

GENERAL INFORMATION		
OWNER/APPLICANT TAX MAP 312 LOT Z6 HAROLD J. LASSONDE III PO BOX 309 PITTSBURG, NH 03592-0309	ABUTTERS TAX MAP 31Z LOT 3 MICHAEL & CATHY L WHITE 124 BOG RD CONCORD, NH 03303-1008 TAX MAP 31Z LOT 4 JOCELYN JERRY-WOLCOTT 48 FERRIN ROAD CONCORD, NH 03301-4139 TAX MAP 31Z LOT 6 ROBERT W. SPOFFORD TRUSTEE RW SPOFFORD 03 TR & D SPOFFORD 36 FERRIN RD CONCORD, NH 03303-4139 TAX MAP 38Z LOT 20 MICHELE M & MAUREEN T RICHARDS 78 HUTCHINS ST CONCORD, NH 03303-4126 TAX MAP 304Z LOT 2 FREEDOM VILLAGE COOPERATIVE INC. 24 BOANZA DR CONCORD, NH 03303-4109 TAX MAP 304Z LOT 4 DISTER L DEOSS REVOCABLE TRUST DISTER L DEOSS JR TRUSTEE PO BOX 658 CONCORD, NH 03302-0658 TAX MAP 304Z LOT 6 & 7 HUGH & GEORGE JR. MCGOVERN TRUST OF H&G REALTY TRUST 383 MAIN ST DUNSTABLE, MA 01827-1804 TAX MAP 301Z LOT 27 CONCORD TERRACE LLC 73 FISHERVILLE RD CONCORD, NH 03303-4107 TAX MAP 301Z LOT 37/53 & 37/55 JOHNS TRUST ALAN C JOHNS TRUSTEE 14 LORI LN CONCORD, NH 03303-4009 TAX MAP 312Z LOT 4 VINEYARDS OF CONCORD CONDOMINIUM CABERNET DR CONCORD, NH 03301-1036 TAX MAP 312Z LOT 5 DAVID E & KATHRYN G TOBINE KRISTY A & JEFFREY D TOBINE 57 BOG RD CONCORD, NH 03303-2002	TAX MAP 312Z LOT 7 TERRAGNI-LEBLANC FAMILY REVOCABLE TRUST ANDREW E TERRAGNI & ROSE S LEBLANC TRUSTEES PO BOX 8509 PENACOOK, NH 03303-8509 TAX MAP 312Z LOT 8 DIANE L PLANTE 71 BOG RD CONCORD, NH 03303-2002 TAX MAP 312Z LOT 9 JACLYN M & DEREK J CONNELLY 75 BOG RD CONCORD, NH 03303-2002 TAX MAP 312Z LOT 10 RAYMOND MERCIER & DONNA K WHITE 81 BOG RD CONCORD, NH 03303-2002 TAX MAP 312Z LOT 11 RANDY K & IMELDA R DRAGON 87 BOG RD CONCORD, NH 03303-2002 TAX MAP 312Z LOT 12 BRADLEY S & KELLY E JEWETT 93 BOG RD CONCORD, NH 03303-2002 TAX MAP 312Z LOT 13 LISA & KYLE BROTHERTON 95 BOG RD CONCORD, NH 03303-2002 TAX MAP 312Z LOT 14 CITY OF CONCORD ABUTTS OLD R&R ROW 41 GREEN ST CONCORD, NH 03301-4255 TAX MAP 312Z LOT 3/1 BROOKE W HUTCHINSON MACKENZIE LEE ARMENT 86 BOG RD CONCORD, NH 03303-2001
PREPARED FOR STEPHENS BROTHERS PROPERTIES, LLC c/o JUSTIN STEPHENS 38 OLD MANCHESTER RD AMHERST, NH 03031		
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)		

INDEX OF SHEETS	
SHEET	SHEET TITLE
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2-3	EXISTING CONDITIONS
4	SITE PREPARATION PLAN
5	LOCATION PLAN
6	SITE LAYOUT PLAN
7	GRADING & DRAINAGE PLAN
8-9	DRIVEWAY PLAN & PROFILE
10	ENTRANCE SIGHT LINE PLAN & PROFILE
11	UTILITY PLAN
12-13	WATERLINE PLAN & PROFILE
14-15	SEWER PLAN & PROFILE
16	STORMWATER MANAGEMENT PLAN
17	LANDSCAPE PLAN
18-26	DETAILS
L1	LIGHTING PLAN (BY CHARRON)
601-604	ARCHITECTURAL ELEVATIONS (BY LEGACY POST & BEAM)

PERMITS / APPROVALS			
	NUMBER	APPROVED	EXPIRES
EPA NOI			
NHDES AOT			
NHDES WETLANDS			
CITY SITE PLAN			
CITY DRIVEWAY PERMIT			
CUP (WETLAND BUFFER)			
CUP (CUPOLA HEIGHT)			

VARIANCES

THE FOLLOWING VARIANCE (CASE #46-18) WAS GRANTED BY THE ZONING BOARD OF ADJUSTMENT ON AUGUST 1, 2018:

ARTICLE 28-2-4(j);	TO PERMIT A COMMERCIAL INDOOR RECREATIONAL FACILITY (USE C-3) IN AN RESIDENTIAL OPEN SPACE DISTRICT.
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THE FOLLOWING VARIANCES (CASE #11-19) WERE GRANTED BY THE ZONING BOARD OF ADJUSTMENT ON MARCH 6, 2019:

ARTICLE 28-7-7(f);	TO PERMIT A 20-FT WIDE DRIVEWAY WHERE A 24-FT WIDE DRIVEWAY IS REQUIRED.
ARTICLE 28-7-7(h);	TO PERMIT A GRAVEL DRIVEWAY SURFACE WHERE A PAVED DRIVEWAY SURFACE IS REQUIRED.
ARTICLE 28-7-2(e);	TO PERMIT 69 PARKING SPACES.

WAIVERS

THE FOLLOWING WAIVERS ARE REQUESTED FROM THE PLANNING BOARD:

SECTION 15.03(1):	EXISTING PROPERTY LINES
SECTION 15.03(3):	EXISTING TOPOGRAPHY
SECTION 15.03(5):	EXISTING NATURAL FEATURES
SECTION 16.03(11):	SIGNAGE
SECTION 21.03:	CONNECTION TO PUBLIC SIDEWALKS
SECTION 22.07(2):	STORMWATER RECHARGE

SITE PLAN

TAX MAP 312Z LOT 6

COVER SHEET

THE BARN AT BULL MEADOW

63 BOG ROAD, CONCORD, NEW HAMPSHIRE

OWNED BY

HAROLD J. LASSONDE III

PREPARED FOR

STEPHENS BROTHERS PROPERTIES, LLC

SCALE: AS NOTED **JANUARY 16, 2019**

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	

FILE	95906-01	DR	JB	FB	—	SHEET 1 OF 26
		CK	NG	CADFILE	95906-01 Details.dwg	

**63 BOG ROAD
CONCORD, NEW HAMPSHIRE**

LOCATION PLAN

A black and white line drawing map titled "LOCATION PLAN". The map shows a network of roads and a proposed site. A north arrow is located in the upper left corner, pointing upwards. The roads shown include: "RIVER ST." in the upper left; "BOROUGH RD." running horizontally across the middle left; "MANOR ROAD" branching off Borough Rd. to the south; "ALBRETT RD." running horizontally across the middle; "SEWALL FALLS ROAD" running vertically from Albrett Rd. to the bottom; "MOUNTAIN ROAD" running diagonally from the top right towards the center; "SHAWNEE ROAD" running vertically on the right side; "APPLETON ST." at the bottom right; "OAK HILL ROAD" branching off Shawnee Road; "SNOW FORD ROAD" branching off Mountain Road; "SANDBURY ROAD" running vertically near the top center; and "FENACKOCK ST." running vertically on the left side. A proposed site is indicated by a hatched rectangular area on "BOG ROAD", which branches off from "BOROUGH RD." to the south. An arrow points from an oval labeled "SITE" to this hatched area. Two road shields are present: a shield with the number "93" on Mountain Road and a circular shield with the number "132" on Shawnee Road. The map is enclosed in a rectangular border.



