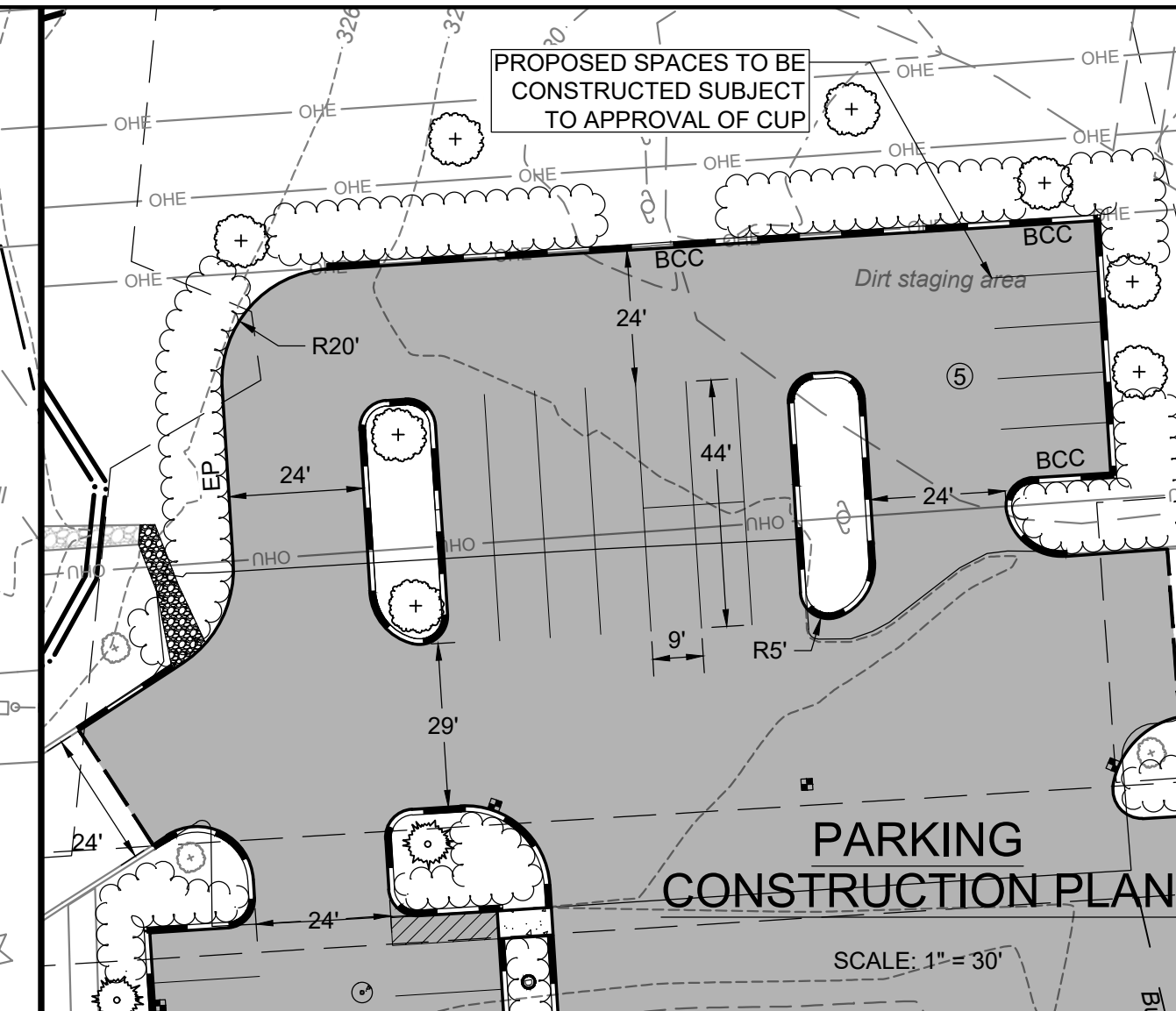
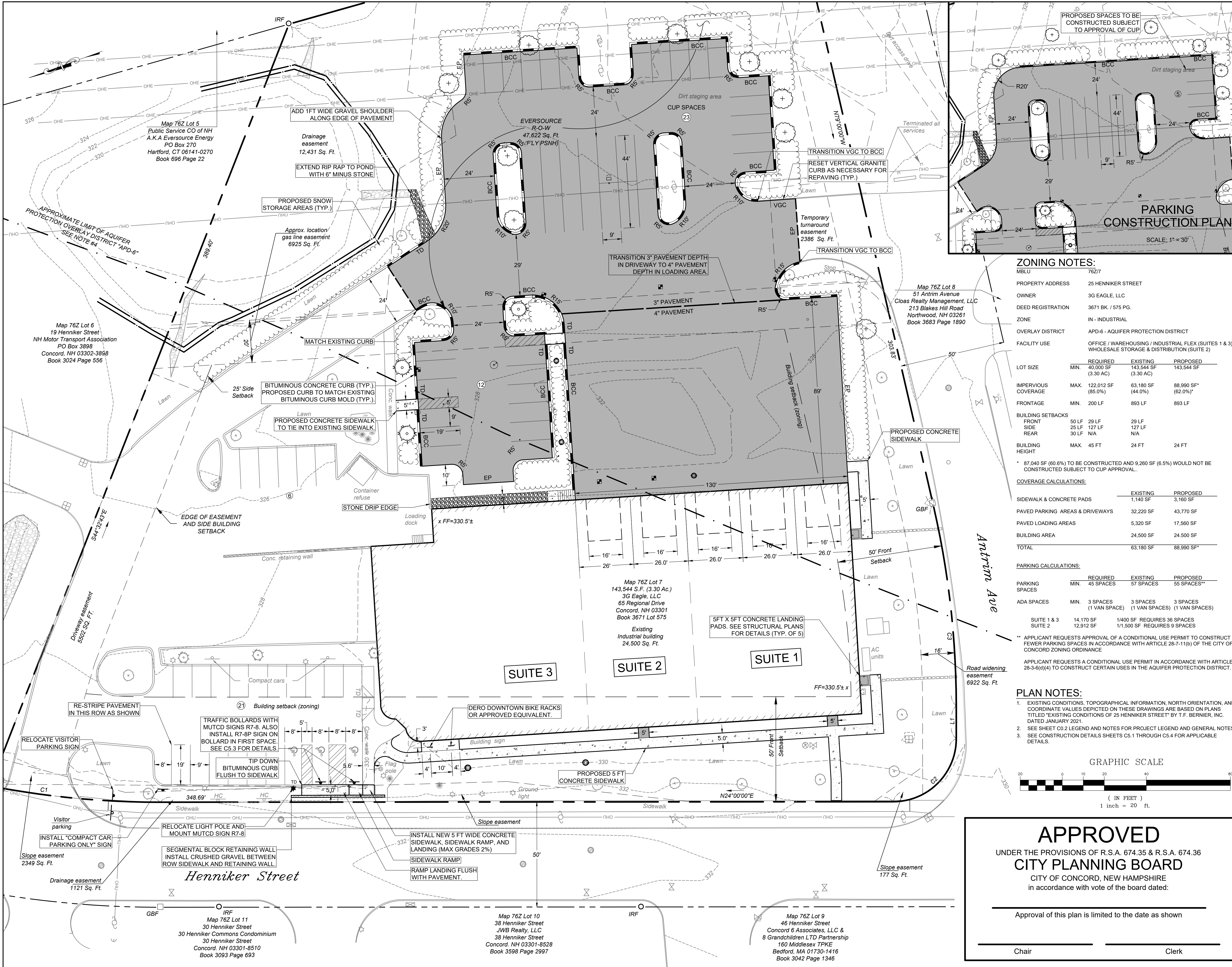


