

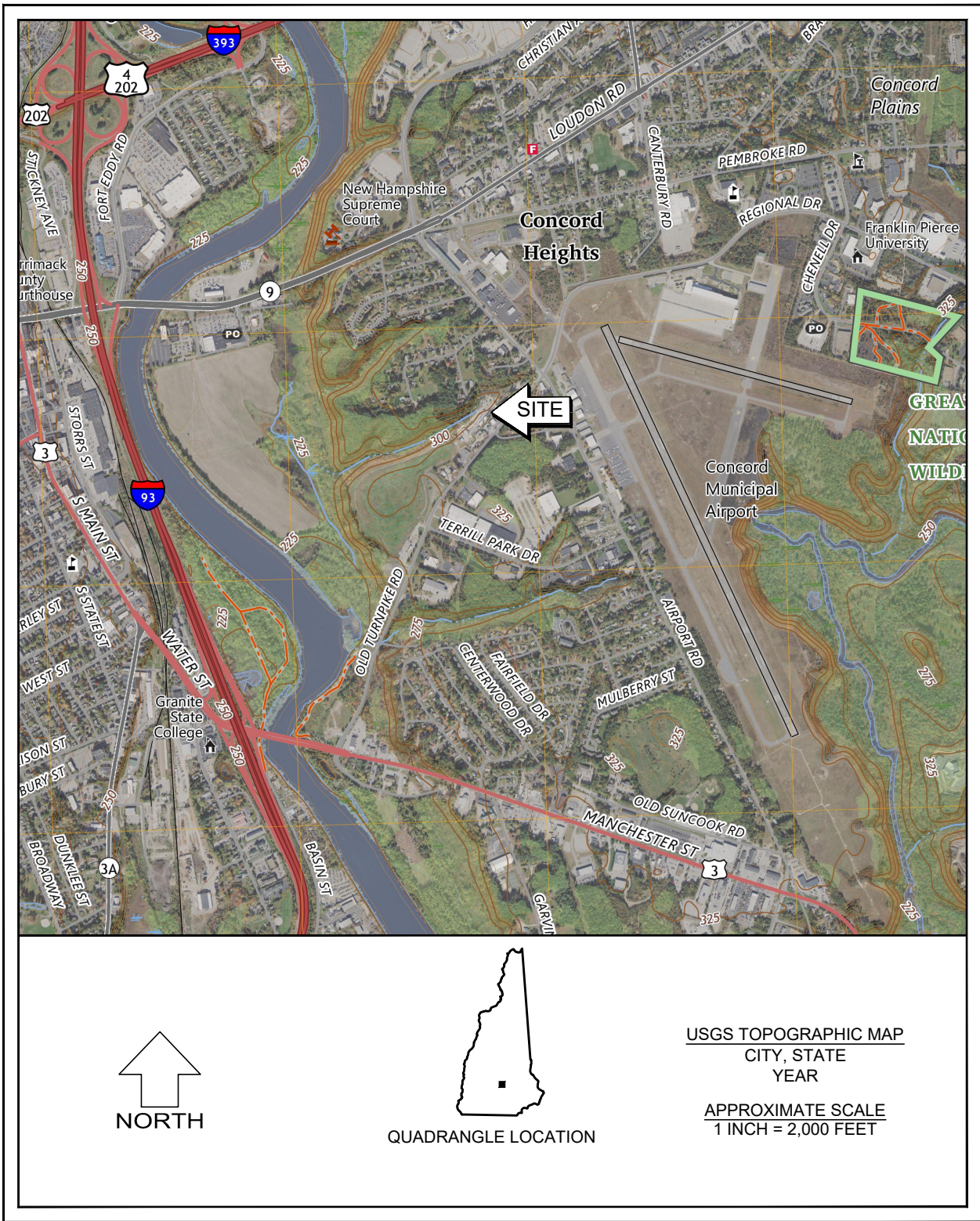
SITE MODIFICATIONS FOR SITE PLAN COMPLIANCE

119 OLD TURNPIKE ROAD
CONCORD, NH
TAX MAP 751Z LOT 24

OWNER AND APPLICANT
CORNERSTONE REALTY HOLDING INC.