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



1	3/6/19		REVISED CITY COMMENTS		JB	NG
REV.	DATE		DESCRIPTION		DR	CK

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:

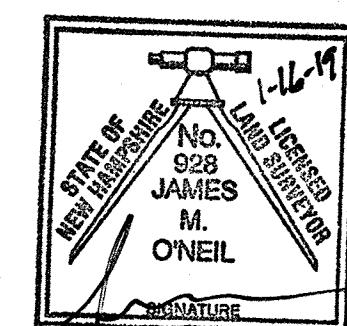
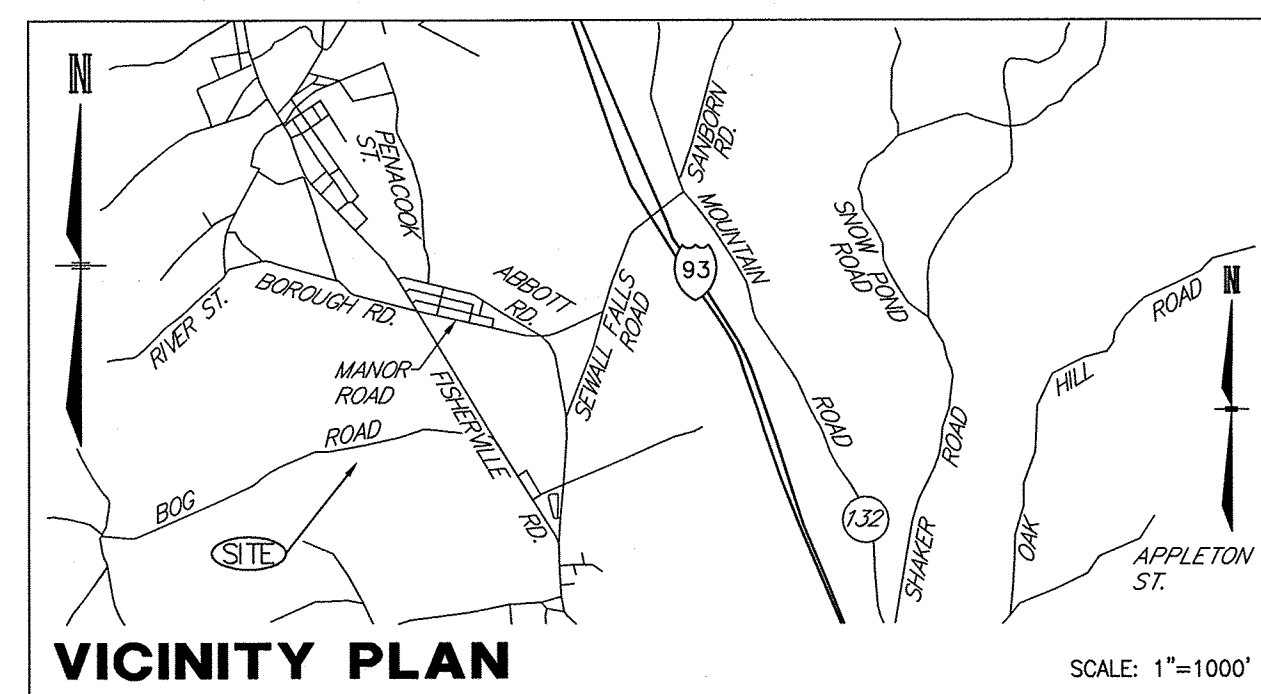
Approval of this plan is limited to the lots as shown

Chair Clerk

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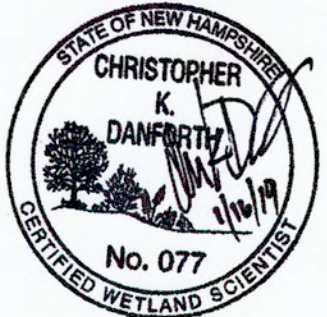
This plan is not effective unless signed by a duly authorized officer of Thomas F. Moran, Inc.



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WETLANDS CERTIFICATION

JURISDICTIONAL WETLANDS SHOWN ON THIS PLAN WERE DELINEATED IN OCTOBER 2018 BY CHRISTOPHER K. DANFORTH CWS #077. THE WETLANDS WERE DELINEATED ACCORDING TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL (1987) AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHEAST AND NORTHWEST REGION, VERSION 2, JANUARY 2012. DOMINANT HYDRIC SOILS WITHIN THE WETLAND(S) WERE IDENTIFIED USING "FIELD INDICATORS OF HYDRIC SOILS OF THE UNITED STATES" A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, NRCS, VERSION 8.1, 2017. DOMINANCE OF HYDROPHYTIC VEGETATION WAS DETERMINED USING THE USACE NATIONAL WETLAND PLANT LIST, NWPL 2016 VERSION 3.3. HTTP://WETLAND_PLANTS.USACE.ARMY.MIL

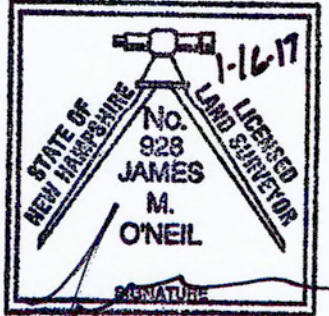


WETLAND LEGEND

- PFO1E PALUSTRINE FORESTED BROAD-LEAVED DECIDUOUS SEASONALLY FLOODED/ SATURATED
- PSS1J PALUSTRINE SCRUB-SHRUB BROAD-LEAVED DECIDUOUS INTERMITTENTLY FLOODED

I HEREBY CERTIFY THAT THIS SURVEY AND PLAT WERE PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS AN ERROR OF CLOSURE OF GREATER ACCURACY THAN ONE PART IN TEN THOUSAND (1:10,000).

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN. (RSA 676:18-III)



TAX MAP 312 LOT Z6
PARTIAL EXISTING CONDITIONS PLAN
THE BARN AT BULL MEADOW
63 BOG ROAD, CONCORD, NEW HAMPSHIRE
OWNED BY
HAROLD J. LASSONDE III
PREPARED FOR
STEPHENS BROTHERS PROPERTIES, LLC
SCALE: 1"=40' **NOVEMBER 8, 2018**

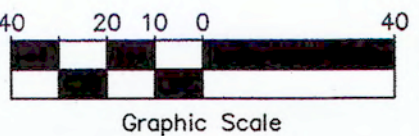


Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

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Phone (603) 472-4488
Fax (603) 472-9747
www.tfmoran.com

FILE 95906.01 DR STB FB 95906-01 Survey SHEET 3 OF 26
CK JMO CADFILE

REV.	DATE	DESCRIPTION	DR	CK
1	3/12/19	REMOVED REFERENCE PLAN NOTE	JB	NG



304-27
H & G REALTY TRUST
HUGH & GEORGE JR. MCGOVERN TRUSTEES
383 MAIN ST.
DUNSTABLE, MA 01827-1804
6.2026 P.1670

38-220
MICHELE M. & MAUREEN T. RICHARDS
78 HUTCHINS ST.
CONCORD, NH 03303-4126

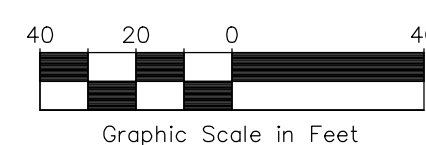
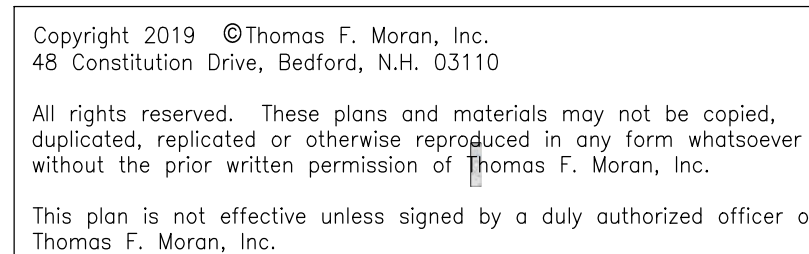
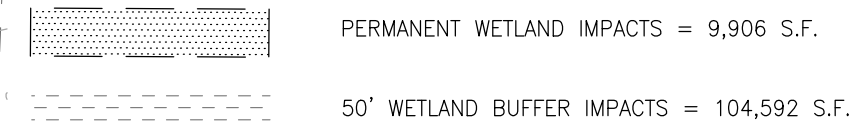