REVISION HISTORY
1. REVISED IN RESPONSE TO CITY COMMENTS (04/02/2021, RSR)
2. REVISED VERTICAL DATUM TO NAVD88 (04/07/2021, RSR)
3. REVISED IN RESPONSE TO CITY COMMENTS (05/17/2021, RSR)
4. REVISED USE FOR SUITE 2, ADDITIONAL LOADING DOCKS AND TRUCK PARKING (06/25/2021, RSR)



ZONING NOTES:

MBLU 762/7

PROPERTY ADDRESS 25 HENNIKER STREET
OWNER 3G EAGLE, LLC
DEED REGISTRATION 3671 BK / 575 PG.
ZONE IN - INDUSTRIAL
OVERLAY DISTRICT APD-6 - AQUIFER PROTECTION DISTRICT
FACILITY USE OFFICE / WAREHOUSING / INDUSTRIAL FLEX (SUITES 1 & 3)
WHOLESALE STORAGE & DISTRIBUTION (SUITE 2)

	REQUIRED	EXISTING	PROPOSED
LOT SIZE	MIN. 40,000 SF (3.30 AC)	143,544 SF (3.30 AC)	143,544 SF
IMPERVIOUS COVERAGE	MAX. 122,012 SF (85.0%)	63,180 SF (44.0%)	88,990 SF* (62.0%)*
FRONTAGE	MIN. 200 LF	893 LF	893 LF
BUILDING SETBACKS			
FRONT	50 LF	29 LF	29 LF
SIDE	25 LF	127 LF	127 LF
REAR	30 LF	N/A	N/A
BUILDING HEIGHT	MAX. 45 FT	24 FT	24 FT

* 87,040 SF (60.6%) TO BE CONSTRUCTED AND 9,260 SF (6.5%) WOULD NOT BE CONSTRUCTED SUBJECT TO CUP APPROVAL.

COVERAGES CALCULATIONS:

	EXISTING	PROPOSED
SIDEWALK & CONCRETE PADS	1,140 SF	3,160 SF
PAVED PARKING AREAS & DRIVEWAYS	32,220 SF	43,770 SF
PAVED LOADING AREAS	5,320 SF	17,560 SF
BUILDING AREA	24,500 SF	24,500 SF
TOTAL	63,180 SF	88,990 SF*

PARKING CALCULATIONS:

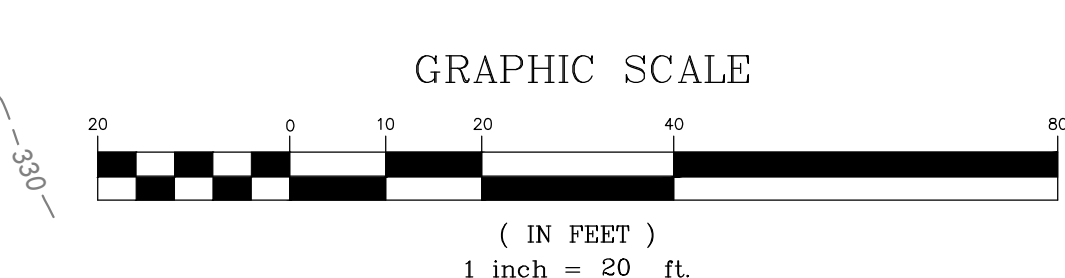
	REQUIRED	EXISTING	PROPOSED
PARKING SPACES	MIN. 45 SPACES	57 SPACES	55 SPACES**
ADA SPACES	MIN. 3 SPACES (1 VAN SPACE)	3 SPACES (1 VAN SPACE)	3 SPACES (1 VAN SPACE)
SUITE 1 & 3	14,170 SF	1400 SF	REQUIRES 36 SPACES
SUITE 2	12,912 SF	11,900 SF	REQUIRES 9 SPACES

** APPLICANT REQUESTS APPROVAL OF A CONDITIONAL USE PERMIT TO CONSTRUCT 11 FEWER PARKING SPACES IN ACCORDANCE WITH ARTICLE 28-7-11(b) OF THE CITY OF CONCORD ZONING ORDINANCE

APPLICANT REQUESTS A CONDITIONAL USE PERMIT IN ACCORDANCE WITH ARTICLE 28-3-6(d)(4) TO CONSTRUCT CERTAIN USES IN THE AQUIFER PROTECTION DISTRICT.

