

OWNER

MAP 15P LOT 26-1 (CONCORD)
MAP 83 LOT 63-9 (BOSCAWEN)
MARK BOUCHER
126 ELM STREET
PENACOOK, NH 03303

ENGINEER

NORTHPOINT ENGINEERING, LLC
119 STORRS ST., STE 201
CONCORD, NH 03301

SURVEYOR

JOSEPH M. WICHERT, LLS
802 AMHERST STREET
MANCHESTER, NH 03104

ABUTTERS

MAP 15P LOT 25
JAMES MURPHY
166 ELM STREET
PENACOOK, NH 03303

MAP 83 LOT 63B
JEANNINE THEROUX
9016 INWOOD STREET
FORTWORTH, TX 76126

MAP 83 LOT 63-3
JUDITH A. IVERSEN, TRUSTEE
JUDITH A. IVERSEN 2001 REV. TRUST
612 PALOMINO CIRCLE
PASO ROBLES, CA 93446

MAP 15P LOT 28 CONCORD
MAP 83 LOT 63-8 BOSCAWEN
REGINALD PIERCE SR.
132 ELM STREET
PENACOOK, NH 03303

MAP 15P LOT 26-2
FRANK SEBA & NDUWANI EPHRASIE
SEBA MOSES
134 ELM STREET
PENACOOK, NH 03303-3306

HARDY CEMETEERY
LAST KNOWN OWNER:
SARAH J. GLOVER
ACQUIRED 2/21/1945
SEE PLAN REF. #1 AND
V. 597 P. 292

MAP 15P LOT 26
KYLE W. PLANTE
152 ELM STREET
PENACOOK, NH 03303

MAP 15P LOT 11
DOUGLAS A. & BRENDA M. JONES
136 ELM STREET
PENACOOK, NH 03303-3305

MAP 15P LOT 12
MICHELLE M. BOUCHER
137 ELM STREET
PENACOOK, NH 03303-3305

MAP 15P LOT 14-1
KIM A. DEAN, BARBARA MATECKO &
WAYNE W. CASSIN
147 ELM STREET
PENACOOK, NH 03303-3305

MAP 15P LOT 14
JAMIE L. FARWELL &
JACOB SCOTT CLYDE FARWELL
151 ELM STREET
PENACOOK, NH 03303

CITY OF CONCORD APPROVAL NOTES

1. ON XXXXXX THE CITY OF CONCORD PLANNING BOARD GRANTED WAIVERS FROM THE BELOW LISTED SECTIONS OF THE SITE PLAN REGULATIONS:
- a. SECTION 16.04(3)(B) - DRAINAGE CALCULATIONS ON GRADING PLAN;
 - b. SECTION 16.04(7) AND 16.04 (1)(c) & 28.01 - LANDSCAPE ARCHITECT STAMP & SIGNATURE;
 - c. SECTION 28.04(6)(C) - ORNAMENTAL STREET TREES;
 - d. SECTION 16.02(2) AND 16.04 - PAPER SETS OF PLAN;
 - e. SECTION 16.04(3), 16.04(4) AND 16.04(5) - SCALE OF CONSTRUCTION PLANS;
 - f. SECTION 21.16 - STREET LIGHTS;
 - g. SECTION 16.03(4), TOPOGRAPHY ON FINAL PLAT.
 - h. SECTION 16.03(10), ACCESS AND DRIVEWAYS ON FINAL PLAT.
 - i. SECTION 16.03(13), MUNICIPAL SEWER ON FINAL PLAT.
 - j. SECTION 16.03(15), MUNICIPAL WATER SUPPLY ON FINAL PLAT.
 - k. SECTION 16.03(18), OTHER UTILITIES ON FINAL PLAT.
 - l. CONSTRUCTION STANDARDS & DETAILS - DETAIL R-9 -ROADWAY TERMINATION - CUL-DE-SAC.
 - m. CONSTRUCTION STANDARDS & DETAILS - SECTION 6.02 B - STORM DRAINAGE SYSTEMS, PIPE & TYPE.
2. ON XXXXX THE CITY OF CONCORD PLANNING BOARD GRANTED MAJOR SUBDIVISION PLAN APPROVAL FOR THIS PROJECT. SUBJECT TO CONDITIONS. THE DEVELOPMENT IS SUBJECT TO ALL SUBSEQUENT CONDITIONS OF PLANNING BOARD APPROVAL FROM CASE 2025-071.

STATE PERMITS

NHDES SEWER:

LEGEND

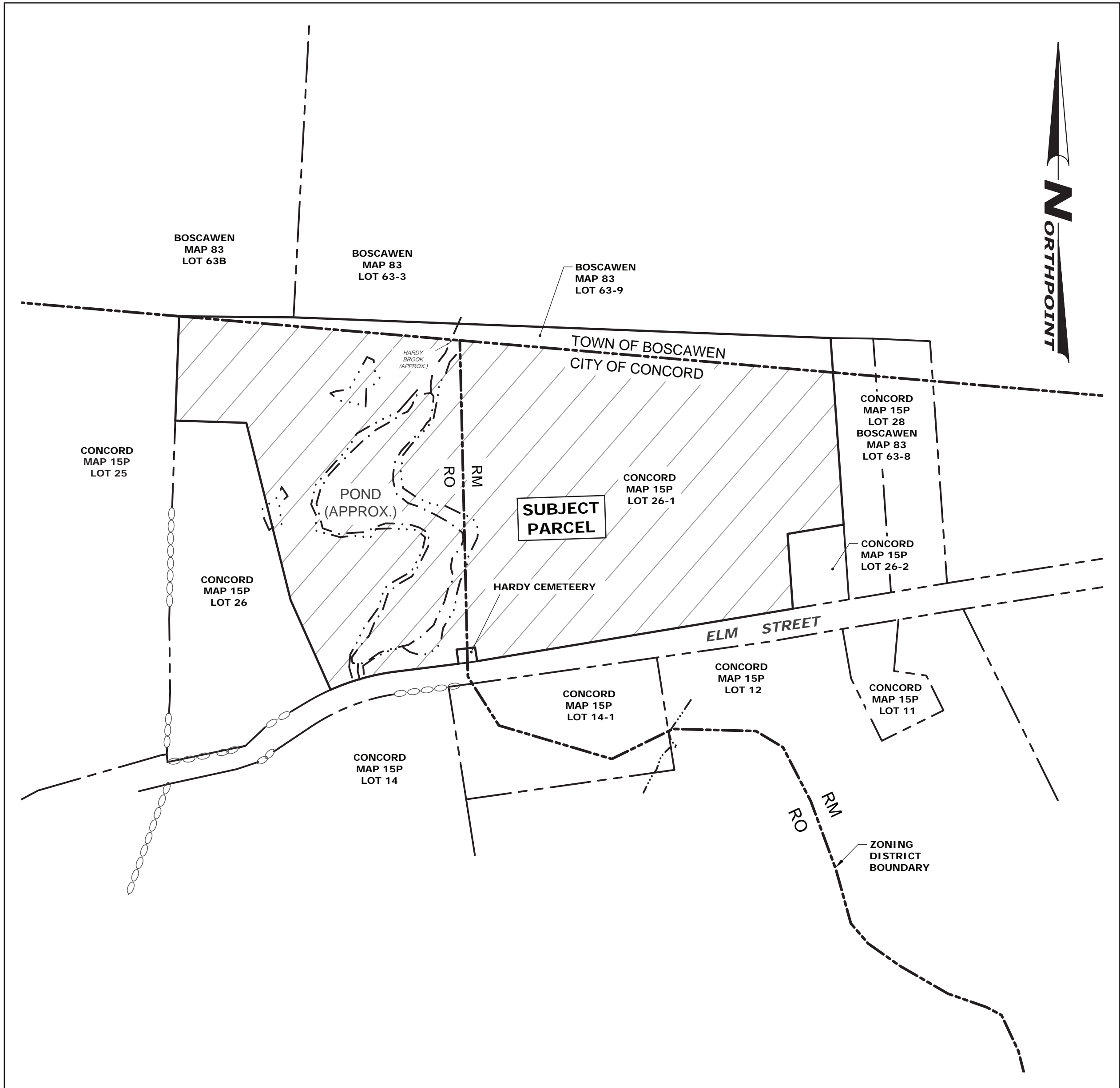
EXISTING	DESCRIPTION	PROPOSED	EXISTING	DESCRIPTION	PROPOSED
	STONE BOUND			SPOT GRADE	
	IRON PIPE/PIN			WETLAND LIMITS	
	DRILL HOLE			EDGE OF WATER	
	BENCHMARK			BOUNDARY	
	CATCH BASIN			ABUTTER LINE	
	DRAIN MANHOLE			EASEMENT	
	SEWER MANHOLE			EDGE OF PAVEMENT	
	CLEANOUT			CONTOUR (2-FT)	
	MONITORING WELL			CONTOUR (10-FT)	
	UTILITY VALVE			WATER LINE	
	WATER SHUT-OFF VALVE			SEWER LINE	
	FIRE HYDRANT			SEWER FORCE MAIN	
	WELL			GAS LINE	
	SIGN			DRAINAGE LINE (<12")	
	BOLLARD			DRAINAGE LINE (>12")	
	UTILITY POLE			UNDERDRAIN	
	GUY WIRE			UNDERGROUND UTIL.	
	TREE			OVERHEAD UTIL.	
	SHRUB			STONEWALL	
	WETLAND SYMBOL			RETWALL	
				FENCE	
				SILT FENCE	
				TREELINE	

SUBDIVISION IMPROVEMENT PLANS

PREPARED FOR:

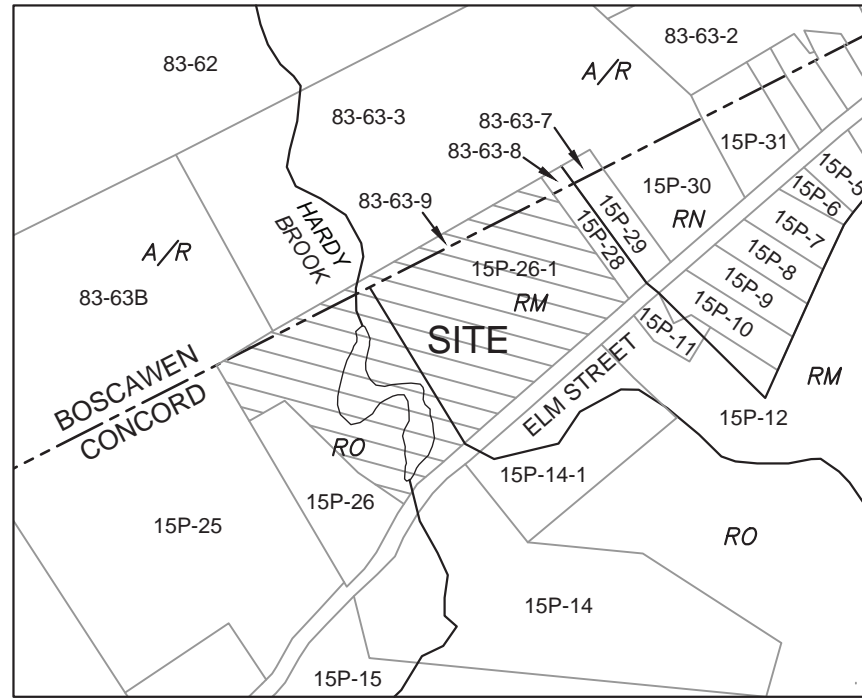
WILLOW RUN SUBDIVISION

CONCORD TAX MAP 15P LOT 26-1
BOSCAWEN TAX MAP 83 LOT 63-9
NORTH SIDE OF ELM STREET
CONCORD & BOSCAWEN, NEW HAMPSHIRE



AREA PLAN

SCALE: 1"=150'±



VICINITY MAP

SCALE: 1"=2,000'±

SHEET INDEX

NO.	TITLE	LAST REVISED
--	COVER SHEET	07/25/25
1	EXISTING CONDITIONS PLAN	07/25/25
2	SUBDIVISION PLAN	07/25/25
3	EASEMENT PLAN	07/25/25
4	TOPOGRAPHIC SUBDIVISION PLAN	07/25/25
5	LAYOUT PLAN	07/25/25
6	GRADING, DRAINAGE AND UTILITIES PLAN	07/25/25
7	LANDSCAPING PLAN	07/25/25
8	EROSION CONTROL PLAN	07/25/25
9	WILLOW RUN PLAN & PROFILE	07/25/25
10	ELM STREET PLAN & PROFILE	07/25/25
11	SEWER & DRAINAGE PROFILES	07/25/25
12 - 19	CONSTRUCTION DETAILS	07/25/25
20 - 21	ROADWAY CROSS SECTIONS	07/25/25

COVER SHEET

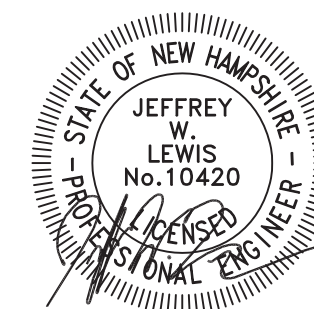
PREPARED FOR:

WILLOW RUN SUBDIVISION

CONCORD TAX MAP 15P LOT 26-1
BOSCAWEN TAX MAP 83 LOT 63-9
NORTH SIDE OF ELM STREET
CONCORD & BOSCAWEN, NEW HAMPSHIRE

APPLICANT: ZENDKO, LLC
4 HIGH STREET, SUITE 201
NORTH ANDOVER, MA 01845

OWNER: MARK BOUCHER
126 ELM STREET
PENACOOK, NH 03303



REVISIONS:

NO.	DATE	DESCRIPTION
1	07/25/25	REVISED PER CITY COMMENTS



119 Storrs St. Ste 201
Concord, NH 03301
Tel 603-226-1166
Fax 603-226-1160
www.northpointeng.com

DATE: JUN, 2025
PROJ.: 25019
SCALE: AS SHOWN
SHEET: ----

WETLANDS NOTE:

THE AREA WEST OF THE BROOK WAS DELINEATED IN JANUARY OF 2018. THE AREA EAST OF THE BROOK WAS DELINEATED IN JUNE OF 2022 AND REEVALUATED AND VERIFIED IN 2024 AND JUNE OF 2025 BY MICHAEL J. SERAIKAS OF BEAVER BROOK ENVIRONMENTAL CONSULTANTS IN ACCORDANCE WITH THE 1987 ARMY CORPS OF ENGINEERS MANUAL. WET FLAGS WERE FIELD LOCATED BY THIS OFFICE.



DIMENSION TABLE			
LOT #	USEABLE AREA	BUILDABLE AREA	TOTAL AREA
LOT 26-1	270,745 SF**	291,877 SF**	570,783 SF*
			793.61 FT

* INCLUDES LAND IN CONCORD & BOSCAWEN
**EAST OF HARDY BROOK

SOILS DATA:

SYMBOL	NAME
220B	BOSCAWEN FINE SANDY LOAM, 3 TO 8% SLOPES
480C	MILLSITE-WOODSTOCK-HENNIKER COMPLEX, 8 TO 15% SLOPES, VERY STONY
480E	MILLSITE-WOODSTOCK-HENNIKER COMPLEX, 25 TO 60% SLOPES, VERY STONY

SOURCE: NRCS, WEB SOIL SURVEY, GENERATED 12/28/2017

BOSCAWEN
MAP 83, LOT 63B
JEANINE THEROUX
9016 INWOOD STREET
FORT WORTH, TX 76126
V. 2205 P. 1226

VACANT LAND - NO STREET #

BOSCAWEN
TAX MAP 83 LOT 63-3
JUDITH A. IVERSEN, TRUSTEE
JUDITH A. IVERSEN 2001 REV. TRUST
612 PALOMINO CR
PASO ROBLES, CA 93446
V. 3404 P. 1037

VACANT LAND - NO STREET #

CONCORD
TAX MAP 15P LOT 25
THE JAMES M. MURPHY REV. TR.
JAMES M. MURPHY, TEE
166 ELM STREET
PENACOOK, NH 03303
V. 3821 P. 2503
ZONE: RO



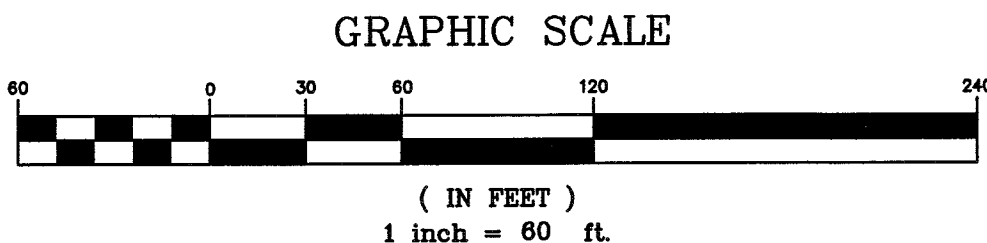
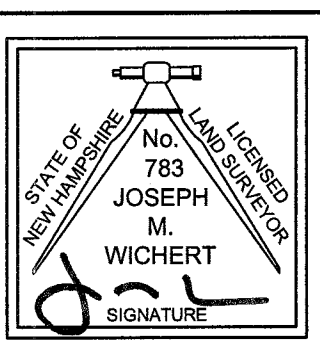
CONCORD
MAP 15P, LOT 26
KYLE W. PLANTE
152 ELM STREET
PENACOOK, NH 03303-3306
V. 3619 P. 2198
ZONE: RO

PLAN REFERENCES:

- 1.) "PLAN OF THE HARDY BURIAL PLOT AND RIGHT OF WAY, PENACOOK, N.H.", DATED JUNE 3, 1944 AND PREPARED BY GAY & DOWST, CIVIL ENGINEERS. SEE M.C.R.D. PLAN 1081.
- 2.) "PHYSICAL EVIDENCE SURVEY FOR MARC & VERA THEROUX, CONCORD, N.H." DATED SEPTEMBER 8, 1988 AND PREPARED BY EDWARD F. CHASE. SEE M.C.R.D. PLAN 11118.
- 3.) "LOT LINE ADJUSTMENT & SUBDIVISION PLAN FOR APPLE HILL PROPERTIES, LLC, BOSCAWEN TAX MAP 83, LOT 63, CONCORD TAX MAP 15P, LOT 35; 118 ELM STREET, THE JUDITH A. IVERSEN 2001 REV. TRUST, CONCORD TAX MAP 15P, LOT 30; 128 ELM STREET, BOSCAWEN & CONCORD, NEW HAMPSHIRE", DATED SEPTEMBER 21, 2012, LAST REVISED 6/06/13 AND PREPARED BY THIS OFFICE. SEE M.C.R.D. PLAN 20223.
- 4.) "LOT LINE ADJUSTMENT PLAN FOR MARK L. & MICHELLE M.S. BOUCHER, TAX MAP 15P LOT 12 - 137 ELM STREET, LAWRENCE D. & LINDA L. BOUCHER, TAX MAP 15P LOT 14-1 - 147 ELM STREET, PENACOOK (CONCORD), NEW HAMPSHIRE", DATED 17 NOVEMBER 2015, LAST REVISED 4/16/2016 AND PREPARED BY THIS OFFICE. SEE M.C.R.D. PLAN 20160007160.
- 5.) "SUBDIVISION PLAN FOR STEVEN J. BURRIS 2010 REV. TRUST, STEVEN J. BURRIS, TRUSTEE CONCORD TAX MAP 15P LOT 26 & BOSCAWEN TAX MAP 83 LOT 63-9, 152 ELM STREET CONCORD & BOSCAWEN, NEW HAMPSHIRE" DATED JANUARY 8, 2018, LAST REVISED 6/11/18 AND PREPARED BY THIS OFFICE. SEE M.C.R.D. PLAN 201800015221.
- 7.) "RECORDABLE SUBDIVISION PLAN FOR MARK BOUCHER, CONCORD TAX MAP 15P LOT 26-1 & BOSCAWEN TAX MAP 83 LOT 63-9, NORTH SIDE OF ELM STREET, CONCORD & BOSCAWEN, NEW HAMPSHIRE" DATED MAY 10, 2022 AND LAST REVISED 8/ 11/ 22 AND PREPARED BY THIS OFFICE. SEE M.C.R.D. PLAN 202200017100.
- 8.) "RECORDABLE AMENDED SUBDIVISION PLAN FOR MARK BOUCHER, CONCORD TAX MAP 15P LOT 26-1 & BOSCAWEN TAX MAP 83 LOT 63-9, NORTH SIDE OF ELM STREET, CONCORD & BOSCAWEN, NEW HAMPSHIRE" DATED AUGUST 22, 2022 AND LAST REVISED ON 9/5/23 BY THIS OFFICE. CONDITIONALLY APPROVED ONLY.

I CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE WITH A TOPCON GT 503. THE ERROR OF CLOSURE ON ALL LOT LINES WITHIN AND BORDERING THE SUBJECT PROPERTY IS BETTER THAN 1 IN 10,000.

15 JULY 2025
DATE



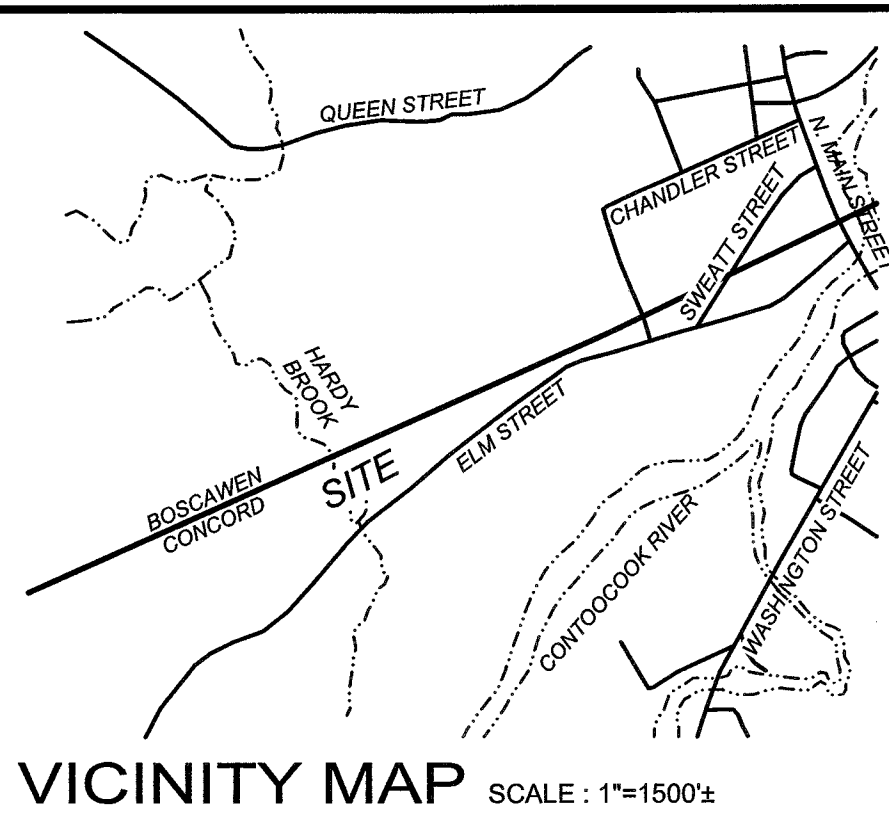
ELM STREET
VARIABLE WIDTH
CLASS 5 R.O.W.

SYMBOL LEGEND

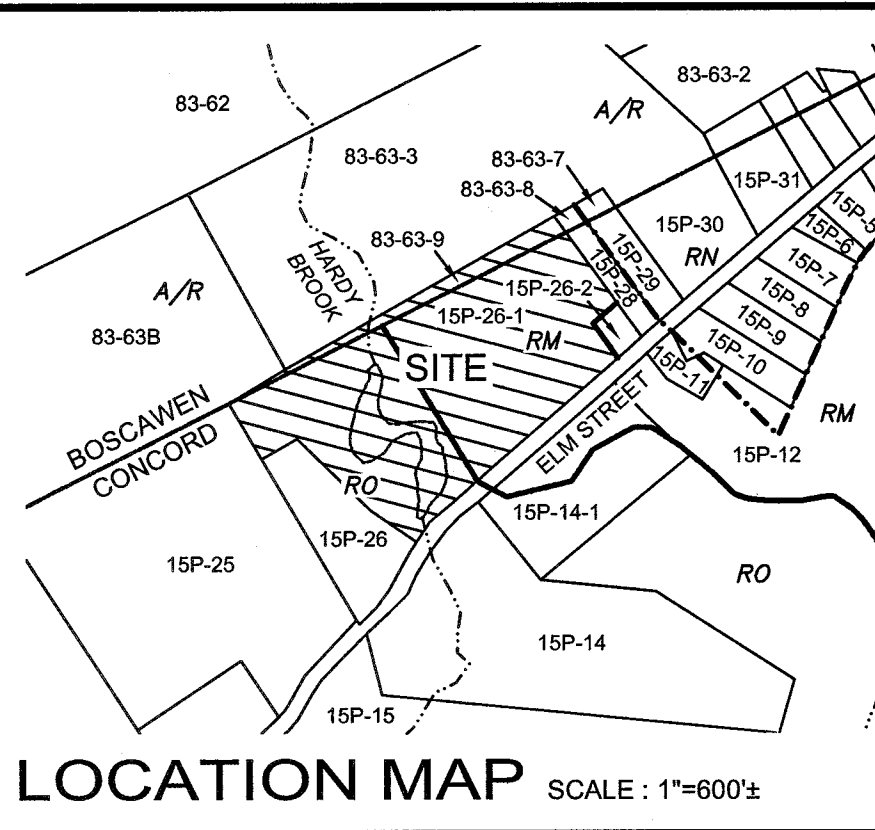
□	GRAN. OR CONC. BOUND FOUND
○	IRON PIPE FOUND
●	IRON ROD FOUND
⊗	FENCE POST
⊙	BENCHMARK
▲	WET FLAG
⊕	DRILL HOLE
⊥	UTILITY POLE
—	OVERHEAD WIRE
▤	STONE WALL
⊞	CATCH BASIN
⊕	DRAIN MANHOLE
⊕	SEWER MANHOLE
—	GUARD RAIL
—	SEWER LINE
—	WATER LINE

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NO.	DATE	DESCRIPTION	BY
1	7/25/25	REVISE PER STAFF COMMENTS	JMW



VICINITY MAP SCALE : 1"=1500'±



LOCATION MAP SCALE : 1"=600'±

NOTES:

- 1.) THE SUBJECT PARCEL IS LOT 26-1 ON THE CITY OF CONCORD TAX MAP 15P AND LOT 63-9 ON THE TOWN OF BOSCAWEN TAX MAP 83. THE OWNER OF RECORD OF IS MARK BOUCHER OF 126 ELM STREET CONCORD, NEW HAMPSHIRE 03303. SEE MCRD V. 3771 P. 735. THE APPLICANT IS ZENDKO, LLC OF 4 HIGH STREET, SUITE 201, NORTH ANDOVER, MASSACHUSETTS 01845.
- 2.) IN CONCORD, THE SUBJECT PARCEL IS ZONED RM AND RO. FOR THE RM ZONE (WITHOUT SEWER): MINIMUM LOT SIZE IS 40,000 SQ. FT. MINIMUM LOT FRONTAGE = 200'. SETBACKS ARE AS FOLLOWS: FRONT = 25', SIDE = 15' AND REAR = 25'. FOR THE RM ZONE (WITH SEWER): MINIMUM LOT SIZE IS 12,500 SQ. FT. MINIMUM LOT FRONTAGE = 100'. SETBACKS ARE AS FOLLOWS: FRONT = 25', SIDE = 15' AND REAR = 25'. FOR THE RO ZONE: MINIMUM LOT SIZE IS 87,120 SQ. FT. MINIMUM LOT FRONTAGE = 200'. SETBACKS ARE AS FOLLOWS: FRONT = 50', SIDE = 40' AND REAR = 50'. THE SUBJECT PARCEL LIES OUTSIDE OF THE URBAN GROWTH BOUNDARY. IN BOSCAWEN, THE SUBJECT PARCEL IS ZONED A/R. W/O MUNICIPAL SEWER OR WATER, THE MINIMUM LOT SIZE IS 120,000 SQ. FT. MINIMUM LOT FRONTAGE = 200'. SETBACKS ARE AS FOLLOWS: FRONT = 50', SIDE = 25' AND REAR = 50'. THE ZONING INFORMATION SHOWN IS FOR REFERENCE ONLY AND NEEDS TO BE VERIFIED WITH THE ZONING COMPLIANCE OFFICER.
- 3.) THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY PERFORMED BY THIS OFFICE IN JANUARY AND FEBRUARY OF 2018, MAY OF 2022 WITH SOME UPDATES THROUGH 2024. I, JOSEPH M. WICHERT, NHLLS #783, CERTIFY THAT THE WORK WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION.
- 4.) THE INTENT OF THIS PLAN IS TO SHOW THE BOUNDARY LINES OF THE SUBJECT PARCEL AND THE EXISTING CONDITIONS THEREON AT THE TIME OF THE FIELD WORK IN SUPPORT OF A NEW SUBDIVISION. THIS PLAN ASSUMES THAT THE CONDITIONALLY APPROVED THREE LOT ROAD FRONT SUBDIVISION WILL BE ABANDONED. THE TOTAL AREA OF CONCORD LOT 15P-26-1 & BOSCAWEN LOT 83-63-9 IS 570,783 S.F.± OR 13.1034 ACRES±. THIS CONSISTS OF 533,415 S.F.± OR 12.2455 ACRES± IN CONCORD AND 37,368 S.F.± OR 0.8579 ACRES± IN BOSCAWEN. SEE PLAN VIEW FOR SPECIFIC AREAS AND DIMENSIONS.
- 5.) THE SUBJECT PROPERTY IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE/500 YR. FLOODPLAIN) PER FLOOD INSURANCE RATE MAP FOR MERRIMACK COUNTY, NEW HAMPSHIRE (ALL JURISDICTIONS) MAP NUMBER 33013C0338E, EFFECTIVE DATE OF APRIL 19, 2010. AS SUCH, THE PARCEL IS NOT LOCATED IN THE CITY OF CONCORD FH OVERLAY DISTRICT.
- 6.) THE HORIZONTAL DATUM OF THIS PLAN IS NHSPC 1983/1996. THE VERTICAL DATUM IS NAVD-1988. BOTH WERE ESTABLISHED ON SITE USING ON SITE STATIC GPS OBSERVATIONS PERFORMED BY THIS OFFICE IN JULY OF 2009. CONTOURS ON LOT 26-1 BASED ON A TOPOGRAPHIC SURVEY BY THIS OFFICE IN 2024 AND AVAILABLE LIDAR DATA.
- 7.) THE LOCATION OF UTILITIES SHOWN ON THIS PLAN ARE BASED ON THE LOCATION OF VISIBLE ABOVE GROUND FEATURES ONLY AND PLANS OF RECORD ON FILE WITH THE CITY OF CONCORD AND THE TOWN OF BOSCAWEN. THE CONTRACTOR NEEDS TO FIELD VERIFY ALL UTILITIES PRIOR TO ANY CONSTRUCTION. THIS OFFICE DOES NOT GUARANTEE THE LOCATION AND ACCURACY OF THE UTILITY DATA. DIG SAFE SHALL BE CONTACTED 72 HOURS PRIOR TO COMMENCING ANY CONSTRUCTION (811).
- 8.) ALL UTILITIES SHALL BE INSTALLED UNDERGROUND IN ACCORDANCE WITH SECTION 26.02(1) OF THE SUBDIVISION REGULATIONS. ALL OF THE DRIVEWAYS AND UTILITY SERVICES TO THE NEW LOTS WILL BE FROM THE NEW ROAD AND NOT ELM STREET.
- 9.) THERE ARE NOT RECORDED COVENANTS OR RESTRICTIONS RELATIVE TO THE USE OF THE PROPERTY THAT THIS OFFICE HAS BEEN PROVIDED OR IS AWARE OF.
- 10.) FOR THE PURPOSES OF THIS EXISTING CONDITIONS PLAT, NO STATE OR FEDERAL PERMITS ARE REQUIRED.
- 11.) TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO HISTORIC STRUCTURES OR SITES LISTED IN THE NATIONAL OR STATE REGISTERS OF HISTORIC PLACES OR ANY HISTORIC MARKERS ON THE SITE OR ABUTTING PROPERTIES OR RIGHTS OF WAYS.
- 12.) TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO PARKS OR OTHER COMMUNITY FEATURES ON THE SUBJECT PARCEL OR ADJOINING LOTS.

EXISTING CONDITIONS PLAN FOR WILLOW RUN SUBDIVISION

OWNER: MARK BOUCHER

CONCORD TAX MAP 15P LOT 26-1 &
BOSCAWEN TAX MAP 83 LOT 63-9
NORTH SIDE OF ELM STREET
CONCORD & BOSCAWEN, NEW HAMPSHIRE

DATE: JUNE 18, 2025

SCALE: 1" = 60'

EXISTING CONDITIONS PLAN BY:

802 AMHERST STREET
MANCHESTER, NH 03104
TEL: (603) 647-4282 OR 736-8203
FAX: (603) 623-1910
WEB: WWW.JMWLLS.COM



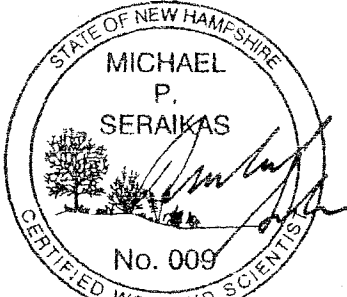
LAND SURVEYOR & SEPTIC SYSTEM DESIGNER

SHEET S1 SHEET 1 OF 21

SEE JOB #2014170
JOB #2017183-2025

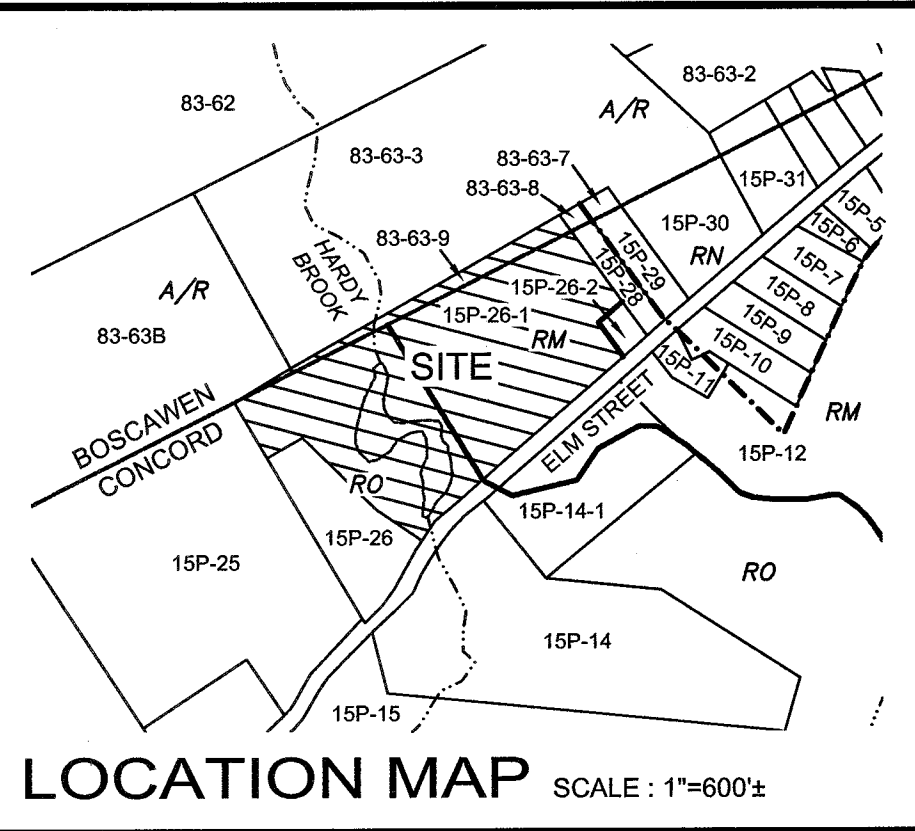
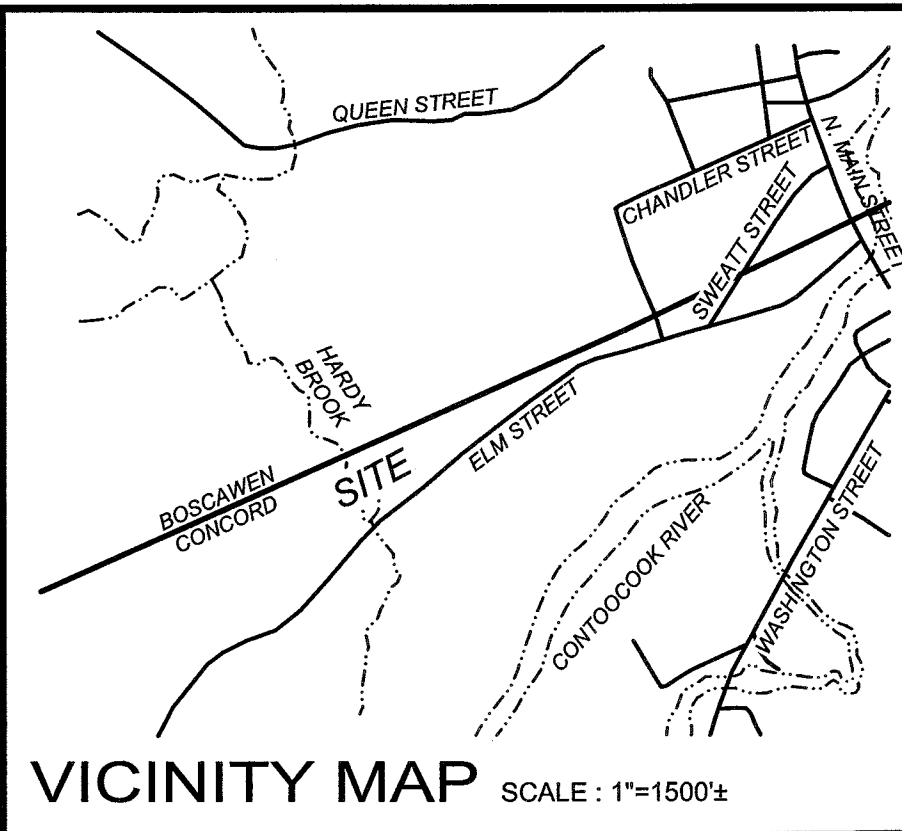
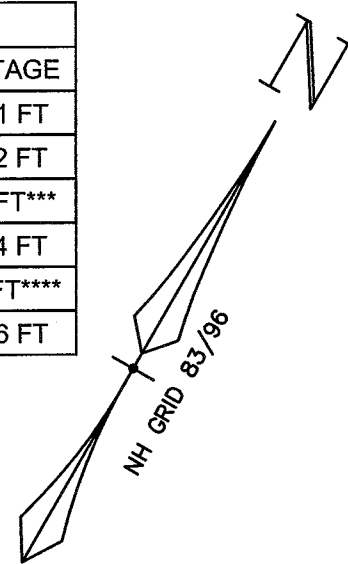
WETLANDS NOTE:

THE AREA WEST OF THE BROOK WAS DELINEATED IN JANUARY OF 2018. THE AREA EAST OF THE BROOK WAS DELINEATED IN JUNE OF 2022 AND REEVALUATED AND VERIFIED IN 2024 AND JUNE OF 2025 BY MICHAEL J. SERAIKAS OF BEAVER BROOK ENVIRONMENTAL CONSULTANTS IN ACCORDANCE WITH THE 1987 ARMY CORPS OF ENGINEERS MANUAL. WET FLAGS WERE FIELD LOCATED BY THIS OFFICE.



LOT #	USEABLE AREA	BUILDABLE AREA	TOTAL AREA	FRONTAGE
NEW LOT 1	140,651 SF**	155,625 SF**	434,018 SF*	493.61 FT
NEW LOT 2	6,533 SF	14,829 SF	14,829 SF	186.22 FT
NEW LOT 3	8,096 SF	18,736 SF	17,545 SF	80.54 FT***
NEW LOT 4	20,474 SF	25,362 SF	45,312 SF	105.04 FT
NEW LOT 5	10,922 SF	17,311 SF	20,317 SF	87.33 FT****
NEW LOT 6	7,682 SF	13,247 SF	19,302 SF	272.86 FT

* INCLUDES LAND IN CONCORD & BOSCAWEN
**EAST OF HARDY BROOK
***100.00' AT SETBACK
****128.46' AT SETBACK



NOTES:

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4.) THE INTENT OF THIS PLAN IS TO SHOW THE RESUBDIVISION OF THE SUBJECT PARCEL TO CREATE FIVE NEW BUILDING LOTS & A RECONFIGURED REMAINDER PARCEL FOR A TOTAL OF SIX SINGLE-FAMILY BUILDING LOTS. ACCESS WILL BE THROUGH A NEW ROAD IN CONCORD (LOTS INCLUDE LAND IN BOSCAWEN). THIS PLAN ASSUMES THAT THE CONDITIONALLY APPROVED THREE LOT ROAD FRONT SUBDIVISION WILL BE ABANDONED. ALL OF THE PROPOSED LOTS ARE TO BE SINGLE FAMILY BUILDING LOTS SERVICED BY MUNICIPAL SEWER AND WATER. ALL LOTS WILL HAVE UNDERGROUND UTILITIES. THE TOTAL AREA OF CONCORD LOT 15P-26-1 & BOSCAWEN LOT 83-63-9 IS 570,783 S.F.± OR 13.1034 ACRES±. THIS CONSISTS OF 533,415 S.F.± OR 12.2455 ACRES± IN CONCORD AND 37,368 S.F.± OR 0.8579 ACRES± IN BOSCAWEN. SEE PLAN VIEW FOR SPECIFIC AREAS AND DIMENSIONS.

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8.) PERMITS REQUIRED: NHDES SEWER CONNECTION; EPA NPDES COVERAGE UNDER CONSTRUCTION GENERAL PERMIT (NOTICE OF INTENT & SWPPP); ENGINEERING SERVICE DIVISION PERMITS INCLUDING EXCAVATION PERMITS, UTILITY CONNECTION PERMITS, AND ANY OTHER PERMITS DEEMED NECESSARY BY THE CITY ENGINEER.

