

"VINTAGE ESTATES - PHASE I" 22 LOT SINGLE-FAMILY SUBDIVISION

NOVEMBER 14, 2014

NOTES

1. BETWEEN THE PROCESS OF RECORDING THESE SUBDIVISION PLANS IN 2015 AND AMENDING THEM IN 2016, THE TAX MAP AND LOT NUMBERS IN THE CITY OF CONCORD WERE CHANGED. BELOW IS A CHART SHOWING THE TAX MAP AND LOT NUMBERS FOR THIS PROJECT FOR BOTH 2015 AND 2016.

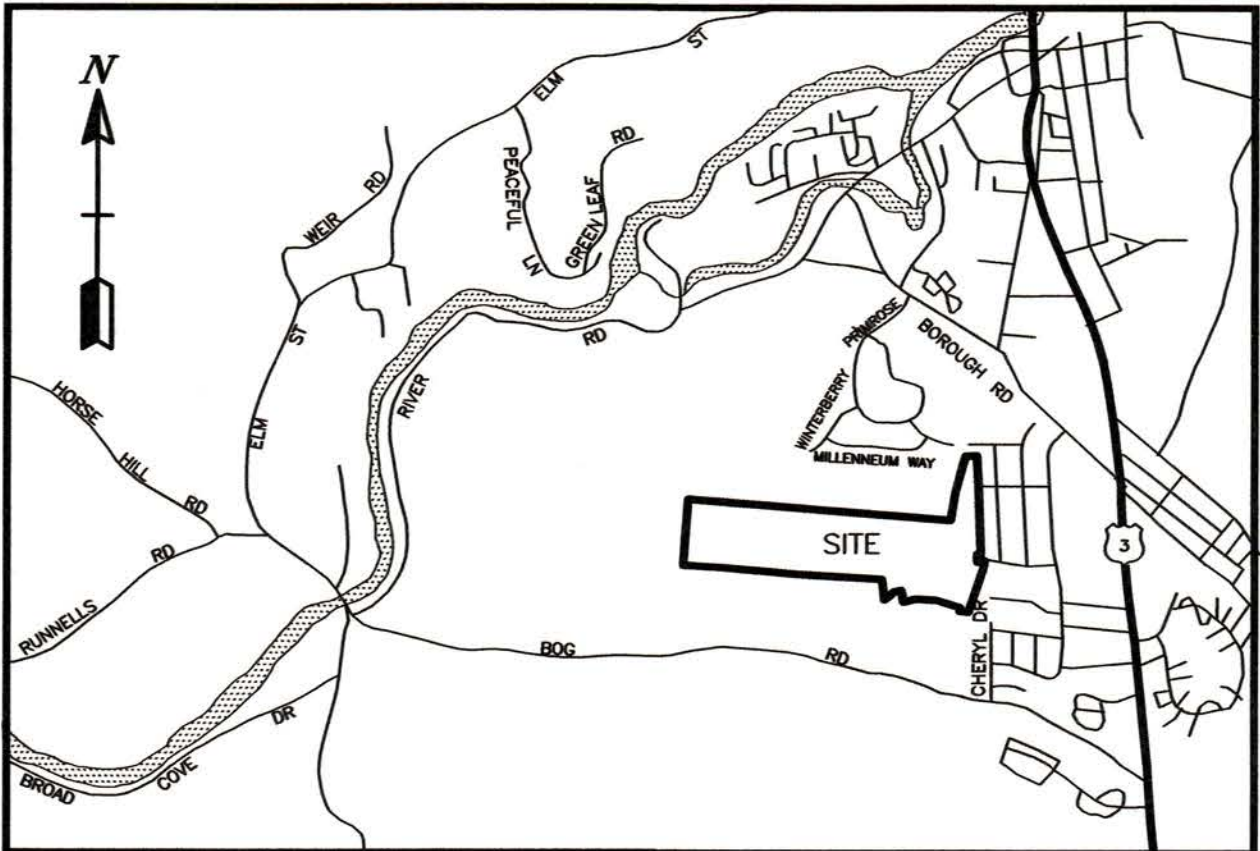
TAX MAP 193P LOT 117 IS NOW TAX MAP 193P LOT 54 (IN PENACOOK)
TAX MAP 193P LOT 117 IS NOW TAX MAP 193Z LOT 1 (IN CONCORD)
TAX MAP 193P LOT 95 IS NOW TAX MAP 193P LOT 54.1
TAX MAP 193P LOT 96 IS NOW TAX MAP 193P LOT 54.2
TAX MAP 193P LOT 97 IS NOW TAX MAP 193P LOT 54.3
TAX MAP 193P LOT 98 IS NOW TAX MAP 193P LOT 54.4
TAX MAP 193P LOT 99 IS NOW TAX MAP 193P LOT 54.5
TAX MAP 193P LOT 100 IS NOW TAX MAP 193P LOT 54.6
