

MINOR SITE PLAN

SINGLE-FAMILY RESIDENCE & HOME BUSINESS



Know what's below
811 before you dig

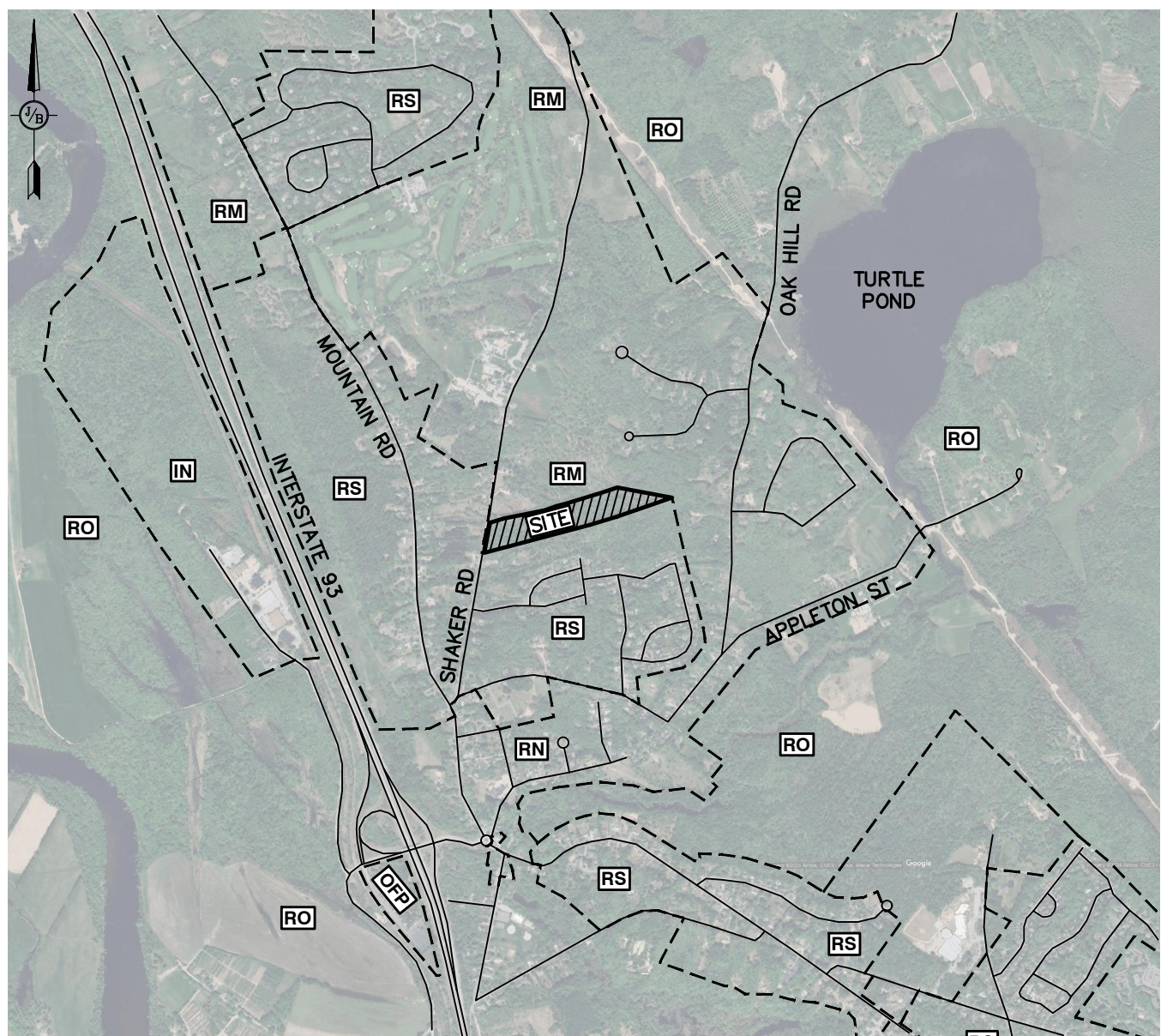
TAX MAPS, LOT: 411Z/49 & 28Z/43

50 & 68 SHAKER ROAD, CONCORD, NH

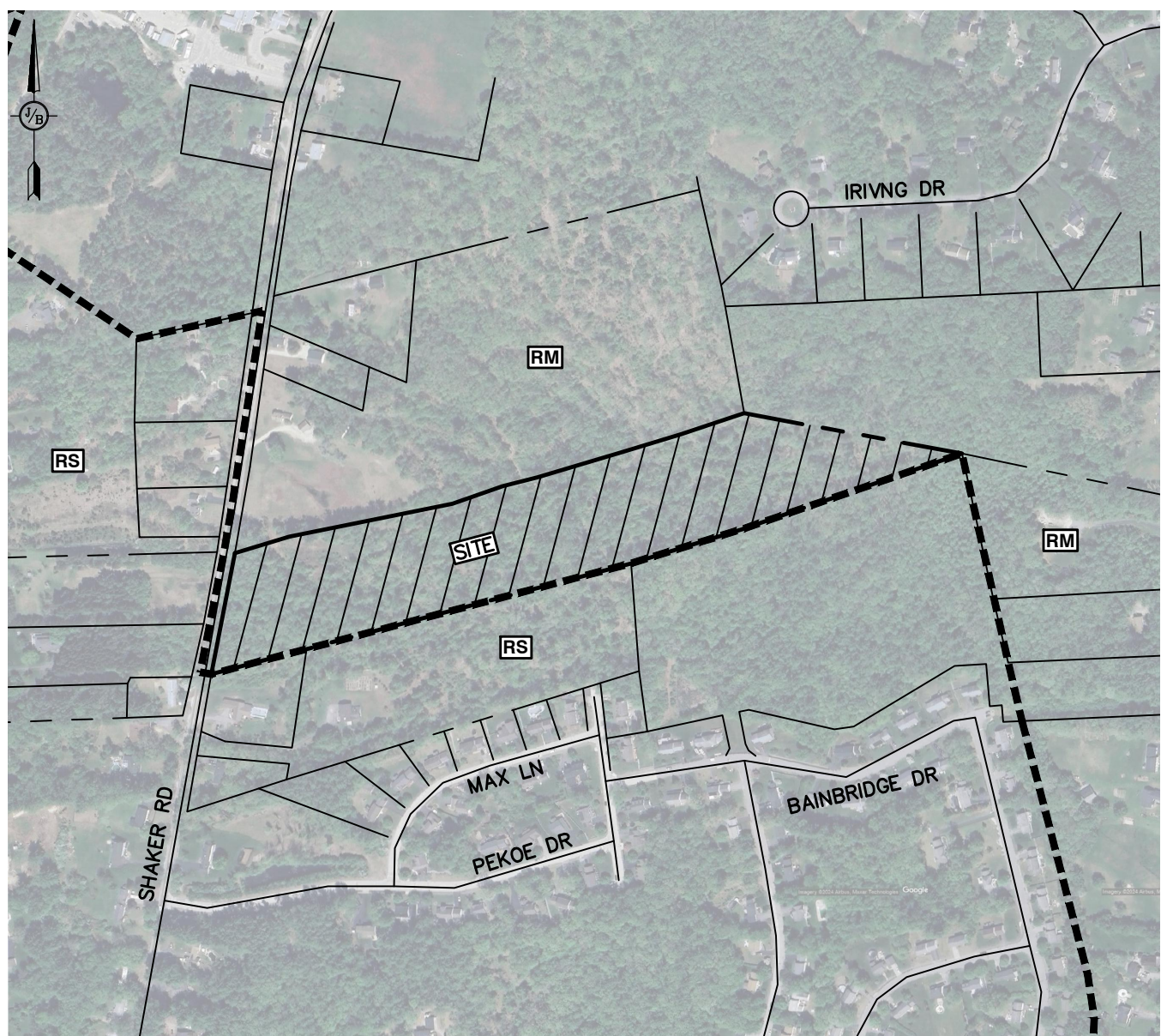
GENERAL LEGEND			
EXISTING	PROPOSED	AS-BUILT	DESCRIPTION
GENERAL			
---	---	---	ZONELINE
---	---	---	BUILDING SETBACK
---	---	---	SURVEY TIE LINES
---	---	---	FRESHWATER WETLANDS
---	---	---	TIDAL WETLANDS
---	---	---	SOIL BOUNDARY
---	---	---	TREE LINE
---	---	---	EDGE OF GRAVEL
---	---	---	EDGE OF PAVEMENT
---	---	---	CURBING
---	---	---	GUARDRAIL
---	---	---	MAJOR CONTOUR
---	---	---	MINOR CONTOUR
---	---	---	FENCE
---	---	---	CENTERLINE
---	---	---	SILT FENCE
---	---	---	LIGHT POLE
---	---	---	SINGLE/DOUBLE POST SIGN
---	---	---	TREES
---	---	---	TEMPORARY BENCHMARK
---	---	---	TEST PIT
---	---	---	PERCOLATION TEST
---	---	---	TEST BORING
---	---	---	LEDGE PROBE
---	---	---	MONITORING WELL
---	---	---	PHOTO LOCATION
UTILITIES			
---	---	---	DRAIN LINE
---	---	---	UNDERDRAIN
---	---	---	ROOF DRAIN
---	---	---	FOUNDATION DRAIN
---	---	---	CATCH BASIN
---	---	---	DRAIN MANHOLE
---	---	---	WATER MAIN LINE
---	---	---	WATER SERVICE LINE
---	---	---	FIRE LINE
---	---	---	FIRE DEPARTMENT CONNECTION
---	---	---	WATER GATE VALVE
---	---	---	WATER SHUTOFF
---	---	---	HYDRANT
---	---	---	WELL
---	---	---	SEWER LINE
---	---	---	SEWER FORCEMAIN
---	---	---	SEWER MANHOLE
---	---	---	OVERHEAD ELECTRIC LINES
---	---	---	UNDERGROUND ELECTRIC LINES
---	---	---	UTILITY POLE
---	---	---	GUY WIRE ANCHOR
---	---	---	UTILITY SUPPORT POLE
---	---	---	ELECTRIC METER
---	---	---	TRANSFORMER
---	---	---	GAS LINE
---	---	---	GAS METER
---	---	---	GAS GATE VALVE
BOUNDARY			
---	---	---	PROPERTY LINE
---	---	---	ABUTTER PROPERTY LINE
---	---	---	EASEMENT LINE
---	---	---	STONE WALL
---	---	---	REMNANT STONE WALL
---	---	---	BARBWIRE FENCE
---	---	---	DRILL HOLE
---	---	---	IRON ROD / IRON PIPE AS NOTED
---	---	---	GRANITE BOUND

CIVIL ENGINEER
JONES & BEACH ENGINEERS, INC.
PO BOX 219
85 PORTSMOUTH AVE
STRATHAM, NH 03885
(603) 772-4746
CONTACT: IAN MACKINNON, P.E.

WETLAND CONSULTANT
POND VIEW WETLAND CONSULTANTS, LLC
237 BEAUTY HILL RD
CENTER BARNSTEAD, NH 03225
(603) 520-6120
CONTACT: JIM FOUGERE, CWS



LOCUS SCALE: 1"=2000'



LOCUS SCALE: 1"=500'

SHEET INDEX

CS	COVER SHEET
C1	EXISTING CONDITIONS PLAN
C2	OVERALL SITE & UTILITY PLAN
C2.1	SITE & UTILITY PLAN
C3	GRADING & DRAINAGE PLAN
LP1	LIGHTING PLAN
P1	DRIVEWAY PLAN & PROFILE
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E1	EROSION & SEDIMENT CONTROL NOTES & DETAILS
A1	BUILDING ELEVATIONS - WORKSHOP
A2	BUILDING ELEVATIONS - SINGLE-FAMILY HOME

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 PLAT IS LIMITED TO LOTS AS SHOWN.

CLERK CHAIR

PROJECT PARCEL
CITY OF CONCORD, NH
TAX MAPS & LOTS: 411Z/49 AND 28Z/43

APPLICANT
AARON LECLERC & CARA SCALA
29 HOT HOLE ROAD, CONCORD, NH 03301

TOTAL LOT AREAS
411Z/49
656,373 SQ. FT.
15.07 ACRES
28Z/43
21.8± ACRES

Design: ISM	Draft: ISM	Date: 04/18/2025
Checked: WGM	Scale: AS SHOWN	Project No.: 24022
Drawing Name: 24022-PLAN.DWG		
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.		



REV.	DATE	REVISION	BY
3	04/16/25	REVISED LOT LINE ADJUSTMENT	BWG
2	02/19/25	DRIVEWAY ALIGNMENT & POND DESIGN MODIFICATIONS AND LLA	ISM
1	12/18/24	REVISIONS PER PLANNING STAFF AND ENGINEERING COMMENTS	ISM
0	10/16/24	ISSUED FOR PLANNING BOARD REVIEW	ISM

Jones & Beach
ENGINEERS INC.

85 Portsmouth Avenue, PO Box 219, Stratham, NH 03885
603.772.4746 — JonesandBeach.com

Plan Name:	COVER SHEET
Project:	SINGLE-FAMILY RESIDENCE & HOME BUSINESS 50 & 68 SHAKER ROAD, CONCORD, NH
Owner of Record:	AARON LECLERC & CARA SCALA 29 HOT HOLE ROAD, CONCORD, NH 03301

DRAWING No.

CS

SHEET NO. 1 OF 11
JBE PROJECT NO. 24022

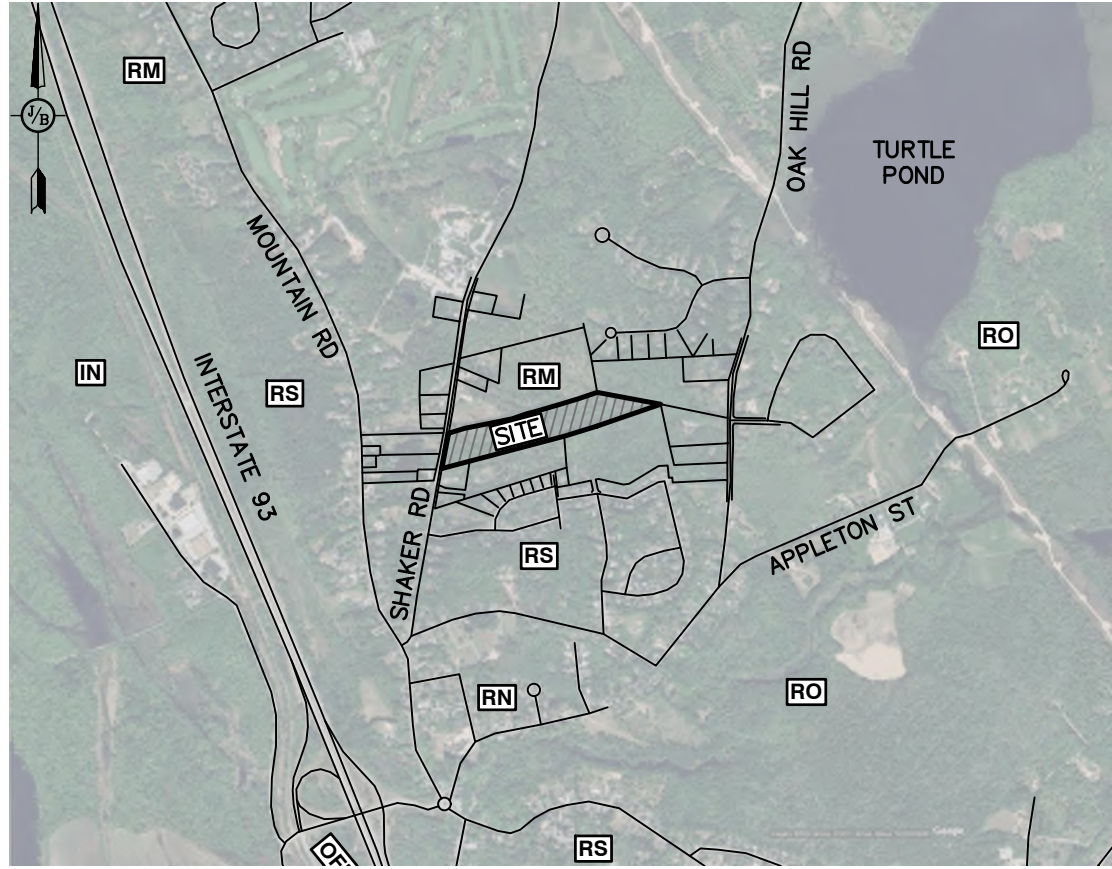
EXISTING CONDITIONS NOTES:

- THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS FOR TAX MAP 411Z/49, LOT 28Z/43 SITUATED IN CONCORD, NH.
- ZONING DISTRICT: MEDIUM DENSITY RESIDENTIAL DISTRICT (RM)
LOT AREA MINIMUM (TOTAL) = 40,000 SQ.FT. (w/o SEWER)
LOT AREA MINIMUM (BUILDABLE) = 20,000 SQ.FT.
LOT FRONTAGE MINIMUM = 200'
BUILDING SETBACKS (MINIMUM):
FRONT SETBACK = 25'
SIDE SETBACK = 25'
REAR SETBACK = 15'
WETLAND SETBACK = 50' (>3,000 SQ.FT. IN SIZE)
MAX. BUILDING HEIGHT = 35'
MAX. IMPERVIOUS COVER = 20%
- THE UTILITY LOCATIONS SHOWN HEREON WERE DETERMINED BY OBSERVED ABOVE GROUND EVIDENCE AND SHOULD BE CONSIDERED APPROXIMATE IN LOCATION ONLY. LOCATION, DEPTH, SIZE, TYPE, EXISTENCE OR NONEXISTENCE OF UNDERGROUND UTILITIES AND/OR UNDERGROUND STORAGE TANKS WAS NOT VERIFIED BY THIS SURVEY. ALL CONTRACTORS SHOULD NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES PRIOR TO ANY EXCAVATION WORK OR CALL DIG-SAFE AT 1-888-DIG-SAFE.
- THE SUBJECT PARCEL IS NOT LOCATED WITHIN AN AREA HAVING A SPECIAL FLOOD HAZARD ZONE DESIGNATION BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAPS NOS. 33013C0531E 33013C0532E, BOTH WITH EFFECTIVE DATE OF APRIL 19, 2020. THE SUBJECT PARCEL IS NOT LOCATED WITHIN THE CITY OF CONCORD'S FLOOD HAZARD DISTRICT.
- BASIS OF BEARING: HORIZONTAL - NH STATE PLANE. VERTICAL - NAVD88.
- CERTAIN DATA HEREON MAY VARY FROM RECORDED DATA DUE TO DIFFERENCES IN DECLINATION, ORIENTATION, AND METHODS OF MEASUREMENT.
- ALL BOOK AND PAGE NUMBERS REFER TO THE MERRIMACK COUNTY REGISTRY OF DEEDS.
- THE TAX MAP AND LOT NUMBERS ARE BASED ON THE TOWN OF CONCORD TAX RECORDS AND ARE SUBJECT TO CHANGE.

