

LEGEND

PROPOSED	
	PROPERTY LINE
	ZONING LINE
	EASEMENT
	BASELINE
	FLOODPLAIN
	EDGE OF WATERBODY
	EDGE OF WETLAND
	SETBACK (WETLAND)
	SETBACK (STRUCTURE)
	SETBACK (PARKING)
	SETBACK (LANDSCAPE)
	GRAVEL ROAD
	EDGE OF PAVEMENT
	VERTICAL GRANITE CURB
	SLOPED GRANITE CURB
	CONCRETE CURB
	INTEGRATED CONCRETE CURB
	BITUMINOUS ASPHALT CURB
	CAPE COD BERM
	SAWCUT
	BUILDING
	BUILDING ROOF OVERHANG
	BUILDING FOUNDATION
	BUILDING ENTRANCE
	OVERHEAD DOOR
	TREE LINE
	FENCE (CHAIN LINK)
	FENCE (WIRE)
	FENCE (STOCKADE)
	GUARDRAIL
	STONE WALL
	RETAINING WALL
	SILT FENCE
	SILT SOCK
	SOIL BOUNDARY
	LIMIT OF GRADING
	CONTOUR
	SPOT GRADE
	PARKING COUNT
	YELLOW DOUBLE SOLID LINE
	YELLOW SINGLE SOLID LINE
	WHITE SINGLE SOLID LINE
	WHITE SINGLE BROKEN LINE
	STOP BAR
	CROSSWALK
	ACCESSIBLE PARKING SYMBOL
	PAVEMENT ARROW
	TRAFFIC FLOW ARROW (NOT PAINTED)
	SIGN (SINGLE POST)
	SIGN (DOUBLE POST)
	SIGN (PYLON)
	SIGN (MONUMENT)
	BOLLARD
	DUMPSTER PAD

PROPOSED	
	CONCRETE
	GRAVEL
	HEAVY DUTY PAVEMENT
	CONSTRUCTION ENTRANCE
	SNOW STORAGE
	RIPPRAP
	INLET PROTECTION
	FLOW ARROW
	GRADE BREAK RIDGE
	DRAIN LINE
	DRAINAGE SWALE
	STORMWATER BMP
	SEWER LINE
	SEWER FORCE MAIN LINE
	WATER LINE
	GAS LINE
	OVERHEAD UTILITY LINE
	UNDERGROUND UTILITY LINE
	CATCH BASIN
	DRAIN INLET
	OUTLET CONTROL STRUCTURE
	ROOF DRAIN
	DRAIN CLEANOUT
	DRAIN MANHOLE
	FARED END SECTION
	SEWER CLEAN OUT
	SEWER MANHOLE
	SEWER VENT
	DRAIN/SEWER/WATER PLUG OR CAP
	HYDRANT
	FIRE DEPARTMENT CONNECTION
	WATER GATE VALVE
	WATER SHUTOFF
	THRUST BLOCK
	WATER METER
	WATER MANHOLE
	WELL
	GAS GATE VALVE
	GAS SHUT OFF
	GAS METER
	TELEPHONE MANHOLE
	TRAFFIC CONTROL CABINET
	ELECTRIC HANDHOLE
	ELECTRIC PULL BOX
	ELECTRIC METER
	FLOOD LIGHT
	LIGHT POLE
	UTILITY POLE
	GUY POLE
	TRANSFORMER PAD
	BORING LOCATION
	TEST PIT LOCATION
	INFILTRATION TEST LOCATION
	MONITORING WELL

ABBREVIATIONS

GENERAL			
ABAN	ABANDON	EP	EDGE OF PAVEMENT
AC	ACRES	EXIST	EXISTING
ADJ	ADJUST	FFE	FINISHED FLOOR ELEVATION
APPROX	APPROXIMATE	FND	FOUNDATION
BC	BOTTOM OF CURB	HP	HIGH POINT
BIT	BITUMINOUS	INV	INVERT ELEVATION
BLK/Pg	BOOK & PAGE	IT	INFILTRATION TEST
BLDG	BUILDING	L	LENGTH
BMP	BEST MANAGEMENT PRACTICE	LF	LINEAR FEET
BS	BOTTOM OF SLOPE	LSA	LANDSCAPE AREA
BW	BOTTOM OF WALL	MAX	MAXIMUM
CONC	CONCRETE	MIN	MINIMUM
COORD	COORDINATE	N/F	NOW OR FORMERLY
DIA	DIAMETER	NHFG	NEW HAMPSHIRE FISH & GAME
ELEV	ELEVATION	NTS	NOT TO SCALE
OC	ON CENTER	OC	ON CENTER
PAVE	PAVEMENT	PAVE	PAVEMENT
PERF	PERFORATED	PERF	PERFORATED
PROP	PROPOSED	PROP	PROPOSED
R	RADIUS	R	RADIUS
R&D	REMOVE AND DISPOSE	R&D	REMOVE AND DISPOSE
R&R	REMOVE AND RESET	R&R	REMOVE AND RESET
RE	REMOVE	RE	REMOVE
RET	RETAIN	RET	RETAIN
RIM	RIM ELEVATION	RIM	RIM ELEVATION
ROW	RIGHT OF WAY	ROW	RIGHT OF WAY
S	SLOPE	S	SLOPE
SF	SQUARE FEET	SF	SQUARE FEET
SIDEWALK	SIDEWALK	SIDEWALK	SIDEWALK
TBM	TEMPORARY BENCHMARK	TBM	TEMPORARY BENCHMARK
TC	TOP OF CURB	TC	TOP OF CURB
TP	TEST PIT	TP	TEST PIT
TW	TOP OF WALL	TW	TOP OF WALL
TYP	TYPICAL	TYP	TYPICAL
UG	UNDERGROUND	UG	UNDERGROUND
WCR	ACCESSIBLE WHEELCHAIR RAMP	WCR	ACCESSIBLE WHEELCHAIR RAMP
W/	WITH	W/	WITH
CB	CATCH BASIN	CB	CATCH BASIN
CIP	CAST IRON PIPE	CIP	CAST IRON PIPE
CMP	CORRUGATED METAL PIPE	CMP	CORRUGATED METAL PIPE
CO	CLEANOUT	CO	CLEANOUT
COND	CONDUIT	COND	CONDUIT
DCB	DOUBLE CATCH BASIN	DCB	DOUBLE CATCH BASIN
DIP	DUCTILE IRON PIPE	DIP	DUCTILE IRON PIPE
DMW	DRAIN MANHOLE	DMW	DRAIN MANHOLE
F&C	FRAME AND COVER	F&C	FRAME AND COVER
F&G	FRAME AND GRATE	F&G	FRAME AND GRATE
FES	FLARED END SECTION	FES	FLARED END SECTION
GT	GREASE TRAP	GT	GREASE TRAP
HDPE	HIGH DENSITY POLYETHYLENE PIPE	HDPE	HIGH DENSITY POLYETHYLENE PIPE
HH	HANDHOLE	HH	HANDHOLE
HW	HEADWALL	HW	HEADWALL
HYD	HYDRANT	HYD	HYDRANT
LP	LIGHT POLE	LP	LIGHT POLE
OCS	OUTLET CONTROL STRUCTURE	OCS	OUTLET CONTROL STRUCTURE
PVC	POLYVINYL CHLORIDE PIPE	PVC	POLYVINYL CHLORIDE PIPE
RPC	REINFORCED CONCRETE PIPE	RPC	REINFORCED CONCRETE PIPE
RD	ROOF DRAIN	RD	ROOF DRAIN
SMH	SEWER MANHOLE	SMH	SEWER MANHOLE
SOS	SEDIMENT OIL SEPARATOR	SOS	SEDIMENT OIL SEPARATOR
TSV	TAPPING SLEEVE, VALVE, AND BOX	TSV	TAPPING SLEEVE, VALVE, AND BOX
UP	UTILITY POLE	UP	UTILITY POLE

GENERAL NOTES

- THESE PLANS WERE PREPARED UNDER THE SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER. TMORAN, INC. ASSUMES NO LIABILITY AS A RESULT OF ANY CHANGES OR NON-COMFORMANCE WITH THESE PLANS EXCEPT UPON THE WRITTEN APPROVAL OF THE ENGINEER OF RECORD.
- THE SITE CONTRACTOR SHALL NOTIFY THE ENGINEER ONE WEEK IN ADVANCE OF CONSTRUCTION OF EACH STORMWATER FACILITY TO COORDINATE REQUIRED INSPECTIONS. THE CONTRACTOR SHALL TAKE PROGRESS PHOTOS DURING CONSTRUCTION OF ALL STORMWATER DRAINAGE COMPONENTS AND SEND TO THE ENGINEER.
- SEE EXISTING CONDITIONS PLAN FOR THE HORIZONTAL AND VERTICAL DATUM. VERIFY TBM ELEVATIONS PRIOR TO CONSTRUCTION.
- CONTACT EASEMENT OWNERS PRIOR TO COMMENCING ANY WORK WITHIN EASEMENTS.
- PRIOR TO COMMENCING ANY SITE WORK, ALL LIMITS OF WORK SHALL BE CLEARLY MARKED IN THE FIELD.
- 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 WITHIN THIS PLAN SET.
- TMORAN, INC. ASSUMES NO LIABILITY FOR WORK PERFORMED WITHOUT AN ACCEPTABLE PROGRAM OF TESTING AND INSPECTION AS APPROVED BY THE ENGINEER OF RECORD.
- PRIOR WRITTEN PERMISSION FROM THE LOCAL PERMITTING AUTHORITY IS REQUIRED IF CLOSURE/OBSTRUCTIONS TO ROADS, STREET, WALKWAYS, AND OTHERS IS DEEMED NECESSARY. CONTRACTOR TO PROVIDE ALTERNATE ROUTES AROUND CLOSURES/OBSTRUCTIONS PER LOCAL/STATE/FEDERAL REGULATIONS.
- REFER TO ARCHITECTURAL PLANS FOR LAYOUT OF BUILDING FOUNDATIONS AND CONCRETE ELEMENTS WHICH ABOUT THE BUILDING SUCH AS STAIRS, SIDEWALKS, LOADING DOCK RAMPS, PADS, AND COMPACTOR PADS. DO NOT USE SITE PLANS FOR LAYOUT OF FOUNDATIONS.
- IN THE EVENT OF A CONFLICT BETWEEN PLANS, SPECIFICATIONS, AND DETAILS, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY FOR CLARIFICATION.
- IF CONDITIONS AT THE SITE ARE DIFFERENT THAN SHOWN ON THE PLANS, THE ENGINEER SHALL BE NOTIFIED PRIOR TO PROCEEDING WITH THE AFFECTED WORK.
- CONTRACTOR'S GENERAL RESPONSIBILITIES:
 - BID AND PERFORM THE WORK IN ACCORDANCE WITH ALL LOCAL, STATE, AND NATIONAL CODES, SPECIFICATIONS, REGULATIONS, AND STANDARDS AND CONDITIONS OF ALL PROJECT-SPECIFIC PERMITS AND APPROVALS AS LISTED ON THE COVER SHEET TO THESE PLANS OR OTHERWISE REQUIRED.
 - NOTIFY ENGINEER IN WRITING OF ANY DISCREPANCIES IN PROPOSED LAYOUT AND IN EXISTING FEATURES.
 - EMPLOY A LICENSED SURVEYOR TO DETERMINE ALL LINES AND GRADES AND LAYOUT OF SITE ELEMENTS AND BUILDINGS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE TO BECOME FAMILIAR WITH THE SITE AND ALL SURROUNDING CONDITIONS. NOTIFY ALL APPROPRIATE AUTHORITY OF CONSTRUCTION ACTIVITIES REQUIRING TESTS OR INSPECTIONS IN ADVANCE.
 - TAKE APPROPRIATE MEASURES TO MINIMIZE NOISE, DUST, AND DEBRIS. CONSTRUCTION ACTIVITIES SHALL BE CARRIED OUT BETWEEN THE HOURS OF 7 AM AND 5 PM, MONDAY THROUGH FRIDAY IN ACCORDANCE WITH THE APPLICABLE MUNICIPAL ORDINANCES AND REGULATIONS OF THE CITY OF CONCORD.
 - MAINTAIN EMERGENCY ACCESS TO ALL AREAS AFFECTED BY WORK AT ALL TIMES.
 - IN ACCORDANCE WITH RSA 430:53 AND AGR 3800, THE CONTRACTOR SHALL NOT TRANSPORT INVASIVE SPECIES OFF THE PROPERTY, AND SHALL DISPOSE OF INVASIVE SPECIES ON-SITE IN A LEGAL MANNER.
 - COORDINATE WITH ALL UTILITY COMPANIES AND CONTACT DIGSAFE (811 OR 888-344-7233) AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION.
 - PROTECT NEW AND EXISTING BURIED UTILITIES DURING ALL SITE WORK. DAMAGED UTILITIES SHALL BE REPAIRED OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR CONDITIONS AT THE SITE. THESE PLANS, PREPARED BY TMORAN, 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 US OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND/OR LOCAL REGULATIONS.
 - WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED OR COORDINATE DIMENSIONS. IN CASE OF CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWING AND/OR SPECIFICATION, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY FOR CLARIFICATIONS.
 - PROVIDE AN AS-BUILT PLAN AT THE COMPLETION OF THE PROJECT AS REQUIRED BY CITY REGULATIONS.
 - IF ANY DEVIATIONS FROM THE APPROVED PLANS AND SPECIFICATIONS HAVE BEEN MADE, THE SITE CONTRACTOR SHALL PROVIDE AS-BUILT DRAWINGS STAMPED BY A LICENSED SURVEYOR OR QUALIFIED ENGINEER ALONG WITH A LETTER STAMPED BY A QUALIFIED ENGINEER DESCRIBING ALL SUCH DEVIATIONS, AND BEAR ALL COSTS FOR PREPARING AND FILING ANY NEW PERMITS OR PERMIT AMENDMENTS THAT MAY BE REQUIRED.
 - THE CONTRACTOR SHALL PROVIDE THE FOLLOWING DOCUMENTATION TO OWNER AND ENGINEER:
 - UPON COMPLETION OF CONSTRUCTION, WRITTEN CERTIFICATION THAT:
 - ALL WORK HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS.
 - IF ANY DEVIATIONS FROM THE APPROVED PLANS WERE MADE, WRITTEN DESCRIPTIONS AND AS-BUILT DRAWINGS OF ALL SUCH DEVIATIONS, STAMPED BY A QUALIFIED ENGINEER, SHALL BE PROVIDED.

GRADING & DRAINAGE NOTES

- THE CONTRACTOR SHALL ENSURE THAT ALL WORK INCLUDING INSPECTIONS AND TESTS IS PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF NHDES ENV-WQ 1500 AS APPLICABLE.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK THE ACCURACY OF THE TOPOGRAPHY AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO ANY EARTHWORK BEING PERFORMED ON THE SITE. NO CLAIM FOR EXTRA WORK WILL BE CONSIDERED FOR PAYMENT AFTER EARTHWORK HAS COMMENCED.
- THE CONTRACTOR SHALL REFER TO THE GEOTECHNICAL REPORT FOR INFORMATION ABOUT SOIL AND GROUNDWATER CONDITIONS. THE CONTRACTOR SHALL FOLLOW THE GEOTECHNICAL ENGINEER'S RECOMMENDED METHODS TO ADDRESS ANY SOIL AND GROUNDWATER ISSUES THAT ARE FOUND ON SITE, INCLUDING AND NOT LIMITED TO DEWATERING METHODS, PERIMETER DRAINS AND TIE INTO STORMWATER MANAGEMENT SYSTEM, ETC.
- COORDINATE WITH GEOTECHNICAL/STRUCTURAL PLANS FOR SITE PREPARATION AND OTHER BUILDING INFORMATION.
- COORDINATE WITH ARCHITECTURAL PLANS FOR DETAILED LAYOUT AND GRADING AT BUILDING, AND SIZE AND LOCATION OF ALL BUILDING SERVICES, FOOTING DRAINS, AND ROOF DRAIN INFORMATION.
- LIMITS OF WORK ARE SHOWN AS APPROXIMATE. THE CONTRACTOR SHALL COORDINATE ALL WORK TO PROVIDE SMOOTH TRANSITIONS. THIS INCLUDES GRADING, PAVEMENT, CURBING, SIDEWALKS, AND ALIGNMENTS.
- THE CONTRACTOR SHALL PROVIDE A FINISH PAVEMENT SURFACE FREE OF LOW SPOTS AND PONDING AREAS. CRITICAL AREAS INCLUDE BUILDING ENTRANCE, RAMPS, AND LOADING AREAS.
- THE SITE SHALL BE GRADED SO ALL FINISHED PAVEMENT HAS POSITIVE DRAINAGE AND SHALL NOT POND WATER.
- ALL ELEVATIONS SHOWN AT CURB ARE TO THE BOTTOM OF CURB UNLESS OTHERWISE NOTED. CURBS HAVE A 7" REVEAL UNLESS OTHERWISE NOTED.
- ALL SIDEWALK AND OTHER CURB REVEALS SHALL BE 6" WITH A TOLERANCE OF PLUS OR MINUS 3/8". WHERE SIDEWALK IS TO BE FLUSH, THE PAVEMENT SHALL BE WITHIN 1/4".
- THE FINISHED GRADE AT BOTTOM OF ALL ACCESSIBLE RAMPS SHALL BE FLUSH WITH PAVEMENT WITH A TOLERANCE OF PLUS OR MINUS 1/4".
- ADJUST ALL MANHOLES, CATCH BASINS, CURB BOXES, ETC. WITHIN LIMITS OF WORK TO FINISH GRADE PRIOR TO INSTALLATION OF FINISHED PAVEMENT.
- ROAD AND DRAINAGE CONSTRUCTION SHALL CONFORM TO THE TYPICAL SECTIONS AND DETAILS SHOWN ON THE PLANS AND SHALL MEET LOCAL STANDARDS AND THE REQUIREMENTS OF THE LATEST NHDOT STANDARD SPECIFICATIONS FOR ROADS AND BRIDGE CONSTRUCTION AND THE NHDOT STANDARD STRUCTURE DRAWINGS UNLESS OTHERWISE NOTED.
- NO FILL SHALL BE PLACED IN ANY WETLAND AREA WITHOUT A WETLANDS PERMIT.
- ALL EXCAVATIONS SHALL BE THOROUGHLY SECURED ON A DAILY BASIS BY THE CONTRACTOR AT THE COMPLETION OF CONSTRUCTION OPERATIONS IN THE IMMEDIATE AREA.
- ALL DISTURBED AREAS NOT TO BE PAVED OR OTHERWISE TREATED SHALL RECEIVE 6" LOAM, SEED, FERTILIZER, AND MULCH.
- DENSITY REQUIREMENTS:


MINIMUM DENSITY*	LOCATION
95%*	BELOW PAVED OR CONCRETE AREAS
95%*	TRENCH BEDDING MATERIAL AND SAND BLANKET BACKFILL
90%*	BELOW LOAM AND SEED AREAS
ALL PERCENTAGES OF COMPACTION SHALL BE OF THE MAXIMUM DRY DENSITY AT THE OPTIMUM MOISTURE CONTENT.	
* ASTM D-1557	
** ASTM D-698	

UTILITY NOTES

- LENGTH OF PIPE IS FOR CONVENIENCE ONLY. ACTUAL PIPE LENGTH SHALL BE DETERMINED IN THE FIELD.
- ALL PROPOSED UTILITY WORK, INCLUDING MATERIAL, INSTALLATION, TERMINATION, EXCAVATION, BEDDING, BACKFILL, COMPACTION, TESTING, CONNECTIONS, AND CONSTRUCTION SHALL BE COORDINATED WITH AND COMPLETED IN ACCORDANCE WITH THE APPROPRIATE REQUIREMENTS, CODES, AND STANDARDS OF ALL CORRESPONDING UTILITY ENTITIES AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- 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 BE AGREED TO BY THE ENGINEER BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTACT "DIGSAFE" (811) AT LEAST 72 HOURS BEFORE DIGGING.
- COORDINATE ALL WORK ADJACENT TO PROPOSED BUILDINGS WITH ARCHITECTURAL BUILDING DRAWINGS. CONFIRM UTILITY PENETRATIONS AND INVERT ELEVATIONS ARE COORDINATED PRIOR TO INSTALLATION.
- THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES OWNING UTILITIES, EITHER OVERHEAD OR UNDERGROUND, WITHIN THE CONSTRUCTION AREA AND SHALL COORDINATE AS NECESSARY WITH THE UTILITY COMPANIES OF SAID UTILITIES. THE PROTECTION OR RELOCATION OF UTILITIES IS ULTIMATELY THE RESPONSIBILITY OF THE CONTRACTOR.
- THE EXACT LOCATION OF NEW UTILITY CONNECTIONS SHALL BE DETERMINED BY THE CONTRACTOR IN COORDINATION WITH UTILITY COMPANY, COUNTY AGENCY, AND/OR PRIVATE UTILITY COMPANY.
- THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL MANHOLES, BOXES, FITTINGS, CONNECTORS, COVER PLATES, AND OTHER MISCELLANEOUS ITEMS NOT NECESSARILY DETAILED ON THESE DRAWINGS TO RENDER THE UTILITY INSTALLATION COMPLETE AND OPERATIONAL.
- ALL UTILITY COMPANIES REQUIRE INDIVIDUAL CONDUITS. CONTRACTOR TO COORDINATE WITH TELEPHONE, CABLE, AND ELECTRIC COMPANIES REGARDING NUMBER, SIZE, AND TYPE OF CONDUITS REQUIRED PRIOR TO INSTALLATION OF ANY CONDUIT.
- SANITARY SEWER SHALL BE CONSTRUCTED TO THE STANDARDS AND SPECIFICATIONS AS SHOWN ON THESE PLANS. ALL SEWER MAINS AND FITTINGS SHALL BE PVC AND SHALL CONFORM TO ASTM F 679 (SDR 35 MINIMUM). FORCE MAINS AND FITTINGS SHALL CONFORM TO NH CODE OF ADMINISTRATIVE RULES ENV-WQ 700. ALL SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH NH CODE OF ADMINISTRATIVE RULES ENV-WQ 700. SANITARY MANHOLES SHALL CONFORM TO NHDES WATER DIVISION WASTEWATER ENGINEERING BUREAU STANDARDS AND SPECIFICATIONS SHOWN HEREON.
- ON-SITE WATER DISTRIBUTION SHALL BE TO CITY OF CONCORD STANDARDS AND SPECIFICATIONS. WATER MAINS SHALL HAVE A MINIMUM OF 9.5' COVER. WHERE WATER PIPES CROSS SEWER LINES A MINIMUM OF 18" VERTICAL SEPARATION BETWEEN THE TWO OUTSIDE PIPE WALLS SHALL BE OBSERVED. HORIZONTAL SEPARATION BETWEEN WATER AND SEWER SHALL BE 10' MINIMUM. WHERE A SANITARY LINE CROSSES A WATER LINE, SEWER LINE MUST BE CONSTRUCTED OF FORCE MAIN MATERIALS (PER ENV-WQ 704.08) FROM BUILDING OR MANHOLE TO MANHOLE, OR SUBSTITUTE RUBBER-GASKETED PRESSURE PIPE FOR THE SAME DISTANCE. WHEN SANITARY LINES PASS BELOW WATER LINES, LAY PIPE SO THAT NO JOINT IN THE SANITARY LINE WILL BE CLOSER THAN 6' HORIZONTALLY TO THE WATER LINE.
- THRUST BLOCKS SHALL BE PROVIDED AT ALL LOCATIONS WHERE WATER LINE CHANGES DIRECTIONS OR CONNECTS TO ANOTHER WATER LINE.
- ALL PROPOSED UTILITIES SHALL BE UNDERGROUND. ALL UNDERGROUND CONDUITS SHALL HAVE NYLON PULL ROPES.
- THE CONTRACTOR SHALL ARRANGE AND PAY FOR ALL INSPECTIONS, TESTING, AND RELATED SERVICES AND SUBMIT COPIES OF ACCEPTANCE TO THE OWNER, UNLESS OTHERWISE INDICATED.
- PROVIDE PERMANENT PAVEMENT REPAIR FOR ALL UTILITY TRENCHES IN EXISTING ROAD OR PAVEMENT TO REMAIN. SAW CUT TRENCH, PAVEMENT, AND GRANULAR BASE THICKNESS TO MATCH EXISTING PAVEMENT. IN EXISTING ROAD, ALL PERMITS REQUIRED FOR TRENCHING.
- UNLESS OTHERWISE SPECIFIED, ALL UNDERGROUND STRUCTURES, PIPES, CHAMBERS, ETC. SHALL BE COVERED WITH A MINIMUM OF 18" OF COMPACTED SOIL BEFORE EXPOSURE TO VEHICLE LOADS.

TAX MAP 46Z LOT 63
NOTES & LEGEND
RETAIL DEVELOPMENT
313 LOUDON ROAD, CONCORD, NH
OWNED BY AND PREPARED FOR:
WEST STREET KEEN LLC
47 CONSTITUTION DRIVE, SUITE 101
BEDFORD, NH 03110-6003

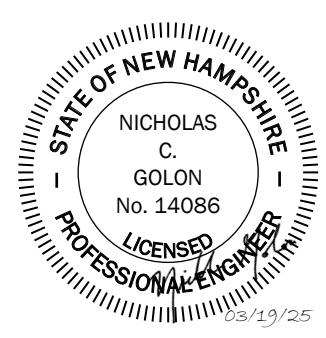
SCALE: NTS **MARCH 19, 2025**



Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

48 Constitution Drive
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FILE NO.	95478.06	DR	CADFILE	95478-06 COVER-DETAILS	C-2
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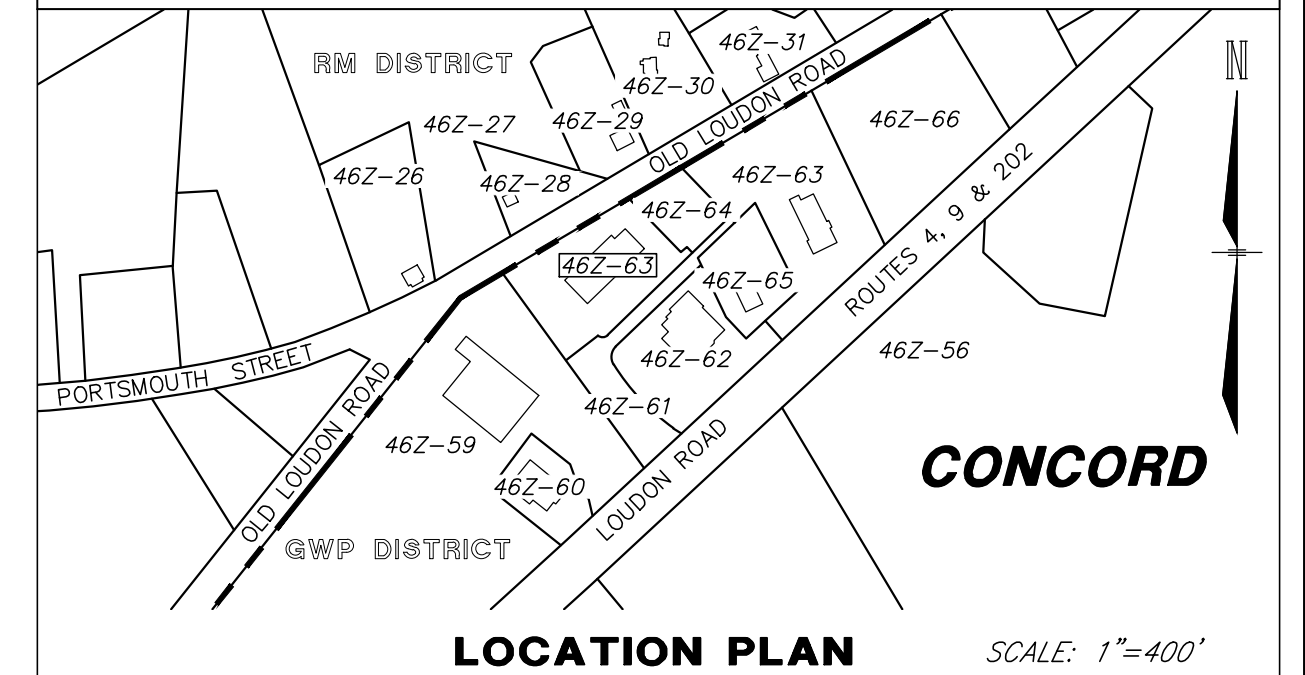
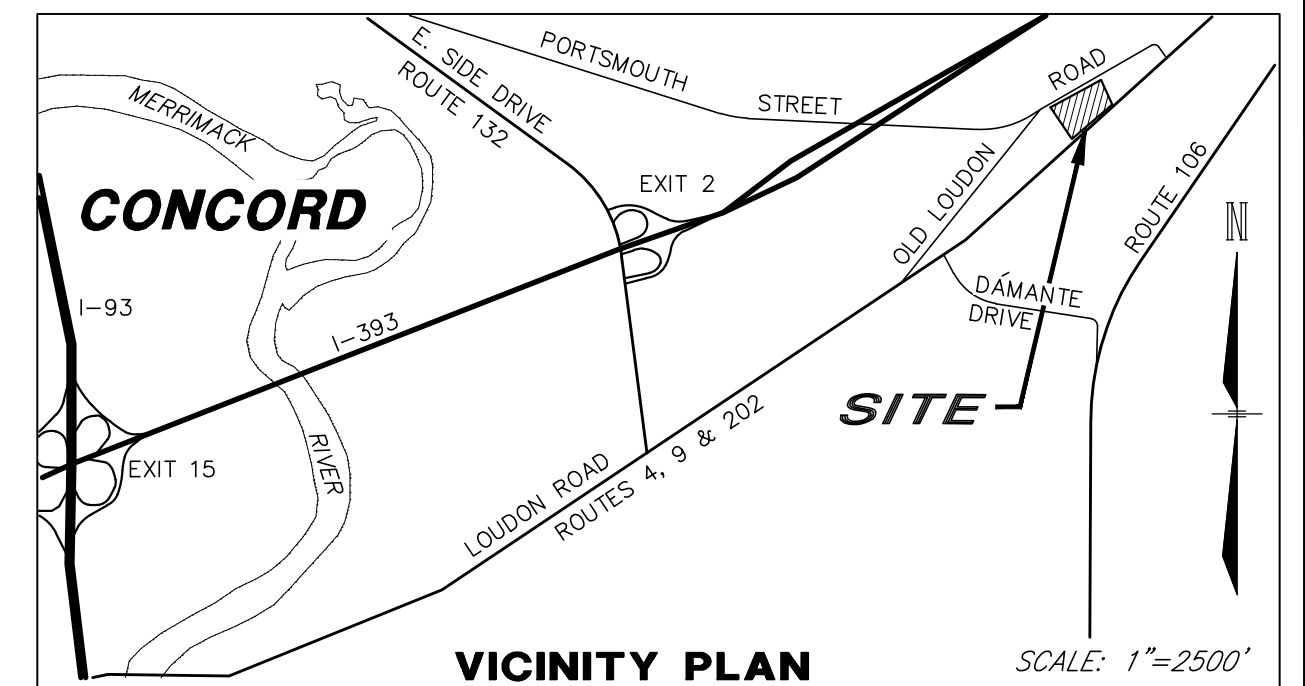
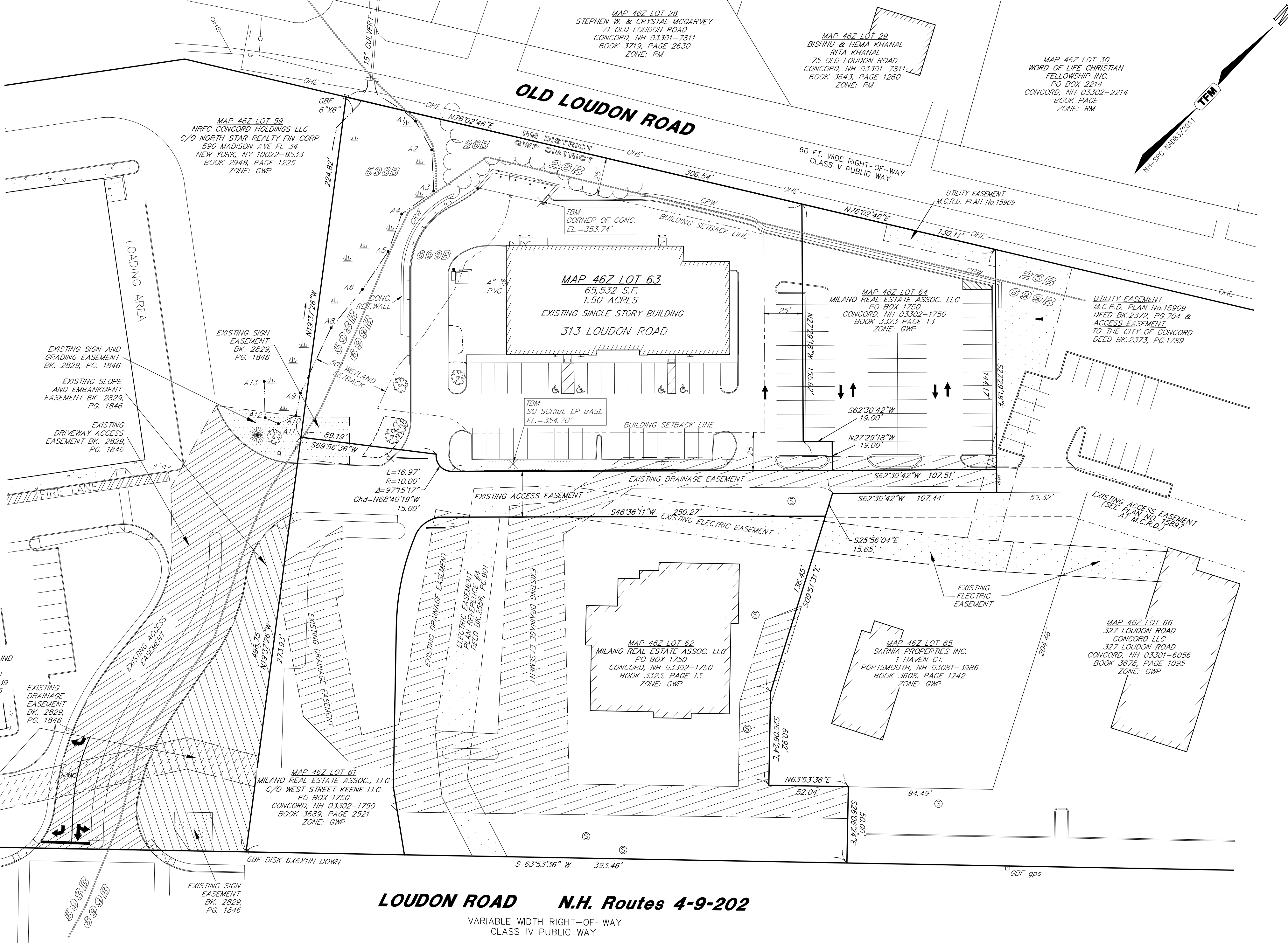


