

OWNER

MAP 783Z LOT 16
MANCHESTER STREET CONCORD AUTO LLC &
MANCHESTER STREET CONCORD AUTO TIC, LLC
300 TRADE CTR. - STE 7700
WOBURN, MA 01801-7419

ENGINEER/AGENT

NORTHPOINT ENGINEERING, LLC
119 STORRS ST., STE 201
CONCORD, NH 03301

ABUTTERS

MAP 782Z LOT 30
ALOSA PASCAL F REVOCABLE TRUST
ALOSA SALVATORE M SR TRUSTEE
PO BOX 1182
CONCORD, NH 03302-1182

MAP 783Z LOT 17
BRIAN DUVAL REALTY LLC
146 MANCHESTER STREET
CONCORD, NH 03301-5112

MAP 783Z LOT 15
PRM AUTO/CONCORD II LLC
300 TRADE CENTER, STE 7700
WOBURN, MA 01801-7419

APPLICANT

WCK CONCORD-SB, LLC
d/b/a CAPITAL CITY SUBARU
150 MANCHESTER STREET
CONCORD, NH 03301

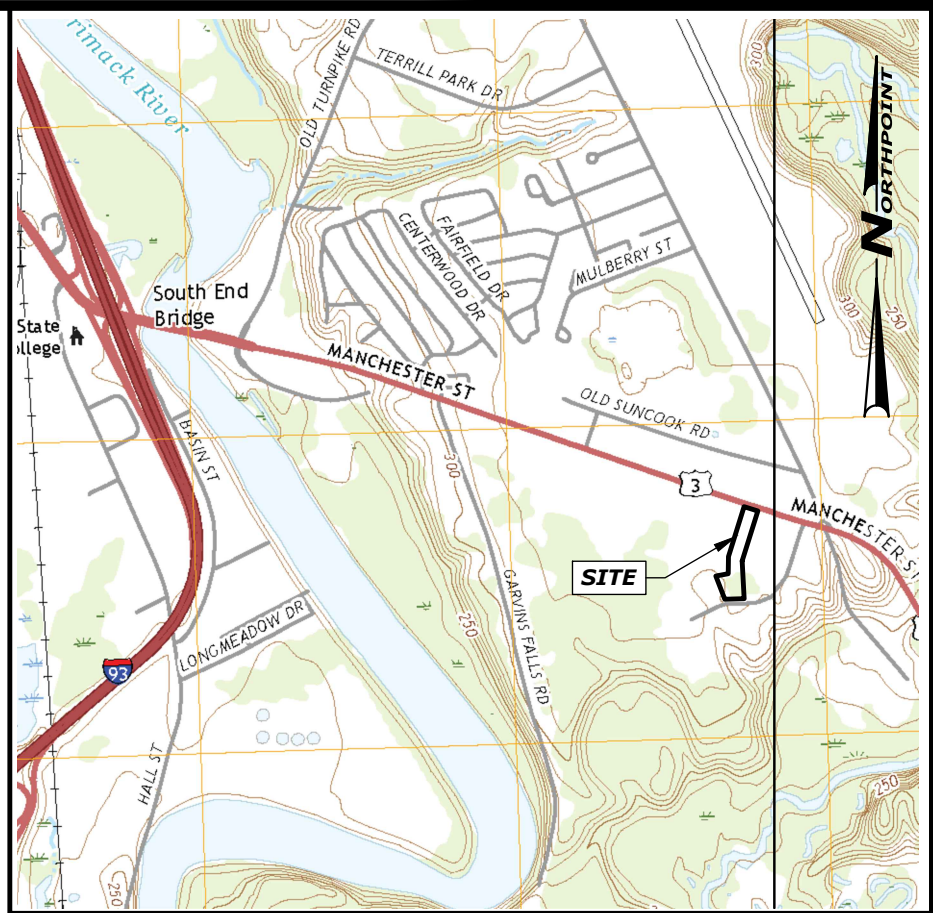
SURVEYOR

RICHARD D. BARTLETT & ASSOCIATES, LLC
214 NORTH STATE STREET
CONCORD, NH 03301

SITE IMPROVEMENT PLANS

PREPARED FOR:

CAPITAL CITY SUBARU
150 MANCHESTER STREET (ML 783Z-16)
CONCORD, NH

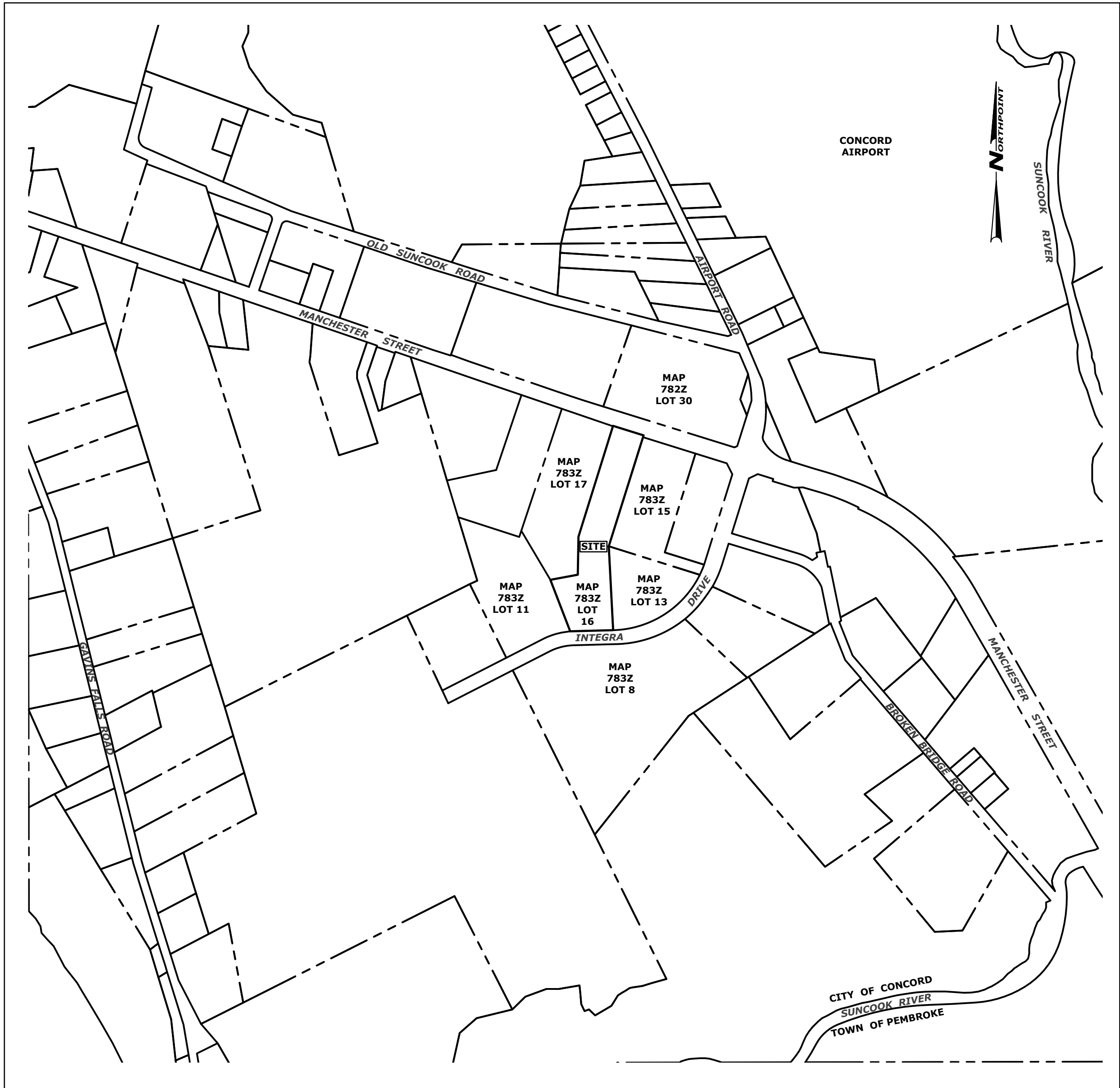


VICINITY MAP

SCALE: 1"=2,000'±

LEGEND

EXISTING	DESCRIPTION	PROPOSED
□	STONE BOUND	■
○	IRON PIPE/PIN	●
⊙	DRILL HOLE	⊙
TBM ▽	BENCHMARK	TBM ▽
⊠	CATCH BASIN	⊠
⊙	DRAIN MANHOLE	⊙
⊙	SEWER MANHOLE	⊙
○ CO	CLEANOUT	○ CO
○ MW	MONITORING WELL	○ MW
⊕	UTILITY VALVE	⊕
⊕	WATER SHUT-OFF VALVE	⊕
⊕	FIRE HYDRANT	⊕
⊕	SIGN	⊕
●	BOLLARD	●
⊕	UTILITY POLE	⊕
⊕	GUY WIRE	⊕
⊕	TREE	⊕
⊕	SHRUB	⊕
— · · · —	SPOT GRADE	— · · · —
— · · · —	WETLAND LIMITS	— · · · —
— · · · —	EDGE OF WATER	— · · · —
— — — —	BOUNDARY	— — — —
— — — —	ABUTTER LINE	— — — —
— · · · · —	EASEMENT	— · · · · —
— — — —	EDGE OF PAVEMENT	— — — —
— 248 —	CONTOUR (2-FT)	— F248 —
— 250 —	CONTOUR (10-FT)	— F250 —
— W —	WATER LINE	— W —
— S —	SEWER LINE	— S —
— SFM —	SEWER FORCE MAIN	— SFM —
— G —	GAS LINE	— G —
— D —	DRAINAGE LINE (<12")	— D —
— — — —	DRAINAGE LINE (>12")	— — — —
— UD —	UNDERDRAIN	— UD —
— UGU —	UNDERGROUND UTIL.	— UGU —
— OHU —	OVERHEAD UTIL.	— OHU —
— O —	FENCE	— O —
— — — —	SILT FENCE	— * —
— — — —	TREELINE	— — — —



