

16 LOT SUBDIVISION AND PROPOSED
SEWER EXTENSION PLAN FOR

ABBOTT ROAD, LLC

TAX MAP 203Z, LOT 39

145 ABBOTT ROAD, CONCORD, NH 03303

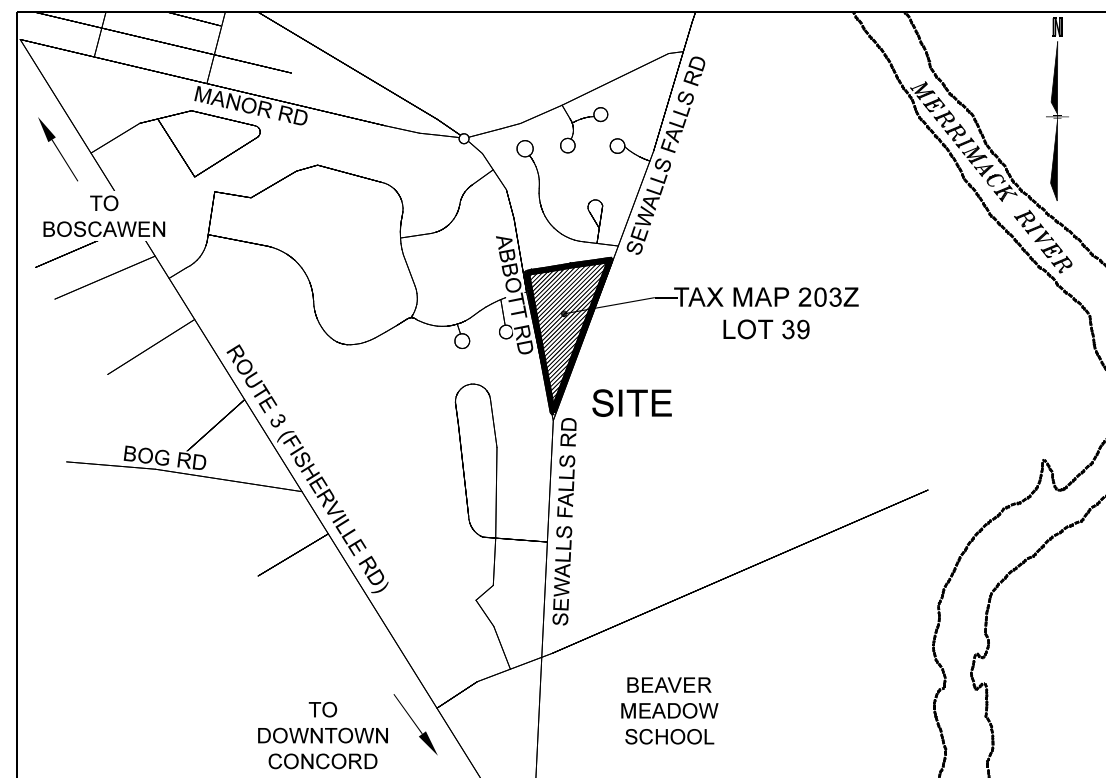
MERRIMACK CO.

NOTES:

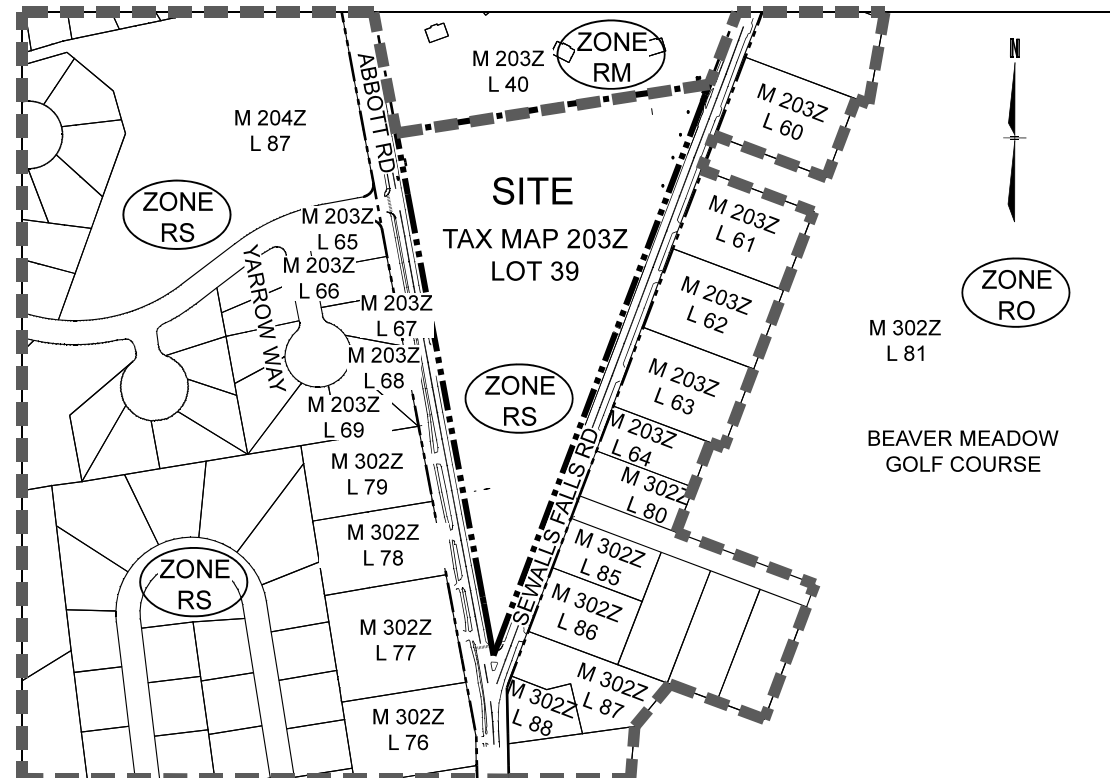
- THE PURPOSE OF THIS PLAN IS TO SHOW A 16 LOT SUBDIVISION AND A PROPOSED SEWER EXTENSION ALONG ABBOTT ROAD.
- THE PROPERTY IS DESIGNATED AS TAX MAP 203Z, LOT 39.
- THE AREA OF THE EXISTING LOT 39 IS 8.41 ACRES (366,625 SQFT.)
- THE CURRENT OWNER FOR LOT 39, VICTOR ENGEL, 145 ABBOTT ROAD, CONCORD NH 03303, BK 3497, PAGE 0308
- THE ZONING DESIGNATION FOR THE PROPERTY IS RS (SINGLE FAMILY RESIDENTIAL DISTRICT)
- DIMENSIONAL REQUIREMENTS PROVIDED FOR ZONE RS DISTRICT:

MIN. ROAD FRONTAGE	=100'
MIN. LOT SIZE	=12,500 SF (0.29 ACRES)
MIN. FRONT SETBACK	=25'
MIN. REAR SETBACK	=25'
MIN. SIDE SETBACK	=15'
BUILDABLE AREA	=6,250 SF
WETLAND/SETBACK OVER 3,000 SF	=50'
MAXIMUM STRUCTURE HEIGHT	=35'
MAXIMUM LOT COVERAGE	=40% COVERAGE
SEPTIC SETBACK	=50'/75' HYDRIC SOILS

OVERLAY DISTRICTS: (FH-FLOOD HAZARD, HI-HISTORIC DISTRICT, AP-AQUIFER DISTRICT)
- THE EXISTING USE OF TM 203Z LOT 39 IS RESIDENTIAL.
- THE PROPOSED USE OF TM 203Z LOT 39 WILL BE A 16 LOT SUBDIVISION.
- SEWER TO BE PROVIDED BY MUNICIPAL SEWER.
- WATER TO BE PROVIDED BY MUNICIPAL WATER.
- RIGHT OF WAY WIDTH DETERMINED BY SURVEY, FIELD INVESTIGATION, RECORDED DEEDS AND PLANS OF REFERENCE.
- ABUTTING PROPERTY INFORMATION PROVIDED BY A COMBINATION OF ON-LINE TAX MAP DATA AND DATA PROVIDED BY granitview.unh.edu.
- SHEETS 1, 4, 7 AND 8 THIS SET WILL BE RECORDED. A COMPLETE PLAN SET WILL BE FILED AT THE CITY OF CONCORD. PLANS WILL BE AVAILABLE @ CITY OF CONCORD PLANNING DIVISION.
- THE FEMA MAP NUMBER FOR THIS SITE IS 33013C0339E, EFFECTIVE DATE, APRIL 19, 2010. SITE RESIDES IN ZONE X. AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN.
- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO CITY OF CONCORD SUBDIVISION PLAN REGULATIONS AND THE LATEST EDITION OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
- IF DURING CONSTRUCTION, IT BECOMES APPARENT THAT DEFICIENCIES EXIST IN THE APPROVED DESIGN DRAWINGS, THE OWNER SHALL BE REQUIRED TO CORRECT DEFICIENCIES TO MEET THE REQUIREMENTS OF THE REGULATIONS AT NO EXPENSE TO THE CITY.
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- NRCS SOILS DATA:
35A-CHAMPLAIN LOAMY FINE SAND, 0 TO 3% SLOPES.