SITE ENGINEER
NOBIS GROUP. - CONCORD, NH

SURVEYOR
RICHARD D. BARTLETT & ASSOCIATES. LLC - CONCORD, NH



SHEET INDEX

I.D.	NO.	DRAWING NAME
CS		COVER SHEET
G-1	1	GENERAL NOTES AND LEGEND
S-1	2	EXISTING CONDITIONS PLAN
C-1	3	PROPOSED SITE PLAN

APRIL 16, 2025

APPROVED

UNDER THE PROVISIONS OF R.S.A. 674:35 & R.S.A. 674:36


CITY PLANNING BOARD

CITY OF CONCORD, NEW HAMPSHIRE

In accordance with vote of the board dated:

Approval of this plan is limited to the lots as shown

Chair Clerk


nobis
Nobis Group
18 Chenell Drive
Concord, NH 03301
T(603) 224-4182
www.nobis-group.com

NOBIS PROJECT NO. 100960.00

LEGEND

EXISTING	PROPOSED	
		SUBJECT PROPERTY LINE
		OTHER PROPERTY LINE
		SETBACKS
		EASEMENT
		STONE WALL
		RETAINING WALL
		EDGE OF WETLAND
		STREAM / RIVER
		TREE LINE
		CHAIN LINK FENCE
		STOCKADE FENCE
		GUARDRAIL (STEEL)
		GUARDRAIL (WOOD)
		CENTERLINE
		EDGE OF GRAVEL
		EDGE OF PAVEMENT
		SLOPED GRANITE CURB
		VERTICAL GRANITE CURB
		VERTICAL CONCRETE CURB
		BITUMINOUS CONCRETE CURB
		CONCRETE CURB
		CAPE COD BERM
		TIP DOWN
		MAJOR CONTOUR
		MINOR CONTOUR
		DRAIN LINE
		ROOF DRAIN
		UNDER DRAIN
		FOUNDATION DRAIN
		SWALE FLOW DIRECTION
		SILT FENCE / WATTLE
		OVERHEAD UTILITY WIRE
		UNDERGROUND ELECTRIC
		UNDERGROUND TELECOM
		SANITARY SEWER LINE
		SANITARY SEWER SERVICE
		SANITARY SEWER FORCE MAIN
		WATER LINE
		WATER SERVICE
		GAS LINE
		STEAM LINE
		FIBER OPTIC LINE
		ZONING BOUNDARY LINE
		FLOOD ZONE LINE

EXISTING	PROPOSED	
		DRAIN MANHOLE
		CATCH BASIN
		UTILITY POLE
		PAD MOUNTED TRANSFORMER
		SANITARY SEWER MANHOLE
		SANITARY SEWER CLEAN-OUT
		HYDRANT
		WATER VALVE
		WATER SHUT OFF
		WATER SUPPLY WELL
		GAS SHUT OFF
		GAS METER
		SPOT GRADE
		CURB SPOT GRADE
		SIGN POST
		LIGHT POLE
		TREE
		CONCRETE
		GRAVEL
		RIP RAP
		WETLAND
		WETLAND IMPACT
		FLOW DIRECTION
		STONE CHECK DAM
		INLET PROTECTION
		SLOPE & DIRECTION
		TEST PIT LOCATION
		BORING LOCATION
		MONITORING WELL LOCATION
		PERC. TEST LOCATION
		PHOTO LOCATION / DIRECTION
		MANHOLE
		TELECOM MANHOLE
		ELECTRIC MANHOLE
		STEEP SLOPE

GENERAL NOTES:

1. EXISTING CONDITIONS, TOPOGRAPHICAL INFORMATION, NORTH ORIENTATION, NORTH ARROW, AND COORDINATE VALUES DEPicted ON THESE DRAWINGS ARE BASED ON PLANS TITLED "EXISTING CONDITIONS PLAT", DATED NOVEMBER 2024 BY RICHARD D. BARTLETT AND ASSOCIATES LLC.
2. THESE DRAWINGS AND ACCOMPANYING TEXT HAVE BEEN PREPARED FOR MINOR SITE PLAN, FOR REVIEW BY THE CITY OF CONCORD PLANNING BOARD, CODE ENFORCEMENT, GENERAL SERVICES, POLICE, AND FIRE DEPARTMENTS.
3. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF CONCORD'S CONSTRUCTION STANDARDS AND DETAILS (LATEST EDITION), AND CITY STANDARDS SHALL TAKE PRECEDENCE IN CASE OF ANY DETAILS OR PLANS IN CONFLICT.

