

GENERAL INFORMATION

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

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)

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 03884-8706

TAX MAP 5 BLOCK 3 LOT 1
UNITIL ENERGY SYSTEMS INC
6 LIBERTY LANE W
HAMPTON, NH 03842-1704

TAX MAP 1 BLOCK 1 LOT 15
FIVE N ASSOCIATES
40 TEMPLE STREET
NASHUA, NH 03060-3427

TAX MAP 5 BLOCK 3 LOT 2
PETROGAS GROUP NEW ENGLAND, INC.
3691 OLD YORKTOWN TOAD, SUITE 201
SHRUB OAK, NY 10588-1536

TAX MAP 1 BLOCK 2 LOT 4
FCFC REALTY LLC
121 SOUTH MAIN STREET
CONCORD, NH 03301-4806

TAX MAP 16 BLOCK 1 LOT 57
HLF ATS LLC
PO BOX 1200
CONCORD, NH 03301

TAX MAP 16 BLOCK 1 LOT 57
HLF CORPORATION
PO BOX 1200
CONCORD, NH 03302

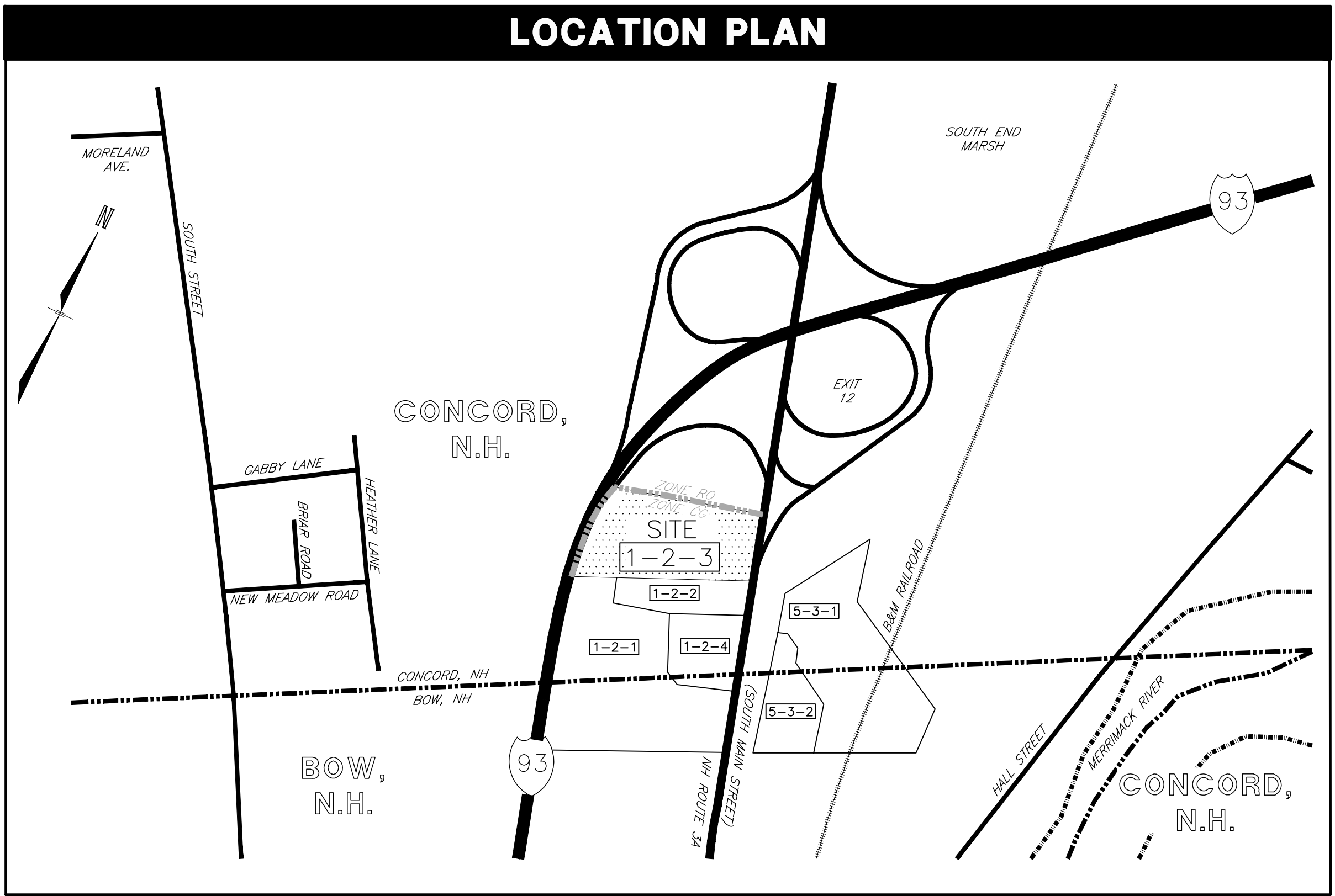
TAX MAP 11 BLOCK 1 LOT 52
IRVING OIL LIMITED
ATTN: CORPORATE REAL ESTATE
PO BOX 868
CALAIS, ME 04619

