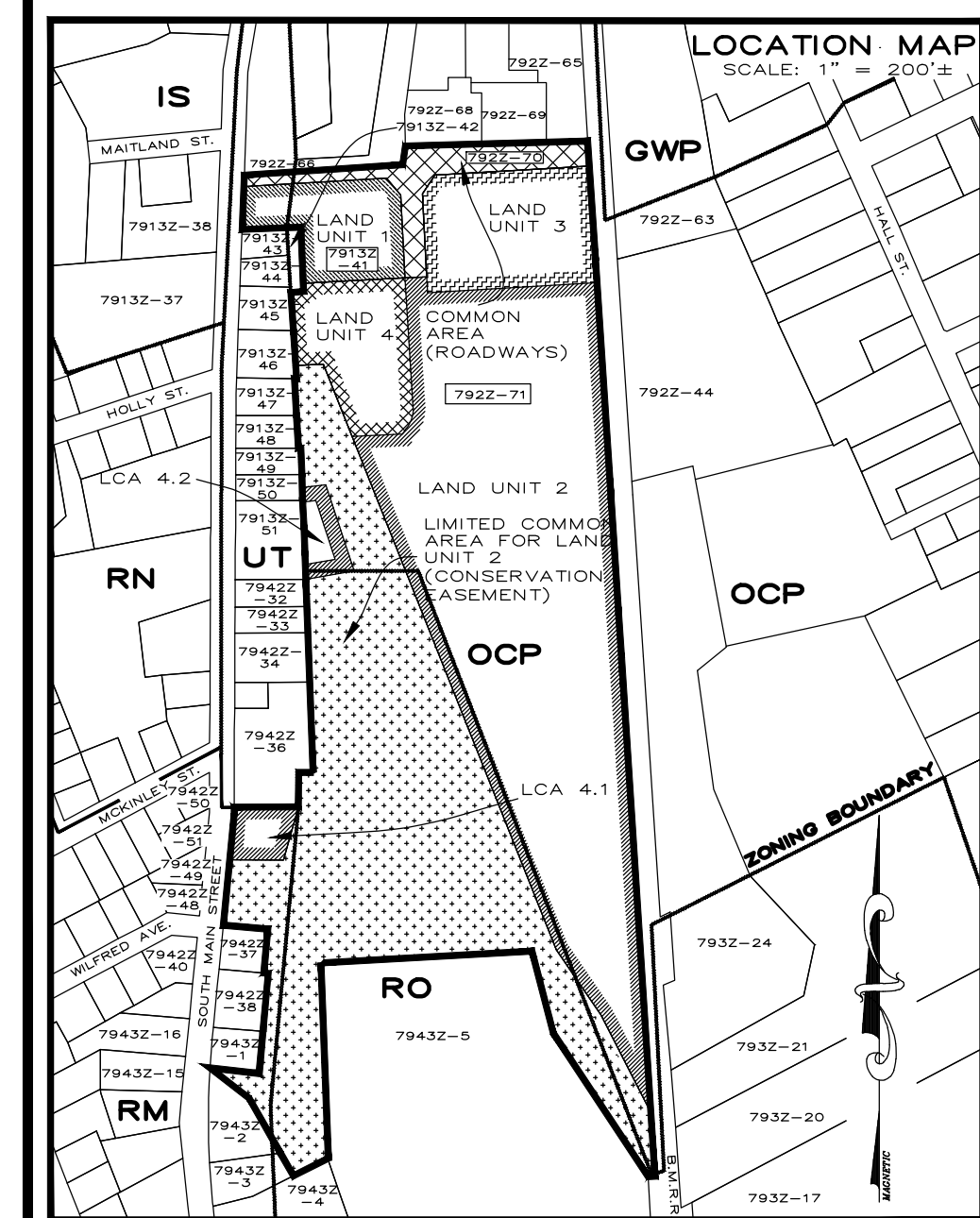




EXISTING LOT AREA SYNOPSIS		
TOTAL AREA MAP 7913Z BLOCK 41, 792Z BLOCKS 70 & 71 (PREVIOUSLY TAX MAP 25B, BLOCK 1, LOT 1)		1,565,292 SQ. FT. 35.93 AC.
EXISTING CONDOMINIUM		
LAND UNIT 1		65,152 SQ. FT. 1.50 AC.
LAND UNIT 2	(PORTION OFF LANGDON AVE.) (PORTION OFF S. MAIN ST.)	840,659 SQ. FT. 19.30 AC. 18,632 SQ. FT. 0.42 AC.
TOTAL LAND UNIT 2		859,291 SQ. FT. 19.72 AC.
LIMITED COMMON AREA FOR LAND UNIT 2 (CONSERVATION EASEMENT)		589,907 SQ. FT. 13.54 AC.
COMMON AREA "A" (ROADWAYS)		50,942 SQ. FT. 1.17 AC.
PROPOSED LOT AREA SYNOPSIS		
TOTAL AREA MAP 7913Z BLOCK 41, 792Z BLOCKS 70 & 71		1,565,292 SQ. FT. 35.93 AC.
PROPOSED CONDOMINIUM		
LAND UNIT 1		65,152 SQ. FT. 1.50 AC.
LAND UNIT 2		634,942 SQ. FT. 14.58 AC.
LAND UNIT 3		109,178 SQ. FT. 2.50 AC.
LAND UNIT 4		90,925 SQ. FT. 2.09 AC.
LIMITED COMMON AREA 4.2 WITHDRAWABLE LAND		33,106 SQ. FT. 0.76 AC.
LIMITED COMMON AREA 4.1 (WITHDRAWABLE LAND)		18,632 SQ. FT. 0.43 AC.
LIMITED COMMON AREA FOR LAND UNIT 2 (CONSERVATION EASEMENT)		556,801 SQ. FT. 12.78 AC.
NEW COMMON AREA "A" (ROADWAYS)		31,911 SQ. FT. 0.73 AC.
LIMITED COMMON AREA FOR LAND UNIT 3		24,647 SQ. FT. 0.56 AC.



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FOR
CONSTRUCTION

THE RAIL YARD

LANGDON AVENUE
CONCORD, NH

PROPERTY OWNER:
P&M 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
	07/06/2021	RESPONSE TO COMMENTS
	06/02/2021	REVISIONS

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

PROPOSED SITE
PLAN -
OVERVIEW

SHEET
C-3.0



1. THE PURPOSE OF THIS PLAN IS TO DEPICT PROPOSED CONDITIONS FOR A PHASED MIXED USE DEVELOPMENT.

2. DIMENSIONS SHOWN TAKE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR TO USE CAUTION WHEN SCALING REPRODUCED PLANS. IN THE EVENT OF A CONFLICT BETWEEN THIS PLAN AND ANY OTHER DRAWINGS AND/OR SPECIFICATIONS, THE ENGINEER WILL BE NOTIFIED BY THE CONTRACTOR.

3. JURISDICTIONAL WETLANDS WERE DELINEATED BY STONEY RIDGE ENVIRONMENTAL, LLC IN MARCH 2021.

4. THE SUBJECT PREMISES LIES WITHIN ZONE X. 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 AVERAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD, AS DEPICTED ON THE FLOOD INSURANCE RATE MAPS 3301C0533E, 3301C0534E, 3301C0541E, & 3301C0542E EFFECTIVE DATE APRIL 19, 2010.

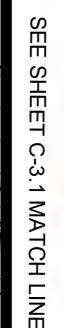
5. PROPOSED BUILDING WILL BE SERVICED BY MUNICIPAL WATER AND SEWER.

6. THE UNDERGROUND UTILITIES DEPICTED HEREON HAVE BEEN LOCATED FROM FIELD SURVEY BY AN ADVISOR AND PLOTTED FROM FIELD DRAWINGS. THE SURVEYOR MAKES NO WARRANTIES 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.

7. HORIZONTAL DATUM BASED ON THE N. N. STATE PLANE COORDINATE SYSTEM.

8. VERTICAL DATUM BASED ON NAVD 88.

1. EXISTING CONDITIONS, TOPOGRAPHICAL INFORMATION, NORTH ORIENTATION, NORTH ARROW, AND COORDINATE VALUES DEPICTED ON THESE DRAWINGS ARE BASED ON PLANS TITLED "CONDOMINIUM PLAT PREPARED FOR THE STEAM POWER BUSINESS CENTER CONDOMINIUM - LAND OF P&M REALTY OF CONCORD, LLC", DATED APRIL 15, 2021, BY RICHARD D. BARTLETT & ASSOCIATES.



