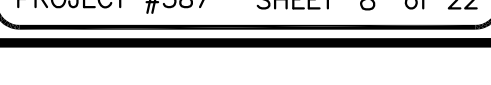
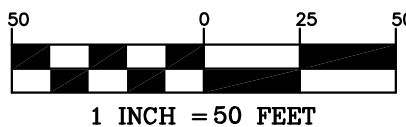


- THE OWNER OF RECORD:
STRATEGIC CONTRACTING COMPANY, LLC
PO BOX 4768
MANCHESTER, NH 03108
BOOK 3621 PAGE 1515
2. THE BOUNDARY INFORMATION SHOWN HEREON IS BASED ON THE RESULT OF A FIELD SURVEY PERFORMED BY PROMISED LAND SURVEY, LLC.
3. EXISTING FEATURES AND TOPOGRAPHY SHOWN HEREON ARE BASED ON AERIAL PHOTOGRAPHY PROVIDED BY EASTERN TOPOGRAPHICS. TOPOGRAPHY WITHIN DENSE WOODS THAT LIES WITHIN PORTIONS OF THE PARCEL PROPOSED FOR DEVELOPMENT HAVE BEEN VERIFIED TO BE ACCURATE THROUGH CONVENTIONAL SURVEY METHODS.
4. THE PURPOSE OF THIS PLAN IS TO SHOW THE LAYOUT OF 13 SINGLE FAMILY UNITS ON THE PROPOSED NEWLY SUBDIVIDED PARCEL 7Z-48.
5. HORIZONTAL DATUM BASED ON NH STATE PLAN NAD83. VERTICAL DATUM IS BASED ON NGVD 1929.
6. JURISDICTIONAL WETLAND BOUNDARIES AS DEPICTED ON THE SHOWN PLAN WERE FIELD VIEWED BY RICHARD KOHLER (CWS #253) OF KOHLER ENVIRONMENTAL, LLC ON A SITE ASSESSMENT PERFORMED ON AUGUST 6, 2019 AND DETERMINED ACCURATE AS DELINEATED.
7. TOTAL AREA OF THE PARCEL IS 1,022,309 SF OR 23.46 ACRES.
8. LOT 072Z-48 IS ZONED OPEN SPACE RESIDENTIAL DISTRICT (RO) PER TOWN OF CONCORD ZONING MAP. THE PROPOSED CLUSTER DEVELOPMENT MEETS THE OPEN SPACE REQUIREMENTS (SEE PHASING AND OPEN SPACE PLAN FOR OPEN SPACE AND DENSITY CALCULATIONS).
9. LOT 072Z-48 PARTIALLY LIES WITHIN THE 100 YEAR FLOOD PLAN PER FLOOD INSURANCE RATE MAP NUMBER 33013C0345E WITH AN EFFECTIVE DATE OF APRIL 19, 2010.
10. A SMALL PORTION OF LOT 072Z-48 LIES WITHIN THE SHORELAND PROTECTION ZONE AND FLOOD HAZARD DISTRICT. THIS IS OUTSIDE OF THE PROJECT AREA.
11. NOTE: NO STRUCTURE MAY BE ERRECTED NOR SHALL ANY ALTERATION OF THE SURFACE CONFIGURATION OF THE LAND BE PERMITTED IN THE FLOOD HAZARD DISTRICT.

1. NATURAL VEGETATIVE BUFFER REQUIREMENTS:
A VEGETATIVE BUFFER SHALL BE PRESERVED AND MAINTAINED WITHIN SEVENTY-FIVE (75) FEET OF THE REFERENCE LINE OF ALL SURFACE WATERS AS LISTED IN SECTION 28-3-3(C), LIMIT OF THE SP DISTRICT OF THIS ORDINANCE.
2. PER THE CONCORD ZONING ORDINANCE THERE IS A 50' NO DISTURBANCE WETLAND BUFFER AS SHOWN.
3. SEE SECTION 28-3-3 FOR ALL REQUIREMENTS.



The seal of the City of Concord, New Hampshire, is circular. It features a central shield with a ship on the left, a rising sun in the center, and a tree on the right. Above the shield is an arm holding a sword. The shield is encircled by the text "CITY OF CONCORD, N. H." and the year "1776" at the bottom.