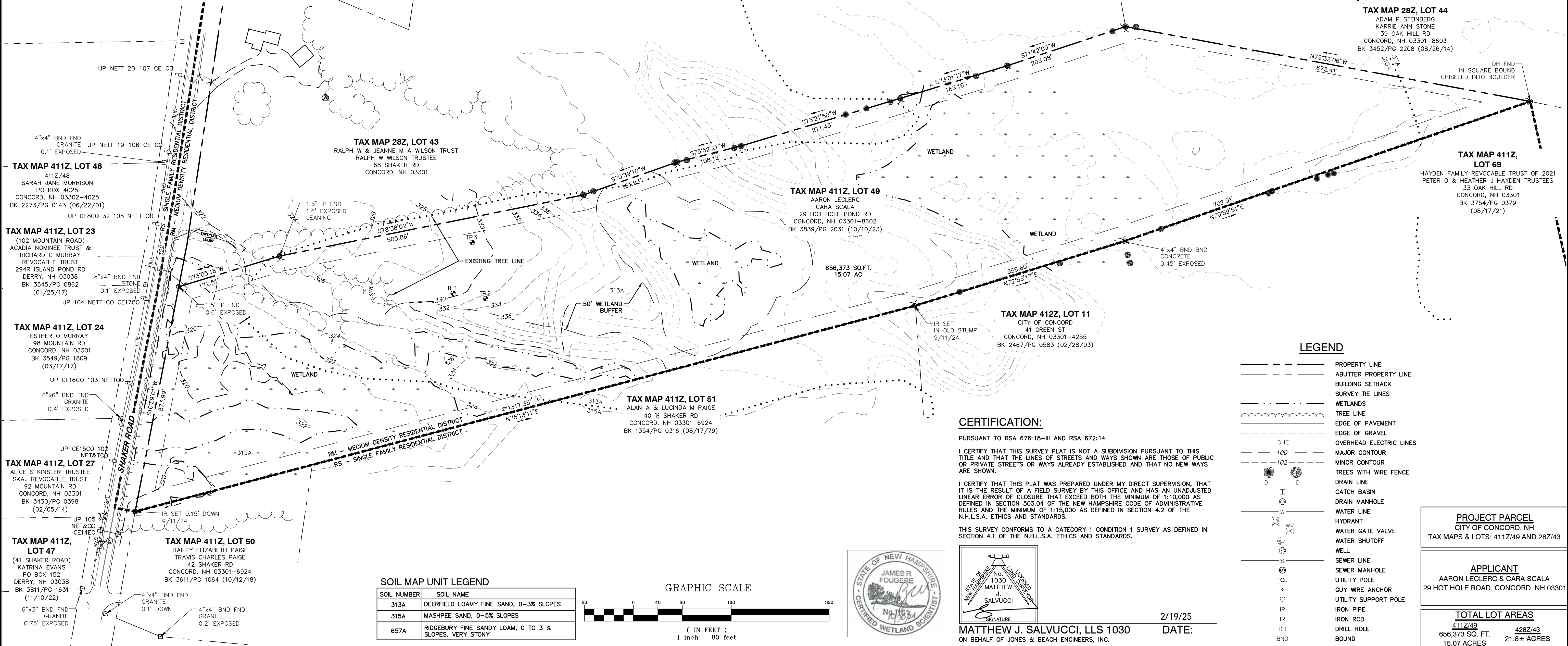
- THIS SURVEY IS NOT A CERTIFICATION TO OWNERSHIP OR TITLE OF LANDS SHOWN. OWNERSHIP AND ENCUMBRANCES ARE MATTERS OF TITLE EXAMINATION NOT OF A BOUNDARY SURVEY. THE INTENT OF THIS PLAN IS TO RETRACE THE BOUNDARY LINES OF DEEDS REFERENCED HEREON. OWNERSHIP OF ADJOINING PROPERTIES IS ACCORDING TO ASSESSOR'S RECORDS. THIS PLAN MAY OR MAY NOT INDICATE ALL ENCUMBRANCES EXPRESSED, IMPLIED OR PRESCRIPTIVE.
- ANY USE OF THIS PLAN AND OR ACCOMPANYING DESCRIPTIONS SHOULD BE DONE WITH LEGAL COUNSEL. TO BE CERTAIN THAT TITLES ARE CLEAR, THAT INFORMATION IS CURRENT, AND THAT ANY NECESSARY CERTIFICATES ARE IN PLACE FOR A PARTICULAR CONVEYANCE, OR OTHER USES.
- THE LIMITS OF JURISDICTIONAL WETLANDS WERE DELINEATED BY JIM FOUGERE, CWS, POND VIEW WETLAND CONSULTANTS, IN APRIL & MAY, 2024 IN ACCORDANCE WITH THE FOLLOWING GUIDANCE DOCUMENTS:
A. THE CORPS OF ENGINEERS FEDERAL MANUAL FOR IDENTIFYING AND DELINEATING JURISDICTIONAL WETLANDS.
B. THE NORTH CENTRAL & NORTHEAST REGIONAL SUPPLEMENT TO THE FEDERAL MANUAL.
C. THE CURRENT VERSION OF THE FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, AS PUBLISHED BY THE NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION AND/OR THE CURRENT VERSION OF THE FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, AS PUBLISHED BY THE USDA, NRCS, AS APPROPRIATE.
D. THE CURRENT NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS, AS PUBLISHED BY THE US FISH AND WILDLIFE SERVICE.
- SURVEY TIE LINES SHOWN HEREON ARE NOT BOUNDARY LINES. THEY SHOULD ONLY BE USED TO LOCATE THE PARCEL SURVEYED FROM THE FOUND MONUMENTS SHOWN AND LOCATED BY THIS SURVEY.
- SHAKER ROAD WAS LAID OUT IN 1838 AS FOUR RODS. SEE LAYOUT IN CONCORD RECORDS #67-39.
- CONTOURS IN THE PORTION OF THE PROPERTY TO BE DEVELOPED ARE FROM FIELDWORK PERFORMED BY THIS OFFICE. CONTOURS IN THE REAR PART OF THE PROPERTY ARE FROM STATE OF NH LIDAR.
- THERE ARE NO KNOWN WATER SYSTEM PROTECTION AREAS THAT LIE OVER THE SUBJECT PARCEL.
- THE SUBJECT PARCEL IS NOT LOCATED WITHIN THE CITY OF CONCORD SHORELAND PROTECTION (SP) DISTRICT.

PLAN REFERENCES:

- "RESUBDIVISION OF LAND OF HORACE C. HOOPER, SHAKER ROAD, CONCORD, NEW HAMPSHIRE." DATED JUNE 1979. PREPARED BY DONALD L. TILLOSTON. M.C.R.D. 5892.
- "RE-SUBDIVISION FOR CHRIS K. & SUSAN E. ANDERSEN. 91 SHAWMUT ST. CONCORD, N.H." DATED MARCH 21, 1980. PREPARED BY RICHARD D. BARTLETT. M.C.R.D. 6768.
- "SUBDIVISION OF THE LAND OF STANLEY B. ZALENSKI, JR, CONCORD, N.H." DATED JULY 18, 1986. PREPARED BY HOLDEN ENGINEERING & SURVEYING. M.C.R.D. 9815.
- "SUBDIVISION PLAN - PHASE I EAST RIDGE ESTATES, CONCORD, N.H." DATED DECEMBER 19, 1990. PREPARED BY HOLDEN ENGINEERING & SURVEYING. M.C.R.D. 12222.
- "SUBDIVISION PLAT OF LAND OF: ROGER S. & MARJORIE T. GIBBS. DATED MAY 20, 1997. PREPARED BY RICHARD D. BARTLETT & ASSOCIATES. M.C.R.D. 14078.
- "SUBDIVISION PLAN, EAST RIDGE ESTATES, CONCORD, NH." DATED SEPTEMBER 11, 1987. PREPARED BY HOLDEN SURVEYING & ENGINEERING. M.C.R.D. 14358.
- "RESUBDIVISION PLAT, LAND OF HORACE C. R. HOOPER FAMILY TRUST & LUCINDA M. M. PAIGE, AND ALAN & LUCINDA M. PAIGE." DATED FEBRUARY 15, 2018. PREPARED BY FWS LAND SURVEYING. M.C.R.D. 201800004857.
- "CONDOMINIUM SITE PLAN OF THE WOODS AT EAST VILLAGE." DATED JANUARY 2022. PREPARED BY RICHARD D. BARTLETT & ASSOCIATES. NOT RECORDED.



LOCUS SCALE: 1"=2000'



Design:	ISM	Draft:	ISM	Date:	02/19/2025
Checked:	WGM	Scale:	AS SHOWN	Project No.:	24022
Drawing Name:	24022-PLAN.DWG				
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2	02/19/25	DRIVEWAY ALIGNMENT & POND DESIGN MODIFICATIONS AND LLA	ISM
1	12/18/24	REVISIONS PER PLANNING STAFF AND ENGINEERING COMMENTS	ISM
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JONES & BEACH
ENGINEERS INC.

85 Portsmouth Avenue, PO Box 219, Stratham, NH 03885
603.772.4746 - JonesandBeach.com

Plan Name:	EXISTING CONDITIONS PLAN
Project:	SINGLE-FAMILY RESIDENCE & HOME BUSINESS 50 & 68 SHAKER ROAD, CONCORD, NH
Owner of Record:	AARON LECLERC & CARA SCALA 29 HOT HOLE ROAD, CONCORD, NH 03301

DRAWING No.

C1

SHEET NO. 2 OF 12
JBE PROJECT NO. 24022

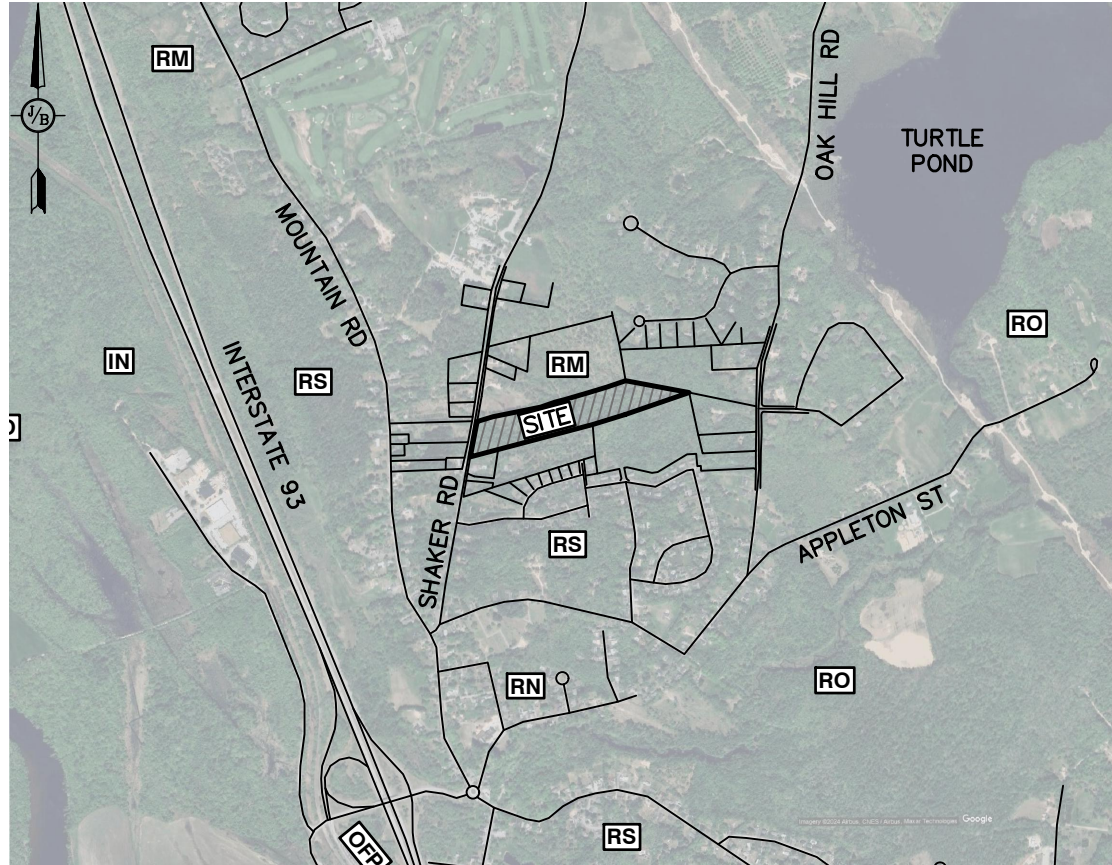
SITE NOTES:

1. THE INTENT OF THIS PLAN IS TO SHOW THE PROPOSED CONSTRUCTION OF A SINGLE-FAMILY HOME WITH A DETACHED WORKSHOP THAT WILL BE USED FOR A HOME BUSINESS. THE PROPOSED LOT WILL BE SERVICED BY AN ON-SITE WELL AND SEPTIC WITH UNDERGROUND POWER. A LOT LINE ADJUSTMENT IS ALSO PROPOSED WITH TAX MAP 28Z, LOT 43.
2. TAX MAP 28Z, LOT 43.
3. ZONING DISTRICT: MEDIUM DENSITY RESIDENTIAL DISTRICT (RM)
- | | REQUIRED | PROPOSED |
|------------------------------|-------------------------------|----------------|
| LOT AREA MINIMUM (TOTAL) | = 40,000 SQ.FT. (w/o SEWER) | 662,473 SQ.FT. |
| LOT AREA MINIMUM (BUILDABLE) | = 20,000 SQ.FT. | 78,670+ SQ.FT. |
| LOT FRONTAGE MINIMUM | = 200' | 454' |
| BUILDING SETBACKS (MINIMUM): | | |
| FRONT SETBACK | = 25' | 248'+ |
| SIDE SETBACK | = 25' | 27'+ |
| REAR SETBACK | = 15' | 100'+ |
| WETLAND SETBACK | = 50' (>3,000 SQ.FT. IN SIZE) | 50'+ |
| MAX. BUILDING HEIGHT | = 35' | <35' |
| MAX. IMPERVIOUS COVER | = 20% | 4%± |
4. PARKING REQUIREMENTS:
MANUFACTURING/ASSEMBLY - 1 SPACE/800 GROSS SQ.FT.
4,000 SQ.FT. / 800 SQ.FT/SPACE = 5 SPACES
- MANUFACTURING USE SPACES REQUIRED = 5 SPACES
MANUFACTURING USE SPACES PROVIDED = 5 SPACES*
- SINGLE-FAMILY HOME - 2 SPACES PER UNIT
SINGLE-FAMILY RESIDENTIAL SPACES REQUIRED = 2 SPACES
SINGLE-FAMILY RESIDENTIAL SPACES PROVIDED = 2+ SPACES (GARAGE + EXTERIOR AREA)
- * = SPACES NOT REQUIRED WITH CURRENT BUSINESS USE BUT CAN BE CONSTRUCTED AT LATER DATE (SEE CHAPTER 28-7-11 OF CONCORD ZONING ORDINANCE)
5. THE FOLLOWING VARIANCES HAVE BEEN GRANTED FROM THE ZONING ORDINANCE:
ZBA CASE 0170-2024: THE ZONING BOARD, AT THEIR MAY 8, 2024 MEETING, APPROVED A VARIANCE REQUEST FOR THE SUBJECT PROPERTY. THE VARIANCE READS:
APPLICANT IS REQUESTING TO CONSTRUCT A SINGLE-FAMILY HOME (ALLOWED USE) AS WELL AS A "MANUFACTURING, FABRICATION, AND ASSEMBLY INDUSTRIES" USE ON A LOT WITHIN THE MEDIUM DENSITY RESIDENTIAL DISTRICT (RM) AT A PROPERTY LOCATED AT SHAKER ROAD (MAP 411Z, LOT 49). APPLICANT REQUEST A VARIANCE FROM ARTICLE 28-2-4(j)(1) OF THE TABLE OF PRINCIPAL USES TO ALLOW 2 PRINCIPAL USES ON THE LOT.
- WITH A VOTE OF 5-0, THE BOARD APPROVED THE VARIANCE, WITH THE CONDITION THAT THE APPLICANT MEET THE CRITERIA OF A MAJOR HOME OCCUPATION, EXCEPT FOR 28-5-30(c)(2)

6. THIS PLAN SET HAS BEEN PREPARED BY JONES & BEACH ENGINEERS, INC., FOR MUNICIPAL AND STATE APPROVALS AND FOR CONSTRUCTION BASED ON DATA OBTAINED FROM ON-SITE FIELD SURVEY AND EXISTING MUNICIPAL RECORDS. THROUGHOUT THE CONSTRUCTION PROCESS, THE CONTRACTOR SHALL INFORM THE ENGINEER IMMEDIATELY OF ANY FIELD DISCREPANCY FROM DATA AS SHOWN ON THE DESIGN PLANS, INCLUDING ANY UNFORESEEN CONDITIONS, SUBSURFACE OR OTHERWISE, FOR EVALUATION AND RECOMMENDATIONS. ANY CONTRADICTION BETWEEN ITEMS ON THIS PLAN/PLAN SET, OR BETWEEN THE PLANS AND ON-SITE CONDITIONS, MUST BE RESOLVED BEFORE RELATED CONSTRUCTION HAS BEEN INITIATED. CONTRACTOR TO ALWAYS CONTACT DIG SAFE PRIOR TO DIGGING ONSITE OR OFFSITE TO ENSURE SAFETY AND OBEY THE LAW.
7. ALL CONSTRUCTION SHALL CONFORM TO CITY STANDARDS AND REGULATIONS, AND NHDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, WHICHEVER IS MORE STRINGENT.
8. LANDOWNERS ARE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL WETLAND REGULATIONS, INCLUDING PERMITTING REQUIRED UNDER THESE REGULATIONS.
9. ALL CONSTRUCTION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN (S.W.P.P.P.). THIS DOCUMENT IS TO BE KEPT ONSITE AT ALL TIMES AND UPDATED AS REQUIRED.
10. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER, ARCHITECT AND/OR OWNER, IN ORDER TO OBTAIN AND/OR PAY ALL THE NECESSARY LOCAL PERMITS, FEES AND BONDS.
11. ALL CONSTRUCTION ACTIVITIES SHALL CONFORM TO LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) RULES AND REGULATIONS.
12. A CONDITIONAL USE PERMIT IS REQUESTED FOR ALTERNATIVE PARKING STANDARDS - ZONING ORDINANCE CHAPTER 28-7-11(d). PARKING SPACES SHOWN FOR THE WORKSHOP USE ARE SHOWN IN THE PLAN FOR FUTURE VIABILITY BUT NOT REQUIRED TO BE CONSTRUCTED AS PART OF THE CURRENT PROJECT PROPOSAL.
13. STATE & LOCAL APPROVALS REQUIRED
- | PERMITTING AGENCY: | STATUS: |
|---------------------------------|-------------------------|
| CITY OF CONCORD MINOR SITE PLAN | SUBMITTED, UNDER REVIEW |
| NHDES SEPTIC DESIGN APPROVAL | NOT YET SUBMITTED |
14. THERE ARE NO KNOWN WATER SYSTEM PROTECTION AREAS THAT LIE OVER THE SUBJECT PARCEL.
15. THE SUBJECT PARCEL IS NOT LOCATED WITHIN THE CITY OF CONCORD SHORELAND PROTECTION (SP) OR FLOOD HAZARD (FH) DISTRICTS
16. NO OUTDOOR STORAGE OF MATERIALS IS PROPOSED WITH THE PROJECT.
17. THERE IS NO PROPOSED SOLID WASTE FACILITIES/STORAGE PROPOSED EXTERIOR TO EITHER STRUCTURE. SOLID WASTE SHALL BE CONTAINED WITHIN THE PROPOSED STRUCTURES.