NOT ISSUED
FOR
CONSTRUCTION

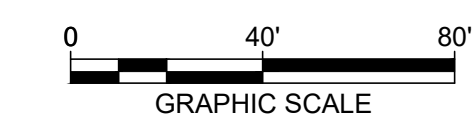
LANGDON AVENUE
CONCORD, NH

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

APPLICANT:
DAKOTA PARTNERS
1264 MAIN STREET
WALTHAM, MA 02451

	07/06/2021	RESPONSE TO COMMENTS
	06/02/2021	REVISIONS
NO.	DATE	DESCRIPTION
REVISIONS		

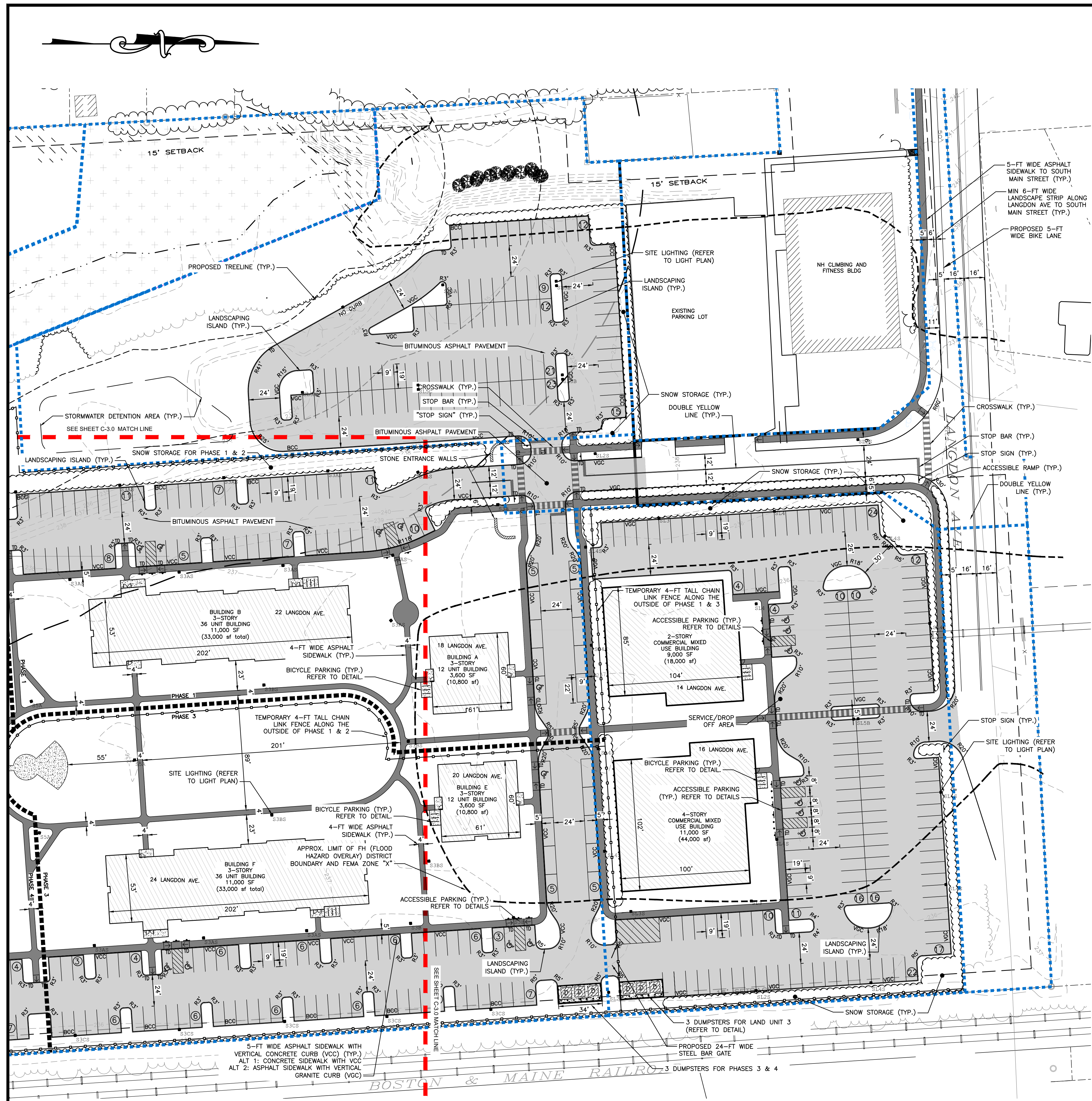
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DATE:	MAY 2021
NOBIS PROJECT NO.	097400.000
DRAWN BY:	MD
CHECKED BY:	CN
CAD DRAWING FILE:	097400.000-C-200-SITE.dwg
SHEET TITLE	

PROPOSED SITE PLAN

SHEET
C-3.1

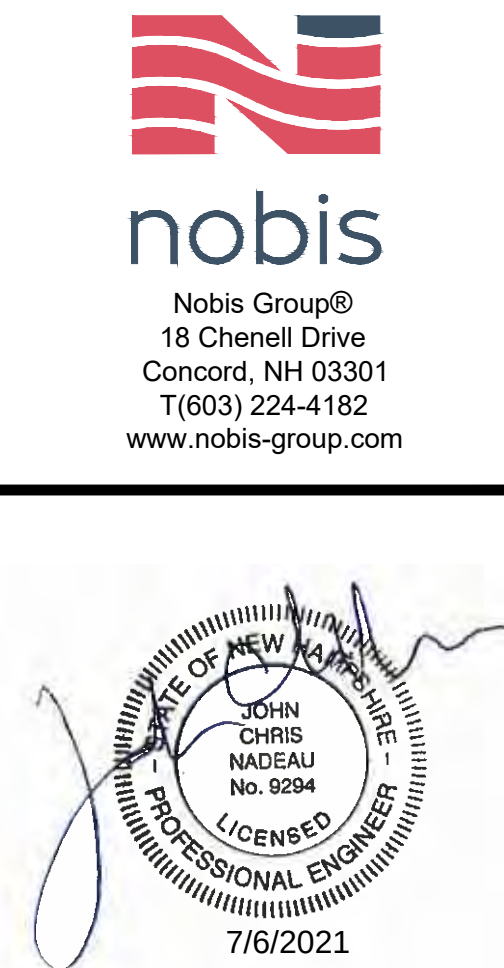


NOTES:

1. THE PURPOSE OF THIS PLAN IS TO DEPICT PROPOSED CONDITIONS FOR A PHASED MIXED USE DEVELOPMENT.
2. DIMENSIONS SHOWN TAKE 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.
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4. THE SUBJECT PREMISES LIES WITHIN ZONE X, 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 AVERAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD, AS DEFINED ON THE FLOOD INSURANCE RATE MAPS 3301C0533E, 3301C0534E, 3301C0541E, & 3301C0542E EFFECTIVE DATE APRIL 19, 2010.
5. PROPOSED BUILDING WILL BE SERVICED BY MUNICIPAL WATER AND SEWER.
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7. HORIZONTAL DATUM BASED ON THE N.1 STATE PLANE COORDINATE SYSTEM.
8. VERTICAL DATUM BASED ON NAVD 88.

PLAN REFERENCES:

1. EXISTING CONDITIONS, TOPOGRAPHICAL INFORMATION, NORTH ORIENTATION, NORTH ARROW AND COORDINATE VALUES DEPICTED ON THESE DRAWINGS ARE BASED ON PLANS TITLED "CONDOMINIUM PLAT PREPARED FOR THE STEAM POWER BUSINESS CENTER CONDOMINIUM - LAND OF P&M REALTY OF CONCORD, LLC", DATED APRIL 15, 2021, BY RICHARD D. BARTLETT & ASSOCIATES.



