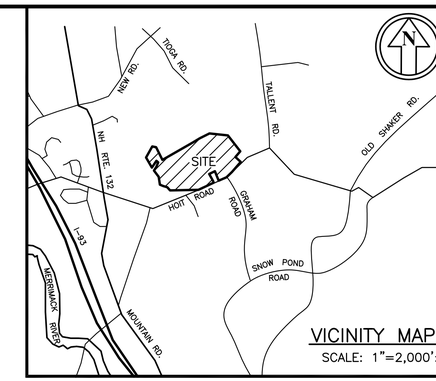


VICINITY MAP:
SCALE: 1"=2,000'±

OPEN SPACE CALCULATIONS:

REQUIREMENT OF OPEN SPACE:

TOTAL PARCEL AREA = 4,848,842 S.F. (111.314 AC)
60% OF TOTAL PARCEL = 4,848,842 S.F. X .60 = 2,909,305 S.F. (66.788 AC.)
OPEN SPACE REQUIRED = 2,909,305 S.F. (66.788 AC.)
OPEN SPACE PROVIDED = 3,366,225 S.F. (77.278 AC.) OR 69.4% PROVIDED

PROPERTIES OF OPEN SPACE PER CITY REQUIREMENTS:

BUILDABLE OPEN SPACE:

TOTAL REQUIRED OPEN SPACE = 2,909,305 S.F. (66.788 AC.)
40% OF REQUIRED OPEN SPACE = 2,909,305 S.F. X .40 = 1,163,722 S.F. (26.715 AC.)

TOTAL PROVIDED OPEN SPACE = 3,366,225 S.F.
−595,557 S.F. (<15% SLOPES)
−593,506 S.F. (WETLANDS)
−188,766 S.F. (100−YR FLOODZONE)
1,988,396 S.F.

BUILDABLE OPEN SPACE REQUIRED = 1,163,722 S.F. (26.715 AC.)
BUILDABLE OPEN SPACE PROVIDED = 1,988,396 S.F. OR 68.3%

CONTIGUOUS BUILDABLE OPEN SPACE:

TOTAL REQUIRED BUILDABLE OPEN SPACE = 1,163,722 S.F.
50% OF REQUIRED BUILDABLE OPEN SPACE = 1,163,722 S.F. X .50 = 581,861 S.F. (13.357 AC.)

CONTIGUOUS BUILDABLE OPEN SPACE REQUIRED = 581,861 S.F. (13.357 AC.)
CONTIGUOUS BUILDABLE OPEN SPACE PROVIDED = 597,708 S.F. (13.721 AC.) − ("A")
397,260 S.F. (9.119 AC.) − ("B")
48,664 S.F. (1.117 AC.) − ("C")
238,769 S.F. (5.481 AC.) − ("D")
702,847 S.F. (16.135 AC.) − ("E")

CONTIGUOUS BUILDABLE OPEN SPACE PROVIDED AREA "B" RECTANGLE 243,164 S.F. (5.582 AC.)
AREA "E" RECTANGLE 348,100 S.F. (7.991 AC.)
TOTAL = 591,264 S.F. (13.573 AC.) OR 51%

DENSITY CALCULATIONS:

TOTAL LOT AREA = 4,389,547 S.F.
−599,445 S.F. (WETLANDS)
−188,473 S.F. (100−YR FLOODZONE)
−980,305 S.F. (<15% SLOPES)
2,621,324 S.F.

BUILDABLE AREA = 2,621,324 S.F. OR 60.17 ACRES

MAXIMUM DENSITY FOR CLUSTER DEVELOPMENT IN RO DISTRICT:
0.5 UNITS/ ACRE OF BUILDABLE LAND
60.17 ACRES X 0.5/ ACRE BUILDABLE LAND = 30.09 OR 30 UNITS

The Dubay Group, Inc.
84 Range Road
Windham, NH 03087
603-458-6462

Engineers
Planners
Surveyors
TheDubayGroup.com

200 0 100 200
1 INCH =200 FEET

STATE OF NEW HAMPSHIRE
DOUGLAS G. MacGUIRE
No. 13325
LICENSED
PROFESSIONAL ENGINEER

REVISIONS:

REV:	DATE:	COMMENT:	BY:
1	8/30/19	REVS. PER CITY COMMENTS	SJK

DRAWN BY: SJK
CHECKED BY: DGM
DATE: JULY 17, 2019
SCALE: 1"=200'
FILE: 387−PHASING
DEED REF: −

PROJECT:

GLEN ELLEN - PHASE II
MAP 07Z, LOT 48
HOIT ROAD
CONCORD, NH

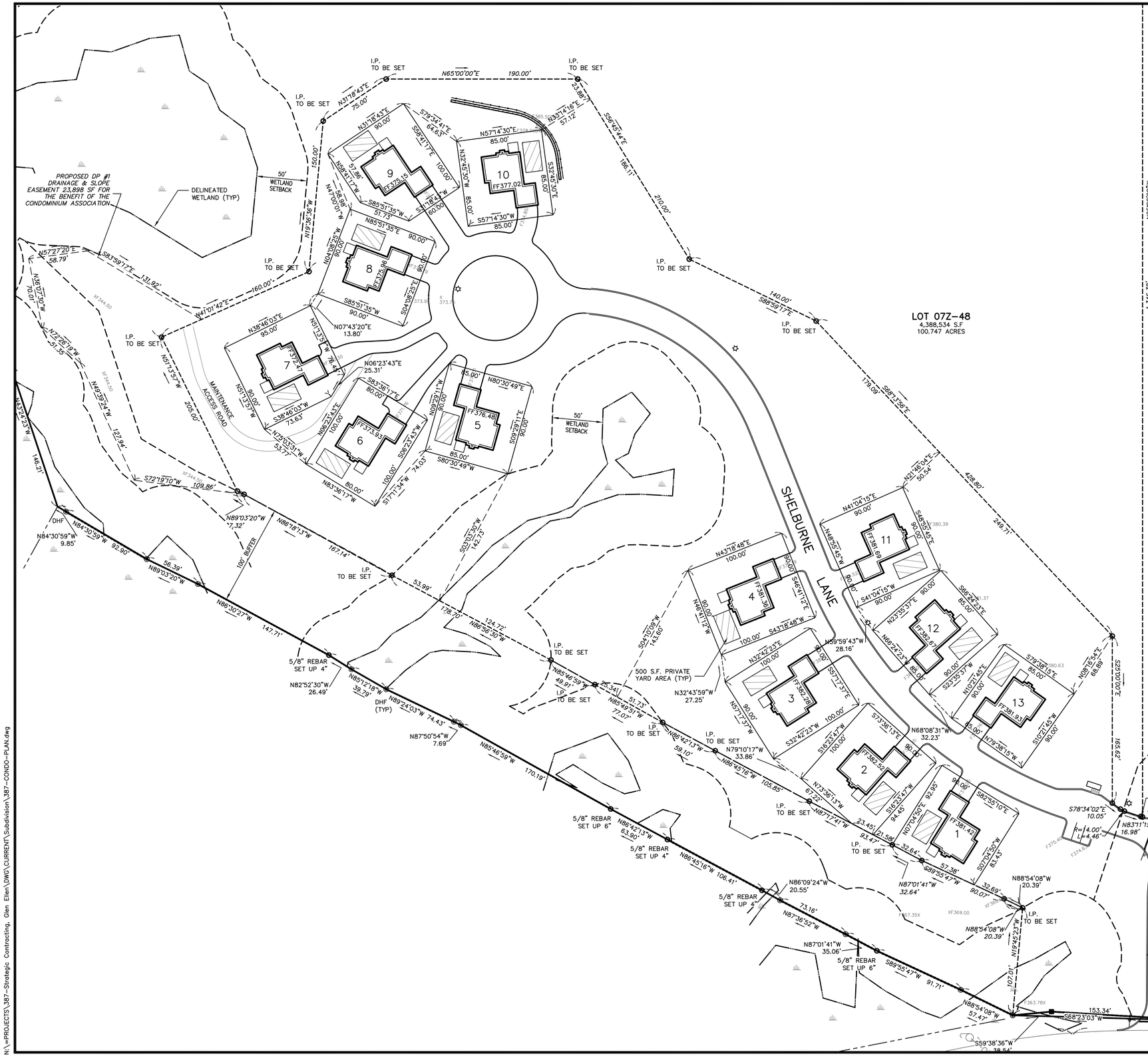
FOR

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

SHEET TITLE:

PHASING AND OPEN SPACE PLAN

N:\=PROJECTS\387−Strategic Contracting, Glen Ellen\DWG\CURRENT\Site Plan\387−PHASING.dwg



NOTES:

1. THE OWNER OF RECORD:

   STRATEGIC CONTRACTING COMPANY, LLC
   PO BOX 4766
   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 REVIEWED 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 23.469 ACRES.

