

OWNER/APPLICANT
TAX MAP 1 BLOCK 2 LOT 3
CAPITAL HOTEL COMPANY VI, LLC
406 SOUTH MAIN STREET
CONCORD, NH 03301

PREPARED FOR
DUPREY HOSPITALITY
49 SOUTH MAIN STREET, SUITE 101
CONCORD, NH 03301

ABUTTERS

TAX MAP 1 BLOCK 2 LOT 1
IRVING OIL PROPERTIES NH CORP
FKA COBALT PROPERTIES NH CORP
PO BOX 1421
SAINT JOHN, NB E2L 4K1

TAX MAP 1 BLOCK 2 LOT 2
410 SOUTH MAIN STREET LLC
96 BOW LAKE ESTATES ROAD
STRAFFORD, NH 03884-6706

RESOURCE LIST

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT
41 GREEN STREET, 3RD FLOOR
CONCORD, NH 03301
PHONE: (603) 225-8515
CONTACT: CARLOS BAIA (DEPUTY CITY
MANAGER - DEVELOPMENT) & HEATHER
SHANK (CITY PLANNER)

ZONING DEPARTMENT
37 GREEN STREET, CONCORD, NH 03301
PHONE: (603) 225-8580
CONTACT: CHRIS CARLEY (CHAIR) &
CRIAG WALKER (ZONING ADMINISTRATOR)

CODE ADMINISTRATION
37 GREEN STREET, CONCORD, NH 03301
PHONE: (603) 225-8580
CONTACT: MICHAEL SANTA (CODE
ADMINISTRATOR)

CITY MANAGER
41 GREEN STREET, CONCORD, NH 03301
PHONE: (603) 225-8570
CONTACT: THOMAS J. ASPELL JR.

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

POLICE DEPARTMENT
35 GREEN STREET, CONCORD, NH 03301
PHONE: (603) 225-8600
CONTACT: BRADLEY C. OSGOOD (CHIEF
OF POLICE)

FIRE DEPARTMENT
41 GREEN STREET, CONCORD, NH 03301
PHONE: (603) 225-8570
CONTACT: DANIEL ANDRUS (FIRE CHIEF)

SHEET	SHEET TITLE
1	COVER SHEET
2	EXISTING CONDITIONS
3	SITE PREPARATION PLAN
4	SITE LAYOUT PLAN
5	GRADING & DRAINAGE PLAN
6	DRIVEWAY PLAN & PROFILE
7	ENTRANCE SIGHT LINE PLAN & PROFILE
8	UTILITY PLAN
9	STORMWATER MANAGEMENT PLAN
10	LANDSCAPE PLAN
11-24	DETAILS
L1	LIGHTING PLAN (BY CHARRON LIGHTING)
05.02	ARCHITECTURAL ELEVATIONS (BY OPECHEE CONSTRUCTION CORP)

	NUMBER	APPROVED	EXPIRES
EPA NOI			
NHDES SEWER			
CITY SITE PLAN			
CITY DRIVEWAY PERMIT			

THE FOLLOWING VARIANCES WERE GRANTED BY THE ZONING BOARD
OF ADJUSTMENT ON NOVEMBER 7, 2018:

ARTICLE 28-7-7(g)(3)
ARTICLE 28-7-11(a)
ARTICLE 28-7-13(a)
ARTICLE 28-7-14(d)

TAX MAP 1 BLOCK 2 LOT 3
COVER SHEET
DAYS INN REDEVELOPMENT
406 SOUTH MAIN ST, CONCORD, NEW HAMPSHIRE
OWNED BY
CAPITOL HOTEL COMPANY VI LLC
PREPARED FOR
DUPREY HOSPITALITY
SCALE: AS NOTED **SEPTEMBER 19, 2018**

TFM[®]

Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

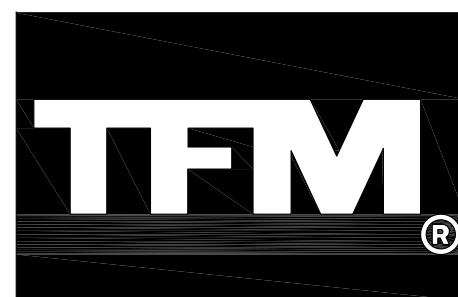
48 Constitution Drive
Bedford, NH 03110
Phone (603) 472-4488
Fax (603) 472-9747
www.tfmoran.com