VICINITY MAP
SCALE: 1"=1,500'



LOCATION PLAN
SCALE: 1"=400'

SHEET INDEX - SUBDIVISION PLANS

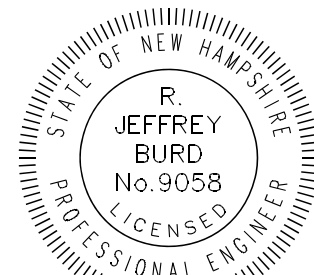
DWG	SHT NO.	DESCRIPTION
CVR	1 OF 13	COVER SHEET
EC-1	2 OF 13	EXISTING CONDITIONS PLAN-1
EC-2	3 OF 13	EXISTING CONDITIONS PLAN-2
ROWP	4 OF 13	RIGHT-OF-WAY, SANITARY SEWER AND STORM DRAINAGE EASEMENT PLAN
PC-1	5 OF 13	PROPOSED CONDITIONS-1
PC-2	6 OF 13	PROPOSED CONDITIONS-2
PSD-1	7 OF 13	PROPOSED SUBDIVISION-1
PSD-2	8 OF 13	PROPOSED SUBDIVISION-2

SHEET INDEX - ENGINEERING PLANS

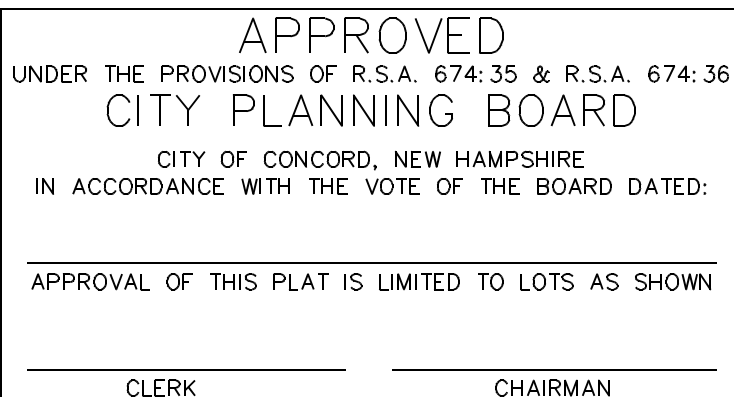
OSP	9 OF 13	OVERALL SITE PLAN
SWRP	10 OF 13	SEWER EXTENSION PLAN & PROFILES
DET-1	11 OF 13	SPECIFIC HOUSE LOT DETAILS
DET-2	12 OF 13	PROJECT DETAILS
DET-3	13 OF 13	WATER & SEWER DETAILS

PROFESSIONAL CONSULTANTS LIST

SURVEYOR:	NEW HAMPSHIRE LAND CONSULTANTS, PLLC. 683C FIRST NH TURNPIKE (RT 4) NORTHWOOD, NH 03261 PH: (603) 942-9220
WETLAND/SOIL SCIENTIST:	PETER W. SPEAR CERTIFIED WILDLIFE BIOLOGIST (TWS) PROFESSIONAL DEVELOPMENT CERTIFICATE (TWS) CERTIFIED IN HABITAT EVALUATION PROCEDURES (USFWS) NH CERTIFIED WETLAND SCIENTIST (#103) PROFESSIONAL WETLAND SCIENTIST (SWS) 167 SOUTH STREET, CONCORD, NH 03301 PH/FAX: 603-228-4600
ENGINEER:	JEFF BURD, RJB ENGINEERING, 2 GLENDALE ROAD, CONCORD NH, 03301 PH: (603) 219-0194



RJ Burd



CONTACT DIG SAFE 72 HOURS
PRIOR TO CONSTRUCTION

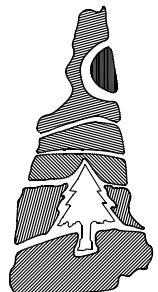
THE LOCATION OF ANY UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. NEW HAMPSHIRE LAND CONSULTANTS, PLLC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UTILITIES SHOWN. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ANY UTILITIES WHETHER THEY BE ABOVE OR BELOW GROUND. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233).

NOTE:

ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO THE CITY OF CONCORD REGULATIONS AND THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", LATEST EDITION.

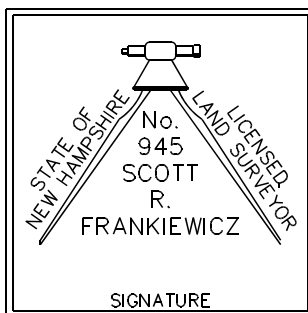
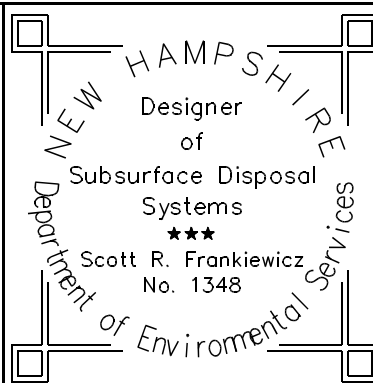
REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	03/03/22	REVISIONS PER REVIEW COMMENTS	TDB

 <div><h1>N.H. LAND Consultants</h1><p>SURVEYING • LAND PLANNING • REAL ESTATE</p><p><i>A VETERAN OWNED COMPANY</i></p><p>683C FIRST NH TURNPIKE, NORTHWOOD, NH 03261 PH. 603-942-9220 WEBSITE: NH.LANDCONSULTANTS.COM</p></div>	<div><div>NEW HAMPSHIRE Department of Environmental Services</div><div>Designer of Subsurface Disposal Systems *** Scott R. Frankiewicz No. 1348</div></div>	<div><div>NEW HAMPSHIRE Department of Environmental Services</div><div>REGISTERED Professional Engineer No. 945 SCOTT R. FRANKIEWICZ</div><div>SIGNATURE</div></div>	<div><div>COVER SHEET</div><div>TAX MAP 203Z LOT 39 145 ABBOTT ROAD, CONCORD, NH 03303</div><div>APPLICANT</div><div>ABBOTT ROAD, LLC</div><div>14 MADISON LANE, MERRIMACK, NH 03054</div><div>OWNED BY</div><div>VICTOR ENGEL</div><div>1185 HOPKINTON ROAD, HOPKINTON, NH 03229 BOOK 3497 PAGE 0308</div></div>	<div>MERRIMACK CO. JOB NO: 510.00 DATE: JANUARY 19, 2022</div> <div>CVR</div> <div>SHT. 1 of 13</div>
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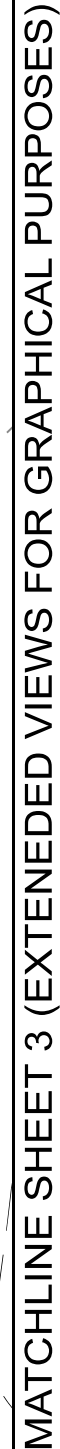


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COVER SHEET
TAX MAP 203Z LOT 39
145 ABBOTT ROAD, CONCORD, NH 03303
APPLICANT
ABBOTT ROAD, LLC
14 MADISON LANE, MERRIMACK, NH 03054
OWNED BY
VICTOR ENGEL
1185 HOPKINTON ROAD, HOPKINTON, NH 03229
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SEPTIC SETBACK	=50' / 75' HYDRO. SOILS
- OVERLAP DISTRICTS: (FH-FLOOD HAZARD, HI-HISTORIC DISTRICT, AP-AQUIFER DISTRICT.)


7. THE EXISTING USE OF TM 203Z LOT 39 IS RESIDENTIAL.
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15. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO CITY OF CONCORD SUBDIVISION PLAN REGULATIONS AND THE LATEST EDITION OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
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19. NRCS SOILS DATA:
35A--CHAMPLAIN LOAMY FINE SAND, 0 TO 3% SLOPES.

