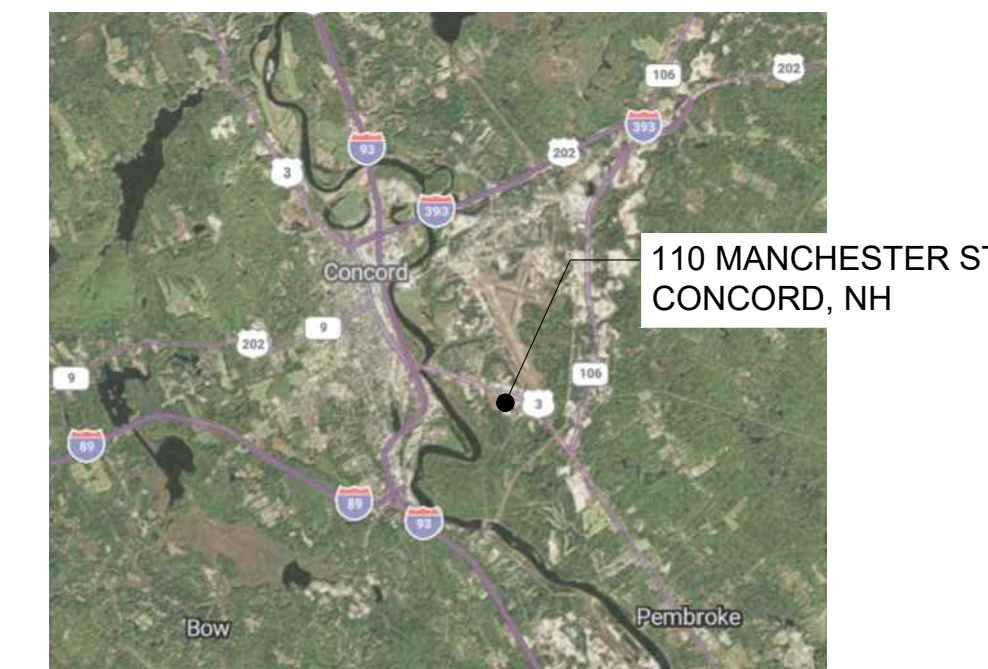
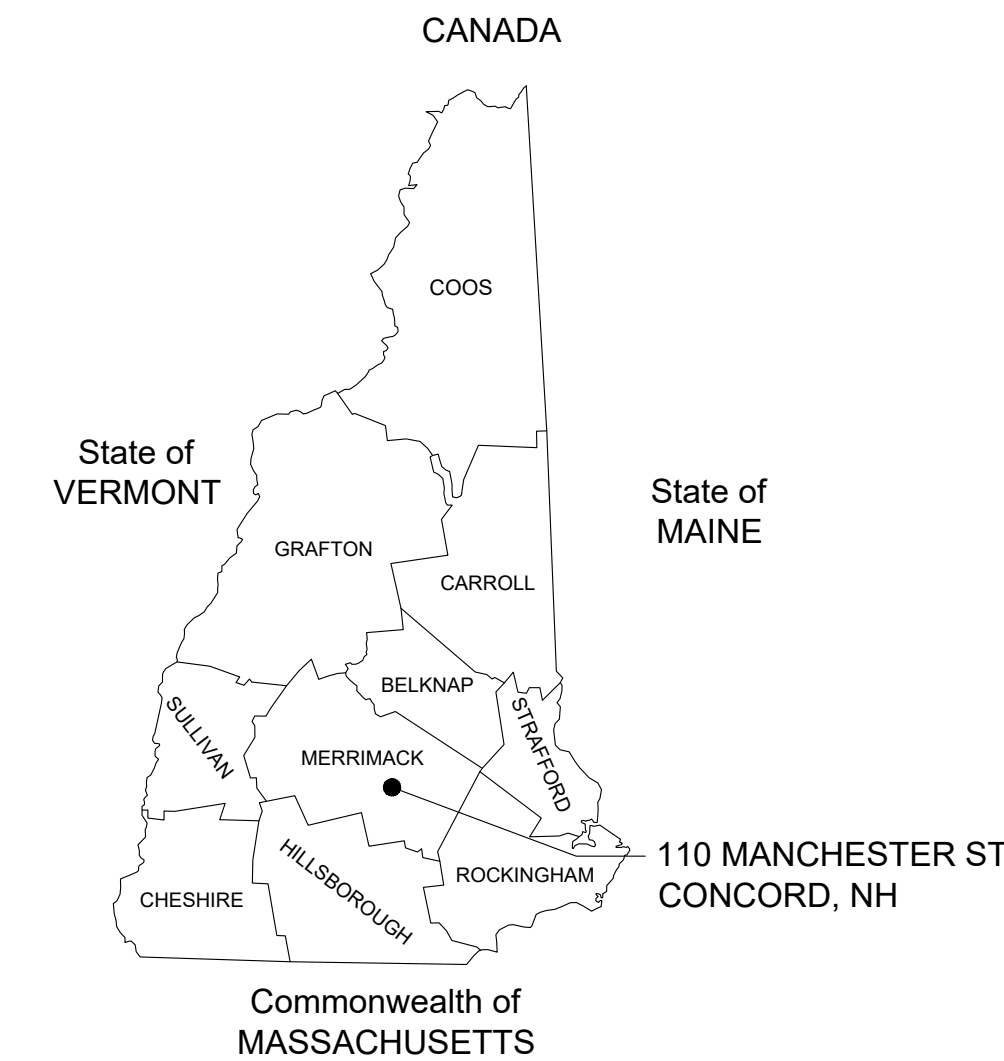
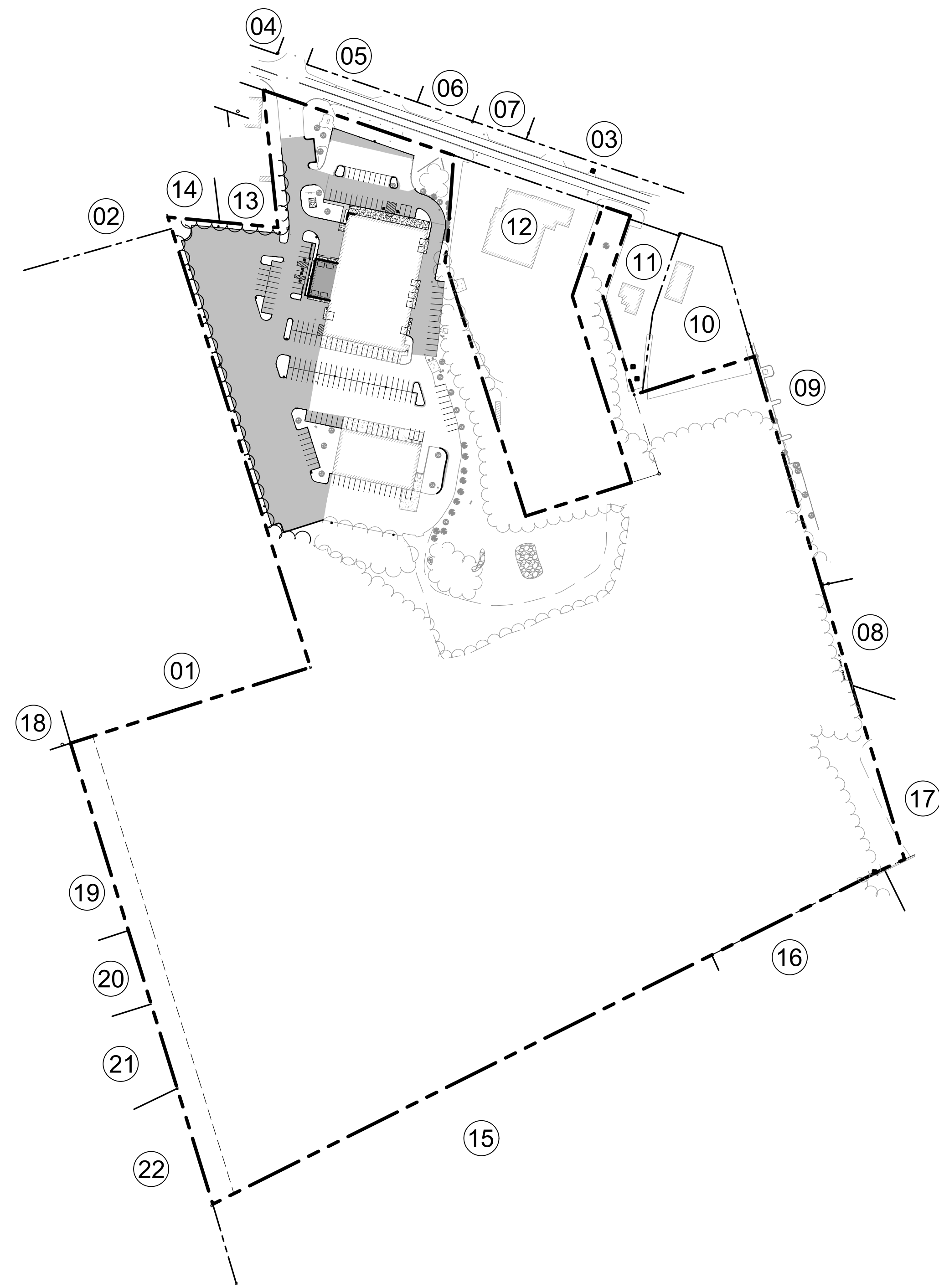


# CAPITAL CITY SUBARU (NEW)

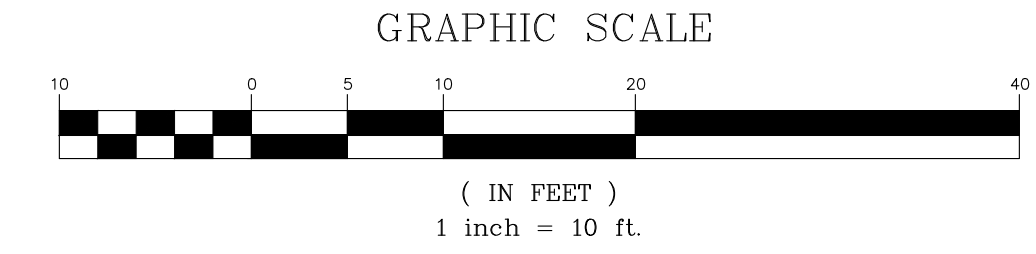
110 MANCHESTER STREET, CONCORD, NH



LOCATION MAP  
NOT TO SCALE



PLOT PLAN  
NOT TO SCALE



**PROJECT DESCRIPTION:**  
THE PURPOSE OF THESE DRAWINGS IS TO SHOW CONVERSION OF THE EXISTING SITE TO A CAR DEALERSHIP. THE PROJECT INCLUDES A PROPOSED 2,470 SQ FT BUILDING ADDITION AND 70,270 SQ FT OF NEW PAVEMENT FOR DRIVEWAYS, PARKING, AND VEHICLE STORAGE, WITH ASSOCIATED DRAINAGE, UTILITY, LANDSCAPING, AND STORMWATER TREATMENT SYSTEMS.

**ABUTTERS LIST**

- 01 MAP 781Z LOT 12: 94 MANCHESTER STREET LLC, 549 US HIGHWAY 1 BYPASS, PORTSMOUTH, NH 03801
- 02 MAP 781Z LOT 12-3: 94 MANCHESTER STREET LLC, 549 US HIGHWAY 1 BYPASS, PORTSMOUTH, NH 03801
- 03 MAP 782Z LOT 31: DAVAL REALTY ASSOCIATES LLC, 137 MANCHESTER STREET, CONCORD, NH 03301
- 04 MAP 782Z LOT 35: RUPERT S. DANCE LLC, 205 DRINKWATER ROAD, KENSINGTON, NH 03833
- 05 MAP 782Z LOT 36: NOVEMBER 25 2009 LLC, 65 POST ROAD, HOOKSETT, NH 03106
- 06 MAP 782Z LOT 37: MARLENE JD REAL ESTATE HOLDINGS, LLC, P.O. BOX 616, MARLBOROUGH, NH 03445
- 07 MAP 782Z LOT 38: 117 MANCHESTER STREET LLC, P.O. BOX 10483, BEDFORD, NH 03110
- 08 MAP 782Z LOT 39: BLUE PENNY REALTY LLC, 137 MANCHESTER STREET, CONCORD, NH 03301
- 09 MAP 782Z LOT 40: AMANDA TRAINING CENTER LLC, 594 ROUTE 3A, BOW, NH 03304
- 10 MAP 782Z LOT 41: JENNIFER & DAVID J. ALBERT 2021 TRUST, 37 FERRIN ROAD, CONCORD, NH 03303
- 11 MAP 782Z LOT 42: JENNIFER & DAVID J. ALBERT 2021 TRUST, 37 FERRIN ROAD, CONCORD, NH 03303
- 12 MAP 782Z LOT 43: 118 SUMMIT PROPERTY LLC, 33 DOMINIQUE DRIVE, CONCORD, NH 03301
- 13 MAP 782Z LOT 45: TAYLOR-CORLISS HOLDINGS LLC, 106 MANCHESTER STREET, CONCORD, NH 03301
- 14 MAP 782Z LOT 46: OBSIDIAN ML 7 LLC, STORE #14267, 11995 EL CAMINO REAL, SAN DIEGO, CA 92130
- 15 MAP 783Z LOT 9: PITCO FRIALATOR LLC, P.O. BOX 501, CONCORD, NH 03302
- 16 MAP 783Z LOT 10: STATE OF NH LOTTERY COMMISSION, 14 INTEGRA DRIVE, CONCORD, NH 03301
- 17 MAP 783Z LOT 11: MARK P. LEFEBVRE REVOCABLE TRUST OF 1997, 7119 HACIENDA DRIVE, GRANT, FL 32949
- 18 MAP 784Z LOT 3: MARCEL J. NADEAU, 47 GARVIN FALLS ROAD, CONCORD, NH 03301
- 19 MAP 784Z LOT 5: DENNIS & KAREN A. MINIUTTI, 55 GARVIN FALLS ROAD, CONCORD, NH 03301
- 20 MAP 784Z LOT 6: DANIEL & KRISTEN CURREN, 59 GARVIN FALLS ROAD, CONCORD, NH 03301
- 21 MAP 784Z LOT 7: ZAHIRUL HAQUE, 65 GARVIN FALLS ROAD, CONCORD, NH 03301
- 22 MAP 784Z LOT 9: DOUGLAS W. & LINDA M. OXFORD, 71 GARVIN FALLS ROAD, CONCORD, NH 03301

**SHEET INDEX**

SHEET	NUMBER	TITLE	DATE ISSUED	LATEST REVISION
1	C0.1	COVER SHEET	04/15/2026	---
2	C0.2	NOTES & LEGEND	04/15/2026	---
3	S1	EXISTING CONDITIONS PLAN	04/15/2026	---
4	S2	EXISTING CONDITIONS PLAN	04/15/2026	---
5	C1.1	DEMOLITION PLAN	04/15/2026	---
6	C1.2	OVERALL SITE PLAN	04/15/2026	---
7	C1.3	SITE PLAN	04/15/2026	---
8	C1.4	GRADING & DRAINAGE PLAN	04/15/2026	---
9	C1.5	EROSION CONTROL PLAN	04/15/2026	---
10	C5.1	CONSTRUCTION DETAILS	04/15/2026	---
11	C5.2	CONSTRUCTION DETAILS	04/15/2026	---
12	C5.3	EROSION CONTROL DETAILS	04/15/2026	---
13	L1	LANDSCAPING PLAN	04/14/2026	---
14	L2	SITE LIGHTING PLAN	04/13/2026	---

**Wilcox & Barton INC.**  
CIVIL • ENVIRONMENTAL • GEOTECHNICAL

2 HOME AVENUE  
CONCORD, NH 03301  
603-369-4190  
www.wilcoxandbarton.com

LAND SURVEYOR  
**RICHARD D. BARTLETT & ASSOCIATES, LLC**  
A DIVISION OF NOBIS  
18 CHENELL DRIVE, CONCORD, NH

LANDSCAPE ARCHITECT  
**TERRAIN PLANNING & DESIGN LLC**  
311 KAST HILL ROAD  
HOPKINTON, NH 03229

LIGHTING DESIGN  
**VISIBLE LIGHT, INC.**  
24 STICKNEY TERRACE SUITE 6  
HAMPTON, NH 03842

REVISION HISTORY

ISSUED FOR

## PERMITTING

ALL DOCUMENTS PREPARED BY WILCOX & BARTON, INC. ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY WILCOX & BARTON, INC. FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO WILCOX & BARTON, INC. OWNER SHALL INDEMNIFY AND HOLD HARMLESS WILCOX & BARTON, INC. FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

OWNER

**TWO WHEELER HOLDINGS, LLC**  
98 WILLOW STREET  
MANCHESTER, NH

SITE

**PRM AUTO HOLDINGS, LLC**  
110 MANCHESTER ST  
CONCORD, NH

**MBLU: 782/Z/44**

## COVER SHEET

SCALE	N.T.S.	DATE	04/15/2026
DRAFTED BY	KAD	PROJECT MGR	ERL
CHECKED BY	ERL	PROJECT NO.	PRM0002

SHEET NO.

**C0.1**

01 OF 14

**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 plan is limited to the date as shown

\_\_\_\_\_  
Chair

\_\_\_\_\_  
Clerk

REVISION HISTORY

1.	
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ISSUED FOR

**PERMITTING**

ALL DOCUMENTS PREPARED BY WILCOX & BARTON, INC. ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OTHERS. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY WILCOX & BARTON, INC. FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO WILCOX & BARTON, INC. OWNER SHALL INDEMNIFY AND HOLD HARMLESS WILCOX & BARTON, INC. FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

OWNER

**TWO WHEELER HOLDINGS, LLC**  
**98 WILLOW STREET**  
**MANCHESTER, NH**

SITE

**PRM AUTO HOLDINGS, LLC**  
**110 MANCHESTER ST**  
**CONCORD, NH**  
**MBLU: 782/Z/44**

DRAWING TITLE

**NOTES & LEGEND**

SCALE	N.T.S.	DATE	04/15/2026
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DRAFTED BY	KAD	CHECKED BY	ERL	PROJECT MGR	ERL	PROJECT NO.	PRM0002
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SHEET NO.	C0.2
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02 OF 14

**WINTER CONSTRUCTION NOTES**

ALL PROPOSED POST-DEVELOPMENT VEGETATED AREAS WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED BY SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 3:1, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE ELSEWHERE. MULCH REMAINING IN THE SPRING SHALL BE REMOVED AND REPLACED AT RATE OF 2 TONS PER ACRE. THE PLACEMENT OF EROSION CONTROL BLANKETS OR MULCH AND TACKIFIER SHALL NOT OCCUR OVER ACCUMULATED SNOW OR ON FROZEN GROUND.

ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.

AFTER OCTOBER 15TH, INCOMPLETE ROAD OR PARKING SURFACES SHALL BE PROTECTED WITH A MINIMUM OF 3-INCHES OF CRUSHED GRAVEL PER WHOLE ITEM 304.3 OR IF CONSTRUCTION IS TO CONTINUE THROUGH THE WINTER SEASON BE CLEARED OF ANY ACCUMULATED SNOW AFTER EACH STORM EVENT.

**REQUIRED PERMITS**

- PROJECT REQUIRES AN EPA CONSTRUCTION GENERAL PERMIT-NOTICE OF INTENT (NOI), THE CONTRACTOR IS RESPONSIBLE FOR PREPARING A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND SUBMITTING THE NOI.
- PROJECT REQUIRES NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES (NHDES) ALTERATION OF TERRAIN PERMIT. THE PERMIT APPLICATION WILL BE SUBMITTED.

**CONSTRUCTION SEQUENCE**

- CONSTRUCT TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO ANY EARTH MOVING OPERATIONS. INSPECT EROSION AND SEDIMENT CONTROL MEASURES WEEKLY AND WITHIN 24 HOURS OF ANY SIGNIFICANT RAINFALL EVENT (1/2" OF RAIN OR MORE), PERFORM ANY NEEDED MAINTENANCE AND STABILIZATION AS NEEDED.
- DISTURBANCES OF AREAS SHALL BE MINIMIZED. NO DISTURBED AREA SHALL BE LEFT UNSTABILIZED FOR LONGER THAN TWO WEEKS DURING THE GROWING SEASON. AREAS WHICH WILL NOT BE PERMANENTLY SEEDING WITHIN TWO WEEKS OF DISTURBANCE SHALL BE TEMPORARILY SEEDING AND MULCHED. ALL AREAS SHALL BE STABILIZED WITH SEED MULCH AND TACKIFIER WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE AND PRIOR TO THE END OF THE GROWING SEASON.
- PERFORM SITE DEMOLITION TO LIMITS SHOWN ON DEMOLITION PLAN.
- CONSTRUCT THE BUILDING ADDITION.
- INSTALL DRAINAGE STRUCTURES IN ACCORDANCE WITH THE PLANS AND DETAILS.
- CONDUCT ALL UNDERGROUND UTILITY STRUCTURE AND PIPING INSTALLATION, BACKFILL, AND COMPACTING.
- CONSTRUCT BUILDING FOUNDATION.
- PLACE AND COMPACT NEW GRAVEL COURSES IN THE PARKING, LOADING, SIDEWALK AND GRAVEL ACCESS DRIVE AREAS.
- PLACE, GRADE, AND STABILIZE DISTURBED AREAS WITH TEMPORARY SEEDING AND MULCHING.
- PLACE PAVEMENT COURSES, SIDEWALKS, AND CURBING.
- ALL DISTURBED SOILS SHALL BE STABILIZED, LOAMED, SEEDING, AND MULCHED.
- COMPLETE PERMANENT SEEDING AND LANDSCAPING IN ACCORDANCE WITH THE LANDSCAPE DESIGN AND DETAILS.
- SWEEP COMPLETED PAVEMENT AND CLEAN OUT CATCH BASINS AND DRAINAGE PIPES DURING CONSTRUCTION CLOSE-OUT PROCEDURES. PROPERLY DISPOSE OF COLLECTED SEDIMENT AND DEBRIS.
- REMOVE TEMPORARY EROSION CONTROL MEASURES AND PROPERLY DISPOSE OF FOLLOWING CONSTRUCTION AND ONCE FULL GROUND COVER HAS BEEN ESTABLISHED.

**LANDSCAPING NOTES**

- CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH PLANTING OPERATIONS.
- LANDSCAPING CONTRACTOR SHALL RECEIVE SITE GRADE TO +/- 0.10 FOOT.
- ALL TREES OF THE SAME SPECIES AND SIZE SHALL HAVE MATCHING HEIGHT AND FORM UNLESS OTHERWISE NOTED ON THE PLANS.
- ALL PLANT MATERIALS AND FINAL LOCATION OF ALL PLANT MATERIALS SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- IF CONFLICTS ARISE BETWEEN SIZE OF AREAS AND PLANS, CONTRACTOR SHALL CONTACT OWNERS REPRESENTATIVE FOR IMMEDIATE RESOLUTION. FAILURE TO MAKE SUCH CONTACTS KNOWN TO THE OWNER'S REPRESENTATIVE WILL RESULT IN CONTRACTORS LIABILITY TO RELOCATE THE MATERIALS.
- CONTRACTOR SHALL FURNISH PLANT MATERIALS FREE OF PESTS OR PLANT DISEASES. PRE-SELECTED OR "TAGGED" MATERIAL MUST BE INSPECTED BY THE CONTRACTOR AND CERTIFIED AS PEST AND DISEASE FREE. IT IS THE CONTRACTORS OBLIGATION TO WARRANTY ALL PLANT MATERIALS.
- ALL GROUND COVERS SHALL BE TRIANGULARLY SPACED UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACEMENT OF ANY EXISTING MATERIALS DAMAGED DURING PLANTING OPERATIONS.
- ALL LANDSCAPE AREAS SHALL BE COVERED WITH 2-INCHES OF ORGANIC BARK MULCH UNLESS OTHERWISE NOTED.
- AREAS SHOWN AS GROUND COVER AT THE BASE OF TREE AND SHRUB MATERIALS MUST CONFORM TO THE FOLLOWING CRITERIA. THERE SHALL BE NO GROUND COVER PLANT MATERIAL AT THE BASE OF THE TREE OR SHRUB AS FOLLOWS: A) 4-FOOT RADIUS AROUND EVERGREEN TREES; B) 3-FOOT RADIUS AROUND DECIDUOUS TREES; AND C) 2-FOOT RADIUS AROUND LARGE SHRUBS.
- FINAL PLACEMENT OF ALL PLANT MATERIALS SHALL BE SUBJECT TO APPROVAL OF OWNERS REPRESENTATIVE PRIOR TO FINAL PLACEMENT AND BACKFILL. CONTACT OWNERS REPRESENTATIVE 24-HOURS PRIOR TO PLACEMENT FOR APPROVAL.
- ALL DISTURBED AREAS, UNLESS OTHERWISE NOTED, TO BE LOAM, SEEDING, AND MULCHED.

**EROSION CONTROL NOTES**

IF EROSION CONTROL MATTING IS USED ON SITE IT SHALL BE WOVEN ORGANIC MATERIAL (E.G. COCO MATTING) THE USE OF WELDED PLASTIC OR BIODEGRADABLE PLASTIC NETTING IN EROSION CONTROL MATTINGS IS NOT PERMITTED.

CATCH BASINS: CARE SHOULD BE TAKEN TO ENSURE THAT SEDIMENTS DO NOT ENTER CATCH BASINS DURING EXCAVATION FOR PIPE TRENCHES, DITCHES AND SWALES. THE CONTRACTOR SHOULD PLACE NON-WOVEN GEOTEXTILE FABRIC FOR INLET PROTECTION OVER INLETS IN AREAS OF SOIL DISTURBANCE, WHICH ARE SUBJECT TO SEDIMENT CONTAMINATION.

PLACE INLET PROTECTION DEVICES, IN CATCH BASINS AND MAINTAIN UNTIL ALL CONSTRUCTION ACTIVITIES HAVE CEASED AND THE SURROUNDING AREAS ARE WELL VEGETATED.

ALL SWALES SHALL BE STABILIZED PRIOR TO DIRECTING RUNOFF INTO THEM.

**SCHEDULE OF WORK**  
 THIS WORK IS ANTICIPATED TO BE PERFORMED IN FALL 2026. CONSTRUCTION IS ANTICIPATED TO BE COMPLETED BY SPRING 2027.