TAX MAP 193P LOT 101 IS NOW TAX MAP 193P LOT 54.7
TAX MAP 193P LOT 102 IS NOW TAX MAP 193P LOT 54.8
TAX MAP 193P LOT 103 IS NOW TAX MAP 193P LOT 54.9
TAX MAP 193P LOT 104 IS NOW TAX MAP 193P LOT 54.10
TAX MAP 193P LOT 105 IS NOW TAX MAP 193P LOT 54.14
TAX MAP 193P LOT 106 IS NOW TAX MAP 193P LOT 54.15
TAX MAP 193P LOT 107 IS NOW TAX MAP 193P LOT 54.16
TAX MAP 193P LOT 108 IS NOW TAX MAP 193P LOT 54.17
TAX MAP 193P LOT 109 IS NOW TAX MAP 193P LOT 54.18
TAX MAP 193P LOT 110 IS NOW TAX MAP 193P LOT 54.19
TAX MAP 193P LOT 111 IS NOW TAX MAP 193P LOT 54.20
TAX MAP 193P LOT 112 IS NOW TAX MAP 193P LOT 54.21
TAX MAP 193P LOT 113 IS NOW TAX MAP 193P LOT 54.22
TAX MAP 193P LOT 114 IS NOW TAX MAP 193P LOT 54.12
TAX MAP 193P LOT 115 IS NOW TAX MAP 193P LOT 54.11
TAX MAP 193P LOT 116 IS NOW TAX MAP 193P LOT 54.13