9.) ALL UTILITIES SHALL BE INSTALLED UNDERGROUND IN ACCORDANCE WITH SECTION 26.02(1) OF THE SUBDIVISION REGULATIONS. ALL OF THE DRIVEWAYS AND UTILITY SERVICES TO THE NEW LOTS WILL BE FROM THE NEW ROAD AND NOT ELM STREET.

10.) THIS IS A 21-SHEET PLAN SET. SHEETS 2 & 3 OF 21 ARE TO BE RECORDED AT THE MERRIMACK COUNTY REGISTRY OF DEEDS. ALL THE OTHER SHEETS ARE TO BE KEPT ON FILE AT THE CITY OF CONCORD PLANNING DEPARTMENT.

RECORDABLE SUBDIVISION PLAN FOR WILLOW RUN SUBDIVISION

OWNER: MARK BOUCHER
CONCORD TAX MAP 15P LOT 26-1 &
BOSCAWEN TAX MAP 83 LOT 63-9
NORTH SIDE OF ELM STREET
CONCORD & BOSCAWEN, NEW HAMPSHIRE
DATE: JUNE 18, 2025 SCALE: 1" = 60'

SUBDIVISION PLAN BY:

802 AMHERST STREET
MANCHESTER, NH 03104
TEL: (603) 647-4282 OR 736-8203
FAX: (603) 623-1910
WEB: WWW.JMWLLS.COM

Joseph M. Wichert
LLS, INC.

LAND SURVEYOR & SEPTIC SYSTEM DESIGNER

SHEET S2 SHEET 2 OF 21 F.B. - P. - JOB #2014170
JOB #2017183-2025

CONCORD
TAX MAP 15P LOT 25
THE JAMES M. MURPHY REV. TR.
JAMES M. MURPHY, TR.
166 ELM STREET
PENACOOK, NH 03303
V. 3821 P. 2503
ZONE: RO



SYMBOL LEGEND

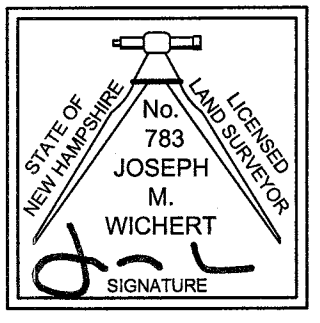
- GRAN. OR CONC. BOUND FOUND
- IRON PIPE FOUND
- IRON ROD FOUND
- FENCE POST
- BENCHMARK
- WET FLAG
- DRILL HOLE
- UTILITY POLE
- OVERHEAD WIRE
- STONE WALL
- CATCH BASIN
- DRAIN MANHOLE
- SEWER MANHOLE
- 5/8" IRON ROD W/D CAP TO BE SET
- GRANITE BOUND W/D DISK TO BE SET
- GUARD RAIL
- SEWER LINE
- WATER LINE
- (5) PROPOSED WILLOW RUN ST. #

CITY OF CONCORD APPROVAL NOTES

- ON XXXXXX THE CITY OF CONCORD PLANNING BOARD GRANTED WAIVERS FROM THE BELOW LISTED SECTIONS OF THE SITE PLAN REGULATIONS:
 - SECTION 16.04(3)(B) - DRAINAGE CALCULATIONS ON GRADING PLAN;
 - SECTION 16.04(7) AND 16.04 (1)(d) & 28.01 - LANDSCAPE ARCHITECT STAMP & SIGNATURE;
 - SECTION 28.04(6)(C) - ORNAMENTAL STREET TREES;
 - SECTION 16.02(2) AND 16.04 - PAPER SETS OF PLAN;
 - SECTION 16.04(3), 16.04(4) AND 16.04(5) - SCALE OF CONSTRUCTION PLANS;
 - SECTION 21.16 - STREET LIGHTS.
 - SECTION 16.03(4), TOPOGRAPHY ON FINAL PLAT.
 - SECTION 16.03(10), ACCESS AND DRIVEWAYS ON FINAL PLAT.
 - SECTION 16.03(13), MUNICIPAL SEWER ON FINAL PLAT.
 - SECTION 16.03(15), MUNICIPAL WATER SUPPLY ON FINAL PLAT.
 - SECTION 16.03(18), OTHER UTILITIES ON FINAL PLAT.
 - CONSTRUCTION STANDARDS & DETAILS - DETAIL R-9 - ROADWAY TERMINATION - CUL-DE-SAC.
 - CONSTRUCTION STANDARDS & DETAILS - SECTION 6.02.B - STORM DRAINAGE SYSTEMS, PIPE & TYPE.
- ON XXXXX THE CITY OF CONCORD PLANNING BOARD GRANTED MAJOR SUBDIVISION PLAN APPROVAL FOR THIS PROJECT, SUBJECT TO CONDITIONS. THE DEVELOPMENT IS SUBJECT TO ALL SUBSEQUENT CONDITIONS OF PLANNING BOARD APPROVAL FROM CASE 2025-071.

I CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE WITH A TOPCON GT 503. THE ERROR OF CLOSURE ON ALL LOT LINES WITHIN AND BORDERING THE SUBJECT PROPERTY IS BETTER THAN 1 IN 10,000.

25 JULY 2025
DATE



IT IS HEREBY CERTIFIED THAT THE LANDS SUBDIVIDED ON THIS MAP ARE OWNED BY TITLE OF RECORD AND THAT CONSENT TO THE APPROVAL OF SAID MAP IS GIVEN.

DATE MARK BOUCHER

NO CHANGE TO ANY LAND IN BOSCAWEN

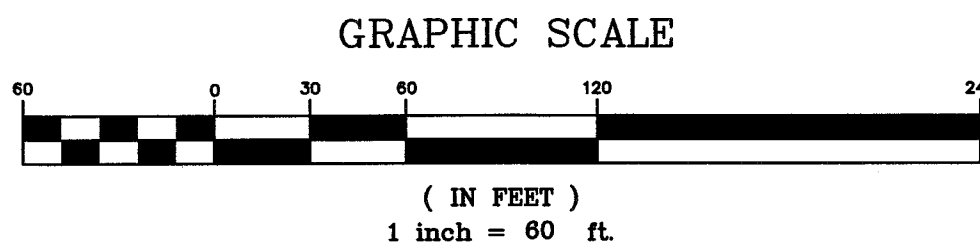
THIS PLAN IS HEREBY APPROVED BY THE
BOSCAWEN PLANNING BOARD
AT AN OFFICIAL MEETING HELD ON _____
AND SHALL BE FILED ON OR BEFORE _____
WITH THE MERRIMACK COUNTY REGISTRY OF DEEDS.

DATE CHAIRMAN OF THE BOSCAWEN PLANNING BOARD

ELM STREET VARIABLE WIDTH CLASS 5 R.O.W.

CONCORD TAX MAP 15P LOT 12
MICHELLE M. BOUCHER
137 ELM STREET
PENACOOK, NH 03303-3305
V. 3780 P. 2109
ZONES: RO & RM

CONCORD TAX MAP 15P LOT 11
DOUGLAS A. &
BRENDA M. JONES
135 ELM STREET
PENACOOK, NH 03303
V. 2619 P. 1
ZONE: RM (#135)



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NO.	DATE	REVISE PER STAFF COMMENTS	JMW
1	7/25/25	REVISE PER STAFF COMMENTS	JMW
		DESCRIPTION	BY

PLAN REFERENCES:

- 1.) "PLAN OF THE HARDY BURIAL PLOT AND RIGHT OF WAY, PENACOOK, N.H.", DATED JUNE 3, 1944 AND PREPARED BY GAY & DOWST, CIVIL ENGINEERS. SEE M.C.R.D. PLAN 1081.
- 2.) "PHYSICAL EVIDENCE SURVEY FOR MARC & VERA THEROUX, CONCORD, N.H." DATED SEPTEMBER 8, 1988 AND PREPARED BY EDWARD F. CHASE. SEE M.C.R.D. PLAN 11118.
- 3.) "LOT LINE ADJUSTMENT & SUBDIVISION PLAN FOR APPLE HILL PROPERTIES, LLC, BOSCAWEN TAX MAP 83, LOT 63, CONCORD TAX MAP 15P, LOT 35; 118 ELM STREET, THE JUDITH A. IVERSEN 2001 REV. TRUST, CONCORD TAX MAP 15P, LOT 30; 128 ELM STREET, BOSCAWEN & CONCORD, NEW HAMPSHIRE", DATED SEPTEMBER 21, 2012, LAST REVISED 6/06/13 AND PREPARED BY THIS OFFICE. SEE M.C.R.D. PLAN 20223.
- 4.) "LOT LINE ADJUSTMENT PLAN FOR MARK L. & MICHELLE M.S. BOUCHER, TAX MAP 15P LOT 12 ~ 137 ELM STREET, LAWRENCE D. & LINDA L. BOUCHER, TAX MAP 15P LOT 14-1 ~ 147 ELM STREET, PENACOOK (CONCORD), NEW HAMPSHIRE", DATED 17 NOVEMBER 2015, LAST REVISED 4/16/2016 AND PREPARED BY THIS OFFICE. SEE M.C.R.D. PLAN 201600007160.
- 5.) "SUBDIVISION PLAN FOR STEVEN J. BURRIS 2010 REV. TRUST, STEVEN J. BURRIS, TRUSTEE CONCORD TAX MAP 15P LOT 26 & BOSCAWEN TAX MAP 83 LOT 63-9, 152 ELM STREET CONCORD & BOSCAWEN, NEW HAMPSHIRE" DATED JANUARY 9, 2018, LAST REVISED 6/11/18 AND PREPARED BY THIS OFFICE. SEE M.C.R.D. PLAN 201800015221.
- 7.) "RECORDABLE SUBDIVISION PLAN FOR MARK BOUCHER, CONCORD TAX MAP 15P LOT 26-1 & BOSCAWEN TAX MAP 83 LOT 63-9, NORTH SIDE OF ELM STREET, CONCORD & BOSCAWEN, NEW HAMPSHIRE" DATED MAY 10, 2022 AND LAST REVISED 8/11/22 AND PREPARED BY THIS OFFICE. SEE M.C.R.D. PLAN 202200017100.
- 8.) "RECORDABLE AMENDED SUBDIVISION PLAN FOR MARK BOUCHER, CONCORD TAX MAP 15P LOT 26-1 & BOSCAWEN TAX MAP 83 LOT 63-9, NORTH SIDE OF ELM STREET, CONCORD & BOSCAWEN, NEW HAMPSHIRE" DATED AUGUST 22, 2022 AND LAST REVISED ON 9/5/23 BY THIS OFFICE. CONDITIONALLY APPROVED ONLY.

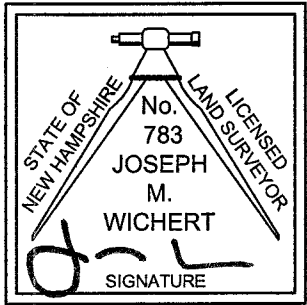


SYMBOL LEGEND

- GRAN. OR CONC. BOUND FOUND
○ IRON PIPE FOUND
○ IRON ROD FOUND
⊗ FENCE POST
● BENCHMARK
▲ WET FLAG
⊙ DRILL HOLE
⊕ UTILITY POLE
— OVERHEAD WIRE
— STONE WALL
⊞ CATCH BASIN
⊞ DRAIN MANHOLE
⊞ SEWER MANHOLE
● 5/8" IRON ROD W/D CAP TO BE SET
■ GRANITE BOUND W/D DISK TO BE SET
— GUARD RAIL
— SEWER LINE
— WATER LINE

I CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE WITH A TOPCON GT 503. THE ERROR OF CLOSURE ON ALL LOT LINES WITHIN AND BORDERING THE SUBJECT PROPERTY IS BETTER THAN 1 IN 10,000.

15 JULY 2025
DATE



IT IS HEREBY CERTIFIED THAT THE LANDS SUBDIVIDED ON THIS MAP ARE OWNED BY TITLE OF RECORD AND THAT CONSENT TO THE APPROVAL OF SAID MAP IS GIVEN.

DATE MARK BOUCHER

NO CHANGE TO ANY LAND IN BOSCAWEN

THIS PLAN IS HEREBY APPROVED BY THE BOSCAWEN PLANNING BOARD AT AN OFFICIAL MEETING HELD ON AND SHALL BE FILED ON OR BEFORE WITH THE MERRIMACK COUNTY REGISTRY OF DEEDS.

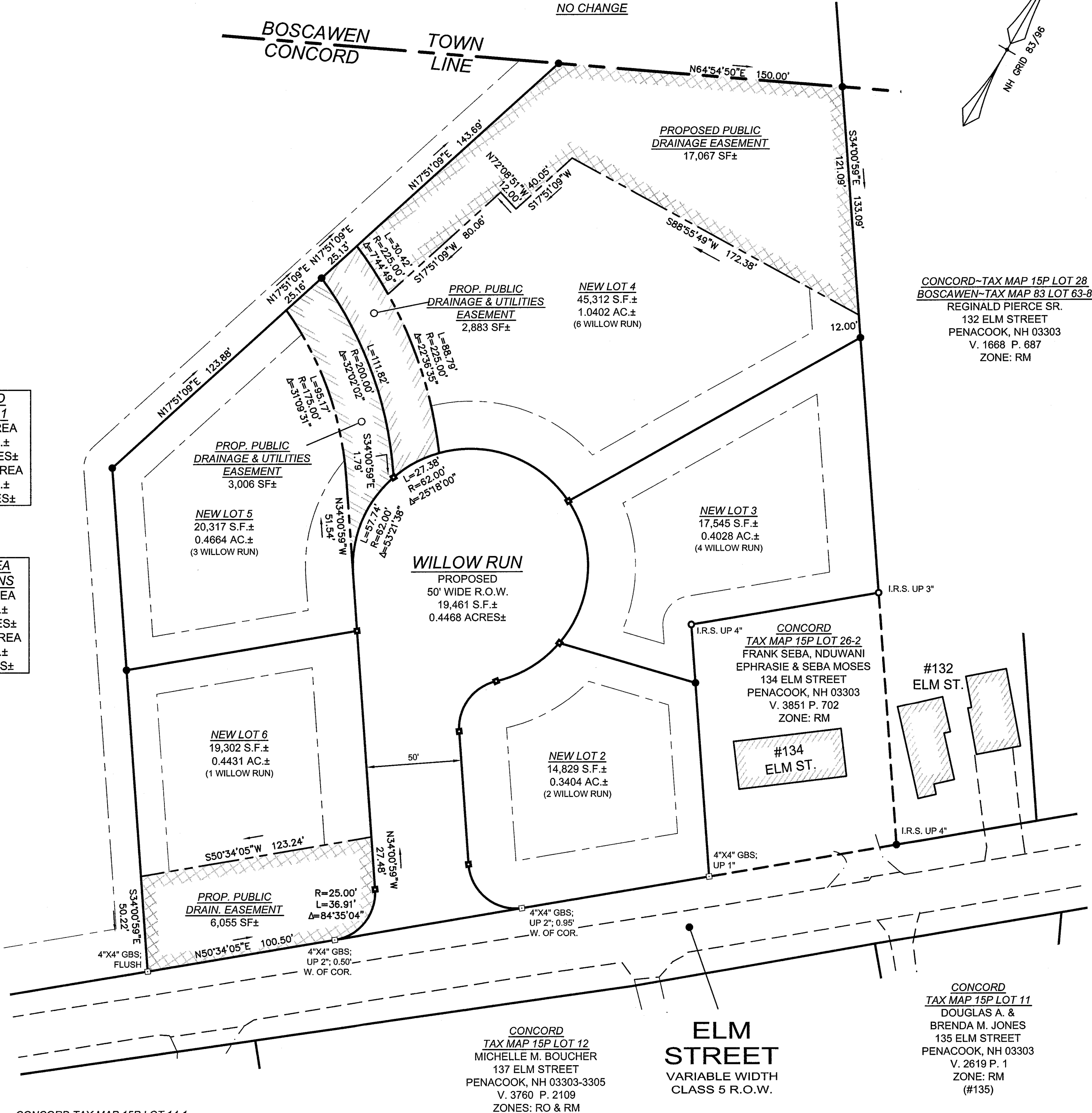
DATE CHAIRMAN OF THE BOSCAWEN PLANNING BOARD

ELM STREET
VARIABLE WIDTH
CLASS 5 R.O.W.

CONCORD TAX MAP 15P LOT 12
MICHELLE M. BOUCHER
137 ELM STREET
PENACOOK, NH 03303-3305
V. 3780 P. 2109
ZONES: RO & RM

CONCORD TAX MAP 15P LOT 14-1
KIM A. DEAN, BARBARA MATECKO & WAYNE W. CASSIN
147 ELM STREET
PENACOOK, NH 03303-3305
V. 3788 P. 1498
ZONES: RO & RM

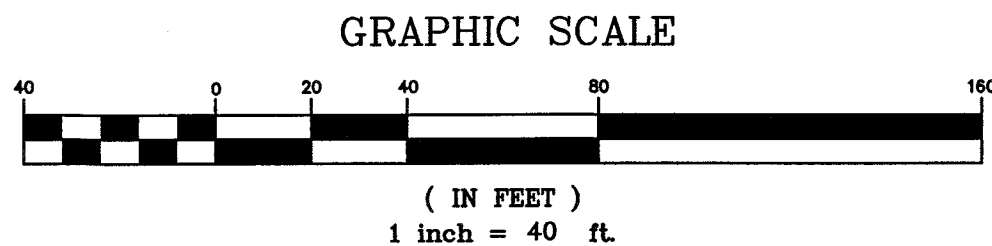
BOSCAWEN
TAX MAP 83 LOT 63-9
EXISTING
37,368 S.F.±
0.8579 ACRES±
NO CHANGE



CONCORD TAX MAP 15P LOT 28
BOSCAWEN TAX MAP 83 LOT 63-9
REGINALD PIERCE SR.
132 ELM STREET
PENACOOK, NH 03303
V. 1668 P. 687
ZONE: RM

CONCORD TAX MAP 15P LOT 26-2
FRANK SEBA, INDUWANI EPHRASIE & SEBA MOSES
134 ELM STREET
PENACOOK, NH 03303
V. 3851 P. 702
ZONE: RM

CONCORD TAX MAP 15P LOT 11
DOUGLAS A. & BRENDA M. JONES
135 ELM STREET
PENACOOK, NH 03303
V. 2819 P. 1
ZONE: RM
(#135)



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NO.	DATE	REVISION	DESCRIPTION	BY
1	7/25/25	REVISE PER STAFF COMMENTS		JMW

NOTES:

- 1.) THE SUBJECT PARCEL IS LOT 26-1 ON THE CITY OF CONCORD TAX MAP 15P AND LOT 63-9 ON THE TOWN OF BOSCAWEN TAX MAP 83. THE OWNER OF RECORD OF IS MARK BOUCHER OF 126 ELM STREET CONCORD, NEW HAMPSHIRE 03303. SEE MCRD V. 3771 P. 735. THE APPLICANT IS ZENDKO, LLC OF 4 HIGH STREET, SUITE 201, NORTH ANDOVER, MASSACHUSETTS 01845.
- 2.) IN CONCORD, THE SUBJECT PARCEL IS ZONED RM AND RO. FOR THE RM ZONE (WITHOUT SEWER): MINIMUM LOT SIZE IS 40,000 SQ. FT. MINIMUM LOT FRONTAGE = 200'. SETBACKS ARE AS FOLLOWS: FRONT = 25', SIDE = 15' AND REAR = 25'. FOR THE RM ZONE (WITH SEWER): MINIMUM LOT SIZE IS 12,500 SQ. FT. MINIMUM LOT FRONTAGE = 100'. SETBACKS ARE AS FOLLOWS: FRONT = 25', SIDE = 15' AND REAR = 25'. FOR THE RO ZONE: MINIMUM LOT SIZE IS 87,120 SQ. FT. MINIMUM LOT FRONTAGE = 200'. SETBACKS ARE AS FOLLOWS: FRONT = 50', SIDE = 40' AND REAR = 50'. THE SUBJECT PARCEL LIES OUTSIDE OF THE URBAN GROWTH BOUNDARY. IN BOSCAWEN, THE SUBJECT PARCEL IS ZONED A/R. W/O MUNICIPAL SEWER OR WATER, THE MINIMUM LOT SIZE IS 120,000 SQ. FT. MINIMUM LOT FRONTAGE = 200'. SETBACKS ARE AS FOLLOWS: FRONT = 50', SIDE = 25' AND REAR = 50'. THE ZONING INFORMATION SHOWN IS FOR REFERENCE ONLY AND NEEDS TO BE VERIFIED WITH THE ZONING COMPLIANCE OFFICER.
- 3.) THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY PERFORMED BY THIS OFFICE IN JANUARY AND FEBRUARY OF 2018, MAY OF 2022 WITH SOME UPDATES THROUGH 2024. I, JOSEPH M. WICHERT, NHLLS #783, CERTIFY THAT THE WORK WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION.
- 4.) THE INTENT OF THIS PLAN IS TO SHOW THE RESUBDIVISION OF THE SUBJECT PARCEL TO CREATE FIVE NEW BUILDING LOTS & A RECONFIGURED REMAINDER PARCEL FOR A TOTAL OF SIX SINGLE-FAMILY BUILDING LOTS. ACCESS WILL BE THROUGH A NEW ROAD IN CONCORD (LOTS INCLUDE LAND IN BOSCAWEN). THIS PLAN ASSUMES THAT THE CONDITIONALLY APPROVED THREE LOT ROAD FRONT SUBDIVISION WILL BE ABANDONED. ALL OF THE PROPOSED LOTS ARE TO BE SINGLE FAMILY BUILDING LOTS SERVICED BY MUNICIPAL SEWER AND WATER. ALL LOTS WILL HAVE UNDERGROUND UTILITIES. THE TOTAL AREA OF CONCORD LOT 15P-26-1 & BOSCAWEN LOT 83-63-9 IS 570,783 S.F.± OR 13.1034 ACRES±. THIS CONSISTS OF 533,415 S.F.± OR 12.2455 ACRES± IN CONCORD AND 37,368 S.F.± OR 0.8579 ACRES± IN BOSCAWEN. SEE PLAN VIEW FOR SPECIFIC AREAS AND DIMENSIONS.
- 5.) THE SUBJECT PROPERTY IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE/500 YR. FLOODPLAIN) PER FLOOD INSURANCE RATE MAP FOR MERRIMACK COUNTY, NEW HAMPSHIRE (ALL JURISDICTIONS) MAP NUMBER 33013C0338E, EFFECTIVE DATE OF APRIL 19, 2010. AS SUCH, THE PARCEL IS NOT LOCATED IN THE CITY OF CONCORD FH OVERLAY DISTRICT.
- 6.) THE HORIZONTAL DATUM OF THIS PLAN IS NHSPC 1983/1996. THE VERTICAL DATUM IS NAVD-1988. BOTH WERE ESTABLISHED ON SITE USING ON SITE STATIC GPS OBSERVATIONS PERFORMED BY THIS OFFICE IN JULY OF 2009. CONTOURS ON LOT 26-1 BASED ON A TOPOGRAPHIC SURVEY BY THIS OFFICE IN 2024 AND AVAILABLE LIDAR DATA.
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- 8.) PERMITS REQUIRED: NHDES SEWER CONNECTION; EPA NPDES COVERAGE UNDER CONSTRUCTION GENERAL PERMIT (NOTICE OF INTENT & SWPPP); ENGINEERING SERVICE DIVISION PERMITS INCLUDING EXCAVATION PERMITS, UTILITY CONNECTION PERMITS, AND ANY OTHER PERMITS DEEMED NECESSARY BY THE CITY ENGINEER.
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RECORDABLE
EASEMENT PLAN FOR
WILLOW RUN SUBDIVISION
OWNER: MARK BOUCHER
CONCORD TAX MAP 15P LOT 26-1 &
BOSCAWEN TAX MAP 83 LOT 63-9
NORTH SIDE OF ELM STREET
CONCORD & BOSCAWEN, NEW HAMPSHIRE
DATE: JUNE 18, 2025 SCALE: 1" = 40'

SUBDIVISION PLAN BY:

802 AMHERST STREET
MANCHESTER, NH 03104
TEL: (603) 647-4282 OR 736-8203
FAX: (603) 623-1910
WEB: WWW.JMWLLS.COM



LAND SURVEYOR & SEPTIC SYSTEM DESIGNER

SHEET S3 SHEET 3 OF 21

SEE JOB #2014170
JOB #2017183-2025

SOILS DATA:

SYMBOL NAME
220B BOSCAWEN FINE SANDY LOAM, 3 TO 8% SLOPES
480C MILLSITE-WOODSTOCK-HENNIKER COMPLEX, 8 TO 15% SLOPES, VERY STONY
480E MILLSITE-WOODSTOCK-HENNIKER COMPLEX, 25 TO 60% SLOPES, VERY STONY
SOURCE: NRCS, WEB SOIL SURVEY, GENERATED 12/28/2017

WETLANDS NOTE:

THE AREA WEST OF THE BROOK WAS DELINEATED IN JANUARY OF 2018. THE AREA EAST OF THE BROOK WAS DELINEATED IN JUNE OF 2022 AND REEVALUATED AND VERIFIED IN 2024 AND JUNE OF 2025 BY MICHAEL J. SERRAKAS OF BEAVER BROOK ENVIRONMENTAL CONSULTANTS IN ACCORDANCE WITH THE 1987 ARMY CORPS OF ENGINEERS MANUAL. WET FLAGS WERE FIELD LOCATED BY THIS OFFICE.

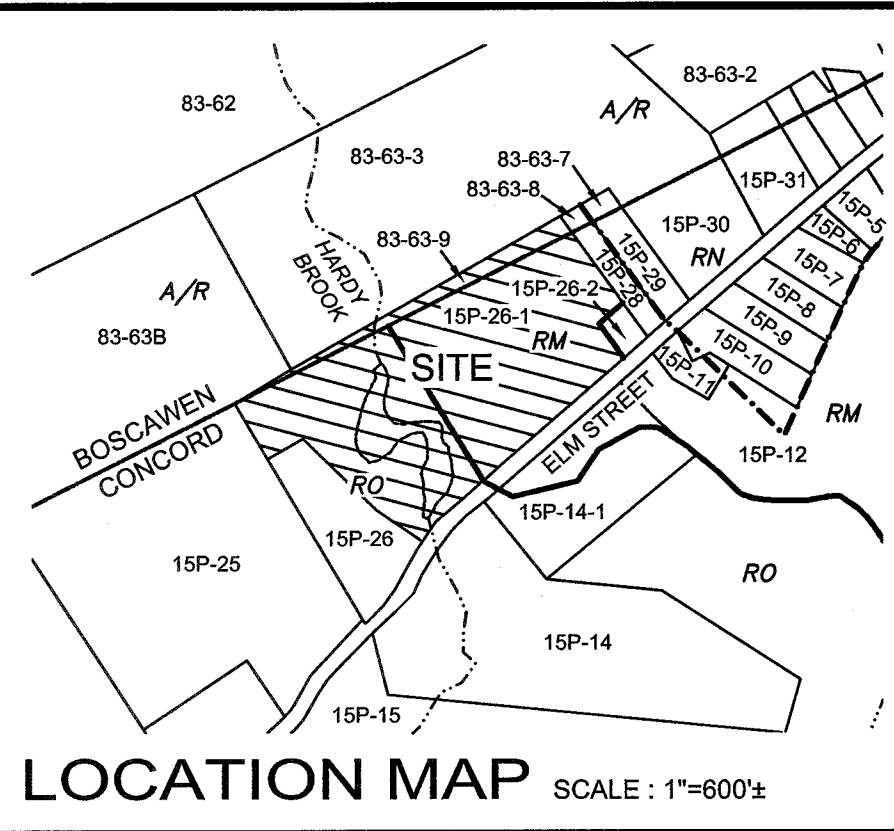
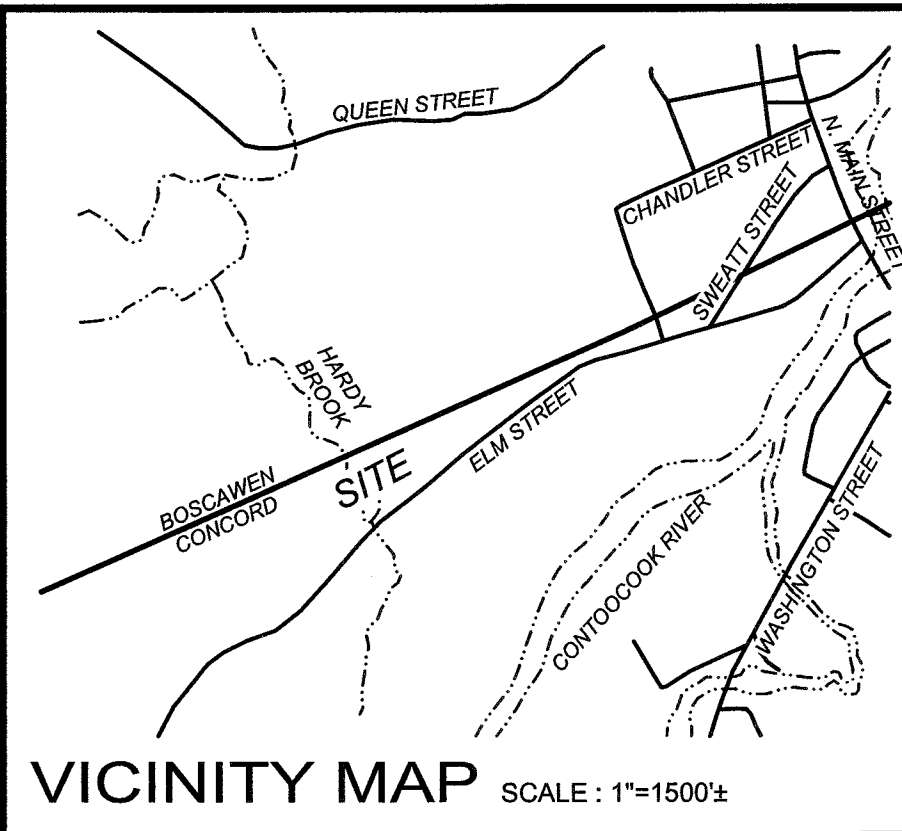
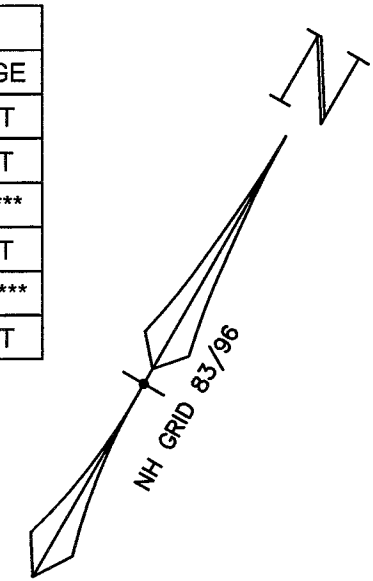


BOSCAWEN
TAX MAP 83 LOT 63-3
JUDITH A. IVERSEN, TRUSTEE
JUDITH A. IVERSEN 2001 REV. TRUST
612 PALOMINO CR
PASO ROBLES, CA 93446
V. 3404 P. 1037
VACANT LAND - NO STREET #

BOSCAWEN
TAX MAP 83 LOT 63-9
EXISTING
37,368 S.F.±
0.8579 ACRES±
NO CHANGE

DIMENSION TABLE			
LOT #	USEABLE AREA	BUILDABLE AREA	TOTAL AREA
NEW LOT 1	140,651 SF**	155,625 SF**	434,018 SF*
NEW LOT 2	6,533 SF	14,829 SF	14,829 SF
NEW LOT 3	8,096 SF	18,736 SF	17,545 SF
NEW LOT 4	20,474 SF	25,362 SF	45,312 SF
NEW LOT 5	10,922 SF	17,311 SF	20,317 SF
NEW LOT 6	7,682 SF	13,247 SF	19,302 SF

* INCLUDES LAND IN CONCORD & BOSCAWEN
**EAST OF HARDY BROOK
***100.00' AT SETBACK
****128.46' AT SETBACK



NOTES:

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- 10.) THIS IS A 21-SHEET PLAN SET. SHEETS 2 & 3 OF 21 ARE TO BE RECORDED AT THE MERRIMACK COUNTY REGISTRY OF DEEDS. ALL THE OTHER SHEETS ARE TO BE KEPT ON FILE AT THE CITY OF CONCORD PLANNING DEPARTMENT.



SYMBOL LEGEND

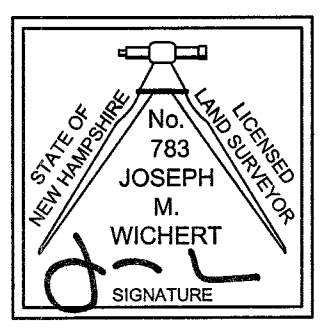
- GRAN. OR CONC. BOUND FOUND
- IRON PIPE FOUND
- IRON ROD FOUND
- FENCE POST
- BENCHMARK
- WET FLAG
- DRILL HOLE
- UTILITY POLE
- OVERHEAD WIRE
- STONE WALL
- CATCH BASIN
- DRAIN MANHOLE
- SEWER MANHOLE
- 5/8" IRON ROD W/D CAP TO BE SET
- GRANITE BOUND W/D DISK TO BE SET
- GUARD RAIL
- SEWER LINE
- WATER LINE

CITY OF CONCORD APPROVAL NOTES

1. ON XXXXX THE CITY OF CONCORD PLANNING BOARD GRANTED WAIVERS FROM THE BELOW LISTED SECTIONS OF THE SITE PLAN REGULATIONS:
 - a. SECTION 16.04(3)(B) - DRAINAGE CALCULATIONS ON GRADING PLAN;
 - b. SECTION 16.04(7) AND 16.04 (1)(d) & 28.01 - LANDSCAPE ARCHITECT STAMP & SIGNATURE;
 - c. SECTION 28.04(6)(C) - ORNAMENTAL STREET TREES;
 - d. SECTION 16.02(2) AND 16.04 - PAPER SETS OF PLAN;
 - e. SECTION 16.04(3), 16.04(4) AND 16.04(5) - SCALE OF CONSTRUCTION PLANS;
 - f. SECTION 21.16 - STREET LIGHTS;
 - g. SECTION 16.03(4), TOPOGRAPHY ON FINAL PLAT;
 - h. SECTION 16.03(10), ACCESS AND DRIVEWAYS ON FINAL PLAT;
 - i. SECTION 16.03(13), MUNICIPAL SEWER ON FINAL PLAT;
 - j. SECTION 16.03(15), MUNICIPAL WATER SUPPLY ON FINAL PLAT;
 - k. SECTION 16.03(18), OTHER UTILITIES ON FINAL PLAT;
 - l. CONSTRUCTION STANDARDS & DETAILS - DETAIL R-9 - ROADWAY TERMINATION - CUL-DE-SAC;
 - m. CONSTRUCTION STANDARDS & DETAILS - SECTION 6.02.B - STORM DRAINAGE SYSTEMS, PIPE & TYPE.
2. ON XXXXX THE CITY OF CONCORD PLANNING BOARD GRANTED MAJOR SUBDIVISION PLAN APPROVAL FOR THIS PROJECT, SUBJECT TO CONDITIONS. THE DEVELOPMENT IS SUBJECT TO ALL SUBSEQUENT CONDITIONS OF PLANNING BOARD APPROVAL FROM CASE 2025-071.

I CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE WITH A TOPCON GT 503. THE ERROR OF CLOSURE ON ALL LOT LINES WITHIN AND BORDERING THE SUBJECT PROPERTY IS BETTER THAN 1 IN 10,000.

25 JULY 2025
DATE



IT IS HEREBY CERTIFIED THAT THE LANDS SUBDIVIDED ON THIS MAP ARE OWNED BY TITLE OF RECORD AND THAT CONSENT TO THE APPROVAL OF SAID MAP IS GIVEN.

DATE MARK BOUCHER

NO CHANGE TO ANY LAND IN BOSCAWEN

THIS PLAN IS HEREBY APPROVED BY THE BOSCAWEN PLANNING BOARD
AT AN OFFICIAL MEETING HELD ON _____
AND SHALL BE FILED ON OR BEFORE _____
WITH THE MERRIMACK COUNTY REGISTRY OF DEEDS.

DATE CHAIRMAN OF THE BOSCAWEN PLANNING BOARD

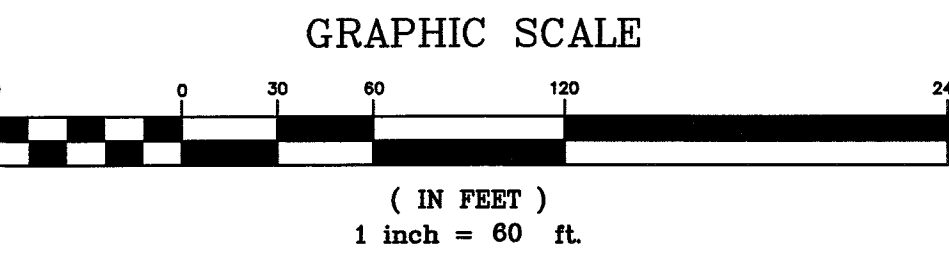
APPROVED

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

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NO.	DATE	REVISION PER STAFF COMMENTS	JMW
1	7/25/25	REVISE PER STAFF COMMENTS	JMW
		DESCRIPTION	BY

TOPOGRAPHIC
SUBDIVISION PLAN FOR
WILLOW RUN SUBDIVISION
OWNER: MARK BOUCHER
CONCORD TAX MAP 15P LOT 26-1 &
BOSCAWEN TAX MAP 83 LOT 63-9
NORTH SIDE OF ELM STREET
CONCORD & BOSCAWEN, NEW HAMPSHIRE
DATE: JUNE 18, 2025 SCALE: 1" = 60'

SUBDIVISION PLAN BY:

802 AMHERST STREET
MANCHESTER, NH 03104
TEL: (603) 647-4282 OR 736-8203
FAX: (603) 623-1910
WEB: WWW.JMWLLS.COM

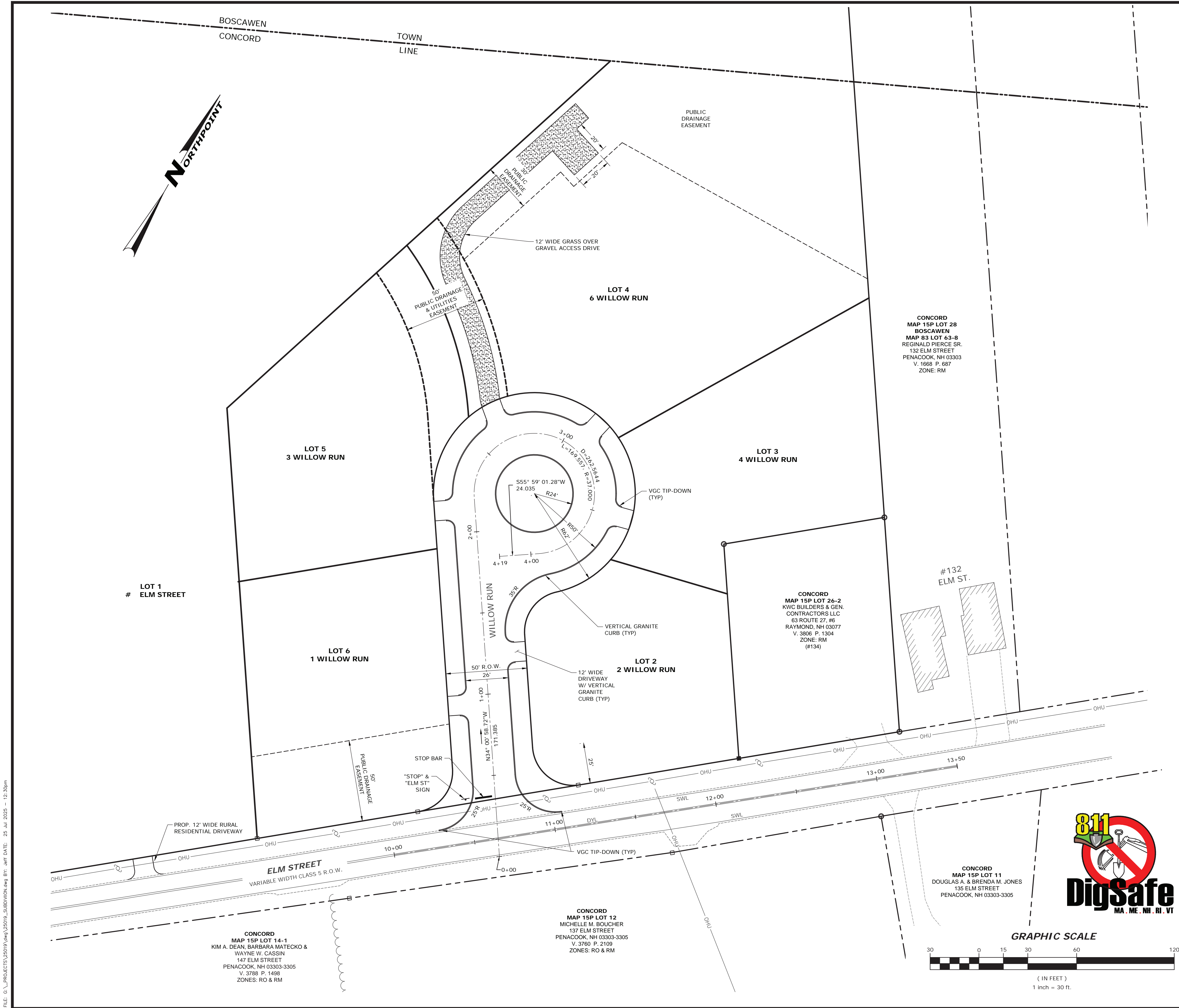
Joseph M. Wichert
LLS INC.