- ADAPTED MEASURES SHOULD BE TAKEN TO MINIMIZE AIR BORNE DUST PARTICLES ARISING FROM SOIL DISTURBANCE AND CONSTRUCTION:
- DISTURBANCE OF AREAS SHOULD BE MINIMIZED AND NOT EXCEED 100,000 SQUARE FEET IN AREA AT ANY ONE TIME.
  - NO DISTURBED AREA SHOULD BE LEFT UNSTABILIZED FOR LONGER THAN TWO WEEKS DURING THE GROWING SEASON.
  - PERMANENT EROSION CONTROL FEATURES SHOULD BE INCORPORATED INTO THE PROJECT AT THE EARLIEST PRACTICABLE TIME. AS SPECIFIED ON THE CONTRACT PLANS.
  - WITHIN 14 DAYS OF COMPLETING WORK IN AN AREA, AND PRIOR TO ANTICIPATED RAIN EVENTS, APPLY HAY/STRAW MULCH AND TACKIFIER ON ALL DISTURBED SOIL AREAS. APPLICATION RATES OF 2 TONS OF STRAW OR HAY PER ACRE SHOULD BE USED TO PREVENT EROSION UNTIL VEGETATIVE COVER CAN BE ESTABLISHED. ALTERNATIVELY, APPLY WOOD CHIPS OR GROUND BARK MULCH 2 TO 6 INCHES DEEP AT A RATE OF 10 TO 20 TONS PER ACRE.
  - WHEN EROSION IS LIKELY TO BE A PROBLEM, GRUBBING OPERATION SHOULD BE SCHEDULED AND PERFORMED SUCH THAT GRADING OPERATION AND PERMANENT EROSION CONTROL FEATURES CAN FOLLOW IMMEDIATELY THEREAFTER.
  - AS WORK PROGRESSES, PATCH SEEDING AND MULCHING SHOULD BE DONE AS REQUIRED ON AREAS PREVIOUSLY TREATED TO MAINTAIN OR ESTABLISH PROTECTIVE COVER.
  - REMOVE ACCUMULATED SEDIMENTS AND DEBRIS WHEN SEDIMENT CONTAINMENT DEVICES REACH 33% CAPACITY.

**EROSION CONTROL IMPLEMENTATION SCHEDULE**  
 THE FOLLOWING GENERAL SCHEDULE IDENTIFIES THE PROPOSED SOIL EROSION AND SEDIMENT CONTROL AND STORM WATER MANAGEMENT MEASURES THAT ARE TO BE IMPLEMENTED PRIOR TO AND DURING CONSTRUCTION:

- PERFORM LIMITED GRUBBING, STRIPPING AND SITE GRADING ONLY AS NEEDED TO COMPLETE IMMEDIATE WORK GOALS.
- BLOCK STORM WATER FLOW AS NECESSARY TO INSTALL ALL STORM WATER STRUCTURES IN THE DRY.
- INSTALL PERMANENT DRAIN SYSTEM.
- INSTALL TEMPORARY SOIL STABILIZATION MEASURE INCLUDING SEED, MULCH, FERTILIZER, MATTING, ETC.
- REDIRECT FLOWS INTO FINISHED STRUCTURES PRIOR TO FILL OPERATIONS.
- PLACE HUMUS AND CONDUCT PERMANENT SEEDING AND MULCHING OF ALL DISTURBED GROUND.

**TEMPORARY STABILIZATION**  
 EROSION CONTROL MEASURES SHALL BE IMPLEMENTED, AS WRITTEN HEREIN AND AS DEPICED ON THE ACCOMPANYING PLAN, FROM THE COMMENCEMENT OF CONSTRUCTION ACTIVITY UNTIL FINAL STABILIZATION IS COMPLETE.

**TEMPORARY GRADING**: TEMPORARY GRADING DURING CONSTRUCTION SHOULD BE PERFORMED IN SUCH A MANNER TO FACILITATE MAXIMUM INFILTRATION OF STORMWATER AND MINIMIZE OR ELIMINATE STORMWATER RUNOFF FROM THE SITE.

**MULCH**: MULCHING WITH LOOSE HAY OR STRAW, AT A RATE OF 2 TONS PER ACRE, SHALL BE DONE IMMEDIATELY AFTER EACH AREA HAS BEEN FINAL GRADED. WHEN SEED FOR EROSION CONTROL IS SOWN PRIOR TO PLACING THE MULCH, THE MULCH SHOULD BE PLACED ON THE SEEDING AREAS WITHIN 48 HOURS AFTER SEEDING.

**TACKIFIER**: PLACEMENT OF SOIL TACKIFIER HAS PROVEN TO BE AN EFFECTIVE METHOD OF PREVENTING SOIL AND ADHERING MULCH IN PLACE. THE PLACEMENT OF A SOIL TACKIFIER SHOULD BE PERFORMED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS AND SHOULD BE REAPPLIED AS NECESSARY TO CONTROL AIR BORNE DUST AND SOIL, AND MULCH LOSS UNTIL PERMANENT VEGETATION IS ESTABLISHED.

**ROAD CLEANING**: THE CONTRACTOR SHALL SWEEP ROADS DAILY, OR AS NEEDED TO MAINTAIN CLEAN PAVED SURFACES AT ALL CONSTRUCTION ACCESS/EGRESS POINTS.

**DUST CONTROL**: THE CONTRACTOR SHALL IMPLEMENT DUST CONTROL MEASURES AS NEEDED TO PREVENT AIRBORNE DUST PARTICLES FROM LEAVING THE SITE. DUST CONTROL MEASURES SHALL CONSIST OF USE OF A WATER TRUCK EQUIPPED WITH A SPRAY-BAR THAT DISPENSATES THE WATER EVENLY OVER THE SURFACE.

**PERMANENT STABILIZATION**: GRASS, TREES, SHRUBS AND MULCHED PLANTING BEDS WILL BE CONSTRUCTED AND MAINTAINED IN LOCATIONS AS SHOWN ON THE DRAWINGS TO STABILIZE AREAS NOT WITHIN THE PARKING LOT/BUILDING FOOTPRINT. THE CONTRACTOR WILL BE RESPONSIBLE FOR EROSION AND SEDIMENT CONTROL FOR ONE YEAR AFTER COMPLETION.

- AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
- BASE COARSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED;
  - A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED;
  - A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIP RAP HAS BEEN INSTALLED;
  - EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.

ALL ROADWAYS/PARKING AREAS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.

**EXCAVATION DEWATERING**: SHOULD EXCAVATION DEWATERING BE REQUIRED, THE CONTRACTOR MUST INSURE THAT ANY EXCAVATION DEWATERING DISCHARGES ARE NOT CONTAMINATED. NOTE: THE WATER IS CONSIDERED UNCONTAMINATED IF THERE IS NO GROUNDWATER CONTAMINATION WITHIN 1,000 FEET OF THE DISCHARGE.

THE CONTRACTOR MUST TREAT ANY UNCONTAMINATED EXCAVATION DEWATERING AS NECESSARY TO REMOVE SUSPENDED SOLIDS AND TURBIDITY DURING CONSTRUCTION. THE DISCHARGES MUST BE SAMPLED AT A LOCATION PRIOR TO MIXING WITH STORM WATER OR STREAM FLOW AT LEAST ONCE PER WEEK DURING WEEKS WHEN DISCHARGES OCCUR. THE SAMPLES MUST BE ANALYZED FOR TOTAL SUSPENDED SOLIDS (TSS) AND MUST MEET MONTHLY AVERAGE AND MAXIMUM DAILY TSS LIMITATIONS OF 50 MILLIGRAMS PER LITER (MGL), RESPECTIVELY.

**STORMWATER POLLUTION PREVENTION PLAN**: THE PROJECT IS SUBJECT TO THE REQUIREMENTS OF THE USEPA NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) CONSTRUCTION PERMIT WHICH INCLUDES A WRITTEN STORM WATER POLLUTION PREVENTION (SWPPP) PLAN FOR CONSTRUCTION. THE SWPPP PLAN SHALL OUTLINE DETAILED SPECIFICATIONS FOR IMPLEMENTATION, INSPECTION, AND MAINTENANCE OF ALL EROSION CONTROL MEASURES. THE CONTRACTOR HAS SOLE RESPONSIBILITY FOR COMPLIANCE WITH THE EROSION AND SEDIMENT CONTROL PLAN. SHALL BE RESPONSIBLE FOR AMENDING THE SWPPP ACCORDINGLY, AND SHALL BE RESPONSIBLE FOR ANY PENALTIES RESULTING FROM LACK OF COMPLIANCE.

**SPECIFICATIONS FOR TEMPORARY AND PERMANENT SEEDING**: GRASS SEED MIXES SHALL CONSIST OF THE MIXTURES AS DETAILED IN THE FOLLOWING TABLES, WITH 98% PURITY:

EROSION CONTROL SEED		
SEED	BY % MASS	% GERMINATION (MIN)
WINTER RYE 80 (MIN)	80 (MIN)	85
RED FESCUE (CREEPING)	4 (MIN)	80
PERENNIAL GRASS	3 (MIN)	90
RED CLOVER	3 (MIN)	90
OTHER CROP GRASS	0.5 (MAX)	
NOXIOUS WEED SEED	0.5 (MAX)	
INERT MATTER	1.0 (MAX)	

PERMANENT SEED MIX		
SEED	BY % MASS	% GERMINATION (MIN)
RED FESCUE (CREEPING)	90	85
KENTUCKY BLUE	25	85
PERENNIAL RYE GRASS	10	90
RED TOP	10	85
LANDINO CLOVER	5	85

**CITY OF CONCORD EROSION CONTROL RECOMMENDATIONS:**

- ENGINEERING ENCOURAGES, BUT DOES NOT REQUIRE, THE FOLLOWING WILDLIFE-FRIENDLY EROSION CONTROL PRACTICES:
- USE TEMPORARY EROSION AND SEDIMENT CONTROL PRODUCTS THAT EITHER DO NOT CONTAIN NETTING, OR THAT CONTAIN NETTING MANUFACTURED FROM 100% BIODEGRADABLE NON-PLASTIC MATERIALS SUCH AS JUTE, SISAL, OR CORN FIBER. DEGRADABLE, PHOTODEGRADABLE, BIODEGRADABLE, OXO-BIODEGRADABLE, OR OXO-BIODEGRADABLE PLASTIC NETTING (INCLUDING POLYPROPYLENE, NYLON, POLYETHYLENE, AND POLYESTER) ARE NOT EQUIVALENT ALTERNATIVES. NETTING USED IN THESE PRODUCTS SHOULD HAVE A LOOSE-WEAVE WILDLIFE-SAFE DESIGN WITH MOVABLE JUNCTIONS BETWEEN THE HORIZONTAL AND VERTICAL TWINES, ALLOWING THE TWINES TO MOVE INDEPENDENTLY AND THUS REDUCING THE POTENTIAL FOR WILDLIFE ENTANGLEMENT.
  - AVOID THE USE OF SILT FENCES REINFORCED WITH METAL OR PLASTIC MESH OR IF POSSIBLE RECOMMEND THE USE OF EROSION CONTROL BERMS.
  - WHEN NO LONGER REQUIRED, TEMPORARY EROSION AND SEDIMENT CONTROL PRODUCTS SHOULD BE REMOVED PROMPTLY FROM THE PROJECT SITE.
  - USE NONWOVEN COIR FABRIC WHEN A SURFACE FABRIC TREATMENT IS REQUIRED FOR EROSION CONTROL AND STABILIZATION, SUCH AS 100% BIODEGRADABLE COCONUT FIBER MAT OR EQUAL AS REVIEWED AND APPROVED BY THE PROJECT DESIGN ENGINEER.
  - USE WOVEN COIR FABRIC WHEN SITE CONDITIONS WARRANT. THE OUTER LAYER OF WOVEN COIR FABRIC SHOULD BE A HIGH STRENGTH, CONTINUOUSLY WOVEN MAT (I.E., WITHOUT SEAMS) AND MADE OF 100% COCONUT FIBER.

**GENERAL NOTES**

- 1 GENERAL:**
- THESE DRAWINGS SHOULD BE REVIEWED IN CONJUNCTION WITH THE ACCOMPANYING DESIGN REPORT ENTITLED "STORMWATER MANAGEMENT PLAN FOR PRM AUTO HOLDINGS, LLC", DATED APRIL 15, 2026, PREPARED BY WILCOX & BARTON, INC.
  - EXISTING CONDITIONS, TOPOGRAPHICAL INFORMATION, NORTH ORIENTATION, NORTH ARROW, AND COORDINATE VALUES DEPICTED ON THESE DRAWINGS ARE BASED ON A PLAN TITLED "ALTANSPS LAND TITLE PLAT OF LAND OF TWO WHEELER HOLDINGS, LLC", DATED NOVEMBER 4, 2025, BY RICHARD D. BARTLETT & ASSOCIATES, LLC.
  - THESE DRAWINGS AND ACCOMPANYING TEXT HAVE BEEN PREPARED FOR PRM AUTO HOLDINGS, LLC FOR REVIEW BY THE CITY OF CONCORD PLANNING BOARD, CODE ENFORCEMENT, GENERAL SERVICES, POLICE, AND FIRE DEPARTMENTS.
  - THE CONTRACTOR SHALL OBTAIN COVERAGE UNDER EPA NPDES GENERAL PERMIT FOR STORM WATER DISCHARGES FOR CONSTRUCTION ACTIVITIES PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND IMPLEMENTING AN ENVIRONMENTAL PROTECTION AGENCY (EPA) STORM WATER POLLUTION PREVENTION PLAN PRIOR TO THE START OF CONSTRUCTION AND DURING CONSTRUCTION ON-SITE IN ACCORDANCE WITH THE EPA REGULATIONS UNDER THE CLEAN WATER ACT.
  - THE PURPOSE OF THESE DRAWINGS IS TO SHOW A PROPOSED 2,470 SQ FT BUILDING ADDITION AND 10,270 SQ FT OF NEW PAVEMENT FOR DRIVEWAYS, PARKING, AND STORAGE, WITH ASSOCIATED DRAINAGE, UTILITY, AND STORMWATER TREATMENT SYSTEMS.
  - PROPOSED SITE IS SERVICED BY CITY WATER AND SEWER.
  - REFER TO CONSTRUCTION DETAIL SHEETS FOR ALL APPLICABLE SITE DETAILS.
  - CONTRACTOR WILL NOTIFY ENGINEERS IMMEDIATELY IF SITE CONDITIONS DIFFER FROM WHAT IS SHOWN ON PLAN.
  - ALL WORK PERFORMED ON BEHALF OF THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF CONCORD'S CONSTRUCTION STANDARDS AND DETAILS, LATEST EDITION.
  - PROJECT DATUM: NH STATE PLANE COORDINATES NAD 83 (HORIZONTAL) NAVD 88 (VERTICAL).
  - ALL WORK SHALL BE PERFORMED IN A FIRST CLASS MANNER, AND IN ACCORDANCE WITH STATE CODE (IBC 2015 WITH LATEST SUPPLEMENTS), AND LOCAL CODES AND ORDINANCES.
  - ALL EXISTING UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE. THE CONTRACTOR SHALL CONTACT DIG-SAFE (1-888-DIG-SAFE) AT LEAST 72 HOURS AND LESS THAN 90 DAYS PRIOR TO STARTING CONSTRUCTION AND SHALL VERIFY ALL UTILITY LOCATIONS IN THE FIELD.
  - CONTRACTOR IS RESPONSIBLE FOR ADEQUATE BRACING OF WALLS AND/OR SHORING OF EXCAVATIONS DURING CONSTRUCTION.
  - THE CONTRACTOR SHALL REVIEW AND STAMP ALL SHOP DRAWINGS AND SUBMITTALS BEFORE SUBMISSION TO THE ENGINEER, THUS, PROVIDING ANY INFORMATION REQUIRED OF THE FABRICATOR SUCH AS FIELD DIMENSIONS, ELEVATIONS, ETC. OTHERWISE THE SHOP DRAWINGS OR SUBMITTALS WILL BE REJECTED UNTIL SUCH INFORMATION IS FURNISHED BY THE CONTRACTOR.
  - GENERAL BACKFILL SHALL BE COMPACTED TO 95% OF THE MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT, ASTM D 1557.
  - UPON COMPLETION OF CONSTRUCTION THE CONTRACTOR SHALL SUBMIT AS-BUILT DRAWINGS TO THE ENGINEERING SERVICES DIVISION.
  - THE CONTRACTOR SHALL SET UP A PRE-CONSTRUCTION MEETING WITH THE ENGINEERING SERVICES DIVISION TO DISCUSS CONSTRUCTION REQUIREMENTS, SITE INSPECTIONS, ASSOCIATED FEES, SCHEDULES, ETC.

**2 MATERIAL SPECIFICATIONS:**

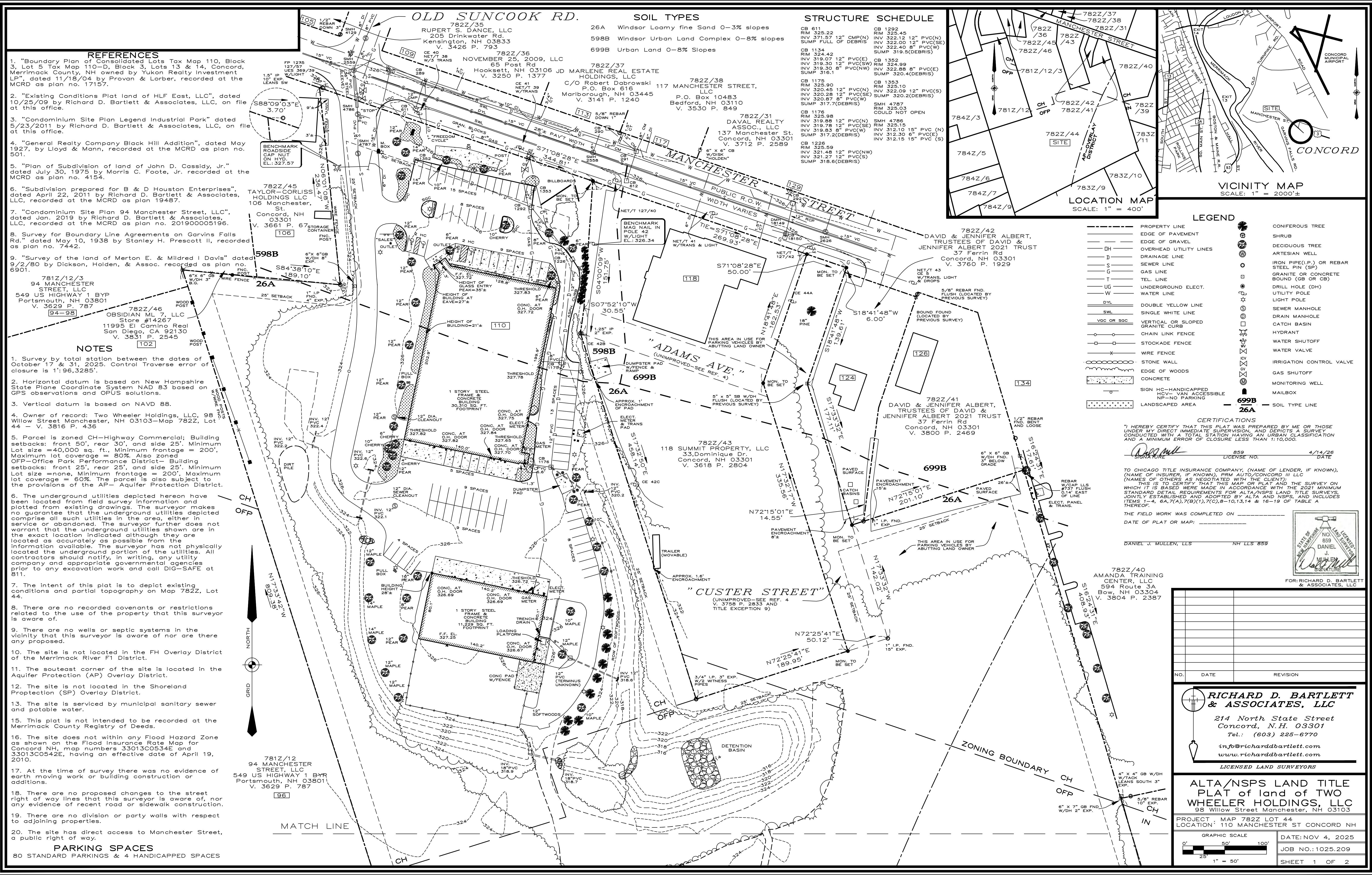
- MATERIALS NOT SPECIFIED HEREIN SHALL MEET OR EXCEED NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION (NHDT) STANDARD SPECIFICATIONS FOR CONSTRUCTION.
- GENERAL FILL SHALL BE A COMPACTABLE SAND OR GRAVEL, REASONABLY FREE FROM LOAM, SILT, CLAY AND ORGANIC MATERIALS AND SHALL HAVE 0-20 PERCENT PASSING THE NO. 100 SIEVE AND 40-100 PERCENT PASSING THE NO. 4 SIEVE.
- BANK RUN GRAVEL SHALL BE FREE FROM LOAM, SILT, CLAY AND ORGANIC MATERIALS AND SHALL HAVE 100 PERCENT PASSING A 3 INCH SIEVE, 20-75 PERCENT PASSING A NO. 4 SIEVE, 0-12 PERCENT PASSING A NO. 100 SIEVE AND 0-6 PERCENT PASSING A NO. 200 SIEVE.
- CRUSHED BANK RUN GRAVEL SHALL BE FREE FROM LOAM, SILT, CLAY AND ORGANIC MATERIALS AND SHALL HAVE 100 PERCENT PASSING A 2 INCH SIEVE, 90-100 PERCENT PASSING A 1/2 INCH SIEVE 30-60 PERCENT PASSING A NO. 4 SIEVE, 0-12 PERCENT PASSING A NO. 100 SIEVE AND 0-6 PERCENT PASSING A NO. 200 SIEVE.

**FUELING TANK LEGEND**

EXISTING		PROPOSED
	TRAVERSE POINT	
	BENCHMARK	
	TANK TOP PUMP	
	TANK TOP INTERSTITIAL MONITOR	
	TANK LEVEL PROBE	
	TANK TOP FILL	
	TANK TOP VENT EXTRACTOR	
	MONITORING WELL	
	DRAIN STRUCTURE COVER	
	REGULAR GASOLINE LINE	
	PREMIUM GASOLINE LINE	
	DIESEL LINE	
	VENT LINE	

**LEGEND**

EXISTING		PROPOSED
	PROPERTY LINE	
	ADJUTTER'S PROPERTY LINE	
	EASEMENT LINE	
	RIGHT OF WAY LINE	
	ZONING SETBACK LINE	
	ZONING BOUNDARY	
	TOWN LINE	
	SOIL TYPE BOUNDARY	
	MAJOR CONTOUR	
	MINOR CONTOUR	
	BUILDINGS	
	BUILDING OVERHANG	
	ROADWAY CENTERLINE	
	EDGE OF PAVEMENT	
	CURB	
	EDGE OF GRAVEL	
	TRAIL	
	STONE WALL	
	TREE LINE	
	EDGE OF WETLANDS	
	WETLAND / SHORELINE BUFFER	
	EDGE OF WATER	
	FLOOD PLAIN BOUNDARY	
	DITCH LINE	
	CONCRETE PAD	
	BARBED WIRE FENCE	
	CHAIN LINK FENCE	
	WOOD RAIL	
	GUARDRAIL	
	STORM DRAIN LINE	
	SEWER LINE	
	FORCE MAIN LINE	
	WATER LINE	
	GAS LINE	
	STEAM LINE	
	FIRE WATER LINE	
	UNDERGROUND ELECTRIC	
	OVERHEAD ELECTRIC	
	UNDERGROUND UTILITY	
	OVERHEAD UTILITY	
	UNDERGROUND UTILITY & ELECTRIC	
	OVERHEAD UTILITY & ELECTRIC	
	CONSTRUCTION FENCE / LIMIT OF DISTURBANCE	
	SILT FENCE	
	SILT CURTAIN	
	COFFER DAM	
	SIGN	
	LIGHTS	
	MONITORING WELLS	
	BORING LOCATIONS	
	TEST PITS	
	SPOT GRADES	
	CATCH BASINS	
	CLEAN OUTS	
	DRAINAGE MANHOLES	
	ELECTRIC PADS/ HANDHOLDS	
	GATES VALVES (WATER)	
	GATES VALVES (GAS)	
	HYDRANTS	
	SEWER MANHOLES	
	TELEPHONE/ UTILITY PADS & VAULTS	
	UTILITY POLES	
	POTABLE WATER WELLS	
	WATER SHUT OFFS	
	GUY POLES	
	GUY WIRES	
	CATCH BAS	



- ### REFERENCES
- "Boundary Plan of Consolidated Lots Tax Map 110, Block 3, Lot 5 Tax Map 110-D, Block 3, Lots 13 & 14, Concord, Merrimack County, NH owned by Yukon Realty Investment LP", dated 11/18/04 by Provan & Lorber, recorded at the MCRD as plan no. 17157.
  - "Existing Conditions Plat land of HLF East, LLC", dated 10/25/09 by Richard D. Bartlett & Associates, LLC, on file at this office.
  - "Condominium Site Plan Legend Industrial Park" dated 5/23/2011 by Richard D. Bartlett & Associates, LLC, on file at this office.
  - "General Realty Company Black Hill Addition", dated May 1927, by Lloyd & Mann, recorded at the MCRD as plan no. 501.
  - "Plan of Subdivision of land of John D. Cassidy, Jr.", dated July 30, 1975 by Morris C. Foote, Jr. recorded at the MCRD as plan no. 4154.
  - "Subdivision prepared for B & D Houston Enterprises", dated April 22, 2011 by Richard D. Bartlett & Associates, LLC, recorded at the MCRD as plan 19487.
  - "Condominium Site Plan 94 Manchester Street, LLC", dated Jan. 2019 by Richard D. Bartlett & Associates, LLC, recorded at the MCRD as plan no. 201900005196.
  - Survey for Boundary Line Agreements on Garvins Falls Rd., dated May 10, 1938 by Stanley H. Prescott II, recorded as plan no. 7442.
  - "Survey of the land of Merton E. & Mildred I Davis" dated 9/2/80 by Dickson, Holden, & Assoc. recorded as plan 6901.
  - 781Z/12/3 94 MANCHESTER STREET, LLC 549 US HIGHWAY 1 BYP Portsmouth, NH 03801 V. 3629 P. 787
  - 782Z/46 OBSIDIAN ML 7, LLC Store #14267 11995 El Camino Real San Diego, CA 92130 V. 3831 P. 2545

- ### NOTES
- Survey by total station between the dates of October 17 & 31, 2025. Control Traverse error of closure is 1":96,3285'.
  - Horizontal datum is based on New Hampshire State Plane Coordinate System NAD 83 based on GPS observations and OPUS solutions.
  - Vertical datum is based on NAVD 88.
  - Owner of record: Two Wheeler Holdings, LLC, 98 Willow Street Manchester, NH 03103-Map 782Z, Lot 44 - V. 3816 P. 436
  - Parcel is zoned CH-Highway Commercial; Building setbacks: front 50', rear 30', and side 25'. Minimum lot size = 40,000 sq. ft., Minimum frontage = 200', Maximum lot coverage = 80%. Also zoned OFF-Office District Building setbacks: front 25', rear 25', and side 25'. Minimum lot size = none, Minimum frontage = 200', Maximum lot coverage = 60%. The parcel is also subject to the provisions of the AP-Aquifer Protection District.
  - The underground utilities depicted hereon have been located from field survey information and plotted from existing drawings. The surveyor makes no guarantee that the underground utilities depicted comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although they are located as accurately as possible from the information available. The surveyor has not physically located the underground portion of the utilities. All contractors should notify, in writing, any utility company and appropriate governmental agencies prior to any excavation work and call DIG-SAFE at 811.
  - The intent of this plat is to depict existing conditions and partial topography on Map 782Z, Lot 44.
  - There are no recorded covenants or restrictions related to the use of the property that this surveyor is aware of.
  - There are no wells or septic systems in the vicinity that this surveyor is aware of nor are there any proposed.
  - The site is not located in the FH Overlay District of the Merrimack River F1 District.
  - The southeast corner of the site is located in the Aquifer Protection (AP) Overlay District.
  - The site is not located in the Shoreland Protection (SP) Overlay District.
  - The site is serviced by municipal sanitary sewer and potable water.
  - This plat is not intended to be recorded at the Merrimack County Registry of Deeds.
  - The site does not within any Flood Hazard Zone as shown on the Flood Insurance Rate Map for Concord NH, map numbers 33013C0534E and 33013C0542E, having an effective date of April 19, 2010.
  - At the time of survey there was no evidence of earth moving work or building construction or additions.
  - There are no proposed changes to the street right of way lines that this surveyor is aware of, nor any evidence of recent road or sidewalk construction.
  - There are no division or party walls with respect to adjoining properties.
  - The site has direct access to Manchester Street, a public right of way.

