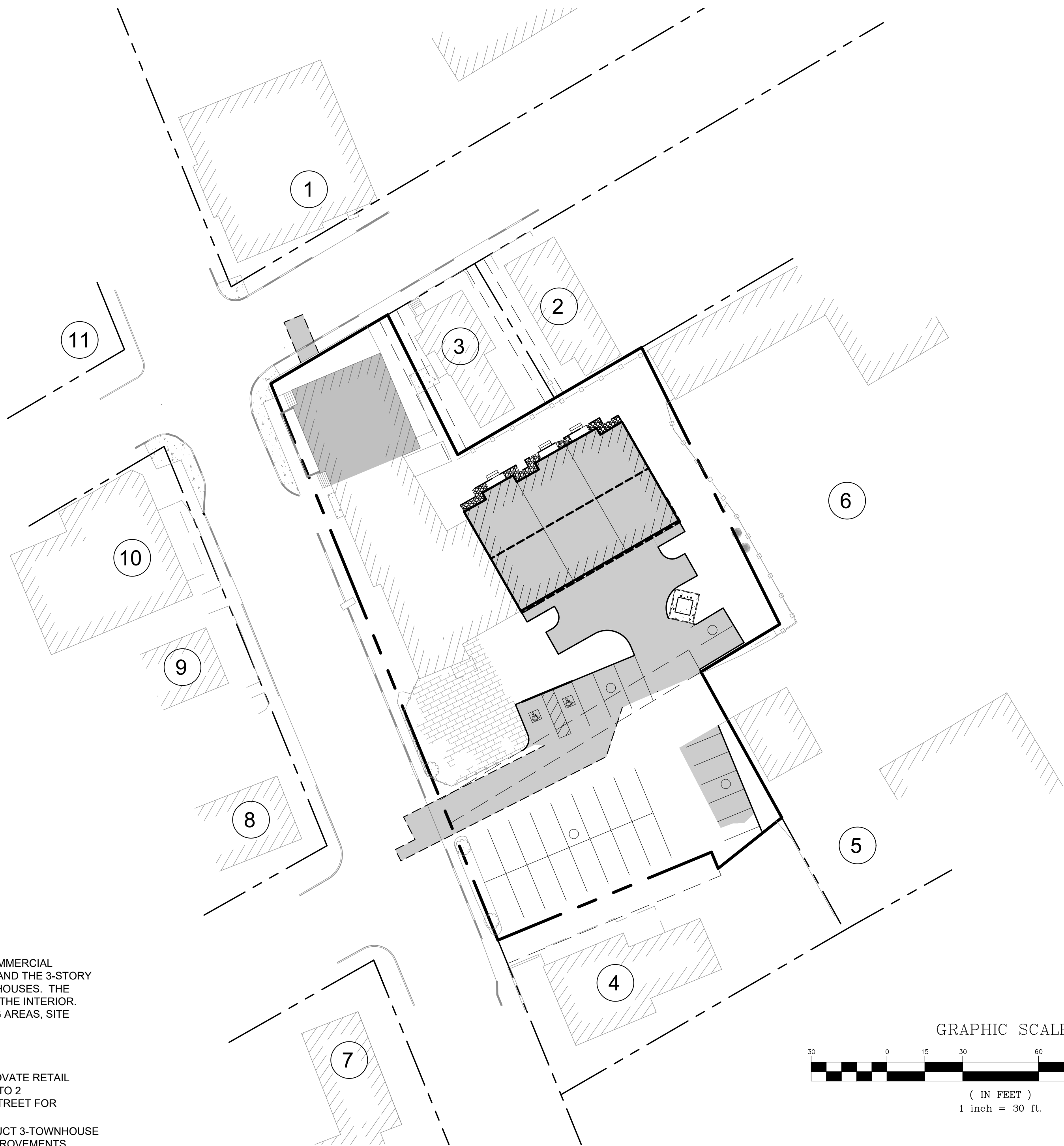


3JB PROPERTIES, LLC MIXED-USE DEVELOPMENT

47-49 SOUTH STATE STREET, CONCORD, NH 03301



PROJECT DESCRIPTION:

THE PROJECT INVOLVES CONSTRUCTING A 2-STORY 3,400 SF COMMERCIAL ADDITION WITH A BASEMENT, THEN CONVERTING THE ADDITION AND THE 3-STORY PORTION OF THE EXISTING BUILDING INTO 5 RESIDENTIAL TOWNHOUSES. THE EXISTING COMMERCIAL / RETAIL SPACE WILL BE RENOVATED ON THE INTERIOR. SITE IMPROVEMENTS INCLUDE UPDATES TO THE PAVED PARKING AREAS, SITE LIGHTING, LANDSCAPING, AND STORMWATER CONTROLS.

PROJECT PHASING:

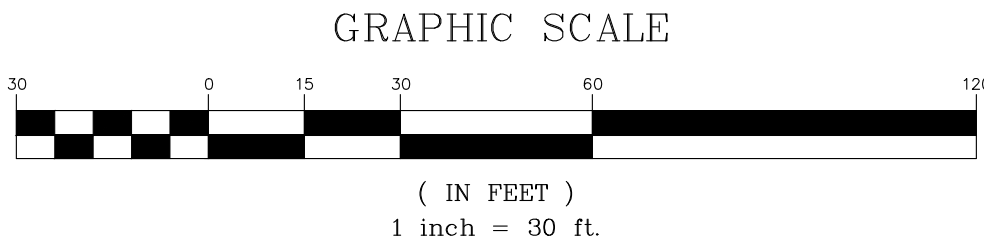
1. PHASE 1 (SPRING-FALL 2026): REMOVE GREENHOUSES; RENOVATE RETAIL SPACE; CONVERT 3-STORY PORTION OF EXISTING BUILDING TO 2 TOWNHOUSES. INSTALL WATER SERVICE FROM CONCORD STREET FOR SPRINKLER SYSTEM.
2. PHASE 2 (SUMMER-FALL 2027): DEMOLISH GARAGE; CONSTRUCT 3-TOWNHOUSE ADDITION AND ASSOCIATED UTILITIES AND PARKING LOT IMPROVEMENTS.

NOTE: SOUTH STATE STREET IS UNDER MORATORIUM UNTIL LABOR DAY 2027. NEW UTILITY CONNECTIONS IN SOUTH STATE STREET WILL TAKE PLACE AFTER THE MORATORIUM IS LIFTED.

SHEET INDEX				
SHEET	NUMBER	TITLE	DATE ISSUED	LATEST REVISION
1	C0.1	COVER SHEET	04/15/2026	06/16/2026
2	C0.2	NOTES & LEGEND	04/15/2026	06/16/2026
3	S1	EXISTING CONDITIONS PLAN	02/26/2026	06/16/2026
4	C1.1	DEMOLITION PLAN	04/15/2026	06/16/2026
5	C1.2	SITE PLAN	04/15/2026	06/16/2026
6	C1.3	GRADING, DRAINAGE & EROSION CONTROL PLAN	04/15/2026	06/16/2026
7	C1.4	UTILITY PLAN	04/15/2026	06/16/2026
8	C1.5	PHASE 1 PLAN	06/16/2026	06/16/2026
9	C5.1	CONSTRUCTION DETAILS	04/15/2026	06/16/2026
10	C5.2	CONSTRUCTION DETAILS	04/15/2026	06/16/2026
11	C5.3	EROSION CONTROL DETAILS	06/16/2026	06/16/2026
12	L1	LANDSCAPING PLAN	04/24/2026	06/16/2026
13	L2	SITE LIGHTING PLAN	04/21/2026	06/16/2026

ABUTTERS LIST

- 01 MBLU 7413Z/2: ROBERT & ROBIN RAINVILLE, 272 CROSS RD, PEMBROKE, NH 03275
02 MBLU 7413Z/7: NATHAN JOSEPH GROLEAU & ADDISON JOHN PALISI, 9 CONCORD ST, CONCORD, NH 03301
03 MBLU 7413Z/8: ZOU ZONG MAN & CHEN QING, 69 BOW ST, CONCORD, NH 03301
04 MBLU 7413Z/10: ROBERT W. SPOFFORD 2003 TRUST, 36 FERRIN RD, CONCORD, NH 03303
05 MBLU 7413Z/21: DUSTIN ROSE & WESLEY ROSE, 100 CHASE FARM RD, HOPKINTON, NH 03229
06 MBLU 7413Z/23: WATER FUNERAL HOME INC, PO BOX 670, CONCORD, NH 03302
07 MBLU 7413Z/48: CHANPU PROPERTIES LLC, 290 LAKE ST, BRISTOL, NH 03222
08 MBLU 7413Z/55: 50 SOUTH STATE LLC, 50 SOUTH STATE ST, CONCORD, NH 03301
09 MBLU 7413Z/56: RYAN W. VARNEY & EMMA C. SMITH, 48 SOUTH STATE ST APT 2, CONCORD, NH 03301
10 MBLU 7413Z/57: LEFT MANCHESTER LLC, 130 KNOWLTON ST, MANCHESTER, NH 03103
11 MBLU 7413Z/70: KELSEY A. NUGENT, 24 SOUTH BOW RD, BOW, NH 03304

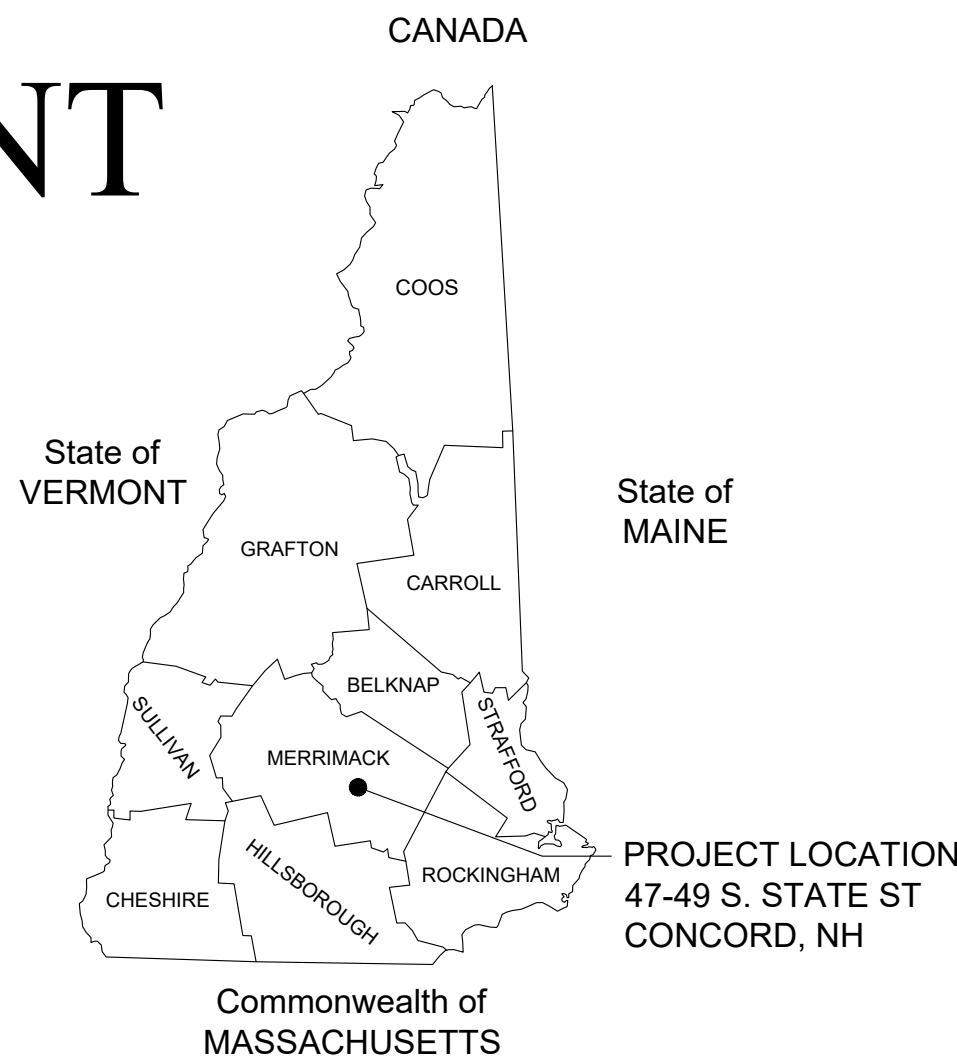


APPROVED
UNDER THE PROVISIONS OF R.S.A. 674.35 & R.S.A. 674.36
CITY PLANNING BOARD
CITY OF CONCORD, NEW HAMPSHIRE
in accordance with vote of the board dated:

Approval of this plan is limited to the date as shown

Chair

Clerk



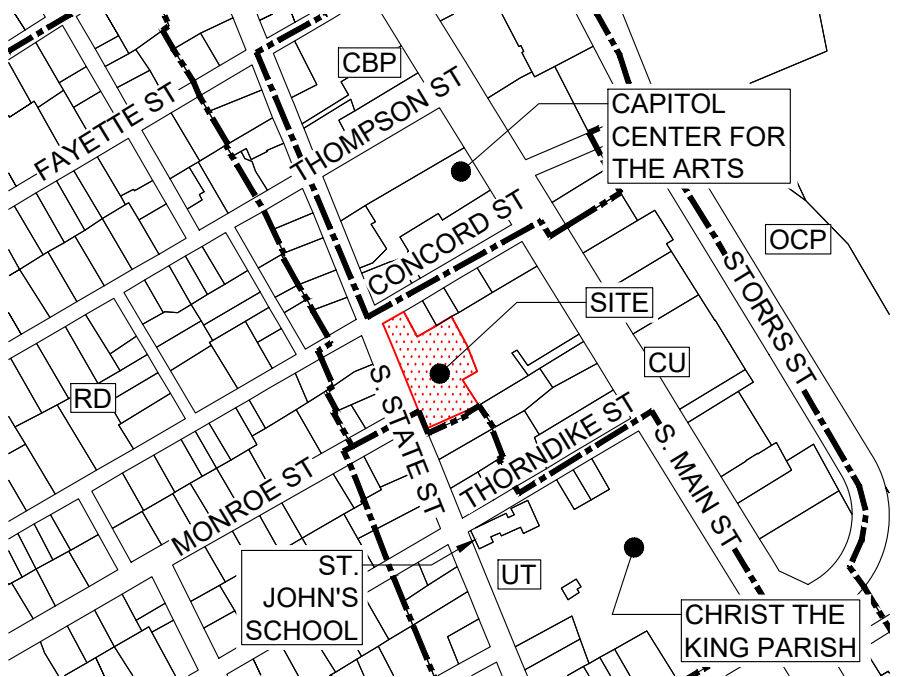
LOCATION MAP

SCALE 1" = 150'



VICINITY PLAN

SCALE 1" = 1,000'



LOCATION MAP

SCALE 1" = 400'

Wilcox & Barton INC.
CIVIL • ENVIRONMENTAL • GEOTECHNICAL
2 HOME AVENUE
CONCORD, NH 03301
603-369-4190
www.wilcoxandbarton.com