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CONSTRUCTION

THE RAIL YARD

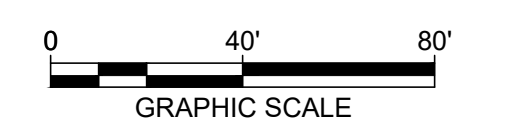
LANGDON AVENUE
CONCORD, NH

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

APPLICANT:
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WALTHAM, MA 02451

	07/06/2021	RESPONSE TO COMMENTS
	06/02/2021	REVISIONS
NO.	DATE	DESCRIPTION
REVISIONS		

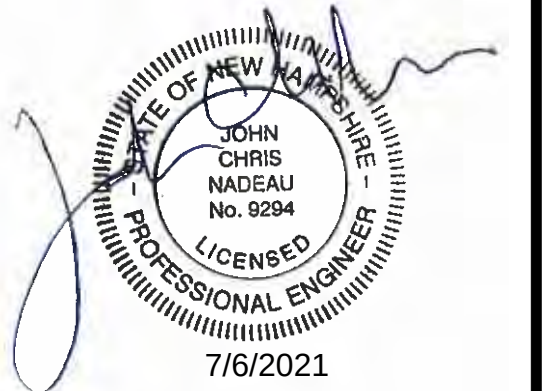
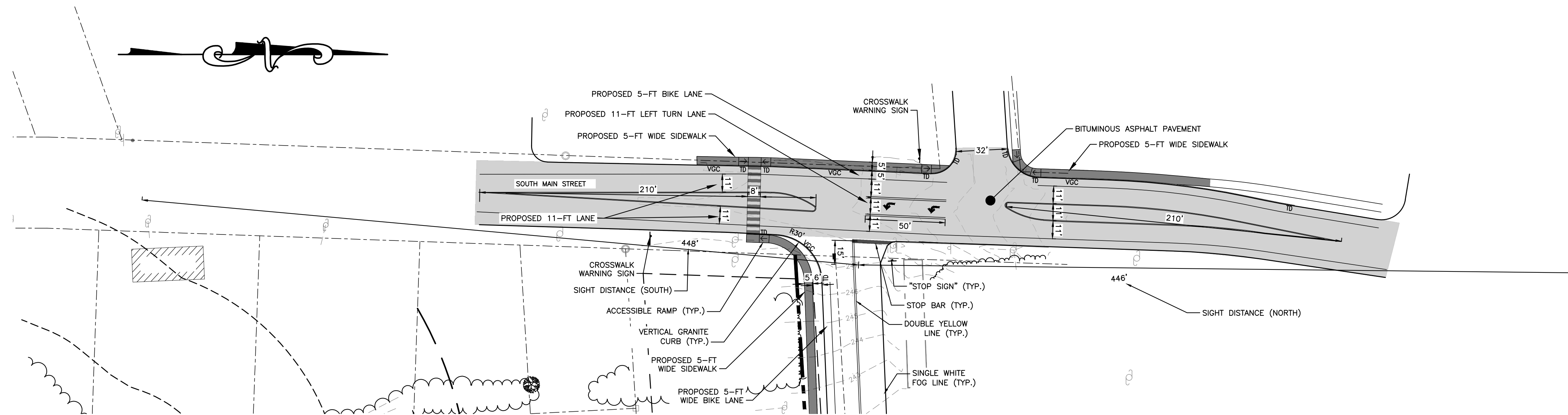
REVISIONS



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	

PROPOSED SITE PLAN

SHEET
C-3.2



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CONSTRUCTION

THE RAIL YARD
LANGDON AVENUE
CONCORD, NH

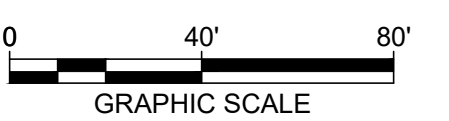
PROPERTY OWNER:
P&M REALTY OF CONCORD, LLC
C/O PETER BLOOMFIELD
8 SHERWOOD DR.
HOLLIS, NH 02049

APPLICANT:
DAKOTA PARTNERS
1264 MAIN STREET
WALTHAM, MA 02451

07/06/2021	RESPONSE TO COMMENTS
06/02/2021	REVISIONS

NO.	DATE	DESCRIPTION
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REVISIONS



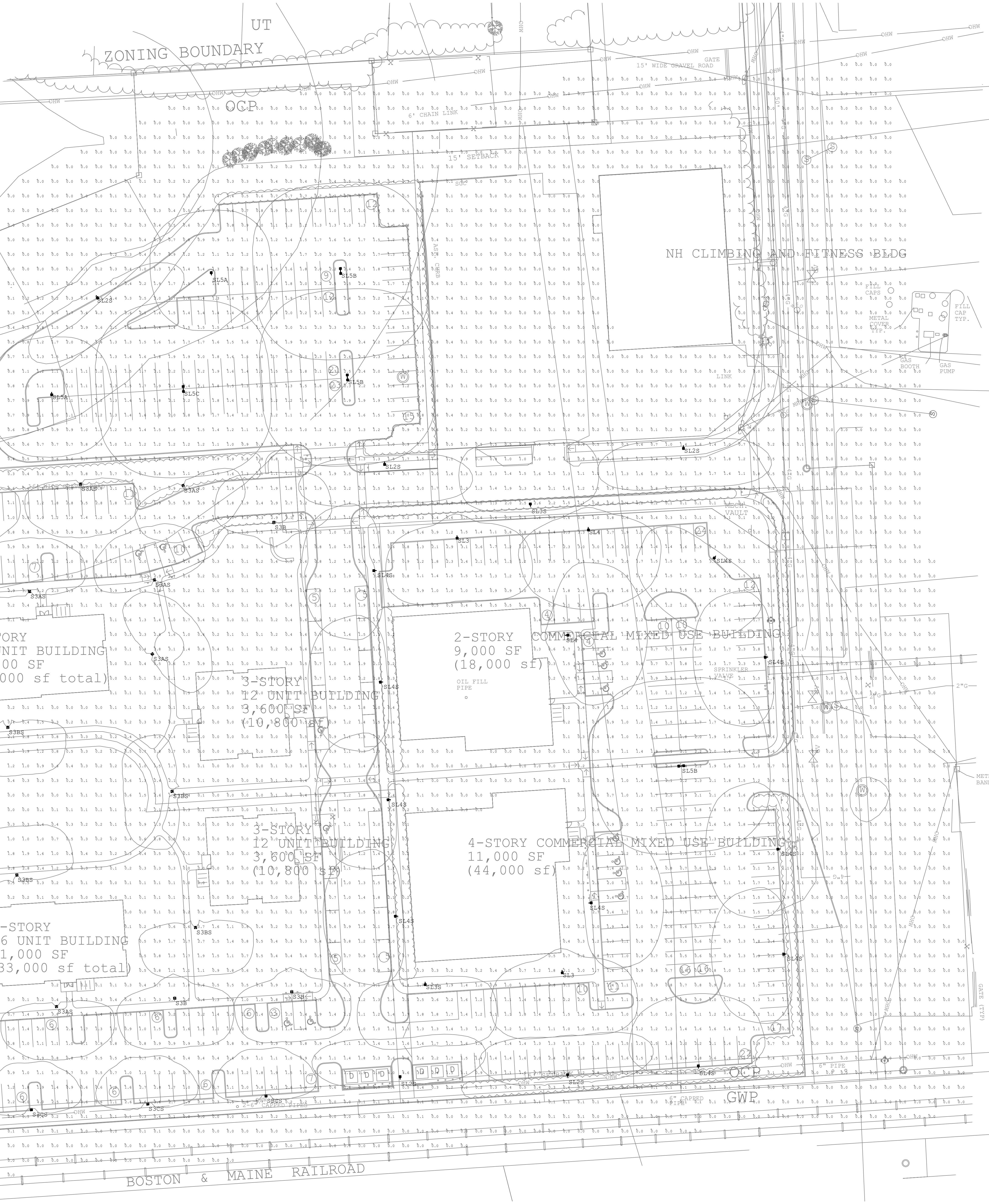
DATE:	MAY 2021
NOBIS PROJECT NO.	097400.000
DRAWN BY:	MD
CHECKED BY:	CN
CAD DRAWING FILE:	097400.000-C-200-SITE.dwg