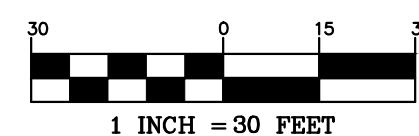


Engineers

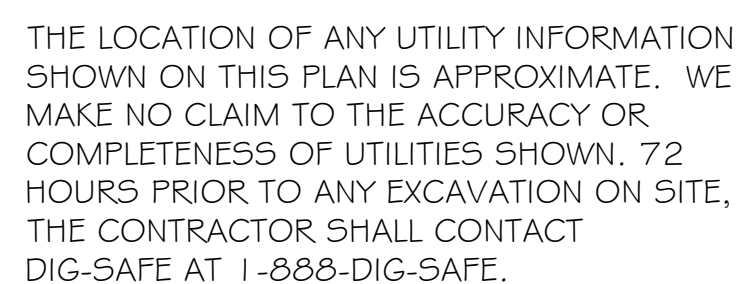
Planners

Surveyors

TheDubayGroup.com

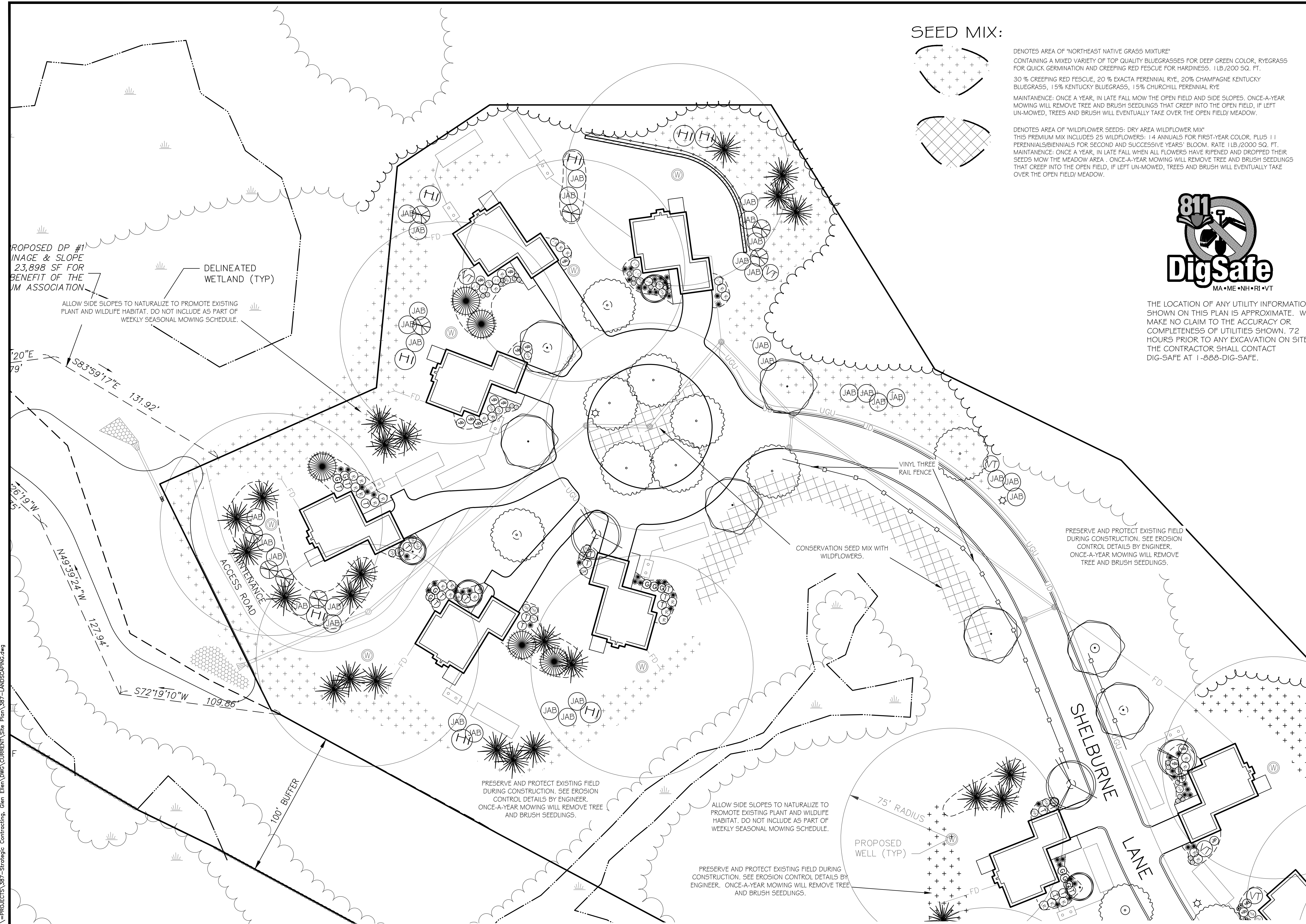
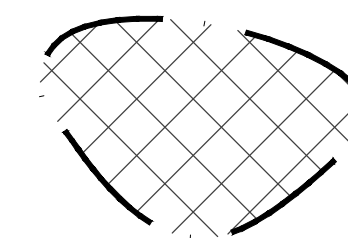


1 INCH = 30 FEET



MAINTENANCE: ONCE A YEAR, IN LATE FALL MOW THE OPEN FIELD AND SIDE SLOPES. ONCE-A-YEAR MOWING WILL REMOVE TREE AND BRUSH SEEDLINGS THAT CREEP INTO THE OPEN FIELD, IF LEFT UN-MOWED, TREES AND BRUSH WILL EVENTUALLY TAKE OVER THE OPEN FIELD/ MEADOW.