LAND SURVEYOR

J.E. BELANGER LAND SURVEYING PLLC
61 OLD HOPKINTON ROAD
DUNBARTON, NH

ARCHITECT

BRANDON L. REED
210 GARVINS FALLS RD
CONCORD, NH

LANDSCAPE ARCHITECT

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

REVISION HISTORY

1. REVISED IN RESPONSE TO CITY COMMENTS (06/16/2026).

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

3JB PROPERTIES, LLC
12 WILDERNESS LANE
BOW, NH 03304

SITE

3JB PROPERTIES, LLC
47-49 S. STATE ST
CONCORD, NH

MBLU: 7413Z/9

DRAWING TITLE

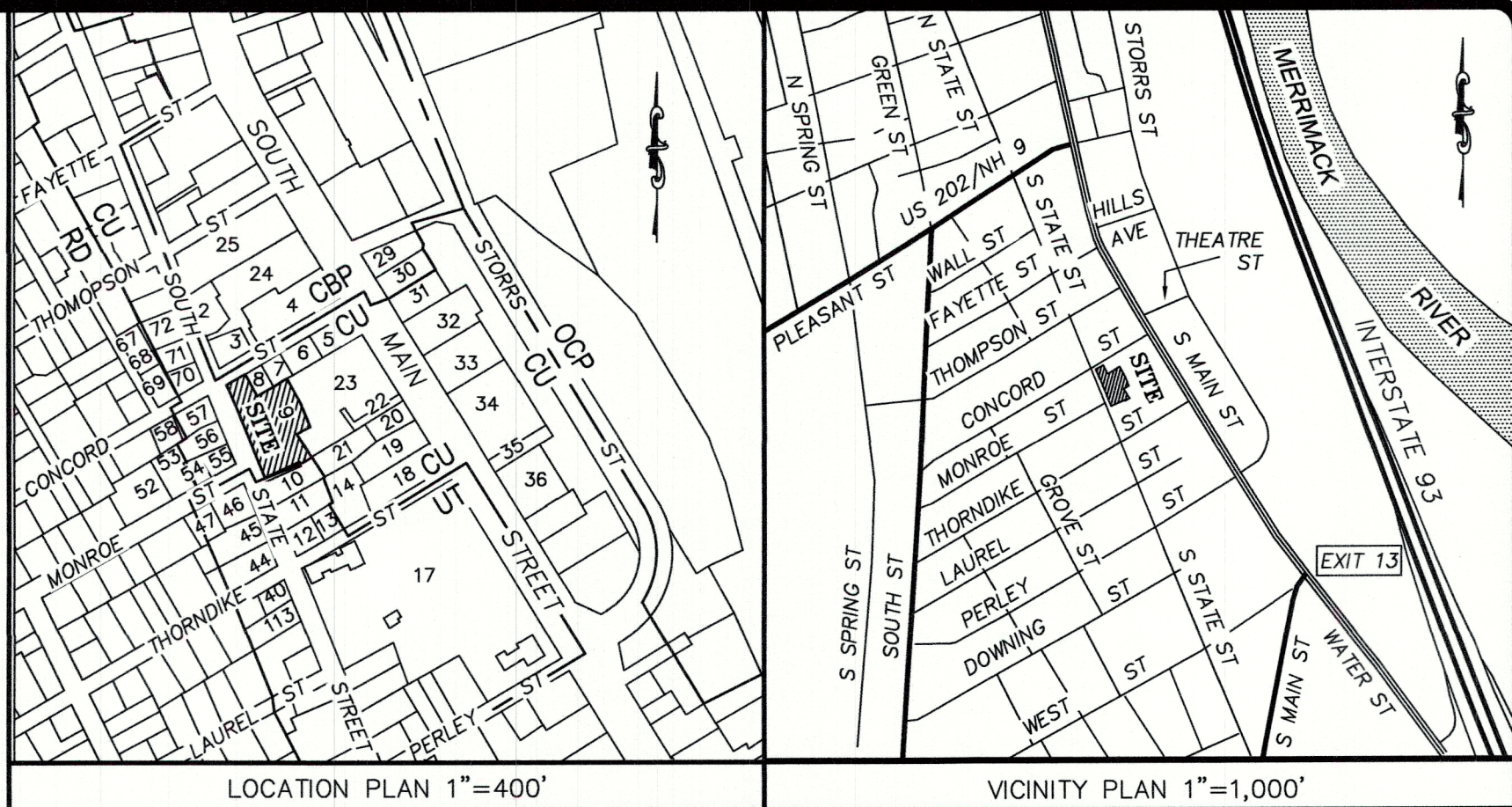
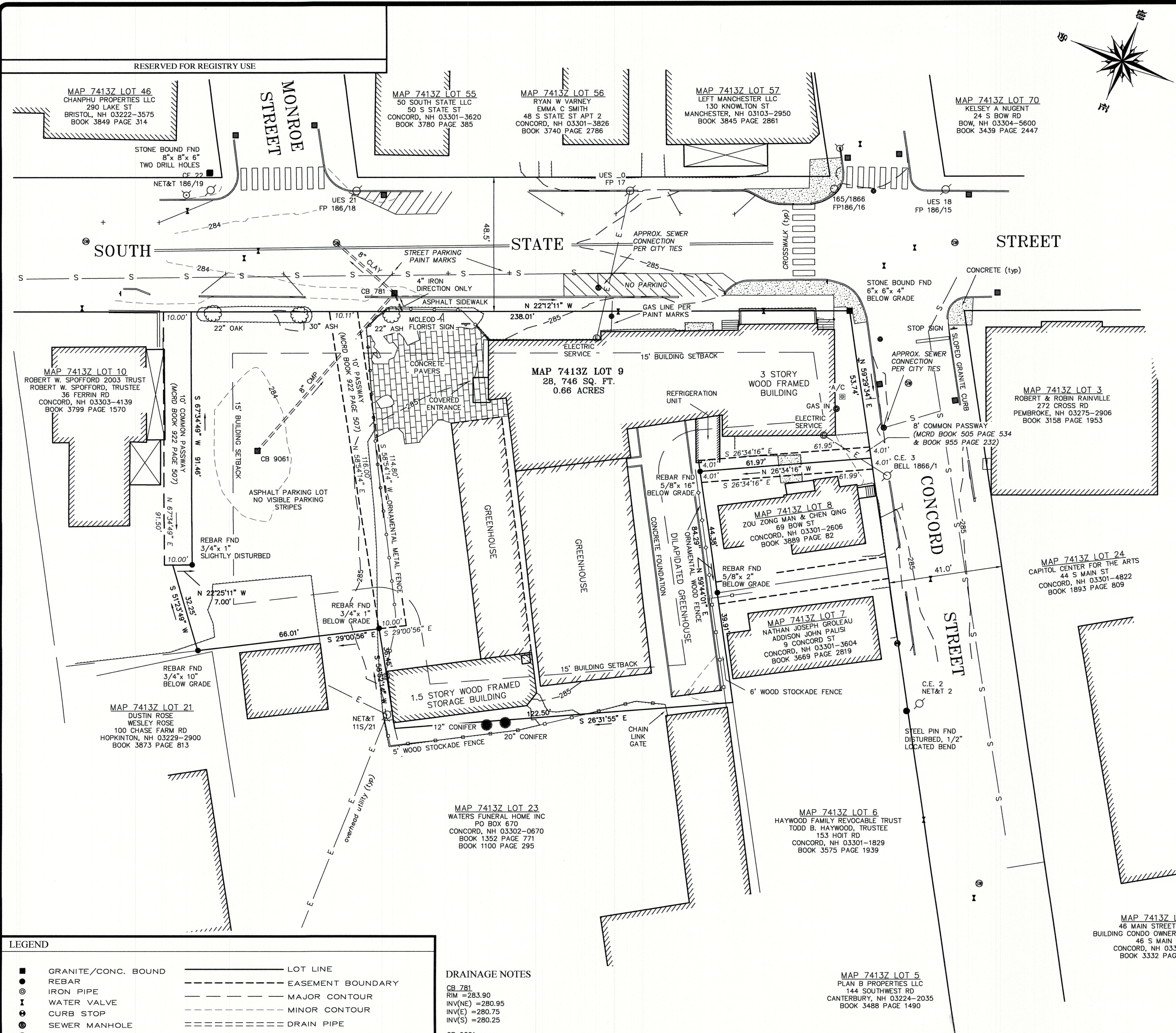
COVER SHEET

SCALE	N.T.S.	DATE	04/15/2026
DRAFTED BY	KAD	CHECKED BY	ERL
PROJECT MGR	ERL	PROJECT NO.	RNBS0002

Professional Engineer Seal for Erin R. Lambert, No. 11057, State of New Hampshire. The seal includes the text "LICENSED PROFESSIONAL ENGINEER" and "ENGINEER ERIN R. LAMBERT NH P.E. #11057".

C0.1

01 OF 13



PLAN REFERENCES:

- 1.) RESUBDIVISION PLAN, PREPARED FOR D. MCLEOD, INC., 49 SOUTH STATE STREET, CONCORD, NH., SCALE: 1" = 20', DATED OCTOBER 1, 1986, SURVEYED BY RICHARD D. BARTLETT, L.L.S., PLAN NOT BEING RECORDED.
- 2.) PLAN FOR WATERS FUNERAL HOME, BY ERNEST E. VEINOTTE, TITLED TRACT NO. 304-305-305A & 310, DATED 1 JULY 1983, PLAN BEING RECORDED IN THE MERRIMACK COUNTY REGISTRY OF DEEDS PLAN #7575.

NOTES:

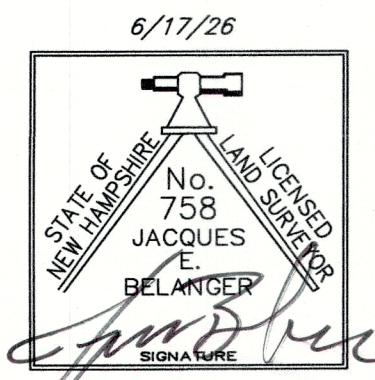
- 1.) TRAVERSE BY TOTAL STATION DURING JANUARY 29, 2026 WITH AN ERROR OF CLOSURE OF GREATER THAN 1:150,000.
- 2.) NORTH ORIENTATION IS BASED ON GRID NORTH.
- 3.) VERTICAL DATUM IS BASED ON NGVD 1988.
- 4.) OWNER OF RECORD:
3JB PROPERTIES, LLC
12 WILDERNESS LANE
BOW NH 03304
BOOK 3925 PAGE 1864
- 5.) THE SUBJECT PARCEL IS LOCATED IN AN URBAN COMMERCIAL (CU) DISTRICT AND URBAN TRANSITIONAL (UT) DISTRICT AND IS SUBJECT TO THE CITY OF CONCORD ZONING REQUIREMENTS.
CU DISTRICT:
MINIMUM LOT SIZE = 12,500 SQ. FT. (TOTAL AREA)
MINIMUM BUILDABLE LAND = 6,250 SQ. FT.
MINIMUM LOT FRONTAGE: 100'
MINIMUM SETBACKS: FRONT = 15', SIDE & REAR = 15'
MAXIMUM BUILDING HEIGHT: 45'
MAXIMUM LOT COVERAGE: 80%
UT DISTRICT:
MINIMUM LOT SIZE = 10,000 SQ. FT.
MINIMUM BUILDABLE LAND = 5,000 SQ. FT.
MINIMUM LOT FRONTAGE = 80.00'
MINIMUM SETBACKS: FRONT = 15', SIDE = 10' & REAR = 25'
MAXIMUM BUILDING HEIGHT = 35'
MAXIMUM LOT COVERAGE = 75%
- 7.) THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS OF MAP 7413 BLK Z LOT 9.
- 8.) THE UNDERGROUND UTILITIES SHOWN HEREON THIS PLAN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND PLOTTED FROM EXISTING DRAWINGS AND INFORMATION PROVIDED BY CITY AGENCIES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN 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. THIS COMPANY 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 1-888-344-7233.

CERTIFICATIONS

I HEREBY CERTIFY THAT THIS MAP HAS BEEN MADE UNDER MY SUPERVISION.
6/17/26
DATE
L. J. BELANGER
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.
6/17/26
DATE
L. J. BELANGER
LICENSED LAND SURVEYOR

I CERTIFY THAT THIS SURVEY PLAN 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.
6/17/26
DATE
L. J. BELANGER
LICENSED LAND SURVEYOR



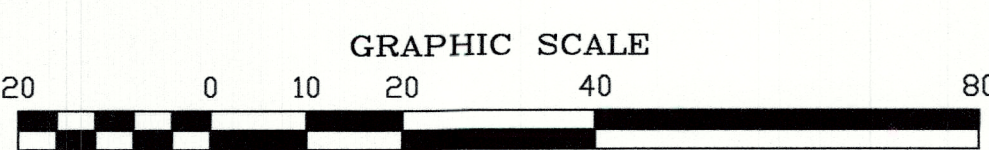
LEGEND	
■ GRANITE/CONC. BOUND	— LOT LINE
● REBAR	--- EASEMENT BOUNDARY
⊙ IRON PIPE	--- MAJOR CONTOUR
⊙ WATER VALVE	--- MINOR CONTOUR
⊙ CURB STOP	--- DRAIN PIPE
⊙ SEWER MANHOLE	--- EDGE OF PAVEMENT
⊙ DRAIN MANHOLE	--- E OVERHEAD UTILITY
⊙ ELECTRIC METER/BOX	--- CURB (vertical granite unless noted otherwise)
⊙ GAS VALVE	--- S SEWER LINE
⊙ CATCH BASIN	
⊙ UTILITY POLE	
⊙ ROAD SIGN	

DRAINAGE NOTES

CB 781
RIM = 283.90
INV(NE) = 280.95
INV(E) = 280.75
INV(S) = 280.25

CB 9061
RIM = 283.47
INV(W) = 281.67

NO.	REVISION	DATE
2	CHANGE OWNER AND CORRECT LOT NUMBERS	6/17/26
1.	ADDED UTILITIES, EASEMENT, ADDL. EDGE OF PAVEMENT	4/10/26



EXISTING CONDITIONS PLAN
TAX MAP 7413Z LOT 9
47-49 SOUTH STATE STREET
CONCORD, NH
MERRIMACK COUNTY

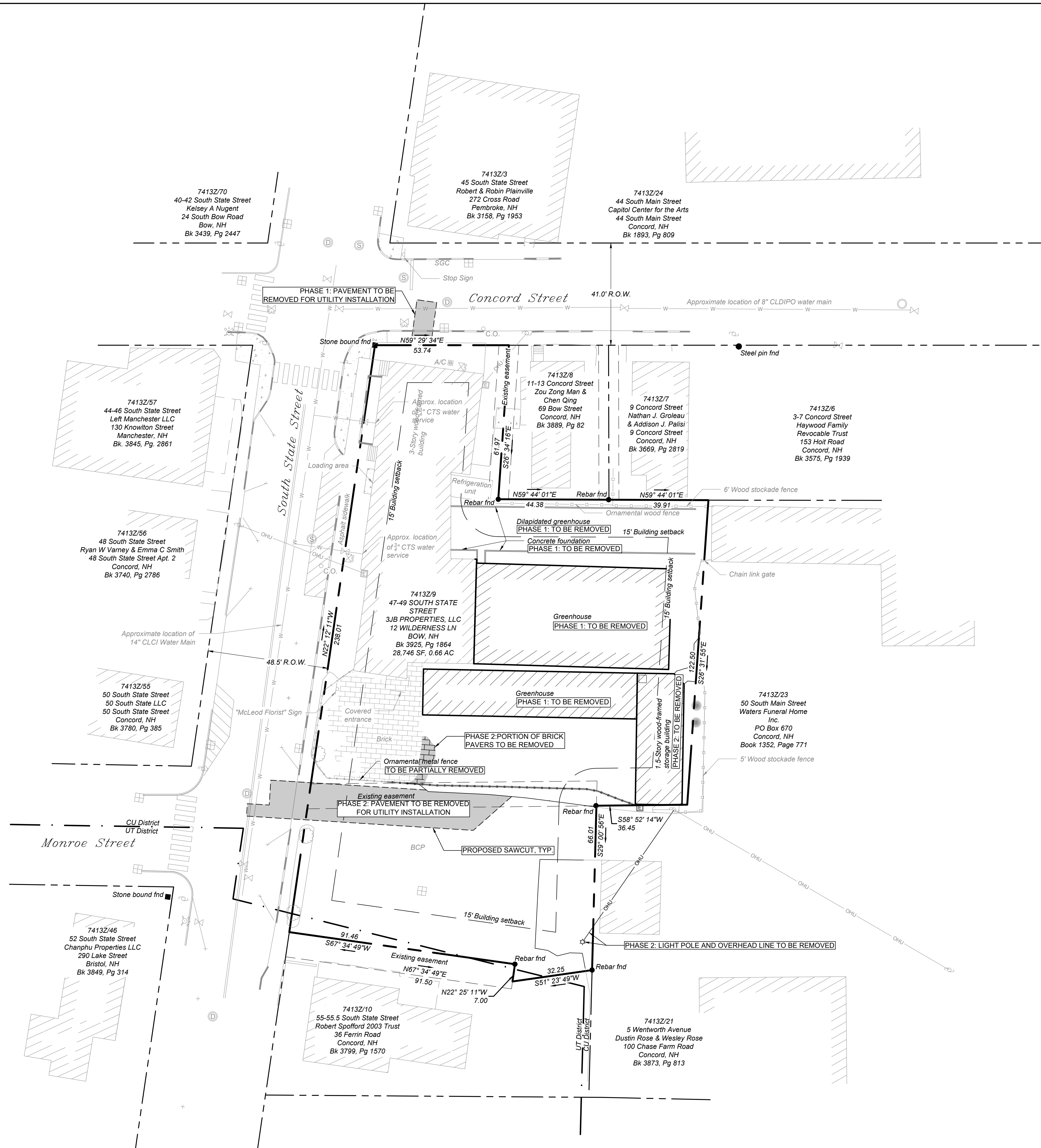
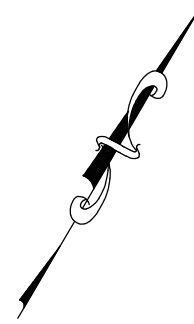
OWNER OF RECORD:
3JB PROPERTIES, LLC
12 WILDERNESS LANE
BOW NH 03304

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

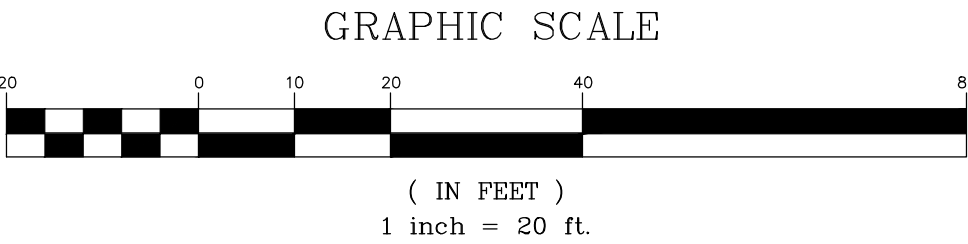
* BOUNDARY SURVEYS
* SUBDIVISIONS
* LAND PLANNING

PLAN DATE: FEBRUARY 26, 2026
SCALE: 1" = 20'
PROJECT NO.: 262811
SHEET 1 OF 1

TEL (603) 774-3601



- PLAN NOTES:**
- EXISTING CONDITIONS, TOPOGRAPHICAL INFORMATION, NORTH ORIENTATION, AND COORDINATE VALUES DEPICTED ON THESE DRAWINGS ARE BASED ON PLANS TITLED "PARTIAL EXISTING CONDITIONS PLAN TAX MAP 7413 BLOCK Z LOT 9" PREPARED FOR D. MCLEOD, INC., DATED JUNE 15, 2026, PROVIDED TO WILCOX & BARTON, INC. BY J.E. BELANGER LAND SURVEYING, PLLC.
 - SEE SHEET C0.2 LEGEND AND NOTES FOR PROJECT LEGEND AND GENERAL NOTES



REVISION HISTORY
1. REVISED IN RESPONSE TO CITY COMMENTS (06/16/2026).