LAND SURVEYOR & SEPTIC SYSTEM DESIGNER

SHEET S4 SHEET 4 OF 21

SEE JOB #2014170
JOB #2017183-2025

FILE: C:\PROJECTS\25019\Map\25019_SUBDIVISION.dwg BY: Jeff DATE: 25 Jul 2025 12:30pm

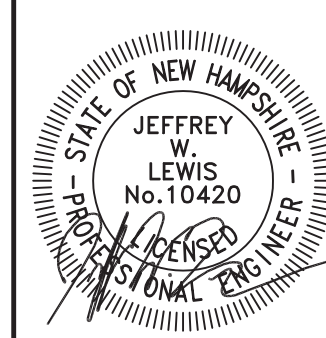


NOTE:
1. SEE SHEET 6 FOR CONSTRUCTION NOTES.

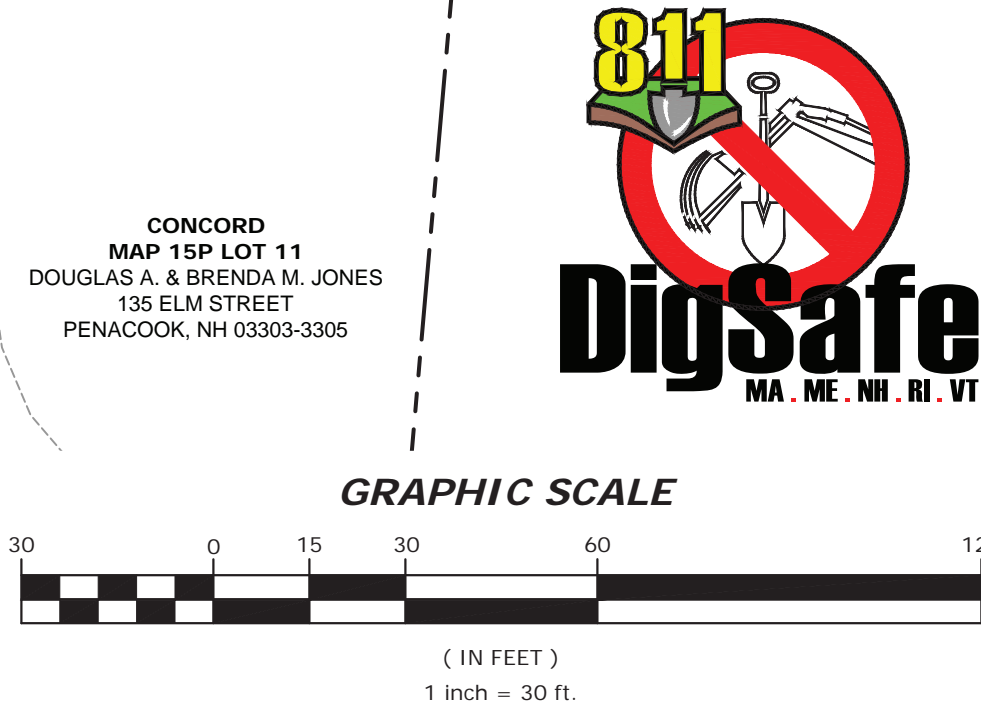
LAYOUT PLAN
PREPARED FOR:
WILLOW RUN SUBDIVISION
CONCORD TAX MAP 15P LOT 26-1
BOSCAWEN TAX MAP 83 LOT 63-9
NORTH SIDE OF ELM STREET
CONCORD & BOSCAWEN, NEW HAMPSHIRE

APPLICANT: ZENDKO, LLC
4 HIGH STREET, SUITE 201
NORTH ANDOVER, MA 01845

OWNER: MARK BOUCHER
126 ELM STREET
PENACOOK, NH 03303



REVISIONS:		
NO.	DATE	DESCRIPTION
1	07/25/25	REVISED PER CITY COMMENTS



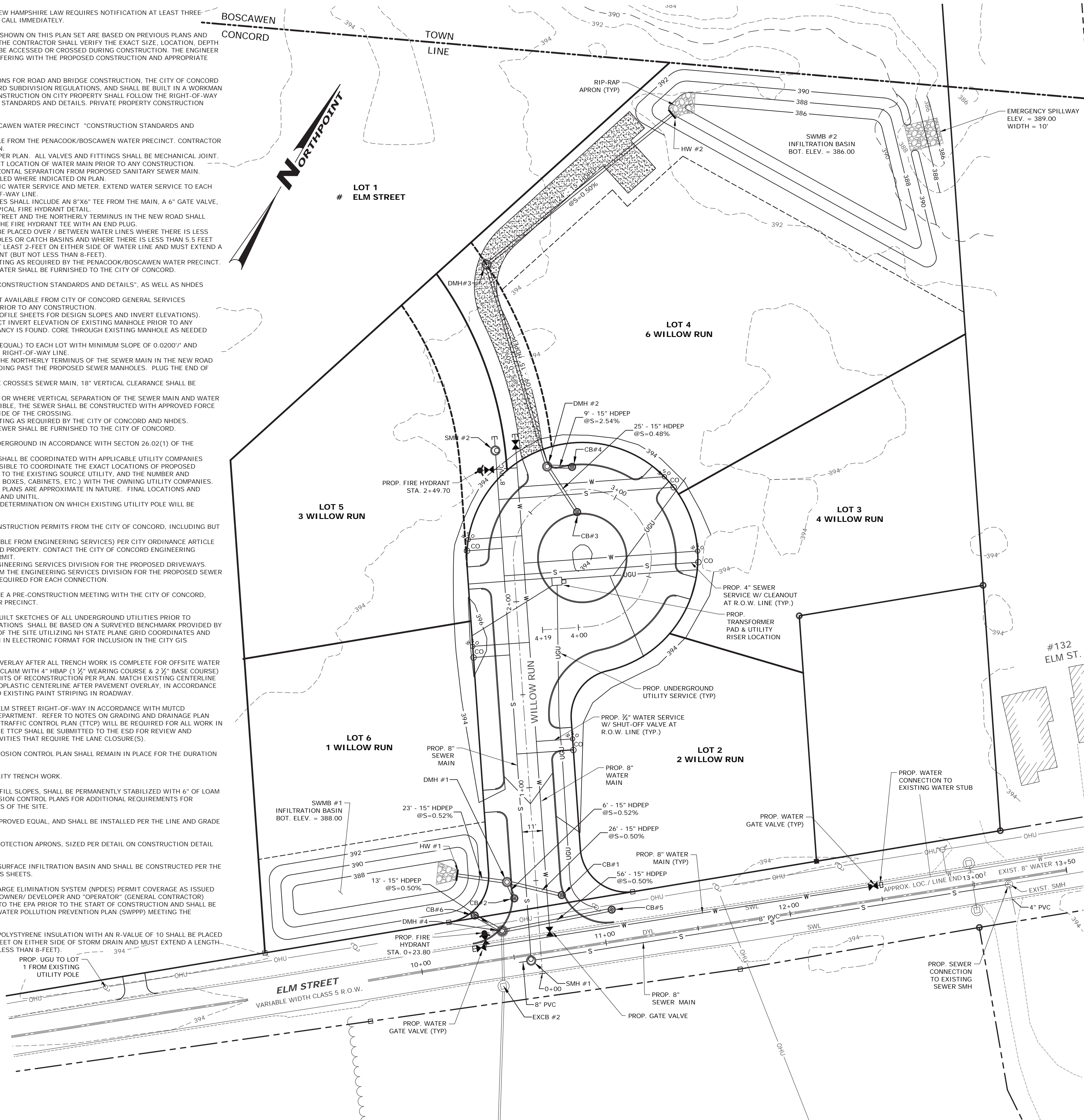
NORTHPOINT ENGINEERING, LLC
Civil Engineering Land Planning Construction Services

119 Storrs St. Ste 201
Concord, NH 03301
Tel 603-226-1166
Fax 603-226-1160
www.northpointeng.com

DATE: JUN, 2025
PROJ.: 25019
SCALE: 1"=30'
SHEET: 5 OF 21

CONSTRUCTION NOTES:

- PRIOR TO CONSTRUCTION, CONTACT DIG SAFE CENTER, TOLL FREE 811. NEW HAMPSHIRE LAW REQUIRES NOTIFICATION AT LEAST THREE BUSINESS DAYS BEFORE DIGGING OPERATIONS START. IN AN EMERGENCY, CALL IMMEDIATELY.
- LOCATION AND/OR ELEVATIONS OF EXISTING UTILITIES AND STRUCTURES SHOWN ON THIS PLAN SET ARE BASED ON PREVIOUS PLANS AND WHERE POSSIBLE VERIFIED IN THE FIELD. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE EXACT SIZE, LOCATION, DEPTH AND EXISTENCE OF ALL EXISTING UNDERGROUND UTILITIES THAT ARE TO BE ACCESSED OR CROSSED DURING CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING IF ANY UTILITIES ARE FOUND TO BE INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION SHALL BE TAKEN BEFORE PROCEEDING WITH THE WORK.
- ALL WORK SHALL CONFORM TO THE NHDOT STANDARDS AND SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, THE CITY OF CONCORD 2020 CONSTRUCTION STANDARDS AND DETAILS, AND THE CITY OF CONCORD SUBDIVISION REGULATIONS, AND SHALL BE BUILT IN A WORKMAN LIKE MANNER IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS. CONSTRUCTION ON CITY PROPERTY SHALL FOLLOW THE RIGHT-OF-WAY CONSTRUCTION STANDARDS FROM THE CITY OF CONCORD CONSTRUCTION STANDARDS AND DETAILS. PRIVATE PROPERTY CONSTRUCTION STANDARDS WILL NOT APPLY.
- ALL WATER LINE CONSTRUCTION SHALL CONFORM TO THE PENACOOK/BOSCAWEN WATER PRECINCT "CONSTRUCTION STANDARDS AND DETAILS":
 - THE PROJECT WILL REQUIRE A WATER CONNECTION PERMIT AVAILABLE FROM THE PENACOOK/BOSCAWEN WATER PRECINCT. CONTRACTOR SHALL SECURE ALL REQUIRED PERMITS PRIOR TO ANY CONSTRUCTION.
 - PROPOSED WATER MAIN SHALL BE DIP (PRESSURE CLASS 350), SIZE PER PLAN. ALL VALVES AND FITTINGS SHALL BE MECHANICAL JOINT.
 - CONNECT TO EXISTING 8" WATER MAIN IN ELM STREET. VERIFY EXACT LOCATION OF WATER MAIN PRIOR TO ANY CONSTRUCTION.
 - PROPOSED WATER MAIN SHALL MAINTAIN A MINIMUM 10-FOOT HORIZONTAL SEPARATION FROM PROPOSED SANITARY SEWER MAIN.
 - PROPOSED GATE VALVES, HYDRANTS AND FITTINGS SHALL BE INSTALLED WHERE INDICATED ON PLAN.
 - EACH LOT SHALL BE SERVICED BY AN INDIVIDUAL 3/4-INCH DOMESTIC WATER SERVICE AND METER. EXTEND WATER SERVICE TO EACH LOT AS SHOWN WITH A SHUT-OFF VALVE INSTALLED AT THE RIGHT-OF-WAY LINE.
 - UNLESS NOTED SEPARATELY ON PLAN, ALL FIRE HYDRANTS ASSEMBLIES SHALL INCLUDE AN 8"x6" TEE FROM THE MAIN, A 6" GATE VALVE, A 6" CONNECTOR PIPE, A HYDRANT AND THRUST BLOCKS PER THE TYPICAL FIRE HYDRANT DETAIL.
 - THE WESTERLY TERMINUS OF THE WATER MAIN EXTENSION IN ELM STREET AND THE NORTHERLY TERMINUS IN THE NEW ROAD SHALL EACH INCLUDE A 5-FOOT SECTION OF WATER MAIN EXTENDED PAST THE FIRE HYDRANT TEE WITH AN END PLUG.
 - 2" RIGID POLYSTYRENE INSULATION WITH AN R-VALUE OF 10 SHALL BE PLACED OVER / BETWEEN WATER LINES WHERE THERE IS LESS THAN 3 FEET OF SEPARATION BETWEEN STORM SEWER LINES, MANHOLES OR CATCH BASINS AND WHERE THERE IS LESS THAN 5.5 FEET OF COVER OVER WATER LINES. INSULATION WIDTH SHALL EXTEND AT LEAST 2-FEET ON EITHER SIDE OF WATER LINE AND MUST EXTEND A LENGTH AS SPECIFIED IN THE FIELD BY THE ENGINEERING DEPARTMENT (BUT NOT LESS THAN 8-FEET).
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WATER MAIN TESTING AS REQUIRED BY THE PENACOOK/BOSCAWEN WATER PRECINCT.
 - AT THE CONCLUSION OF THE PROJECT, AN AS-BUILT PLAN FOR THE WATER SHALL BE FURNISHED TO THE CITY OF CONCORD.
- ALL SEWER LINE CONSTRUCTION SHALL CONFORM TO CITY OF CONCORD "CONSTRUCTION STANDARDS AND DETAILS", AS WELL AS NHDES REQUIREMENTS OF ENV-W0700, WHICHEVER IS MORE STRINGENT:
 - THE PROJECT WILL REQUIRE A SANITARY SEWER CONNECTION PERMIT AVAILABLE FROM CITY OF CONCORD GENERAL SERVICES DEPARTMENT. CONTRACTOR SHALL SECURE ALL REQUIRED PERMITS PRIOR TO ANY CONSTRUCTION.
 - PROPOSED SEWER MAIN SHALL BE 8-INCH SDR 35 PVC (REFER TO PROFILE SHEETS FOR DESIGN SLOPES AND INVERT ELEVATIONS). CONNECT TO EXISTING SMH IN ELM STREET AS SHOWN. VERIFY EXACT INVERT ELEVATION OF EXISTING MANHOLE PRIOR TO ANY CONSTRUCTION. CONTACT ENGINEER IMMEDIATELY IF ANY DISCREPANCY IS FOUND. CORE THROUGH EXISTING MANHOLE AS NEEDED AND CONSTRUCT NEW INVERT IN MANHOLE.
 - EXTEND A PROPOSED 4" SEWER SERVICE (SDR 35 PVC OR APPROVED EQUAL) TO EACH LOT WITH MINIMUM SLOPE OF 0.0200' AND PROVIDE CLEANOUTS WHERE REQUIRED BY CODE, INCLUDING AT THE RIGHT-OF-WAY LINE.
 - THE WESTERLY TERMINUS OF THE SEWER MAIN IN ELM STREET AND THE NORTHERLY TERMINUS OF THE SEWER MAIN IN THE NEW ROAD SHALL INCLUDE A MINIMUM 5-FOOT SECTION OF SEWER MAIN EXTENDING PAST THE PROPOSED SEWER MANHOLES. PLUG THE END OF THE SEWER MAINS.
 - WHERE SEWER SERVICE CROSSES WATER MAIN, AND WATER SERVICE CROSSES SEWER MAIN, 18" VERTICAL CLEARANCE SHALL BE PROVIDED WITH WATER OVER SEWER.
 - WHEN SEWER MAINS OR SERVICES MUST CROSS OVER WATER MAINS OR WHERE VERTICAL SEPARATION OF THE SEWER MAIN AND WATER MAIN IS LESS THAN 18", AND RELOCATION OF UTILITIES IS NOT FEASIBLE, THE SEWER SHALL BE CONSTRUCTED WITH APPROVED FORCE MAIN SEWER MATERIAL FOR A MINIMUM DISTANCE OF 9 FEET EACH SIDE OF THE CROSSING.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SEWER MAIN TESTING AS REQUIRED BY THE CITY OF CONCORD AND NHDES.
 - AT THE CONCLUSION OF THE PROJECT, AN AS-BUILT PLAN FOR THE SEWER SHALL BE FURNISHED TO THE CITY OF CONCORD.
- ALL NEW, PRIVATE UTILITIES (ELEC/CABLE/TELE) SHALL BE INSTALLED UNDERGROUND IN ACCORDANCE WITH SECTION 26.02(1) OF THE SUBDIVISION REGULATIONS:
 - THE PROPOSED LOCATIONS OF ALL UNDERGROUND UTILITIES (UGU) SHALL BE COORDINATED WITH APPLICABLE UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE THE EXACT LOCATIONS OF PROPOSED UNDERGROUND UTILITIES, INCLUDING THE METHOD OF CONNECTION TO THE EXISTING SOURCE UTILITY, AND THE NUMBER AND LOCATION OF ALL APPURTENANT STRUCTURES (TRANSFORMERS, PULL BOXES, CABINETS, ETC.) WITH THE OWNING UTILITY COMPANIES.
 - PROPOSED ELECTRICAL TRANSFORMER LOCATIONS SHOWN ON THESE PLANS ARE APPROXIMATE IN NATURE. FINAL LOCATIONS AND COUNTS SHALL BE DETERMINED BETWEEN THE OWNER/CONTRACTOR AND UNITIL.
 - CONTRACTOR SHALL COORDINATE DIRECTLY WITH UNITIL FOR FINAL DETERMINATION ON WHICH EXISTING UTILITY POLE WILL BE ACCESSED TO EXTEND UNDERGROUND UTILITIES TO THE SITE.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO SECURE ALL NECESSARY CONSTRUCTION PERMITS FROM THE CITY OF CONCORD, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
 - THE CONTRACTOR SHALL APPLY FOR AN EXCAVATION PERMIT (AVAILABLE FROM ENGINEERING SERVICES) PER CITY ORDINANCE ARTICLE 5-1-4 FOR WORK WITHIN THE CITY RIGHT-OF-WAY OR ON CITY OWNED PROPERTY. CONTACT THE CITY OF CONCORD ENGINEERING SERVICES DIVISION PRIOR TO CONSTRUCTION TO APPLY FOR THE PERMIT.
 - THE CONTRACTOR SHALL OBTAIN A DRIVEWAY PERMIT FROM THE ENGINEERING SERVICES DIVISION FOR THE PROPOSED DRIVEWAYS.
 - THE CONTRACTOR SHALL OBTAIN UTILITY CONNECTION PERMITS FROM THE ENGINEERING SERVICES DIVISION FOR THE PROPOSED SEWER AND STORM DRAIN CONNECTION(S). INDIVIDUAL PERMITS WILL BE REQUIRED FOR EACH CONNECTION.
- PRIOR TO START OF ANY CONSTRUCTION THE CONTRACTOR SHALL ARRANGE A PRE-CONSTRUCTION MEETING WITH THE CITY OF CONCORD, ENGINEERING SERVICES DIVISION, AND THE PENACOOK/BOSCAWEN WATER PRECINCT.
- DURING PROJECT CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE AS-BUILT SKETCHES OF ALL UNDERGROUND UTILITIES PRIOR TO BACKFILL AND PROVIDE TO ENGINEER OR RECORD. ALL INVERTS AND ELEVATIONS SHALL BE BASED ON A SURVEYED BENCHMARK PROVIDED BY THE SURVEYOR OF RECORD. THE SURVEYOR SHALL PROVIDE AN AS-BUILT OF THE SITE UTILIZING NH STATE PLANE GRID COORDINATES AND N.A.V.D. 88 DATUM AND SUBMIT TO THE ENGINEERING SERVICES DIVISION IN ELECTRONIC FORMAT FOR INCLUSION IN THE CITY GIS DATABASE.
- ELM STREET SHALL RECEIVE A FULL WIDTH PAVEMENT RECONSTRUCTION OVERLAY AFTER ALL TRENCH WORK IS COMPLETE FOR OFFSITE WATER AND SEWER MAIN EXTENSION. RECONSTRUCTION SHALL INCLUDE A 12" RECLAIM WITH 4" HBP (1 1/2" WEARING COURSE & 2 1/2" BASE COURSE) AND 20' OF MILL AND PAVEMENT OVERLAY TRANSITION AT BOTH ENDS. LIMITS OF RECONSTRUCTION PER PLAN. MATCH EXISTING CENTERLINE GRADE AND PROVIDE 3% CROSS SLOPE. INSTALL DOUBLE YELLOW THERMOPLASTIC CENTERLINE AFTER PAVEMENT OVERLAY, IN ACCORDANCE WITH THE CITY OF CONCORD CONSTRUCTION STANDARDS, TO MATCH INTO EXISTING PAINT STRIPING IN ROADWAY.
- CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN TRAFFIC WITHIN THE ELM STREET RIGHT-OF-WAY IN ACCORDANCE WITH MUTCD STANDARDS AND AS DIRECTED BY THE CITY OF CONCORD ENGINEERING DEPARTMENT. REFER TO NOTES ON GRADING AND DRAINAGE PLAN FOR PAVEMENT OVERLAY REQUIREMENTS IN SHAKER ROAD. A TEMPORARY TRAFFIC CONTROL PLAN (TTCP) WILL BE REQUIRED FOR ALL WORK IN AND ADJACENT TO THE CITY ROW THAT WILL REQUIRE LANE CLOSURES. THE TTCP SHALL BE SUBMITTED TO THE ESD FOR REVIEW AND APPROVAL A MINIMUM OF TWO WEEKS PRIOR TO THE CONSTRUCTION ACTIVITIES THAT REQUIRE THE LANE CLOSURE(S).
- ALL TEMPORARY EROSION CONTROL MEASURES (BMP'S) SHOWN ON THE EROSION CONTROL PLAN SHALL REMAIN IN PLACE FOR THE DURATION OF CONSTRUCTION, AND UNTIL THE SITE IS STABILIZED.
- SAWCUT, REMOVE AND REPLACE EXISTING PAVEMENT AS NEEDED FOR UTILITY TRENCH WORK.
- ALL AREAS DISTURBED DURING CONSTRUCTION, INCLUDING ALL CUT AND FILL SLOPES, SHALL BE PERMANENTLY STABILIZED WITH 6" OF LOAM AND SEED, PER THE TURF ESTABLISHMENT SCHEDULE. REFER TO THE EROSION CONTROL PLANS FOR ADDITIONAL REQUIREMENTS FOR TEMPORARY AND PERMANENT STABILIZATION PRACTICES IN CERTAIN AREAS OF THE SITE.
- ALL PROPOSED STORM DRAINS SHALL BE ADS WATER-TIGHT HDPEP, OR APPROVED EQUAL, AND SHALL BE INSTALLED PER THE LINE AND GRADE SHOWN ON THESE PLANS.
- ALL STORM DRAIN OUTLETS SHALL BE FURNISHED WITH RIPRAP OUTLET PROTECTION APRONS, SIZED PER DETAIL ON CONSTRUCTION DETAIL SHEETS.
- PROPOSED STORMWATER MANAGEMENT BASINS SWMB#1 & SWMB#2 ARE SURFACE INFILTRATION BASIN AND SHALL BE CONSTRUCTED PER THE TYPICAL DETAILS AND SECTIONS LOCATED ON THE CONSTRUCTION DETAILS SHEETS.
- THE PROJECT WILL BE REQUIRED TO OBTAIN NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT COVERAGE AS ISSUED BY THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY (EPA). THE OWNER/DEVELOPER AND/OR CONTRACTOR (GENERAL CONTRACTOR) SHALL BE REQUIRED TO PREPARE AND SUBMIT A NOTICE OF INTENT (NOI) TO THE EPA PRIOR TO THE START OF CONSTRUCTION AND SHALL BE RESPONSIBLE FOR THE PREPARATION AND IMPLEMENTATION OF A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) MEETING THE REQUIREMENTS OF THE CURRENT NPDES PERMIT."
- FOR ANY STORM DRAINS WITH LESS THAN 48-INCHES OF COVER 2" RIGID POLYSTYRENE INSULATION WITH AN R-VALUE OF 10 SHALL BE PLACED OVER THE STORM DRAIN. INSULATION WIDTH SHALL EXTEND AT LEAST 2-FEET ON EITHER SIDE OF STORM DRAIN AND MUST EXTEND A LENGTH AS SPECIFIED IN THE FIELD BY THE ENGINEERING DEPARTMENT (BUT NOT LESS THAN 8-FEET).



DRAINAGE STRUCTURES

CB#1
STA 0+41: 13.33' RT
RIM = 392.42
15" INV. OUT = 388.69 (TO DMH #1)
SUMP = 385.69

CB#2
STA 0+41: 12.20' LT
RIM = 392.57
15" INV. OUT = 388.38 (TO DMH #1)
SUMP = 385.38

CB#3
STA 2+77: 12.20' RT
RIM = 394.28
15" INV. OUT = 390.14 (TO DMH #2)
SUMP = 387.14

CB#4
STA 2+77: 12.20' LT
RIM = 394.28
15" INV. OUT = 389.92 (TO DMH #2)
SUMP = 386.92

CB#5
STA 0+32: 39.52' RT
RIM = 392.40
15" INV. OUT = 388.50 (TO DMH #4)
SUMP = 385.50

CB#6
STA 0+34: 34.03' LT
RIM = 393.49
15" INV. OUT = 389.23 (TO DMH #4)
SUMP = 386.23

DMH #1
STA 0+50: 15.50' LT
RIM = 393.21
15" INV. IN = 388.33 (FROM CB#2)
15" INV. IN = 388.54 (FROM CB#1)
15" INV. OUT = 388.23 (TO HW #1)
SUMP = 388.23

DMH #2
STA 2+68: 15.63' LT
RIM = 394.42
15" INV. IN = 389.58 (FROM CB#4)
15" INV. IN = 390.00 (FROM CB#3)
15" INV. OUT = 389.48 (TO DMH#3)
SUMP = 386.48

DMH #4
STA 0+24: 19.84' LT
RIM = 393.08
15" INV. IN = 388.20 (FROM CB#5)
15" INV. IN = 389.15 (FROM CB#6)
12" INV. OUT = 388.10 (TO EXCB #2)
SUMP = 388.10

DMH#3
STA 2+70: 128.59' LT
RIM = 394.89
15" INV. IN = 388.92 (FROM DMH #2)
15" INV. OUT = 388.82 (TO HW #2)
SUMP = 385.82

HW #1
STA 0+56: 42.00' LT
RIM = 392.59
15" INV. IN = 388.09 (FROM DMH #1)
SUMP = 388.09

HW #2
STA 2+89: 206.02' LT
RIM = 392.37
15" INV. IN = 388.18 (FROM DMH#3)
SUMP = 388.18

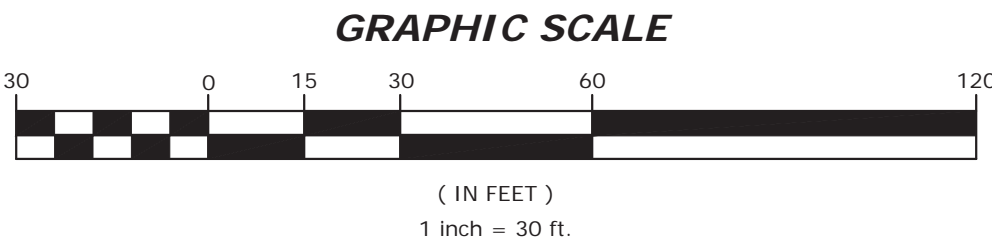
EXCB #2
STA 10+42: 14.47' RT
RIM = 392.51
12" INV. IN = 386.60 (FROM DMH #4)
12" INV. OUT = 386.50 (TO)
SUMP = 386.50

SEWER STRUCTURES

EX. SMH
STA 13+18: 2.70' RT
RIM = 393.75
8" INV. IN = 384.01 (FROM SMH #1)
8" INV. IN = 385.56 (FROM)
8" INV. OUT = 383.89 (TO)

SMH #1
STA 10+59: 3.24' RT
RIM = 393.34
8" INV. IN = 385.67 (FROM)
8" INV. IN = 385.67 (FROM)
8" INV. OUT = 385.57 (TO EX. SMH)

SMH #2
STA 2+56: 37.17' LT
RIM = 393.90
8" INV. IN = 387.40 (FROM)
8" INV. OUT = 387.31 (TO)



GRADING, DRAINAGE AND UTILITIES PLAN

PREPARED FOR:

WILLOW RUN SUBDIVISION

CONCORD TAX MAP 15P LOT 26-1

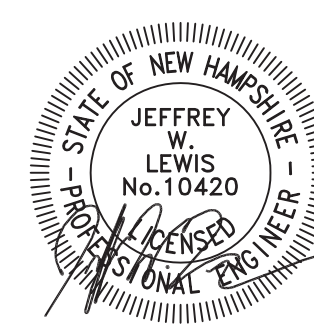
BOSCAWEN TAX MAP 83 LOT 63-9

NORTH SIDE OF ELM STREET

CONCORD & BOSCAWEN, NEW HAMPSHIRE

APPLICANT: ZENDKO, LLC
4 HIGH STREET, SUITE 201
NORTH ANDOVER, MA 01845

OWNER: MARK BOUCHER
126 ELM STREET
PENACOOK, NH 03303



REVISIONS:

NO.	DATE	DESCRIPTION
1	07/25/25	REVISED PER CITY COMMENTS

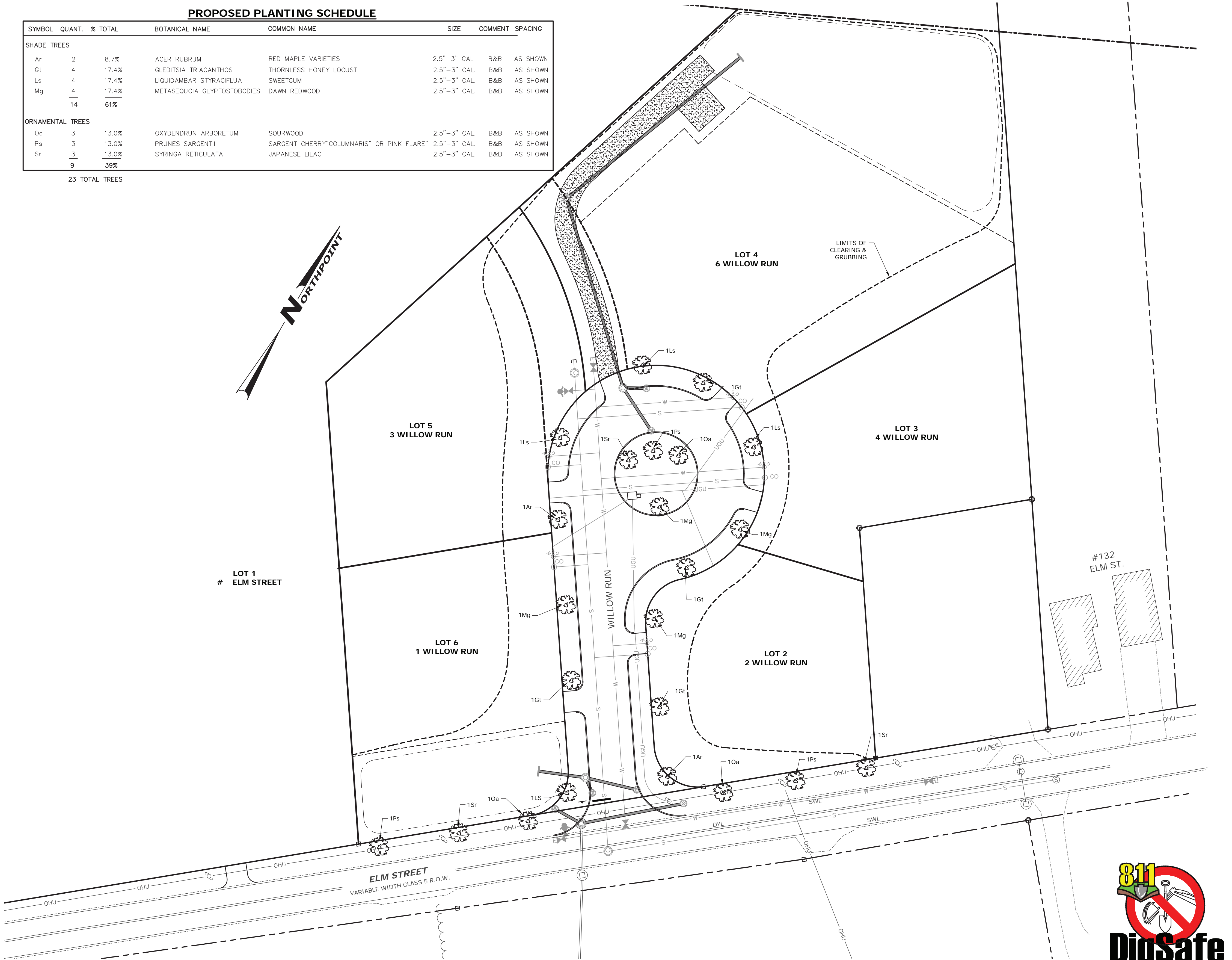


119 Storrs St. Ste 201
Concord, NH 03301
Tel 603-226-1166
Fax 603-226-1160
www.northpointeng.com

DATE: JUN, 2025
PROJ.: 25019
SCALE: 1"=30'
SHEET: 6 OF 21

FILE: G:\PROJECTS\25019\Map\25019_SUBDIVISION.dwg BY: JAMES DATE: 25 Jul 2025 - 11:54am

PROPOSED PLANTING SCHEDULE							
SYMBOL	QUANT.	% TOTAL	BOTANICAL NAME	COMMON NAME	SIZE	COMMENT	SPACING
SHADE TREES							
Ar	2	8.7%	ACER RUBRUM	RED MAPLE VARIETIES	2.5"-3" CAL.	B&B	AS SHOWN
Gt	4	17.4%	GLEDITSIA TRIACANTHOS	THORNLESS HONEY LOCUST	2.5"-3" CAL.	B&B	AS SHOWN
Ls	4	17.4%	LIQUIDAMBAR STYRACIFLUA	SWEETGUM	2.5"-3" CAL.	B&B	AS SHOWN
Mg	4	17.4%	METASEQUOIA GLYPTOSTOBODIES	DAWN REDWOOD	2.5"-3" CAL.	B&B	AS SHOWN
	14	61%					
ORNAMENTAL TREES							
Oa	3	13.0%	OXYDENDRUN ARBORETUM	SOURWOOD	2.5"-3" CAL.	B&B	AS SHOWN
Ps	3	13.0%	PRUNES SARGENTII	SARGENT CHERRY"COLUMNARIS" OR PINK FLARE"	2.5"-3" CAL.	B&B	AS SHOWN
Sr	3	13.0%	SYRINGA RETICULATA	JAPANESE LILAC	2.5"-3" CAL.	B&B	AS SHOWN
	9	39%					
23 TOTAL TREES							



LANDSCAPE NOTES:

1. ALL PLANT MATERIALS USED SHALL BE NURSERY STOCK AND SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM DATE OF INSTALLATION. ANY MATERIAL WHICH DIES OR DOES NOT SHOW HEALTHY APPEARANCE WITHIN THIS TIME SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. WITH SAME WARRANTY REQUIREMENTS AS THE ORIGINAL. WARRANTIES TYPICALLY DO NOT COVER LOSS DUE TO INSECT INFESTATION OR MECHANICAL DAMAGE (I.E. SNOW STORAGE).
2. A TOPSOIL MIXTURE SHALL BE USED TO BACKFILL THE HOLE AS FOLLOWS: ORGANIC TOPSOIL, AMENDED WITH 10% WOOD ASH, 10% MANURE, 30% PEATMOSS AND A GRANULAR HYDROGEL TO ABSORB AND RETAIN WATER.
3. UNSUITABLE MATERIAL ENCOUNTERED IN PLANTING AREAS SHALL BE REMOVED AND REPLACED WITH TOPSOIL MIXTURE NOTED ABOVE. THE AREA OF REMOVAL SHALL BE TWICE THE DIAMETER OF THE ROOT BALL FOR THE SPECIFIED PLANT MATERIAL.
4. ALL TREES CALIPERS SHALL BE MEASURED FROM A HEIGHT OF 12" ABOVE THE GROUND. ALL TREES ARE SHOWN AT MATURE SIZE.
5. ANY PROPOSED PLANT SUBSTITUTIONS SHALL BE REVIEWED BY THE CITY OF CONCORD PLANNING DEPARTMENT PRIOR TO PLANTING.
6. ALL DISTURBED LAND AREAS SHALL BE RE-COVERED WITH A MINIMUM OF 6" LOAM AND SHALL BE SEEDED IN ACCORDANCE WITH THE SEEDING SPECIFICATIONS CONTAINED ON THE CONSTRUCTION DETAILS SHEETS. THIS INCLUDES THE VEGETATIVE PLANTING STRIP BEHIND THE ROADWAY CURB AND THE CENTER OF THE CUL-DE-SAC.

LANDSCAPE REGULATIONS:

CITY OF CONCORD SUBDIVISION REQUIREMENTS

28.04 REQUIRED LANDSCAPING IMPROVEMENTS:

- STREET TREES: ONE TREE SHALL BE PLANTED ON AVERAGE FOR EVERY 50 FEET OF FRONTAGE FOR LOTS OUTSIDE THE URBAN GROWTH BOUNDARY.
- CUL-DE-SACS: ONE TREE SHALL BE PLANTED PER EVERY 500 SQUARE FEET OF LAND AREA WITHIN CUL-DE-SAC.
- NO MORE THAN 25% OF THE TREES TO BE PLANTED SHALL BE OF THE SAME SPECIES.
- NO MORE THAN 25% OF THE TREES TO BE PLANTED SHALL BE CLASSIFIED AS ORNAMENTAL TREES.

REQUIRED STREET TREES:

ELM STREET: 300 LF / 50 =	6 TREES
NEW ROAD: 625 LF / 50 =	12.5 TREES
CUL-DE-SAC: 1,735 SF / 500 =	3.5 TREES
TOTAL TREES REQUIRED =	22 TREES REQUIRED

PROPOSED STREET TREES:

14 SHADE TREES (61%)
9 ORNAMENTAL TREES (39%)*
23 TOTAL PROPOSED TREES

*WAIVER REQUESTED TO ALLOW MORE THAN 25% OF TREES TO BE ORNAMENTAL DUE TO EXISTING OVERHEAD UTILITY LINES ON ELM STREET

LANDSCAPING PLAN

PREPARED FOR:

WILLOW RUN SUBDIVISION

CONCORD TAX MAP 15P LOT 26-1

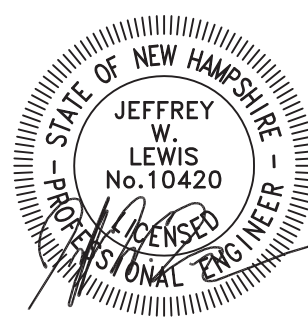
BOSCAWEN TAX MAP 83 LOT 63-9

NORTH SIDE OF ELM STREET

CONCORD & BOSCAWEN, NEW HAMPSHIRE

APPLICANT: ZENDKO, LLC
4 HIGH STREET, SUITE 201
NORTH ANDOVER, MA 01845

OWNER: MARK BOUCHER
126 ELM STREET
PENACOOK, NH 03303



REVISIONS:

NO.	DATE	DESCRIPTION
1	07/25/25	REVISED PER CITY COMMENTS

NORTHPOINT
ENGINEERING, LLC
Civil Engineering Land Planning Construction Services

119 Storrs St. Ste 201
Concord, NH 03301
Tel: 603-226-1166
Fax: 603-226-1160
www.northpointeng.com

DATE: JUN, 2025

PROJ.: 25019

SCALE: 1"=30'

SHEET: 7 OF 21



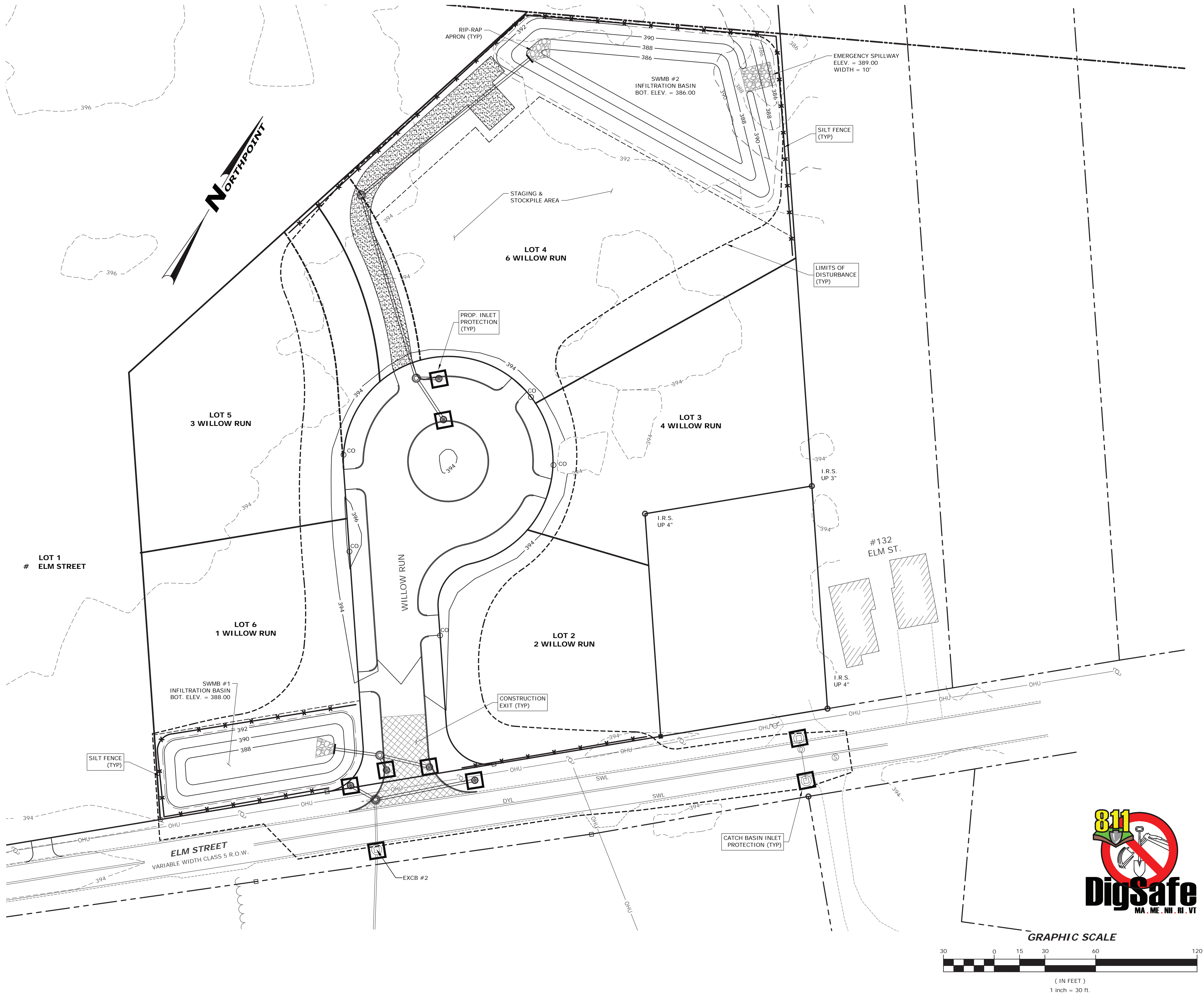
GRAPHIC SCALE



(IN FEET)

1 inch = 30 ft.