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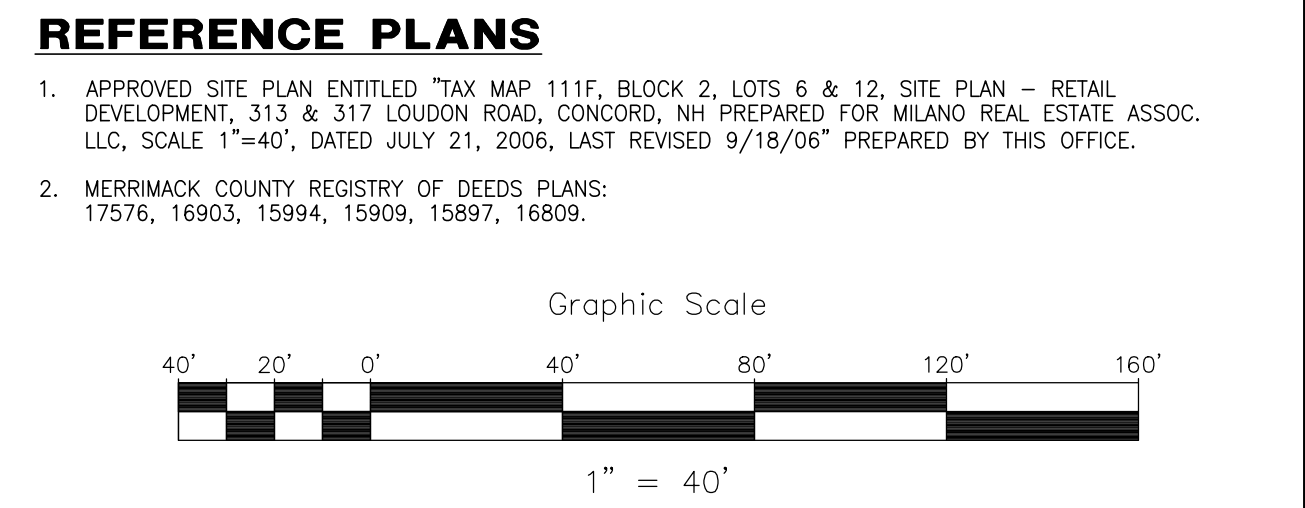
Mar 19, 2025 - 10:00am W:\TFM-BEDFORD\Projects\Civil-Survey\TFM Projects\95478.06 C3D\PRODUCTION\95478-06 COVER-DETAILS.dwg

LEGEND

- DRAIN MANHOLE
- CATCH BASIN
- ROUND CATCH BASIN
- WATER VALVE
- HYDRANT
- LIGHT POLE
- SIGN
- UTILITY POLE
- TELEPHONE BOX
- ELECTRIC METER
- TRANSFORMER PAD
- DECIDUOUS TREE
- CONIFEROUS TREE
- GRANITE BOUND
- WETLAND FLAG/LABEL
- WETLAND SYMBOL
- DRAINAGE FLOW
- BOLLARD
- CLEAN OUT
- TEMPORARY BENCHMARK (TBM)
- CONCRETE
- CONCRETE RETAINING WALL
- DUCTILE IRON
- ELEVATION
- FINISHED FLOOR ELEVATION
- FOUND
- MULCH AND SHRUBS
- SLOPE GRANITE CURB
- TOP OF CURB
- TOP OF PIPE
- VERTICAL CONCRETE CURB
- VERTICAL GRANITE CURB
- SLOPED BITUMINOUS CURB
- SLOPED GRANITE CURB
- SEWER LINE
- DRAIN LINE
- WATER LINE
- GAS LINE
- UNDERGROUND ELECTRIC
- MERRIMACK COUNTY REGISTRY OF DEEDS
- M.C.R.D.
- GUARD RAIL
- WOOD FENCE
- TREELINE
- CONCRETE PAD, SIDEWALK
- SOILS CLASSIFICATION LINE



- NOTES**
- OWNER OF RECORD: WEST STREET KEENE LLC
47 CONSTITUTION DRIVE, SUITE 101
BEDFORD, NH 03110-6003
DEED REFERENCE: BK. 3689 PG. 2521
AREA: 65,532 S.F. OR 1.50 ACRES
 - 462-63 INDICATES TAX MAP AND LOT NUMBER.
 - THE PURPOSE OF THIS PLAN IS TO SHOW EXISTING CONDITIONS OF CONCORD TAX MAP 46Z LOT 63.
 - CURRENT ZONING IS GWP-GATEWAY PERFORMANCE DISTRICT.
MINIMUM LOT FRONTAGE: 300'
MINIMUM FRONT BUILDING SETBACKS: 25'
MINIMUM SIDE BUILDING SETBACKS: 25'
MINIMUM REAR BUILDING SETBACKS: 25'
MINIMUM WETLAND SETBACKS: 50'
MAXIMUM BUILDING HEIGHT: 45'
 - EXAMINATION OF THE FLOOD INSURANCE RATE MAP FOR MERRIMACK COUNTY, NEW HAMPSHIRE (ALL JURISDICTIONS), MAP NUMBER 3301300551E, EFFECTIVE DATE APRIL 19, 2010, INDICATES THAT THE SUBJECT PARCEL IS NOT LOCATED WITHIN A FLOOD HAZARD AREA.
 - HORIZONTAL DATUM: NAD 83/2011. VERTICAL DATUM: NAVD88. BENCHMARKS SET: AS NOTED.
 - BEARINGS SHOWN ON LOT BOUNDARIES ARE PER RECORD PLANS AND HAVE NOT BEEN TRANSLATED AND ROTATED TO GRID NORTH. ANGLE OF DECLINATION: 16'04"00" W.
 - 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 RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF SUBJECT PARCEL MAY DETERMINE.
 - THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. TFMORAN, 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.



ADDITIONAL ABUTTERS:

- MAP 46Z LOT 56
DAVID D. GLASS, TRUSTEE
WAL-MART REAL ESTATE BUSINESS TRUST
PROPERTY TAX DEPT. #8013
PO BOX 8050
BENTONVILLE, AR 72716-8050
BOOK 2112 PAGE 1850
ZONE: GWP
- MAP 46Z LOTS 30, 31 & 32
WORD OF LIFE CHRISTIAN FELLOWSHIP INC
PO BOX 2214
CONCORD, NH 03302-2214
BOOK 2638, PAGE 264
ZONE: RM
- MAP 46Z LOT 27
COMMUNITY ACTION PROGRAM
BELKNAP-MERRIMACK COUNTIES INC
PO BOX 1016
CONCORD, NH 03302-1016
BOOK 1941, PAGE 1356
ZONE: RM
- MAP 46Z LOT 26
BRIAN F. & DEBORAH A. COGGESHALL
65 OLD LOUDON ROAD
CONCORD, NH 03301-7811
BOOK 3461, PAGE 2871
ZONE: RM
- MAP 46Z LOT 25
ROBERT N. LAVERDIERE
313 PORTSMOUTH STREET
CONCORD, NH 03301-5850
BOOK 3325, PAGE 829
ZONE: RM

USDA-SCS SOILS DATA

26B	WINDSOR LOAMY SAND	3-8% SLOPES
598B	URBAN-URBAN LAND COMPLEX	0-8% SLOPES
699B	WINDSOR LAND	0-8% SLOPES

LOT TABULATION

	EXISTING	PROPOSED
• LOT AREAS:	65,532± S.F./1.5± AC.	65,532± S.F./1.5± AC.
• LAND USE AREAS:	65,532± S.F./1.5± AC.	65,532± S.F./1.5± AC.
• BUILDINGS AREAS:	10,600± S.F.(1 STORY)	11,600± S.F.(1 STORY)
• IMPERVIOUS COVERAGE:	30,150 SF (46.1%)	31,990 S.F.(48.8%)
• NET BUILDABLE LAND:	31,105 S.F.	31,105 S.F.
• PARKING REQUIREMENTS:	156	166

NOTE: BUILDING AREAS SHOWN ARE FROM EXTERIOR FOOTPRINT.

WETLAND SCIENTIST CERTIFICATION:

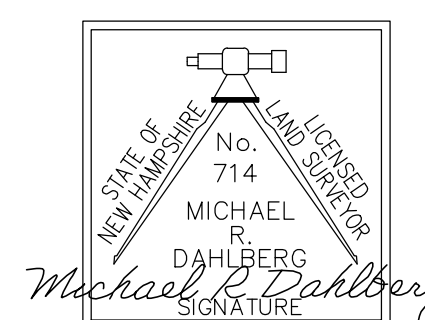
THE WETLANDS DEPICTED ON THIS PLAN WERE DELINEATED ON OCTOBER 31, 2024, BY JASON R. AUBE, CWS #313. THESE WETLANDS WERE DELINEATED ACCORDING TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL (JANUARY 1987) AND THE REGIONAL SUPPLEMENT TO THE U.S. CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTH-CENTRAL AND NORTHEAST REGION, VERSION 2.0 (JANUARY 2012). THE PRESENCE OF DOMINANT HYDROPHYTIC VEGETATION WAS DETERMINED USING THE NORTH-CENTRAL AND NORTHEAST 2016 REGIONAL WETLAND PLANT LIST, VERSION 3.3, 2016, PUBLISHED BY THE ARMY CORPS OF ENGINEERS. HYDRIC SOILS WERE DETERMINED USING THE NH HYDRIC SOILS TECHNICAL COMMITTEE'S "FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND", VERSION 4, 2017, PUBLISHED BY THE NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION.



SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY AND PLAT WERE PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND BY THIS OFFICE DURING NOVEMBER OF 2024 AND FEBRUARY OF 2025 AND HAS AN ERROR OF CLOSURE OF NOT LESS ACCURACY THAN ONE PART IN TEN THOUSAND (1/10,000).

Michael R Dahlberg 03-12-25
LICENSED LAND SURVEYOR DATE



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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 TF Moran, Inc.



REV.	DATE	DESCRIPTION	DR	CK

TAX MAP 46Z LOT 63

EXISTING CONDITIONS OVERVIEW PLAN

WEST STREET KEENE LLC
313 LOUDON ROAD, CONCORD, NH

OWNED BY AND PREPARED FOR:
WEST STREET KEENE LLC
47 CONSTITUTION DRIVE, SUITE 101
BEDFORD, NH 03110-6003

SCALE: 1" = 40' MARCH 12, 2025

Civil Engineers	48 Constitution Drive
Structural Engineers	Bedford, NH 03110
Traffic Engineers	Phone (603) 472-4488
Land Surveyors	Fax (603) 472-9747
Landscape Architects	www.tfmoran.com
Scientists	

TFM logo

F	95478.06	DR	JL	FB	-
E		CK	MRD	CADFILE	95487.06 Survey

S-1

LEGEND

- DRAIN MANHOLE
- CATCH BASIN
- ROUND CATCH BASIN
- WATER VALVE
- HYDRANT
- LIGHT POLE
- SIGN
- UTILITY POLE
- TELEPHONE BOX
- ELECTRIC METER
- TRANSFORMER PAD
- DECIDUOUS TREE
- CONIFEROUS TREE
- GRANITE BOUND
- WETLAND FLAG/LABEL
- WETLAND SYMBOL
- DRAINAGE FLOW
- BOLLARD
- CLEAN OUT
- TEMPORARY BENCHMARK (TBM)
- CONCRETE
- CONCRETE RETAINING WALL
- DUCTILE IRON
- ELEVATION
- FINISHED FLOOR ELEVATION
- FOUND
- MULCH AND SHRUBS
- SLOPE GRANITE CURB
- TOP OF CURB
- TOP OF PIPE
- VERTICAL CONCRETE CURB
- VERTICAL GRANITE CURB
- SLOPED BITUMINOUS CURB
- SLOPED GRANITE CURB
- SEWER LINE
- DRAIN LINE
- WATER LINE
- GAS LINE
- UNDERGROUND ELECTRIC LINE
- MERRIMACK COUNTY REGISTRY OF DEEDS
- GUARD RAIL
- WOOD FENCE
- TREELINE
- CONCRETE PAD, SIDEWALK
- SOILS CLASSIFICATION LINE

MAP 46Z LOT 59
 NRFC CONCORD HOLDINGS LLC
 C/O NORTH STAR REALTY FIN CORP
 590 MADISON AVE. FL 34
 NEW YORK, NY 10022-8533
 BOOK 2948, PAGE 1225
 ZONE: GWP

MAP 46Z LOT 63
 65,532 S.F.
 1.50 ACRES

MAP 46Z LOT 61
 MILANO REAL ESTATE ASSOC. LLC
 C/O WEST STREET KEENE LLC
 PO BOX 1750
 CONCORD, NH 03302-1750
 BOOK 3689, PAGE 2521
 ZONE: GWP



WETLAND SCIENTIST CERTIFICATION
 THE WETLANDS DEPICTED ON THIS PLAN WERE DELINEATED ON OCTOBER 31, 2024, BY JASON R. AUBE CWS #313. THESE WETLANDS WERE DELINEATED ACCORDING TO THE CORPUS OF ENGINEERS WETLAND DELINEATION MANUAL (JANUARY 1987) AND THE REGIONAL SUPPLEMENT TO THE U.S. CORPUS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHERN AND NORTHEAST REGION, VERSION 2.0 (JANUARY 2012). THE PRESENCE OF DOMINANT HYDROPHYTIC VEGETATION WAS DETERMINED USING THE NORTHERN AND NORTHEAST 2016 REGIONAL WETLAND PLANT LIST, VERSION 3.3, 2016, PUBLISHED BY THE ARMY CORPS OF ENGINEERS. HYDRIC SOILS WERE DETERMINED USING THE NH HYDRIC SOILS TECHNICAL COMMITTEE'S "FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND", VERSION 4, 2017, PUBLISHED BY THE NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION.



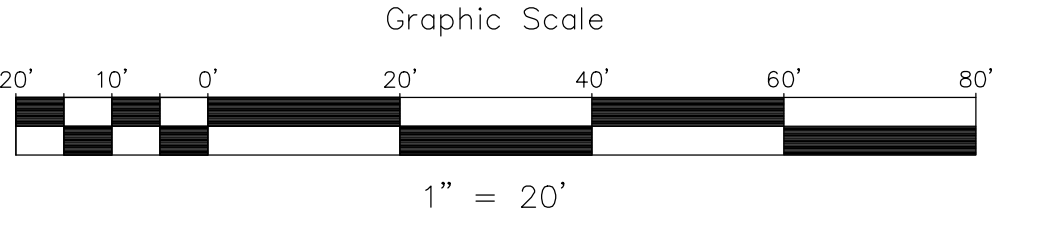
USDA-SCS SOILS DATA

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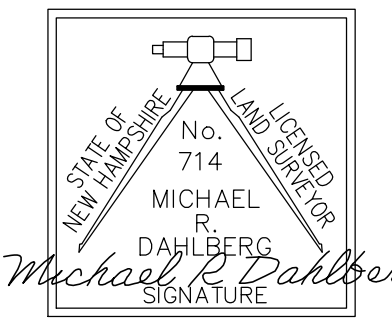
NOTE: BUILDING AREAS SHOWN ARE FROM EXTERIOR FOOTPRINT.