**406 SOUTH MAIN STREET
CONCORD, NEW HAMPSHIRE**

VICINITY PLAN

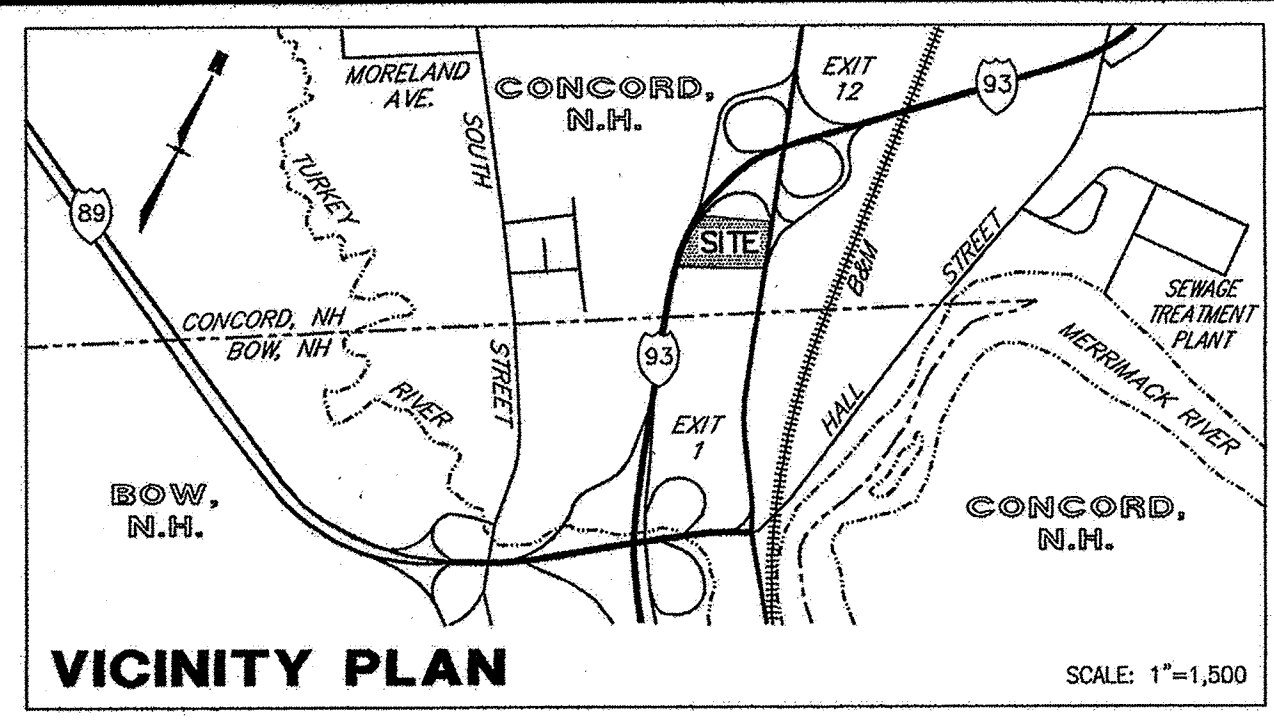
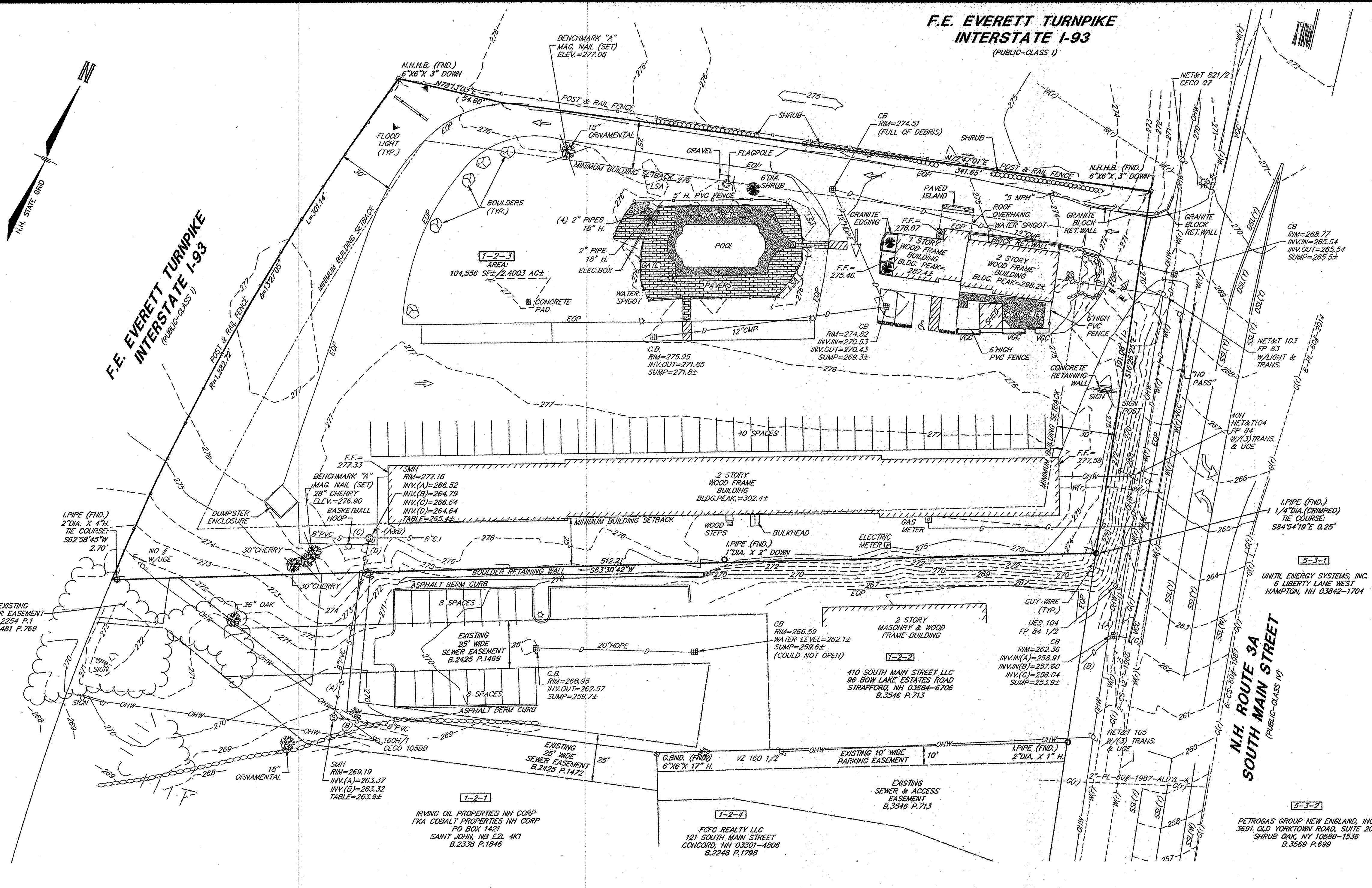
The map shows the location of the **SITE** in Concord, N.H. Key features include:

- Interstate 93** running vertically through the center.
- Exit 1** and **Exit 12** marked on I-93.
- Local Streets**: South Street, Moreland Ave., B&M Street, and Hall Street.
- Rivers**: Turkey River and Merrimack River.
- Geographic Labels**: CONCORD, N.H., BOW, N.H., and BOW, NH.
- Other Labels**: SITE, EXIT 1, EXIT 12, and various street names.



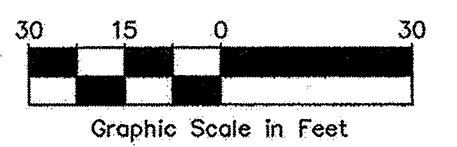
- Civil Engineers
- Structural Engineers
- Traffic Engineers
- Land Surveyors
- Landscape Architects
- Scientists

1	11/20/18	REVISED LAYOUT	JB	NG
REV.	DATE	DESCRIPTION	DR	CK



- ### REFERENCE PLANS
- PLAN OF LOT 3885-A & CONCORD COACH MOTOR INN SOUTH MAIN ST. RTE. 3-A CONCORD, N.H. 7-29-80 BY BELLANTONE FOOTER HOWARD INC. M.C.R.D. PLAN #7495.
 - EASEMENT PLAN 412-414 SOUTH MAIN STREET (ROUTE 3A) BOW/CONCORD, NEW HAMPSHIRE PREPARED FOR DUNKIN DONUTS AND IRVING OIL CORPORATION FEBRUARY 20, 2002 AND REVISED 3/26/02 BY MHF DESIGN CONSULTANTS, INC. M.C.R.D. PLAN #16133.
 - RE-SUBDIVISION PLAN ASSESSORS MAP 1 BLOCK 2 LOTS 1 & 2 412-414 SOUTH MAIN STREET (ROUTE 3A) BOW/CONCORD, NEW HAMPSHIRE PREPARED FOR IRVING OIL CORPORATION FEBRUARY 22, 2002 AND LAST REVISED 8/23/02 BY MHF DESIGN CONSULTANTS, INC. M.C.R.D. PLAN #16134.
 - IRVING OIL CORPORATION BOW, NH CONCORD, NH 414 SOUTH MAIN STREET-ROUTE 3A SITE PLAN 1/15/01 AND LAST REVISED 10/15/02 BY MHF DESIGN CONSULTANTS, INC. M.C.R.D. PLAN #16139.
 - STATE OF NEW HAMPSHIRE DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS PLANS OF PROPOSED LS 1870 (1) N.H. NO. P-3050-N F.E. EVERETT TURNPIKE TOWN OF BOW CITY OF CONCORD COUNTY OF MERRIMACK.
 - STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLANS OF PROPOSED FEDERAL AID PROJECT I-93-1(71) 35 N.H. PROJECT NO. P-7428-A INTERSTATE ROUTE 93 TOWN OF BOW CITY OF CONCORD COUNTY OF MERRIMACK.