STATE OF NEW HAMPSHIRE DOT
JOHN MORTON BUILDING
RIGHT OF WAY DIVISION
7 HAZEN DR
CONCORD, NH 03301

DAYS INN
REDEVELOPMENT

406 SOUTH MAIN STREET
CONCORD, NEW HAMPSHIRE

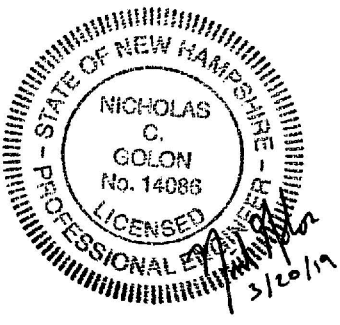
LOCATION PLAN



400 200 0 400
SCALE: 1"=400'



Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists



| REV. | DATE | DESCRIPTION | DR | CK |
|------|----------|------------------------------------|----|----|
| 4 | 3/20/19 | REVISED LAYOUT FOR RESTAURANT | JB | NG |
| 3 | 12/14/18 | REVISED PER CITY COMMENTS | JB | NG |
| 2 | 11/30/18 | REVISED FOR ADDITIONAL INFORMATION | JB | NG |
| 1 | 11/20/18 | REVISED LAYOUT | JB | NG |

INDEX OF SHEETS

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 | SEWER PLAN & PROFILE |
| 10 | STORMWATER MANAGEMENT PLAN |
| 11 | LANDSCAPE PLAN |
| 12-27 | DETAILS |
| L1 | LIGHTING PLAN (BY CHARRON LIGHTING) |
| 05.02 | ARCHITECTURAL ELEVATIONS (BY OPECHEE CONSTRUCTION CORP) |
| A2.00-A2.01 | ARCHITECTURAL ELEVATIONS (BY MARKET SQUARE ARCHITECTS) |

PERMITS / APPROVALS

| | NUMBER | APPROVED | EXPIRES |
|----------------------|---------|-----------|---------|
| EPA NOI | | | |
| NHDES SEWER | | | |
| CITY SITE PLAN | 2018-62 | 1/16/2019 | |
| CITY DRIVEWAY PERMIT | | | |
| NHDES AOT | | | |