SURVEYOR'S CERTIFICATION

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Michael R. Dahlberg
 LICENSED LAND SURVEYOR
 DATE 03-12-25



TAX MAP 46Z LOT 63
EXISTING CONDITIONS PLAN
 WEST STREET KEENE LLC
 313 LOUDON ROAD, CONCORD, NH
 OWNED BY AND PREPARED FOR:
 WEST STREET KEENE LLC
 47 CONSTITUTION DRIVE, SUITE 101
 BEDFORD, NH 03110-6003
 SCALE: 1" = 20' MARCH 12, 2025

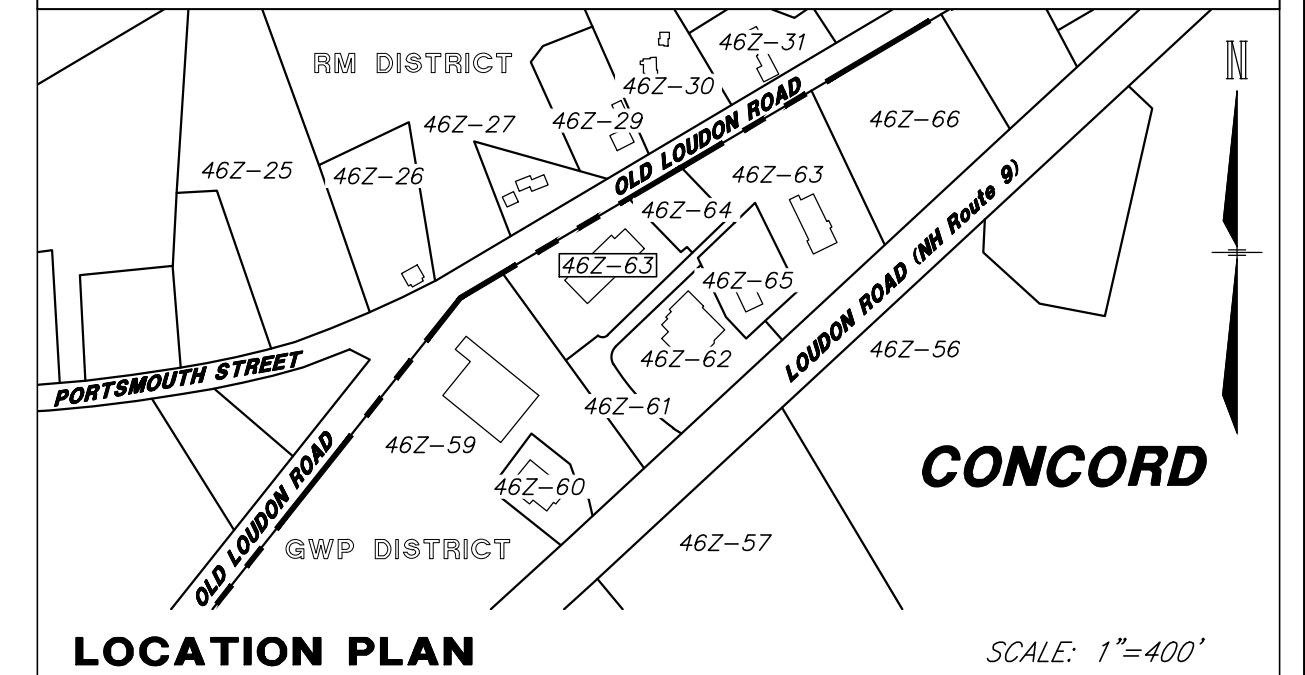
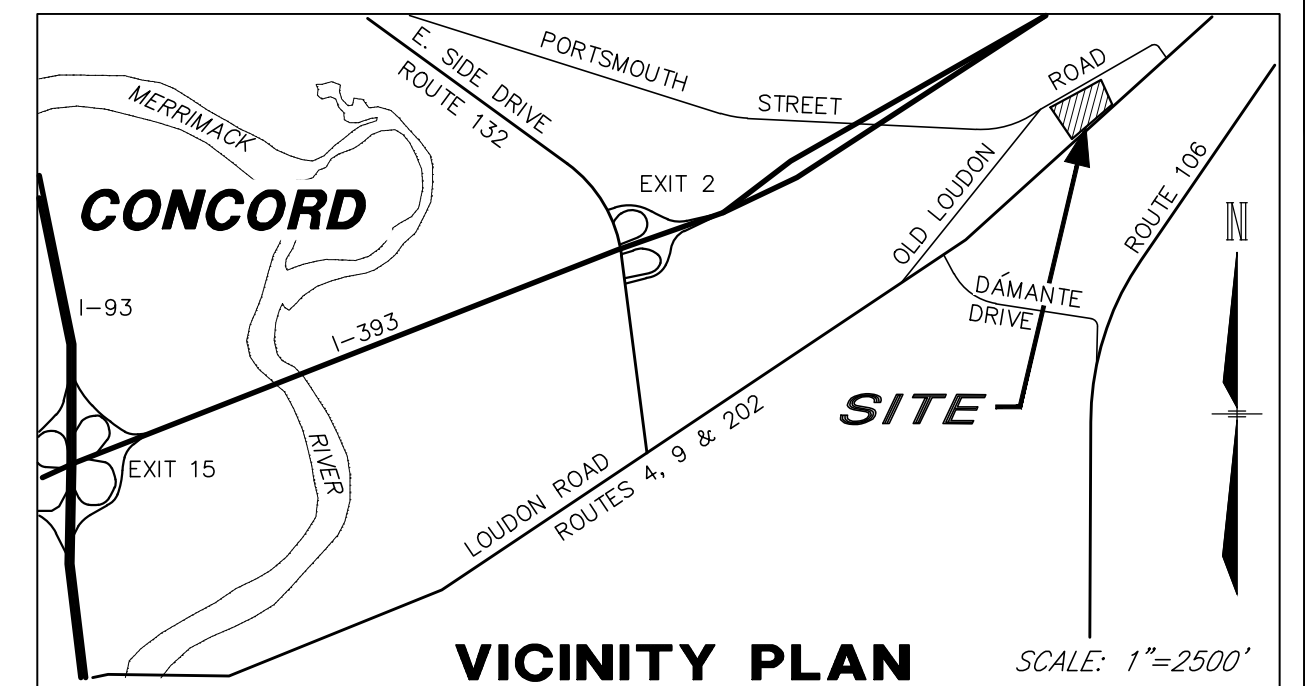
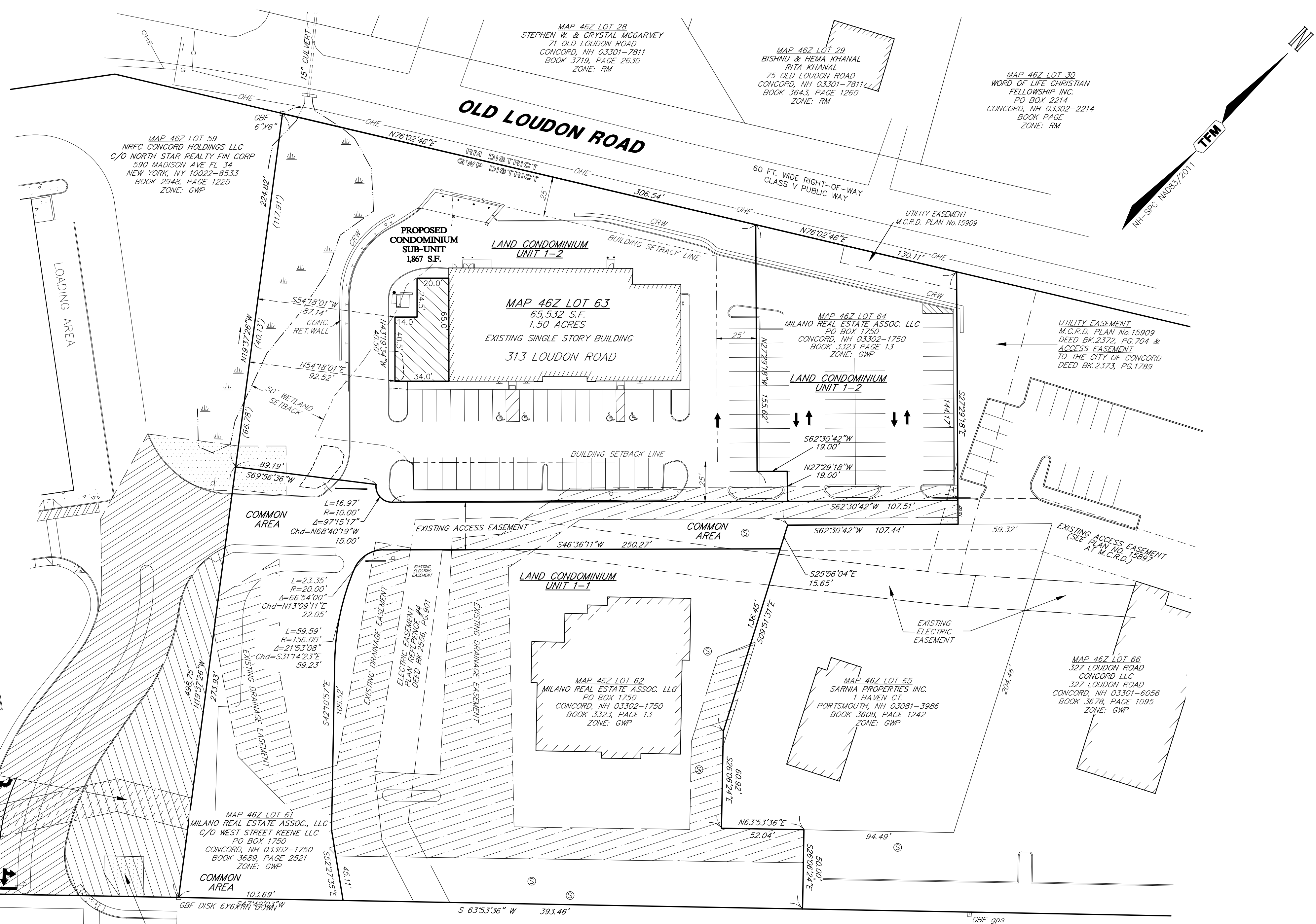
TFM
 Civil Engineers
 Structural Engineers
 Traffic Engineers
 Land Surveyors
 Landscape Architects
 Scientists
 48 Constitution Drive
 Bedford, NH 03110
 Phone (603) 472-4488
 Fax (603) 472-9747
 www.tfmoran.com

REV.	DATE	DESCRIPTION	DR	CK

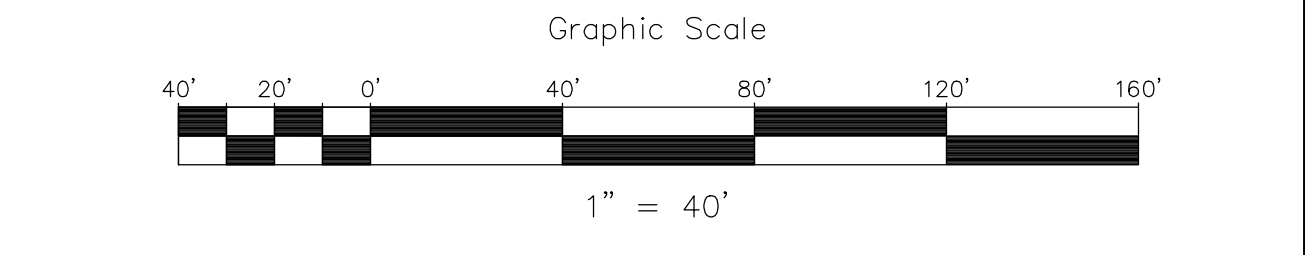
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LEGEND

- DRAIN MANHOLE
- CATCH BASIN
- ROUND CATCH BASIN
- WATER VALVE
- HYDRANT
- LIGHT POLE
- SIGN
- UTILITY POLE
- TELEPHONE BOX
- ELECTRIC METER
- TRANSFORMER PAD
- DECIDUOUS TREE
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- UNDERGROUND ELECTRIC LINE
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- GUARD RAIL
- WOOD FENCE
- TREELINE
- CONCRETE PAD, SIDEWALK
- SOILS CLASSIFICATION LINE

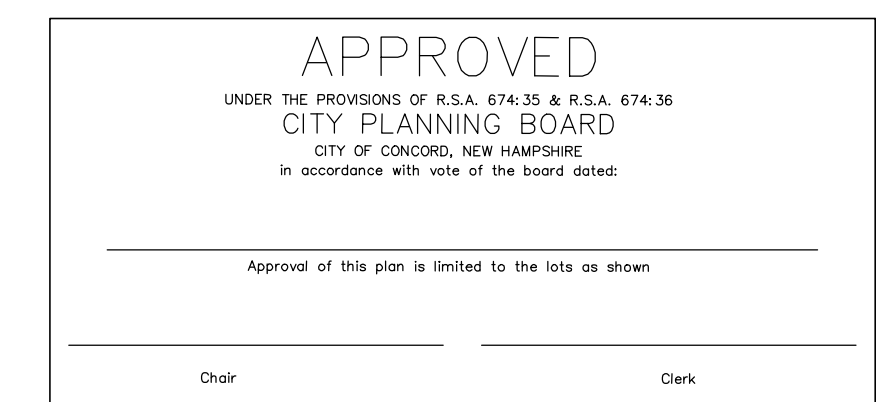


- NOTES**
- OWNER OF RECORD: WEST STREET KEENE LLC
47 CONSTITUTION DRIVE, SUITE 101
BEDFORD, NH 03110-6003
DEED REFERENCE: BK. 3689 PG. 2521
AREA: 65,532 S.F. OR 1.50 ACRES
 - 46Z-63 INDICATES TAX MAP AND LOT NUMBER.
 - THE PURPOSE OF THIS PLAN IS TO SHOW INFORMATION FOR A CONDOMINIUM SUB-UNIT THAT WILL BE ATTACHED TO THE EXISTING BUILDING ON CONDOMINIUM LAND UNIT 1-3 OF THE MILANO LAND CONDOMINIUM LOCATED AT 313 LOUDON ROAD ON TAX MAP 46Z LOT 63, IN CONCORD, NEW HAMPSHIRE AS SHOWN HEREON AND NO OTHER PURPOSE.
 - CURRENT ZONING IS GWP-GATEWAY PERFORMANCE DISTRICT.
MINIMUM LOT FRONTAGE: 300'
MINIMUM FRONT BUILDING SETBACKS: 25'
MINIMUM SIDE BUILDING SETBACKS: 25'
MINIMUM REAR BUILDING SETBACKS: 25'
MINIMUM WETLAND SETBACKS: 50'
MAXIMUM BUILDING HEIGHT: 45'
 - EXAMINATION OF THE FLOOD INSURANCE RATE MAP FOR MERRIMACK COUNTY, NEW HAMPSHIRE (ALL JURISDICTIONS), MAP NUMBER 3301300551E, EFFECTIVE DATE APRIL 19, 2010, INDICATES THAT THE SUBJECT PARCEL IS NOT LOCATED WITHIN A FLOOD HAZARD AREA.
 - HORIZONTAL DATUM: NAD 83/2011 VERTICAL DATUM: NAVD88 BENCHMARKS SET: AS NOTED.
 - BEARINGS SHOWN ON LOT BOUNDARIES ARE PER RECORD PLANS AND HAVE NOT BEEN TRANSLATED AND ROTATED TO GRID NORTH. ANGLE OF DECLINATION: 16°04'00" W.
 - 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 RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF SUBJECT PARCEL MAY DETERMINE.
 - THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. TFMORAN, 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.

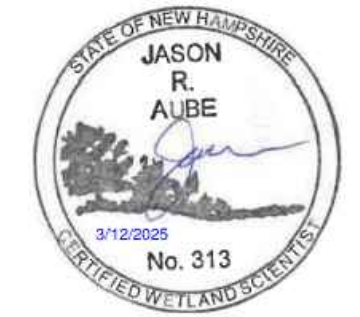


LOUDON ROAD N.H. Routes 4-9-202
VARIABLE WIDTH RIGHT-OF-WAY
CLASS IV PUBLIC WAY

- ADDITIONAL ABUTTERS:**
- MAP 46Z LOT 56
DAVID D. GLASS, TRUSTEE
WAL-MART REAL ESTATE BUSINESS TRUST
PROPERTY TAX DEPT. #8013
PO BOX 8050
BENTONVILLE, AR 72716-8050
BOOK 2112 PAGE 1850
ZONE: GWP
 - MAP 46Z LOTS 30, 31 & 32
WORD OF LIFE CHRISTIAN FELLOWSHIP INC
PO BOX 2214
CONCORD, NH 03302-2214
BOOK 2638, PAGE 264
ZONE: RM
 - MAP 46Z LOT 27
COMMUNITY ACTION PROGRAM
BELKNAP-MERRIMACK COUNTIES INC
PO BOX 1016
CONCORD, NH 03302-1016
BOOK 1941, PAGE 1356
ZONE: RM
 - MAP 46Z LOT 26
BRIAN R. & DEBORAH A. COGGESHALL
65 OLD LOUDON ROAD
CONCORD, NH 03301-2811
BOOK 3461, PAGE 2871
ZONE: RM
 - MAP 46Z LOT 25
ROBERT N. LAVERDIERE
313 PORTSMOUTH STREET
CONCORD, NH 03301-3850
BOOK 3235, PAGE 829
ZONE: RM

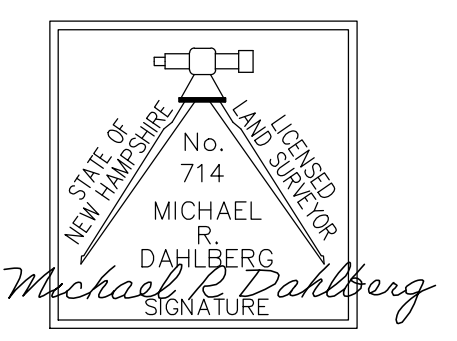


WETLAND SCIENTIST CERTIFICATION:
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- REFERENCE PLANS**
- APPROVED SITE PLAN ENTITLED "TAX MAP 111F, BLOCK 2, LOTS 6 & 12, SITE PLAN - RETAIL DEVELOPMENT, 313 & 317 LOUDON ROAD, CONCORD, NH PREPARED FOR MILANO REAL ESTATE ASSOC. LLC, SCALE 1"=40", DATED JULY 21, 2006, LAST REVISED 9/18/08" PREPARED BY THIS OFFICE.
 - MERRIMACK COUNTY REGISTRY OF DEEDS PLANS: 17576, 16903, 15994, 15909, 15897, 16809.

