

GENERAL INFORMATION

OWNER

MAP 44Z LOT 37
KRJ FINANCE, LLC
254 DRAKE HILL ROAD
STRAFFORD, NH 03884-6809

APPLICANT/PREPARED FOR

WHITCHER BUILDERS
C/O MIKE WHITCHER
254 DRAKE HILL ROAD
STRAFFORD, NH 03884

RESOURCE LIST

PLANNING/ZONING DEPARTMENT
41 GREEN STREET, 3RD FLOOR
CONCORD, NH 03301
603-225-8515
HEATHER SHANK, CITY PLANNER

BUILDING DEPARTMENT
37 GREEN STREET
CONCORD, NH 03301
603-225-8580
DARIO CARRARA, CHIEF BUILDING INSPECTOR

GENERAL SERVICES
(PUBLIC WORKS)
311 NORTH STATE STREET
CONCORD, NH 03301
603-228-2737
CHIP CHESLEY, DIRECTOR

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

FIRE DEPARTMENT
24 HORSESHOE POND LANE
CONCORD, NH 03301
603-225-8650
GUY NEWBERRY, INTERIM FIRE CHIEF

ASSOCIATED PROFESSIONALS

WETLAND SCIENTIST
CHRISTOPHER DANFORTH, CWS
170 COMMERCE WAY STE. 102
PORTSMOUTH, NH 03801
(603) 431-2222

SOIL SCIENTIST
THOMAS E. SOKOLOSKI
CERTIFIED SOIL SCIENTIST #063
1494 ROUTE 3A, UNIT 1
BOW, NH 03304
(603) 856-8925

TRAFFIC ENGINEER
JENNIFER PORTER, PE
TFMORAN, INC.
48 CONSTITUTION DRIVE
BEDFORD, NH 00110
603-472-4488

MIDMARK LANE CONDOMINIUM

458-460 JOSIAH BARTLETT ROAD
CONCORD, NEW HAMPSHIRE

MARCH 17, 2021
(LAST REVISED JULY 2, 2021)

INDEX OF SHEETS

SHEET	SHEET TITLE
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S-03	CONDOMINIUM SITE PLAN
S-04	OPEN SPACE PLAN
C-01	NOTES & LEGEND
C-02	SITE PREPARATION PLAN
C-03	SITE LAYOUT PLAN
C-04	GRADING & DRAINAGE PLAN
C-05	UTILITY PLAN
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C-09	ROADWAY PLAN & PROFILE
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C-13 - C-14	DETAILS

PERMITS/APPROVALS

	NUMBER	APPROVED	EXPIRES
CITY PLANNING BOARD	-	-	-
NHDES SUBDIVISION	-	-	-
EPA COP ENOI + SWPPP	-	-	-

WAIVERS

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

- CITY OF CONCORD SUBDIVISION REGULATIONS: SECTION 20 - STREET LAYOUT AND ACCESS STANDARDS, TABLE 20-1 - STANDARDS FOR RESIDENTIAL COMMON PRIVATE DRIVES:
 - TO ALLOW A 60-FOOT RIGHT-OF-WAY, 22 FOOT PAVEMENT WIDTH (WITH 2-FOOT GRAVEL SHOULDERS) AND NO CURBING OR SIDEWALK, WHERE A 50-FOOT RIGHT-OF-WAY, 26-FOOT PAVEMENT WIDTH, SIDEWALK AND CURBING ARE REQUIRED.
- CITY OF CONCORD SUBDIVISION REGULATIONS: SECTION 21 - DESIGN STANDARDS FOR STREETS, SECTION 21.16 - STREET LIGHTS.
 - TO NOT PROVIDE STREET LIGHTING.

OWNER'S SIGNATURE

THE PROPERTY WILL BE DEVELOPED IN ACCORDANCE WITH THIS PLAN AND THE ORDINANCES OF THE CITY OF CONCORD, NEW HAMPSHIRE, INCLUDING THE INTENT TO DEDICATE FUTURE RIGHT-OF-WAY AND EASEMENTS FOR PUBLIC USE WITH THE PROVISIONS OF THE CONCORD LAND DEVELOPMENT CONTROL REGULATIONS.

OWNER OR AUTHORIZED AGENT _____ DATE _____

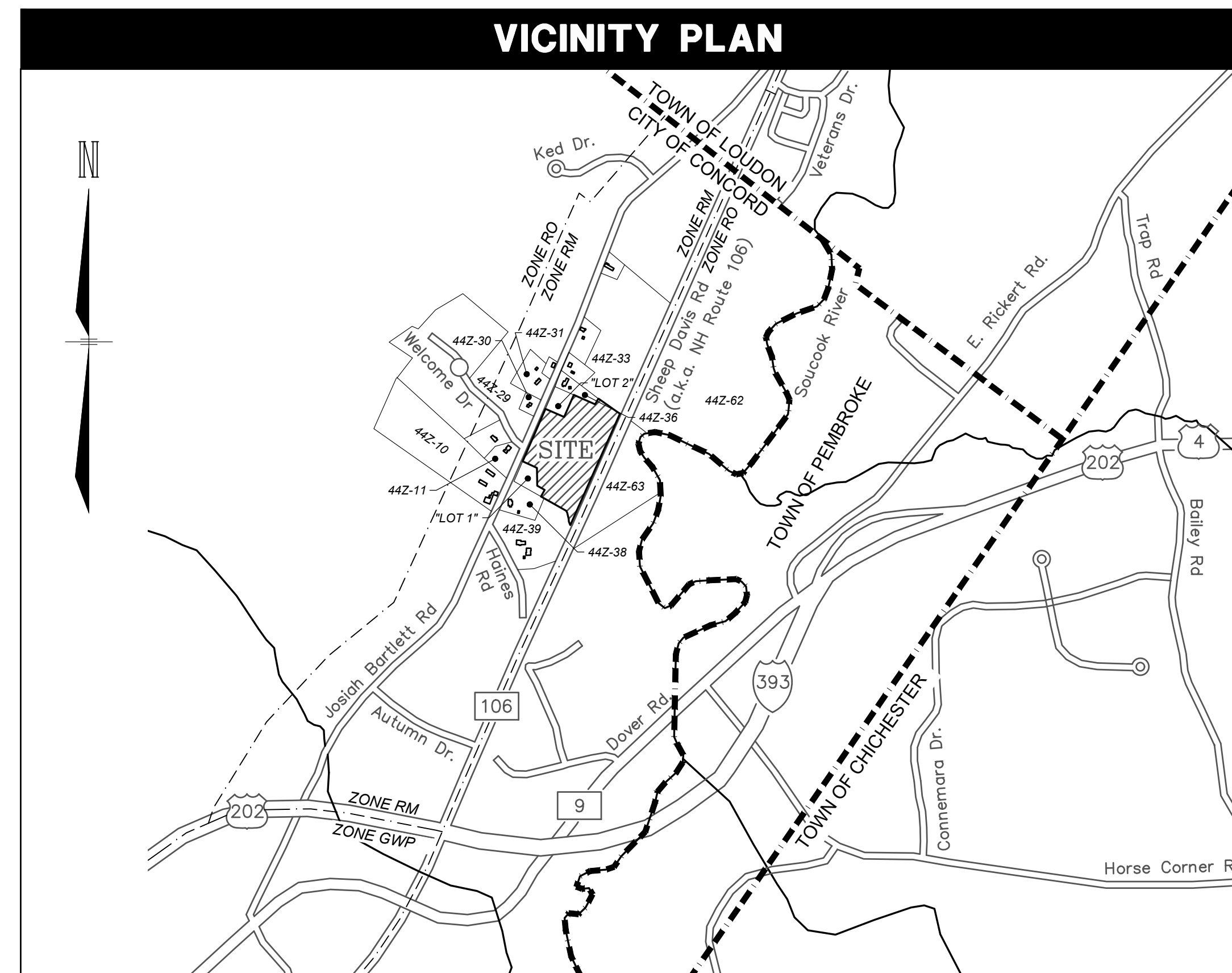
APPROVED BY THE CITY OF CONCORD PLANNING BOARD

ON _____
BOARD MEMBER _____ AND
BOARD MEMBER _____

SITE DEVELOPMENT PLANS

TAX MAP 44Z LOT 37
COVER
458-460 JOSIAH BARTLETT ROAD
CONCORD, NEW HAMPSHIRE
OWNED BY
KRJ FINANCE, LLC
PREPARED FOR
WHITCHER BUILDERS

MARCH 17, 2021



HORIZONTAL SCALE 1"=1,000'
1,000 500 0 1,000

THESE PLANS ARE PERMIT DRAWINGS ONLY AND HAVE NOT BEEN DETAILED FOR CONSTRUCTION OR BIDDING.

REV	DATE	DESCRIPTION	DR	CK
2	7/2/2021	REVISED PER CITY COMMENTS	ID	CRR
1	5/27/2021	REVISED PER CITY COMMENTS	DKE	CRR

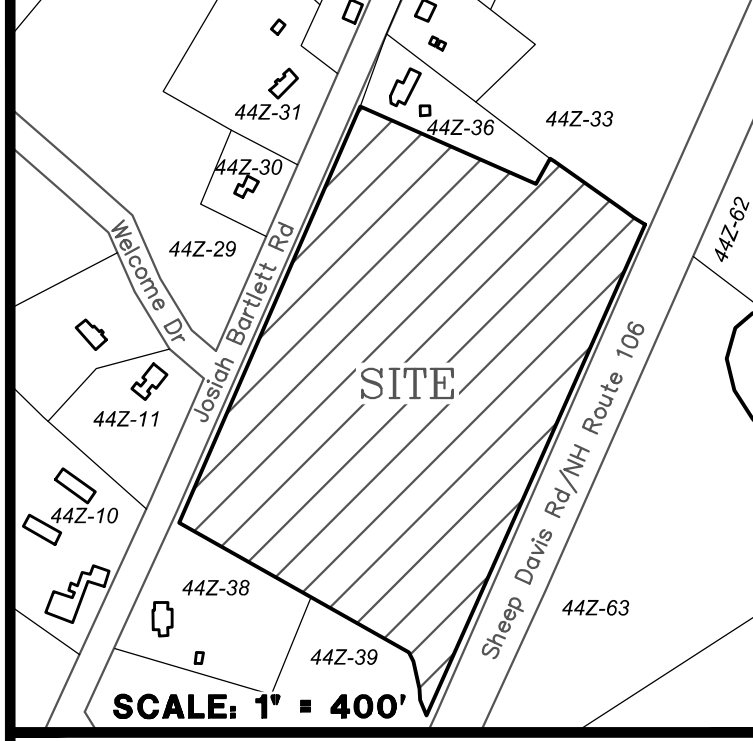
FILE	DR	DKE	FB	CADFILE	DESCRIPTION	SHEET
47405.02	CK	CRR			47405-01 - COVER	C-00

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- LEGEND:**
- MAP 44Z LOT 11 ASSESSORS MAP AND LOT NUMBER
 - A.G. ABOVE GRADE
 - B.G. BELOW GRADE
 - BK. PG. BOOK / PAGE
 - B.N.F. BOUND FOUND
 - C.M.P. CORRUGATED METAL PIPE
 - E.L. ELEVATION
 - E.M. ELECTRIC METER
 - E.P. EDGE OF PAVEMENT
 - F.F. FINISHED FLOOR
 - F.P. FAIRPOINT UTILITY COMPANY
 - G.M. GAS METER
 - I.N.V. INVERT
 - I.P.F. IRON PIPE FOUND
 - N.F. NEW HAMPSHIRE HIGHWAY BOUND
 - N/O. NEW OR FORMERLY
 - M.C.R.D. MERRIMACK COUNTY REGISTRY OF DEEDS
 - R.C.P. REINFORCED CONCRETE PIPE
 - R.O.W. RIGHT OF WAY
 - S.F. SQUARE FEET
 - T.B.M. TEMPORARY BENCHMARK
 - V.C. VERTICAL GRANITE CURB
 - V.Z. VERIZON UTILITY COMPANY
 - U.G.U. UNDERGROUND UTILITIES
 - W. WITH
 - W.P. WHITE PINE
 - W.P.F. IRON PIPE/ROD FOUND
 - W.F. WOUND FOUND
 - U.P. UTILITY POLE
 - C.B. CATCH BASIN
 - M. MAILBOX
 - P. POST
 - C. CONIFEROUS TREE
 - T.P. TEST PIT
 - S.I. SIGN
 - O.H.U. OVERHEAD UTILITIES
 - C.F. CHAINLINK FENCE
 - B.L. BOUNDARY LINE
 - S.L. SETBACK LINE
 - T.L. TREE LINE
 - D.L. DRAIN LINE
 - G.L. GAS LINE
 - E.C. EXISTING CONTOUR
 - S.W. STONEWALL
 - E.W. EDGE OF WETLAND
 - 50' W.B. 50' WETLAND BUFFER
 - S.L. SOILS LINE
 - P. PAVEMENT
 - W. WETLANDS
 - G. GRAVEL
 - S.R.W. STONE RETAINING WALL
 - R.I.P. RIPRAP
 - D.E. DRAINAGE EASEMENT
 - S. SLOPES 15%+

SOILS NOTE:
 THIS DETAILED SITE-SPECIFIC SOIL MAP, PREPARED ON DECEMBER 4, 2020 BY THOMAS E. SOKOLOSKI, CERTIFIED SOIL SCIENTIST #063 OF TES ENVIRONMENTAL CONSULTANTS, L.L.C. IN BOW, NEW HAMPSHIRE, CONFORMS TO THE STANDARDS OF 33SNE PUBLICATION NO. 4, AS AMENDED, "SITE-SPECIFIC SOIL MAPPING STANDARDS FOR NEW HAMPSHIRE AND VERMONT", FEBRUARY 2011. THIS MAP HAS BEEN PREPARED TO COMPLY WITH SOIL MAPPING REQUIREMENTS OF RSA 485-A:17 AND NHDES ENV-WO 1500, ALTERATION OF TERRAIN. SEE ACCOMPANYING REPORT FOR METHODOLOGY, MAP SYMBOL LEGEND, AND INTERPRETATIONS.



- NOTES:**
- THE PARCEL IS LOCATED IN THE MEDIUM DENSITY RESIDENTIAL (RM) ZONING DISTRICT.
 - THE PARCEL IS SHOWN ON THE CITY OF CONCORD ASSESSOR'S MAP 44Z AS LOT 37 (LOT 3-SEE NOTE 14).
 - THE PARCEL IS LOCATED IN FLOOD ZONE X AS SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM (NFIP), FLOOD INSURANCE RATE MAP (FIRM) MERRIMACK COUNTY, NEW HAMPSHIRE, PANEL 552 OF 7051, MAP NUMBER 33013C0552E, WITH AN EFFECTIVE DATE OF APRIL 19, 2010.
 - DIMENSIONAL REQUIREMENTS:**
 MINIMUM LOT SIZE: 40,000 S.F.
 TOTAL AREA: 20,000 S.F.
 BUILDABLE LAND: 200'
 LOT FRONTAGE: 200'
 - MINIMUM YARD REQUIREMENTS:**
 FRONT: 25'
 SIDE: 15'
 REAR: 25'
 - MAXIMUM LOT COVERAGE:** 20%
MAXIMUM HEIGHT: 35'

- *PER SEC. 28-4-1 DIMENSIONAL STANDARDS OF THE CONCORD, NH CODE ORDINANCE.
- OWNER OF RECORD: MAP 44Z LOT 37 (LOT 3-SEE NOTE 14): KRJ FINANCE LLC, 254 DRAKE HILL ROAD, STRAFFORD, NH 03084-6809, MCRD BK.#3687 PG.#1174, PARCEL AREA: 551,139 S.F. (12,6524 ACRES).
- THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH THE CURRENT LEGAL DESCRIPTIONS. IT IS NOT AN ATTEMPT TO DEFINE THE EXTENT OF OWNERSHIP OR DEFINE THE LIMITS OF TITLE.
- THE PURPOSE OF THIS PLAN IS TO SHOW THE BOUNDARY LINES AND CURRENT SITE FEATURES OF MAP 44Z LOT 37 (LOT 3-SEE NOTE 14).
- FIELD SURVEY COMPLETED BY TODD C. EMERSON IN NOVEMBER 2020 USING A TOPCON DISTO3 AND A TOPCON FC-5000 DATA COLLECTOR. HORIZONTAL DATUM IS NAD83 (2011) PER STATIC GPS OBSERVATIONS. THE VERTICAL DATUM IS NAVD88 PER STATIC GPS OBSERVATIONS. THE CONTOUR INTERVAL IS 2 FEET.
- 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(S) WOULD DETERMINE.
- THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS AN APPROXIMATE. TMORAN, 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.
- JURISDICTIONAL WETLANDS SHOWN ON THIS PLAN WERE DELINEATED ON OCTOBER 28, 2020 BY CHRISTOPHER K. DANFORTH CWS #077 OF TMORAN, INC. THE WETLANDS WERE DELINEATED ACCORDING TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL (1987) AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2, JANUARY 2012.
- DOMINANT HYDRIC SOILS WITHIN THE WETLAND(S) WERE IDENTIFIED USING EITHER FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, (VERSION 3), NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION (NEWPPCC), APRIL 2004 OR FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 7.0, USDA, NRCS, IN COOPERATION WITH THE NATIONAL TECHNICAL COMMITTEE FOR HYDRIC SOILS, 2010. DOMINANCE OF HYDROPHYTIC VEGETATION WAS DETERMINED USING THE NORTHCENTRAL AND NORTHEAST 2013 REGIONAL WETLAND PLANT LIST, US ARMY CORPS OF ENGINEERS, 2013, (VER. 3.1).
- LOTS 1, 2 & 3 AND THE DRAINAGE EASEMENT SHOWN HEREON WERE APPROVED BY THE CITY OF CONCORD PLANNING BOARD ON FEBRUARY 17, 2021 AND HAS YET TO BE RECORDED. SEE MINOR SUBDIVISION APPLICATION #2021-03, PLAN REFERENCE 4 & MCRD BK.#3739 PG.#23.