ISSUED FOR

PERMITTING

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OWNER

**3JB PROPERTIES, LLC
12 WILDERNESS LANE
BOW, NH 03304**

**3JB PROPERTIES, LLC
47-49 S. STATE ST
CONCORD, NH**

MBLU: 7413Z/9

DRAWING TITLE

DEMOLITION PLAN

SCALE	1" = 20'	DATE	04/15/2026
DRAFTED BY	KAD	CHECKED BY	ERL
PROJECT MGR	ERL	PROJECT NO.	RNBS0002

ERIN R. LAMBERT
No. 11057
LICENSED PROFESSIONAL ENGINEER

C1.1

04 OF 13

APPROVED
CITY PLANNING BOARD

UNDER THE PROVISIONS OF R.S.A. 674.35 & R.S.A. 674.36

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

ZONING NOTES:

MBLU	7413Z/9
PROPERTY ADDRESS	47-49 SOUTH STATE STREET, CONCORD, NH
OWNER	3JB, LLC
ZONING DISTRICT	URBAN COMMERCIAL (CU), URBAN TRANSITIONAL (UT)*
*LOT IS TREATED AS BEING ENTIRELY IN THE CU DISTRICT IN ACCORDANCE WITH SECTION 23-2-3(E) OF THE CONCORD NH ZONING ORDINANCE.	
PROPOSED USE	RETAIL & RESIDENTIAL
LOT SIZE	MIN. 12,500 SF EXISTING 28,746 SF (0.66 AC) PROPOSED 28,746 SF (0.66 AC)
IMPERVIOUS COVERAGE	MAX. 22,997 SF (80.0%) EXISTING 24,635 SF (85.7%) PROPOSED 22,376 SF (77.8%)
FRONTAGE	MIN. 100 LF EXISTING 292 LF PROPOSED 292 LF
BUILDING SETBACKS	FRONT MIN. 15 LF SIDE MIN. 15 LF REAR MIN. 15 LF EXISTING 4.6 LF PROPOSED 4.6 LF PROPOSED 0 LF PROPOSED 2.1 LF
USEABLE AREA	MIN. 12,500 SF EXISTING 27,593 SF PROPOSED 27,593 SF

PARKING REQUIREMENT CALCULATIONS:
1 SPACES PER DWELLING UNIT
1 SPACE PER 250 SF OF RETAIL GROSS FLOOR AREA

	REQUIRED	EXISTING	PROPOSED	PARKING
DWELLING UNITS	N/A	0	5	5
GROSS RETAIL AREA	N/A	6,493 SF	6,493 SF	26
				TOTAL: 31
PARKING SPACES				
ADA	MIN. 2	0	2	
COMPACT	MAX. 8	0	7	
STANDARD		20	19	
GARAGE		0	3	
TOTAL SPACES	MIN. 31	20	31	

THE FOLLOWING CONDITIONAL USE PERMIT IS REQUESTED:

- 28-7-11 ALTERNATIVE PARKING ARRANGEMENT FOR A DRIVEWAY TO BE 17'4" FROM AN INTERSECTION WHERE 200' IS REQUIRED.

THE FOLLOWING WAIVERS ARE REQUESTED:

- A WAIVER TO SECTION 18.12 PERIMETER LANDSCAPING TO ALLOW OFF-STREET PARKING WITHIN 5' OF A LOT LINE AND TO ALLOW PARKING IN A NON-RESIDENTIAL DISTRICT TO OCCUR WITHIN 10' OF THE FRONT LOT LINE WHERE IT ABUTS THE RIGHT-OF-WAY OF AN ARTERIAL STREET.
- A WAIVER TO SECTION 16.02(22) AND 20.07 DESIGN OF SOLID WASTE DISPOSAL AREA TO ALLOW A DUMPSTER PAD TO BE 10'X12'
- A WAIVER TO SECTION 20.04 LOCATION OF LOADING SPACE TO ALLOW A LOADING SPACE IN FRONT OF THE BUILDING WHERE REQUIRED ON THE SIDE OR REAR.

VARIANCES GRANTED:

THE FOLLOWING VARIANCES WERE GRANTED BY THE CITY OF CONCORD ZONING BOARD ON MARCH 4TH, 2026:

- A VARIANCE TO SECTION 28-7(E), MINIMUM AISLE WIDTH, TO PERMIT THE EXISTING AISLE WIDTH AT THE ENTRANCE TO BE 20 FEET, WITH AN EXPANSION TO 22 FEET, WHERE 24 FEET IS REQUIRED AND ALONG THE SOUTHERN PARKING AREA TO REMAIN AT THE EXISTING 13'-10" TO 15', WHERE 24 FEET IS REQUIRED.
- A VARIANCE TO SECTION 28-7(F), DRIVEWAY WIDTH, TO PERMIT THE EXISTING DRIVEWAY WIDTH AT THE ENTRANCE TO REMAIN AT 20 FEET, WHERE 24 FEET IS REQUIRED.
- A VARIANCE TO SECTION 28-7(G)(2), SETBACKS FROM LOT LINES, TO PERMIT PARKING UP TO THE PROPERTY LINE, WHERE A 5 FOOT SETBACK IS REQUIRED, WITH THE PARKING IN THE SOUTHERN PARKING AREA TO HAVE A 4 FOOT SETBACK, THE PARKING AREA IN THE SOUTHEAST AREA TO HAVE A 1.67 FOOT SETBACK, AND ONE PARKING SPOT IN THE NORTHEAST AREA TO HAVE A 1.1 FOOT SETBACK.
- A VARIANCE TO SECTION 28-7(G)(2), SETBACKS FROM LOT LINES, TO PERMIT THE EXISTING FOUR (4) PARKING SPACES WITHIN THE PARKING LOT TO BE LOCATED IN THE FRONT YARD WHERE PARKING IS NOT PERMITTED WITHIN TEN (10) FEET OF THE FRONT LOT LINE.
- A VARIANCE TO SECTION 28-7-10(A), PARKING LOT PERIMETER LANDSCAPING REQUIRED, TO PERMIT THE EXISTING PARKING LOT ALONG THE SOUTHERN PARKING AND THE ADDITIONAL PARKING AREAS ON THE PROPERTY TO HAVE NO LANDSCAPING AREA, WHERE A FIVE FOOT LANDSCAPE AREA IS REQUIRED.
- A VARIANCE TO SECTION 28-7-10(C), USE OF REQUIRED LANDSCAPE AREAS RESTRICTED, TO PERMIT PARKING WITHIN THE REQUIRED LANDSCAPED AREA, WHERE PARKING IS NOT PERMITTED UNDER THE ORDINANCE.
- A VARIANCE TO SECTION 28-7-13(B), LOCATION OF LOADING SPACES, TO PERMIT THE EXISTING LOADING SPACE WITHIN THE BUILDING TO REMAIN ON THE FRONT OF THE BUILDING, WITH IT BACKING INTO THE STREET, WHERE IT WOULD NOT BE PERMITTED UNDER THE ORDINANCE.

PROJECT PHASING:

- PHASE 1 (SPRING-FALL 2026): REMOVE GREENHOUSES; RENOVATE RETAIL SPACE; CONVERT 3-STORY PORTION OF EXISTING BUILDING TO 2 TOWNHOUSES. INSTALL WATER SERVICE FROM CONCORD STREET FOR SPRINKLER SYSTEM.
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PLAN NOTES:

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- BUILDING FOOTPRINT REPRESENTS A FLOOR PLAN PROVIDED TO WILCOX & BARTON, INC. BY BRANDON L. REED ON MARCH 16, 2026. REFER TO ARCHITECTURAL/STRUCTURAL PLANS FOR FOUNDATION AND BUILDING DIMENSIONS.
- SEE SHEET C0.2 LEGEND AND NOTES FOR PROJECT LEGEND AND GENERAL NOTES

Wilcox & Barton INC.

CIVIL • ENVIRONMENTAL • GEOTECHNICAL

2 HOME AVENUE
CONCORD, NH 03301
603-369-4190

www.wilcoxandbarton.com

REVISION HISTORY
1. REVISED IN RESPONSE TO CITY COMMENTS (06/16/2026).

ISSUED FOR

PERMITTING

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OWNER

3JB PROPERTIES, LLC
12 WILDERNESS LANE
BOW, NH 03304

SITE

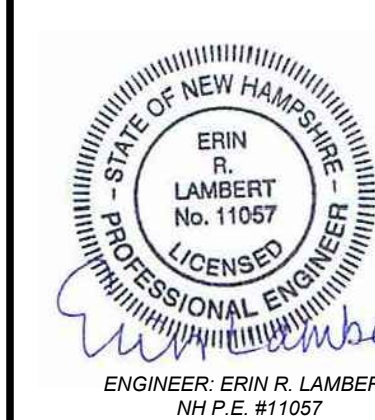
3JB PROPERTIES, LLC
47-49 S. STATE ST
CONCORD, NH

MBLU: 7413Z/9

DRAWING TITLE

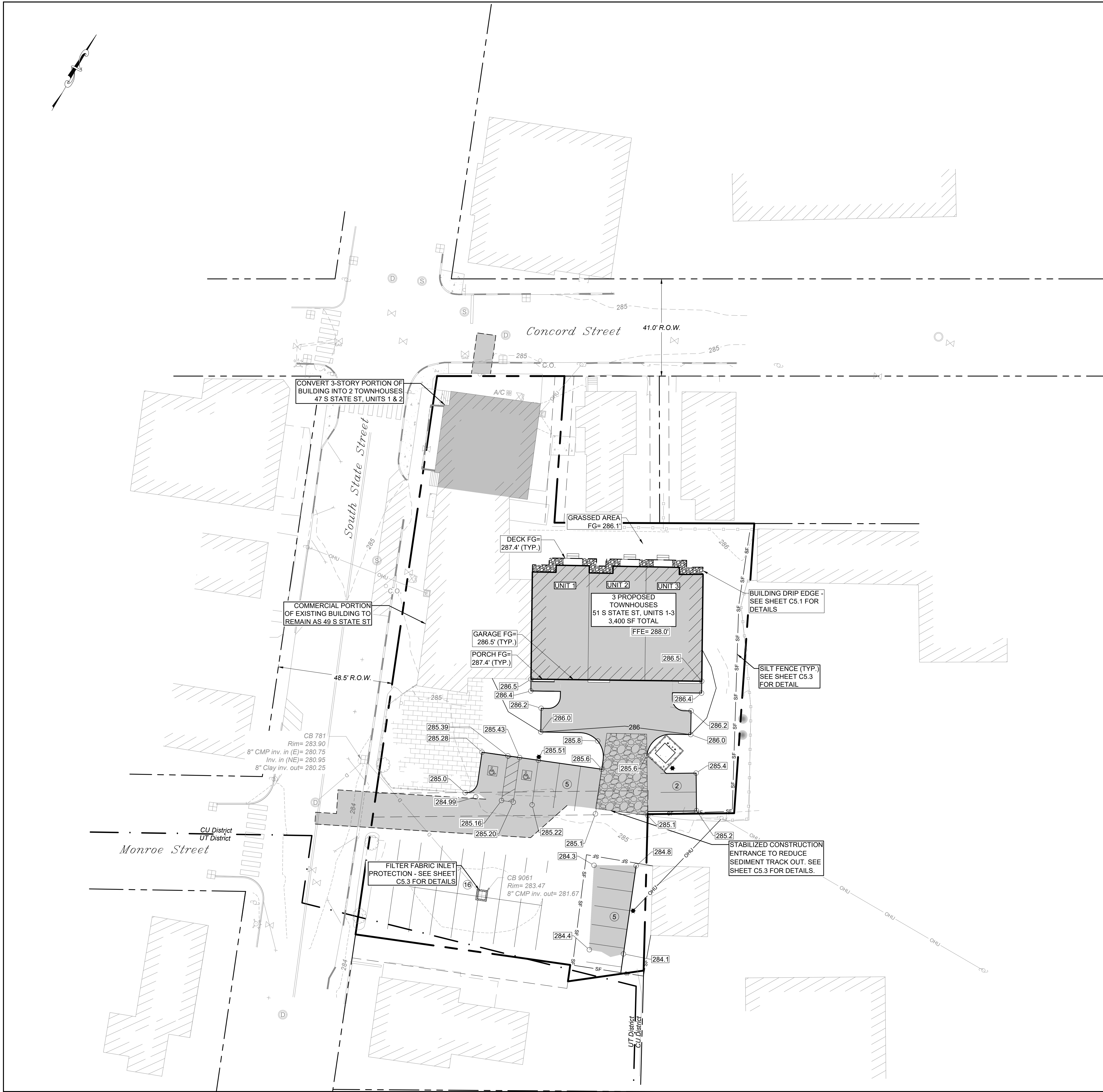
SITE PLAN

SCALE	1" = 20'	DATE	04/15/2026
DRAFTED BY	KAD	CHECKED BY	ERL
PROJECT MGR	ERL	PROJECT NO.	RNBS0002

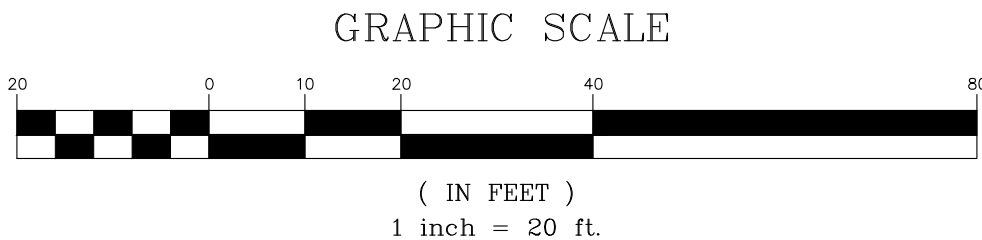


C1.2

05 OF 13



- PLAN NOTES:**
1. REFER TO SURVEYOR'S PLAN FOR BASE PLAN REFERENCES AND ADDITIONAL NOTES.
 2. ALL ELEVATIONS SHOWN ARE IN REFERENCE TO THE SURVEY PLAN AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
 3. CONTRACTOR SHALL NOTIFY OWNER & ENGINEER IMMEDIATELY IF SITE CONDITIONS DIFFER FROM WHAT IS SHOWN ON PLAN.
 4. SPOT ELEVATIONS SHOWN AT BUILDING CORNERS ARE PROPOSED GROUND ELEVATIONS.
 5. ALL STORM DRAIN PIPING WITH LESS THAN 4.0 FEET OF COVER SHALL BE OVERLAID WITH 2" THICK RIGID INSULATION FOR THE FULL WIDTH OF PIPE TRENCH.
 6. A CONFIRMATORY TEST PIT SHALL BE PERFORMED WITHIN THE FOOTPRINT OF THE PROPOSED DRIP EDGE TO CONFIRM ADEQUATE SEPARATION TO THE ESTIMATED SEASONAL HIGH WATER TABLE.