UTILITY NOTES:

1. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER, ARCHITECT AND/OR OWNER, IN ORDER TO OBTAIN AND/OR PAY ALL THE NECESSARY LOCAL PERMITS, CONNECTION FEES AND BONDS.
2. THE CONTRACTOR SHALL PROVIDE A MINIMUM NOTICE OF FOURTEEN (14) DAYS TO ALL CORPORATIONS, COMPANIES AND/OR LOCAL AUTHORITIES OWNING OR HAVING A JURISDICTION OVER UTILITIES RUNNING TO, THROUGH OR ACROSS PROJECT AREAS PRIOR TO DEMOLITION AND/OR CONSTRUCTION ACTIVITIES.
3. THE LOCATION, SIZE, DEPTH AND SPECIFICATIONS FOR CONSTRUCTION OF PROPOSED PRIVATE UTILITY SERVICES SHALL BE TO THE STANDARDS AND REQUIREMENTS OF THE RESPECTIVE UTILITY COMPANY (ELECTRIC, TELEPHONE, CABLE TELEVISION, FIRE ALARM, GAS, WATER, AND SEWER).
4. A PRE-CONSTRUCTION MEETING SHALL BE HELD WITH THE OWNER, ENGINEER, ARCHITECT, CONTRACTOR, LOCAL OFFICIALS, AND ALL PROJECT-RELATED UTILITY COMPANIES (PUBLIC AND PRIVATE) PRIOR TO START OF CONSTRUCTION.
5. ALL CONSTRUCTION SHALL CONFORM TO THE CITY STANDARDS AND REGULATIONS, AND NHDES STANDARDS AND SPECIFICATIONS, WHICHEVER ARE MORE STRINGENT, UNLESS OTHERWISE SPECIFIED.
6. ALL CONSTRUCTION ACTIVITIES SHALL CONFORM TO LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) RULES AND REGULATIONS.
7. BUILDINGS TO BE SERVICED BY UNDERGROUND UTILITIES UNLESS OTHERWISE NOTED.
8. SANITARY SEWER FLOW CALCULATIONS:
4-BEDROOM SINGLE-FAMILY HOME:
300 GPD + 150 GPD/BEDROOM AFTER 2 = 300 + (150 x 2)
TOTAL FLOW = 600 GPD
9. EXISTING UTILITIES SHALL BE DIGSAFED BEFORE CONSTRUCTION.
10. THE PROPOSED WORKSHOP SHALL ONLY UTILIZE FULL CUT OFF (DARK SKY COMPLAINT) EXTERIOR LIGHTING. AN EXTERIOR WALL MOUNTED FIXTURE, SIMILAR TO THAT SHOWN ON SHEET D1, SHALL BE USED UNLESS OTHERWISE APPROVED BY THE ENGINEER OR RECORD.



LOCUS SCALE: 1"=2000'

TAX MAP 28Z, LOT 44
ADAM P. STEINBERG
KARRIE ANN STONE
39 OAK HILL RD
CONCORD, NH 03301-8603
BK 3452/PG 2208 (08/26/14)

TAX MAP 411Z, LOT 69
HAYDEN FAMILY REVOCABLE TRUST OF 2021
PETER O & HEATHER J HAYDEN TRUSTEES
33 OAK HILL RD
CONCORD, NH 03301
BK 3754/PG 0379
(08/17/21)

TAX MAP 411Z, LOT 49
AARON LECLERC
CARA SCALA
29 HOT HOLE POND RD
CONCORD, NH 03301-8602
BK 3839/PG 2031 (10/10/23)

AREA PRIOR TO ADJUSTMENT = 656,373 SQ.FT. 15.07 AC
AREA AFTER ADJUSTMENT = 662,473 SQ.FT. 15.21 AC

TAX MAP 412Z, LOT 11
CITY OF CONCORD
41 GREEN ST
CONCORD, NH 03301-4255
BK 2467/PG 0583 (02/28/03)

TAX MAP 411Z, LOT 51
ALAN A & LUCINDA M PAIGE
40 1/2 SHAKER RD
CONCORD, NH 03301-6924
BK 1354/PG 0316 (08/17/79)

TAX MAP 411Z, LOT 50
HAILEY ELIZABETH PAIGE
TRAVIS CHARLES PAIGE
42 SHAKER RD
CONCORD, NH 03301-6924
BK 3611/PG 1064 (10/12/18)

TAX MAP 411Z, LOT 47
(41 SHAKER ROAD)
KATRINA EVANS
PO BOX 152
DERRY, NH 03038
BK 3811/PG 1631
(11/10/22)

TAX MAP 411Z, LOT 27
ALICE S KINSLER TRUSTEE
SKAJ REVOCABLE TRUST
92 MOUNTAIN RD
CONCORD, NH 03301
BK 3430/PG 0398
(02/05/14)

TAX MAP 411Z, LOT 24
ESTHER O MURRAY
98 MOUNTAIN RD
CONCORD, NH 03301
BK 3549/PG 1809
(03/17/17)

TAX MAP 411Z, LOT 23
(102 MOUNTAIN ROAD)
ACADIA NOMINEE TRUST &
RICHARD C MURRAY
REVOCABLE TRUST
294R ISLAND POND RD
DERRY, NH 03038
BK 3545/PG 0662
(01/25/17)

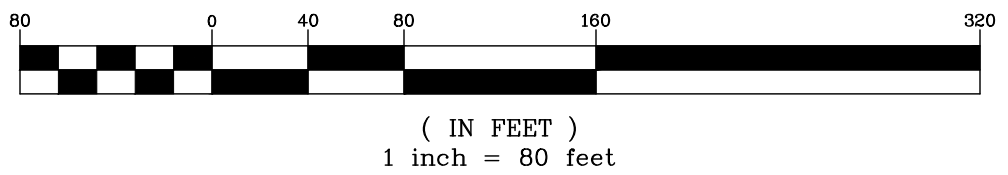
TAX MAP 411Z, LOT 48
411Z/48
SARAH JANE MORRISON
PO BOX 4025
CONCORD, NH 03302-4025
BK 2273/PG 0143 (06/22/01)

TAX MAP 28Z, LOT 43
RALPH W & JEANNE M A WILSON TRUST
RALPH W WILSON TRUSTEE
68 SHAKER RD
CONCORD, NH 03301

AREA TABULATIONS:

	SQUARE FEET	ACRES
TOTAL, GROSS LAND AREA=	656,373	15.07
TOTAL WETLAND AREA=	326,211	7.49
TOTAL STEEP SLOPES AREA=	0	0
USABLE LAND (UPLAND) =	330,162 SQ.FT.	7.58 AC
EXISTING BUILDING COVERAGE=	0%	
PROPOSED BUILDING COVERAGE=	1.3%	
EXISTING IMPERVIOUS COVERAGE=	0%	
PROPOSED BUILDING COVERAGE=	2.8%	

GRAPHIC SCALE



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 PLAT IS LIMITED TO LOTS AS SHOWN.

CLERK CHAIR

Design: ISM	Draft: ISM	Date: 04/17/2025
Checked: WGM	Scale: AS SHOWN	Project No.: 24022
Drawing Name: 24022-PLAN.DWG		
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04/17/2025

REV.	DATE	REVISION	BY
3	04/16/25	REVISED LOT LINE ADJUSTMENT	BWG
2	02/19/25	DRIVEWAY ALIGNMENT & POND DESIGN MODIFICATIONS AND LLA	ISM
1	12/18/24	REVISIONS PER PLANNING STAFF AND ENGINEERING COMMENTS	ISM
0	10/16/24	ISSUED FOR PLANNING BOARD REVIEW	ISM
		REVISION	BY

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ENGINEERS INC.

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Plan Name:

OVERALL SITE PLAN

Project:

SINGLE-FAMILY RESIDENCE & HOME BUSINESS
50 & 68 SHAKER ROAD, CONCORD, NH

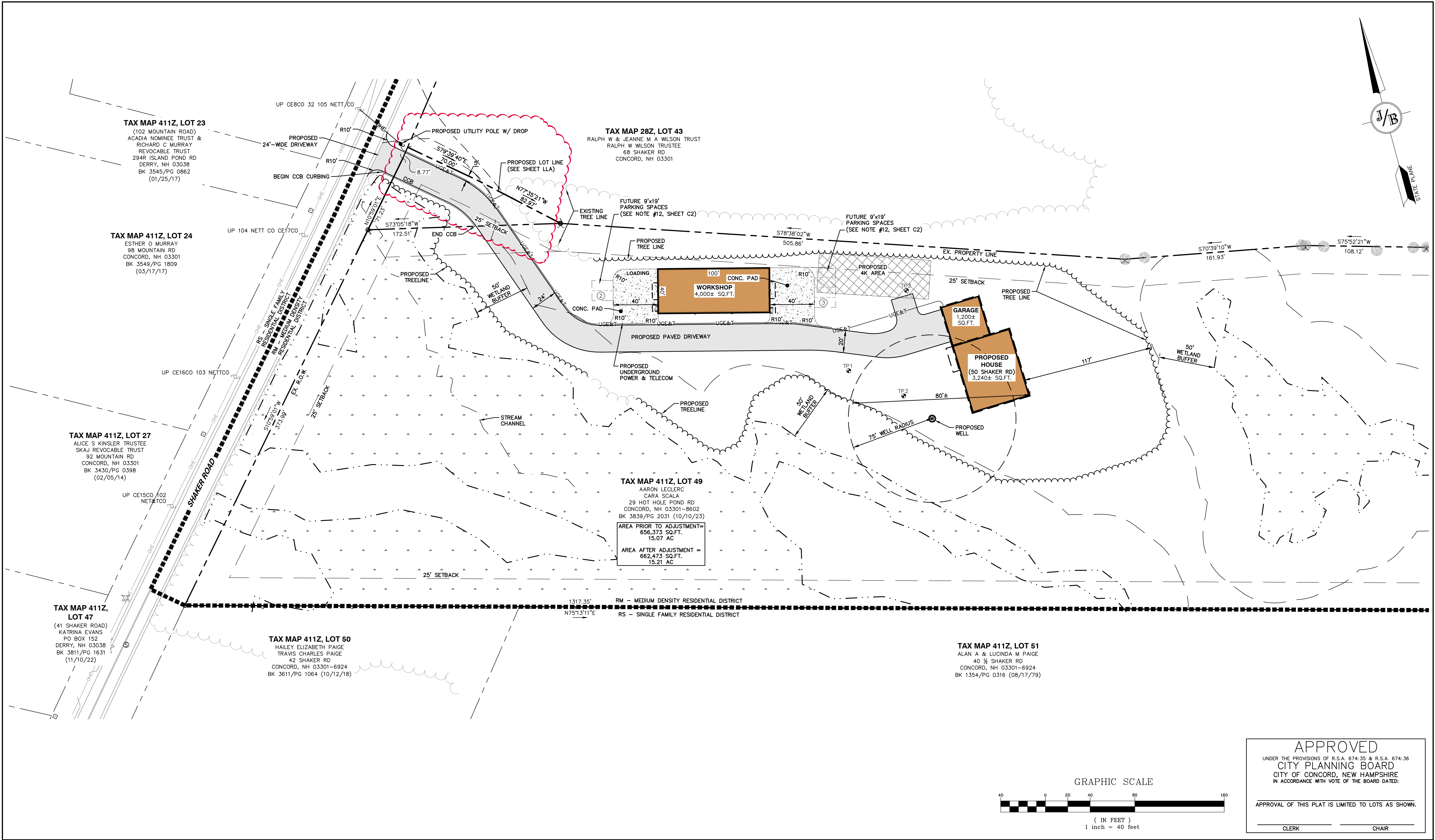
Owner of
Record:

AARON LECLERC & CARA SCALA
29 HOT HOLE ROAD, CONCORD, NH 03301

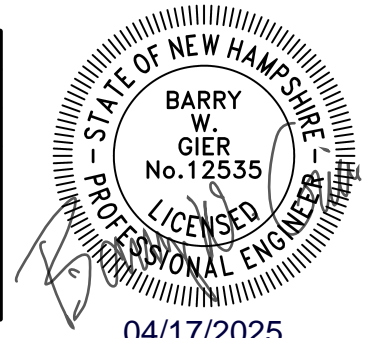
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C2

SHEET NO. 4 OF 11
JBE PROJECT NO. 24022



Design:	ISM	Draft:	ISM	Date:	04/17/2025
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Drawing Name: 24022-PLAN.DWG					
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0	10/16/24	ISSUED FOR PLANNING BOARD REVIEW	ISM

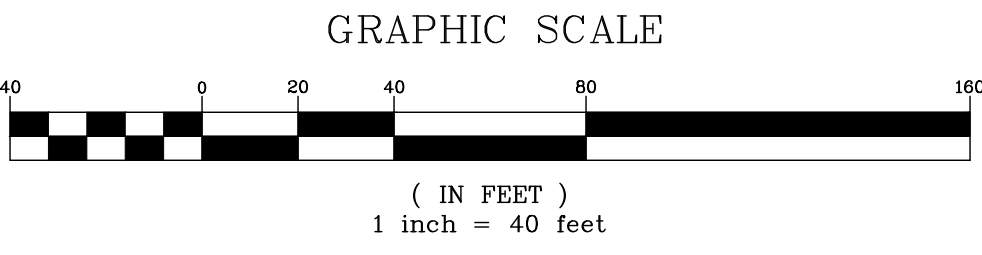
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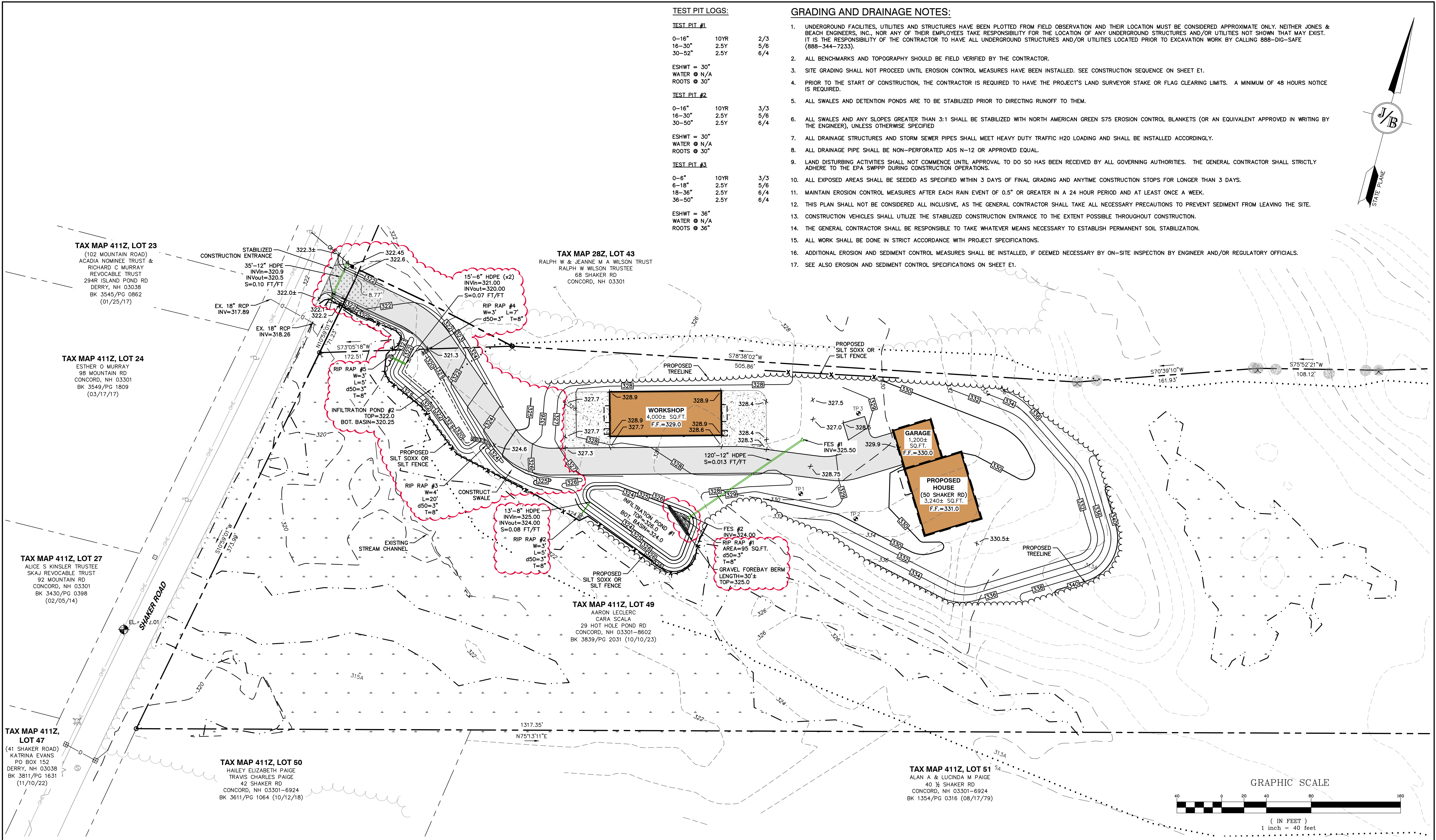
Plan Name:	SITE & UTILITY PLAN
Project:	SINGLE-FAMILY RESIDENCE & HOME BUSINESS 50 & 68 SHAKER ROAD, CONCORD, NH
Owner of Record:	AARON LECLERC & CARA SCALA 29 HOT HOLE ROAD, CONCORD, NH 03301

DRAWING No.
C2.1
SHEET NO. 5 OF 11
JBE PROJECT NO. 24022

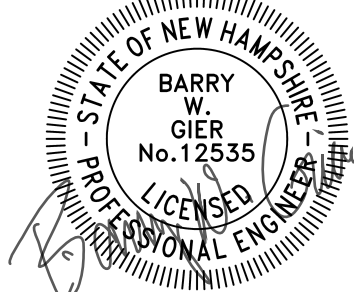
APPROVED
UNDER THE PROVISIONS OF R.S.A. 674:35 & R.S.A. 674:36
CITY PLANNING BOARD
CITY OF CONCORD, NEW HAMPSHIRE
IN ACCORDANCE WITH VOTE OF THE BOARD DATED: _____
APPROVAL OF THIS PLAT IS LIMITED TO LOTS AS SHOWN.