I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY THOSE UNDER MY DIRECT SUPERVISION AND ARE THE RESULT OF A FIELD SURVEY CONDUCTED IN NOVEMBER 2020. THIS SURVEY CONFORMS TO THE ACCURACY REQUIREMENTS OF AN URBAN SURVEY OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS. I FURTHER CERTIFY THAT THIS SURVEY IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, AND THE FIELD TRAVERSE SURVEY EXCEEDS A PRECISION OF 1:15,000.

SOILS LEGEND:

SYMBOL*	MAP UNIT	SLOPE CLASS	DRAINAGE CLASS	HISS SYMBOL	HYDRO SOIL GROUP
24B	AGAWAM FINE SANDY LOAM	0-8%	WELL	21BH	B
24C	AGAWAM FINE SANDY LOAM	8-15%	WELL	21CH	B
24D	AGAWAM FINE SANDY LOAM	15-25%	WELL	21DH	B
26B	WINDSOR LOAMY SAND	0-8%	EXCESSIVELY	LL LBH	A
26C	WINDSOR LOAMY SAND	8-15%	EXCESSIVELY	LL LOH	A
26D	WINDSOR LOAMY SAND	15-25%	EXCESSIVELY	LL LPH	A
26E	WINDSOR LOAMY SAND	25%+	EXCESSIVELY	LL LEH	A
400B/ABAAA	UDORThENTS, SANDY	0-8%	EXCESSIVELY	161BH	A
400B/HBHAA	UDORThENTS, SANDY	0-8%	UNDERMINABLE	761BH	A**
513B	NINIGRET FINE SANDY LOAM	0-8%	MODERATELY WELL	311BH	B
513C	NINIGRET FINE SANDY LOAM	8-15%	MODERATELY WELL	311CH	B
546B	WALPOLE FINE SANDY LOAM	0-8%	POORLY	511BH	C

*REFER TO ACCOMPANYING REPORT FOR 5-UNIT SUPPLEMENTAL SYMBOL EXPLANATION FOR DISTURBED SOIL MAP UNITS.
 **ASSUMED BASED ON ADJACENT DISTURBED SOILS.

PLAN REFERENCES:

- "BOUNDARY PLAT PREPARED FOR ROBERT E. AND MARIE B. MARTEL PROJECT LOCATION: MAP 112, BLOCK 4, LOT 14 JOSIAH BARTLETT RD, CONCORD, N.H." SURVEY BY RICHARD D. BARTLETT & ASSOCIATES, INC., DATE: OCT. 18, 1990, MCRD PLAN #11850.
- "SUBDIVISION LAND OF LEIGH H. & CORA B. WEL-COME IN CONCORD, N.H." BY CORNERSTONE SURVEYORS, INC., DATED MAY 16, 1988, MCRD PLAN #10422.
- "STATE OF NEW HAMPSHIRE DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS NO. US-521 (9) N.H. PROJECT NO. P-4608 LOUDON ROAD LAYOUT CITY OF CONCORD AND TOWN OF LOUDON COUNTY OF MERRIMACK" DATED 10-6-61 WITH LAST REVISION DATED OCT. 25, 1962.
- "TAX MAP 44Z LOT 37 SUBDIVISION PLAN, WHICHER FRONTAGE SUBDIVISION, 462 JOSIAH BARTLETT ROAD CONCORD, NEW HAMPSHIRE, COUNTY OF MERRIMACK OWNED BY KRJ FINANCE, LLC" BY TMORAN, INC., DATED JANUARY 20, 2021, WITH REVISION 3 DATED 4/15/2021, MCRD PLAN #202100011690.



Graphic Scale in Feet

REV.	DATE	DESCRIPTION	DR	CK
2	7/2/2021	ADDED DRAINAGE FEATURES	BMK	CRR
1	5/27/2021	ADDED TEST PITS #100 & 101	BMK	CRR

TAX MAP 44Z LOT 37
EXISTING CONDITIONS PLAN
JOSIAH BARTLETT ROAD
462 JOSIAH BARTLETT ROAD
CONCORD, NEW HAMPSHIRE
COUNTY OF MERRIMACK
 OWNED BY
KRJ FINANCE, LLC
SCALE: 1" = 50' (22x34)
1" = 100' (11x17)
MARCH 17, 2021

Seacoast Division

DR	MVP	FB	575	S-01
CK	BMK	CADFILE		

Civil Engineers
 Structural Engineers
 Traffic Engineers
 Land Surveyors
 Landscape Architects
 Scientists

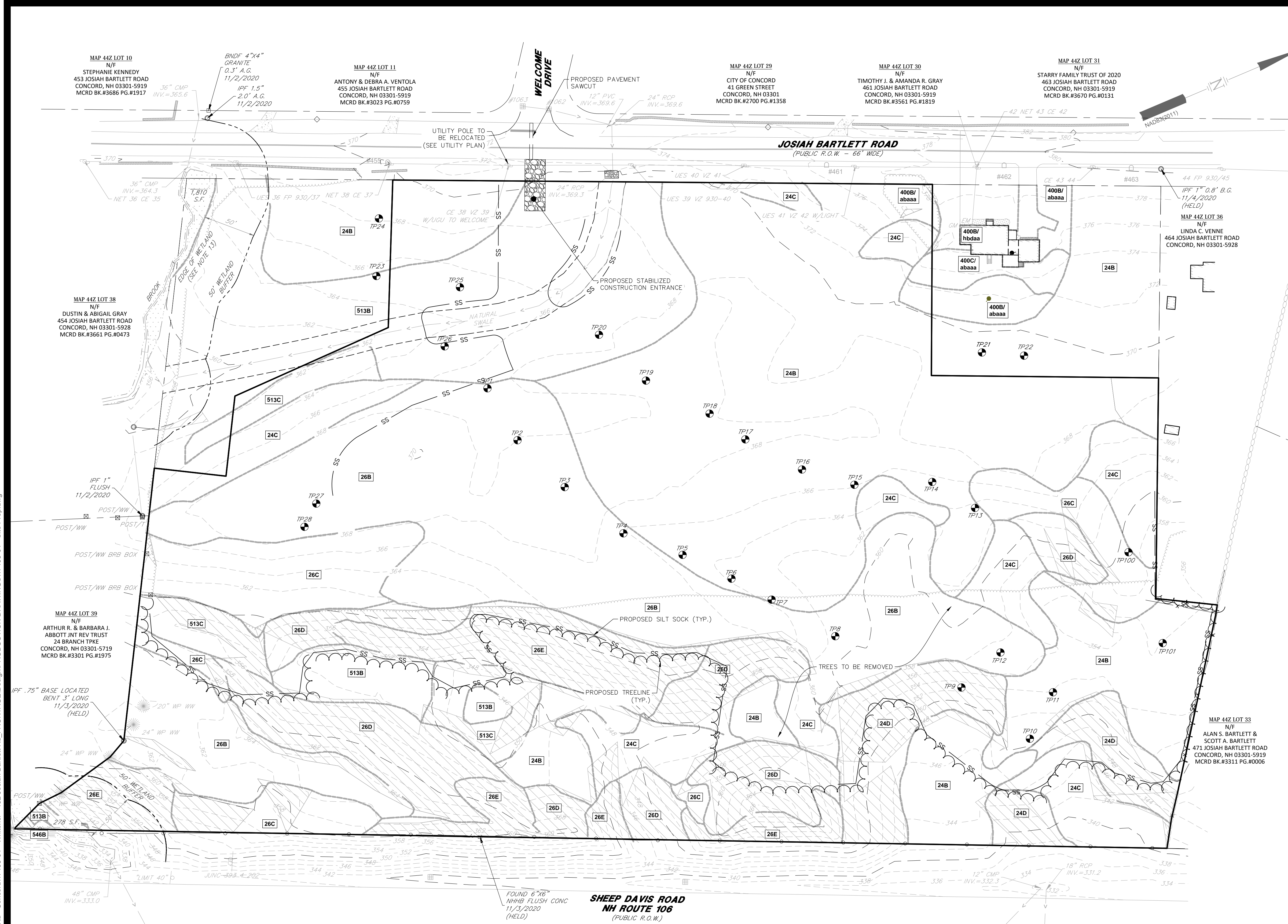
170 Commerce Way, Suite 102
 Portsmouth, NH 03801
 Phone (603) 431-2222
 Fax (603) 431-0910
 www.tfmoran.com

NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATIONS, SIZE, AND ELEVATIONS OF ALL EXISTING UTILITIES, SHOWN OR NOT SHOWN ON THESE PLANS PRIOR TO THE START OF ANY DEMOLITION. THE LOCATIONS SHOWN ON THESE PLANS ARE NOT GUARANTEED BY THE OWNER OR THE ENGINEER. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES INTERFERING WITH THE PROPOSED DEMOLITION TO DETERMINE APPROPRIATE ACTION TO BE TAKEN BEFORE PROCEEDING WITH THE WORK. IT IS ALSO THE CONTRACTOR'S RESPONSIBILITY TO ANTICIPATE CONFLICTS AND REPAIR EXISTING UTILITIES AS NECESSARY TO COMPLETE THE WORK AT NO ADDITIONAL COST TO THE OWNER.
2. THE CONTRACTOR SHALL MAINTAIN EMERGENCY ACCESS TO ALL AREAS AFFECTED BY WORK AT ALL TIMES.
3. THE CONTRACTOR SHALL VERIFY ALL SURVEY INFORMATION IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO THE START OF CONSTRUCTION.
4. EXISTING UTILITY SERVICES TO BE DISCONTINUED ARE TO BE CAPPED AS REQUIRED BY THE RESPECTIVE UTILITY COMPANIES.
5. CONSTRUCTION DEBRIS AND INVASIVE SPECIES SHALL BE REMOVED FROM SITE AND DISPOSED OF IN A LEGAL MANNER.
6. PRIOR TO THE START OF WORK, THE CONTRACTOR SHALL PLACE ORANGE CONSTRUCTION FENCING AROUND EACH TREE TO BE RETAINED THROUGHOUT CONSTRUCTION. NO STOCKPILES OF MATERIAL ARE PERMITTED WITHIN THE DRIP LINE OF THE TREES TO BE SAVED.
7. CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY IF ANY TREES ARE DAMAGED DURING CONSTRUCTION.
8. LIMITS OF GRADING/WORK AND ASSOCIATED EROSION CONTROLS ARE APPROXIMATE. PRIOR TO CONSTRUCTION, IT IS THE DEVELOPER'S AND/OR CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT (1) EROSION CONTROLS ARE APPROPRIATELY INSTALLED DOWN SLOPE OF ANY DISTURBED AREAS AND (2) CONSTRUCTION IS CONDUCTED IN ACCORDANCE WITH THESE SUBDIVISION PLANS AND LOCAL, STATE, AND FEDERAL REGULATIONS.

CONSTRUCTION SEQUENCE NOTES

- TO MINIMIZE EROSION AND SEDIMENTATION DUE TO CONSTRUCTION, CONSTRUCTION SHALL FOLLOW THIS GENERAL CONSTRUCTION SEQUENCE.
- MODIFICATIONS TO THE SEQUENCE NECESSARY DUE TO THE CONTRACTOR'S SCHEDULE SHALL INCLUDE APPROPRIATE TEMPORARY AND PERMANENT EROSION AND SEDIMENTATION CONTROL MEASURES.
- THE CONTRACTOR SHALL SCHEDULE WORK SUCH THAT ANY CONSTRUCTION AREA IS STABILIZED WITHIN 45 DAYS OF INITIAL DISTURBANCE EXCEPT AS NOTED BELOW. NO MORE THAN 5 ACRES OF DISTURBED LAND SHALL BE UNSTABILIZED AT ANY ONE TIME.
- THE PROJECT SHALL BE MANAGED SO THAT IT MEETS THE REQUIREMENTS AND INTENT OF RSA 430:53 AND CHAPTER ARG 3800 RELATIVE TO INVASIVE SPECIES.
- DO NOT TRAFFIC EXPOSED SOIL SURFACE OF INFILTRATION SYSTEMS WITH CONSTRUCTION EQUIPMENT. IF FEASIBLE, PERFORM EXCAVATIONS WITH EQUIPMENT POSITIONED OUTSIDE THE LIMITS OF THE INFILTRATION COMPONENTS OF THE SYSTEM.
- DO NOT DISCHARGE SEDIMENT-LADEN WATERS FROM CONSTRUCTION ACTIVITIES (RUNOFF, WATER FROM EXCAVATIONS) TO THE INFILTRATION SYSTEM. STORMWATER RUNOFF MUST BE DIRECTED TO TEMPORARY PRACTICES UNTIL STORMWATER BMP'S ARE STABILIZED.
- DO NOT PLACE INFILTRATION SYSTEMS INTO SERVICE UNTIL THE CONTRIBUTING AREAS HAVE BEEN FULLY STABILIZED.
- AFTER THE INFILTRATION SYSTEM IS EXCAVATED TO THE FINAL DESIGN ELEVATION, THE FLOOR SHOULD BE DEEPLY TILLED WITH A ROTARY TILLER OR DISC HARROW TO RESTORE THE INFILTRATION RATES, FOLLOWED BY A PASS WITH A LEVELING DRAG.
1. NOTIFY EASEMENT OWNERS PRIOR TO COMMENCEMENT OF WORK.
 2. INSTALL ALL PERIMETER EROSION PROTECTION MEASURES AS INDICATED ON THE PLANS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
 3. BASINS AND SWALES SHALL BE INSTALLED BEFORE ROUGH GRADING THE SITE.
 4. DURING CONSTRUCTION EVERY EFFORT SHALL BE MADE TO MANAGE SURFACE RUNOFF QUALITY.
 5. DAILY, OR AS REQUIRED, CONSTRUCT TEMPORARY BERMS, DRAINS, DITCHES, SILT BARRIERS, SEDIMENT TRAPS, ETC. MULCH AND SEED AS REQUIRED. (TEMPORARY SEED MIXTURE OF WINTER RYE APPLIED AT A RATE OF 2.5 LBS/1000 SF SHALL BE USED).
 6. CONDUCT MAJOR EARTHWORK, INCLUDING CLEARING AND GRUBBING, WITHIN THE LIMITS OF WORK. ALL CUT AND FILL SLOPES SHALL BE SEEDING WITHIN 72 HOURS AFTER GRADING.
 7. ALL STRIPPED TOPSOIL AND OTHER EARTH MATERIALS SHALL BE STOCKPILED OUTSIDE THE IMMEDIATE WORK AND WETLAND AREAS. A SILT BARRIER SHALL BE CONSTRUCTED AROUND THESE PILES IN A MANNER TO PROVIDE ACCESS AND AVOID SEDIMENT OUTSIDE OF THE WORK AREA.
 8. CONSTRUCT BUILDING PAD AND COMMENCE NEW BUILDING CONSTRUCTION.
 9. CONSTRUCT TEMPORARY CULVERTS AND DIVERSIONS AS REQUIRED.
 10. BEGIN PERMANENT AND TEMPORARY INSTALLATION OF SEED AND MULCH.
 11. PERFORM EARTHWORK NECESSARY TO ESTABLISH ROUGH GRADING AROUND PARKING FIELDS AND ACCESS DRIVES. MANAGE EXPOSED SOIL SURFACES TO AVOID TRANSPORTING SEDIMENTS INTO WETLANDS. PARKING LOTS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
 12. INSTALL SUBSURFACE UTILITIES (WATER, SEWER, GAS, ELECTRIC, COMMUNICATIONS, DRAINAGE, ETC.).
 13. CONSTRUCT PROPOSED ROADWAY, RAIN GARDENS, GRAVEL WETLANDS AND DRAINAGE SWALES. ALL DITCHES, SWALES, AND GRAVEL WETLANDS SHALL BE FULLY STABILIZED PRIOR TO DIRECTING FLOW TO THEM.
 14. COMPLETE BUILDING AND ALL OFF-SITE IMPROVEMENTS.
 15. COMPLETE SEEDING AND MULCHING. SEED TO BE APPLIED WITH BROADCAST SPREADER OR BY HYDRO-SEEDING, THEN ROLLED, RAKED, OR DRAGGED TO ASSURE SEED/SOIL CONTACT.
 16. REMOVE TEMPORARY EROSION CONTROL MEASURES AFTER SEEDING AREAS HAVE BECOME FIRMLY ESTABLISHED AND SITE IMPROVEMENTS ARE COMPLETE.
 17. DURING THE COURSE OF THE WORK AND UPON COMPLETION, THE CONTRACTOR SHALL REMOVE ALL SEDIMENT DEPOSITS, EITHER ON OR OFF SITE, INCLUDING CATCH BASINS, AND SUMPS, DRAIN PIPES AND DITCHES, CURB LINES, ALONG SILT BARRIERS, ETC. RESULTING FROM SOIL AND/OR CONSTRUCTION OPERATIONS.
 18. SEE WINTER CONSTRUCTION SEQUENCE FOR WORK CONDUCTED AFTER OCTOBER 15TH.