REVISION HISTORY
1. REVISED IN RESPONSE TO CITY COMMENTS (06/16/2026).

ISSUED FOR

PERMITTING

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OWNER

**3JB PROPERTIES, LLC
12 WILDERNESS LANE
BOW, NH 03304**

SITE

**3JB PROPERTIES, LLC
47-49 S. STATE ST
CONCORD, NH**

MBLU: 7413Z/9

DRAWING TITLE

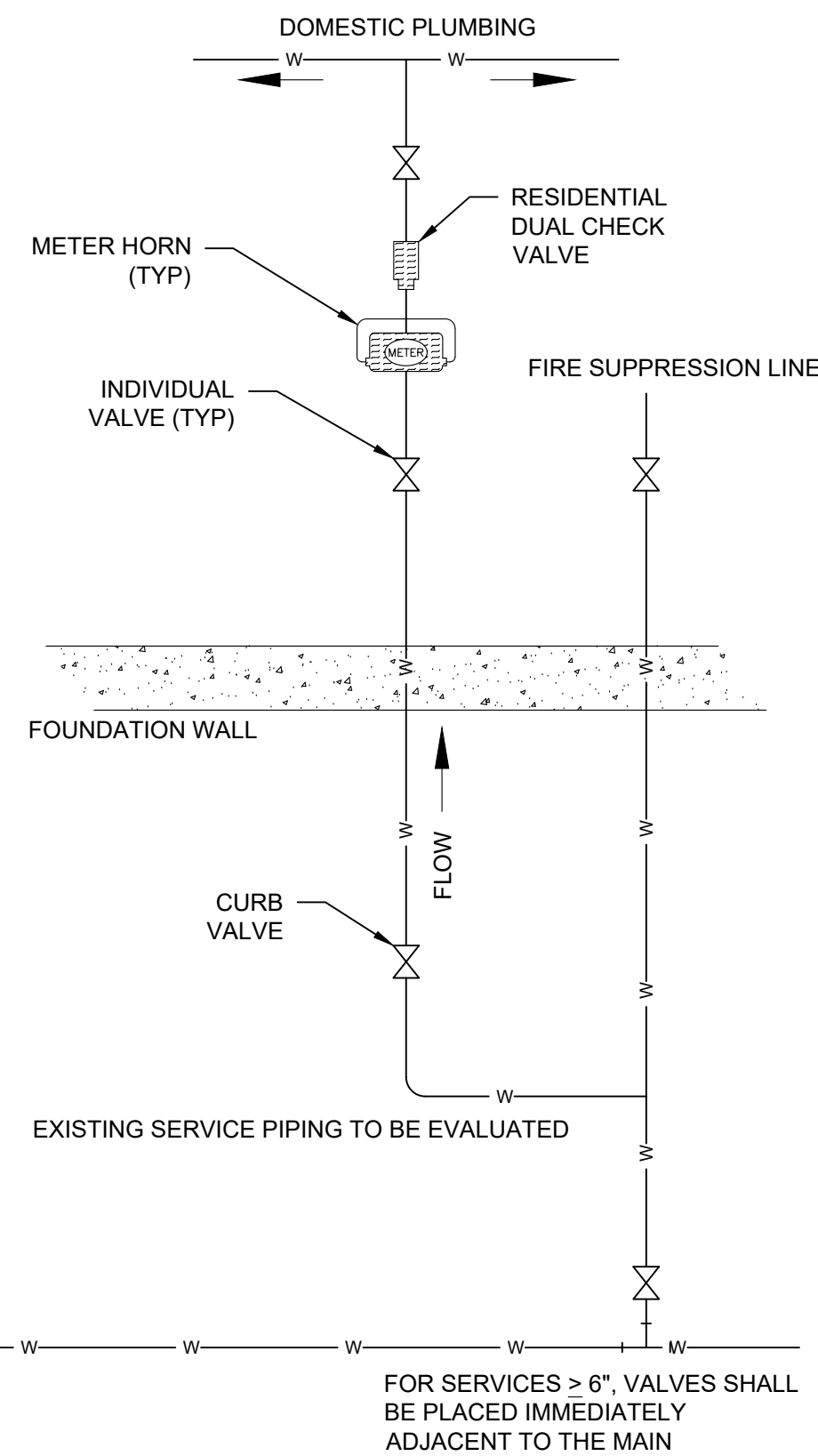
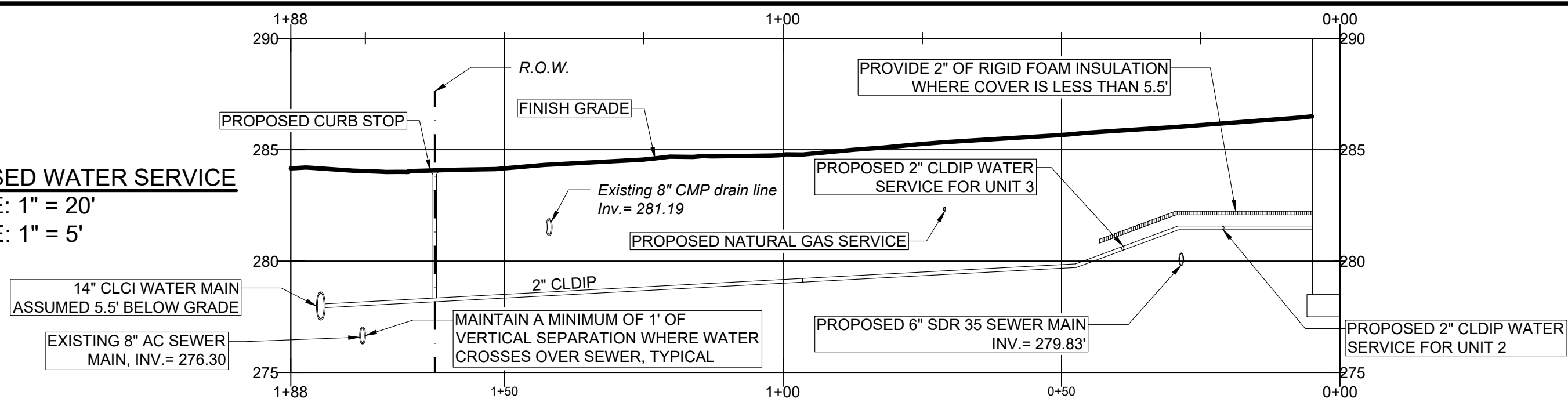
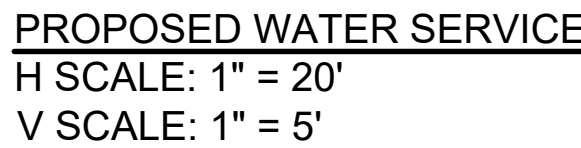
**GRADING,
DRAINAGE, & EROSION
CONTROL PLAN**

SCALE	DATE
1" = 20'	04/15/2026
DRAFTED BY	CHECKED BY
KAD	ERL
PROJECT MGR	PROJECT NO.
ERL	RNBS0002

SHEET NO.

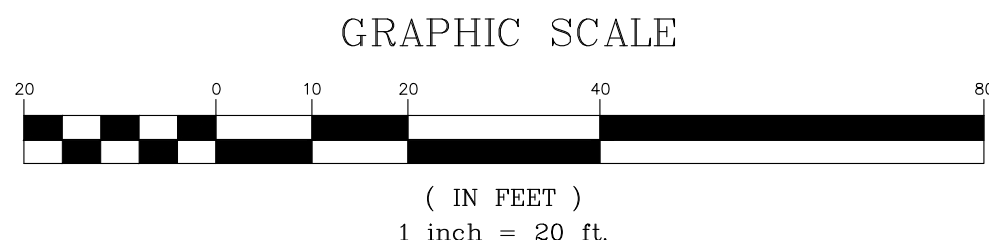
C1.3

06 OF 13



METER INSTALLATION WITH FIRE SUPPRESSION

NOT TO SCALE



REFER TO SURVEYOR'S PLAN, FOR BASE PLAN REFERENCES AND ADDITIONAL NOTES.

2. ALL ELEVATIONS SHOWN ARE IN REFERENCE TO THE SURVEY PLAN AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.

3. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN 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 HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CALL 1-888-DIGSAFE AT LEAST THREE BUSINESS DAYS BEFORE PERFORMING ANY CONSTRUCTION.

4. LOCATIONS AND ELEVATIONS OF UTILITIES ARE APPROXIMATE ONLY AND ARE BASED ON RECORDS FROM THE UTILITY COMPANIES AND FIELD MEASUREMENTS OF VISIBLE STRUCTURES. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES PRIOR TO CONSTRUCTION AND WILL NOTIFY ENGINEER AND OWNER IMMEDIATELY OF ANY CONFLICTS.

5. THERE WILL BE NO PHYSICAL CONNECTION BETWEEN A PUBLIC OR PRIVATE POTABLE WATER SUPPLY SYSTEM AND A SEWER OR SEWER APPURTENANCE WHICH WOULD PERMIT THE PASSAGE OF SEWAGE OR POLLUTED WATER INTO THE POTABLE SUPPLY. NO WATER PIPE WILL PASS THROUGH OR COME IN CONTACT WITH ANY PART OF A SEWER OR SEWER MANHOLE. NO SEWER WILL BE LOCATED WITHIN THE WELL PROTECTED RADII ESTABLISHED IN ENV-WQ 300 FOR ANY PUBLIC WATER SUPPLY WELLS OR WITHIN 100 FEET OF ANY PRIVATE WATER SUPPLY WELL. SEWERS WILL BE LOCATED AT LEAST 10 FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED WATER MAIN. A DEVIATION FROM THE SEPARATION REQUIREMENTS WILL BE ALLOWED WHERE NECESSARY TO AVOID CONFLICT WITH SUBSURFACE STRUCTURES, UTILITY CHAMBERS, AND BUILDING FOUNDATIONS, PROVIDED THAT THE SEWER IS CONSTRUCTED IN ACCORDANCE WITH THE FORCE MAIN CONSTRUCTION REQUIREMENTS SPECIFIED IN ENV-WQ 704.07.

WHENEVER SEWERS MUST CROSS WATER MAINS, THE SEWER WILL BE CONSTRUCTED AS FOLLOWS:

5.1. VERTICAL SEPARATION OF THE SEWER AND WATER MAIN WILL BE NOT LESS THAN 18 INCHES, WITH WATER ABOVE SEWER; AND

5.2. SEWER PIPE JOINTS WILL BE LOCATED AT LEAST 6 FEET HORIZONTALLY FROM THE WATER MAIN.

6. SEWER SLOPES SHALL BE ADJUSTED TO AVOID DIFFERENCES IN INCOMING AND OUTGOING PIPE INVERTS GREATER THAN 6 INCHES UNLESS A DROP ENTRY PIPE IS USED. INVERT DIFFERENCES GREATER THAN 6 INCHES AND LESS THAN 24 INCHES SHALL BE ELIMINATED BY ADJUSTING THE PIPE SLOPE, PER ENV-WQ 704.16(b).

7. THE CONTRACTOR WILL PROVIDE A MINIMUM NOTICE OF FOURTEEN (14) DAYS TO ALL CORPORATIONS, COMPANIES AND/OR LOCAL AUTHORITIES OWNING OR HAVING A JURISDICTION OVER UTILITIES RUNNING TO, THROUGH OR ACROSS PROJECT AREAS PRIOR TO DEMOLITION AND/OR CONSTRUCTION ACTIVITIES.

8. THE LOCATION, SIZE, DEPTH AND SPECIFICATIONS FOR CONSTRUCTION OF PROPOSED PRIVATE UTILITY SERVICES WILL BE TO THE STANDARDS AND REQUIREMENTS OF THE RESPECTIVE UTILITY COMPANY (ELECTRIC, TELEPHONE, CABLE TELEVISION, FIRE ALARM, GAS, WATER, AND SEWER).

9. ALL CONSTRUCTION WILL CONFORM TO THE CITY STANDARDS AND REGULATIONS, UNLESS OTHERWISE SPECIFIED. ALL CONSTRUCTION ACTIVITIES WILL CONFORM TO LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) RULES AND REGULATIONS.

10. THE CONTRACTOR IS TO VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITY STUBS PRIOR TO CONSTRUCTION AND DISCONNECT ALL EXISTING SERVICE CONNECTIONS AT THEIR RESPECTIVE MAINS IN ACCORDANCE WITH THE RESPECTIVE UTILITY COMPANY'S STANDARDS AND SPECIFICATIONS. ENGINEER TO BE NOTIFIED.

11. AS-BUILT PLANS WILL BE SUBMITTED TO ENGINEERING SERVICES DIVISION.

12. CONTRACTOR WILL PLACE 2" WIDE METAL WIRE IMPREGNATED GREEN PLASTIC WARNING TAPE OVER ENTIRE LENGTH OF ALL GRAVITY SEWERS, SERVICES, AND FORCE MAINS.

13. ALL SANITARY STRUCTURE INTERIOR DIAMETERS (4" MIN) WILL BE DETERMINED BY THE MANUFACTURER BASED ON THE PIPE CONFIGURATIONS SHOWN ON THESE PLANS.

14. PROPOSED RIM ELEVATIONS OF SANITARY AND DRAIN MANHOLES ARE APPROXIMATE. FINAL ELEVATIONS ARE TO BE SET FLUSH WITH FINISH GRADES. ADJUST ALL OTHER RIM ELEVATIONS OF MANHOLES, WATER GATES, GAS GATES AND OTHER UTILITIES TO FINISH GRADE.

15. ALL SANITARY SEWER SERVICE LATERALS, FOR FUTURE RESIDENTIAL CONNECTION, WILL BE LOCATED AT THE RIM OF THE RIGHT OF WAY WITH A 15' MIN. AND WILL BE PROVIDED WITH A TEMPORARY PLUG AND WITNESS AT END.

16. DIMENSIONS ARE SHOWN TO CENTERLINE OF PIPE OR FITTING.

17. ALL GRAVITY SEWER PIPE, MANHOLES, AND FORCE MAINS WILL BE TESTED ACCORDING TO THE STANDARDS OF DESIGN AND CONSTRUCTION FOR SEWAGE AND WASTEWATER TREATMENT FACILITIES, CHAPTER ENV-WQ 700, CONFORMING TO THE FOLLOWING MIN. CRITERIA

ENV-WQ 704.05

PLASTIC GRAVITY SEWER PIPE AND FITTINGS SHALL BE CERTIFIED BY THE MANUFACTURER AS COMPLYING WITH ASTM D3034 FOR 8-INCH THROUGH 15-INCH SDR 35 PVC PIPE. PLASTIC SEWER PIPES SHALL HAVE A PIPE STIFFNESS RATINGS OF AT LEAST 46 POUNDS PER SQUARE INCH AT 5 PERCENT PIPE DIAMETER DEFLECTION AS MEASURED BY THE MANUFACTURER IN ACCORDANCE WITH THE ASTM D2412 STANDARD IN EFFECT WHEN PIPE WAS MANUFACTURED. JOINT SEALS FOR PVC PIPE SHALL BE OIL-RESISTANT COMPRESSION RINGS OF ELASTOMERIC MATERIAL AND CERTIFIED BY THE MANUFACTURER AS CONFORMING TO THE ASTM D3212 STANDARD IN EFFECT WHEN THE JOINT SEALS WERE MANUFACTURED, AND SHALL BE PUSH-ON, BELL-AND-SPIGOT TYPE.

