

































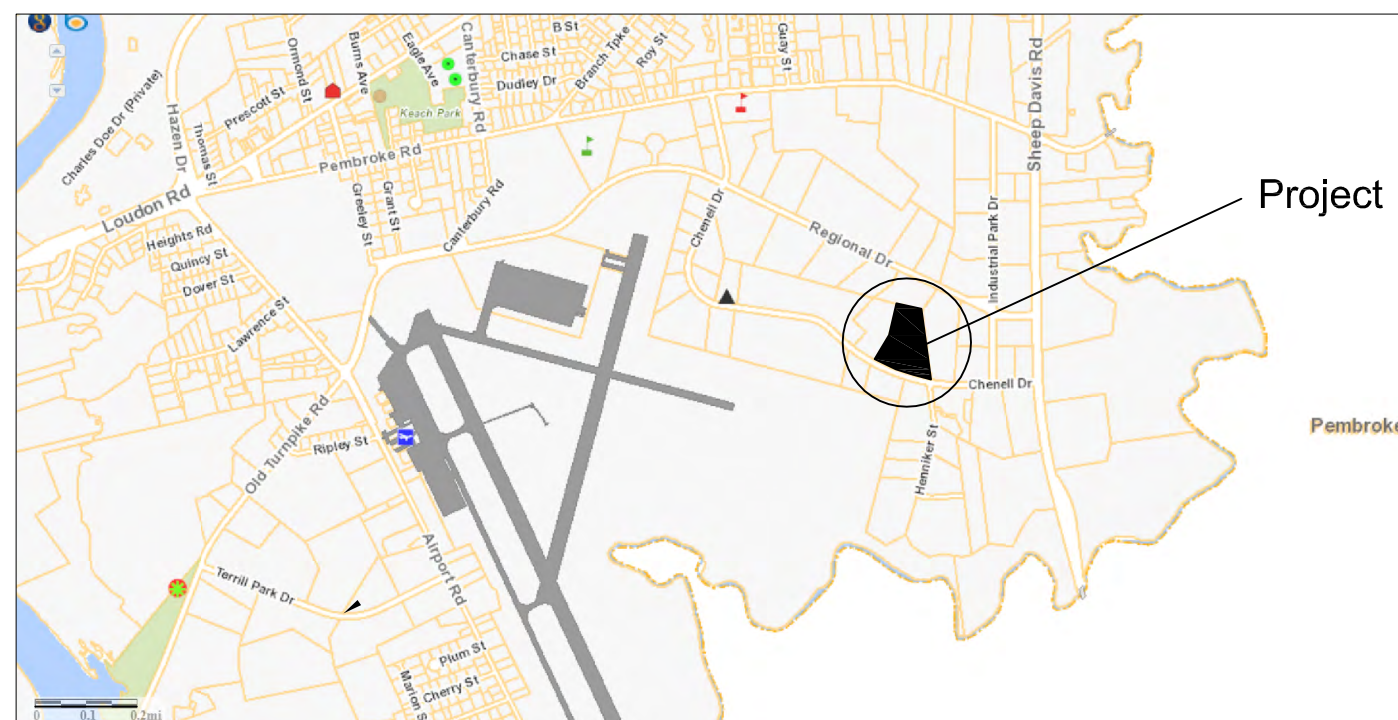


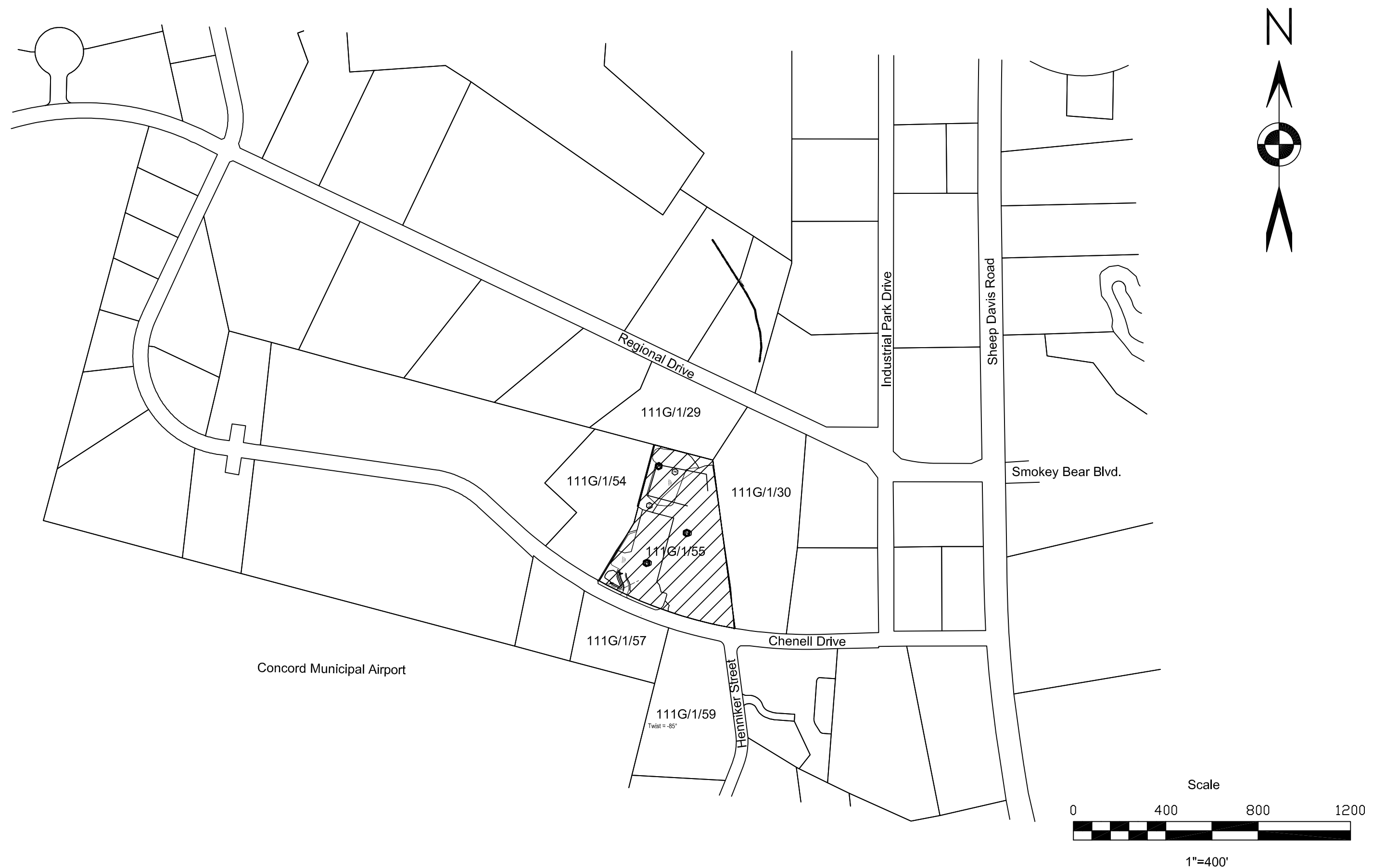
S I T E   R E D E V E L O P M E N T   P L A N S  
45   C H E N E L L   D R I V E