VARIANCES

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

| | |
|-----------------------|--|
| ARTICLE 28-7-7(g)(3): | TO PERMIT PARKING TO BE LOCATED BETWEEN A BUILDING HOUSING A PRINCIPAL USE AND THE STREET, WHERE PARKING TO THE SIDE OR REAR OF A BUILDING HOUSING A PRINCIPAL USE IS REQUIRED |
| ARTICLE 28-7-3: | TO PERMIT DEDICATED OFF-SITE PARKING ON ADJACENT LAND IN THE RO RESIDENTIAL OPEN-SPACE DISTRICT WHEN PARKING IS REQUIRED TO BE PROVIDED ON THE SAME LOT AS THE USE OF USES THE PARKING SPACES ARE INTENDED TO SERVE |
| ARTICLE 28-2-4(j): | TO PERMIT PARKING IN THE RO DISTRICT WHERE NON-RESIDENTIAL PARKING LOTS ARE NOT PERMITTED AS A PRINCIPAL USE |
| ARTICLE 28-7-14(a): | TO PERMIT REFUSE CONTAINER(S) TO BE LOCATED OFF SITE ON AN ADJACENT LOT WHEN REFUSE CONTAINER SPACE IS TO BE PROVIDED IN THE SAME LOT AS THE USE IT SERVES |
| ARTICLE 28-7-14(d): | TO PERMIT REFUSE CONTAINER TO BE LOCATED WITHIN 10 FT OF A PROPERTY LINE AND 25 FT OF A RESIDENTIAL DISTRICT BOUNDARY WHEN REFUSE CONTAINER IS TO BE LOCATED MORE THAN 10 FT FROM THE PROPERTY LINE AND MORE THAN 25 FT FROM A RESIDENTIAL DISTRICT BOUNDARY |

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

| | |
|--------------------|---|
| ARTICLE 28-7-2(e): | TO PERMIT 0.9 SPACES/ROOM WHERE 1.1 SPACES/ROOM ARE REQUIRED (HOTEL) |
| ARTICLE 28-7-2(e): | TO PERMIT 0.9 SPACES/75 SF GROSS FLOOR AREA WHERE 1 SPACE/75 SF GROSS FLOOR AREA IS REQUIRED (RESTAURANT) |

WAIVERS

THE FOLLOWING WAIVER WAS GRANTED BY THE PLANNING BOARD ON JANUARY 16, 2019:

| | |
|--------------------|---------|
| SECTION 16.03(11): | SIGNAGE |
|--------------------|---------|

THE FOLLOWING WAIVERS ARE REQUESTED FROM THE PLANNING BOARD:

| | |
|---------------------|---------------------------|
| SECTION 6.03(2)(C): | MAJOR SITE PLAN PROCEDURE |
| SECTION 16.03(11): | SIGNAGE |
| SECTION 22.07(2): | STORMWATER RECHARGE |

SITE PLAN

TAX MAP 1 BLOCK 2 LOT 3
COVER SHEET
DAYS INN REDEVELOPMENT
406 SOUTH MAIN ST, CONCORD, NEW HAMPSHIRE
OWNED BY
CAPITAL HOTEL COMPANY VI, LLC
PREPARED FOR
DUPREY HOSPITALITY
SCALE: AS NOTED **SEPTEMBER 19, 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 | 95914-01 | DR | JB | FB | — | SHEET 1 OF 27 |
| | | CK | NG | CADFILE | 95914-01 Details.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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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.