ENV-WQ 704.06 GRAVITY SEWER PIPE TESTING:

GRAVITY SEWERS WILL BE TESTED FOR WATER TIGHTNESS BY USE OF LOW PRESSURE AIR TESTS CONFORMING WITH ASTM F 1417-92(2005) OR UNI-BELL PVC PIPE ASSOCIATION UNF-8. LINES WILL BE CLEANED AND VISUALLY INSPECTED AND TRUE TO LINE AND GRADE. DEFLECTION TESTS WILL TAKE PLACE AFTER 30 DAYS FOLLOWING INSTALLATION. THE MAXIMUM ALLOWABLE DEFLECTION OF FLEXIBLE SEWER PIPE SHALL BE 5% OF AVERAGE INSIDE DIAMETER. A RIGID BALL OR MANDREL WITH A DIAMETER AT LEAST 95% OF THE AVERAGE INSIDE PIPE DIAMETER SHALL BE USED FOR TESTING PIPE DEFLECTION. THE DEFLECTION TEST SHALL BE CONDUCTED WITHOUT MECHANICAL PULLING DEVICES.

ENV-WQ 704.09 FORCE MAIN AND LOW PRESSURE SEWER TESTING:

WILL BE TESTED IN ACCORDANCE WITH SECTION 4 OF AWWA C600-. AND AT A PRESSURE EQUAL TO THE GREATER OF 150 PERCENT OF THE DESIGN OPERATING TOTAL DYNAMIC HEAD OR AT LEAST 100 PSI.

18. SEWERS WILL BE BURIED TO A MINIMUM DEPTH OF 6 FEET BELOW GRADE IN ALL ROADWAY LOCATIONS, AND TO A MINIMUM DEPTH OF 4 FEET BELOW GRADE IN ALL CROSS-COUNTRY LOCATIONS. PROVIDE TWO-INCHES OF R-10 FOAM BOARD INSULATION 2-FOOT WIDE TO BE INSTALLED 6-INCHES OVER SEWER PIPE IN AREAS WHERE DEPTH IS NOT ACHIEVED. A WHOLES WAIVER IS NEEDED IF THE MINIMUM REQUIRED DEPTH CANNOT BE MET.

19. SEWER AND WATER INFRASTRUCTURE ON PRIVATE PROPERTY IS TO REMAIN PRIVATE, HOWEVER, THE CITY RESERVES THE RIGHT TO ENTER THE PROPERTY IN ORDER TO INSPECT, REPAIR AND/OR TERMINATE INDIVIDUAL SEWER OR WATER SERVICES (AT OWNER'S EXPENSE).

20. CONTRACTOR WILL SET RIMS OF NEW SANITARY SEWER MANHOLES TO EXISTING FINISHED GRADE FOR THE WINTER SEASON. RIMS WILL BE RAISED IN THE SPRING PRIOR TO PLACEMENT OF 1" BITUMINOUS OVERLAY.

21. SERVICE LATERAL LOCATIONS SHOWN ARE APPROXIMATE AND MAY BE ADJUSTED IN THE FIELD BASED ON INPUT FROM CITY INSPECTOR AND/OR PROJECT CLERK OF THE WORKS.

22. REFER TO SHEET C0.2 FOR GENERAL NOTES AND LEGEND.



REVISION HISTORY
1. REVISED IN RESPONSE TO CITY COMMENTS (06/16/2026).

PERMITTING

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OWNE

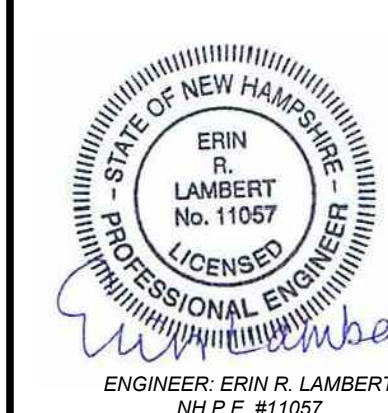
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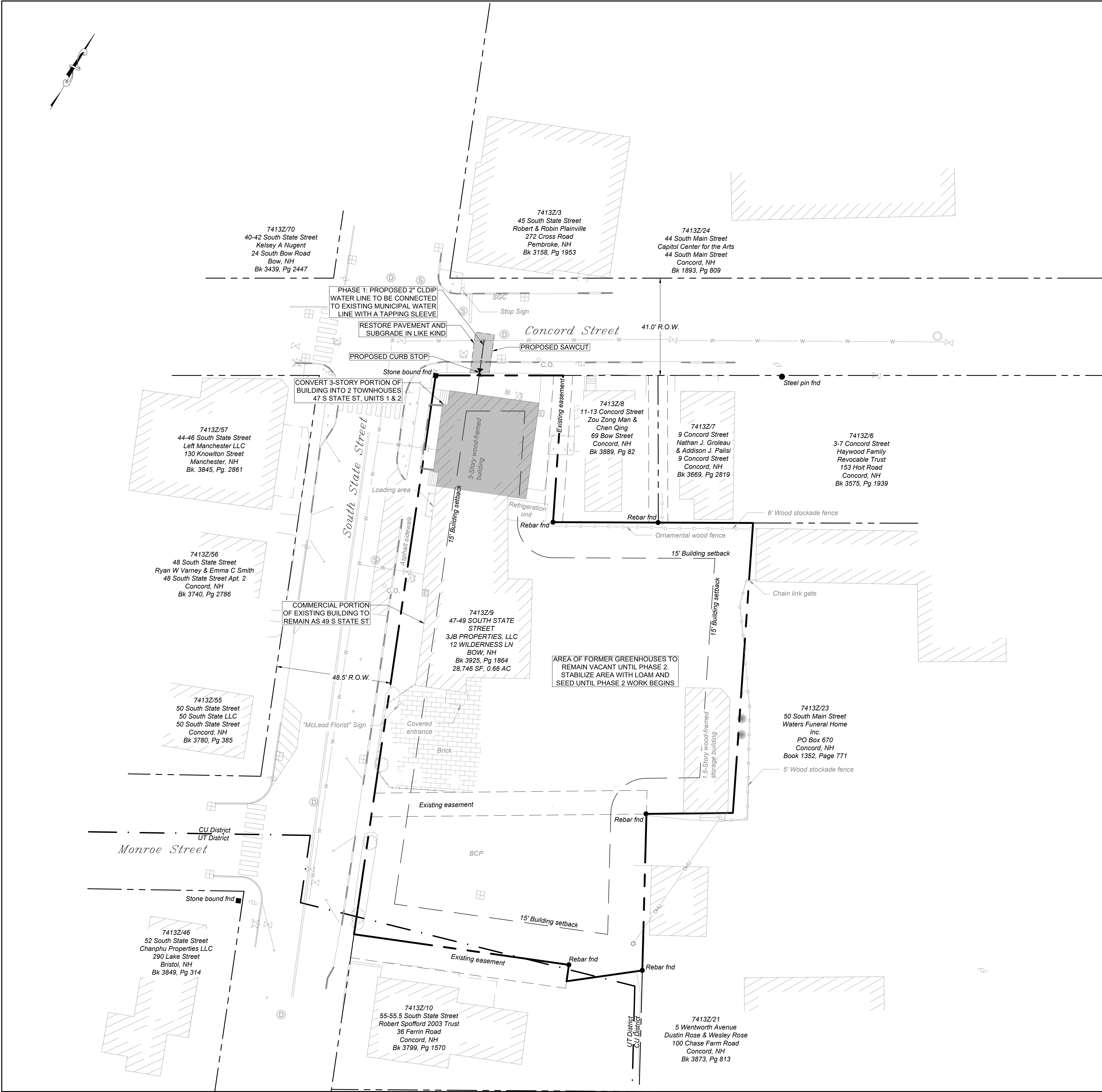
UTILITY PLAN

SCALE 1" = 20'		DATE 04/15/2026	
DRAFTED BY KAD	CHECKED BY ERL	PROJECT MGR ERL	PROJECT NO. RNBS0002



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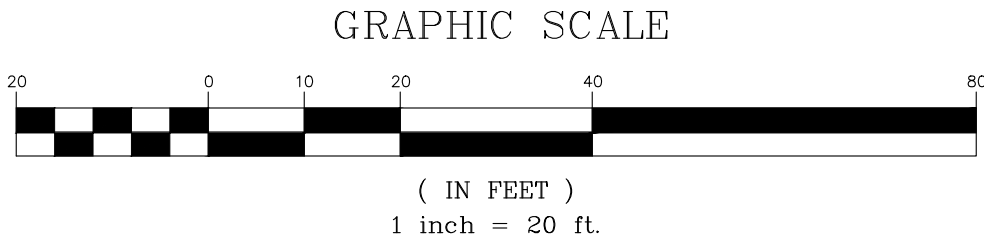
PROJECT PHASING:

1. PHASE 1 (SPRING-FALL 2026): REMOVE GREENHOUSES; RENOVATE RETAIL SPACE; CONVERT 3-STORY PORTION OF EXISTING BUILDING TO 2 TOWNHOUSES; INSTALL WATER SERVICE FROM CONCORD STREET FOR SPRINKLER SYSTEM.
2. PHASE 2 (SUMMER-FALL 2027): DEMOLISH GARAGE; CONSTRUCT 3-TOWNHOUSE ADDITION AND ASSOCIATED UTILITIES AND PARKING LOT IMPROVEMENTS.

NOTE: SOUTH STATE STREET IS UNDER MORATORIUM UNTIL LABOR DAY 2027. NEW UTILITY CONNECTIONS IN SOUTH STATE STREET WILL TAKE PLACE AFTER THE MORATORIUM IS LIFTED.

PLAN NOTES:

1. EXISTING CONDITIONS, TOPOGRAPHICAL INFORMATION, NORTH ORIENTATION, AND COORDINATE VALUES DEPICTED ON THESE DRAWINGS ARE BASED ON PLANS TITLED "PARTIAL EXISTING CONDITIONS PLAN TAX MAP 7413 BLOCK Z LOT 9" PREPARED FOR D. MCLEOD, INC., DATED JUNE 15, 2026, PROVIDED TO WILCOX & BARTON, INC. BY J.E. BELANGER LAND SURVEYING, PLLC.
2. BUILDING FOOTPRINT REPRESENTS A FLOOR PLAN PROVIDED TO WILCOX & BARTON, INC. BY BRANDON L. REED ON MARCH 16, 2026, REFER TO ARCHITECTURAL/STRUCTURAL PLANS FOR FOUNDATION AND BUILDING DIMENSIONS.
3. SEE SHEET C0.2 LEGEND AND NOTES FOR PROJECT LEGEND AND GENERAL NOTES



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1. REVISED IN RESPONSE TO CITY COMMENTS (06/16/2026).

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DRAWING TITLE
PHASE 1 PLAN

SCALE 1" = 20'	DATE 04/15/2026
DRAFTED BY KAD	CHECKED BY ERL
PROJECT MGR ERL	PROJECT NO. RNBS0002

STATE OF NEW HAMPSHIRE
ERIN R. LAMBERT
No. 11057
LICENSED PROFESSIONAL ENGINEER
ENGINEER ERIN R. LAMBERT
NH P.E. #11057

C1.5

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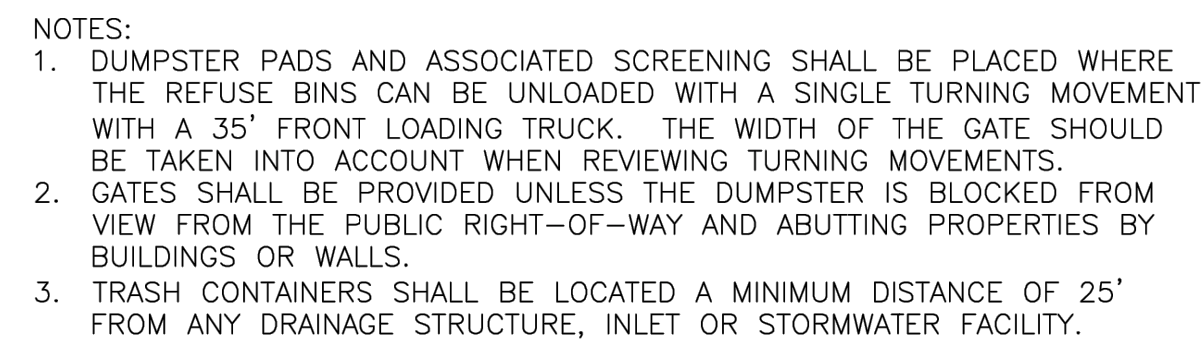


- GREEN ENAMEL, 2.5#/FT
MINIMUM FLANGED
CHANNEL STEEL POST
- PVC OR STEEL SLEEVE
REQUIRED IN PAVED OR
CONCRETE LOCATIONS

NOTE:
MOUNTING HEIGHT IS THE CLEARANCE OF THE BOTTOM
OF THE SIGN TO THE NEAREST EDGE OF PAVEMENT.

SIGN SUMMARY

NOT TO SCALE



SINGLE DUMPSTER PAD

NOTE: WHERE LIMITS OF ADJACENT COLD PLANED AREAS ARE LESS THAN OR EQUAL TO 20', THE AREA BETWEEN SHALL BE COLD PLANED AND RESURFACED