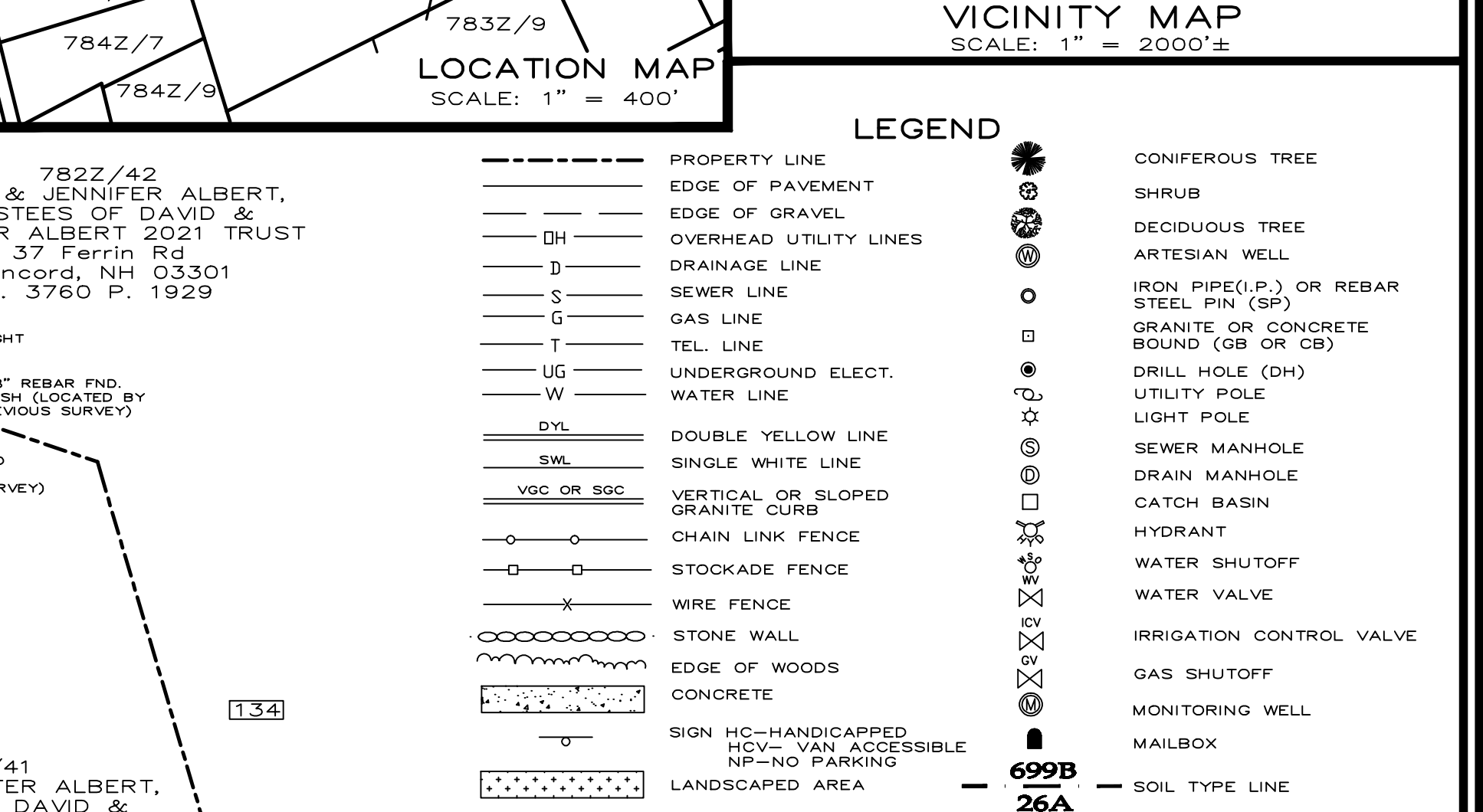
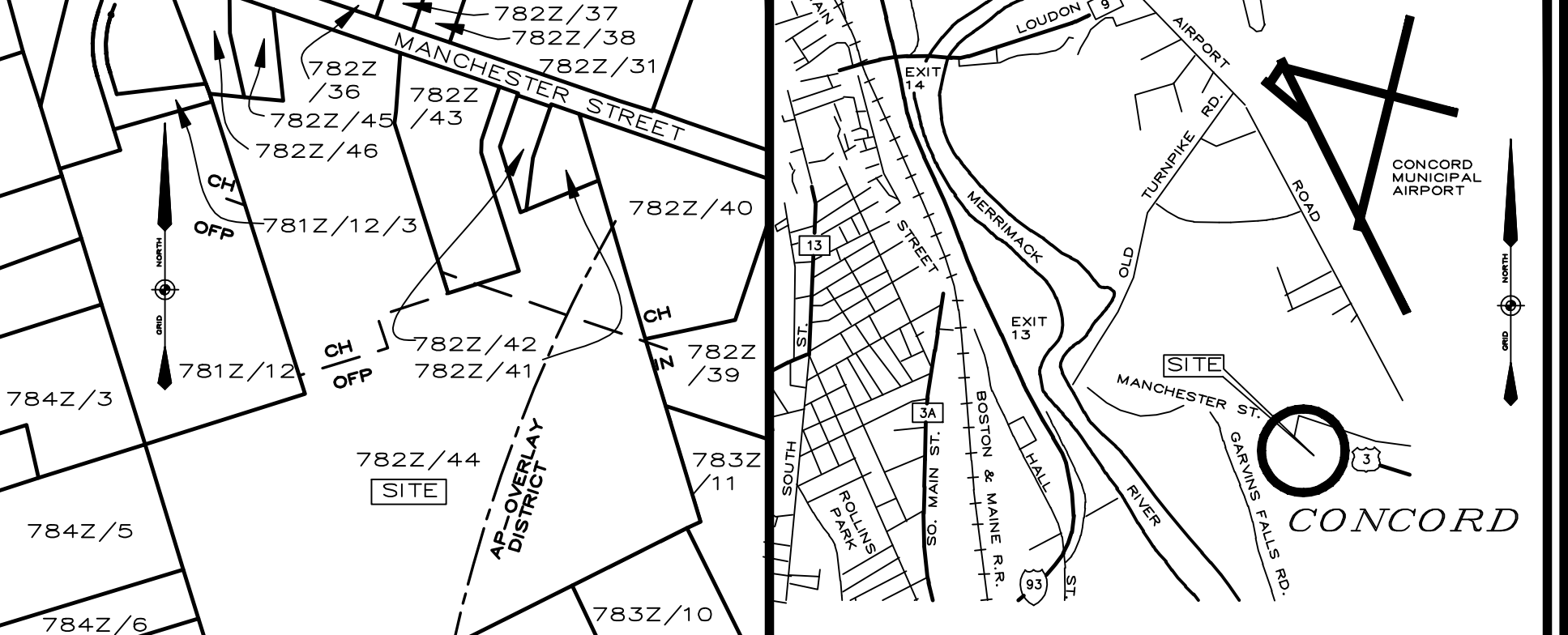
- ### PARKING SPACES
- 80 STANDARD PARKINGS & 4 HANDICAPPED SPACES

### SOIL TYPES

26A Windsor Loamy fine Sand 0-3% slopes  
598B Windsor Urban Land Complex 0-8% slopes  
699B Urban Land 0-8% Slopes

### STRUCTURE SCHEDULE

CB 611 RIM 325.22 INV 321.57 12" CMP(N) SUMP FULL OF DEBRIS	CB 1292 RIM 325.45 INV 322.12 12" PVC(N) INV 322.00 12" PVC(SE) SUMP 319.5(DEBRIS)
CB 1134 RIM 324.42 INV 319.07 12" PVC(E) INV 319.30 8" PVC(NW) SUMP 316.1	CB 1352 RIM 324.99 INV 322.88 8" PVC(E) SUMP 320.4(DEBRIS)
CB 1175 RIM 325.90 INV 320.45 12" PVC(N) INV 320.28 12" PVC(SE) INV 320.67 8" PVC(W) SUMP 317.2(DEBRIS)	CB 1353 RIM 325.10 INV 322.09 12" PVC(S) SUMP 320.2(DEBRIS)
CB 1176 RIM 325.98 INV 319.88 12" PVC(N) INV 319.78 12" PVC(SE) INV 319.63 8" PVC(W) SUMP 317.2(DEBRIS)	SMH 4787 RIM 325.03 COULD NOT OPEN
CB 1226 RIM 325.59 INV 321.48 12" PVC(NW) INV 321.27 12" PVC(S) SUMP 318.6(DEBRIS)	SMH 4786 RIM 325.15 INV 312.10 15" PVC(N) INV 312.30 6" PVC(E) INV 312.15 15" PVC(S)



### LEGEND

---	PROPERTY LINE	●	CONIFEROUS TREE
---	EDGE OF PAVEMENT	○	SHRUB
---	EDGE OF GRAVEL	○	DECIDUOUS TREE
---	OVERHEAD UTILITY LINES	○	ARTESIAN WELL
---	DRAINAGE LINE	○	IRON PIPE (I.P.) OR REBAR STEEL PIN (SP)
---	SEWER LINE	○	GRANITE OR CONCRETE BOUND (CB OR CBI)
---	GAS LINE	○	DRILL HOLE (DH)
---	TEL. LINE	○	UTILITY POLE
---	UNDERGROUND ELECT.	○	LIGHT POLE
---	WATER LINE	○	SEWER MANHOLE
---	DOUBLE YELLOW LINE	○	DRAIN MANHOLE
---	SINGLE WHITE LINE	○	CATCH BASIN
---	VERTICAL OR SLOPED GRANITE CURB	○	HYDRANT
---	CHAIN LINK FENCE	○	WATER SHUTOFF
---	STOCKADE FENCE	○	WATER VALVE
---	WIRE FENCE	○	IRRIGATION CONTROL VALVE
---	STONE WALL	○	GAS SHUTOFF
---	EDGE OF WOODS	○	MONITORING WELL
---	CONCRETE	○	MAILBOX
---	SIGN HC-HANDICAPPED	○	SOIL TYPE LINE
---	HCV-VAN ACCESSIBLE	○	
---	NP-PARKING	○	
---	LANDSCAPED AREA	○	

### CERTIFICATIONS

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR THOSE UNDER MY DIRECT IMMEDIATE SUPERVISION, AND DEPICTS A SURVEY CONDUCTED WITH A TOTAL STATION HAVING AN URBAN CLASSIFICATION AND A MINIMUM ERROR OF CLOSURE LESS THAN 1":10,000.

*Daniel J. Mullen* 859 LICENSE NO. 4/14/26 DATE

TO CHICAGO TITLE INSURANCE COMPANY, (NAME OF LENDER, IF KNOWN), (NAME OF INSURER, IF KNOWN), PRM AUTO/CONCORD III LLC (NAME OF OTHERS AS NEGOTIATED WITH THE CLIENT): THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4, 6A, 7(A), 7(B)(1), 7(C), 8-10, 13, 14 & 16-19 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON \_\_\_\_\_ DATE OF PLAT OR MAP: \_\_\_\_\_

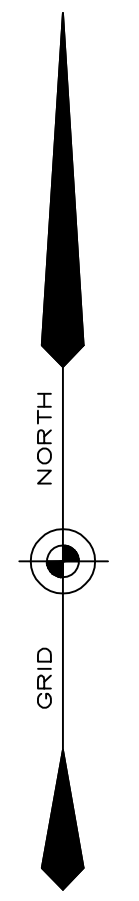
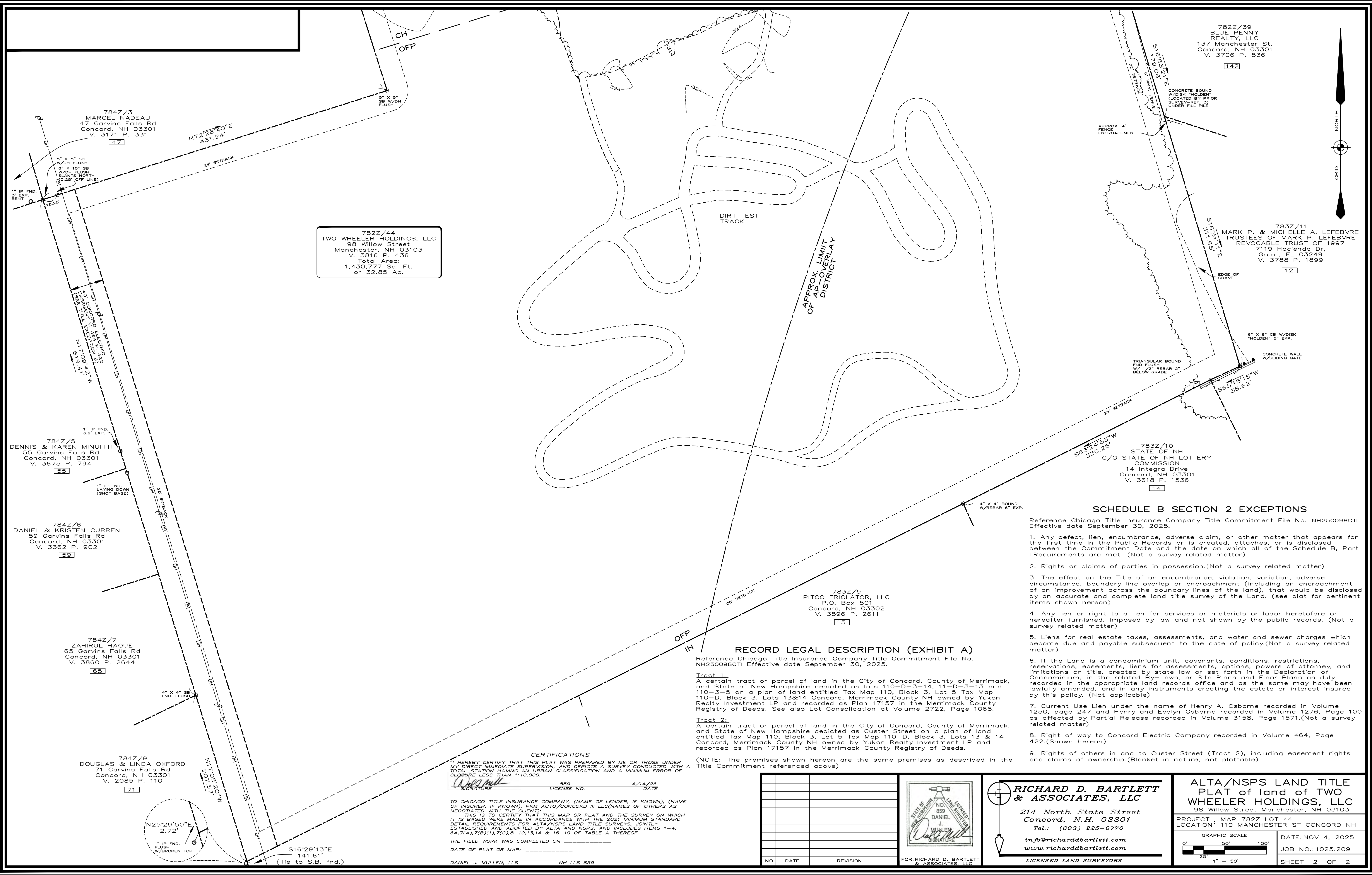
DANIEL J. MULLEN, LLS NH LLS 859

**RICHARD D. BARTLETT & ASSOCIATES, LLC**  
214 North State Street  
Concord, N.H. 03301  
Tel.: (603) 225-6770  
info@richardbartlett.com  
www.richardbartlett.com  
LICENSED LAND SURVEYORS

**ALTA/NSPS LAND TITLE PLAT**  
of land of TWO  
**WHEELER HOLDINGS, LLC**  
98 Willow Street Manchester, NH 03103

PROJECT: MAP 782Z LOT 44  
LOCATION: 110 MANCHESTER ST CONCORD NH

GRAPHIC SCALE: 0' 50' 100'  
DATE: NOV 4, 2025  
JOB NO.: 1025.209  
SHEET 1 OF 2



782Z/44  
TWO WHEELER HOLDINGS, LLC  
98 Willow Street  
Manchester, NH 03103  
V. 3816 P. 436  
Total Area:  
1,430,777 Sq. Ft.  
or 32.89 Ac.

**SCHEDULE B SECTION 2 EXCEPTIONS**

Reference Chicago Title Insurance Company Title Commitment File No. NH250098CTI Effective date September 30, 2025.

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I Requirements are met. (Not a survey related matter)
2. Rights or claims of parties in possession. (Not a survey related matter)
3. The effect on the Title of an encumbrance, violation, variation, adverse circumstance, boundary line overlap or encroachment (including an encroachment of an improvement across the boundary lines of the land), that would be disclosed by an accurate and complete land title survey of the Land. (see plat for pertinent items shown hereon)
4. Any lien or right to a lien for services or materials or labor heretofore or hereafter furnished, imposed by law and not shown by the public records. (Not a survey related matter)
5. Liens for real estate taxes, assessments, and water and sewer charges which become due and payable subsequent to the date of policy. (Not a survey related matter)
6. If the Land is a condominium unit, covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title, created by state law or set forth in the Declaration of Condominium, in the related By-Laws, or Site Plans and Floor Plans as duly recorded in the appropriate land records office and as the same may have been lawfully amended, and in any instruments creating the estate or interest insured by this policy. (Not applicable)
7. Current Use Lien under the name of Henry A. Osborne recorded in Volume 1250, page 247 and Henry and Evelyn Osborne recorded in Volume 1276, Page 100 as affected by Partial Release recorded in Volume 3158, Page 1571. (Not a survey related matter)
8. Right of way to Concord Electric Company recorded in Volume 464, Page 422. (Shown hereon)
9. Rights of others in and to Custer Street (Tract 2), including easement rights and claims of ownership. (Blanket in nature, not plottable)

**RECORD LEGAL DESCRIPTION (EXHIBIT A)**

Reference Chicago Title Insurance Company Title Commitment File No. NH250098CTI Effective date September 30, 2025.

**Tract 1:**  
A certain tract or parcel of land in the City of Concord, County of Merrimack, and State of New Hampshire depicted as lots 110-D-3-14, 11-D-3-13 and 110-3-5 on a plan of land entitled Tax Map 110, Block 3, Lot 5 Tax Map 110-D, Block 3, Lots 13&14 Concord, Merrimack County NH owned by Yukon Realty Investment LP and recorded as Plan 17157 in the Merrimack County Registry of Deeds. See also Lot Consolidation at Volume 2722, Page 1068.

**Tract 2:**  
A certain tract or parcel of land in the City of Concord, County of Merrimack, and State of New Hampshire depicted as Custer Street on a plan of land entitled Tax Map 110, Block 3, Lot 5 Tax Map 110-D, Block 3, Lots 13 & 14 Concord, Merrimack County NH owned by Yukon Realty Investment LP and recorded as Plan 17157 in the Merrimack County Registry of Deeds.

(NOTE: The premises shown hereon are the same premises as described in the Title Commitment referenced above)

**CERTIFICATIONS**

I, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR THOSE UNDER MY DIRECT IMMEDIATE SUPERVISION, AND DEPICTS A SURVEY CONDUCTED WITH A TOTAL STATION HAVING AN URBAN CLASSIFICATION AND A MINIMUM ERROR OF CLOSURE LESS THAN 1:10,000.

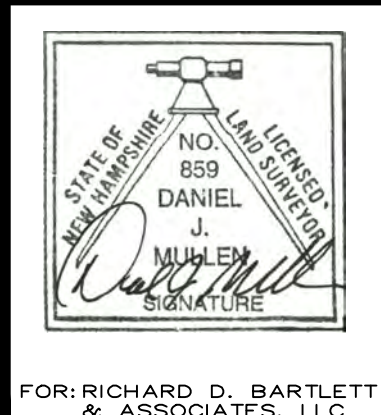
*[Signature]* 859 LICENSE NO. 4/14/26 DATE

TO CHICAGO TITLE INSURANCE COMPANY, (NAME OF LENDER, IF KNOWN), (NAME OF INSURER, IF KNOWN), FROM AUTO/CONCORD III LLC (NAMES OF OTHERS AS NEGOTIATED WITH THE CLIENT); THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4, 6A,7(A),7(B)(1),7(C),8-10,13,14 & 16-19 OF TABLE A THEREOF.

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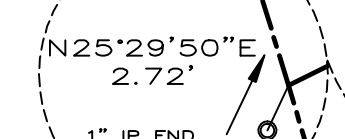
DANIEL J. MULLEN, LLS NH LLS 859

NO.	DATE	REVISION



**RICHARD D. BARTLETT & ASSOCIATES, LLC**  
214 North State Street  
Concord, N.H. 03301  
Tel.: (603) 225-6770  
info@richarddbartlett.com  
www.richarddbartlett.com  
LICENSED LAND SURVEYORS

**ALTA/NSPS LAND TITLE PLAT** of land of TWO WHEELER HOLDINGS, LLC  
98 Willow Street Manchester, NH 03103  
PROJECT: MAP 782Z LOT 44  
LOCATION: 110 MANCHESTER ST CONCORD NH  
GRAPHIC SCALE: 0' 50' 100'  
DATE: NOV 4, 2025  
JOB NO.: 1025.209  
SHEET 2 OF 2



N25°29'50"E  
2.72'

S16°29'13"E  
141.61'  
(Tie to S.B. find.)

REVISION HISTORY

ISSUED FOR

**PERMITTING**

ALL DOCUMENTS PREPARED BY WILCOX & BARTON, INC. ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY WILCOX & BARTON, INC. FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO WILCOX & BARTON, INC. OWNER SHALL INDEMNIFY AND HOLD HARMLESS WILCOX & BARTON, INC. FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

OWNER

**TWO WHEELER HOLDINGS, LLC**  
98 WILLOW STREET  
MANCHESTER, NH

SITE

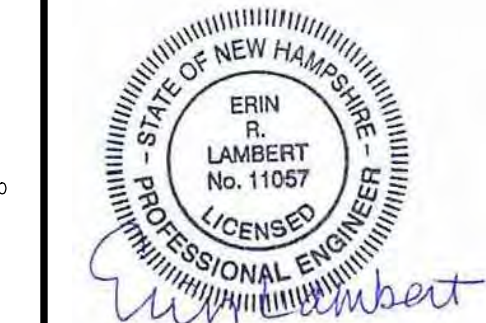
**PRM AUTO HOLDINGS, LLC**  
110 MANCHESTER ST  
CONCORD, NH

**MBLU: 782/Z/44**

DRAWING TITLE

**DEMOLITION PLAN**

SCALE	DATE		
1" = 40'	04/15/2026		
DRAFTED BY	CHECKED BY	PROJECT MGR	PROJECT NO.
KAD	ERL	ERL	PRM0002
SHEET NO.			