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 |
| | 26 | CRATAEGUS LAEVIGATA 'CRIMSON CLOUD' CRIMSON CLOUD HAWTHORN | 2" TO 2 1/2" CAL. | B&B |
| | 14 | MAACKIA AMURENSIS AMUR MAACKIA | 2" TO 2 1/2" CAL. | B&B |
| | 27 | MALUS 'ZUMI 'CALOCARPA' REDBUD CRABAPPLE | 2" TO 2 1/2" CAL. | B&B |
| | 2 | PLATANUS ACERIFOLIA 'BLOODGOOD' BLOODGOOD LONDON PLANETREE | 2" TO 2 1/2" CAL. | B&B |
| | 3 | TILIA TOMENTOSA 'STERLING' STERLING LINDEN | 2" TO 2 1/2" CAL. | B&B |
| | 1 | ABIES CONCOLOR 'BLUE CLOAK' BLUE CLOAK FIR | 8' TO 10' | B&B |
| | 36 | ILEX MESERVEAE 'BLUE PRINCESS' BLUE PRINCESS HOLLY | 4' TO 4 1/2' | B&B |
| | 2 | ILEX MESERVEAE 'BLUE PRINCE' BLUE PRINCE HOLLY | 4' TO 4 1/2' | B&B |
| | 8 | JUNIPERUS C. 'PFTIZERIANA COMPACTA' COMPACT PFTIZER JUNIPER | 3 GAL. | CONT. |
| | 35 | JUNIPERUS H. 'BAR HARBOR' BAR HARBOR JUNIPER | 3 GAL. | CONT. |
| | 13 | PINUS M. 'MOPS' MOPS MUGO PINE | 3 GAL. | CONT. |
| | 26 | TAXUS M. 'HICKSII' HICK'S YEW | 2 1/2' TO 3' | B&B |
| | 7 | THUJA O. 'SMARAGD' EMERALD GREEN ARBORVITAE | 5' TO 6' | B&B |
| | 38 | CORNUS ALBA 'IVORY HALO' IVORY HALO DOGWOOD | 4' MIN. | B&B |
| | 10 | CORNUS SERICEA 'ARCTIC FIRE' ARCTIC FIRE RED-OSIER DOGWOOD | 3' TO 3 1/2' | B&B |
| | 15 | FORSYTHIA 'N.H. GOLD' NEW HAMPSHIRE GOLD FORSYTHIA | 3' TO 4' | B&B |
| | 20 | PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL' LITTLE DEVIL NINEBARK | 3 GAL. | CONT. |
| | 49 | SPIRAEA J. 'LITTLE PRINCESS' LITTLE PRINCESS SPIREA | 3 GAL. | CONT. |
| | 50 | PENNISETUM ALOPECUROIDES 'HAAMELN' HAAMELN FOUNTAIN GRASS | 2 GAL. | CONT. |
| | 132 | HOSTA 'GOLDEN TIARA' GOLDEN TIARA HOSTA | 12" O.C. | CONT. |

CALCULATIONS

PARKING AREA SHADE TREES: ONE (1) ORNAMENTAL OR SHADE TREE PER 1,000 SQUARE FEET OF PARKING LOT AREA
TOTAL IMPERVIOUS PARKING AREA = 75,053 SF
TOTAL REQUIRED = 75,053 SF / 1,000 = 75 TREES
TOTAL PROVIDED = 77 TREES

INTERIOR GREEN SPACE:
TOTAL PROPOSED PARKING LOT AREA= 75,053 SF
REQUIRED GREEN SPACE = 75,053 SF X .05 = 3,753 SF
PROPOSED GREEN SPACE = 8,593 SF (11.4%)

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 SUPERSEDE 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 NURSERYMEN.
- 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 |
|------|----------|-------------------------------|----|----|
| 4 | 3/20/19 | REVISED LAYOUT FOR RESTAURANT | JB | NG |
| 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
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' SEPTEMBER 18, 2018



Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

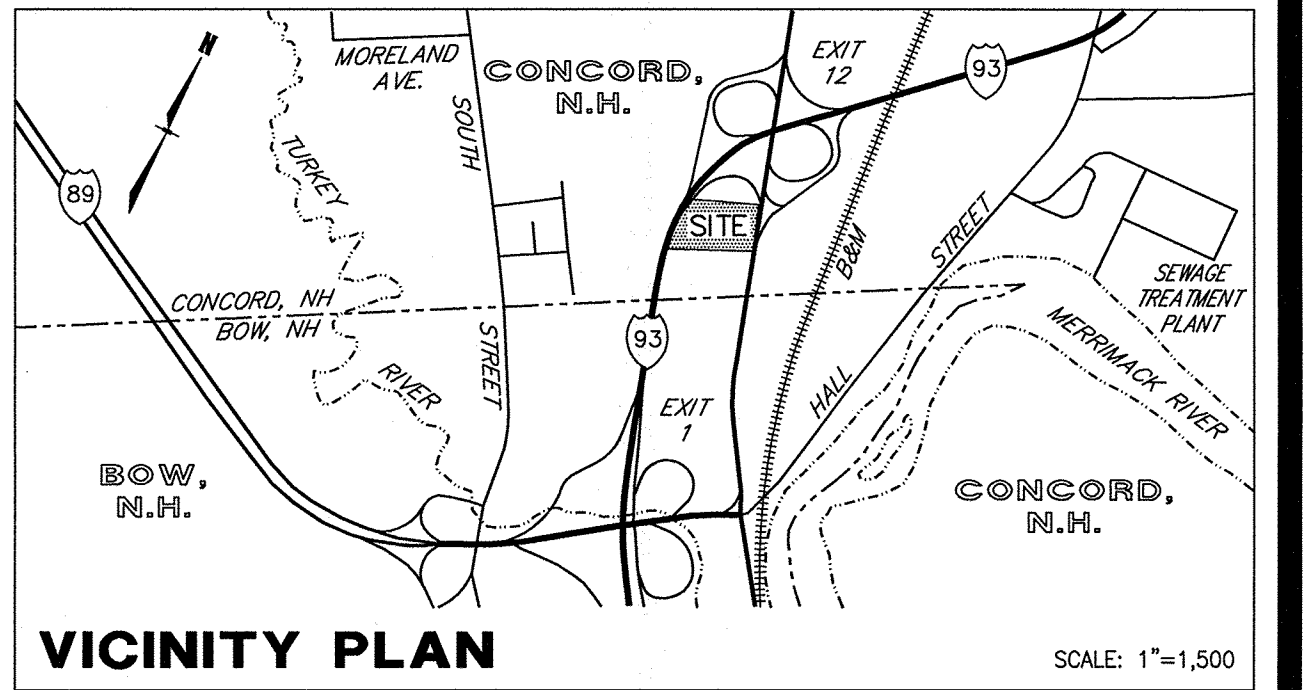
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95914-01 DR JB FB
CK NG CADFILE 95914-01 Site.dwg PRESENTATION