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EROSION CONTROL NOTES

1. DIG SAFE SHALL BE CONTACTED 72 HOURS PRIOR TO CONSTRUCTION COMMENCING (1-888-344-7233).
2. TEMPORARY EROSION CONTROL MEASURES, INCLUDING SILT FENCE WHERE SHOWN, SHALL BE IN PLACE PRIOR TO THE START OF ANY CONSTRUCTION AND SHALL REMAIN IN PLACE UNTIL SITE IS STABILIZED.
3. INLET FILTER BASKETS SHALL BE INSTALLED AT ALL EXISTING AND PROPOSED CATCH BASINS THAT WILL RECEIVE RUNOFF DURING CONSTRUCTION.
4. ALL TEMPORARY EROSION CONTROL MATS/BANKETS USED ON THIS SITE SHALL BE CURLEX NET FREE EROSION CONTROL BANKETS MANUFACTURED BY AMERICAN EXCELSIOR COMPANY, OR APPROVED EQUAL. WELDED PLASTIC OR BIODEGRADABLE PLASTIC NETTING OR THREAD IN MATTING IS SPECIFICALLY NOT ALLOWED ON THIS SITE.
5. SEDIMENT TRAPS AND/OR BASINS SHOULD BE USED AS NECESSARY TO CONTAIN RUNOFF UNTIL BASINS/PONDS ARE STABILIZED.
6. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS, THE CONCORD CONSTRUCTION STANDARDS AND DETAILS, AND THE APPROVED PLAN SET.

EROSION CONTROL LEGEND

-  PROPOSED INLET PROTECTION
-  PROPOSED CONSTRUCTION EXIT
-  PROPOSED SILT FENCE / PERIMETER CONTROLS
-  LIMITS OF DISTURBANCE

EROSION CONTROL PLAN

PREPARED FOR:

WILLOW RUN SUBDIVISION

CONCORD TAX MAP 15P LOT 26-1

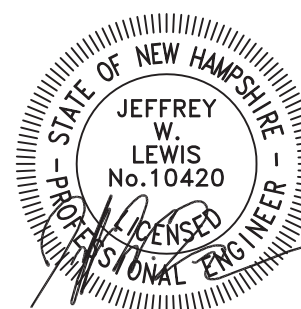
BOSCAWEN TAX MAP 83 LOT 63-9

NORTH SIDE OF ELM STREET

CONCORD & BOSCAWEN, NEW HAMPSHIRE

APPLICANT: ZENDKO, LLC
4 HIGH STREET, SUITE 201
NORTH ANDOVER, MA 01845

OWNER: MARK BOUCHER
126 ELM STREET
PENACOOK, NH 03303



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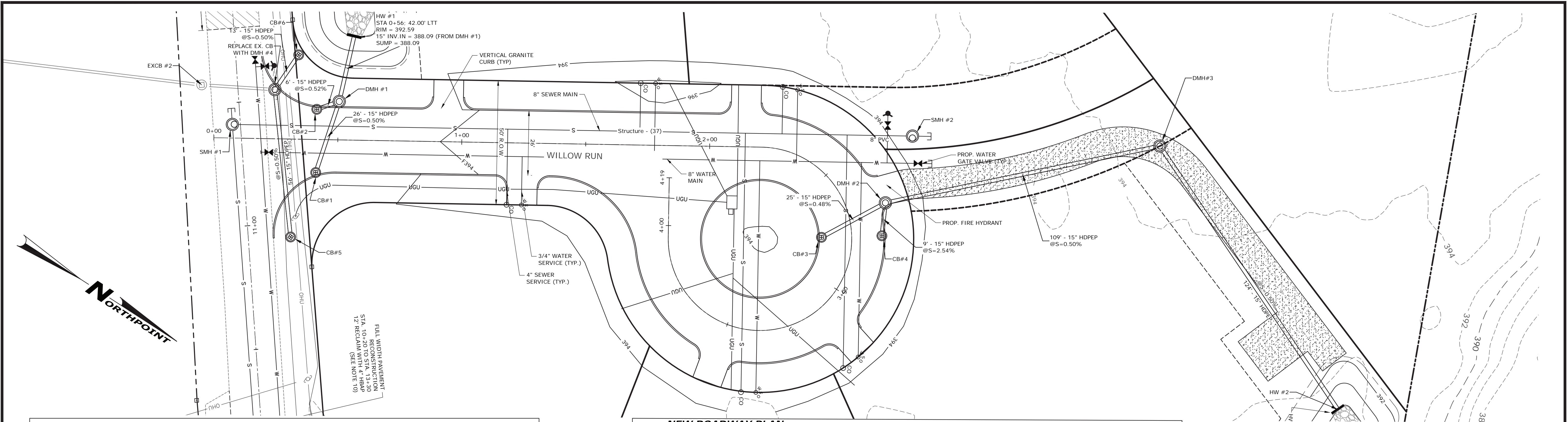
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PROJ.: 25019

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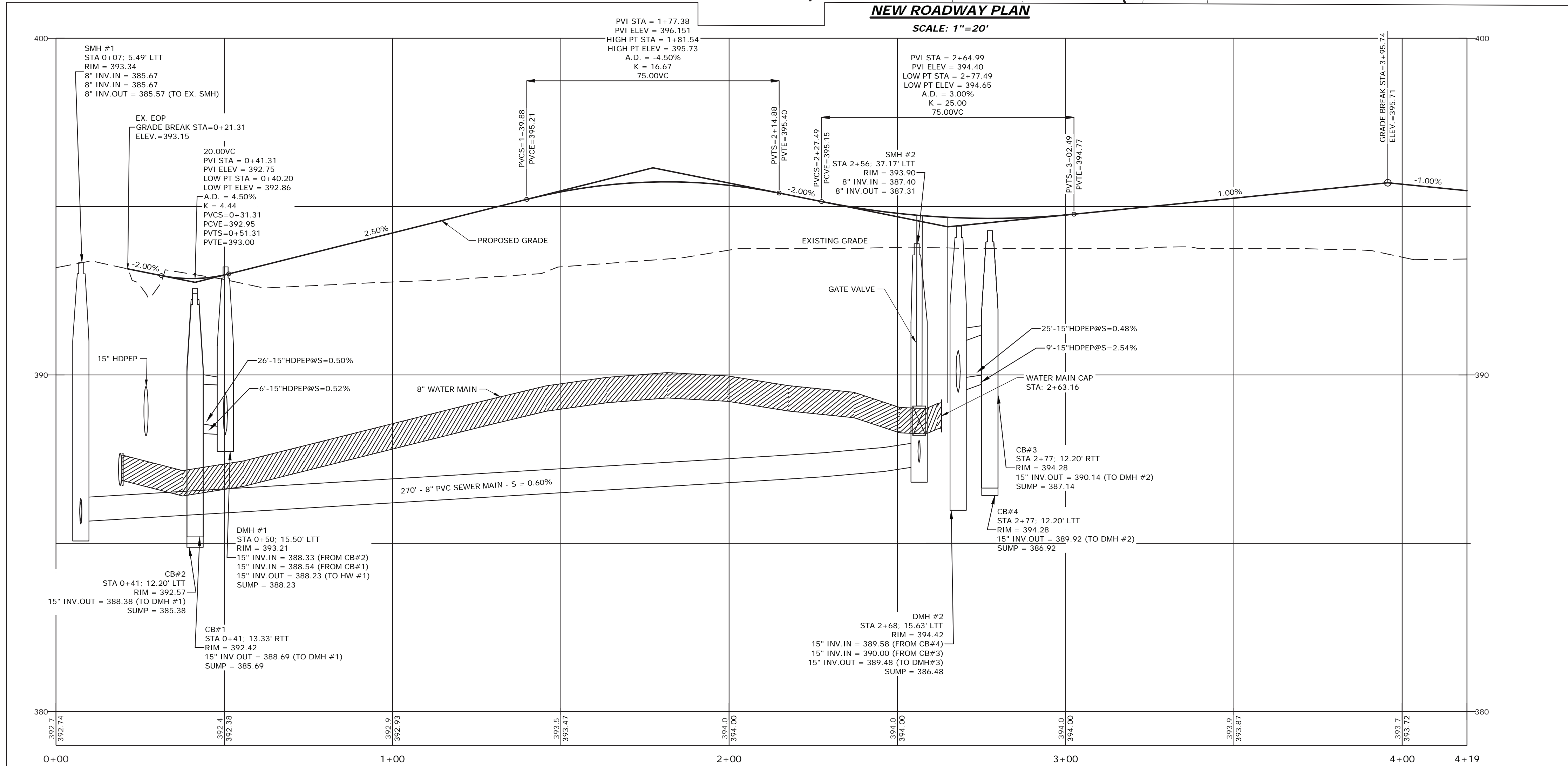
SHEET: 8 OF 21

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NEW ROADWAY PLAN

SCALE: 1"=20'



NEW ROADWAY PROFILE

SCALE: 1"=20' (HORZ.)

1"=2' (VERT.)

NOTE:

SEE SHEET 6 FOR CONSTRUCTION NOTES



GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

WILLOW RUN PLAN & PROFILE

PREPARED FOR:

WILLOW RUN SUBDIVISION

CONCORD TAX MAP 15P LOT 26-1

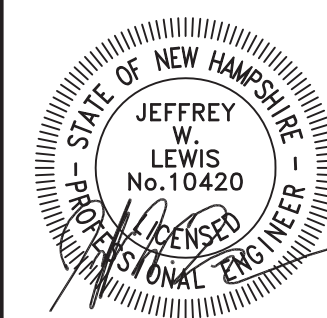
BOSCAWEN TAX MAP 83 LOT 63-9

NORTH SIDE OF ELM STREET

CONCORD & BOSCAWEN, NEW HAMPSHIRE

APPLICANT: ZENDKO, LLC
4 HIGH STREET, SUITE 201
NORTH ANDOVER, MA 01845

OWNER: MARK BOUCHER
126 ELM STREET
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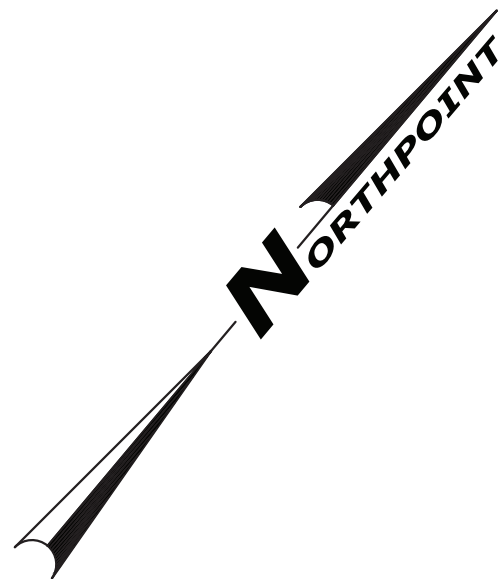
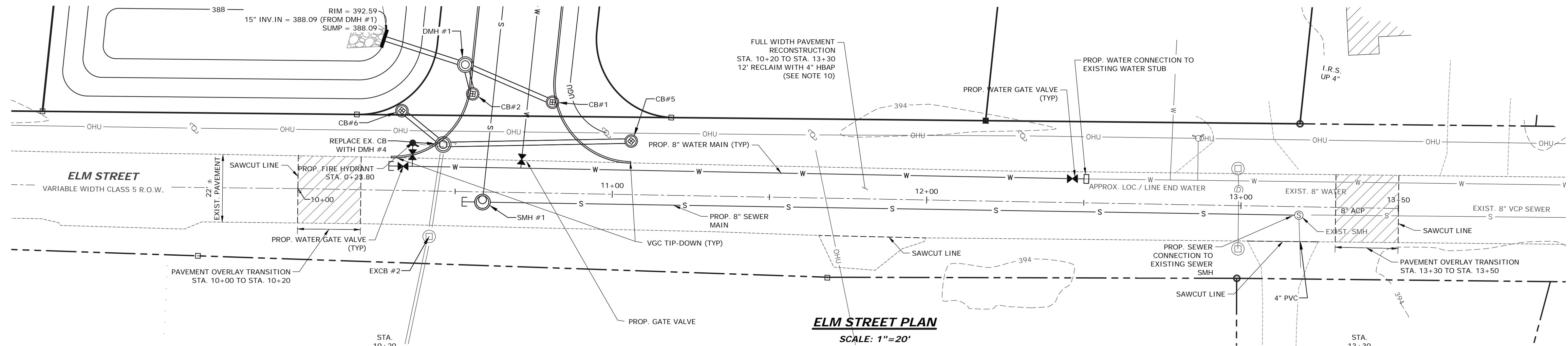
119 Storrs St. Ste 201
Concord, NH 03301
Tel 603-226-1166
Fax 603-226-1160
www.northpointeng.com

DATE: JUN, 2025

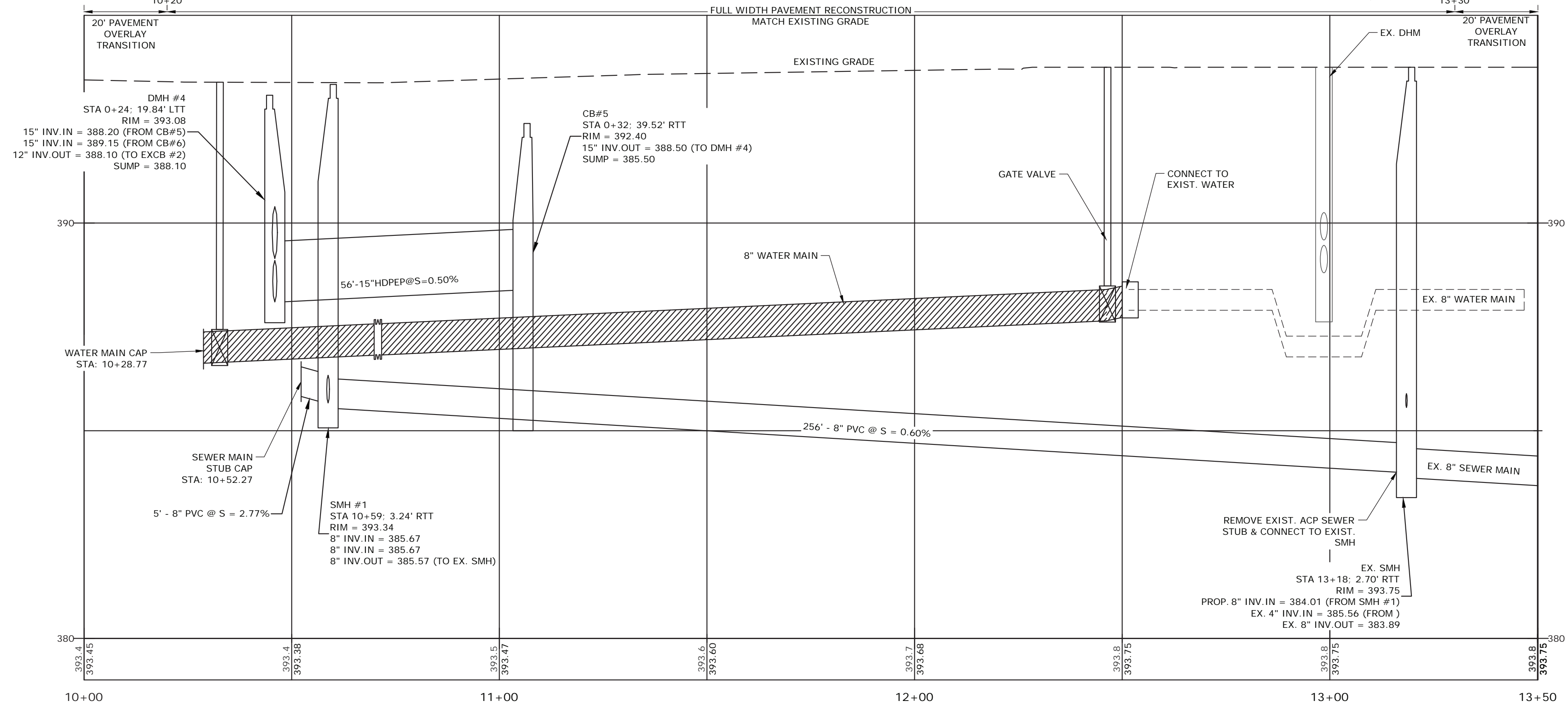
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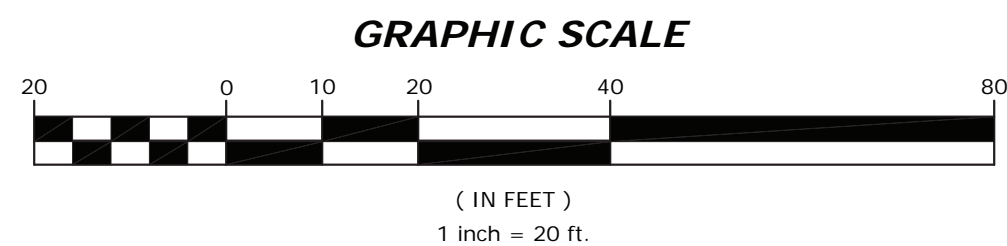
SHEET: 9 OF 21



NOTE:
SEE SHEET 6 FOR CONSTRUCTION NOTES



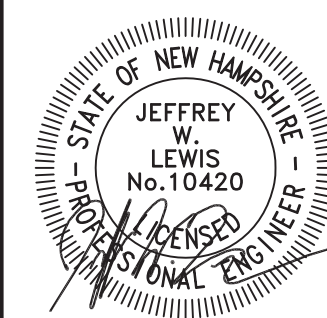
ELM STREET PROFILE
SCALE: 1"=20' (HORZ.)
1"=2' (VERT.)



ELM STREET PLAN & PROFILE
PREPARED FOR:
WILLOW RUN SUBDIVISION
CONCORD TAX MAP 15P LOT 26-1
BOSCAWEN TAX MAP 83 LOT 63-9
NORTH SIDE OF ELM STREET
CONCORD & BOSCAWEN, NEW HAMPSHIRE

APPLICANT: ZENDKO, LLC
4 HIGH STREET, SUITE 201
NORTH ANDOVER, MA 01845

OWNER: MARK BOUCHER
126 ELM STREET
PENACOOK, NH 03303



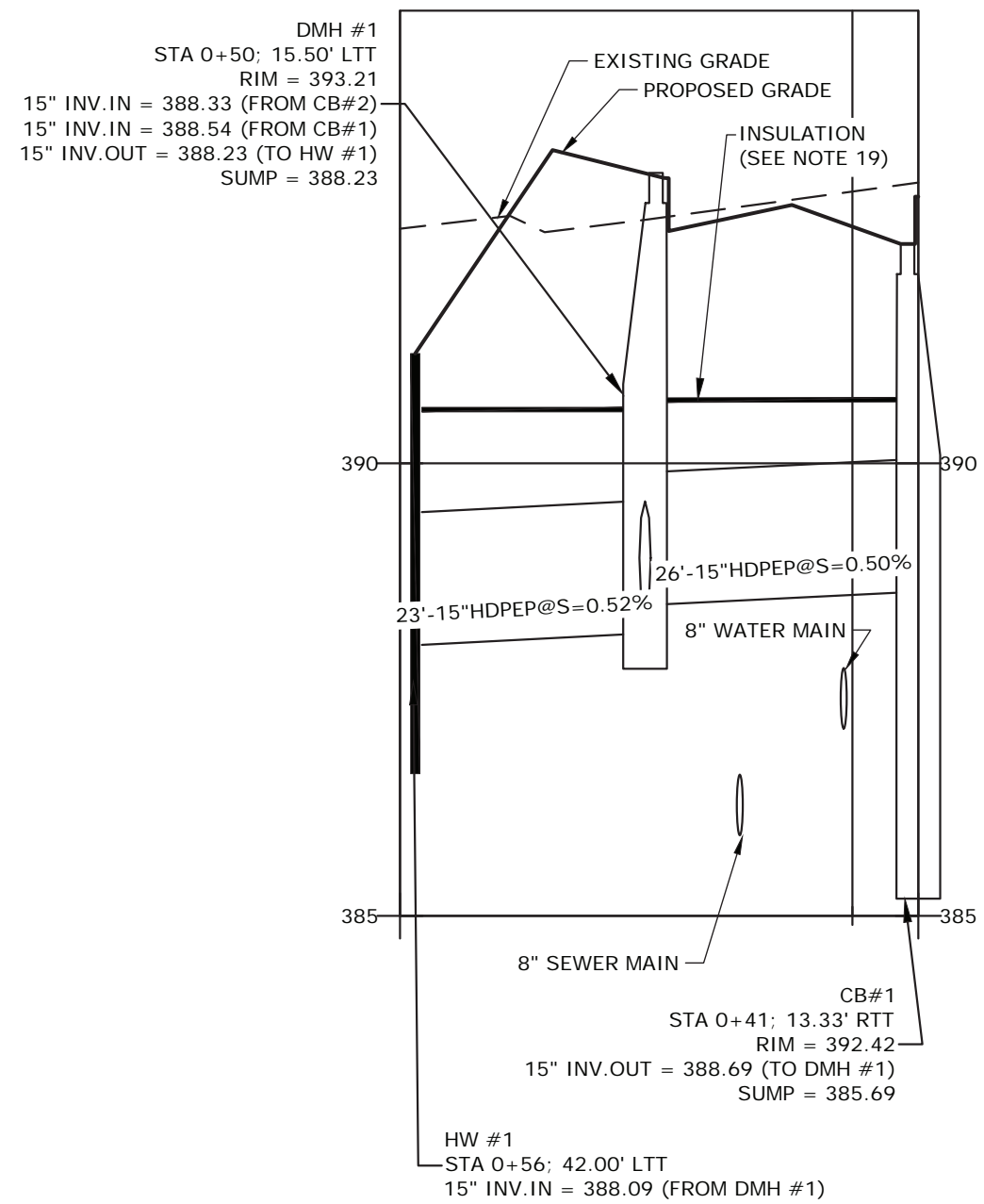
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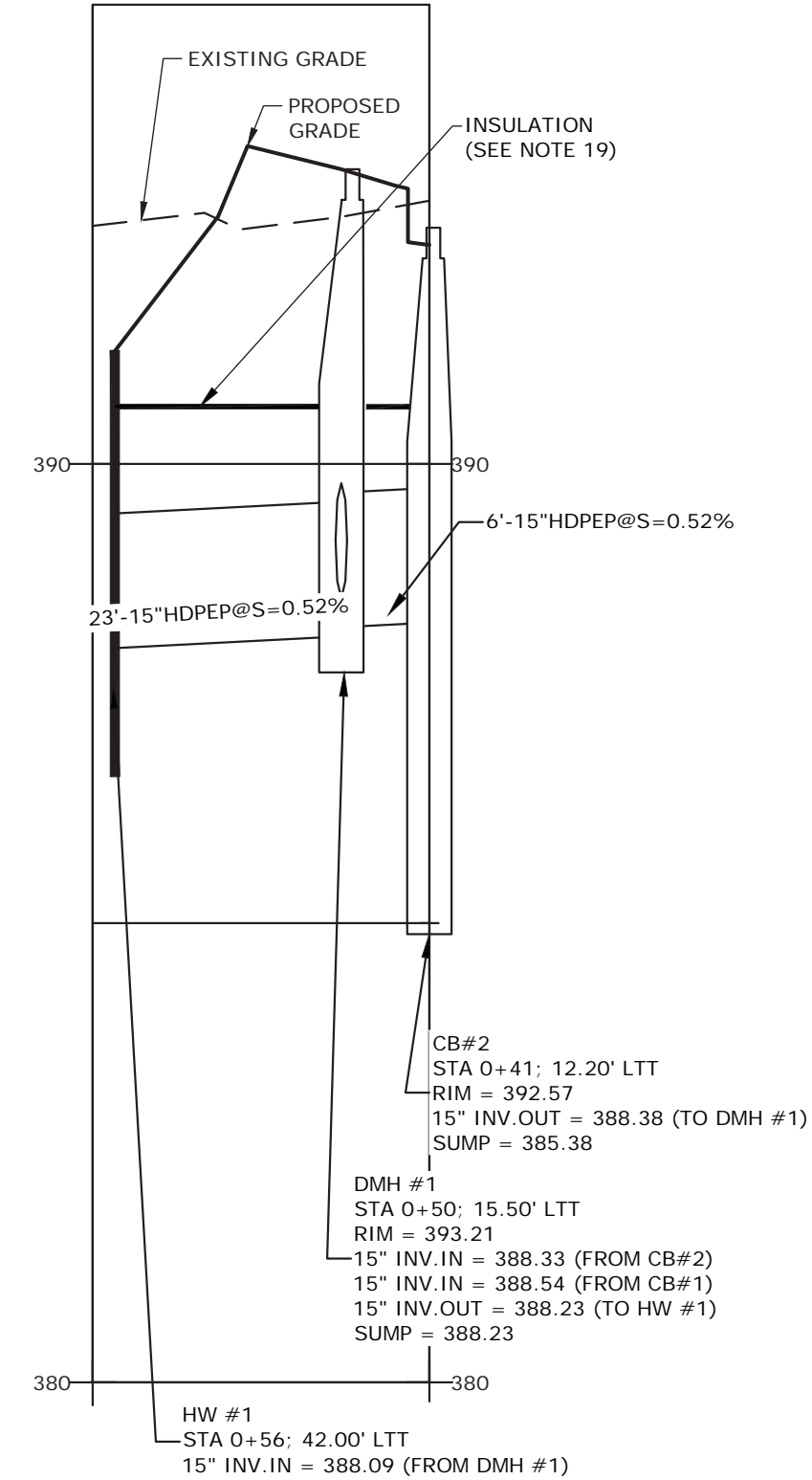
119 Storrs St. Ste 201
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DATE: JUN, 2025
PROJ.: 25019
SCALE: 1"=##'
SHEET: 10 OF 21

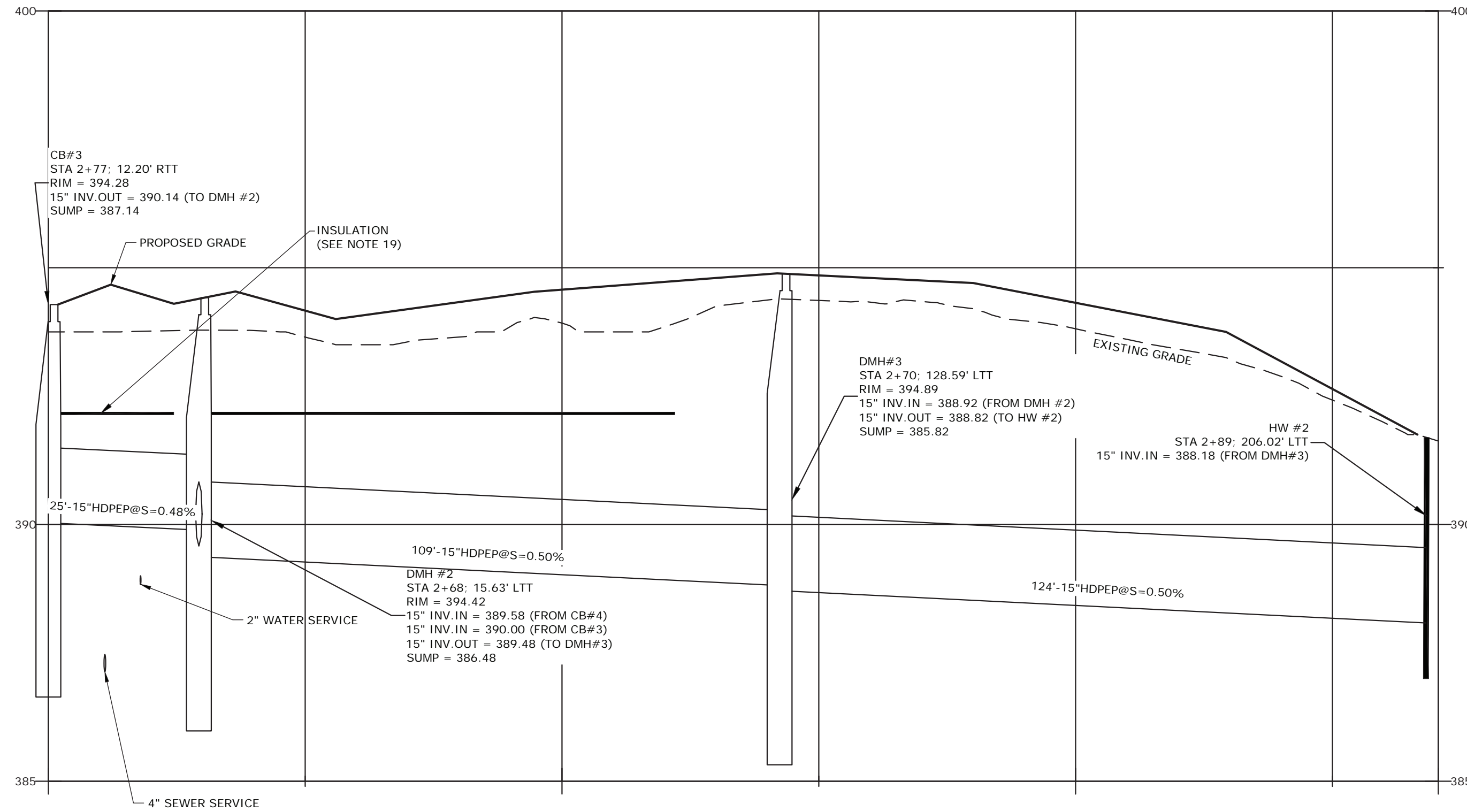
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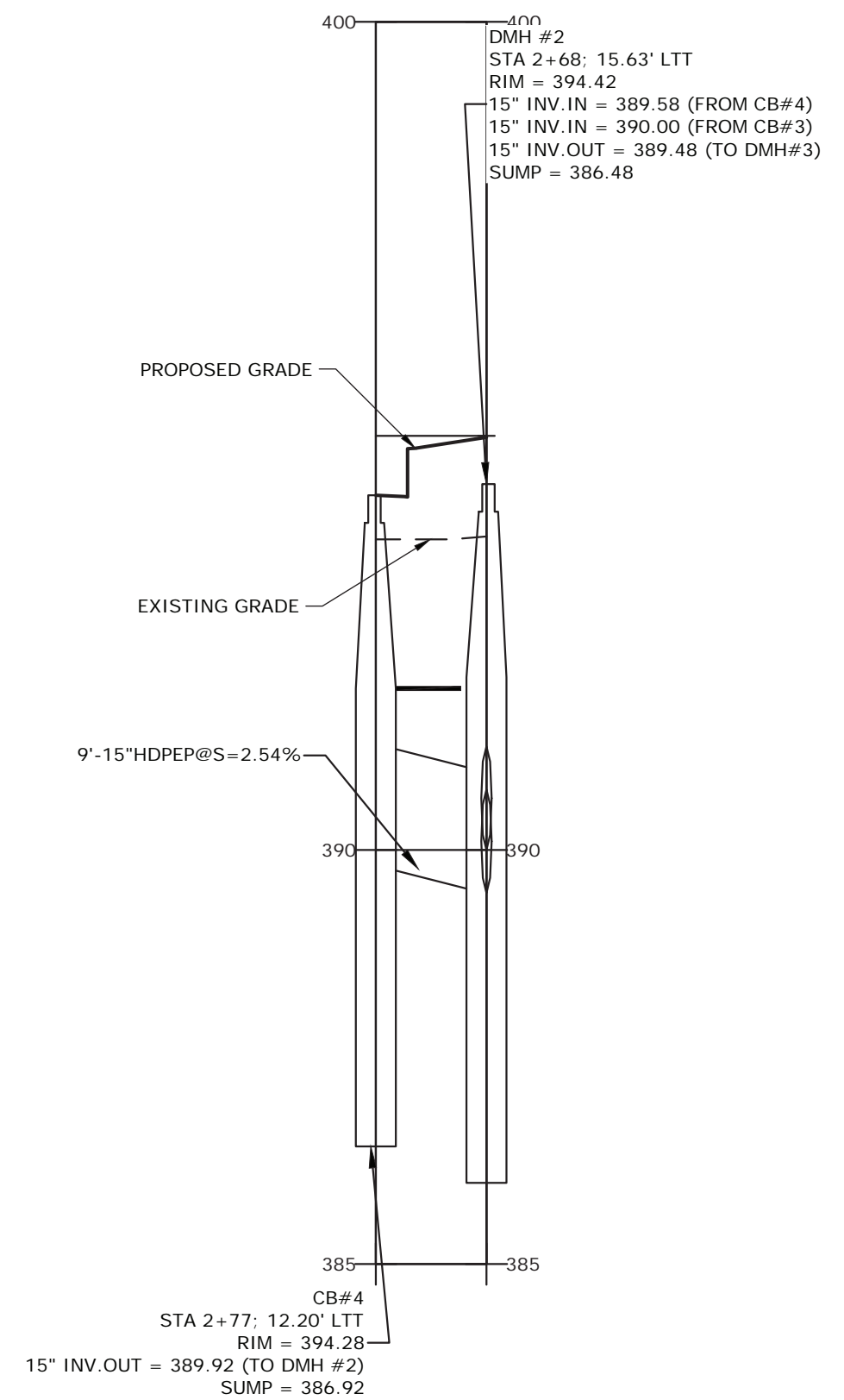
STORM DRAIN PROFILE #1
SCALE: 1"=20' (HORZ.)
1"=2' (VERT.)



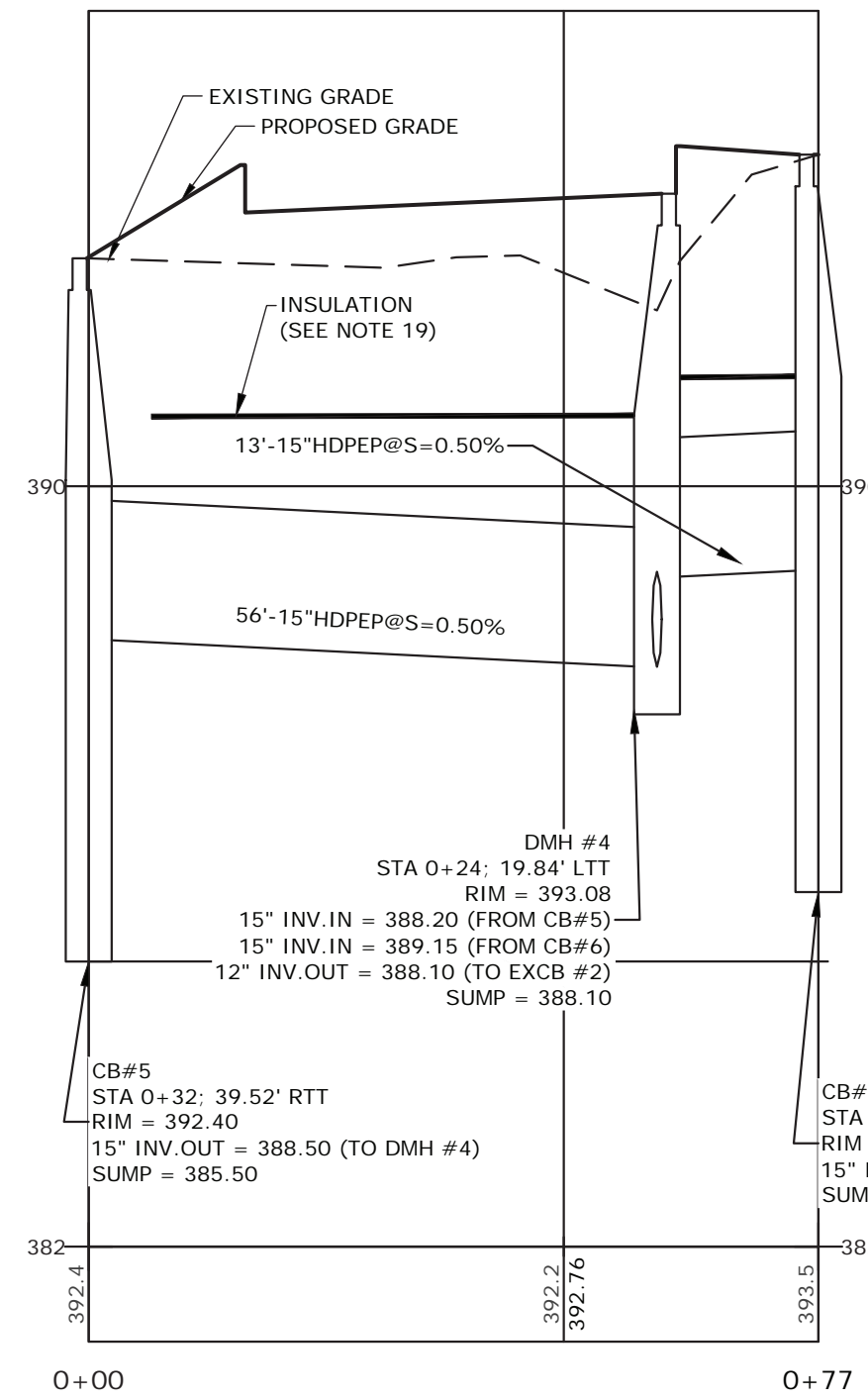
STORM DRAIN PROFILE #2
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1"=2' (VERT.)



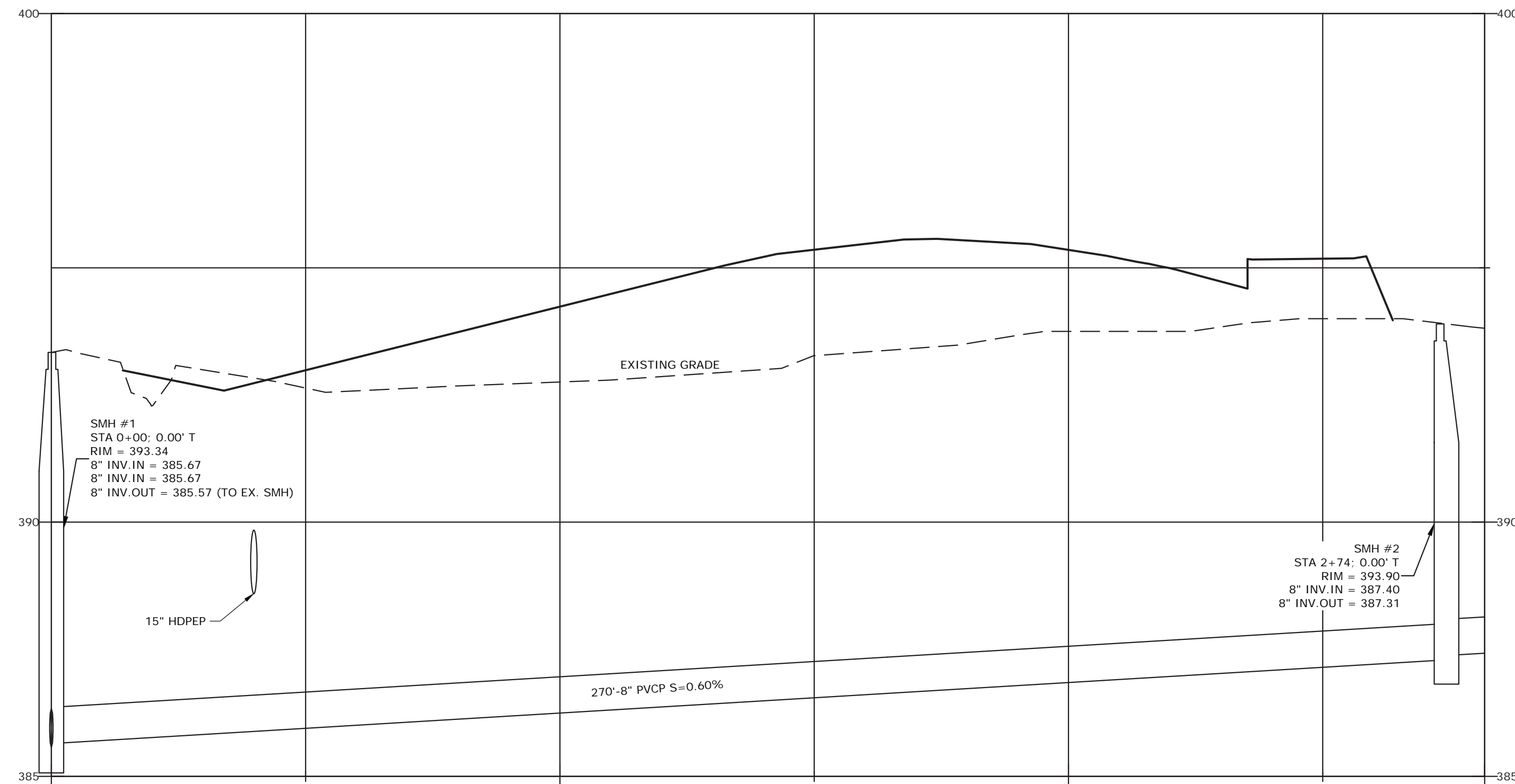
STORM DRAIN PROFILE #3
SCALE: 1"=20' (HORZ.)
1"=2' (VERT.)



STORM DRAIN PROFILE #4
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1"=2' (VERT.)