PLAN NOTES:

- EXISTING CONDITIONS, TOPOGRAPHICAL INFORMATION, NORTH ORIENTATION, AND COORDINATE VALUES DEPICTED ON THESE DRAWINGS ARE BASED ON PLANS TITLED "EXISTING CONDITIONS OF 25 HENNIKER STREET" BY T.F. BERNIER, INC. DATED JANUARY 2021.
- SEE SHEET C0.2 LEGEND AND NOTES FOR PROJECT LEGEND AND GENERAL NOTES.
- SEE CONSTRUCTION DETAILS SHEETS C5.1 THROUGH C5.4 FOR APPLICABLE DETAILS.



APPROVED
UNDER THE PROVISIONS OF R.S.A. 674.35 & R.S.A. 674.36
CITY PLANNING BOARD
CITY OF CONCORD, NEW HAMPSHIRE
in accordance with vote of the board dated:

Approval of this plan is limited to the date as shown

Chair _____ Clerk _____

ISSUED FOR
PERMITTING

ALL DOCUMENTS PREPARED BY WILCOX & BARTON, INC. ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY WILCOX & BARTON, INC. FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO WILCOX & BARTON, INC. OWNER SHALL INDEMNIFY AND HOLD HARMLESS WILCOX & BARTON, INC. FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

OWNER
3G EAGLE, LLC
65 REGIONAL DRIVE, CONCORD, NH

SITE
MIXED INDUSTRIAL FACILITY
25 HENNIKER STREET CONCORD, NH
ML: 762/7

DRAWING TITLE
SITE PLAN

SCALE 1" = 20'	DATE 02/17/2021
DRAFTED BY RSR	CHECKED BY ERL
PROJECT MGR ERL	PROJECT NO. BRWN0001
SHEET NO.	

C1.2

05 OF 14

REVISION HISTORY
1. REVISED IN RESPONSE TO CITY COMMENTS (04/07/2021, RSR)
2. REVISED VERTICAL DATUM TO NAVD88 (04/07/2021, RSR)
3. REVISED IN RESPONSE TO CITY COMMENTS (05/17/2021, RSR)
4. REVISED USE FOR SUITE 3, ADDITIONAL LOADING DOCKS AND TRUCK PARKING (06/25/2021, RSR)

ISSUED FOR

PERMITTING

ALL DOCUMENTS PREPARED BY WILCOX & BARTON, INC. ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY WILCOX & BARTON, INC. FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO WILCOX & BARTON, INC. OWNER SHALL INDEMNIFY AND HOLD HARMLESS WILCOX & BARTON, INC. FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