1. M.C.R.D. PLAN #1423, RECORDED MAY 10, 1956, TITLED: "A PLAN SHOWING SUBDIVISION OF NEW ENGLAND BOX CO.'S GOLD CLUB LOT, CONCORD NH", SCALE: 1"=200', PREPARED BY: JENNINGS & BANNER.
2. M.C.R.D. PLAN #5224, RECORDED APRIL 10, 1978, TITLED: "PROPOSED SUBDIVISION OF THE LAND SANDRA MERROW, EDWIN & BETSY MACDONALD, CONCORD, NH," DATED: 3-30-'78, SCALE: 1"=20', PREPARED BY: DHA DICKSON, HOLDEN AND ASSOCIATES SANITARY CONSULTANTS, CIVIL ENGINEERS, SURVEYORS AND PLANNERS, APPROVED BY CITY OF CONCORD PLANNING BOARD APRIL 5, 1978.
3. M.C.R.D. PLAN #1107, RECORDED JAN. 31, 1980, TITLED: "ENGEL PROPERTY UTILIZATION PLAN, CONCORD, NH, SCALE: 1"=50', PREPARED BY: BELLANTONE, FOOTE, HOWARD INC., RFD 3 RIVER ROAD, BOW NH, LAST REVISED 01-09-1980.
4. M.C.R.D. PLAN #6800, RECORDED AUG. 25, 1984, TITLED: "RE-SUBDIVISION FOR VICTOR R. FANDLER, 13 SEWELLS FALLS ROAD, CONCORD NH," SCALE: 1"=40', DATED: MAY 11, 1979, PREPARED BY: RICHARD BARTLETT R.L.S., APPROVED BY CITY OF CONCORD PLANNING BOARD ON AUGUST 26, 1981.
5. M.C.R.D. PLAN #8461, RECORDED SEPT. 5, 1985, TITLED: "ENGEL ESTATE", PREPARED FOR: MARTY FORD & PETER SHAPIRO, 41 CENTER ST., CONCORD, NH, SCALE: 1"=50', DATED: SEPT. 1978, PREPARED BY: BH. HOWARD ASSOCIATES, RFD 3 BRANCH LONDONDERRY PIKE, BOW, NH., APPROVED BY CITY OF CONCORD PLANNING BOARD ON JULY 24, 1985.
6. M.C.R.D. PLAN #9607, RECORDED MAY 4, 1987, TITLED: "SUBDIVISION OF LAND OF WILLIS D. GREEN, CONCORD, NH, SCALE: 1"=50', DATED: 12-23-86, PREPARED BY: HOLDEN ENGINEERING & SURVEY, CONCORD NH, APPROVED BY CITY OF CONCORD PLANNING BOARD ON JANUARY 14, 1987.
7. M.C.R.D. PLAN #9729, RECORDED JULY 7, 1987, TITLED: "SITE PLAN CHOCORUA VILLAGE, PENACOOK, NH, PREPARED FOR: EDWARD E. SMITH, 121 ABBOTT RD, PENACOOK, NH, PREPARED BY: HOLDEN ENGINEERING & SURVEY, CONCORD, NH, DATED: 7-25-86, SCALE: 1"=40', APPROVED BY CITY OF CONCORD PLANNING BOARD ON JANUARY 14, 1987.
8. M.C.R.D. PLAN #12050, RECORDED APRIL 15, 1991, TITLED: "LOT 77 2-15 - 15-DATED: 11 SEP. 1990, SCALE: 1"=10', PREPARED FOR: BENEFICIAL FINANCE COMPANY, PREPARED BY: ERNEST E. VEINOTTE, CONCORD NH, APPROVED BY CITY OF CONCORD PLANNING BOARD ON OCTOBER, 24, 1990.

R E V I S I O N S				
NO.	DATE	DESCRIPTION	BY	
1	03/03/22	REVISED PER REVIEW COMMENTS	TDB	

GRAPHIC SCALE

20 10 0 40



SCALE: 1"=40'



N.H. LAND
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SURVEYING • LAND PLANNING • REAL ESTATE
A Veteran Owned Company

EXISTING CONDITIONS PLAN -
TAX MAP 203Z LOT 39
 145 ABBOTT ROAD, CONCORD, NH 03303
 APPLICANT
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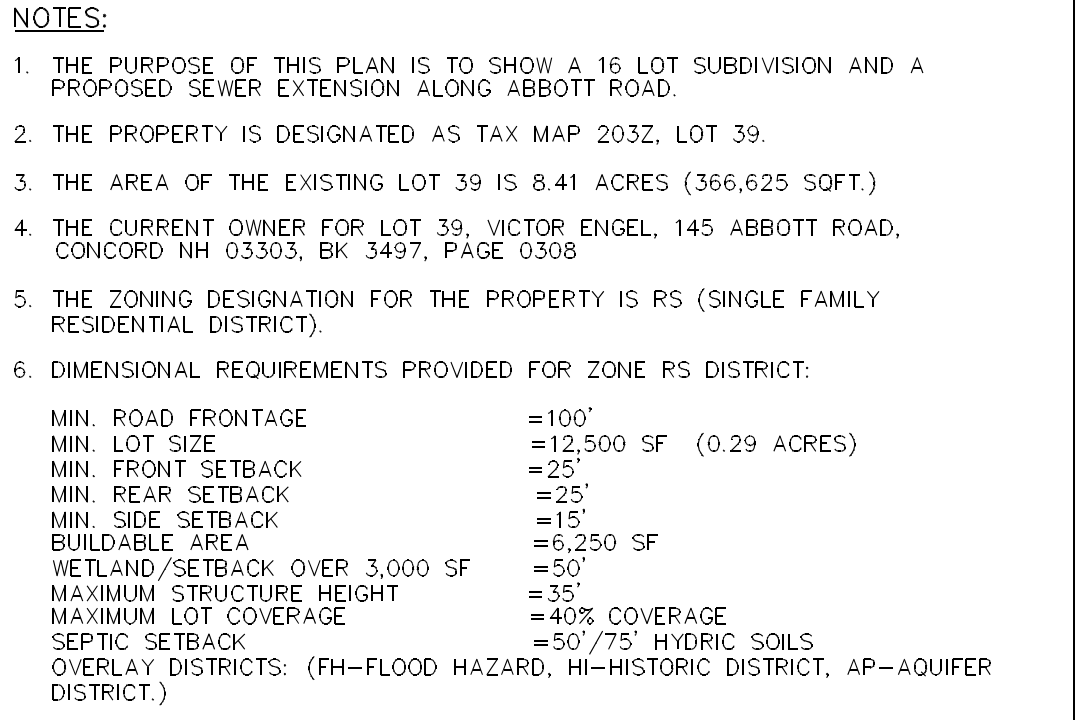
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WETLANDS WERE DELINEATED ON TAX MAP 2032 LOT 39, 145 ABBOTT ROAD, IN CONCORD NEW HAMPSHIRE, PERFORMED BY NATURAL RESOURCE CONSULTING SERVICES (NRCS). PETER W. SPEAR, NRCS CERTIFIED WETLAND SCIENTIST (03), THIS WORK WAS CONDUCTED ON AUGUST 20, 2011 USING NEW HAMPSHIRE STANDARDS AS DEFINED IN THE FEDERAL MANUAL FOR IDENTIFYING AND DELINEATING JURISDICTIONAL WETLANDS (FEDERAL INTERAGENCY COMMITTEE FOR WETLAND DEFINITION, 1987).

I CERTIFY THAT THIS PLAT IS BASED UPON THE PLAN REFERENCES AND A FIELD SURVEY CONDUCTED ON THE GROUND IN FALL OF 2021, MEETING THE MINIMUM REQUIREMENTS FOR ACCURACY, 1:10,000 AND COMPLETENESS PER THE STATE OF NEW HAMPSHIRE AND THE CITY OF CONCORD, NH.

SCOTT R. FRANKIEWICZ, LLS DATE:



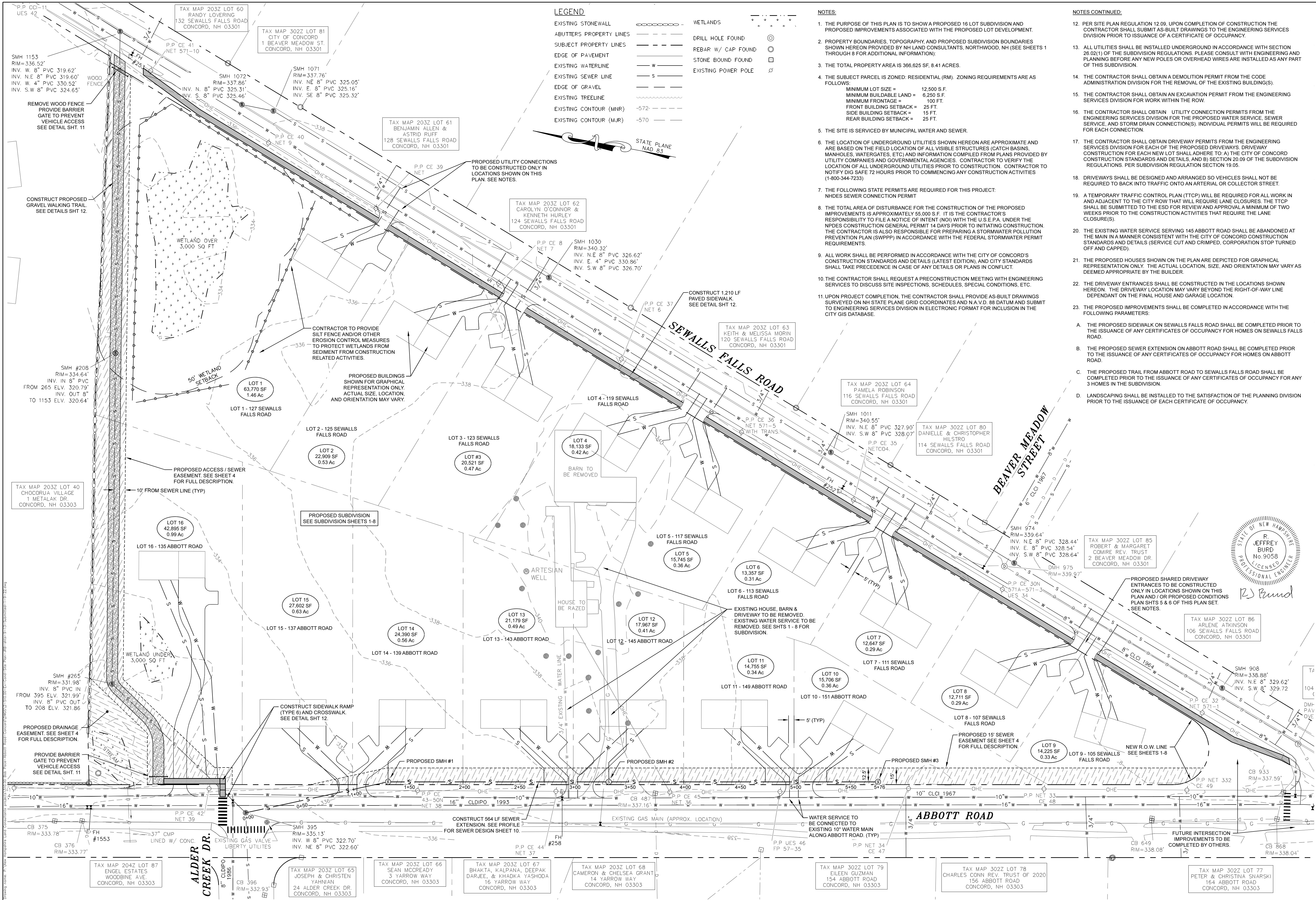
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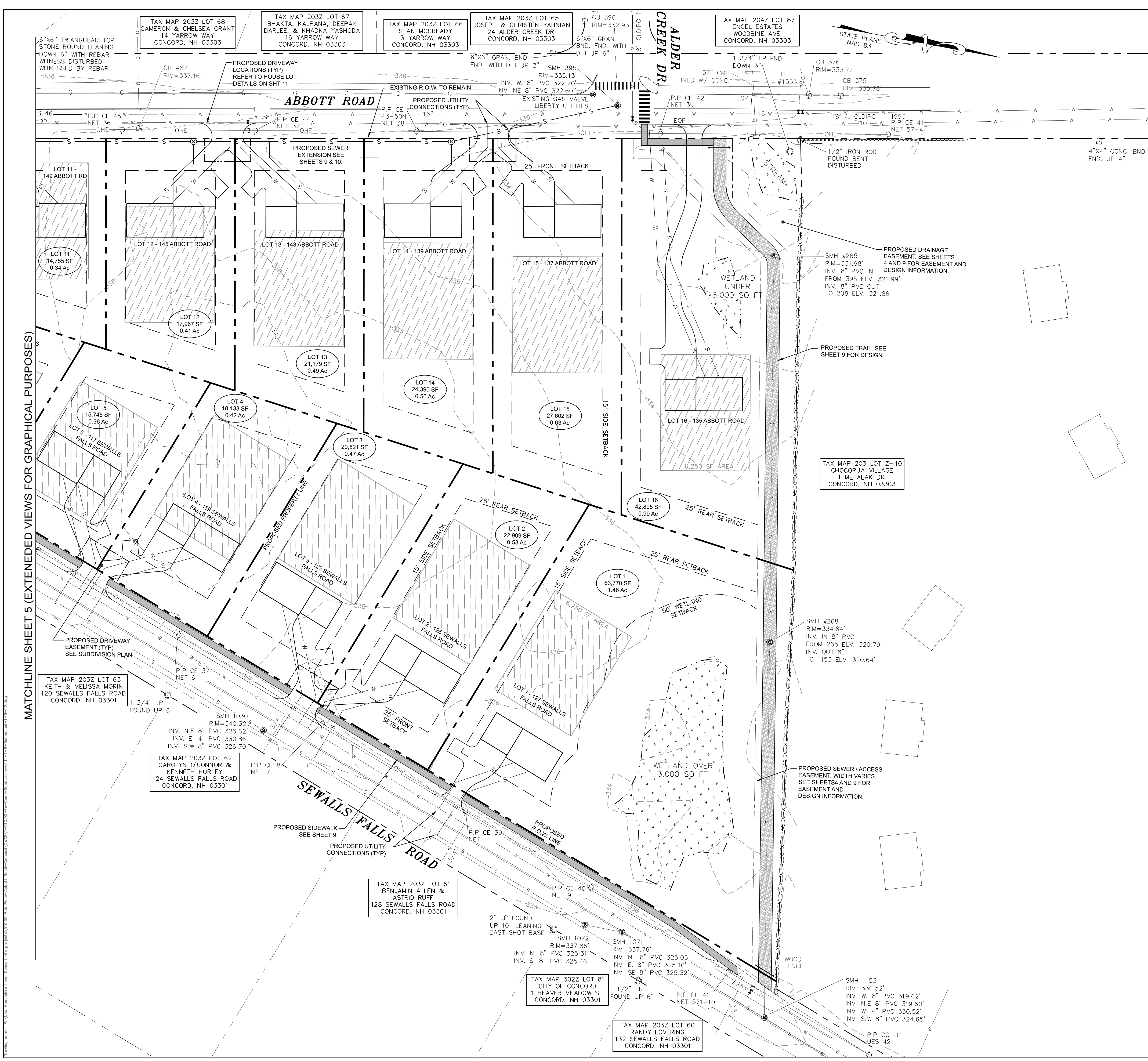
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2. M.C.R.D. PLAN #5221, RECORDED APRIL 10, 1978, TITLED: "PROPOSED SUBDIVISION OF THE LAND SANDA MERRROW & EDWIN & BERTHA MACDONALD, CONCORD, NH." DATED: 3-20-78, SCALE: "1"=20". PREPARED BY: DHA DICKSON, HOLDEN, AND ASSOCIATES SANITARY CONSULTANTS, CIVIL ENGINEERS, SURVEYORS AND PLANNERS. APPROVED BY CITY OF CONCORD PLANNING BOARD APRIL 5, 1978.
3. M.C.R.D. PLAN #6107, RECORDED JAN. 31, 1980, TITLED: "ENGEL PROPERTY UTILITY EASEMENT PLAN, CONCORD, NH." SCALE: "1"=50". PREPARED BY: BELLANTONE, FOOTE, HOWARD INC., RFD 3 RIVER ROAD, BOW NH, LAST REVISED 01-09-1980.
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9. M.C.R.D. PLAN #12507, RECORDED SEPT 15, 1992, TITLED: "CONSOLIDATION & RE-SUBDIVISION PLAN FOR ARTHUR D. & SANDORA J. SWEATT AND KENNETH D. LARRY D. DAVID R. & DANIEL R. CONSTANT, CONCORD NH." SCALE: "1"=50". DATED 10-14-91, PREPARED BY HOLDEN ENGINEERING & SURVEYING, CONCORD NH., APPROVED BY CITY OF CONCORD PLANNING BOARD ON NOVEMBER 20, 1991.

EXISTING CONDITIONS PLAN - 2		N.H. LAND Consultants <small>A Veteran Owned Company</small>		PH 603-442-9220 WEBSITE: NH.LANDCONSULTANTS.COM	
TAX MAP 203Z LOT 39 145 ABBOTT ROAD, CONCORD, NH 03303 APPLICANT					
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		MERRIMACK CO.			
		JOB NO: 510.00			
		DATE: JANUARY 19, 2022			
		EC-2			
		SHT 3 of 10			



MATCHLINE SHEET 5 (EXTENDED VIEWS FOR GRAPHICAL PURPOSES)