WILDLIFE PROTECTION NOTES:

- [illegible]

EROSION CONTROL NOTES:

CATCH BASINS: CARE SHOULD BE TAKEN TO ENSURE THAT SEDIMENTS DO NOT ENTER CATCH BASINS DURING EXCAVATION FOR PIPE TRENCHES, DITCHES AND SWALES. THE CONTRACTOR SHOULD PLACE NON-WOVEN GEOTEXTILE FABRIC FOR INLET PROTECTION OVER INLETS IN AREAS OF SOIL DISTURBANCE, WHICH ARE SUBJECT TO SEDIMENT CONTAMINATION.

PLACE INLET PROTECTION DEVICES, IN CATCH BASINS AND MAINTAIN UNTIL ALL CONSTRUCTION ACTIVITIES HAVE CEASED AND THE SURROUNDING AREAS ARE WELL VEGETATED.

SCHEDULE OF WORK

THIS WORK IS ANTICIPATED TO BEGIN IN THE SUMMER OF 2025 WITH A FINAL COMPLETION DATE IN FALL OF 2025 NO WINTER EARTH DISTURBANCE IS EXPECTED FOR THIS PROJECT.

ADEQUATE MEASURES SHOULD BE TAKEN TO MINIMIZE AIR BORNE DUST PARTICLES ARISING FROM SOIL DISTURBANCE AND CONSTRUCTION.

- * DISTURBANCE OF AREAS SHOULD BE MINIMIZED AND NOT EXCEED 100,000 SQUARE FEET IN AREA AT ANY ONE TIME.
- * NO DISTURBED AREA SHOULD BE LEFT UNSTABILIZED FOR LONGER THAN TWO WEEKS DURING THE GROWING SEASON.
- * PERMANENT EROSION CONTROL FEATURES SHOULD BE INCORPORATED INTO THE PROJECT AT THE EARLIEST PRACTICABLE TIME, AS SPECIFIED ON THE CONTRACT PLANS.
- * AS WORK PROGRESSES, PATCH SEEDING AND MULCHING SHOULD BE DONE AS REQUIRED ON AREAS PREVIOUSLY TREATED TO MAINTAIN OR ESTABLISH PROTECTIVE COVER.
- * REMOVE ACCUMULATED SEDIMENTS AND DEBRIS WHEN SEDIMENT CONTAINMENT DEVICES REACH 33% CAPACITY.

TEMPORARY STABILIZATION:

EROSION CONTROL MEASURES SHALL BE IMPLEMENTED, AS WRITTEN HEREIN AND AS DEPICTED ON THE ACCOMPANYING PLAN, FROM THE COMMENCEMENT OF CONSTRUCTION ACTIVITY UNTIL FINAL STABILIZATION IS COMPLETE:

MULCH: MULCHING WITH LOOSE HAY OR STRAW, AT A RATE OF 2 TONS PER ACRE, SHALL BE DONE IMMEDIATELY AFTER EACH AREA HAS BEEN FINAL GRADED. WHEN SEED FOR EROSION CONTROL IS SOWN PRIOR TO PLACING THE MULCH, THE MULCH SHOULD BE PLACED ON THE SEEDED AREAS WITHIN 48 HOURS AFTER SEEDING.

TACKIFIER: PLACEMENT OF SOIL TACKIFIER HAS PROVEN TO BE AN EFFECTIVE METHOD OF PREVENTING SOIL AND ADHERING MULCH IN PLACE. THE PLACEMENT OF A SOIL TACKIFIER SHOULD BE PERFORMED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS AND SHOULD BE REAPPLIED AS NECESSARY TO CONTROL AIR BORN DUST AND SOIL, AND MULCH LOSS UNTIL PERMANENT VEGETATION IS ESTABLISHED.