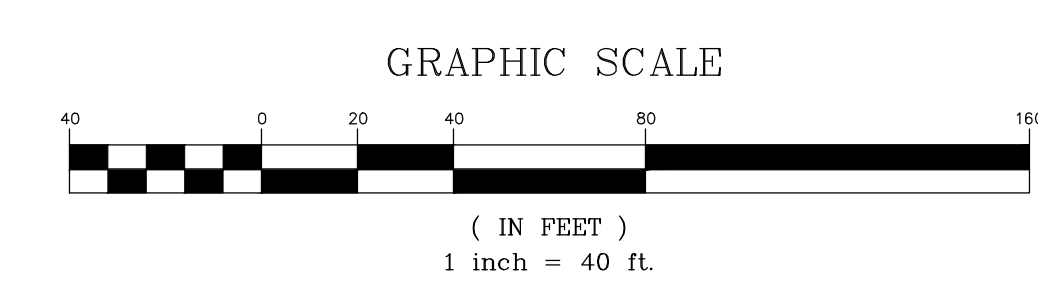


**C1.1**



**PLAN NOTES:**

- EXISTING CONDITIONS, TOPOGRAPHICAL INFORMATION, NORTH ORIENTATION, AND COORDINATE VALUES DEPICTED ON THESE DRAWINGS ARE BASED ON PLANS TITLED "ALTA/NSPS LAND TITLE PLAT OF LAND OF TWO WHEELER HOLDINGS, LLC" PREPARED FOR TWO WHEELER HOLDINGS, LLC, DATED NOVEMBER 4, 2025. PROVIDED TO WILCOX & BARTON, INC. BY RICHARD D. BARTLETT & ASSOCIATES, LLC.
- SEE SHEET C0.2 LEGEND AND NOTES FOR PROJECT LEGEND AND GENERAL NOTES



REVISION HISTORY

ISSUED FOR

**PERMITTING**

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OWNER

**TWO WHEELER HOLDINGS, LLC**  
98 WILLOW STREET  
MANCHESTER, NH

SITE

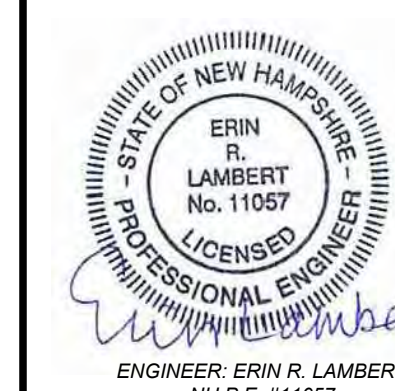
**PRM AUTO HOLDINGS, LLC**  
110 MANCHESTER ST  
CONCORD, NH

**MBLU: 782/Z/44**

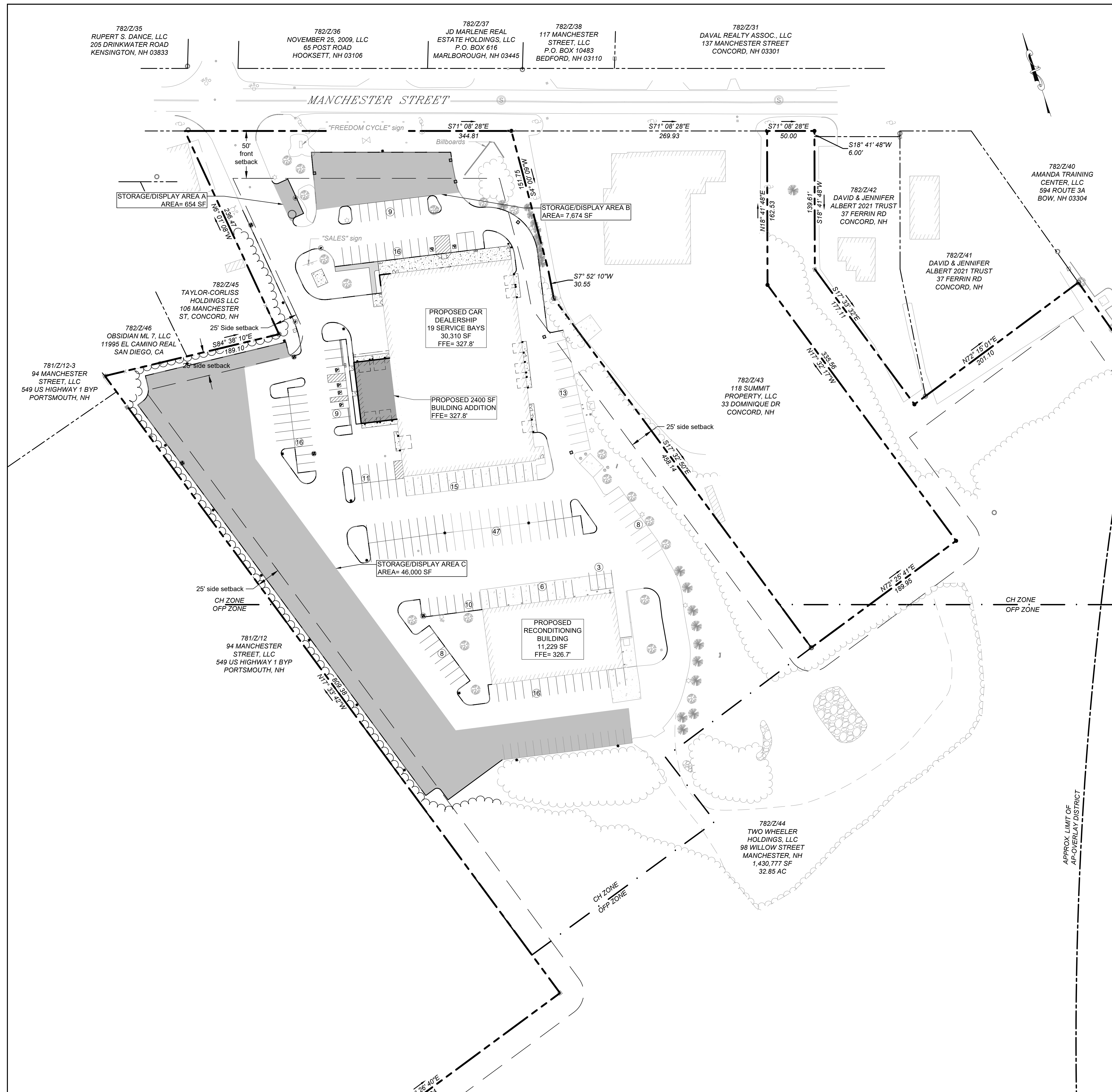
DRAWING TITLE

**OVERALL SITE PLAN**

SCALE	DATE		
1" = 50'	04/15/2026		
DRAFTED BY	CHECKED BY	PROJECT MGR	PROJECT NO.
KAD	ERL	ERL	PRM0002
SHEET NO.			

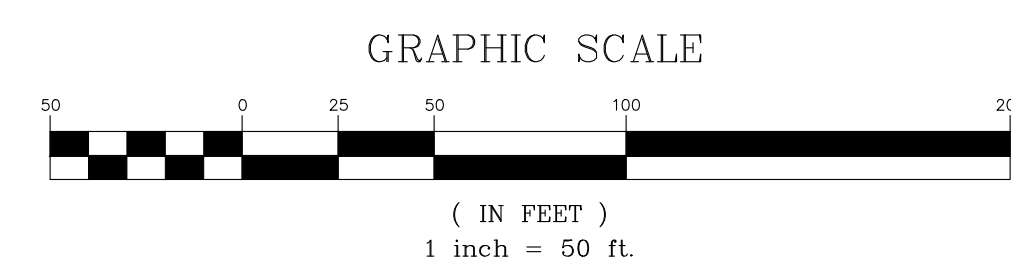


**C1.2**

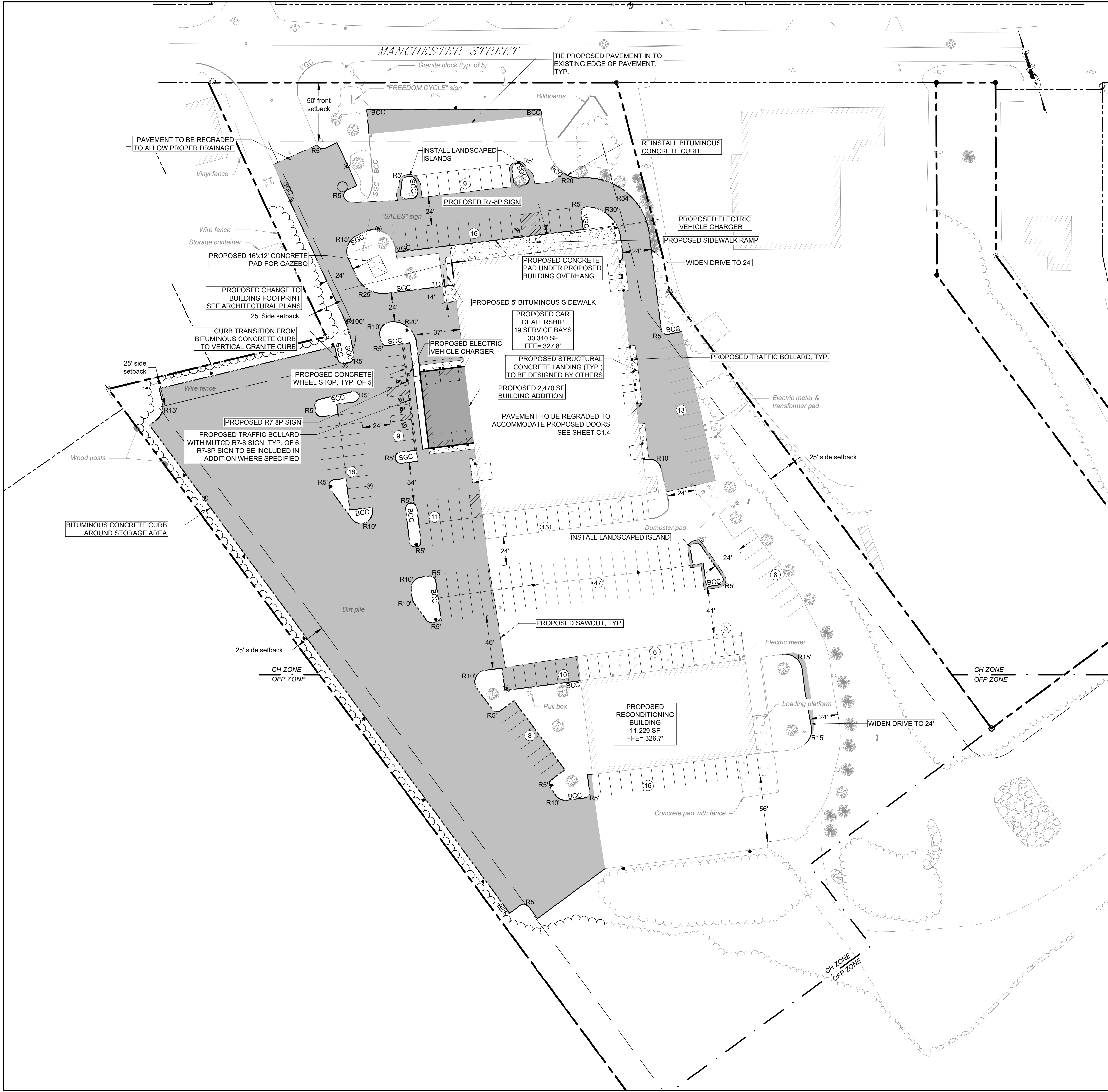


**PLAN NOTES:**

- EXISTING CONDITIONS, TOPOGRAPHICAL INFORMATION, NORTH ORIENTATION, AND COORDINATE VALUES DEPICTED ON THESE DRAWINGS ARE BASED ON PLANS TITLED "ALTA/NSPS LAND TITLE PLAT OF LAND OF TWO WHEELER HOLDINGS, LLC" PREPARED FOR TWO WHEELER HOLDINGS, LLC, DATED NOVEMBER 4, 2025, PROVIDED TO WILCOX & BARTON, INC. BY RICHARD D. BARTLETT & ASSOCIATES, LLC.
- SEE SHEET C0.2 LEGEND AND NOTES FOR PROJECT LEGEND AND GENERAL NOTES



APPROX. LIMIT OF AP-OVERLAY DISTRICT



**ZONING NOTES:**

MBLU 782/Z/44  
 PROPERTY ADDRESS 110 MANCHESTER STREET, CONCORD, NH  
 OWNER  
 ZONING DISTRICT HIGHWAY COMMERCIAL (CH)  
 OFFICE PARK PERFORMANCE (OFF)

\*PROJECT SHALL ONLY BE WITHIN THE PORTION OF THE LOT ZONED CH. ALL CALCULATIONS AND REQUIREMENTS BELOW ARE BASED ON THE PORTION OF THE LOT WITHIN THE CH ZONE.

PROPOSED USE AUTO DEALERSHIP

LOT SIZE	REQUIRED	EXISTING	PROPOSED
MIN. 40,000 SF	1,430,777 SF (32.85 AC)	1,430,777 SF (32.85 AC)	1,430,777 SF (32.85 AC)
LOT AREA IN CH ZONE	436,717 SF (10.03 AC)	436,717 SF (10.03 AC)	436,717 SF (10.03 AC)
LOT AREA IN OFF ZONE	994,060 SF (22.82 AC)	994,060 SF (22.82 AC)	994,060 SF (22.82 AC)

IMPERVIOUS* COVERAGE	MAX.	349,374 SF (80.0%)	142,496 SF (29.8%)	215,885 SF (49.4%)
FRONTAGE	MIN.	200 LF	395 LF	395 LF

BUILDING SETBACKS	MIN.	MAX.	PROPOSED
FRONT	50 LF	135 LF	135 LF
SIDE	25 LF	35 LF	35 LF
REAR	30 LF	942 LF	942 LF

INTERIOR LANDSCAPING (BASED ON NEW PARKING LOT AREA, 109,408 SF)	MIN.	EXISTING	PROPOSED
5,470 SF (5%)	22,883 SF (20.9%)	14,198 SF (13.0%)	

PARKING REQUIREMENT CALCULATIONS  
 1 SPACE PER 600 SF OF GROSS FLOOR SPACE  
 1 SPACE PER 3,000 SF OF OUTDOOR DISPLAY SPACE  
 4 SPACES PER SERVICE BAY

	REQUIRED	EXISTING	PROPOSED	REQUIRED PARKING
GROSS FLOOR SPACE	N/A	41,539 SF	44,009 SF	74
DISPLAY SPACE	N/A	5,000 SF	54,328 SF	19
SERVICE BAYS	N/A	6	19	76
				TOTAL: 169

PARKING SPACES	MIN.	MAX.	PROPOSED
ADA	6	4	6
COMPACT	0	0	0
STANDARD	162	80	180
TOTAL SPACES	168	84	186

LANDSCAPING TREE CALCULATION  
 PARKING & DRIVEWAY AREA = 109,408 SF  
 1 TREE PER 2,000 SF  
 TREES REQUIRED = 55

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 CONCORD, NH 03301  
 603-369-4190  
 www.wilcoxandbarton.com

REVISION HISTORY

**ISSUED FOR**

**PERMITTING**

ALL DOCUMENTS PREPARED BY WILCOX & BARTON, INC. ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY WILCOX & BARTON, INC. FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO WILCOX & BARTON, INC. OWNER SHALL INDEMNIFY AND HOLD HARMLESS WILCOX & BARTON, INC. FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

OWNER

**TWO WHEELER HOLDINGS, LLC**  
 98 WILLOW STREET  
 MANCHESTER, NH

SITE

**PRM AUTO HOLDINGS, LLC**  
 110 MANCHESTER ST  
 CONCORD, NH

**MBLU: 782/Z/44**

**DRAWING TITLE**

**SITE PLAN**

SCALE 1" = 40'

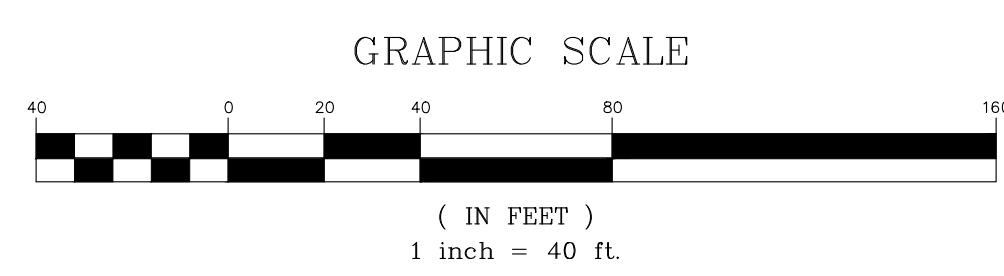
DATE 04/15/2026

DRAFTED BY KAD	CHECKED BY ERL	PROJECT MGR ERL	PROJECT NO. PRM0002
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SHEET NO.

**PLAN NOTES:**

- EXISTING CONDITIONS, TOPOGRAPHICAL INFORMATION, NORTH ORIENTATION, AND COORDINATE VALUES DEPICTED ON THESE DRAWINGS ARE BASED ON PLANS TITLED "ALTA/NSPS LAND TITLE PLAT OF LAND OF TWO WHEELER HOLDINGS, LLC" PREPARED FOR TWO WHEELER HOLDINGS, LLC, DATED NOVEMBER 4, 2025, PROVIDED TO WILCOX & BARTON, INC. BY RICHARD D. BARTLETT & ASSOCIATES, LLC.
- SEE SHEET C0.2 LEGEND AND NOTES FOR PROJECT LEGEND AND GENERAL NOTES
- NO NEW UTILITY CONNECTIONS ARE PROPOSED.



**STATE OF NEW HAMPSHIRE**

ERIN R. LAMBERT  
 No. 11057  
 LICENSED PROFESSIONAL ENGINEER

**C1.3**

ENGINEER ERIN R. LAMBERT  
 NH P.E. #11057

07 OF 14

REVISION HISTORY

NO.	DATE	DESCRIPTION
1		ISSUED FOR PERMITTING

**PERMITTING**

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OWNER  
**TWO WHEELER HOLDINGS, LLC**  
98 WILLOW STREET  
MANCHESTER, NH

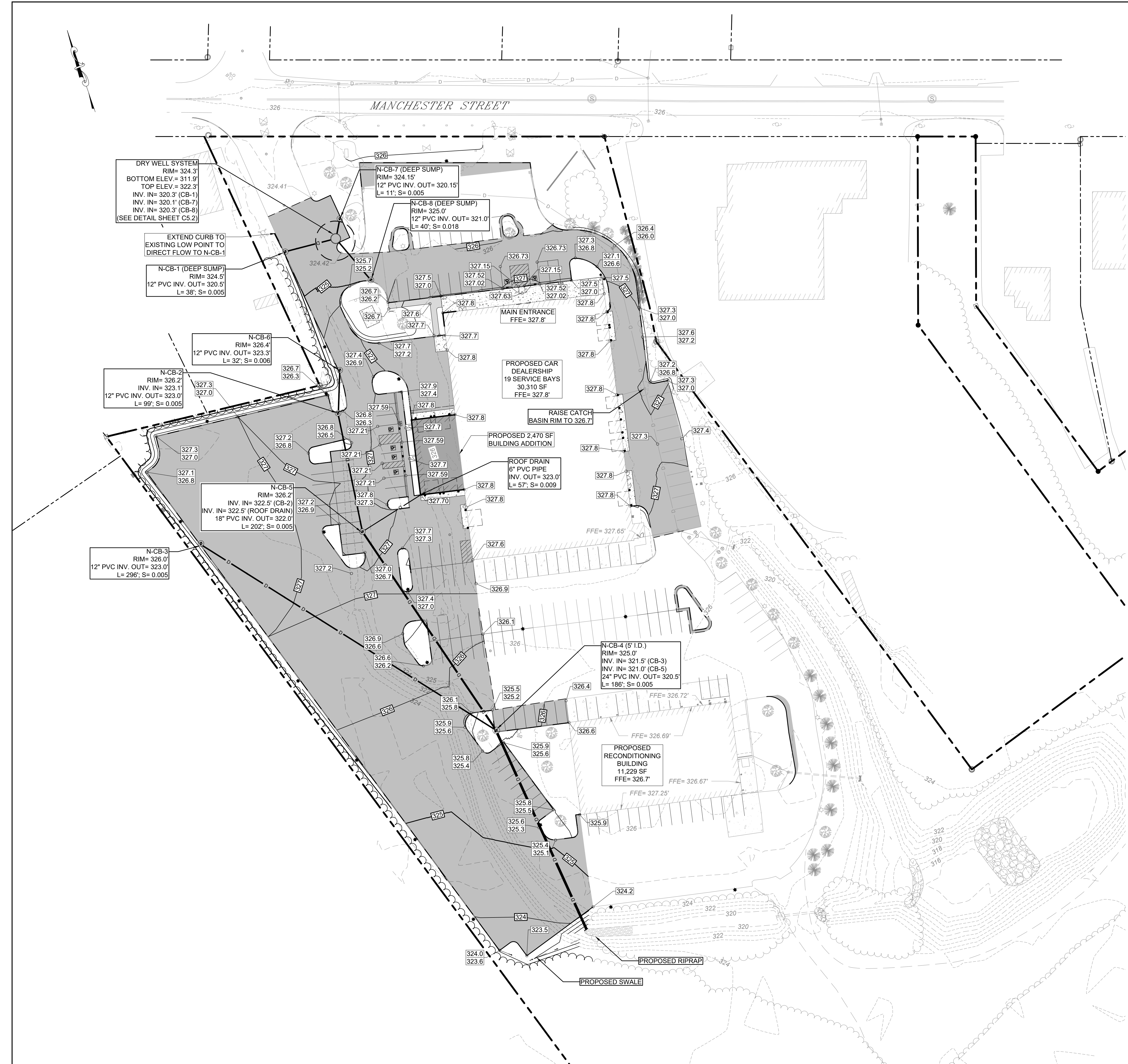
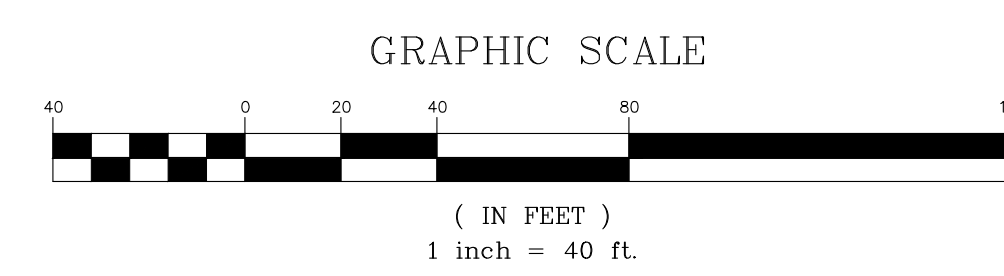
SITE  
**PRM AUTO HOLDINGS, LLC**  
110 MANCHESTER ST  
CONCORD, NH  
MBLU: 782/Z/44

**GRADING & DRAINAGE PLAN**

SCALE	DATE		
1" = 40'	04/15/2026		
DRAFTED BY	CHECKED BY	PROJECT MGR	PROJECT NO.
KAD	ERL	ERL	PRM0002

SHEET NO.  
**C1.4**  
08 OF 14

- PLAN NOTES:**
- REFER TO SURVEYOR'S PLAN FOR BASE PLAN REFERENCES AND ADDITIONAL NOTES.
  - ALL ELEVATIONS SHOWN ARE IN REFERENCE TO THE SURVEY PLAN AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
  - CONTRACTOR SHALL NOTIFY OWNER & ENGINEER IMMEDIATELY IF SITE CONDITIONS DIFFER FROM WHAT IS SHOWN ON PLAN.
  - SPOT ELEVATIONS SHOWN AT BUILDING CORNERS ARE PROPOSED GROUND ELEVATIONS.
  - FINISH WALK AND CURB ELEVATIONS SHALL BE 6" ABOVE FINISH PAVEMENT.
  - ALL STORM DRAIN PIPING WITH LESS THAN 3.0 FEET OF COVER SHALL BE OVERLAID WITH 2" THICK RIGID INSULATION FOR THE FULL WIDTH OF PIPE TRENCH.



REVISION HISTORY

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**TWO WHEELER HOLDINGS, LLC**  
98 WILLOW STREET  
MANCHESTER, NH

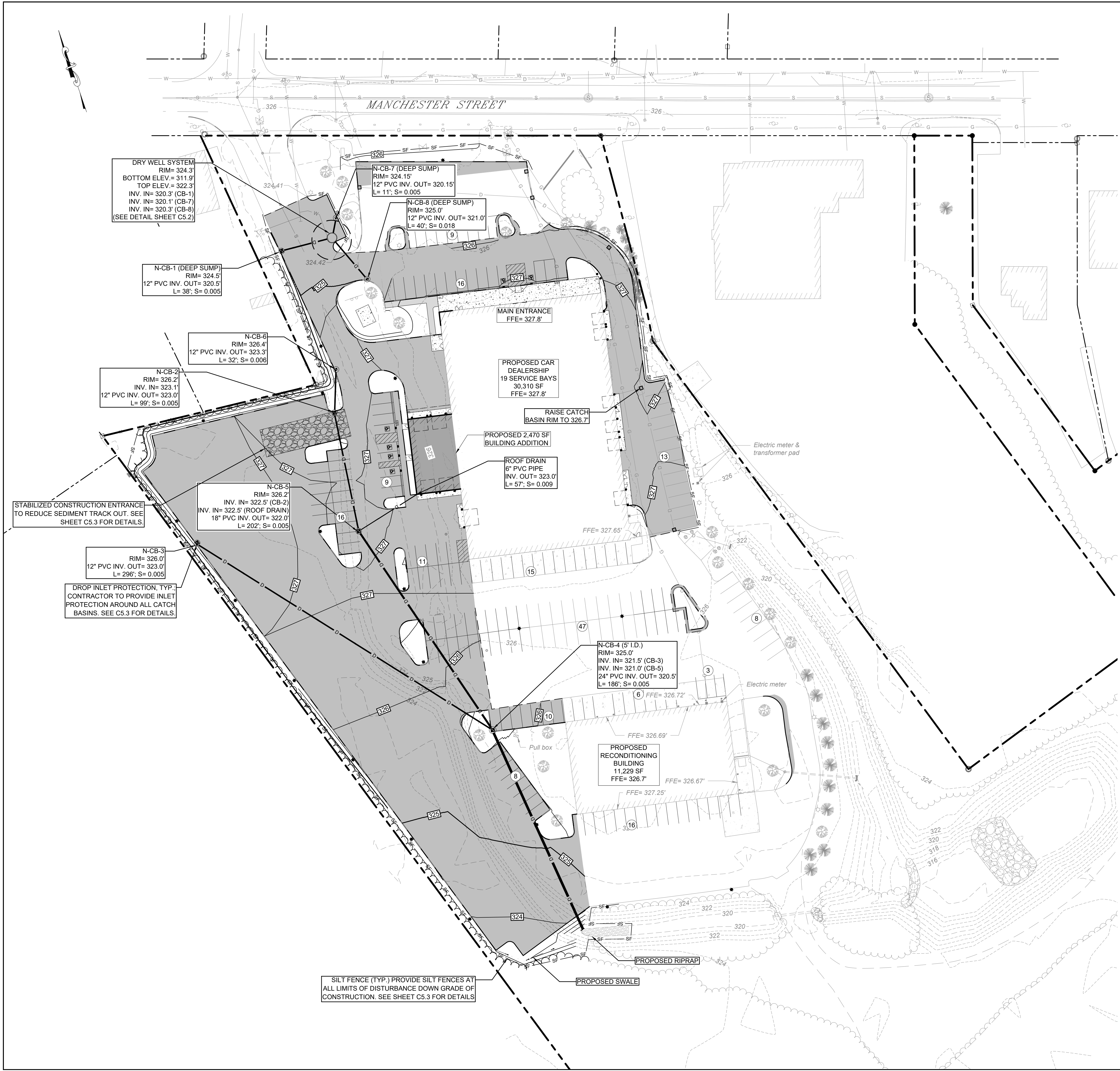
SITE  
**PRM AUTO HOLDINGS, LLC**  
110 MANCHESTER ST  
CONCORD, NH  
MBLU: 782/Z/44