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

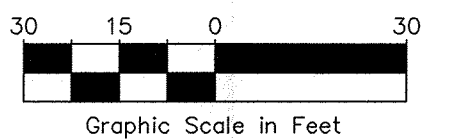


REFERENCE PLANS

- PLAN OF LOT 3885-A & CONCORD COACH MOTOR INN SOUTH MAIN ST. RTE. 3-A CONCORD, N.H. 7-29-80 BY BELLANTONE FOOTIE 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

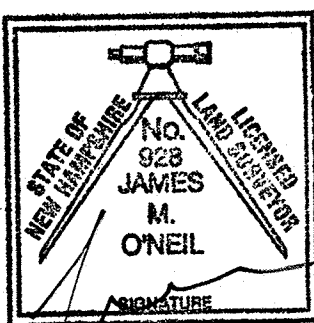
- OWNER OF RECORD OF MAP 1, BLOCK 2, LOT 3 IS CAPITAL HOTEL COMPANY VI, LLC 406 S. MAIN ST. CONCORD NH 03301-3466. PROPERTY ADDRESS 406 S. MAIN ST., CONCORD, NH
- DEED REFERENCE TO PARCEL IS BK. 3498 PG. 1178 IN THE MCRO. AREA = 104,556 SF +/- or 2.4003 Acres +/-.
- 1-2-3 INDICATES TAX MAP, BLOCK AND 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 CORP BASE STATION VERTICAL DATUM: NAVD 88 (CORR) 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. TDMORAN 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.



| REV. | DATE | DESCRIPTION | DR | CK |
|------|----------|---------------------------|------|-----------------|
| 3 | 12/12/18 | REVISED PER CITY COMMENTS | TNB | JMO |
| OK | JMO | CADFILE | 2018 | 95914-00 Survey |

TAX MAP 1 BLOCK 2 LOT 3
EXISTING CONDITIONS PLAN
DAYS INN REDEVELOPMENT
406 SOUTH MAIN ST, CONCORD, NEW HAMPSHIRE
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SCALE: 1"=30' SEPTEMBER 19, 2018