SURVEYOR'S CERTIFICATION
I HEREBY CERTIFY THAT THIS SURVEY AND PLAT WERE PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS AN ERROR OF CLOSURE OF GREATER ACCURACY THAN ONE PART IN TEN THOUSAND (1:10,000).
I HEREBY 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-III)
Michael R. Dahlberg
LICENSED LAND SURVEYOR 03-12-2025 DATE



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Bedford, N.H. 03110
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This plan is not effective unless signed by a duly authorized officer of TF Moran, Inc.



REV.	DATE	DESCRIPTION	DR	CK

TAX MAP 46Z LOT 63
CONDOMINIUM SITE PLAN
MILANO LAND CONDOMINIUM
CONDOMINIUM UNIT 1-3 & PROPOSED SUB-UNIT
313 LOUDON ROAD, CONCORD, NH
OWNED BY AND PREPARED FOR:
WEST STREET KEENE LLC
47 CONSTITUTION DRIVE, SUITE 101
BEDFORD, NH 03110-6003
SCALE: 1" = 40' **MARCH 12, 2025**

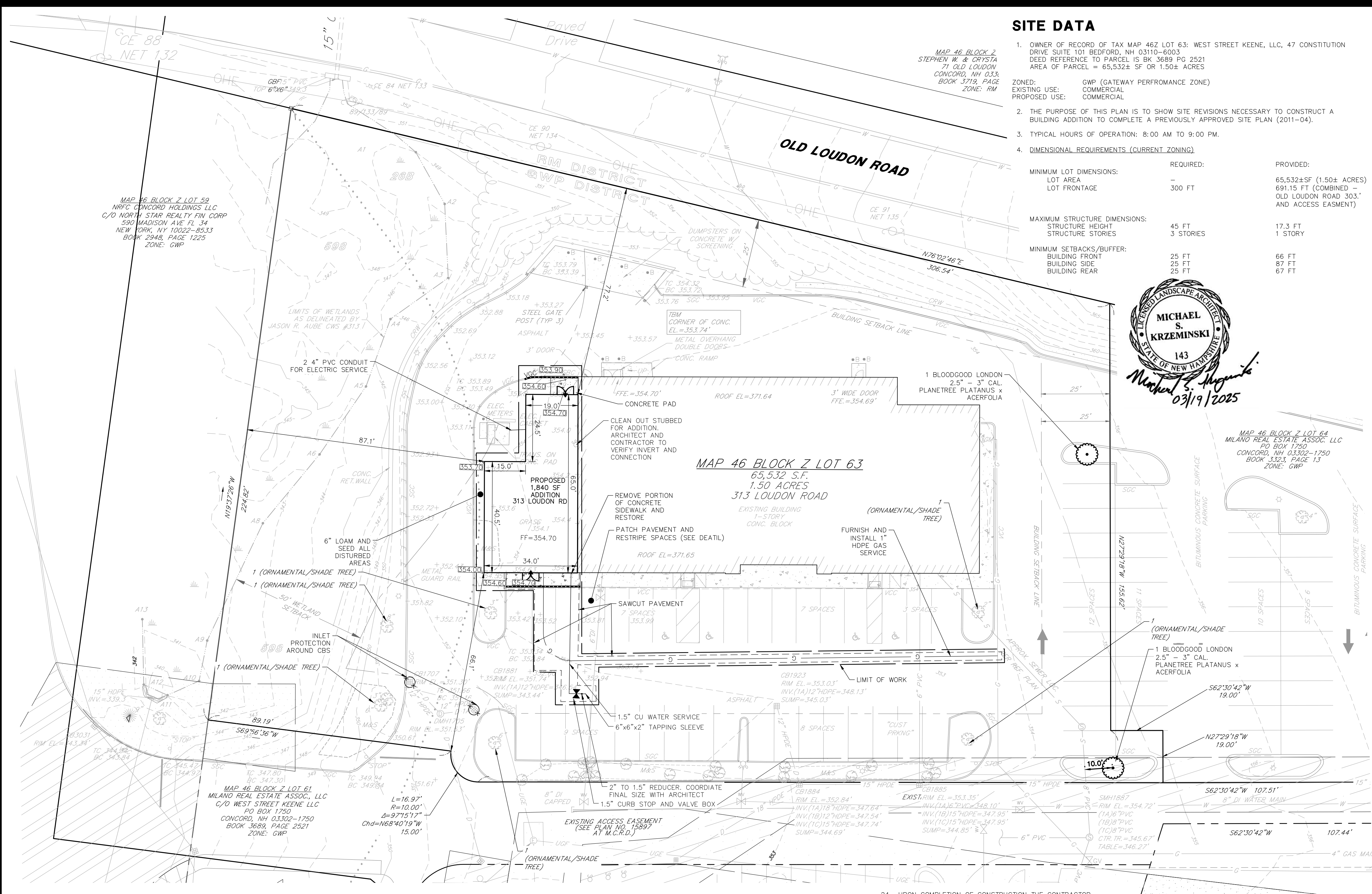
Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

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

TFM

95478.06 DR JL FB
CK MRD CADFILE 95487.06 Survey CS-1

Mar 19, 2025 - 10:00am
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SITE DATA

- OWNER OF RECORD OF TAX MAP 46Z LOT 63: WEST STREET KEENE, LLC, 47 CONSTITUTION DRIVE SUITE 101 BEDFORD, NH 03110-6003
DEED REFERENCE TO PARCEL IS BK 3689 PG 2521
AREA OF PARCEL = 65,532± SF OR 1.50± ACRES
- ZONED: GWP (GATEWAY PERFORMANCE ZONE)
EXISTING USE: COMMERCIAL
PROPOSED USE: COMMERCIAL
- THE PURPOSE OF THIS PLAN IS TO SHOW SITE REVISIONS NECESSARY TO CONSTRUCT A BUILDING ADDITION TO COMPLETE A PREVIOUSLY APPROVED SITE PLAN (2011-04).
- TYPICAL HOURS OF OPERATION: 8:00 AM TO 9:00 PM.
- DIMENSIONAL REQUIREMENTS (CURRENT ZONING):

MINIMUM LOT DIMENSIONS:	REQUIRED:	PROVIDED:
LOT AREA	-	65,532± SF (1.50± ACRES)
LOT FRONTAGE	300 FT	691.15 FT (COMBINED - OLD LOUDON ROAD 303' AND ACCESS EASMENT)
MAXIMUM STRUCTURE DIMENSIONS:	REQUIRED:	PROVIDED:
STRUCTURE HEIGHT	45 FT	17.3 FT
STRUCTURE STORIES	3 STORIES	1 STORY
MINIMUM SETBACKS/BUFFER:	REQUIRED:	PROVIDED:
BUILDING FRONT	25 FT	66 FT
BUILDING SIDE	25 FT	87 FT
BUILDING REAR	25 FT	67 FT

- MINIMUM OPEN SPACE 85% 49%
- PARKING REQUIREMENTS
THE PARKING ON THIS SITE IS SHARED WITH LOT 46Z-64 & 46Z-62.
ALL EXISTING PARKING TO REMAIN
PARKING SPACES (SEE CALCULATION) 166 SPACES 220 SPACES
ACCESSIBLE SPACES (REQ'D BY ADA) 7 SPACES 10 SPACES
PARKING SPACE SIZE 20 FT X 9 FT 20 FT X 9 FT
AISLE WIDTH 24 FT 24 FT
- PARKING CALCULATIONS
REQUIRED PARKING RATIO:
RETAIL: 1 SPACE PER 200 SF
RESTAURANT: 1 SPACE PER 75 SF
TOTAL REQUIRED = 7,962 SF / 75 SF/SPACE = 106 SPACES +
11,880 SF / 200 SF/SPACE = 60 SPACES +
TOTAL = 166 SPACES
- EXAMINATION OF THE FLOOD INSURANCE RATE MAP FOR MERRIMACK COUNTY, NEW HAMPSHIRE, (ALL JURISDICTIONS) MAP NUMBERS 33013C0551E EFFECTIVE DATE: APRIL 19, 2010 INDICATES THAT THE SUBJECT PARCEL IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA.
- THE PROPERTY IS SERVICED BY THE FOLLOWING:
DRAINAGE PRIVATE
SEWER MUNICIPAL
WATER MUNICIPAL
GAS LIBERTY UTILITIES
ELECTRIC UNILIT
TELECOMM COMCAST / FAIRPOINT COMMUNICATIONS
- 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 CHALK BASINS CLEAR.
- THE CONTRACTOR SHALL BID AND PERFORM THE WORK IN ACCORDANCE WITH ALL LOCAL STATE AND NATIONAL CODES, SPECIFICATIONS, REGULATIONS AND STANDARDS.
- ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS NOTED OTHERWISE.
- WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED 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.
- 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.
- 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.
- THE CONTRACTOR SHALL MAINTAIN EMERGENCY ACCESS TO ALL AREAS AFFECTED BY HIS WORK AT ALL TIMES.
- LIGHTING, SIGNAGE, LANDSCAPING, AND SCREENING SHALL MEET THE REQUIREMENTS OF THE CITY OF CONCORD ZONING ORDINANCE AND SITE PLAN REGULATIONS.
- LIGHTING FIXTURES MOUNTED HIGHER THAN 15 FEET ABOVE THE GROUND SHALL BE LIMITED TO CUT-OFF FIXTURES AS DEFINED BY THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA (IESNA). ALL PARKING LOT LIGHTING SHALL BE SUBJECT TO A 4:1 UNIFORMITY RATIO, WHICH IS THE RATIO OF AVERAGE ILLUMINATION TO MINIMUM ILLUMINATION.
- SITE WORK SHALL BE CONSTRUCTED FROM A COMPLETE SET OF PLANS, NOT ALL FEATURES ARE DETAILED ON EVERY PLAN. THE ENGINEER OF RECORD IS TO BE NOTIFIED OF ANY CONFLICT WITHIN THIS PLAN SET.
- IN THE EVENT OF A CONFLICT BETWEEN PLANS, SPECIFICATIONS, AND DETAILS, THE ENGINEER OF RECORD SHALL BE NOTIFIED IMMEDIATELY FOR CLARIFICATION.
- IF CONDITIONS AT THE SITE ARE DIFFERENT THAN SHOWN ON THE PLANS, THE ENGINEER OF RECORD SHALL BE NOTIFIED PRIOR TO PROCEEDING WITH THE AFFECTED WORK.
- 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-COMFORMANCE WITH THESE PLANS EXCEPT UPON THE WRITTEN APPROVAL OF THE ENGINEER OF RECORD.
- TFMORAN INC. ASSUMES NO LIABILITY FOR WORK PERFORMED WITHOUT AN ACCEPTABLE PROGRAM OF TESTING AND INSPECTION AS APPROVED BY THE ENGINEER OF RECORD.
- 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.
- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND IN ACCORDANCE WITH SECTION 25.02(1) OF THE SITE PLAN REGULATIONS.



REFERENCE PLANS

- APPROVED SITE PLAN ENTITLED "TAX MAP 111F, BLOCK 2, LOTS 6 & 12, SITE PLAN - RETAIL DEVELOPMENT, 313 & 317 LOUDON ROAD, CONCORD, NH PREPARED FOR MILANO REAL ESTATE ASSOC. LLC, SCALE 1"=40", DATED JULY 21, 2006, LAST REVISED 9/18/06" PREPARED BY THIS OFFICE.
- MERRIMACK COUNTY REGISTRY OF DEEDS PLANS:
17576, 16903, 15994, 15909, 15897, 16809.

LOT TABULATION

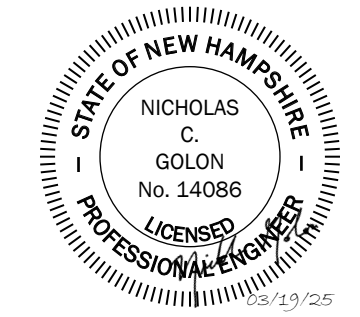
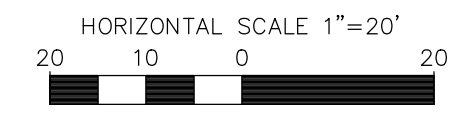
	EXISTING	PROPOSED
• LOT AREAS:	65,532± S.F./1.5± AC.	65,532± S.F./1.5± AC.
• LAND USE AREAS:	65,532± S.F./1.5± AC.	65,532± S.F./1.5± AC.
• BUILDINGS AREAS:	10,800± S.F. (1 STORY)	11,800± S.F. (1 STORY)
• IMPERVIOUS COVERAGE:	30,150 SF (46.1%)	31,990 S.F. (48.8%)
• NET BUILDABLE LAND:	31,105 S.F.	31,105 S.F.
• PARKING REQUIREMENTS:	156	166

NOTE: BUILDING AREAS SHOWN ARE FROM EXTERIOR FOOTPRINT.

LANDSCAPING CALCULATIONS

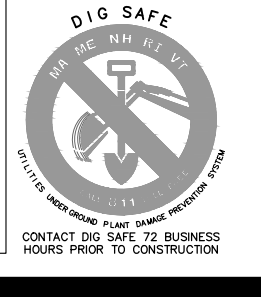
PARKING LOT PERIMETER (28-7-10(a) ZONING ORDINANCE)
LESS THAN 375 SPACES & NOT ALONG ARTERIAL OR COLLECTOR STREET - 5'
PERIMETER LANDSCAPE AREA
INTERIOR GREEN SPACE (28-7-10(b) ZONING ORDINANCE)
LESS THAN 50 SPACES - N/A
PARKING AREA SHADE TREES (28-7-10(d) ZONING ORDINANCE)
ONE (1) ORNAMENTAL OR SHADE TREE PER 2,000 SF OF PARKING LOT AREA.
TOTAL REQUIRED: 14,700 SF PARKING AREA / 2000 SF = 7.35 TREES = 8 TREES
TOTAL EXISTING: 6
TOTAL PROPOSED: 2 BLOODGOOD LONDON PLANTREES (PLATANUS X ACERIFOLIA)
TOTAL PROVIDED: 8

- UPON COMPLETION OF CONSTRUCTION THE CONTRACTOR SHALL SUBMIT AS-BUILT DRAWINGS TO THE ENGINEERING SERVICES DIVISION.
- THE CONTRACTOR SHALL SET UP A PRECONSTRUCTION MEETING WITH THE ENGINEERING SERVICES DIVISION TO DISCUSS CONSTRUCTION REQUIREMENTS, SITE INSPECTIONS, ASSOCIATED FEES, SCHEDULES, ETC.
- THE CONTRACTOR SHALL OBTAIN AN EXCAVATION PERMIT FROM THE ENGINEERING SERVICES DIVISION FOR WORK WITHIN THE ROW OR CITY EASEMENTS (SUCH AS THE WATER LINE EASEMENT).
- THE CONTRACTOR SHALL OBTAIN UTILITY CONNECTION PERMITS FROM THE ENGINEERING SERVICES DIVISION FOR THE PROPOSED WATER SERVICE, SEWER SERVICE, AND STORM DRAIN CONNECTION(S), IF APPLICABLE. INDIVIDUAL PERMITS WILL BE REQUIRED FOR EACH CONNECTION.