SITE DEVELOPMENT PLANS

TAX MAP 44Z LOT 37
SITE PREPARATION PLAN
458-460 JOSIAH BARTLETT ROAD
CONCORD, NEW HAMPSHIRE

OWNED BY
KRJ FINANCE, LLC
 PREPARED FOR
WHITCHER BUILDERS

1"=100' (11"X17")
SCALE: 1"=50' (22"X34") **MARCH 17, 2021**

Seacoast Division

TFM

Civil Engineers
 Structural Engineers
 Traffic Engineers
 Land Surveyors
 Landscape Architects
 Scientists

170 Commerce Way, Suite 102
 Portsmouth, NH 03801
 Phone (603) 431-2222
 Fax (603) 431-0910
 www.tfmoran.com

REV	DATE	DESCRIPTION	DR	CK
2	7/2/2021	REVISED PER CITY COMMENTS	IID	CRR
1	5/27/2021	REVISED PER CITY COMMENTS	DKE	CRR

47405.02 DR DKE FB CK CRR CADFILE 47405-01 - SITE PREP C-02

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

MAP 44Z LOT 10
N/F
STEPHANIE KENNEDY
455 JOSIAH BARTLETT ROAD
CONCORD, NH 03301-5919
MCRD BK.#3686 PG.#1917

MAP 44Z LOT 11
N/F
ANTONY & DEBRA A. VENTOLA
455 JOSIAH BARTLETT ROAD
CONCORD, NH 03301-5919
MCRD BK.#3023 PG.#0759

MAP 44Z LOT 29
N/F
CITY OF CONCORD
41 GREEN STREET
CONCORD, NH 03301
MCRD BK.#2700 PG.#1358

MAP 44Z LOT 30
N/F
TIMOTHY J. & AMANDA R. GRAY
461 JOSIAH BARTLETT ROAD
CONCORD, NH 03301-5919
MCRD BK.#3561 PG.#1819

MAP 44Z LOT 31
N/F
STARRY FAMILY TRUST OF 2020
463 JOSIAH BARTLETT ROAD
CONCORD, NH 03301-5919
MCRD BK.#3670 PG.#0131

MAP 44Z LOT 38
N/F
DUSTIN & ABIGAIL GRAY
454 JOSIAH BARTLETT ROAD
CONCORD, NH 03301-5928
MCRD BK.#3661 PG.#0473

MAP 44Z LOT 39
N/F
ARTHUR R. & BARBARA J.
ABBOTT JNT REV TRUST
24 BRANCH TPKE
CONCORD, NH 03301-5719
MCRD BK.#3301 PG.#1975

MAP 44Z LOT 33
N/F
ALAN S. BARTLETT &
SCOTT A. BARTLETT
471 JOSIAH BARTLETT ROAD
CONCORD, NH 03301-5919
MCRD BK.#3311 PG.#0006

MAP 44Z LOT 63
N/F
STATE OF NEW HAMPSHIRE
CO SECRETARY OF STATE
107 NORTH MAIN ST
CONCORD, NH 03301
MCRD BK.#913 PG.#176

SHEEP DAVIS ROAD
NH ROUTE 106
 (PUBLIC R.O.W.)

HORIZONTAL SCALE 1"=50'

50 25 0 50

Jul 01, 2021 - 11:05am F:\MISC Projects\47405-01 - Josiah Bartlett Rd - Concord\47405-01 - Whitcher - 462 Josiah Bartlett Rd - FRONTAGE\Design\PRODUCTION DRAWINGS\47405-01 - Site Prep.dwg

LEGEND:

- MAP 137 LOT 11**
- A.G. ABOVE GRADE
 - B.C. BELOW GRADE
 - BK. PG. BOOK / PAGE
 - B.N.D.F. BOUND FOUND
 - EP. EDGE OF PAVEMENT
 - GBTBS. GRANITE BOUND TO BE SET
 - IPF. IRON PIPE FOUND
 - IRTB. IRON ROD TO BE SET
 - LCA. LIMITED COMMON AREA
 - N.H.H.B. NEW HAMPSHIRE HIGHWAY BOUND
 - N/F. NOW OR FORMERLY
 - M.C.R.D. MERRIMACK COUNTY REGISTRY OF DEEDS
 - R.O.W. RIGHT OF WAY
 - S.F. SQUARE FEET
 - V.G.C. VERTICAL GRANITE CURB
 - W/. WITH
 - WP. WHITE PINE
 - IPF. IRON PIPE/ROD FOUND
 - . BOUND FOUND
 - . POST
 - . CHAINLINK FENCE
 - . BOUNDARY LINE
 - D-. DRAIN LINE
 - . STONEWALL
 - . EDGE OF WETLAND
 - . 50' STRUCTURE SETBACK
 - . PAVEMENT
 - . WETLANDS
 - . GRAVEL
 - . STONE RETAINING WALL
 - . RIPRAP
 - . EXISTING DRAINAGE EASEMENT
 - . PROPOSED DRAINAGE EASEMENT

MAP 44Z LOT 10

N/F
STEPHANIE KENNEDY
453 JOSIAH BARTLETT ROAD
CONCORD, NH 03301-5919
MCRD BK.#3686 PG.#1917
11/2/2020

MAP 44Z LOT 11

N/F
ANTONY & DEBRA A. VENTOLA
455 JOSIAH BARTLETT ROAD
CONCORD, NH 03301-5919
MCRD BK.#3023 PG.#0799

MAP 44Z LOT 29

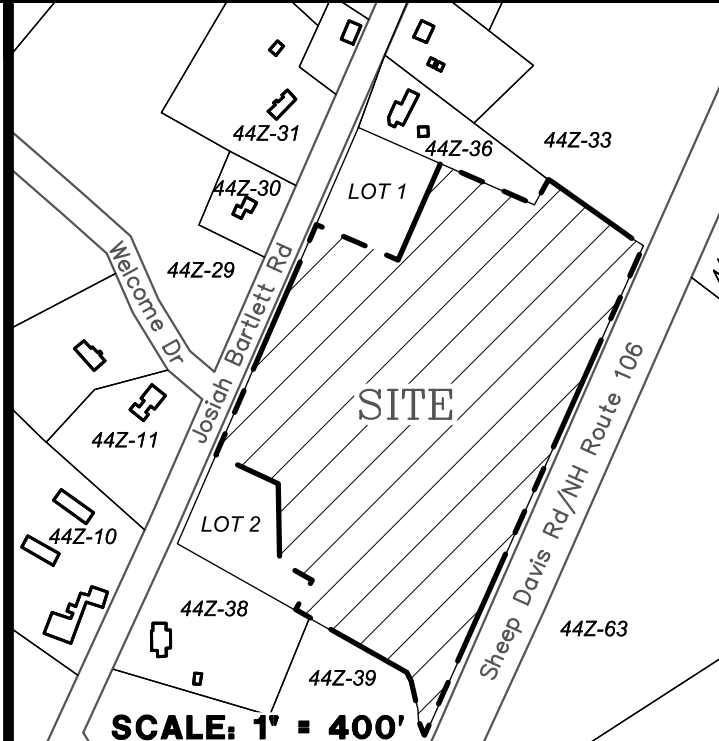
N/F
CITY OF CONCORD
41 GREEN STREET
CONCORD, NH 03301
MCRD BK.#2700 PG.#1358

MAP 44Z LOT 30

N/F
TIMOTHY J. & AMANDA R. GRAY
461 JOSIAH BARTLETT ROAD
CONCORD, NH 03301-5919
MCRD BK.#3561 PG.#1819

MAP 44Z LOT 31

N/F
STARRY FAMILY TRUST OF 2020
463 JOSIAH BARTLETT ROAD
CONCORD, NH 03301-5919
MCRD BK.#3670 PG.#0131



LOCATION PLAN
SCALE: 1" = 400'

NOTES:

- THE PARCEL IS LOCATED IN THE MEDIUM DENSITY RESIDENTIAL (RM) ZONING DISTRICT.
- THE PARCEL IS SHOWN ON THE CITY OF CONCORD ASSESSOR'S MAP 44Z AS LOT 37 (LOT 3).
- THE PARCEL IS LOCATED IN FLOOD ZONE X AS SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM (NFIP), FLOOD INSURANCE RATE MAP (FIRM) MERRIMACK COUNTY, NEW HAMPSHIRE, PANEL 552 OF 7051, MAP NUMBER 33013C0552E, WITH AN EFFECTIVE DATE OF APRIL 19, 2010.
- DIMENSIONAL REQUIREMENTS:**
MINIMUM LOT SIZE: 40,000 S.F.
TOTAL AREA: 275,569 S.F.
BUILDABLE LAND: 20,000 S.F.
LOT FRONTAGE: 200'
MINIMUM YARD REQUIREMENTS:
FRONT: 25'
SIDE: 15'
REAR: 25'
MAXIMUM LOT COVERAGE: 20%
MAXIMUM HEIGHT: 35'
*PER SEC. 28-4-1 DIMENSIONAL STANDARDS OF THE CONCORD, NH CODE OF ORDINANCE
OWNER OF RECORD:
MAP 44Z LOT 37:
KRJ FINANCE LLC
254 DRAKE HILL ROAD
STAFFORD, NH 03884-6809
MCRD BK.#3687 PG.#1174
PARCEL AREA:
MAP 44Z LOT 37 (LOT 3): 551,139 S.F. (12.6524 AC.)
OPEN SPACE: 275,569 S.F. (6.3262 AC.)
PROPOSED ROAD: 44,527 S.F. (1.0222 AC.)
- THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH THE CURRENT LEGAL DESCRIPTIONS. IT IS NOT AN ATTEMPT TO DEFINE THE EXTENT OF OWNERSHIP OR DEFINE THE LIMITS OF TITLE.
- THE PURPOSE OF THIS PLAN IS TO SHOW THE OPEN SPACE AREA OF THE MIDMARK LANE CLUSTER SUBDIVISION ON MAP 44 LOT 2 37 (LOT 3).
- FIELD SURVEY COMPLETED BY TODD C. EMERSON IN NOVEMBER 2020 USING A TOPCON DIST03 AND A TOPCON FC-5000 DATA COLLECTOR. HORIZONTAL DATUM IS NAD83 (2011) PER STATIC GPS OBSERVATIONS.
- 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(S) WOULD DETERMINE.
- JURISDICTIONAL WETLANDS SHOWN ON THIS PLAN WERE DELINEATED ON OCTOBER 28, 2020 BY CHRISTOPHER K. DANFORTH CWS #077 OF TFMORAN, INC. THE WETLANDS WERE DELINEATED ACCORDING TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL (1987) AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2, JANUARY 2012.
- DOMINANT HYDRIC SOILS WITHIN THE WETLAND(S) WERE IDENTIFIED USING EITHER FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, (VERSION 3), NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION (NEIWPC), APRIL 2004 OR FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 7.0, USDA, NRCS, IN COOPERATION WITH THE NATIONAL TECHNICAL COMMITTEE FOR HYDRIC SOILS, 2010. DOMINANCE OF HYDROPHYTIC VEGETATION WAS DETERMINED USING THE NORTHCENTRAL AND NORTHEAST 2013 REGIONAL WETLAND PLAN LIST, US ARMY CORPS OF ENGINEERS, 2013, (VER. 3.1) HEREOF, WERE APPROVED BY THE CITY OF CONCORD PLANNING BOARD ON FEBRUARY 17, 2021. SEE MINOR SUBDIVISION APPLICATION #2021-03 AND PLAN REFERENCE 4 & MCRD BK.#3739 PG.#823.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 49°33'58" E	6.61'
L2	N 59°30'12" W	35.80'
L3	N 48°09'34" W	38.67'
L4	S 26°47'56" E	38.17'
L5	S 11°07'59" E	42.86'
L6	N 07°47'01" E	40.87'
L7	S 14°45'36" W	37.02'
L8	N 17°42'53" E	36.42'
L9	S 12°04'01" W	39.60'
L10	S 08°29'51" W	38.24'
L11	N 10°19'26" E	40.39'
L12	N 11°39'08" E	7.60'
L13	N 11°39'08" E	30.46'
L14	S 11°52'24" W	41.57'
L15	N 12°05'28" E	66.13'
L16	S 12°05'28" W	58.28'
L17	S 11°52'24" W	37.72'
L18	N 10°19'26" E	39.70'
L19	S 08°29'51" W	38.62'
L20	N 12°04'01" E	5.41'
L21	N 12°04'01" E	36.20'
L22	N 17°42'53" E	37.00'
L23	N 17°42'53" E	37.00'
L24	N 14°45'36" W	34.86'
L25	S 07°47'01" W	35.19'
L26	N 11°07'59" W	35.26'
L27	S 26°47'56" E	30.02'
L28	S 48°09'34" E	31.47'
L29	S 59°30'12" E	36.62'

LOT 3
551,139 S.F.
(12.6524 ACRES)
BUILDABLE AREA
417,572 S.F.
(9.5861 ACRES)
USABLE AREA
484,748 S.F.
(11.1283 ACRES)

OPEN SPACE REQUIREMENTS:

	REQUIRED	PROVIDED
TOTAL CLUSTER LAND AREA:	(50%) 6.33 AC. (275,569 S.F.)	12.65 AC. (551,139 S.F.)
OPEN SPACE:	(50%) 6.33 AC. (275,569 S.F.)	(50%) 6.33 AC. (275,569 S.F.)
OPEN SPACE BUILDABLE LAND:	(40%) 2.53 AC. (110,228 S.F.)	(73%) 4.59 AC. (199,895 S.F.)
OPEN SPACE CONTIGUOUS BUILDABLE LAND:	(50%) 1.27 AC. (55,114 S.F.)	(50%) 1.28 AC. (55,932 S.F.)

LCA AREAS

LCA	AREA (S.F.)
1	20,004
2	20,007
3	20,007
4	24,032
5	31,383
6	35,940
7	35,314
8	24,342
9	20,034

PURSUANT TO NEW HAMPSHIRE REVISED STATUTES ANNOTATED 676:18, II, III AND IV AND 672:14:

I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY THOSE UNDER MY DIRECT SUPERVISION AND ARE THE RESULT OF A FIELD SURVEY CONDUCTED IN NOVEMBER 2020. THIS SURVEY CONFORMS TO THE ACCURACY REQUIREMENTS OF AN URBAN SURVEY OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS. I FURTHER CERTIFY THAT THIS SURVEY IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, AND THE FIELD TRAVERSE SURVEY EXCEEDS A PRECISION OF 1:15,000.