## SYMBOLS      LEGEND

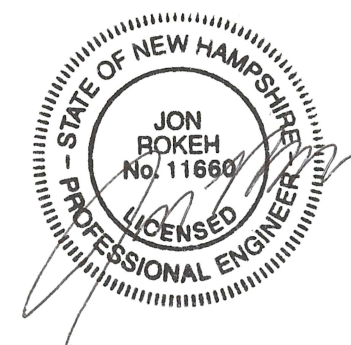
- |   |  |
|---|--|
|    | ANGLE POINT                              |
|    | GRANITE/STONE BOUND FOUND                |
|    | IRON ROD FOUND                           |
|    | IRON PIPE FOUND                          |
|    | RAILROAD SPIKE SET<br>IN PAVEMENT 8/4/14 |
|    | UTILITY POLE                             |
|    | ELECTRIC METER                           |
|    | LIGHTS                                   |
|    | WATER GATE BOX                           |
|    | CURB STOP                                |
|    | HYDRANT                                  |
|    | GAS METER                                |
|    | GAS VALVE                                |
|    | DRAIN MANHOLE                            |
|    | CATCHBASINS                              |
|   | SEWER MANHOLE                            |
|  | SIGN                                     |
|  | DECIDUOUS TREE                           |
|  | EDGE OF PAVEMENT                         |
|  | CHAINLINK FENCE OR<br>AS LABELED         |
|  | WOODEN/STOCKADE FENCE                    |
|  | OVERHEAD UTILITIES (ALL)                 |
|  | OVERHEAD ELECTRIC & CABLE                |
|  | OVERHEAD TELEPHONE                       |
|  | OVERHEAD FIRE ALARM LINE                 |
|  | UNDERGROUND ELECTRIC                     |
|  | UNDERGROUND GAS LINE (ALL)               |
|  | UNDERGROUND SEWER SERVICE                |
|  | UNDERGROUND SEWER MAIN                   |
|  | UNDERGROUND STORM DRAIN                  |
|  | UNDERGROUND WATER MAIN                   |
|  | UNDERGROUND WATER SERVICE                |
|  | UNDERGROUND TEAM LINE                    |
|  | UNDERGROUND TELEPHONE                    |



VICINITY PLAN  
SCALE: 1"=2000'



## Location Plan for 45 Chenell Drive



## LIST OF DRAWINGS

DWG NO.	DESCRIPTION
1	COVER SHEET
2	EXISTING CONDITIONS PLAN (BY BELANGER)
3	SITE LAYOUT / DRAINAGE AND GRADING PLAN
4, 5	CONSTRUCTION DETAILS
6	LANDSCAPE PLAN (TERRAIN LAND PLANNING)



CONTACT DIG SAFE 72 HOURS  
PRIOR TO CONSTRUCTION

THE LOCATION OF ANY UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. ROKEH CONSULTING, LLC, MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UTILITIES SHOWN. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ANY UTILITIES WHETHER THEY BE ABOVE OR BELOW GROUND. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE AT 1-800-DIG-SAFE.

N O T E :

1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO THE CITY OF CONCORD REGULATIONS AND THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", LATEST EDITION.
2. ELEVATIONS ARE BASED ON CITY GIS DATUM
3. PHYSICAL EVIDENCE OF EXISTING UTILITIES WERE LOCATED ON THE GROUND HOWEVER PRIOR TO ANY CONSTRUCTION IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT DIG-SAFE AND VERIFY ALL UNDERGROUND UTILITY LOCATIONS.