DENOTES AREA OF 'WILD'FLOWER SEEDS: DRY AREA WILDFLOWER MIX'
 THIS PREMIUM MIX INCLUDES 25 WILDFLOWERS: 14 ANNUALS FOR FIRST-YEAR COLOR, PLUS 11
 PERENNIALS/BIBENNIALS FOR SECOND AND SUCCESSIVE YEARS' BLOOM. RATE 1 LB./2000 SQ. FT.
 MAINTENANCE: ONCE A YEAR, IN LATE FALL WHEN ALL FLOWERS HAVE RIPENED AND DROPPED THEIR
 SEEDS MOW THE MEADOW AREA. ONCE-A-YEAR MOWING WILL REMOVE TRAIL AND BRUSH SEEDLINGS
 THAT CREEP INTO THE OPEN FIELD, IF LEFT UN-MOWED, TREES AND BRUSH WILL EVENTUALLY TAKE
 OVER THE OPEN FIELD/ MEADOW.

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DRAWN BY: REK
CHECKED BY: DGM
DATE: JULY 17, 2019
SCALE: 1"=30'
FILE: 387-LANDSCAPING
DEED REF: -

PROJECT:

GLEN ELLEN - PHASE II

MAP 07Z, LOT 48
HOIT ROAD
CONCORD, NH

—FO

**STRATEGIC CONTRACTING
COMPANY, LLC**
PO BOX 4766
MANCHESTER, NH 03108

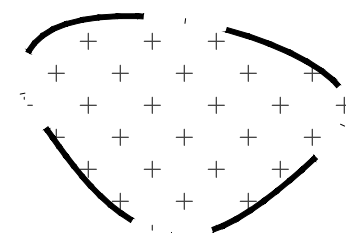
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**LANDSCAPE
PLAN-1**

PROJECT #387 SHEET 10 of 22

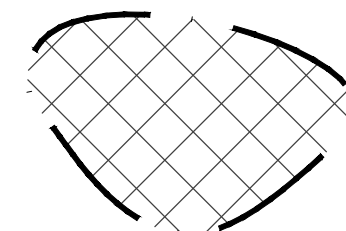


SEED MIX:

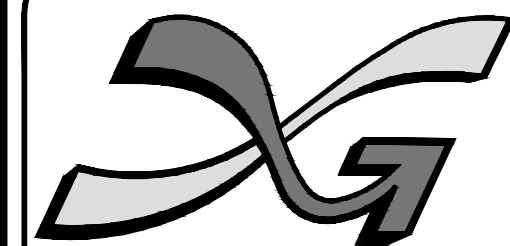


DENOTES AREA OF "NORTHEAST NATIVE GRASS MIXTURE"
 CONTAINING A MIXED VARIETY OF TOP QUALITY BLUEGRASSES FOR DEEP GREEN COLOR, RYEGRASS
 FOR QUICK GERMINATION AND CREEPING RED FESCUE FOR HARDINESS. 1 LB./200 SQ. FT.
 30% CREEPING RED FESCUE, 20% EXACTA PERENNIAL RYE, 20% CHAMPAGNE KENTUCKY
 BLUEGRASS, 15% KENTUCKY BLUEGRASS, 15% CHURCHILL PERENNIAL RYE

MAINTENANCE: ONCE A YEAR, IN LATE FALL MOW THE OPEN FIELD AND SIDE SLOPES. ONCE-A-YEAR MOWING WILL REMOVE TREE AND BRUSH SEEDLINGS THAT CREEP INTO THE OPEN FIELD, IF LEFT UN-MOWED, TREES AND BRUSH WILL EVENTUALLY TAKE OVER THE OPEN FIELD/ MEADOW.



DENOTES AREA OF "WILDFLOWER SEEDS: DRY AREA WILDFLOWER MIX"
 THIS PREMIUM MIX INCLUDES 25 WILDFLOWERS: 14 ANNUALS FOR FIRST-YEAR COLOR, PLUS 11
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 SEEDS MOW THE MEADOW AREA . ONCE-A-YEAR MOWING WILL REMOVE TREE AND BRUSH SEEDLINGS
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 OVER THE OPEN FIELD/ MEADOW.