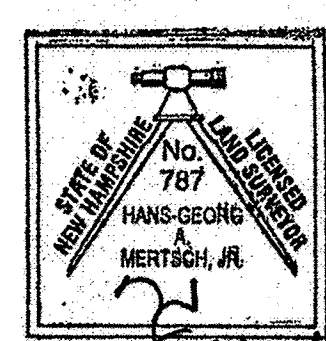
- ### NOTES
- OWNER OF RECORD OF MAP 1 LOT 2-3 IS CAPITAL HOTEL COMPANY VI, LLC 406 S. MAIN ST. CONCORD NH 03301-3466. PROPERTY ADDRESS 406 S MAIN ST. CONCORD, NH
 - DEED REFERENCE TO PARCEL IS BK. 3498 PG. 1178 IN THE MCRD. AREA = 104,556 SF +/- or 2.4003 Acres +/-.
 - 1-2-3 INDICATES TAX MAP, BLOCK AND LOT NUMBER.
 - THE PURPOSE OF THIS PLAN IS TO SHOW THE RESULTS OF AN EXISTING CONDITIONS SURVEY OF LOT 1-2-3.
 - CURRENT ZONING IS GENERAL COMMERCIAL DISTRICT (CG). MINIMUM STRUCTURE SETBACKS ARE AS FOLLOWS: 30' FRONT & REAR; 25' SIDE.
 - EXAMINATION OF THE FLOOD INSURANCE RATE MAP FOR MERRIMACK COUNTY, NEW HAMPSHIRE, (ALL JURISDICTIONS) MAP NUMBERS 3301300541E AND 3301300542E EFFECTIVE DATE, APRIL 19, 2010 INDICATES THAT THE SUBJECT PARCEL IS NOT LOCATED WITHIN A FLOOD HAZARD AREA.
 - BENCHMARK USED: NHCO CORRS BASE STATION VERTICAL DATUM: NAVD 83 (CORRS) BENCHMARKS SET: AS NOTED
 - HORIZONTAL COORDINATES: PROJECTION: NH STATE PLANE HORIZONTAL DATUM: NAD 83/86
 - EASEMENTS, RIGHTS AND RESTRICTIONS:
B. 773 P. 233 RIGHTS OF THE STATE OF NH FOR SLOPE, EMBANKMENT AND DRAINAGE.
B. 788 P. 386 RIGHTS OF THE STATE OF NH FOR SLOPE, EMBANKMENT AND DRAINAGE AND RIGHTS OF ACCESS, VIEW AND LIGHT.
 - EASEMENTS, RIGHTS AND RESTRICTIONS SHOWN OR IDENTIFIED ARE THOSE WHICH WERE FOUND DURING RESEARCH PERFORMED AT THE MERRIMACK COUNTY REGISTRY OF DEEDS. OTHER EASEMENTS, RIGHTS OR RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF THE SUBJECT PARCELS WOULD DETERMINE.
 - THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. TFMORAN INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UNDERGROUND UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG-SAFE AT 811.



CERTIFICATION

I HEREBY CERTIFY, TO MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THIS PLAN SHOWS THE RESULTS OF AN ON THE GROUND "STANDARD PROPERTY SURVEY" AND THAT SAID SURVEY MEETS THE MINIMUM PRECISION AND/OR ACCURACY MEASUREMENTS FOR SURVEY CLASSIFICATION "U" (URBAN) AS SET FORTH IN TABLE 500.1 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS ADOPTED 8/23/01, EFFECTIVE 8/24/01.

I FURTHER CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS A MAXIMUM ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY.



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48 Constitution Drive, Bedford, N.H. 03110

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

REV.	DATE	DESCRIPTION	DR	CK

TAX MAP 1 BLOCK 2 LOT 3
EXISTING CONDITIONS PLAN
DAYS INN REDEVELOPMENT
CONCORD, NEW HAMPSHIRE
OWNED BY
CAPITOL HOTEL COMPANY VI, LLC
PREPARED FOR
DUPREY HOSPITALITY
SCALE: 1"=30'
SEPTEMBER 19, 2018

	Civil Engineers	48 Constitution Drive
	Structural Engineers	Bedford, NH 03110
	Traffic Engineers	Phone (603) 472-4488
	Land Surveyors	Fax (603) 472-9747
	Landscape Architects	www.tfmoran.com
	Scientists	

95914.00	DR	TNB	FB	2018	SHEET 2 OF 24
	CK	JMO	CADFILE	95914-00 Survey	

F.E. EVERETT TURNPIKE
INTERSTATE I-93

(PUBLIC-CLASS I)

NOTES

- OWNER OF RECORD OF MAP 1 BLOCK 2 LOT 3 IS CAPITAL HOTEL COMPANY VI, LLC 406 S. MAIN ST. CONCORD NH 03301-3466. PROPERTY ADDRESS 406 S MAIN ST., CONCORD, NH
- DEED REFERENCE TO PARCEL IS BK. 3498 PG. 1178 IN THE MCRO. AREA = 104,556 SF +/- or 2.4003 Acres +/-.
- THE PURPOSE OF THIS PLAN IS TO CONSTRUCT A 4-STORY, 82-ROOM HOTEL.
- CURRENT ZONING IS COMMERCIAL GENERAL (CG) AND RESIDENTIAL OPEN ZONING DISTRICT.