SAWCUT REQUIREMENTS

ISSUED FOR

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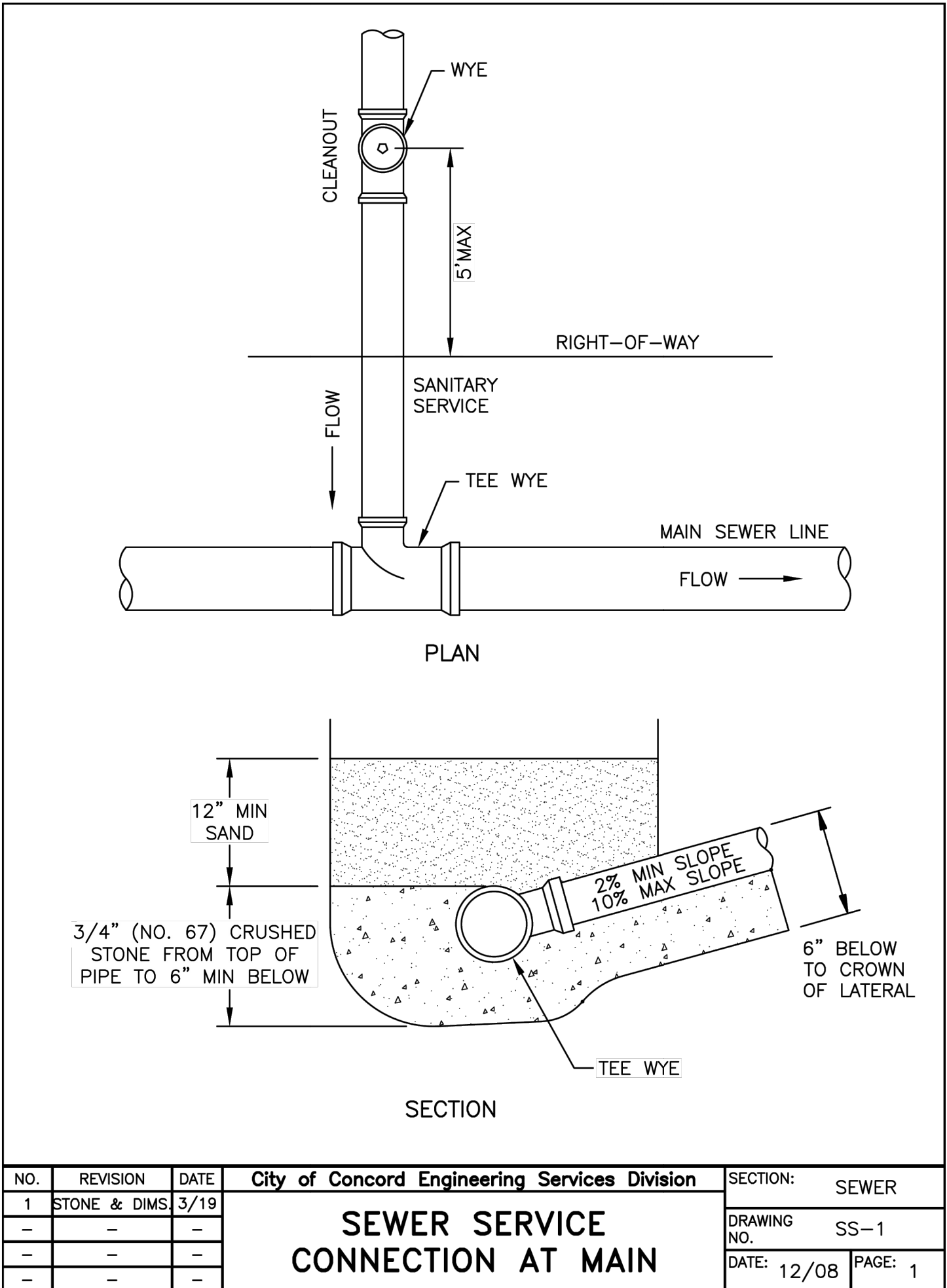
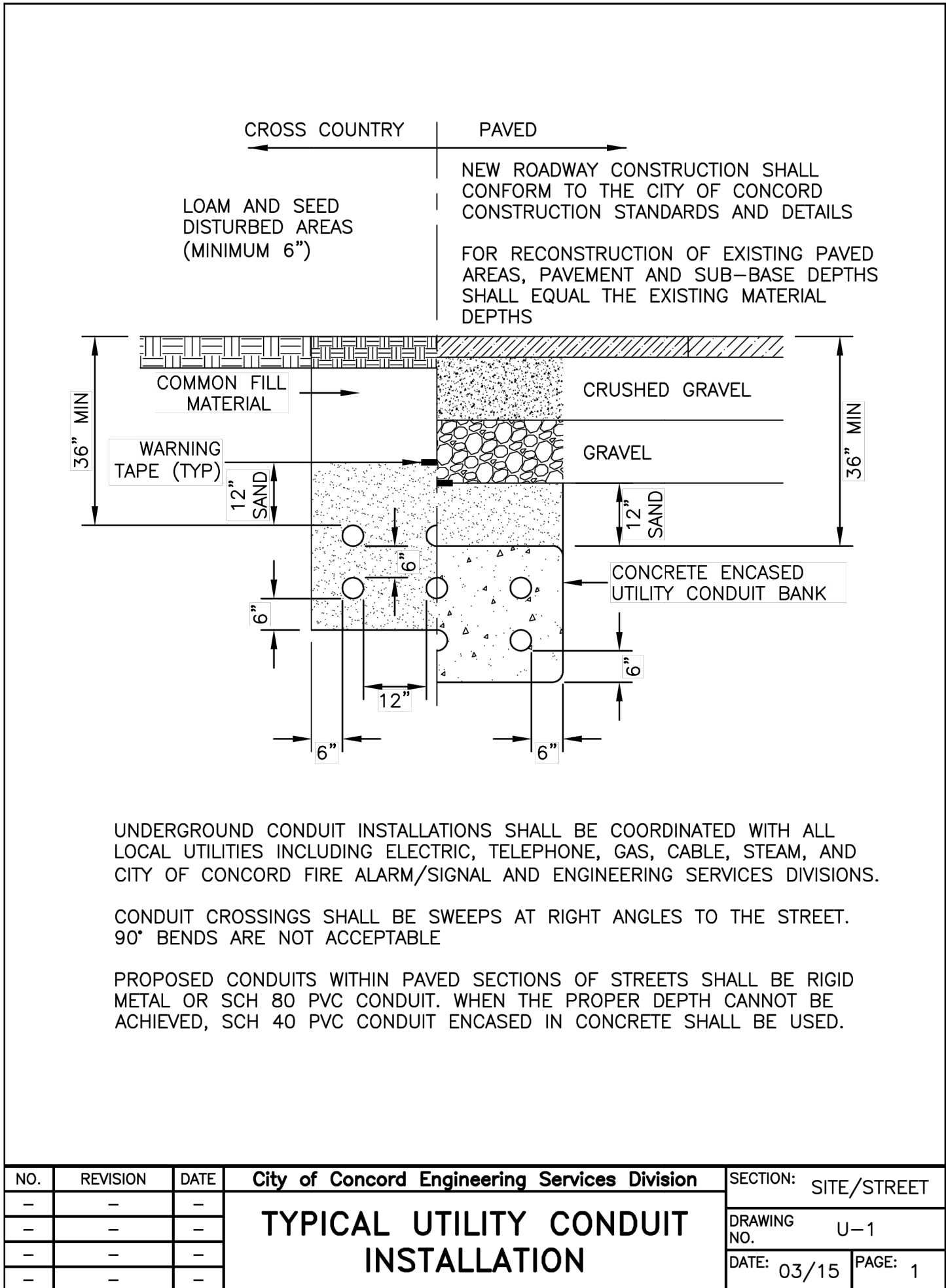
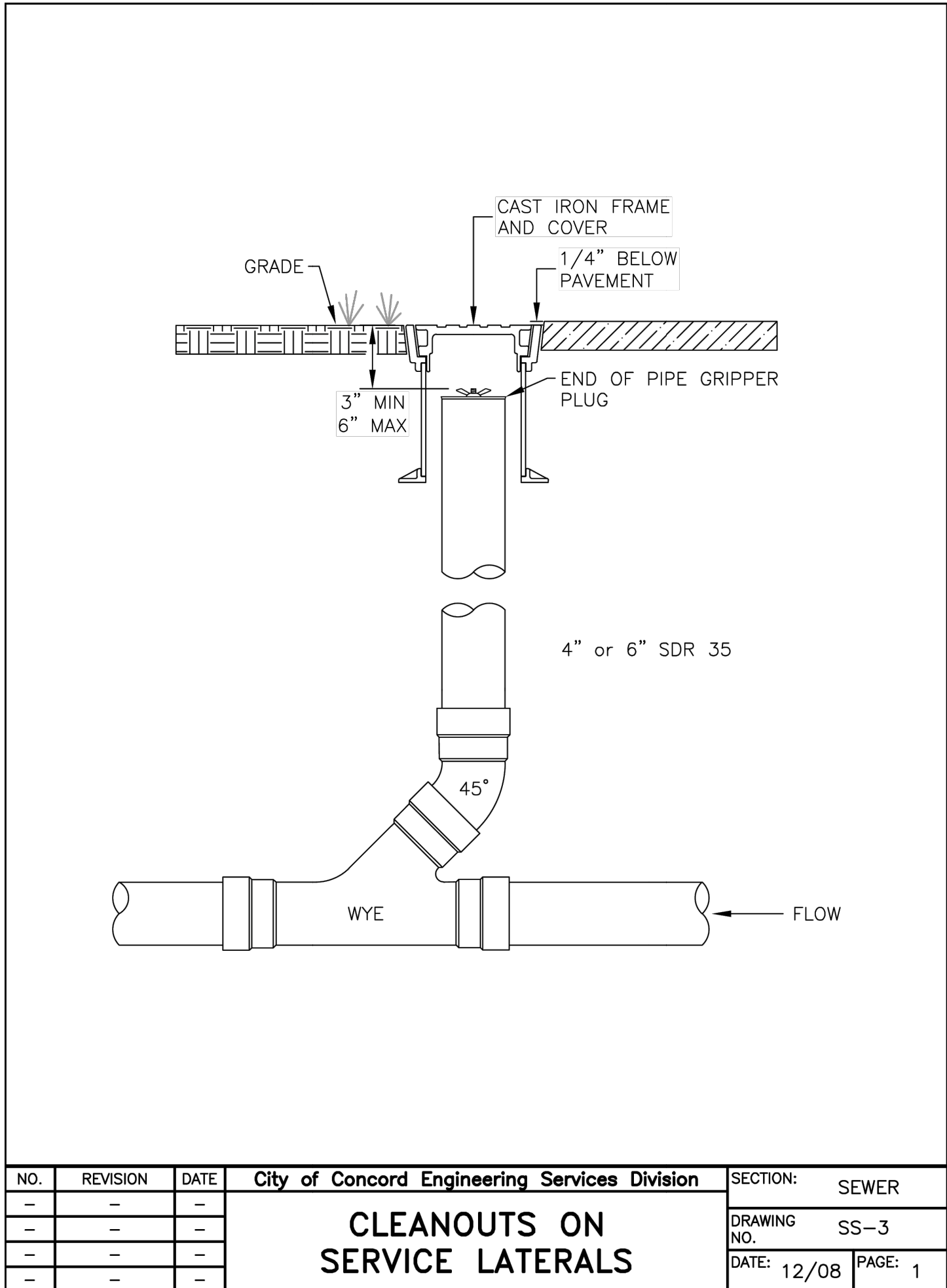
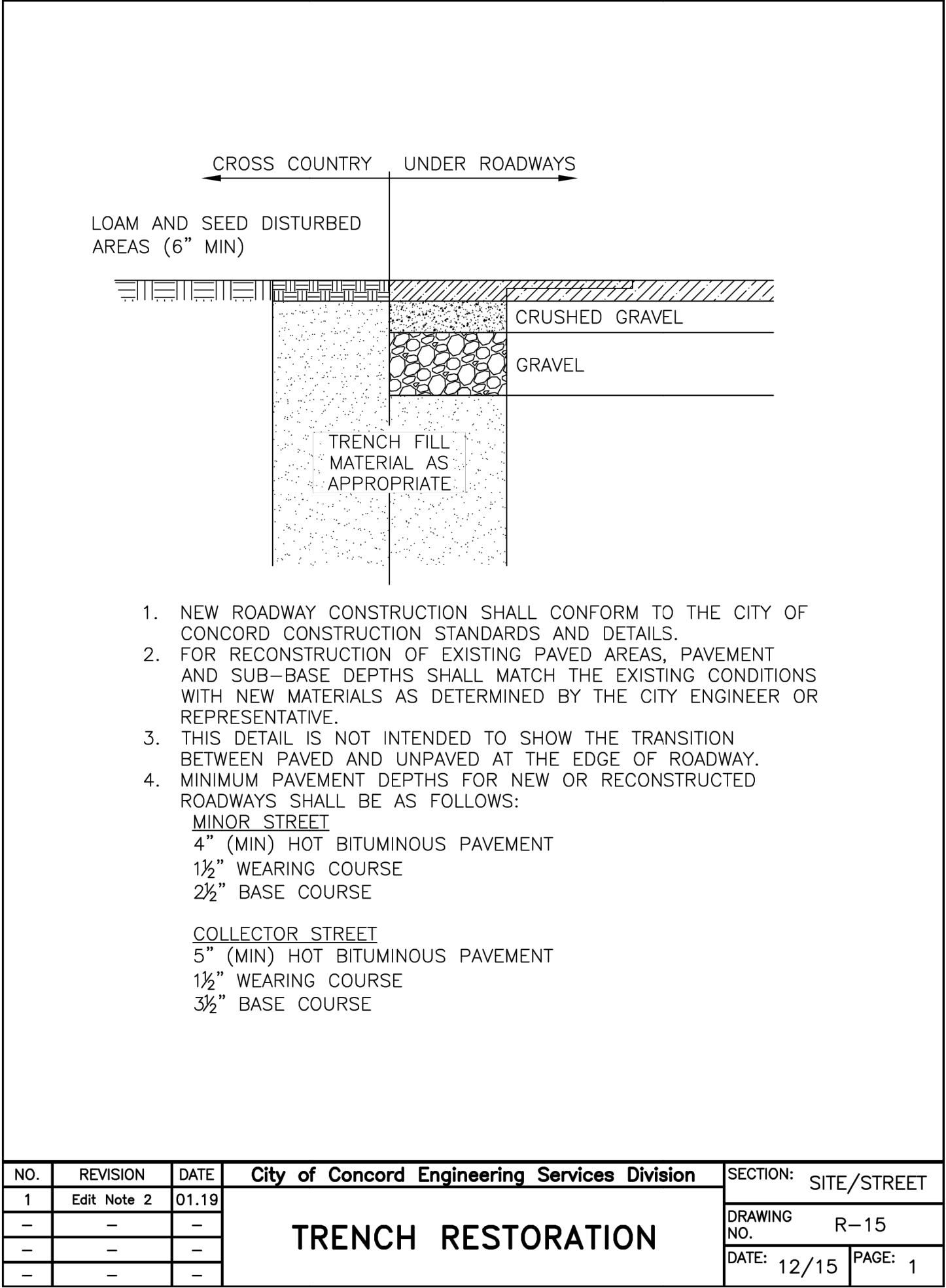
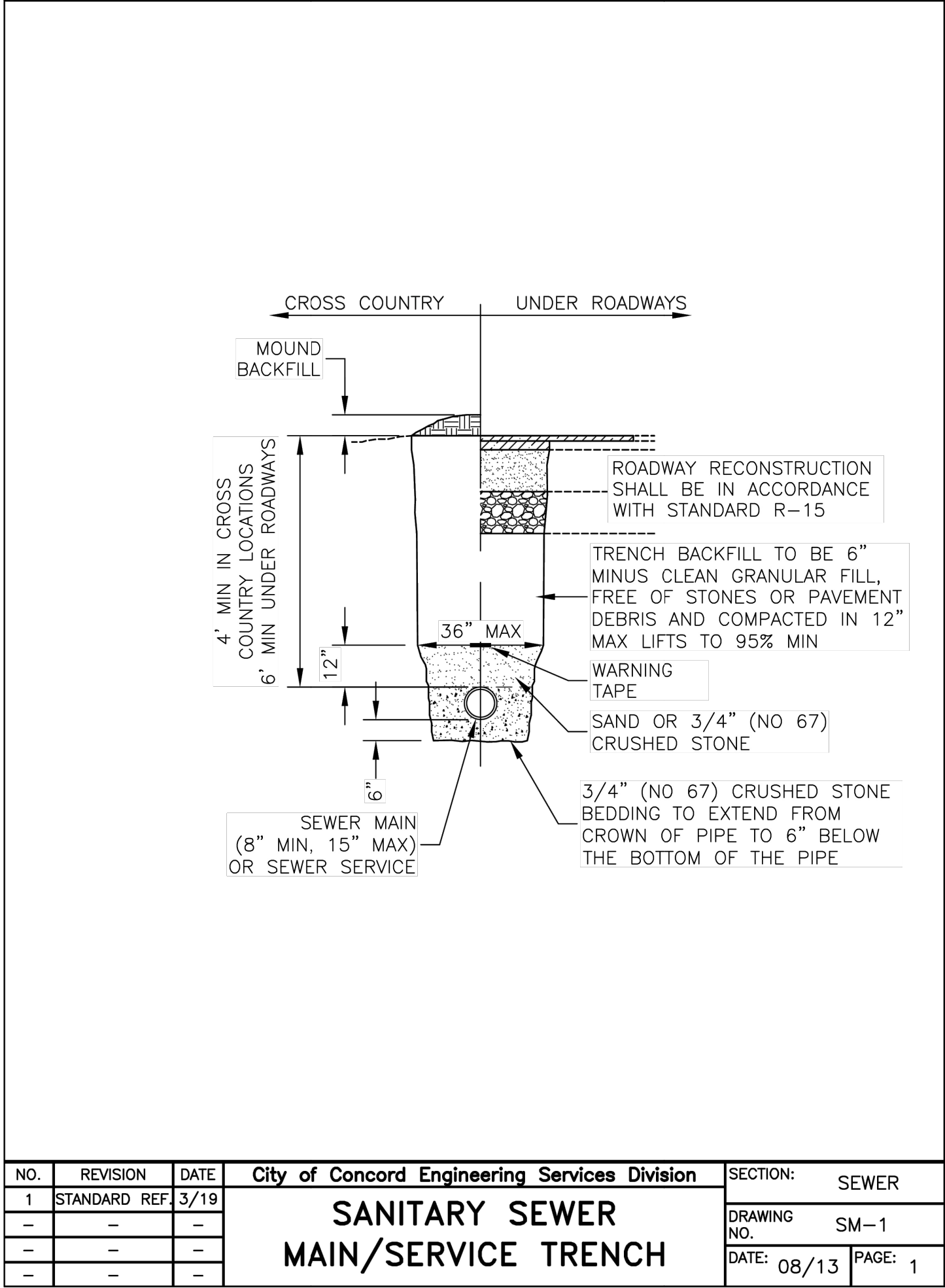
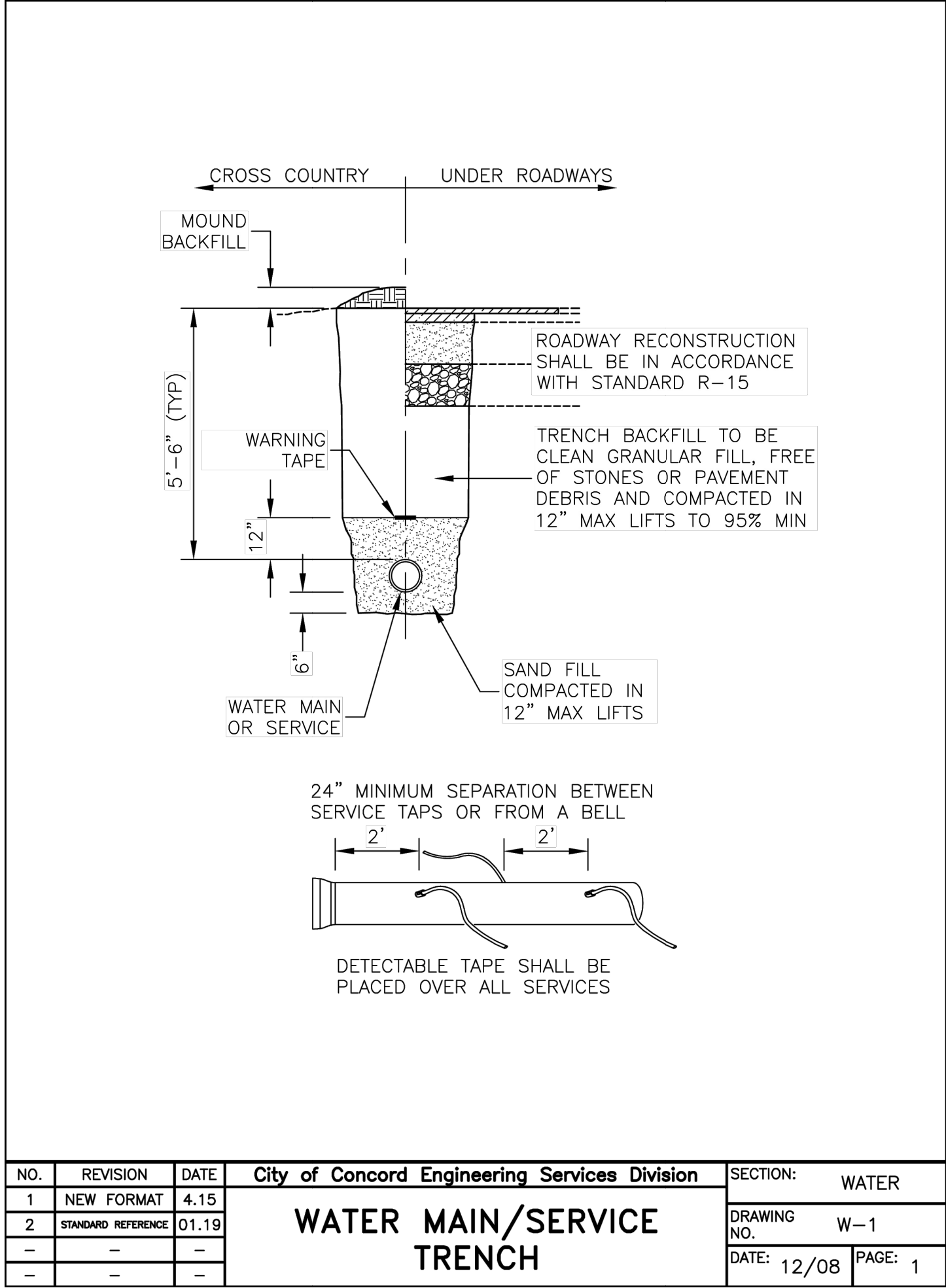
MBLU: 7413Z/9