- NOTES:**
1. THE PURPOSE OF THIS PLAN IS TO SHOW A 16 LOT SUBDIVISION AND A PROPOSED SEWER EXTENSION ALONG ABBOTT ROAD.
 2. THE PROPERTY IS DESIGNATED AS TAX MAP 203Z, LOT 39.
 3. THE AREA OF THE EXISTING LOT 39 IS 8.41 ACRES (366,625 SQ. FT.).
 4. THE CURRENT OWNER FOR LOT 39, VICTOR ENGEL, 145 ABBOTT ROAD, CONCORD NH 03303, BK 3497, PAGE 0308.
 5. THE ZONING DESIGNATION FOR THE PROPERTY IS RS (SINGLE FAMILY RESIDENTIAL DISTRICT).
 6. DIMENSIONAL REQUIREMENTS PROVIDED FOR ZONE RS DISTRICT:
MIN. ROAD FRONTAGE =100'
MIN. LOT SIZE =12,500 SF (0.29 ACRES)
MIN. FRONT SETBACK =25'
MIN. REAR SETBACK =25'
MIN. SIDE SETBACK =15'
BUILDABLE AREA =6,250 SF
WETLAND/SETBACK OVER 3,000 SF =50'
MAXIMUM STRUCTURE HEIGHT =35'
MAXIMUM LOT COVERAGE =40% COVERAGE
SEPTIC SETBACK =50'/75' HYDRIC SOILS
OVERLAY DISTRICTS: (FH-FLOOD HAZARD, HI-HISTORIC DISTRICT, AP-AQUIFER DISTRICT).
 7. THE EXISTING USE OF TM 203Z LOT 39 IS RESIDENTIAL.
 8. THE PROPOSED USE OF TM 203Z LOT 39 WILL BE A 16 LOT SUBDIVISION.
 9. SEWER TO BE PROVIDED BY MUNICIPAL SEWER.
 10. WATER TO BE PROVIDED BY MUNICIPAL WATER.
 11. RIGHT OF WAY WIDTH DETERMINED BY SURVEY, FIELD INVESTIGATION, RECORDED DEEDS AND PLANS OF REFERENCE.
 12. ABUTTING PROPERTY INFORMATION PROVIDED BY A COMBINATION OF ON-LINE TAX MAP DATA AND DATA PROVIDED BY granitview.unh.edu.
 13. SHEETS 1, 4, 7 AND 8 THIS SET WILL BE RECORDED. A COMPLETE PLAN SET WILL BE FILED AT THE CITY OF CONCORD. PLANS WILL BE AVAILABLE @ CITY OF CONCORD PLANNING DIVISION.
 14. THE FEMA MAP NUMBER FOR THIS SITE IS 33013C0339E, EFFECTIVE DATE: APRIL 19, 2010. SITE RESIDES IN ZONE X. AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN.
 15. ALL MATERIALS, AND METHODS OF CONSTRUCTION SHALL CONFORM TO CITY OF CONCORD SUBDIVISION PLAN REGULATIONS AND THE LATEST EDITION OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
 16. IF DURING CONSTRUCTION, IT BECOMES APPARENT THAT DEFICIENCIES EXIST IN THE APPROVED DESIGN DRAWINGS, THE OWNER SHALL BE REQUIRED TO CORRECT DEFICIENCIES TO MEET THE REQUIREMENTS OF THE REGULATIONS AT NO EXPENSE TO THE CITY.
 17. IF DURING CONSTRUCTION, IT BECOMES APPARENT THAT ADDITIONAL EROSION CONTROL MEASURES ARE REQUIRED TO STOP ANY EROSION ON THE CONSTRUCTION SITE DUE TO ACTUAL SITE CONDITIONS, THE OWNER SHALL BE REQUIRED TO INSTALL THE NECESSARY EROSION PROTECTION AT NO EXPENSE TO THE CITY.
 18. ELEVATIONS AND COORDINATES ARE BASED ON STATE PLANE COORDINATES FROM A SOLUTION GENERATED BY NGS OPUS ON NOVEMBER 15, 2021 FROM DATA COLLECTED BY THIS OFFICE ON NOVEMBER 18, 2021. THE OPUS SOLUTION IS BASED ON THE NAD 83 (2011) REF. FRAME AND THE NAVD 88.
 19. NRCS SOILS DATA:
35A-CHAMPLAIN LOAMY FINE SAND, 0 TO 3% SLOPES.

- PLAN REFERENCES:**
1. M.C.R.D. PLAN #1423, RECORDED MAY 10, 1956, TITLED: "A PLAN SHOWING SUBDIVISION OF NEW ENGLAND BOX CO.'S GOLD CLUB LOT, CONCORD NH", SCALE: 1"=200', PREPARED BY: JENNINGS & BANNER.
 2. M.C.R.D. PLAN #5221, RECORDED APRIL 10, 1978, TITLED: "PROPOSED SUBDIVISION OF THE LAND OF SANDRA MERRICK & EDWIN MERRICK, CONCORD, NH.", DATED: 3-20-78, SCALE: 1"=20', PREPARED BY: DHA DICKSON, HOLDEN, AND ASSOCIATES SANITARY CONSULTANTS, CIVIL ENGINEERS, SURVEYORS AND PLANNERS, APPROVED BY CITY OF CONCORD PLANNING BOARD APRIL 5, 1978.
 3. M.C.R.D. PLAN #6107, RECORDED JAN. 31, 1980, TITLED: "ENGEL PROPERTY UTILITY EASEMENT PLAN, CONCORD, NH.", SCALE: 1"=50', PREPARED BY: BELLANTONE, FOOTE, HOWARD INC., RFD 3 RIVER ROAD, BOW NH, LAST REVISED 01-09-1980.
 4. M.C.R.D. PLAN #6890, RECORDED AUG. 25, 1981, TITLED: "RE-SUBDIVISION FOR VICTOR R. RANDLETT, 133 SEWALLS FALLS ROAD, CONCORD NH.", SCALE: 1"=40', DATED: MAY 11, 1979, PREPARED BY: RICHARD BARTLETT, R.L.S., APPROVED BY CITY OF CONCORD PLANNING BOARD ON AUGUST 26, 1981.
 5. M.C.R.D. PLAN #8461, RECORDED SEPT. 5, 1985, TITLED: "ENGEL ESTATE", PREPARED FOR: MARTY FOY & PETER SHAPIRO, 41 CENTER ST. CONCORD, NH, SCALE: 1"=50', DATED: SEPT. 1978, PREPARED BY: B.F. HOWARD ASSOCIATES, RFD 3 BRANCH LONDONDERRY TPK, BOW, NH., APPROVED BY CITY OF CONCORD PLANNING BOARD ON JULY 24, 1985.
 6. M.C.R.D. PLAN #9607, RECORDED MAY 4, 1987, TITLED: "SUBDIVISION OF LAND OF WILLIAM S. GREEN, CONCORD, NH.", SCALE: 1"=50', DATED: 5-23-86, PREPARED BY: HOLDEN ENGINEERING & SURVEY, CONCORD NH, APPROVED BY CITY OF CONCORD PLANNING BOARD ON JANUARY 14, 1987.
 7. M.C.R.D. PLAN #9729, RECORDED JULY 7, 1987, TITLED: "SITE PLAN CHOCORUA VILLAGE, PENACOOK, NH, PREPARED FOR: EDWARD F. SMITH, 121 ABBOTT RD, PENACOOK, NH., PREPARED BY: HOLDEN ENGINEERING & SURVEY, CONCORD NH., DATED: 7-25-86, SCALE: 1"=40', APPROVED BY CITY OF CONCORD PLANNING BOARD ON JANUARY 14, 1987.
 8. M.C.R.D. PLAN #12050, RECORDED APRIL 15, 1991, TITLED: "LOT 77 2-15 - 15-1, DATED: 11 SEPT 1990, SCALE: 1"=10', PREPARED FOR: BENEFICIAL FINANCE COMPANY, PREPARED BY: ERNEST E. VEINOTTE, CONCORD NH., APPROVED BY CITY OF CONCORD PLANNING BOARD ON OCTOBER, 24, 1990.
 9. M.C.R.D. PLAN #12507, RECORDED SEPT 15, 1992, TITLED: "CONSOLIDATION & RE-SUBDIVISION PLAN FOR ARTHUR D. & SANDRA Y. SWEATT AND KENNETH D. LARRY D., DAVID R. & DANIEL R. CONSTANT, CONCORD NH.", SCALE: 1"=50', DATED 10-14-91, PREPARED BY HOLDEN ENGINEERING & SURVEYING CONCORD NH., APPROVED BY CITY OF CONCORD PLANNING BOARD ON NOVEMBER 20, 1991.

LEGEND	
EXISTING STONEWALL	WETLANDS
ABUTTERS PROPERTY LINES	DRILL HOLE FOUND
SUBJECT PROPERTY LINES	REBAR W/ CAP FOUND
EDGE OF PAVEMENT	STONE BOUND FOUND
EDGE OF GRAVEL	EXISTING POWER POLE
EXISTING TREELINE	EXISTING WATER LINE
EXISTING CONTOUR (MNR)	EXISTING SEWER LINE
EXISTING CONTOUR (MUR)	

PROPOSED CONDITIONS PLAN - 2

TAX MAP 203Z LOT 39

145 ABBOTT ROAD, CONCORD, NH 03303

APPLICANT

ABBOTT ROAD, LLC

14 MADISON LANE, MERRIMACK, NH 03054

OWNED BY

VICTOR ENGEL

1185 HOPKINTON ROAD, HOPKINTON, NH 03229

BOOK 3497 PAGE 0308

MERRIMACK CO.