SHEET TITLE

**PROPOSED SITE
PLAN**

SHEET
C-3.3

Luminaire Schedule									
Qty	Label	Arrangement	Lumens	Input Watts	LLF	BUG Rating	Description		
1	S2	SINGLE	6207	53,99114	0.850	B1-U0-G1	HADCO TVLN-L3-C-32-G3-5-2S-740-A-N-R7-N-SP1-N-N-N-BKS / MOUNTED TO P1521-12-A		
1	S2S	SINGLE	4906	53,99114	0.850	B1-U0-G1	HADCO TVLN-L3-C-32-G3-5-2SH-740-A-N-R7-N-SP1-N-N-N-BKS / MOUNTED TO P1521-12-A		
3	S3A	SINGLE	6400	53,99114	0.850	B1-U0-G2	HADCO TVLN-L3-C-32-G3-5-3S-740-A-N-R7-N-SP1-N-N-N-BKS / MOUNTED TO P1521-12-A		
23	S3AS	SINGLE	5259	53,99114	0.850	B1-U0-G2	HADCO TVLN-L3-C-32-G3-5-3SH-740-A-N-R7-N-SP1-N-N-N-BKS / MOUNTED TO P1521-12-A		
4	S3B	SINGLE	6462	53,99114	0.850	B1-U0-G2	HADCO TVLN-L3-C-32-G3-5-3W-740-A-N-R7-N-SP1-N-N-N-BKS / MOUNTED TO P1521-12-A		
8	S3BS	SINGLE	5160	53,99114	0.850	B1-U0-G2	HADCO TVLN-L3-C-32-G3-5-3WH-740-A-N-R7-N-SP1-N-N-N-BKS / MOUNTED TO P1521-12-A		
10	S3CS	SINGLE	4259	49,44133	0.850	B0-U0-G1	HADCO TVLN-L3-C-16-G3-9-3SH-740-A-N-R7-N-SP1-N-N-N-BKS / MOUNTED TO P1521-10-A		
7	S5A	SINGLE	6692	53,99114	0.850	B3-U0-G2	HADCO TVLN-L3-C-32-G3-5-5-740-A-N-R7-N-SP1-N-N-N-BKS / MOUNTED TO P1521-12-A		
5	SL2S	SINGLE	7445	72.9	0.850	B1-U0-G2	GARDCO ECF-S-32L-700-NW-G2-AR-2-UNV-HIS-FINISH / MOUNTED TO SSS-20-X-X-D1-FINISH		
2	SL3	SINGLE	9509	72.9	0.850	B2-U0-G2	GARDCO ECF-S-32L-700-NW-G2-AR-3-UNV-FINISH / MOUNTED TO SSS-20-X-X-D1-FINISH		
2	SL3S	SINGLE	7576	72.9	0.850	B1-U0-G2	GARDCO ECF-S-32L-700-NW-G2-AR-3-UNV-HIS-FINISH / MOUNTED TO SSS-20-X-X-D1-FINISH		
2	SL4	SINGLE	9949	72.9	0.850	B2-U0-G2	GARDCO ECF-S-32L-700-NW-G2-AR-4-UNV-FINISH / MOUNTED TO SSS-20-X-X-D1-FINISH		
10	SL4S	SINGLE	7802	72.9	0.850	B1-U0-G2	GARDCO ECF-S-32L-700-NW-G2-AR-4-UNV-HIS-FINISH / MOUNTED TO SSS-20-X-X-D1-FINISH		
2	SL5A	SINGLE	9889	72.9	0.850	B4-U0-G2	GARDCO ECF-S-32L-700-NW-G2-AR-5W-UNV-FINISH / MOUNTED TO SSS-20-X-X-D1-FINISH		
3	SL5B	BACK-BACK	9889	72.9	0.850	B4-U0-G2	GARDCO ECF-S-32L-700-NW-G2-AR-5W-UNV-FINISH / MOUNTED TO SSS-20-X-X-D2-FINISH		
1	SL5C	BACK-BACK	9889	72.9	0.850	B4-U0-G2	GARDCO ECF-S-32L-700-NW-G2-AR-5W-UNV-FINISH / MOUNTED TO SSS-20-X-X-D2-FINISH / MOUNTED TO CONCRETE BASE-SIZE TBD-ADJUST POLE ACCORDINGLY		



APEX
LIGHTING SOLUTIONS
THE POINT WHERE ALL ASCENDING LINES CONVERGE
telephone 860.632.8766
www.apexlightingsolutions.com

PROJECT TITLE:	LANGDONE AVE MIXED USE	SCALE : 1"=30'-0" DATE: 6/28/21
DRAWING TITLE:	SITE LIGHTING PHOTOMETRIC CALCULATION	DRAWN BY: LED SHEET: SL-1D

three inches = one foot
one inch = one foot
one and one half inches = one foot
one inch = one foot
three quarter inch = one foot
one quarter inch = one foot
one eighth inch = one foot
P:\PROJECTS\9899 S MAIN STREET MARSH MASTER PLAN\400 Design\440 Landscape\9899 S MAIN MARSH Layout
TEMPLATE DATE: 11/25/2019

PARKING AREA TREE COUNT BY PHASE

PHASE 1
PAVEMENT: 31,369 SF / 2,000 = 16 TREES REQ.
17 TREES PROVIDED

PHASE 2
PAVEMENT: 34,457 SF / 2,000 = 18 TREES REQ.
40 TREES PROVIDED

PHASE 3
PAVEMENT: 29,867 SF / 2,000 = 15 TREES REQ.
19 TREES PROVIDED

PHASE 4
PAVEMENT: 19,713 SF / 2,000 = 10 TREES REQ.
15 TREES PROVIDED

PHASE 5A
PAVEMENT: 55,988 SF / 2,000 = 28 TREES REQ.
37 TREES PROVIDED

PHASE 5B
PAVEMENT: 36,846 SF / 2,000 = 19 TREES REQ.
19 TREES PROVIDED

212,195 TOTAL PAVEMENT = 106 TREES REQUIRED
147 TREES PROVIDED

EAST FENCE LINE SCREENING TREE MIX

(150) TOTAL TREES
25% MISSION ARBORVITAE
25% EMERALD GREEN ARBORVITAE
25% THUJA GREEN GIANT ARBORVITAE
25% SPARTAN JUNIPER

NOTES:
1. ALTERNATING PATTERN W/ EQUAL SPACING ALONG FENCE LENGTH
2. SEE PLANTING SCHEDULE FOR DETAILS

CITY OF CONCORD LANDSCAPE ORDINANCE

CONCORD NH LANDSCAPE ORDINANCE (12/21/2019)
28-7-10 - 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 28-27(g), Setbacks and Restrictions, of this ordinance, the landscaped area shall be increased to ten (10) feet in width to coincide with the required setback. 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 six (6) 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 seven (7) percent of the gross parking lot area. All such landscaped areas shall be computed as an addition to the gross parking lot area required for parking spaces, aisles 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 areas. The Planning Board may grant a Conditional Use Permit, in accordance with the requirements of Section 28-28(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 (CH).
(C) Use of Required Landscape Areas 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 two 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 paved except for walkways 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.



REV.	DATE	COMMENTS
1	6/28/2021	PLAN CHANGES

P:\PROJECTS\9899 S MAIN STREET MARSH MASTER PLAN\400 Design\440 Landscape\9899 S MAIN MARSH Layout
TEMPLATE DATE: 11/25/2019



REV.	DATE	COMMENTS
1	6/28/2021	PLAN CHANGES

P:\PROJECTS\0969 S MAIN STREET MARSH MASTER PLAN\400 Design\440 Landscape\0969 S MAIN MARSH Layout
TEMPLATE DATE: 11/25/2019

three inches = one foot

one and one half inches = one foot

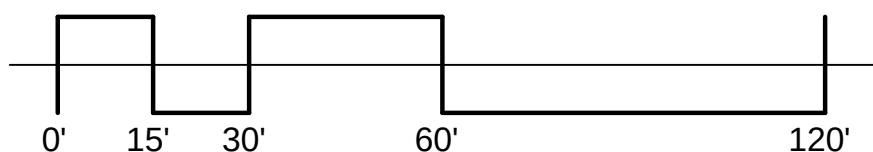
one inch = one foot

three quarter inch = one foot

one quarter inch = one foot

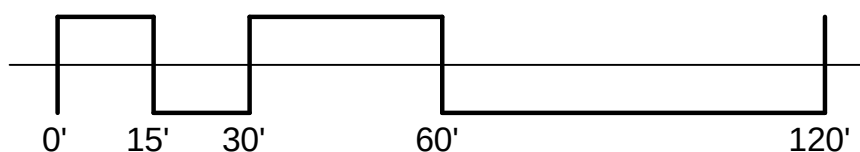
one eighth inch = one foot

COUNTS:
TREES = 52
BEDS = 16



2 PHASE 2 LANDSCAPE PLAN
1" = 30'-0"

COUNTS:
TREES = 27
BEDS = 25



1 PHASE 1 LANDSCAPE PLAN
1" = 30'-0"

WA

WARRENSTREET ARCHITECTS

27 Warren Street Concord NH 03301
T 603.225.0640 F 603.225.0621 www.warrenstreet.coop

OWNER (PHASE 5A+5B)
P&M REALTY OF CONCORD, LLC
C/O PETER BLOOMFIELD
8 SHERWOOD DR.
HOLLIS, NH 02049

OWNER (PHASE 1-4)
DAKOTA PARTNERS
1264 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
JOB #: 3699 CHK BY: JH