2. FOR THE RECORDED SUBDIVISION SHEETS PLEASE SEE THE NINE SHEET SET RECORDED AT THE M.C.R.D. TITLED "VINTAGE ESTATES SUBDIVISION" PLANS 201500020426.

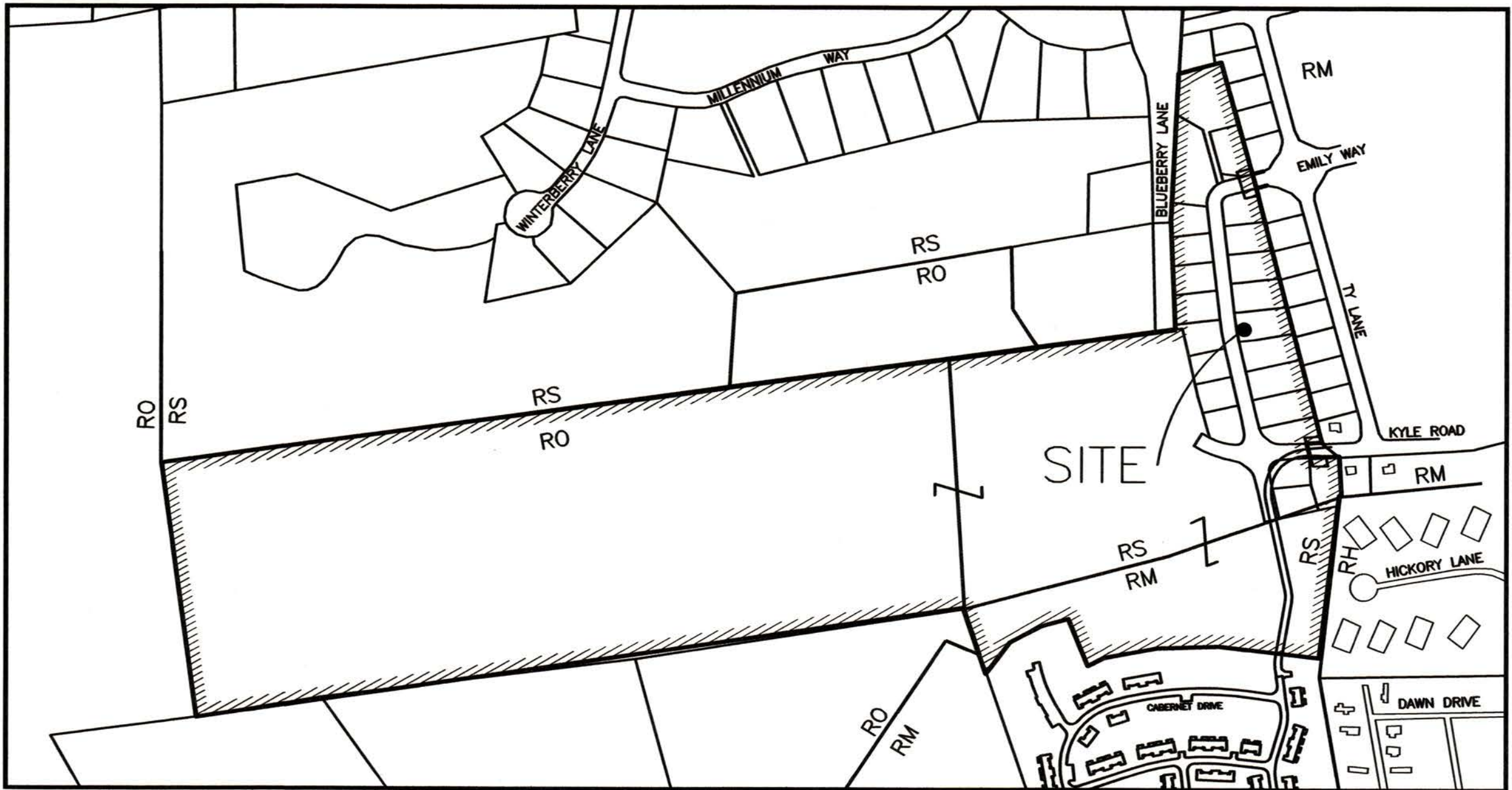
3. THE 50' MAPPED LINE OF FUTURE STREET SHOWN ON THESE PLANS HAS BEEN REVISED TO A 30' PUBLIC UTILITY & ACCESS EASEMENT. PLEASE SEE THE VINEYARDS NORTH SUBDIVISION (2016-07) ON FILE AT THE CITY OF CONCORD PLANNING DEPARTMENT, OWNED BY R.J. MOREAU COMMUNITIES, LLC, LOCATED AT SONOMA LAND (OFF KYLE ROAD); MAP 193P/54 AND 193Z/1 FOR THE REVISED 30' PUBLIC UTILITY & ACCESS EASEMENT LOCATION.

LOCATED AT:
KYLE ROAD
CONCORD, NEW HAMPSHIRE

PREPARED FOR:
R.J. MOREAU COMMUNITIES, LLC
22 EASTMAN AVENUE, UNIT C-2
BEDFORD, NEW HAMPSHIRE 03110



LOCUS MAP
NOT TO SCALE



VICINITY PLAN
1"=400'

PLAN INDEX	SHEET NO
COVER SHEET/PLAN INDEX	1
OVERVIEW PLAN	OV1
SUBDIVISION PLAN (RECORDING)	S1-S9
TOPOGRAPHIC SUBDIVISION PLAN	T1-T3
ROADWAY PLAN & PROFILES	P1-P3
GRADING PLAN	G1-G2
UTILITY PLAN	U1-U2
CROSS SECTIONS	XS1-XS4
EROSION CONTROL NOTES & DETAILS	EC1
EROSION CONTROL DETAILS	EC2
CONSTRUCTION DETAILS	D1-D5
LANDSCAPE PLANS	LP1
ALICE DRIVE IMPROVEMENTS	AD1