TAX MAP 46Z LOT 63
SITE, GRADING, UTIL. & STORMWATER MGMT. PLAN
RETAIL DEVELOPMENT
313 LOUDON ROAD, CONCORD, NH
OWNED BY AND PREPARED FOR:
WEST STREET KEEN LLC
47 CONSTITUTION DRIVE, SUITE 101
BEDFORD, NH 03110-6003
SCALE: 1" = 20' **MARCH 19, 2025**

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



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
Chair _____ Clerk _____

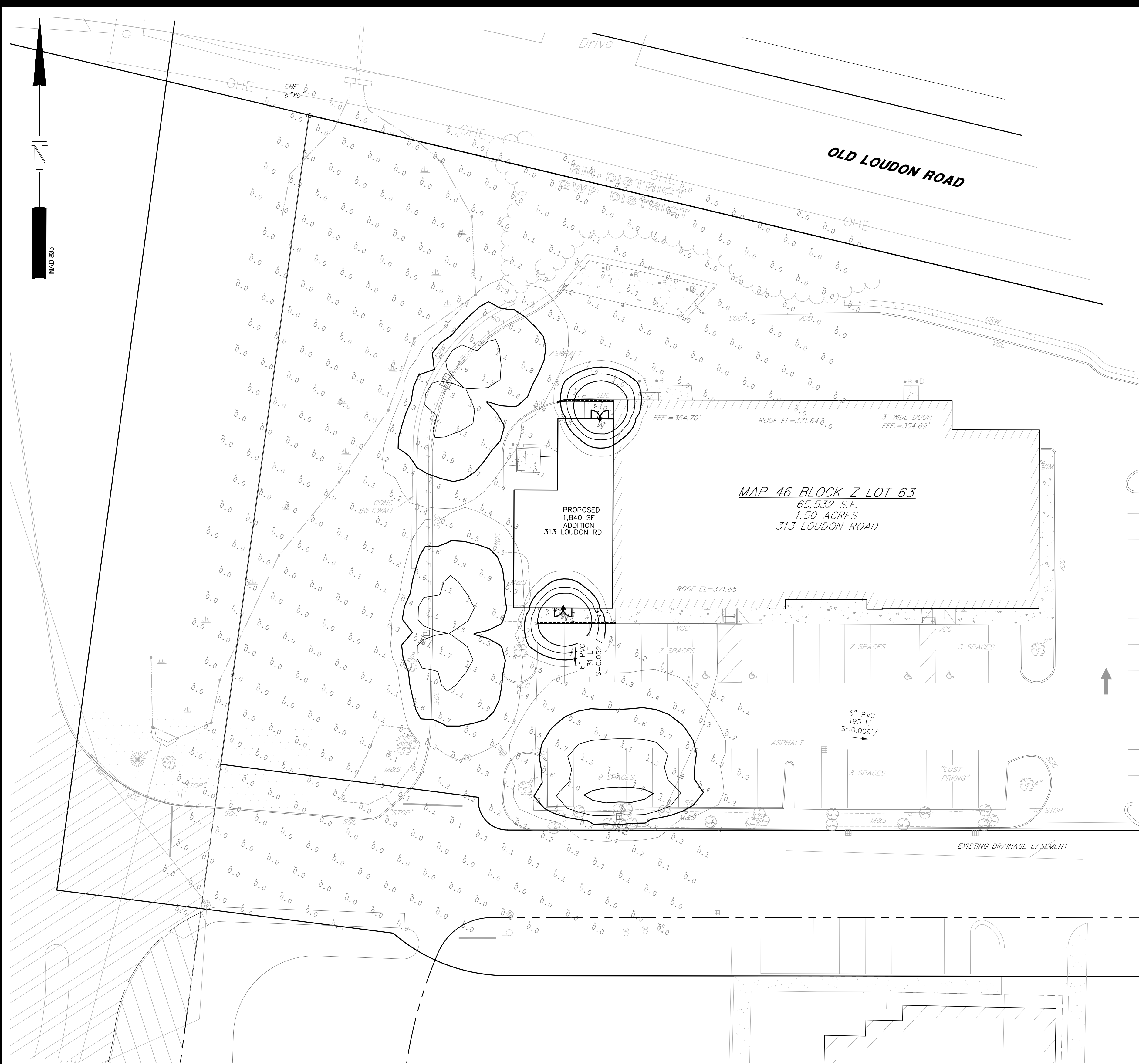
REV	DATE	DESCRIPTION	DR	CK

TFM 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: 95478.06 DR: CK CADFILE: 95478-06 SITE: C-3

Mar 19, 2025 - 10:00am \\tfr-bdfor4\projects\civil\survey\TFM Projects\95478 Milano-LoudonRd\95478-06 West St Keene - Site Plan\95478-06 C3D\IPRODUCTION\95478-06 SITE.dwg



LIGHTING NOTE

- LIGHTING FIXTURES MOUNTED HIGHER THAN 15 FEET ABOVE THE GROUND SHALL BE LIMITED TO CUT-OFF FIXTURES AS DEFINED BY THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA (IESNA). ALL PARKING LOT LIGHTING SHALL BE SUBJECT TO A 4:1 UNIFORMITY RATIO, WHICH IS THE RATIO OF AVERAGE ILLUMINATION TO MINIMUM ILLUMINATION.*
- WALL PACK SHALL BE GRAY.
- NO LIGHT POLES ARE BEING PROPOSED.

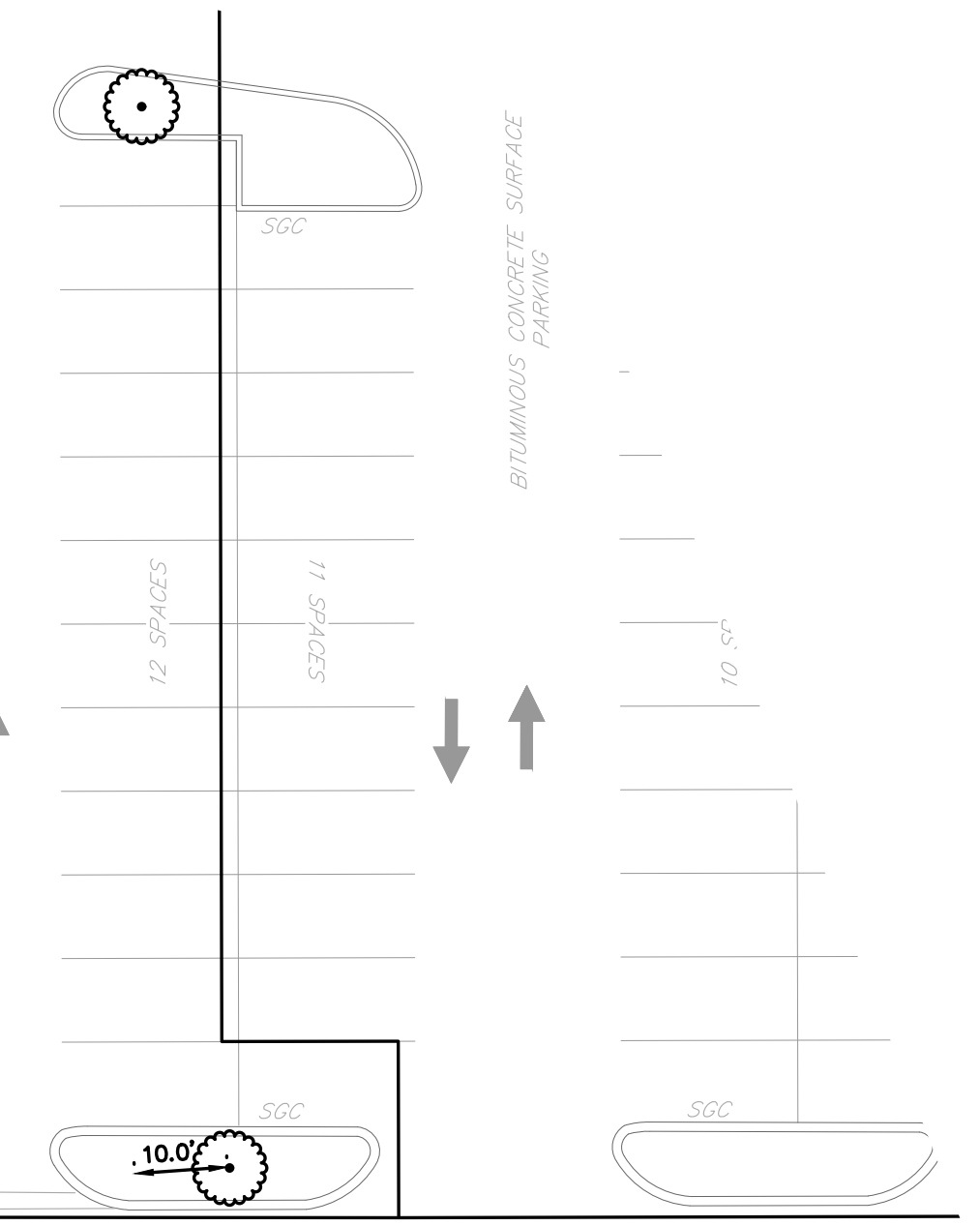
Slim Wall Pack (WPSLS)
Small LED Slim Wall Pack



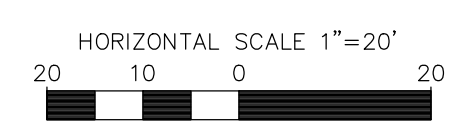
PARKING SPACES

Illuminance (Fc)
Average = 0.75
Maximum = 1.8
Minimum = 0.2
Avg/Min Ratio = 3.75
Max/Min Ratio = 9.00

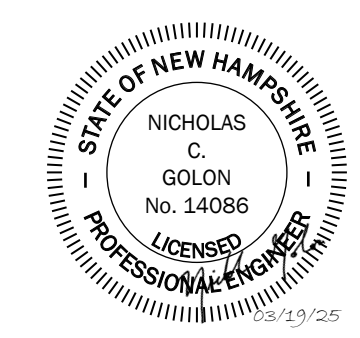
Luminaire Schedule Symbol	Qty	Label	Arrangement	Description	[MANUFAC]
□	2	E1	Single	EXISTING POLE LIGHT TYPE 3	LSI INDUSTRIES, INC.
□	1	E2	Single	EXISTING POLE LIGHT TYPE 4	LSI INDUSTRIES, INC.
□	2	W	Single	WPSLS-02L-30-CXX	LSI INDUSTRIES, INC.



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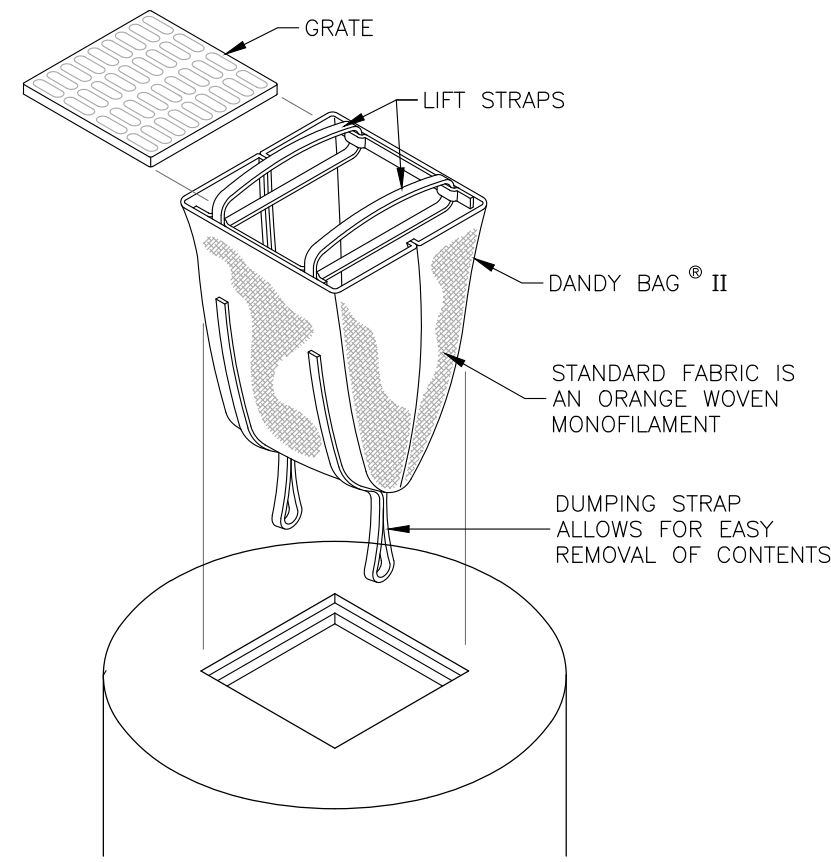


REV	DATE	DESCRIPTION	DR	CK



TAX MAP 46Z LOT 63
LIGHTING PLAN
RETAIL DEVELOPMENT
313 LOUDON ROAD, CONCORD, NH
OWNED BY AND PREPARED FOR:
WEST STREET KEEN LLC
47 CONSTITUTION DRIVE, SUITE 101
BEDFORD, NH 03110-6003
SCALE: 1" = 20' **MARCH 19, 2025**

	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
	F I E 95478.06 DR CK CADFILE 95478-06 SITE L-1	L-1

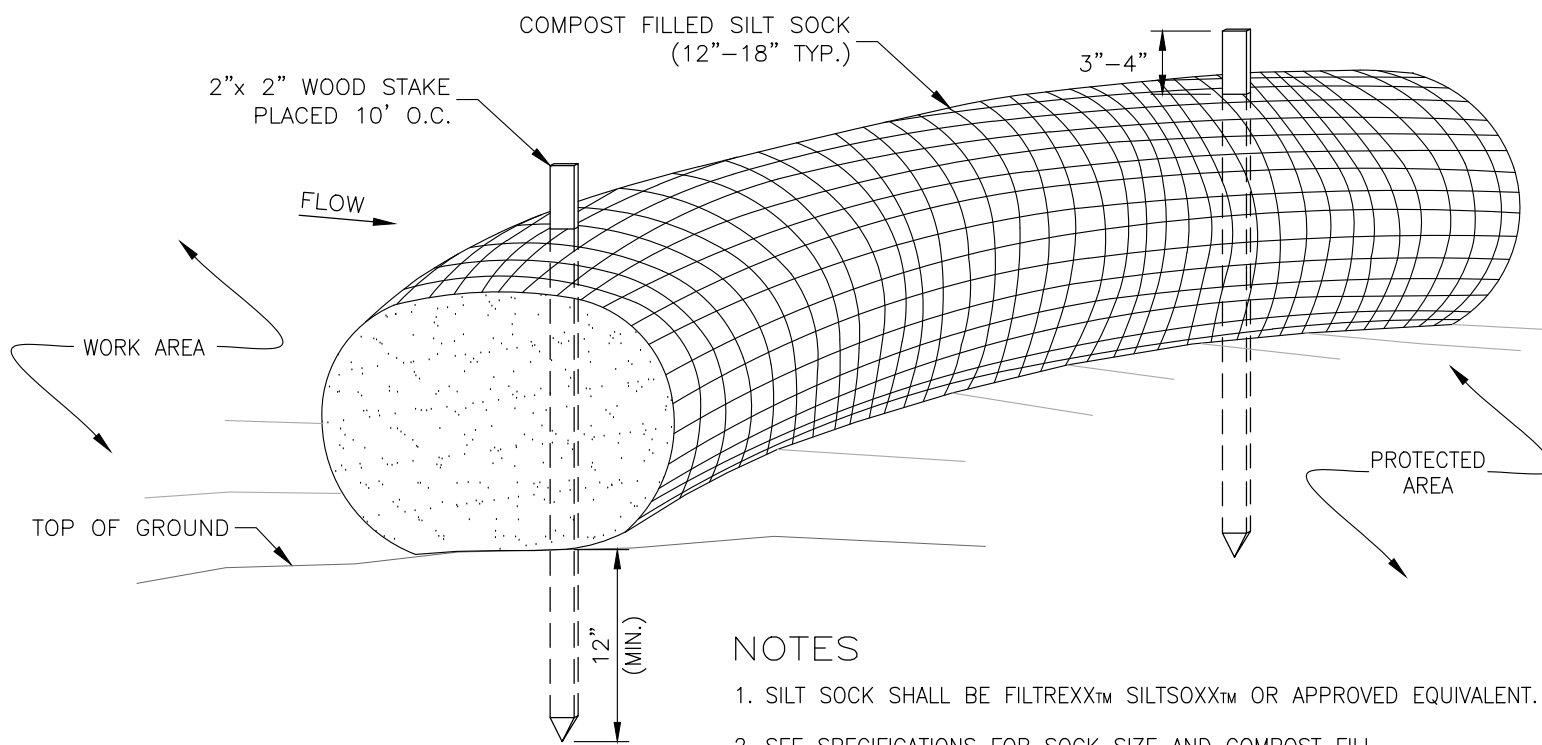


INSTALLATION
 INSTALLATION: REMOVE THE GRATE FROM CATCH BASIN. IF USING OPTIONAL OIL ABSORBENTS: PLACE ABSORBENT PILLOW IN UNIT. STAND THE GRATE ON END. MOVE THE TOP LIFTING STRAPS OUT OF THE WAY AND PLACE THE GRATE INTO THE DANDY BAG. HOLD SO THAT THE GRATE IS BELOW THE TOP STRAPS AND ABOVE THE LOWER STRAPS. HOLDING THE LIFTING DEVICES, INSERT THE GRATE INTO THE INLET.

MAINTENANCE
 MAINTENANCE: REMOVE ALL ACCUMULATED SEDIMENT AND DEBRIS FROM VICINITY OF UNIT AFTER EACH STORM EVENT. AFTER EACH STORM EVENT AND AT REGULAR INTERVALS, LOOK INTO THE DANDY BAG II. IF THE CONTAINMENT AREA IS MORE THAN 1/3 FULL OF SEDIMENT, THE UNIT MUST BE EMPTIED. TO EMPTY UNIT, LIFT THE UNIT OUT OF THE INLET USING THE LIFTING STRAPS AND REMOVE THE GRATE. IF USING OPTIONAL OIL ABSORBENTS; REPLACE ABSORBENT WHEN NEAR SATURATION.

