

SITE IMPROVEMENT PLANS

PREPARED FOR:

RAIL BIKE PARKING LOT SEWALLS FALLS ROAD (TAX MAP 6414Z LOT2) CONCORD, NH

OWNER

MAP 6414Z, LOT 2
NORTHERN RAILROAD
1799 IRON HORSE PARK
NORTH BILLERICA, MA 01862

APPLICANT

SCENIC RAILRIDERS, INC.
C/O GARY LEBLANC
7 SERENA TERRACE
PEABODY, MA 01960

ENGINEER

NORTHPOINT ENGINEERING, LLC
119 STORRS ST., STE 201
CONCORD, NH 03301

SURVEYOR

RICHARD D. BARTLETT
& ASSOCIATES, LLC
214 NORTH STATE STREET
CONCORD, N.H. 03301

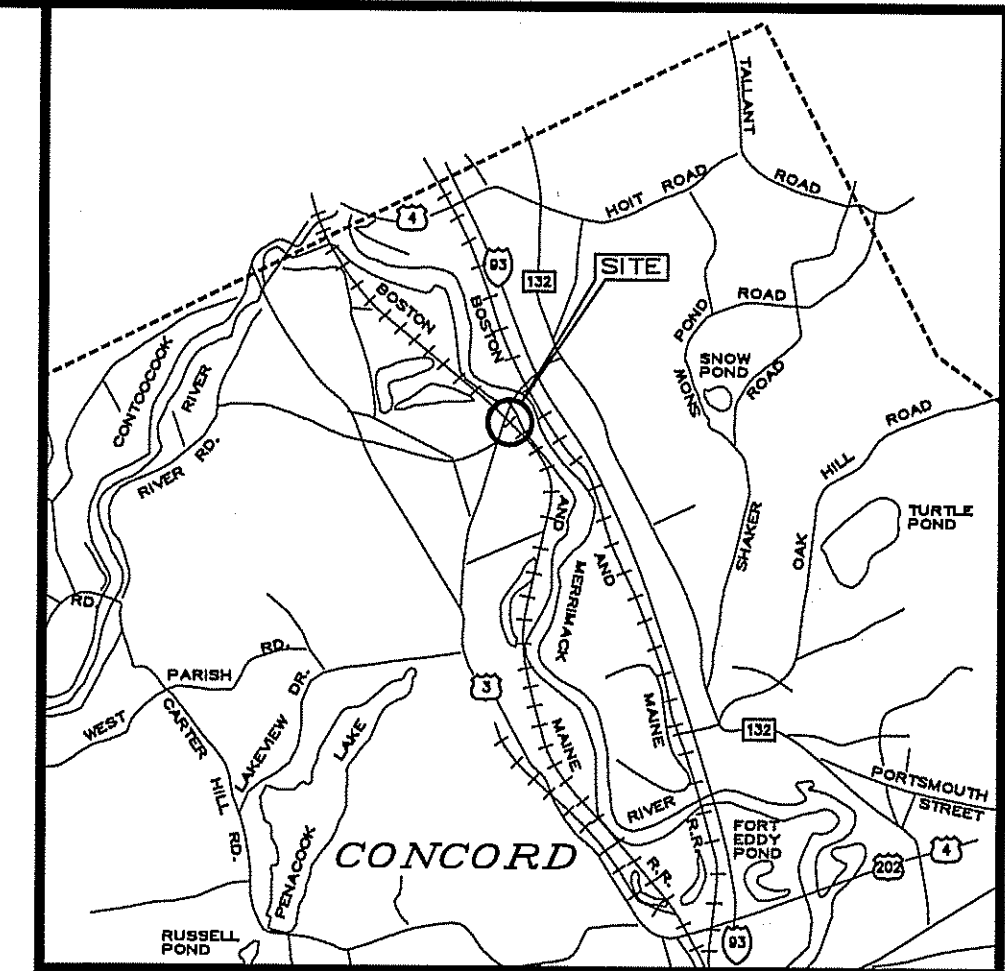
ABUTTERS

MAP 212, LOT 2
STATE OF NEW HAMPSHIRE
107 NORTH MAIN STREET
CONCORD, NH 03301

MAP 202Z, LOT 21
LIBERTY UTILITIES CORP
15 BUTTRICK ROAD
LONDONDERRY, NH 03053

MAP 202Z, LOT 19
STATE OF NEW HAMPSHIRE
2 1/2 BEACON STREET
CONCORD, NH 03301

MAP 202Z, LOT 22
UNITIL ENERGY SYSTEMS, INC.
6 LIBERTY LANE W
HAMPTON, NH 03842-1704

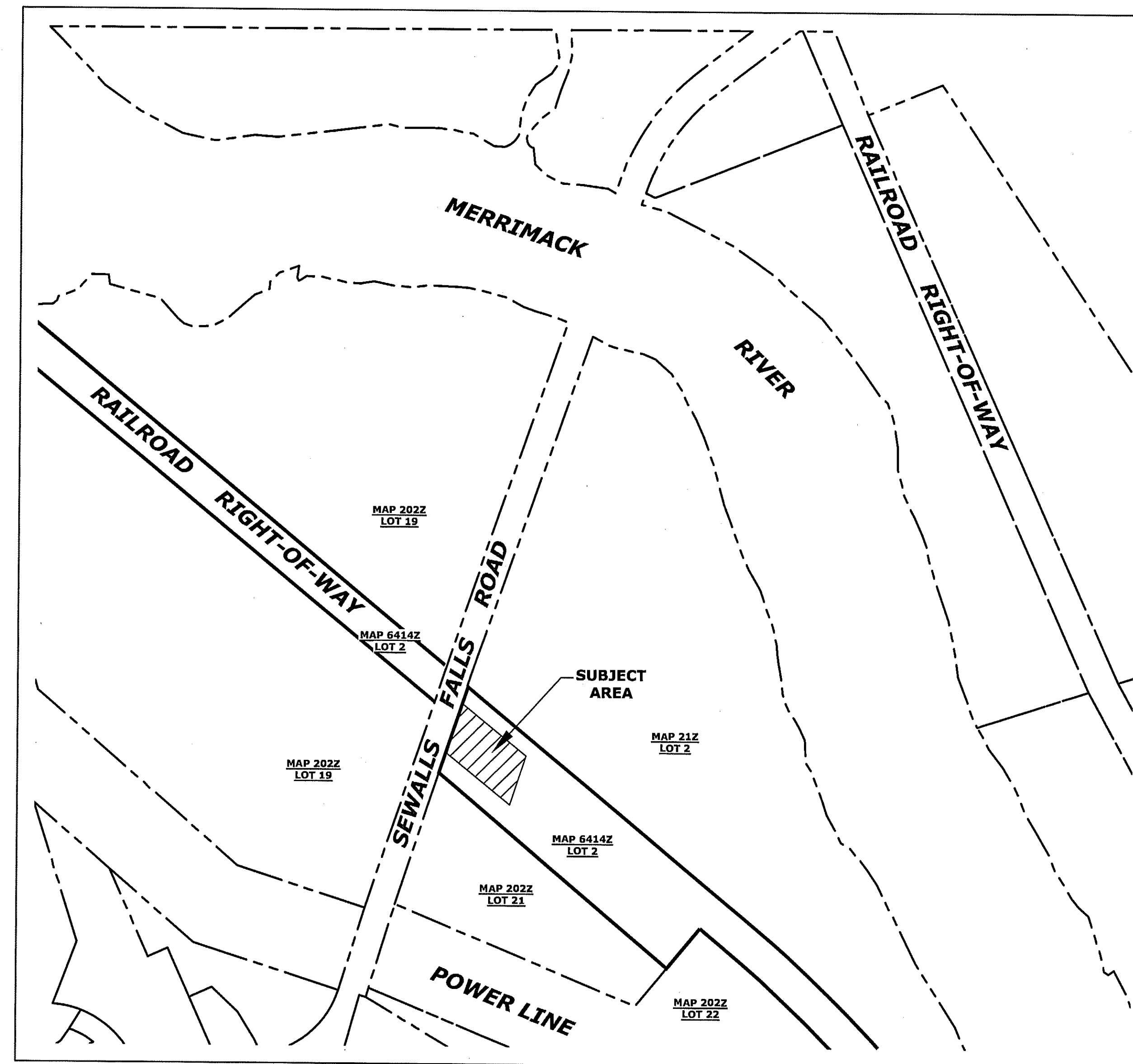


VICINITY MAP

SCALE: 1"=5,800'±

SHEET INDEX

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AREA PLAN

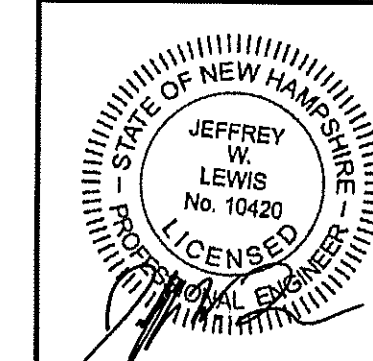
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COVER SHEET

PREPARED FOR:

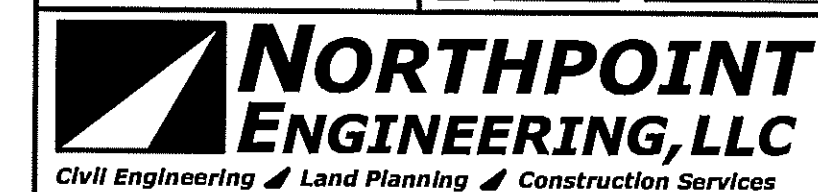
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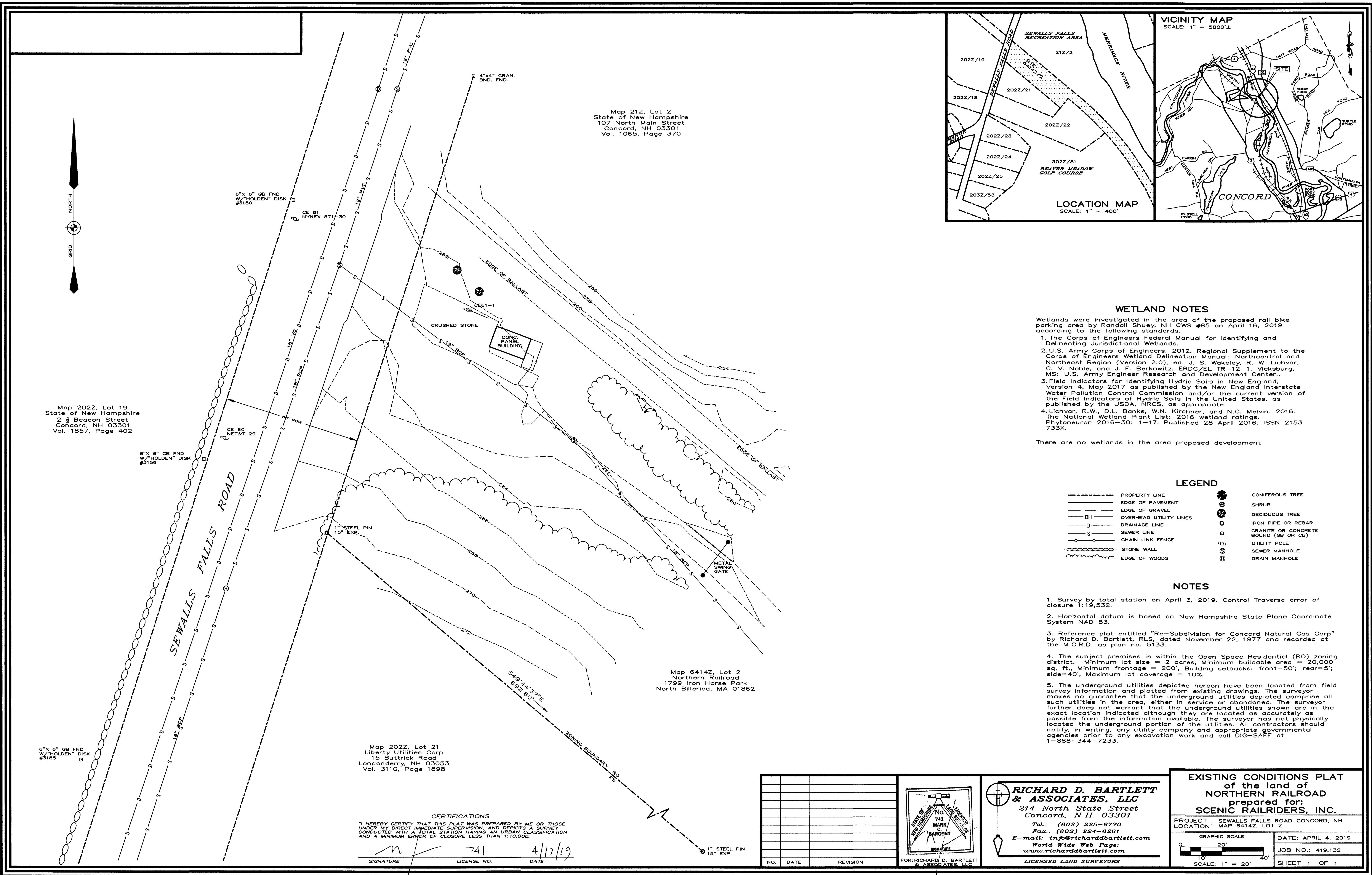
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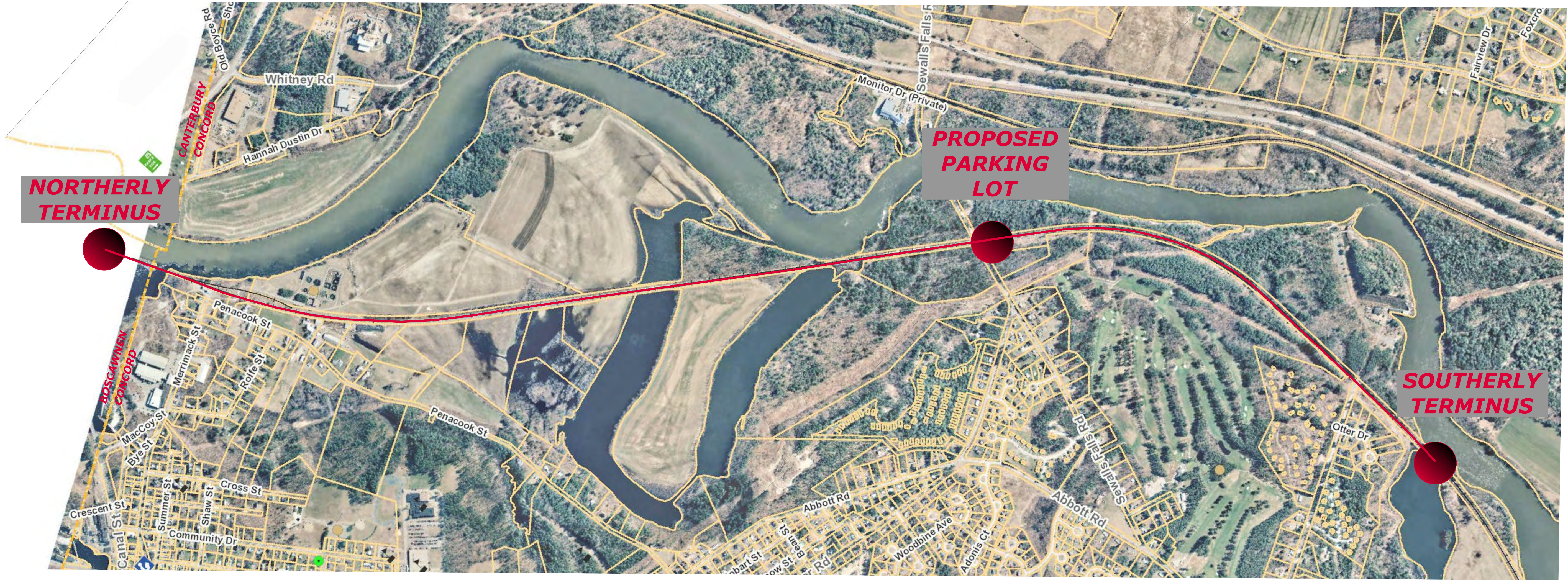