DRAWING TITLE  
**EROSION CONTROL PLAN**

SCALE 1" = 40' DATE 04/15/2026

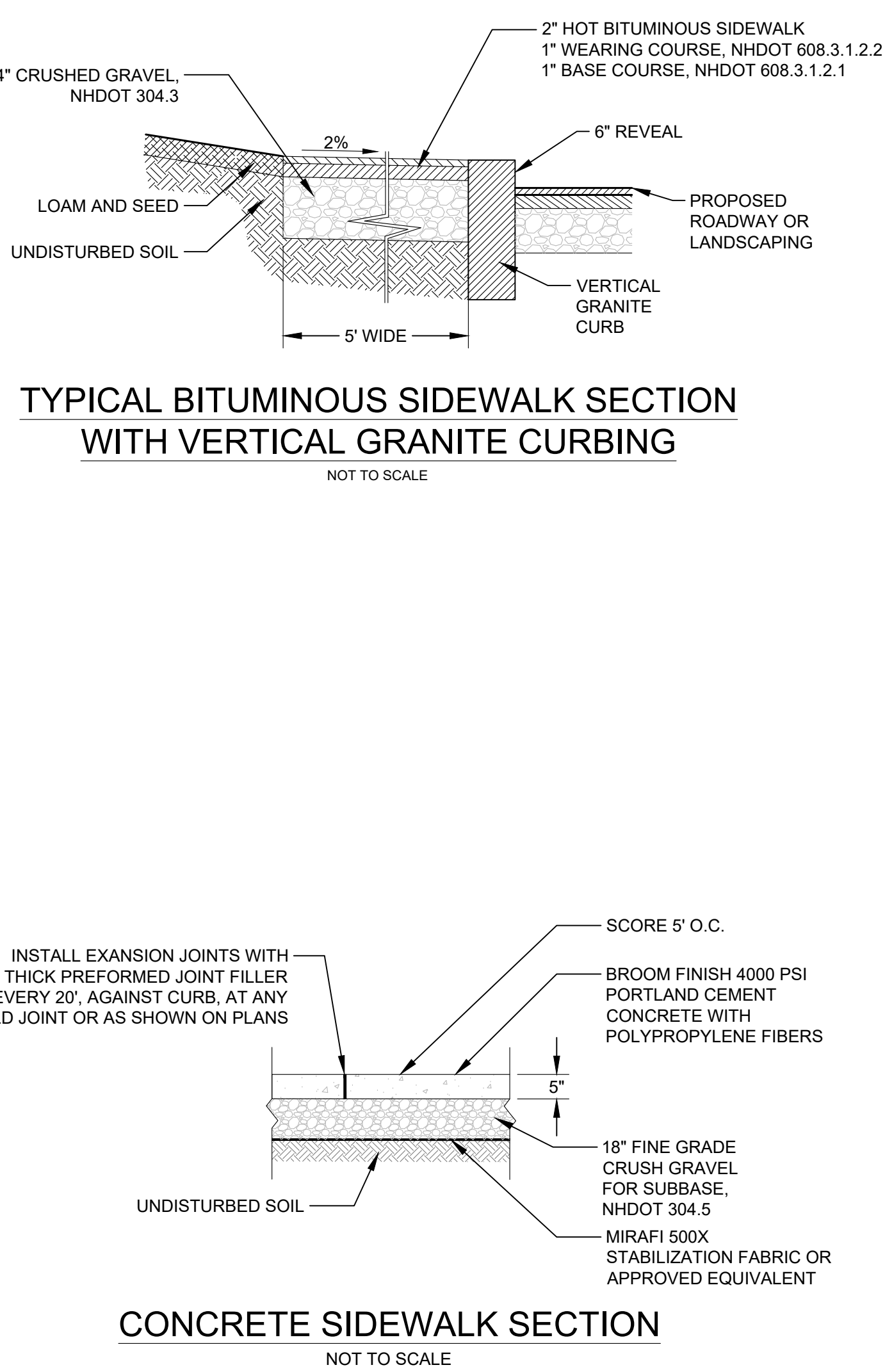
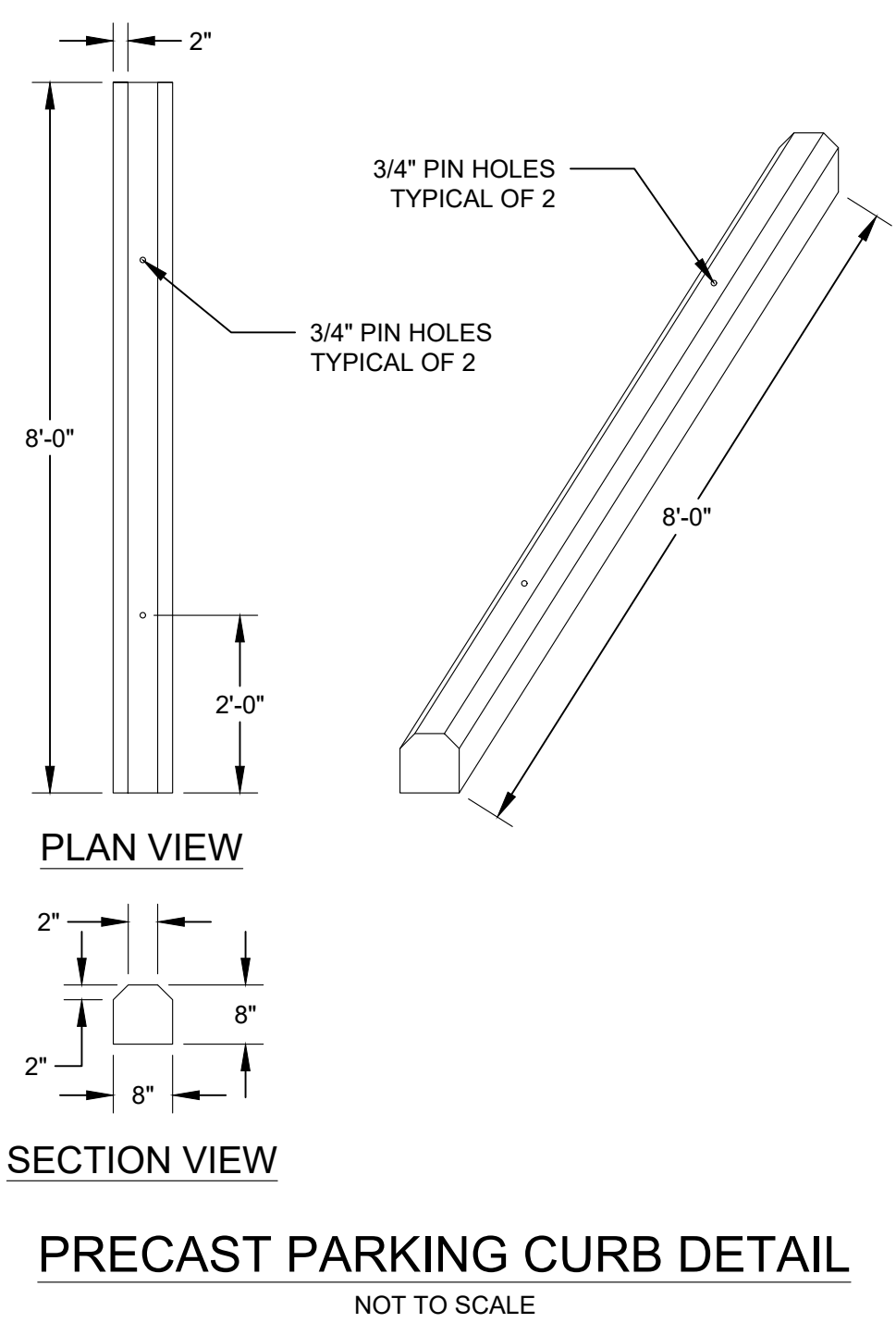
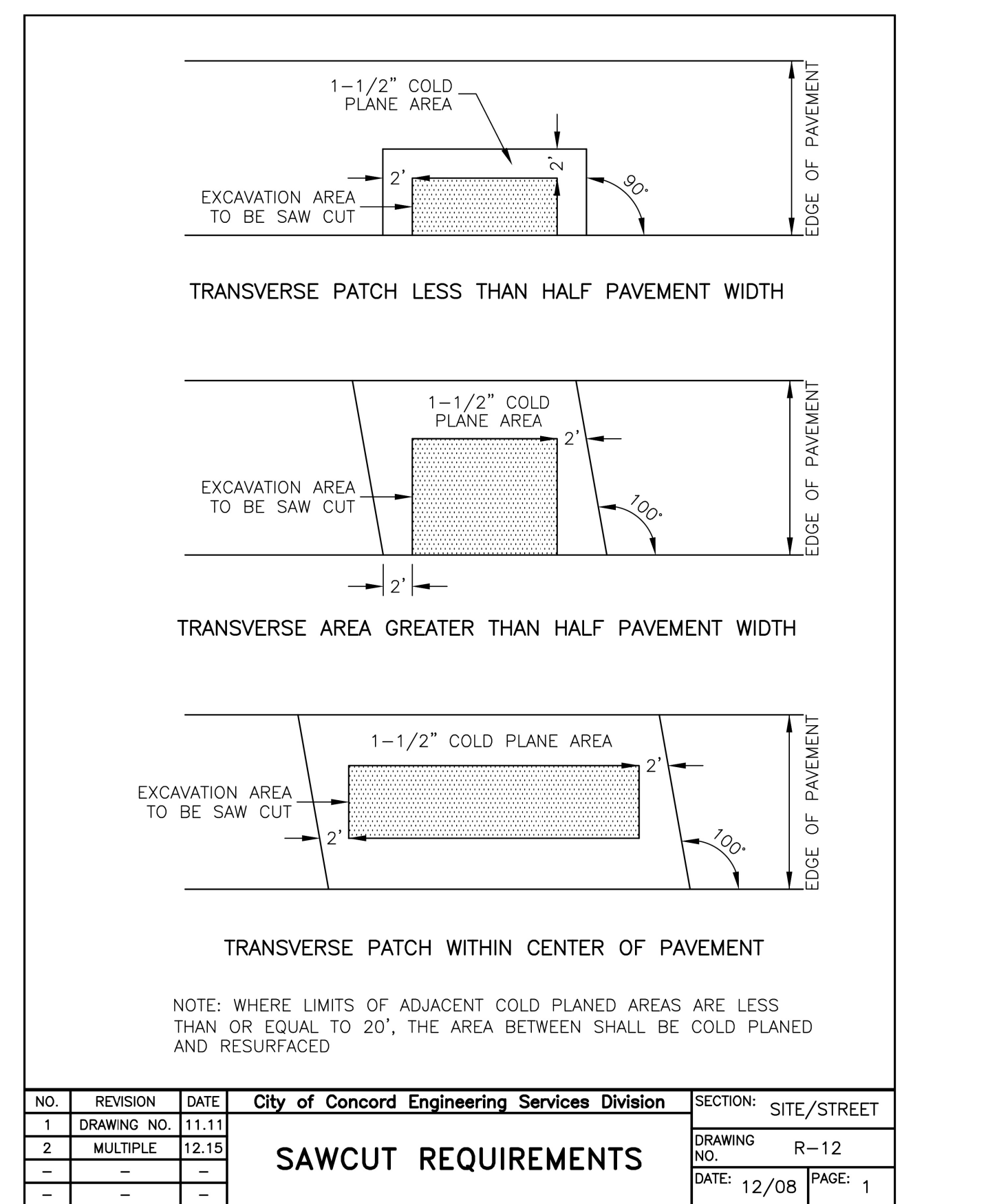
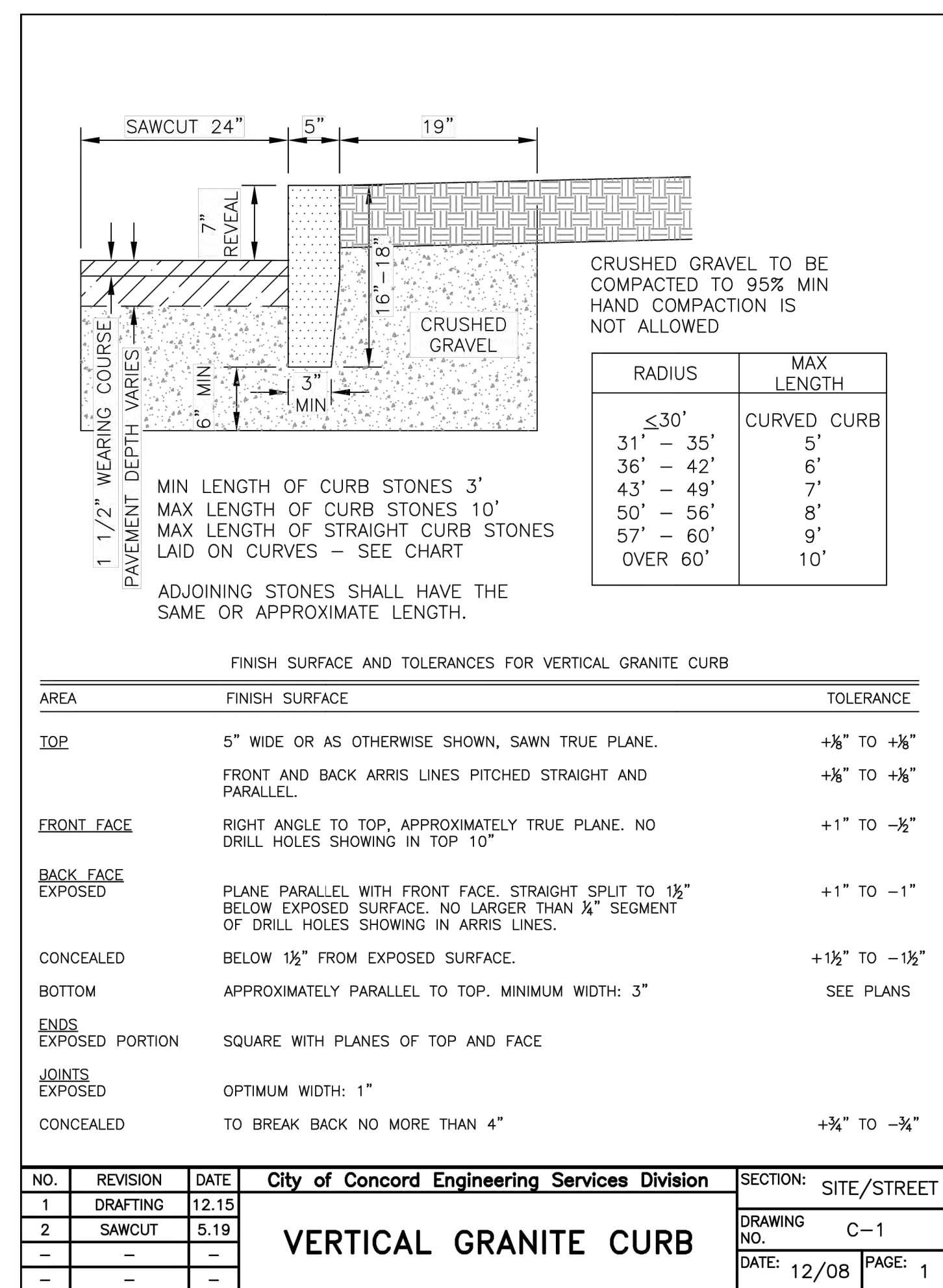
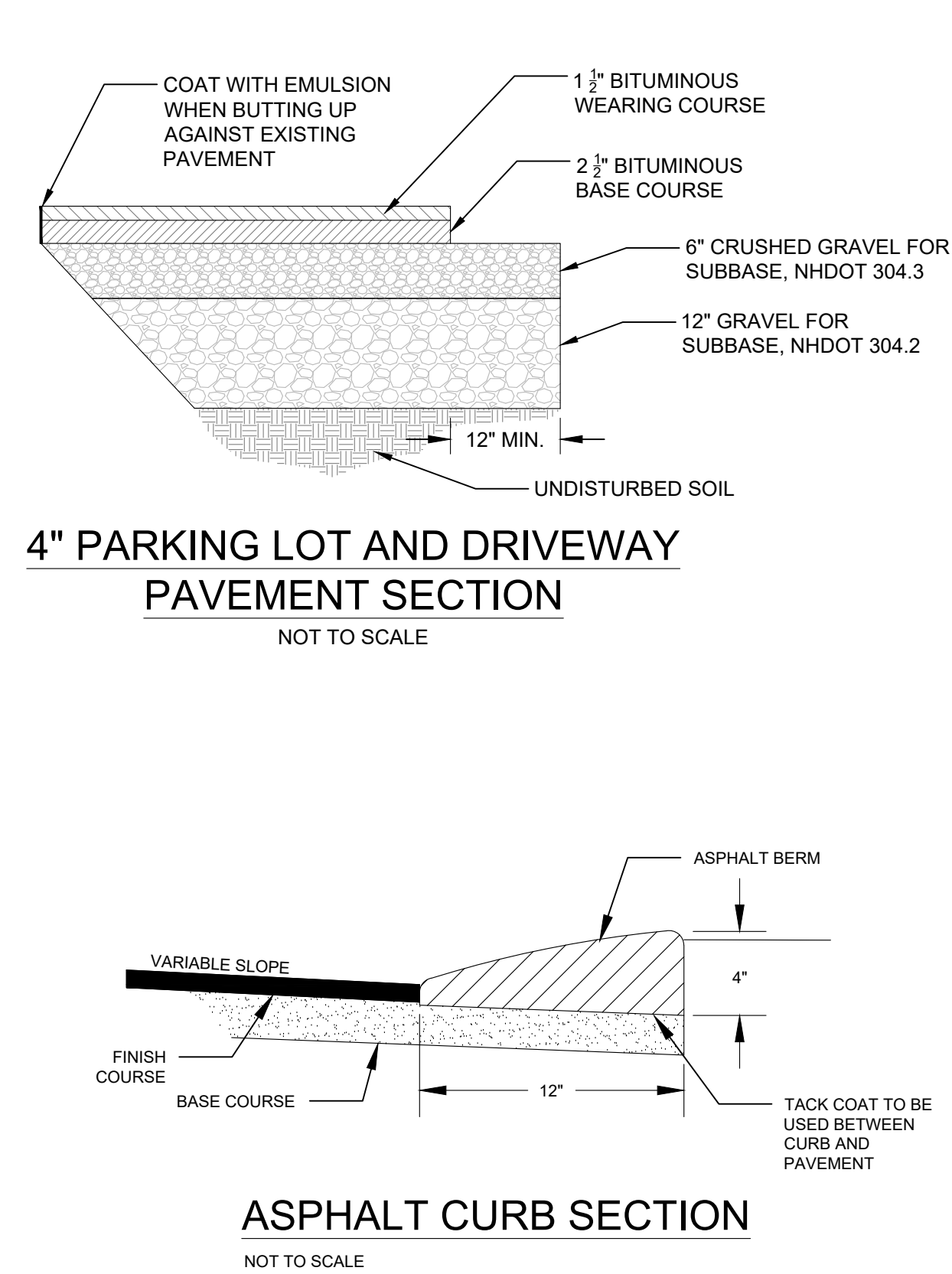
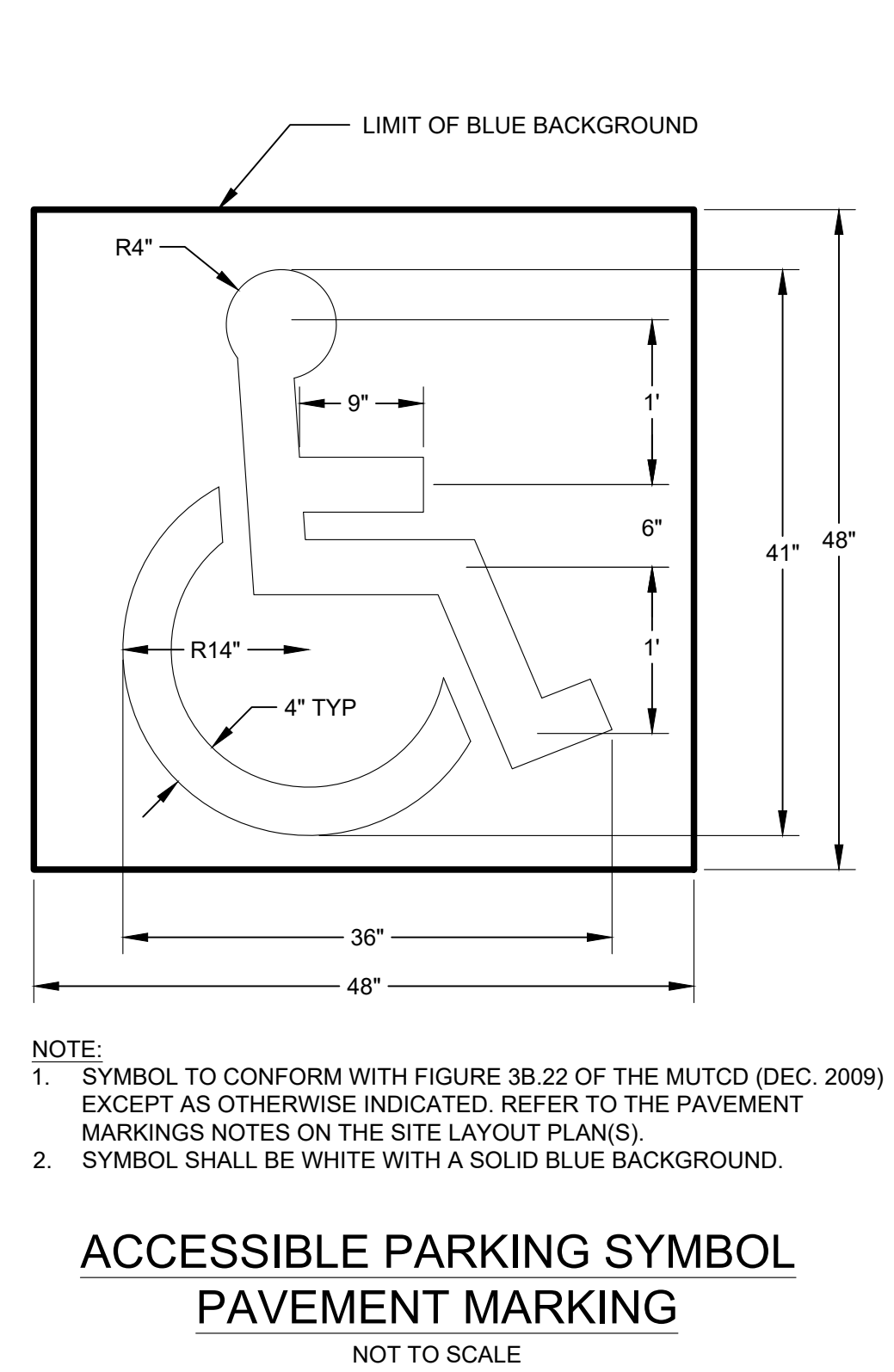
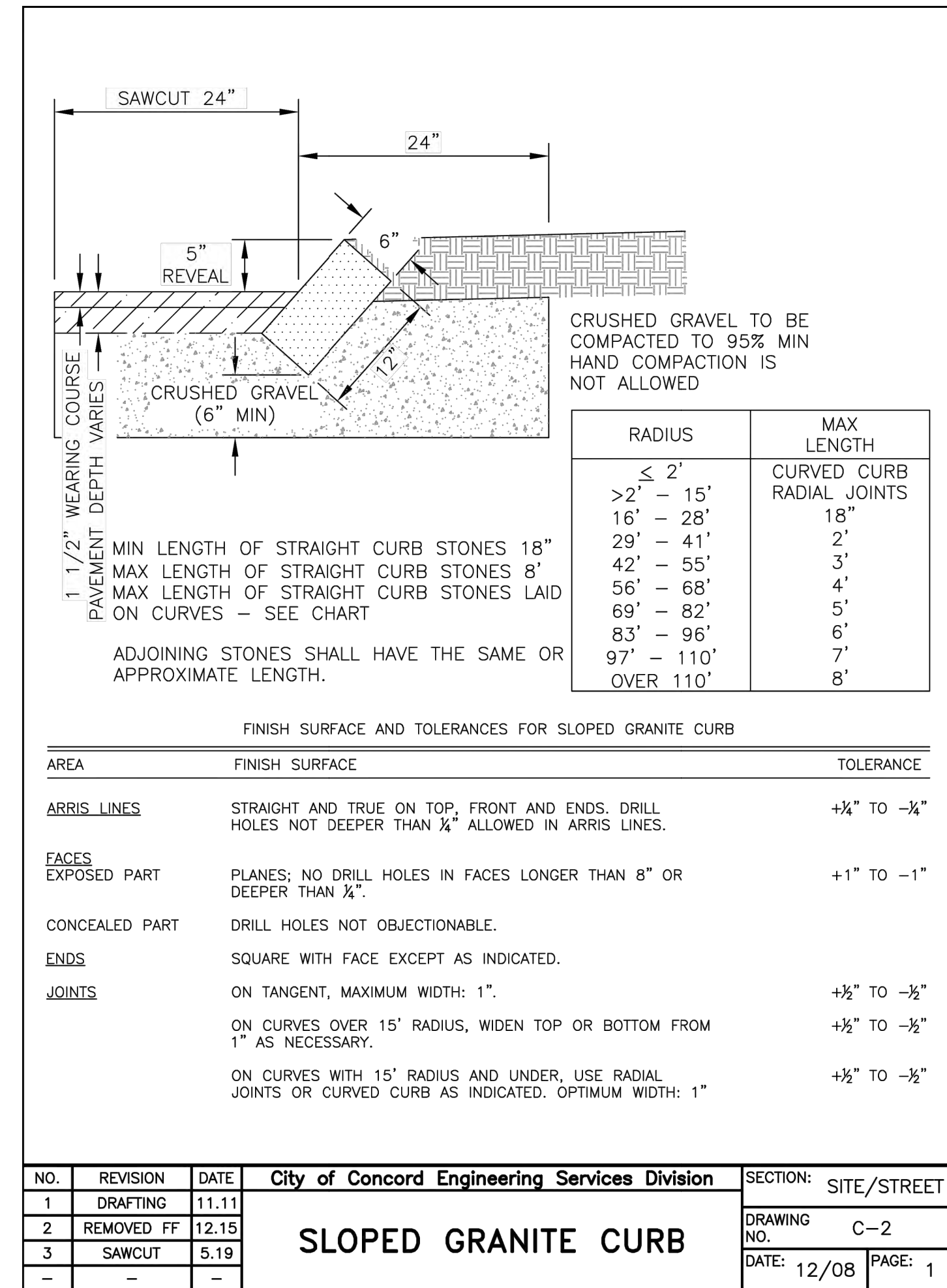
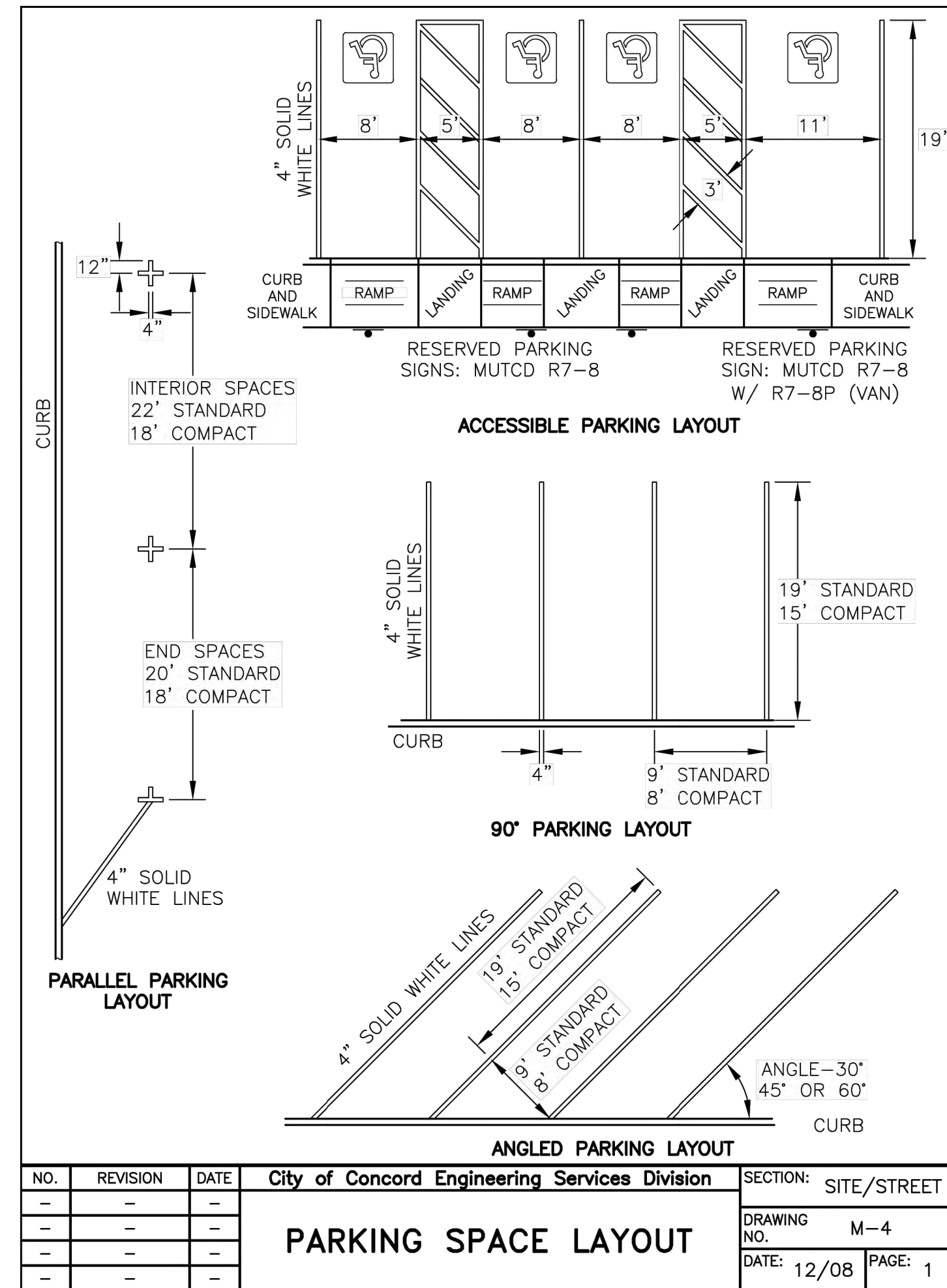
DRAFTED BY KAD CHECKED BY ERL PROJECT MGR ERL PROJECT NO. PRM0002

SHEET NO.  
**C1.4**  
09 OF 14



**PLAN NOTES:**  
1. SEE SHEET C0.2 NOTES AND LEGEND FOR ADDITIONAL EROSION CONTROL NOTES.

**GRAPHIC SCALE**  
( IN FEET )  
1 inch = 40 ft.



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 98 WILLOW STREET  
 MANCHESTER, NH

**PRM AUTO HOLDINGS, LLC**  
 110 MANCHESTER ST  
 CONCORD, NH

**MBLU: 782/Z/44**

DRAWING TITLE

**CONSTRUCTION DETAILS**

SCALE	DATE
N.T.S.	04/15/2026

DRAFTED BY	CHECKED BY	PROJECT MGR	PROJECT NO.
KAD	ERL	ERL	PRM0002

SHEET NO.