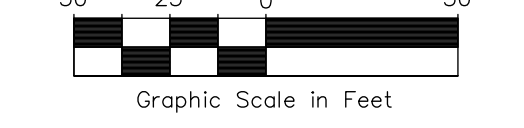
PLAN REFERENCES:

- "BOUNDARY PLAT PREPARED FOR ROBERT E. AND MARIE B. MARTEL PROJECT LOCATION: MAP 112, BLOCK 4, LOT 14 JOSIAH BARTLETT RD, CONCORD, N.H." SURVEY BY RICHARD D. BARTLETT & ASSOCIATES, INC., DATE: OCT. 18, 1990. MCRD PLAN #11880.
- "SUBDIVISION LAND OF LEIGH H. & CORA B. WEL-COME IN CONCORD, N.H." BY CORNERSTONE SURVEYORS, INC., DATED MAY 16, 1988. MCRD PLAN #10422.
- "STATE OF NEW HAMPSHIRE DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS NO. US-S21 (9) N.H. PROJECT NO. P-4608 LOUDON ROAD LAYOUT CITY OF CONCORD AND TOWN OF LOUDON COUNTY OF MERRIMACK" DATED 10-6-61 WITH LAST REVISION DATED OCT. 25, 1962.
- "TAX MAP 44Z LOT 37 SUBDIVISION PLAN, WHICHER FRONTAGE SUBDIVISION, 462 JOSIAH BARTLETT ROAD CONCORD, NEW HAMPSHIRE, COUNTY OF MERRIMACK OWNED BY KRJ FINANCE, LLC" BY TFMORAN, INC., DATED JANUARY 20, 2021, WITH REVISION 3 DATED 4/15/2021. MCRD PLAN #202100011690.

APPROVED
UNDER 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 _____

LICENSED LAND SURVEYOR _____ DATE _____



REV.	DATE	DESCRIPTION	DR	CK

SCALE: 1" = 50' (22x34)
1" = 100' (11x17)

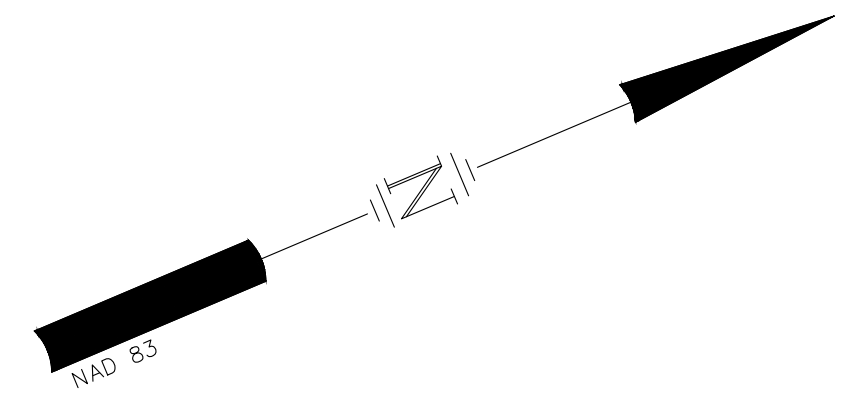
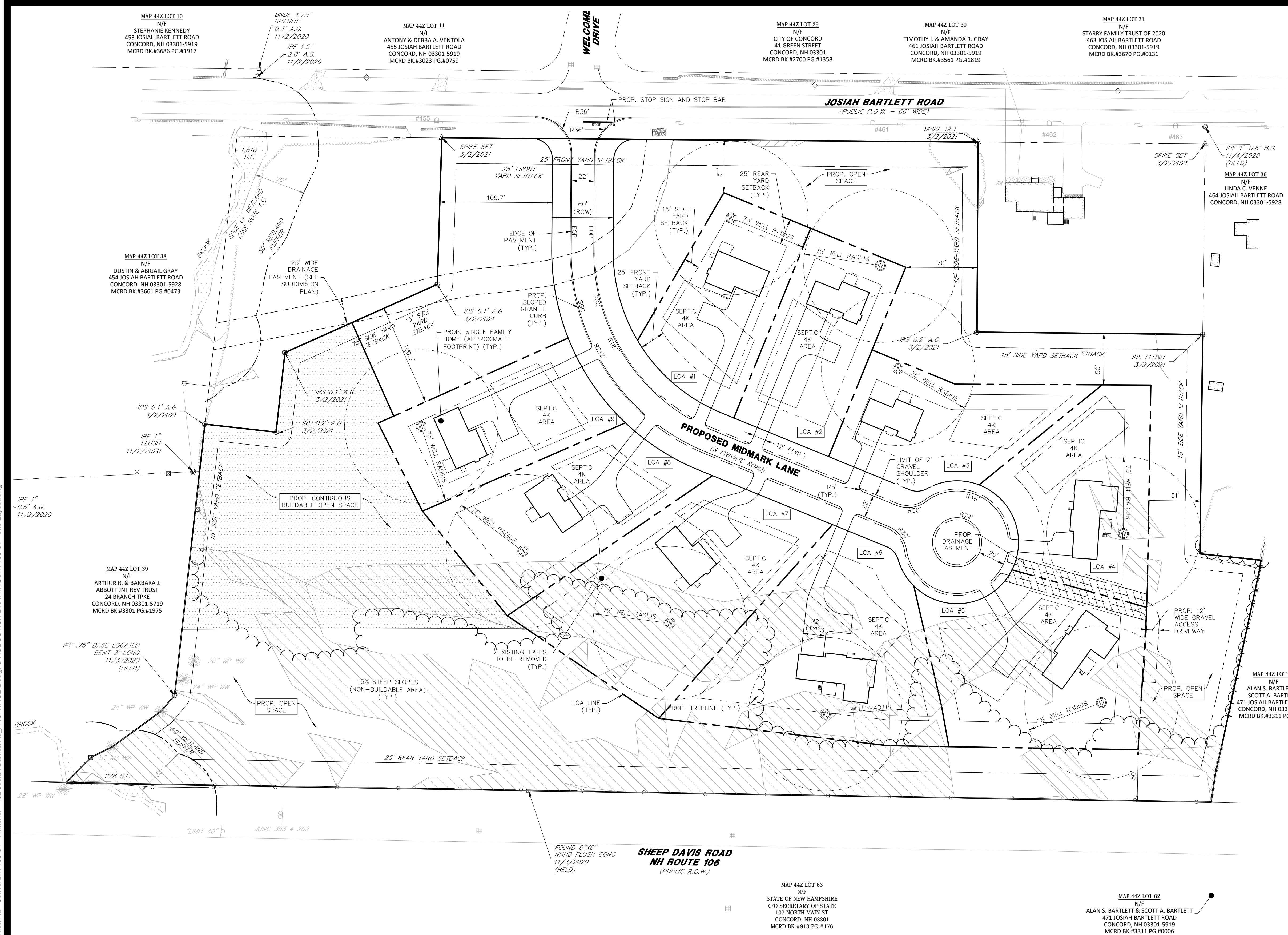
JULY 2, 2021

Seacoast Division
Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

TFM

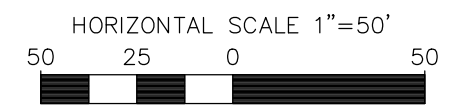
170 Commerce Way, Suite 102
Portsmouth, NH 03801
Phone (603) 431-2222
Fax (603) 431-0910
www.tfmoran.com

47405-02	DR	MVP	FB	575	S-04
	CK	BMK	CADFILE		



NOTES

- OWNER OF RECORD OF MAP 44 Z LOT 37: KRJ FINANCE LLC, 254 DRAKE HILL ROAD, STRAFFORD, NH 03884-6809 DEED REFERENCE TO PARCEL IS BK. 3687 PG. 1174 AREA OF PARCEL = 636,475± SF OR 14.6115± ACRES
- CURRENT ZONING IS MEDIUM DENSITY RESIDENTIAL (RM) ZONING DISTRICT. EXISTING LOT IS APPROXIMATELY 628,868 S.F. OR 14.4 ACRES.
- ZONED: MEDIUM DENSITY RESIDENTIAL (RM)
 EXISTING USE: SINGLE FAMILY RESIDENCE
 PROPOSED USE: RESIDENTIAL SUBDIVISION
 DIMENSIONAL REQUIREMENTS: REQUIRED:
 MINIMUM LOT SIZE: 40,000 S.F.
 TOTAL AREA: 20,000 S.F.
 BUILDABLE LAND: 200'
 LOT FRONTAGE: 200'
 MINIMUM YARD REQUIREMENTS:
 FRONT: 25'
 SIDE: 15'
 REMOTE: 25'
 MAXIMUM LOT COVERAGE: 20%
 MAXIMUM HEIGHT: 35'
 *PER SEC. 28-4-1 DIMENSIONAL STANDARDS OF THE CONCORD, NH CODE OF ORDINANCE
- EXISTING FEATURES DEPICTED ON THIS PLAN ARE A RESULT OF FIELD SURVEY CONDUCTED BY TFMORAN INC.
- EXAMINATION OF THE FLOOD INSURANCE RATE MAP FOR THE CITY OF CONCORD, NEW HAMPSHIRE, MERRIMACK COUNTY, COMMUNITY PANEL NUMBER 33013C055E2, EFFECTIVE DATE: 4-19-2010, INDICATES THAT THE SUBJECT PARCEL IS NOT LOCATED WITHIN A FLOOD HAZARD AREA.
- THERE ARE NO WETLAND IMPACTS PROPOSED AS PART OF THIS PROJECT.
- THE LOCATION OF ANY UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. TFMORAN INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE AT 1-888-344-7233.



SITE DEVELOPMENT PLANS

TAX MAP 442 LOT 37
SITE LAYOUT PLAN
 458-460 JOSIAH BARTLETT ROAD
 CONCORD, NEW HAMPSHIRE
 OWNED BY
KRJ FINANCE, LLC
 PREPARED FOR
WHITCHER BUILDERS

1"=100' (11"X17")
SCALE: 1"=50' (22"X34")

MARCH 17, 2021

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OPEN SPACE REQUIREMENTS:	REQUIRED	PROVIDED
TOTAL CLUSTER LAND AREA		12.65 AC. (551,139 S.F.)
OPEN SPACE	(50%) 6.33 AC. (275,569 S.F.)	(50%) 6.33 AC. (275,569 S.F.)
OPEN SPACE BUILDABLE LAND	(40%) 2.53 AC. (110,228 S.F.)	(73%) 4.59 AC. (199,895 S.F.)
OPEN SPACE CONTIGUOUS BUILDABLE LAND	(50%) 1.27 AC. (55,114 S.F.)	(50%) 1.28 AC. (55,932 S.F.)

REV	DATE	DESCRIPTION	DR	CK
2	7/2/2021	REVISED PER CITY COMMENTS	IID	CRR
1	5/27/2021	REVISED PER CITY COMMENTS	DKE	CRR

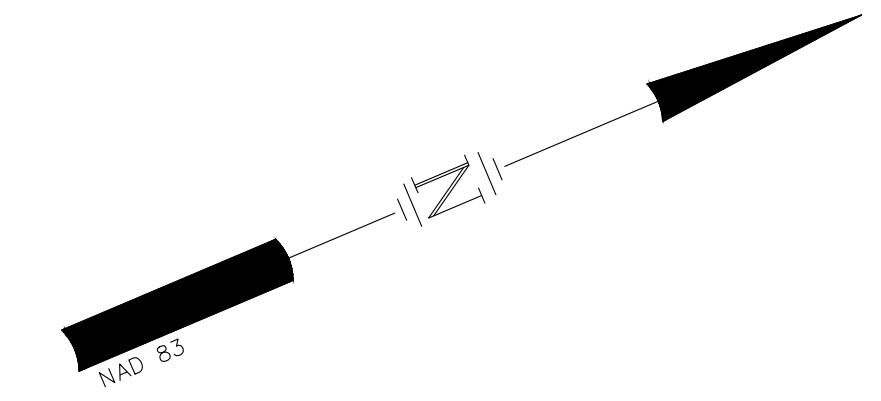
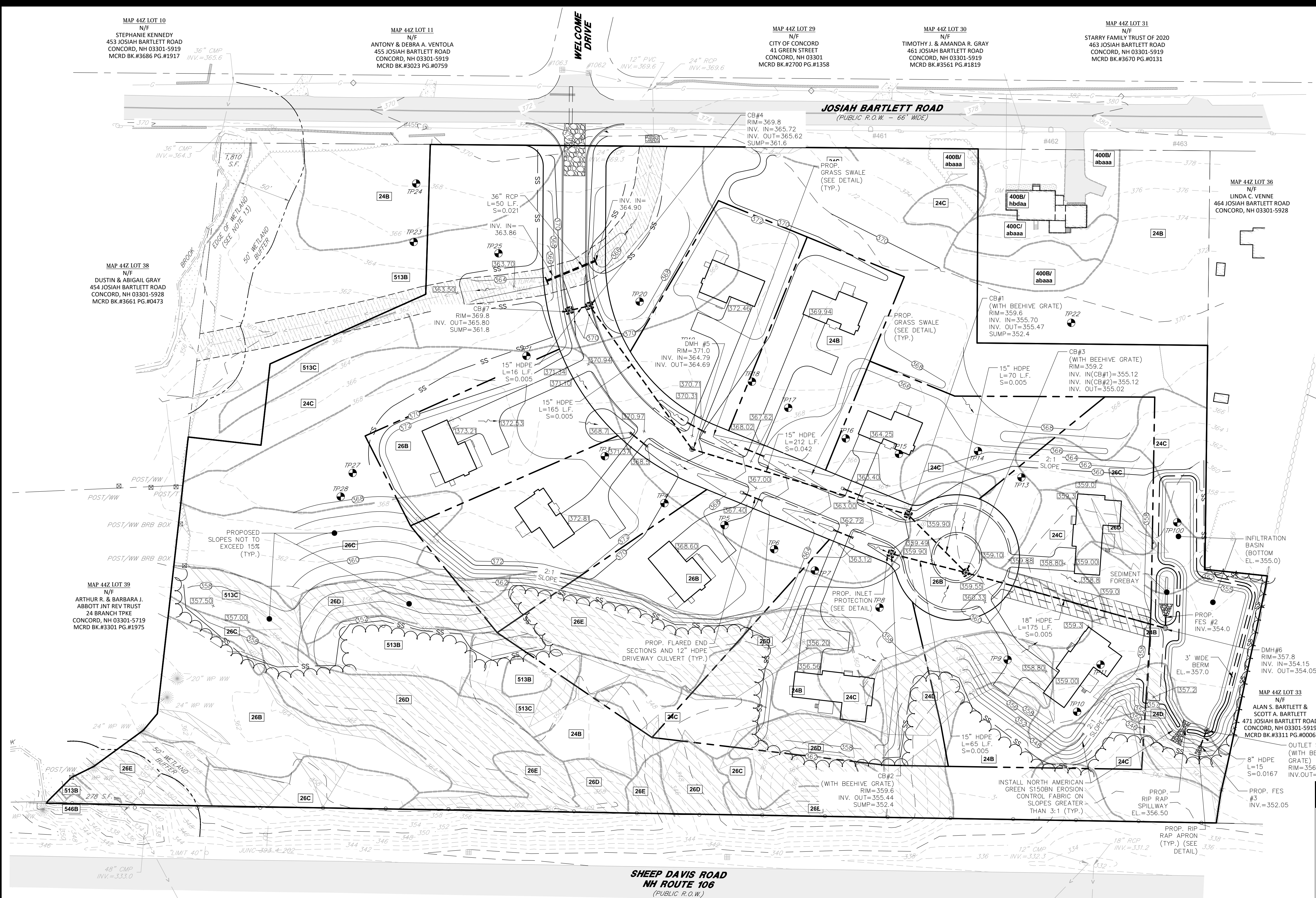
Seacoast Division
TFM
 Civil Engineers
 Structural Engineers
 Traffic Engineers
 Land Surveyors
 Landscape Architects
 Scientists

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 Portsmouth, NH 03801
 Phone (603) 431-2222
 Fax (603) 431-0910
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47405.02 DR DKE FB
 CK CRR CADFILE 47405-01 - SITE LAYOUT C-03

Jul 01, 2021 - 11:06am F:\MISC Projects\47405-01 - Whitcher - 462 Josiah Bartlett Rd - Frontage\Design\PRODUCTION DRAWINGS\47405-01 - Site Layout.dwg

Jul 01, 2021 - 11:06am F:\MISC Projects\47405-01 - Josiah Bartlett Rd - Concord\47405-01 - Whitcher - 462 Josiah Bartlett Rd - FRONTAGE\Design\PRODUCTION DRAWINGS\47405-01 - Grading.dwg