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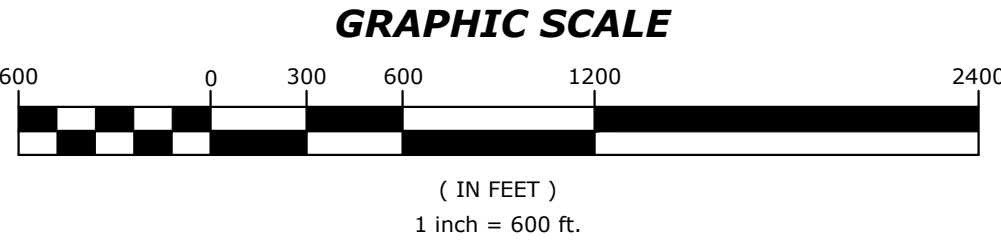
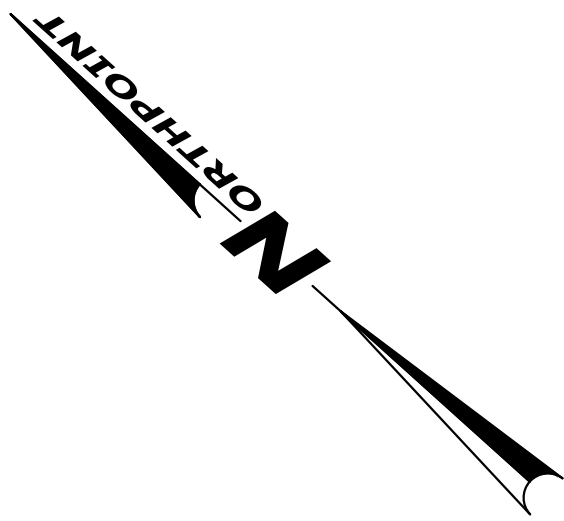
DATE: APR. 2019
PROJ: 19021
SCALE: AS SHOWN
SHEET:







SCALE: 1"=600'±



OVERVIEW PLAN
PREPARED FOR:
RAIL BIKE PARKING LOT
SEWALLS FALLS ROAD (TAX MAP 6414Z LOT2)
CONCORD, NH

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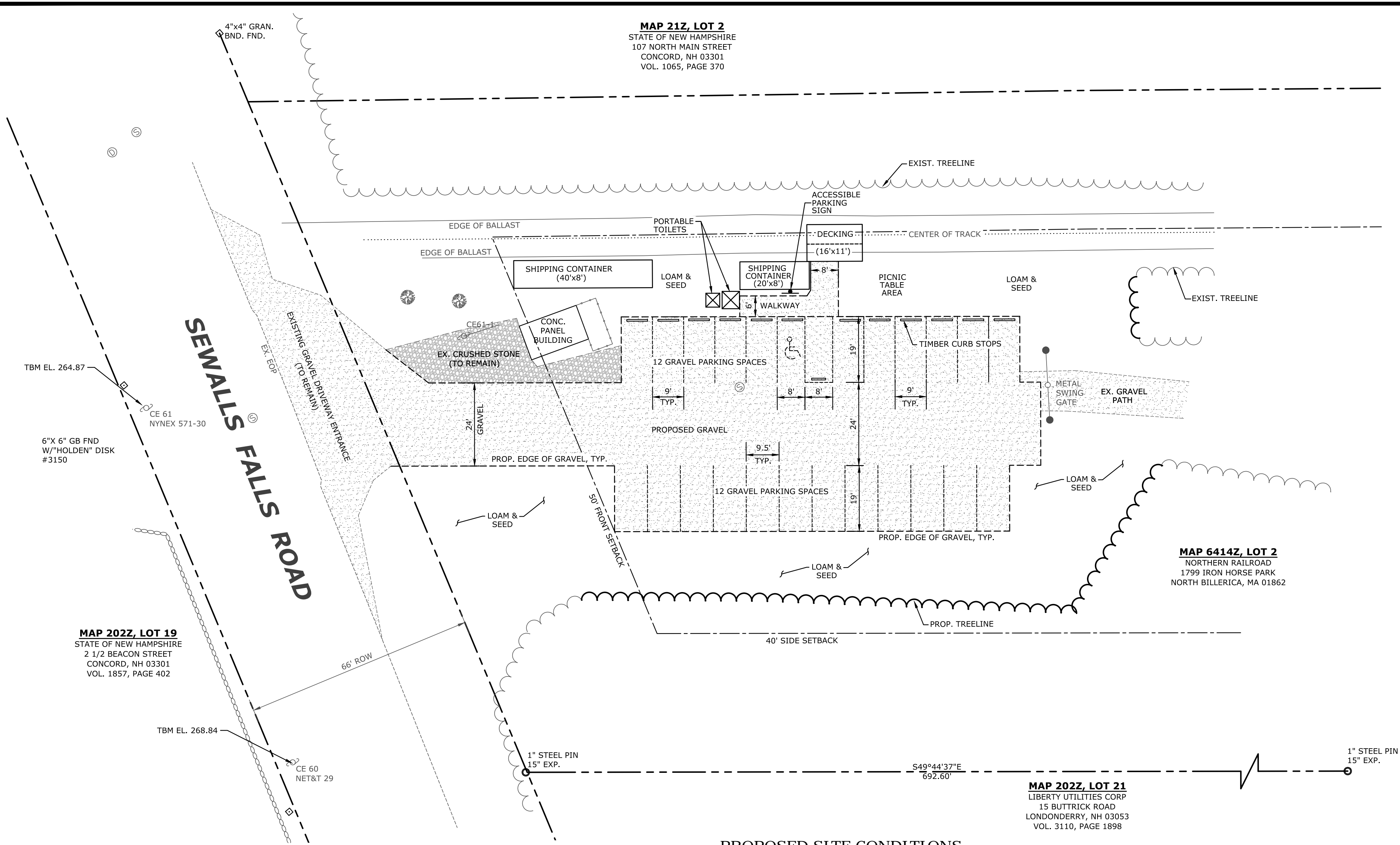


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Civil Engineering / Land Planning / Construction Services