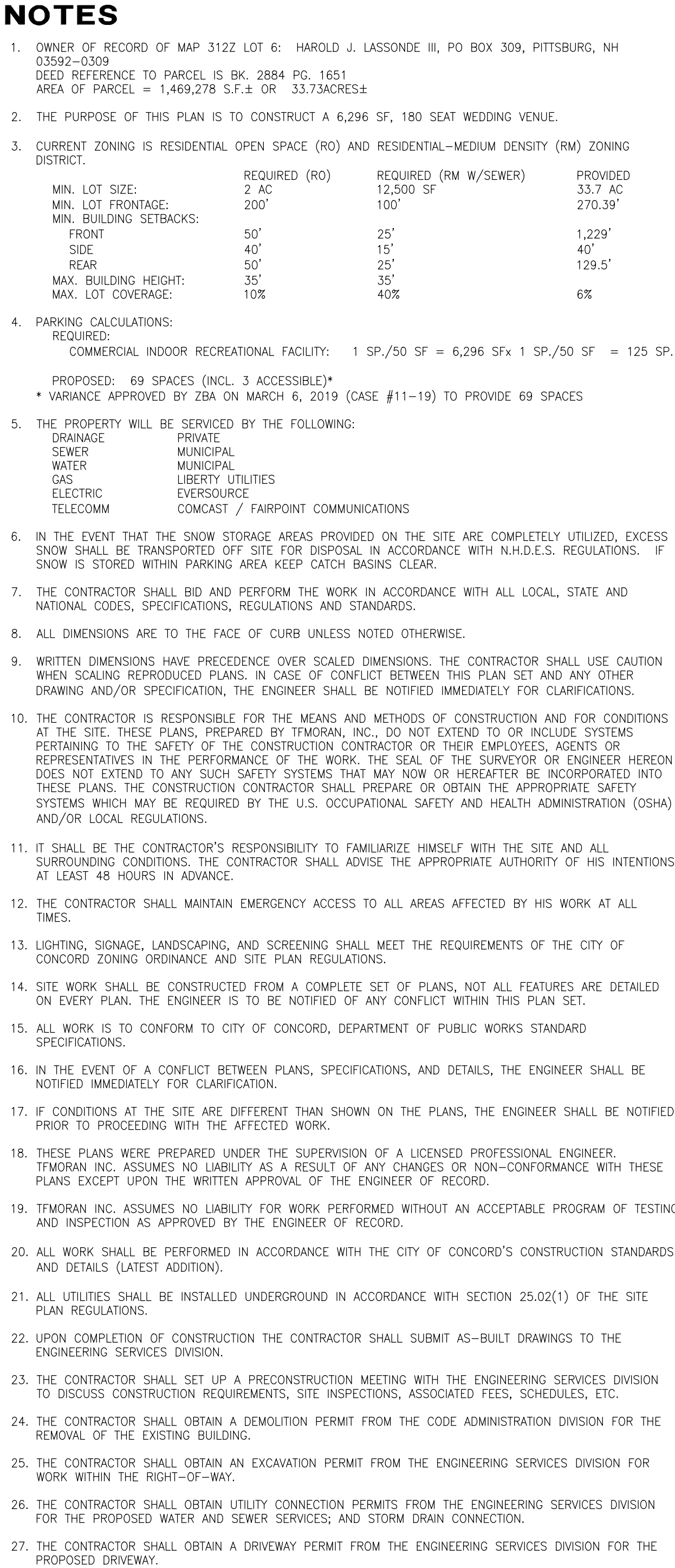
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PIPE
FND





*BASED ON LIMITS OF FIELD SURVEY

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THE FOLLOWING VARIANCE (CASE #46-18) WAS GRANTED BY THE ZONING BOARD OF ADJUSTMENT ON AUGUST 1, 2018:

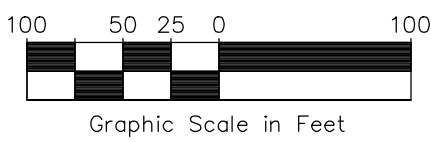
ARTICLE 28-2-4(i):	TO PERMIT A COMMERCIAL INDOOR RECREATIONAL FACILITY (USE C-3) IN AN RESIDENTIAL OPEN SPACE DISTRICT.
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SECTION 15.03(5):	EXISTING NATURAL FEATURES
SECTION 16.03(11):	SIGNAGE
SECTION 21.03:	CONNECTION TO PUBLIC SIDEWALKS
SECTION 22.07(2):	STORMWATER RECHARGE



REV	3/12/19		REVISED CITY COMMENTS	JB	NG
DATE			DESCRIPTION	DR	CK

TAX MAP 312Z LOT 2

LOCATION PLAN

THE BARN AT BULL MEADOW

63 BOG ROAD, CONCORD, NEW HAMPSHIRE

OWNED BY

HAROLD J. LASSONDE III

PREPARED FOR

STEPHENS BROTHERS PROPERTIES, LLC

SCALE: 1"=100' **JANUARY 16, 2019**



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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VARIANCES

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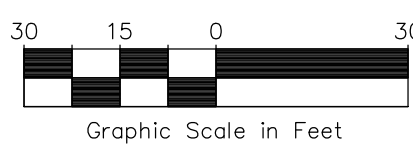
SECTION 16.03(11): SIGNAGE

SECTION 21.03: CONNECTION TO PUBLIC SIDEWALKS

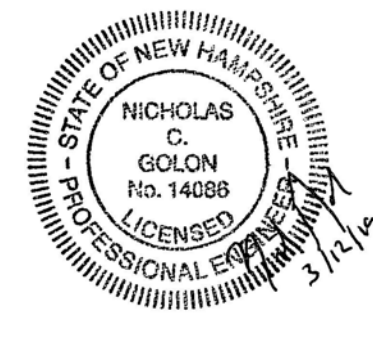
SECTION 22.07(2): STORMWATER RECHARGE

		EXISTING	PROPOSED
GROSS ACREAGE		1,469,278 S.F.±	1,469,278 S.F.±
GROUND COVERAGE OF BUILDINGS & STRUCTURES (SF & %)		1,989 SF 0.1%	6,296 SF 0.4%
IMPERVIOUS SURFACE COVERAGE		40,122 SF 2.7%	87,948 SF 6.0%
NET LAND AREA CALCULATIONS			
MIN. LOT SIZE		1,469,278 SF	1,469,278 SF
BUILDABLE LAND		169,430 SF	169,430 SF
MIN. FRONTAGE		270.39 FT	270.39 FT
MIN YARD SETBACKS			
FRONT		922.8 FT	1,229.0 FT
REAR		147.9 FT	129.5 FT
SIDE		445.3 FT	40 FT
MAX. LOT COVERAGE		2.9%	6.0%
MAX. HEIGHT		1-STORY	2-STORY
WETLAND BUFFER		50'	50'
SF OF FLOOR AREA BY USE			
WEDDING VENUE			6,296 SF

*BASED ON LIMITS OF FIELD SURVEY



REV.	DATE	DESCRIPTION	DR	CK
1	3/12/19	REVISED CITY COMMENTS	JB	NG

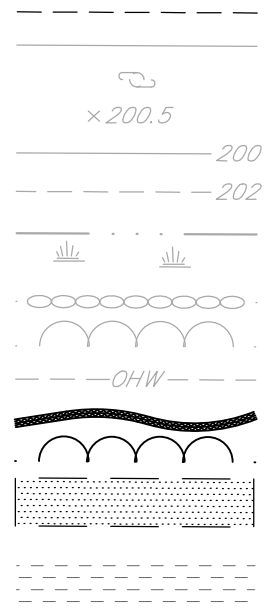


NOTES

- OWNER OF RECORD OF MAP 312Z LOT 6: HAROLD J. LASSONDE III, PO BOX 309, PITTSBURG, NH 03592-0309
DEED REFERENCE TO PARCEL IS BK. 2884 PG. 1651
AREA OF PARCEL = 1,469,278 S.F.± OR 33.73ACRES±
- THE PURPOSE OF THIS PLAN IS TO CONSTRUCT A 6,296 SF, 180 SEAT WEDDING VENUE.
- CURRENT ZONING IS RESIDENTIAL OPEN SPACE (RO) AND RESIDENTIAL-MEDIUM DENSITY (RM) ZONING DISTRICT.

	REQUIRED (RO)	REQUIRED (RM W/SEWER)	PROVIDED
MIN. LOT SIZE:	2 AC	12,500 SF	33.7 AC
MIN. LOT FRONTAGE:	200'	100'	270.39'
MIN. BUILDING SETBACKS:			
FRONT	50'	25'	1,229'
SIDE	40'	15'	40'
REAR	50'	25'	129.5'
MAX. BUILDING HEIGHT:	35'	35'	6%
MAX. LOT COVERAGE:	10%	40%	
- PARKING CALCULATIONS:
REQUIRED:
COMMERCIAL INDOOR RECREATIONAL FACILITY: 1 SP./50 SF = 6,296 SF/1 SP./50 SF = 125 SP.
PROPOSED: 69 SPACES (INCL. 3 ACCESSIBLE)*
* VARIANCE APPROVED BY ZBA ON MARCH 6, 2019 (CASE #11-19) TO PROVIDE 69 SPACES
- THE PROPERTY WILL BE SERVICED BY THE FOLLOWING:

DRAINAGE	PRIVATE
SEWER	MUNICIPAL
WATER	MUNICIPAL
GAS	LIBERTY UTILITIES
ELECTRIC	EVERSOURCE
TELECOMM	COMCAST / FAIRPOINT COMMUNICATIONS
- 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 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.
- 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.
- THE APPLICANT PROPOSES TO USE ROLL-OUT TOES. SOLID WASTE REMOVAL WILL BE MANAGED BY PRIVATE SERVICE AND COORDINATED WITH THE FACILITIES EVENTS TO ENSURE PROMPT REMOVAL.