8. LOT 07Z-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 07Z-48 PARTIALLY LIES WITHIN THE 100 YEAR FLOOD PLAIN PER FLOOD INSURANCE RATE MAP NUMBER 33013C0345E WITH AN EFFECTIVE DATE OF APRIL 19, 2010.

10. A SMALL PORTION OF LOT 07Z-48 LIES WITHIN THE SHORELAND PROTECTION ZONE AND FLOOD HAZARD DISTRICT. THIS IS OUTSIDE OF THE PROJECT AREA.

11. NOTE: NO STRUCTURE MAY BE ERECTED NOR SHALL ANY ALTERATION OF THE SURFACE CONFIGURATION OF THE LAND BE PERMITTED IN THE FLOOD HAZARD DISTRICT.

SHORELAND PROTECTION 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), LIMITS 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.

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 plat is limited to lots as shown.
Clerk — Chair

The Dubay Group, Inc.
84 Range Road
Windham, NH 03087
603-458-6462
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Surveyors
TheDubayGroup.com

50 0 25 50
1 INCH = 50 FEET

STATE OF NEW HAMPSHIRE
DOUGLAS G. MacGUIRE
No. 13325
LICENSED
PROFESSIONAL ENGINEER

REVISIONS:

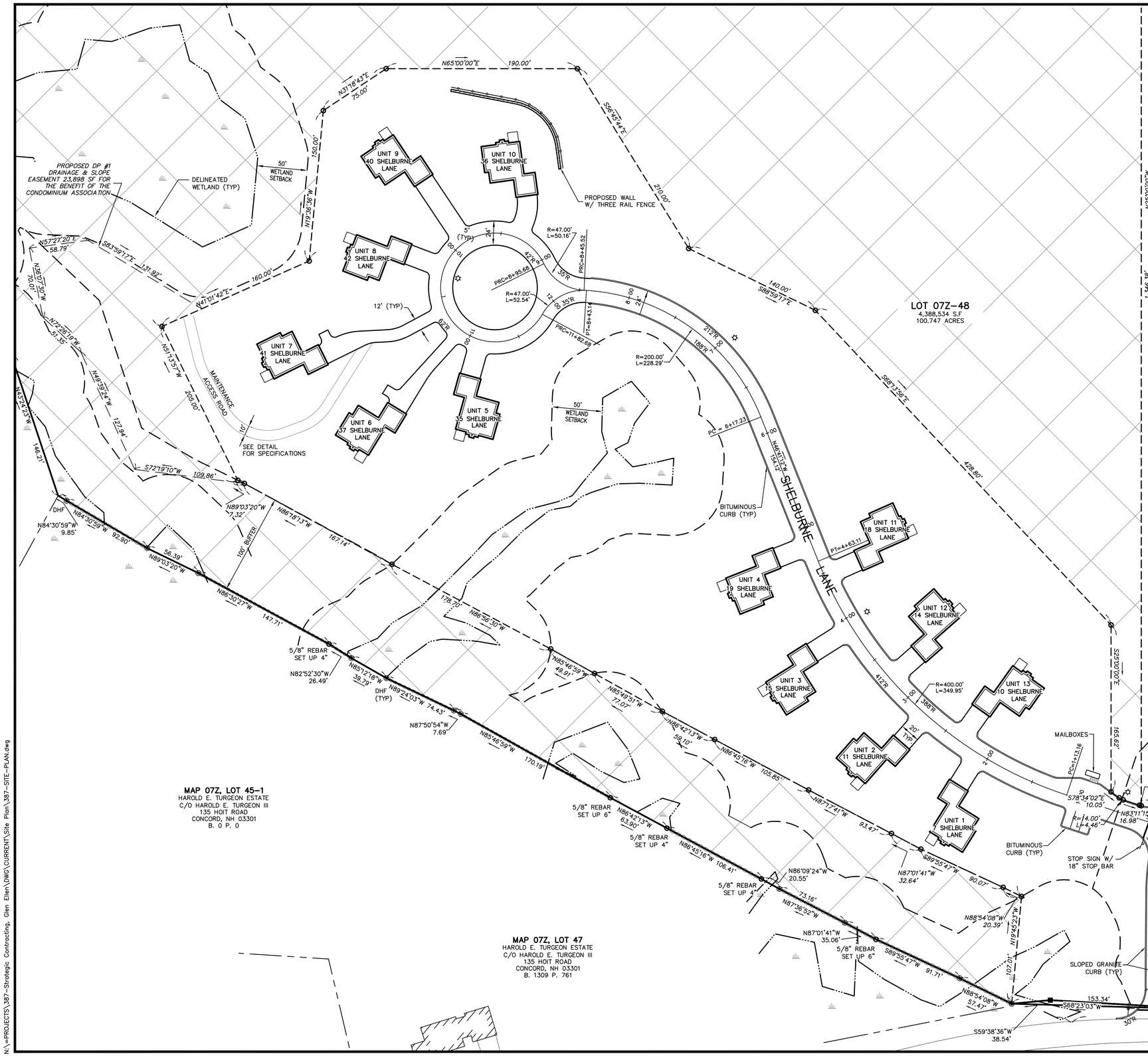
REV:	DATE:	COMMENT:	BY:
1	8/30/19	REVS. PER CITY COMMENTS	SJK

DRAWN BY: JMM
CHECKED BY: DGM
DATE: JULY 17, 2019
SCALE: 1"=50'
FILE: 387-CONDO-PLAN
DEED REF: –

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:
CONDOMINIUM PLAN

N:\=PROJECTS\387-Strategic Contracting, Glen Ellen\DWG\CURRENT\Subdivision\387-CONDO-PLAN.dwg



NOTES:

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   STRATEGIC CONTRACTING COMPANY, LLC
   PO BOX 4766
   MANCHESTER, NH 03108
   BOOK 3621 PAGE 1515

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4. THE PURPOSE OF THIS PLAN IS TO SHOW THE CONSTRUCTION OF A 13 UNIT CLUSTER DEVELOPMENT AND 1 OPEN SPACE LOT ON THE REFERENCED PARCEL.
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 REVIEWED 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 4,388,534 SF OR 100.747 ACRES.
8. LOT 07Z–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 07Z–48 PARTIALLY LIES WITHIN THE 100 YEAR FLOOD PLAIN PER FLOOD INSURANCE RATE MAP NUMBER 33013C0345E WITH AN EFFECTIVE DATE OF APRIL 19, 2010.
10. A SMALL PORTION OF LOT 07Z–48 LIES WITHIN THE SHORELAND PROTECTION ZONE AND FLOOD HAZARD DISTRICT. THIS IS OUTSIDE OF THE PROJECT AREA.