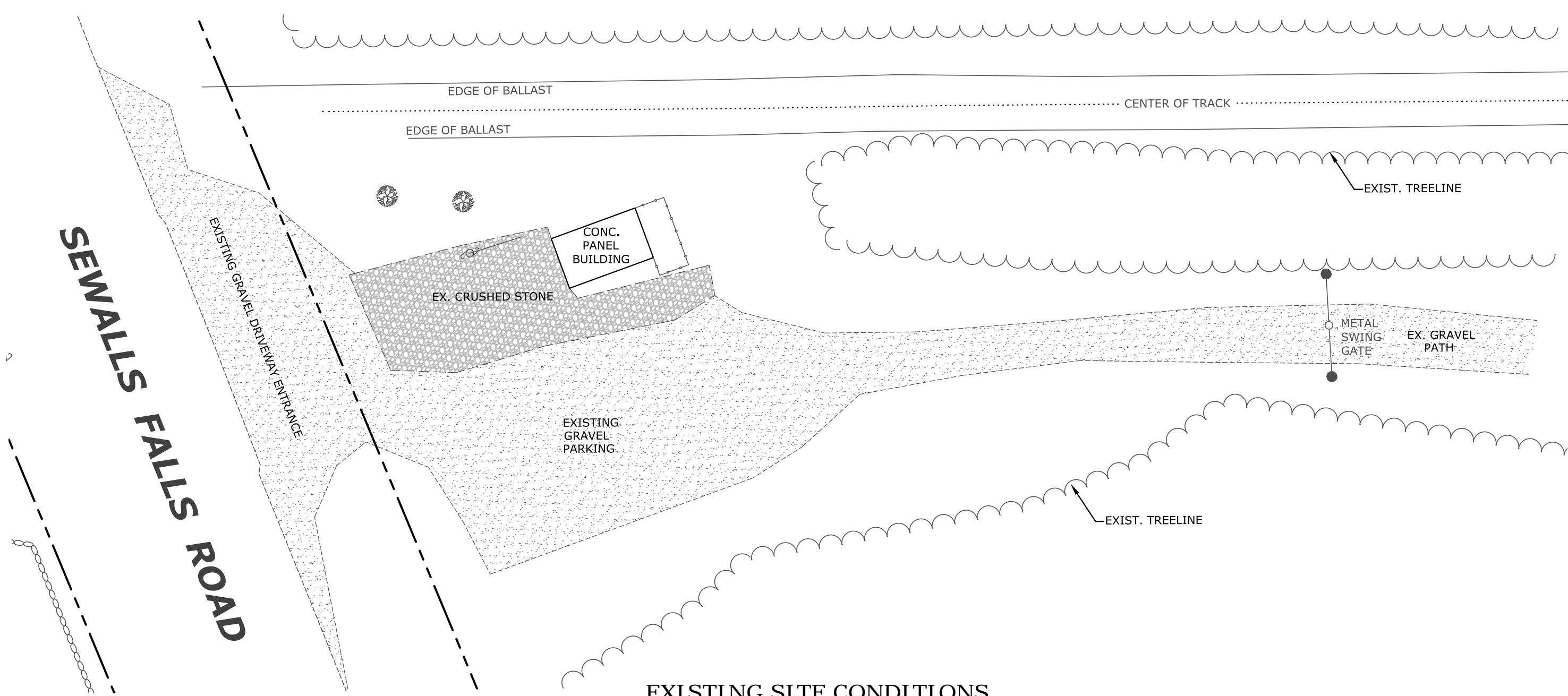
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DATE: APR. 2019
PROJ: 19021
SCALE: AS SHOWN
SHEET: 2 OF 5

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PROPOSED SITE CONDITIONS



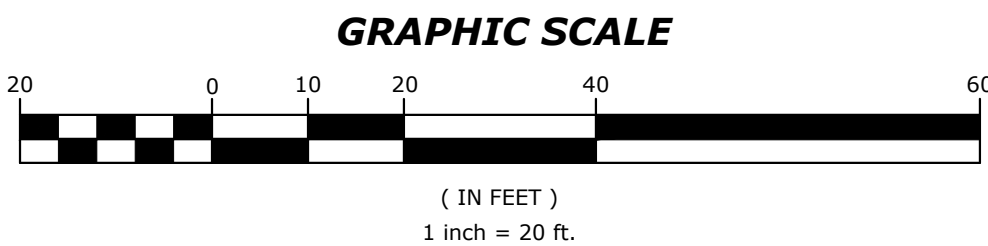
EXISTING SITE CONDITIONS

GENERAL NOTES:

1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE PROPOSED PARKING LOT AND SITE IMPROVEMENTS ASSOCIATED WITH A PROPOSED RAIL BIKE USE ON THE SUBJECT PARCEL OF LAND. THIS PLAN IS LIMITED TO ONLY THAT PORTION OF THE SUBJECT PARCEL WHERE IMPROVEMENTS ARE BEING PROPOSED. THIS PLAN IS INTENDED TO ACCOMPANY A SITE PLAN APPLICATION TO THE CONCORD PLANNING BOARD FOR THE PROPOSED RAIL BIKE USE WHICH WILL OCCUR ON THE SUBJECT PARCEL AS WELL AS TWO OTHER PARCELS (SEE NOTE 2).
2. REFERENCE THE SUBJECT PARCEL OF LAND AS EXISTING LOT OF RECORD KNOWN AS CITY OF CONCORD TAX MAP 6414Z LOT 2. THE PROPOSED IMPROVEMENTS ON THE SUBJECT PARCEL ARE ANCILLARY TO THE PROPOSED RAIL BIKE ACTIVITY WHICH OCCUR ON THE SUBJECT RAIL PARCEL AS WELL AS THE TWO ADJACENT PARCELS TO THE NORTH, WHICH ARE MAP 13P LOT 21 AND MAP 053P LOT 7.
3. THE SUBJECT PARCEL (MAP 6414Z LOT 2), IN ITS ENTIRETY, CONTAINS APPROXIMATELY 55 ACRES, PER THE CITY OF CONCORD TAX ASSESSOR DATABASE.
4. OWNER OF RECORD: MAP 6414Z LOT 2
NORTHERN RAILROAD
1799 IRON HORSE PARK
NORTH BILLERICA, MA 01862
5. THE SUBJECT AREA OF THE SUBJECT PARCEL IS SITUATED WITH THE 'RO' RESIDENTIAL OPEN SPACE ZONING DISTRICT. THE PROPOSED IMPROVEMENTS ARE SUBJECT TO THE FOLLOWING DIMENSIONAL REGULATIONS PER THE CITY OF CONCORD ZONING ORDINANCE:

MIN. LOT AREA:	87,120 SF
MIN. BUILDABLE AREA:	20,000 SF
MIN. LOT FRONTAGE:	200 FT
MIN. FRONT SETBACK:	50 FT
MIN. REAR SETBACK:	50 FT
MIN. SIDE SETBACK:	40 FT
MAX. LOT COVERAGE:	10%
BUILDING HEIGHT:	35 FT
6. THE SUBJECT PARCEL IS NOT LOCATED WITHIN ANY OVERLAY DISTRICT.
7. PARKING CALCULATIONS:

REQUIRED PARKING:	TO BE DETERMINED BY PLANNING BOARD AS PART OF CONDITIONAL USE PERMIT APPLICATION FOR THE PROPOSED USE WHICH IS CLASSIFIED AS AN OUTDOOR COMMERCIAL AMUSEMENT FACILITY IN THE "TABLE OF OFF-STREET PARKING REQUIREMENTS" OF SECTION 28-7-2 OF THE ZONING ORDINANCE.
PARKING PROVIDED:	24 TOTAL SPACES, INCLUDING 1 HANDICAP VAN ACCESSIBLE SPACE AND 23 STANDARD SPACES
	ALL PROPOSED PARKING SPACES WILL BE GRAVEL, WHICH REQUIRES A CONDITIONAL USE PERMIT FROM THE PLANNING BOARD.
8. THE AREA OF LAND DISTURBANCE PROPOSED BY THIS PROJECT IS APPROXIMATELY 18,000-SF.
9. THIS PROJECT DOES NOT REQUIRE ANY OTHER STATE OR FEDERAL PERMITS.
10. THIS PROJECT WILL BE CONSTRUCTED IN A SINGLE PHASE.
11. ALL WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF CONCORD'S CONSTRUCTION STANDARDS AND DETAILS, LATEST EDITION.
12. THE CONTRACTOR SHALL APPLY FOR AN EXCAVATION PERMIT (AVAILABLE FROM ENGINEERING SERVICES) PER CITY ORDINANCE ARTICLE 5-1-4 FOR WORK WITHIN THE CITY RIGHT-OF-WAY OR ON CITY OWNED PROPERTY. CONTACT THE CITY OF CONCORD ENGINEERING SERVICES DIVISION PRIOR TO CONSTRUCTION TO APPLY FOR THE PERMIT.
13. THE CONTRACTOR SHALL APPLY FOR A DRIVEWAY PERMIT (AVAILABLE FROM ENGINEERING SERVICES) PER CITY ORDINANCE ARTICLE 5-1-8 TO REPAIR, WIDEN, RECONSTRUCT OR CONSTRUCT A DRIVEWAY.



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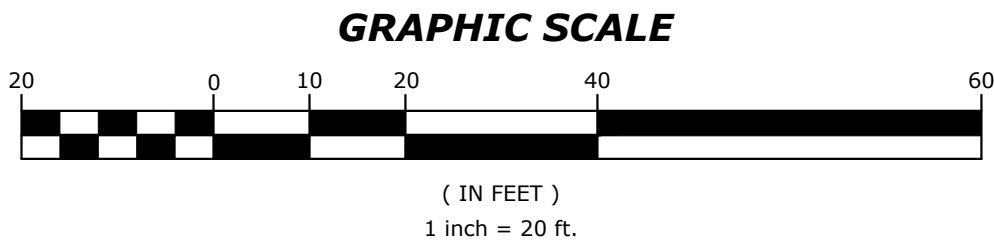
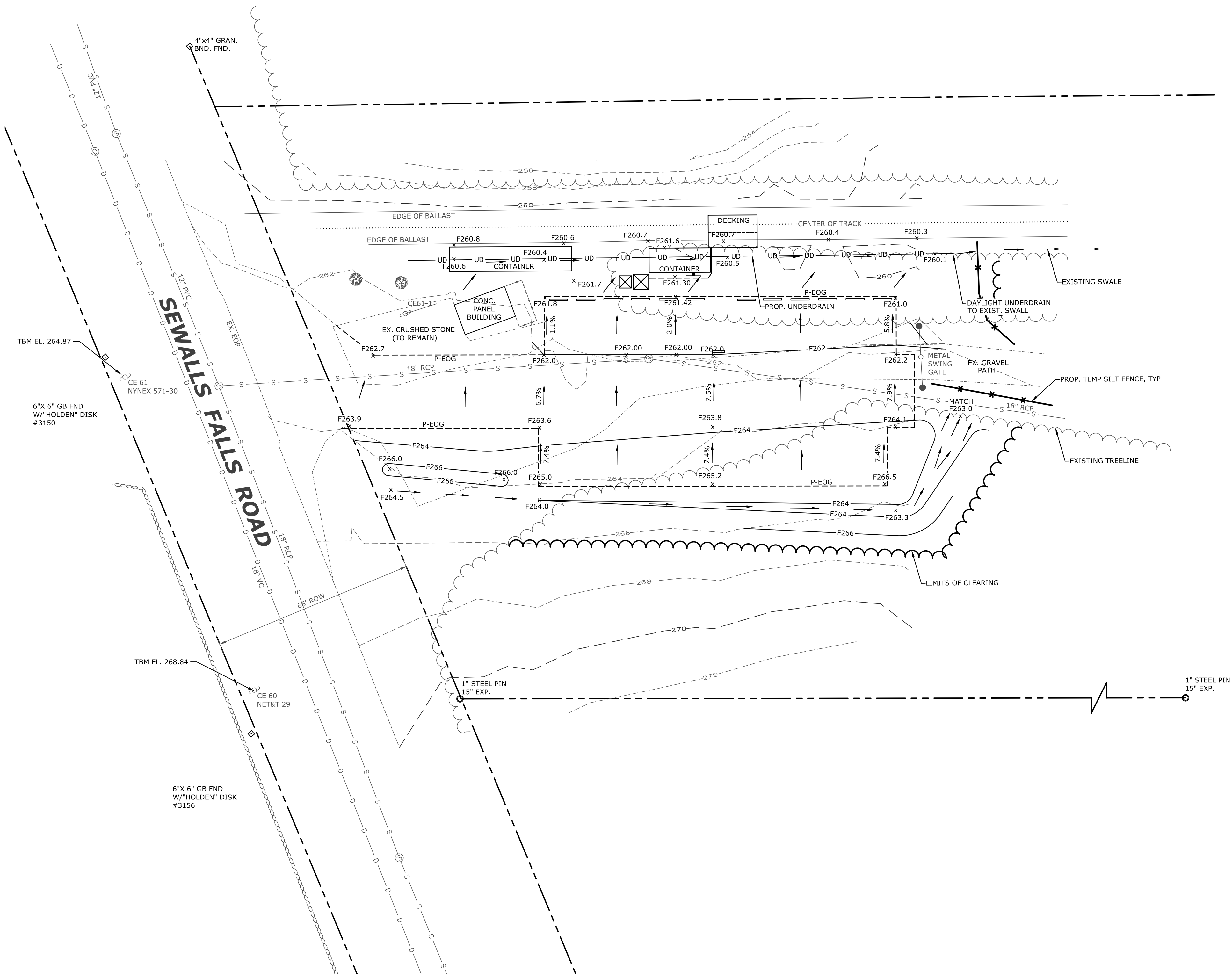
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1	4/30/19	REVISED TO ADD SHIPPING CONTAINERS