LOCATION PLAN

SCALE: 1"=400'±

PERMITTING PLANS
NOT FOR CONSTRUCTION
FEBRUARY 19, 2025

SHEET INDEX

NO.	TITLE	LAST REVISED
--	COVER SHEET	
1-2	EXISTING CONDITIONS PLANS	
3	REMOVAL PLAN	
4-6	SITE PLANS	
7-8	GRADING & DRAINAGE PLANS	
9	UTILITIES PLAN	
10	LIGHTING PLAN	
11	LANDSCAPE PLAN	
12	EROSION CONTROL PLAN	
13-19	CONSTRUCTION DETAILS	

APPROVED

UNDER THE PROVISIONS OF R.S.A. 674:35 & R.S.A. 674:36

CITY PLANNING BOARD

CITY OF CONCORD, NEW HAMPSHIRE

In accordance with vote of the board dated:

Approval of this plat is limited to lots as shown.

Clerk

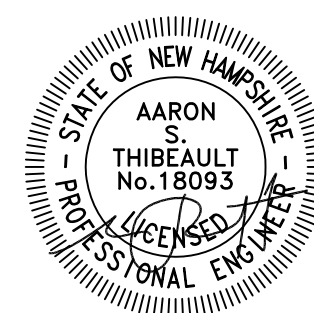
Chair

COVER SHEET

PREPARED FOR:

CAPITAL CITY SUBARU
150 MANCHESTER STREET (ML 783Z-16)
CONCORD, NH

APPLICANT	WCK CONCORD-SB, LLC d/b/a CAPITAL CITY SUBARU 150 MANCHESTER STREET CONCORD, NH 03301	OWNER	MANCHESTER STREET CONCORD AUTO, LLC & MANCHESTER STREET CONCORD AUTO TIC, LLC 300 TRADE CTR. - SUITE 7700 WOBURN, MA 01801-7419
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REVISIONS:

NO. DATE DESCRIPTION

NORTHPOINT
ENGINEERING, LLC
Civil Engineering Land Planning Construction Services

119 Storrs St, Ste 201
Concord, NH 03301
Tel 603-226-1166
Fax 603-226-1160
www.northpointeng.com

DATE: FEB. 2025

PROJ.: 23012

SCALE: AS SHOWN

SHEET: ----

NOTES

1. Initial survey of 150 Manchester Street by total station between the dates of Nov. 10 & 11, 2021 based on existing control traverse having an error of closure of 1:64,681. The site was revisited July 31, 2023 for additional site data. For the portion of the premises fronting on Integra Drive initial survey by total station on May 29, and June 1, 2020. Control Traverse error of closure 1:82,734. Site was revisited November 10, 2021 and again on July 31, 2023 and Nov., 21, 2024.
2. Horizontal datum is based on New Hampshire State Plane Coordinate System NAD 83 based on GPS observations and OPUS solutions.
3. Vertical datum is based on NAVD 88.
4. Owner of record: Manchester Street Concord Auto, LLC & Manchester Street Concord Auto TIC, LLC — 300 Trade Center Suite 7700 Woburn, MA 01801-7419 — Map 783Z, Lot 16 — V. 3886 P. 2445, V. 3795 P. 1227 (Lot Merger) V. 3788 P. 1524, V. 3733 P. 2799
5. Parcel is zoned Highway Commercial District, Minimum lot size = 40,000 sq. ft., Minimum buildable area = 20,000 sq. ft., Minimum frontage = 200', Building setbacks: front=50'; rear=30'; side=25', Maximum lot coverage = 80%, Maximum structure height = 45'.
6. 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.
7. The intent of this plat is to depict the existing conditions of 150 Manchester Street and combined lot known as 10 Integra Drive.
8. Soil Type = 26A— Windsor loamy sand, 3—8% slopes, NHDES group no. 1.
9. The premises is not located in any Special Flood Hazard Areas shown on the Flood Insurance Rate Maps for Concord, NH Number 33013C0534E and 33013C0542E having effective date of April 19, 2010.
10. There are no recorded covenants or restrictions relating to the use of the property that this surveyor has been made aware of.
11. For the purposes of the plat, wetlands were not delineated.
12. For the purposes of this existing conditions plat, no State or Federal permits are required.
13. The site lies within an Aquifer Protection District (AP) The site does not lie within a Shoreland Protection District (SP).
14. The site is not serviced by wells or septic systems.
15. The site does not require any wetland, shoreland protection, or bluff buffers, nor does it require any residential district buffers.