DRAWING TITLE

CONSTRUCTION DETAILS



C5.1



REVISION HISTORY
1. REVISED IN RESPONSE TO CITY COMMENTS (06/16/2026).

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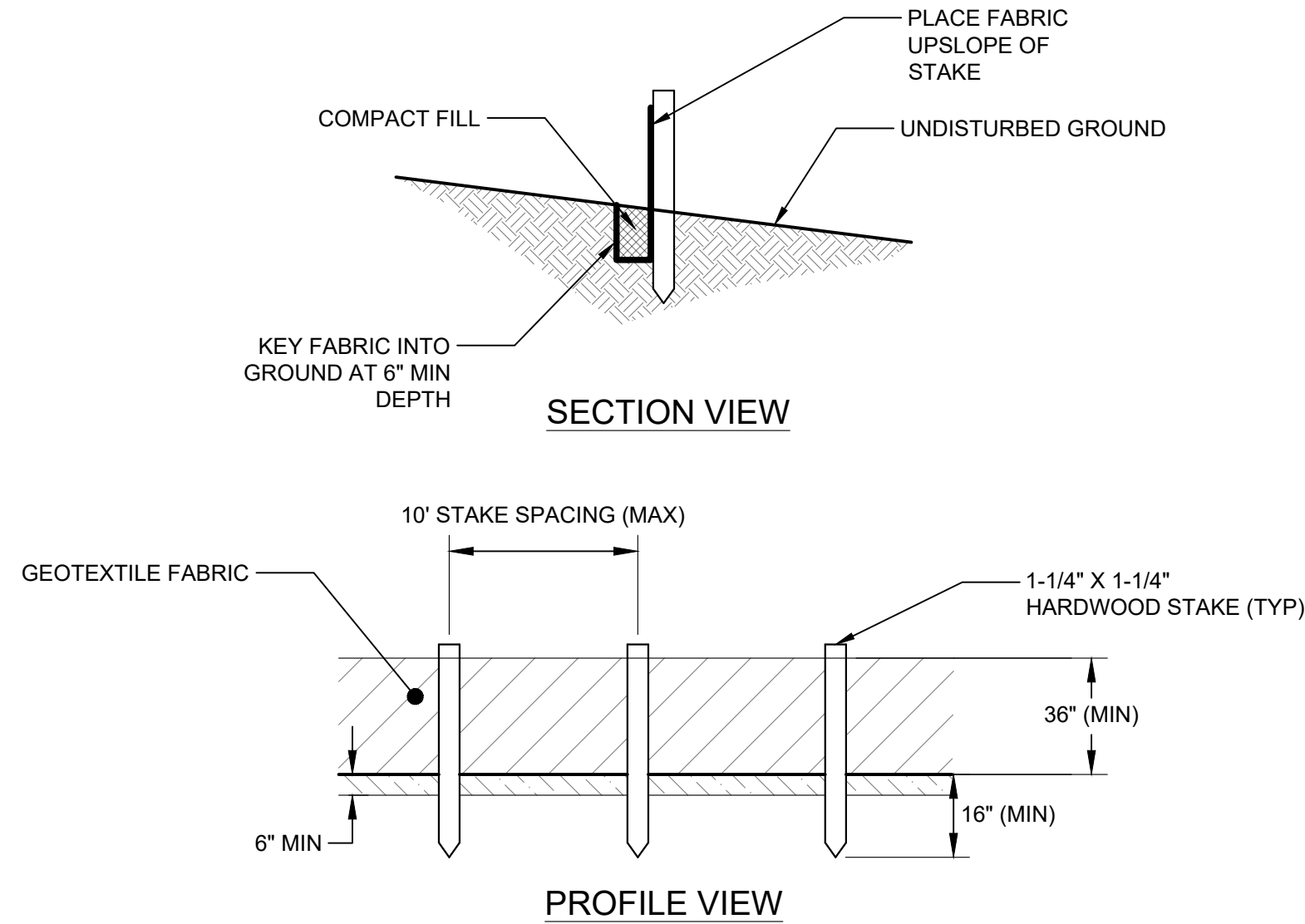
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DRAWING TITLE

CONSTRUCTION DETAILS

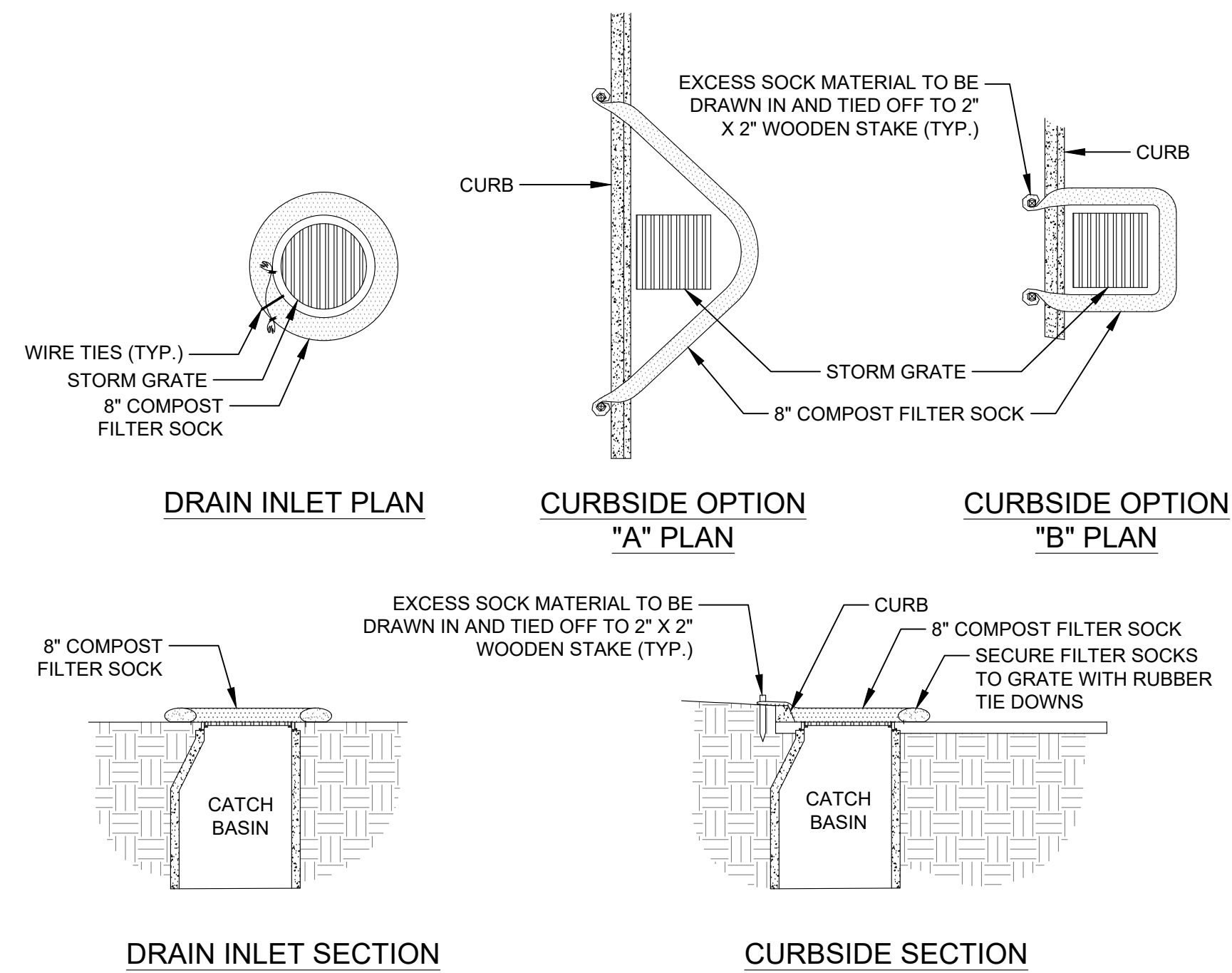
SCALE: N.T.S. DATE: 04/15/2026

DRAFTED BY: KAD CHECKED BY: ERL PROJECT MGR: ERL PROJECT NO.: RNBS0002



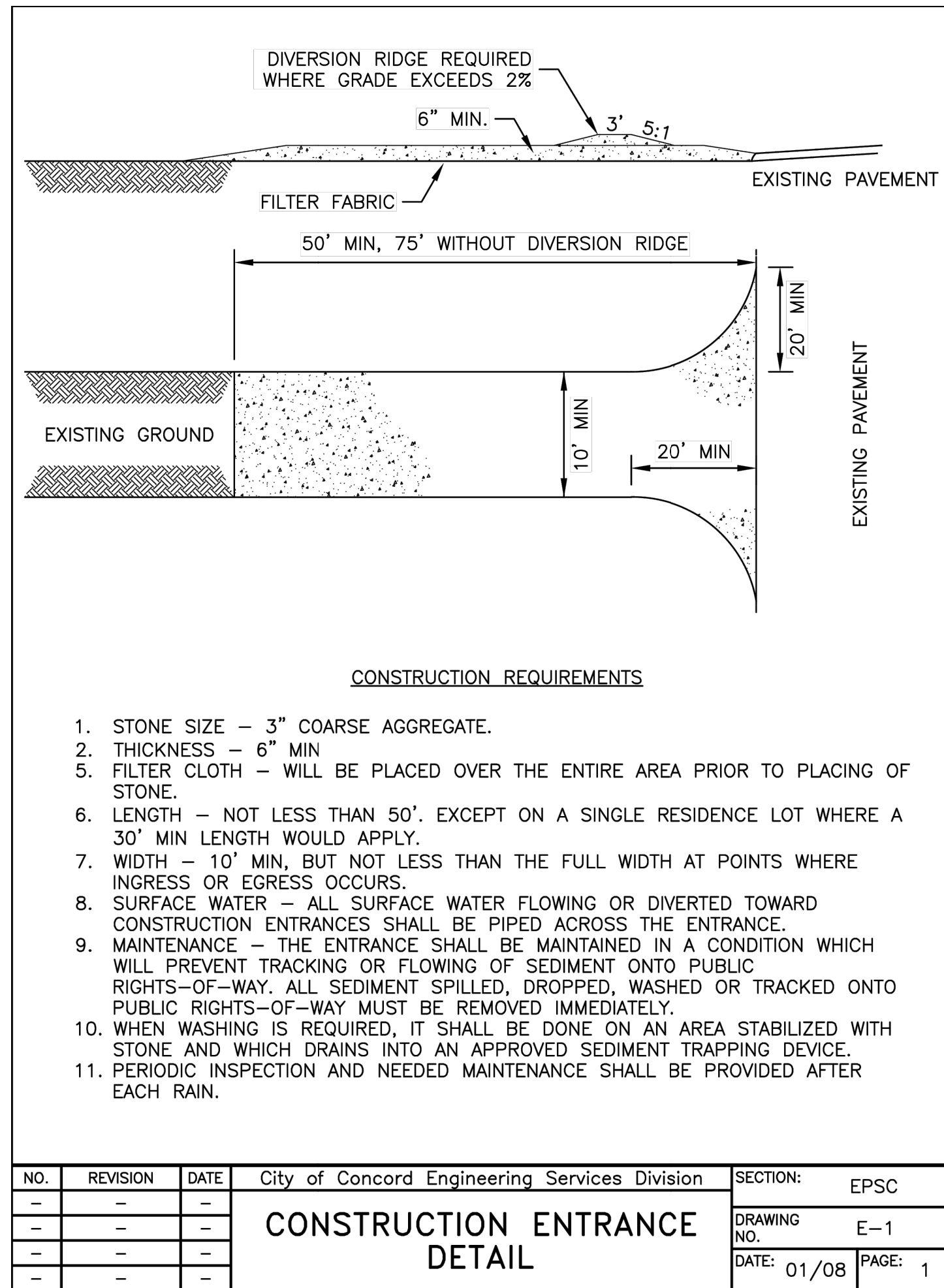
- NOTES:
1. DUE TO UV STABILITY OF FABRIC, SILT FENCE MAY NOT BE USED FOR A PERIOD LONGER THAN ONE (1) YEAR.
 2. SILT FENCE NOT TO BE USED IN AREAS OF CONCENTRATED FLOW (E.G. SWALES/DITCHES)
 3. WIRE FENCE SUPPORT (14 GAGE W/6\"/>

SILT FENCE DETAIL
NOT TO SCALE



FILTER SOCK SEDIMENT CONTROL INLET PROTECTION
NOT TO SCALE

- NOTES:
1. FILTER MEDIA SHALL BE A COURSE COMPOSTED MATERIAL APPROVED BY ENGINEER.
 2. FILTER MEDIA TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.



REVISION HISTORY
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EROSION CONTROL
DETAILS

SCALE		DATE	
N.T.S.		04/15/2026	
DRAFTED BY	CHECKED BY	PROJECT MGR	PROJECT NO.
KAD	ERL	ERL	RNBS0002

SHEET NO.