ROAD CLEANING: THE CONTRACTOR SHALL SWEEP ROADS DAILY, OR AS NEEDED TO MAINTAIN CLEAN PAVED SURFACES AT ALL CONSTRUCTION ACCESS/EGRESS POINTS.

DUST CONTROL: THE CONTRACTOR SHALL IMPLEMENT DUST CONTROL MEASURES AS NEEDED TO PREVENT AIRBORNE DUST PARTICLES FROM LEAVING THE SITE. DUST CONTROL MEASURES SHALL CONSIST OF USE OF A WATER TRUCK EQUIPPED WITH A SPRAY-BAR THAT DISSIPATES THE WATER EVENLY OVER THE SURFACE.

PERMANENT STABILIZATION: GRASS, TREES, SHRUBS AND MULCHED PLANTING BEDS WILL BE CONSTRUCTED AND MAINTAINED IN LOCATIONS AS SHOWN ON THE DRAWINGS TO STABILIZE AREAS NOT WITHIN THE PARKING LOT/BUILDING FOOTPRINT. THE CONTRACTOR WILL BE RESPONSIBLE FOR EROSION AND SEDIMENT CONTROL FOR ONE YEAR AFTER COMPLETION.

AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:

1. BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED;
2. A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED;
3. A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIP RAP HAS BEEN INSTALLED;
4. EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.

ALL ROADWAYS/PARKING AREAS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.

CONSTRUCTION SHALL BE MANAGED IN A MANNER THAT MEETS THE REQUIREMENTS AND INTENT OF RSA 430:53 AND CHAPTER AGR 3800 RELATIVE TO INVASIVE SPECIES.

EXCAVATION DEWATERING:

SHOULD EXCAVATION DEWATERING BE REQUIRED, THE CONTRACTOR MUST INSURE THAT ANY EXCAVATION DEWATERING DISCHARGES ARE NOT CONTAMINATED. NOTE: THE WATER IS CONSIDERED UNCONTAMINATED IF THERE IS NO GROUNDWATER CONTAMINATION WITHIN 1,000 FEET OF THE DISCHARGE.

THE CONTRACTOR MUST TREAT ANY UNCONTAMINATED EXCAVATION DEWATERING AS NECESSARY TO REMOVE SUSPENDED SOLIDS AND TURBIDITY DURING CONSTRUCTION. THE DISCHARGES MUST BE SAMPLED AT A LOCATION PRIOR TO MIXING WITH STORM WATER OR STREAM FLOW AT LEAST ONCE PER WEEK DURING WEEKS WHEN DISCHARGES OCCUR. THE SAMPLES MUST BE ANALYZED FOR TOTAL SUSPENDED SOLIDS (TSS) AND MUST MEET MONTHLY AVERAGE AND MAXIMUM DAILY TSS LIMITATIONS OF 50 MILLIGRAMS PER LITER (MG/L), RESPECTIVELY.

SPECIFICATIONS FOR TEMPORARY AND PERMANENT SEEDING:

GRASS SEED MIXES SHALL CONSIST OF THE MIXTURES AS DETAILED IN THE FOLLOWING TABLES, WITH 98% PURITY:

EROSION CONTROL SEED MIX		
SEED	BY % MASS	% GERMINATION (MIN.)
WINTER RYE 80 (MIN.)	80 (MIN.)	85
RED FESCUE (CREEPING)	4 (MIN.)	80
PERENNIAL RYE GRASS	3 (MIN.)	90
RED CLOVER	3 (MIN.)	90
OTHER CROP GRASS	0.5 (MAX.)	
NOXIOUS WEED SEED	0.5 (MAX.)	
INERT MATTER	1.0 (MAX.)	