## LIST OF CONSULTANTS

CIVIL ENGINEER

JON ROKEH OF  
ROKEH CONSULTING, LLC  
89 KING ROAD  
CHICHESTER, NH 03258

SURVEYOR

JACQUES BELANGER OF  
JE BELANGER LAND SURVEYING  
61 OLD HOPKINTON ROAD  
DUNBARTON, NH 03046

LANDSCAPE ARCHITECT

TERRAIN LAND PLANNING & DESIGN  
ERIC BUCK  
311 KAST HILL ROAD  
HOPKINTON, NH 03229

[illegible]

SITE ENGINEERING PREPARED BY:

**Rokeh Consulting, LLC**  
89 KING ROAD, CHICHESTER, NH 03258  
PH: 603-387-8688

SCALE: NTS

DR. BY: JR      CK. BY: JR

DATE: AUGUST 3, 2020

SHEET 1 of 6

DEVELOPER

## Vicinity & Location Plans

45 Chenell Drive  
Tax parcel 111G / Block 1 / Lot 55  
Concord, Merrimack County, New Hampshire

RESERVED FOR REGISTRY USE

TAX 111G BLOCK 1 LOT 57  
CHENELL DRIVE TRUST  
GERALD P. MCCARTHY TRUSTEE  
P.O. BOX 100  
WEST WAREHAM MA 02576-0100  
BOOK 2804 PAGE 378

TAX 111G BLOCK 1 LOT 54  
SECURE CARE PRODUCTS REALTY LLC  
39 CHENELL DRIVE  
CONCORD NH 03301-8501  
BOOK 2074 PAGE 1502

TAX 111G BLOCK 1 LOT 29  
DGS REALTY LLC  
P.O. BOX 1077  
CONCORD NH 03302-1077  
BOOK 3581 PAGE 2294

TAX 111G BLOCK 1 LOT 30  
GERALD P. MCCARTHY REVOCABLE TRUST  
P.O. BOX 100  
WEST WAREHAM MA 02576-0100  
BOOK 2882 PAGE 356

TAX 111G BLOCK 1 LOT 59  
WMI VENTURES LLC  
P.O. BOX 216  
SALISBURY NH  
03268-0216  
BOOK 2874 PAGE 341



VICINITY MAP

### CERTIFICATIONS

I HEREBY CERTIFY THAT THIS MAP HAS BEEN MADE UNDER MY SUPERVISION.

DATE LICENSED LAND SURVEYOR

I HEREBY CERTIFY THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY & HAS A MAXIMUM ERROR OF CLOSURE OF 1:10,000 ON ALL PROPERTY LINES IN & BORDERING THE SUBJECT PROPERTY.

DATE LICENSED LAND SURVEYOR

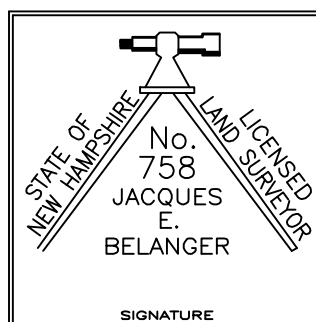
I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE & THAT THE LINES OF STREETS & WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED & THAT NO NEW WAYS ARE SHOWN.

DATE LICENSED LAND SURVEYOR

### LEGEND

- CONCRETE/GRANITE BOUND
- IRON PIPE/PIN
- DRILL HOLE
- RE-BAR/STEEL PIN
- TEST PIT
- UTILITY POLE
- LOT LINE
- SETBACK LINE

- STREET SIGN
- TREE LINE
- EDGE OF GRAVEL
- 510 CONTOUR
- STONEWALL



### NOTES:

- 1.) SURVEY BY TOTAL STATION PERFORMED ON JANUARY 28 AND FEBRUARY 3, 2019 WITH AN ERROR OF CLOSURE OF LESS THAN 1:10,000.
- 2.) NORTH ORIENTATION BASED ON GPS OBSERVATIONS MADE ON JANUARY 28, 2019 AND PROCESSED THROUGH OPUS.
- 3.) NORTH ORIENTATION BASED ON PLAN REFERENCE #1.
- 4.) OWNER OF RECORD: WHITEMORE HOLDINGS, LLC  
2 BLEVENS DRIVE  
CONCORD NH 03301-8406  
BOOK 2083 PAGE 918
- 5.) UNDERGROUND UTILITIES SHOWN, WATER, DRAINAGE, ELECTRIC & GAS ARE SHOWN AS APPROXIMATE ONLY, AND ARE BASED ON THE VISIBLE UTILITIES AND THE SITE PLAN PROVIDED TO THIS OFFICE BY ROKEH ENGINEERING, LLC.
- 6.) THERE WAS 4-6" OF SNOW ON THE GROUND WHEN THE SURVEY WAS PERFORMED, ANY DESCREPARNCIES BETWEEN PLAN AND FIELD SHOULD BE BROUGHT TO OUR ATTENTION.

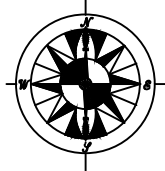
PLAN INTENT:  
THE INTENT OF THIS PLAN IS TO SHOW THE AS-BUILT INFORMATION FOR THE SUBJECT LOT AND NO OTHER REASON.

PLAN REFERENCE:  
"SUBDIVISION PLAN, CONCORD BUSINESS PARK, TAX MAP 111-G BLOCK 1 LOT 39, CHENELL DRIVE, CONCORD NH" PREPARED BY BURD ENGINEERING, PREPARED FOR CONCORD REGIONAL DEVELOPMENT COUNCIL, DATED MARCH 21, 1997, RECORDED IN THE MCRD AS PLAN # 14,095.

**EXISTING CONDITIONS**  
**ASBUILT PLAN**  
**TAX MAP 111G BLOCK 1 LOT 55**  
45 CHENELL DRIVE  
CONCORD NH  
MERRIMACK COUNTY