C5.3

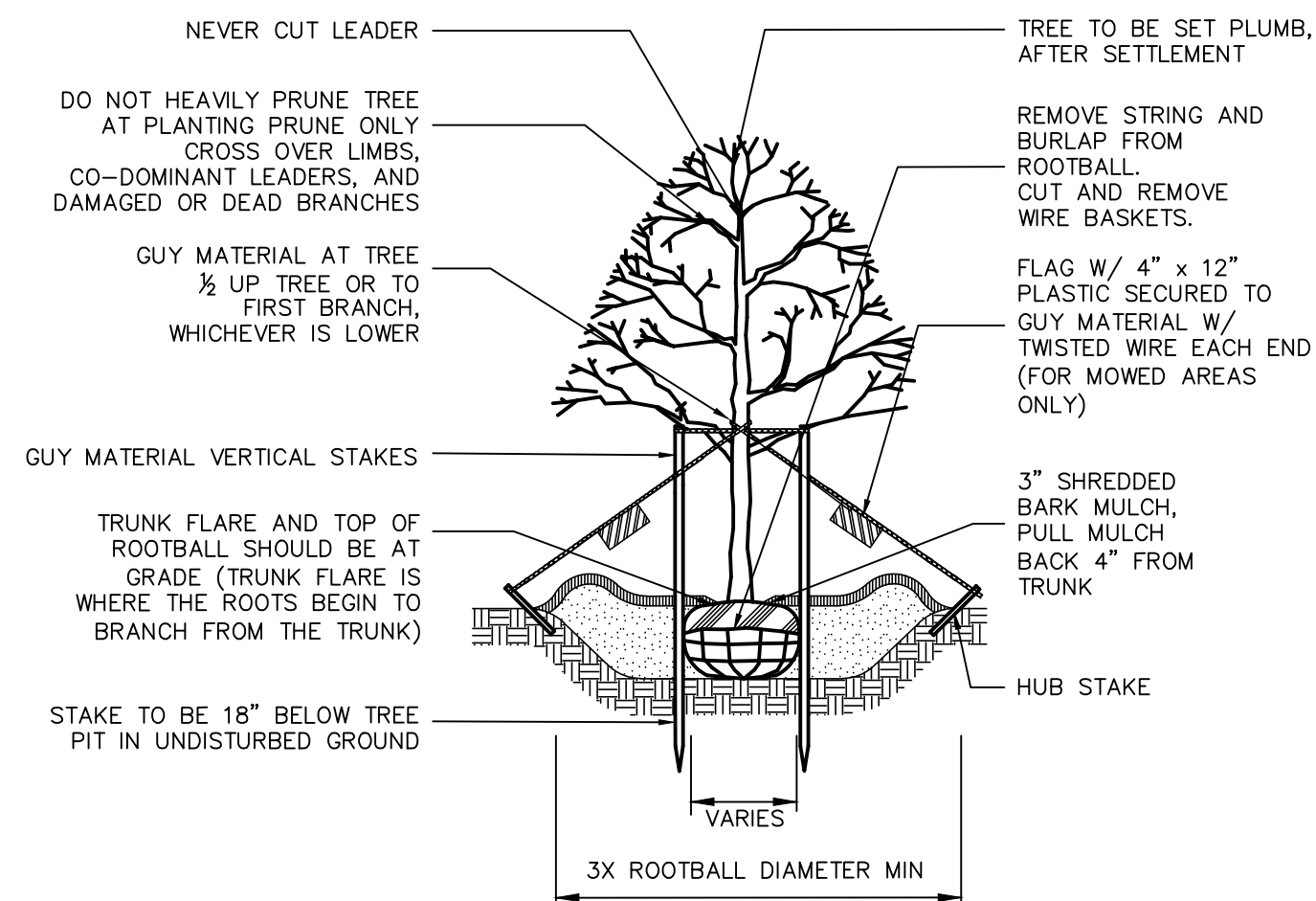
11 OF 13

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 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.
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.

PLANTING SCHEDULE					
<u>Botanical Name/ Common Name</u>	<u>Size</u>	<u>Label</u>	<u>Quantity</u>	<u>Mature Height</u>	
Trees					
<i>Cercis canadensis</i> / Eastern Redbud	2.5-3" CAL.	CC	1	20-30'	
<i>Crataegus crusgalli</i> <i>inermis</i> / Crusader / Crusader Thornless Hawthorn	2.5-3" CAL.	CI	1	10-15'	
<i>Quercus coccinea</i> / Scarlet Oak	2.5-3" CAL.	QC	1	60+	
<i>Tilia cordata</i> /Greenspire / Greenspire Littleleaf Linden	2.5-3" CAL.	TC	1	40-60'	
Shrubs					
<i>Hydrangea paniculata</i> /Pinkie Winky / Pinkie Winky Panicle Hydrangea	3-3.5"	HP	3	6-8'	
<i>Ilex glabra</i> / Compacta / Compact Inkberry	3-3.5"	IG	5	5-6'	

REQUIRED: 1 SHADE TREE / 2,000 SF OF PARKING
8,760 SF OF PARKING / 2,000 = 4.4 = 4 SHADE TREES REQUIRED

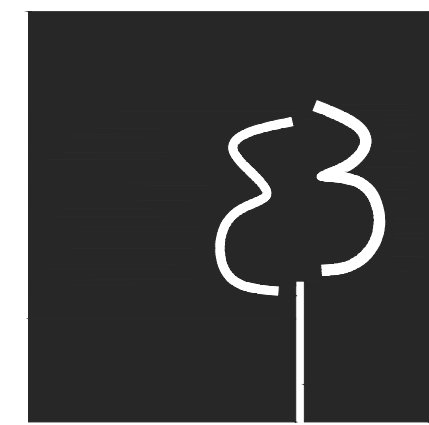
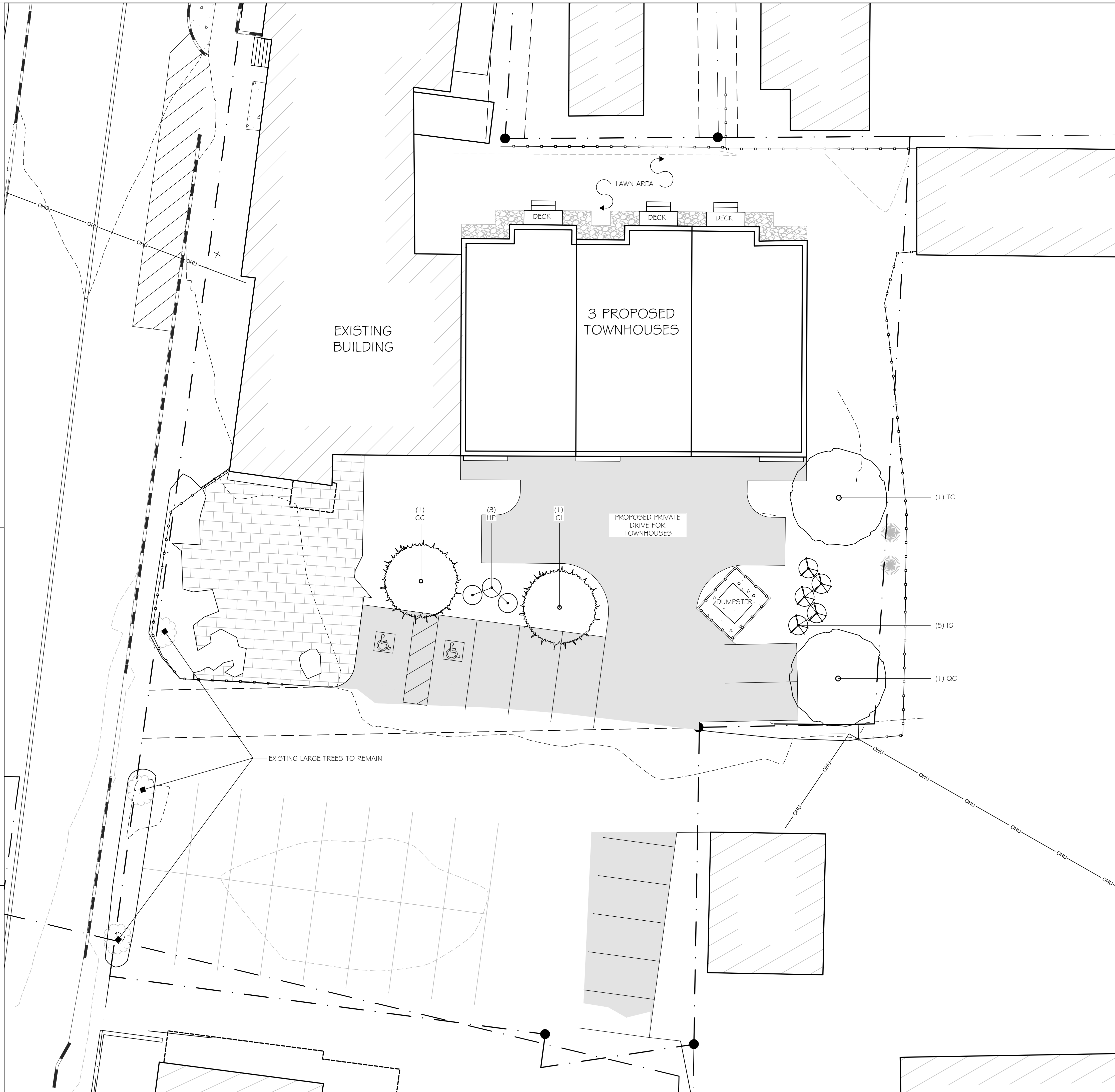
PROPOSED: 2 TREES EXISTING + 3 TREES PROPOSED = 5 TREES PROVIDED



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 CALIPER LESS THAN 3" WILL NOT BE STAKED UNLESS REQUIRED BY LANDSCAPE ARCHITECT.
3. ONLY WRAP TREE TRUNKS AS REQUIRED BY LANDSCAPE ARCHITECT.
4. TREES SHALL BE SET PLUMB, AFTER SETTLEMENT.
5. LOAM FOR BACKFILLING SHALL BE AMENDED AS REQUIRED BY LANDSCAPE ARCHITECT.
6. PLANTING SHALL BE TO THE RIGHT-OF-WAY. PLANTING SHALL BE TO THE RIGHT-OF-WAY, NEED TO BE PLANTED A MINIMUM OF 5 FEET FROM THE EDGE OF THE CITY SIDEWALK.

LINETYPE LEGEND	
	PROPERTY LINE
	PROPERTY SETBACK
	TOPOGRAPHY (MAJOR)
	TOPOGRAPHY (MINOR)



terrain
planning & design llc

311 kast hill road
hopkinton nh 03229
603. 746. 2023
terrainplanning.com

47-49 SOUTH
STATE STREET

Site Location:
47-49 South State Street
Concord, NH 03301
Tax Map: 7413
Lot #: Z-9

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

LANDSCAPE PLAN

DATE: 04 - 24 - 26

SCALE: 1" = 10'

PROJECT #: 26029

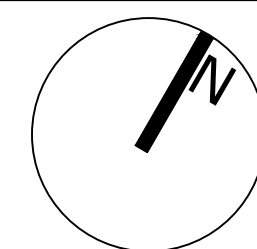
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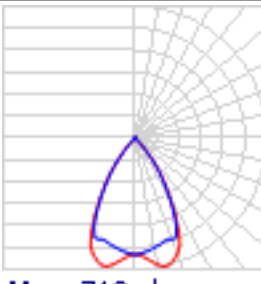
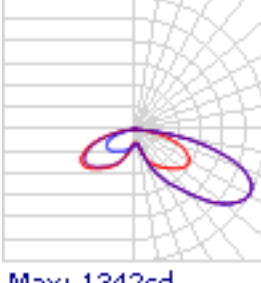
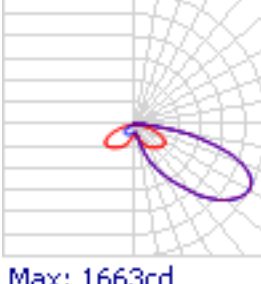
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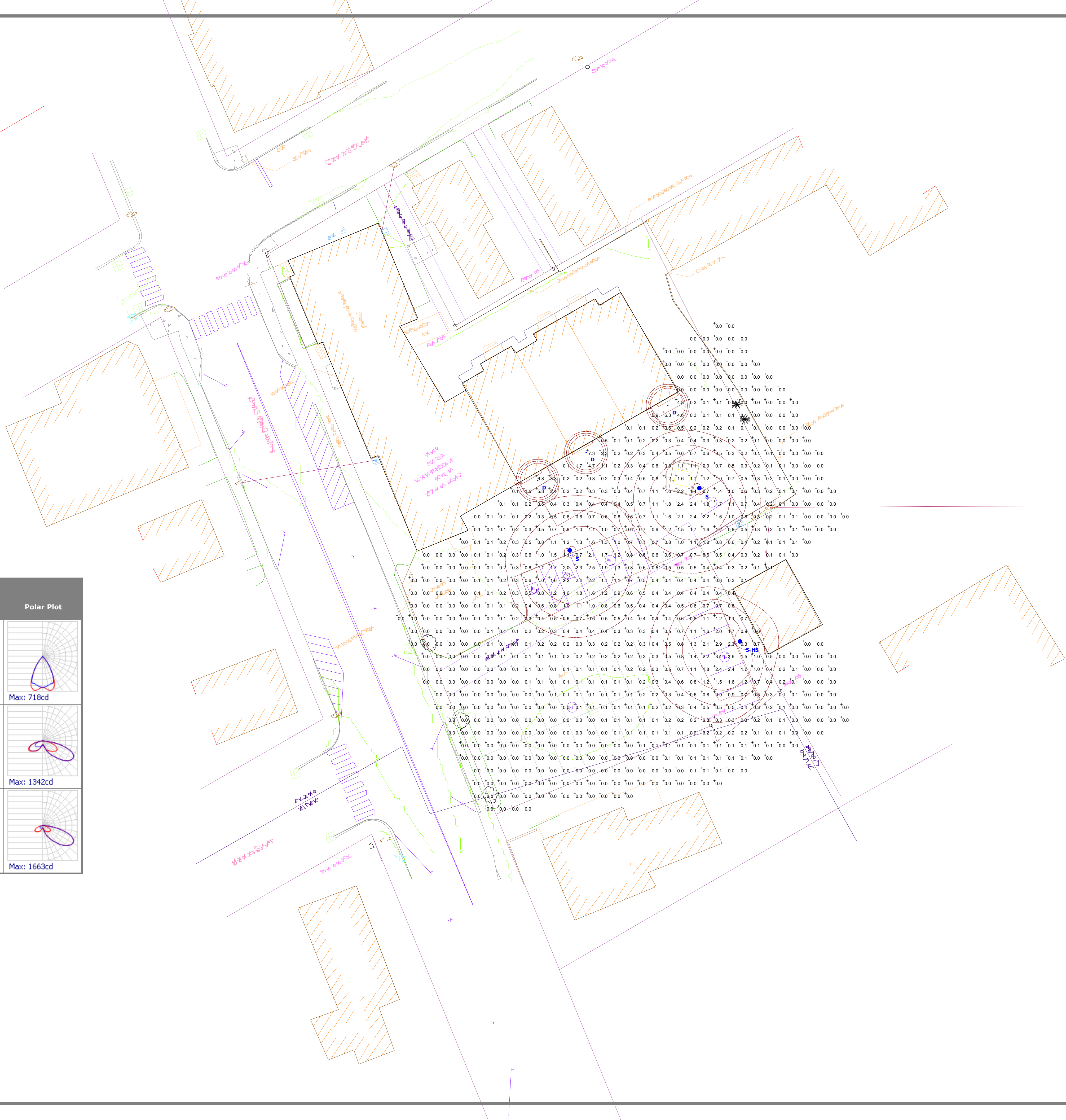
REVISIONS: _____ DATE: _____
Issued for Client Review

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L-1



Schedule										
Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Lumens per Lamp	LLF	Wattage	Polar Plot
	D	3	Acuity Brands	LDN4 30/07 L04 WR MVOLT GZ1	4in LDN Downlight; mounted at 9ft	LED	679	0.9	8.6	 Max: 718cd
	S	2	Acuity Brands	RADPT LED P1 30K ASY MVOLT PT4 DBLXD with RSS 10 4B PT DBLXD	RADEAN Post-Top with P1 3000K Asymmetric distribution; mounted at 12ft	LED	3021	0.9	25.4134	 Max: 1342cd
	S-HS	1	Acuity Brands	RADPT LED P1 30K ASY MVOLT PT4 HS DBLXD with RSS 10 4B PT DBLXD	RADEAN Post-Top with P1 3000K Asymmetric distribution with house-side shield; mounted at 12ft	LED	2720	0.9	25.4134	 Max: 1663cd



3JB
Concord, NH
Site Lighting Layout