REFERENCES

1. "Subdivision Plan Legend Industrial Center" dated August 14, 1987 by Holden Engineering & Surveying and recorded at the M.C.R.D. as plan no. 11164.
2. "Condominium Site Plan Legend Industrial Park" dated May 23, 2011 by Richard D. Bartlett & Assoc. LLC unrecorded.
3. Integra Drive As-Built plat on file at the City of Concord Engineering Division as plan no. 1612.
4. "Existing Conditions Plat of the land of Barbara Mariano, LLC", dated Aug. 5, 2020, By Richard D. Bartlett & Associates, LLC, on file at this office.
5. "Road Plan and Profile—Integra Drive Legend Industrial Center", dated Aug. 18, 1987 by Holden Engineering and Surveying and recorded at the MCRD as plan no. 11420.
6. "Lot Line Adjustment Plat of the lands of 146 Manchester Street, LLC Barbara Mariano, LLC & Mark P. Lefebvre Revocable Trust of 1997" dated through March 10, 2022, by Richard D. Bartlett & Associates, LLC, as approved at the February 18, 2022 Planning Board Meeting, recorded at the MCRD as plan no. 202200007322.

EASEMENTS OF RECORD

1. The site is subject to a drainage easement for as shown on plan reference no. 1.
2. The site is subject to a 20' sewer easement along Integra Drive as shown on plan reference no. 5. (see related deed V. 1863 P. 227)
3. Blanket Utility easement to New England Telephone Company and Concord Electric Co. along Integra Drive in V. 1828 P. 802.
4. Groundwater Management Permits as described in V. 3203 P. 1710 & 1712. (Expired May 7, 2015).

SITE SYNOPSIS

MAP 783Z LOT 16 — Existing retail automobile dealership

Total area: 167,667 Sq. Ft. or 3.85 Ac.
(All Buildable)

Building
1300 Sq. Ft. Display Area
6000 Sq. Ft. Vehicle Repair
2,260 Office Space
Total 9,560 Sq. Ft.

Existing parking
77 standard space, 1 Handicapped
(For proposed parking tabulations refer to site plans)

Lot coverage
Building — 9,650 Sq. Ft.
Pavement and other impervious surfaces — 56,683 Sq. Ft.
Existing lot coverage = 39.5% (80% allowed)