PERMANENT SEED MIX		
SEED	BY % MASS	% GERMINATION (MIN.)
RED FESCUE (CREEPING)	50	85
KENTUCKY BLUE	25	85
PERENNIAL RYE GRASS	10	90
RED TOP	10	85
LANDINO CLOVER	5	85

WINTER CONSTRUCTION NOTES:

ALL PROPOSED POST-DEVELOPMENT VEGETATED AREAS WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH 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 ELSEWHERE. MULCH REMAINING IN THE SPRING SHALL BE REMOVED AND REPLACED AT RATE OF 2 TONS PER ACRE. THE PLACEMENT OF EROSION CONTROL BLANKETS OR MULCH AND TACKIFIER SHALL NOT OCCUR OVER ACCUMULATED SNOW OR ON FROZEN GROUND.

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.

AFTER OCTOBER 15TH, INCOMPLETE ROAD OR PARKING SURFACES 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.



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NOT ISSUED
FOR
CONSTRUCTION

**SITE MODIFICATIONS
FOR SITE PLAN
COMPLIANCE**
119 OLD TURNPIKE ROAD
CONCORD, NEW HAMPSHIRE

APPLICANT/OWNER:
CORNERSTONE REALTY
HOLDINGS INC
72 MANCHESTER ST
CONCORD, NH 03301-5129

NO.	DATE	DESCRIPTION

REVISIONS

SCALE:
AS NOTED

DATE:	APRIL 2025
NOBIS PROJECT NO.	100960.000
DRAWN BY:	KLR
CHECKED BY:	JIR
CAD DRAWING FILE:	100960.000-C-005-NOTES & LEGEND.dwg

SHEET TITLE

**GENERAL
NOTES AND
LEGEND**

SHEET
G-1

Map 634Z, Lot 33
Cotterly Family
Revocable Trust
31 Lawrence Street, Ext
Concord, NH 03301
Book 3688, Page 471

25' Drainage
Easement
Book 1839, Page 2466

REQUIRED 15-FT LANDSCAPE BUFFER.
INCLUDING 5 ARBORVITAE TREES -
MISSION ARBORVITAE - EVERGREEN ACCENT TREE
THUJA OCCIDENTALIS "TECHNEY"
GROWS TO 10-15', SPREAD 6-8', INSTALLED SIZE 6-7'.

PROPOSED LOCATION OF 3 CONNEX
BOXES

Map 634Z, Lot 12
James Christopher
123 Dow Road
Bow, NH 03304
Book 3728, Page 565

Map 751Z, Lot 21
City of Concord
c/o Casella Waste
Systems Inc
53 Pelham Road
Salem, NH 03079
Book 3421, Page 1859

Map 634Z, Lot 11
Donald & Joyce Consler
2 Donald Ave.
Pembroke, NH 03275
Book 1817, Page 807

Map 751Z, Lot 25
Donald & Joyce Consler
2 Donald Ave.
Pembroke, NH 03275
Book 2492, Page 1699

30' Sanitary
Sewer Easement
Book 2003, Page 510

Map 751Z, Lot 24
182,829 sq. ft.
or 4.20 acres

Map 751Z, Lot 23-1
City of Concord
41 Green Street
Concord, NH 03301
Book 3627, Page 2591

Map 751Z, Lot 12
Daval Realty Assoc, LLC
137 Manchester Street
Concord, NH 03301
Book 3704, Page 1479

NOTES:

1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE SITE MODIFICATIONS TO COMPLY WITH THE NOTICE OF VIOLATION DATED MARCH 5, 2025.
2. DIMENSIONS SHOWN TAKE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR TO USE CAUTION WHEN SCALING REPRODUCED PLANS. IN THE EVENT OF A CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWINGS AND /OR SPECIFICATIONS, THE ENGINEER WILL BE NOTIFIED BY THE CONTRACTOR.
3. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING DIG SAFE (1-888-DIG-SAFE) AT LEAST 72 HOURS PRIOR TO THE COMMENCEMENT OF WORK. THE CONTRACTOR WILL COORDINATE WORK WITH THE CITY FIRE, POLICE, AND COMMUNITY DEVELOPMENT DEPARTMENTS.
4. REFER TO CONSTRUCTION DETAIL SHEETS FOR ALL APPLICABLE SITE DETAILS.
5. CONTRACTOR WILL NOTIFY ENGINEERS IMMEDIATELY IF SITE CONDITIONS DIFFER FROM WHAT IS SHOWN ON PLAN.
6. REFER TO SHEET G-1 FOR GENERAL NOTES AND LEGEND.