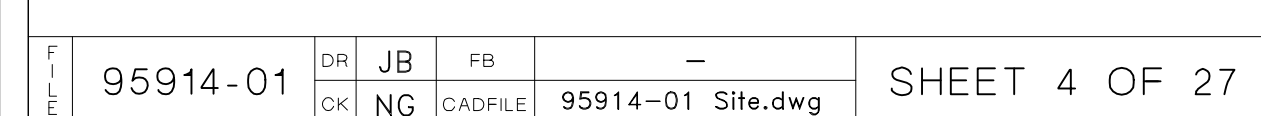


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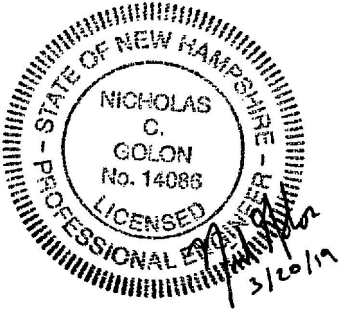
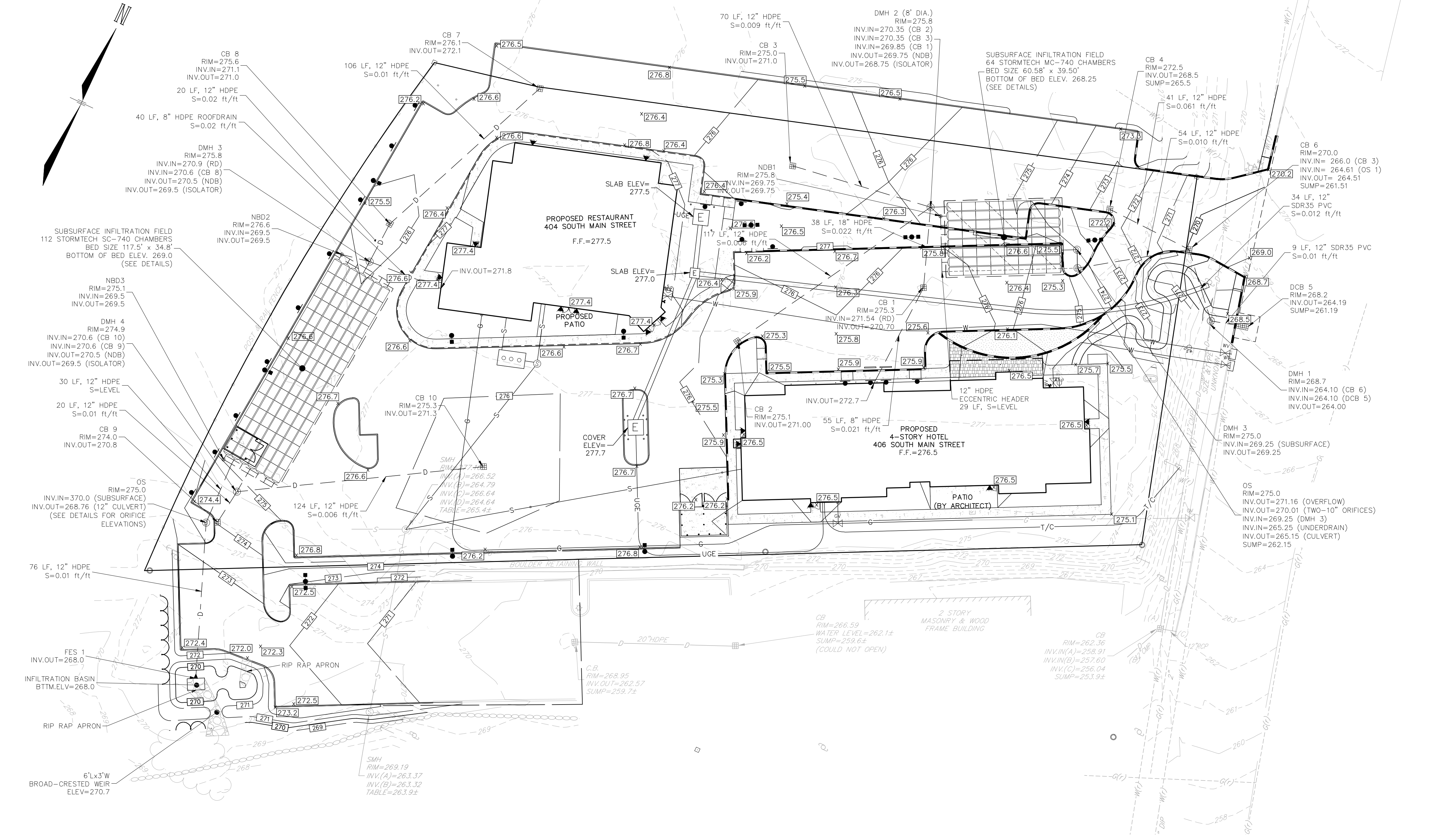
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(PUBLIC-CLASS 1)