OWNED BY:  
**WHITEMORE HOLDINGS, LLC**  
2 BLEVENS DRIVE  
CONCORD NH 03301

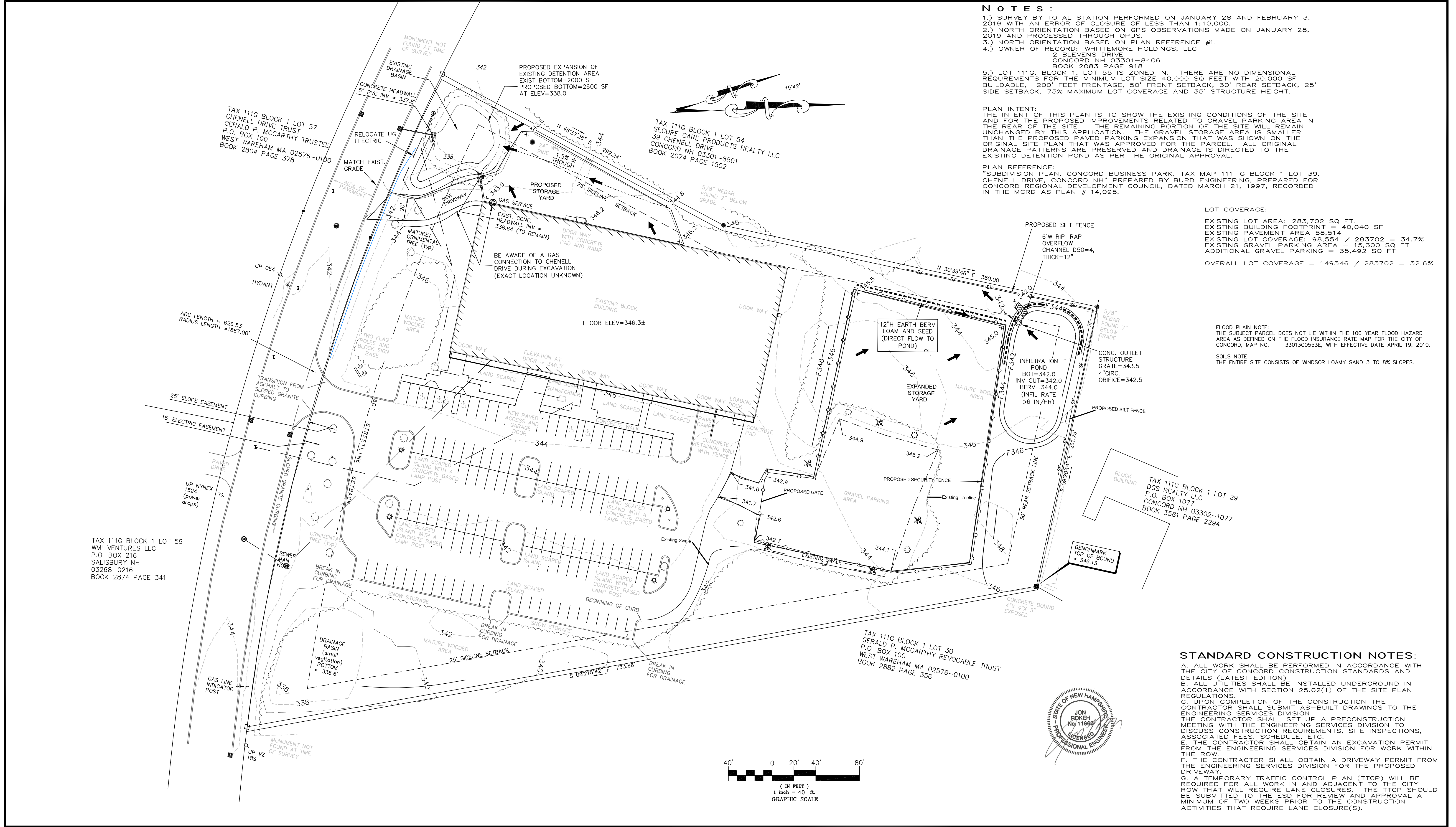
**J.E. BELANGER LAND SURVEYING PLLC**  
**LICENSED LAND SURVEYOR**  
61 OLD HOPKINTON ROAD, DUNBARTON, NH 03046



- \* BOUNDARY SURVEYS
- \* SUBDIVISIONS
- \* LAND PLANNING
- \* SEPTIC DESIGN

TEL (603) 774-3601

PLAN DATE FEBRUARY 5, 2019  
SCALE 1" = 40'  
JN 191960  
SHEET A1 OF A1



NOTES :

- 1.) SURVEY BY TOTAL STATION PERFORMED ON JANUARY 28 AND FEBRUARY 3, 2019 WITH AN ERROR OF CLOSURE OF LESS THAN 1:10,000.
- 2.) NORTH ORIENTATION BASED ON GPS OBSERVATIONS MADE ON JANUARY 28, 2019 AND PROCESSED THROUGH CRUS.
- 3.) NORTH ORIENTATION BASED ON PLAN REFERENCE #1.
- 4.) OWNER OF RECORD: WHITTEMORE HOLDINGS, LLC  
2 BLEVENS DRIVE  
CONCORD NH 03301-8406  
BOOK 2083 PAGE 918
- 5.) LOT 111G, BLOCK 1, LOT 55 IS ZONED IN. THERE ARE NO DIMENSIONAL REQUIREMENTS FOR THE MINIMUM LOT SIZE 40,000 SQ FEET WITH 20,000 SF BUILDABLE, 200' FEET FRONTAGE, 50' FRONT SETBACK, 30' REAR SETBACK, 25' SIDE SETBACK, 75% MAXIMUM LOT COVERAGE AND 35' STRUCTURE HEIGHT.

PLAN INTENT:  
THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS OF THE SITE AND FOR THE PROPOSED IMPROVEMENTS RELATED TO GRAVEL PARKING AREA IN THE REAR OF THE SITE. THE REMAINING PORTION OF THE SITE WILL REMAIN UNCHANGED BY THIS APPLICATION. THE GRAVEL STORAGE AREA IS SMALLER THAN THE PROPOSED PAVED PARKING EXPANSION THAT WAS SHOWN ON THE ORIGINAL SITE PLAN THAT WAS APPROVED FOR THE PARCEL. ALL ORIGINAL DRAINAGE PATTERNS ARE PRESERVED AND DRAINAGE IS DIRECTED TO THE EXISTING DETENTION POND AS PER THE ORIGINAL APPROVAL.