REMOVED

Bedford Design Consultants Inc.
ENGINEERS AND SURVEYORS
177 East Industrial Park Drive, Manchester, NH 03109
Telephone: (603) 622-5533 Fax: (603) 622-4740
www.bedforddesign.com



05-12-20	REVISED LANDSCAPE PLAN PER TOWN REQUEST	KAW	P
03-12-20	REVISED LANDSCAPE PLAN/REMOVE SHEET AD1	KAW	O
06-05-18	ADDITIONAL SEWER MANHOLE, GAS LINE & TELEPHONE/CABLE RELOCATION	KAW	N
10-19-17	UNDERDRAIN EDITS	KAW	M
03-24-16	REVISED PER PLANNING DEPARTMENT	KAW	L
01-08-16	REVISED PER ROUNDABOUT REMOVAL SHEETS G2, U2, P2, P3, LP1 ONLY		K
05-05-15	REVISED PER ENGINEERING REVIEW		J
01-12-15	REVISED PER ENGINEERING REVIEW		I
11-14-14	REVISE PER 11-12-14 ENGINEERING REVIEW		H
10-02-14	REVISE PER PLANNING AND ENGINEERING REVIEW		G
5-09-14	REVISE PER CONDITIONS OF APPROVAL		F
9-02-11	REVISE OUTLET STRUCTURE PER NHDES AOT RFMI 2	MAV	E
7-14-11	REVISE PER NHDES AOT RFMI	KAW	D
5-18-11	CLARIFICATIONS, REV. SEWER AT NORTH END, NO CUT BUFFER	MAV	C
4-07-11	REVISE PER CITY REVIEW COMMENTS - 3/10/11 & 3/23/11	MDM	B
2-28-11	REVISE PER CITY REVIEW COMMENTS - 2/8/11	MDM	A
DATE	DESCRIPTION	BY	REV.

STREET TREE LIST

SYMBOL	LATIN NAME	COMMON NAME	SIZE	QTY	MATURE SIZE
DECIDUOUS SHADE TREES					
A	ACER RUBRUM 'OCTOBER GLORY'	Red Maple	2.5"- 3" CAL.	20	50'-80'H&W
B	GLEDETIA TRIACANTHOS var. inermis 'Halka'	Halka Thornless Common Honeylocust	2.5"- 3" CAL.	14	30'-70'H&W
C	QUERCUS PALUSTRIS	Pin Oak	2.5"- 3" CAL.	10	75'H & 35' W
D	QUERCUS RUBRA	Red Oak	2.5"- 3" CAL.	14	50'-70'H&W
E	TAXUS MEDIA 'HICKSII'	Hicks Yew	2'-2.5' BB	14	12'H & 6'W