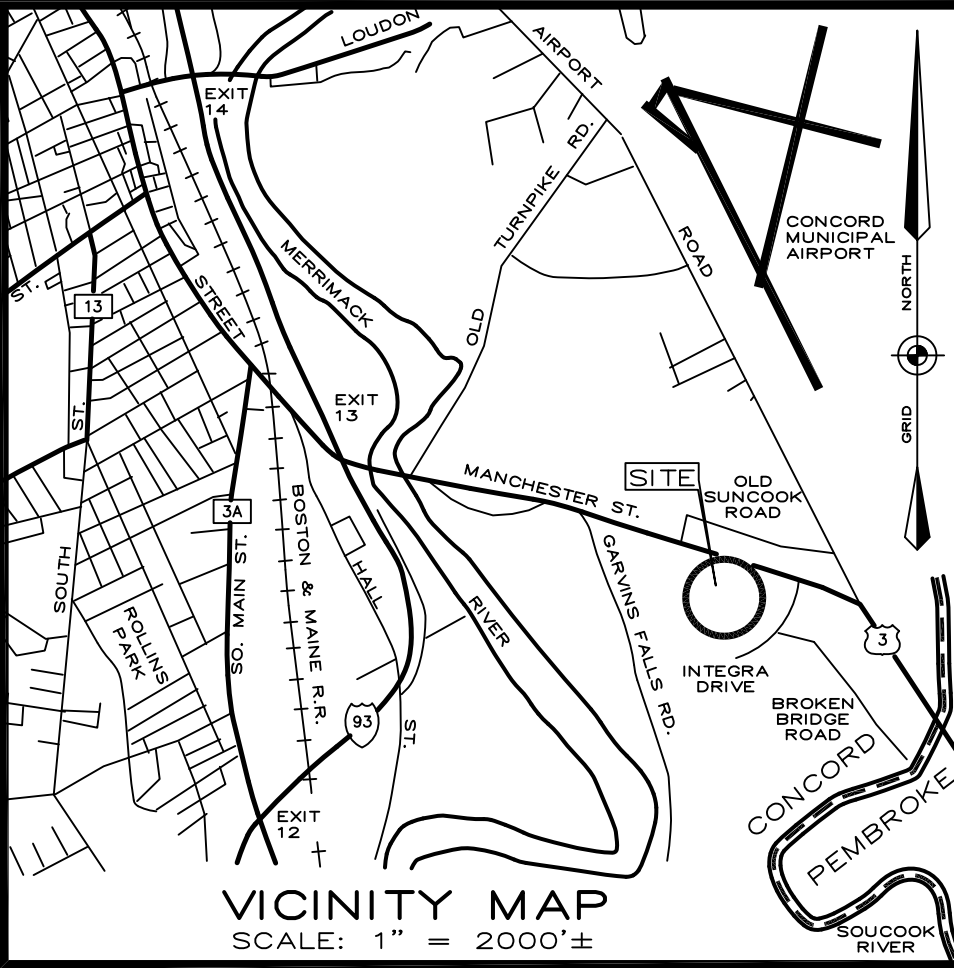


BOB MARIANO
CHRYSLER JEEP
DODGE RAM

MAP 783Z LOT 17
Brian Duval Realty, LLC
146 Manchester Street
Concord, NH 03301
V. 3810, P. 1623
[146 Manchester Street]

MAP 783Z LOT 16
MANCHESTER STREET
CONCORD AUTO, LLC & MANCHESTER STREET
CONCORD AUTO TIC, LLC
300 Trade Center Suite 7700
Woburn, MA 01801-7419
V. 3886 P. 2445
V. 3795 P. 1227 (Lot Merger)
V. 3788 P. 1524
V. 3733 P. 2799
Total Area:
167,667 Sq. Ft. or 3.85 Ac.
[150 Manchester Street]

CAPITAL CITY
KIA



LEGEND

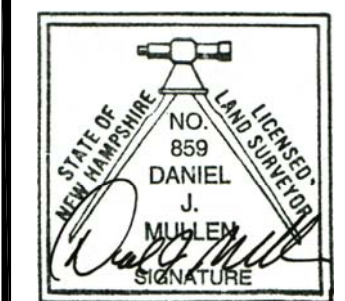
- CONIFEROUS TREE
- SHRUB
- DECIDUOUS TREE
- ARTESIAN WELL
- IRON PIPE OR REBAR
- GRANITE OR CONCRETE BOUND (GB OR CB)
- UTILITY POLE
- LIGHT POLE
- SEWER MANHOLE
- DRAIN MANHOLE
- MANHOLE
- CATCH BASIN
- HYDRANT
- WATER SHUTOFF
- WATER VALVE
- IRRIGATION CONTROL VALVE
- GAS SHUTOFF
- SIGN HC—HANDICAPPED
- HCV—VAN ACCESSIBLE
- NP—NO PARKING
- PROPERTY LINE
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- OVERHEAD UTILITY LINES
- DRAINAGE LINE
- SEWER LINE
- GAS LINE
- TEL. LINE
- UNDERGROUND ELECT.
- WATER LINE
- DOUBLE YELLOW LINE
- SINGLE WHITE LINE
- VERTICAL OR SLOPED GRANITE CURB
- CHAIN LINK FENCE
- STOCKADE FENCE
- STONE WALL
- EDGE OF WOODS
- CONCRETE

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.