OWNER

3G EAGLE, LLC
65 REGIONAL DRIVE,
CONCORD, NH

SITE

MIXED INDUSTRIAL FACILITY
25 HENNIKER STREET
CONCORD, NH
ML: 76Z/7

DRAWING TITLE

ALTERNATIVE LOADING DOCK PLAN

SCALE	DATE		
1" = 20'	02/17/2021		
DRAFTED BY	CHECKED BY	PROJECT MGR	PROJECT NO.
RSR	ERL	ERL	BRWN0001

STATE OF NEW HAMPSHIRE
ERIN R. LAMBERT
No. 11057
LICENSED PROFESSIONAL ENGINEER
ENGINEER ERIN R. LAMBERT
NH P.E. #11057

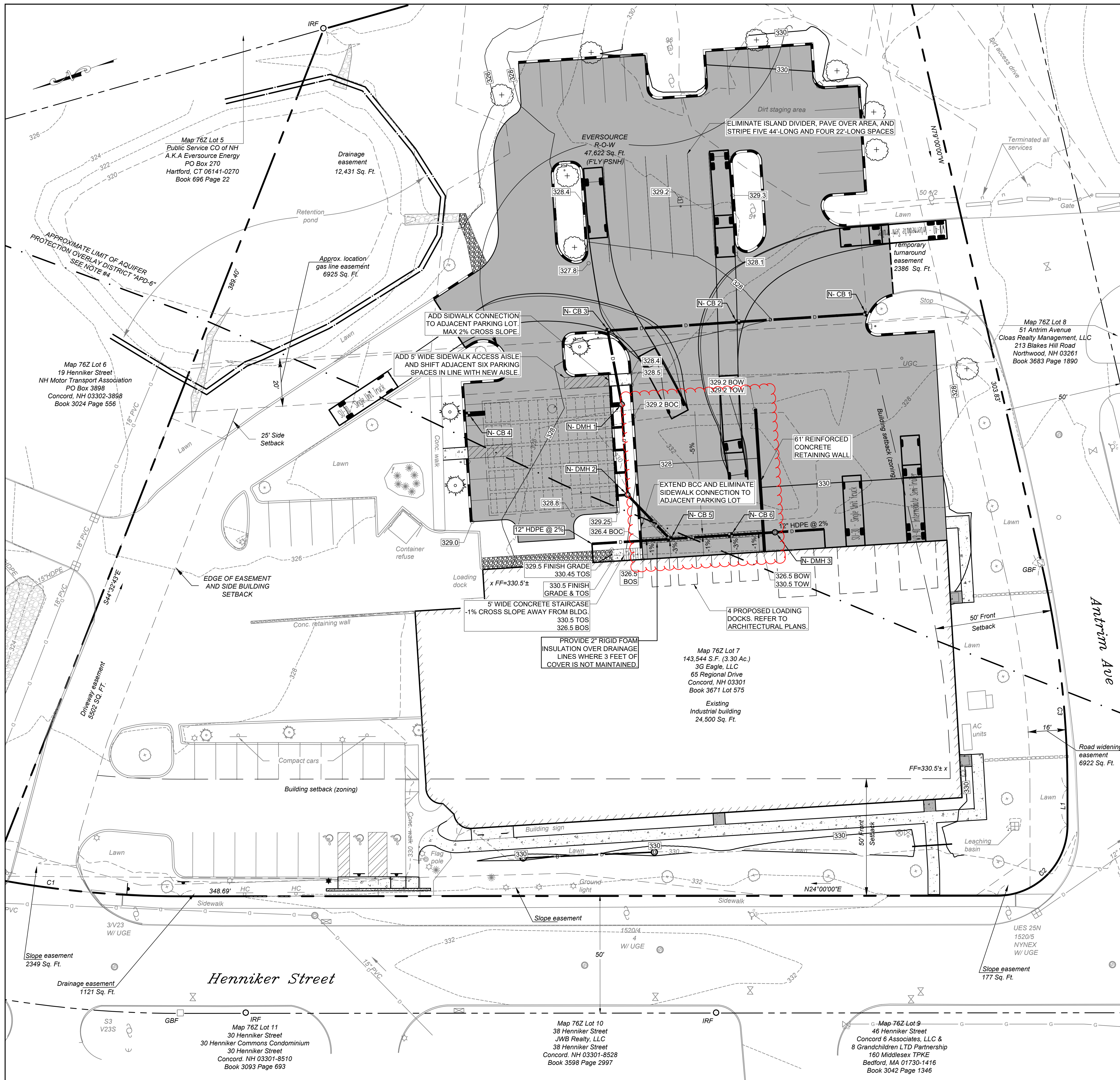
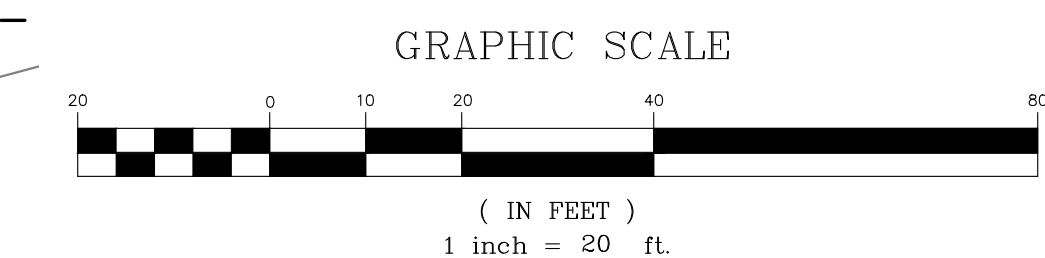
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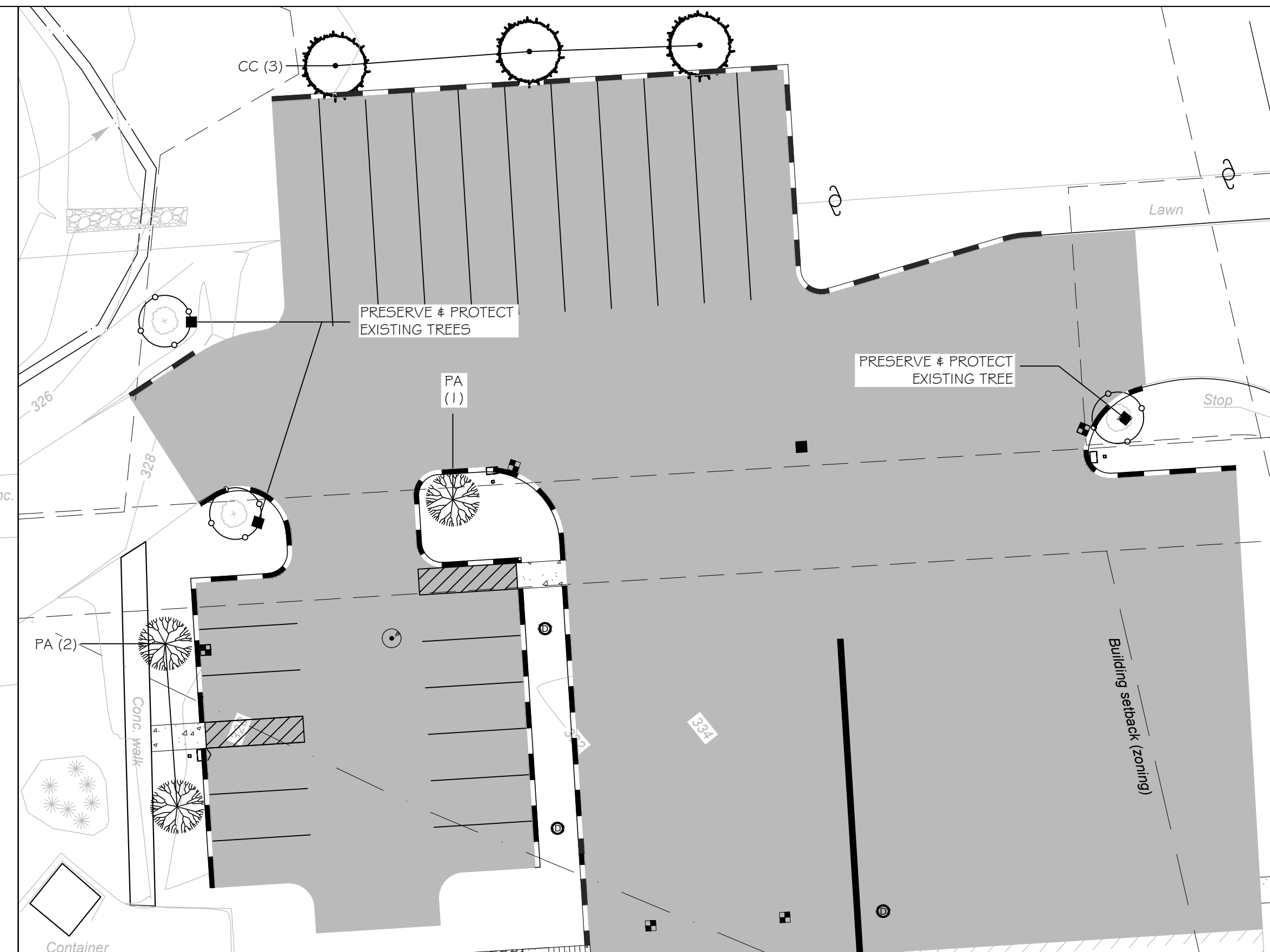
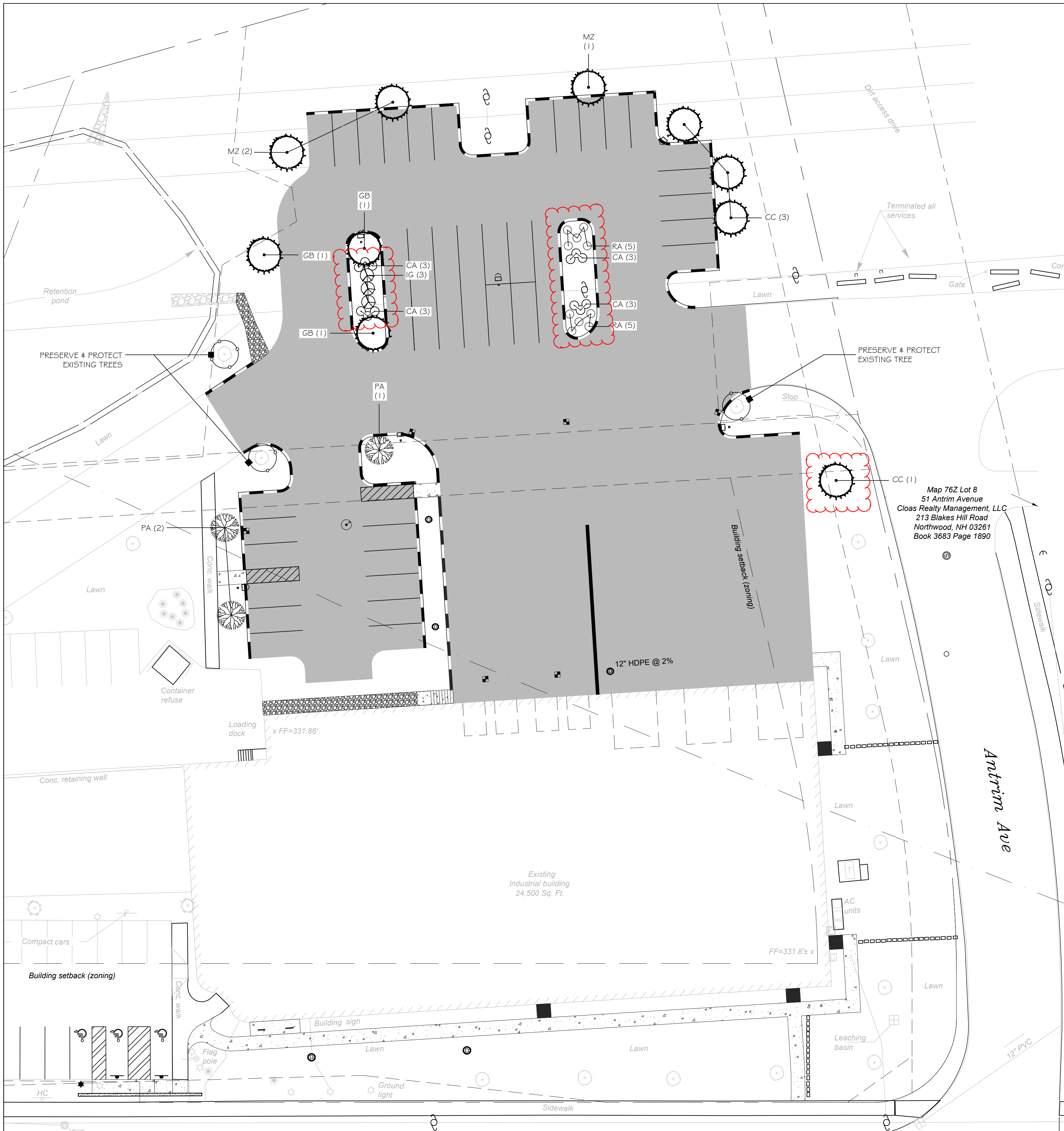
07 OF 14