CLERK CHAIR





Design:	ISM	Draft:	ISM	Date:	04/17/2025
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Drawing Name: 24022-PLAN.DWG					
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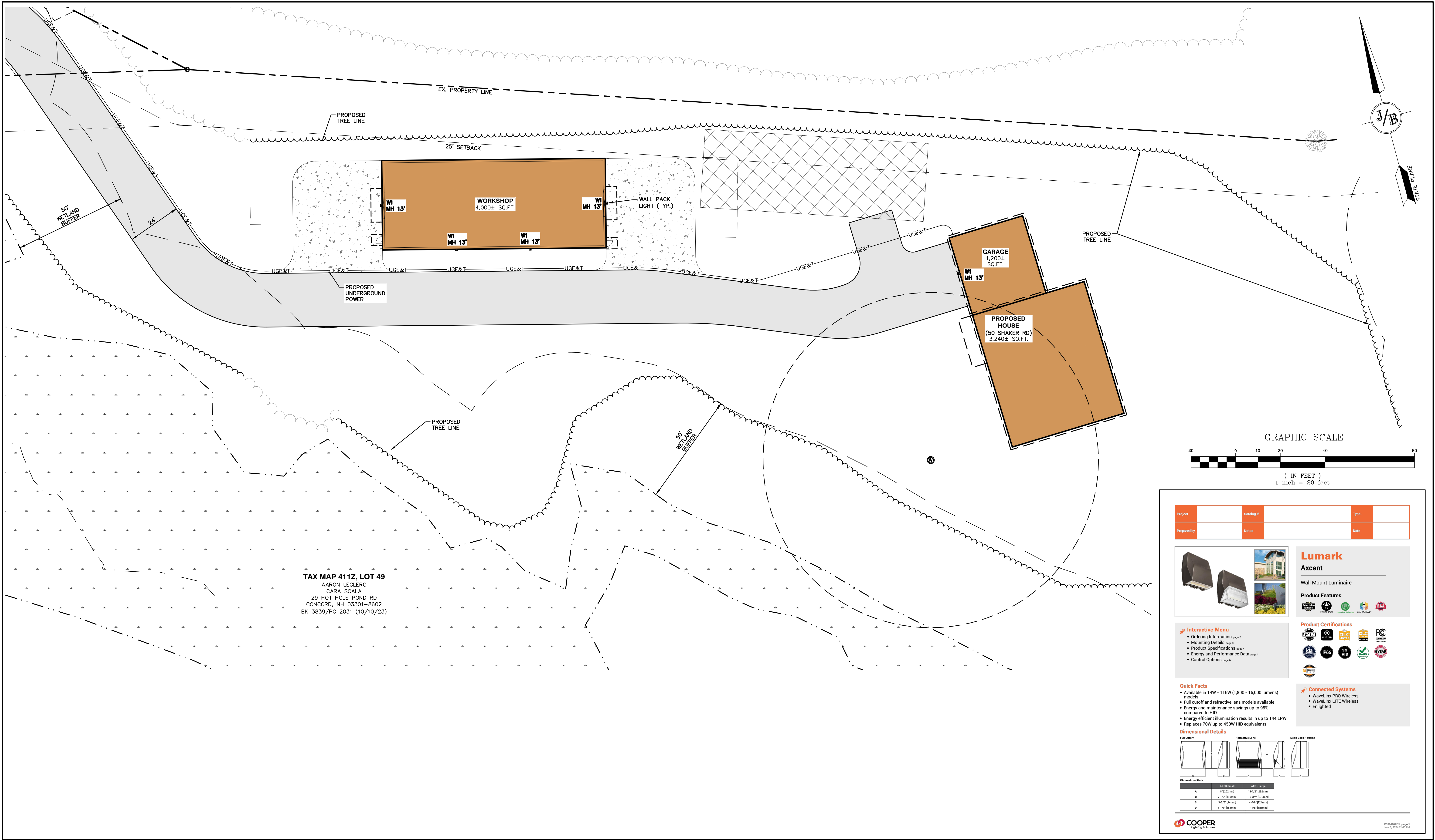
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Plan Name:	GRADING & DRAINAGE PLAN
Project:	SINGLE-FAMILY RESIDENCE & HOME BUSINESS 50 & 68 SHAKER ROAD, CONCORD, NH
Owner of Record:	AARON LECLERC & CARA SCALA 29 HOT HOLE ROAD, CONCORD, NH 03301

DRAWING No.

C3.1

SHEET NO. 6 OF 11
JBE PROJECT NO. 24022



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Drawing Name:	24022-PLAN.DWG				
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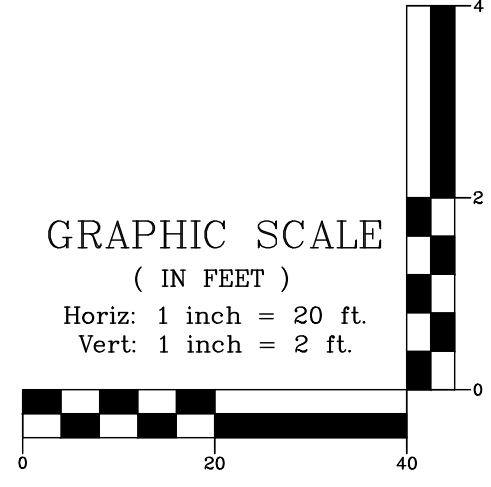
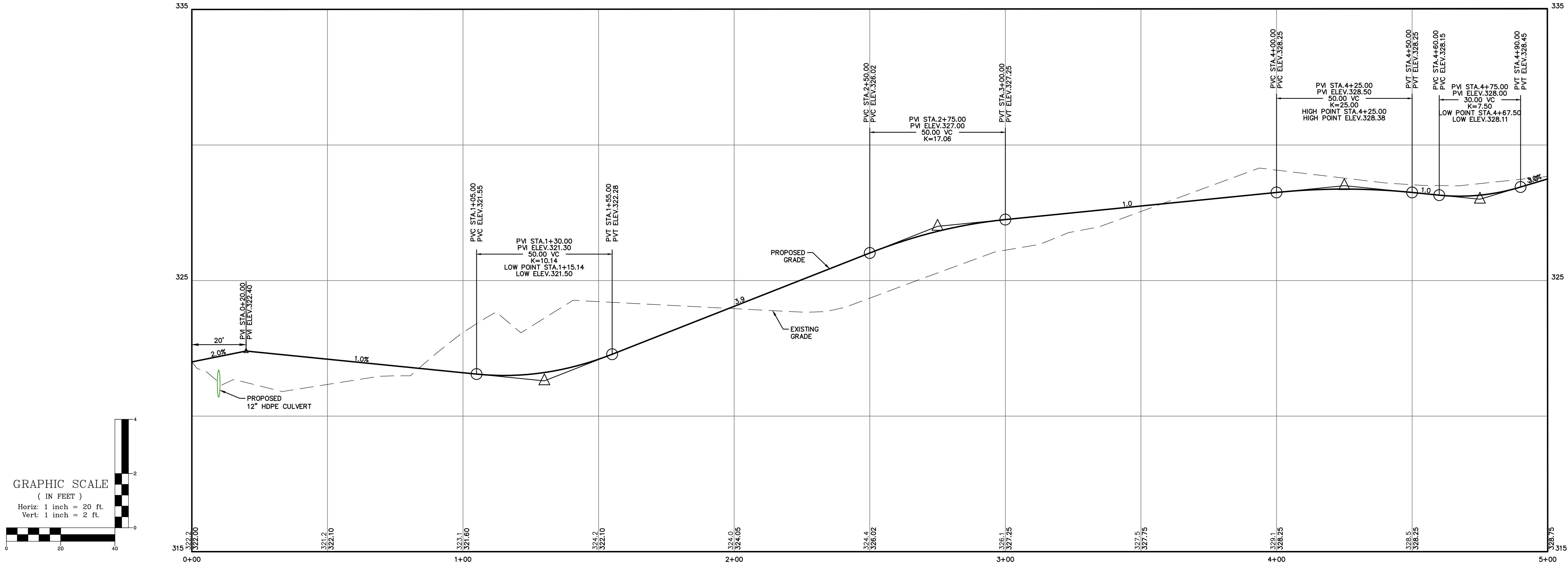
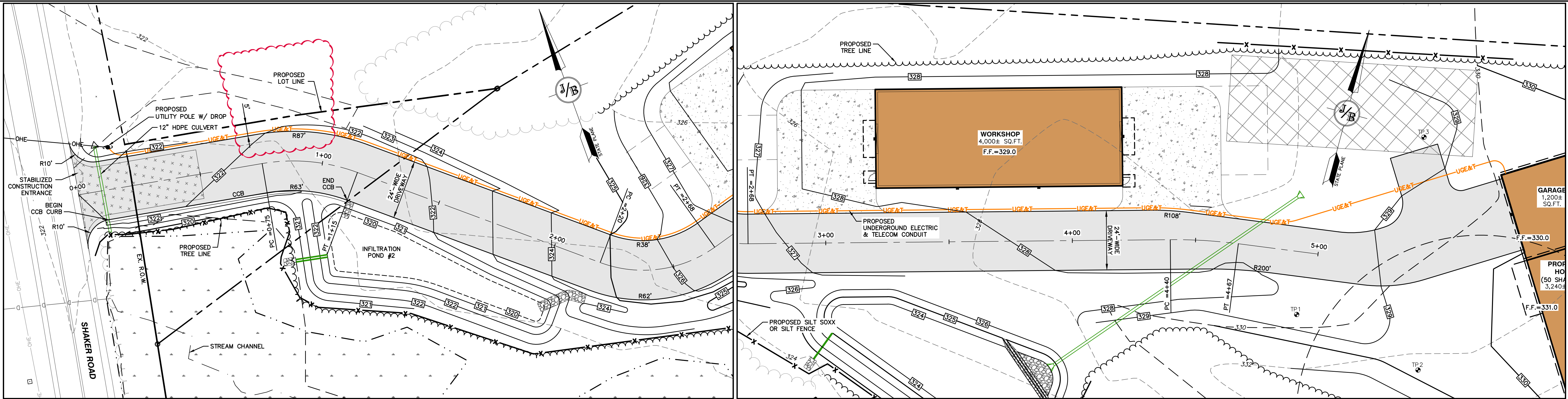
85 Portsmouth Avenue, P.O. Box 219, Stratham, NH 03885
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Plan Name:	LIGHTING PLAN
Project:	SINGLE-FAMILY RESIDENCE & HOME BUSINESS 50 & 68 SHAKER ROAD, CONCORD, NH
Owner of Record:	AARON LECLERC & CARA SCALA 29 HOT HOLE ROAD, CONCORD, NH 03301

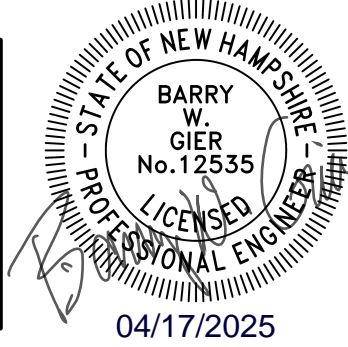
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LP1

SHEET NO. 7 OF 11
JBE PROJECT NO. 24022



Design: ISM	Draft: ISM	Date: 04/17/2025
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Drawing Name: 24022-PLAN.DWG		
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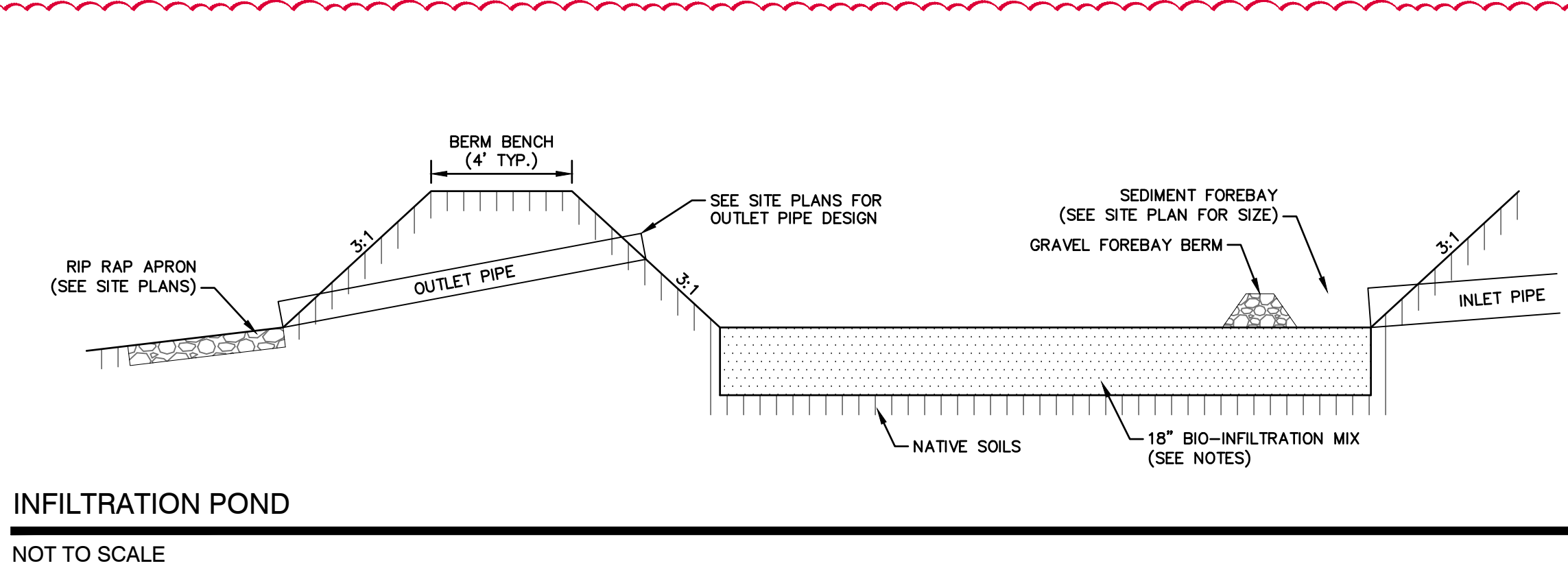
REV.	DATE	REVISION	BY
3	04/16/25	REVISED LOT LINE ADJUSTMENT	BWG
2	02/19/25	DRIVEWAY ALIGNMENT & POND DESIGN MODIFICATIONS AND LLA	ISM
1	12/18/24	REVISIONS PER PLANNING STAFF AND ENGINEERING COMMENTS	ISM
0	10/16/24	ISSUED FOR PLANNING BOARD REVIEW	ISM

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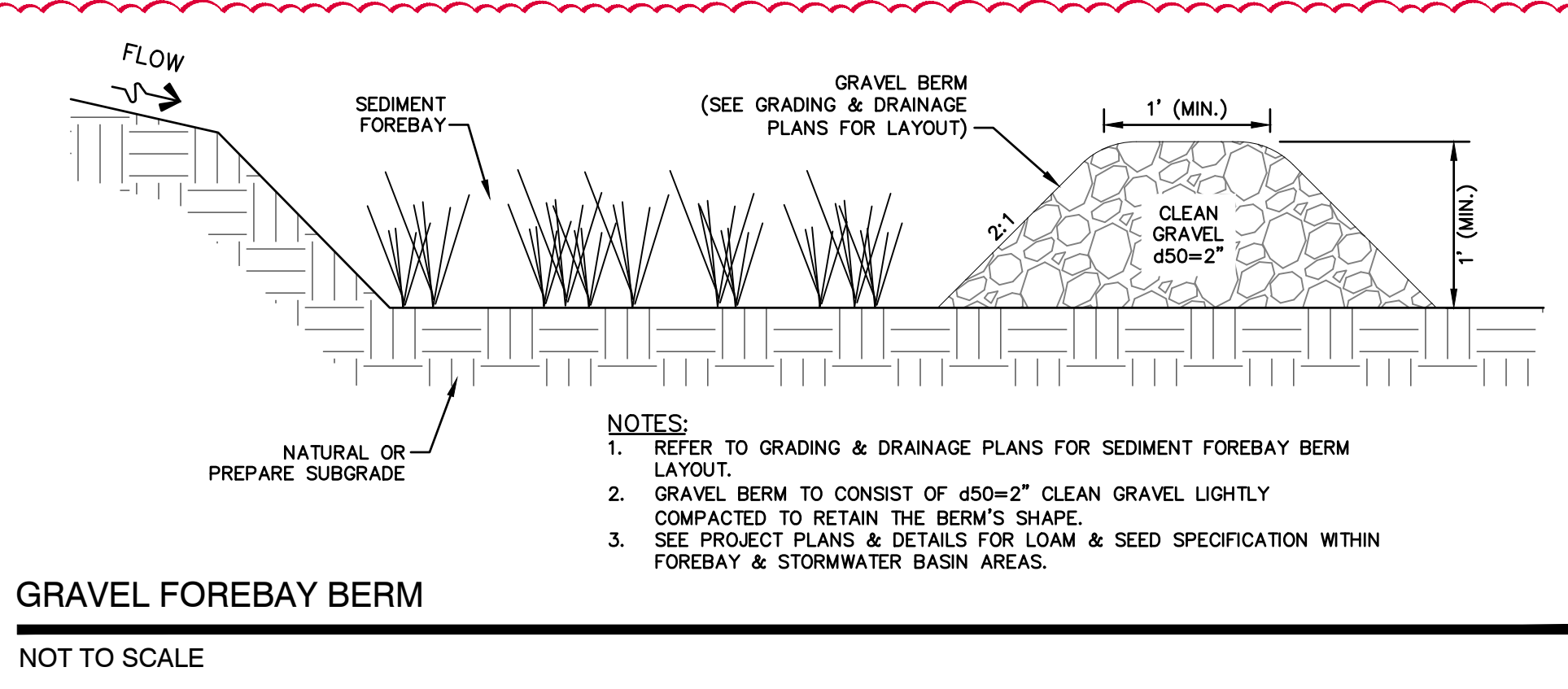
Plan Name:	DRIVEWAY PLAN & PROFILE
Project:	SINGLE-FAMILY RESIDENCE & HOME BUSINESS 50 & 68 SHAKER ROAD, CONCORD, NH
Owner of Record:	AARON LECLERC & CARA SCALA 29 HOT HOLE ROAD, CONCORD, NH 03301

DRAWING No.
P1
SHEET NO. 8 OF 11
JBE PROJECT NO. 24022

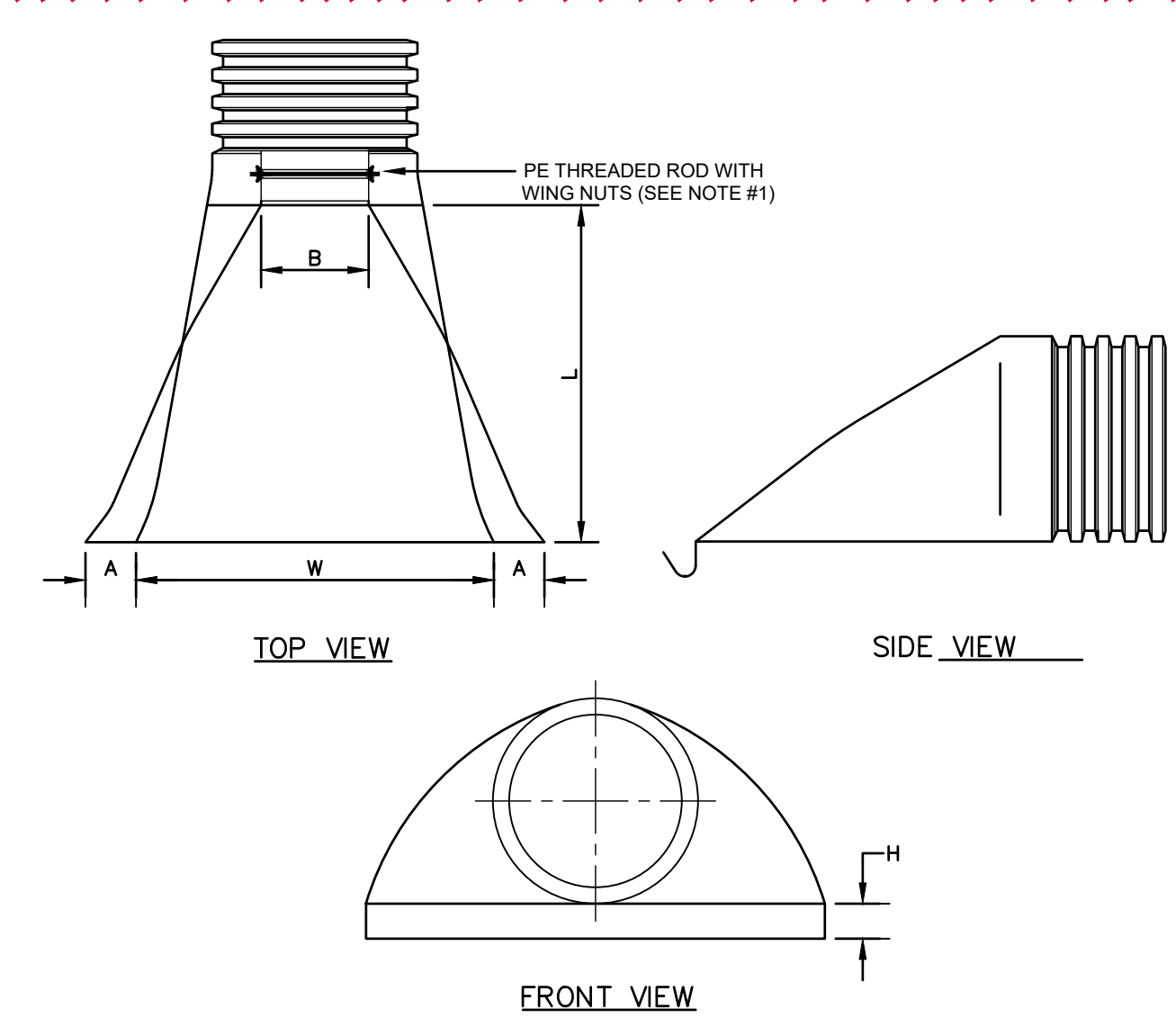


INFILTRATION POND
NOT TO SCALE

- BIO-INFILTRATION MIX AND PROCEDURE:
1. REMOVE EXISTING FOREST LITTER FROM INFILTRATION BASIN SITE.
 2. REMOVE SANDY LOAM AND STOCKPILE (SCREEN LARGE ROOTS).
 3. REMOVE SANDY LAYERS TO 18" BELOW BASIN FLOOR ELEVATION.
 4. BIO-INFILTRATION MIX: (BY VOLUME)
 - 4.1. 50%-55% ASTM C-33 CONCRETE SAND.
 - 4.2. 20%-30% LOAMY SAND TOPSOIL WITH 15%-25% FINES PASSING A #200 SIEVE
 - 4.3. 20%-30% MODERATELY FINE SHREDDED BARK OR WOOD FIBER MULCH WITH LESS THAN 5% PASSING THE #200 SIEVE.
 5. INSTALL TO BIO-INFILTRATION MIX TO BASIN BOTTOM ELEVATION
 6. SEED WITH "NEW ENGLAND WARM SEASON GRASS MIX" AS SOLD BY NEW ENGLAND WETLAND PLANTS, INC. OR EQUAL AS APPROVED BY ENGINEER. APPLICATION RATE = 1900 SQ.FT. / LB.
 - 6.1. LIGHTLY MULCH WITH WEED FREE STRAW.