JOB NO: 510 00

DATE: JANUARY 19, 2022

PC-2

SHT. 6 of 13

N.H. LAND Consultants

SURVEYING • LAND PLANNING • REAL ESTATE

A Veteran Owned Company

6835 FIRST NH TURNPIKE, NORTHWOOD, NH 03291 PH: 603-942-9220 WEBSITE: NHLANDCONSULTANTS.COM

REVISIONS		BY	DATE	DESCRIPTION
NO.	1	03/03/22	REVISED PER REVIEW COMMENTS	

GENERAL NOTES

1. BASE PLAN DEVELOPED FROM INFORMATION PROVIDED BY NH LAND CONSULTANTS, DRAWING TITLE, "PROPOSED CONDITIONS OF ABBOTT ROAD, LLC" DATED 1-19-22'

2. VERIFY LOCATIONS, ELEVATIONS, AND DIMENSIONS IN THE FIELD. PRIOR TO CONSTRUCTION. VERIFY FIELD CONDITIONS RELATING TO WORK TO BE INSTALLED. NOTIFY LANDSCAPE ARCHITECT OF ANY UNUSUAL OR DIFFICULT CONDITIONS IN A TIMELY FASHION PRIOR TO CONSTRUCTION CONCERNING THE CONDITION IN QUESTION.

3. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE TOWN OF CONCORD AND STATE OF NEW HAMPSHIRE. NOTIFY APPROPRIATE AGENCIES AT LEAST 48 HOURS PRIOR TO PERFORMING THE WORK UNDER THEIR JURISDICTION.

4. CONTRACTOR IS RESPONSIBLE FOR SECURING AND PAYING FOR ALL CONSTRUCTION PERMITS AND LICENSES REQUIRED TO COMPLETE SITE WORK. CONTRACTOR IS RESPONSIBLE FOR ALL APPROPRIATE INSPECTIONS OF HIS/HER WORK.

5. ALL WORK SHALL BE OF WORKMANLIKE QUALITY AND IN CONFORMANCE WITH ALL APPLICABLE CODES. CONTRACTOR SHALL READ ALL ZONING AND ENVIRONMENTAL PERMITS WHICH PERTAIN TO THE PROJECT AND SHALL COMPLY WITH ALL THE CONDITIONS THEREIN.

6. NOTIFY LANDSCAPE ARCHITECT AT LEAST 72 HOURS PRIOR TO ANY ROUTINE REQUIRED FIELD OBSERVATION. OBTAIN LANDSCAPE ARCHITECTS APPROVAL OF THE LAYOUT OF ALL IMPROVEMENTS PRIOR TO CONSTRUCTION.

7. CONTRACTOR IS RESPONSIBLE FOR REPAIR OF DAMAGE OR DISTURBANCE TO OTHER AREAS WHICH MAY OCCUR AS THE RESULT OF HIS/HER WORK WHETHER WITHIN OR OUTSIDE OF THE CONTRACT LIMIT LINES.

8. CONSTRUCTION SHALL FOLLOW THE SEQUENCES AND CONDITIONS ESTABLISHED IN THE SPECIFICATIONS AND PERMITS.

9. IT IS INTENDED THAT THE WORK BE EXECUTED IN ACCORDANCE WITH THE BEST CUSTOMARY BUILDING PRACTICES. IF WORK IS REQUIRED IN A MANNER TO MAKE IT IMPOSSIBLE TO PRODUCE FIRST-CLASS WORK OR IF ERRORS, CONFLICTS OR DISCREPANCIES APPEAR AMONG THE CONTRACT DOCUMENTS, INFORM THE LANDSCAPE ARCHITECT IMMEDIATELY AND REQUEST INTERPRETATION BEFORE PROCEEDING WITH THE WORK.

10. IF CONTRACTOR FAILS TO MAKE SUCH A STATEMENT AND REQUEST, NO EXCUSE WILL THEREAFTER BE ENTERTAINED, NOR ADDITIONAL EXPENSE BE ACCEPTED, FOR FAILURE TO CARRY OUT WORK IN A SATISFACTORY MANNER. SHOULD CONFLICT OCCUR IN OR BETWEEN DRAWINGS AND SPECIFICATIONS, CONTRACTOR IS DEEMED TO HAVE ESTIMATED ON THE MORE EXPENSIVE WAY OF DOING WORK UNLESS HE/SHE SHALL HAVE OBTAINED A WRITTEN DECISION, BEFORE SUBMITTING HIS BID, AS TO WHICH METHOD OR MATERIALS WILL BE REQUIRED.

11. CONTRACTOR IS RESPONSIBLE FOR ALL MATERIALS AND EQUIPMENT STORED AT SITE.

12. EROSION AND SEDIMENTATION CONTROL DEVICES SHALL BE IN PLACE PRIOR TO THE COMMENCEMENT OF ANY WORK.

13. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE LANDSCAPE ARCHITECT FOR DIRECTION AND RESOLUTION PRIOR TO ANY FURTHER WORK.

14. VISIBLE EXISTING CONDITIONS WHERE FIELD LOCATED, AND UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE. SITE SUBCONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS, DIMENSIONS, AND GRADES PRIOR TO START OF ANY FOUNDATION OR UTILITY WORK.

15. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS. IN CASE OF CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWING AND/OR SPECIFICATION, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY FOR CLARIFICATIONS.

16. THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR CONDITIONS AT THE SITE. THESE PLANS, PREPARED BY TERRAIN PLANNING & DESIGN LLC, DO NOT EXTEND TO OR INCLUDE SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR THEIR EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE SEAL OF THE SURVEYOR,ENGINEER OR LANDSCAPE ARCHITECT HEREON DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PREPARE OR OBTAIN THE APPROPRIATE SAFETY SYSTEMS WHICH MAY BE REQUIRED BY THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND/OR LOCAL REGULATIONS.

17. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE HIMSELF WITH THE SITE AND ALL EXISTING CONDITIONS SURROUNDING IT AND THEREON. THE CONTRACTOR SHALL ADVISE THE APPROPRIATE AUTHORITY OF HIS INTENTIONS AT LEAST 48 HOURS IN ADVANCE.

18. THESE PLANS WERE PREPARED UNDER THE SUPERVISION OF A LICENSED PROFESSIONAL LANDSCAPE ARCHITECT. TERRAIN PLANNING & DESIGN LLC ASSUMES NO LIABILITY AS A RESULT OF ANY CHANGES OR NON-CONFORMANCE WITH THESE PLANS EXCEPT UPON THE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT OF RECORD.

19. TERRAIN PLANNING & DESIGN LLC ASSUMES NO LIABILITY FOR WORK PERFORMED WITHOUT AN ACCEPTABLE PROGRAM OF TESTING AND INSPECTION AS APPROVED BY THE LANDSCAPE ARCHITECT OF RECORD.

20. BASE PREPARATION UNDER ALL HARD SURFACES TO BE COMPACTED TO 98% STANDARD PROCTOR DENSITY.

21. SITE CONTRACTOR IS RESPONSIBLE FOR CONTACTING DIG SAFE PRIOR TO ANY EXCAVATION, 1-888-DIG-SAFE.

PLANTING NOTES

1. CONTRACTOR SHALL OBTAIN APPROVAL FROM LANDSCAPE ARCHITECT PRIOR TO PURCHASING AND/OR INSTALLING SUBSTITUTE PLANT MATERIAL PRIOR TO PURCHASE OF ANY SUBSTITUTE MATERIALS.

2. 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.