PRINT DATE: 6/30/2021 1:37:57 PM

ISSUE DATE:
5/12/2021
**NOT FOR CONSTRUCTION
PERMITTING PACKAGE**

REV.	DATE	COMMENTS
1	6/28/2021	PLAN CHANGES

PHASE 1 & 2 LANDSCAPE
PLANS

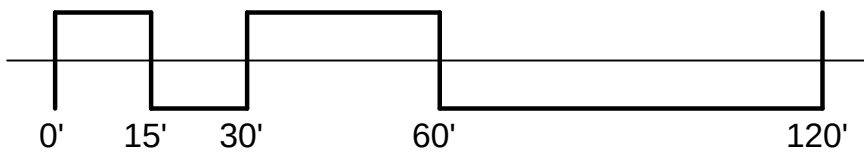
LA103

SHEET NUMBER: 3 OF 11 LANDSCAPE
THE DRAWING AND ITS CONTENT IS THE INTELLECTUAL PROPERTY OF WARRENSTREET ARCHITECTS INC. WITH THE SOLE INTENT TO BUILD THE PROJECT TITLED ABOVE AT ONE LOCATION NOTED HEREIN. THE USE OF THE CONTENT FOR ANY OTHER PURPOSE IS PROHIBITED AND PROTECTED UNDER COPYRIGHT LAW.
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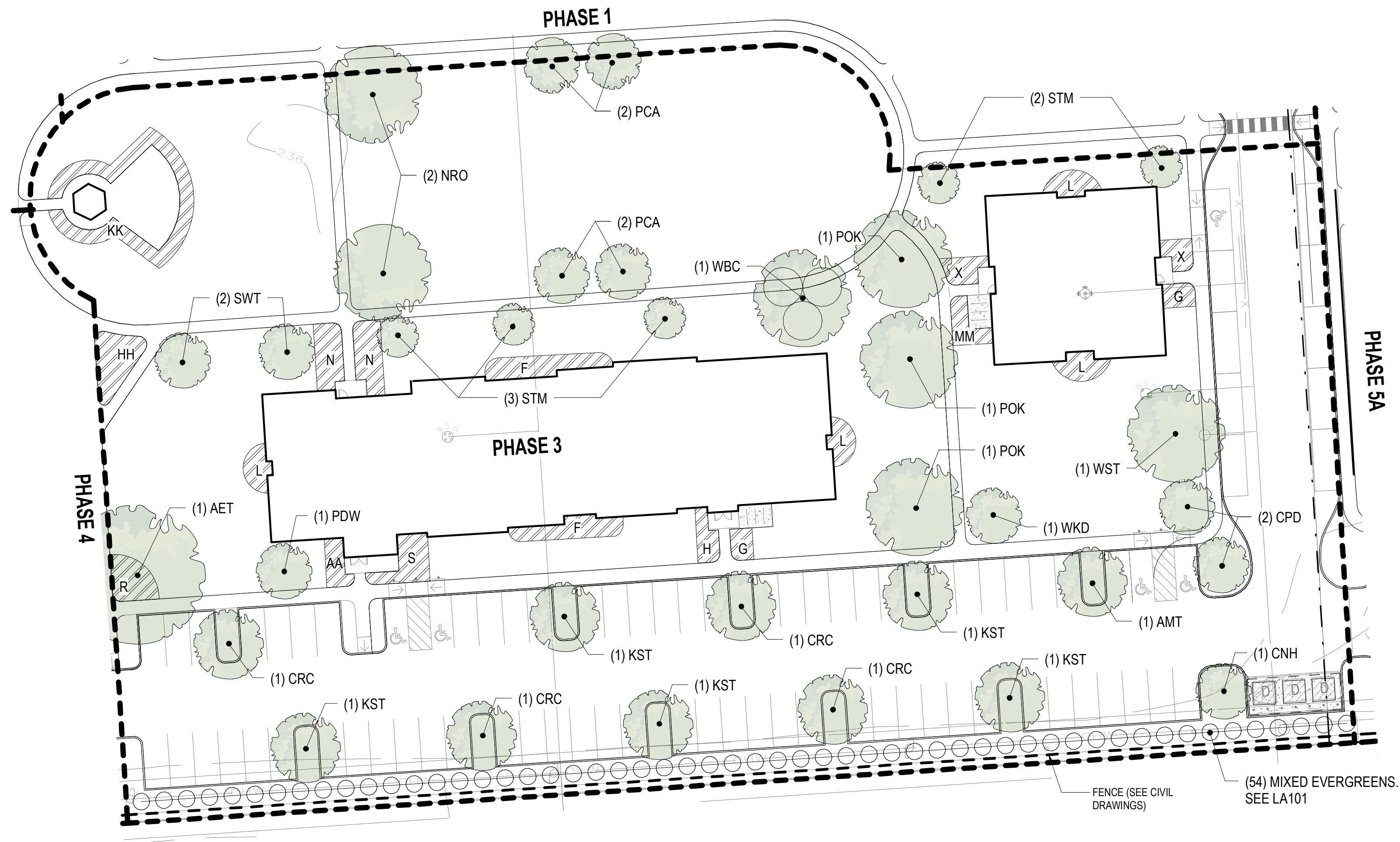
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one and one half inches = one foot
one inch = one foot
one quarter inch = one foot
one eighth inch = one foot

P:\PROJECTS\9899 S MAIN STREET MARSH MASTER PLAN\400 Design\440
Landscape\9899 S MAIN MARSH Layr
TEMPLATE DATE: 11/25/2019

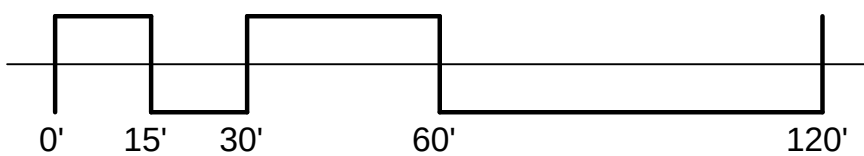
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BEDS = 23



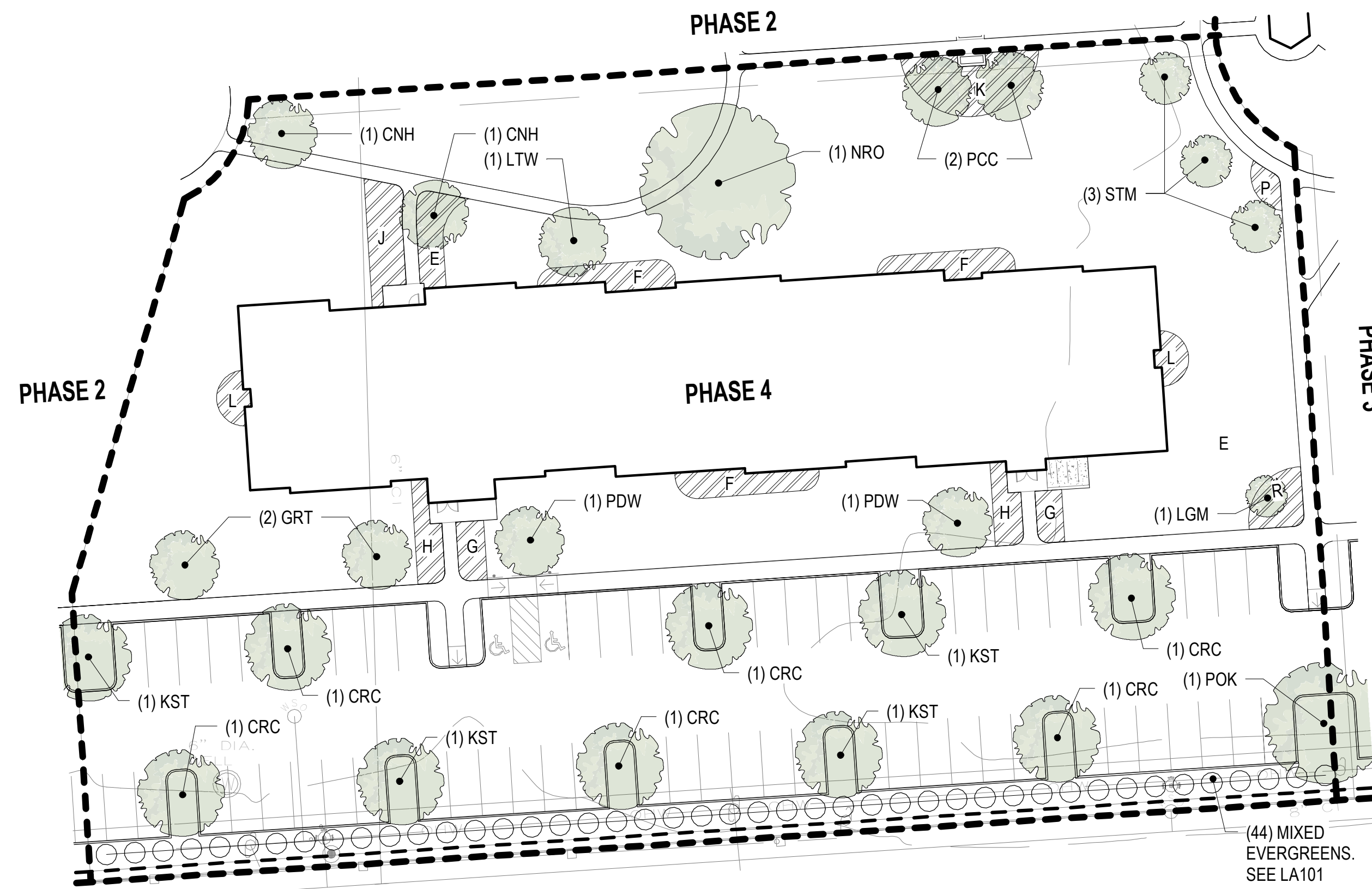
1 PHASE 3 LANDSCAPE PLAN
1" = 30'-0"