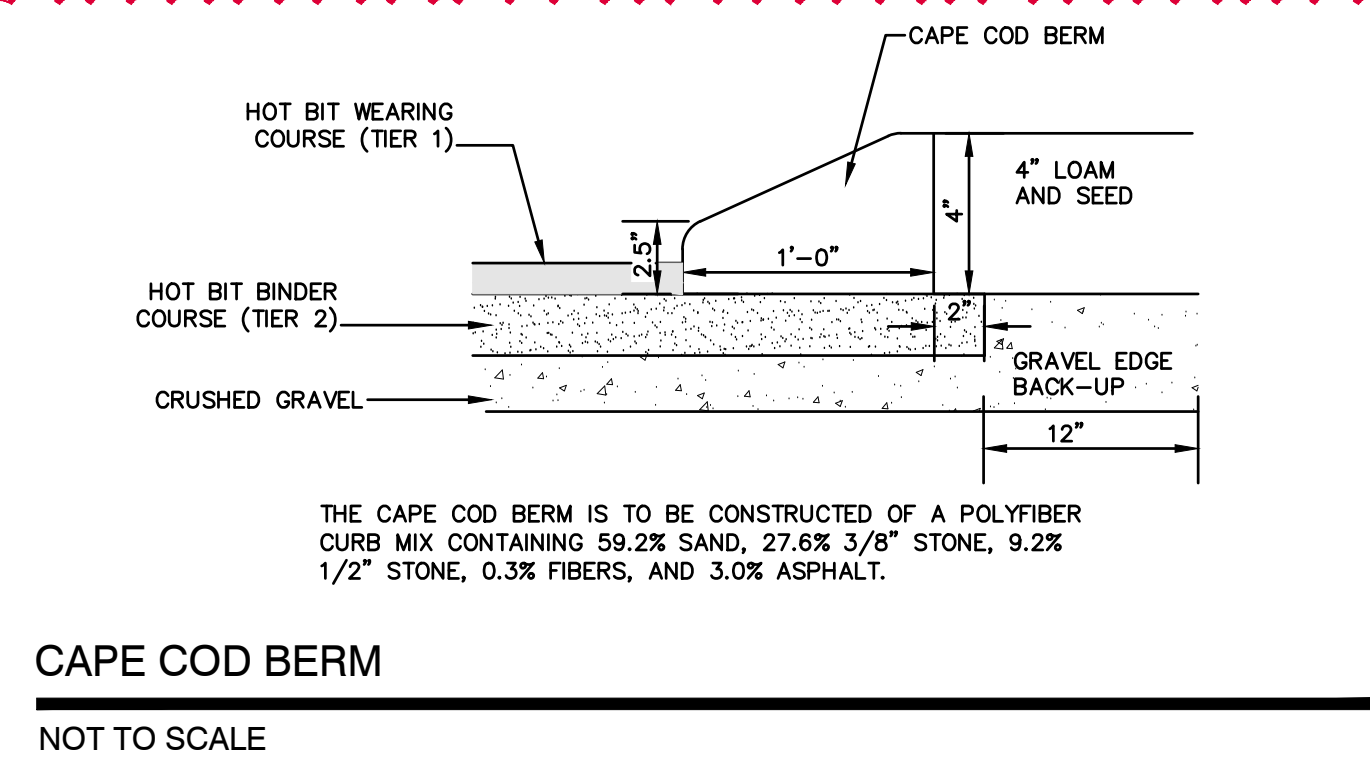
GRAVEL FOREBAY BERM
NOT TO SCALE



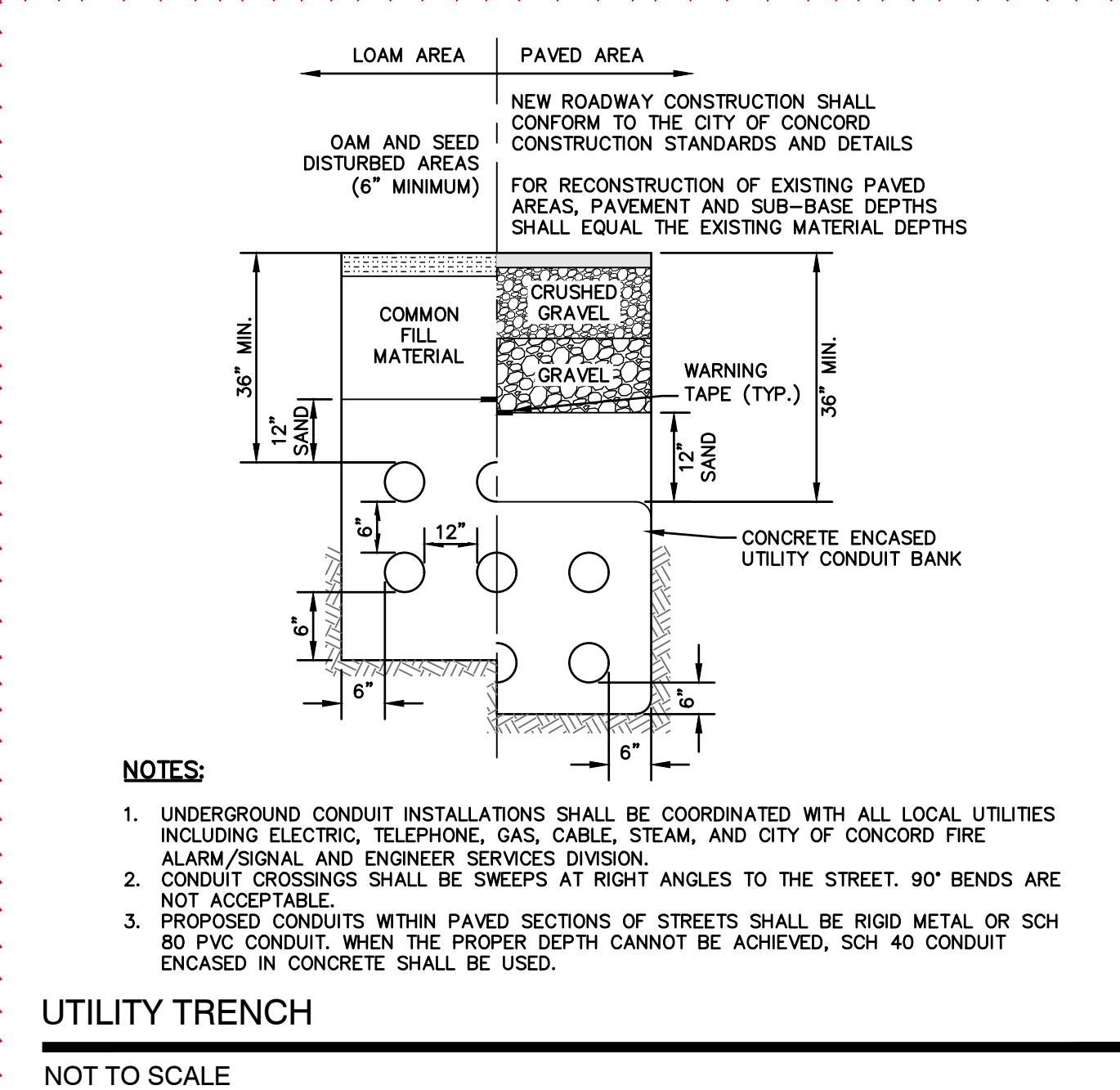
PART NO.	PIPE SIZE	A	B (MAX)	H	L	W
1210-NP	12"	6.5"	10"	6.5"	25"	29"
1510-NP	15"	6.5"	10"	6.5"	25"	29"
1810-NP	18"	7.5"	15"	6.5"	32"	35"
2410-NP	24"	7.5"	18"	6.5"	36"	45"
3010-NP	30"	10.5"	N/A	7.0"	53"	68"
3610-NP	36"	10.5"	N/A	7.0"	53"	68"

- NOTES:
1. PE THREADED ROD WITH WING NUTS PROVIDED FOR END SECTIONS 12"-24". 30" AND 36" END SECTIONS TO BE WELDED PER MANUFACTURER'S RECOMMENDATIONS.
 2. ALL DIMENSIONS ARE NOMINAL.

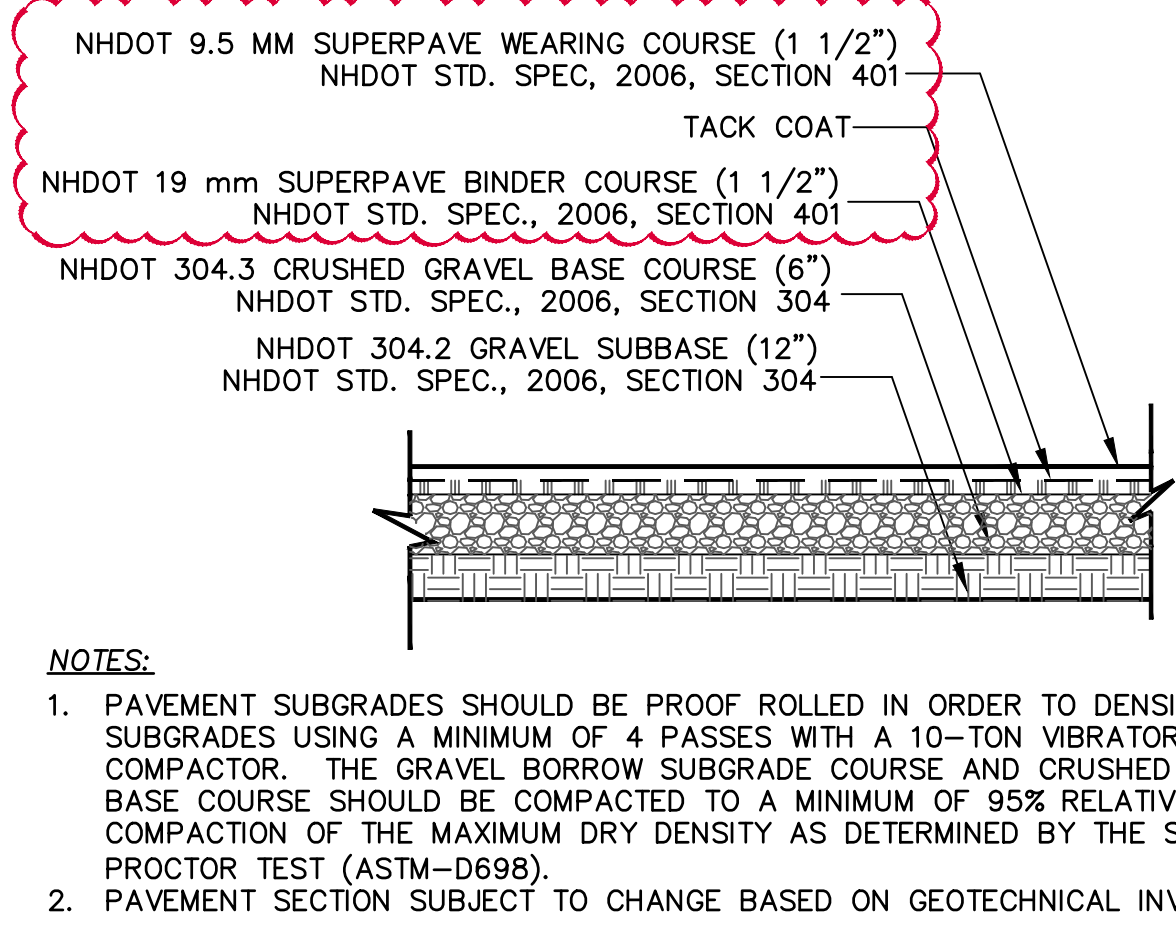
ADS N-12 FLARED END SECTION
NOT TO SCALE