DANDY BAG® II

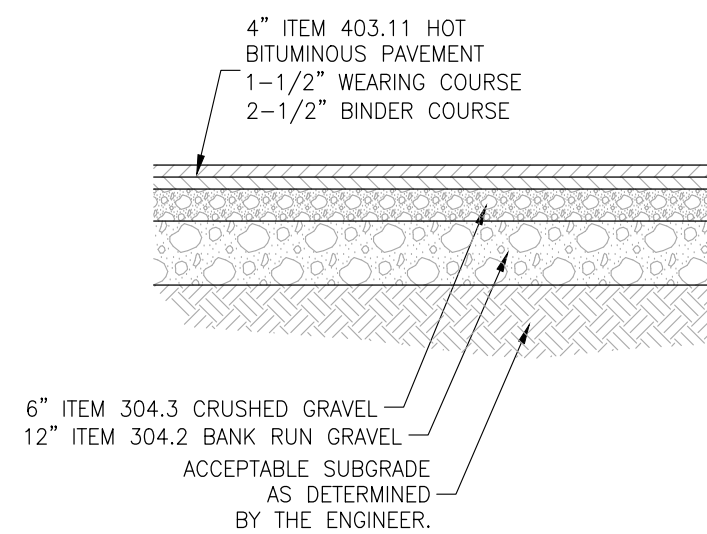
NOT TO SCALE



- NOTES**
- SILT SOCK SHALL BE FILTREX™ SILT SOCK™ OR APPROVED EQUIVALENT.
 - SEE SPECIFICATIONS FOR SOCK SIZE AND COMPOST FILL REQUIREMENTS.
 - SILT SOCK SHALL BE INSPECTED PERIODICALLY AND AFTER ALL STORM EVENTS, AND REPAIR OR REPLACEMENT SHALL BE PERFORMED AS NEEDED.
 - COMPOST MATERIAL SHALL BE DISPERSED ON SITE, AS DETERMINED BY THE ENGINEER.

SILT SOCK

NOT TO SCALE

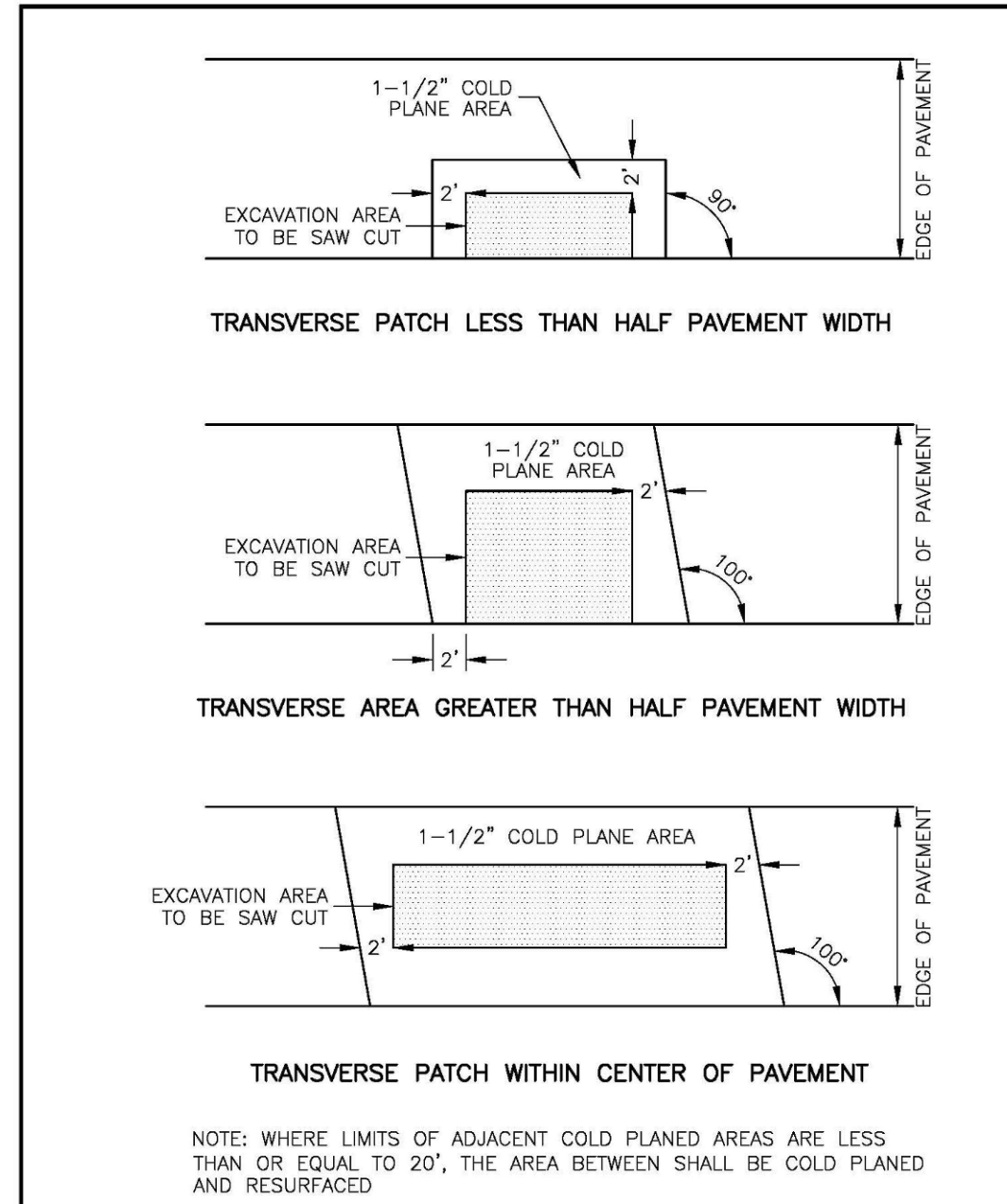
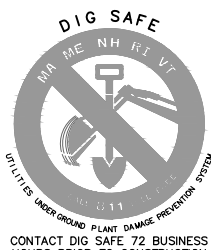


NOTES:
 REMOVE ALL LOAM, CLAY, MUCK, STUMPS, AND OTHER IMPROPER PAVEMENT FOUNDATION MATERIAL WITHIN 2' OF SUBGRADE. REPLACE WITH COMPACTED GRANULAR FILL MATERIAL ACCEPTABLE TO APPROVING AGENCY. COMPACTION TO BE AT LEAST 95% OF STANDARD PROCTOR.
 ALL PAVEMENT, BASE MATERIALS AND WORKMANSHIP TO BE IN COMPLIANCE WITH N.H.D.O.T. "STANDARDS FOR ROAD AND BRIDGE CONSTRUCTION" LATEST EDITION.

TYPICAL PAVEMENT SECTION

NOT TO SCALE

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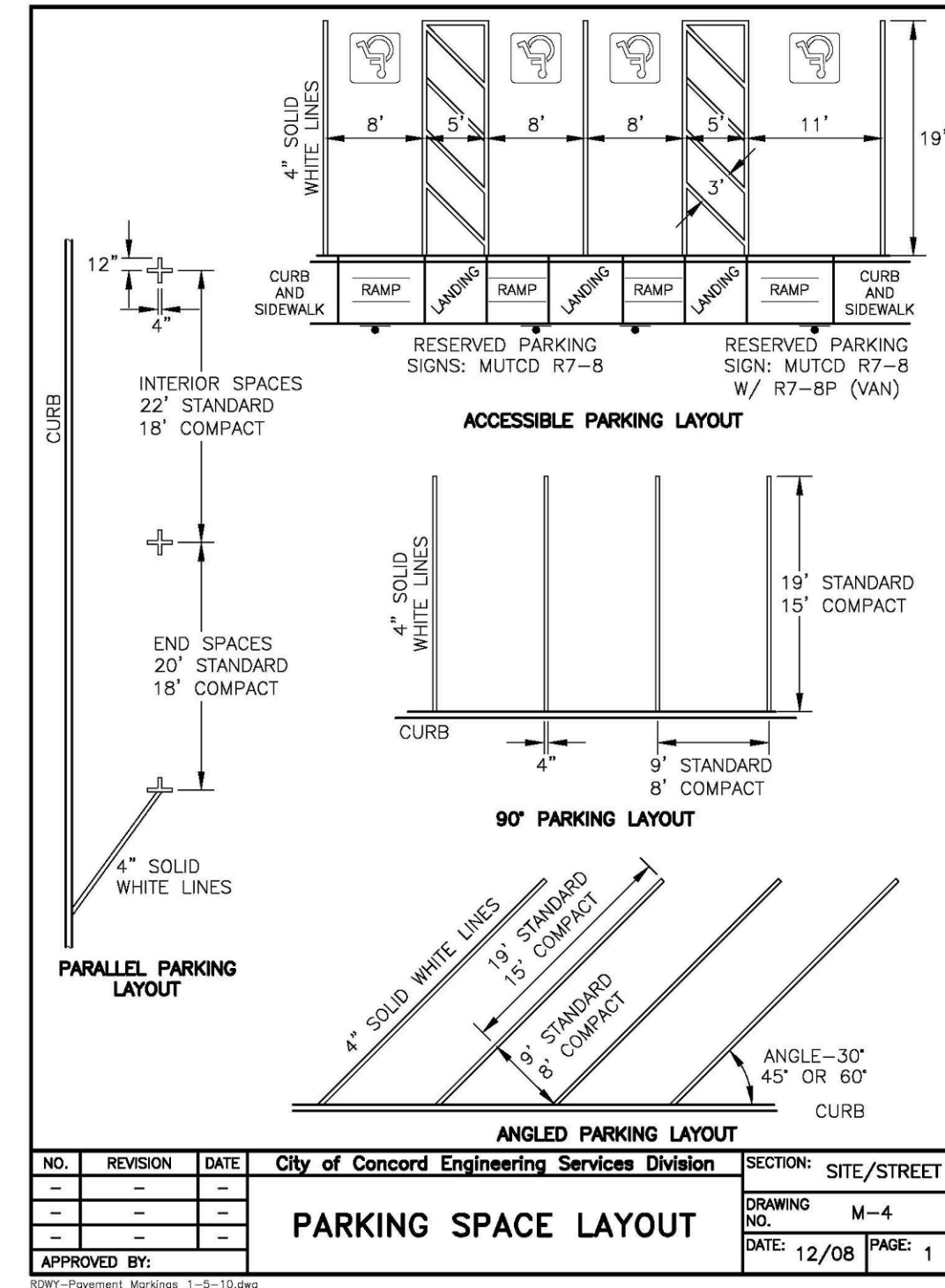


NO.	REVISION	DATE	City of Concord Engineering Services Division	SECTION:	SITE/STREET
1	DRAWING NO.	11.11			
2	MULTIPLE	12.15			

SAWCUT REQUIREMENTS

DRAWING NO. R-12
 DATE: 12/08 PAGE: 1

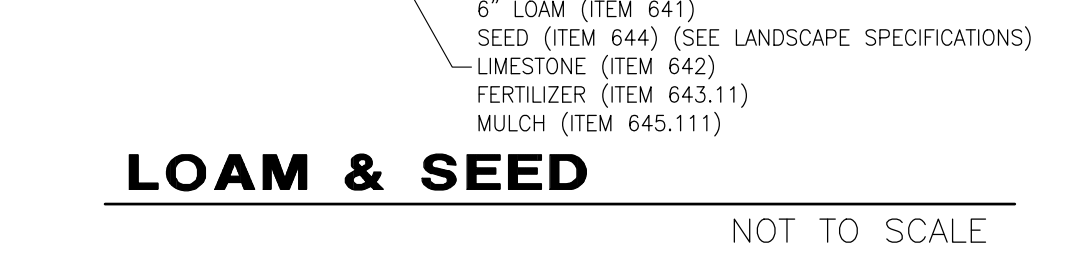
NOTE: WHERE LIMITS OF ADJACENT COLD PLANED AREAS ARE LESS THAN OR EQUAL TO 20', THE AREA BETWEEN SHALL BE COLD PLANED AND RESURFACED.



NO.	REVISION	DATE	City of Concord Engineering Services Division	SECTION:	SITE/STREET