LEGEND

EDGE OF GRAVEL
CHAIN LINK FENCE
UTILITY POLE
SPOT GRADE
INDEX CONTOUR
INTERMEDIATE CONTOUR
EDGE OF WETLAND
STONEWALL (BOUNDARY)
EXISTING TREELINE
OVERHEAD UTILITIES
PROPOSED SILT SOCK
PROPOSED TREELINE
PROPOSED WETLAND IMPACT
PROPOSED 50' WETLAND BUFFER IMPACT

TAX MAP 312Z LOT 6
SITE LAYOUT PLAN
THE BARN AT BULL MEADOW
63 BOG ROAD, CONCORD, NEW HAMPSHIRE
OWNED BY
HAROLD J. LASSONDE III
PREPARED FOR
STEPHENS BROTHERS PROPERTIES, LLC
SCALE: 1"=30' **JANUARY 16, 2019**



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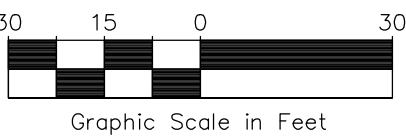
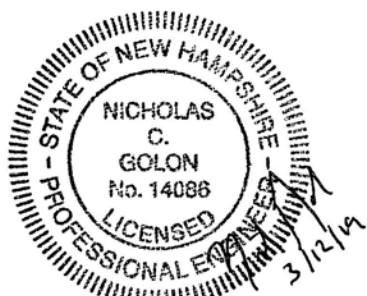
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NOTES

1. 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.
2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE HIMSELF WITH THE SITE AND ALL SURROUNDING CONDITIONS.
3. 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.
4. 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.
5. THE CONTRACTOR SHALL COORDINATE MATERIALS AND INSTALLATION SPECIFICATIONS WITH THE INDIVIDUAL UTILITY AGENCIES/COMPANIES, AND ARRANGE FOR ALL INSPECTIONS.
6. 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.
7. STORM DRAINAGE SYSTEM SHALL BE CONSTRUCTED TO LINE AND GRADE AS SHOWN ON THE PLANS. CONSTRUCTION METHODS 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.
8. ALL MANHOLES IN PAVEMENT SHALL HAVE RIMS SET TO FINISH GRADE REGARDLESS OF ANY ELEVATIONS OTHERWISE SHOWN.
9. ALL ELEVATIONS SHOWN AT CURB ARE TO THE BOTTOM OF CURB UNLESS OTHERWISE NOTED. CURBS HAVE A 6" REVEAL UNLESS OTHERWISE NOTED.
10. ALL EXCAVATIONS SHALL BE THOROUGHLY SECURED ON A DAILY BASIS BY THE CONTRACTOR AT THE COMPLETION OF CONSTRUCTION OPERATIONS IN THE IMMEDIATE AREA.
11. IN ACCORDANCE WITH RSA 430:5.3 AND Agr 3800, THE CONTRACTOR SHALL NOT TRANSPORT INVASIVE SPECIES OFF THE PROPERTY, AND SHALL DISPOSE OF INVASIVE SPECIES ON-SITE IN A LEGAL MANNER.
12. THE SITE CONTRACTOR SHALL PREPARE, MAINTAIN, AND EXECUTE A S.W.P.P.P. IN ACCORDANCE WITH EPA REGULATIONS AND THE CONSTRUCTION GENERAL PERMIT.
13. 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.
14. THE EROSION CONTROL PRACTICES SHOWN ON THESE PLANS ARE ILLUSTRATIVE ONLY AND SHALL BE SUPPLEMENTED BY THE SITE CONTRACTOR AS NEEDED.
15. COORDINATE WITH ARCHITECTURAL PLANS FOR DETAILED GRADING AT BUILDING, AND SIZE AND LOCATION OF ALL BUILDING SERVICES.
16. COORDINATE WITH GEOTECHNICAL/STRUCTURAL PLANS FOR SITE PREPARATION AND OTHER BUILDING INFORMATION.
17. COORDINATE WITH MECHANICAL AND PLUMBING PLANS FOR ROOF DRAIN INFORMATION.
18. 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.
19. 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.
20. 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.
21. 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.
22. VERIFY TBM ELEVATIONS PRIOR TO CONSTRUCTION.
23. IN THE EVENT OF A CONFLICT BETWEEN PLANS, SPECIFICATIONS, AND DETAILS, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY FOR CLARIFICATION.
24. IF CONDITIONS AT THE SITE ARE DIFFERENT THAN SHOWN THE ENGINEER SHALL BE NOTIFIED PRIOR TO PROCEEDING WITH THE AFFECTED WORK.
25. 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.
26. TFMORAN INC. ASSUMES NO LIABILITY FOR WORK PERFORMED WITHOUT AN ACCEPTABLE PROGRAM OF TESTING AND INSPECTION AS APPROVED BY THE ENGINEER OF RECORD.
27. THE SITE CONTRACTOR SHALL ENSURE THAT ALL WORK IS PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF NHDES ENV-WQ 1500 AS APPLICABLE.
28. AT COMPLETION OF CONSTRUCTION, THE SITE CONTRACTOR SHALL PROVIDE A LETTER CERTIFYING THAT THE PROJECT WAS COMPLETED 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.
29. 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.

LEGEND

EDGE OF GRAVEL	
CHAIN LINK FENCE	
UTILITY POLE	
SPOT GRADE	
INDEX CONTOUR	
INTERMEDIATE CONTOUR	
EDGE OF WETLAND	
STONEWALL (BOUNDARY)	
EXISTING TREELINE	
OVERHEAD UTILITIES	
PROPOSED SILT SOCK	
PROPOSED TREELINE	
PROPOSED SLOPE PROTECTION	



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TAX MAP 312Z LOT 6
GRADING & DRAINAGE PLAN
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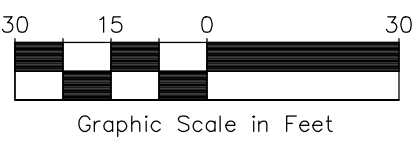
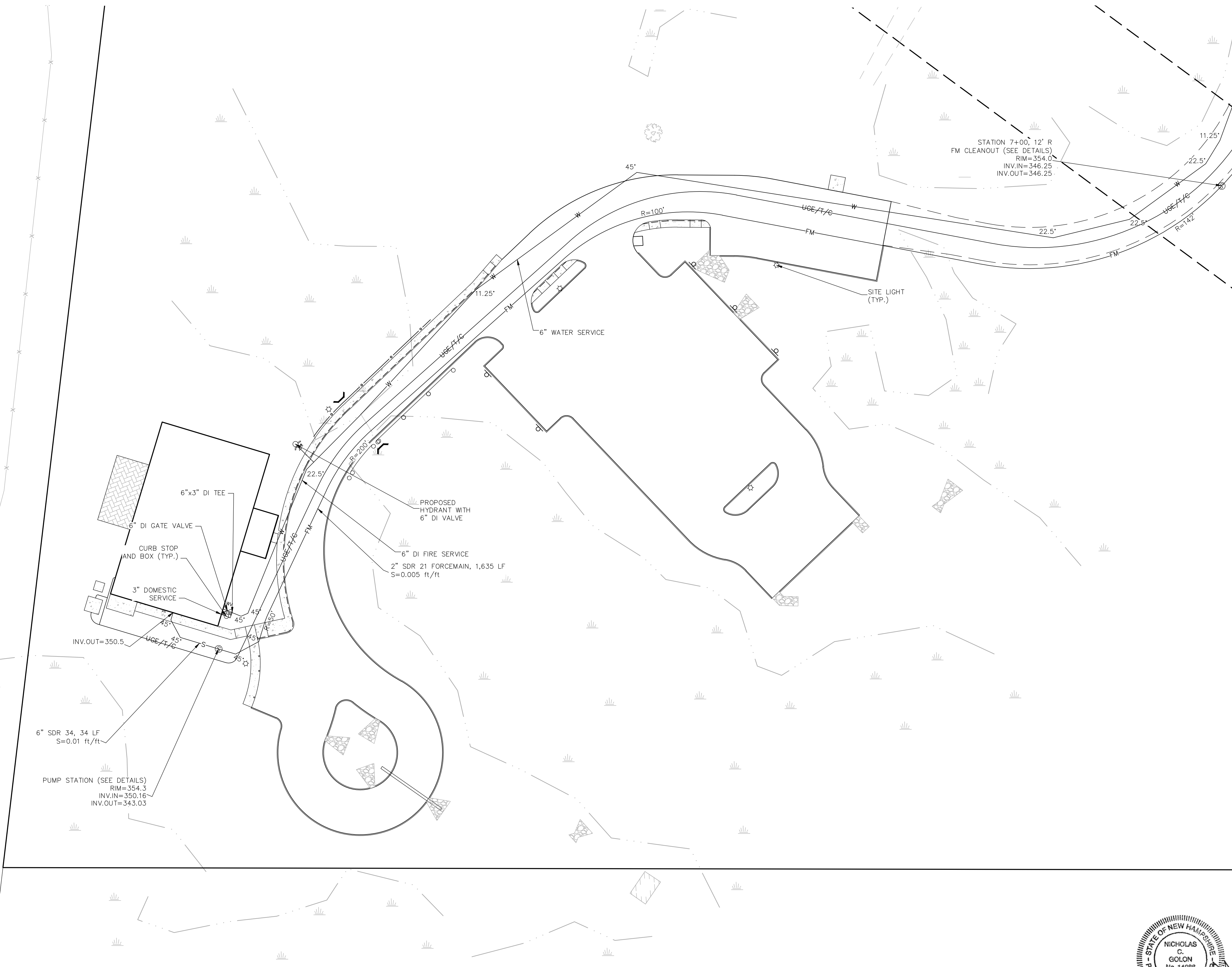
CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION