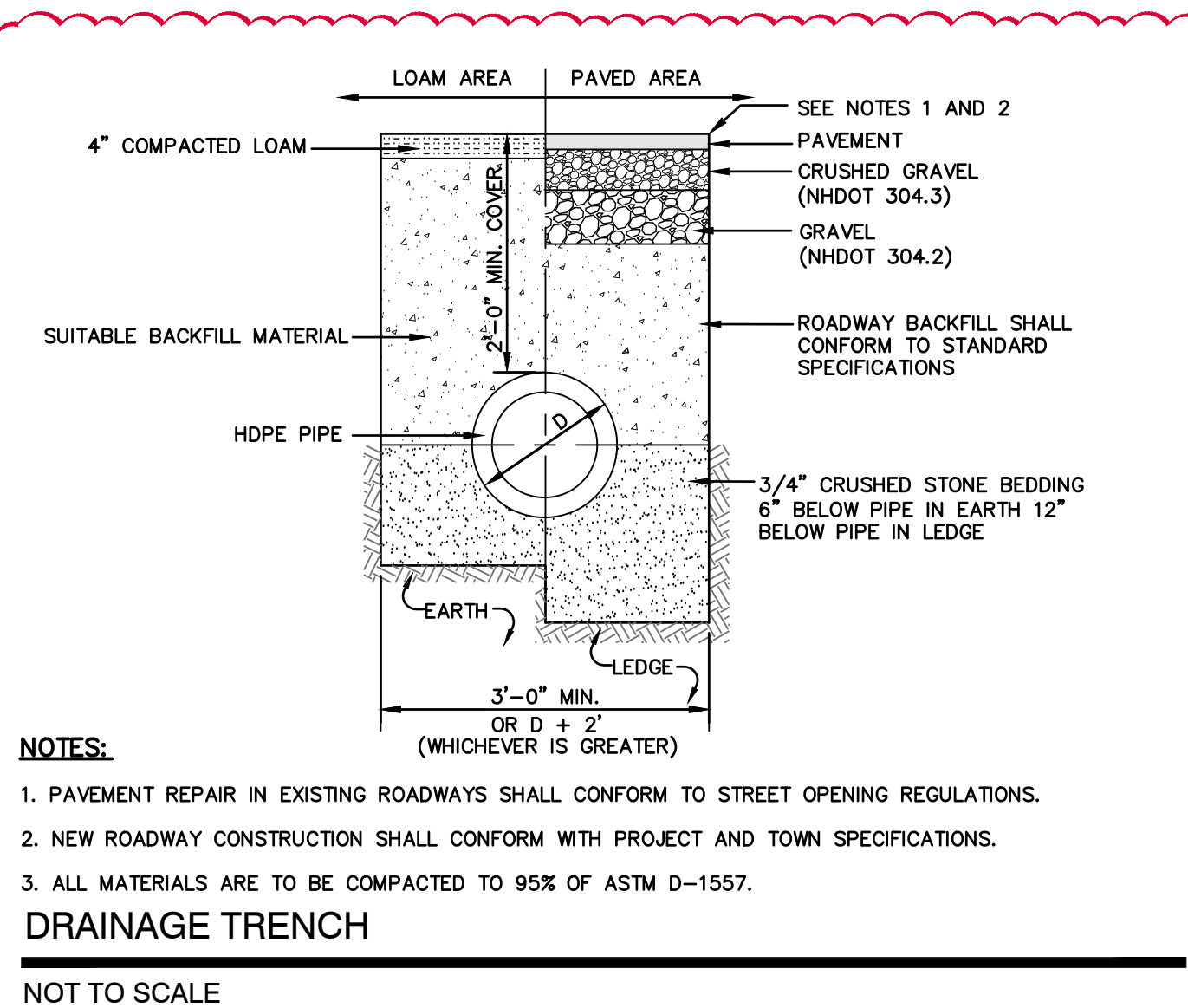
CAPE COD BERM
NOT TO SCALE



UTILITY TRENCH
NOT TO SCALE

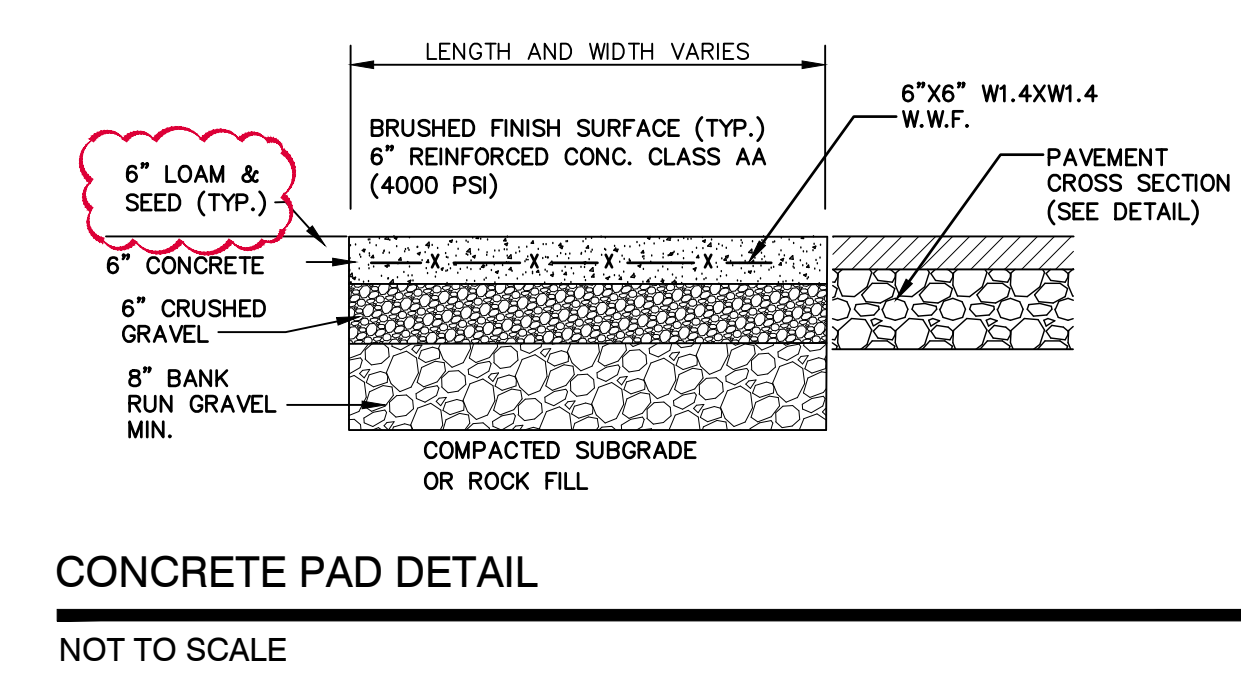


STANDARD DUTY ASPHALT PAVEMENT SECTION
NOT TO SCALE

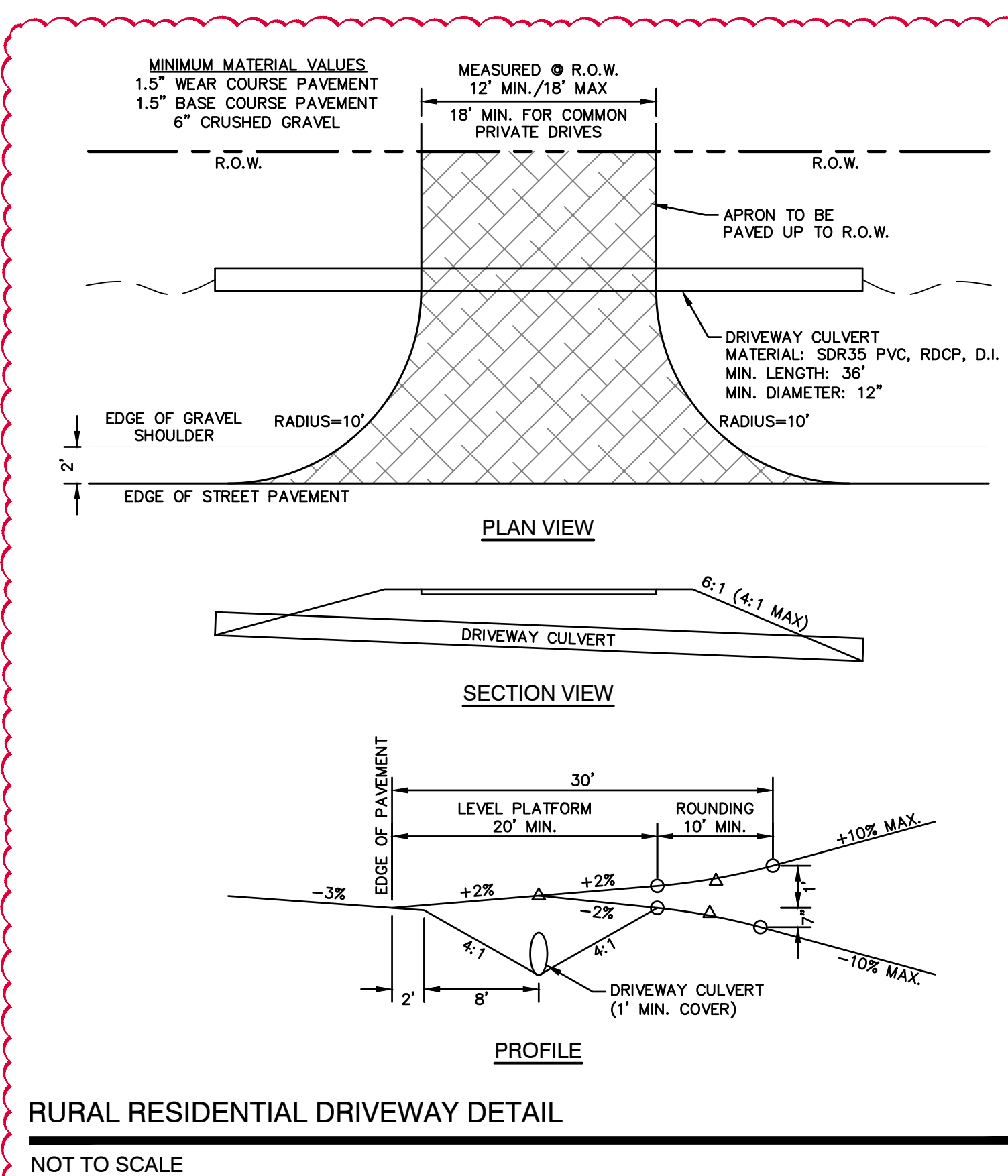


- NOTES:
1. PAVEMENT REPAIR IN EXISTING ROADWAYS SHALL CONFORM TO STREET OPENING REGULATIONS.
 2. NEW ROADWAY CONSTRUCTION SHALL CONFORM WITH PROJECT AND TOWN SPECIFICATIONS.
 3. ALL MATERIALS ARE TO BE COMPACTED TO 95% OF ASTM D-1557.

DRAINAGE TRENCH
NOT TO SCALE

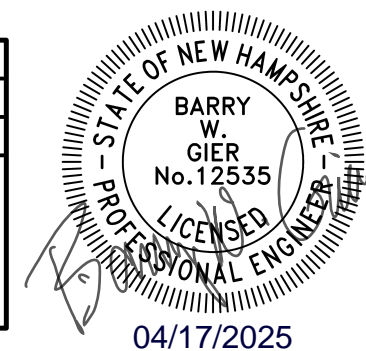


CONCRETE PAD DETAIL
NOT TO SCALE



RURAL RESIDENTIAL DRIVEWAY DETAIL
NOT TO SCALE

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Checked: WGM	Scale: AS SHOWN	Project No.: 24022
Drawing Name: 24022-PLAN.DWG		
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Plan Name:	DETAIL SHEET
Project:	SINGLE-FAMILY RESIDENCE & HOME BUSINESS 50 & 68 SHAKER ROAD, CONCORD, NH
Owner of Record:	AARON LECLERC & CARA SCALA 29 HOT HOLE ROAD, CONCORD, NH 03301

DRAWING No.
D1
SHEET NO. 9 OF 11 JBE PROJECT NO. 24022

CONSTRUCTION SEQUENCE

1. PRIOR TO THE START OF ANY ACTIVITY, IT IS THE RESPONSIBILITY OF THE SITE'S SITE DEVELOPER (OR OWNER) TO FILE A NOTICE OF INTENT (NOI) FORM WITH THE ENVIRONMENTAL PROTECTION AGENCY (EPA) IN ORDER TO GAIN COVERAGE UNDER THE NPDES GENERAL PERMIT FOR STORM WATER DISCHARGES FROM CONSTRUCTION ACTIVITIES. A PRE CONSTRUCTION MEETING IS TO BE HELD WITH ALL DEPARTMENT HEADS PRIOR TO THE START OF CONSTRUCTION.
2. WETLAND BOUNDARIES ARE TO BE CLEARLY MARKED PRIOR TO THE START OF CONSTRUCTION. AT LEAST A TEMPORARY CULVERT OR ROADBED TO BE IN PLACE PRIOR TO THE START OF CONSTRUCTION.
3. CUT AND REMOVE TREES IN CONSTRUCTION AREA AS REQUIRED OR DIRECTED.
4. INSTALL SILT FENCING, HAY BALES AND CONSTRUCTION ENTRANCES PRIOR TO THE START OF CONSTRUCTION. THESE ARE TO BE MAINTAINED UNTIL THE FINAL PAVEMENT SURFACING AND LANDSCAPING AREAS ARE ESTABLISHED.
5. CLEAR, CUT, GRUB AND DISPOSE OF DEBRIS IN APPROVED FACILITIES. THIS INCLUDES ANY REQUIRED DEMOLITION OF EXISTING STRUCTURES, UTILITIES, ETC.
6. CONSTRUCT AND/OR INSTALL TEMPORARY OR PERMANENT SEDIMENT AND/OR DETENTION BASIN(S) AS REQUIRED. THESE FACILITIES SHALL BE INSTALLED AND STABILIZED PRIOR TO DIRECTING RUN-OFF TO THEM.
7. STRIP LOAM AND PAVEMENT, OR RECLAIM EXISTING PAVEMENT WITHIN LIMITS OF WORK PER THE RECOMMENDATIONS OF THE PROJECT ENGINEER AND STOCKPILE EXCESS MATERIAL. STABILIZE STOCKPILE AS NECESSARY.
8. PERFORM PRELIMINARY SITE GRADING IN ACCORDANCE WITH THE PLANS, INCLUDING THE CONSTRUCTION OF ANY RETAINING WALLS AND SOUND WALLS.
9. PREPARE BUILDING PAD(S) TO ENABLE BUILDING CONSTRUCTION TO BEGIN.
10. INSTALL THE SEWER AND DRAINAGE SYSTEMS FIRST, THEN ANY OTHER UTILITIES IN ACCORDANCE WITH THE PLAN AND DETAILS. ANY CONFLICTS BETWEEN UTILITIES ARE TO BE RESOLVED WITH THE INVOLVEMENT AND APPROVAL OF THE ENGINEER.
11. INSTALL INLET PROTECTION AT ALL CATCH BASINS AS THEY ARE CONSTRUCTED IN ACCORDANCE WITH DETAILS.
12. ALL SWALES AND DRAINAGE STRUCTURES ARE TO BE CONSTRUCTED AND STABILIZED PRIOR TO HAVING RUN-OFF DIRECTED TO THEM.
13. DAILY, OR AS REQUIRED, CONSTRUCT TEMPORARY BERMS, DRAINAGE DITCHES, CHECK DAMS, SEDIMENT TRAPS, ETC., TO PREVENT EROSION ON THE SITE AND PREVENT ANY SILTATION OF ABUTTING WATERS AND/OR PROPERTY.
14. PERFORM FINAL FINE GRADING, INCLUDING PLACEMENT OF 'SELECT' SUBGRADE MATERIALS.
15. PAVE ALL PARKING LOTS AND ROADWAYS WITH INITIAL 'BASE COURSE'.
16. PERFORM ALL REMAINING SITE CONSTRUCTION (I.e. BUILDING, CURBING, UTILITY CONNECTIONS, ETC.).
17. LOAM AND SEED ALL DISTURBED AREAS AND INSTALL ANY REQUIRED SEDIMENT AND EROSION CONTROL FACILITIES (I.e. RIP RAP, EROSION CONTROL BLANKETS, ETC.).
18. FINISH PAVING ALL ROADWAYS AND PARKING AREAS WITH 'FINISH' COURSE.
19. ALL ROADWAYS AND PARKING LOTS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
20. ALL CUT AND FILL SLOPES SHALL BE SEEDED/LOAMED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
21. COMPLETE PERMANENT SEEDING AND LANDSCAPING.
22. REMOVE TEMPORARY EROSION CONTROL MEASURES AFTER SEEDING AREAS HAVE BEEN 75%-85% ESTABLISHED AND SITE IMPROVEMENTS ARE COMPLETE. SMOOTH AND RE-VEGETATE ALL DISTURBED AREAS.
23. CLEAN SITE AND ALL DRAINAGE STRUCTURES, PIPES AND SUMPS OF ALL SILT AND DEBRIS.
24. INSTALL ALL PAINTED PAVEMENT MARKINGS AND SIGNAGE PER THE PLANS AND DETAILS.
25. ALL EROSION CONTROLS SHALL BE INSPECTED WEEKLY AND AFTER EVERY HALF-INCH OF RAINFALL.
26. UPON COMPLETION OF CONSTRUCTION, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY ANY RELEVANT PERMITTING AGENCIES THAT THE CONSTRUCTION HAS BEEN FINISHED IN A SATISFACTORY MANNER.

SEEDING SPECIFICATIONS

1. GRADING AND SHAPING
 - A. SLOPES SHALL NOT BE STEEPER THAN 2:1 WITHOUT APPROPRIATE EROSION CONTROL MEASURES AS SPECIFIED ON THE PLANS (3:1 SLOPES OR FLATTER ARE PREFERRED).
 - B. WHERE MOWING WILL BE DONE, 3:1 SLOPES OR FLATTER ARE RECOMMENDED.
2. SEEDBED PREPARATION
 - A. SURFACE AND SEEPAGE WATER SHOULD BE DRAINED OR DIVERTED FROM THE SITE TO PREVENT DROWNING OR WINTER KILLING OF THE PLANTS.
 - B. STONES LARGER THAN 4 INCHES AND TRASH SHOULD BE REMOVED BECAUSE THEY INTERFERE WITH SEEDING AND FUTURE MAINTENANCE OF THE AREA. WHERE FEASIBLE, THE SOIL SHOULD BE TILLED TO A DEPTH OF ABOUT 4 INCHES TO PREPARE A SEEDBED AND FERTILIZER AND LIME MIXED INTO THE SOIL. THE SEEDBED SHOULD BE LEFT IN A REASONABLY FIRM AND SMOOTH CONDITION. THE LAST TILLAGE OPERATION SHOULD BE PERFORMED ACROSS THE SLOPE WHEREVER PRACTICAL.
3. ESTABLISHING A STAND
 - A. LIME AND FERTILIZER SHOULD BE APPLIED PRIOR TO OR AT THE TIME OF SEEDING AND INCORPORATED INTO THE SOIL TYPES AND AMOUNTS OF LIME AND FERTILIZER SHOULD BE BASED ON AN EVALUATION OF SOIL TESTS. WHEN A SOIL TEST IS NOT AVAILABLE, THE FOLLOWING MINIMUM AMOUNTS SHOULD BE APPLIED:
AGRICULTURAL LIMESTONE, 2 TONS PER ACRE OR 100 LBS. PER 1,000 SQ.FT.
NITROGEN(N), 50 LBS. PER ACRE OR 1.1 LBS. PER 1,000 SQ.FT.
PHOSPHATE(P2O5), 100 LBS. PER ACRE OR 2.2 LBS. PER 1,000 SQ.FT.
POTASH(K2O), 100 LBS. PER ACRE OR 2.2 LBS. PER 1,000 SQ.FT.
(NOTE: THIS IS THE EQUIVALENT OF 500 LBS. PER ACRE OF 10-20-20 FERTILIZER OR 1,000 LBS. PER ACRE OF 5-10-10.)
 - B. SEED SHOULD BE SPREAD UNIFORMLY BY THE METHOD MOST APPROPRIATE FOR THE SITE. METHODS INCLUDE BROADCASTING, DRILLING AND HYDROSEEDING. WHERE BROADCASTING IS USED, COVER SEED WITH .25 INCH OF SOIL OR LESS, BY CULTIPACKING OR RAKING.
 - C. REFER TO THE 'SEEDING GUIDE' AND 'SEEDING RATES' TABLES ON THIS SHEET FOR APPROPRIATE SEED MIXTURES AND RATES OF SEEDING. ALL LEGUMES (CROWN VETCH, BIRD'S FOOT, TREFOIL AND FLAT PEA) MUST BE INOCULATED WITH THEIR SPECIFIC INOCULANT PRIOR TO THEIR INTRODUCTION TO THE SITE.
 - D. WHEN SEEDED AREAS ARE MULCHED, PLANTINGS MAY BE MADE FROM EARLY SPRING TO EARLY OCTOBER. WHEN SEEDED AREAS ARE NOT MULCHED, PLANTINGS SHOULD BE MADE FROM EARLY SPRING TO MAY 20th OR FROM AUGUST 10th TO SEPTEMBER 1st.
4. MULCH
 - A. HAY, STRAW, OR OTHER MULCH, WHEN NEEDED, SHOULD BE APPLIED IMMEDIATELY AFTER SEEDING.
 - B. MULCH WILL BE HELD IN PLACE USING APPROPRIATE TECHNIQUES FROM THE BEST MANAGEMENT PRACTICE FOR MULCHING. HAY OR STRAW MULCH SHALL BE PLACED AT A RATE OF 90 LBS PER 1000 S.F.
5. MAINTENANCE TO ESTABLISH A STAND
 - A. PLANTED AREAS SHOULD BE PROTECTED FROM DAMAGE BY FIRE, GRAZING, TRAFFIC, AND DENSE WEED GROWTH.
 - B. FERTILIZATION NEEDS SHOULD BE DETERMINED BY ONSITE INSPECTIONS. SUPPLEMENTAL FERTILIZER IS USUAL OF THELY TO FULLY COMPLETE THE ESTABLISHMENT OF THE STAND BECAUSE MOST PERENNIALS TAKE 2 TO 3 YEARS TO BECOME FULLY ESTABLISHED.
 - C. IN WATERWAYS, CHANNELS, OR SWALES WHERE UNIFORM FLOW CONDITIONS ARE ANTICIPATED, ANNUAL MOWING MAY BE NECESSARY TO CONTROL GROWTH OF WOODY VEGETATION.