**SOIL LEGEND
(PER SITE SPECIFIC SOIL SURVEY)**

SYMBOL	DESCRIPTION	HYDROLOGIC SOIL GROUP	DRAINAGE CLASS
24B	AGAWAM FINE SANDY LOAM, 0%-8% SLOPES	B	WELL
24C	AGAWAM FINE SANDY LOAM, 8%-15% SLOPES	B	WELL
24D	AGAWAM FINE SANDY LOAM, 15%-25% SLOPES	B	WELL
26B	WINDSOR LOAMY SAND, 0%-8% SLOPES	A	EXCESSIVELY
26C	WINDSOR LOAMY SAND, 8%-15% SLOPES	A	EXCESSIVELY
26D	WINDSOR LOAMY SAND, 15%-25% SLOPES	A	EXCESSIVELY
26E	WINDSOR LOAMY SAND, 25%+ SLOPES	A	EXCESSIVELY
400B/abaaa	UDORTHENTS, SANDY	A	EXCESSIVELY
400B/hbbaa	UDORTHENTS, SANDY	A	UNDETERMINABLE
513B	NINIGRET FINE SANDY LOAM, 0%-8% SLOPES	B	MODERATELY WELL
513C	NINIGRET FINE SANDY LOAM, 8%-15% SLOPES	B	MODERATELY WELL
546B	WALPOLE FINE SANDY LOAM	C	POORLY

**SOIL PHASE LEGEND
(PERCENT)**

A	B	C	D	E	F
0-3	3-8	8-15	15-25	25-50	50+

SITE DEVELOPMENT PLANS

TAX MAP 44Z LOT 37
GRADING & DRAINAGE PLAN
 458-460 JOSIAH BARTLETT ROAD
 CONCORD, NEW HAMPSHIRE
 OWNED BY
KRJ FINANCE, LLC
 PREPARED FOR
WHITCHER BUILDERS

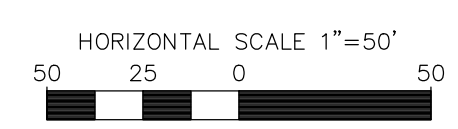
1"=100' (11"X17")
SCALE: 1"=50' (22"X34")

MARCH 17, 2021

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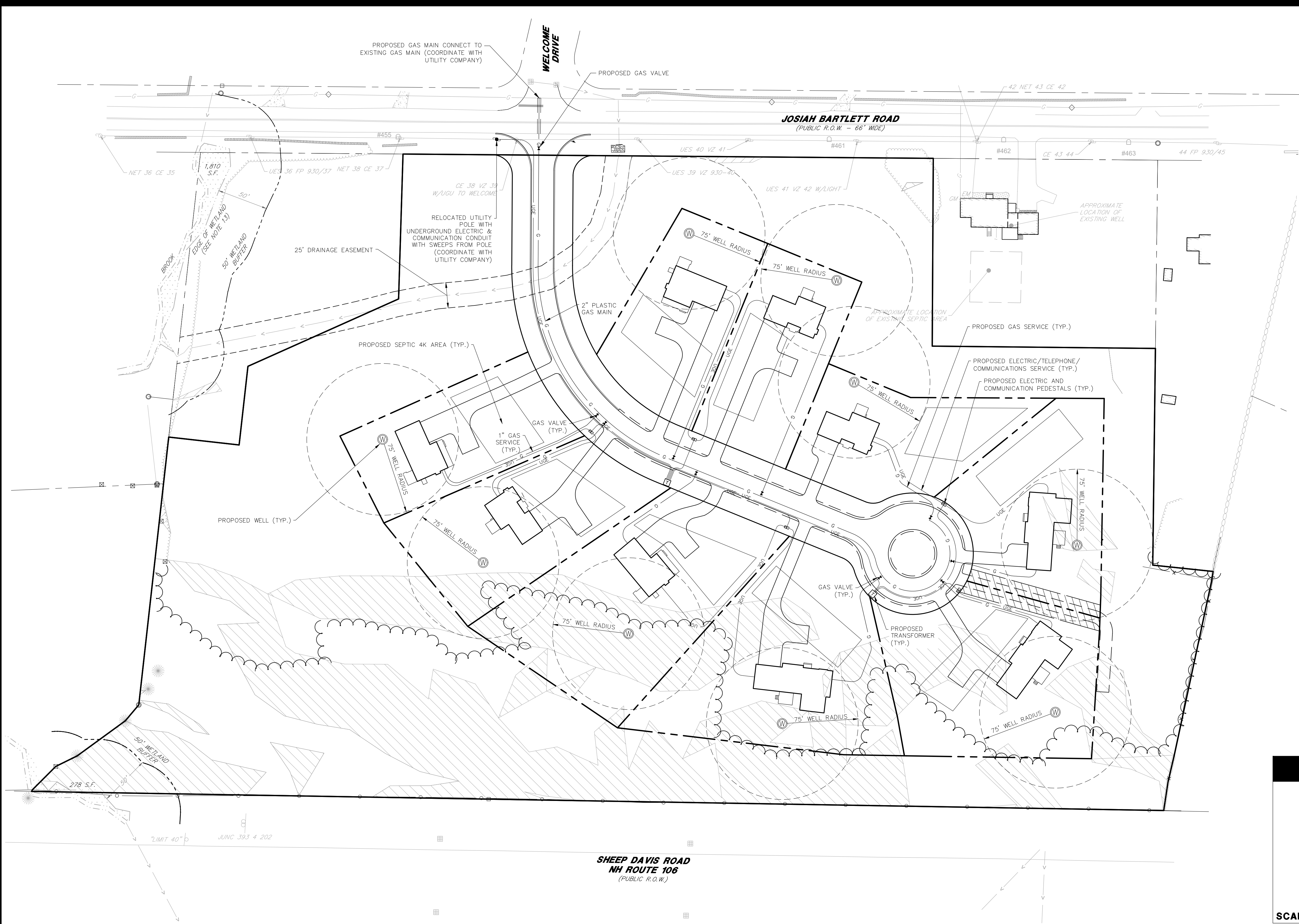
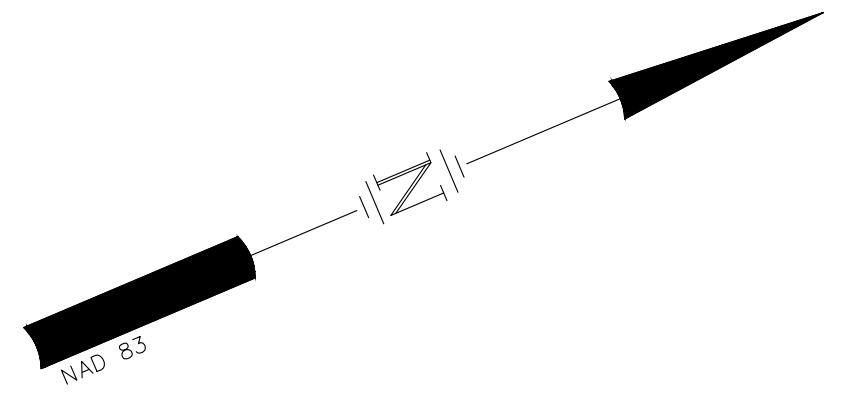
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1	5/21/2021	REVISED PER CITY COMMENTS			DKE	CRR

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 Structural Engineers
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47405.02 DR DKE FB
 CK CRR CADFILE 47405-01 - GRADING C-04



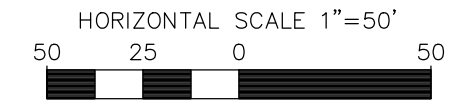
SITE DEVELOPMENT PLANS

TAX MAP 44Z LOT 37
UTILITY PLAN
458-460 JOSIAH BARTLETT ROAD
CONCORD, NEW HAMPSHIRE
 OWNED BY
KRJ FINANCE, LLC
 PREPARED FOR
WHITCHER BUILDERS

1"=100' (11"X17")
SCALE: 1"=50' (22"X34") **MARCH 17, 2021**

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1	5/27/2021	REVISED PER CITY COMMENTS	DKE	CRR

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	CK	CRR	CADFILE	47405-01 - UTILITY	

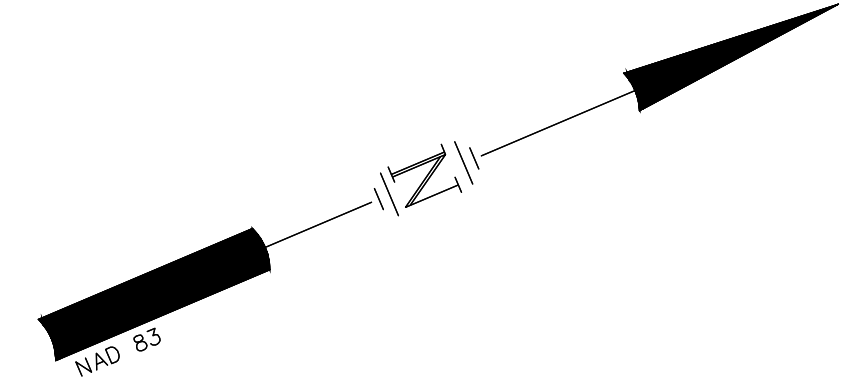
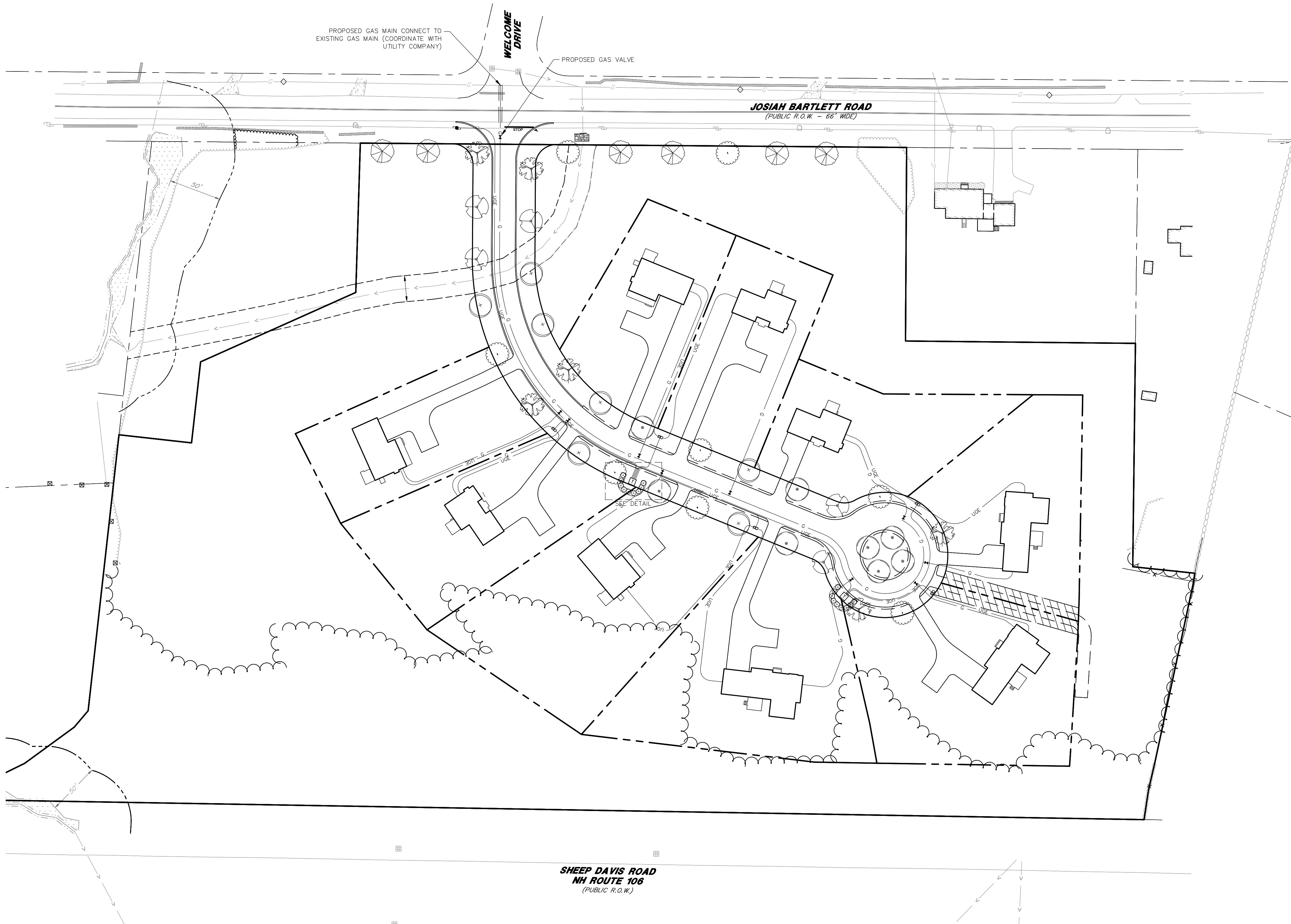
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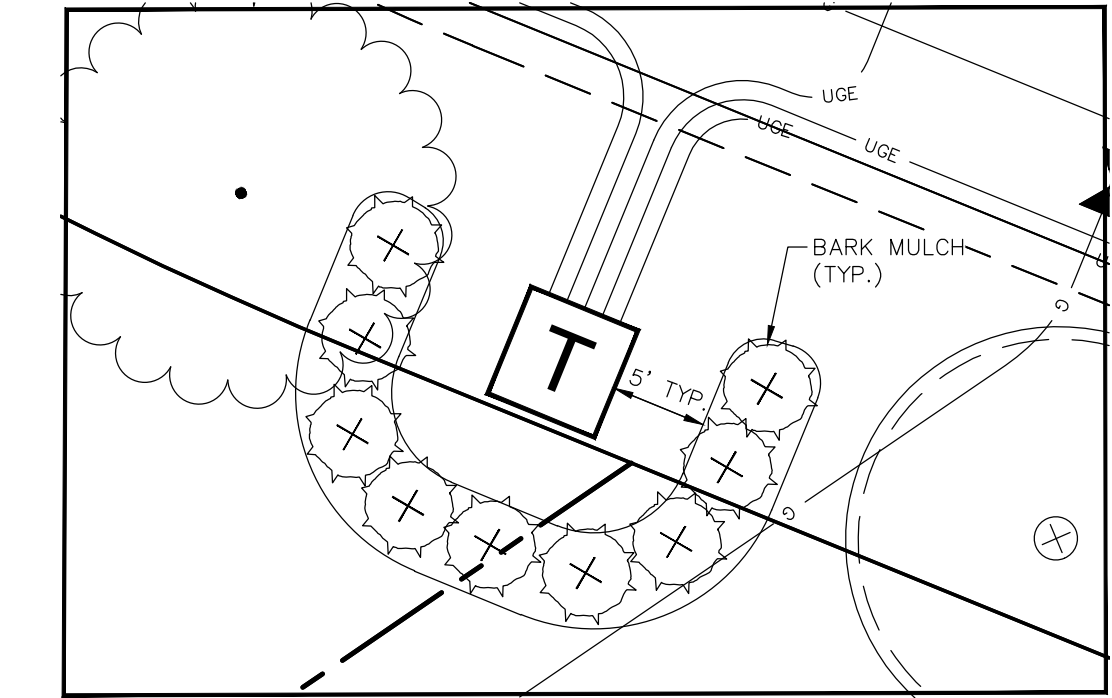
LANDSCAPE LEGEND

SYMBOL	QTY	BOTANICAL NAME COMMON NAME	SIZE	REMARKS
	6	ACER RUBRUM 'OCTOBER GLORY' OCTOBER GLORY RED MAPLE	2 1/2" TO 3" CAL.	B&B
	9	MAACKIA AMURENSIS AMUR MAACKIA	2 1/2" TO 3" CAL.	B&B
	8	NYSSA S. 'RED RAGE' RED RAGE TUPELO	3" TO 3 1/2" CAL.	B&B
	5	PLATANUS X ACREIFOLIA 'BLOODGOOD' BLOODGOOD LONDON PLANETREE	2 1/2" TO 3" CAL.	B&B
	6	ZELKOVA SERRATA 'CITY SPRITE' CITY SPRITE JAPANESE ZELKOVA	2 1/2" TO 3" CAL.	B&B
	7	TILIA TOMENTOSA 'STERLING' STERLING LINDEN	2 1/2" TO 3" CAL.	B&B

CALCULATIONS

STREET TREE:
REQUIRED:
ONE TREE SHALL BE PLANTED ON AVERAGE FOR EVERY FIFTY (50) FEET IN STREETS OUTSIDE THE URBAN GROWTH BOUNDARY. STREET TREES SHALL BE PROVIDED ALONG EXISTING AND PROPOSED STREETS AND SHALL BE PLANTED IN THE PLANTING STRIP WITHIN THE RIGHT-OF-WAY FOR BOTH SIDES OF ALL STREETS.