11. NOTE: NO STRUCTURE MAY BE ERECTED NOR SHALL ANY ALTERATION OF THE SURFACE CONFIGURATION OF THE LAND BE PERMITTED IN THE FLOOD HAZARD DISTRICT.
12. ALL WORK TO BE DONE IN CONFORMANCE WITH THE CITY OF CONCORD REGULATIONS. ALL ROADS, STRUCTURES, AND DRAINAGE TO MEET CITY OF CONCORD SPECIFICATIONS.
13. IN THE EVENT ACCUMULATIONS OF WINTER SNOW VOLUMES EXCEED ON–SITE STORAGE CAPACITIES, EXCESS VOLUMES OF SNOW SHALL BE REMOVED FROM SITE.
14. THE PROJECT WILL REQUIRE A MANDATORY PRE–CONSTRUCTION MEETING, PRIOR TO ANY WORK.
15. ALL GRASS AND LANDSCAPED AREA MAINTENANCE SHALL BE PERFORMED WITH JUDICIOUS USE OF ORGANIC PESTICIDES, HERBICIDES, AND FERTILIZERS, ALL OF WHICH SHALL BE APPLIED BY A LICENSED APPLICATOR.
16. SEE ARCHITECTURAL PLANS FOR WALKWAYS AND OTHER FEATURES AT THE BUILDINGS, CONTRACTOR TO PERFORM THIS WORK AS DIRECTED BY THE OWNER.
17. ALL WORK PERFORMED SHALL BE IN ACCORDANCE WITH THE CITY OF CONCORD'S CONSTRUCTION STANDARDS AND DETAILS, LATEST EDITION.
18. THIS PROJECT WILL REQUIRE:
    STREET EXCAVATION PERMIT
    DRIVEWAY PERMIT
    DEMOLITION PERMIT
19. THERE SHALL BE A MINIMUM OF 50 FT SEPARATION BETWEEN BUILDINGS AND EACH UNIT SHALL HAVE A 500 SQUARE FOOT PRIVATE YARD AREA.
20. ALL PROPOSED HOMES IN THE CLUSTER DEVELOPMENT SHALL HAVE RESIDENTIAL SPRINKLER SYSTEMS MEETING THE REQUIREMENTS OF THE CONCORD FIRE DEPARTMENT.
21. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF CONCORD'S CONSTRUCTION STANDARDS AND DETAILS (LATEST EDITION).
22. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND IN ACCORDANCE WITH SECTION 25.02(1) OF THE SITE PLAN REGULATIONS.
23. UPON COMPLETION OF CONSTRUCTION THE CONTRACTOR SHALL SUBMIT AS–BUILT DRAWINGS TO THE ENGINEERING SERVICES DIVISION.
24. THE CONTRACTOR SHALL SET UP A PRECONSTRUCTION MEETING WITH THE ENGINEERING SERVICES DIVISION TO DISCUSS CONSTRUCTION REQUIREMENTS, SITE INSPECTIONS, ASSOCIATED FEES, SCHEDULES, ETC.
25. THE CONTRACTOR SHALL OBTAIN A DRIVEWAY PERMIT FROM THE ENGINEERING SERVICES DIVISION FOR THE PROPOSED DRIVEWAY.
26. CONDOMINIUM DEVELOPMENT WILL BE SERVICED BY INDIVIDUAL TRASH/RECYCLING PICKUP.