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DATE: APR. 2019
PROJ: 19021
SCALE: 1"=20'
SHEET: 3 OF 5

FILE: C:\PROJECTS\19021\19021 SITE PLAN.dwg, BY: Jeff, DATE: 30 Apr 2019 - 2:49pm



CONSTRUCTION NOTES:

1. PRIOR TO CONSTRUCTION, CONTACT DIG SAFE CENTER, TOLL FREE 811, NEW HAMPSHIRE LAW REQUIRES NOTIFICATION AT LEAST THREE BUSINESS DAYS BEFORE DIGGING OPERATIONS START. IN AN EMERGENCY, CALL IMMEDIATELY.
2. LOCATION AND/OR ELEVATIONS OF EXISTING UTILITIES AND STRUCTURES SHOWN ON THIS PLAN SET ARE BASED ON PREVIOUS PLANS AND WHERE POSSIBLE VERIFIED IN THE FIELD. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE EXACT SIZE, LOCATION, DEPTH AND EXISTENCE OF ALL EXISTING UNDERGROUND UTILITIES THAT ARE TO BE ACCESSED OR CROSSED DURING CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING IF ANY UTILITIES ARE FOUND TO BE INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION SHALL BE TAKEN BEFORE PROCEEDING WITH THE WORK.
3. ALL WORK SHALL CONFORM TO THE NHDOT STANDARDS AND SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, THE CITY OF CONCORD 2016 CONSTRUCTION STANDARDS AND DETAILS, AND THE CITY OF CONCORD SITE PLAN REGULATIONS, AND SHALL BE BUILT IN A WORKMAN LIKE MANNER IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS.
4. PRIOR TO THE START OF CONSTRUCTION TEMPORARY FENCING SHALL BE INSTALLED AROUND THE LIMITS OF CLEARING, PRIOR TO CLEARING, TO ENSURE THAT NO ADDITIONAL TREES ARE DAMAGED DURING CONSTRUCTION. IMMEDIATELY AFTER CLEARING HAS OCCURRED, ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE INSTALLED AND SHALL REMAIN IN PLACE AT ALL TIMES DURING CONSTRUCTION, AND UNTIL FINAL STABILIZATION HAS OCCURRED.
6. ALL CONSTRUCTION DEBRIS, INCLUDING STUMPS, SHALL BE REMOVED FROM THE JOB SITE AND DISPOSED OF PROPERLY OFFSITE, UNLESS OTHERWISE APPROVED.
8. THE CONTRACTOR SHALL APPLY FOR AN EXCAVATION PERMIT (AVAILABLE FROM ENGINEERING SERVICES) PER CITY ORDINANCE ARTICLE 5-1-4 FOR WORK WITHIN THE CITY RIGHT-OF-WAY OR ON CITY OWNED PROPERTY. CONTACT THE CITY OF CONCORD ENGINEERING SERVICES DIVISION PRIOR TO CONSTRUCTION TO APPLY FOR THE PERMIT.
9. ALL AREAS DISTURBED DURING CONSTRUCTION, INCLUDING ALL CUT AND FILL SLOPES, SHALL BE PERMANENTLY STABILIZED WITH 4" OF LOAM AND SEED, PER THE TURF ESTABLISHMENT SCHEDULE.

TURF ESTABLISHMENT SCHEDULE:

SEED BED PREPARATION:

1. PLACE 4-INCH (MINIMUM) COMPACTED THICKNESS OF CLEAN SUITABLE LOAM.
2. RAKE OUT LOAM TO FREE SOIL OF DEBRIS AND STONES GREATER THAN 1-INCH IN DIAMETER.
3. FINE GRADE SURFACE AND SUPPLEMENT WITH LOAM WHERE NEEDED TO CREATE A UNIFORM SURFACE.
4. IF NEEDED, APPLY AGRICULTURAL LIMESTONE AT A RATE OF 11-POUNDS PER 1,000 S.F.

SEEDING SPECIFICATIONS:

1. SEED SHALL BE SPREAD UNIFORMLY BY BROADCASTING, DRILLING OR HYDROSEEDING. IF HYDROSEEDING, USE 4-TIMES THE RECOMMENDED RATE OF INOCULANT.
2. SEEDING FOR PERMANENT COVER SHALL OCCUR BETWEEN APRIL 15 AND OCTOBER 1. WHEN SEEDING BETWEEN MAY 15 AND SEPTEMBER 1, ALL AREAS SEEDED SHALL BE MULCHED WITH STRAW OR OTHER ACCEPTABLE MATERIAL AT A RATE OF 2-TONS PER ACRE.
3. SEED MIXTURE FOR LAWN AREAS SHALL CONTAIN 45% TALL FESCUE, 45% CREEPING RED FESCUE AND 10% REDTOP APPLIED AT A RATE OF 4.5-POUNDS PER 1,000 S.F.
4. ALL STEEP SLOPE AREAS (3 : 1 OR STEEPER) SHALL BE HYDROSEEDED WITH A SEED MIXTURE CONTAINING 25% PERENNIAL RYEGRASS, 50% CROWN VETCH AND 25% WILDFLOWER MIX APPLIED AT A RATE OF 4.5 POUNDS PER 1,000 S.F.
5. WETLAND AREAS SHALL BE SEEDED WITH SEPARATE NEW ENGLAND WETMIX.