MIN. LOT SIZE:	REQUIRED 25,000 SF	PROVIDED 104,556 SF
MIN. LOT FRONTAGE:	REQUIRED 150'	PROVIDED 191'
MIN. BUILDING SETBACKS:		
FRONT	30'	30.5'
SIDE	25'	26'
REAR	30'	228.9'
MAX. BUILDING HEIGHT:	45'	4-STORIES (<45')
MAX. LOT COVERAGE:	80%	39%
- PARKING CALCULATIONS:

HOTEL:	0.9 SP./ROOM*	=	82 ROOMS X 0.9	=	74 SPACES
TOTAL REQUIRED					74 SPACES

PROPOSED: 74 SPACES (INCL. 4 ACCESSIBLE & 6 COMPACT)
*VARIANCE GRANTED DECEMBER 5, 2018
- THE PROPERTY WILL BE SERVICED BY THE FOLLOWING:

DRAINAGE	PRIVATE
SEWER	MUNICIPAL
WATER	MUNICIPAL
GAS	LIBERTY UTILITIES
ELECTRIC	EVERSOURCE ENERGY
TELEPHONE	FAIRPOINT COMMUNICATIONS
CABLE	COMCAST
- IN THE EVENT THAT THE SNOW STORAGE AREAS PROVIDED ON THE SITE ARE COMPLETELY UTILIZED, EXCESS SNOW SHALL BE TRANSPORTED OFF SITE FOR DISPOSAL IN ACCORDANCE WITH N.H.D.E.S. REGULATIONS. IF SNOW IS STORED WITHIN PARKING AREA KEEP CATCH BASINS CLEAR.
- THE CONTRACTOR SHALL BID AND PERFORM THE WORK IN ACCORDANCE WITH ALL LOCAL, STATE AND NATIONAL CODES, SPECIFICATIONS, REGULATIONS AND STANDARDS.
- ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS NOTED OTHERWISE.
- 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 ENGINEER SHALL BE NOTIFIED IMMEDIATELY FOR CLARIFICATIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR CONDITIONS AT THE SITE. THESE PLANS, PREPARED BY TFMORAN, INC., 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 OR ENGINEER HEREON DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREFTER 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.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE HIMSELF WITH THE SITE AND ALL SURROUNDING CONDITIONS. THE CONTRACTOR SHALL ADVISE THE APPROPRIATE AUTHORITY OF HIS INTENTIONS AT LEAST 48 HOURS IN ADVANCE.
- THE CONTRACTOR SHALL MAINTAIN EMERGENCY ACCESS TO ALL AREAS AFFECTED BY HIS WORK AT ALL TIMES.
- LIGHTING, SIGNAGE, LANDSCAPING, AND SCREENING SHALL MEET THE REQUIREMENTS OF THE CITY OF CONCORD ZONING ORDINANCE AND SITE PLAN REGULATIONS.
- SITE WORK SHALL BE CONSTRUCTED FROM A COMPLETE SET OF PLANS, NOT ALL FEATURES ARE DETAILED ON EVERY PLAN. THE ENGINEER IS TO BE NOTIFIED OF ANY CONFLICT WITHIN THIS PLAN SET.
- ALL WORK IS TO CONFORM TO CITY OF CONCORD, DEPARTMENT OF PUBLIC WORKS STANDARD SPECIFICATIONS.
- IN THE EVENT OF A CONFLICT BETWEEN PLANS, SPECIFICATIONS, AND DETAILS, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY FOR CLARIFICATION.
- IF CONDITIONS AT THE SITE ARE DIFFERENT THAN SHOWN ON THE PLANS, THE ENGINEER SHALL BE NOTIFIED PRIOR TO PROCEEDING WITH THE AFFECTED WORK.
- THESE PLANS WERE PREPARED UNDER THE SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER. TFMORAN INC. ASSUMES NO LIABILITY AS A RESULT OF ANY CHANGES OR NON-CONFORMANCE WITH THESE PLANS EXCEPT UPON THE WRITTEN APPROVAL OF THE ENGINEER OF RECORD.
- TFMORAN INC. ASSUMES NO LIABILITY FOR WORK PERFORMED WITHOUT AN ACCEPTABLE PROGRAM OF TESTING AND INSPECTION AS APPROVED BY THE ENGINEER OF RECORD.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF CONCORD'S CONSTRUCTION STANDARDS AND DETAILS (LATEST ADDITION).
- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND IN ACCORDANCE WITH SECTION 25.02(1) OF THE SITE PLAN REGULATIONS.
- UPON COMPLETION OF CONSTRUCTION THE CONTRACTOR SHALL SUBMIT AS-BUILT DRAWINGS TO THE ENGINEERING SERVICES DIVISION.
- THE CONTRACTOR SHALL SET UP A PRECONSTRUCTION MEETING WITH THE ENGINEERING SERVICES DIVISION TO DISCUSS CONSTRUCTION REQUIREMENTS, SITE INSPECTIONS, ASSOCIATED FEES, SCHEDULES, ETC.
- THE CONTRACTOR SHALL OBTAIN A DEMOLITION PERMIT FROM THE CODE ADMINISTRATION DIVISION FOR THE REMOVAL OF THE EXISTING BUILDING.
- THE CONTRACTOR SHALL OBTAIN AN EXCAVATION PERMIT FROM THE ENGINEERING SERVICES DIVISION FOR WORK WITHIN THE RIGHT-OF-WAY.
- THE CONTRACTOR SHALL OBTAIN UTILITY CONNECTION PERMITS FROM THE ENGINEERING SERVICES DIVISION FOR THE PROPOSED WATER AND SEWER SERVICES; AND STORM DRAIN CONNECTION.
- THE CONTRACTOR SHALL OBTAIN A DRIVEWAY PERMIT FROM THE ENGINEERING SERVICES DIVISION FOR THE PROPOSED DRIVEWAY.

NOTES CONT'D

- THE CONTRACTOR SHALL SUBMIT A TEMPORARY TRAFFIC CONTROL PLAN (TTCP) TO THE ENGINEERING SERVICES DEPARTMENT FOR ALL WORK IN AND ADJACENT TO THE CITY RIGHT-OF-WAY THAT WILL REQUIRE LANE CLOSURES. TO BE SUBMITTED A MINIMUM OF TWO WEEKS PRIOR TO CONSTRUCTION ACTIVITIES THAT REQUIRE LANE CLOSURE.
- A PROPOSED LEASE AREA DEPICTED HEREON BETWEEN CAPITAL HOTEL COMPANY VI, LLC AND THE STATE OF NEW HAMPSHIRE, LOCATED WITHIN THE INTERSTATE I-93 RIGHT-OF-WAY, NORTHERLY OF AND DIRECTLY ADJACENT TO THE SUBJECT PREMISES, IS TO ACCOMMODATE EXPANDED PROPOSED PARKING AND CONTAINS 9,782 SQUARE FEET, MORE OR LESS, AS DEFINED IN A STATE OF NEW HAMPSHIRE INTER-DEPARTMENT COMMUNICATION DATED NOVEMBER 14, 2018 BETWEEN NHDOT ADMINISTRATION AND THE LONG RANGE CAPITAL PLANNING AND UTILIZATION COMMITTEE. (LRCP 18-043)