DRAINAGE STRUCTURE TABLE	
STRUCTURE NAME	STRUCTURE DETAILS
CB 1	RIM = 328.2' SUMP DEPTH = 3' DIAMETER = 48.0" 12" HDPE INV OUT = 324.23'
CB 2	RIM = 327.9' SUMP DEPTH = 3' DIAMETER = 48.0" 12" HDPE INV IN = 323.91' 12" HDPE INV OUT = 323.81'
CB 3	RIM = 327.6' SUMP DEPTH = 3' DIAMETER = 48.0" 12" HDPE INV IN = 323.49' 12" HDPE INV OUT = 323.39'
CB 4	RIM = 327.0' SUMP DEPTH = 3' DIAMETER = 48.0" 24" HDPE INV OUT = 318.42'
CB 5	RIM = 326.3' SUMP DEPTH = 3' DIAMETER = 48.0" 12" HDPE INV IN = 322.43' 12" HDPE INV OUT = 322.33'
CB 6	RIM = 326.3' SUMP DEPTH = 3' DIAMETER = 48.0" 12" HDPE INV IN = 322.65' 12" HDPE INV OUT = 322.55'
DMH 1	RIM = 329.0' SUMP DEPTH = 3' DIAMETER = 48.0" 12" HDPE INV IN = 323.23' 24" HDPE INV OUT = 318.42'
DMH 2	RIM = 328.7' SUMP DEPTH = 3' DIAMETER = 48.0" 12" HDPE INV IN = 321.21' 12" HDPE INV OUT = 321.21'
DMH 3	RIM = 330.4' SUMP DEPTH = 3' DIAMETER = 48.0" 12" HDPE INV IN = 326.00' 12" HDPE INV OUT = 322.74'