NOTES

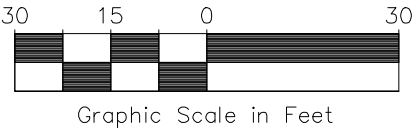
- ALL WORK SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS OF THE CITY OF CONCORD, AND SHALL BE BUILT IN A WORKMANLIKE MANNER IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE HIMSELF WITH THE SITE AND ALL SURROUNDING CONDITIONS.
- 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.



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| REV. | DATE | DESCRIPTION | DR | CK |
|------|----------|-------------------------------|----|----|
| 4 | 3/20/19 | REVISED LAYOUT FOR RESTAURANT | JB | NG |
| 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

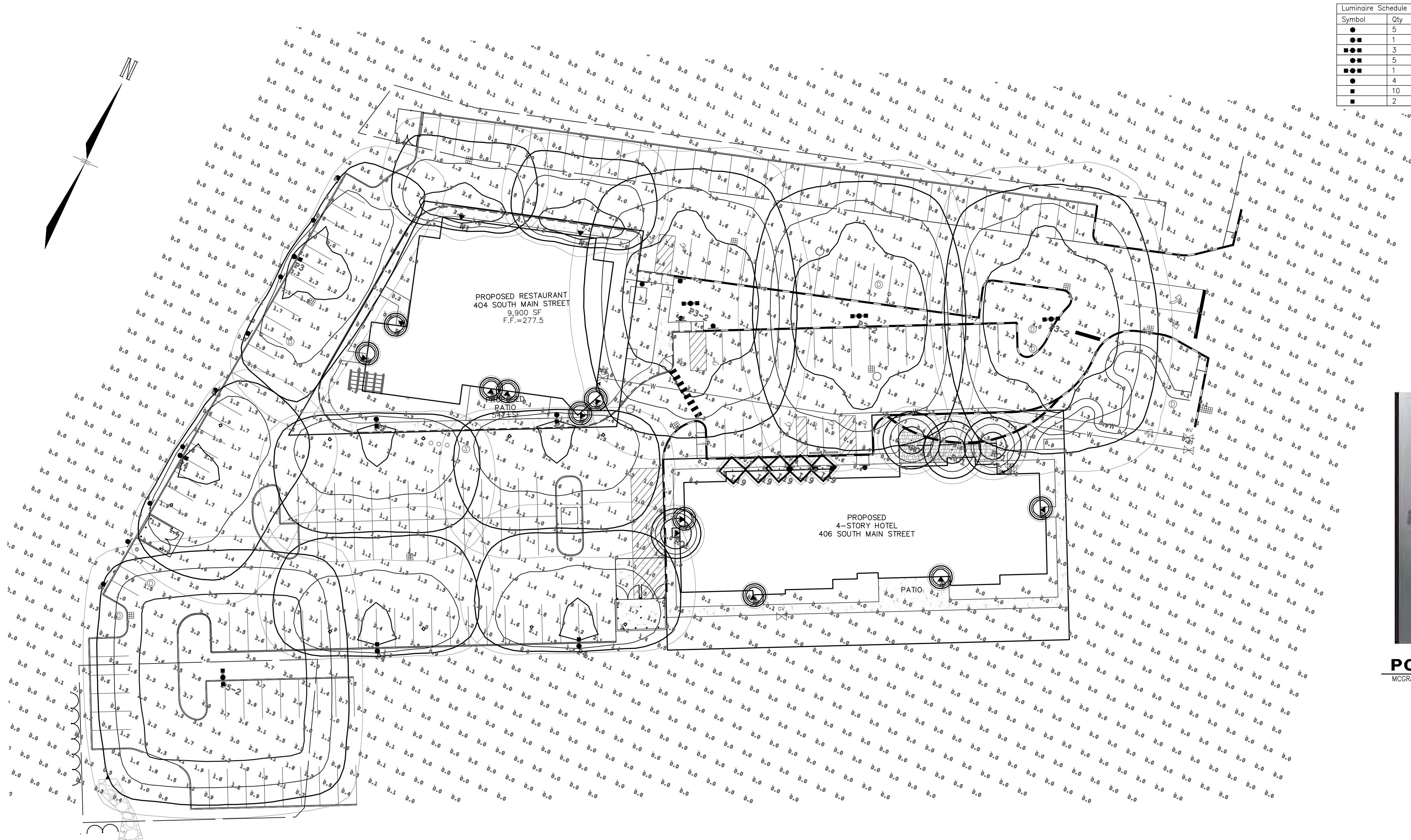
SCALE: 1"=30' **SEPTEMBER 19, 2018**

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

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| FILE | 95914-01 | DR | JB | FB | — | | |
| CK | NG | CADFILE | 95914-01 | Site.dwg | | | |

SHEET 5 OF 27



| Luminaire Schedule | | | | |
|--------------------|-----|-------|-------------|--|
| Symbol | Qty | Label | Arrangement | Description |
| ● | 5 | L19 | SINGLE | 80218023-ERCO |