NOTES

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- THE CONTRACTOR SHALL COORDINATE MATERIALS AND INSTALLATION SPECIFICATIONS WITH THE INDIVIDUAL UTILITY AGENCIES/COMPANIES, AND ARRANGE FOR ALL INSPECTIONS.
- ALL MANHOLES IN PAVEMENT SHALL HAVE RIMS SET TO FINISH GRADE REGARDLESS OF ANY ELEVATIONS OTHERWISE SHOWN.
- SANITARY SEWER SHALL BE CONSTRUCTED TO THE STANDARDS AND SPECIFICATIONS AS SHOWN ON THESE PLANS. ALL SEWER MAINS AND FITTINGS SHALL BE PVC AND SHALL CONFORM TO ASTM F 679 (SDR 35 MINIMUM). SANITARY MANHOLES SHALL CONFORM TO NHDES WATER DIVISION WASTEWATER ENGINEERING BUREAU STANDARDS AND SPECIFICATIONS SHOWN HEREON.
- ON-SITE WATER DISTRIBUTION SHALL BE TO CITY OF CONCORD STANDARDS AND SPECIFICATIONS. WATER MAINS SHALL HAVE A MINIMUM OF 5.5 FEET COVER. WHERE WATER PIPES CROSS SEWER LINES A MINIMUM OF 18" VERTICAL SEPARATION BETWEEN THE TWO OUTSIDE PIPE WALLS SHALL BE OBSERVED. HORIZONTAL SEPARATION BETWEEN WATER AND SEWER SHALL BE 10 FEET MINIMUM.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR CONDUIT AND WIRING TO ALL SIGNS AND LIGHTS. CONDUIT TO BE A MINIMUM OF 24" BELOW FINISH GRADE.
- VERIFY UTILITY CONNECTIONS TO BUILDING WITH ARCHITECTURAL DRAWINGS.
- ALL EXCAVATIONS SHALL BE THOROUGHLY SECURED ON A DAILY BASIS BY THE CONTRACTOR AT THE COMPLETION OF CONSTRUCTION OPERATIONS IN THE IMMEDIATE AREA.
- 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 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.
- UNLESS OTHERWISE SPECIFIED, ALL UNDERGROUND STRUCTURES, PIPES, CHAMBERS, ETC. SHALL BE COVERED WITH A MINIMUM OF 18" OF COMPACTED SOIL BEFORE EXPOSURE TO VEHICLE LOADS.

LEGEND

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CHAIN LINK FENCE
UTILITY POLE
SPOT GRADE
INDEX CONTOUR
INTERMEDIATE CONTOUR
EDGE OF WETLAND
- STONEWALL (BOUNDARY)
EXISTING TREELINE
OVERHEAD UTILITIES
PROPOSED SILT SOCK
PROPOSED TREELINE
PROPOSED WATERLINE
PROPOSED SEWER LINE
PROPOSED FORCEMAIN
PROPOSED UNDERGROUND ELEC.
PROPOSED OVERHEAD ELEC.



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TAX MAP 312Z LOT 6
UTILITY PLAN
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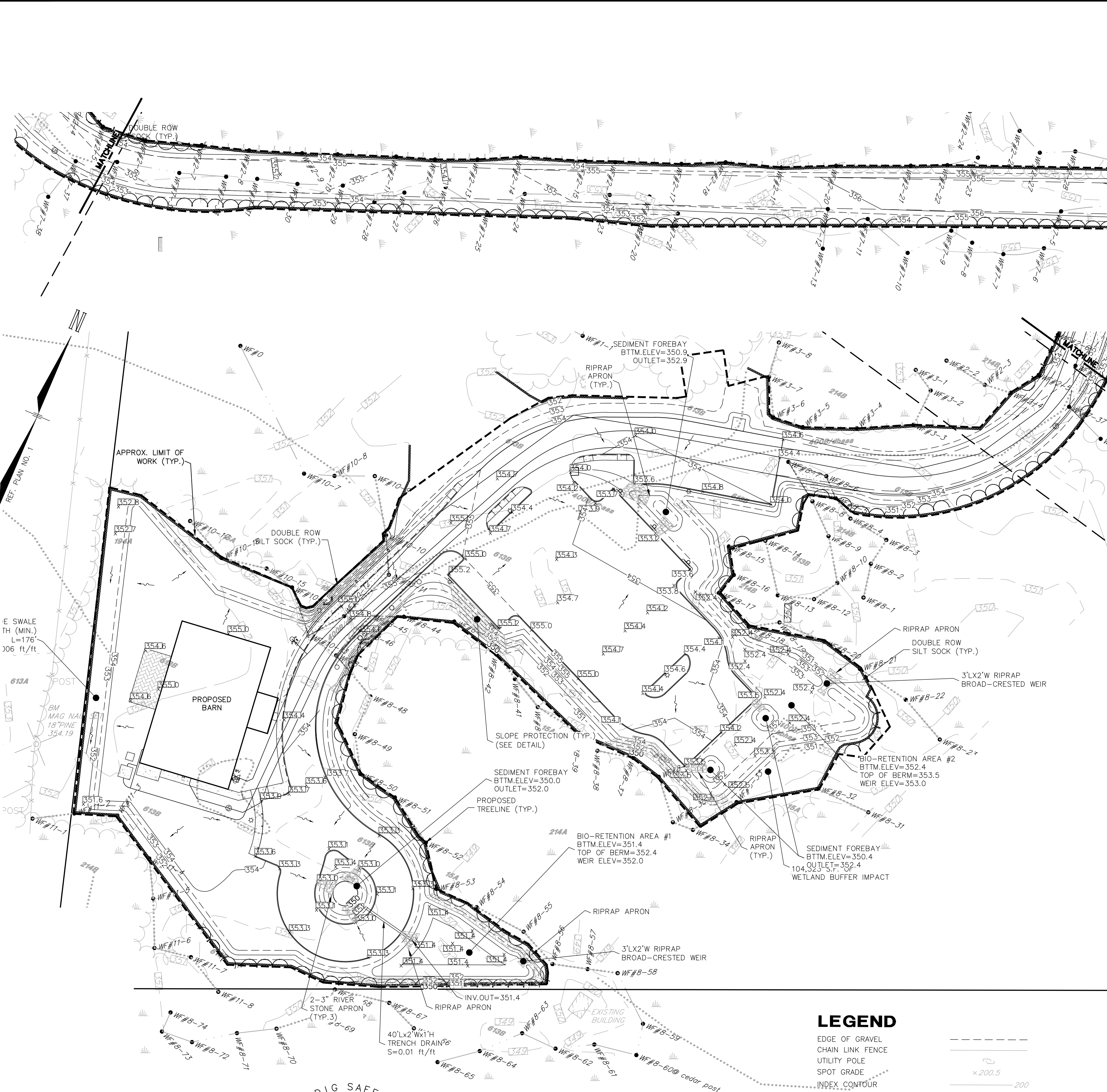
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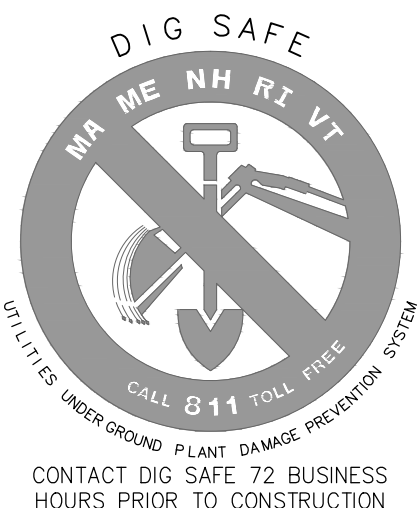
CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION



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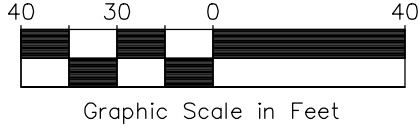
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- PROPOSED 50' WETLAND BUFFER IMPACT



REF. PLAN NO. 1

CONSTRUCTION GENERAL PERMIT

- THE OWNER, IN CONJUNCTION WITH THE CONTRACTOR (OPERATORS), NEEDS TO OBTAIN A CONSTRUCTION GENERAL PERMIT (CGP) FOR LARGE CONSTRUCTION ACTIVITIES (FIVE OR MORE ACRES) OR SMALL CONSTRUCTION ACTIVITIES (GREATER THAN ONE ACRE BUT LESS THAN FIVE ACRES) FROM THE ENVIRONMENTAL PROTECTION AGENCY (EPA). AS PART OF THE CGP, A STORM WATER NOTICE OF INTENT (NOI) WILL NEED TO BE SUBMITTED TO THE EPA AT LEAST 7 DAYS PRIOR TO COMMENCING CONSTRUCTION. THE NOI WILL NEED TO BE SUBMITTED TO STORM WATER NOTICE OF INTENT (4203M), USEPA, 1200 PENNSYLVANIA AVE. NW, WASHINGTON, DC 20460.
- THE CGP OUTLINES A SET OF PROVISIONS MANDATING THE OWNER AND CONTRACTOR TO COMPLY WITH THE REQUIREMENTS OF THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) STORM WATER REGULATIONS, INCLUDING, BUT NOT LIMITED TO, STORM WATER POLLUTION PREVENTION PLANS (SWPPP'S), IMPLEMENTATION OF EROSION AND SEDIMENTATION CONTROLS, EQUIPMENT MAINTENANCE GUIDELINES, ETC. PLEASE CONTACT USEPA OFFICE OF WASTEWATER MANAGEMENT AT 202-564-9545 OR AT WWW.EPA.GOV/NPDES/STORMWATER FOR ADDITIONAL INFORMATION. IN ADDITION, ONE CAN CONTACT ABBY SWAINE OF NEW ENGLAND'S EPA REGION 1 AT 617-918-1841.

NOTES

- IT IS BEING PROPOSED TO CONSTRUCT A 6,296 SF, 180 SEAT WEDDING VENUE.
- TOTAL SITE AREA: 33.7 AC.
TOTAL AREA OF DISTURBANCE: 3.5 AC.
- SOILS SHOWN ARE FROM THE SOIL SURVEY OF HILLSBOROUGH COUNTY, NH, EASTERN PART, PREPARED BY USDA-SOIL CONSERVATION SERVICES.
194A - CATDEN MUCKY PEAT, 0 TO 1% SLOPES, PONDED
214A - NAUMBURG LOAMY SAND, 0 TO 5%
- STORM WATER DRAINAGE SYSTEM IS SHOWN ON THE PLAN. SEE GRADING & DRAINAGE PLAN FOR RIM, INVERT, PIPE LENGTH AND SLOPE INFORMATION.
POST-CONSTRUCTION RUNOFF COEFFICIENT: C=0.34
IMPERVIOUS SURFACE AREA: 2.16± AC.
- STABILIZATION PRACTICES FOR EROSION AND SEDIMENTATION CONTROLS:

TEMPORARY STABILIZATION - TOPSOIL STOCKPILES AND DISTURBED AREAS OF THE CONSTRUCTION SITE THAT WILL NOT BE REDISTURBED FOR 14 DAYS OR MORE MUST BE STABILIZED BY THE 14TH DAY AFTER THE LAST DISTURBANCE. THE TEMPORARY SEED SHALL BE ANNUAL RYE APPLIED AT THE RATE OF 1.1 LBS PER 1,000 SQUARE FEET. PRIOR TO SEEDING, A MINIMUM OF 2 TONS PER ACRE OF AGRICULTURAL LIMESTONE AND 500 LBS PER ACRE OF 10-20-20 FERTILIZER SHALL BE APPLIED. AFTER SEEDING, EACH AREA SHALL BE MULCHED WITH 1.5 TONS PER ACRE OF HAY MULCH. MULCH TO BE ANCHORED IN PLACE WHERE NECESSARY. AREAS OF THE SITE THAT WILL BE PAVED WILL BE TEMPORARILY STABILIZED BY APPLYING GEOTEXTILES AND A STONE SUB-BASE UNTIL BITUMINOUS PAVEMENT CAN BE APPLIED. CALCIUM CHLORIDE SHALL BE USED FOR DUST CONTROL IF NEEDED.

PERMANENT STABILIZATION - DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES PERMANENTLY CEASES SHALL BE STABILIZED WITH PERMANENT SEED NO LATER THAN 3 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY. THE PERMANENT SEED MIX SHALL CONSIST OF 0.45 LBS/1,000 S.F. TALL FESCUE, 0.20 LBS/1,000 S.F. CREEPING RED FESCUE, AND 0.20 LBS/1,000 S.F. BIRDSFOOT TREFOIL. PRIOR TO SEEDING, A MINIMUM OF 2 TONS PER ACRE OF AGRICULTURAL LIMESTONE AND 500 LBS PER ACRE OF 10-20-20 FERTILIZER SHALL BE APPLIED. AFTER SEEDING, EACH AREA SHALL BE MULCHED WITH 1.5 TONS PER ACRE OF HAY MULCH. MULCH TO BE ANCHORED IN PLACE WHERE NECESSARY.
- STRUCTURAL PRACTICES FOR EROSION AND SEDIMENTATION CONTROL

SILT SOCK - WILL BE CONSTRUCTED AROUND THE PERIMETER OF THE DISTURBED AREAS AND WILL DELINEATE THE LIMITS OF WORK FOR THE PROPOSED CONSTRUCTION. THE SILT SOCK WILL BE INSTALLED BY OTHERS. POSTS SHALL BE USED WITH AT LEAST 6 INCHES OF THE POST BURIED BELOW THE GROUND SURFACE TO PREVENT THE SILT SOCK FROM FORMING GAPS NEAR THE GROUND SURFACE. RUNOFF WILL FLOW THROUGH THE OPENINGS IN THE SILT SOCK WHILE RETAINING THE SEDIMENT WITHIN THE CONSTRUCTION AREA.

STABILIZED CONSTRUCTION ENTRANCE - WILL BE INSTALLED IN ACCORDANCE WITH THE DETAIL AT THE ENTRANCE TO THE CONSTRUCTION SITE TO HELP REDUCE VEHICLE TRACKING OF SEDIMENTS OF THE SITE. THE STABILIZED ENTRANCE WILL BE 20 FEET WIDE AND FLARE AT THE ENTRANCE TO THE PAVED ROAD AND HAVE A DEPTH OF 12 INCHES OF STONE. THE STABILIZED ENTRANCE SHALL BE MAINTAINED UNTIL THE REMAINDER OF THE CONSTRUCTION SITE HAS BEEN FULLY STABILIZED. THE PAVED STREET ADJACENT TO THE SITE SHALL BE SWEEPED ON A WEEKLY BASIS TO REMOVE EXCESS MUD AND DIRT FROM BEING TRACKED FROM THE SITE. TRUCKS HAULING MATERIAL TO AND/OR FROM THE SITE SHALL BE COVERED WITH A TARPULIN.

BLANKET SLOPE PROTECTION - SHALL BE INSTALLED ON ALL 2:1 SLOPES OR STEEPER ON SITE. ANCHOR THE TOP OF THE BLANKET BY ANCHORING THE BLANKET IN A 6" DEEP TRENCH. BACKFILL AND COMPACT TRENCH AFTER STAPLING. ROLL THE BLANKET IN THE DIRECTION OF STORM WATER FLOW. WHERE 2 OR MORE STRIPS OF BLANKET ARE REQUIRED, A MINIMUM OF 4" OF OVERLAP SHALL BE PROVIDED.

STONE CHECK DAMS - WILL BE INSTALLED IN EXISTING AND PROPOSED GRASS SWALES TO REDUCE THE VELOCITY OF CONCENTRATED STORM WATER FLOWS AND PREVENT EROSION OF THE SWALE.