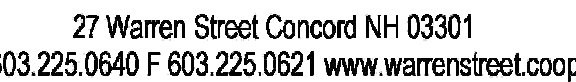
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TREES = 25
BEDS = 17



2 PHASE 4 LANDSCAPE PLAN
1" = 30'-0"

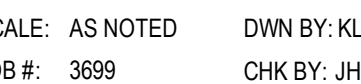


REV.	DATE	COMMENTS
1	6/28/2021	PLAN CHANGES



OWNER (PHASE 1-4)
KOTA PARTNERS
64 MAIN STREET
ALTHAM, MA 02451

SOUTH MAIN STREET & LANGDON AVE
CONCORD, NH



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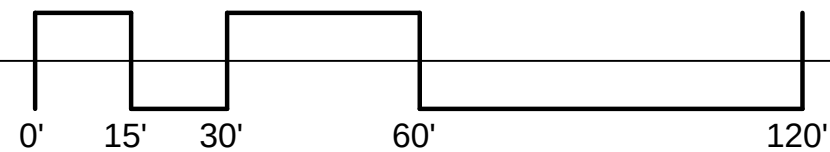
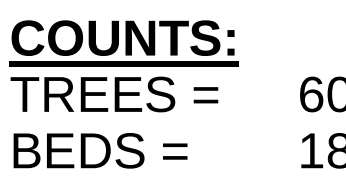
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HASE 5 LANDSCAPE PLAN

HEET NUMBER: 5 OF 11 LANDSCAPE

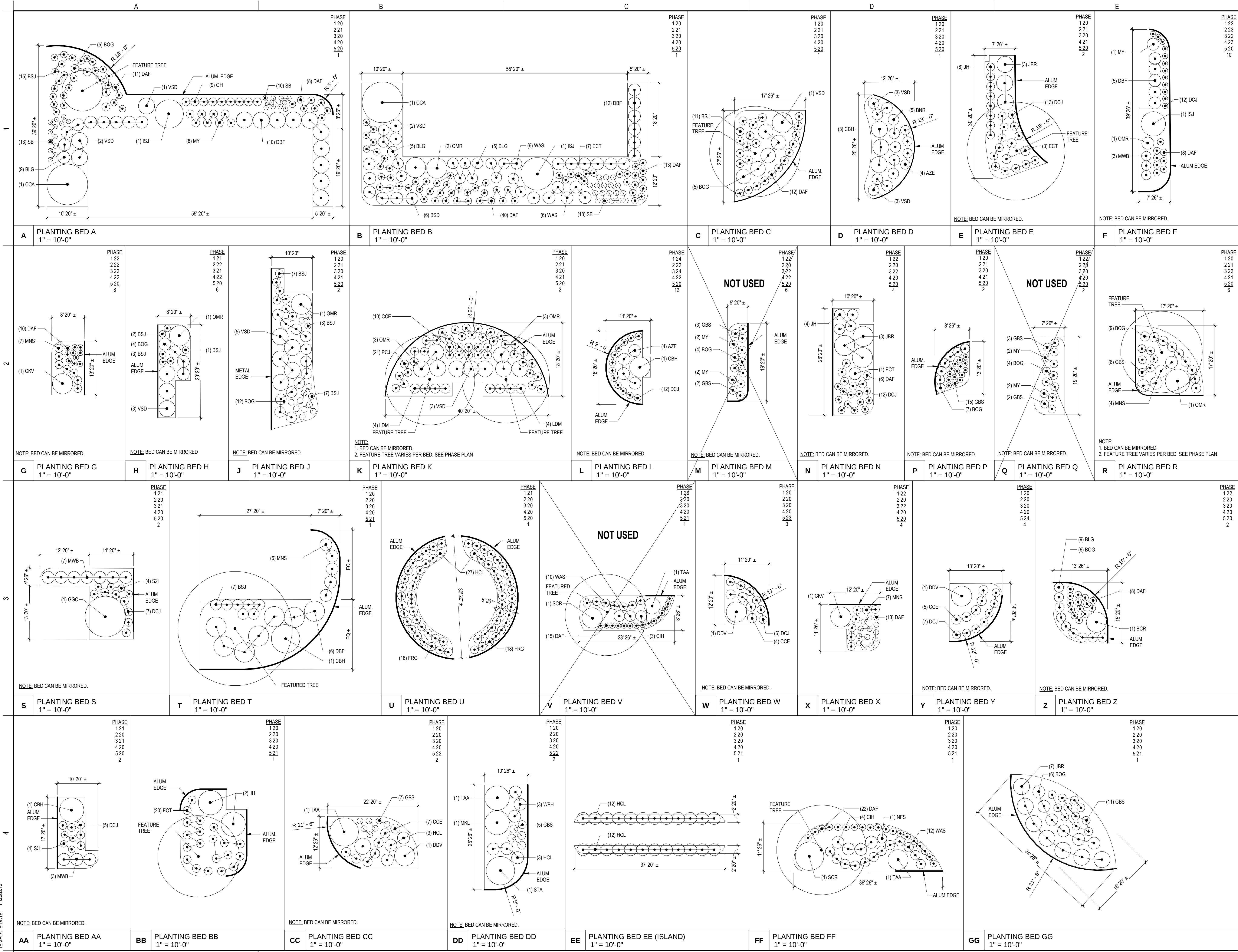
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1	PHASE 5 LANDSCAPE PLAN
	1" = 30'-0"

N 

three inches = one foot
one and one half inches = one foot
one inch = one foot
one quarter inch = one foot
one eighth inch = one foot
P:\PROJECTS\9899 S MAIN STREET MARSH MASTER PLAN\400 Design\440 Landscape\9899 S MAIN MARSH Layr
TEMPLATE DATE: 11/25/2019



OWNER (PHASE 5A+5B)
P&M REALTY OF CONCORD, LLC
C/O PETER BLOOMFIELD
8 SHERWOOD DR.
HOLLIS, NH 02049

OWNER (PHASE 1-4)
DAKOTA PARTNERS
1264 MAIN STREET
WALTHAM, MA 02451

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



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TYPICAL BED DETAILS

LA106

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three inches = one foot

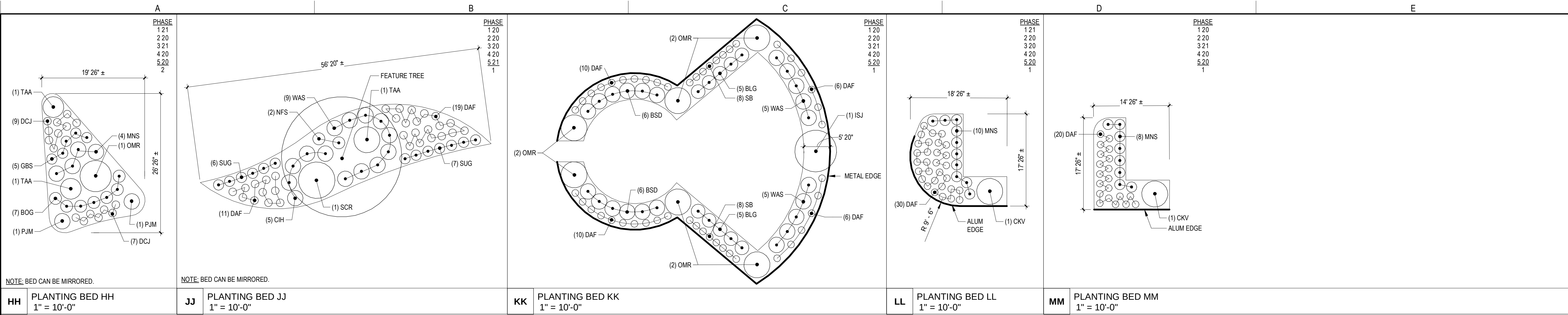
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one eighth inch = one foot



WA

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OWNER (PHASE 1-4)

DAKOTA PARTNERS
1264 MAIN STREET
WALTHAM, MA 02451

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

JONATHAN R. HALLE
1110

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TYPICAL BED DETAILS

LA107

SHEET NUMBER: 7 OF 11 LANDSCAPE

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one half inch = one foot
three quarter inch = one foot
one quarter inch = one foot
one eighth inch = one foot
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TEMPLATE DATE: 11/25/2019

Planting Schedule

Trees, Shrubs, Ground Cover, Flowers, Bedding and Seeding - See Specification, General Notes and Details on the Accompanying Drawings.