The Dubay Group, Inc.
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50 0 25 50
1 INCH = 50 FEET

STATE OF NEW HAMPSHIRE
DOUGLAS G. MacGUIRE
No. 13325
LICENSED
PROFESSIONAL ENGINEER

REVISIONS:

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1	8/30/19	REVS. PER CITY COMMENTS	SJK

DRAWN BY:	JMM
CHECKED BY:	DGM
DATE:	JULY 17, 2019
SCALE:	1"=50'
FILE:	387–SITE–PLAN
DEED REF:	–

PROJECT:

GLEN ELLEN - PHASE II
MAP 07Z, LOT 48
HOIT ROAD
CONCORD, NH

FOR

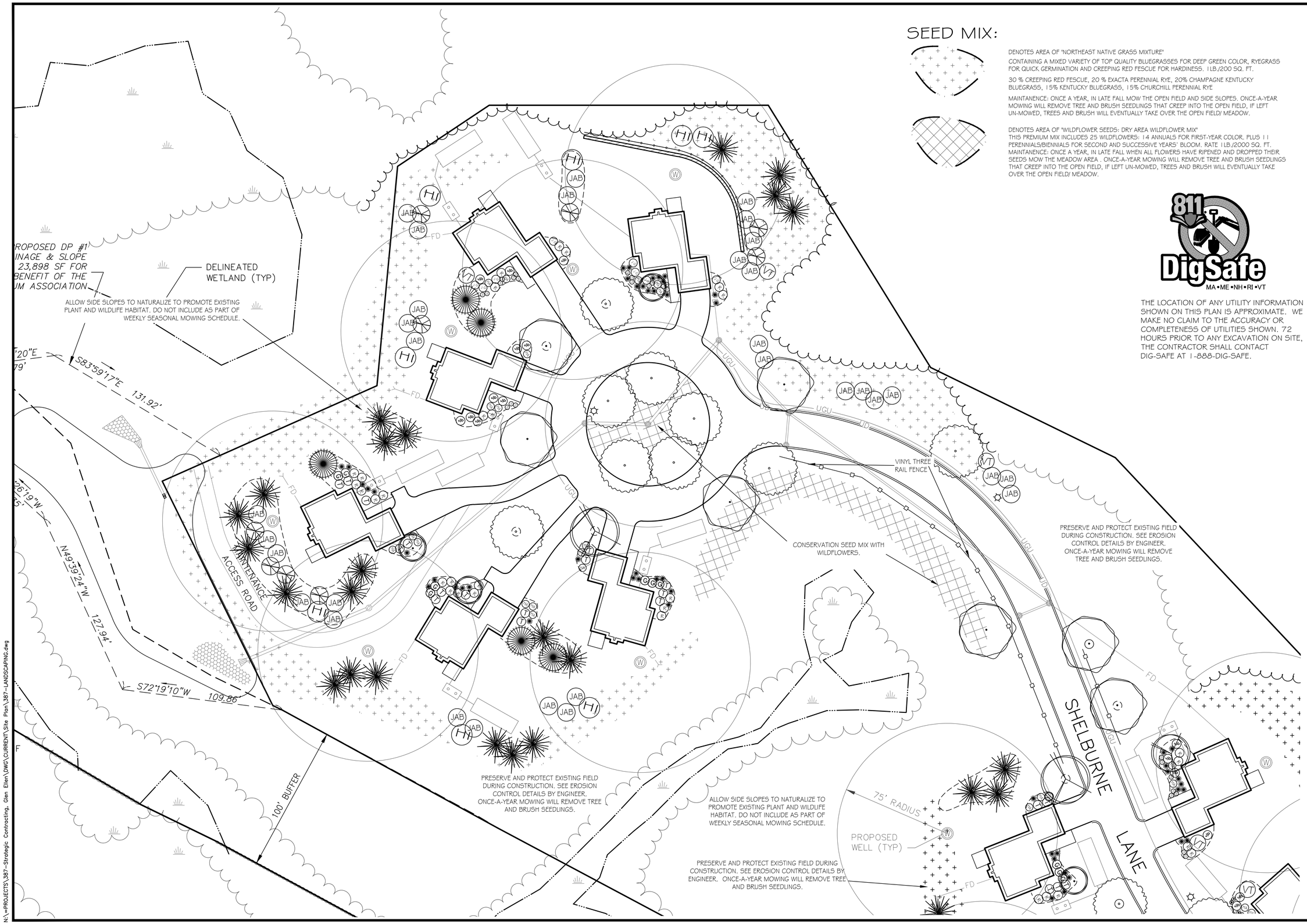
STRATEGIC CONTRACTING COMPANY, LLC
PO BOX 4766
MANCHESTER, NH 03108

SHEET TITLE:

SITE PLAN

PROJECT #387 SHEET 9 of 22

N:\=PROJECTS\387–Strategic Contracting, Glen Ellen\DWG\CURRENT\Site Plan\387–SITE–PLAN.dwg



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. 1LB./200 SQ. FT.

30 % CREEPING RED FESCUE, 20 % EXACTA PERENNIAL RYE, 20% CHAMPAGNE KENTUCKY BLUEGRASS, 15% KENTUCKY BLUEGRASS, 15% CHURCHILL PERENNIAL RYE

MAINTANENCE: 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 PERENNIALS/BIENNIALS FOR SECOND AND SUCCESSIVE YEARS' BLOOM. RATE 1LB./2000 SQ. FT.
MAINTANENCE: 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 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.

811 DigSafe
MA • ME • NH • RI • VT

THE LOCATION OF ANY UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. WE MAKE NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UTILITIES SHOWN. 72 HOURS PRIOR TO ANY EXCAVATION ON SITE, THE CONTRACTOR SHALL CONTACT DIG-SAFE AT 1-888-DIG-SAFE.

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30 0 15 30
1 INCH = 30 FEET

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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