**C5.1**

10 OF 14

REVISION HISTORY

1.

ISSUED FOR

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OWNER

**TWO WHEELER HOLDINGS, LLC**  
98 WILLOW STREET  
MANCHESTER, NH

SITE

**PRM AUTO HOLDINGS, LLC**  
110 MANCHESTER ST  
CONCORD, NH

**MBLU: 782/Z/44**

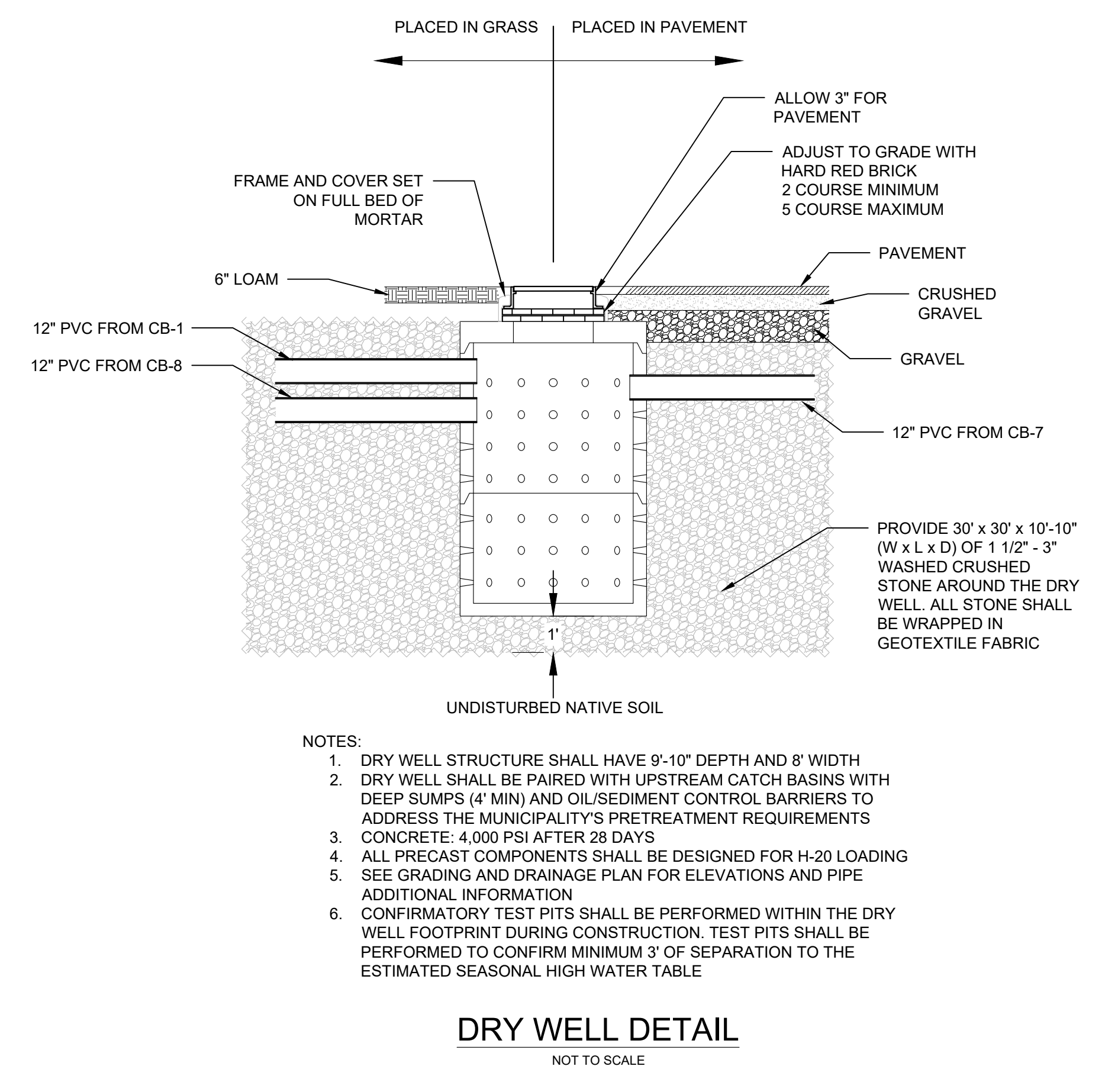
**CONSTRUCTION DETAILS**

SCALE	N.T.S.	DATE	04/15/2026
DRAFTED BY	KAD	CHECKED BY	ERL
PROJECT MGR	ERL	PROJECT NO.	PRM0002

SHEET NO.

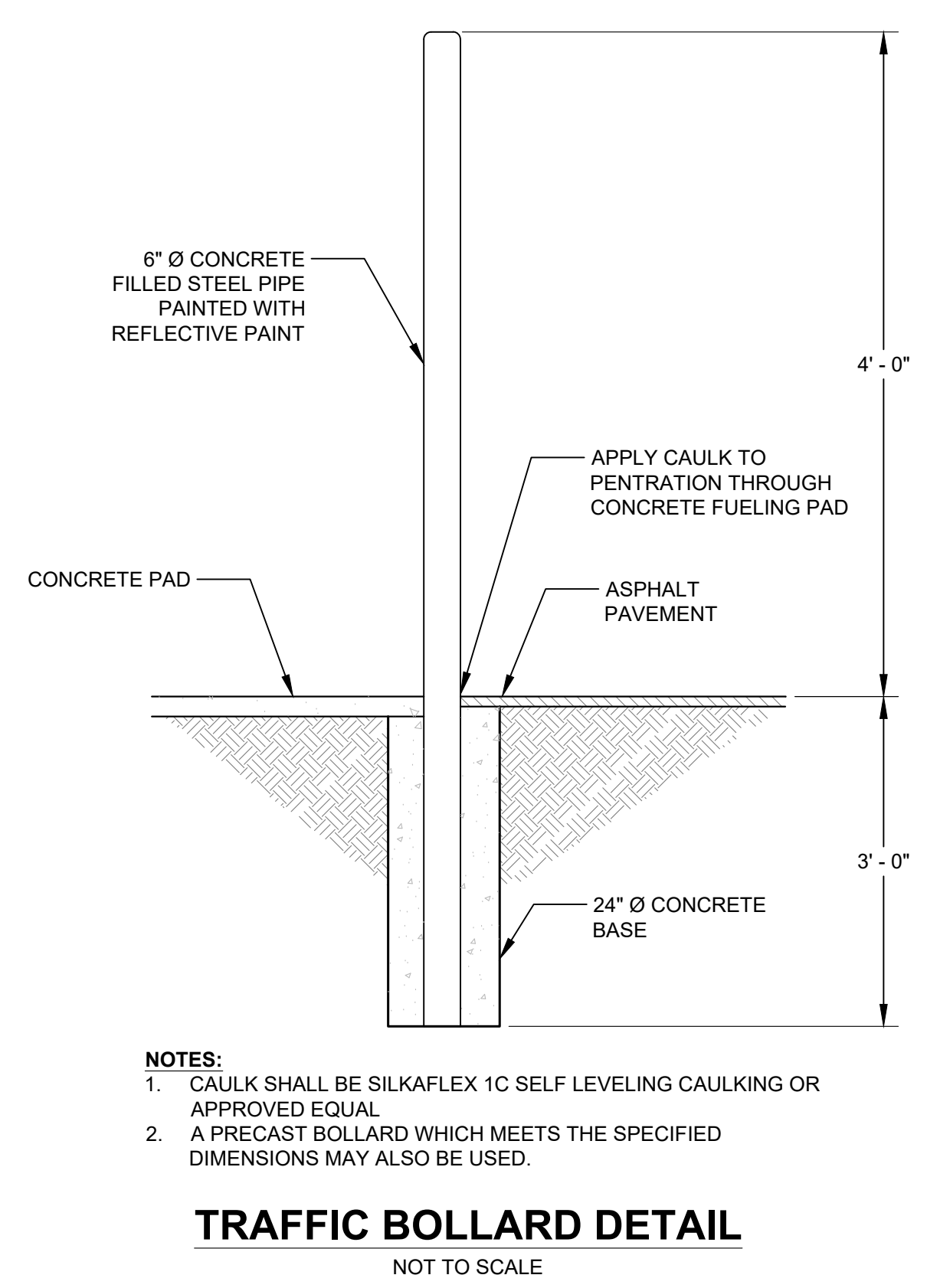
**C5.2**

11 OF 14



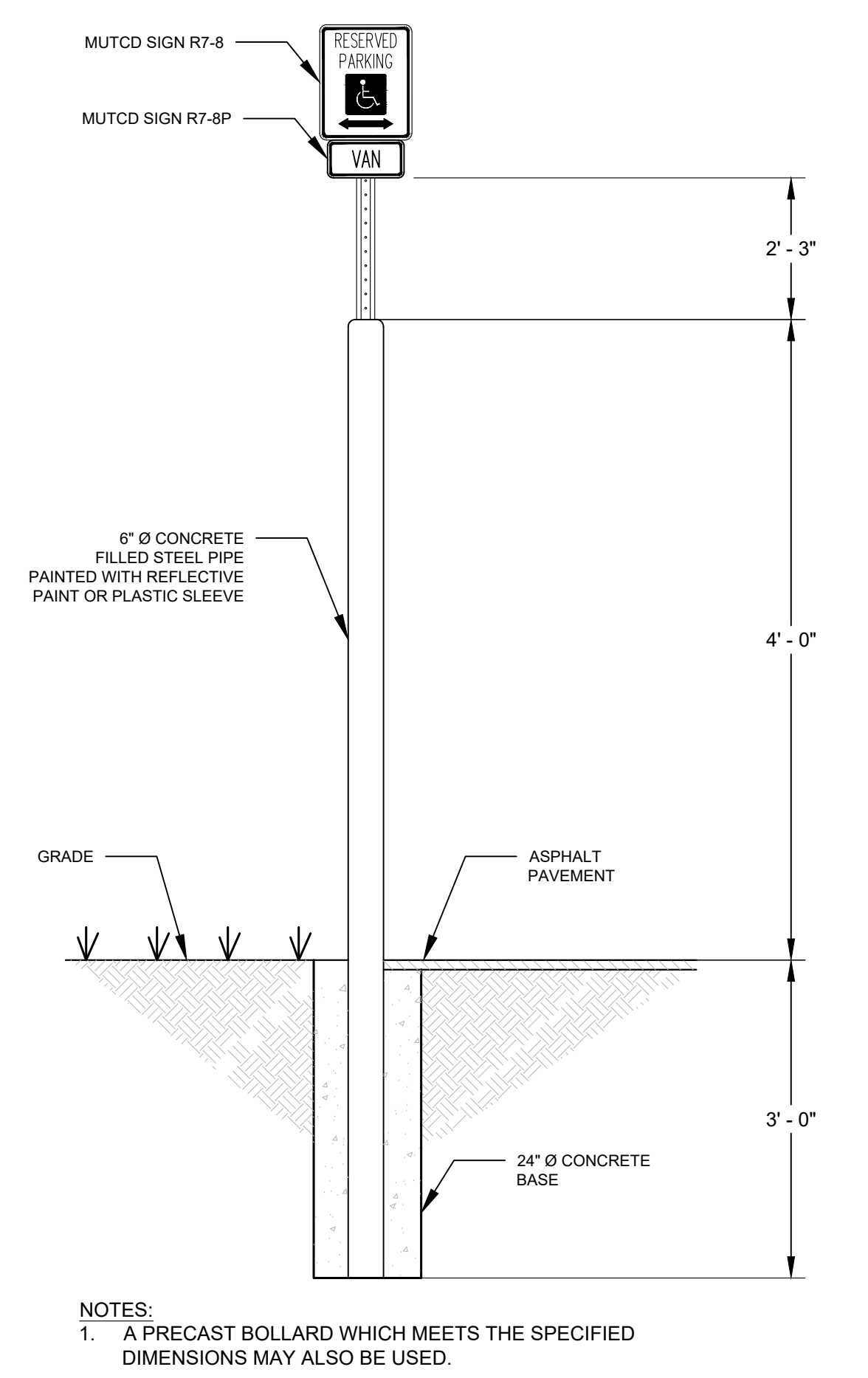
- NOTES:
1. DRY WELL STRUCTURE SHALL HAVE 9'-10" DEPTH AND 8' WIDTH
  2. DRY WELL SHALL BE PAIRED WITH UPSTREAM CATCH BASINS WITH DEEP SUMPS (4' MIN) AND OIL/SEDIMENT CONTROL BARRIERS TO ADDRESS THE MUNICIPALITY'S PRETREATMENT REQUIREMENTS
  3. CONCRETE: 4,000 PSI AFTER 28 DAYS
  4. ALL PRECAST COMPONENTS SHALL BE DESIGNED FOR H-20 LOADING
  5. SEE GRADING AND DRAINAGE PLAN FOR ELEVATIONS AND PIPE ADDITIONAL INFORMATION
  6. CONFIRMATORY TEST PITS SHALL BE PERFORMED WITHIN THE DRY WELL FOOTPRINT DURING CONSTRUCTION. TEST PITS SHALL BE PERFORMED TO CONFIRM MINIMUM 3' OF SEPARATION TO THE ESTIMATED SEASONAL HIGH WATER TABLE

**DRY WELL DETAIL**  
NOT TO SCALE



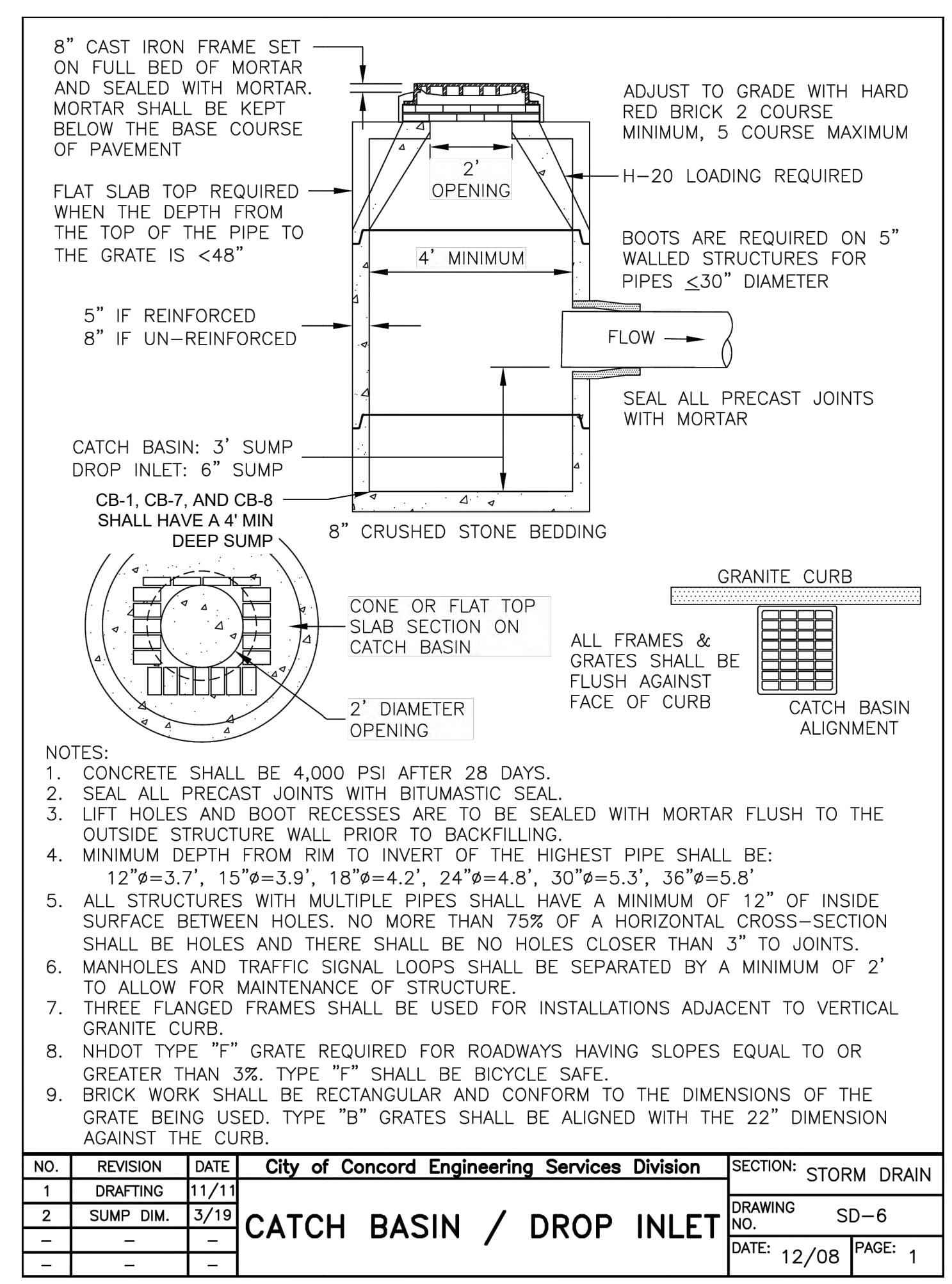
- NOTES:
1. CAULK SHALL BE SILKAFLEX 1C SELF LEVELING CAULKING OR APPROVED EQUAL
  2. A PRECAST BOLLARD WHICH MEETS THE SPECIFIED DIMENSIONS MAY ALSO BE USED.

**TRAFFIC BOLLARD DETAIL**  
NOT TO SCALE



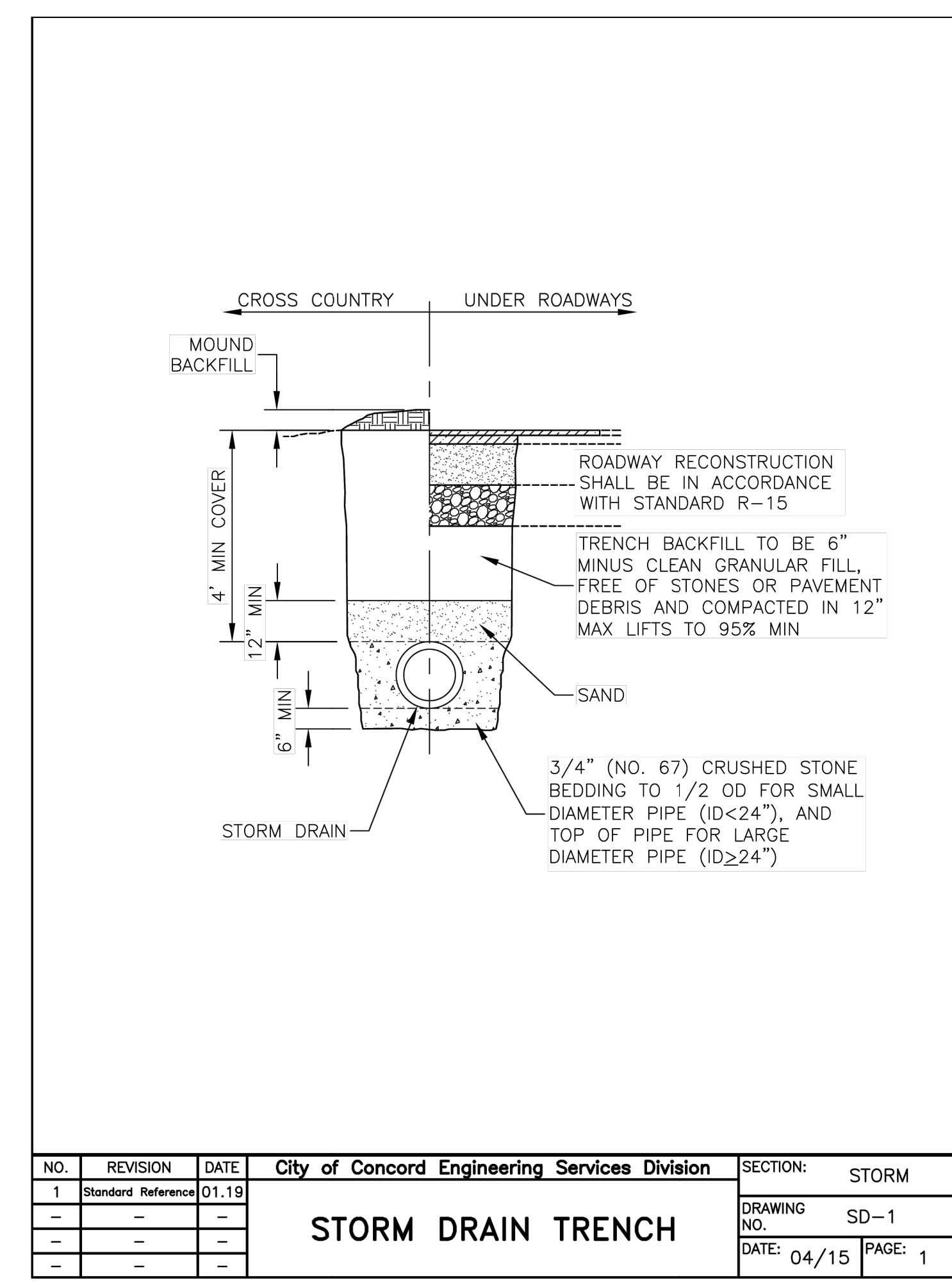
- NOTES:
1. A PRECAST BOLLARD WHICH MEETS THE SPECIFIED DIMENSIONS MAY ALSO BE USED.