USDA Plant Hardiness Zones - NH North of Lacoia Zone 4 - Southern NH Zone 5 - Western Massachusetts Zone 5 - Eastern Massachusetts Zone 6

Photo	Type	Sym	Qty	Common Name	Botanical Name	Hardiness Zone	Habit of Growth Height	Spread	Sun	Exposure	Drought Tolerant	Native New England	Toxicity	Installed Size	Type	Use
	Deciduous Large Tree	AET	4	American Elm Tree	Ulmus Americana	2-9	40-60'	30-70'	Full Sun		NO	YES	4	3"-3 1/2" cal 10-12ft	B&B	Street Tree
	Deciduous Large Tree	AMT	11	Amur Maackia Tree	Maackia amurensis	4-8	20-30'	20-35'	Full Sun		NO	YES	NO	3"-3 1/2" cal 10-12ft	B&B	Street Tree
	Deciduous Large Tree	CRC	38	Canada Red Choke Cherry	Prunus virginia 'Canada Red'	2-9	20-25'	15-20'	Sun Partial Shade		YES	NO	1	3"-3 1/2" cal 10-12ft	B&B	Street Tree
	Deciduous Large Tree	GGK	5	Ginkgo Tree	Biloba 'Autumn Gold'	4-8	40-50'	25-30'	Full Sun		YES	NO	1	3"-3 1/2" cal 10-12ft	B&B	Street Tree
	Deciduous Large Tree	GRT	7	Golden Raintree Tree	Koelreuteria paniculata 'Golden Rain'	5-9	30'	30'	Full Sun		YES	NO	1	3"-3 1/2" cal 10-12ft	B&B	Street Tree
	Deciduous Large Tree	HLT	5	Yellow Imperial Thornless Honey Locust	Gleditsia triacanthos var. inermis 'Shademaster'	3-9	30-70'	30-70'	Full Sun		YES	YES	1 to horses only	3"-3 1/2" cal 10-12ft	B&B	Street Tree
	Deciduous Large Tree	KST	35	Katsura Tree	Cercidiphyllum Japonicum	4-8	40'-60'	20'-30'	Full Sun		NO	NO	NO	3"-3 1/2" cal 10-12ft	B&B	Street Tree
	Deciduous Large Tree	NRO	4	Northern Red Oak Tree	Quercus rubra	3-8	60-75'	45-50'	Full Sun		YES	YES	1	3"-3 1/2" cal 10-12ft	B&B	Street Tree
	Deciduous Large Tree	POK	19	Pin Oak Tree	Quercus palustris	3-8	60-70'	35-45'	Full Sun		YES	YES	3 to pets only	3"-3 1/2" cal 10-12ft	B&B	Street Tree
	Deciduous Large Tree	SWT	9	Sourwood Tree	Oxydendrum arboreum	5-9	25-30'	20'	Full Sun		YES	YES	2	3"-3 1/2" cal 10-12ft	B&B	Street Tree
	Deciduous Large Tree	TPT	6	Tulip Poplar Tree	Liriodendron tulipifera	4-9	70'	30-40'	Full Sun		NO	YES	3 to pets only	3"-3 1/2" cal 10-12ft	B&B	Street Tree
	Deciduous Large Tree	WBC	6	White Birch Clump	Betula lenta	4-9	40'-50'	35'-40'	Full-Partial Sun		NO	YES	2	3"-3 1/2" cal 10-12ft	B&B	Accent Tree
	Deciduous Large Tree	WST	2	White Spruce Tree	Picea glauca	2-6	40-60'	10-20'	Full Sun		YES	YES	NO	3"-3 1/2" cal 10-12ft	B&B	Street Tree
	Deciduous Accent Flowering Small Tree	CCA	2	Centurian Crab Apple	Malus c 'centzan'	4-8	20-25'	15-20'	Full Sun		YES	YES	3	6'-7' hgt.	B&B	Accent Tree
	Deciduous Accent Flowering Small Tree	CPD	4	Cherokee Princess Dogwood Tree	Cornus florida 'Cherokee Princess'	5-9	15-30'	25-35'	Full-Partial Sun		YES	YES	3 to pets only	6'-7' hgt.	B&B	Accent Tree
	Deciduous Accent Flowering Small Tree	GGC	1	Golden Glory' Cornelian Cherry Dogwood	Cornus mas 'Golden Glory'	4-8	15-20'	15-20'	Full-Partial Sun		YES	NO	NO	2 1/2"-3" cal	B&B	Accent Tree
	Deciduous Accent Flowering Small Tree	ISJ	4	Ivory Silk' Japanese Lilac Tree	Syringa reticulata 'Ivory Silk'	4-7	20-25'	15-20'	Full-Partial Sun		YES	NO	NO	2 1/2"-3" cal	B&B	Accent Tree
	Deciduous Accent Flowering Small Tree	LGM	2	Little Girl Hybrid Magnolia Betty	Liliflor 'The Little Girl Hybrids'	4-8	15'-20'	10'-12'	Full Sun		YES	YES	NO	7'-8' hgt.	B&B	Accent Tree
	Deciduous Accent Flowering Small Tree	LTW	2	Lavender Twist Weeping Redbud	Cercis canadensis 'Covey'	5-9	5'-10'	5'-10'	Full-Partial Sun		YES	YES	4	7'-8' hgt.	B&B	Accent Tree
	Deciduous Accent Flowering Small Tree	PCA	6	Prairifire Crab Apple	Malus x 'Prairifire'	4-8	15-20'	15-25'	Full-Partial Sun		YES	YES	4	2 1/2"-3" cal	B&B	Street Tree
	Deciduous Accent Flowering Small Tree	PCT	6	Pink Weeping Cherry Tree	Prunus subhirtella var. pendula	4-9	20-30'	20-30'	Full-Partial Sun		YES	NO	1	6'-7' hgt.	B&B	Accent Tree
	Deciduous Accent Flowering Small Tree	PDW	5	Pink Dogwood	Cornus florida 'Rubra'	5-9	15-25'	15-25'	Full-Partial Sun		YES	YES	4	6'-7' hgt.	B&B	Accent Tree
	Deciduous Accent Flowering Small Tree	SCR	3	Snow Fountains weeping cherry tree	Prunus	5-8	6-8'	8-15'	Full-Partial Sun		YES	NO	3 to pets only	2 1/2"-3" cal	B&B	Accent Tree
	Deciduous Accent Flowering Small Tree	STM	18	Star Magnolia 'Royal Star'	Stellata 'Royal Star'	4-9	15'-20'	10'-15'	Full Sun		NO	NO	NO	7'-8' hgt.	B&B	Accent Tree
	Deciduous Accent Flowering Small Tree	VSD	23	Variegated Siberian Dogwood	Cornus alba 'sibirica variegata'	3-9	5-10'	5-10'	Full Sun		YES	NO	3 to pets only	3 Gal	CTN	Accent Tree
	Deciduous Accent Flowering Small Tree	WKD	2	White Kousa Dogwood Tree	Cornus kousa x florida 'Rutgen'	5-8	15-25'	25'	Full-Partial Sun		NO	YES	NO	6'-7' hgt.	B&B	Accent Tree
	Deciduous Flowering Shrubs	BCR	1	Blaze Climbing Rose	Rosa 'Blaze'	4-10	10-15'	6'	Full Sun		NO	YES	NO	3 Gal	CTN	NA
	Evergreen Low Ground Cover	CCE	26	Cranberry Cotteaster	Cotoneaster apiculata	4-7	2-3'	3-6'	Full-Partial Sun		YES	NO	1	3 Gal	CTN	NA
	Deciduous Flowering Shrubs	CKV	4	Compact Korean Spice Viburnum	viburnum carlesii 'korean spice baby'	5-7	3-4'	3-4'	Full-Partial Sun		NO	NO	4	3 Gal	CTN	NA
	Deciduous Flowering Shrubs	DDV	3	Dwarf Double File Viburnum	Viburnum plicatum var. tomentosum	5-7	2-3'	3-4'	Full-Partial Sun		NO	NO	NO	3 Gal	CTN	NA
	Deciduous Flowering Shrubs	MKL	1	Miss Kim Korean Lilac	Syringa pubescens patula 'miss kim'	4-8	4-6'	6-8'	Full-Partial Sun		YES	NO	NO	2'-2 1/2' ht.	B&B	NA
	Deciduous Flowering Shrubs	MNS	45	May Night' Salvia	Salvia nemerosa May Night	4-9	18"	18"	Full Sun		YES	NO	NO	3 Gal.	CTN	NA