PLAN REFERENCE:  
"SUBDIVISION PLAN, CONCORD BUSINESS PARK, TAX MAP 111-G BLOCK 1 LOT 39, CHENELL DRIVE, CONCORD NH" PREPARED BY BURD ENGINEERING, PREPARED FOR CONCORD REGIONAL DEVELOPMENT COUNCIL, DATED MARCH 21, 1997, RECORDED IN THE MCRD AS PLAN # 14,095.

LOT COVERAGE:

EXISTING LOT AREA: 283,702 SQ FT.  
EXISTING BUILDING FOOTPRINT = 40,040 SF  
EXISTING PAVEMENT AREA 58,514  
EXISTING LOT COVERAGE: 98,554 / 283702 = 34.7%  
EXISTING GRAVEL PARKING AREA = 15,300 SQ FT  
ADDITIONAL GRAVEL PARKING = 35,492 SQ FT  
OVERALL LOT COVERAGE = 149346 / 283702 = 52.6%

FLOOD PLAIN NOTE:  
THE SUBJECT PARCEL DOES NOT LIE WITHIN THE 100 YEAR FLOOD HAZARD AREA AS DEFINED ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF CONCORD, MAP NO. 33013C0553E, WITH EFFECTIVE DATE APRIL 19, 2010.

SOILS NOTE:  
THE ENTIRE SITE CONSISTS OF WINDSOR LOAMY SAND 3 TO 8% SLOPES.

STANDARD CONSTRUCTION NOTES:

- A. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF CONCORD CONSTRUCTION STANDARDS AND DETAILS (LATEST EDITION)
- B. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND IN ACCORDANCE WITH SECTION 25.02(1) OF THE SITE PLAN REGULATIONS.
- C. UPON COMPLETION OF THE CONSTRUCTION THE CONTRACTOR SHALL SUBMIT AS-BUILT DRAWINGS TO THE ENGINEERING SERVICES DIVISION.
- D. THE CONTRACTOR SHALL SET UP A PRECONSTRUCTION MEETING WITH THE ENGINEERING SERVICES DIVISION TO DISCUSS CONSTRUCTION REQUIREMENTS, SITE INSPECTIONS, ASSOCIATED FEES, SCHEDULE, ETC.
- E. THE CONTRACTOR SHALL OBTAIN AN EXCAVATION PERMIT FROM THE ENGINEERING SERVICES DIVISION FOR WORK WITHIN THE ROW.
- F. THE CONTRACTOR SHALL OBTAIN A DRIVEWAY PERMIT FROM THE ENGINEERING SERVICES DIVISION FOR THE PROPOSED DRIVEWAY.
- G. A TEMPORARY TRAFFIC CONTROL PLAN (TTCP) WILL BE REQUIRED FOR ALL WORK IN AND ADJACENT TO THE CITY ROW THAT WILL REQUIRE LANE CLOSURES. THE TTCP SHOULD BE SUBMITTED TO THE ESD FOR REVIEW AND APPROVAL A MINIMUM OF TWO WEEKS PRIOR TO THE CONSTRUCTION ACTIVITIES THAT REQUIRE LANE CLOSURE(S).