TABULATIONS

	EXISTING	PROPOSED
GROSS ACREAGE	104,556 SF	104,556 SF
GROUND COVERAGE OF BUILDINGS & STRUCTURES (SF & %)	19,167 SF 18.3%	9,700 SF 9.3%
IMPERVIOUS SURFACE COVERAGE	62,357 SF 59.6%	31,527 SF 30.1%
NET LAND AREA CALCULATIONS		
MIN. LOT SIZE	25,000 SF	104,556 SF
BUILDABLE LAND	12,500 SF	104,556 SF
MIN. FRONTAGE	150 FT	191 FT
MIN. YARD SETBACKS		
FRONT	30 FT	30.5 FT
REAR	30 FT	228.9 FT
SIDE	25 FT	26.0 FT
MAX. LOT COVERAGE	80%	39%
MAX. HEIGHT	45 FT	4-STORY
WETLAND BUFFER	N/A	N/A
SF OF FLOOR AREA BY USE		
HOTEL		38,800 SF

VARIANCES

THE FOLLOWING VARIANCES WERE GRANTED BY THE ZONING BOARD OF ADJUSTMENT ON NOVEMBER 7, 2018:

ARTICLE 28-7-7(g)(3)
ARTICLE 28-7-3
ARTICLE 28-2-4(i)
ARTICLE 28-7-14(a)
ARTICLE 28-7-14(d)

THE FOLLOWING VARIANCES WERE GRANTED BY THE ZONING BOARD OF ADJUSTMENT ON DECEMBER 5, 2018:

ARTICLE 28-7-2(e)
ARTICLE 28-7-2(e)

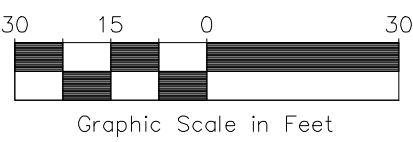
WAIVERS

THE FOLLOWING WAIVERS ARE REQUESTED FROM THE PLANNING BOARD:

SECTION 6.03(2)(c):
SECTION 11.05:
SECTION 16.03(11):

APPLICATION STAGES
MAJOR SITE PLAN PROCEDURE
SIGNAGE

REV.	DATE	DESCRIPTION	DR	CK
3	12/14/18	REVISED PER CITY COMMENTS	JB	NG
1	11/20/18	REVISED LAYOUT	JB	NG
REV.	DATE	DESCRIPTION	DR	CK



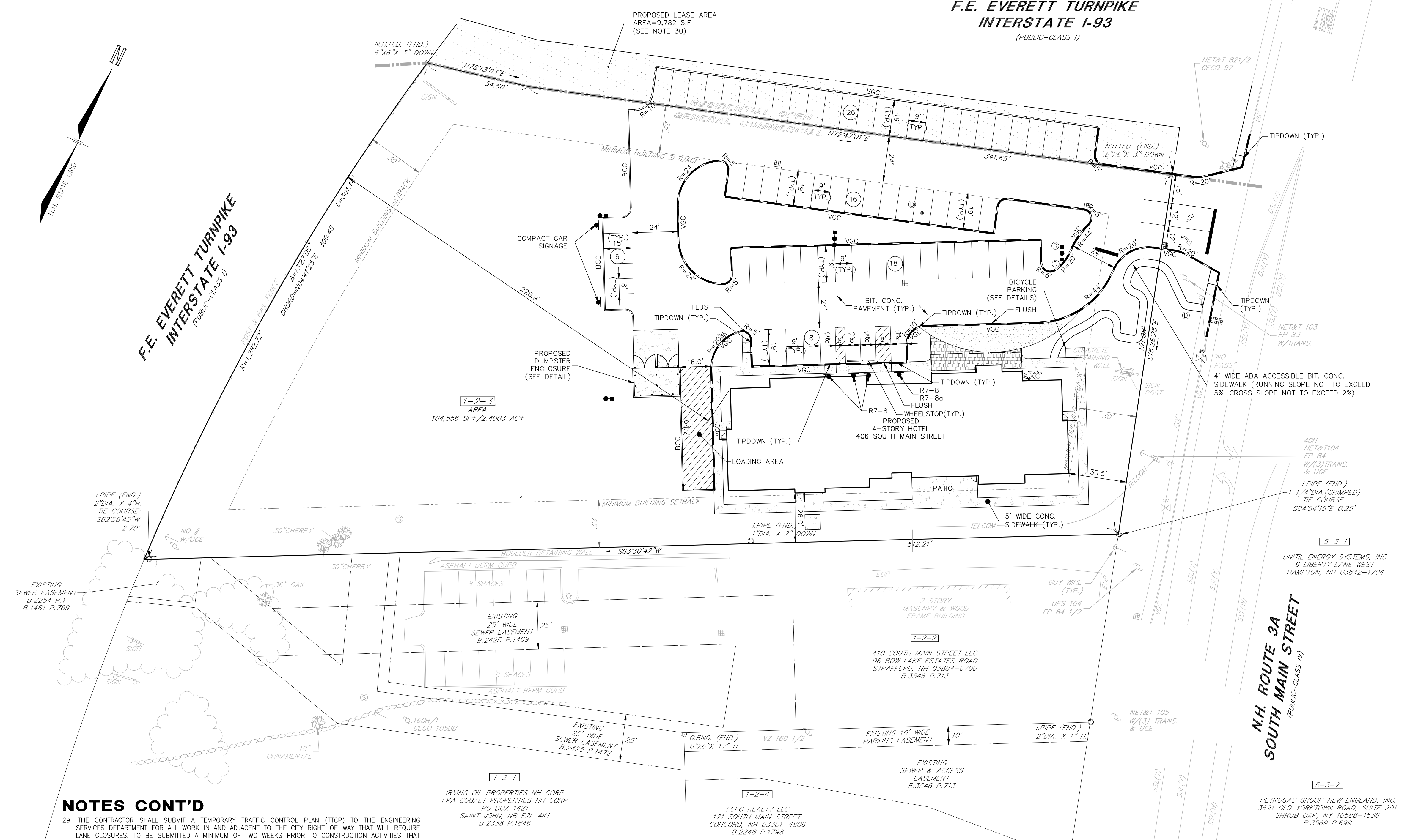
TAX MAP 1 BLOCK 2 LOT 3
SITE LAYOUT PLAN
DAYS INN REDEVELOPMENT
406 SOUTH MAIN ST, CONCORD, NEW HAMPSHIRE
OWNED BY
CAPITAL HOTEL COMPANY VI, LLC
PREPARED FOR
DUPREY HOSPITALITY
SCALE: 1"=30' **NOVEMBER 1, 2018**



Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

48 Constitution Drive
Bedford, NH 03110
Phone (603) 472-4488
Fax (603) 472-9747
www.tfmoran.com

FILE	95914-00	DR	JB	FB	—	SHEET 4 OF 24
DATE		CK	NG	CADFILE	95914-00 Site.dwg	



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

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



CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION

F.E. EVERETT TURNPIKE
INTERSTATE I-93
(PUBLIC-CLASS I)

