



SYMBOL	QTY	BOTANICAL NAME COMMON NAME	SIZE	REMARKS
×	10	PICEA PUNGENS BLUE SPRUCE	7'TO 8'	B&B
$\bigotimes$	12	THUJA O. 'TECHNY' MISSION ARBORVITAE	7'TO 8'	B&B

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

3. 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

4. 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

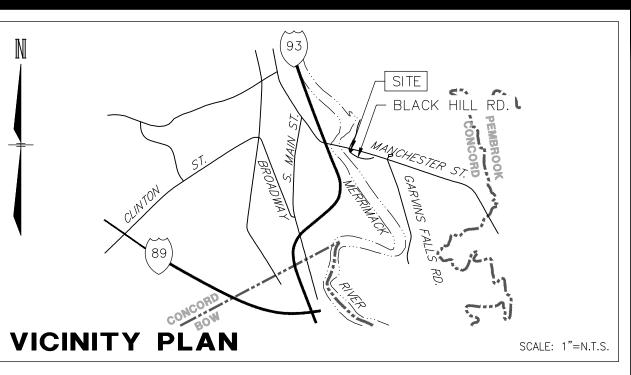
"AMERICAN STANDARDS FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN ASSOCIATION OF

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

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.

9. ALL LANDSCAPED AREAS INCLUDING LAWNS SHALL BE PROVIDED WITH UNDERGROUND IRRIGATION.

11. 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,



# NOTES

1. THE PURPOSE OF THIS PLAN IS TO CONSTRUCT AN 8' X 16' X 9.5'± HIGH REGULATOR BUILDING FOR LIBERTY UTILITIES GAS LINE WITHIN THE CITY OF CONCORD RIGHT OF WAY. 2. CURRENT ZONING IS GWP - GATEWAY PERFORMANCE ZONING DISTRICT.

CONNENT ZONINO 13 OW	CATEMAT I ERI ORMANCE ZONI	
	REQUIRED	PROVIDED
MIN. LOT SIZE:	N/A	N/A
MIN. LOT FRONTAGE:	300'	N/A
MIN. BUILDING SETBAC	CKS:	•
FRONT	25'	N/A
SIDE	25'	29.2'
REAR	25'	N/A
MAX. BUILDING HEIGHT	r: 45'	9.5'
MAX. LOT COVERAGE:	85%	N/A

THE PRINCIPAL USE OF THE PROPOSED STRUCTURE IS AN "ESSENTIAL PUBLIC UTILITY APPURTENENCE," AND FALLS UNDER THE PERMITTED USES IN THE GWP ZONE.

3. THE CONTRACTOR SHALL BID AND PERFORM THE WORK IN ACCORDANCE WITH ALL LOCAL, STATE AND NATIONAL CODES, SPECIFICATIONS, REGULATIONS AND STANDARDS.

- 4. ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS NOTED OTHERWISE.
- 5. 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.
- 6. 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.
- 7. 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.
- 8. THE CONTRACTOR SHALL MAINTAIN EMERGENCY ACCESS TO ALL AREAS AFFECTED BY HIS WORK AT ALL TIMES.
- 9. LIGHTING, SIGNAGE, LANDSCAPING, AND SCREENING SHALL MEET THE REQUIREMENTS OF THE CITY OF CONCORD ZONING ORDINANCE AND SITE PLAN REGULATIONS.
- 10. 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.
- 11. ALL WORK IS TO CONFORM TO CITY OF CONCORD DEPARTMENT OF PUBLIC WORKS STANDARD SPECIFICATIONS.
- 12. IN THE EVENT OF A CONFLICT BETWEEN PLANS, SPECIFICATIONS, AND DETAILS, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY FOR CLARIFICATION.
- 13. IF CONDITIONS AT THE SITE ARE DIFFERENT THAN SHOWN ON THE PLANS, THE ENGINEER SHALL BE NOTIFIED PRIOR TO PROCEEDING WITH THE AFFECTED WORK.
- 14. 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.
- 15. TFMORAN INC. ASSUMES NO LIABILITY FOR WORK PERFORMED WITHOUT AN ACCEPTABLE PROGRAM OF TESTING AND INSPECTION AS APPROVED BY THE ENGINEER OF RECORD.

# SHEET INDEX

SITE LAYOUT AND LANDSCAPING PLAN
DETAIL SHEET
GENERAL STRUCTURAL NOTES
OUNDATION PLAN AND DETAILS

SITE LAYOUT AND LANDSCAPING PLAN **REGULATOR BUILDING** BLACK HILL ROAD, CONCORD, NH PREPARED FOR LIBERTY UTILITIES

# SCALE: 1"=20'

95486.09

# DESCRIPTION DR CK

Civil Engineers Traffic Engineers Land Surveyors Scientists

RRP FB

| 48 Constitution Drive Structural Engineers | Bedford, NH 03110 Phone (603) 472-4488 Landscape Architects Fax (603) 472-9747 l www.tfmoran.com

\_ CK JK CADFILE 95486-09 Site

SHEET 1 OF 3

MARCH 27, 2019