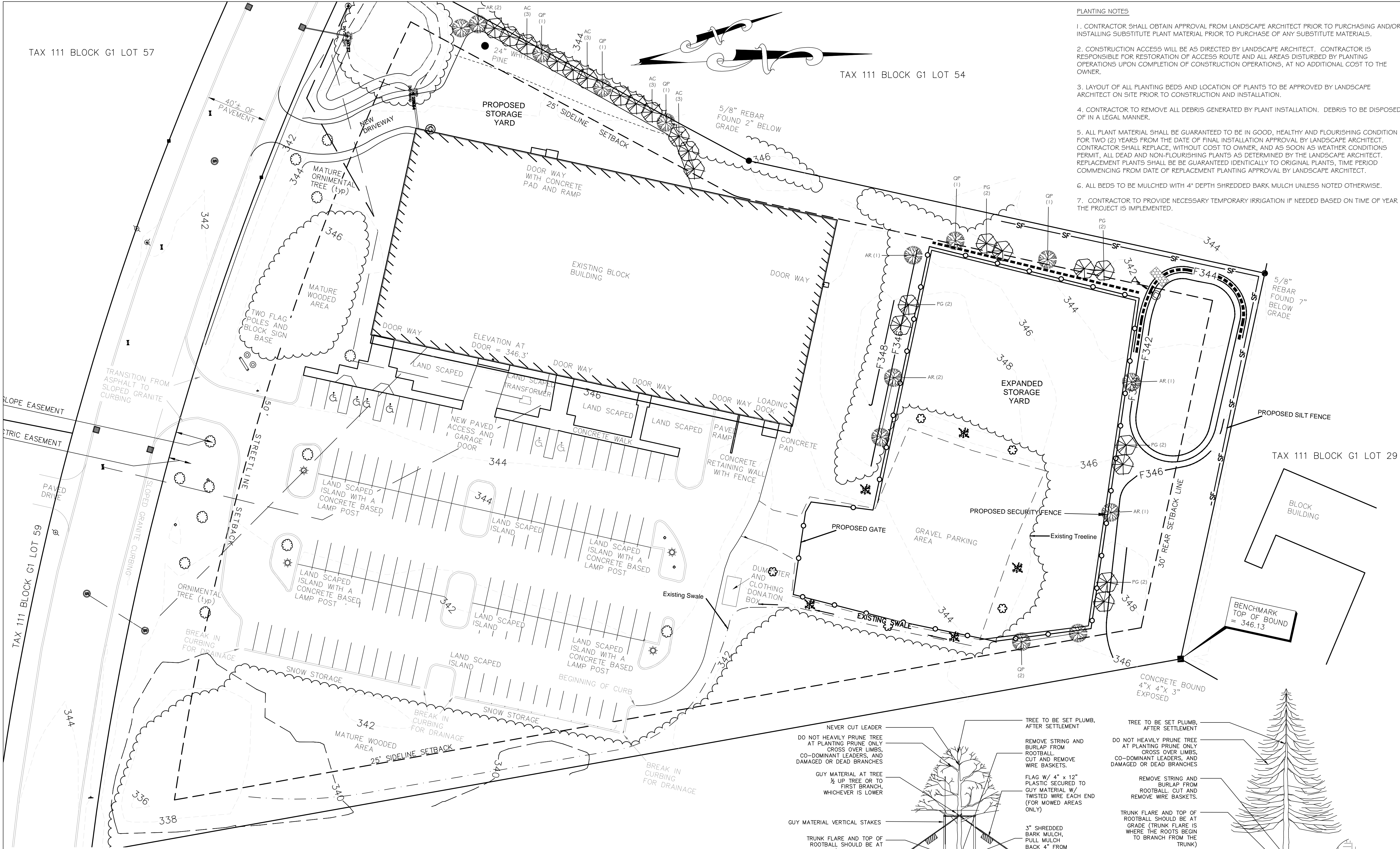
DEVELOPER  
MATT BOYER  
45 CHENELL DRIVE  
CONCORD, NH 03301

PROPOSED SITE AND GRADING PLAN  
45 CHENELL DRIVE  
TAX MAP 111G, BLOCK 1, LOT 55  
CONCORD, NEW HAMPSHIRE

REVISIONS			
DATE	DESCRIPTION	DWN BY	CK BY

SITE ENGINEERING PREPARED BY:  
**Rokeh Consulting, LLC**  
89 KING ROAD, CHICHESTER, NH 03258  
PH: 603-387-8688

SCALE: 1" = 40'  
DR. BY: JR CK. BY: JR  
DATE: AUGUST 3, 2020



- PLANTING NOTES
1. CONTRACTOR SHALL OBTAIN APPROVAL FROM LANDSCAPE ARCHITECT PRIOR TO PURCHASING AND/OR INSTALLING SUBSTITUTE PLANT MATERIAL PRIOR TO PURCHASE OF ANY SUBSTITUTE MATERIALS.
  2. CONSTRUCTION ACCESS WILL BE AS DIRECTED BY LANDSCAPE ARCHITECT. CONTRACTOR IS RESPONSIBLE FOR RESTORATION OF ACCESS ROUTE AND ALL AREAS DISTURBED BY PLANTING OPERATIONS UPON COMPLETION OF CONSTRUCTION OPERATIONS, AT NO ADDITIONAL COST TO THE OWNER.
  3. LAYOUT OF ALL PLANTING BEDS AND LOCATION OF PLANTS TO BE APPROVED BY LANDSCAPE ARCHITECT ON SITE PRIOR TO CONSTRUCTION AND INSTALLATION.
  4. CONTRACTOR TO REMOVE ALL DEBRIS GENERATED BY PLANT INSTALLATION. DEBRIS TO BE DISPOSED OF IN A LEGAL MANNER.
  5. ALL PLANT MATERIAL SHALL BE GUARANTEED TO BE IN GOOD, HEALTHY AND FLOURISHING CONDITION FOR TWO (2) YEARS FROM THE DATE OF FINAL INSTALLATION APPROVAL BY LANDSCAPE ARCHITECT. CONTRACTOR SHALL REPLACE, WITHOUT COST TO OWNER, AND AS SOON AS WEATHER CONDITIONS PERMIT, ALL DEAD AND NON-FLOURISHING PLANTS AS DETERMINED BY THE LANDSCAPE ARCHITECT. REPLACEMENT PLANTS SHALL BE GUARANTEED IDENTICALLY TO ORIGINAL PLANTS, TIME PERIOD COMMENCING FROM DATE OF REPLACEMENT PLANTING APPROVAL BY LANDSCAPE ARCHITECT.
  6. ALL BEDS TO BE MULCHED WITH 4" DEPTH SHREDDED BARK MULCH UNLESS NOTED OTHERWISE.
  7. CONTRACTOR TO PROVIDE NECESSARY TEMPORARY IRRIGATION IF NEEDED BASED ON TIME OF YEAR THE PROJECT IS IMPLEMENTED.



311 kast hill road  
hopkinton nh 03229  
603. 491. 2322  
terrainplanning.com

45 CHENELL DRIVE

Site Location:  
45 Chenell Drive  
Concord, NH 03301  
Tax Map: 11  
Block: G1  
Lot #: 55

Prepared For:  
Rokeh Consulting, LLC  
89 King Road  
Chichester, NH 03258

LANDSCAPE PLAN

DATE: 08 - 06 - 2020

SCALE: 1" = 30'