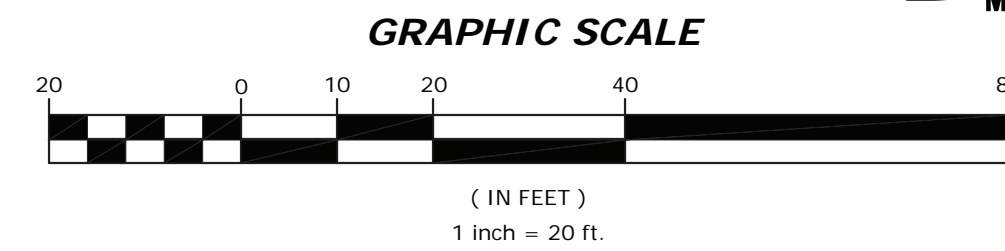


STORM DRAIN PROFILE #5
SCALE: 1"=20' (HORZ.)
1"=2' (VERT.)



SEWER MAIN PROFILE
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1"=2' (VERT.)

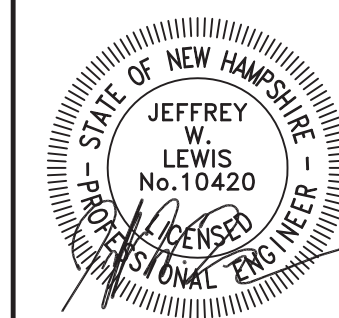
NOTE:
SEE SHEET 6 FOR CONSTRUCTION NOTES



SEWER & DRAINAGE PROFILES
PREPARED FOR:
WILLOW RUN SUBDIVISION
CONCORD TAX MAP 15P LOT 26-1
BOSCAWEN TAX MAP 83 LOT 63-9
NORTH SIDE OF ELM STREET
CONCORD & BOSCAWEN, NEW HAMPSHIRE

APPLICANT: ZENDKO, LLC
4 HIGH STREET, SUITE 201
NORTH ANDOVER, MA 01845

OWNER: MARK BOUCHER
126 ELM STREET
PENACOOK, NH 03303

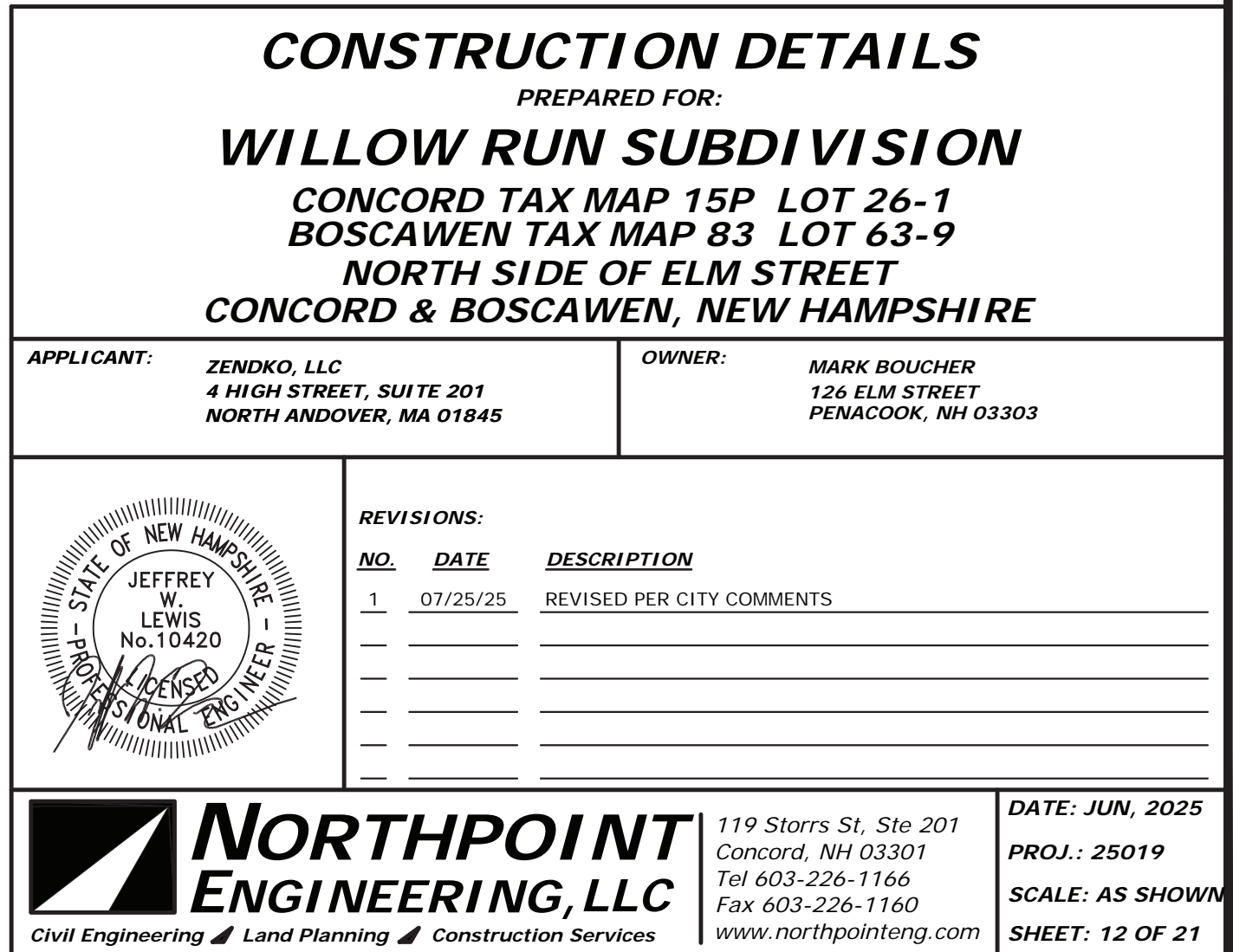
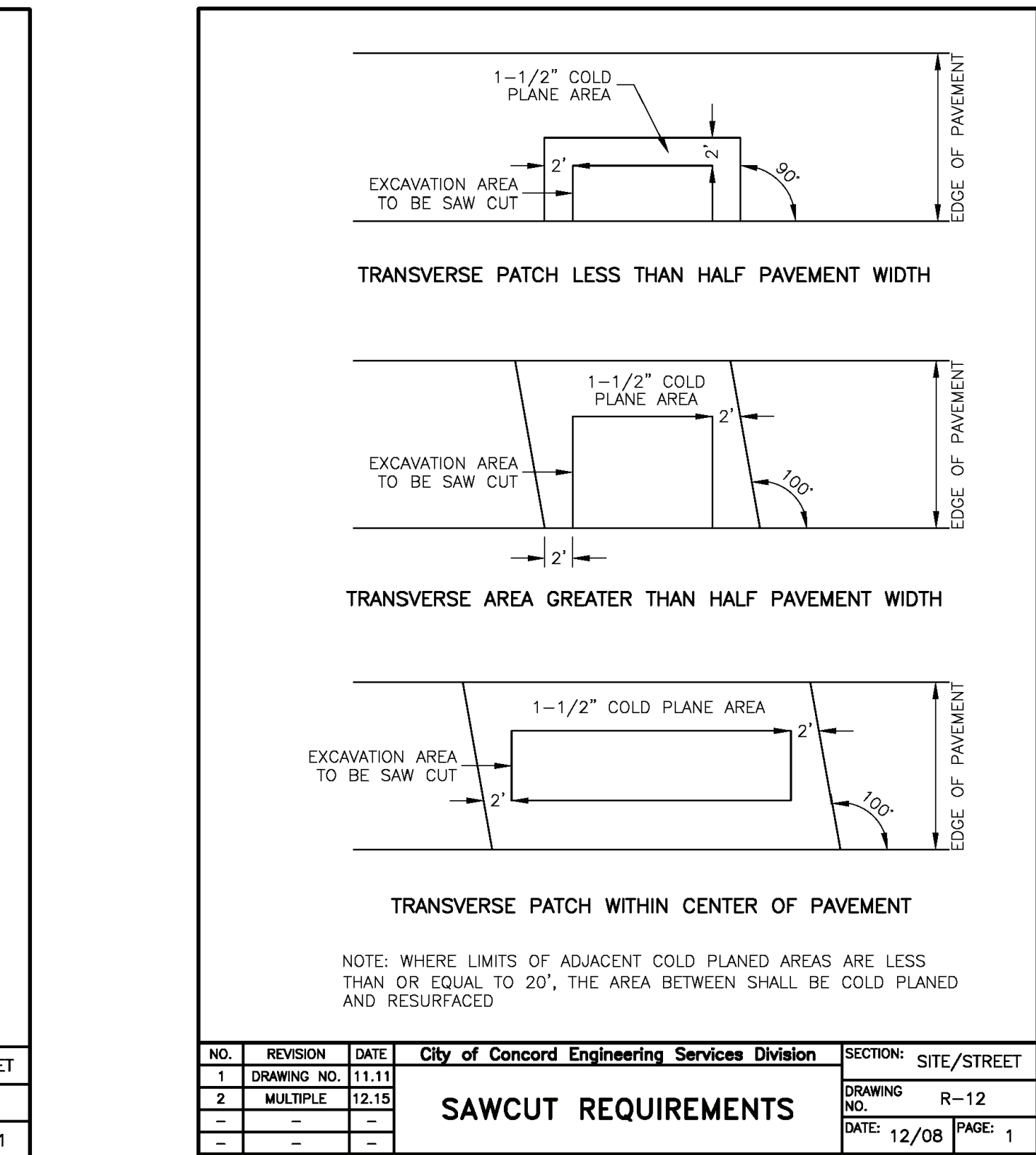
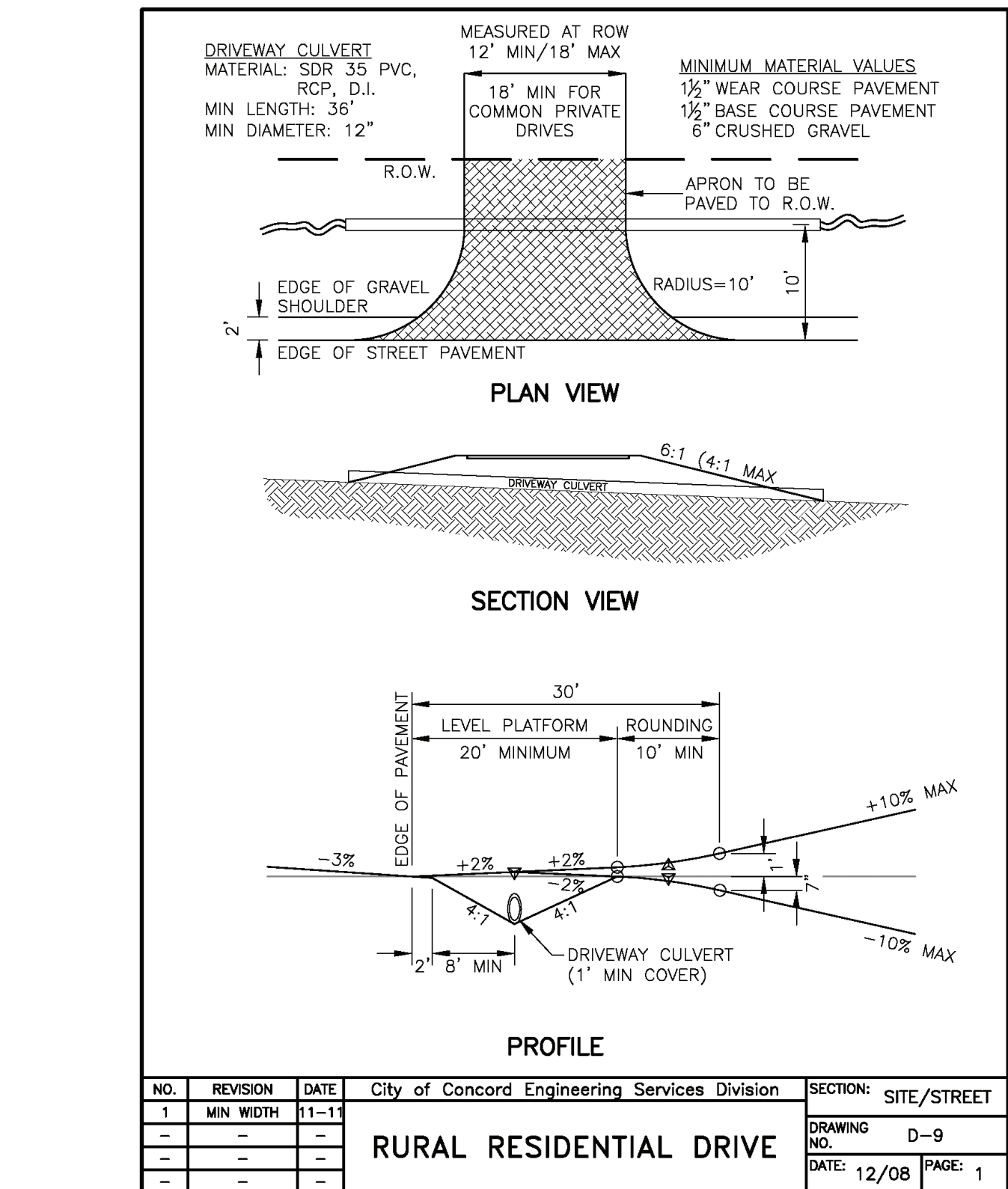
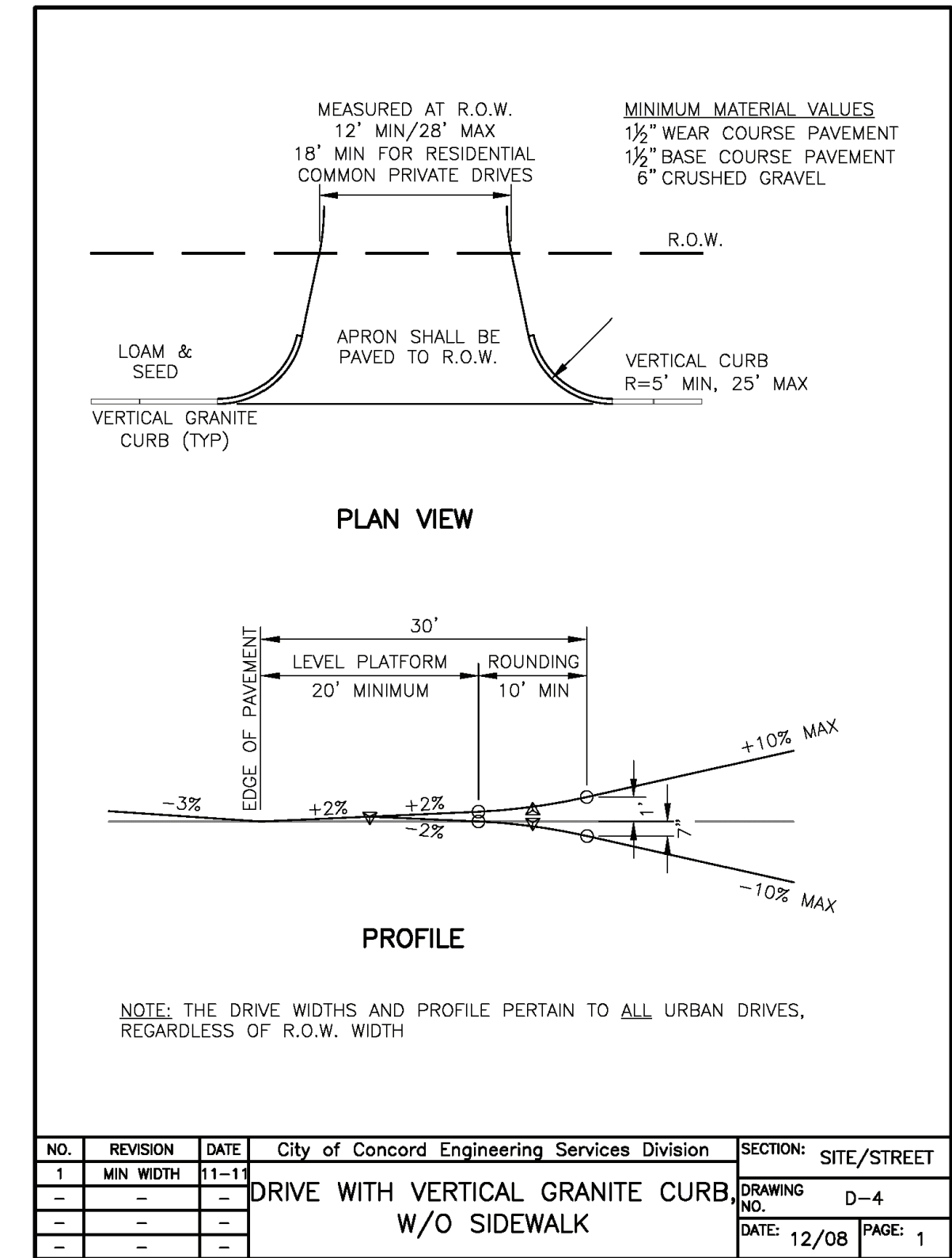


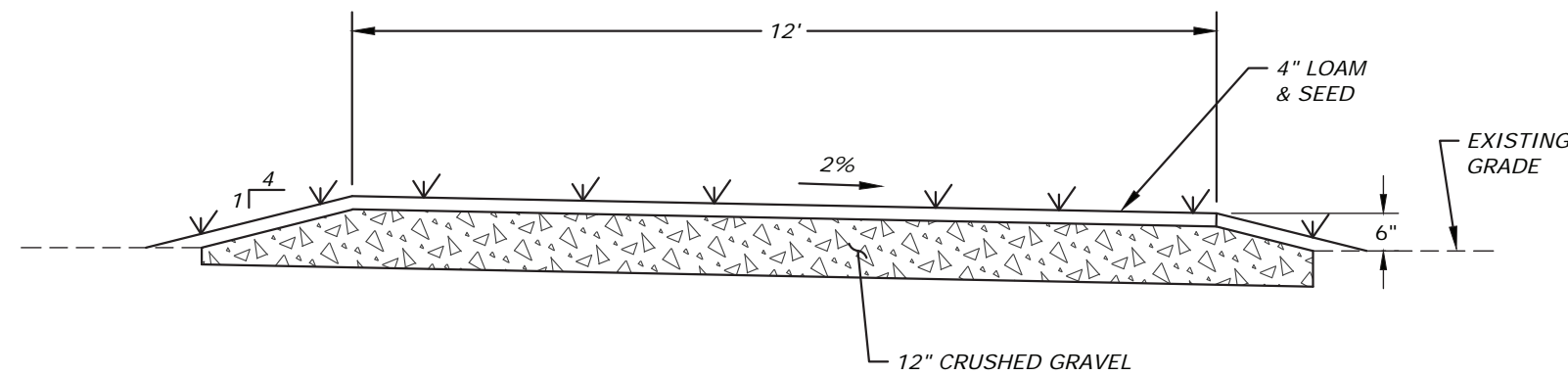
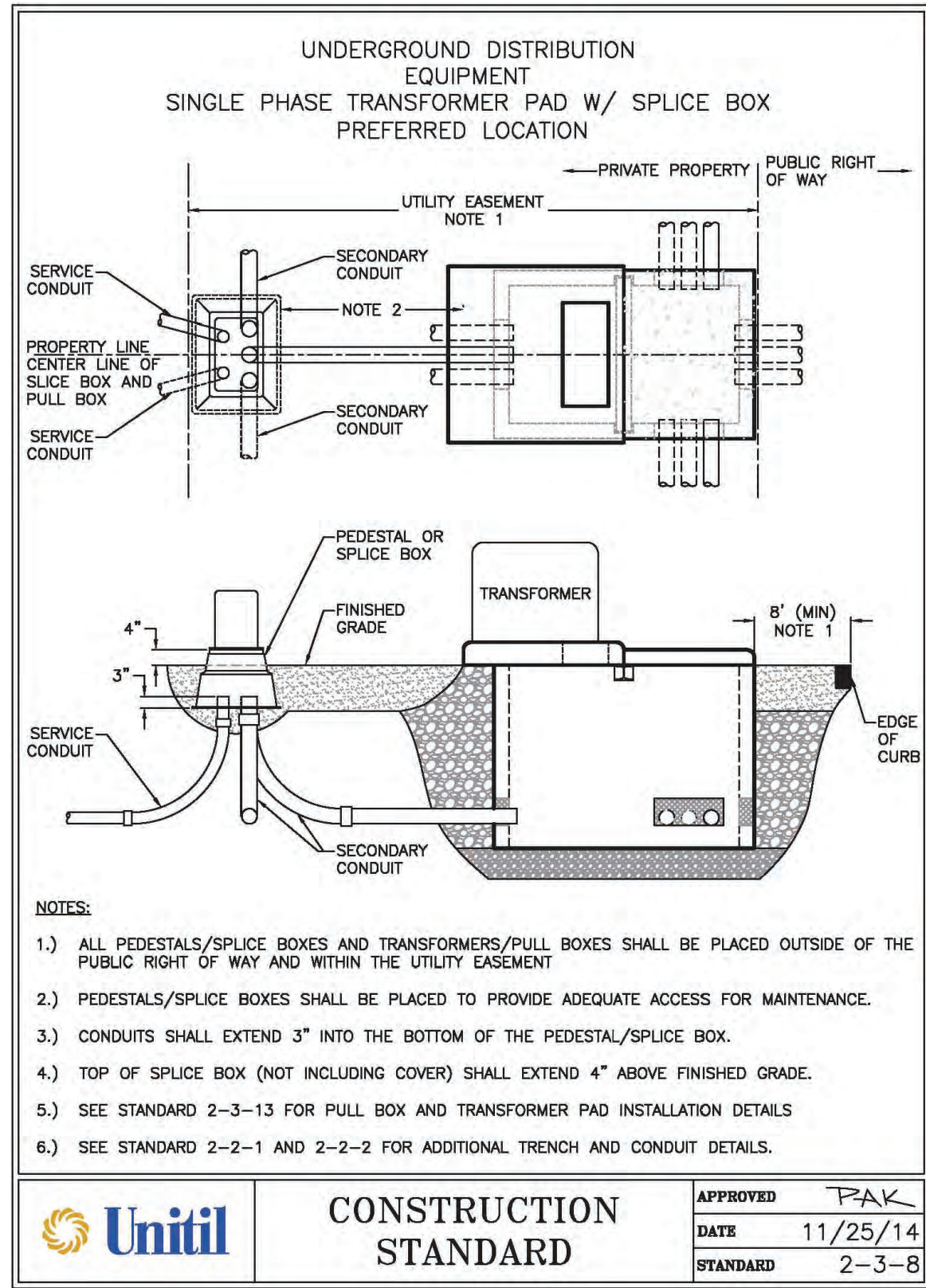
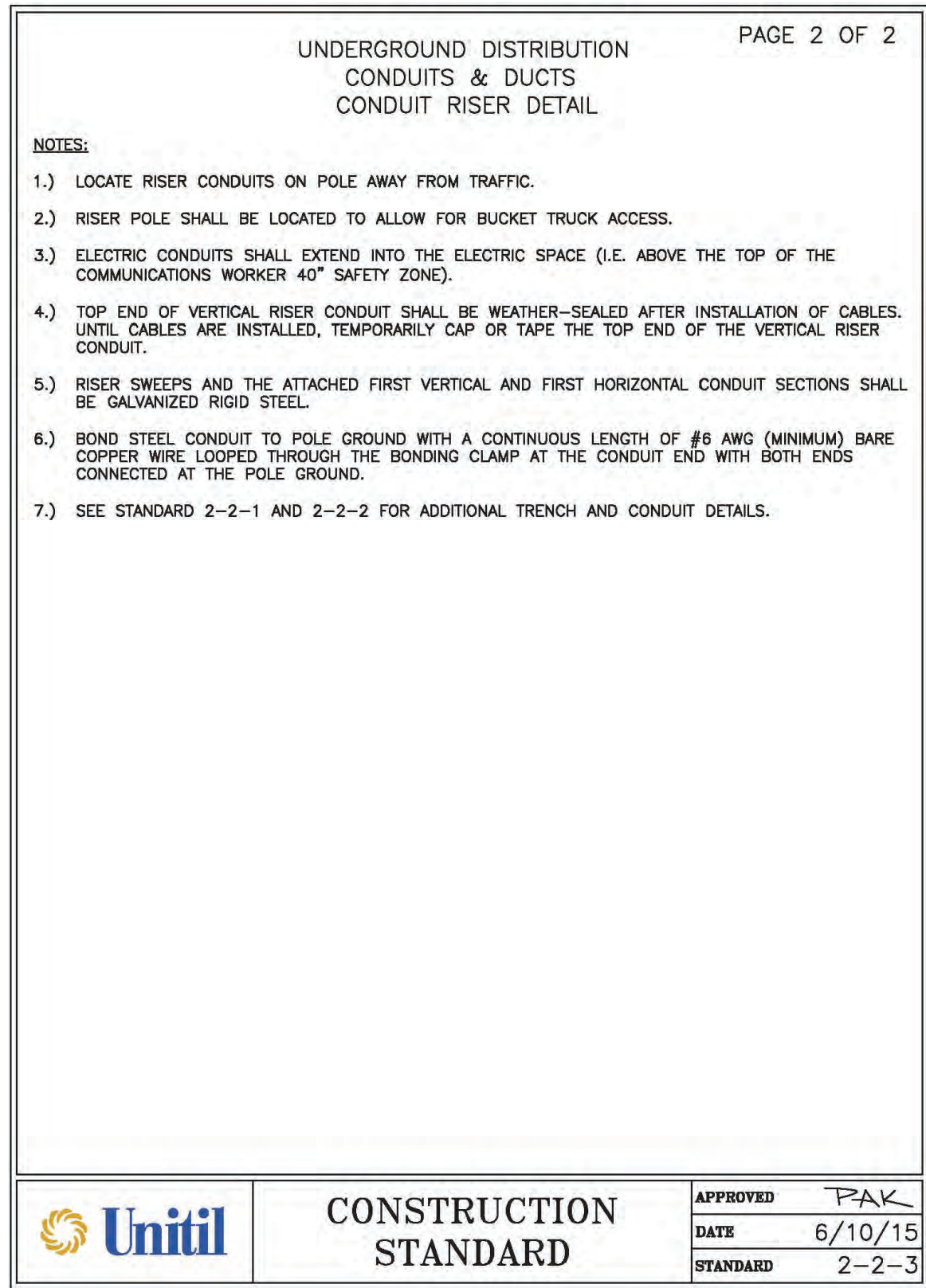
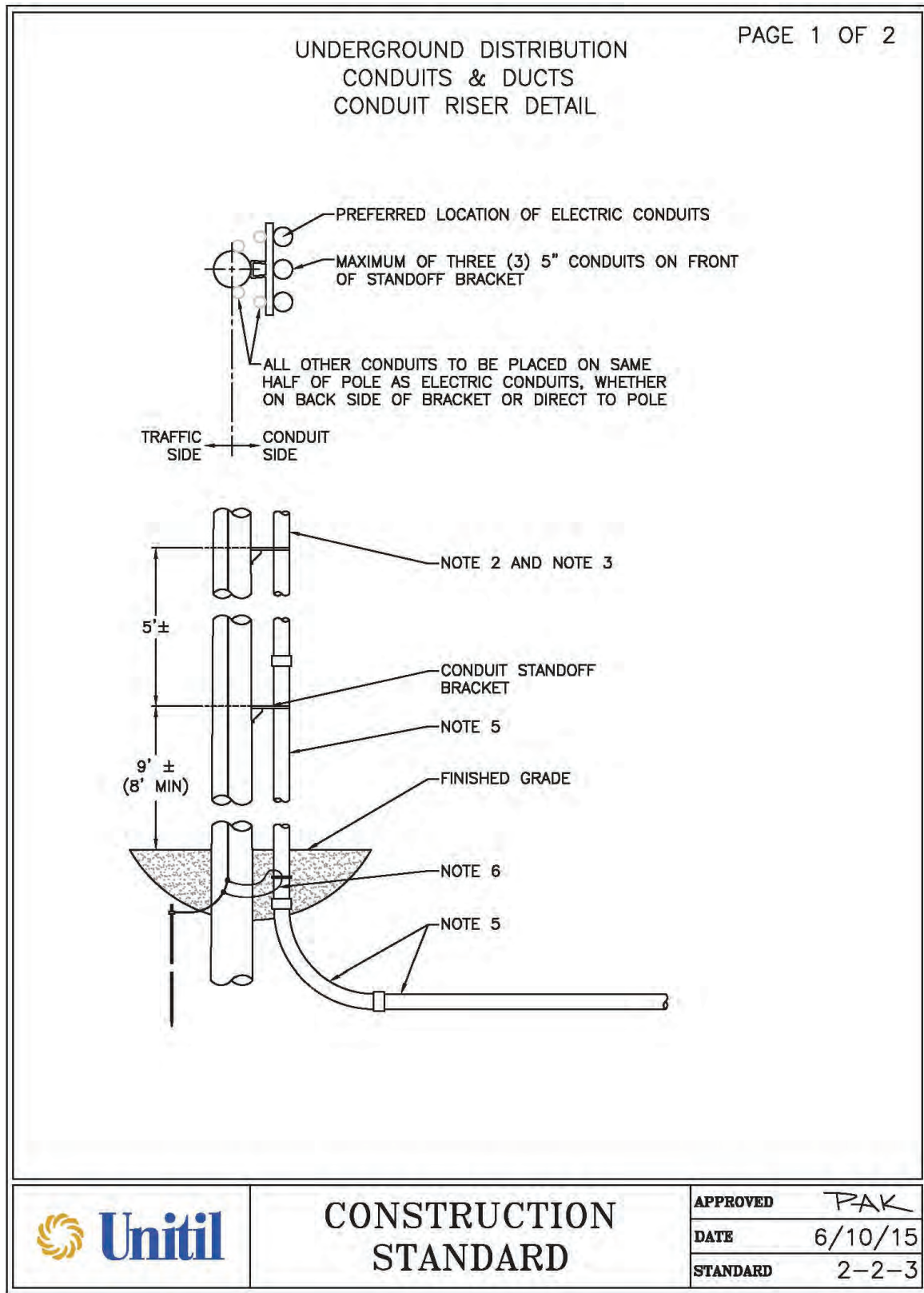
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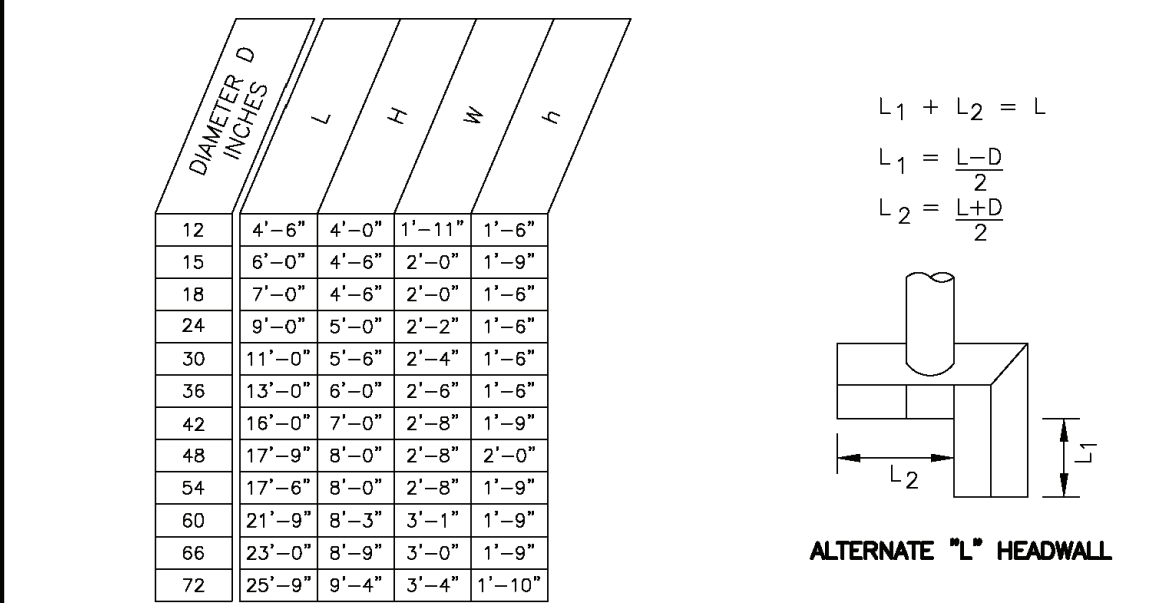
DATE: JUN, 2025
PROJ.: 25019
SCALE: 1"=##'
SHEET: 11 OF 21



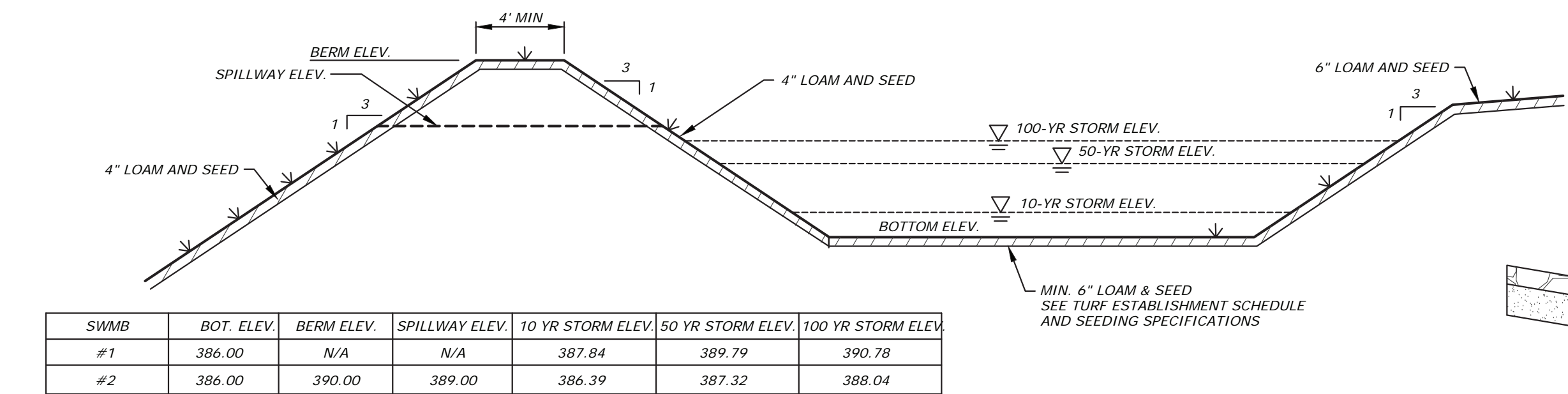


GRASS ON GRAVEL ACCESS DRIVE
- NOT TO SCALE -

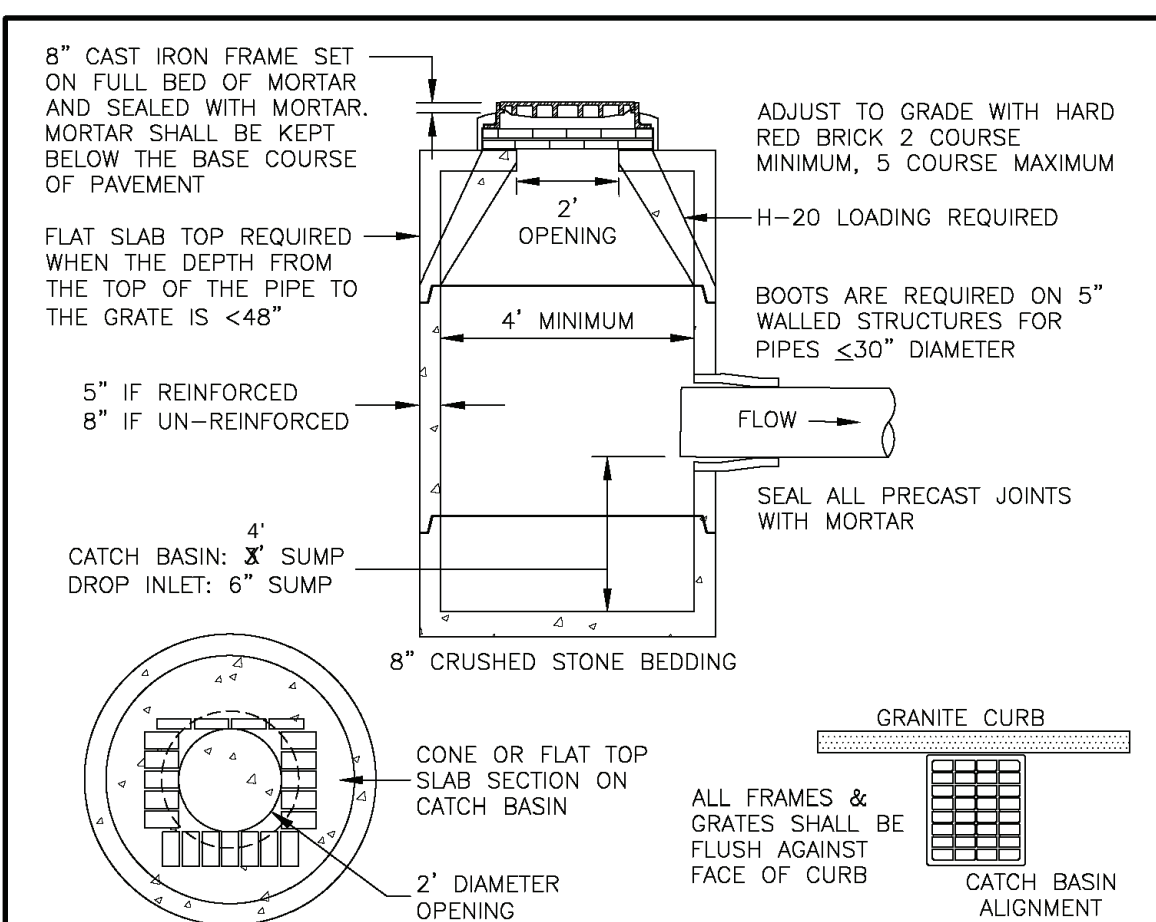
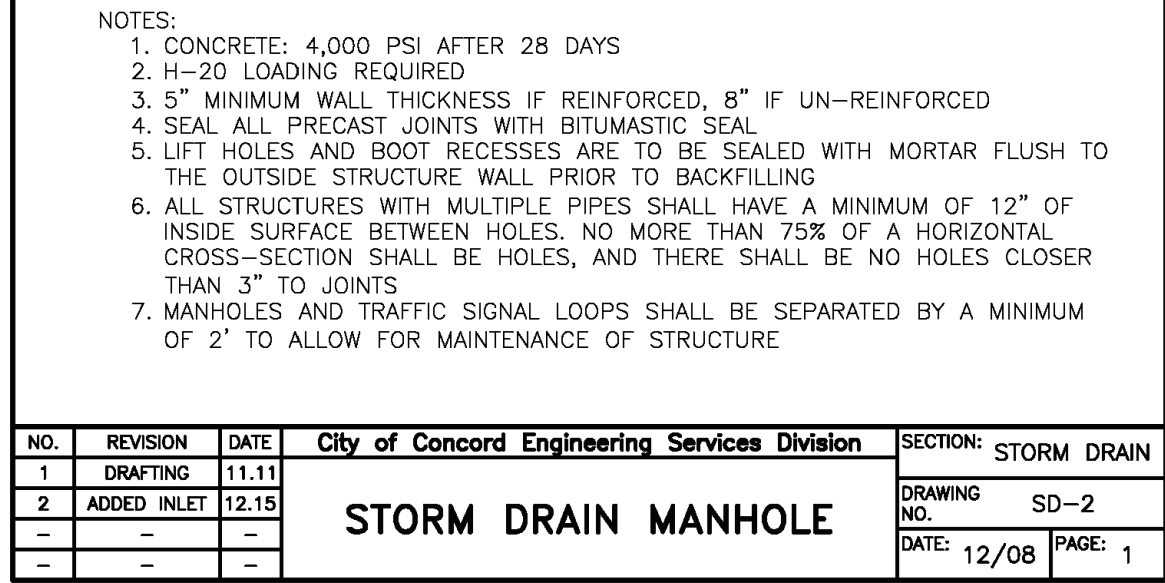
CONSTRUCTION DETAILS PREPARED FOR: WILLOW RUN SUBDIVISION CONCORD TAX MAP 15P LOT 26-1 BOSCAWEN TAX MAP 83 LOT 63-9 NORTH SIDE OF ELM STREET CONCORD & BOSCAWEN, NEW HAMPSHIRE																			
APPLICANT: ZENDKO, LLC 4 HIGH STREET, SUITE 201 NORTH ANDOVER, MA 01845	OWNER: MARK BOUCHER 126 ELM STREET PENACOOK, NH 03303																		
	REVISIONS:																		
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 NORTHPOINT ENGINEERING, LLC Civil Engineering Land Planning Construction Services																			
119 Storrs St. Ste 201 Concord, NH 03301 Tel 603-226-1166 Fax 603-226-1160 www.northpointeng.com																			
DATE: JUN, 2025 PROJ.: 25019 SCALE: AS SHOWN SHEET: 14 OF 21																			



NO.	REVISION	DATE	City of Concord Engineering Services Division	SECTION: STORM DRAIN	
1	Slopes/Dimensions	03.19	STANDARD HEADWALL	DRAWING NO. SD-9	
-	-	-		DATE: 12/08	PAGE: 1
-	-	-			
-	-	-			

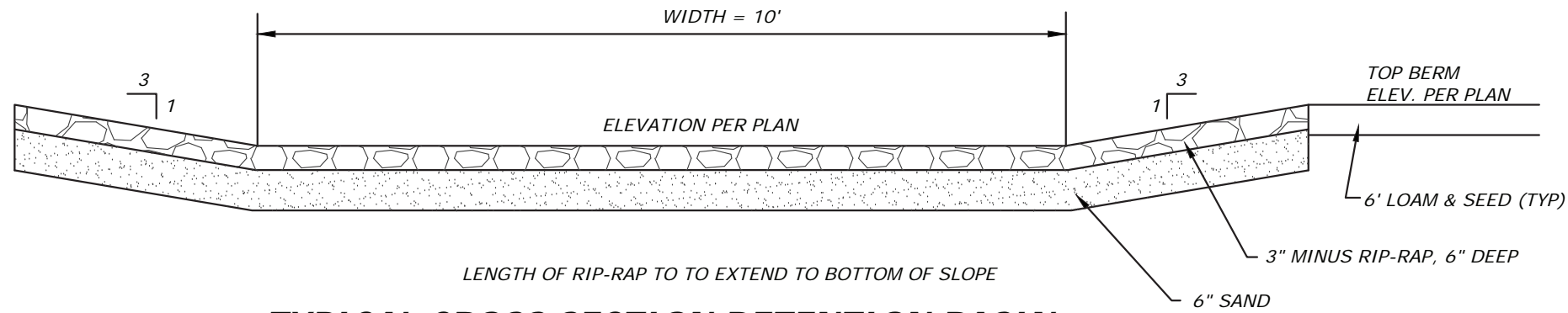


TYPICAL STORMWATER MANAGEMENT (INFILTRATION) BASIN DETAIL
-NOT TO SCALE-



- NOTES:
1. CONCRETE SHALL BE 4,000 PSI AFTER 28 DAYS.
 2. SEAL ALL PRECAST JOINTS WITH BITUMASTIC SEAL.
 3. LIFT HOLES AND BOOT RECESSES ARE TO BE SEALED WITH MORTAR FLUSH TO THE OUTSIDE STRUCTURE WALL PRIOR TO BACKFILLING.
 4. MINIMUM DEPTH FROM RIM TO INVERT OF THE HIGHEST PIPE SHALL BE:
 $12''=3.7'$, $15''=3.9'$, $18''=4.2'$, $24''=6.4'$, $30''=5.3'$, $36''=5.8'$
 5. ALL STRUCTURES WITH MULTIPLE PIPES SHALL HAVE A MINIMUM OF 12" OF INSIDE SURFACE BETWEEN PIPES. NO MORE THAN 75% OF A HORIZONTAL CROSS-SECTION SHALL BE HOLES AND THERE SHALL BE NO HOLES CLOSER THAN 3" TO JOINTS.
 6. MANHOLES AND TRAFFIC SIGNAL LOOPS SHALL BE SEPARATED BY A MINIMUM OF 2' TO ALLOW FOR MAINTENANCE OF STRUCTURE.
 7. THREE FLANGED FRAMES SHALL BE USED FOR INSTALLATIONS ADJACENT TO VERTICAL GRANITE CURB.
 8. NHDOT PIPE 24" GRATE REQUIRED FOR ROADWAYS HAVING SLOPES EQUAL TO OR GREATER THAN 3%. TYPE "7" SHALL BE BICYCLE SAFE.
 9. BRICK WORK SHALL BE RECTANGULAR AND CONFORM TO THE DIMENSIONS OF THE GRATE BEING USED. TYPE "B" GRATES SHALL BE ALIGNED WITH THE 22" DIMENSION AGAINST THE CURB.