TEMPORARY EROSION CONTROL NOTES

1. THE SMALLEST PRACTICAL AREA OF LAND SHALL BE EXPOSED AT ANY ONE TIME. AT NO TIME SHALL AN AREA IN EXCESS OF 5 ACRES BE EXPOSED AT ANY ONE TIME BEFORE DISTURBED AREAS ARE STABILIZED.
2. EROSION, SEDIMENT AND DETENTION MEASURES SHALL BE INSTALLED AS SHOWN ON THE PLANS AND AT LOCATIONS AS REQUIRED, DIRECTED BY THE ENGINEER.
3. ALL DISTURBED AREAS (INCLUDING POND AREAS BELOW THE PROPOSED WATERLINE) SHALL BE RETURNED TO PROPOSED GRADES AND ELEVATIONS. DISTURBED AREAS SHALL BE LOAMED WITH A MINIMUM OF 6" OF SCREENED ORGANIC LOAM AND SEEDED WITH SEED MIXTURE 'C' AT A RATE NOT LESS THAN 1.10 POUNDS OF SEED PER 1,000 S.F. OF AREA (48 LBS. / ACRE).
4. SILT FENCES AND OTHER BARRIERS SHALL BE INSPECTED EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF A RAINFALL OF 0.5" OR GREATER. ALL DAMAGED AREAS SHALL BE REPAIRED, AND SEDIMENT DEPOSITS SHALL PERIODICALLY BE REMOVED AND DISPOSED OF.
5. AFTER ALL DISTURBED AREAS HAVE BEEN STABILIZED, THE TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED AND THE AREA DISTURBED BY THE REMOVAL SMOOTHED AND RE-VEGETATED.
6. AREAS MUST BE SEEDED AND MULCHED OR OTHERWISE PERMANENTLY STABILIZED WITHIN 3 DAYS OF FINAL GRADING, OR TEMPORARILY STABILIZED WITHIN 14 DAYS OF THE INITIAL DISTURBANCE OF SOIL. ALL AREAS SHALL BE STABILIZED WITHIN 45 DAYS OF INITIAL DISTURBANCE.
7. ALL PROPOSED VEGETATED AREAS THAT DO NOT EXHIBIT A MINIMUM OF 85 PERCENT VEGETATIVE GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED BY SEEDING AND INSTALLING NORTH AMERICAN GREEN S75 EROSION CONTROL BLANKETS (OR AN EQUIVALENT APPROVED IN WRITING BY THE ENGINEER) ON SLOPES GREATER THAN 3:1, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING, ELSEWHERE. THE INSTALLATION OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR ON FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENTS.
8. ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85 PERCENT VEGETATIVE GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.
9. AFTER OCTOBER 15th, INCOMPLETE ROAD OR PARKING SURFACES, WHERE WORK HAS STOPPED FOR THE WINTER SEASON, SHALL BE PROTECTED WITH A MINIMUM OF 3" OF CRUSHED GRAVEL PER NHDOT ITEM 304.3.
10. AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
 - a. BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED;
 - b. A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED;
 - c. A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH STONE OR RIPRAP HAS BEEN INSTALLED; OR
 - d. EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.
11. FUGITIVE DUST CONTROL IS REQUIRED TO BE CONTROLLED IN ACCORDANCE WITH ENV-A 1000, AND THE PROJECT IS TO MEET THE REQUIREMENTS AND INTENT OF RSA 430:53 AND AGR 3800 RELATIVE TO INVASIVE SPECIES.
12. PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR'S NAME, ADDRESS, AND PHONE NUMBER SHALL BE SUBMITTED TO DES VIA EMAIL (SEE BELOW).
13. PRIOR TO CONSTRUCTION, A PHASING PLAN THAT DELINEATES EACH PHASE OF THE PROJECT SHALL BE SUBMITTED. ALL TEMPORARY SEDIMENT BASINS THAT WILL BE NEEDED FOR DEWATERING WORK AREAS SHALL BE LOCATED AND IDENTIFIED ON THIS PLAN.
14. IN ORDER TO ENSURE THE STABILITY OF THE SITE AND EFFECTIVE IMPLEMENTATION OF THE SEDIMENT AND EROSION CONTROL MEASURES SPECIFIED IN THE PLANS FOR THE DURATION OF CONSTRUCTION, THE CONTRACTOR SHALL BE IN STRICT COMPLIANCE WITH THE FOLLOWING INSPECTION AND MAINTENANCE REQUIREMENTS IN ADDITION TO THOSE CALLED FOR IN THE SWPPP:
 - a. A CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL OR A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF NEW HAMPSHIRE ("MONITOR") SHALL BE EMPLOYED TO INSPECT THE SITE FROM THE START OF ALTERATION OF TERRAIN ACTIVITIES UNTIL THE SITE IS IN FULL COMPLIANCE WITH THE SITE SPECIFIC PERMIT ("PERMIT").
 - b. DURING THIS PERIOD, THE MONITOR SHALL INSPECT THE SUBJECT SITE AT LEAST ONCE A WEEK, AND IF POSSIBLE, DURING ANY ½ INCH OR GREATER RAIN EVENT (I.E. ½ INCH OF PRECIPITATION OR MORE WITHIN A 24 HOUR PERIOD). IF UNABLE TO BE PRESENT DURING SUCH A STORM, THE MONITOR SHALL INSPECT THE SITE WITHIN 24 HOURS OF THIS EVENT.
 - c. THE MONITOR SHALL PROVIDE TECHNICAL ASSISTANCE AND RECOMMENDATIONS TO THE CONTRACTOR ON THE APPROPRIATE BEST MANAGEMENT PRACTICES FOR EROSION AND SEDIMENT CONTROLS REQUIRED TO MEET THE REQUIREMENTS OF RSA 485 A:17 AND ALL APPLICABLE DES PERMIT CONDITIONS.
 - d. WITHIN 24 HOURS OF EACH INSPECTION, THE MONITOR SHALL SUBMIT A REPORT TO DES VIA EMAIL (RIDGELY MAUCK AT: RIDGELY.MAUCK@DES.NH.GOV).
 - e. THE MONITOR SHALL MEET WITH DES TO DECIDE UPON A REPORT FORMAT. THE REPORT FORMAT SHALL BE REVIEWED AND APPROVED BY DES PRIOR TO THE START OF CONSTRUCTION.

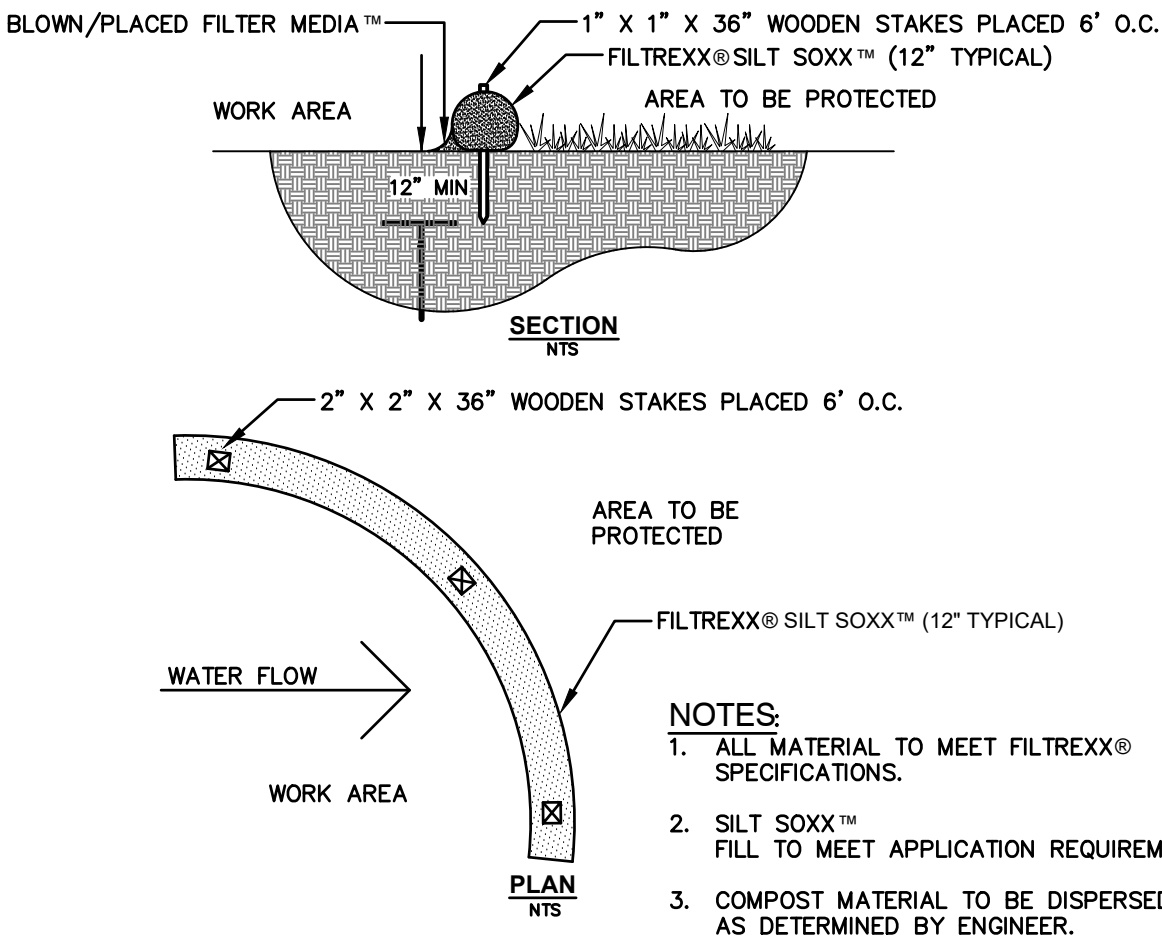
USE	SEEDING MIXTURE 1/	DROUGHTY	WELL DRAINED	MODERATELY WELL DRAINED	POORLY DRAINED
STEEP CUTS AND FILLS, BORROW AND DISPOSAL AREAS	A	FAIR	GOOD	GOOD	FAIR
	B	POOR	GOOD	FAIR	FAIR
	C	POOR	GOOD	EXCELLENT	GOOD
	D	FAIR	EXCELLENT	EXCELLENT	POOR
WATERWAYS, EMERGENCY SPILLWAYS, AND OTHER CHANNELS WITH FLOWING WATER.	A	GOOD	GOOD	GOOD	FAIR
	C	GOOD	EXCELLENT	EXCELLENT	FAIR
LIGHTLY USED PARKING LOTS, ODD AREAS, UNUSED LANDS, AND LOW INTENSITY USE RECREATION SITES.	A	GOOD	GOOD	GOOD	FAIR
	B	GOOD	GOOD	FAIR	POOR
	C	GOOD	EXCELLENT	EXCELLENT	POOR
PLAY AREAS AND ATHLETIC FIELDS. (TOPSOIL IS ESSENTIAL FOR GOOD TURF.)	E	FAIR	EXCELLENT	EXCELLENT	2/
	F	FAIR	EXCELLENT	EXCELLENT	2/
GRAVEL PIT, SEE NH-PM-24 IN APPENDIX FOR RECOMMENDATION REGARDING RECLAMATION OF SAND AND GRAVEL PITS.					
1/ REFER TO SEEDING MIXTURES AND RATES IN TABLE BELOW.					
2/ POORLY DRAINED SOILS ARE NOT DESIRABLE FOR USE AS PLAYING AREA AND ATHLETIC FIELDS.					

NOTE: TEMPORARY SEED MIX FOR STABILIZATION OF TURF SHALL BE WINTER RYE OR OATS AT A RATE OF 2.5 LBS. PER 1000 S.F. AND SHALL BE PLACED PRIOR TO OCTOBER 15th, IF PERMANENT SEEDING NOT YET COMPLETE.

SEEDING GUIDE

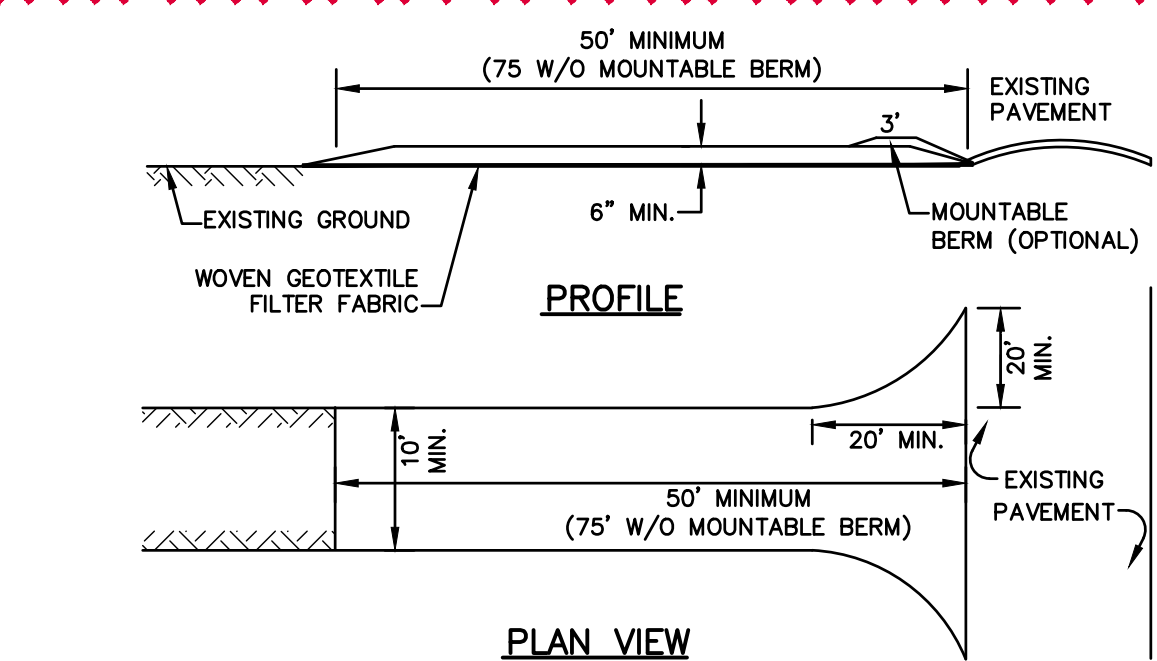
MIXTURE	POUNDS PER ACRE	POUNDS PER 1,000 Sq. Ft.
A. TALL FESCUE CREEPING RED FESCUE RED TOP TOTAL	20 20 2 42	0.45 0.45 0.05 0.95
B. TALL FESCUE CREEPING RED FESCUE CROWN VETCH OR FLAT PEA TOTAL	15 10 15 30 40 OR 55	0.35 0.25 0.35 0.75 0.95 OR 1.35
C. TALL FESCUE CREEPING RED FESCUE BIRDS FOOT TREFOIL TOTAL	20 20 8 48	0.45 0.45 0.20 1.10
D. TALL FESCUE FLAT PEA TOTAL	20 30 50	0.45 0.75 1.20
E. CREEPING RED FESCUE 1/ KENTUCKY BLUEGRASS 1/ TOTAL	50 50 100	1.15 1.15 2.30
F. TALL FESCUE 1	150	3.60

SEEDING RATES



FILTREXX® SILT SOXX™

NOT TO SCALE

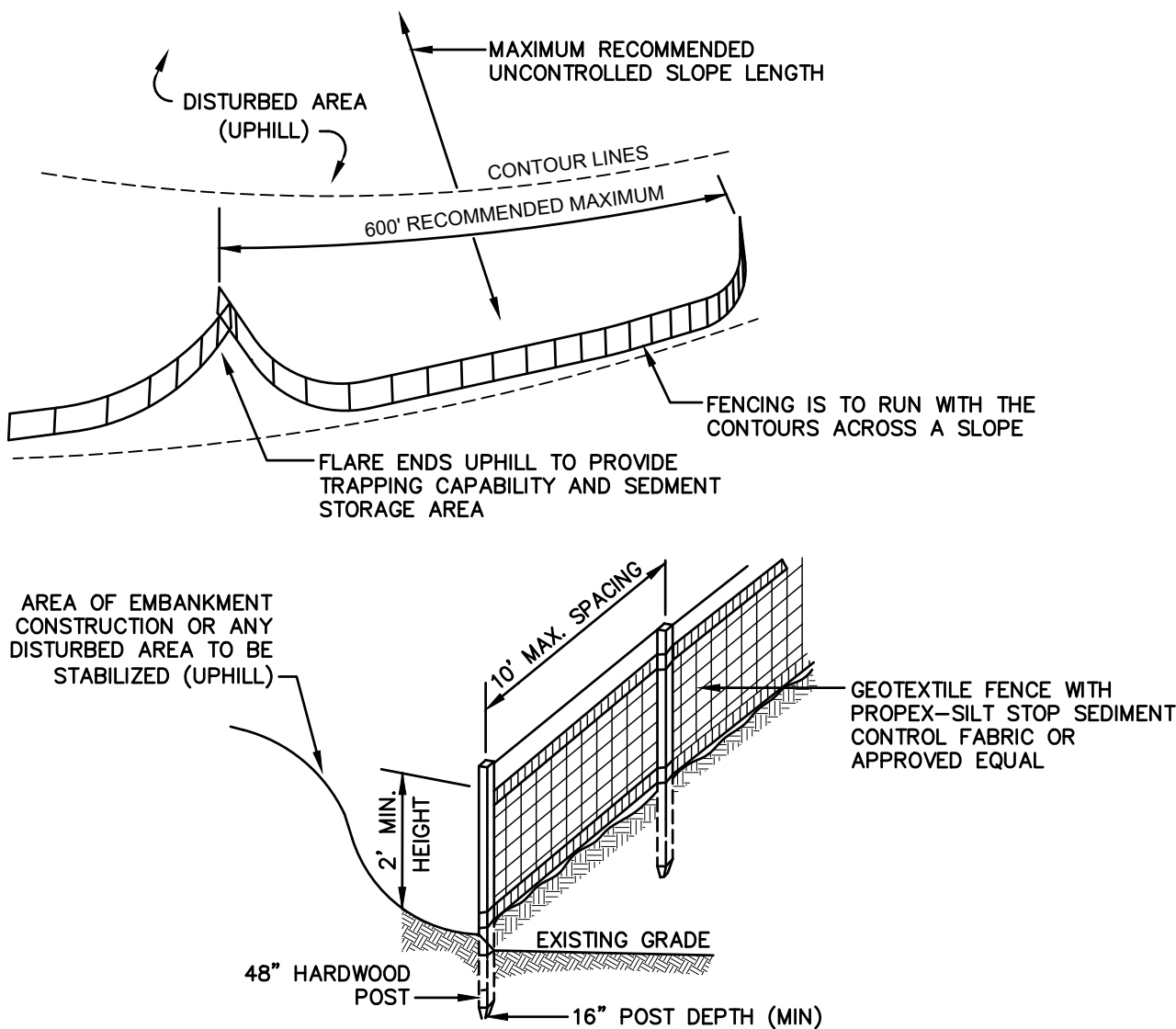


NOTES:

1. STONE FOR STABILIZED CONSTRUCTION ENTRANCE SHALL BE 3 INCH COURSE AGGREGATE
2. THE LENGTH OF THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 50 FEET, 75' WITHOUT A MOUNTABLE BERM, AND EXCEPT FOR A SINGLE RESIDENTIAL LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY.
3. THICKNESS OF THE STONE FOR THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 6 INCHES.
4. THE WIDTH OF THE ENTRANCE SHALL NOT BE LESS THAN THE FULL WIDTH OF THE ENTRANCE WHERE INGRESS OR EGRESS OCCURS, OR 10 FEET, WHICHEVER IS GREATER.
5. GEOTEXTILE FILTER FABRIC SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING THE STONE.
6. ALL SURFACE WATER THAT IS FLOWING TO OR DIVERTED TOWARD THE CONSTRUCTION ENTRANCE SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A STONE BERM WITH 5:1 SLOPES THAT CAN BE CROSSED BY VEHICLES MAY BE SUBSTITUTED FOR THE PIPE.
7. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO THE PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, WASHED, OR TRACKED ONTO THE PUBLIC RIGHT-OF-WAY MUST BE REMOVED PROMPTLY.
8. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE



CONSTRUCTION SPECIFICATIONS:

1. WOVEN FABRIC FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. FILTER CLOTH SHALL BE FASTENED TO WOVEN WIRE EVERY 24" AT TOP, MID AND BOTTOM AND EMBEDDED IN THE GROUND A MINIMUM OF 8" AND THEN COVERED WITH SOIL.
2. THE FENCE POSTS SHALL BE A MINIMUM OF 48" LONG, SPACED A MAXIMUM 10' APART, AND DRIVEN A MINIMUM OF 16" INTO THE GROUND.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THE ENDS OF THE FABRIC SHALL BE OVERLAPPED 6", FOLDED AND STAPLED TO PREVENT SEDIMENT FROM BY-PASSING.
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND SEDIMENT REMOVED AND PROPERLY DISPOSED OF WHEN IT IS 6" DEEP OR VISIBLE 'BULGES' DEVELOP IN THE SILT FENCE.
5. PLACE THE ENDS OF THE SILT FENCE UP CONTOUR TO PROVIDE FOR SEDIMENT STORAGE.
6. SILT FENCES SHALL BE REMOVED WHEN NO LONGER NEEDED AND THE SEDIMENT COLLECTED SHALL BE DISPOSED AS DIRECTED BY THE ENGINEER. THE AREA DISTURBED BY THE REMOVAL SHALL BE SMOOTHED AND REVEGETATED.

MAINTENANCE:

1. SILT FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REPAIRS THAT ARE REQUIRED SHALL BE DONE IMMEDIATELY.
2. IF THE FABRIC ON A SILT FENCE SHOULD DECOMPOSE OR BECOME INEFFECTIVE DURING THE EXPECTED LIFE OF THE FENCE, THE FABRIC SHALL BE REPLACED PROMPTLY.
3. SEDIMENT DEPOSITS SHOULD BE INSPECTED AFTER EVERY STORM EVENT. THE DEPOSITS SHOULD BE REMOVED WHEN THEY REACH APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER.
4. SEDIMENT DEPOSITS THAT ARE REMOVED, OR LEFT IN PLACE AFTER THE FABRIC HAS BEEN REMOVED, SHALL BE GRADED TO CONFORM WITH THE EXISTING TOPOGRAPHY AND VEGETATED.