NOTES

- ALL WORK SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS OF THE CITY OF CONCORD, AND SHALL BE BUILT IN A WORKMANLIKE MANNER IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE HIMSELF WITH THE SITE AND ALL SURROUNDING CONDITIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION, SIZE AND ELEVATION OF ALL EXISTING UTILITIES, SHOWN OR NOT SHOWN ON THESE PLANS, PRIOR TO THE START OF ANY CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION BE AGREED TO BY THE ENGINEER BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTACT "DIGSAFE" (811) AT LEAST 72 HOURS BEFORE DIGGING.
- THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES OWNING UTILITIES, EITHER OVERHEAD OR UNDERGROUND, WITHIN THE CONSTRUCTION AREA AND SHALL COORDINATE AS NECESSARY WITH THE UTILITY COMPANIES OF SAID UTILITIES. THE PROTECTION OR RELOCATION OF UTILITIES IS ULTIMATELY THE RESPONSIBILITY OF THE CONTRACTOR.
- THE CONTRACTOR SHALL COORDINATE MATERIALS AND INSTALLATION SPECIFICATIONS WITH THE INDIVIDUAL UTILITY AGENCIES/COMPANIES, AND ARRANGE FOR ALL INSPECTIONS.
- ROAD AND DRAINAGE CONSTRUCTION SHALL CONFORM TO THE TYPICAL SECTIONS AND DETAILS SHOWN ON THE PLANS, AND SHALL MEET LOCAL STANDARDS AND THE REQUIREMENTS OF THE LATEST NHDOT STANDARD SPECIFICATIONS FOR ROADS AND BRIDGE CONSTRUCTION AND THE NHDOT STANDARD STRUCTURE DRAWINGS UNLESS OTHERWISE NOTED.
- STORM DRAINAGE SYSTEM SHALL BE CONSTRUCTED TO LINE AND GRADE AS SHOWN ON THE PLANS. CONSTRUCTION SHALL CONFORM TO NHDOT STANDARD SPECIFICATIONS, SECTION 603. CATCH BASINS AND DRAIN MANHOLES SHALL CONFORM TO SECTION 604. ALL CATCH BASIN GRATES SHALL BE TYPE B AND CONFORM TO NHDOT STANDARDS AND SPECIFICATIONS UNLESS OTHERWISE NOTED.
- ALL MANHOLES IN PAVEMENT SHALL HAVE RIMS SET TO FINISH GRADE REGARDLESS OF ANY ELEVATIONS OTHERWISE SHOWN.
- ALL ELEVATIONS SHOWN AT CURB ARE TO THE BOTTOM OF CURB UNLESS OTHERWISE NOTED. CURBS HAVE A 6" REVEAL UNLESS OTHERWISE NOTED.
- ALL EXCAVATIONS SHALL BE THOROUGHLY SECURED ON A DAILY BASIS BY THE CONTRACTOR AT THE COMPLETION OF CONSTRUCTION OPERATIONS IN THE IMMEDIATE AREA.
- THE SITE CONTRACTOR SHALL PREPARE, MAINTAIN, AND EXECUTE A S.W.P.P.P. IN ACCORDANCE WITH EPA REGULATIONS AND THE CONSTRUCTION GENERAL PERMIT.
- THE SITE CONTRACTOR SHALL COORDINATE WITH THE OWNER TO SUBMIT AN eNOI AT LEAST 14 DAYS IN ADVANCE OF ANY EARTHWORK ACTIVITIES AT THE SITE.
- THE EROSION CONTROL PRACTICES SHOWN ON THESE PLANS ARE ILLUSTRATIVE ONLY AND SHALL BE SUPPLEMENTED BY THE SITE CONTRACTOR AS NEEDED.
- COORDINATE WITH ARCHITECTURAL PLANS FOR DETAILED GRADING AT BUILDING, AND SIZE AND LOCATION OF ALL BUILDING SERVICES.
- COORDINATE WITH GEOTECHNICAL/STRUCTURAL PLANS FOR SITE PREPARATION AND OTHER BUILDING INFORMATION.
- COORDINATE WITH MECHANICAL AND PLUMBING PLANS FOR ROOF DRAIN INFORMATION.
- LIMITS OF WORK ARE SHOWN AS APPROXIMATE. THE CONTRACTOR SHALL COORDINATE ALL WORK TO PROVIDE SMOOTH TRANSITIONS. THIS INCLUDES GRADING, PAVEMENT, CURBING, SIDEWALKS AND ALIGNMENTS.
- THE CONTRACTOR SHALL REFER TO THE GEOTECHNICAL REPORT FOR INFORMATION ABOUT GROUNDWATER CONDITIONS. THE CONTRACTOR SHALL FOLLOW THE GEOTECHNICAL ENGINEERS RECOMMENDED METHODS TO ADDRESS ANY GROUNDWATER ISSUES THAT ARE FOUND ON SITE.
- THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR THE CONDITIONS AT THE SITE. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND REPORT DISCREPANCIES TO THE ENGINEER.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK THE ACCURACY OF THE TOPOGRAPHY AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO ANY EARTHWORK BEING PERFORMED ON THE SITE. NO CLAIM FOR EXTRA WORK WILL BE CONSIDERED FOR PAYMENT AFTER EARTHWORK HAS COMMENCED.
- VERIFY TBM ELEVATIONS PRIOR TO CONSTRUCTION.
- IN THE EVENT OF A CONFLICT BETWEEN PLANS, SPECIFICATIONS, AND DETAILS, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY FOR CLARIFICATION.
- IF CONDITIONS AT THE SITE ARE DIFFERENT THAN SHOWN THE ENGINEER SHALL BE NOTIFIED PRIOR TO PROCEEDING WITH THE AFFECTED WORK.
- THESE PLANS WERE PREPARED UNDER THE SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER. TFMORAN INC. ASSUMES NO LIABILITY AS A RESULT OF ANY CHANGES OR NON-CONFORMANCE WITH THESE PLANS EXCEPT UPON THE WRITTEN APPROVAL OF THE ENGINEER OF RECORD.
- TFMORAN INC. ASSUMES NO LIABILITY FOR WORK PERFORMED WITHOUT AN ACCEPTABLE PROGRAM OF TESTING AND INSPECTION AS APPROVED BY THE ENGINEER OF RECORD.
- THE SITE CONTRACTOR SHALL ENSURE THAT ALL WORK IS PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF NHDES ENV-WO 1500 AS APPLICABLE.
- AT COMPLETION OF CONSTRUCTION, THE SITE CONTRACTOR SHALL PROVIDE A LETTER CERTIFYING THAT THE PROJECT WAS COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS, AND A LETTER STAMPED BY A QUALIFIED ENGINEER THAT THEY HAVE OBSERVED ALL UNDERGROUND DETENTION SYSTEMS, INFILTRATION SYSTEMS, OR FILTERING SYSTEMS PRIOR TO BACKFILL, AND THAT SUCH SYSTEMS CONFORM TO THE APPROVED PLANS AND SPECIFICATIONS.
- IF ANY DEVIATIONS FROM THE APPROVED PLANS AND SPECIFICATIONS HAVE BEEN MADE, THE SITE CONTRACTOR SHALL PROVIDE AS-BUILT DRAWINGS STAMPED BY A LICENSED SURVEYOR OR QUALIFIED ENGINEER ALONG WITH A LETTER STAMPED BY A QUALIFIED ENGINEER DESCRIBING ALL SUCH DEVIATIONS, AND BEAR ALL COSTS FOR PREPARING AND FILING ANY NEW PERMITS OR PERMIT AMENDMENTS THAT MAY BE REQUIRED.