NO.	REVISION	DATE	City of Concord Engineering Services Division	SECTION:	STORM DRAIN	
1	DRAFTING	11/11	CATCH BASIN / DROP INLET	DRAWING NO.	SD-6	
2	SUMP DIM.	3/18		DATE:	12/08	PAGE: 1
-	-	-				

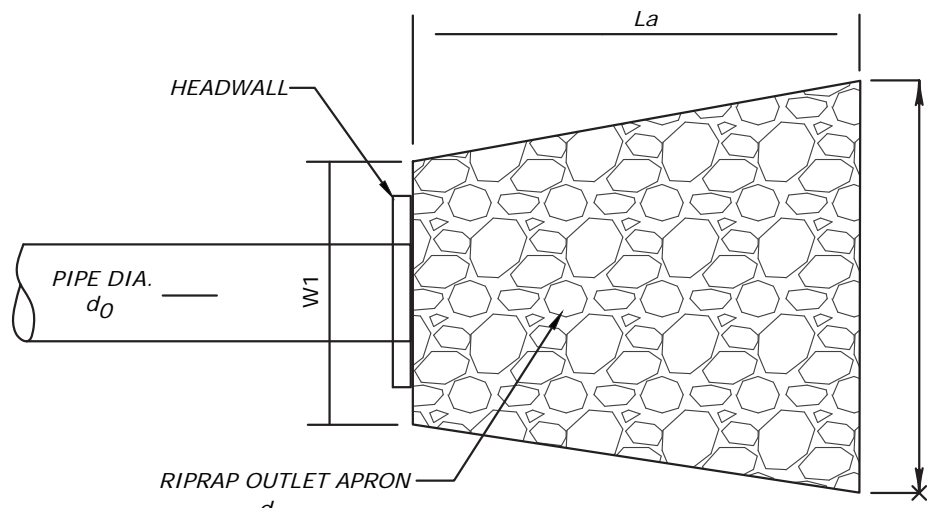
MODIFIED

TYPICAL CROSS SECTION DETENTION BASIN
EMERGENCY SPILLWAY

SCALE: 1" = 2'

CONSTRUCTION SPECIFICATIONS

1. A SUITABLE GEOTEXTILE FABRIC OR FILTER MATERIAL SHALL BE PLACED BETWEEN THE SOIL AND THE RIP-RAP APRON.
2. THE SUBGRADE FOR THE FILTER MATERIAL, GEOTEXTILE FABRIC, OR RIPRAP SHALL BE CLEARED AND GRUBBED TO REMOVE ALL ROOTS, VEGETATION, AND DEBRIS AND PREPARED TO THE LINES AND GRADES SHOWN ON THE PLANS.
3. THE ROCK OR GRAVEL USED FOR FILTER OR RIPRAP SHALL CONFORM TO THE SPECIFIED GRADATION.
4. GEOTEXTILE FABRICS SHALL BE PROTECTED FROM PUNCTURE OR TEARING DURING THE PLACEMENT OF THE ROCK RIPRAP BY PLACING A CUSHION OF SAND AND GRAVEL OVER THE OPENING OR DAMAGED AREA. IF A FABRIC SHALL BE REPAIRED BY PLACING A PIECE OF FABRIC OVER THE DAMAGED AREA OR BY COMPLETE REPLACEMENT OF THE FABRIC, ALL OVERLAPS REQUIRED FOR REPAIRS OR JOINING TWO PIECES OF FABRIC SHALL BE A MINIMUM OF 12 INCHES.
5. STONE FOR THE RIPRAP MAY BE PLACED BY EQUIPMENT AND SHALL BE CONSTRUCTED TO THE FULL LAYER THICKNESS SPECIFIED. THE STONE FRAGMENT SIZE SHALL BE SUCH THAT SEGREGATION OF THE STONE SIZES AND/OR DISPLACEMENT OF THE UNDERLYING MATERIALS, HAND PLACEMENT MAY BE REQUIRED TO PREVENT DAMAGE TO ANY PERMANENT STRUCTURES.
6. STONES FOR RIPRAP SHALL BE ANGULAR OR SUBANGULAR. THE STONES SHOULD BE SHAPED SO THAT THE LEAST DIMENSION OF THE STONE FRAGMENT SHALL BE NOT LESS THAN ONE-THIRD OF THE GREATEST DIMENSION OF THE FRAGMENT. FLAT ROCKS SHALL NOT BE USED FOR RIPRAP.
7. VOIDS IN THE ROCK RIPRAP SHOULD BE FILLED WITH SPALLS AND SMALLER ROCKS.



APRON WITH HEADWALL

OUTLET PROTECTION APRON DETAIL
-NOT TO SCALE-

MAINTENANCE

THE OUTLET PROTECTION SHOULD BE CHECKED AT LEAST ANNUALLY AND AFTER EVERY MAJOR STORM. IF THE RIPRAP HAS BEEN DISPLACED, UNDERMINED, OR DAMAGED, IT SHOULD BE REPAIRED IMMEDIATELY. WOODY VEGETATION SHOULD BE REMOVED FROM THE ROCK RIPRAP ANNUALLY BECAUSE TREE ROOTS WILL EVENTUALLY DISLodge THE ROCK RIPRAP.

THE CHANNEL IMMEDIATELY BELOW THE OUTLET SHOULD BE CHECKED TO SEE THAT EROSION IS NOT OCCURRING. THE DOWNSTREAM CHANNEL SHOULD BE KEPT CLEAR OF OBSTRUCTIONS SUCH AS FALLEN TREES, DEBRIS, AND SEDIMENT THAT COULD CHANGE FLOW PATTERNS AND/OR TAILWATER DEPTHS ON THE PIPES.

IF THE RIPRAP IS ON A CHANNEL BANK, THE STREAM SHOULD BE KEPT CLEAR OF OBSTRUCTIONS SUCH AS FALLEN TREES, DEBRIS, AND SEDIMENT BARS THAT MAY CHANGE FLOW PATTERNS WHICH COULD DAMAGE OR DISPLACE THE RIPRAP. REPAIRS MUST BE CARRIED OUT IMMEDIATELY TO AVOID ADDITIONAL DAMAGE TO THE OUTLET PROTECTION APRON.

NOTES:

W1 = W2 FOR OUTLETS THAT DISCHARGE
TO A WELL-DEFINED CHANNEL OR
WATERWAY.

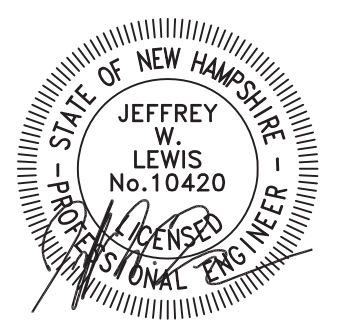
W1 = 3*d_o FOR OUTLETS THAT DO NOT
DISCHARGE TO A WELL-DEFINED
CHANNEL OR WATERWAY.

% OF WEIGHT SMALLER THAN GIVEN SIZE	FOR $d_{50} = XX$
100	1.5-2.0 d_{50}
85	1.3-1.8 d_{50}
50	1.0-1.5 d_{50}
15	0.3-0.5 d_{50}

LOCATION	La	W1	W2	d50	DEPTH
HW #1	14'	4'	18'	6"	15"
HW #2	14'	4'	19'	6"	15"

APPLICANT: **ZENDKO, LLC**
4 HIGH STREET, SUITE 201
NORTH ANDOVER, MA 01845

OWNER: MARK BOUCHER
126 ELM STREET
PENACOOK, NH 03303

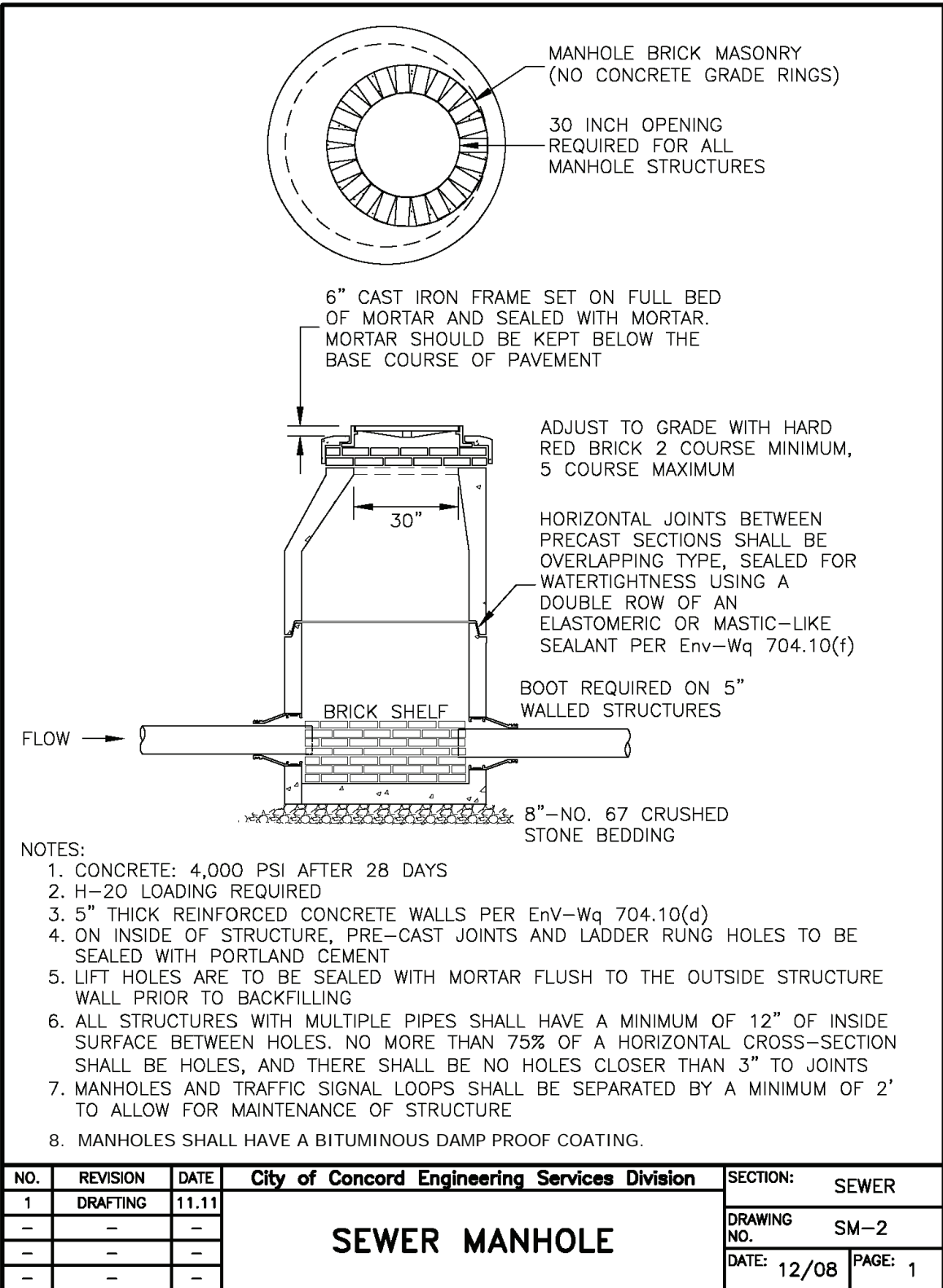


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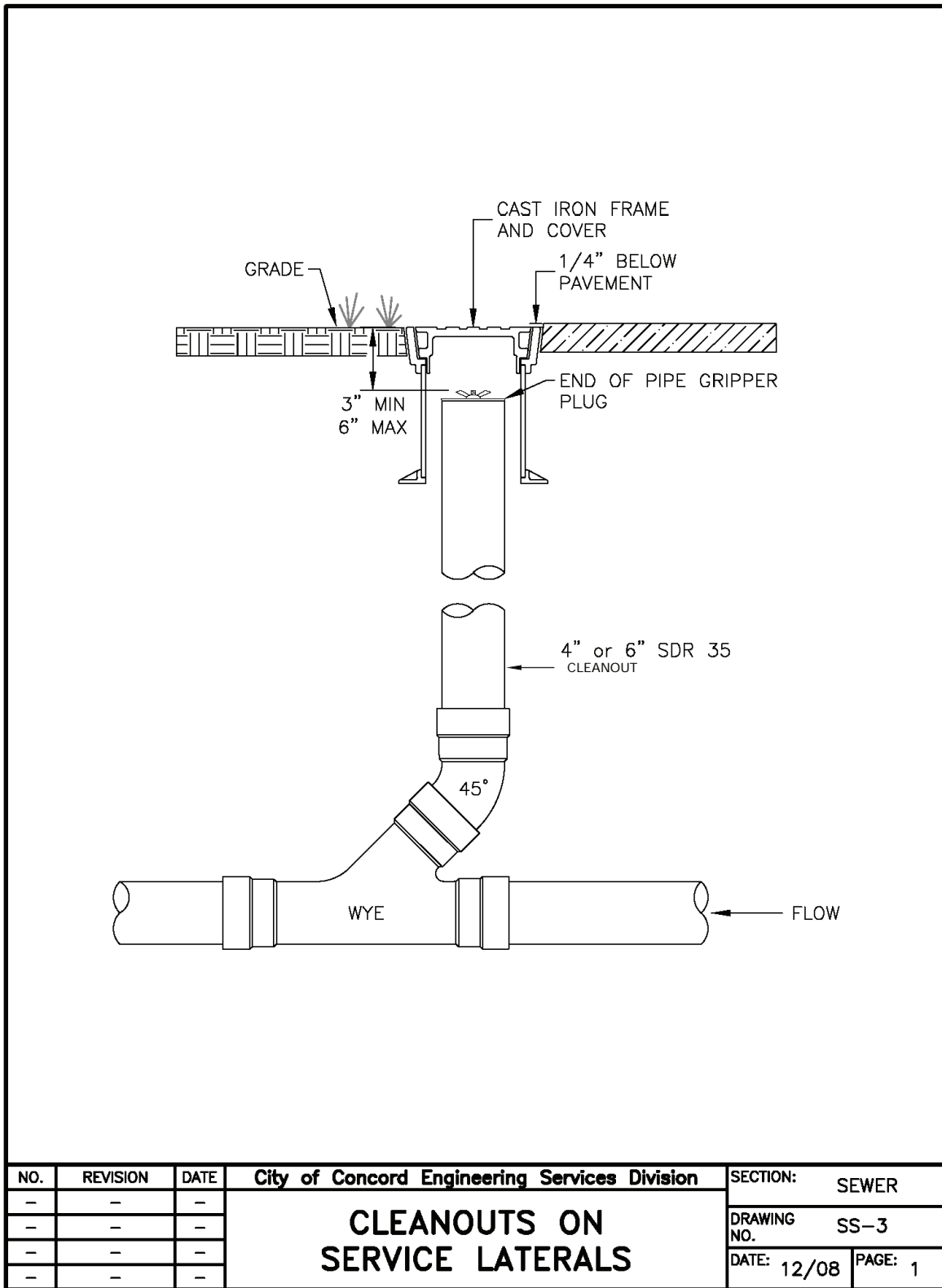
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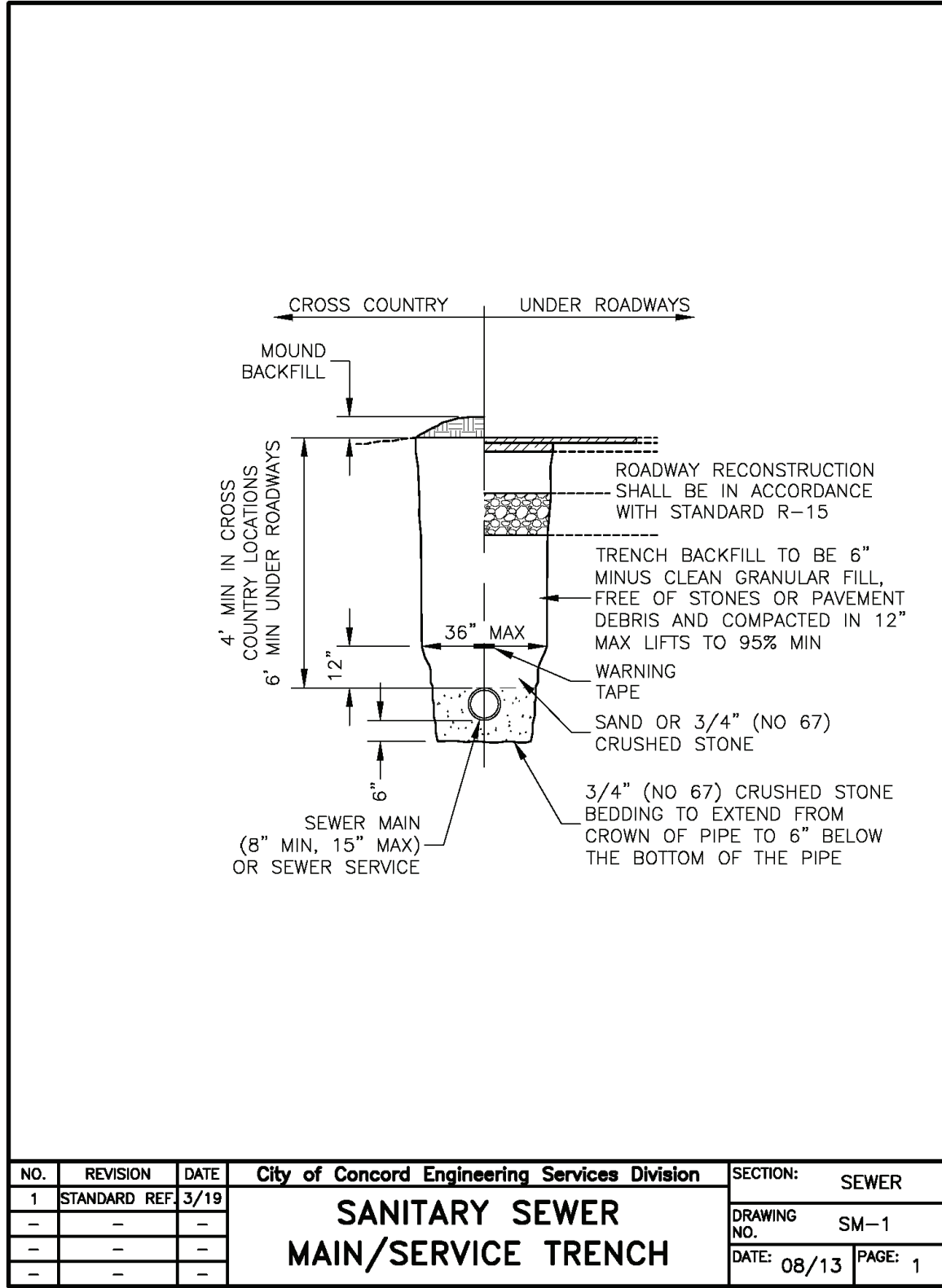
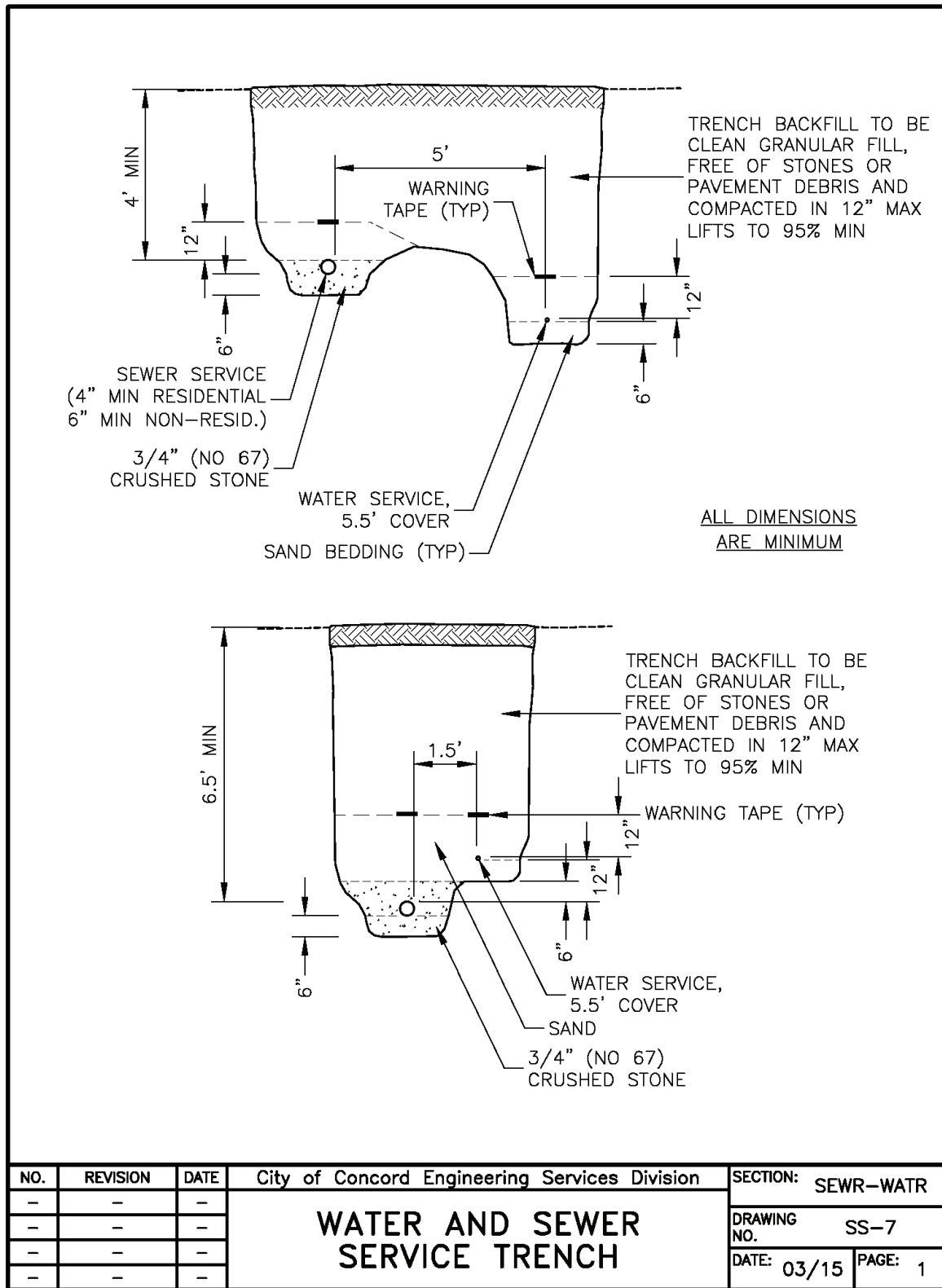
DATE: JUN, 2025
PROJ.: 25019
SCALE: AS SHOWN
SHEET: 15 OF 21



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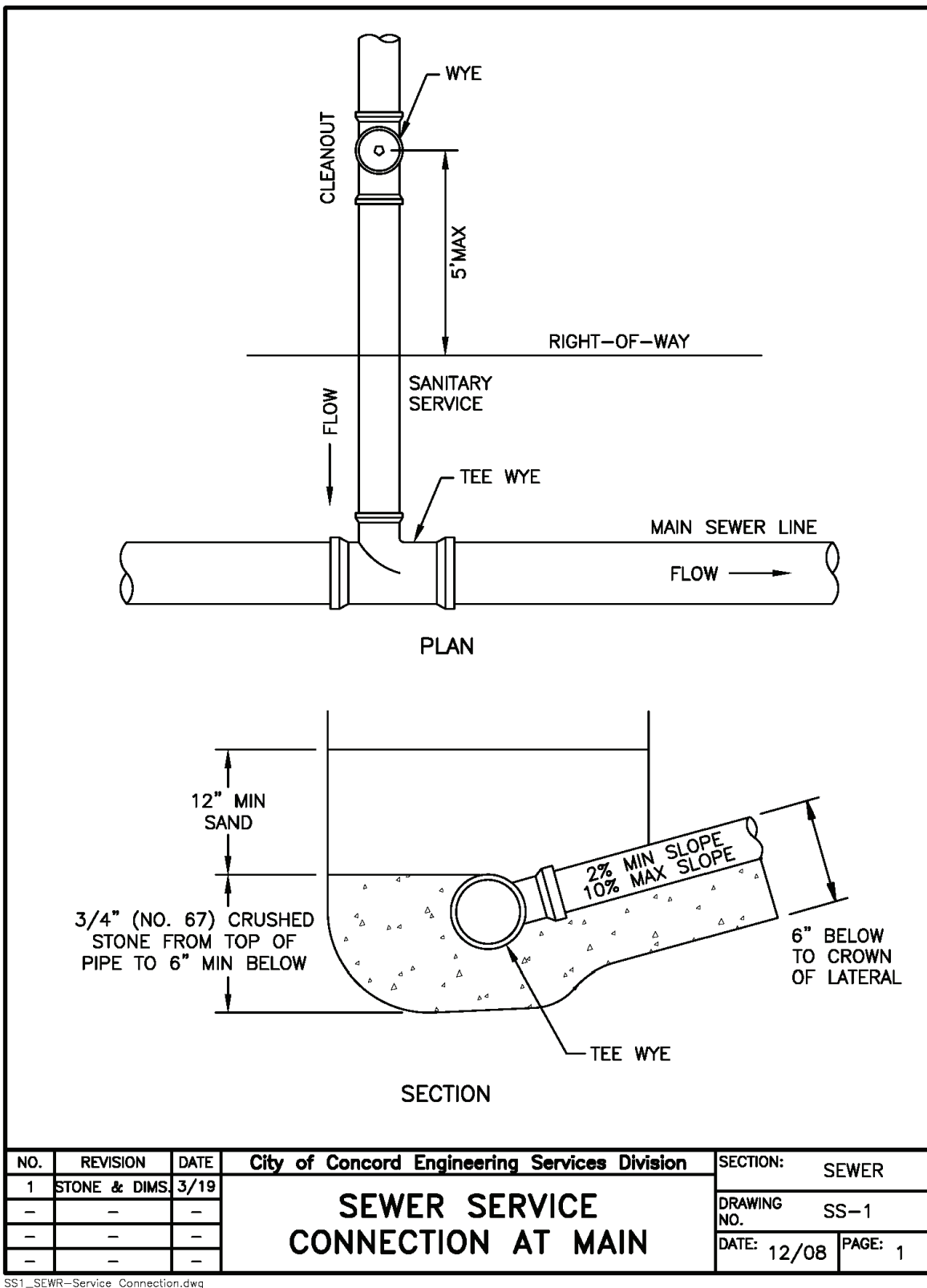
SEWER PIPE TESTING REQUIREMENTS

GRAVITY SEWER PIPE TESTING:

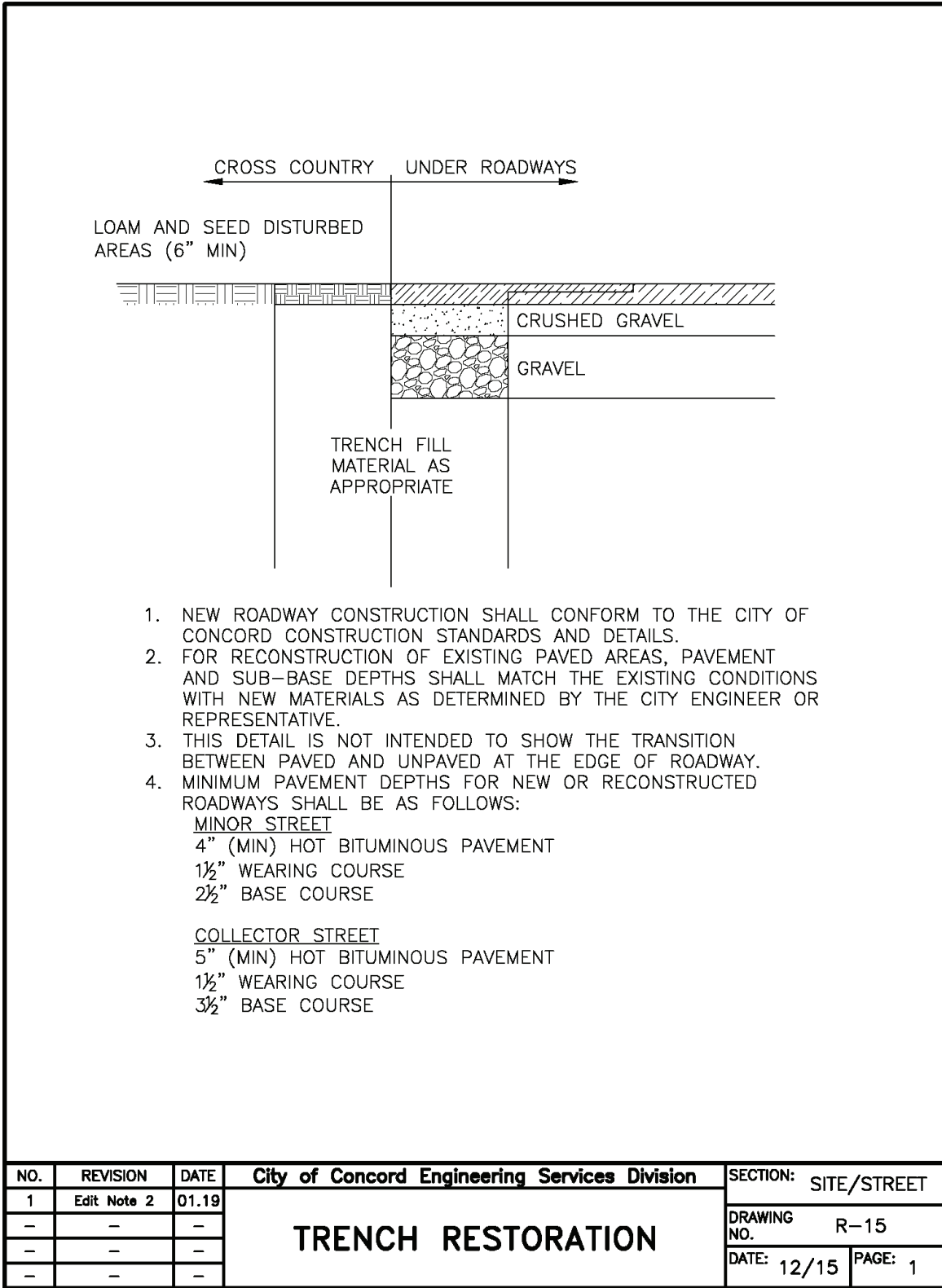
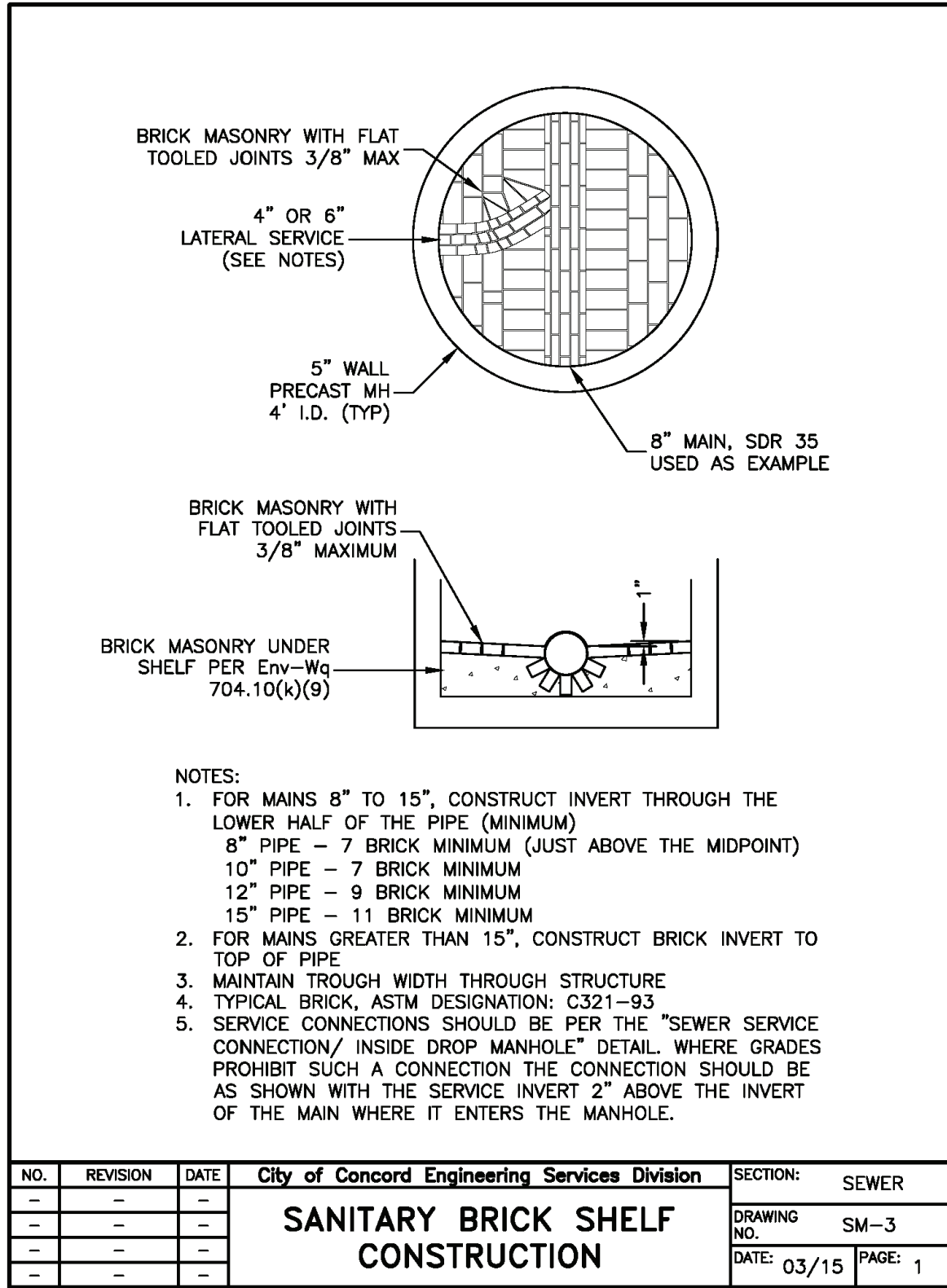
1. ALL NEW GRAVITY SEWERS SHALL BE TESTED FOR WATER TIGHTNESS BY THE USE OF LOW-PRESSURE AIR TESTS.
2. LOW-PRESSURE AIR TESTING SHALL BE IN CONFORMANCE WITH:
 - A) ASTM F1417-92(2005) "STANDARD TEST METHOD FOR INSTALLATION ACCEPTANCE OF PLASTIC GRAVITY SEWER LINES USING LOW-PRESSURE AIR"; OR
 - B) UNI-BELL PVC PIPE ASSOCIATION UNI-B-6, "LOW-PRESSURE AIR TESTING OF INSTALLED SEWER PIPE" (1998).
3. ALL NEW GRAVITY SEWERS SHALL BE CLEANED AND VISUALLY INSPECTED AND SHALL BE TRUE TO LINE AND GRADE FOLLOWING INSTALLATION AND PRIOR TO USE.
4. ALL PLASTIC SEWER PIPE SHALL BE DEFLECTION TESTED NOT LESS THAN 30 DAYS FOLLOWING INSTALLATION.
5. THE MAXIMUM ALLOWABLE DEFLECTION OF FLEXIBLE SEWER PIPE SHALL BE 5 PERCENT OF AVERAGE INSIDE DIAMETER.