7. STORM WATER MANAGEMENT

- STORM WATER DRAINAGE FOR DEVELOPED AREAS WILL BE COLLECTED BY AN OPEN DRAINAGE SYSTEM. APPROXIMATELY 30.2 ACRES OF THE 33.7 ACRE SITE WILL REMAIN UNTOUCHED AND IN ITS NATURAL STATE.
- ALL CONSTRUCTION DEBRIS AND WASTE MATERIALS SHALL BE COLLECTED AND STORED IN SECURE DUMPSTERS OR APPROVED ENCLOSURE AND REMOVED FROM THE SITE ON A WEEKLY BASIS. NO CONSTRUCTION WASTE SHALL BE BURIED ON SITE. PORTABLE TOILET SANITARY WASTE FACILITIES WILL BE PROVIDED DURING CONSTRUCTION AND MAINTAINED/DISPOSED OF ON A REGULAR BASIS IN ACCORDANCE WITH TOWN AND STATE REGULATIONS.

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- A LIST OF CONSTRUCTION ITEMS AND OTHER PRODUCTS USED ON THIS PROJECT SHALL BE KEPT ON RECORD WITH THIS PLAN ONSITE. ALL CHEMICALS, PETROLEUM PRODUCTS AND OTHER MATERIALS USED DURING CONSTRUCTION SHALL BE STORED IN A SECURE AREA, AND PRECAUTIONS USED TO PREVENT POTENTIAL SOURCES OF CONTAMINATION OR POLLUTION. ANY SPILL OF THESE TYPES OF SUBSTANCES SHALL BE CLEANED UP AND DISPOSED OF IN A LEGAL MANNER AS SPECIFIED BY STATE REGULATIONS AND THE MANUFACTURER. ANY SPILL IN AMOUNTS EQUAL TO OR EXCEEDING REPORTABLE QUANTITY AS DEFINED BY THE EPA SHALL TAKE THE FOLLOWING STEPS:
 - NOTIFY THE NATIONAL RESPONSE CENTER IMMEDIATELY AT (888) 424-8802; IN WASHINGTON, D.C., CALL (202) 426-2675.
 - WITHIN 14 DAYS, SUBMIT A WRITTEN DESCRIPTION OF THE RELEASE TO THE EPA REGIONAL OFFICE PROVIDING THE DATE AND CIRCUMSTANCES OF THE RELEASE AND THE STEPS TO BE TAKEN TO PREVENT ANOTHER RELEASE.
 - MODIFY THE POLLUTION PREVENTION PLAN TO INCLUDE THE INFORMATION LISTED ABOVE.

- GOOD HOUSEKEEPING:**
THE FOLLOWING GOOD HOUSEKEEPING PRACTICES WILL BE FOLLOWED ONSITE DURING THE CONSTRUCTION PROJECT.
- AN EFFORT WILL BE MADE TO STORE ONLY ENOUGH PRODUCT REQUIRED TO DO THE JOB;
 - ALL MATERIALS STORED ONSITE WILL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR APPROPRIATE CONTAINERS AND, IF POSSIBLE, UNDER A ROOF OR OTHER ENCLOSURE;
 - PRODUCTS WILL BE KEPT IN THEIR ORIGINAL CONTAINERS WITH THE ORIGINAL MANUFACTURER'S LABEL;
 - SUBSTANCES WILL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER;
 - WHENEVER POSSIBLE, ALL OF A PRODUCT WILL BE USED UP BEFORE DISPOSING OF THE CONTAINER;
 - MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL WILL BE FOLLOWED;
 - TRASH DUMPSTERS SHALL BE GASKETED OR HAVE A SECURE WATERTIGHT LID AND BE PLACED AWAY FROM STORMWATER CONVEYANCES AND DRAINS.
 - THE SITE SUPERINTENDENT WILL INSPECT DAILY TO ENSURE PROPER USE AND DISPOSAL OF MATERIALS ONSITE.
- HAZARDOUS PRODUCTS:**
THESE PRACTICES ARE USED TO REDUCE THE RISKS ASSOCIATED WITH HAZARDOUS MATERIALS.
- PRODUCTS WILL BE KEPT IN ORIGINAL CONTAINERS UNLESS THEY ARE NOT RESEALABLE;
 - ORIGINAL LABELS AND MATERIAL SAFETY DATA WILL BE RETAINED; THEY CONTAIN IMPORTANT PRODUCT INFORMATION;
 - IF SURPLUS PRODUCT MUST BE DISPOSSED OF, MANUFACTURER'S OR LOCAL AND STATE RECOMMENDED METHODS FOR PROPER DISPOSAL WILL BE FOLLOWED.

- PRODUCT SPECIFIC PRACTICES:**
THE FOLLOWING PRODUCT SPECIFIC PRACTICES WILL BE FOLLOWED ON SITE:

- PETROLEUM PRODUCTS:**
ALL ONSITE VEHICLES WILL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTATIVE MAINTENANCE TO REDUCE THE CHANCE OF LEAKAGE. PETROLEUM PRODUCTS WILL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED. ANY ASPHALT SUBSTANCES USED ONSITE WILL BE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.

- FERTILIZERS:**
FERTILIZERS USED WILL BE APPLIED ONLY IN THE MINIMUM AMOUNTS RECOMMENDED BY THE MANUFACTURER. ONCE APPLIED, FERTILIZER WILL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORM WATER. STORAGE WILL BE IN A COVERED SHED. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER WILL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.

- PAINTS:**
ALL CONTAINERS WILL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE. EXCESS PAINT WILL NOT BE DISCHARGED TO THE STORM SEWER BUT WILL BE PROPERLY DISPOSSED OF ACCORDING TO MANUFACTURER'S INSTRUCTIONS OR STATE AND LOCAL REGULATIONS.

- CONCRETE TRUCKS:**
EXCESS CONCRETE SHALL BE USED IN AREAS DESIGNATED BY THE SITE CONTRACTOR. WASH WATER SHALL BE DISPOSSED OF USING BEST MANAGEMENT PRACTICES. BUILDING CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ALL DRUM WASH WATER ASSOCIATED WITH CONCRETE FOR THE BUILDING PAD. SITE CONTRACTOR TO COORDINATE AND PROVIDE BUILDING CONTRACTOR WITH AN AREA FOR DRUM WASH WATER.

- SPILL CONTROL PRACTICES:**
IN ADDITION TO THE GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED IN THE PREVIOUS SECTIONS OF THIS PLAN, THE FOLLOWING PRACTICES WILL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:
- MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP WILL BE CLEARLY POSTED AND SITE PERSONNEL WILL BE MADE AWARE OF THE PROCEDURES AND THE LOCATION OF THE INFORMATION AND CLEANUP SUPPLIES.
 - MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP WILL BE KEPT IN THE MATERIAL STORAGE AREA ONSITE. EQUIPMENT AND MATERIALS WILL INCLUDE BUT NOT BE LIMITED TO BROOMS, DUST PANS, MOPS, RAGS, GLOVES, DUST PANS, KITTY LITTER, SAND, SAWDUST, AND PLASTIC AND METAL TRASH CONTAINERS SPECIFICALLY FOR THIS PURPOSE.
 - ALL SPILLS WILL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY.
 - THE SPILL AREA WILL BE KEPT WELL VENTILATED AND PERSONNEL WILL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE.
 - SPILLS OF TOXIC OR HAZARDOUS MATERIAL WILL BE REPORTED TO THE APPROPRIATE STATE OR LOCAL GOVERNMENT AGENCY, REGARDLESS OF SIZE.
 - THE SPILL PREVENTION PLAN WILL BE ADJUSTED TO INCLUDE MEASURES TO PREVENT THIS TYPE OF SPILL FROM REOCCURRING AND HOW TO CLEAN UP THE SPILL IF THERE IS ANOTHER ONE. A DESCRIPTION OF THE SPILL, WHAT CAUSED IT, AND THE CLEANUP MEASURES WILL ALSO BE INCLUDED.
 - THE SITE SUPERINTENDENT RESPONSIBLE FOR THE DAY-TO-DAY SITE OPERATIONS, WILL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR. THEY WILL DESIGNATE AT LEAST THREE OTHER SITE PERSONNEL WHO WILL EACH RECEIVE SPILL PREVENTION AND CLEANUP TRAINING. THESE INDIVIDUALS WILL EACH BECOME RESPONSIBLE FOR A PARTICULAR PHASE OF PREVENTION AND CLEANUP. THE NAMES OF RESPONSIBLE SPILL PERSONNEL WILL BE POSTED IN THE MATERIAL STORAGE AREA AND IN THE OFFICE TRAILER ONSITE.
- THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN RECORDS OF CONSTRUCTION ACTIVITIES, INCLUDING DATES OF MAJOR GRADING ACTIVITIES, DATES WHEN CONSTRUCTION ACTIVITIES HAVE TEMPORARILY CEASED ON A PORTION OF THE SITE, DATES WHEN WORK IS COMPLETED ON A PORTION OF THE SITE, AND DATES WHEN STABILIZATION MEASURES ARE INITIATED ONSITE.
 - THE CONTRACTOR SHALL PERFORM INSPECTIONS OR HAVE A CONSULTING ENGINEER PERFORM INSPECTIONS EVERY SEVEN (7) DAYS AND WITHIN 24 HOURS AFTER A STORM OF 0.5 INCH OR GREATER. INSPECTIONS REPORTS ARE TO BE KEPT ON FILE WITH THIS PLAN. MAINTENANCE OR MODIFICATION SHALL BE IMPLEMENTED AND ADDED TO THE PLAN AS RECOMMENDED BY THE QUALIFIED INSPECTOR.