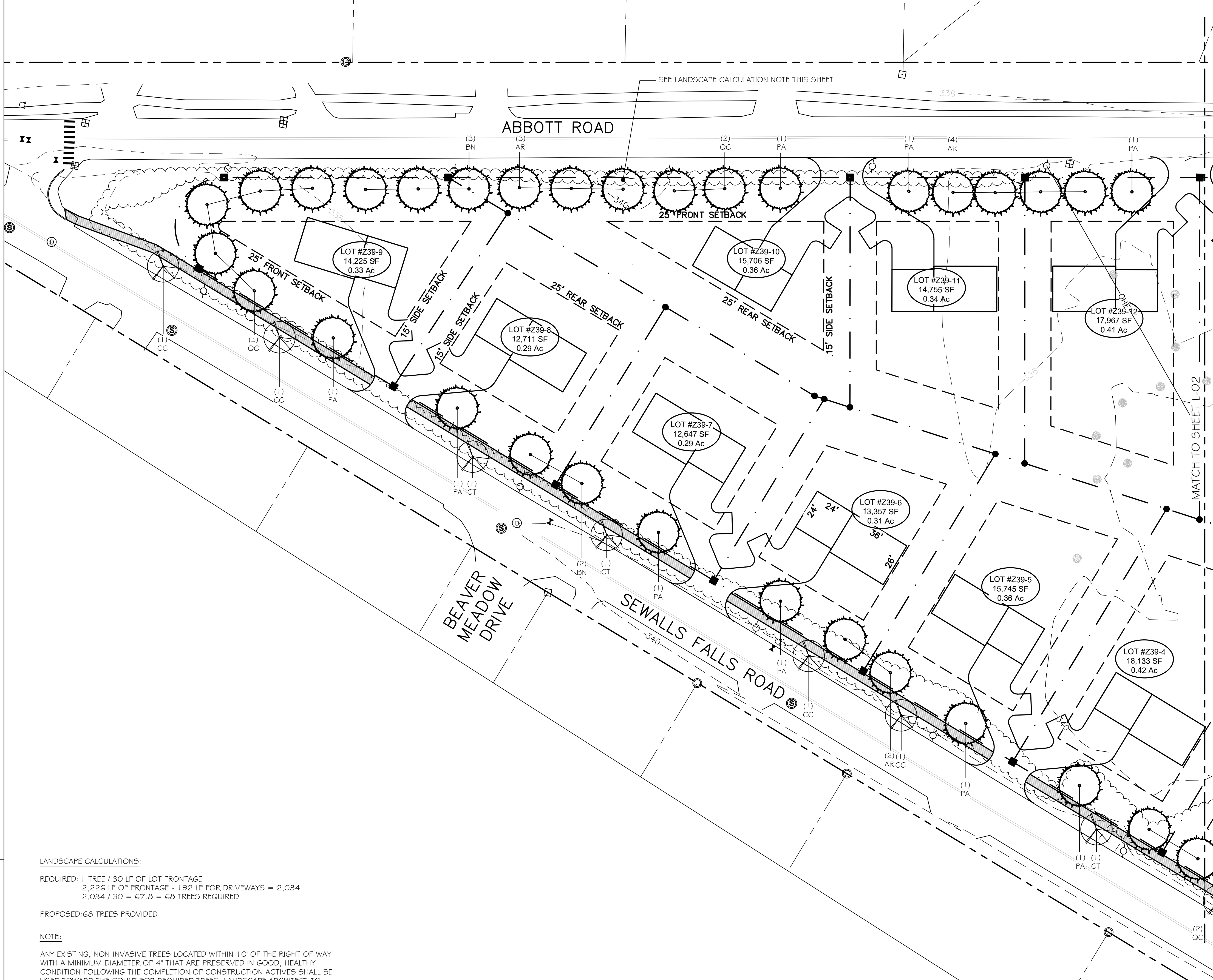
3. LAYOUT OF ALL PLANTING BEDS AND LOCATION OF PLANTS TO BE APPROVED BY LANDSCAPE ARCHITECT ON SITE PRIOR TO CONSTRUCTION AND INSTALLATION.

4. CONTRACTOR TO REMOVE ALL DEBRIS GENERATED BY PLANT INSTALLATION. DEBRIS TO BE DISPOSED OF IN A LEGAL MANNER.

5. ALL PLANT MATERIAL SHALL BE GUARANTEED TO BE IN GOOD, HEALTHY AND FLOURISHING CONDITION FOR ONE YEAR 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.

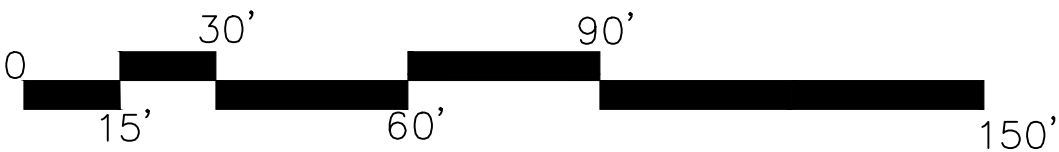
6. ALL BEDS TO BE MULCHED WITH 4" DEPTH SHREDDED BARK MULCH UNLESS NOTED OTHERWISE.

7. CONTRACTOR TO PROVIDE NECESSARY TEMPORARY IRRIGATION IF NEEDED BASED ON TIME OF YEAR THE PROJECT IS IMPLEMENTED.



LEGEND			
EXISTING STONEWALL	- - - - -		
ABUTTERS PROPERTY LINES	— — — — —		
SUBJECT PROPERTY LINES	— — — — —		
EDGE OF PAVEMENT	=====	WETLANDS	~~~~~
EDGE OF GRAVEL	=====	DRILL HOLE FOUND	⊙
EXISTING TREELINE	~~~~~	REBAR W/ CAP FOUND	⊙
EXISTING CONTOUR (MNR)	+572- - - - -	STONE BOUND FOUND	⊠
EXISTING CONTOUR (MJR)	-570 — — — —	EXISTING POWER POLE	⌘

Plant Schedule					
Botanical Name/ Common Name	Size	Label	Quantity	Mature Height	
Trees					
<i>Acer rubrum</i> 'Autumn Radiance' / Autumn Radiance Red Maple	2.5-3" CAL.	AR	15	40-60'	
<i>Betula nigra</i> 'Heritage' / Heritage River Birch	2.5-3" CAL.	BN	10	40-60'	
<i>Carpinus caroliniana</i> 'Palisade' / Palisade American Hornbeam	2.5-3" Cal.	PA	16	20-30'	
<i>Cercis canadensis</i> 'Ace of Hearts' / Ace of Hearts Redbud	2.5-3" Cal.	CC	8	10-15'	
<i>Crataegus crusgalli inermis</i> 'Crusader' / Crusader Thornless Hawthorn	2.5-3" Cal.	CT	6	10-15'	
<i>Quercus coccinea</i> / Scarlet Oak	2.5-3" CAL.	QC	13	60'+	



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

ABBOTT HILL
SUBDIVISION

Site Location:
145 Abbott Road
Concord, NH 03303
Tax Map: 203
Lot #: Z-39

Prepared For:
Abbott Road LLC
14 Madison Lane
Merrimack, NH 03054

LANDSCAPE
PLAN

DATE: 02 - 04 - 22

SCALE: 1" = 30'

PROJECT #: 2206

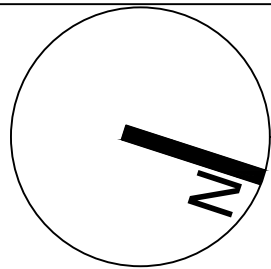
Drawn By: CGB

Checked By: ERB

REVISIONS: DATE:
Revised per City comments
03/02/22

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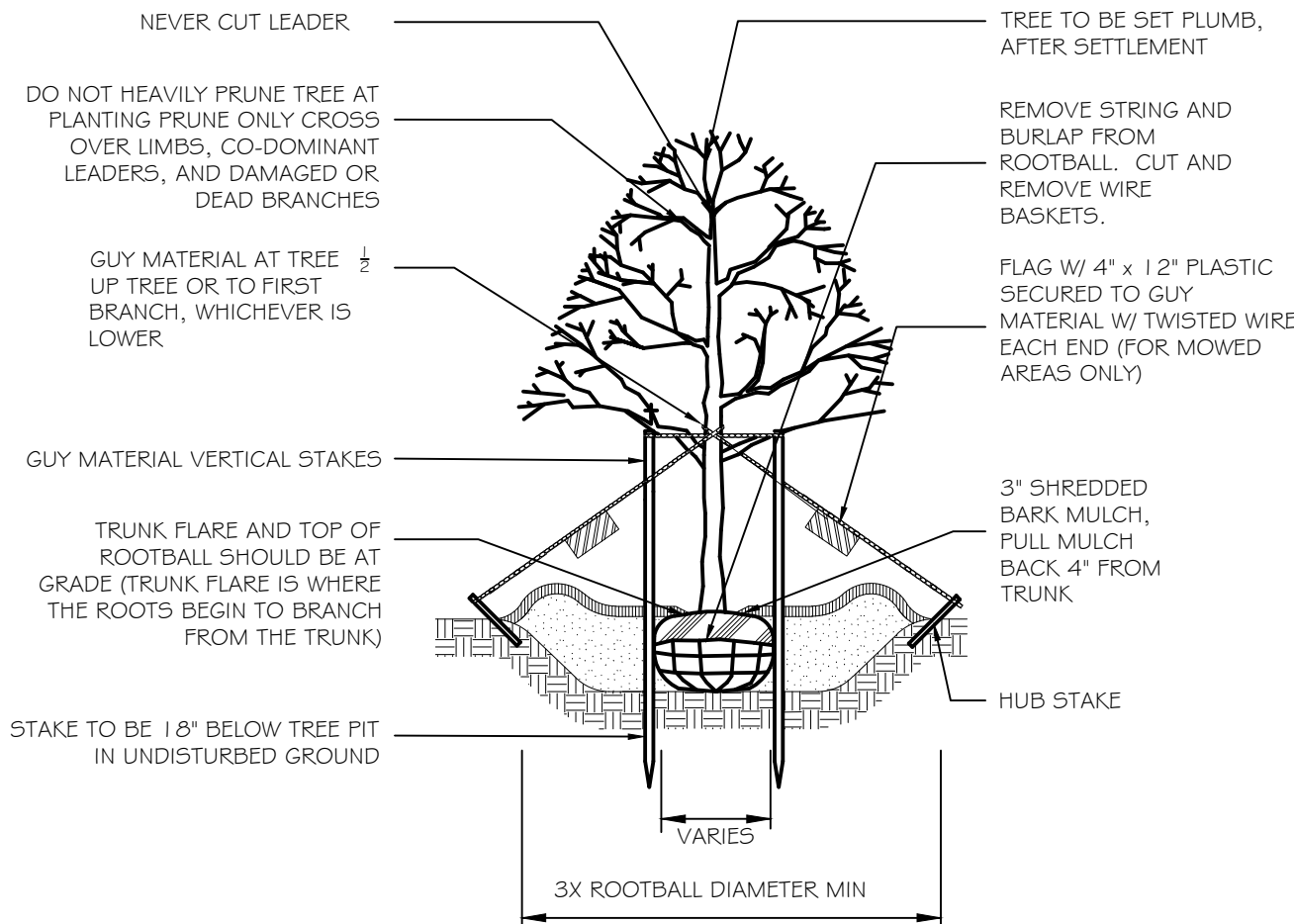
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PLANTING NOTES