| ● | 1 | P3 | SINGLE | GLEON-AF-02-LED-E1-SL3-800-HSS/SSS4A20SFN1 MTD. ON 3" PEDESTAL BY OTHERS |
| ● | 3 | P3-2 | BACK-BACK | 2-GLEON-AF-02-LED-E1-T3/SSS4A20SFN2 MTD. ON 3" PEDESTAL BY OTHERS |
| ● | 5 | P4 | SINGLE | GLEON-AF-02-LED-E1-SL4-800-HSS/SSS4A20SFN1 MTD. ON 3" PEDESTAL BY OTHERS |
| ● | 1 | P5-2 | BACK-BACK | 2-GLEON-AF-03-LED-E1-5MQ-800/SSS4A20SFN2 MTD. ON 3" PEDESTAL BY OTHERS (23' AFG) |
| ● | 4 | R01 | SINGLE | NLCBC65130WW |
| ■ | 10 | W | SINGLE | ASPENTI 5 WALL |
| ■ | 2 | W1 | SINGLE | GWC-AF-01-LED-E1-SL4-800/ WALL MTD 15' AFG |

DRIVES AND PARKING AREAS

Illuminance (Fc)
Average = 1.73
Maximum = 4.2
Minimum = 0.5
Avg/Min Ratio = 3.46
Max/Min Ratio = 8.40



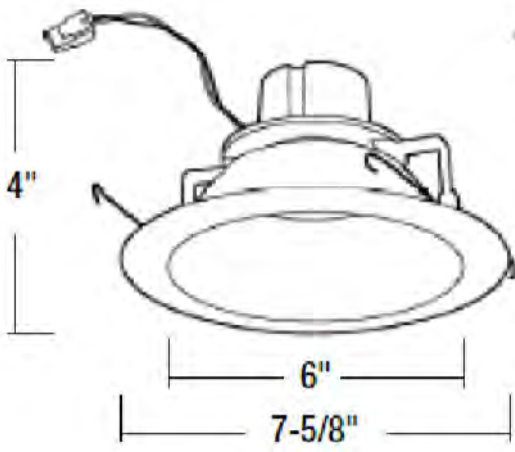
POLE FIXTURE

MCGRW-GLEON LED



WALL FIXTURE

ASPENTI 5 OUTDOOR



DOWNLIGHT

NLCBC65130WW



DOWNLIGHT

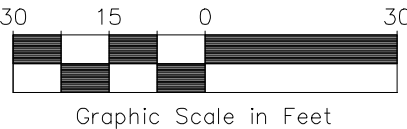
L-19

NOTE

LIGHTING DESIGN AND CALCULATIONS PROVIDED BY CHARRON INC.

TAX MAP 1 BLOCK 2 LOT 3
LIGHTING 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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FILE 95914-00 DR JB FB CK NG CADFILE 95914-00 Lighting.dwg

SHEET L1