SEWER PIPE SPECIFICATIONS:

1. PVC GRAVITY SEWER SHALL CONFORM WITH ASTM D3034
2. PVC SEWER JOINT SEALS SHALL CONFORM WITH ASTM D3212



SS1_SEWR-Service Connection.dwg



R-15_RDWY-Trench Restore_2.dwg

CONSTRUCTION DETAILS

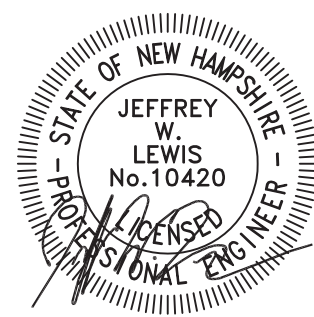
PREPARED FOR:

WILLOW RUN SUBDIVISION

CONCORD TAX MAP 15P LOT 26-1
BOSCAWEN TAX MAP 83 LOT 63-9
NORTH SIDE OF ELM STREET
CONCORD & BOSCAWEN, NEW HAMPSHIRE

APPLICANT: ZENDKO, LLC
4 HIGH STREET, SUITE 201
NORTH ANDOVER, MA 01845

OWNER: MARK BOUCHER
126 ELM STREET
PENACOOK, NH 03303



REVISIONS:

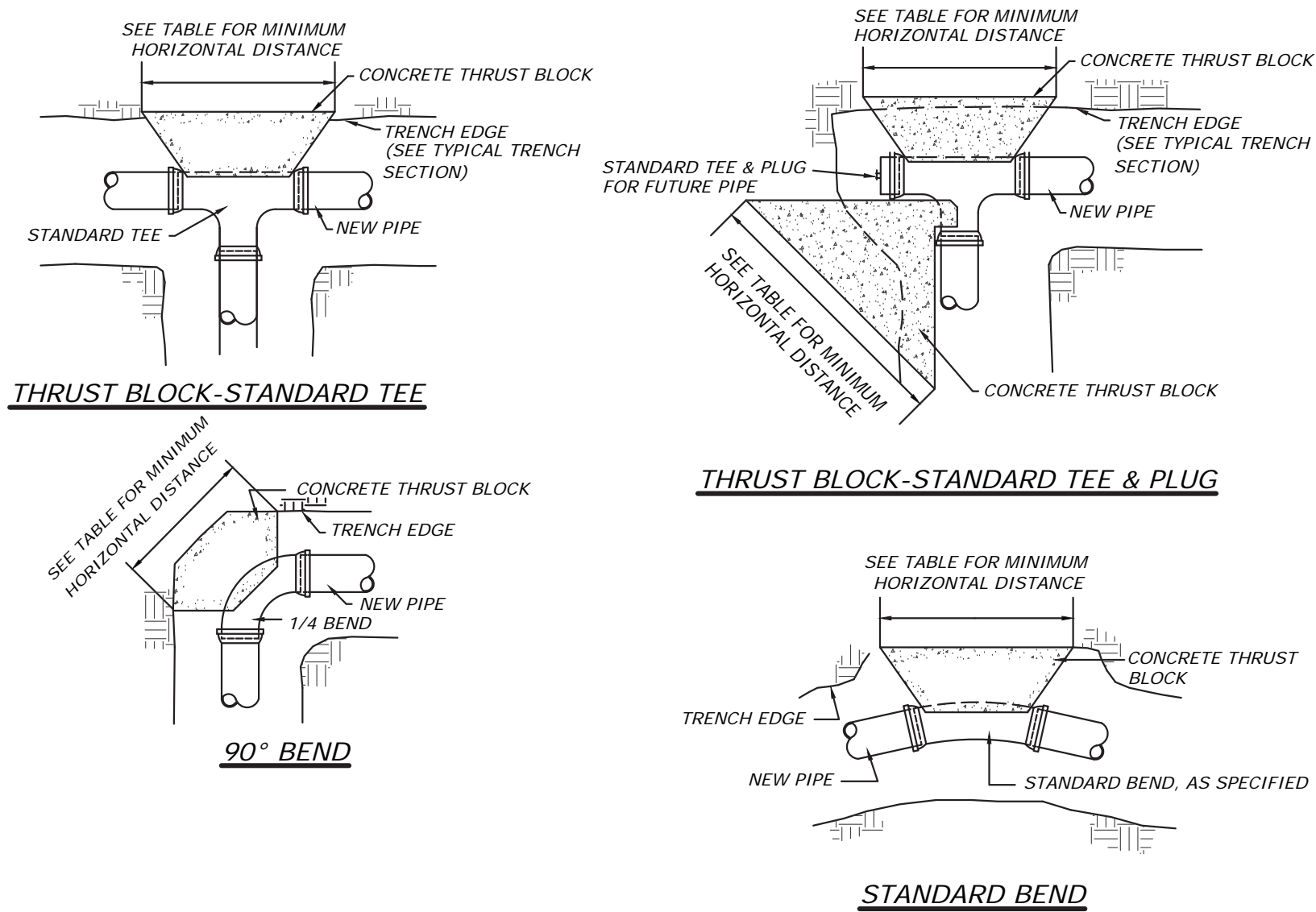
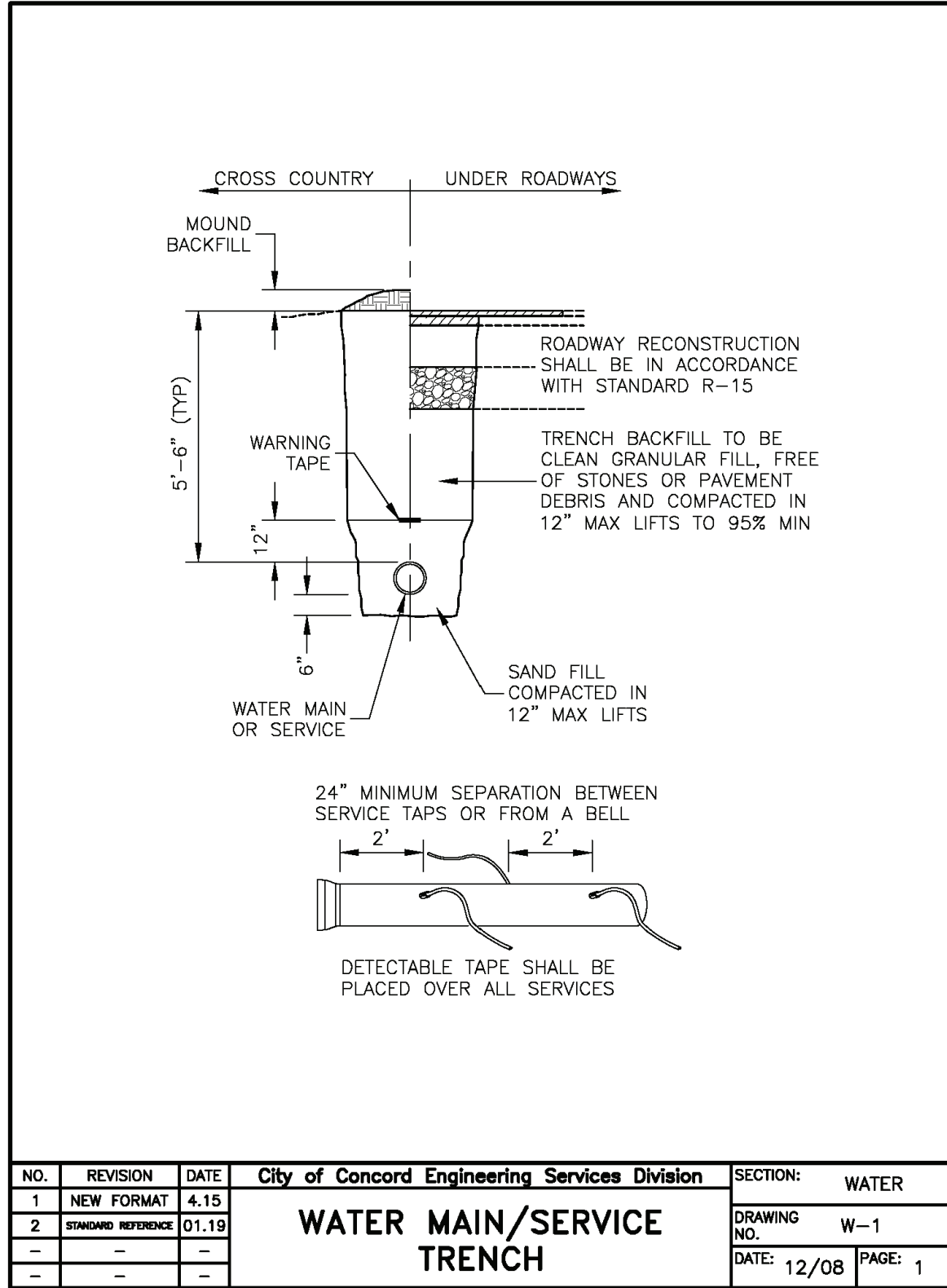
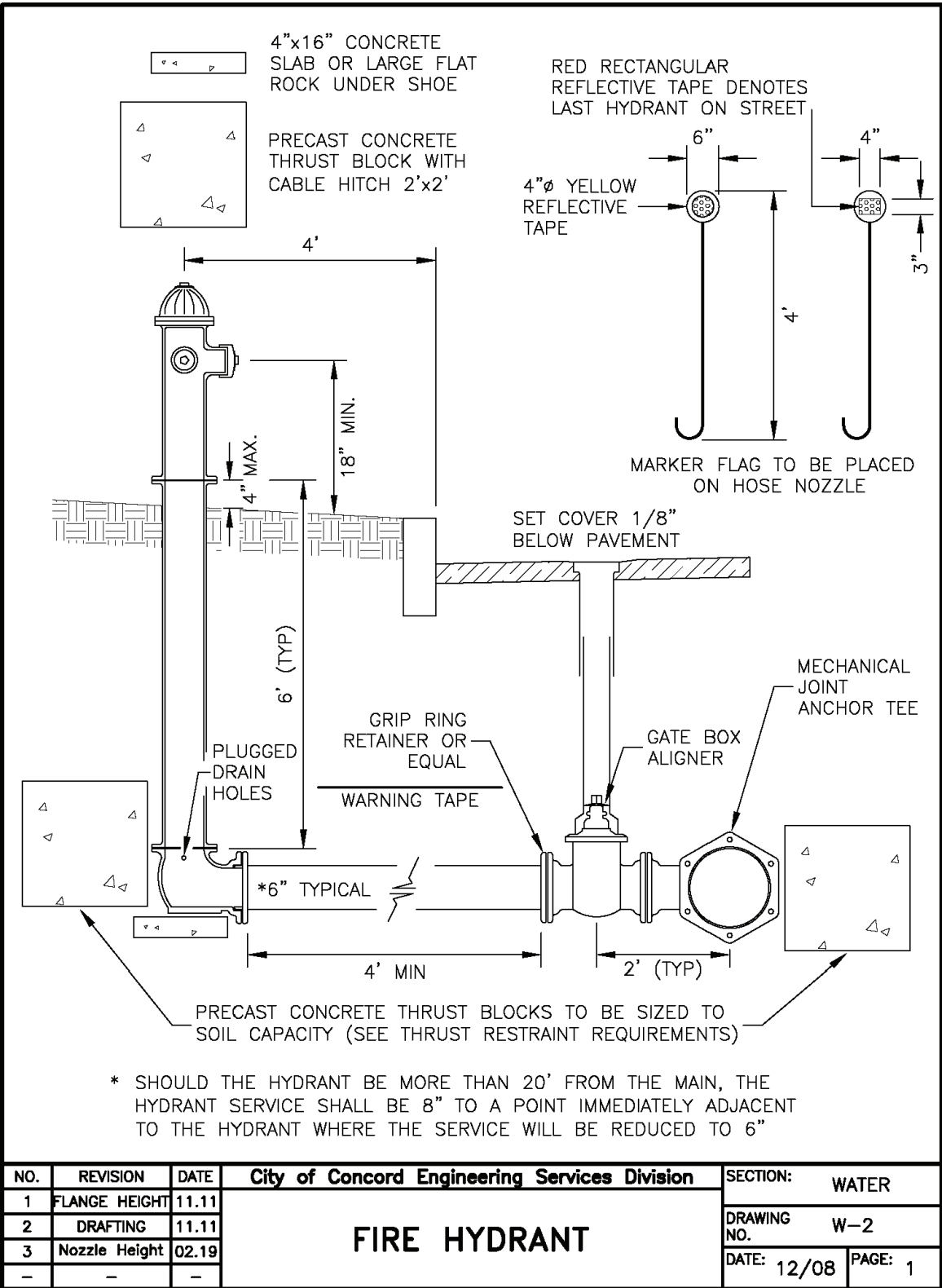
NO.	DATE	DESCRIPTION
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NORTHPOINT
ENGINEERING, LLC

Civil Engineering Land Planning Construction Services

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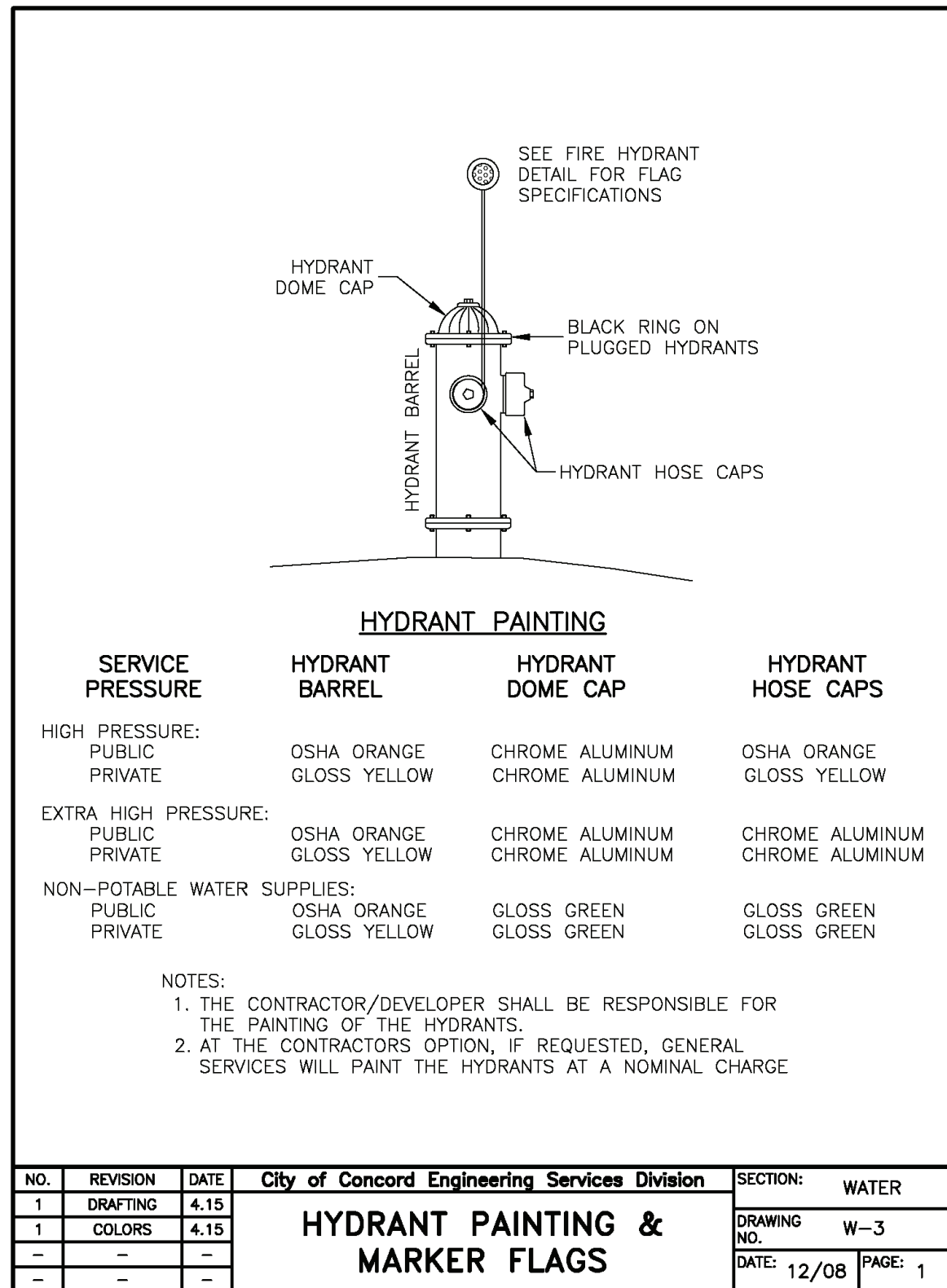
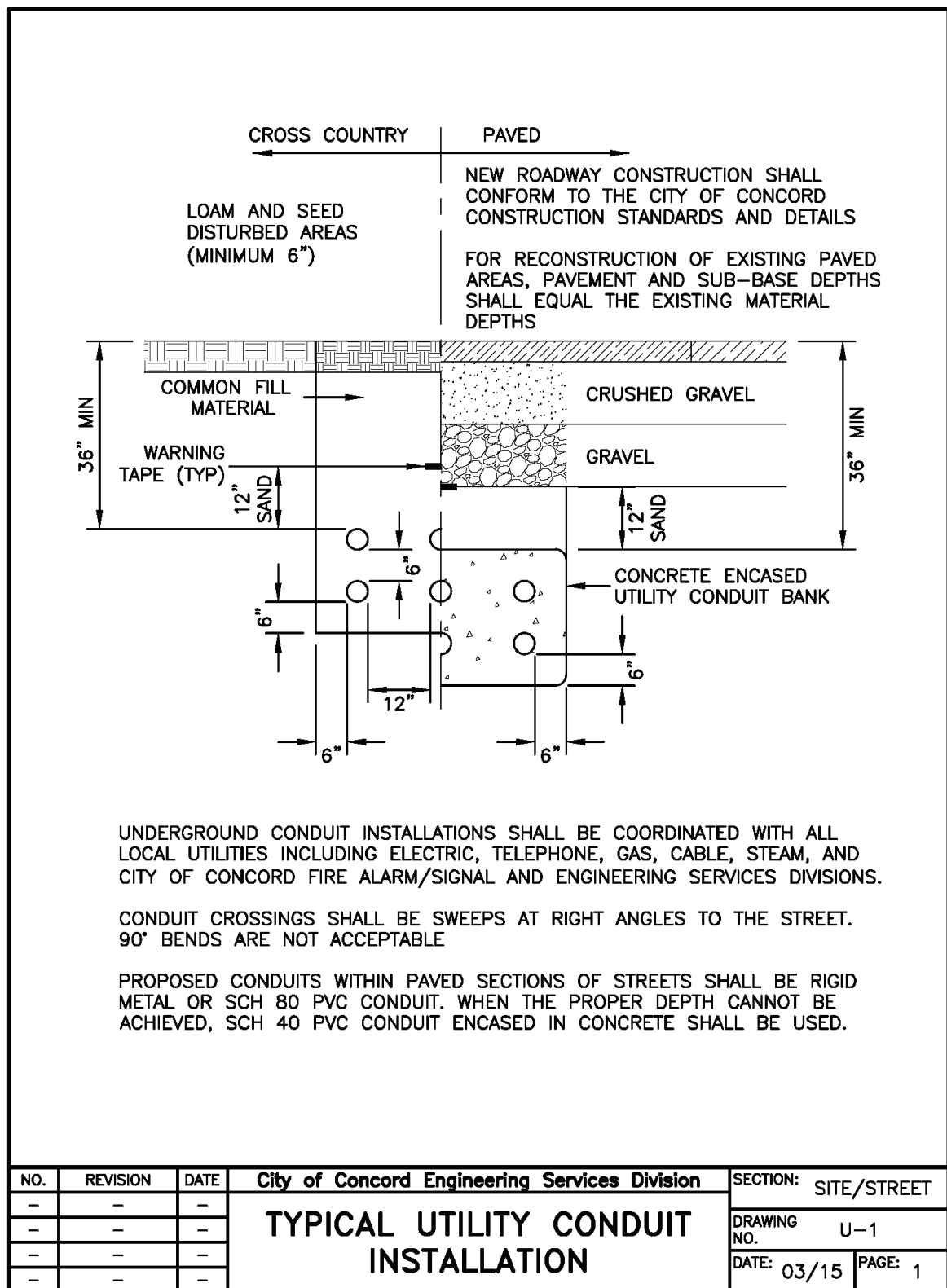
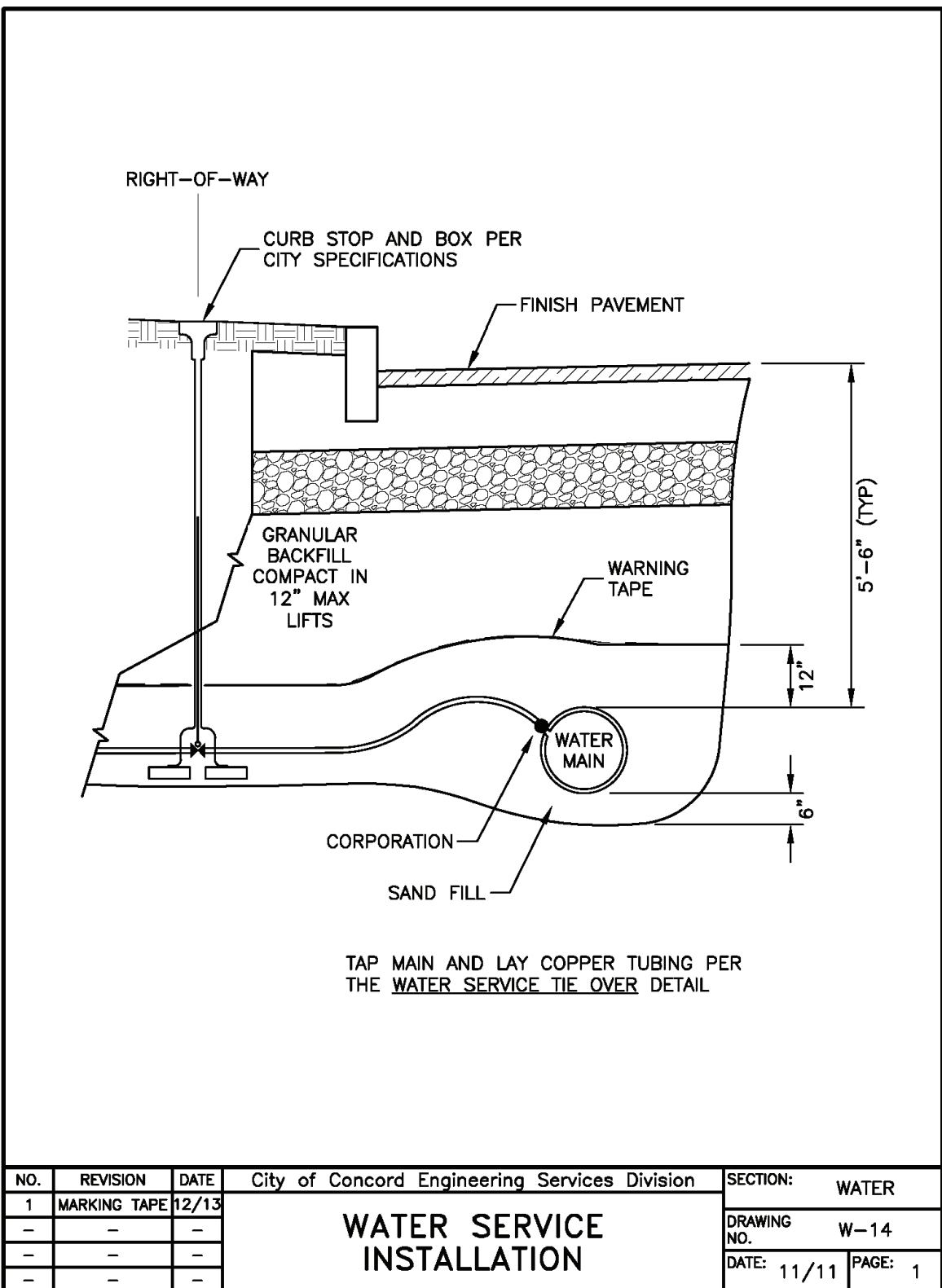
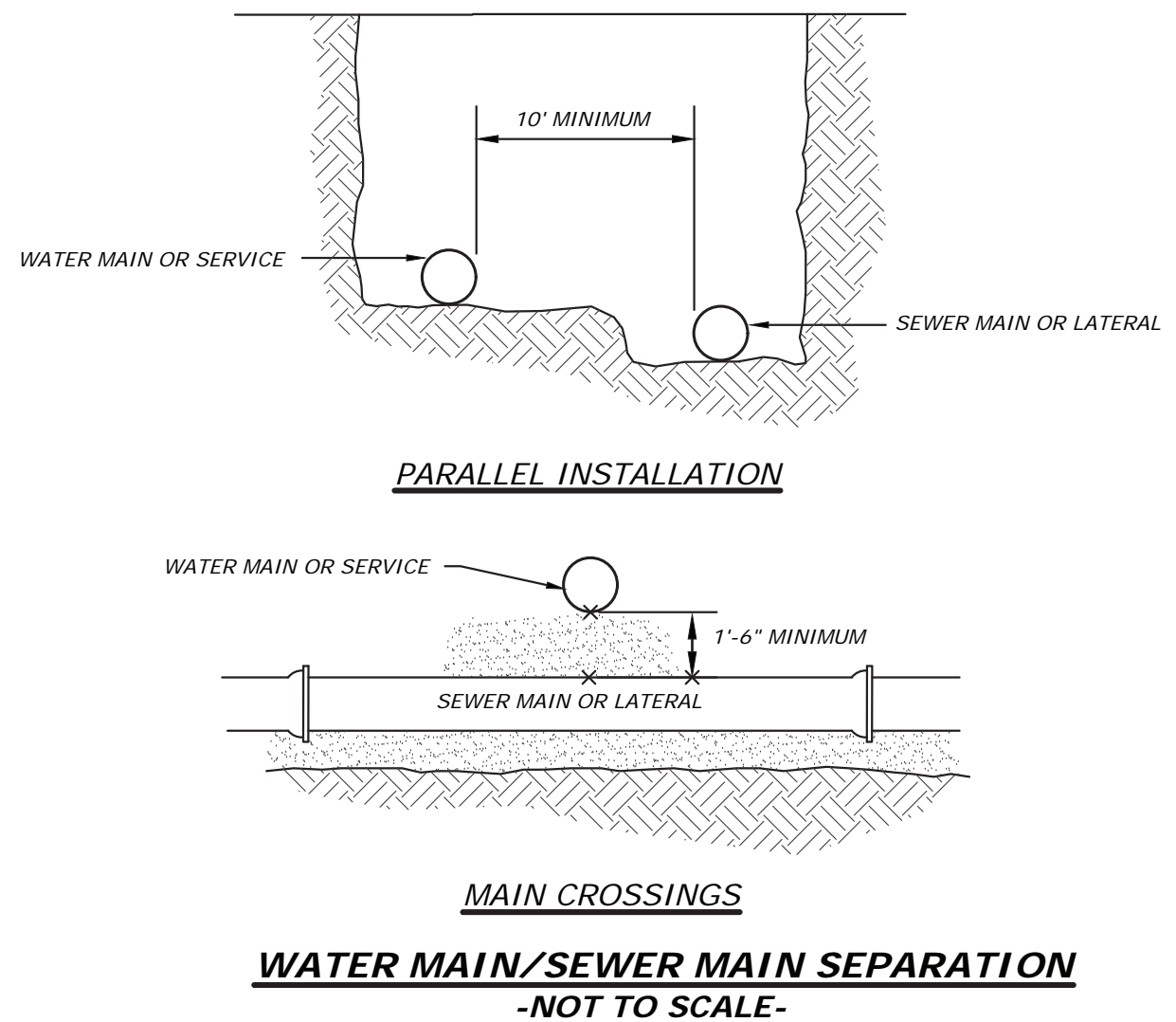
DATE: JUN, 2025
PROJ.: 25019
SCALE: AS SHOWN
SHEET: 16 OF 21



THRUST BLOCK TABLE

SIZE	TYPE	HORIZONTAL DISTANCE		VERTICAL DISTANCE
		IN SAND OR GRAVEL	IN ROCK	
4"	TEE BRANCH	2'-0"	2'-0"	2'-0"
	90° BEND	2'-0"	2'-0"	2'-0"
	45° BEND	2'-0"	2'-0"	2'-0"
	22 1/2° BEND OR LESS	2'-0"	2'-0"	2'-0"
6"	TEE BRANCH	2'-0"	2'-0"	2'-0"
	90° BEND	2'-0"	2'-0"	2'-0"
	45° BEND	2'-0"	2'-0"	2'-0"
	22 1/2° BEND OR LESS	2'-0"	2'-0"	2'-0"
8"	TEE BRANCH	2'-0"	2'-0"	2'-0"
	90° BEND	2'-0"	2'-0"	2'-0"
	45° BEND	2'-0"	2'-0"	2'-0"
	22 1/2° BEND OR LESS	2'-0"	2'-0"	2'-0"
10"	TEE BRANCH	3'-0"	2'-0"	3'-0"
	90° BEND	3'-0"	2'-0"	3'-0"
	45° BEND	2'-6"	2'-0"	2'-6"
	22 1/2° BEND OR LESS	2'-0"	2'-0"	2'-0"
12"	TEE BRANCH	4'-0"	2'-0"	3'-0"
	90° BEND	4'-0"	3'-0"	4'-0"
	45° BEND	3'-6"	2'-0"	3'-0"
	22 1/2° BEND OR LESS	2'-0"	2'-0"	2'-0"
16"	TEE BRANCH	4'-0"	3'-0"	4'-6"
	90° BEND	5'-0"	4'-0"	5'-0"
	45° BEND	4'-0"	3'-0"	4'-0"
	22 1/2° BEND OR LESS	3'-0"	2'-0"	3'-0"
20"	TEE BRANCH	5'-0"	3'-0"	4'-0"
	90° BEND	6'-0"	4'-0"	5'-0"
	45° BEND	4'-6"	3'-0"	4'-6"
	22 1/2° BEND OR LESS	3'-0"	2'-0"	3'-0"

THRUST BLOCK DETAIL
-NOT TO SCALE-



CONSTRUCTION DETAILS
PREPARED FOR:
WILLOW RUN SUBDIVISION
CONCORD TAX MAP 15P LOT 26-1
BOSCAWEN TAX MAP 83 LOT 63-9
NORTH SIDE OF ELM STREET
CONCORD & BOSCAWEN, NEW HAMPSHIRE

APPLICANT:	OWNER:
ZENDKO, LLC 4 HIGH STREET, SUITE 201 NORTH ANDOVER, MA 01845	MARK BOUCHER 126 ELM STREET PENACOOK, NH 03303

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JEFFREY W. LEWIS
No. 10420
PROFESSIONAL ENGINEER

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EROSION CONTROL NOTES

1. THE SMALLEST PRACTICAL AREA SHALL BE DISTURBED DURING CONSTRUCTION, BUT IN NO CASE SHALL EXCEED 5 ACRES AT ANY ONE TIME BEFORE DISTURBED AREAS ARE STABILIZED.
2. ALL PERIMETER CONTROLS SHALL BE INSTALLED PRIOR TO ANY EARTH MOVING OPERATIONS.
3. ALL AREAS OF UNSTABILIZED SOIL SHALL BE TEMPORARILY STABILIZED AS SOON AS PRACTICAL BUT NO LATER THAN 45 DAYS OF INITIAL DISTURBANCE.
4. TEMPORARY EROSION CONTROL MEASURES SHALL BE INSTALLED IN STRICT ACCORDANCE WITH PROJECT PLANS. IN ADDITION, SIMILAR MEASURES SHALL BE INSTALLED WHERE AND WHEN THE FIELD CONDITION, OR FIELD OPERATION OF OF THE INDIVIDUAL SITE CONSTRUCTOR MAY WARRANT.
5. ALL TEMPORARY EROSION CONTROL MEASURES USED SHALL BE INSPECTED WEEKLY AND AFTER EVERY 0.5-INCH OR GREATER RAINFALL WITHIN A 24-HOUR PERIOD. ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE CLEANED AND MAINTAINED AND OTHERWISE KEPT IN AN EFFECTIVE OPERATIONS MANNER THROUGHOUT THE CONSTRUCTION PERIOD.
6. ALL ROADWAYS AND PARKING LOTS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE. ALL CUT AND FILL SLOPES SHALL BE LOAMED AND SEEDED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
7. ALL DISTURBED AREAS DESIGNATED TO BE TURF, SHALL RECEIVE A MINIMUM APPLICATION OF 6-INCHES OF LOAM (COMPACTED THICKNESS), PRIOR TO FINAL SEEDING AND MULCHING.
8. ALL SWALES, DITCHLINES AND BASINS SHALL BE FULLY STABILIZED PRIOR TO HAVING STORMWATER DIRECTED TOWARDS THEM.
9. ALL SWALES AND DITCHLINES SHALL BE PERIODICALLY CLEANED OF DEPOSITED SEDIMENT SO AS TO MAINTAIN AN EFFECTIVE GRADE AND CROSS SECTION.
10. IN THE EVENT THAT DURING CONSTRUCTION OF ANY PORTION OF THIS PROJECT, A WINTER SHUTDOWN IS NECESSARY, THE CONTRACTOR SHALL STABILIZE ALL INCOMPLETE WORK AND PROVIDE FOR SUITABLE METHODS OF DIVERTING RUNOFF IN ORDER TO ELIMINATE SHEET FLOW ACROSS FROZEN SURFACES.
11. ALL PROPOSED VEGETATED AREAS WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED BY SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 3:1, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING, ELSEWHERE. THE PLACEMENT 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
12. ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.
13. AFTER OCTOBER 15TH, INCOMPLETE ROAD OR PARKING SURFACES WHERE WORK HAS STOPPED FOR THE WINTER SEASON, SHALL BE PROTECTED WITH A MINIMUM OF 3 INCHES OF CRUSHED GRAVEL PER NHDOT ITEM 304.3, OR IF CONSTRUCTION IS TO CONTINUE THROUGH THE WINTER SEASON, BE CLEARED OF ANY ACCUMULATED SNOW AFTER EACH STORM EVENT.
14. DUST SHALL BE CONTROLLED BY THE USE OF WATER AS NECESSARY THROUGHOUT THE CONSTRUCTION PERIOD.
15. IN NO WAY ARE THOSE TEMPORARY EROSION CONTROL MEASURES INDICATED ON THESE PLANS TO BE CONSIDERED ALL INCLUSIVE. THE CONTRACTOR SHALL USE JUDGMENT IN INSTALLING SUPPLEMENTARY EROSION CONTROL MEASURES WHERE AND WHEN SPECIFIC SITE CONDITIONS AND/OR CONSTRUCTION METHODOLOGIES MAY WARRANT.
16. AREAS HAVING FINISH GRADE SLOPES STEEPER THAN 3 : 1 SHALL BE STABILIZED WITH EROSION CONTROL MATS WHEN AND IF FIELD CONDITIONS WARRANT, OR IF SO ORDERED. EROSION CONTROL MATS SHALL BE INSTALLED TO CONFORM WITH THE RECOMMENDED BEST MANAGEMENT PRACTICE OUTLINED IN THE "STORMWATER MANAGEMENT AND EROSION AND SEDIMENT CONTROL HANDBOOK FOR URBAN AND DEVELOPING AREAS IN NEW HAMPSHIRE".
17. IN ORDER TO PROTECT WETLAND AREAS FROM SILTATION DURING CONSTRUCTION OF HOMES ON INDIVIDUAL LOTS, SILTATION FENCE SHALL BE INSTALLED UP GRADIENT OF DESIGNATED WETLANDS WHERE EXCAVATION IS PROPOSED TO OCCUR WITHIN 30-FEET OF SAID WETLANDS.
18. ALL CONSTRUCTION WITHIN 100 FEET OF ANY WETLAND SHALL BE UNDERTAKEN WITH SPECIAL CARE TO AVOID EROSION AND SILTATION INTO THE WETLANDS.
19. AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURED:
 - BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED;
 - A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED;
 - A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIPRAP HAS BEEN INSTALLED; OR
 - EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.
20. A SITE SHALL BE DEEMED TO BE STABILIZED WHEN IT IS IN A CONDITION IN WHICH THE SOILS ON THE SITE WILL NOT ERODE UNDER THE CONDITIONS OF A 10 YEAR STORM EVENT, PURSUANT TO SECTION 28.05(4) OF THE CITY OF CONCORD SUBDIVISION REGULATIONS.

CONSTRUCTION SEQUENCE

1. CONTRACTOR TO NOTIFY DIG-SAFE 72-HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. CUT AND CLEAR TREES AND BRUSH ONLY WITHIN DESIGNATED LIMITS OF CLEARING AS NECESSARY TO FACILITATE PROPOSED CONSTRUCTION. ALL TREES, BRANCHES AND OTHER VEGETATIVE MATERIALS SHALL BE PROPERLY DISPOSED OF OFF-SITE BY THE CONTRACTOR.
3. PRIOR TO COMMENCEMENT OF ANY GRUBBING OR EARTHMOVING OPERATIONS, ALL SPECIFIED PERIMETER CONTROLS AND STABILIZED CONSTRUCTION EXIT SHALL BE IN PLACE AS SHOWN ON THE PROJECT PLANS.
4. COMPLETE GRUBBING OPERATIONS. ALL STUMPS AND SIMILAR ORGANIC DEBRIS SHALL BE PROPERLY DISPOSED OF BY THE CONTRACTOR. NATIVE ORGANIC SOIL MATERIALS SUITABLE FOR USE AS TOPSOIL SHALL BE STOCKPILED WITHIN AREAS OUT OF THE WAY OF OTHER CONSTRUCTIONS ACTIVITIES AND DRAINAGE FLOW. STOCKPILES SHALL BE TEMPORARILY SEEDED WITH WINTER RYE AND BE SURROUNDED WITH HAY BALES AND/OR FABRIC SILTATION FENCE IN ORDER TO PREVENT LOSS DUE TO EROSION.
5. PRIOR TO ROUGH GRADING ANY PORTION OF THE SITE, THE PERMANENT RETENTION BASINS AND DRAINAGE SWALES SHALL BE INSTALLED FOR ANY PORTIONS OF THE SITE THAT WILL DIRECT RUNOFF TO THE BASINS OR SWALES.
6. BEGIN EARTHMOVING OPERATIONS: PERMANENT DOWNSLOPE WORK SHALL BE PROTECTED FROM UPGRADE/STORMWATER FLOW BY THE CONSTRUCTION OF TEMPORARY EARTHEN DIKES OR EXCAVATED SWALES.
7. INSTALL DRAINAGE SWALE SYSTEMS, DETENTION BASINS AND OTHER UTILITIES WORKING FROM LOW TO HIGH. INCOMPLETE WORK SHALL BE PROTECTED FROM SILTATION BY THE USE OF SILTATION BARRIERS AROUND SWALES UNTIL THE SITE HAS BECOME FULLY STABILIZED.
8. CONSTRUCT TEMPORARY CULVERTS AS NECESSARY TO FACILITATE CONSTRUCTION ACTIVITIES. ALL SUCH CROSSINGS SHALL BE PROTECTED WITH HAY BALE BARRIERS TO LIMIT EROSION.
9. CONSTRUCT CLOSED DRAINAGE SYSTEM, AND OTHER SUBSURFACE UTILITIES, AS APPLICABLE.
10. COMMENCE CONSTRUCTION OF ROADWAYS: PERFORM EXCAVATION ACTIVITIES REQUIRED TO ACHIEVE SUBGRADE ELEVATION. ALL EXCAVATED EMBANKMENTS, DITCHES, SWALES AND ROADWAY CROSS CULVERTS SHALL BE INSTALLED AND STABILIZED. ALL SWALES AND DITCHLINES SHALL BE PROTECTED FROM EROSION BY IMPLEMENTATION OF SILT FENCES AND/OR EROSION CONTROL MULCH BERMS AS SHOWN ON THE PROJECT PLANS. DIVERT STORMWATER RUNOFF THROUGH THE USE OF TEMPORARY CULVERTS, OR OTHER MEANS NECESSARY PRIOR TO THE COMPLETIONS OF A FUNCTIONAL STORM DRAINAGE SYSTEM. SLOPES AND EMBANKMENTS SHALL BE STABILIZED BY TRACKING AND TEMPORARY SEEDING WITH WINTER RYE PRIOR TO TURF ESTABLISHMENT. ALL DITCHES AND SWALES SHALL BE STABILIZED PRIOR TO HAVING RUNOFF DIRECTED TO THEM.
11. COMPLETE CONSTRUCTION OF ROADWAY EMBANKMENTS BY ADDING APPROPRIATE BASE MATERIALS GRADED TO PROPER ELEVATION.
12. COMPLETE EXCAVATION /STABILIZATION GRADING ACTIVITIES: WHEN COMPLETE, IMMEDIATELY BEGIN TOPSOILING PROPOSED TURF AREAS USING STOCKPILED LOAM SUPPLEMENTED WITH BORROW LOAM, IF NECESSARY TO LEAVE A THICKNESS OF 4-INCHES OF FRIABLE LOAM.
13. APPLY TOPSOIL TO ROADWAY SLOPES AND OTHER AREAS DISTURBED BY CONSTRUCTION. TOPSOIL USED MAY BE NATIVE ORGANIC MATERIAL SCREENED SO AS TO BE FREE OF ROOTS, BRANCHES, STONES, AND OTHER DELETERIOUS MATERIALS. TOPSOIL SHALL BE APPLIED SO AS TO PROVIDE A MINIMUM OF A 4-INCH COMPACTED THICKNESS.
14. FINE GRADE ALL FUTURE TURF AREAS AND HYDROSEED WITH THE SPECIFIED SEED MIXTURE IMMEDIATELY AFTER FINE GRADING IS COMPLETED.
15. PERFORM FINE GRADING OF ROADWAY BASE MATERIALS. INSTALL THE BINDER COURSE OF PAVEMENT OVER ALL DESIGNATED AREAS.
16. INSTALL THE SPECIFIED WEARING COURSE OF PAVEMENT OVER THE BINDER COURSE. COMPLETE INSTALLATION OF LANDSCAPING, SIGNAGE AND OTHER SITE AMENITIES.
17. CONTINUE TO MONITOR AND RECTIFY MINOR SITE AND SLOPE EROSION UNTIL ENTIRE SITE APPEARS TO BE COMPLETELY STABILIZED AND VEGETATED WITH A HEALTHY STAND OF TURF OR GROUND COVER. MAINTAIN SPECIFIED SILTATION/EROSION CONTROL MEASURES THROUGH ONE WINTER.
18. AFTER STABILIZATION REMOVE AND SUITABLY DISPOSE OF TEMPORARY EROSION CONTROL MEASURES.
19. MONITOR CONSTRUCTION ACTIVITIES ON INDIVIDUAL LOTS TO INSURE CONSTRUCTION ACTIVITIES ARE BEING PERFORMED IN SUCH A WAY AS NOT TO ENDANGER THE INTEGRITY OF ROADWAY EMBANKMENTS, STORMWATER SYSTEMS AND UTILITIES. ALL DRIVEWAYS ACROSS DITCHLINES SHALL HAVE CULVERTS INSTALLED IN ACCORDANCE WITH LOCAL REQUIREMENTS.
20. THE SMALLEST PRACTICAL AREA SHALL BE DISTURBED DURING CONSTRUCTION, BUT IN NO CASE SHALL EXCEED ONE (1) ACRES AT ANY ONE TIME BEFORE DISTURBED AREAS ARE STABILIZED.
21. NO AREAS SHALL REMAIN IDLE FOR MORE THAN 14 DAYS WITHOUT BEING STABILIZED, INCLUDING STOCKPILES, PURSUANT TO SECTION 28.05(2) OF THE CITY OF CONCORD SUBDIVISION REGULATIONS.
22. THE PROJECT SHALL BE MANAGED IN A MANNER THAT MEETS THE REQUIREMENTS AND INTENT OF RSA 430:53 AND CHAPTER AGR 38000 RELATIVE TO INVASIVE SPECIES.

SEEDING SPECIFICATIONS:

1. TEMPORARY SEEDING:
 - A. TO ESTABLISH A QUICK VEGETATIVE COVER ON EXPOSED SOILS THAT ARE TEMPORARILY INACTIVE, APPLY WINTER RYE AT A RATE OF 50 POUNDS PER ACRE AND TOP DRESS WITH HAY MULCH OR STRAW AT A RATE OF 2 TONS PER ACRE.
 - B. TO AID IN GERMINATION LIGHTLY RAKE SEED INTO SOIL TO ENSURE GOOD SEED/SOIL CONTACT PRIOR TO MULCHING.
 - C. TO ANCHOR MULCH AND PREVENT DISPLACEMENT OF SEED, TRACK OVER NEWLY MULCHED AREA WITH TRACK VEHICLE TO CRIMP MULCH INTO THE SOIL.
2. PERMANENT SEEDING:

SLOPES SHALL NOT BE STEEPER THAN 2:1. 3:1 SLOPES OR FLATTER ARE PREFERRED. WHERE MOWING WILL BE DONE, 3:1 SLOPES OR FLATTER ARE RECOMMENDED.

SEEDBED PREPARATION

 - A. AFTER FINAL SHAPING OF THE SLOPES IS ACHIEVED, APPLY A MINIMUM OF 6" OF TOPSOIL TO ALL EXPOSED SLOPES.
 - 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 MIX FERTILIZER AND LIME INTO THE SOIL. THE LAST TILLAGE OPERATION SHOULD BE PERFORMED ACROSS THE SLOPE WHEREVER PRACTICAL.