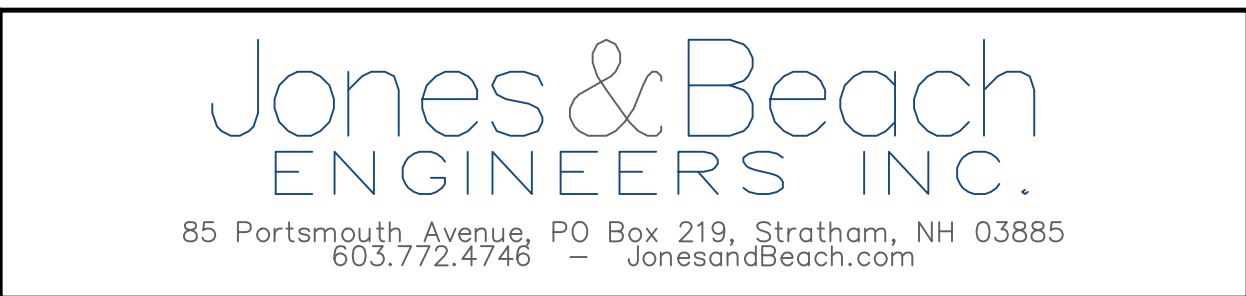
SILT FENCE

NOT TO SCALE

Design: ISM	Draft: ISM	Date: 04/17/2025
Checked: WGM	Scale: AS SHOWN	Project No.: 24022
Drawing Name: 24022-PLAN.DWG		
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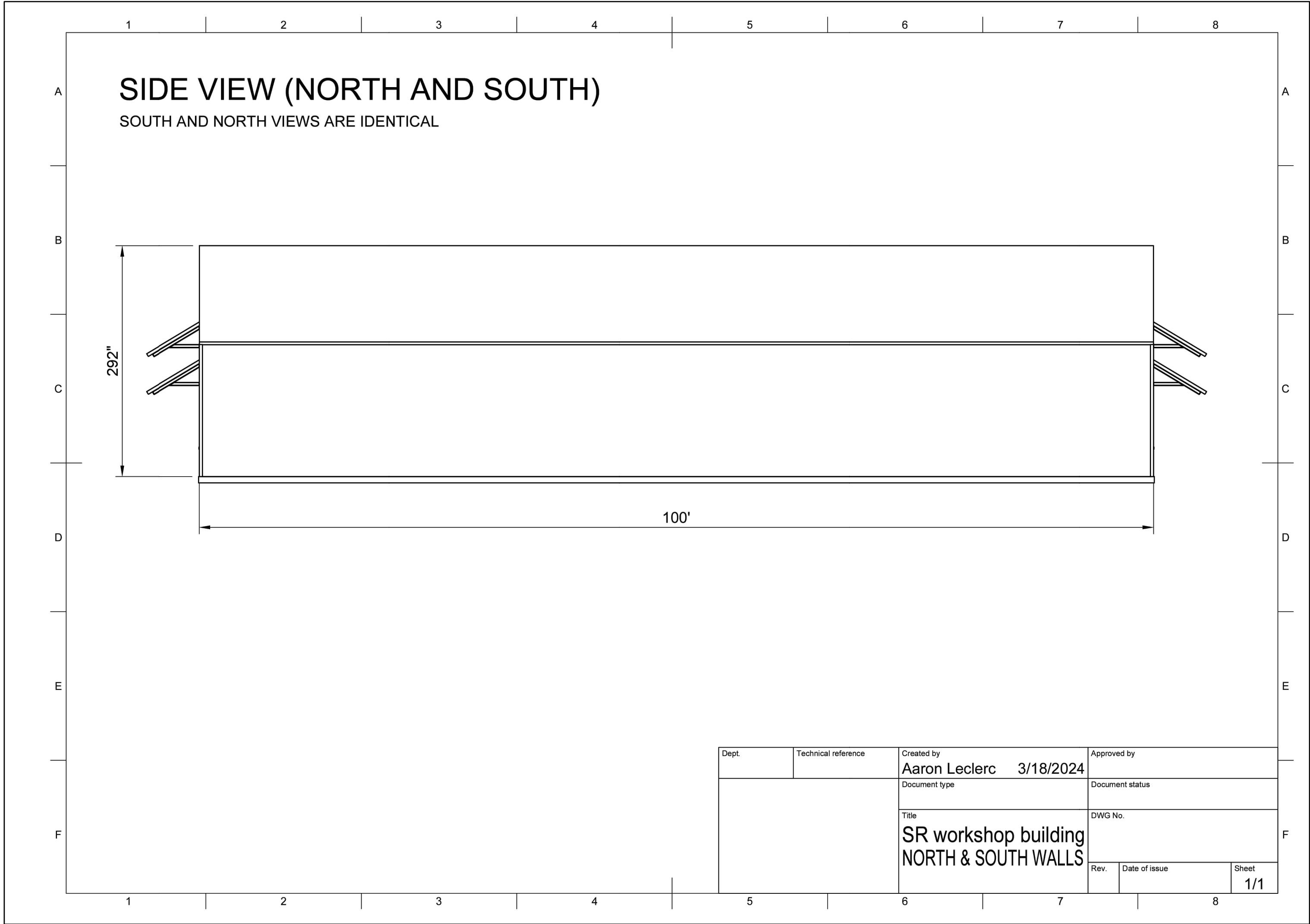


REV.	DATE	REVISION	BY
3	04/16/25	REVISED LOT LINE ADJUSTMENT	BWG
2	02/19/25	DRIVEWAY ALIGNMENT & POND DESIGN MODIFICATIONS AND LLA	ISM
1	12/18/24	REVISIONS PER PLANNING STAFF AND ENGINEERING COMMENTS	ISM
0	10/16/24	ISSUED FOR PLANNING BOARD REVIEW	ISM

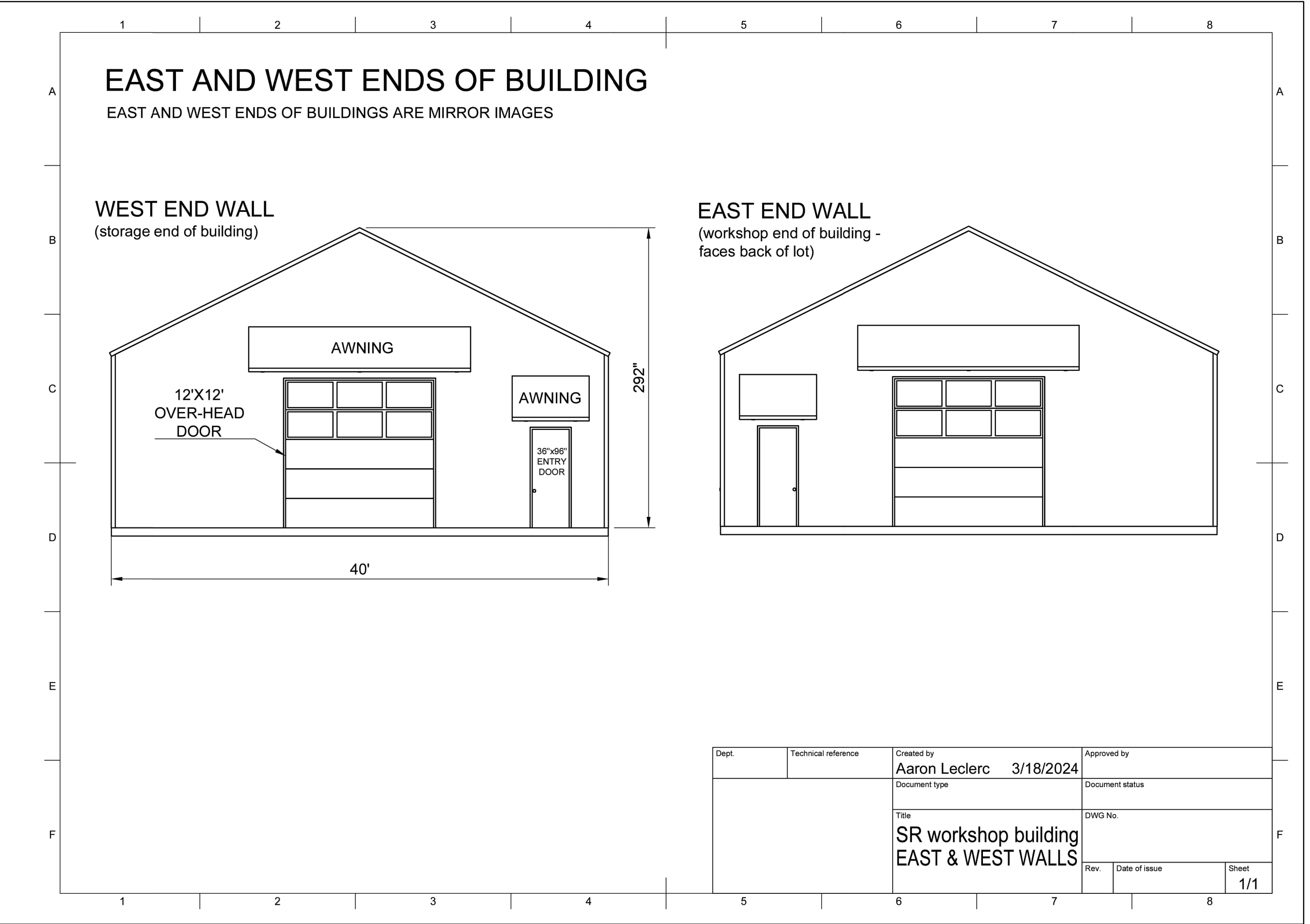


Plan Name:	EROSION & SEDIMENT CONTROL NOTES & DETAILS
Project:	SINGLE-FAMILY RESIDENCE & HOME BUSINESS 50 & 68 SHAKER ROAD, CONCORD, NH
Owner of Record:	AARON LECLERC & CARA SCALA 29 HOT HOLE ROAD, CONCORD, NH 03301

DRAWING No.
E1
SHEET NO. 10 OF 11 JBE PROJECT NO. 24022



WORKSHOP BUILDING - NORTH & SOUTH ELEVATIONS



WORKSHOP BUILDING - EAST & WEST ELEVATIONS

Design:	ISM	Draft:	ISM	Date:	04/17/2025
Checked:	WGM	Scale:	AS SHOWN	Project No.:	24022
Drawing Name:	24022-PLAN.DWG				
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3	04/16/25	REVISED LOT LINE ADJUSTMENT	BWG
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0	10/16/24	ISSUED FOR PLANNING BOARD REVIEW	ISM
REV.	DATE	REVISION	BY

Jones & Beach
ENGINEERS INC.

85 Portsmouth Avenue, PO Box 219, Stratham, NH 03865
603.772.4746 — JonesandBeach.com

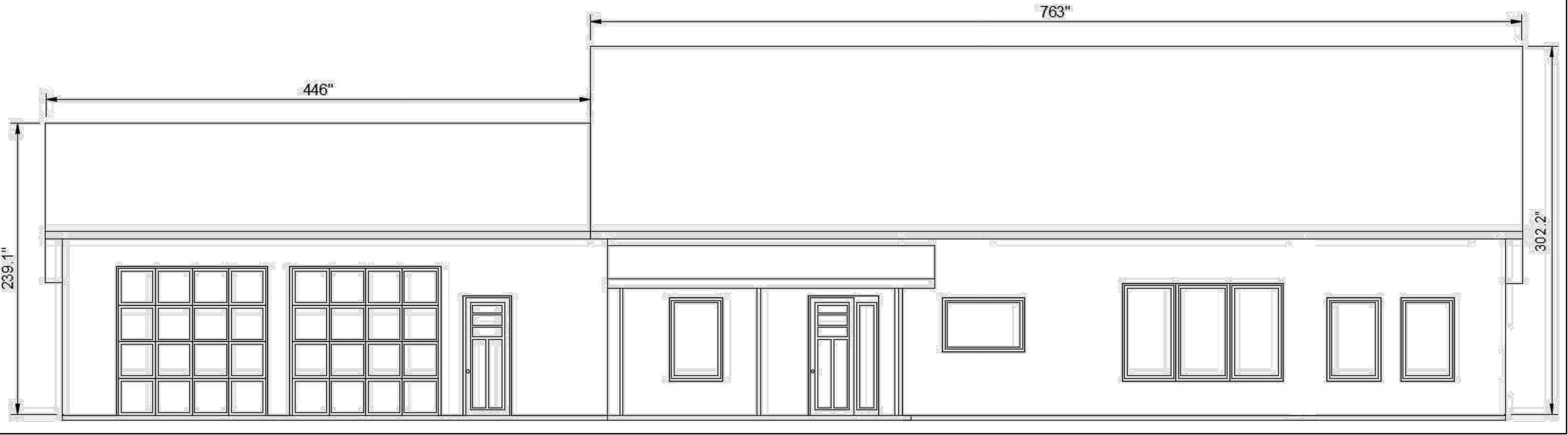
Plan Name:	BUILDING ELEVATIONS
Project:	SINGLE-FAMILY RESIDENCE & HOME BUSINESS 50 & 68 SHAKER ROAD, CONCORD, NH
Owner of Record:	AARON LECLERC & CARA SCALA 29 HOT HOLE ROAD, CONCORD, NH 03301

DRAWING No.

A1

SHEET NO. 11 OF 11
JBE PROJECT NO. 24022

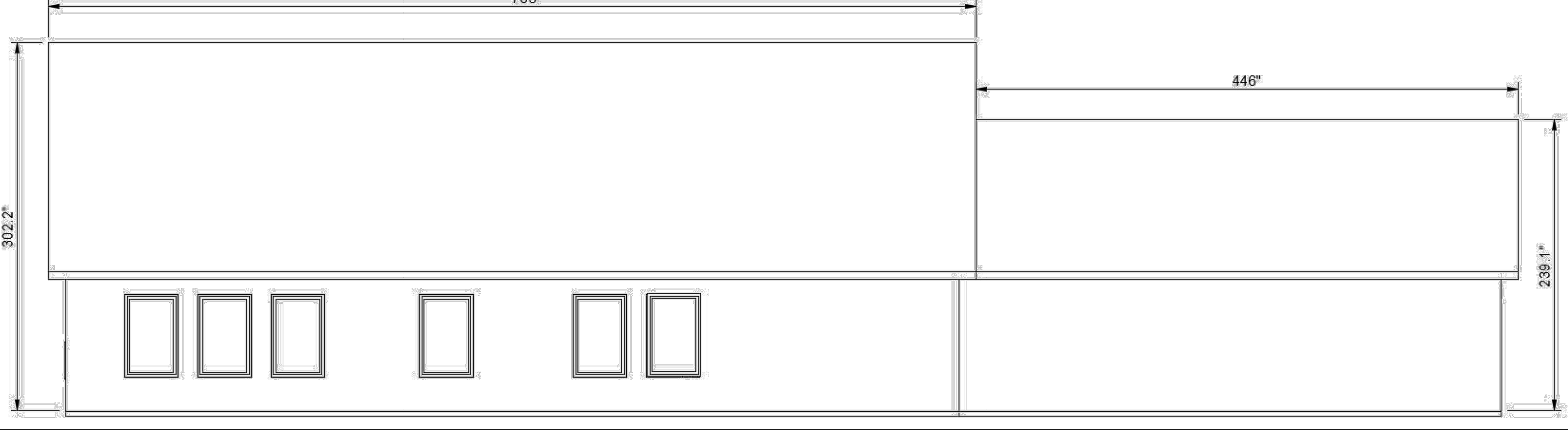
FRONT VIEW (WEST)



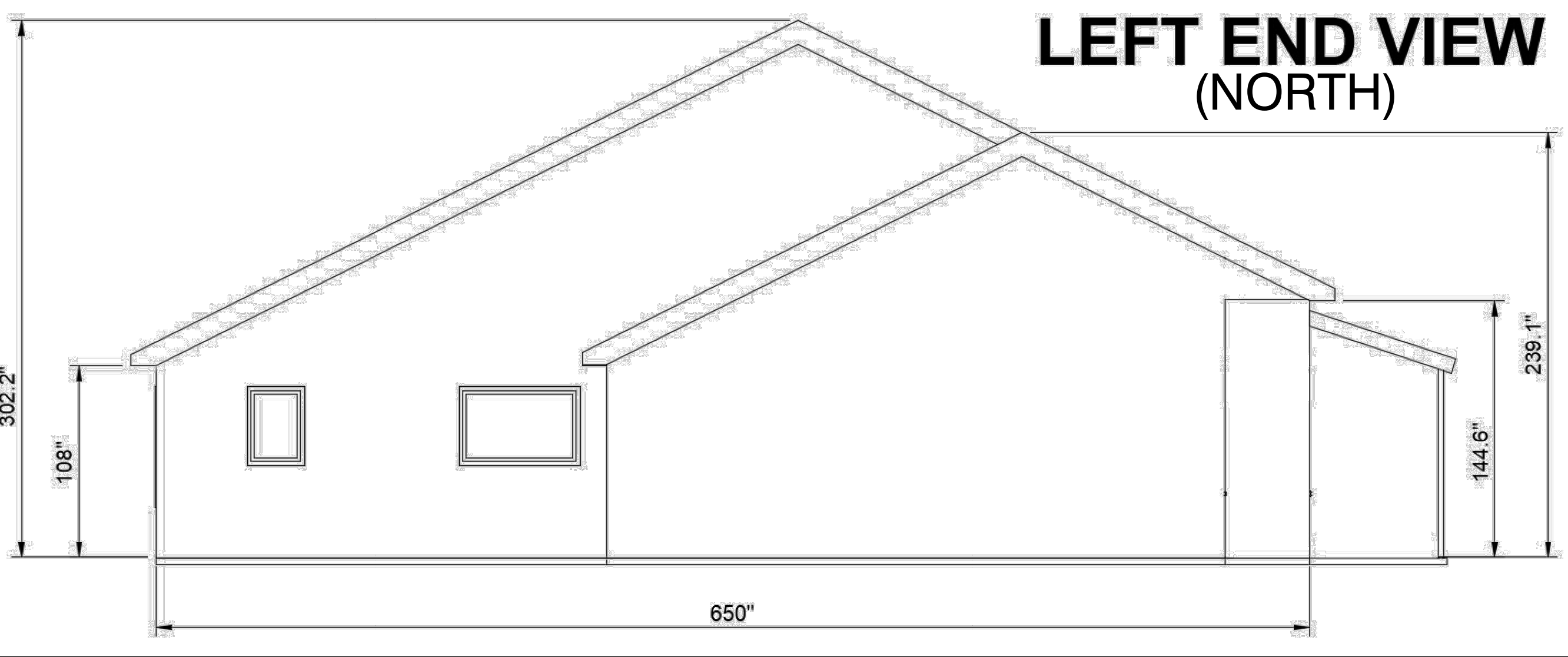
RIGHT END VIEW
(SOUTH)



REAR VIEW (EAST)



LEFT END VIEW
(NORTH)



SINGLE-FAMILY HOME ELEVATIONS

Design:	ISM	Draft:	ISM	Date:	04/17/2025
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Drawing Name: 24022-PLAN.DWG					
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REV.	DATE	REVISION	BY
3	04/16/25	REVISED LOT LINE ADJUSTMENT	BWG
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Plan Name:	BUILDING ELEVATIONS
Project:	SINGLE-FAMILY RESIDENCE & HOME BUSINESS 50 & 68 SHAKER ROAD, CONCORD, NH
Owner of Record:	AARON LECLERC & CARA SCALA 29 HOT HOLE ROAD, CONCORD, NH 03301

DRAWING No.
A2
SHEET NO. 12 OF 11 JBE PROJECT NO. 24022