PLAN NOTES:

- REFER TO SURVEYOR'S PLAN FOR BASE PLAN REFERENCES AND ADDITIONAL NOTES.
- ALL ELEVATIONS SHOWN ARE IN REFERENCE TO THE SURVEY PLAN AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
- CONTRACTOR SHALL NOTIFY OWNER & ENGINEER IMMEDIATELY IF SITE CONDITIONS DIFFER FROM WHAT IS SHOWN ON PLAN.
- SPOT ELEVATIONS SHOWN AT BUILDING CORNERS ARE PROPOSED GROUND ELEVATIONS.
- FINISH WALK AND CURB ELEVATIONS SHALL BE 4" ABOVE FINISH PAVEMENT.
- ALL STORM DRAIN PIPING WITH LESS THAN 3.0 FEET OF COVER SHALL BE OVERLAD WITH 2" THICK RIGID INSULATION OF MINIMUM R-VALUE 10 FOR THE FULL WIDTH OF PIPE TRENCH.
- SOILS BELOW THE INFILTRATION GALLERY SHALL BE AMENDED TO REDUCE THE INFILTRATION RATE TO 10-IN/HOUR. A QUALIFIED CPESC, SOIL SCIENTIST, GEOLOGIST OR ENGINEER SHALL BE RETAINED TO DESIGN THE SOIL AMENDMENT AND PERFORM INFILTRATION TESTING AT THE UNDERGROUND INFILTRATION SYSTEM. THE INFORMATION AND TEST RESULTS SHALL BE PROVIDED TO THE CITY OF CONCORD ENGINEERING DIVISION TO VERIFY THE ASSUMED DESIGN INFILTRATION RATES OF 5-IN/HOUR (ACTUAL INFILTRATION RATE OF 10-IN/HOUR) AND A MINIMUM OF 3- FEET FROM THE BOTTOM OF THE SYSTEM TO THE ELEVATION OF SEASONAL HIGH WATER AND BEDROCK. THE DEPTH OF THE AMENDED SOIL MUST BE AT LEAST 24" THICK.
- CONTRACTOR TO CONDUCT TEST PITS AT START OF CONSTRUCTION, AND COPIES OF TEST PIT LOGS SHALL BE SUBMITTED TO THE CITY OF CONCORD ENGINEERING DIVISION FOR REVIEW.
- SEE CONSTRUCTION AND EROSION CONTROL DETAILS SHEETS FOR APPLICABLE DETAILS.





Plant Schedule

Botanical Name / Common Name	Size	Label	Qty	Mature Height
<i>Carpinus caroliniana</i> 'Palisade' / Palisade American Hornbeam	2.5-3" Cal.	PA	3	20-30'
<i>Cercis canadensis</i> 'Appalachian Red' / Appalachian Red Redbud	2.5-3" Cal.	CC	3	10-12'

LANDSCAPE CALCULATIONS:

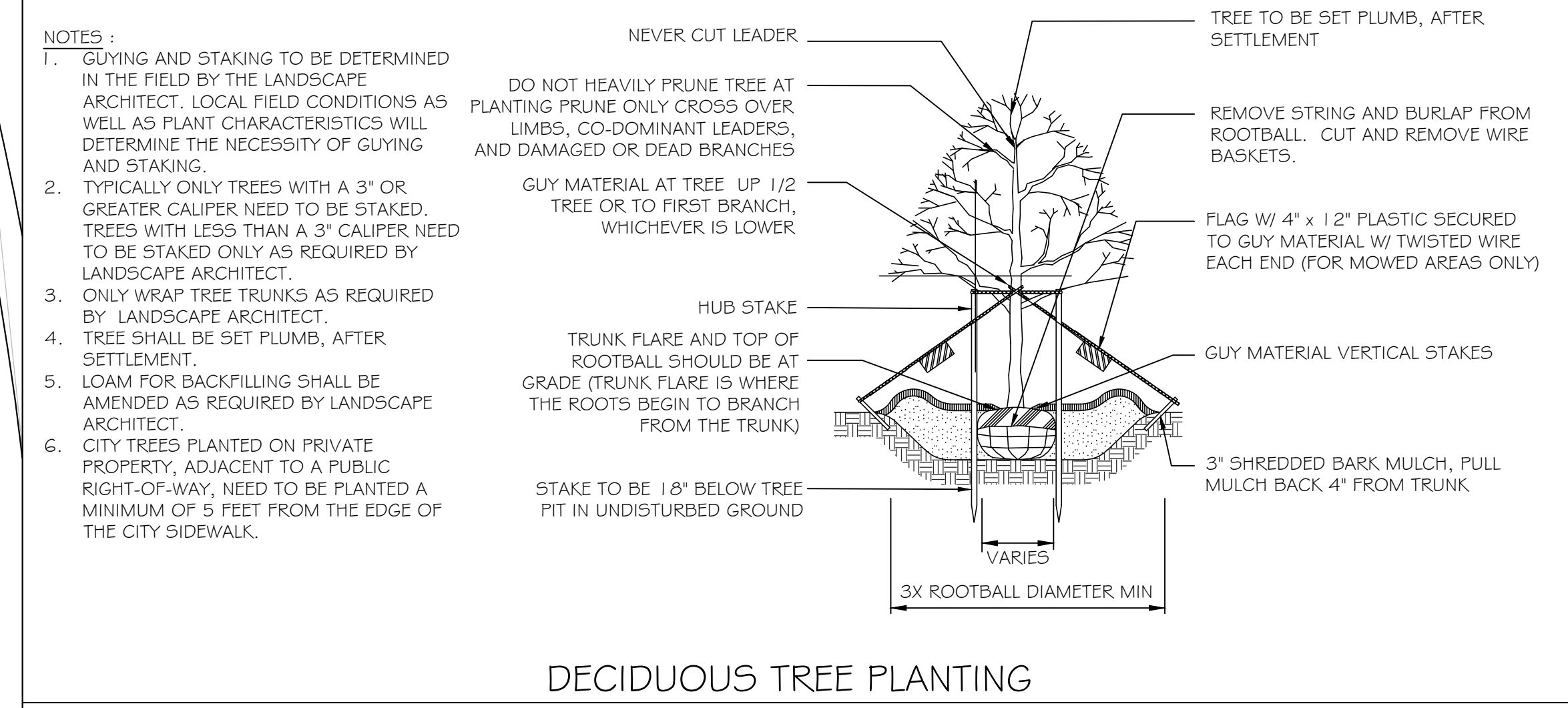
REQUIRED: 1 SHADE TREE / 2,000 SF OF PARKING
14,780 SF OF PARKING / 2,000 = 7 SHADE TREES REQUIRED

PROPOSED: 6 TREES PROPOSED + 3 TREES EXISTING = 9 TREES PROVIDED

INTERIOR PARKING LOT LANDSCAPING:

REQUIRED: 5% OF GROSS PARKING LOT AREA
14,780 SF x .05 = 739 SF INTERIOR PARKING AREA REQUIRED

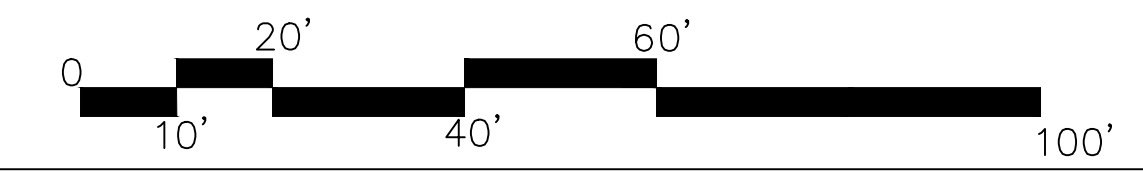
PROPOSED: 660 SF PROPOSED = 4.5%



DECIDUOUS TREE PLANTING

- PLANTING NOTES:**
- CONTRACTOR SHALL OBTAIN APPROVAL FROM LANDSCAPE ARCHITECT PRIOR TO PURCHASING AND/OR INSTALLING SUBSTITUTE PLANT MATERIAL PRIOR TO PURCHASE OF ANY SUBSTITUTE MATERIALS.
 - CONSTRUCTION ACCESS WILL BE AS DIRECTED BY LANDSCAPE ARCHITECT. CONTRACTOR IS RESPONSIBLE FOR RESTORATION OF ACCESS ROUTE AND ALL AREAS DISTURBED BY PLANTING OPERATIONS UPON COMPLETION OF CONSTRUCTION OPERATIONS, AT NO ADDITIONAL COST TO THE OWNER.
 - LAYOUT OF ALL PLANTING BEDS AND LOCATION OF PLANTS TO BE APPROVED BY LANDSCAPE ARCHITECT ON SITE PRIOR TO CONSTRUCTION AND INSTALLATION.
 - CONTRACTOR TO REMOVE ALL DEBRIS GENERATED BY PLANT INSTALLATION. DEBRIS TO BE DISPOSED OF IN A LEGAL MANNER.
 - ALL PLANT MATERIAL SHALL BE GUARANTEED TO BE IN GOOD, HEALTHY AND FLOURISHING CONDITION FOR TWO (2) YEARS FROM THE DATE OF FINAL INSTALLATION APPROVAL BY LANDSCAPE ARCHITECT. CONTRACTOR SHALL REPLACE, WITHOUT COST TO OWNER, AND AS SOON AS WEATHER CONDITIONS PERMIT, ALL DEAD AND NON-FLOURISHING PLANTS AS DETERMINED BY THE LANDSCAPE ARCHITECT. REPLACEMENT PLANTS SHALL BE GUARANTEED IDENTICALLY TO ORIGINAL PLANTS, TIME PERIOD COMMENCING FROM DATE OF REPLACEMENT PLANTING APPROVAL BY LANDSCAPE ARCHITECT.
 - ALL BEDS TO BE MULCHED WITH 4" DEPTH SHREDDED BARK MULCH UNLESS NOTED OTHERWISE.
 - CONTRACTOR TO PROVIDE NECESSARY TEMPORARY IRRIGATION IF NEEDED BASED ON TIME OF YEAR THE PROJECT IS IMPLEMENTED.