**TRAFFIC BOLLARD WITH ADA SPACE SIGN**  
NOT TO SCALE

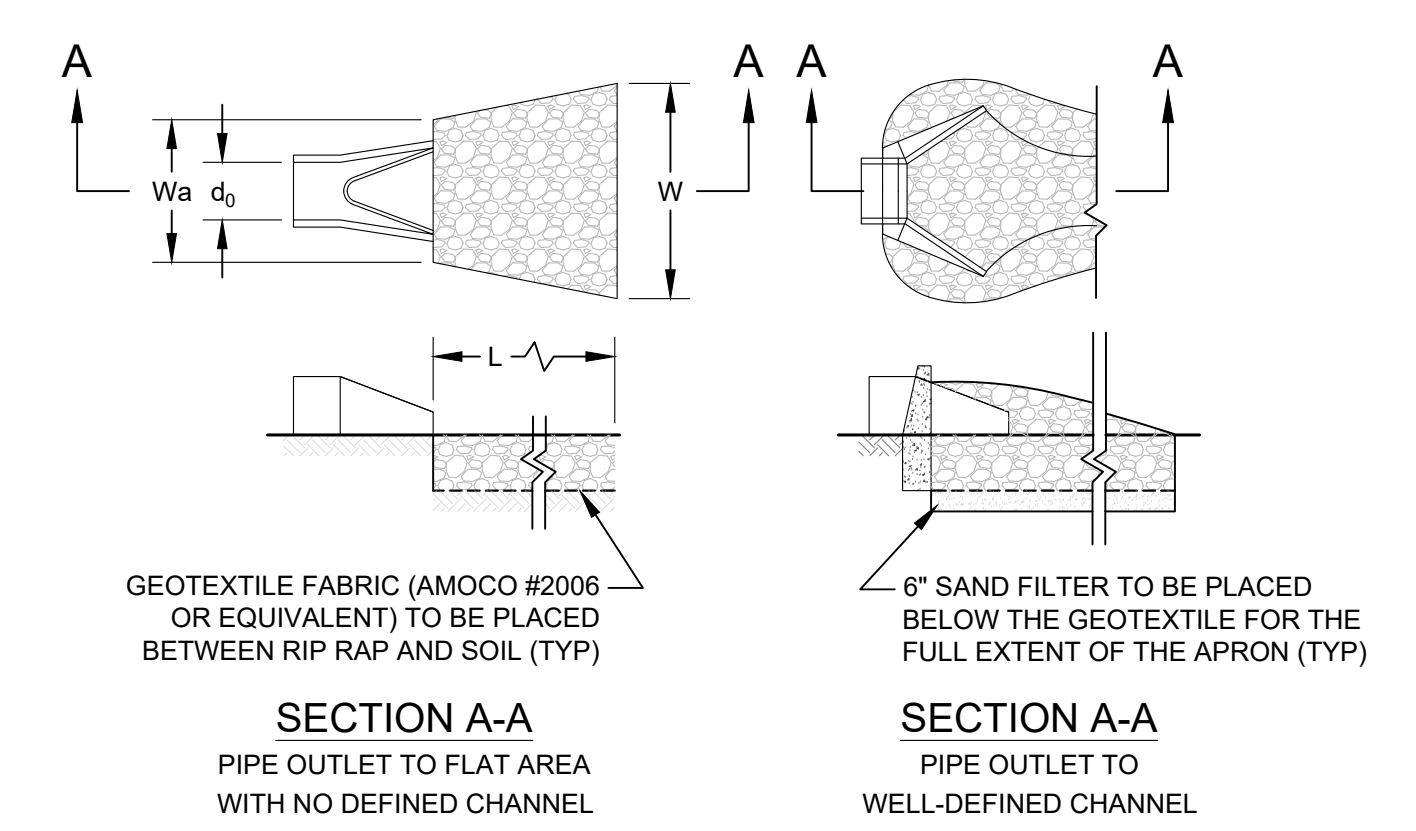


- NOTES:
1. CONCRETE SHALL BE 4,000 PSI AFTER 28 DAYS.
  2. SEAL ALL PRECAST JOINTS WITH BITUMASTIC SEAL.
  3. LIFT HOLES AND BOOT RECESSES ARE TO BE SEALED WITH MORTAR FLUSH TO THE OUTSIDE STRUCTURE WALL PRIOR TO BACKFILLING.
  4. MINIMUM DEPTH FROM RIM TO INVERT OF THE HIGHEST PIPE SHALL BE: 12"φ=3.7', 15"φ=3.9', 18"φ=4.2', 24"φ=4.8', 30"φ=5.3', 36"φ=5.8'
  5. ALL STRUCTURES WITH MULTIPLE PIPES SHALL HAVE A MINIMUM OF 12" OF INSIDE SURFACE BETWEEN HOLES. NO MORE THAN 75% OF A HORIZONTAL CROSS-SECTION SHALL BE HOLES AND THERE SHALL BE NO HOLES CLOSER THAN 3" TO JOINTS.
  6. MANHOLES AND TRAFFIC SIGNAL LOOPS SHALL BE SEPARATED BY A MINIMUM OF 2' TO ALLOW FOR MAINTENANCE OF STRUCTURE.
  7. THREE FLANGED FRAMES SHALL BE USED FOR INSTALLATIONS ADJACENT TO VERTICAL GRANITE CURB.
  8. NHDOT TYPE "F" GRATE REQUIRED FOR ROADWAYS HAVING SLOPES EQUAL TO OR GREATER THAN 3%. TYPE "F" SHALL BE BICYCLE SAFE.
  9. BRICK WORK SHALL BE RECTANGULAR AND CONFORM TO THE DIMENSIONS OF THE GRATE BEING USED. TYPE "B" GRATES SHALL BE ALIGNED WITH THE 22" DIMENSION AGAINST THE CURB.

NO.	REVISION	DATE	City of Concord Engineering Services Division	SECTION: STORM DRAIN
1	DRAFTING	11/11		
2	SUMP DIM.	3/19		
<b>CATCH BASIN / DROP INLET</b>				DRAWING NO. SD-6
				DATE: 12/08 PAGE: 1



NO.	REVISION	DATE	City of Concord Engineering Services Division	SECTION: STORM
1	Standard Reference	01.19		
<b>STORM DRAIN TRENCH</b>				DRAWING NO. SD-1
				DATE: 04/15 PAGE: 1



**RECOMMENDED RIP RAP GRADATION RANGES**

THICKNESS OF RIP RAP = 1.25 FEET  
#50 SIZE = 0.50 FEET 6 INCHES

% OF WEIGHT SMALLER THAN THE GIVEN #50 SIZE	SIZE OF STONE (INCHES)	
	FROM	TO
100%	9	12
85%	8	11
50%	6	9
15%	2	3

- NOTES:
1. THE SUBGRADE FOR THE GEOTEXTILE FABRIC AND RIPRAP SHALL BE PREPARED TO THE LINES AND GRADES SHOWN ON THE PLANS.
  2. THE RIP RAP SHALL CONFORM TO THE SPECIFIED GRADATION.
  3. GEOTEXTILE FABRICS SHALL BE PROTECTED FROM PUNCTURE OR TEARING DURING THE PLACEMENT OF THE ROCK RIP RAP. DAMAGED AREAS IN THE FABRIC SHALL BE REPAIRED BY PLACING A PIECE OF FABRIC OVER THE DAMAGED AREA OR BY COMPLETE REPLACEMENT OF THE FABRIC. ALL OVERLAPS REQUIRED FOR REPAIRS OR JOINING TWO PIECES OF FABRIC SHALL BE A MINIMUM OF 12 INCHES.
  4. STONE FOR THE RIP RAP MAY BE PLACED BY EQUIPMENT AND SHALL BE CONSTRUCTED TO THE FULL LAYER THICKNESS IN ONE OPERATION AND IN SUCH A MANNER AS TO PREVENT SEGREGATION OF THE STONE SIZES.
  5. OUTLETS TO A DEFINED CHANNEL SHALL HAVE 2:1 OR FLATTER SIDE SLOPES AND SHOULD BEGAIN AT THE TOP OF THE CULVERT AND TAPER DOWN TO THE CHANNEL BOTTOM THROUGH THE LENGTH OF THE APRON.
  6. MAINTENANCE: THE OUTLET PROTECTION SHOULD BE CHECKED AT LEAST ANNUALLY AND AFTER EVERY MAJOR STORM. IF THE RIP RAP HAS BEEN DISPLACED, UNDERMINED OR DAMAGED, IT SHOULD BE REPAIRED IMMEDIATELY. THE CHANNEL IMMEDIATELY BELOW THE OUTLET SHOULD BE CHECKED TO SEE THAT EROSION IS NOT OCCURRING. THE DOWNSTREAM CHANNEL SHOULD BE KEPT CLEAR OF OBSTRUCTIONS SUCH AS FALLEN TREES, DEBRIS AND SEDIMENT THAT COULD CHANGE FLOW PATTERNS AND/OR TAILWATER DEPTHS ON THE PIPES. REPAIRS MUST BE CARRIED OUT IMMEDIATELY TO AVOID ADDITIONAL DAMAGE TO OUTLET PROTECTION.

**RIP RAP OUTLET PROTECTION APRON**  
NOT TO SCALE

REVISION HISTORY

1.

ISSUED FOR

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OWNER

**TWO WHEELER HOLDINGS, LLC**  
98 WILLOW STREET  
MANCHESTER, NH

SITE

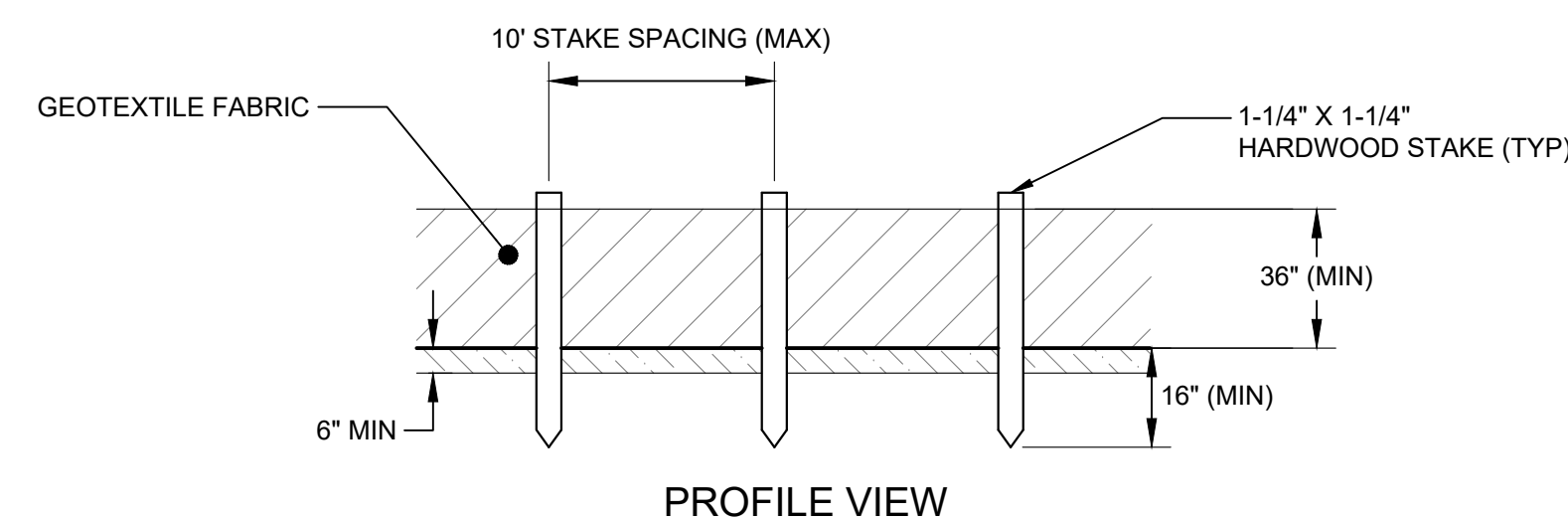
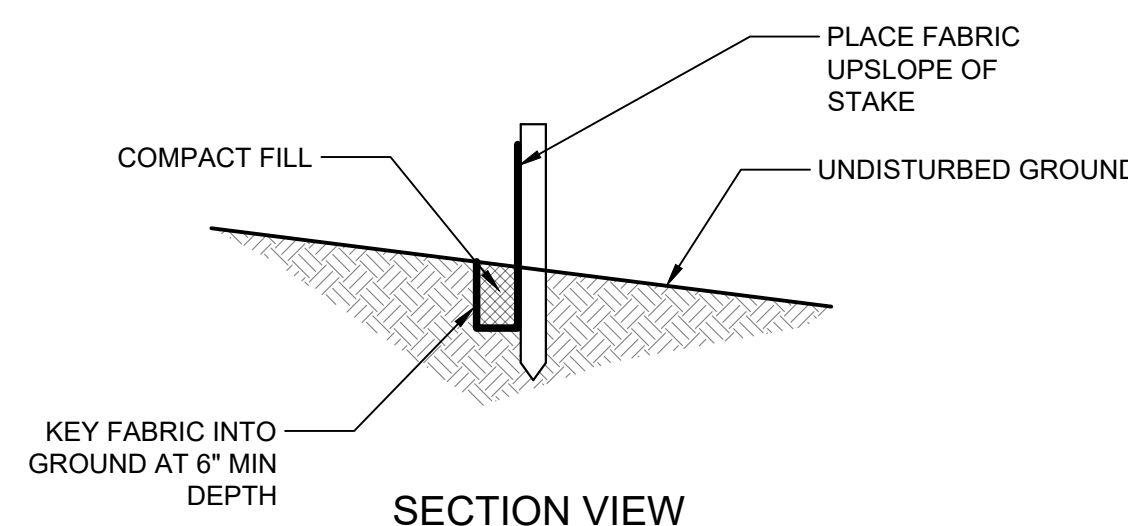
**PRM AUTO HOLDINGS, LLC**  
110 MANCHESTER ST  
CONCORD, NH  
MBLU: 782/Z/44

**EROSION CONTROL DETAILS**

SCALE	N.T.S.	DATE	04/15/2026
DRAFTED BY	KAD	CHECKED BY	ERL
PROJECT MGR	ERL	PROJECT NO.	PRM0002

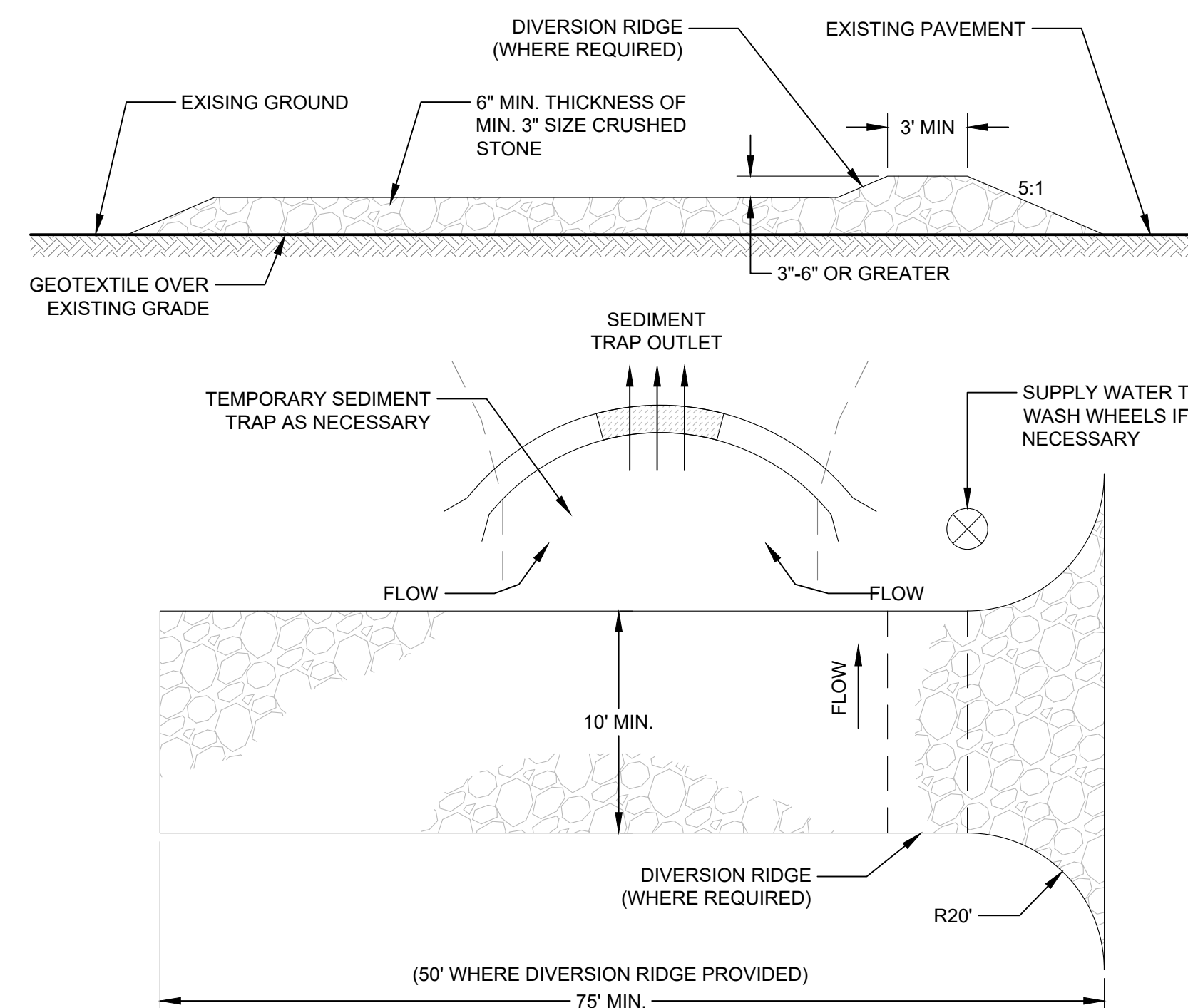
STATE OF NEW HAMPSHIRE  
ERIN R. LAMBERT  
No. 11057  
LICENSED PROFESSIONAL ENGINEER

**C5.3**



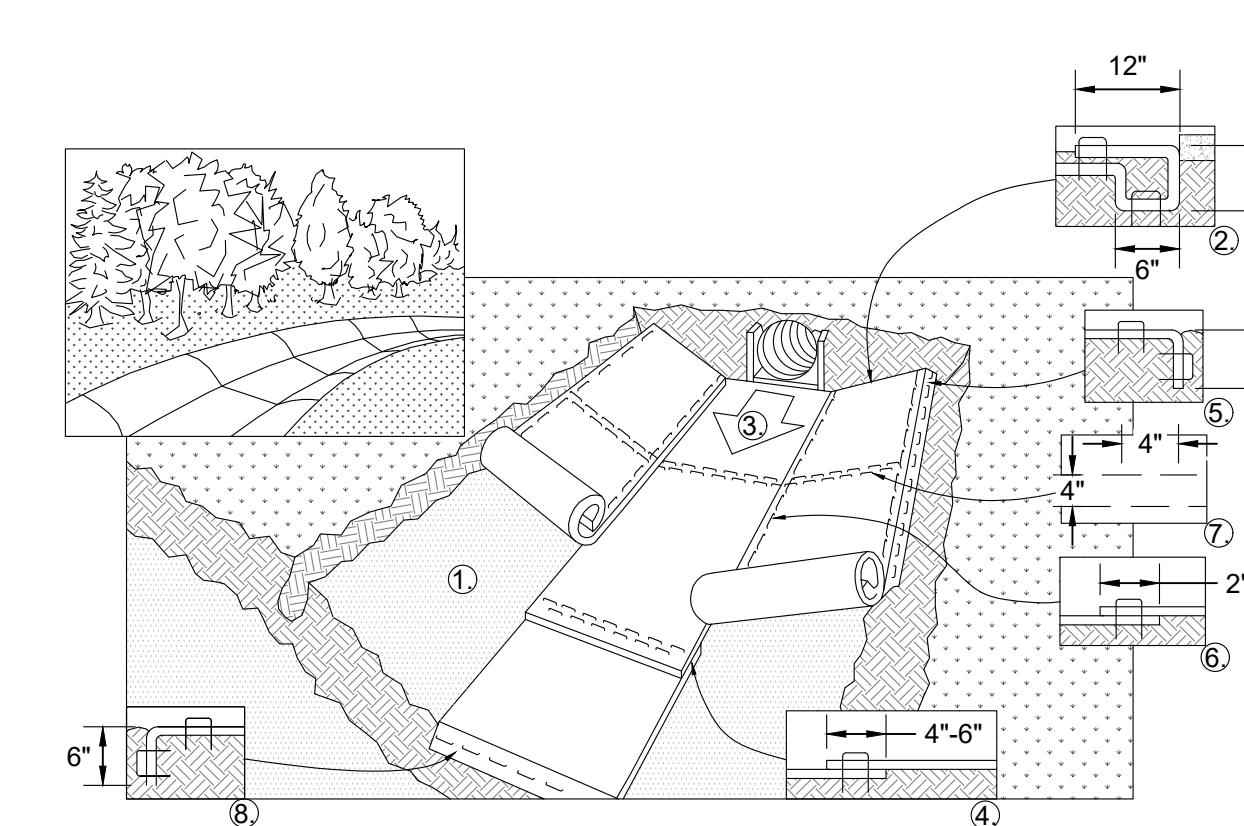
- NOTES:
1. DUE TO UV STABILITY OF FABRIC, SILT FENCE MAY NOT BE USED FOR A PERIOD LONGER THAN ONE (1) YEAR.
  2. SILT FENCE NOT TO BE USED IN AREAS OF CONCENTRATED FLOW (E.G. SWALES/DITCHES)
  3. WIRE FENCE SUPPORT (14 GAGE W/6" MESH OPENING MIN) IS REQUIRED FOR INSTALLATIONS WITHIN 100 FEET OF STREAMS, RIVERS, OR OTHER WATERS OF THE STATE.
  4. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 6" MAXIMUM MESH OPENING.
  5. ENDS OF FILTER CLOTH SHALL BE OVERLAPPED BY SIX INCHES, FOLDED AND STAPLED TO PREVENT SEDIMENT BYPASS.
  6. APPROVED PREFABRICATED FENCING INCLUDES ENVIROFENCE, GEOFAB, MIRAFI 100X. OTHERS MAY BE SUITABLE BUT SUBJECT TO ENGINEER'S APPROVAL.
  7. INSPECT FENCE REGULARLY FOR DAMAGE DUE TO ANIMALS, EQUIPMENT, AND WIND
  8. REMOVE ACCUMULATED SEDIMENT WHEN LEVEL REACHES 1/2 THE HEIGHT OF FENCE

**SILT FENCE DETAIL**  
NOT TO SCALE



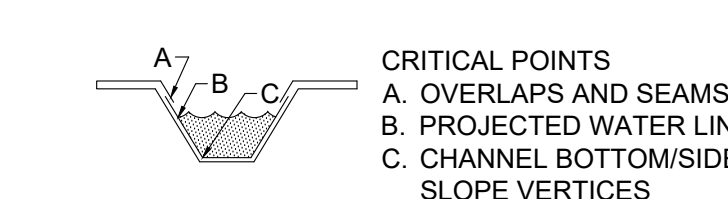
**STABILIZED CONSTRUCTION ENTRANCE**  
NOT TO SCALE

- NOTES:
1. STONE SIZE - USE MINIMUM 3 INCH CRUSHED STONE.
  2. LENGTH - NOT LESS THAN 75 FEET (50 FEET MAY BE ALLOWED WHERE A DIVERSION RIDGE IS PROVIDED).
  3. THICKNESS - NOT LESS THAN 6 INCHES.
  4. WIDTH - 10 FOOT MINIMUM BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
  5. GEOTEXTILE FILTER FABRIC MUST BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING STONE.
  6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
  7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY, ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
  8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
  9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED ACCORDING TO PERMIT REQUIREMENTS.



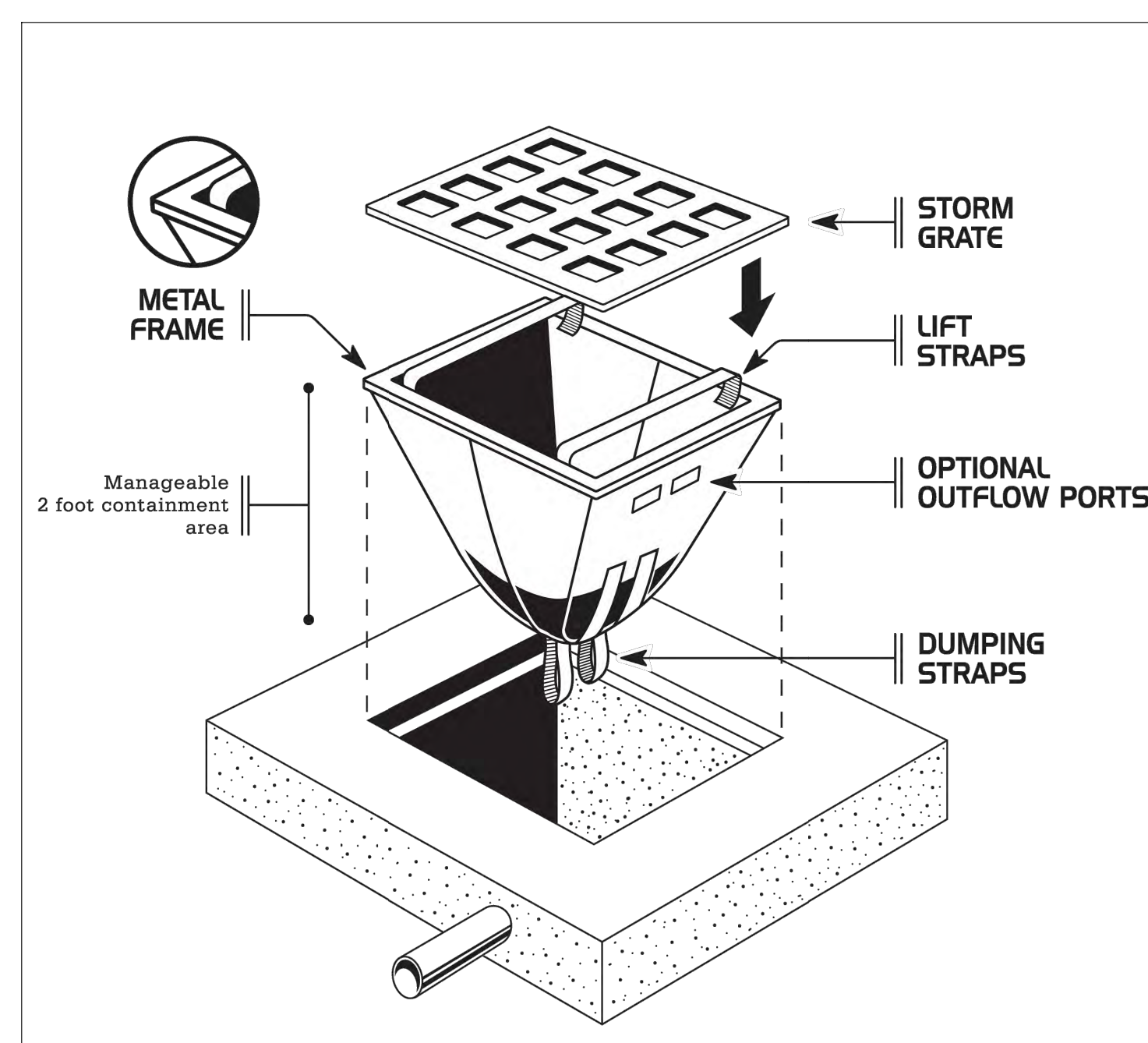
1. PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECP's), INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
2. BEGIN AT THE TOP OF THE CHANNEL BY ANCHORING THE RECP's IN A 6" DEEP X 6" WIDE TRENCH WITH APPROXIMATELY 12" OF RECP's EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE RECP's WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF RECP'S BACK OVER SEED AND COMPACTED SOIL. SECURE RECP'S OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" ACROSS THE WIDTH OF THE RECP's.
3. ROLL CENTER RECP'S IN DIRECTION OF WATER FLOW IN BOTTOM OF CHANNEL. RECP'S WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL RECP'S MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING THE DOT SYSTEM, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
4. PLACE CONSECUTIVE RECP'S END OVER END (SHINGLE STYLE) WITH A 4" - 6" OVERLAP. USE A DOUBLE ROW OF STAPLES STAGGERED 4" APART AND 4" ON CENTER TO SECURE RECP's.
5. FULL LENGTH EDGE OF RECP'S AT TOP OF SIDE SLOPES MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
6. ADJACENT RECP'S MUST BE OVERLAPPED APPROXIMATELY 2" - 5" (DEPENDING ON RECP'S TYPE) AND STAPLED.
7. IN HIGH FLOW CHANNEL APPLICATIONS, A STAPLE CHECK SLOT IS RECOMMENDED AT 30 TO 40 FOOT INTERVALS. USE A DOUBLE ROW OF STAPLES STAGGERED 4" APART AND 4" ON CENTER OVER ENTIRE WIDTH OF THE CHANNEL.
8. THE TERMINAL END OF THE RECP'S MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.