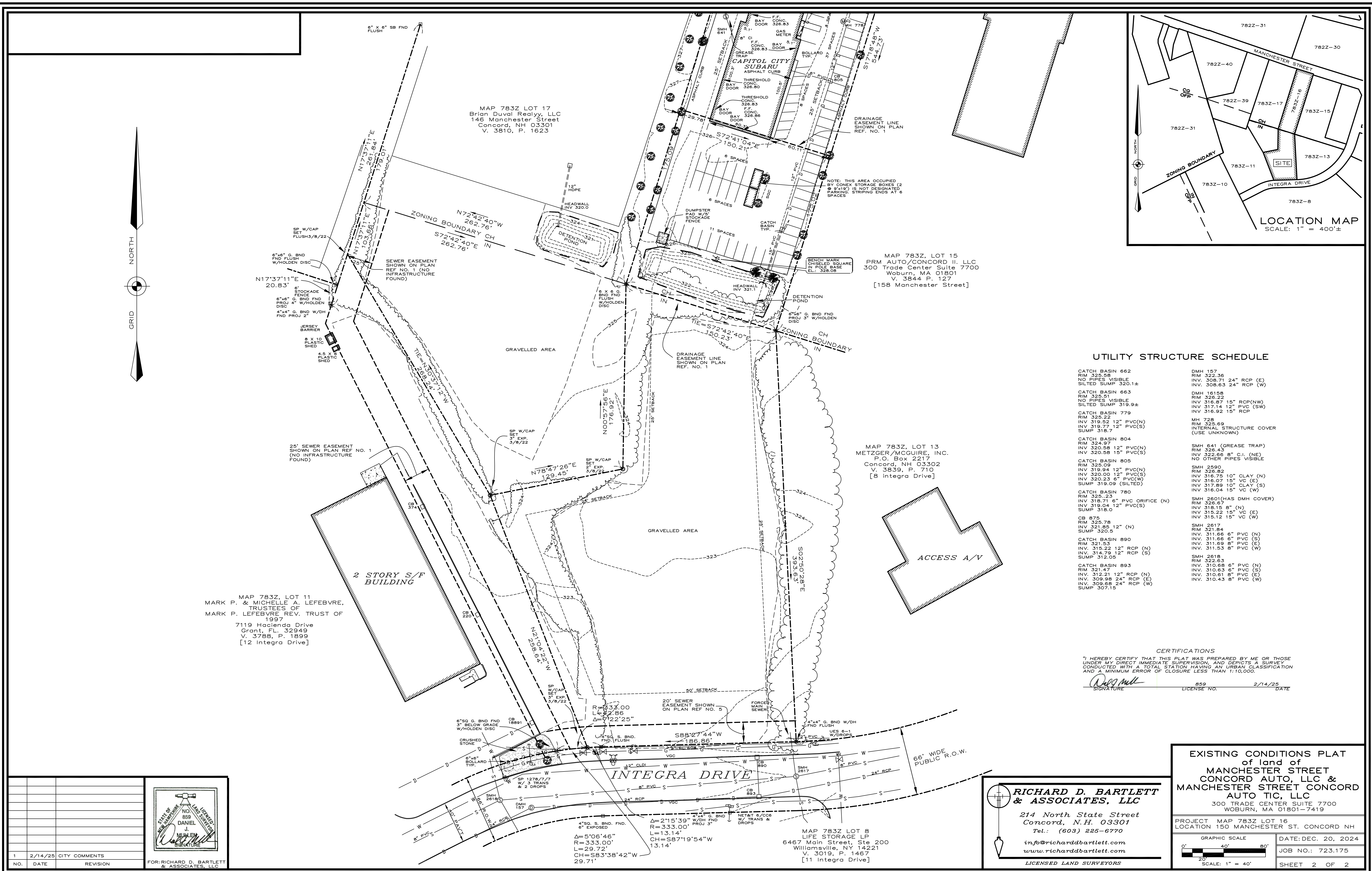
Signature: [Signature] License No. 859 Date: 2/14/25