- TREE PROTECTION NOTES:**
- DIAMETER OF PROTECTION ZONE SHOULD BE ONE FOOT FOR EACH INCH OF TRUNK DIAMETER BREAST HEIGHT OR 1/2 HEIGHT OF TREE, WHICHEVER IS GREATER. FOR 2 INCH CALIPER TREES OR SMALLER, THE PROTECTION ZONE SHALL BE 6 FOOT MINIMUM DIAMETER.
 - TEMPORARY FENCING (6 FT HIGH) SHALL BE PLACED AT THE DRIPLINE OF THE TREE TO BE SAVED. FENCE SHALL COMPLETELY ENIRCLE THE TREE(S). TO INSTALL FENCE POSTS, AVOID DRIVING POSTS OR STAKES INTO MAJOR ROOTS.
 - DEAD TREES, SCRUB, OR UNDERGROWTH SHALL BE CUT FLUSH WITH ADJACENT GRADE. THERE WILL BE NO SOIL DISTURBANCE UNDER THE DRIP LINE OF TREES TO BE PRESERVED.
 - PLACE 6 INCHES OF BARK MULCH AT AREAS NOT PROTECTED BY BARRIER.
 - TREATMENT OF ROOTS EXPOSED DURING CONSTRUCTION: FOR ROOTS OVER ONE INCH IN DIAMETER DAMAGED DURING CONSTRUCTION, MAKE A CLEAN STRAIGHT CUT TO REMOVE DAMAGED PORTION OF ROOT. ALL EXPOSED ROOTS SHOULD BE TEMPORARILY COVERED WITH DAMP BURLAP AND COVERED WITH SOIL OR MULCH AS SOON AS POSSIBLE TO PREVENT DRYING.
 - NO EQUIPMENT OR MACHINERY SHALL BE USED WITHIN THE PROTECTION FENCE. WORK WITHIN THE PROTECTION ZONE SHALL BE DONE MANUALLY.
 - NO STOCKPILING OF MATERIALS, VEHICULAR TRAFFIC, OR STORAGE IS ALLOWED WITHIN THE LIMIT OF FENCING.



Future Plant Schedule

Botanical Name / Common Name	Size	Label	Quantity	Mature Height
<i>Carpinus caroliniana</i> 'Palisade' / Palisade American Hornbeam	2.5-3" Cal.	PA	3	20-30'
<i>Cercis canadensis</i> 'Appalachian Red' / Appalachian Red Redbud	2.5-3" Cal.	CC	4	10-12'
<i>Ginkgo biloba</i> 'Chi-Chi' / Chi-Chi Maidenhair Tree	2.5-3" Cal.	GB	3	10-12'
<i>Malus zumi</i> 'Calopcarpa' / Redbud Crabapple	2.5-3" Cal.	MZ	3	10-12'
Shrubs				
<i>Clethra alnifolia</i> 'Hummingbird' / Hummingbird Summersweet	18-24"	CA	12	3-4'
<i>Ilex glabra</i> 'Shamrock' / Shamrock Inkberry	2.5-3" B&B	IG	3	4-5'
<i>Rhus aromatica</i> 'Grow Low' / Grow Low Sumac	18-24"	RA	10	18-24"

FUTURE LANDSCAPE CALCULATIONS:

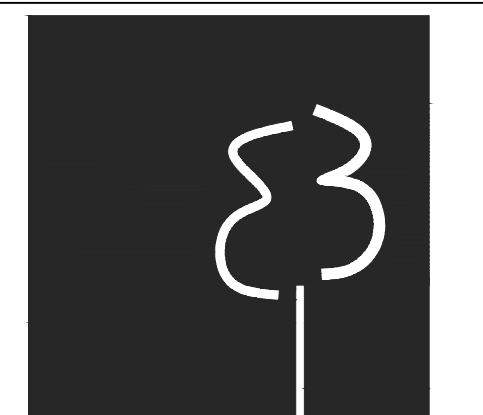
REQUIRED: 1 SHADE TREE / 2,000 SF OF PARKING
21,313 SF OF PARKING / 2,000 = 10.7 = 11 SHADE TREES REQUIRED

PROPOSED: 11 TREES PROPOSED + 3 TREES EXISTING = 14 TREES PROVIDED

INTERIOR PARKING LOT LANDSCAPING:

REQUIRED: 5% OF GROSS PARKING LOT AREA
21,313 SF x .05 = 1,066 SF INTERIOR PARKING AREA REQUIRED

PROPOSED: 2,438 SF PROPOSED = 11.4%



terrain
planning & design llc

311 kast hill road
hopkinton nh 03229
603. 746. 3512
terrainplanning.com

25 HENNIKER STREET

Site Location:
25 Henniker St
Concord, NH 03301
Tax Map: 76
Lot #: Z-7

Prepared For:
3G Eagle, LLC
65 Regional Drive
Concord, NH 03301

PLANTING PLAN

DATE: 03 - 01 - 21

SCALE: 1" = 20'

PROJECT #: 2110

Drawn By: CGB

Checked By: ERB

REVISIONS: DATE:

Issued for Client Review 03/08/21

Revised per Client comments 03/09/21

Revised per City comments 03/25/21

Revised per City comments 05/10/21

Revised plan 06/25/21

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