FOR BMP PLANT SELECTION
PLEASE SEE GRADING SHEETS

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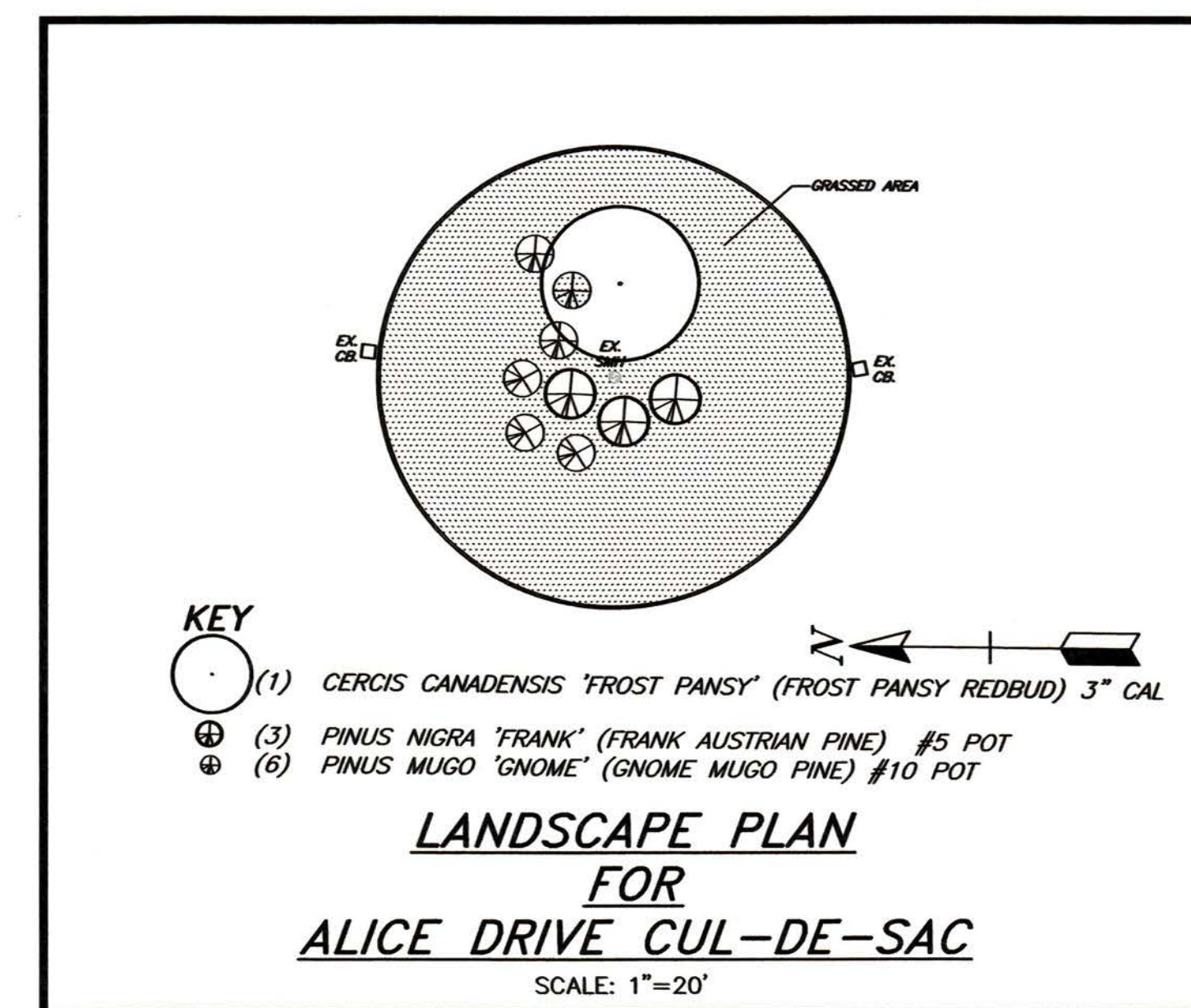
13 EXISTING TREES TO REMAIN
ALONG SONOMA LANE

SCALE: 1"=40'

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SCALE: 1"=40'

GRAPHIC SCALE



NOTES:

A. 1 TREE PER 30' OF FRONTAGE.

2,630 LF OF FRONTAGE MINUS 500' OF DRIVEWAYS = 2,130 LF OF FRONTAGE / 30' = 71 TREES REQUIRED
58 TREES PROPOSED**
+ 13 TREES EXISTING
71 TREES

B. FOR PLANTING DETAILS SEE DETAILS SHEETS.

C. PLANTS CAN BE FOUND AT MILLICAN NURSERIES.

D. ALL PLANTS SHALL BE NATIVE OR NON-INVASIVE.

E. EXISTING INVASIVE SPECIES SHALL BE REMOVED.

**PLAN REVISED TO SHOW FEWER TREES PER LOT (FOUR TREES WITH FRONTAGE ON TWO ROADS). ALL TREES HAVE BEEN MOVED OUT OF THE THREE FOOT TREE STRIP AND ONTO LOTS. THIS WILL ALLOW TREES ROOM TO GROW AND MAINTAIN SIDEWALK INTEGRITY.



VINTAGE ESTATES

LANDSCAPING PLAN

PREPARED FOR & LAND OF:

R.J. MOREAU COMMUNITIES, LLC

22 EASTMAN AVENUE

BEDFORD NH

LAND LOCATED AT:

KYLE ROAD & EMILY WAY, CONCORD NH

SCALE: AS NOTED

JANUARY 20, 2011

SHEET LP1 OF LP1

DESIGN:
KAW

DRAWN:
TC

CHECKED:
RJB

FB:

PG:

0680-010

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