	Deciduous Flowering Shrubs	MWB	13	Minuet Weigela Bush	PL-Weigela-Minuet	4-8	3-4'	3-5'	Full Sun		YES	NO	NO	3 Gal.	CTN	NA
	Deciduous Flowering Shrubs	NFS	3	Neon Spirea	Spirea Japonica 'Neon Flash'	4-9	3-4'	3-4'	Full Sun		YES	YES	NO	5 Gal	CTN	NA
	Deciduous Flowering Shrubs	WAS	53	White Astible	Astible Chinsensis 'Visions in White'	4-8	12"	24"	Full-Partial Sun		YES	YES	NO	3 Gal	CTN	NA
	Evergreen Low Ground Cover	BSJ	56	Blue Star Juniper Creeper	Juniperus squamata 'Blue Star'	4-8	1-3'	1-4'	Full Sun		YES	NO	3 to pets only	5 Gal 18"-24"	CTN	NA
	Evergreen Low Ground Cover	CBH	6	China Boy' Holly	Ilex x meserveae 'China Boy'	5-7	8-10'	6-8'	Full-Partial Sun		YES	YES	1	3 Gal	CTN	NA
	Evergreen Low Ground Cover	CIH	12	Compact Inkberry Holly	Ilex glabra 'Green Magic'	5-9	3-5'	5-6'	Full-Partial Sun		NO	YES	1	3 Gal	CTN	NA
	Evergreen Low Ground Cover	DBF	33	Dwarf Balsam Fir	Abies balsamea 'Nana'	3-6	2'	3'	Full Sun		NO	YES	1	5 Gal	CTN	NA
	Evergreen Low Ground Cover	WBH	3	Wintergreen Boxwood Hedge	M. Wintergreen	5-9	3'-4'	4'-6'	Full-Partial Sun		YES	NO	1	2'-3' hgt+N114.	B&B	NA
	Evergreen Accent Tree	APP	4	Austrian Black Pine	Pinus nigra	4-7	40-60'	20-40'	Full-Partial Sun		YES	NO	2	6'-7' hgt.	B&B	NA
	Evergreen Accent Tree	CNH	6	Canadian Hemlock	Tsuga Canadensis	3-8	40'-70'	25'-30'	Full-Partial Sun		NO	YES	NO	6'-7'	B&B	NA
	Evergreen Accent Tree	EGA	37	Emerald Green Arborvitae	Thuja occidentalis 'Emerald Green'	3-8	8-12'	3-4'	Full-Partial Sun		YES	NO	3 to pets only	6'-7' hgt.	B&B	NA
	Evergreen Accent Tree	GGA	37	Thuja Green Giant Western Cedar Arborvitae	Thuja standishii x plicata	5-9	20-40'	6-12'	Full-Partial Sun		YES	YES	NO	6'-7' hgt.	B&B	NA
	Evergreen Accent Tree	MSA	40	Mission Arborvitae	Thuja Occidentalis 'Techney'	3-8	10'-15'	6'-8'	Full-Partial Sun		NO	YES	2	6'-7' hgt	B&B	NA
	Evergreen Accent Tree	OMR	19	Olga Mezitt' Rhododendron	Rhododendron x 'Olga Mezitt'	4-8	3-4'	2-3'	Full-Partial Sun		NO	NO	1	5 Gal	CTN	NA
	Evergreen Accent Tree	SPJ	37	Spartan Juniper Tree	Juniperus chinensis 'Spartan'	4-9	15-20'	5-10'	Full-Partial Sun		YES	NO	2	6'-7' hgt.	B&B	NA
	Evergreen Accent Tree	TAA	7	Techney Arborvitae	Thuja Occidentalis 'Techny'	2-8	12'-15'	6'-8'	Full-Partial Sun		NO	YES	2	6'-7' hgt.	B&B	NA
	Evergreen Flowering	ECT	31	Evergreen perennial Candytuft	Iberis sempervirens 'White Out'	3-9	12"	16"	Full-Partial Sun		YES	NO	1	3 Gal	CTN	NA
	Evergreen Flowering Small Bush	AZE	8	Azelea Downy Pinxterbloon	Rhododendron periclymenoides	4-8	6-8'	6-8'	Full-Partial Sun		NO	NO	1	3 Gal	CTN	NA
	Evergreen Flowering Small Bush	BNR	5	Rhododendron "Balls of Snow"	Rhododendron x 'boule de neige'	4-7	8-10'	8-10'	Full-Partial Sun		YES	NO	1	5 Gal	CTN	NA
	Evergreen Flowering Small Bush	JBR	13	Rhododendron 'Janet Blair'	Rhododendron 'Janet Blair'	4-8	8-10'	8-10'	Full-Partial Sun		YES	NO	1	5 Gal	CTN	NA
	Evergreen Flowering Small Bush	PJM	2	PJM Rhododendron	Rhododendron x 'PJM'	4-8	3-5'	4-8'	Partial Sun		YES	NO	1	5 Gal	CTN	NA
	Evergreen Flowering Small Bush	SCR	3	scintillation' Rhododendron	Rhododendron x 'scintillation'	5-8	4-5'	4-5'	Partial Sun		YES	NO	1	5 Gal	CTN	NA
	Evergreen Flowering Small Bush	STA	1	Stewartsonian Azalea	Rhododendron x gable 'Stewartsonian' Azalea Hybrids	5-8	4-5'	4-5'	Full-Partial Sun		YES	YES	1	3 gal.	CTN	NA
	Grasses	BLG	38	Little Bluestem Ornamental Grass	Schizachyrium scoparium 'The Blues'	3-9	2-3'	2'	Full-Partial Sun		YES	YES	NO	3 Gal	CTN	NA
	Grasses	BOG	69	Blue Oat' Grass	Helictotrichon sempervirens	4-9	2-3'	2-3'	Full Sun		YES	NO	NO	3 Gal	CTN	NA
	Grasses	FRG	36	Feather Reed Grass	Calamagrostis 'x' acutiflora 'Karl Foerster'	4-9	18-24"	4-6'	Full Sun		YES	NO	NO	3 Gal	CTN	NA
	Grasses	SUG	13	Sea Urchin Blue Fescue Grass	Festuca glauca sea urchin	4-9	8"	12"	Full-Partial Sun		YES	NO	NO	3 Gal	CTN	NA
	Perennial	BSD	18	Brilliant' Sedum	Sedum spectabile 'Brilliant'	3-9	1-2'	1-2'	Full Sun		YES	NO	NO	1 yr. potted	2 qt.	NA
	Perennial	DAF	278	Daffodil Mixed white yellow cream Bulbs Spring (6 count)	Daffodils (White, Yellow and Cream)	3-8	16-20"	12"	Full Sun-Partial Shade		YES	NO	1	-	-	NA
	Perennial	GBS	59	Goldstream Blackeyed Susan	Rudbeckia fulgida	3-9	2-3'	18-24"	Full-Partial Sun		YES	YES	3 to pets only	1 yr. potted	2 qt.	NA
	Perennial	HCL	57	Hidecoat Lavendar	Lavandula angustifolia	5-9	18-24"	18-24"	Full Sun		YES	NO	4	1 yr. potted	1 gal.	NA
	Perennial	LDM	8	Ladys Mantle	Alchemilla mollis	3-8	12-18"	18-30"	Full-Partial Sun		NO	NO	NO	1 yr. potted	1 gal.	NA

General Planting Notes

1. The above selection of plants is provided for design intent. It is understood that the final installation and implementation of this plan is subject to plant availability, substitutions, time of year, phasing and cost.

2. It is understood, that the majority of nursery plants are to some degree toxic to humans and pets, whether the root, stem, bark, leaf, seed or juice. The owner and installer should become acquainted to the potential toxicity of the ultimate selection of all nursery plants. Warrenstreet has provided common toxicity labels of plant materials selected and in no way warranties against the potential effects of any plants selected and installed.

3. All planting beds shall be mulched with a minimum of 2" of shredded cedar "BLAC" bark mulch. All soil and/or seeded lawn areas to have minimum 1" topsoil blanket. All tall bulbs shall be planted in the fall, stem accordingly, reticulate will be held until plantings occur. All mass planted shrubs beds and planters around building shall have minimum 18" deep topsoil blanket to compensate for the New England very sandy granular sub-grade material.

4. All plant material to conform to current A.N.N. American Standard for Nursery Stock, ANSI Z60.1-2014. All plantings shall be warranted for (1) one year from planting date. The landscape Contractor shall be responsible for two (2) lawn mowings and weedings prior to final acceptance of installation.

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LANDSCAPE SCHEDULE

LA108

SHEET NUMBER: 8 OF 11 LANDSCAPE
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