TAX MAP 312Z LOT 6

STORM WATER MANAGEMENT PLAN

THE BARN AT BULL MEADOW

63 BOG ROAD, CONCORD, NEW HAMPSHIRE

OWNED BY
HAROLD J. LASSONDE III

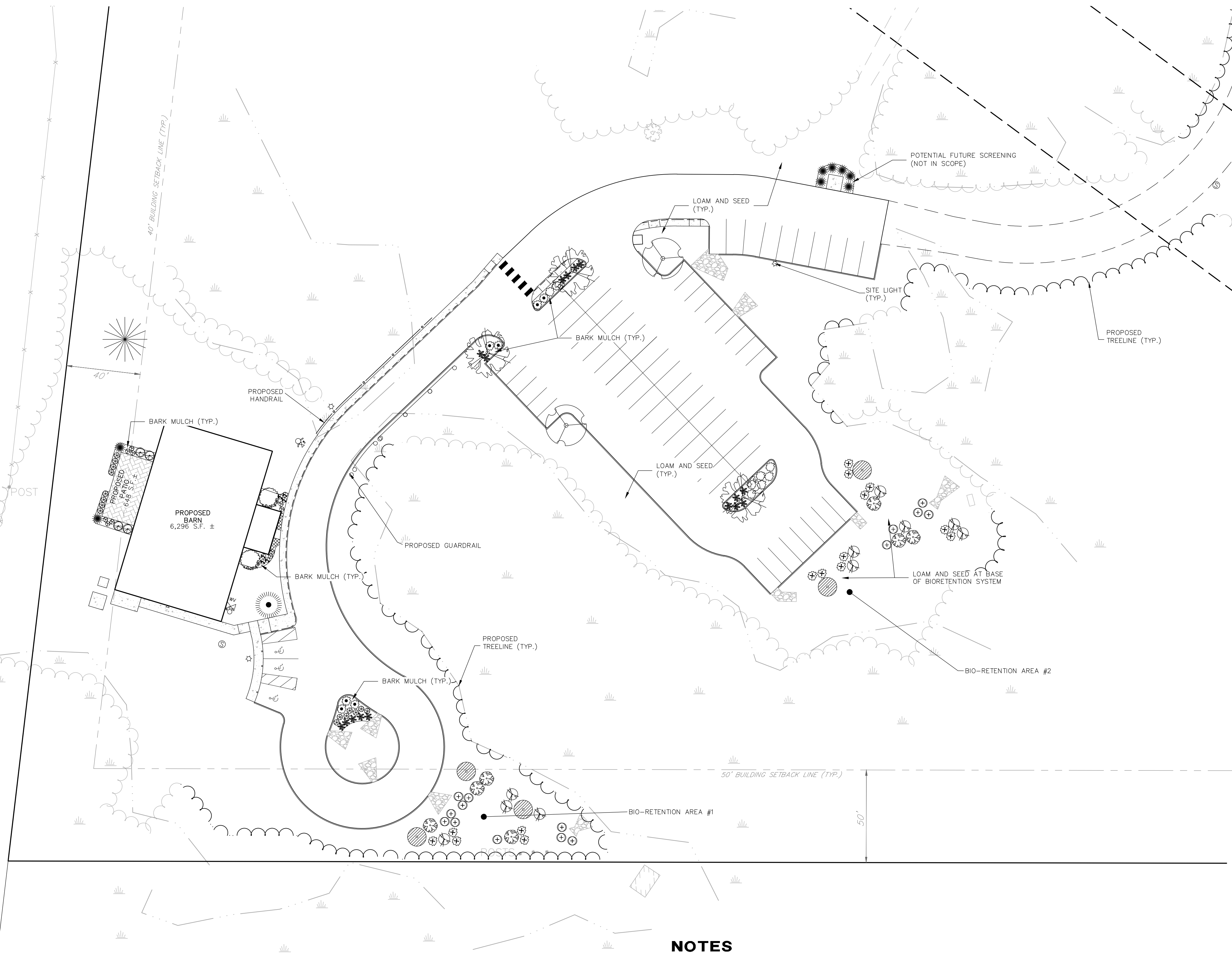
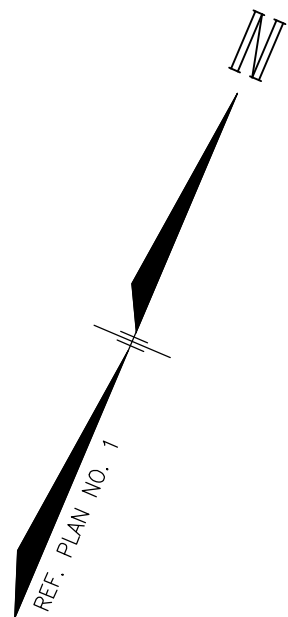
PREPARED FOR
STEPHENS BROTHERS PROPERTIES, LLC

SCALE: 1"=40' **JANUARY 16, 2019**

FILE	95906-01	DR	JB	FB	—	SHEET 16 OF 26
CK	NG	CADFILE	95906-01 Site Plans.dwg			

Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
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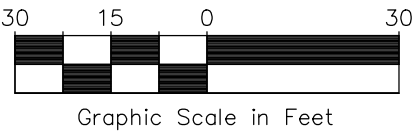
NOTES

1. ANY TREES DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE INSTALLED PRIOR TO ISSUANCE OF THE CERTIFICATION OF OCCUPANCY. IN ADDITION, IF ANY TREES ARE DAMAGED AFTER OCCUPANCY, THE TREES SHALL BE REPLACED IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 28.04(6) OF THE CITY OF CONCORD SITE PLAN REGULATIONS.



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CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION



REV.	DATE	DESCRIPTION	DR	CK
1	3/12/19	REVISED CITY COMMENTS	JB	NG

TAX MAP 312Z LOT 6
LANDSCAPE PLAN
THE BARN AT BULL MEADOW
63 BOG ROAD, CONCORD, NEW HAMPSHIRE
OWNED BY
HAROLD J. LASSONDE III
PREPARED FOR
STEPHENS BROTHERS PROPERTIES, LLC
SCALE: 1"=30'
JANUARY 16, 2019

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		CK	NG	CADFILE	95906-01 Site Plans.dwg	

Luminaire Schedule				
Symbol	Qty	Label	Arrangement	Description
☆	1	S3	SINGLE	PRV-A25-D-UNV-T3-SA-BZ/ SSS4A20SFN1 (20' AFG)
☆	2	S4	SINGLE	PRV-A25-D-UNV-T4-SA-BZ/ SSS4A20SFN1 (20' AFG)
☆	2	S5-2	BACK-BACK	2-PRV-A25-D-UNV-T5-SA-BZ/ SSS4A20SFN1 (20' AFG)
▲	1	W	SINGLE	XTOR6B/ WALL MTD 15' AFG

MAIN PARKING LOT
Illuminance (Fc)
Average = 1.25
Maximum = 2.5
Minimum = 0.4
Avg/Min Ratio = 3.13
Max/Min Ratio = 6.25

DRIVES AND PARKING
Illuminance (Fc)
Average = 1.37
Maximum = 2.8
Minimum = 0.4
Avg/Min Ratio = 3.43
Max/Min Ratio = 7.00



POLE FIXTURE
LUMARK PRV PREVAIL



WALL FIXTURE
LUMARK CROSSTOUR MAXXX LED

NOTE

LIGHTING DESIGN AND CALCULATIONS PROVIDED BY CHARRON INC.

TAX MAP 312Z LOT 6
LIGHTING PLAN
THE BARN AT BULL MEADOW
63 BOG ROAD, CONCORD, NEW HAMPSHIRE
OWNED BY
HAROLD J. LASSONDE III
PREPARED FOR
STEPHENS BROTHERS PROPERTIES, LLC
SCALE: 1"=30' **JANUARY 16, 2019**

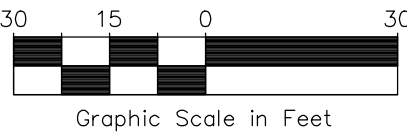


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1	3/12/19	REVISED CITY COMMENTS	JB	NG
REV.	DATE	DESCRIPTION	DR	CK



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