EXISTING
SEWER EASEMENT
B.2254 P.1
B.1481 P.769

EXISTING
25' WIDE
SEWER EASEMENT
B.2425 P.1469

EXISTING
25' WIDE
SEWER EASEMENT
B.2425 P.1472

EXISTING
10' WIDE
PARKING EASEMENT
B.3546 P.713

EXISTING
SEWER & ACCESS
EASEMENT
B.3546 P.713

EXISTING
10' WIDE
PARKING EASEMENT
B.3546 P.713

EXISTING
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PARKING EASEMENT
B.3546 P.713

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EXISTING
10' WIDE
PARKING EASEMENT
B.3546 P.713

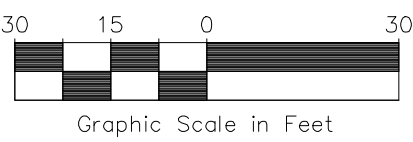
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CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION



REV.	DATE	DESCRIPTION	DR	CK
3	12/14/18	REVISED PER CITY COMMENTS	JB	NG
1	11/20/18	REVISED LAYOUT	JB	NG



TAX MAP 1 BLOCK 2 LOT 3
GRADING & DRAINAGE PLAN
DAYS INN REDEVELOPMENT
406 SOUTH MAIN ST, CONCORD, NEW HAMPSHIRE
OWNED BY
CAPITAL HOTEL COMPANY VI, LLC
PREPARED FOR
DUPREY HOSPITALITY
SCALE: 1"=30' SEPTEMBER 19, 2018

FILE	95914-00	DR	JB	FB	—	SHEET 5 OF 24
CK	NG	CADFILE	95914-00 Site.dwg			

TFM

Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

48 Constitution Drive
Bedford, NH 03110
Phone (603) 472-4488
Fax (603) 472-9747
www.tfmoran.com

F.E. EVERETT TURNPIKE
INTERSTATE I-93
(PUBLIC-CLASS I)

LANDSCAPE LEGEND

SYMBOL	QTY	BOTANICAL NAME COMMON NAME	SIZE	REMARKS
	2	AMELANCHIER G. 'AUTUMN BRILLIANCE' AUTUMN BRILLIANCE SERVICEBERRY	2" TO 2 1/2" CAL.	B&B
	6	CRATAEGUS LAEVIGATA 'CRIMSON CLOUD' CRIMSON CLOUD HAWTHORN	2" TO 2 1/2" CAL.	B&B
	9	MAACKIA AMURENSIS AMUR MAACKIA	2" TO 2 1/2" CAL.	B&B
	14	MALUS ZUMI 'CALOCARPA' REDBUD CRABAPPLE	2" TO 2 1/2" CAL.	B&B
	5	PLATANUS ACERIFOLIA 'BLOODGOOD' BLOODGOOD LONDON PLANETREE	2" TO 2 1/2" CAL.	B&B
	1	TILIA TOMENTOSA 'STERLING' STERLING LINDEN	2" TO 2 1/2" CAL.	B&B
	22	ILEX MESERVEAE 'BLUE PRINCESS' BLUE PRINCESS HOLLY	4' TO 4 1/2'	B&B
	1	ILEX MESERVEAE 'BLUE PRINCE' BLUE PRINCE HOLLY	4' TO 4 1/2'	B&B
	15	JUNIPERUS C. 'PFTIZERIANA COMPACTA' COMPACT PFTIZER JUNIPER	3 GAL.	CONT.
	23	JUNIPERUS H. 'BAR HARBOR' BAR HARBOR JUNIPER	3 GAL.	CONT.
	10	PINUS M. 'MOPS' MOPS MUGO PINE	3 GAL.	CONT.
	21	TAXUS M. 'GREENWAVE' GREENWAVE YEW	18" TO 24"	B&B
	11	THUJA O. 'SMARAGD' EMERALD GREEN ARBORVITAE	5' TO 6'	B&B
	36	CORNUS ALBA 'IVORY HALO' IVORY HALO DOGWOOD	4' MIN.	B&B
	14	FORSYTHIA 'N.H. GOLD' NEW HAMPSHIRE GOLD FORSYTHIA	3' TO 4'	B&B
	41	SPIRAEA J. 'LITTLE PRINCESS' LITTLE PRINCESS SPIREA	3 GAL.	CONT.
	21	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL' LITTLE DEVIL NINEBARK	3 GAL.	CONT.
	5	VIBURNUM P.T. SHOSHONI SHOSHONI DOUBLEFILE VIBURNUM	4' TO 5'	B&B
	20	MISCANTHUS SINENSIS 'GRACILLIMUS' MAIDEN GRASS	2 GAL.	CONT.
	5	VINCA MINOR 'BOWLES' BOWLES MYRTLE	8" O.C.	FLAT OF 50

CALCULATIONS

PARKING AREA SHADE TREES: ONE (1) ORNAMENTAL OR SHADE TREE PER 1,000 SQUARE FEET OF

PARKING LOT AREA

TOTAL IMPERVIOUS PARKING AREA = 34,435 SF

TOTAL REQUIRED = 34,435 SF / 1,000 = 35 TREES

TOTAL PROVIDED = 35 TREES

INTERIOR GREEN SPACE:

TOTAL PROPOSED PARKING LOT AREA = 38,873 SF

REQUIRED GREEN SPACE = 38,873 SF X .05 = 1,944 SF

PROPOSED GREEN SPACE = 4,438 SF (11.4%)

TAX MAP 1 BLOCK 2 LOT 3

LANDSCAPE PLAN

DAYS INN REDEVELOPMENT
406 SOUTH MAIN ST, CONCORD, NEW HAMPSHIRE

OWNED BY
CAPITAL HOTEL COMPANY VI, LLC

PREPARED FOR
DUPREY HOSPITALITY

SCALE: 1"=30'

SEPTEMBER 19, 2018



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95914-00 DR JB FB
CK NG CADFILE 95914-00 Site.dwg SHEET 10 OF 24

LANDSCAPE NOTES

(SEE DETAILS FOR ADDITIONAL NOTES)