INTERIOR CUL-DE-SAC ISLAND:
REQUIRED ONE TREE PER 500 SF = 1,810 SF/500 SF = 4 TREES
PROPOSED TREES = 4



SYMBOL	QTY	BOTANICAL NAME COMMON NAME	SIZE	REMARKS
	9 PER UNIT	ILEX GLABRA 'DENSA' DENSA INKBERRY HOLLY	3 GAL.	CONT.

TRANSFORMER DETAIL

SCALE: 1"=10'

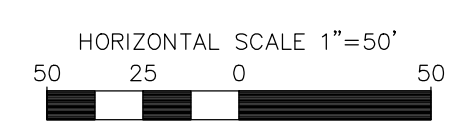
SITE DEVELOPMENT PLANS

TAX MAP 44Z LOT 37
LANDSCAPE PLAN
 458-460 JOSIAH BARTLETT ROAD
 CONCORD, NEW HAMPSHIRE
 OWNED BY
KRJ FINANCE, LLC
 PREPARED FOR
WHITCHER BUILDERS

1"=100' (11"X17")
SCALE: 1"=50' (22"X34") **MARCH 17, 2021**

Seacoast Division
TFM
 Civil Engineers
 Structural Engineers
 Traffic Engineers
 Land Surveyors
 Landscape Architects
 Scientists

170 Commerce Way, Suite 102
 Portsmouth, NH 03801
 Phone (603) 431-2222
 Fax (603) 431-0910
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REV	DATE	DESCRIPTION	DR	CK
2	7/2/2021	REVISED PER CITY COMMENTS	IID	CRR
1	5/27/2021	REVISED PER CITY COMMENTS	DKE	CRR

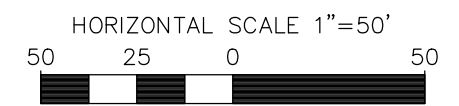
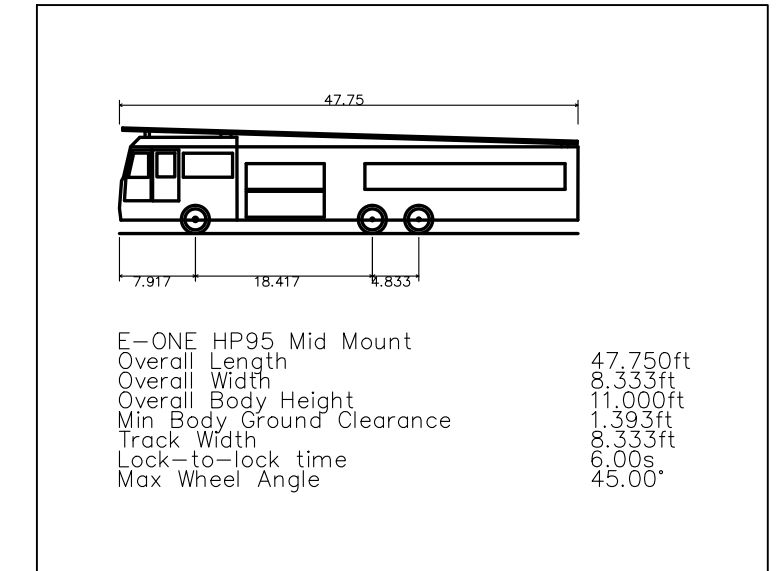
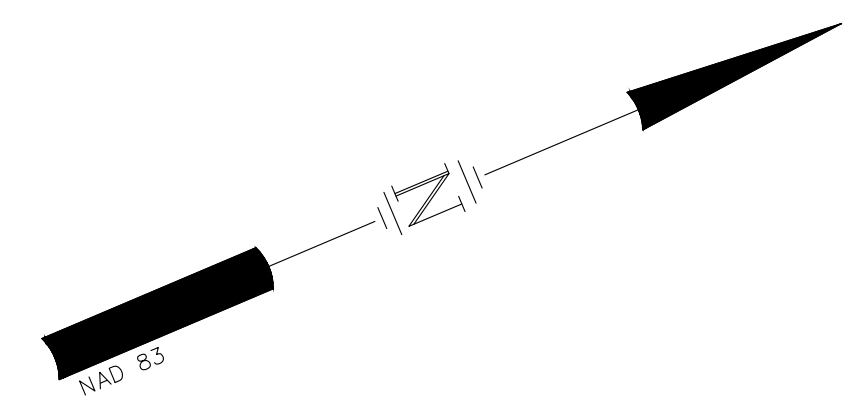
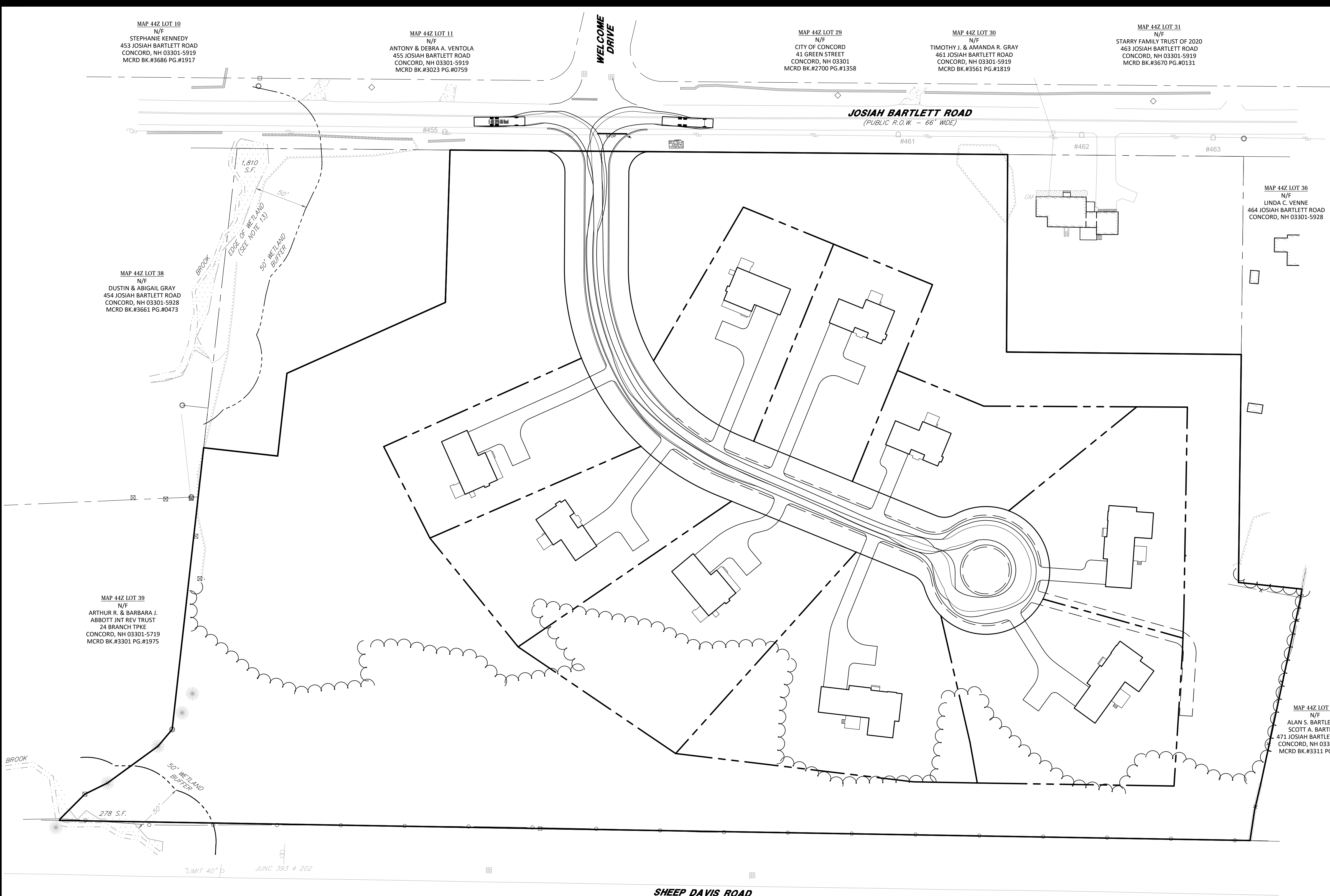
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CK	CRR	CADFILE	47405-01 - LANDSCAPE			

Jul 07, 2021 - 11:31am F:\MISC Projects\47405-01 - Josiah Bartlett Rd - Concord\47405-01 - Whitcher - 462 Josiah Bartlett Rd - FRONTAGE\Design\PRODUCTION DRAWINGS\47405-01 - Landscape.dwg

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Jul 01, 2021 - 11:07am F:\MISC Projects\47405-01 - Josiah Bartlett Rd - Concord\47405-01 - Whitcher - 462 Josiah Bartlett Rd - FRONTAGE\Design\PRODUCTION DRAWINGS\47405-01 - Truck Movement Plan.dwg



SITE DEVELOPMENT PLANS
 TAX MAP 44Z LOT 37
TRUCK MOVEMENT PLAN
 458-460 JOSIAH BARTLETT ROAD
 CONCORD, NEW HAMPSHIRE
 OWNED BY
KRJ FINANCE, LLC
 PREPARED FOR
WHITCHER BUILDERS

1"=100' (11"X17")
SCALE: 1"=50' (22"X34") **MARCH 17, 2021**

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MAP 44Z LOT 63
 N/F
 STATE OF NEW HAMPSHIRE
 C/O SECRETARY OF STATE
 107 NORTH MAIN ST
 CONCORD, NH 03301
 MCRD BK.#913 PG.#176

MAP 44Z LOT 62
 N/F
 ALAN S. BARTLETT & SCOTT A. BARTLETT
 471 JOSIAH BARTLETT ROAD
 CONCORD, NH 03301-5919
 MCRD BK.#3311 PG.#0006

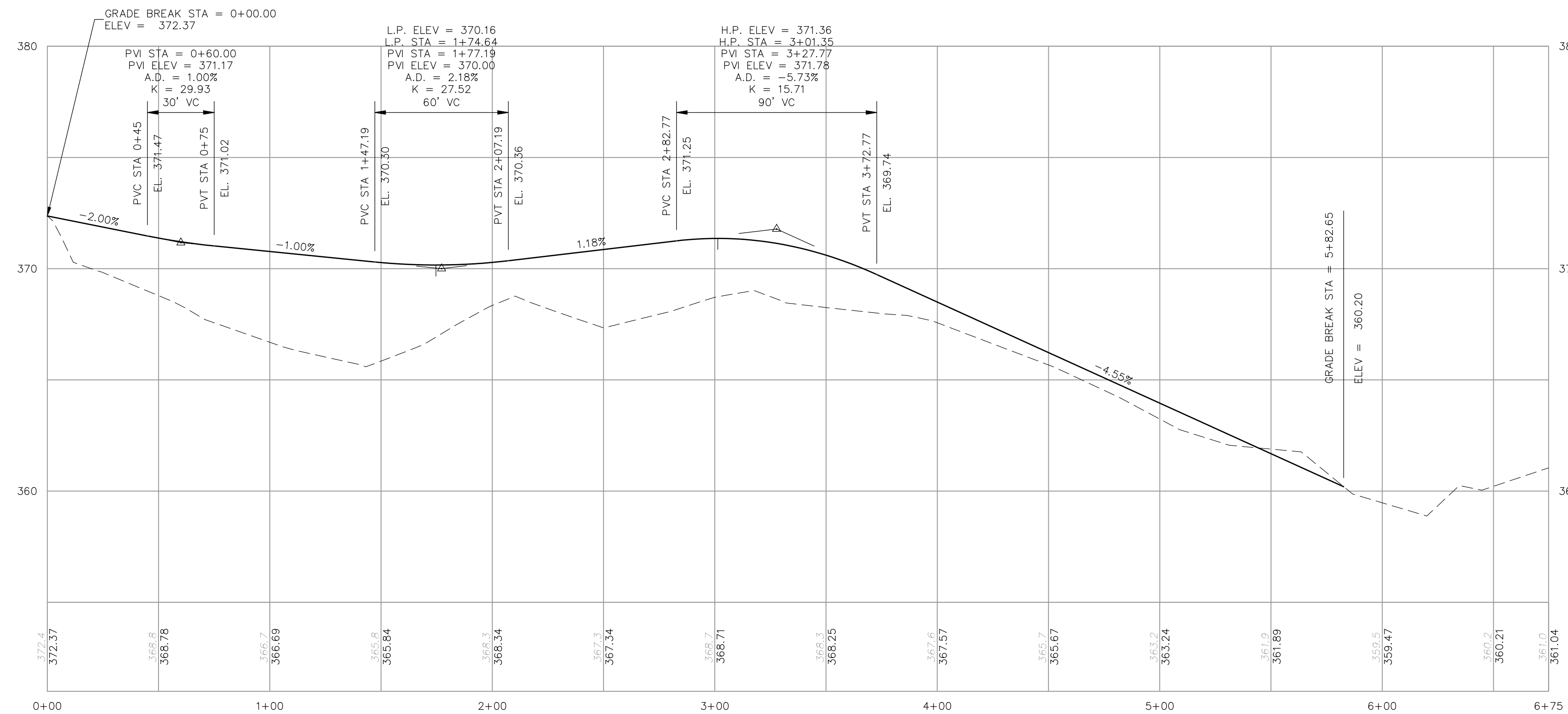
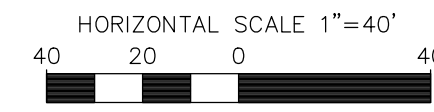
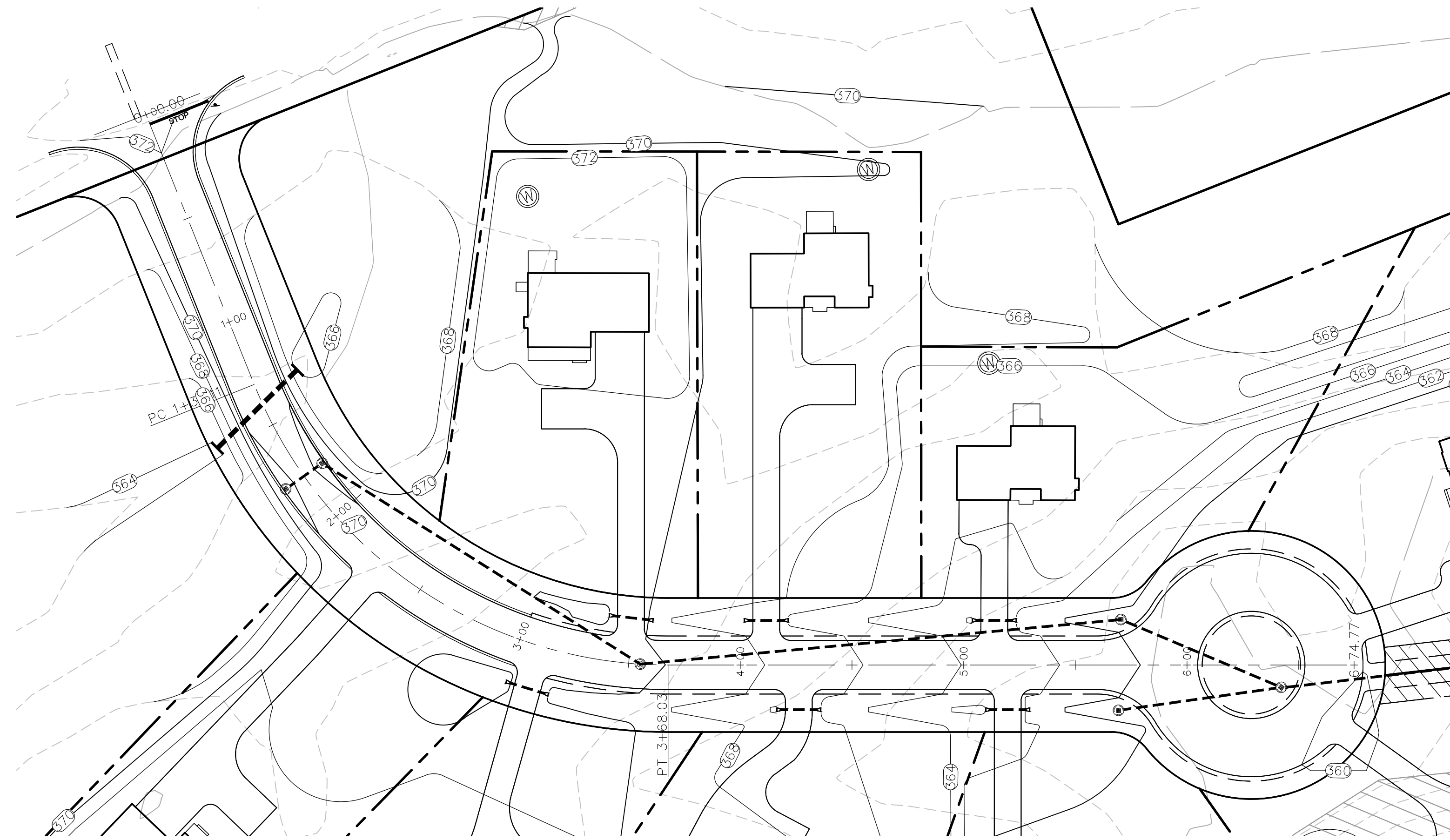
REV	DATE	DESCRIPTION	DR	CK
2	7/2/2021	REVISED PER CITY COMMENTS	IID	CRR
1	5/27/2021	REVISED PER CITY COMMENTS	DKE	CRR