FOR

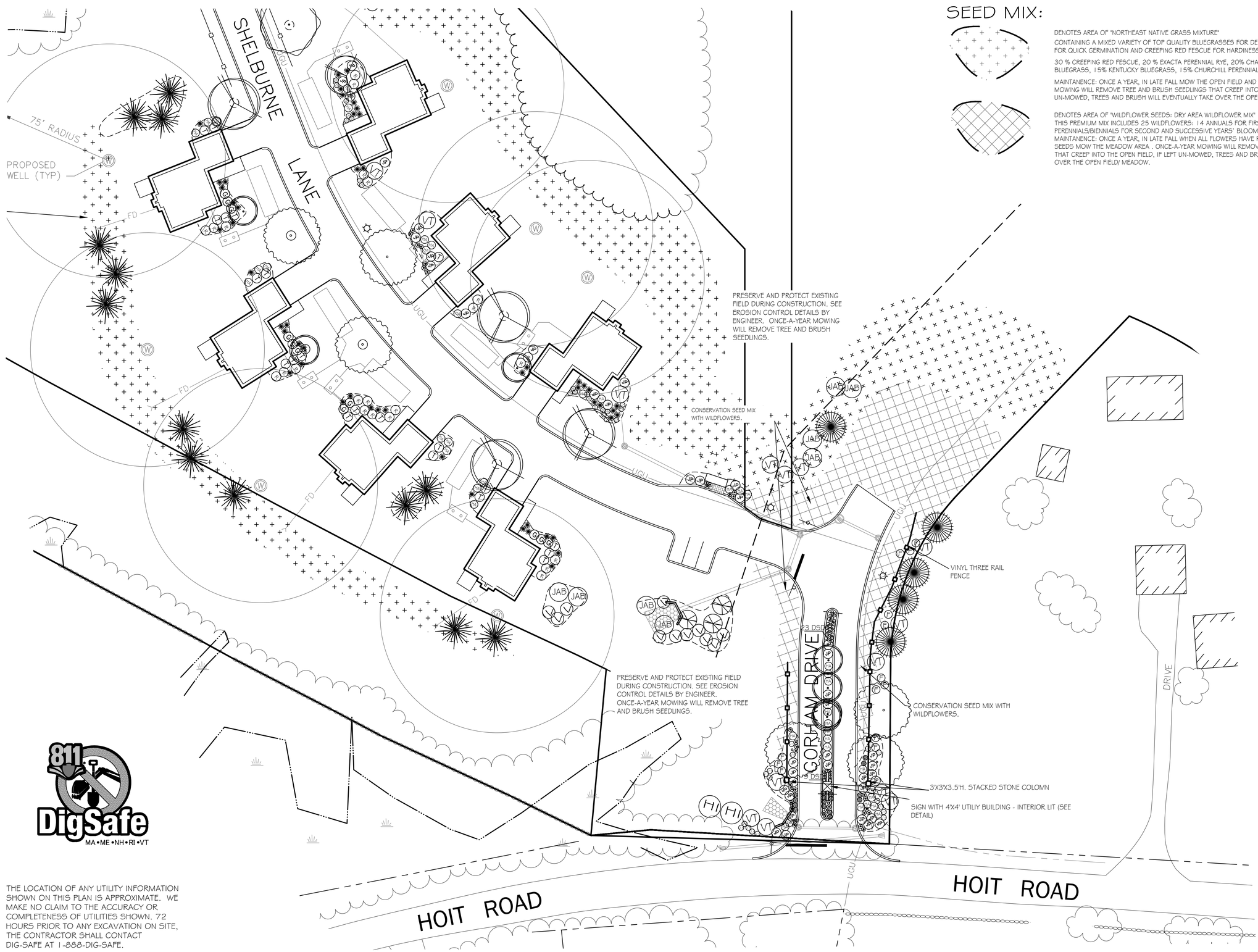
STRATEGIC CONTRACTING COMPANY, LLC
PO BOX 4766
MANCHESTER, NH 03108

SHEET TITLE:

LANDSCAPE PLAN-1

PROJECT #387 SHEET 10 of 22

N:\=PROJECTS\387-Strategic Contracting, Glen Ellen\DWG\CURRENT\Site Plan\387-LANDSCAPING.dwg



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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. 1LB./200 SQ. FT.

30 % CREEPING RED FESCUE, 20 % EXACTA PERENNIAL RYE, 20% CHAMPAGNE KENTUCKY BLUEGRASS, 15% KENTUCKY BLUEGRASS, 15% CHURCHILL PERENNIAL RYE

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30 0 15 30
1 INCH = 30 FEET

REVISIONS:

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FILE: 387-LANDSCAPING
DEED REF: -

PROJECT:

GLEN ELLEN - PHASE II
MAP 07Z, LOT 48
HOIT ROAD
CONCORD, NH

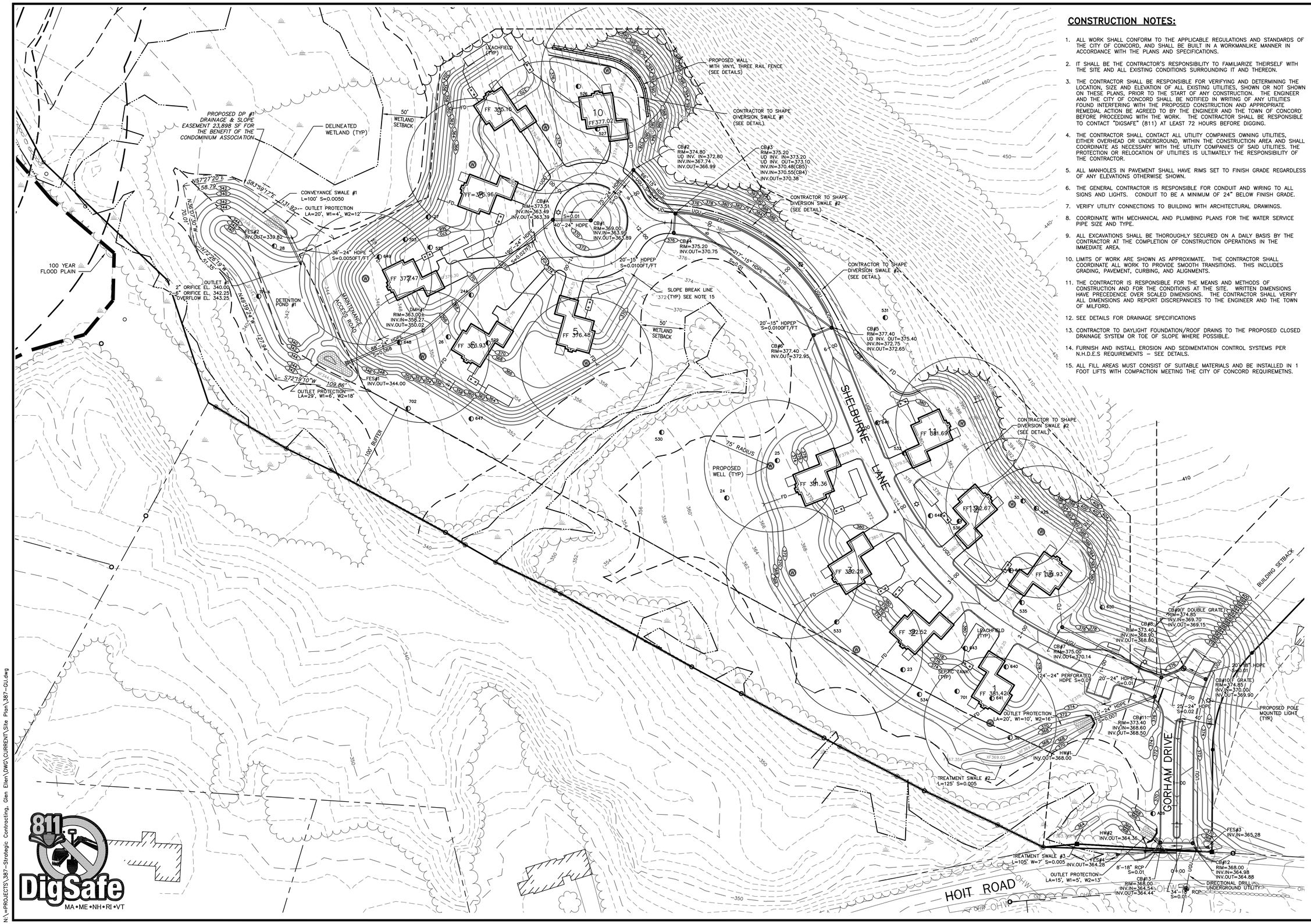
FOR

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

SHEET TITLE:

LANDSCAPE PLAN-2

N:\=PROJECTS\387-Strategic Contracting, Glen Ellen\DWG\CURRENT\Site Plan\387-LANDSCAPING.dwg



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 REQUIREMETNS.

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50 0 25 50
1 INCH = 50 FEET

STATE OF NEW HAMPSHIRE — DOUGLAS G. MacGUIRE No. 13325 — LICENSED PROFESSIONAL ENGINEER

REVISIONS:

REV:	DATE:	COMMENT:	BY:
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DEED REF:	–

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

N:\=PROJECTS\387-Strategic Contracting, Glen Ellen\DWG\CURRENT\Site Plan\387-GU.dwg