PLAN REFERENCES:

1. EXISTING CONDITIONS, TOPOGRAPHICAL INFORMATION, NORTH ORIENTATION, NORTH ARROW, AND COORDINATE VALUES DEPICTED ON THESE DRAWINGS ARE BASED ON PLANS TITLED "EXISTING CONDITIONS PLAT", DATED NOVEMBER 2024, PROVIDED TO NOBIS GROUP, BY RICHARD D. BARTLETT AND ASSOCIATES, LLC.

MINOR SITE PLAN APPLICATION NOTES:

1. NO WETLAND OR VERNAL POOLS ON SITE.
2. NO WATER BODIES, WATER COURSE, OR WATERWAYS LOCATED ON SITE.
3. NO SIDE STREETS ADJACENT TO PROPERTY
4. NEAREST INTERSECTION IS OLD TURNPIKE ROAD AND RIPLEY STREET
5. NO WETLAND BUFFERS, BLUFF SETBACKS, SHORELINE PROTECTION DISTRICT BUFFERS, AND AQUIFER PROTECTION AREAS.
6. NO FEDERAL OR STATE PERMITS REQUIRED.
7. PROJECT DOES NOT REQUIRE PHASING

ZONING ANALYSIS

TAX MAP/BLOCK/LOT: 751Z/24

ADDRESS: 119 OLD TURNPIKE ROAD
CONCORD, NH

ZONING DISTRICT: INDUSTRIAL DISTRICT (IN)

GROSS ACREAGE
MINIMUM LOT AREA
40,000 SF

PROVIDED
183,462 SF

MINIMUM LOT FRONTAGE
200'

PROVIDED
2,058'

MAXIMUM LOT COVERAGE
INCLUDING PAVEMENT OFFSITE
85%

EXISTING
66% (121,280 SF)

PROVIDED
64% (117,716 SF)

GROUND COVERAGE OF
BUILDINGS

EXISTING
12% (21,427 SF)

PROVIDED
12% (21,427 SF)

USEABLE AREA/NET LAND AREA

EXISTING
125,264 SF

PROVIDED
125,264 SF

MINIMUM YARD REQUIREMENTS

EXISTING

PROPOSED

FRONT - 50'

117'

117'

SIDE - 30'

8'

9'

REAR - 25'

28'

28'

LANDSCAPE BUFFER

NON-RESIDENTIAL

PROPOSED

RESIDENTIAL

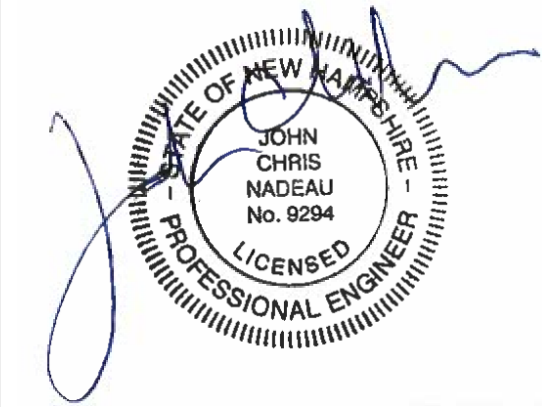
5' BUFFER

15' BUFFER



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CONCORD, NEW HAMPSHIRE

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72 MANCHESTER ST
CONCORD, NH 03301-5129

NO.	DATE	DESCRIPTION
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REVISIONS

0 40' 80'
GRAPHIC SCALE
1"=40 FEET

DATE: APRIL 2025

NOBIS PROJECT NO. 100960.000

DRAWN BY: KLR

CHECKED BY: JIR

CAD DRAWING FILE:
100960.000-C-100-SITE.dwg

SHEET TITLE

PROPOSED SITE
PLAN LAYOUT

SHEET

C-1.0