NOTE: IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15 CM) MAY BE NECESSARY TO PROPERLY ANCHOR THE RECP'S.

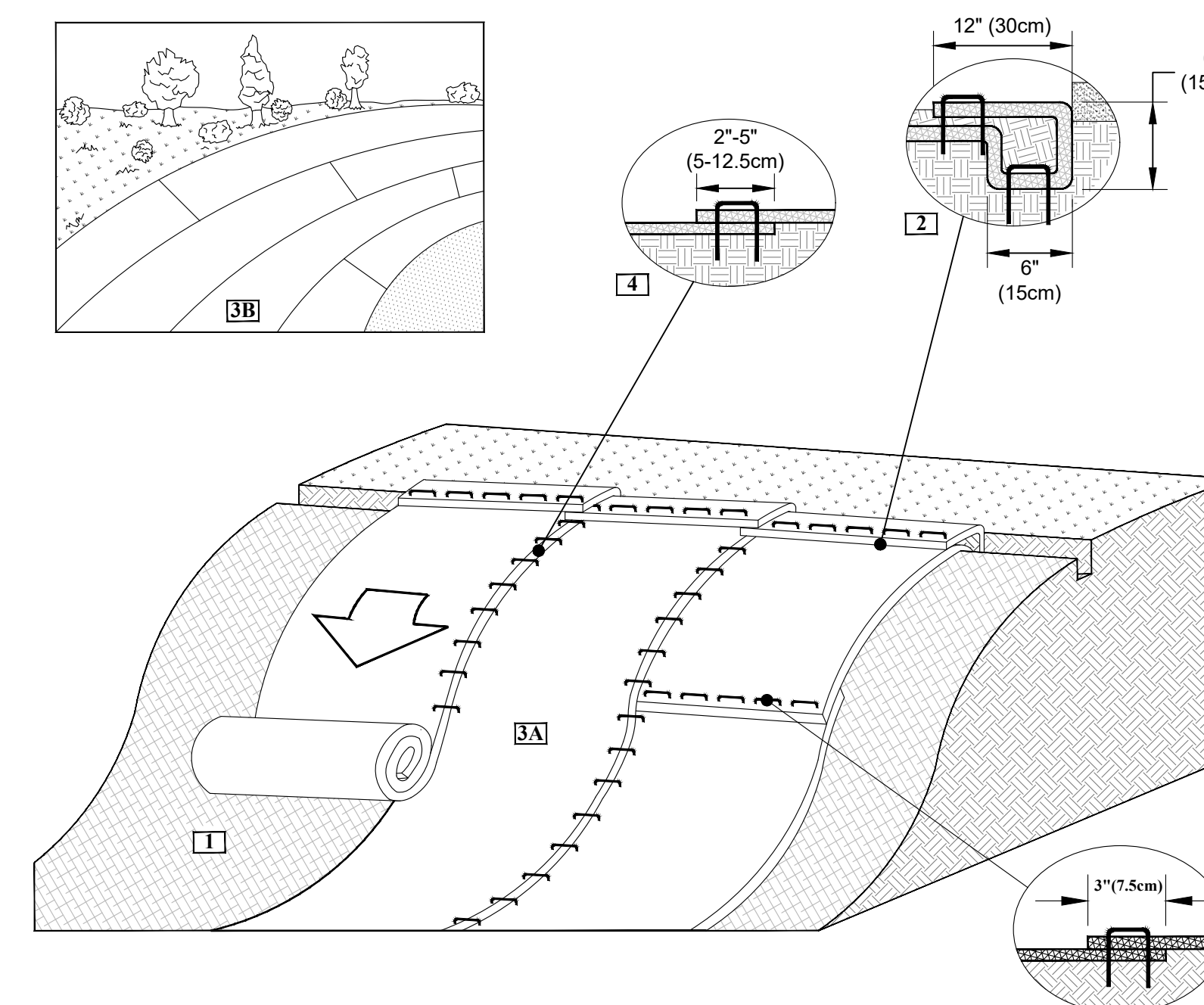


NOTE:  
\* HORIZONTAL STAPLE SPACING SHOULD BE ALTERED IF NECESSARY TO ALLOW STAPLES TO SECURE THE CRITICAL POINTS ALONG THE CHANNEL SURFACE.  
\*\* IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15 CM) MAY BE NECESSARY TO PROPERLY ANCHOR THE RECP's.

**CHANNEL INSTALLATION**  
**ROLLED EROSION CONTROL MATTING**  
NOT TO SCALE



**DANDY SACK - FRAMED MODEL**  
NOT TO SCALE



**EROSION BLANKET**  
**SLOPE INSTALLTION**  
NOT TO SCALE

- SLOPE INSTALLATION DETAIL
1. PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECP'S), INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
  2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE RECP'S IN A 6"(15CM) DEEP X 6"(15CM) WIDE TRENCH WITH APPROXIMATELY 12" (30CM) OF RECP'S EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE RECP'S WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30CM) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO THE COMPACTED SOIL AND FOLD THE REMAINING 12"(30CM) PORTION OF RECP'S BACK OVER THE SEED AND COMPACTED SOIL. SECURE RECP'S OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12"(30CM) APART ACROSS THE WIDTH OF THE RECP'S.
  3. ROLL THE RECP'S (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE. RECP'S WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL RECP'S MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE.
  4. THE EDGES OF PARALLEL RECP'S MUST BE STAPLED WITH APPROXIMATELY 2" - 5" (5-12.5CM) OVERLAP DEPENDING ON THE RECP'S TYPE.
  5. CONSECUTIVE RECP'S SPICED DOWN THE SLOPE MUST BE END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3"(7.5CM) OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12"(30CM) APART ACROSS ENTIRE RECP'S WIDTH.

\*NOTE:  
IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6"(15CM) MAY BE NECESSARY TO PROPERLY SECURE THE RECP'S.



**terrain**  
planning & design llc

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**110 MANCHESTER STREET**

Site Location:  
110 Manchester Street  
Concord, NH 03301  
Tax Map: 782  
Lot #: Z-44

Prepared For:  
Wilcox & Barton, Inc.  
2 Home Avenue  
Concord, NH 03301

**LANDSCAPE PLAN**

DATE: 04 - 14 - 26

SCALE: 1" = 30'

PROJECT #: 26019

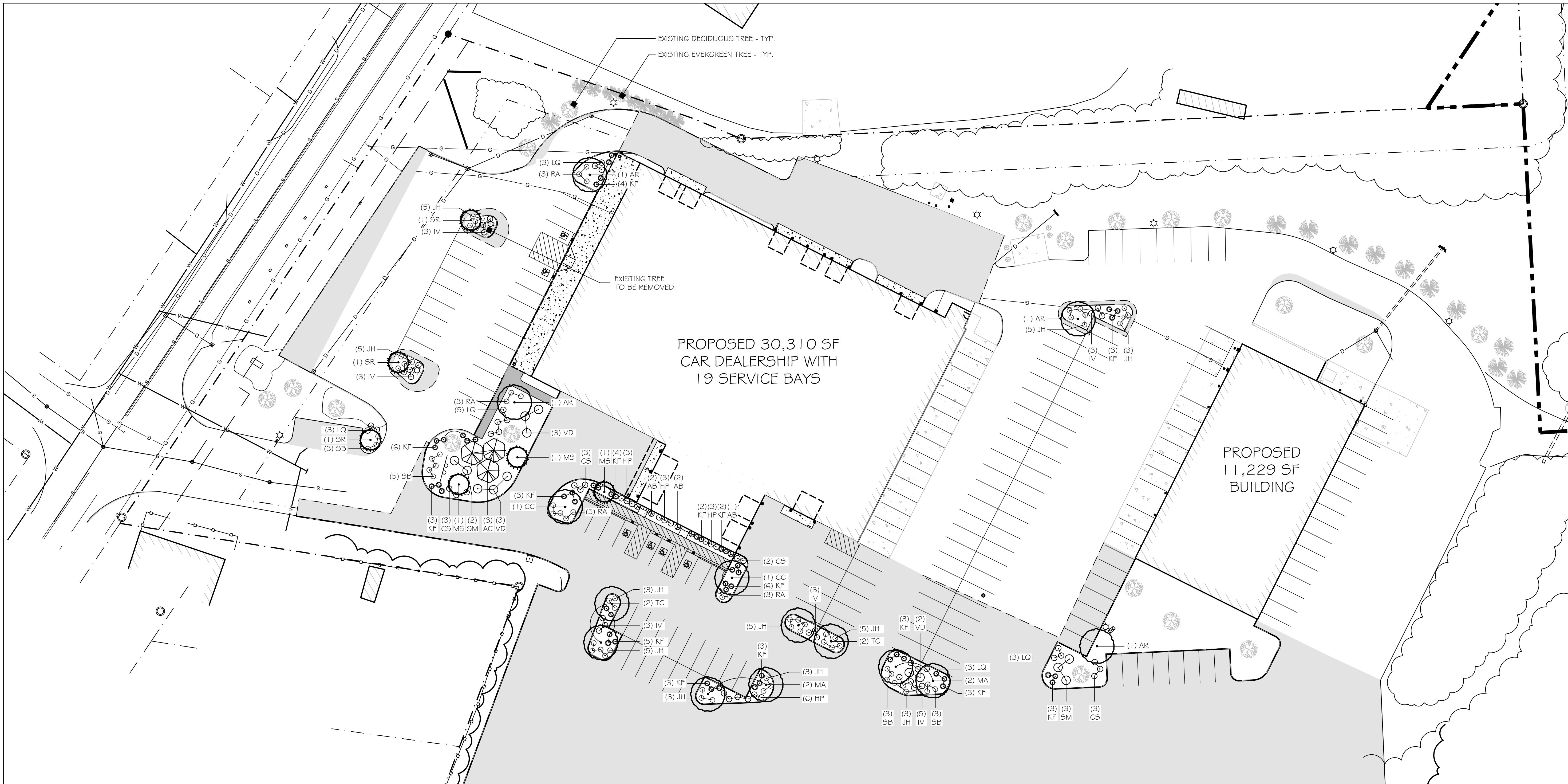
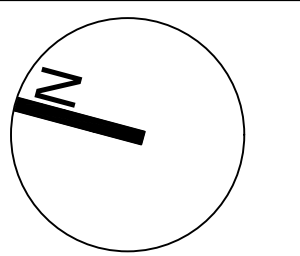
Drawn By: 26019

Checked By: ERB

REVISIONS: DATE:  
Issued for Client Review

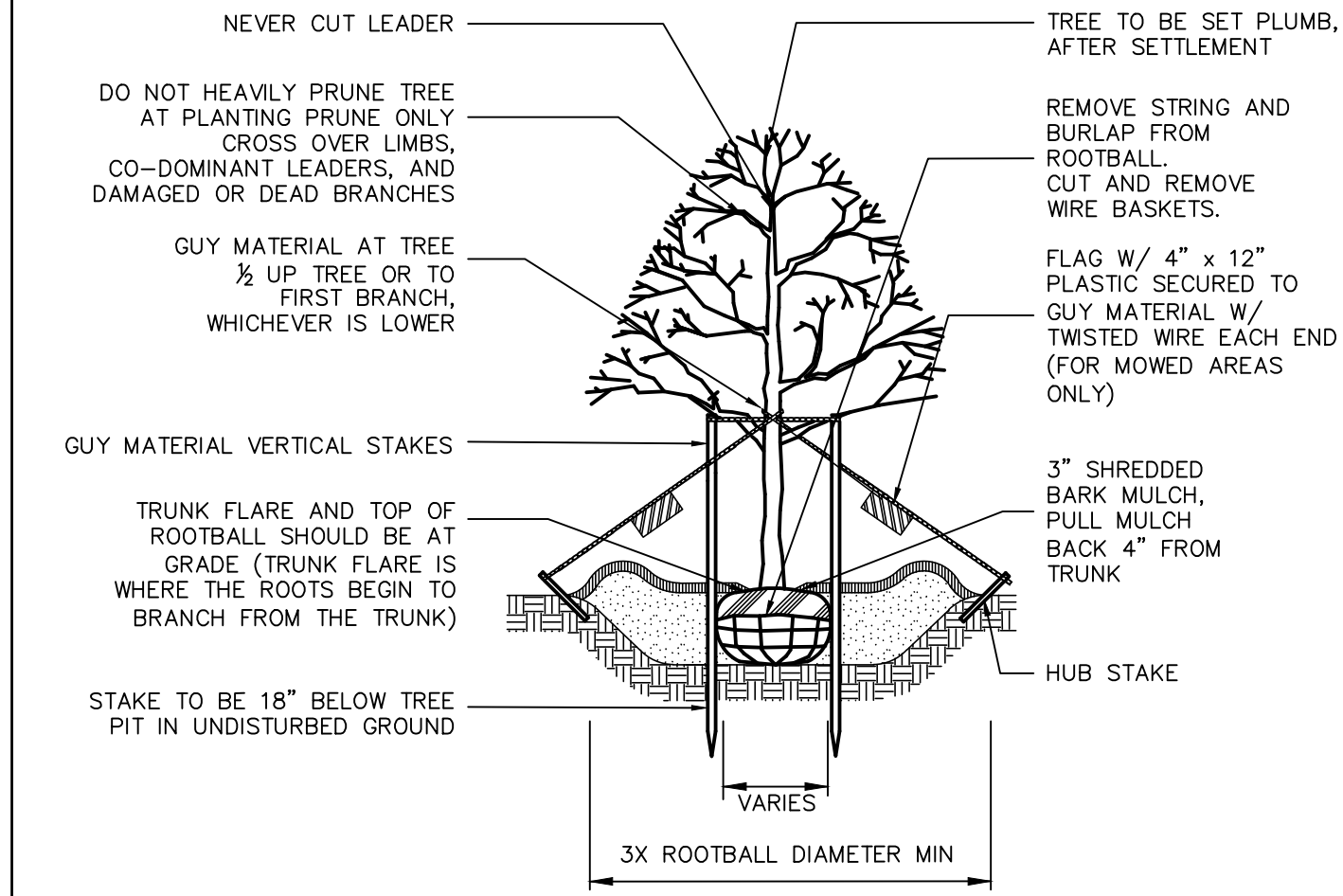
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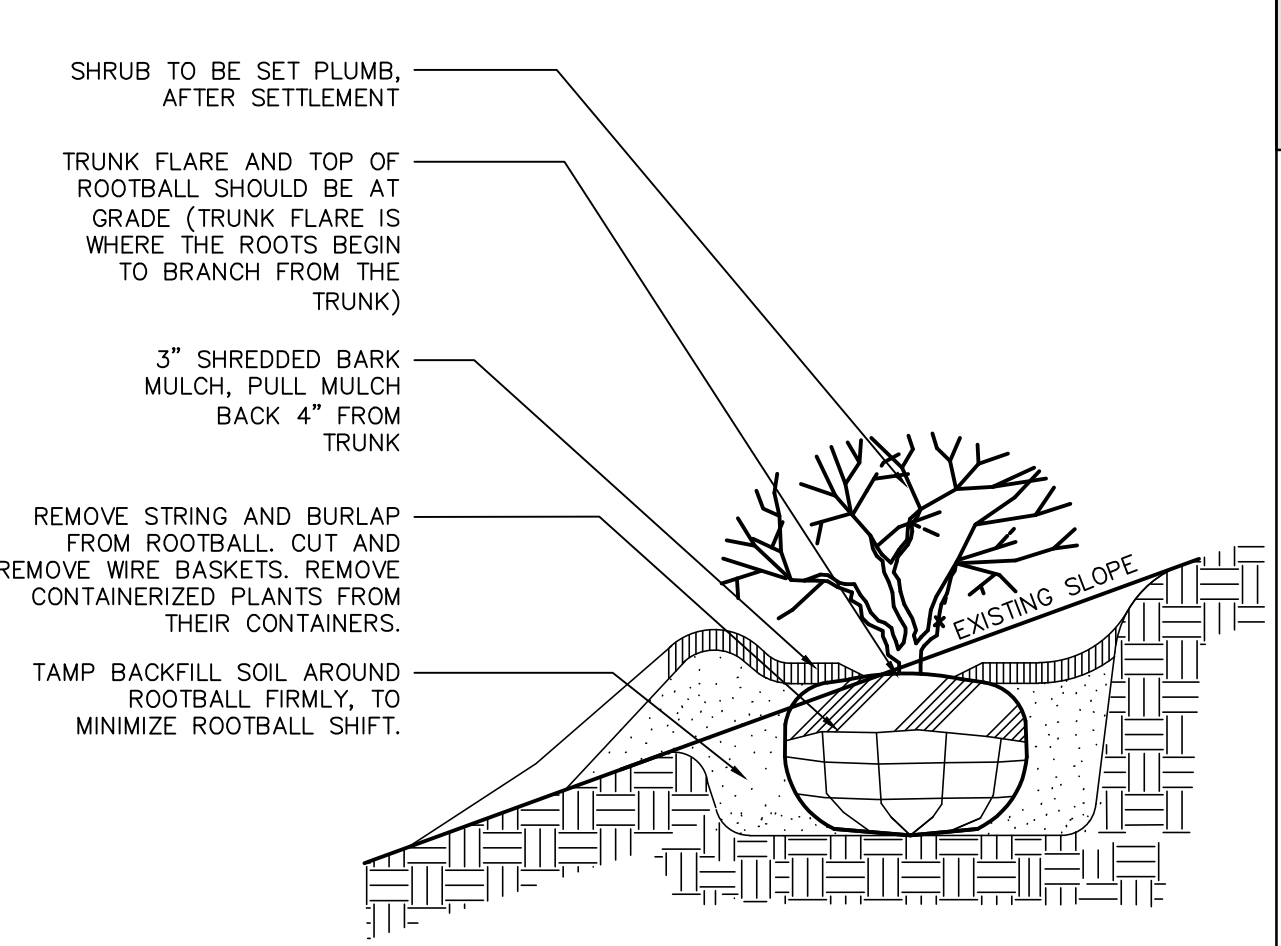


PROPOSED 30,310 SF  
CAR DEALERSHIP WITH  
19 SERVICE BAYS

PROPOSED  
11,229 SF  
BUILDING



DECIDUOUS TREE PLANTING



TYPICAL SHRUB PLANTING

**PLANTING SCHEDULE**

Botanical Name / Common Name	Size	Label	Quantity	Mature Height
<b>Trees</b>				
<i>Abies concolor</i> / White Fir	6-7 B&B	AC	3	30-40'
<i>Acer rubrum</i> 'October Glory' / October Glory Red Maple	2.5-3" CAL	AR	4	40-60'
<i>Carpinus caroliniana</i> 'Palisade' / Palisade American Hornbeam	2.5-3" CAL	CC	2	20-30'
<i>Maackia amurensis</i> / Amur Maackia	2-2.5" Cal.	MA	4	20-30'
<i>Malus</i> 'Spring Snow' / Spring Snow Crabapple	2.5-3" CAL	MS	3	15-20'
<i>Syringa reticulata</i> 'Ivory Silk' / Ivory Silk Japanese Tree Lilac	2.5-3" CAL	SR	3	20-30'
<i>Tilia cordata</i> 'Greenspire' / Greenspire Littleleaf Linden	2.5-3" CAL	TC	4	40-60'
<b>Shrubs</b>				
<i>Azalea</i> 'Bloom a Thon Lavender' / Bloom A Thon Lavender Azalea	3-3.5'	AB	5	3-4'
<i>Cornus sericea</i> 'Arctic Fire' / Arctic Fire Red-Osier Dogwood	3-3.5'	CS	11	5-6'
<i>Hydrangea paniculata</i> 'Bobo' / Bobo Panicle Hydrangea	3-3.5'	HP	15	2-3'
<i>Hydrangea paniculata</i> 'Little Quick Fire' / Little Quick Fire Panicle Hydrangea	3-3.5'	LQ	17	3-4'
<i>Itea virginica</i> 'Little Henry' / Little Henry Virginia Sweetpire	2-2.5'	IV	20	18-24"
<i>Spiraea bumalda</i> 'Goldflame' / Goldflame Spirea	2-2.5'	SB	14	2-3'
<i>Syringa meyeri</i> 'Palibin' / Dwarf Korean Lilac	3-4 B&B	SM	5	4-5'
<i>Viburnum dentatum</i> 'Blue Muffin' / Blue Muffin Arrowwood Viburnum	3-4 B&B	VD	8	8-10'
<b>Groundcover</b>				
<i>Juniperus horizontalis</i> 'Bar Harbor' / Bar Harbor Juniper	#2	JH	45	6-12"
<i>Rhus aromatica</i> 'Grow Low' / Grow Low Fragrant Sumac	#2	RA	14	18-24"
<b>Grasses</b>				
<i>Calamagrostis x acutiflora</i> 'Karl Foerster' / Feather Reed Grass	#2	KF	53	5'



**LANDSCAPE CALCULATIONS:**  
REQUIRED: 1 SHADE TREE / 2,000 SF OF PARKING  
109,408 SF OF PARKING / 2,000 = 54.7 = 55 SHADE TREES REQUIRED  
PROPOSED: 39 TREES EXISTING + 23 TREES PROPOSED = 62 TREES PROPOSED

- PLANTING NOTES**
- CONTRACTOR SHALL OBTAIN APPROVAL FROM LANDSCAPE ARCHITECT PRIOR TO PURCHASING AND/OR INSTALLING SUBSTITUTE PLANT MATERIAL PRIOR TO PURCHASE OF ANY SUBSTITUTE MATERIALS.
  - CONTRACTOR TO REMOVE ALL DEBRIS GENERATED BY PLANT INSTALLATION. DEBRIS TO BE DISPOSED OF IN A LEGAL MANNER.
  - LAYOUT OF ALL PLANTING BEDS AND LOCATION OF PLANTS TO BE APPROVED BY LANDSCAPE ARCHITECT ON SITE PRIOR TO CONSTRUCTION AND INSTALLATION.
  - CONTRACTOR TO REMOVE ALL DEBRIS GENERATED BY PLANT INSTALLATION. DEBRIS TO BE DISPOSED OF IN A LEGAL MANNER.
  - ALL PLANT MATERIAL SHALL BE GUARANTEED TO BE IN GOOD, HEALTHY AND FLOURISHING CONDITION FOR ONE YEAR 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.
  - ALL BEDS TO BE MULCHED WITH 4" DEPTH SHREDDED BARK MULCH UNLESS NOTED OTHERWISE.
  - CONTRACTOR TO PROVIDE NECESSARY TEMPORARY IRRIGATION IF NEEDED BASED ON TIME OF YEAR THE PROJECT IS IMPLEMENTED.



- NOTES:**
- 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.
  - 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.
  - ONLY WRAP TREE TRUNKS AS REQUIRED BY LANDSCAPE ARCHITECT.
  - TREE SHALL BE SET PLUMB, AFTER SETTLEMENT.
  - LOAM FOR BACKFILLING SHALL BE AMENDED AS REQUIRED BY LANDSCAPE ARCHITECT.
  - 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.



Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Lumens per Lamp	LLF	Wattage	Polar Plot
	S3	3	Acuity Brands	DSX0 LED P4 30K 80CRI T3M MVOLT SPA DBLXD with SSS 20 4C DM19AS DBLXD	D-Series Area Fixture with P4 Output and Type 3 Medium Optics; mounted at 22ft (20ft pole on 2ft base)	LED	9695	0.9	93.04	 Max: 8115cd
	S4	5	Acuity Brands	DSX0 LED P4 30K 80CRI TFTM MVOLT SPA DBLXD with SSS 20 4C DM19AS DBLXD	D-Series Area Fixture with P4 Output and Forward Throw Optics; mounted at 22ft (20ft pole on 2ft base)	LED	9908	0.9	93.04	 Max: 8926cd
	S4-BLC	12	Acuity Brands	DSX0 LED P4 30K 80CRI BLC4 MVOLT SPA DBLXD with SSS 20 4C DM19AS DBLXD	D-Series Area Fixture with P4 Output and Type 4 Extreme Backlight Control Optics; mounted at 22ft (20ft pole on 2ft base)	LED	7283	0.9	93.04	 Max: 6860cd
	S5	9	Acuity Brands	DSX0 LED P4 30K 80CRI T5M MVOLT SPA DBLXD with SSS 20 4C DM19AS DBLXD	D-Series Fixture with P4 Output and Type 5 Medium Optics; mounted at 22ft (20ft pole on 2ft base)	LED	10124	0.9	93.04	 Max: 5554cd
	W1	10	Acuity Brands	WDGE2 LED P2 30K 80CRI TFTM MVOLT SRM DBLXD	WDGE2 LED Wallpack with P2 Output and Type Forward Throw Optics; mounted at 10ft	LED	1934	0.9	18.9815	 Max: 1330cd
	W2	13	Acuity Brands	WDGE2 LED P4 30K 80CRI TFTM MVOLT SRM DBLXD	WDGE2 LED Wallpack with P4 Output and Type Forward Throw Optics; mounted at 14ft	LED	4002	0.9	46.6589	 Max: 2752cd
	W3	7	Acuity Brands	WDGE2 LED P4 30K 80CRI T2M MVOLT SRM DBLXD	WDGE2 LED Wallpack with P2 Output and Type 2 Optics; mounted at 14ft	LED	4063	0.9	46.6589	 Max: 3283cd



### Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
East Parking Lot & Driveway	✕	2.0 fc	8.0 fc	0.6 fc	13.3:1	3.3:1
Landscape Area - Northern Building	◇	1.6 fc	3.3 fc	0.3 fc	11.0:1	5.3:1
Landscape Area - Southern Building	✕	1.5 fc	2.8 fc	0.5 fc	5.6:1	3.0:1
North Parking Lot & Driveway	+	1.2 fc	2.7 fc	0.3 fc	9.0:1	4.0:1
Outside of Parking Lots/Driveways	+	0.1 fc	2.2 fc	0.0 fc	N/A	N/A
Parking Lot Between Buildings	✕	1.3 fc	2.5 fc	0.5 fc	5.0:1	2.6:1
South Parking Lot	■	1.4 fc	2.6 fc	0.6 fc	4.3:1	2.3:1
West Parking Lot	◇	1.3 fc	6.5 fc	0.4 fc	16.3:1	3.3:1