**The Dubai Group, Inc.**

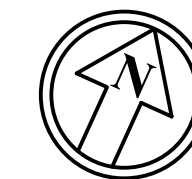
84 Range Road
Windham, NH 03087
603-458-6462

Engineers

Planners

Surveyors

TheDubayGroup.com



DRAWN BY: REK
CHECKED BY: DGM
DATE: JULY 17, 2019
SCALE: 1"=30'
FILE: 387-LANDSCAPING
DEED REF: _____

PROJECT:

**GLEN ELLEN -
PHASE II**

MAP 07Z, LOT 48
HOIT ROAD
CONCORD, NH

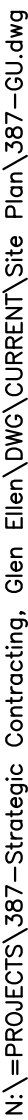
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**STRATEGIC CONTRACTING
COMPANY, LLC**
PO BOX 4766
MANCHESTER, NH 03108

SHEET TITLE:

**LANDSCAPE
PLAN-2**

PROJECT #387 SHEET 11 of 22



CONSTRUCTION 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 THEIRSELF WITH THE SITE AND ALL EXISTING CONDITIONS SURROUNDING IT AND THEREON.
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 AND THE CITY OF CONCORD SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION BE AGREED TO BY THE ENGINEER AND THE TOWN OF CONCORD 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. ALL MANHOLES IN PAVEMENT SHALL HAVE RIMS SET TO FINISH GRADE REGARDLESS OF ANY ELEVATIONS OTHERWISE SHOWN.
6. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR CONDUIT AND WIRING TO ALL SIGNS AND LIGHTS. CONDUIT TO BE A MINIMUM OF 24" BELOW FINISH GRADE.
7. VERIFY UTILITY CONNECTIONS TO BUILDING WITH ARCHITECTURAL DRAWINGS.
8. COORDINATE WITH MECHANICAL AND PLUMBING PLANS FOR THE WATER SERVICE PIPE SIZE AND TYPE.
9. ALL EXCAVATIONS SHALL BE THOROUGHLY SECURED ON A DAILY BASIS BY THE CONTRACTOR AT THE COMPLETION OF CONSTRUCTION OPERATIONS IN THE IMMEDIATE AREA.
10. LIMITS OF WORK ARE SHOWN AS APPROXIMATE. THE CONTRACTOR SHALL COORDINATE ALL WORK TO PROVIDE SMOOTH TRANSITIONS. THIS INCLUDES GRADING, PAVEMENT, CURBING, AND ALIGNMENTS.
11. 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 AND THE TOWN OF MILFORD.
12. SEE DETAILS FOR DRAINAGE SPECIFICATIONS
13. CONTRACTOR TO DAYLIGHT FOUNDATION/ROOF DRAINS TO THE PROPOSED CLOSED DRAINAGE SYSTEM OR TOE OF SLOPE WHERE POSSIBLE.
14. FURNISH AND INSTALL EROSION AND SEDIMENTATION CONTROL SYSTEMS PER N.H.D.E.S. REQUIREMENTS -- SEE DETAILS.
15. ALL FILL AREAS MUST CONSIST OF SUITABLE MATERIALS AND BE INSTALLED IN 1 FOOT LIFTS WITH COMPACTION MEETING THE CITY OF CONCORD REQUIREMENTS.



The Dubai Group, Inc.

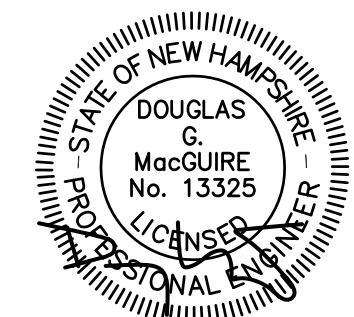
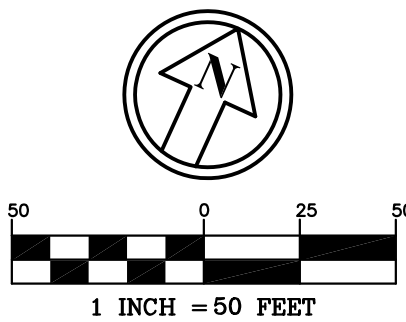
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PROJECT:

GLEN ELLEN - PHASE II

MAP 07Z, LOT 48
HOIT ROAD
CONCORD, NH

FOR

**STRATEGIC CONTRACTING
COMPANY, LLC**
PO BOX 4766
MANCHESTER, NH 03108

SHEET TITLE:

GRADING, DRAINAGE, & UTILITIES PLAN

PROJECT #387 SHEET 13 of 22