Seacoast Division

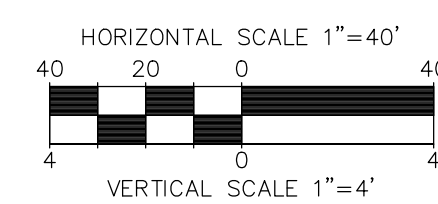
 Civil Engineers
 Structural Engineers
 Traffic Engineers
 Land Surveyors
 Landscape Architects
 Scientists

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FILE: 47405.02
 DR: DKE
 CK: CRR
 FB: -
 CADFILE: 47405-01 - Truck
 C-08



CLUSTER SUBDIVISION ROAD



SITE DEVELOPMENT PLANS

TAX MAP 44Z LOT 37
ROADWAY PLAN & PROFILE
458-460 JOSIAH BARTLETT ROAD
CONCORD, NEW HAMPSHIRE
 OWNED BY
KRJ FINANCE, LLC
 PREPARED FOR
WHITCHER BUILDERS

SCALE: AS SHOWN

MARCH 17, 2021

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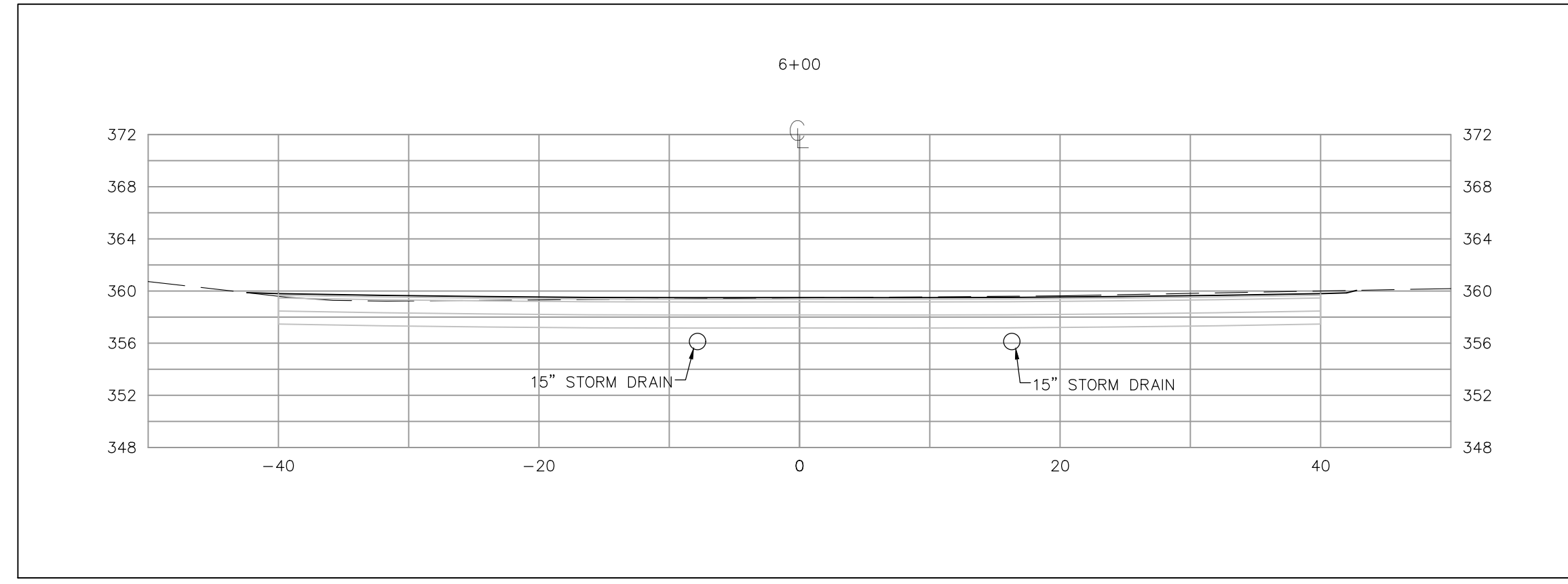
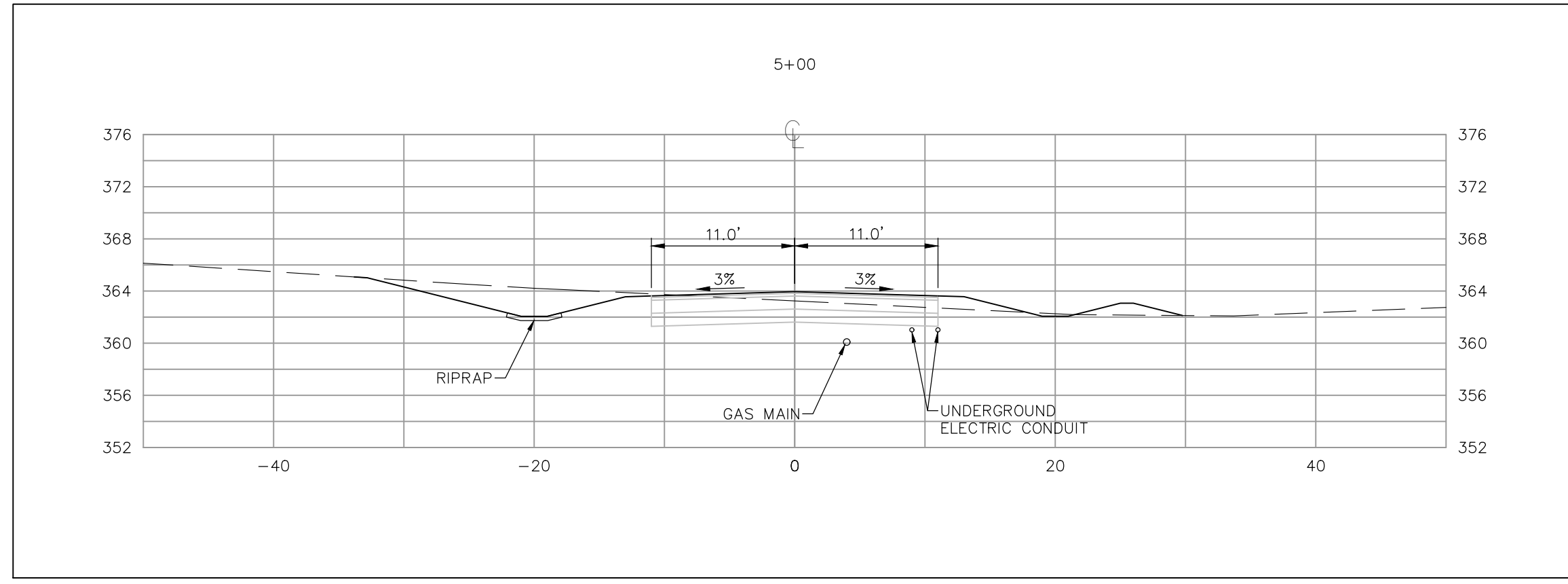
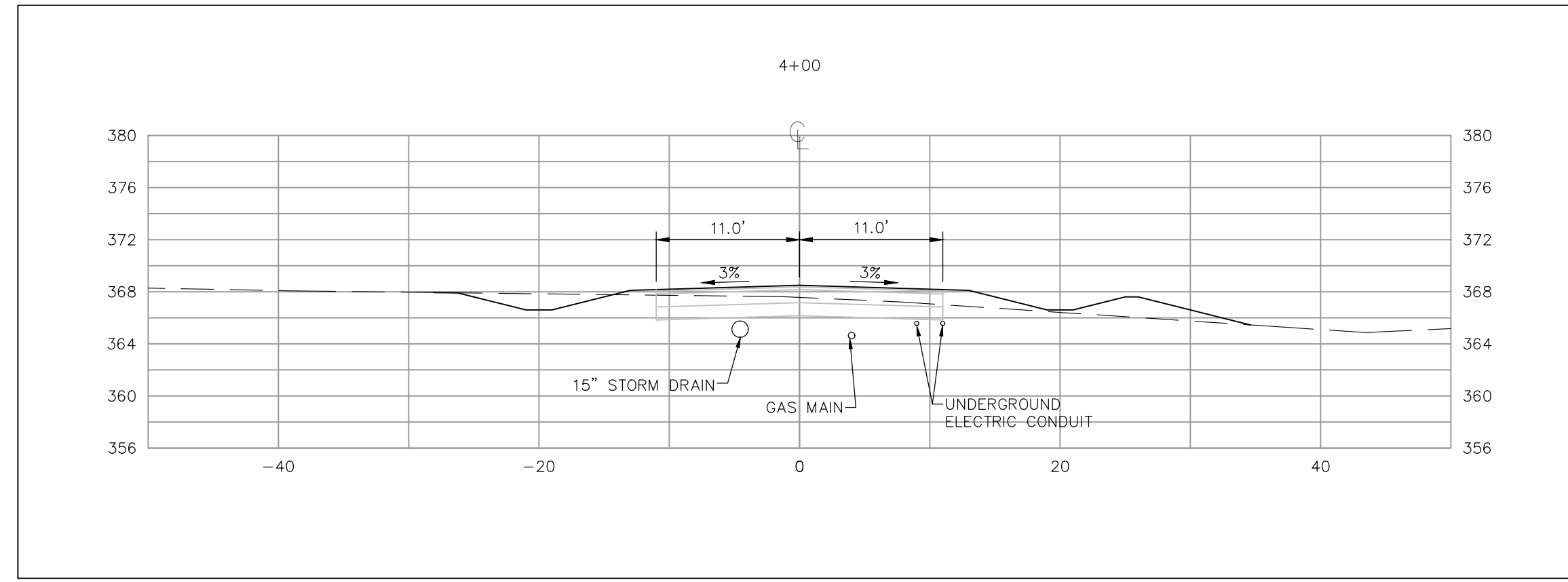
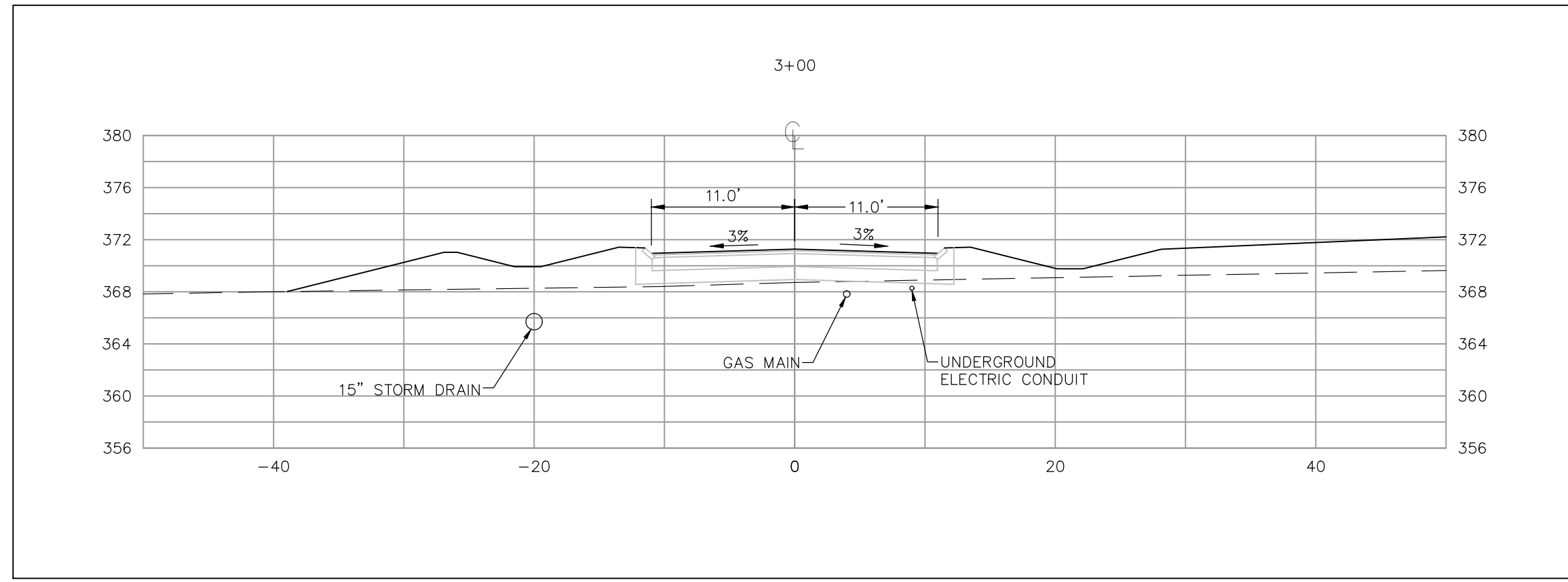
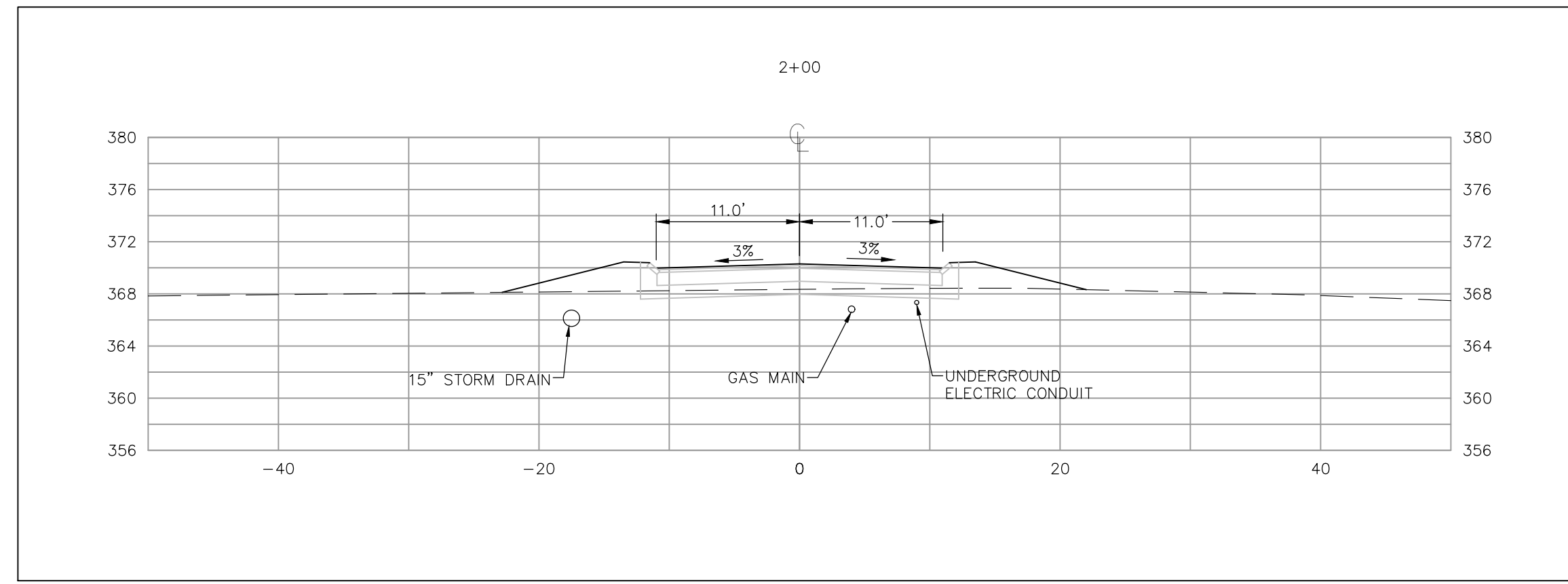
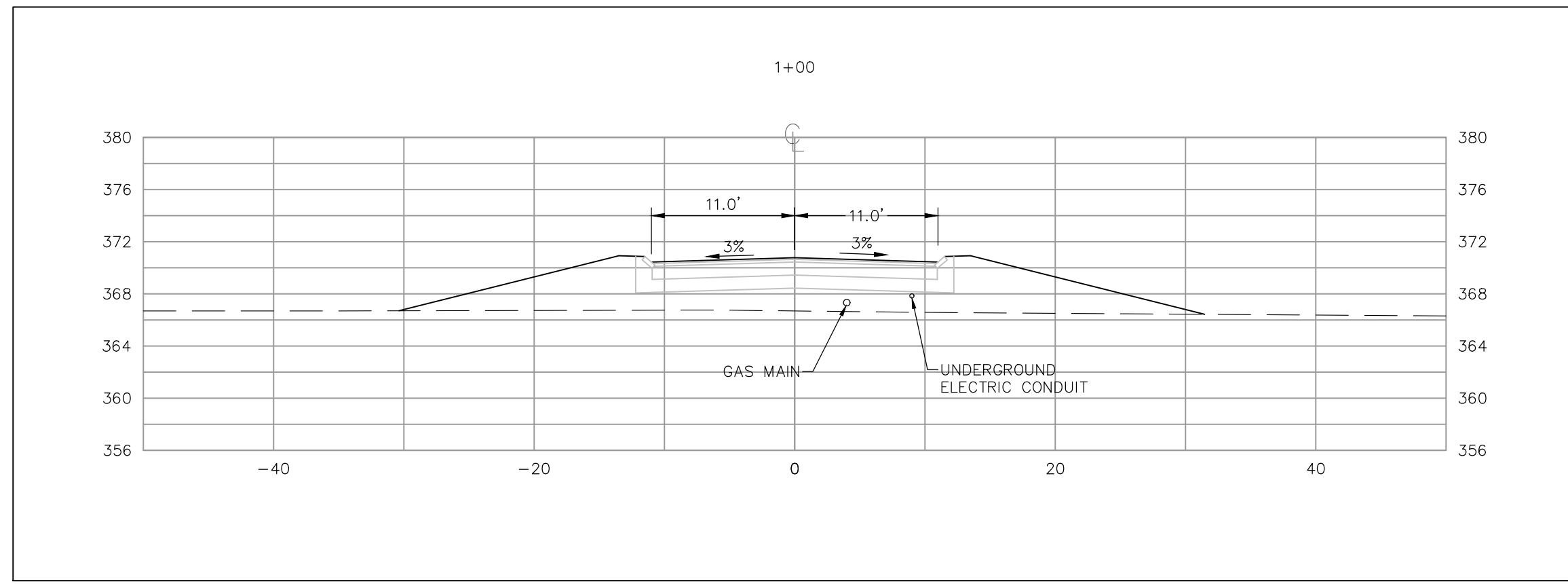