PROJECT #: 1922

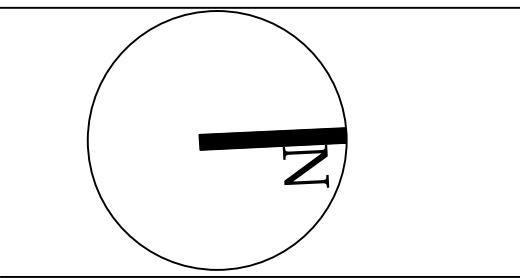
Drawn By: RNM

Checked By: ERB

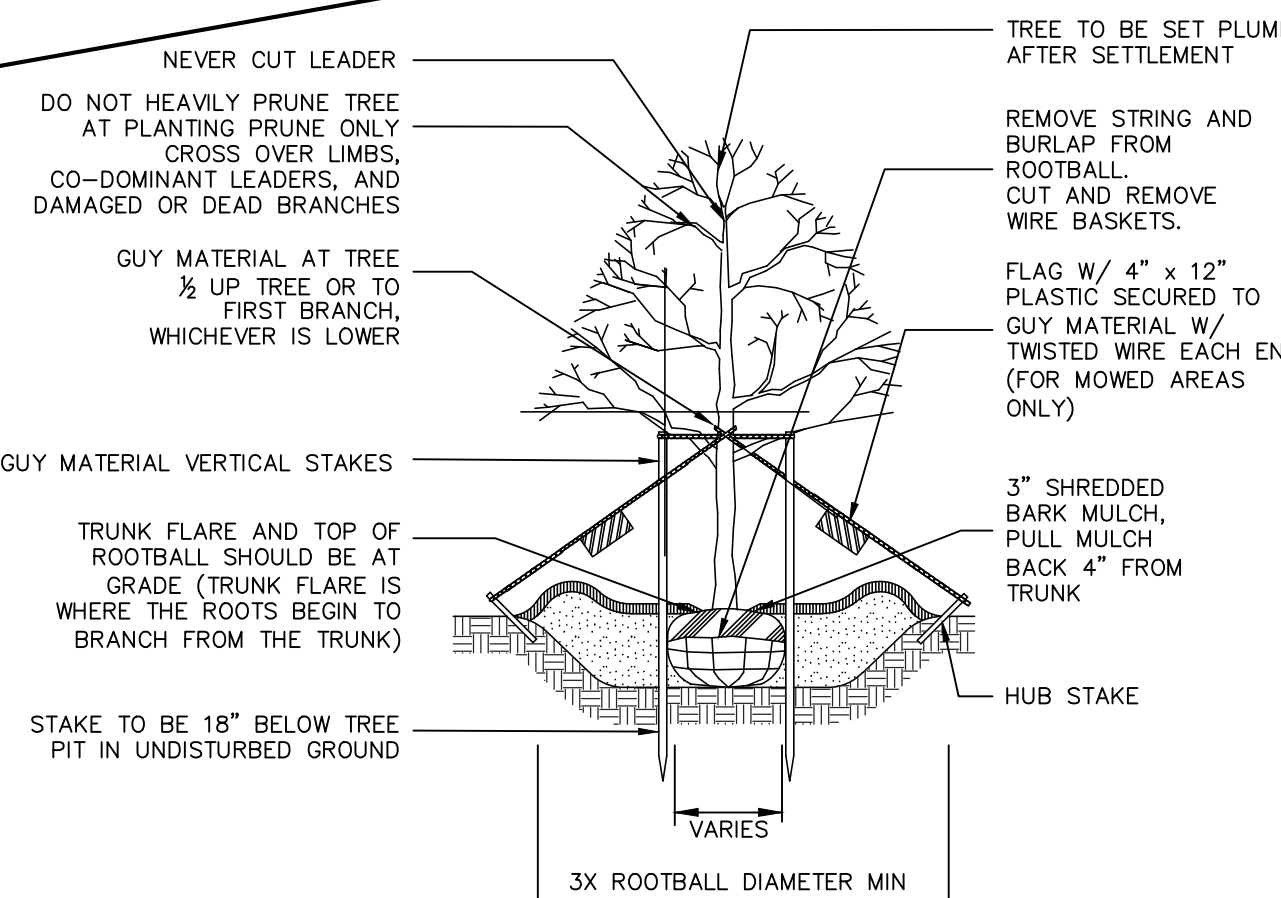
REVISIONS: DATE:

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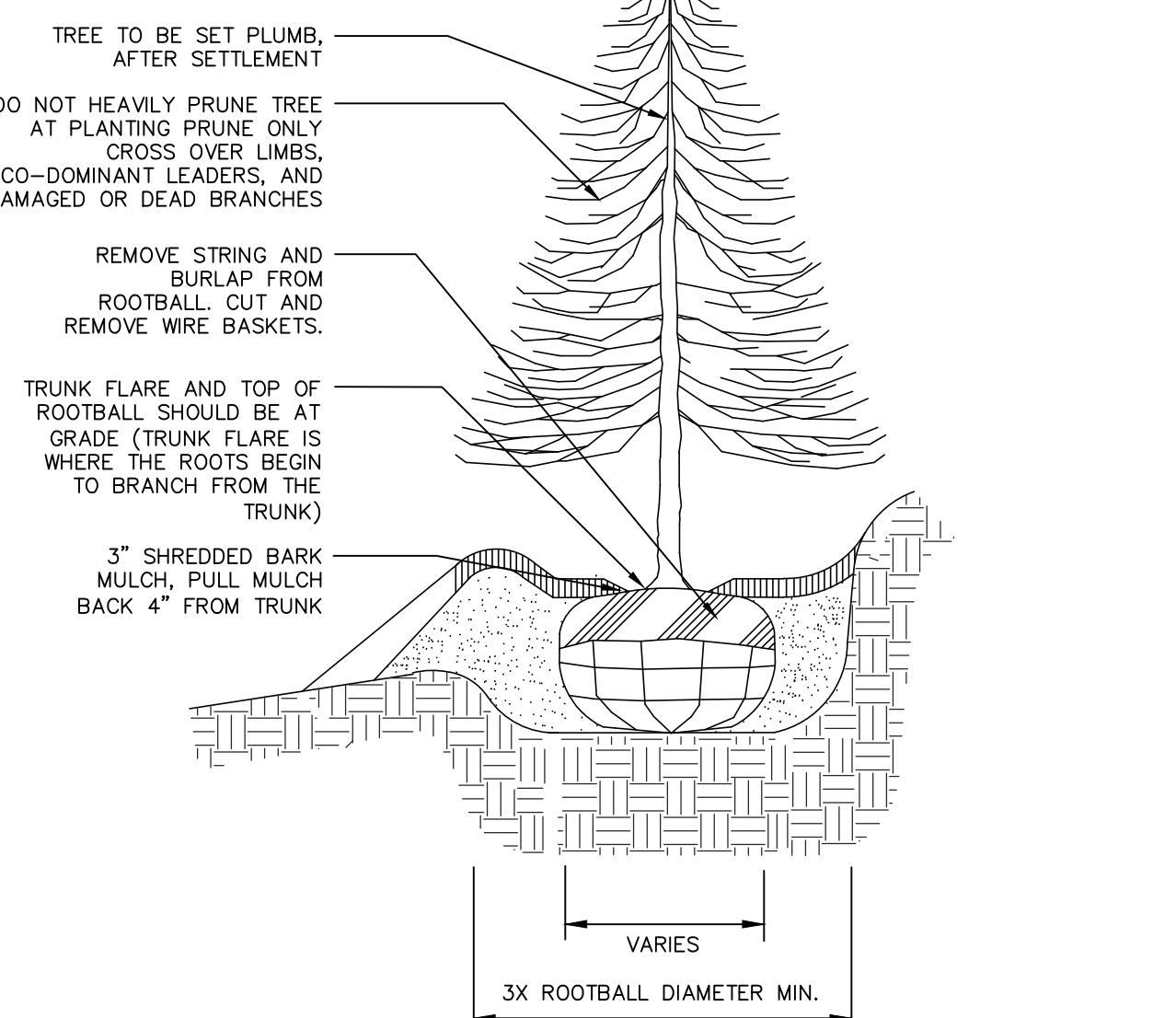
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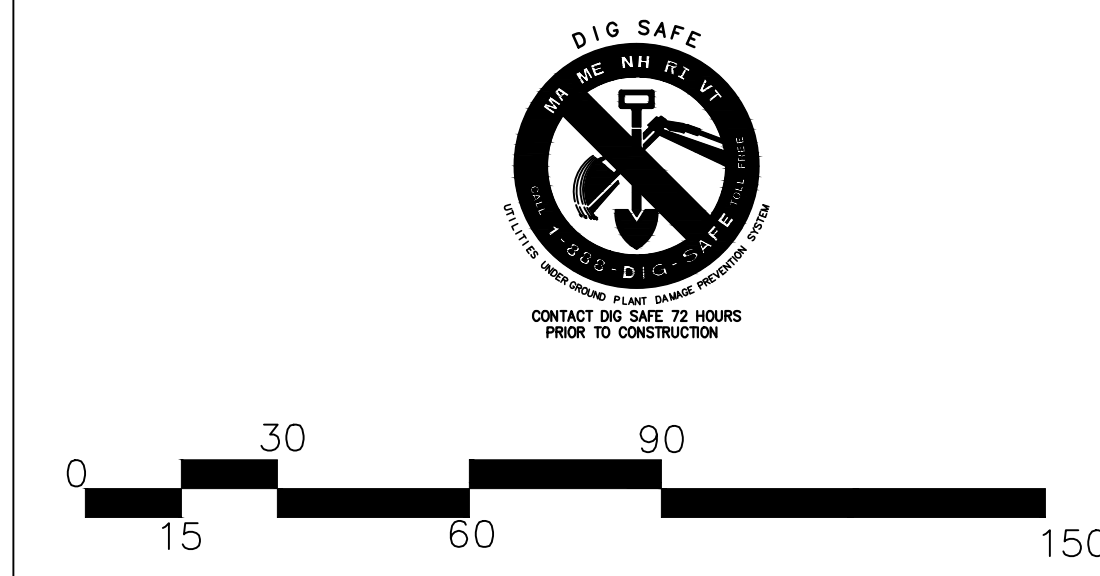
Plant Schedule					
Botanical Name/ Common Name		Size	Label	Quantity	Mature Height
Trees					
Abies concolor / White Fir		6-7' B&B	AC	12	30-40'
Acer 'October Glory' / October Glory Red Maple		2.5-3" Cal.	AR	7	40-60'
Picea glauca / White Spruce		6-7' B&B	PG	10	40-60'
Quercus palustris / Pin Oak		2.5-3" Cal.	QP	7	60'+



- NOTES:
1. GUYING AND STAKING TO BE DETERMINED IN THE FIELD BY THE LANDSCAPE ARCHITECT. LOCAL FIELD CONDITIONS AS WELL AS PLANT CHARACTERISTICS WILL DETERMINE THE NECESSITY OF GUYING AND STAKING.
  2. TYPICALLY ONLY TREES WITH A 3" OR GREATER CALIPER NEED TO BE STAKED. TREES WITH LESS THAN A 3" CALIPER NEED TO BE STAKED ONLY AS REQUIRED BY LANDSCAPE ARCHITECT.
  3. ONLY WRAP TREE TRUNKS AS REQUIRED BY LANDSCAPE ARCHITECT.
  4. TREE SHALL BE SET PLUMB, AFTER SETTLEMENT.
  5. LOAM FOR BACKFILLING SHALL BE AMENDED AS REQUIRED BY LANDSCAPE ARCHITECT.
  6. CITY TREES PLANTED ON PRIVATE PROPERTY, ADJACENT TO A PUBLIC RIGHT-OF-WAY, NEED TO BE PLANTED A MINIMUM OF 5 FEET FROM THE EDGE OF THE CITY SIDEWALK.



- NOTES:
1. DO NOT STAKE EVERGREEN TREES.
  2. LOAM FOR BACKFILLING SHALL BE AMENDED AS REQUIRED BY LANDSCAPE ARCHITECT.
  3. TAMP BACKFILL SOIL AROUND ROOTBALL FIRMLY TO MINIMIZE ROOTBALL SHIFT.



DECIDUOUS TREE PLANTING

EVERGREEN TREE PLANTING