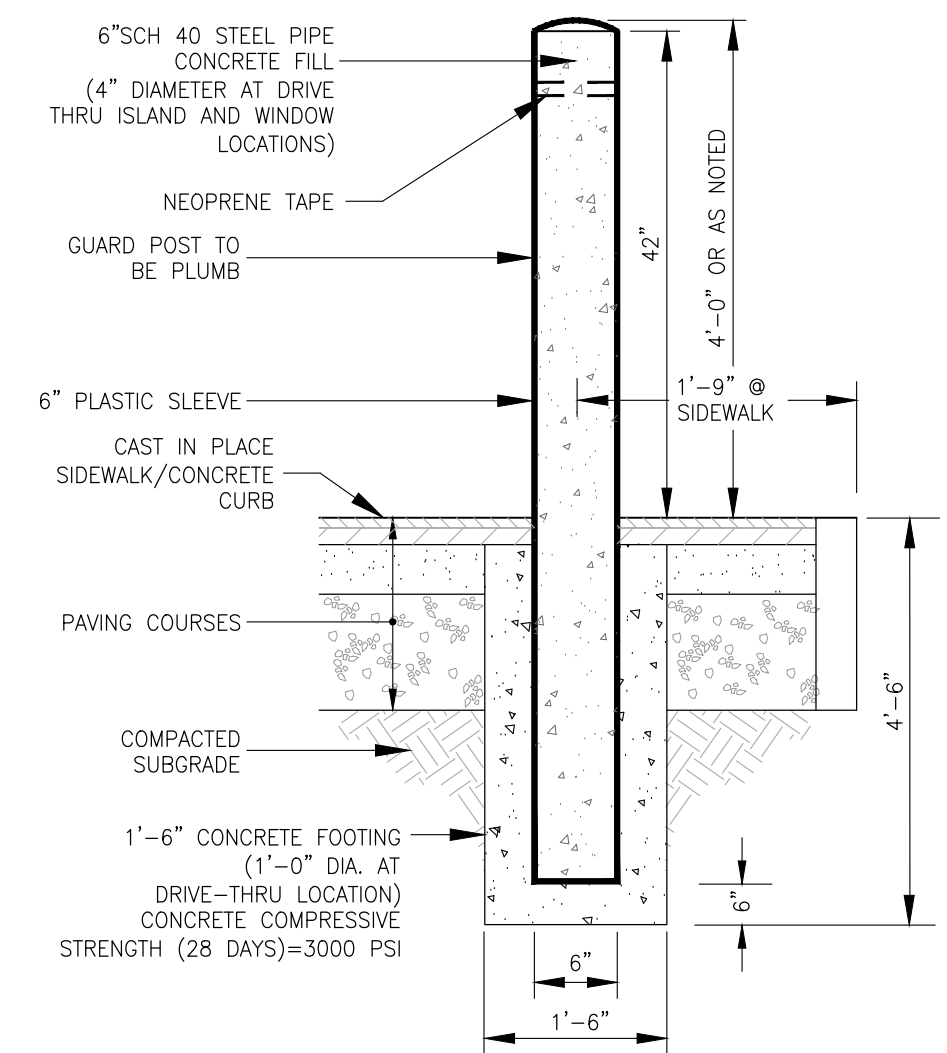
PARKING SPACE LAYOUT

DRAWING NO. M-4
 DATE: 12/08 PAGE: 1



LOAM & SEED

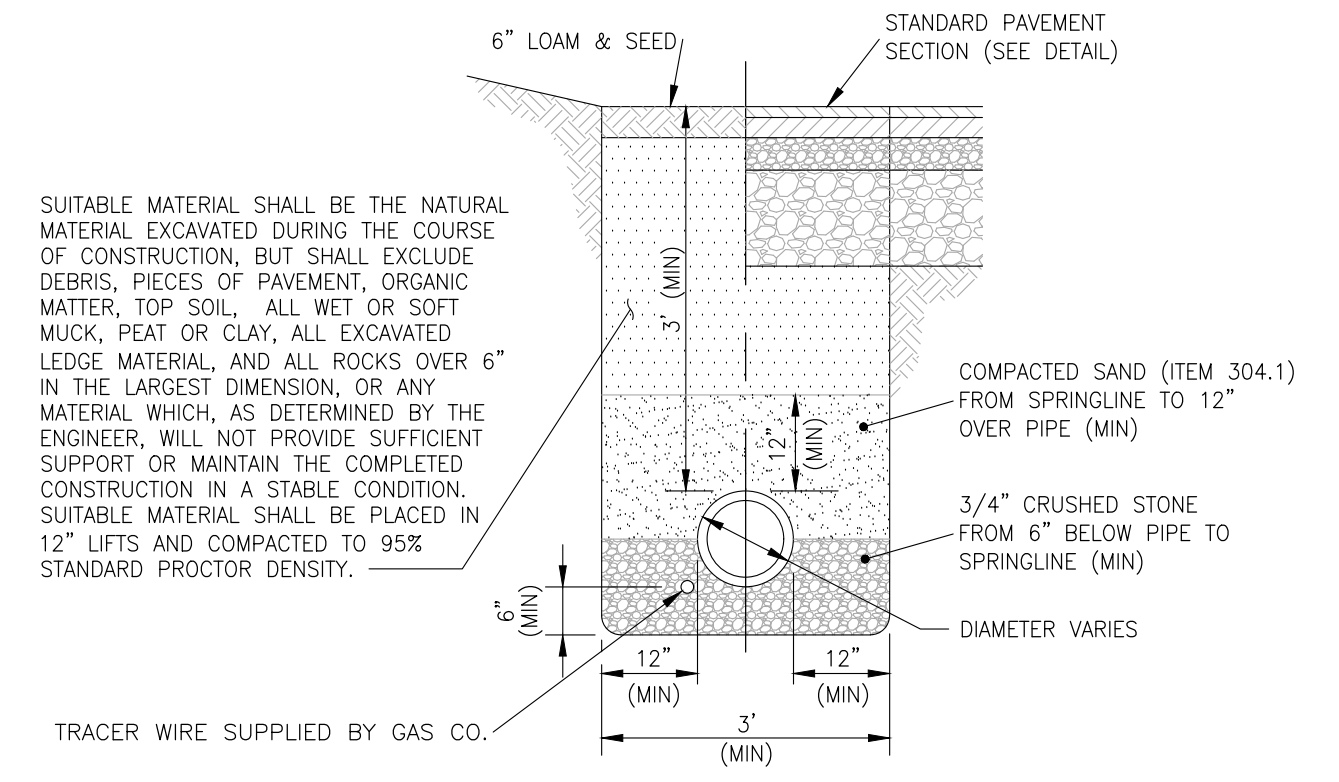
NOT TO SCALE



- NOTES:**
- BOLLARDS TO CONFORM TO NHDOT SPECIFICATIONS.
 - BOLLARDS TO BE SLEEVED WITH IDEAL SHIELD ORIGINAL BUMPER POST SLEEVES COMPLYING WITH THE FOLLOWING REQUIREMENTS, UNLESS OTHERWISE NOTED:
 - DOME TOP LOW DENSITY POLYETHYLENE THERMOPLASTIC NOMINAL THICKNESS 0.250 INCH.
 - SLEEVE TO SHIELD PIPE DIAMETER (3, 3-1/2, 4, 5, 6, 7, 8 INCH)
 - SLEEVE HEIGHT: 42"
 - SLEEVE COLOR: ARCHITECTURAL BROWN: PART #BPD-BN-06-042-S.
 - SURFACE OF SLEEVE TO BE SMOOTH WITH ROUND TOP, NO RIBBED OR TWO PIECE SYSTEMS ACCEPTED.
 - SECURE WITH MANUFACTURERS NEOPRENE ADHESIVE TAPE. NO SCREWS, GLUE OR CLAMPING WILL BE ACCEPTABLE.
 - IDEAL SHIELD, LLC DENNIS KNITTEL (313) 842-7290
 - PAINT BOLLARDS ONLY AT TRASH ENCLOSURE TRAFFIC YELLOW, IN LIEU OF SLEEVES.

BOLLARD

(WITH PLASTIC SLEEVE) NOT TO SCALE

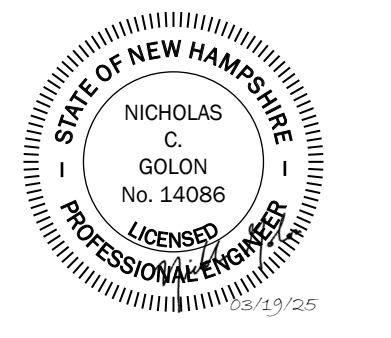


GAS MAIN TRENCH

NOT TO SCALE

TAX MAP 46Z LOT 63
DETAILS
RETAIL DEVELOPMENT
313 LOUDON ROAD, CONCORD, NH
 OWNED BY AND PREPARED FOR:
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47 CONSTITUTION DRIVE, SUITE 101
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SCALE: NTS MARCH 19, 2025



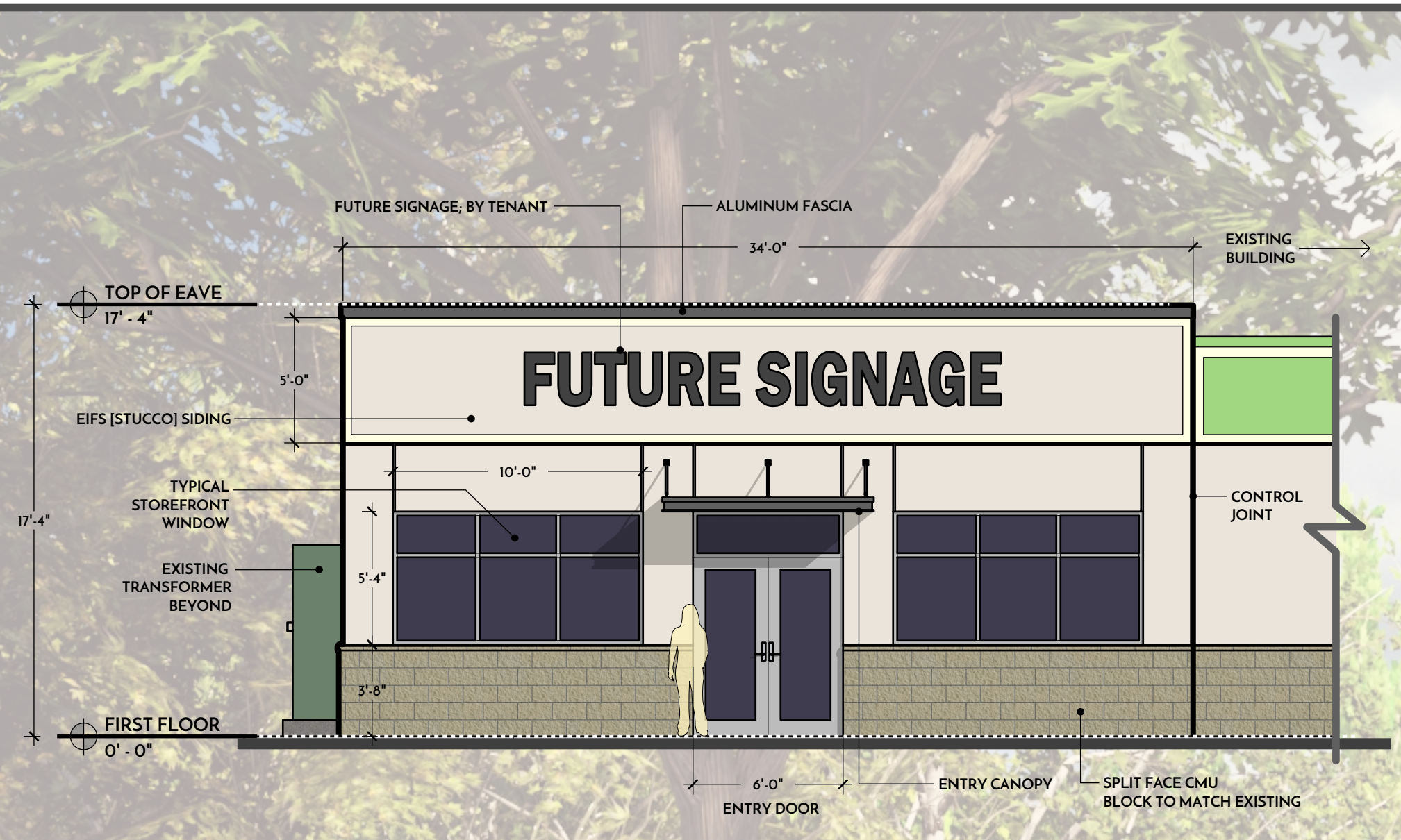
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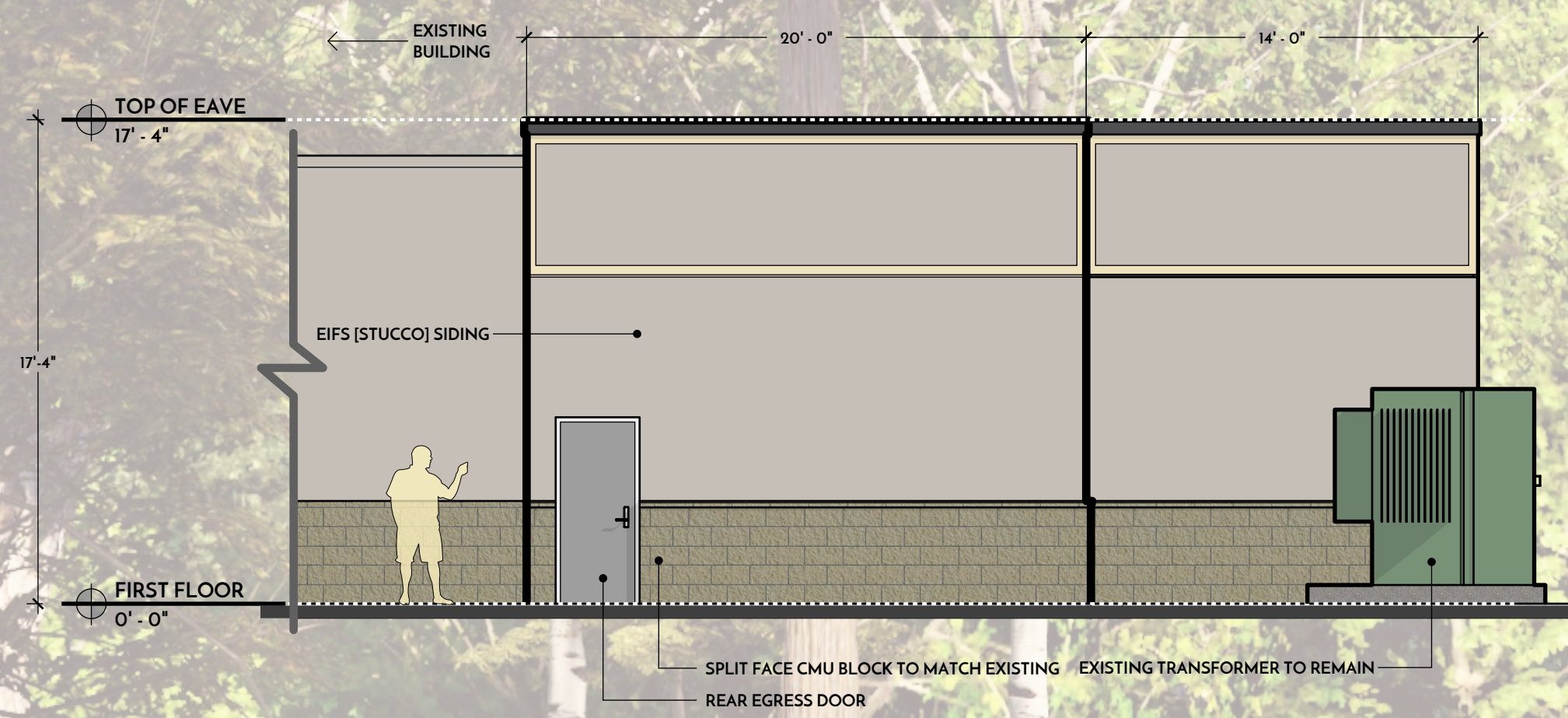
95478.06 CADFILE 95478-06 COVER-DETAILS D-1

Mar 19, 2025 - 10:01am W:\TFM-BEDFORD\Projects\Civil-Survey\TFM Projects\95478.06 C3D\PRODUCTION\95478-06 COVER-DETAILS.dwg



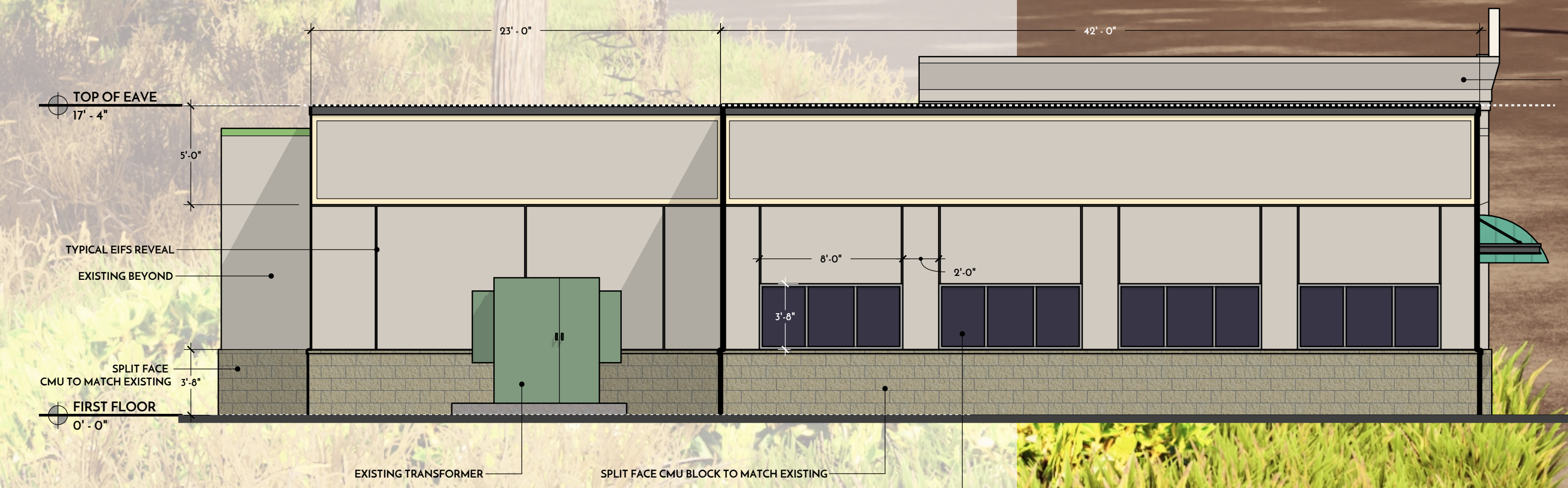
1 PARTIAL FRONT ELEVATION

3/16" = 1'-0"



2 PARTIAL REAR ELEVATION

3/16" = 1'-0"

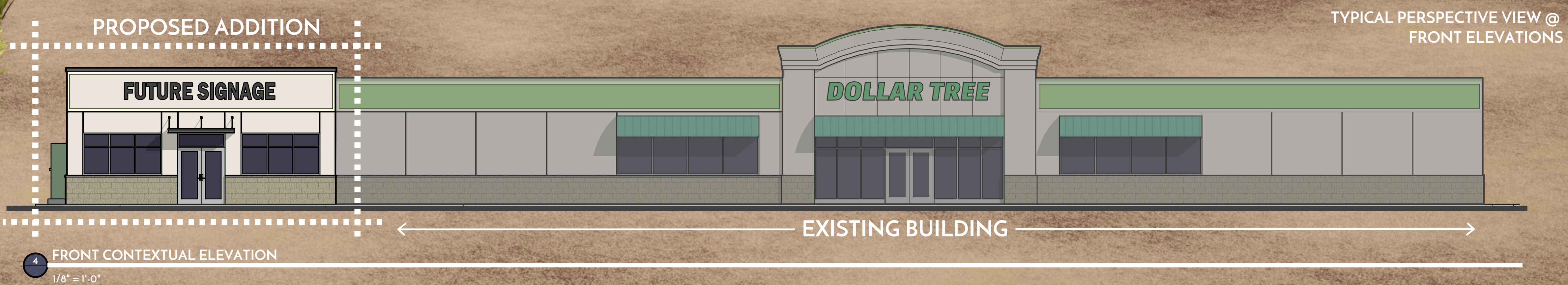


3 SIDE ELEVATION

3/16" = 1'-0"

PRIMARY MATERIALS:

- TYPICAL UPPER EXTERIOR WALL: EXTERIOR INSULATION & FINISH SYSTEM (EIFS), COMMONLY KNOWN AS STUCCO. PAINTED TO MATCH EXISTING
- TYPICAL STOREFRONT: KAWNEER OR EQUIVALENT TRIPLE PANE WITH LOW-E GLASS. COLOR: DARK BRONZE
- TYPICAL LOWER EXTERIOR WALL: SPLIT FACE CMU BLOCK WITH STONE SILL TO MATCH EXISTING

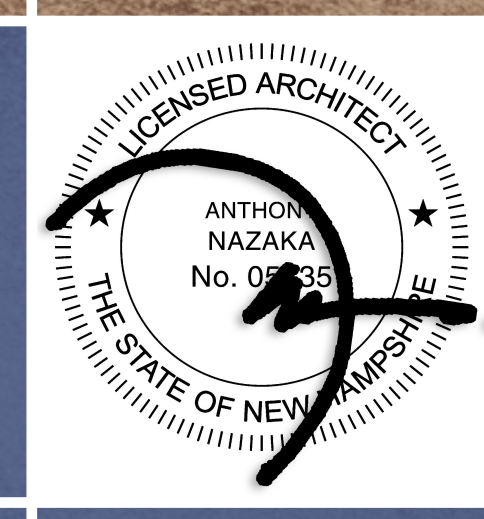


4 FRONT CONTEXTUAL ELEVATION

1/8" = 1'-0"

313 LOUDON ROAD RETAIL BUILDING ADDITION

SUBMITTED FOR CONCORD PLANNING BOARD



MARCH, 2025