REV.	DATE	DESCRIPTION	DR	CK
2	7/2/2021	REVISED PER CITY COMMENTS	IJD	CRR
1	5/27/2021	REVISED PER CITY COMMENTS	DKE	CRR

Seacoast Division		Civil Engineers	170 Commerce Way, Suite 102			
TFM		Structural Engineers	Portsmouth, NH 03801			
		Traffic Engineers	Phone (603) 431-2222			
		Land Surveyors	Fax (603) 431-0910			
		Landscapes Architects	www.tfmoran.com			
		Scientists				
FILE	47405.02	DR	DKE	FB	-	C-09
		CK	CRR	CADFILE	47405-01 - ROAD PROFILE	

Jul 01, 2021 - 11:07am F:\MISC\Projects\47405 - Josiah Bartlett Rd - Concord\47405-01 - Whitcher - 462 - Josiah Bartlett Rd - FRONTAGE\Design\PRODUCTION DRAWINGS\47405-01 - Road Profile.dwg

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SITE DEVELOPMENT PLANS
 TAX MAP 44Z LOT 37
CROSS SECTIONS
458-460 JOSIAH BARTLETT ROAD
CONCORD, NEW HAMPSHIRE
 OWNED BY
KRJ FINANCE, LLC
 PREPARED FOR
WHITCHER BUILDERS

1"=100' (11"X17")
SCALE: 1"=50' (22"X34") **MARCH 17, 2021**

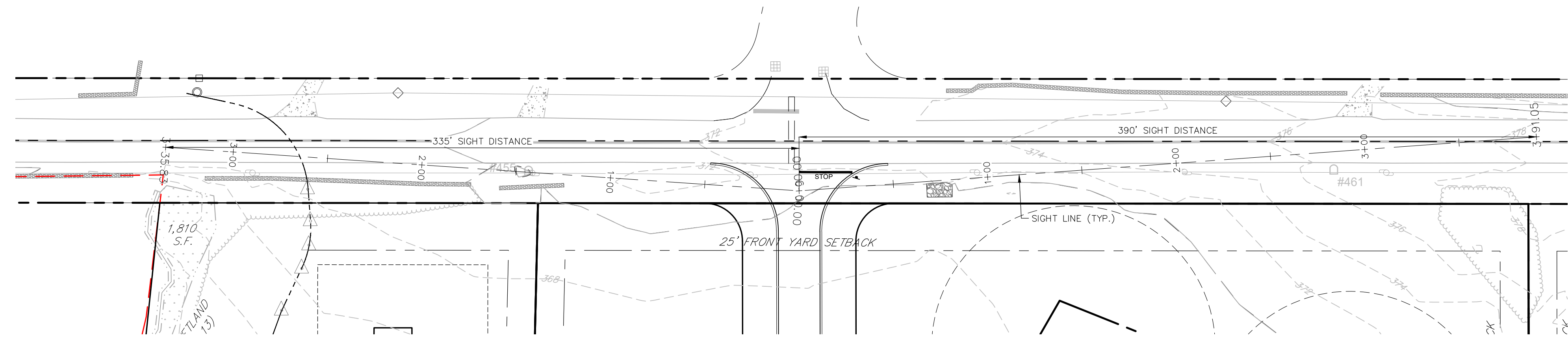
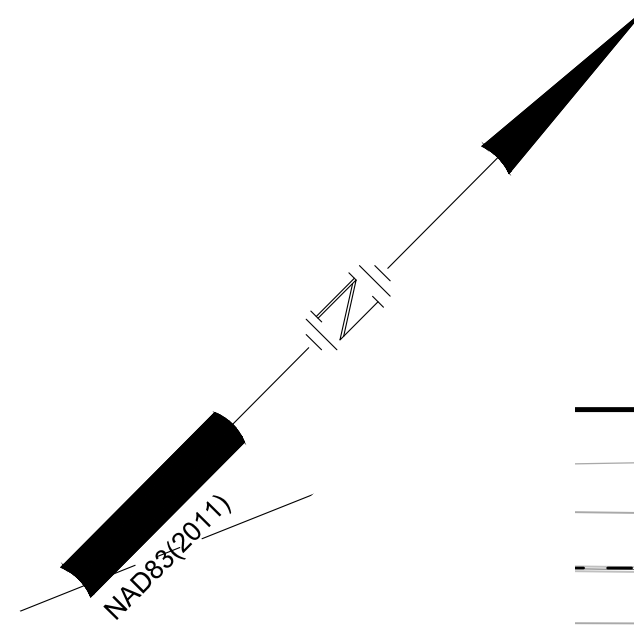
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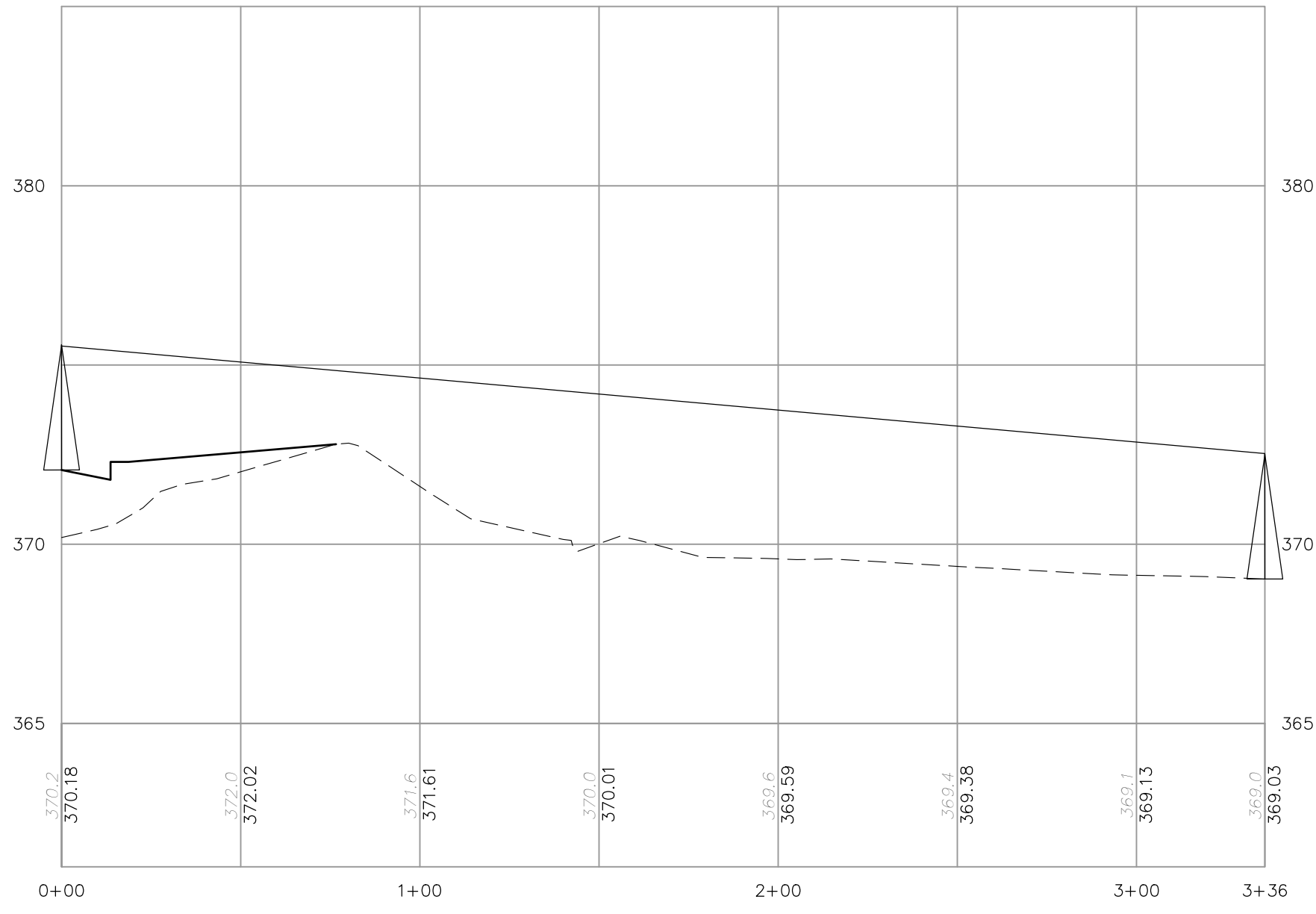
FILE 47405.02
 DR DKE FB
 CK CRR CADFILE 47405-01 - ROAD PROFILE
 C-10



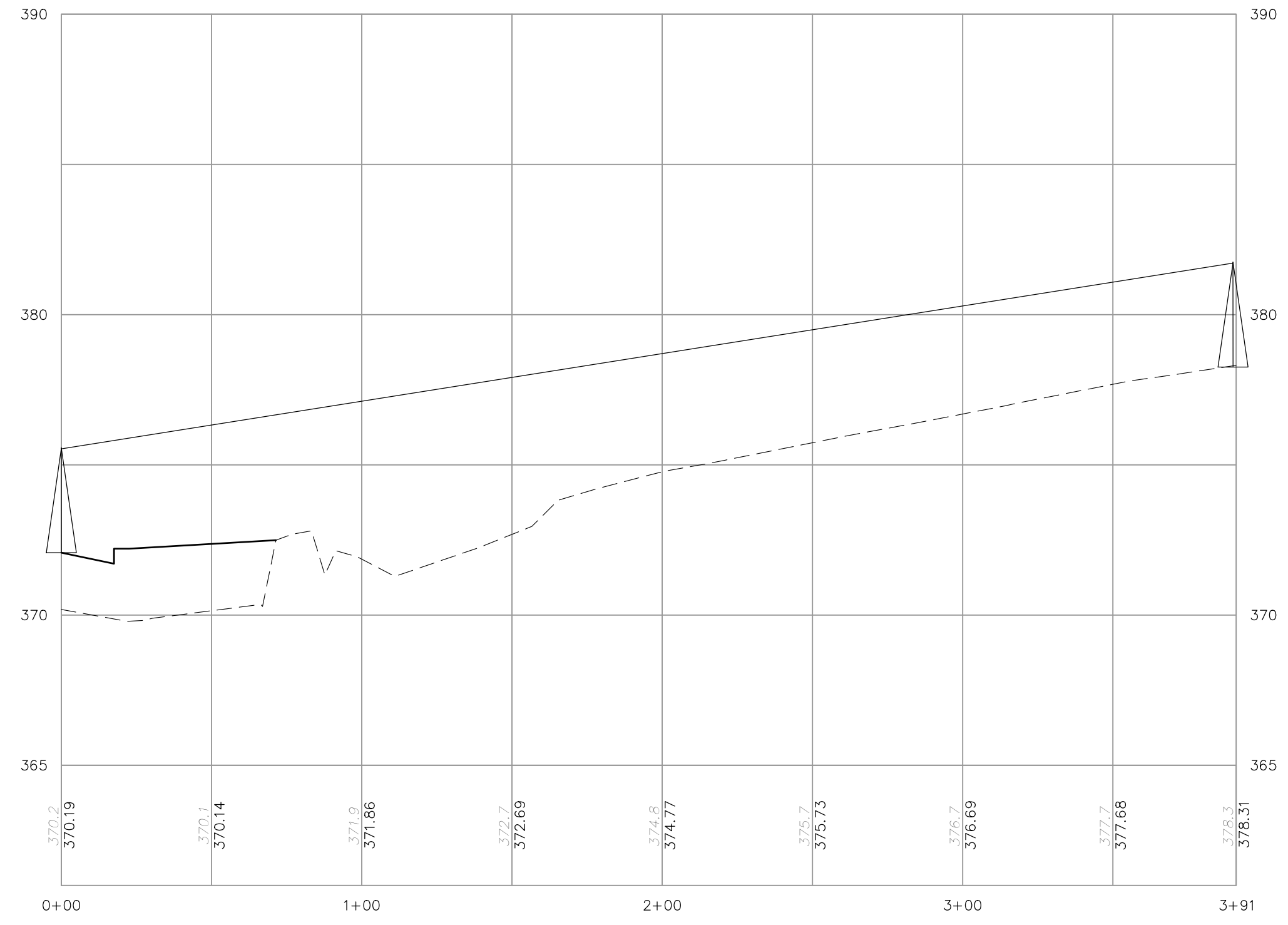
SIGHT DISTANCE
SCALE: 1"=40'

HORIZONTAL SCALE 1"=40'
40 20 0 40

AASHTO SIGHT DISTANCE CRITERIA FOR 35 MPH DESIGN SPEED		
CASE	STOPPING SIGHT DISTANCE	INTERSECTION SIGHT DISTANCE
B1	250'	390'
B2	250'	335'
B3	250'	335'



LOOKING LEFT ONTO JOSIAH BARTLETT ROAD
SCALE: 1"=40'



LOOKING RIGHT ONTO JOSIAH BARTLETT ROAD
SCALE: 1"=40'

HORIZONTAL SCALE 1"=40'
40 20 0 40
VERTICAL SCALE 1"=4'

SITE DEVELOPMENT PLANS

TAX MAP 44Z LOT 37
SIGHT DISTANCE PROFILES
458-460 JOSIAH BARTLETT ROAD
CONCORD, NEW HAMPSHIRE
OWNED BY
KRJ FINANCE, LLC
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SCALE: AS SHOWN MARCH 17, 2021

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2	7/2/2021	REVISED PER CITY COMMENTS			ID	CRR
1	5/27/2021	REVISED PER CITY COMMENTS	DKE	CRR		

47405.02	DR	DKE	FB	-		
	CK	CRR	CADFILE	47405-01 - SIGHT DISTANCE		

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