ESTABLISHING A STAND

 - A. LIME AND FERTILIZER SHOULD BE APPLIED PRIOR TO THE TIME OF SEEDING AND INCORPORATED INTO THE SOIL. THE TYPE AND AMOUNT OF LIME AND FERTILIZER SHOULD BE BASED ON AN EVALUATION OF SOIL FERTILITY ANALYSIS. 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. WHEN SEEDED AREAS ARE MULCHED, PLANTINGS MAY BE MADE FROM EARLY SPRING TO EARLY OCTOBER. THE PREFERRED PLANTING SEASON IS BETWEEN MAY 1 AND JUNE 15 OR SEPTEMBER 1 TO OCTOBER 15.

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.

MAINTENANCE TO ESTABLISH A STAND

PLANTED AREAS SHOULD BE PROTECTED FROM DAMAGE BY FIRE, GRAZING, TRAFFIC, AND DENSE WEED GROWTH.

SEED MIX SHALL BE PARK TYPE 15 FOR LAWNS AND SLOPE TYPE 44 FOR REMAINDER.

TURF ESTABLISHMENT SCHEDULE:

SEED BED PREPARATION:

1. PLACE 6-INCH (MINIMUM) COMPACTED THICKNESS OF CLEAN SUITABLE LOAM.
2. RAKE OUT LOAM TO FREE SOIL OF DEBRIS AND STONES GREATER THAN 1-INCH IN DIAMETER.
3. FINE GRADE SURFACE AND SUPPLEMENT WITH LOAM WHERE NEEDED TO CREATE A UNIFORM SURFACE.
4. APPLY AGRICULTURAL LIMESTONE AT A RATE OF 12-POUNDS PER 1,000 S.F.

SEEDING SPECIFICATIONS:

1. SEED SHALL BE SPREAD UNIFORMLY BY BROADCASTING, DRILLING OR HYDROSEEDING. IF HYDROSEEDING, USE 4-TIMES THE RECOMMENDED RATE OF INOCULANT.
2. SEEDING FOR PERMANENT COVER SHALL OCCUR BETWEEN APRIL 15 AND OCTOBER 1. WHEN SEEDING BETWEEN MAY 15 AND SEPTEMBER 1, ALL AREAS SEEDED SHALL BE MULCHED WITH HAY, STRAW OR OTHER ACCEPTABLE MATERIAL AT A RATE OF 2-TONS PER ACRE.
3. SEED MIXTURE FOR LAWN AREAS SHALL CONTAIN 45% TALL FESCUE, 45% CREEPING RED FESCUE, AND 10% REDTOP APPLIED AT A RATE OF 4.5-POUNDS PER 1,000 S.F..
4. ALL STEEP SLOPE AREAS (3 : 1 OR STEEPER) SHALL BE HYDROSEEDED WITH A SEED MIXTURE CONTAINING 25% PERENNIAL RYEGRASS, 50% CROWNVETCH AND 25% WILDFLOWER MIX APPLIED AT A RATE OF 4.5 POUNDS PER 1,000 S.F.

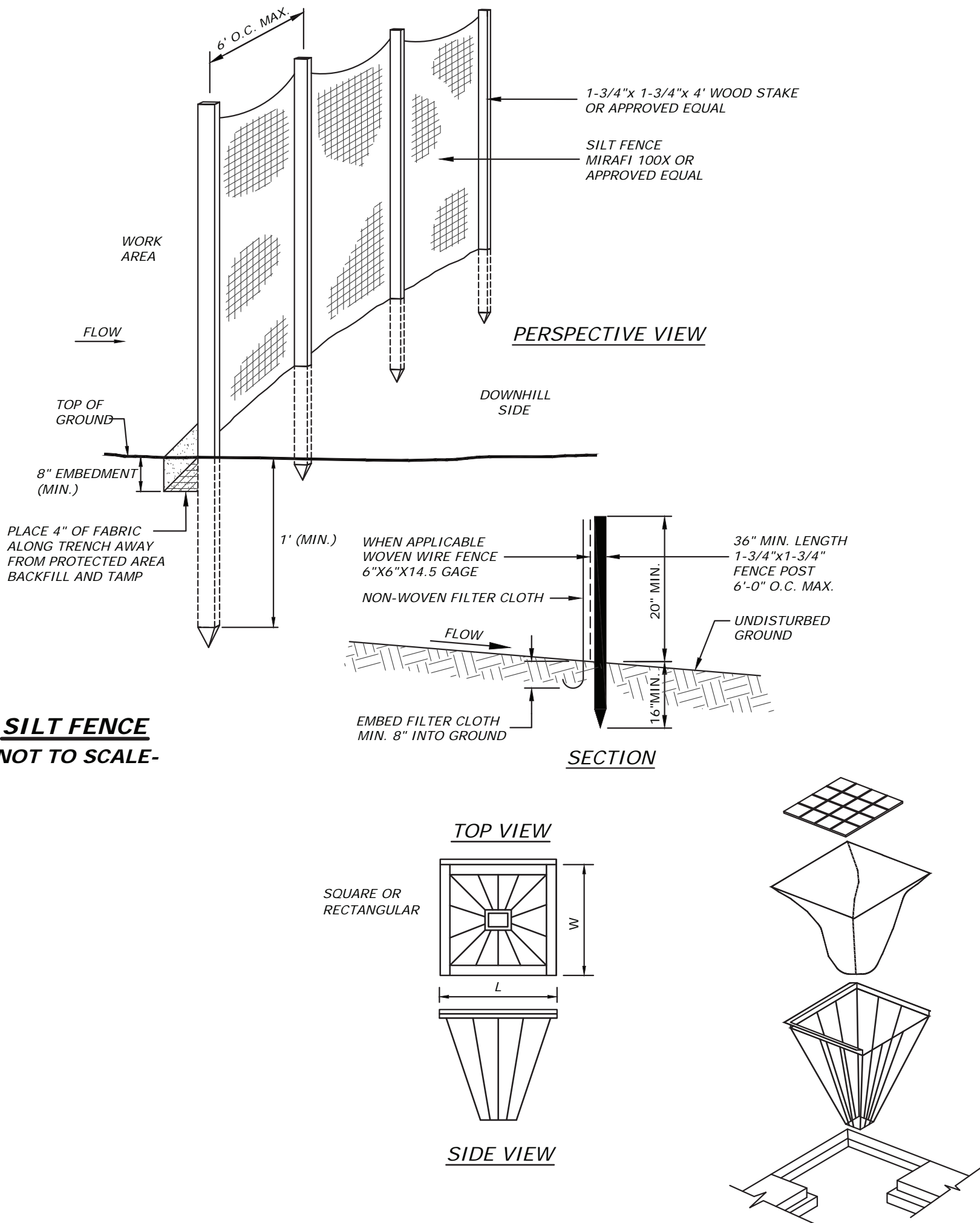
CONSTRUCTION SPECIFICATIONS

1. THE GEOTEXTILE FABRIC SHALL MEET THE DESIGN CRITERIA FOR SILT FENCES.
2. THE FABRIC SHALL BE EMBEDDED A MINIMUM OF 8 INCHES INTO THE GROUND AND THE SOIL COMPACTED OVER THE EMBEDDED FABRIC.
3. WHEN APPLICABLE, WOVEN WIRE FENCE SHALL BE FASTENED SECURELY TO THE FENCE POSTS WITH WIRE TIE OR STAPLES. FILTER CLOTH SHALL BE FASTENED SECURELY TO THE WOVEN WIRE FENCE WITH TIES SPACED EVERY 24 INCHES AT THE TOP, MID-SECTION, AND BOTTOM.
4. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY 6 INCHES, FOLDED, AND STAPLED.
5. FENCE POSTS SHALL BE A MINIMUM OF 36 INCHES LONG AND DRIVEN A MINIMUM OF 16 INCHES INTO THE GROUND. WOOD POSTS SHALL BE OF SOUND QUALITY HARDWOOD AND SHALL HAVE A MINIMUM CROSS SECTIONAL AREA OF 3.0 SQUARE INCHES.

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 MADE 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-THIRD 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-

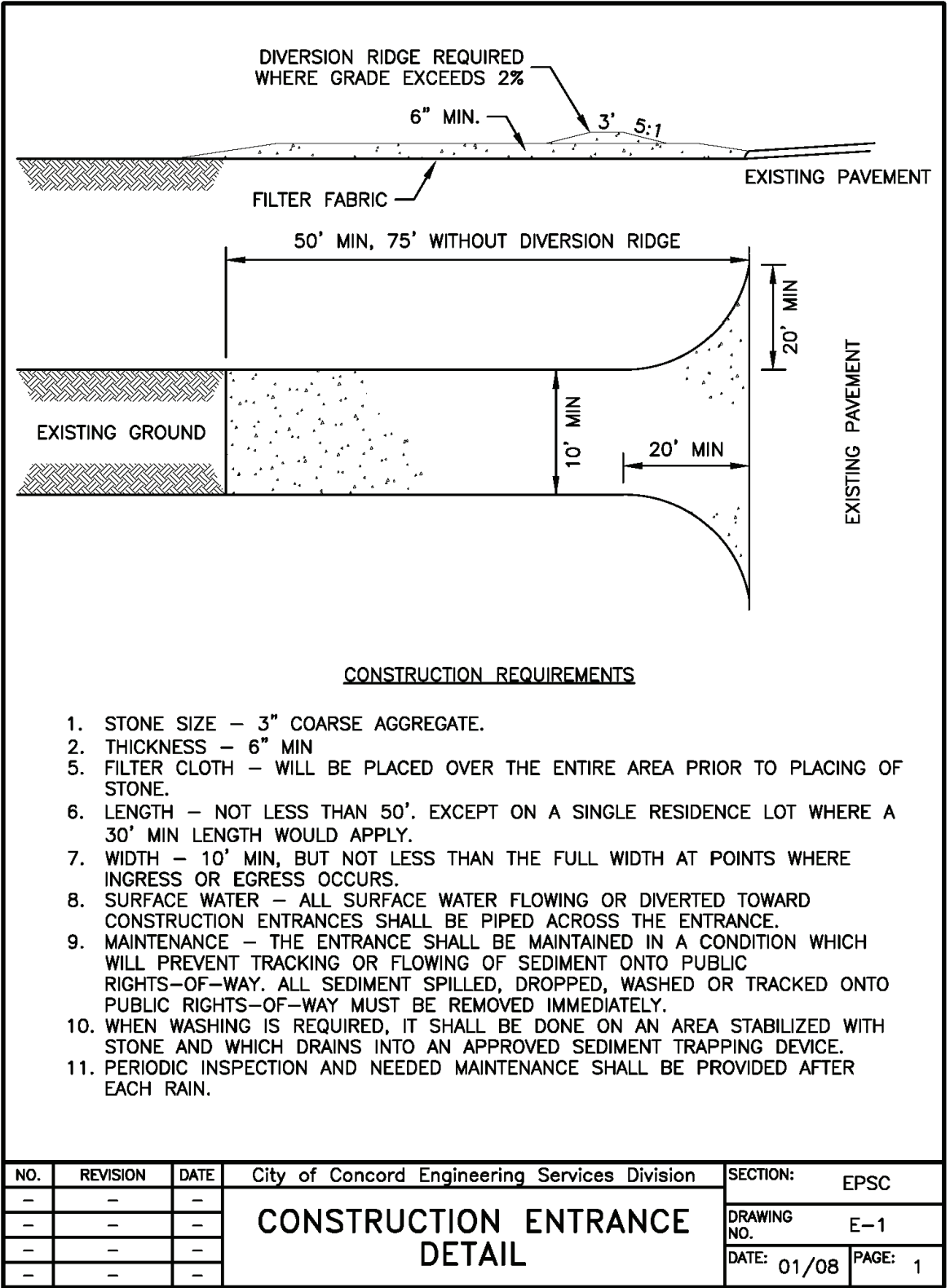


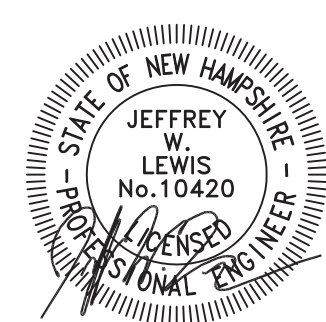
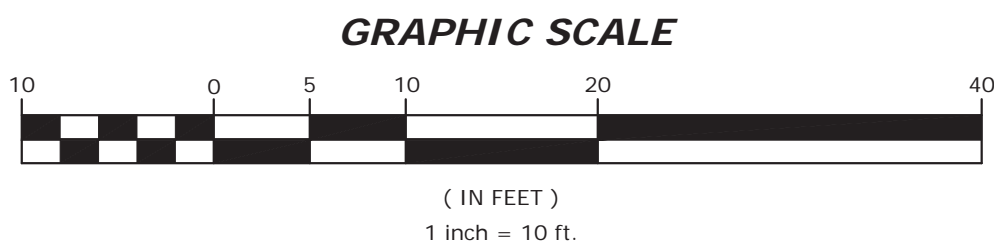
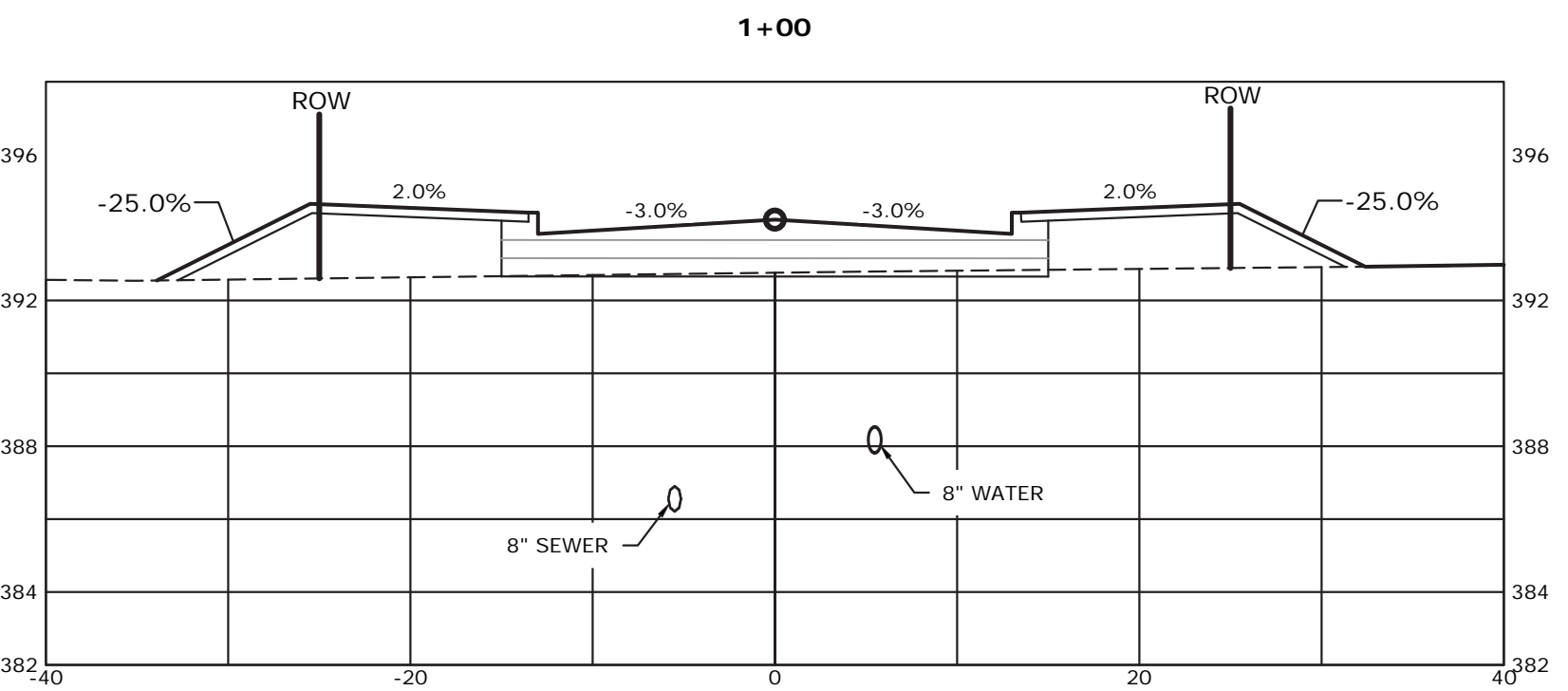
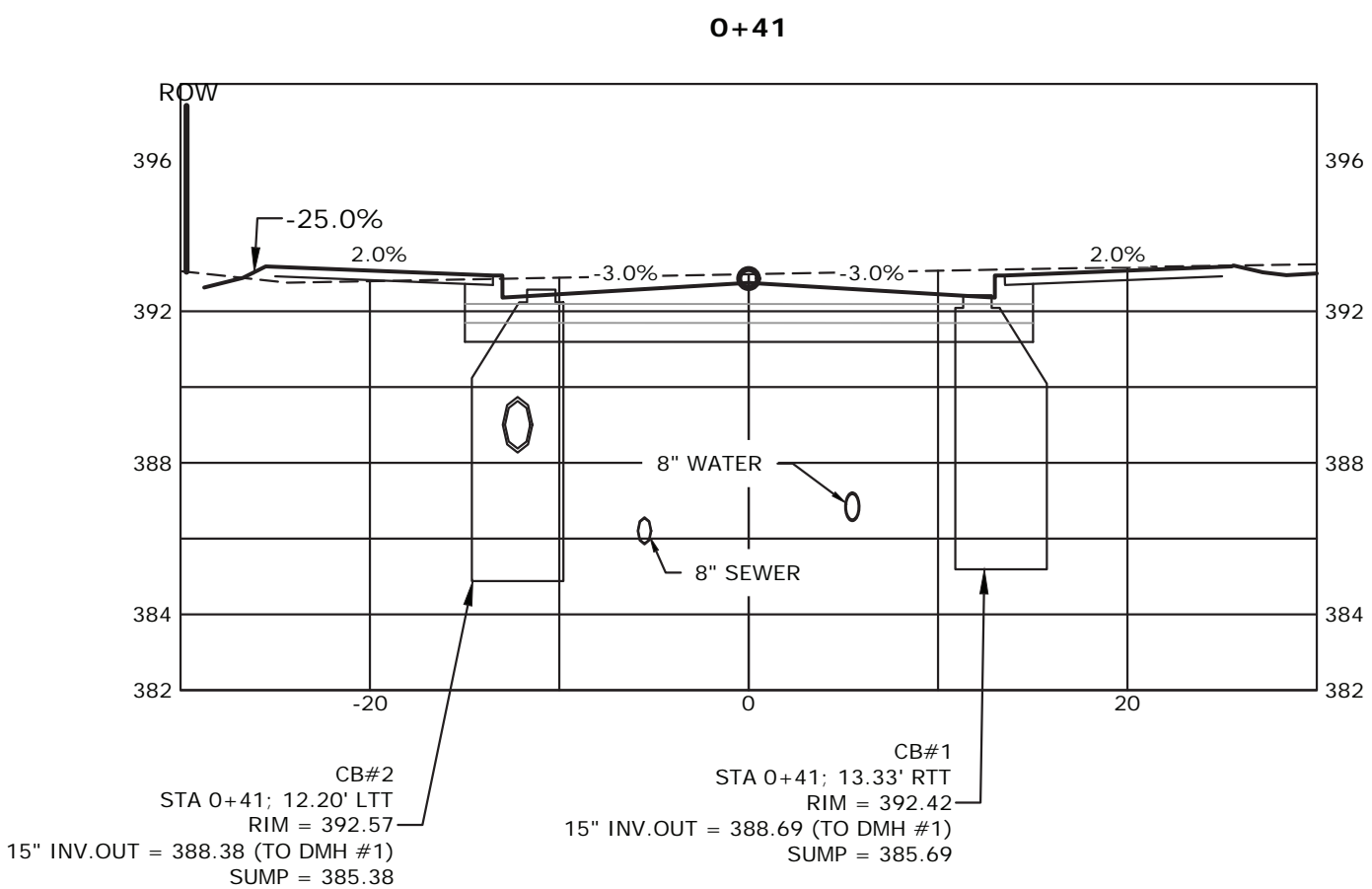
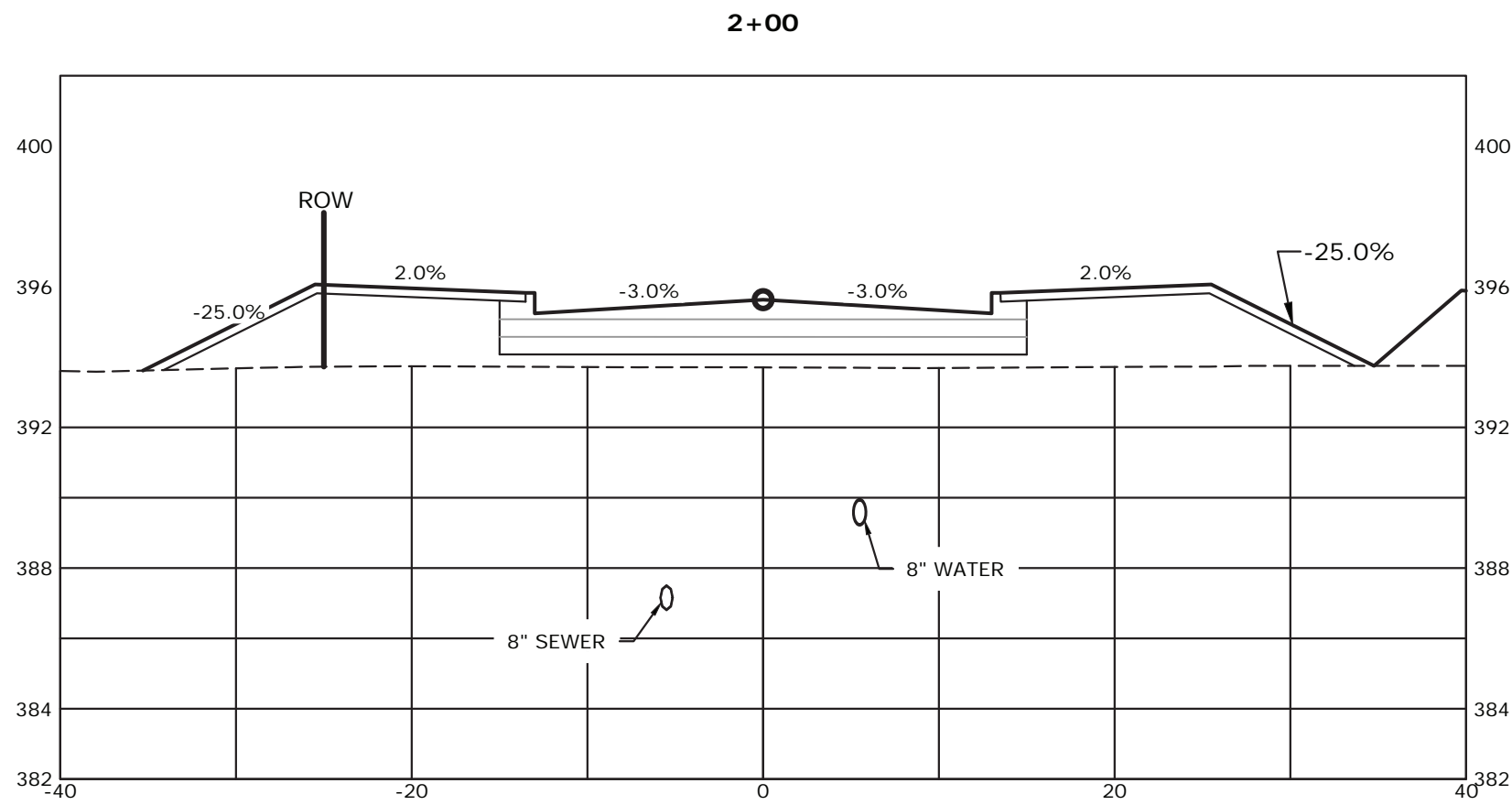
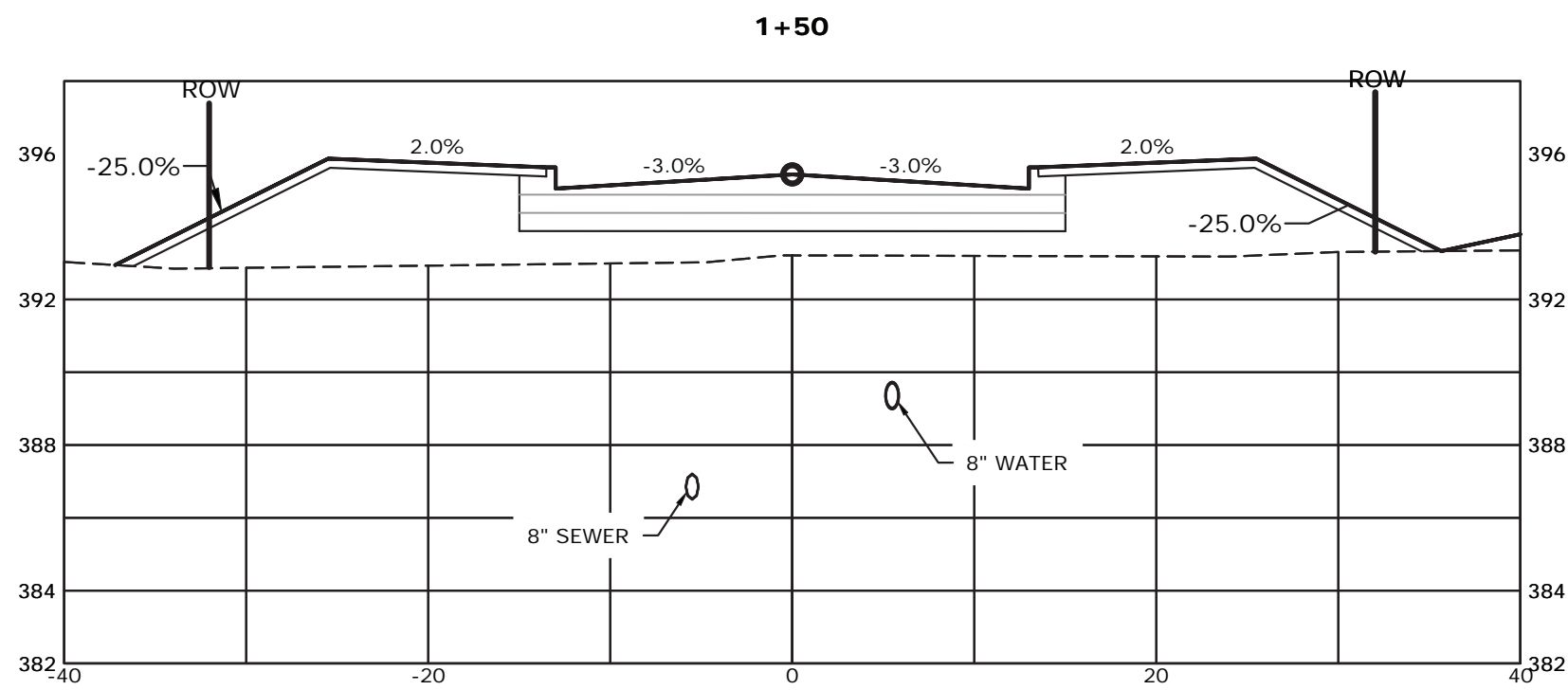
NOTES:

1. INLET BASKETS SHALL BE USED AS APPLICABLE OR AS DIRECTED.
2. FILTER FABRIC SHALL BE PUSHED DOWN AND FORMED TO THE SHAPE OF THE BASKET. THE SHEET OF FABRIC SHALL BE LARGE ENOUGH TO BE SUPPORTED BY THE BASKET FRAME WHEN HOLDING SEDIMENT AND EXTEND AT LEAST 6 INCHES PAST THE FRAME. THE INLET GRATE SHALL BE PLACED OVER THE BASKET/FRAME AND WILL SERVE AS THE FABRIC ANCHOR.
3. THE FILTER FABRIC SHALL BE A GEO-TEXTILE FABRIC: POLYESTER, POLYPROPYLENE, STABILIZED NYLON, POLYETHYLENE OR POLYVINYLIDENE CHLORIDE MEETING THE FOLLOWING SPECIFICATIONS:

GRAB STRENGTH: 45 lb. MINIMUM IN ANY PRINCIPAL DIRECTION (ASTM D1682).
MULLEN BURST STRENGTH: MINIMUM 60 psi (ASTM D774).
4. THE FABRIC SHALL HAVE AN OPENING NO GREATER THAN A NUMBER 20 U.S. STANDARD SIEVE AND MINIMUM PERMEABILITY OF 120 gpm/sq. ft.
5. THE INLET BASKET SHALL BE INSPECTED WITHIN 24 HOURS AFTER EACH RAINFALL OR DAILY DURING EXTENDED PERIODS OF PRECIPITATION. REPAIRS SHALL BE MADE IMMEDIATELY, AS NECESSARY, TO PREVENT PARTICLES FROM ENTERING THE DRAINAGE PIPING SYSTEM AND/OR CAUSING SURFACE FLOODING.
6. INLET BASKET SHALL BE MAINTAINED IN PLACE UNTIL ALL PAVING IS COMPLETED AND ALL UNPAVED AREAS HAVE BEEN STABILIZED WITH VEGETATION.

INLET FILTER BASKET
-NOT TO SCALE-





REVISIONS:

NO.	DATE	DESCRIPTION
1	07/25/25	REVISED PER CITY COMMENTS

APPLICANT
ZENDKO, LLC
4 HIGH STREET, SUITE 201
NORTH ANDOVER, MA 01845

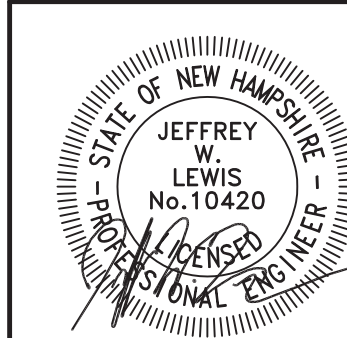
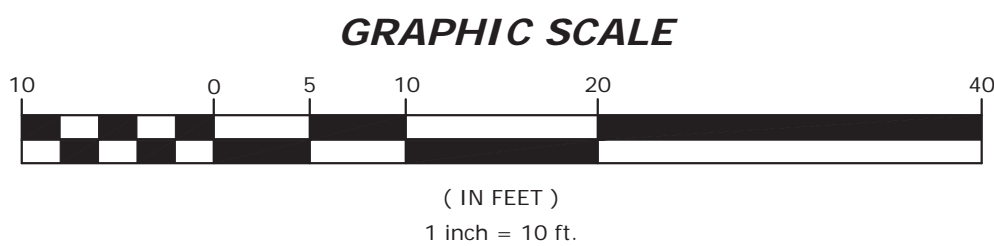
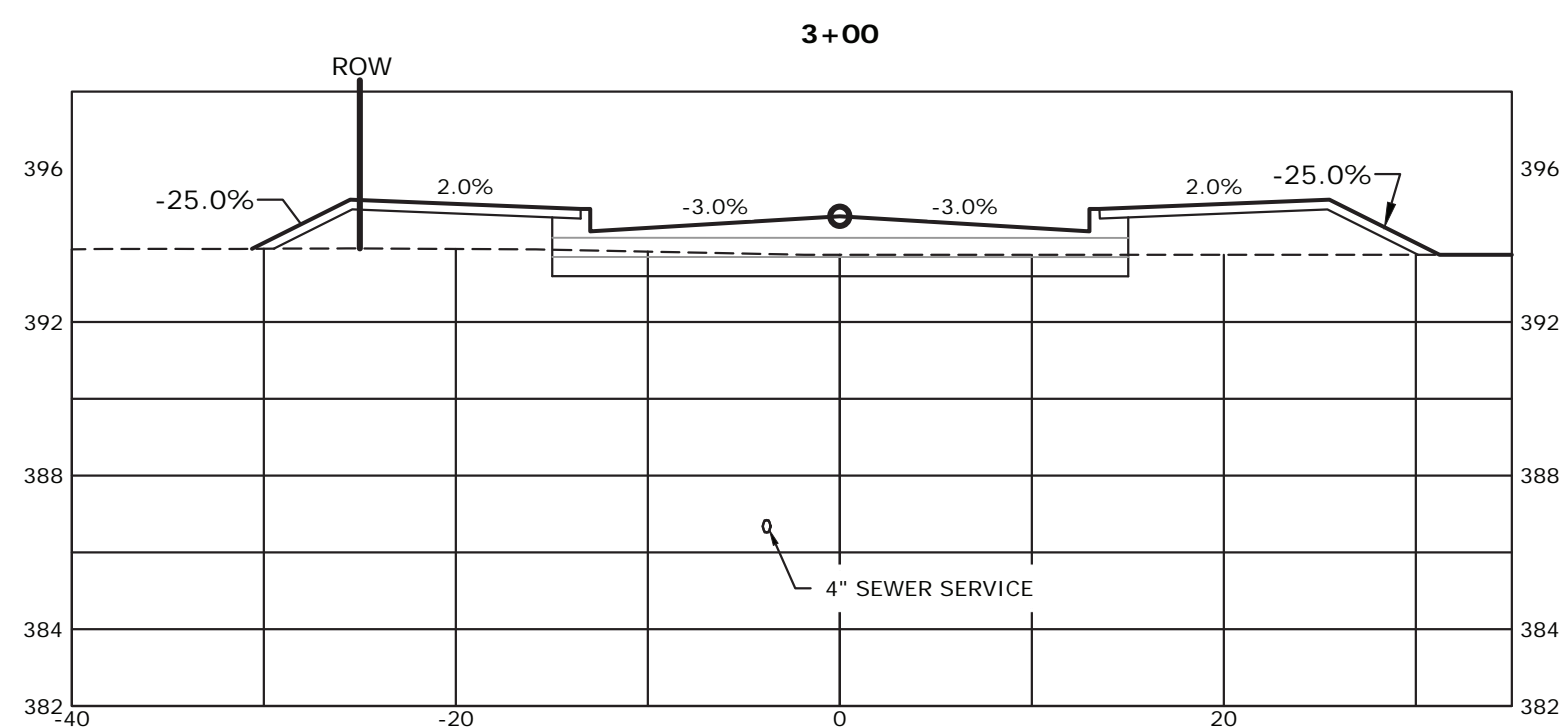
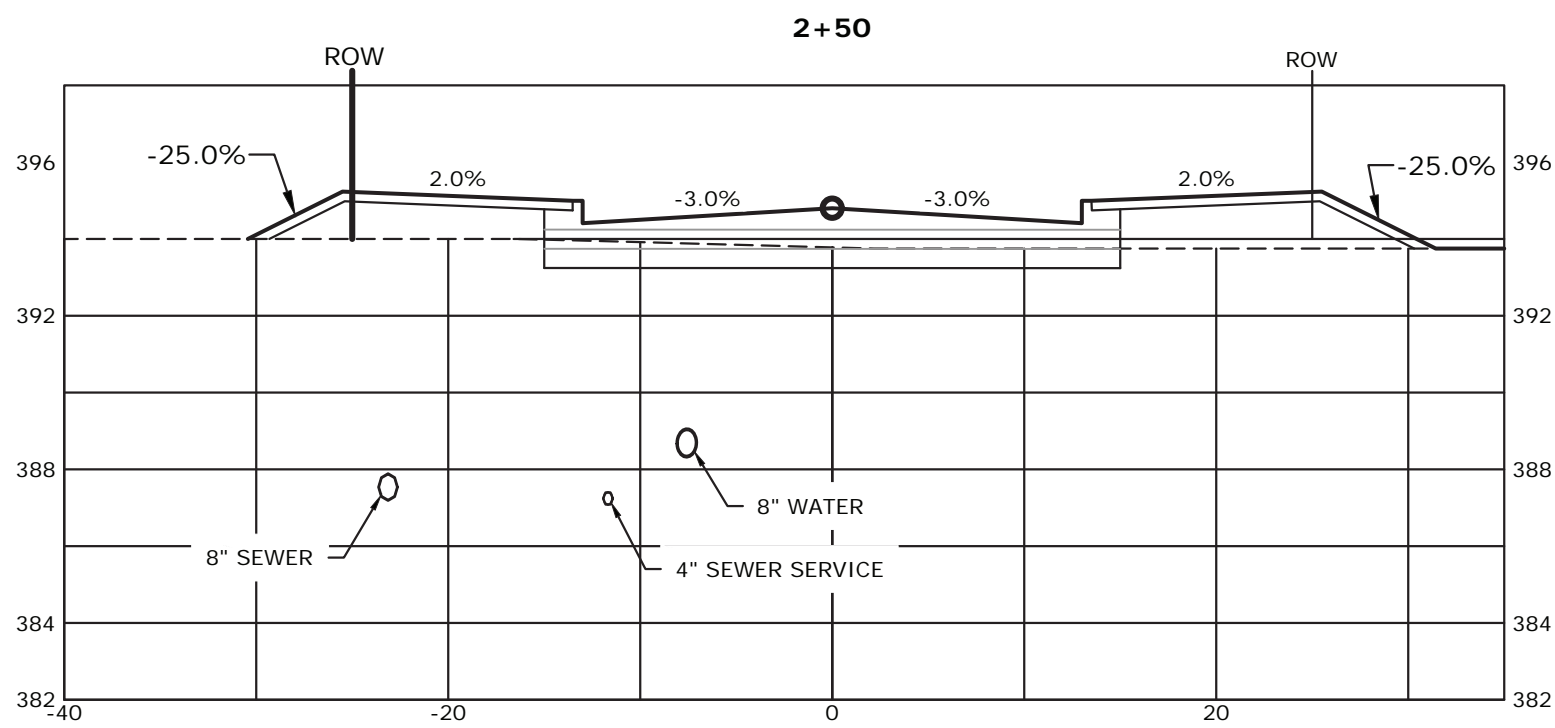
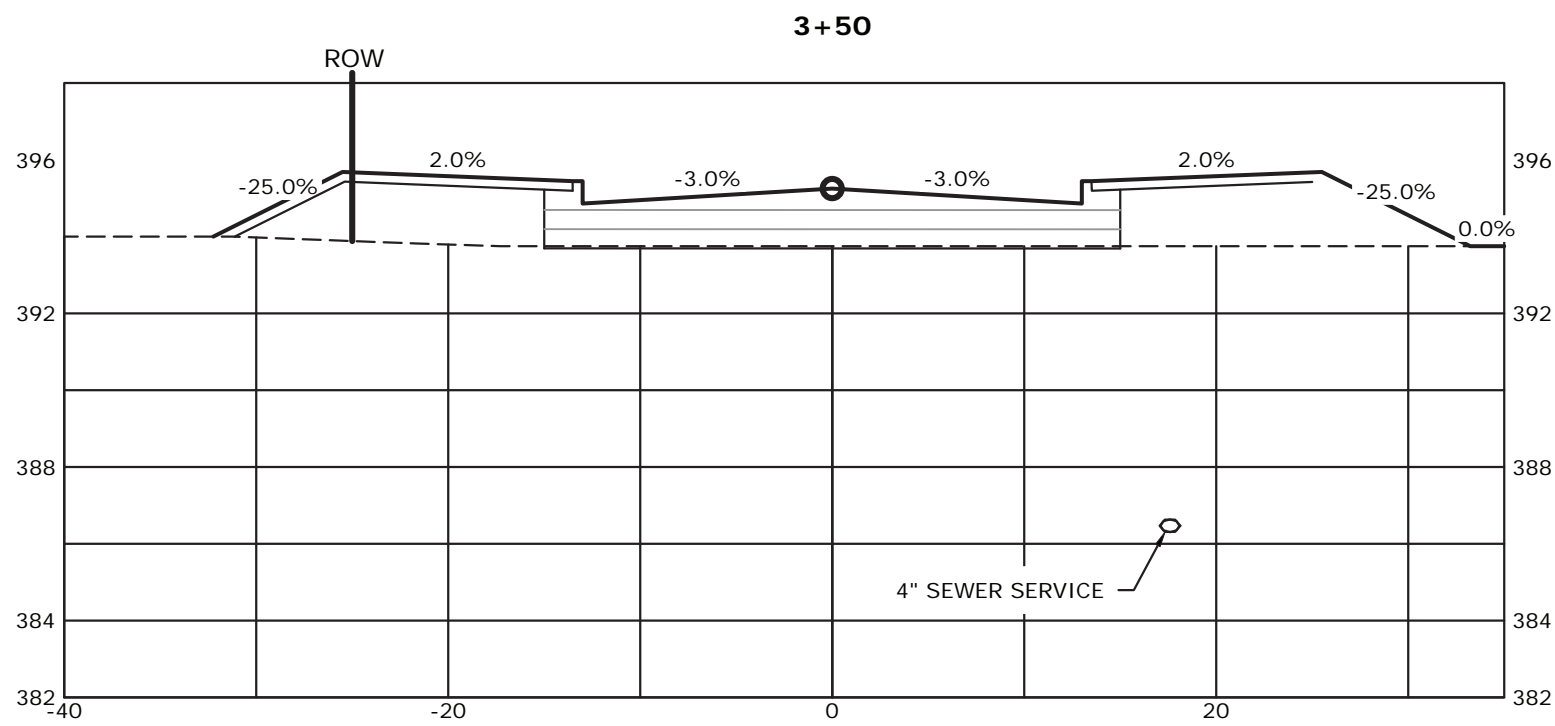
OWNER
MARK BOUCHER
126 ELM STREET
PENACOOK, NH 03303



119 Storrs St., Ste 201
Concord, NH 03301
Tel 603-226-1166
Fax 603-226-1160
www.northpointeng.com

DATE: JUN, 2025
PROJ.: 25019
SCALE: 1"=10'
SHEET: 20 OF 21

ROADWAY CROSS-SECTIONS
PREPARED FOR:
WILLOW RUN SUBDIVISION
CONCORD TAX MAP 15P LOT 26-1
BOSCAWEN TAX MAP 83 LOT 63-9
NORTH SIDE OF ELM STREET
CONCORD & BOSCAWEN, NEW HAMPSHIRE



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4 HIGH STREET, SUITE 201
NORTH ANDOVER, MA 01845

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