GRADING & DRAINAGE PLAN

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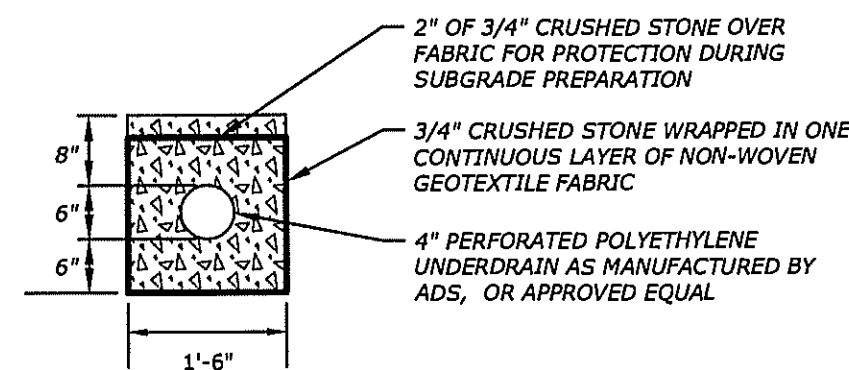
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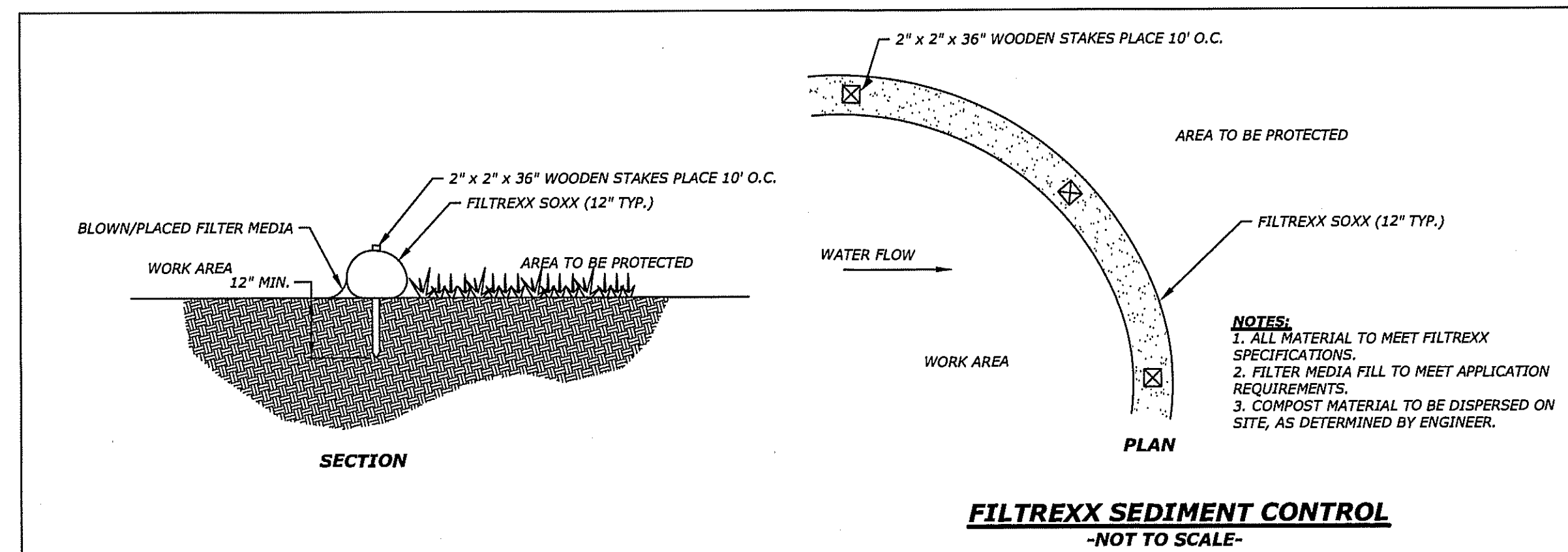
Diagram illustrating the mounting height and components for a sign assembly:

- Mounting Height:** The sign is mounted on a post. The height from the bottom of the sign to the lowest required sign is indicated as **7'-0" TO BOTTOM OF LOWEST REQUIRED SIGN**.
- Sign Components:**
 - SIGN (PER SCHEDULE)**: The main sign panel.
 - SECONDARY SIGN IF NEEDED (PER SCHEDULE)**: An optional secondary sign panel below the main sign.
- Post:** The sign is supported by a **GALVANIZED "U" CHANNEL POST**.
- Foundation:** The post is embedded in a concrete base. The concrete is labeled **4000 PSI CONCRETE**.
- Painting:** The concrete base is to be **PAINT CONCRETE BLACK AFTER CURING AT ASPHALT LOCATION**.
- Minimum Depth:** The concrete base has a minimum depth of **4" MIN.**

The diagram shows two signs. The top sign is a rectangular "RESERVED PARKING" sign with a wheelchair symbol. It has a height dimension of 18" and a width dimension of 12". Below it is a smaller rectangular sign that reads "VAN ACCESSIBLE". Below the "VAN ACCESSIBLE" sign are the codes "R7-8 AND R7-8P". At the bottom of the diagram is the text "VAN ACCESSIBLE SIGN".



1. SILT FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REPAIRS THAT ARE REQUIRED SHALL BE MADE IMMEDIATELY.
2. IF THE FABRIC ON A SILT FENCE SHOULD DECOMPOSE OR BECOME INEFFECTIVE DURING THE EXPECTED LIFE OF THE FENCE, THE FABRIC SHALL BE REPLACED PROMPTLY.
3. SEDIMENT DEPOSITS SHOULD BE INSPECTED AFTER EVERY STORM EVENT. THE DEPOSITS SHOULD BE REMOVED WHEN THEY REACH APPROXIMATELY ONE-THIRD THE HEIGHT OF THE BARRIER.
4. SEDIMENT DEPOSITS THAT ARE REMOVED OR LEFT IN PLACE AFTER THE FABRIC HAS BEEN REMOVED SHALL BE LEFT TO CONFORM WITH THE EXISTING TOPOGRAPHY AND VEGETATED.



FILTREXX SEDIMENT CONTROL
-NOT TO SCALE-

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