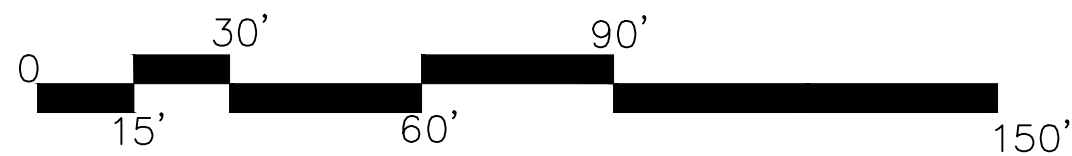
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3. LAYOUT OF ALL PLANTING BEDS AND LOCATION OF PLANTS TO BE APPROVED BY LANDSCAPE ARCHITECT ON SITE PRIOR TO CONSTRUCTION AND INSTALLATION.
4. CONTRACTOR TO REMOVE ALL DEBRIS GENERATED BY PLANT INSTALLATION. DEBRIS TO BE DISPOSED OF IN A LEGAL MANNER.
5. ALL PLANT MATERIAL SHALL BE GUARANTEED TO BE IN GOOD, HEALTHY AND FLOURISHING CONDITION FOR ONE YEAR 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 BE GUARANTEED IDENTICALLY TO ORIGINAL PLANTS, TIME PERIOD COMMENCING FROM DATE OF REPLACEMENT PLANTING APPROVAL BY LANDSCAPE ARCHITECT.
6. ALL BEDS TO BE MULCHED WITH 4" DEPTH SHREDDED BARK MULCH UNLESS NOTED OTHERWISE.
7. CONTRACTOR TO PROVIDE NECESSARY TEMPORARY IRRIGATION IF NEEDED BASED ON TIME OF YEAR THE PROJECT IS IMPLEMENTED.
8. LAYOUT OF PLANT MATERIALS SHOWN ON THIS PAGE.

SEE SHEET L-01 FOR
PLANT SCHEDULE



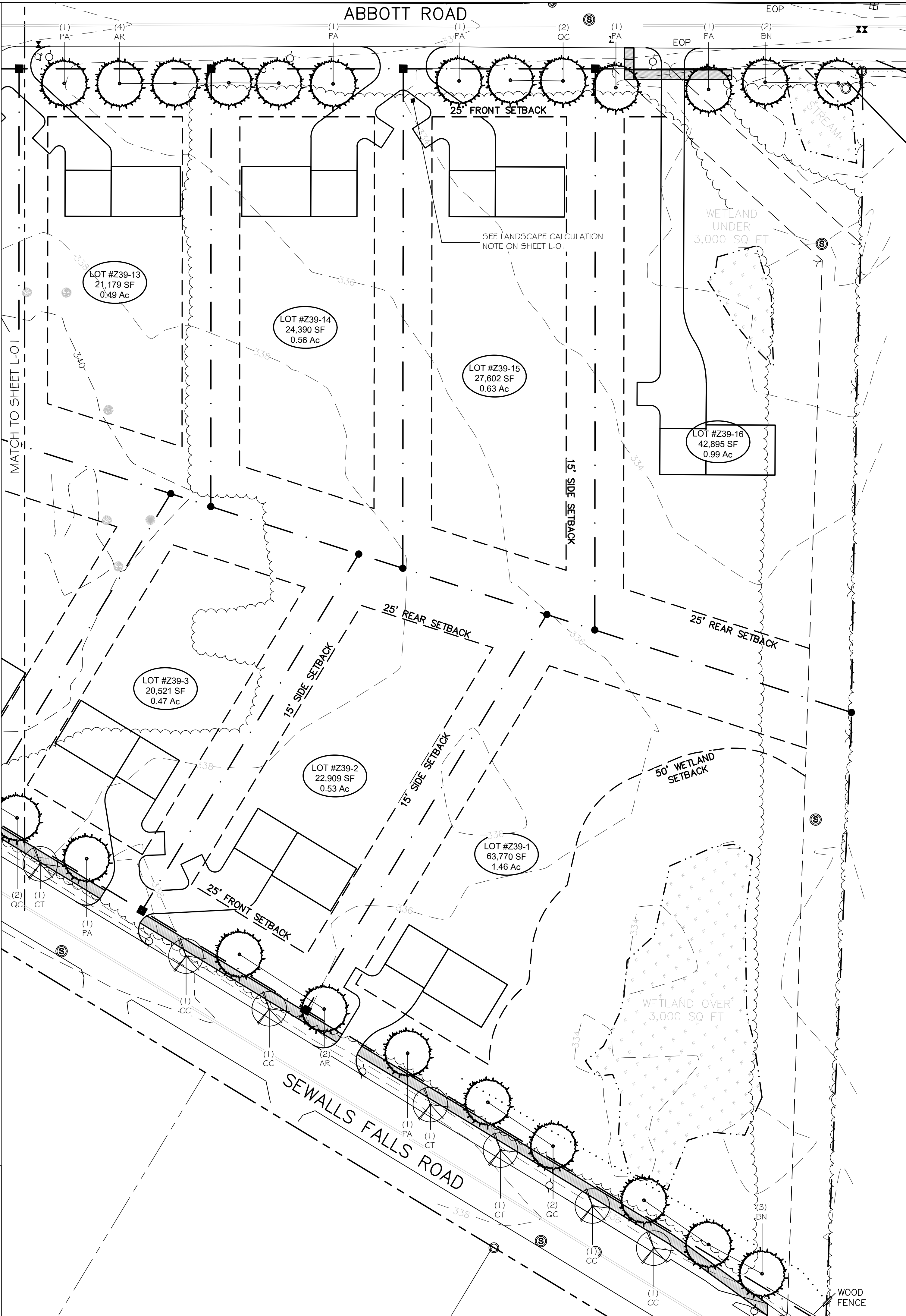
- NOTES:
1. GUYING AND STAKING TO BE DETERMINED IN THE FIELD BY THE LANDSCAPE ARCHITECT. LOCAL FIELD CONDITIONS AS WELL AS PLANT CHARACTERISTICS WILL DETERMINE THE NECESSITY OF GUYING AND STAKING.
 2. TYPICALLY ONLY TREES WITH A 3" OR GREATER CALIPER NEED TO BE STAKED. TREES WITH LESS THAN A 3" CALIPER NEED TO BE STAKED ONLY AS REQUIRED BY LANDSCAPE ARCHITECT.
 3. ONLY WRAP TREE TRUNKS AS REQUIRED BY LANDSCAPE ARCHITECT.
 4. TREE SHALL BE SET PLUMB, AFTER SETTLEMENT.
 5. LOAM FOR BACKFILLING SHALL BE AMENDED AS REQUIRED BY LANDSCAPE ARCHITECT.
 6. CITY TREES PLANTED ON PRIVATE PROPERTY, ADJACENT TO A PUBLIC RIGHT-OF-WAY, NEED TO BE PLANTED A MINIMUM OF 5 FEET FROM THE EDGE OF THE CITY SIDEWALK.

DECIDUOUS TREE PLANTING
NO SCALE



LEGEND

EXISTING STONEWALL	---	WETLANDS	⊙
ABUTTERS PROPERTY LINES	---	DRILL HOLE FOUND	⊙
SUBJECT PROPERTY LINES	---	REBAR W/ CAP FOUND	⊙
EDGE OF PAVEMENT	---	STONE BOUND FOUND	⊙
EDGE OF GRAVEL	---	EXISTING POWER POLE	⊙
EXISTING TREELINE	---		
EXISTING CONTOUR (MNR)	---		
EXISTING CONTOUR (MJR)	---		



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SCALE: 1" = 30'

PROJECT #: 2206

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03/02/22

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