GENERAL

- THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE RULES, REGULATIONS, LAWS, AND ORDINANCES HAVING JURISDICTION OVER THIS PROJECT SITE.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND NOTIFY OWNER'S REPRESENTATIVE OF CONFLICTS.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON PLANS BEFORE PRICING THE WORK. ANY DIFFERENCE IN QUANTITIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR CLARIFICATION. LANDSCAPE QUANTITIES SHOWN ON THE PLAN SHALL SUPERCEDE QUANTITIES LISTED IN LANDSCAPE LEGEND.
- THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT PRIOR TO STARTING WORK AND VERIFY THAT THE PLANS IN THE CONTRACTOR'S POSSESSION ARE THE MOST CURRENT PLANS AVAILABLE AND ARE THE APPROVED PLAN SET FOR USE IN CONSTRUCTION.
- ALL PLANT MATERIALS INSTALLED SHALL MEET OR EXCEED THE SPECIFICATIONS OF THE "AMERICAN STANDARDS FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERMEN.
- ALL PLANTS SHALL BE FIRST CLASS AND SHALL BE REPRESENTATIVE OF THEIR NORMAL SPECIES AND/OR VARIETIES. ALL PLANTS MUST HAVE GOOD, HEALTHY, WELL-FORMED UPPER GROWTH AND A LARGE, FIBROUS, COMPACT ROOT SYSTEM.
- ALL PLANTS SHALL BE FREE FROM DISEASE AND INSECT PESTS AND SHALL COMPLY WITH ALL APPLICABLE STATE AND FEDERAL LAWS PERTAINING TO PLANT DISEASES AND INFESTATIONS.

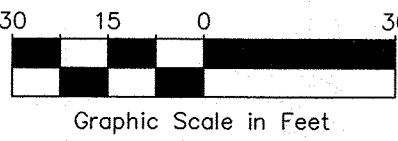
- ALL TREES SHALL BE BALLED AND BURLAPPED (B & B) UNLESS OTHERWISE NOTED OR APPROVED BY LANDSCAPE ARCHITECT.
- ALL LANDSCAPED AREAS INCLUDING LAWNS SHALL BE PROVIDED WITH UNDERGROUND IRRIGATION. SEE IRRIGATION NOTES.
- IF APPLICABLE, THE CONTRACTOR SHALL HAVE ALL FALL TRANSPLANTING HAZARD PLANTS DUG IN THE SPRING AND STORED FOR FALL PLANTING.
- ALL INVASIVE PLANT SPECIES FROM THE "NEW HAMPSHIRE PROHIBITED INVASIVE PLANT SPECIES LIST", TO BE REMOVED SHALL BE DONE SO IN ACCORDANCE WITH THE "INVASIVE SPECIES ACT, HB 1258-FN."

GUARANTEE

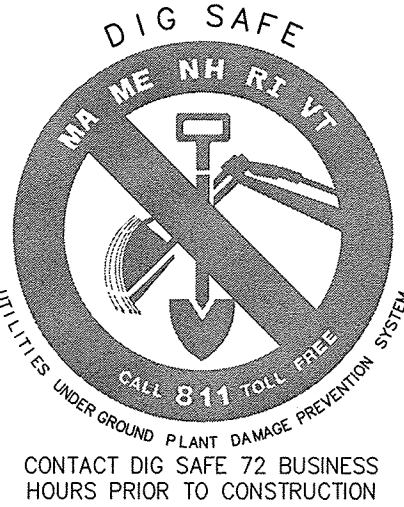
THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL LANDSCAPE WORK FOR A PERIOD OF ONE YEAR, BEGINNING AT THE START OF THE MAINTENANCE PERIOD.

IRRIGATION NOTES

- THE IRRIGATION SYSTEM SHALL BE DESIGNED BY AN APPROVED IRRIGATION DESIGN/BUILD CONTRACTOR OR BY AN APPROVED EQUAL, TO BE DETERMINED BY THE OWNERS REPRESENTATIVE/LANDSCAPE ARCHITECT.
- THE CONTRACTOR IS RESPONSIBLE FOR SUBMITTING THE IRRIGATION SYSTEM DESIGN AND SHOP DRAWINGS TO THE OWNER 30 DAYS PRIOR TO THE START OF CONSTRUCTION.
- THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL EXISTING AND PROPOSED UTILITIES AND NOTIFY THE OWNER'S REPRESENTATIVE OF CONFLICTS.
- THE IRRIGATION CONTRACTOR IS RESPONSIBLE FOR, BUT NOT LIMITED TO, THE COMPLETE INSTALLATION OF THE IRRIGATION SYSTEM AND SHALL FOLLOW ALL APPLICABLE CODES.
- REFER TO ARCHITECTURAL PLANS FOR LOCATION OF THE IRRIGATION SYSTEM'S BUILDING CONNECTION.
- REFER TO MANUFACTURER'S INSTRUCTIONS AND PRODUCT SPECIFICATIONS FOR INSTALLATION.



REV.	DATE	DESCRIPTION	DR	CK
3	12/14/18	REVISED PER CITY COMMENTS	JB	NG
1	11/20/18	REVISED LAYOUT	JB	NG



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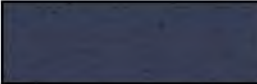


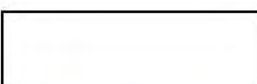





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EXTERIOR MATERIALS LEGEND

NOTE - EIFS to be Dryvit or EQUAL

	EX 01	DRYVIT SYSTEMS: TRUH 02 1030S - PANTONE 7C BLACK
	EX 02	DRYVIT SYSTEMS: TRUH 01 2740 - DRYVIT #613B OVERCAST
	EX 03	DRYVIT SYSTEMS: TRUH 03 1101 - DRYVIT #207 GLACIER
	EX 04	MULTI-COLORED VERTICAL BANDS DRYVIT SYSTEMS: FINISH VARIES
	EX 05	DRYVIT SYSTEMS: TRUH 05 1030S - PANTONE PMS PROCESS CYAN
	EX 06	DRYVIT SYSTEMS: DRYVIT #615A TATTLETALE
	EX 07	HIGH PRESSURE LAMINATE PANEL: COLOR TO MATCH PANTONE PMS PROCESS CYAN
	EX 08	HIGH PRESSURE LAMINATE PANEL: COLOR TO MATCH PANTONE PMS PROCESS YELLOW
	EX 09	BENJAMIN MOORE EXTERIOR PAINT: 1596 NIGHTFALL/ HIGH GLOSS 148



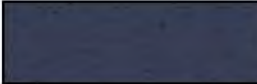








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SIDE ELEVATION

EXTERIOR MATERIALS LEGEND

NOTE - EIFS to be Dryvit or EQUAL

	EX	01	DRYVIT SYSTEMS: TRUH 02 1030S - PANTONE 7C BLACK
	EX	02	DRYVIT SYSTEMS: TRUH 01 2740 - DRYVIT #613B OVERCAST
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	EX	09	BENJAMIN MOORE EXTERIOR PAINT: 1596 NIGHTFALL/ HIGH GLOSS 148



BACK ELEVATION

November 20, 2018
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