NO.	DATE	CITY COMMENTS	REVISION
1	2/14/25		

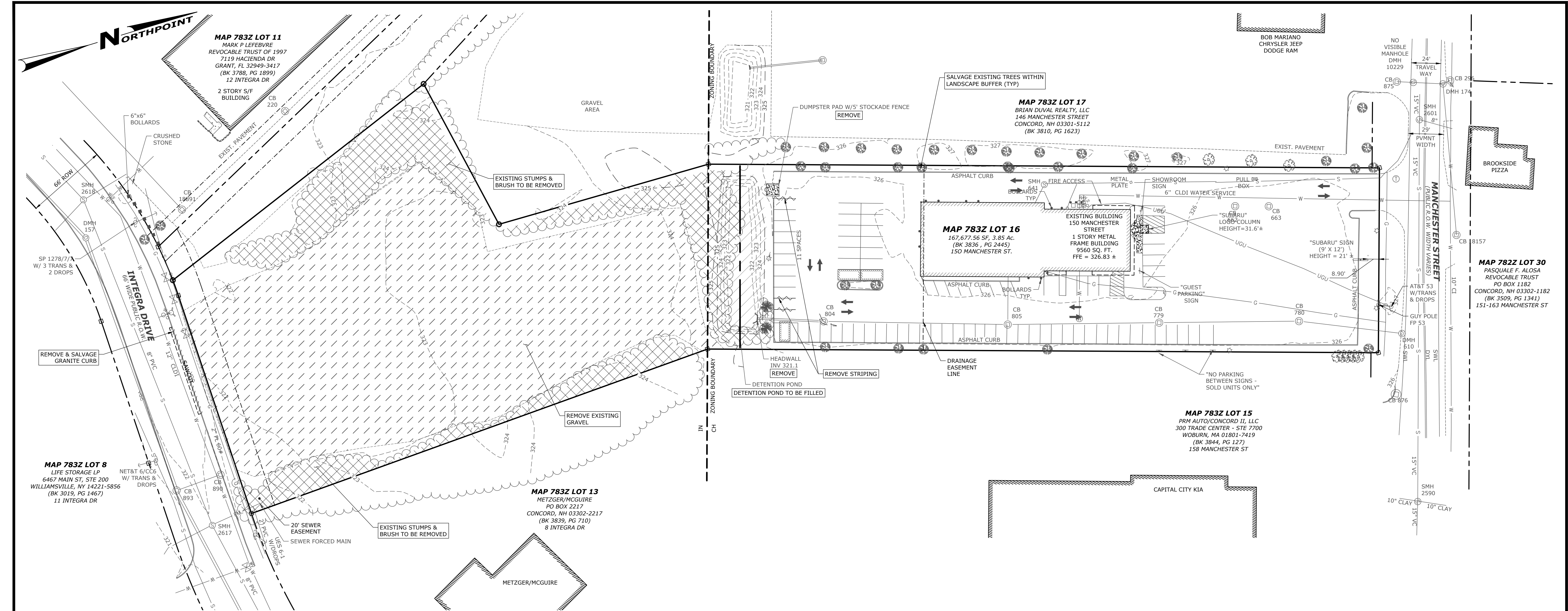


RICHARD D. BARTLETT & ASSOCIATES, LLC
214 North State Street
Concord, N.H. 03301
Tel.: (603) 225-6770
info@richarddbartlett.com
www.richarddbartlett.com
LICENSED LAND SURVEYORS

EXISTING CONDITIONS PLAT
of land of
MANCHESTER STREET
CONCORD AUTO, LLC &
MANCHESTER STREET CONCORD
AUTO TIC, LLC
300 TRADE CENTER SUITE 7700
WOBURN, MA 01801-7419
PROJECT: MAP 783Z LOT 16
LOCATION 150 MANCHESTER ST. CONCORD NH
GRAPHIC SCALE: 0' 40' 80'
DATE: DEC. 20, 2024
JOB NO.: 723.175
SHEET 1 OF 2

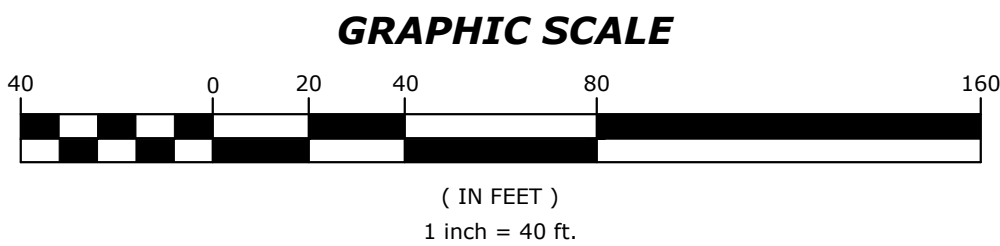


FILE: G:\projects\23012\Map23012.dwg, By: Aaron DATE: 19 Feb 2025 - 9:40am



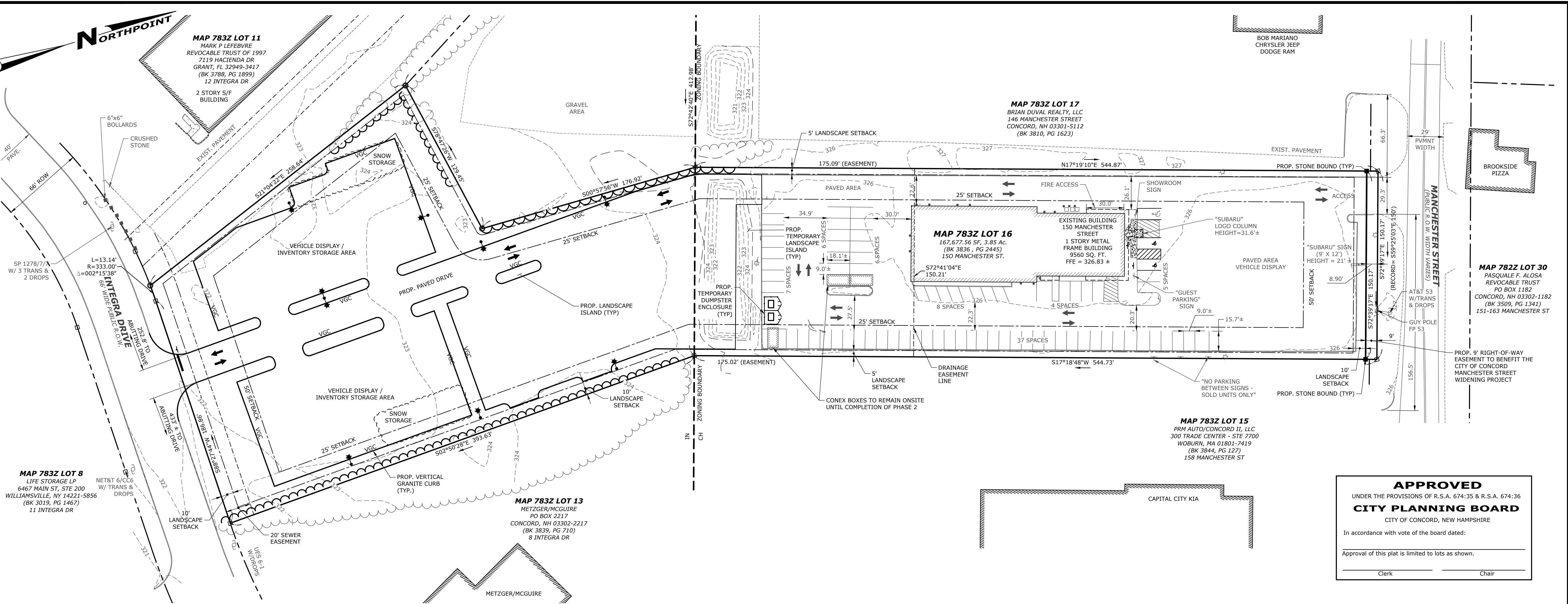
DEMOLITION NOTES:

1. THE SUBJECT PARCEL IS LOT 17 ON THE CITY OF CONCORD TAX MAP 783Z. THE OWNER OF RECORD IS MANCHESTER STREET CONCORD AUTO, LLC & MANCHESTER STREET CONCORD AUTO LLC, LLC OF 300 TRADE CENTER - SUITE 7700, WOBURN, MA 01801. SEE MCRD V. 3836 P. 2445.
2. REFERENCE THE SUBJECT PARCEL OF LAND AS EXISTING LOT OF RECORD KNOWN AS CITY OF CONCORD TAX MAP/LOT (ML) 783Z-16 LOCATED AT 150 MANCHESTER STREET.
3. PRIOR TO CONSTRUCTION CONTACT DIG SAFE, TOLL FREE AT 811. NEW HAMPSHIRE LAW REQUIRES NOTIFICATION AT LEAST THREE BUSINESS DAYS BEFORE DIGGING OPERATIONS START. IN AN EMERGENCY, CALL IMMEDIATELY.
4. REFER TO THE EXISTING CONDITIONS PLAN FOR PLAN REFERENCES, ADDITIONAL NOTES, EXISTING DRAINAGE, AND SANITARY SEWER INFORMATION.
5. EXISTING CONDITIONS SHOWN HEREON ARE THE PRODUCT OF A FIELD SURVEY CONDUCTED BY RICHARD D. BARTLETT & ASSOCIATES, LLC IN AUGUST 2023 AND NOVEMBER 2024.
6. THE UTILITY INFORMATION SHOWN IS BASED ON THE ABOVE GROUND LOCATION OF VISIBLE UTILITIES AND APPROXIMATION BASED ON RECORD PLANS. CONTRACTOR TO FIELD VERIFY ALL UTILITIES OF RECORD PRIOR TO ANY CONSTRUCTION.
7. ABATEMENT OF HAZARDOUS MATERIALS SUCH AS LEAD PAINT, ASBESTOS, ETC. SHALL BE PERFORMED BY A LICENSED CONTRACTOR PRIOR TO THE COMMENCEMENT OF DEMOLITION. A PRE-DEMOLITION SURVEY SHALL BE PERFORMED BY A LICENSED CONTRACTOR PRIOR TO THE START OF DEMOLITION ACTIVITIES TO ENSURE PROPER DEMOLITION DISPOSAL PROCEDURES.
8. DEMOLITION SEQUENCING WILL BE DIRECTED BY THE GENERAL CONTRACTOR, THE ARCHITECT, AND THE OWNER TO ENSURE MINIMAL DISRUPTION TO THE ACTIVE BUSINESS.
9. ALL WORK PERFORMED SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST EDITION OF THE CITY OF CONCORDS CONSTRUCTION STANDARDS.
10. CONTRACTOR SHALL NOTIFY OWNER, ENGINEER, AND ARCHITECT IMMEDIATELY IF SITE CONDITIONS DIFFER FROM WHAT IS SHOW ON THE PLAN.
11. CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES WITHIN THE LIMIT OF WORK. THE CONTRACTOR IS RESPONSIBLE FOR DAMAGES TO ANY EXISTING UTILITIES AND ALL COSTS ASSOCIATED WITH THE REPLACEMENT OR REPAIR.
12. THE REMOVAL OF EXISTING DETENTION POND AND ASSOCIATED PIPING SHALL BE CONDUCTED IN DRY CONDITIONS TO THE EXTENT POSSIBLE. INSTALLATION OF NEW STRUCTURES AND PIPES WILL BE CONDUCTED PRIOR TO THE DEMOLITION TO THE EXTENT POSSIBLE.
13. ALL EROSION CONTROL BEST MANAGEMENT PRACTICES OUTLINED BY THE PLANS MUST BE IMPLEMENTED IN ADVANCE OF AND DURING LAND DISTURBANCE ACTIVITIES ON SITE.
14. ALL STUMPS, BRUSH, AND TREES SHALL BE DISPOSED OF IN A LEGAL MANNER.
15. ALL DEMOLITION MATERIALS SHALL BE DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REGULATIONS.



REMOVAL PLAN	
PREPARED FOR:	
CAPITAL CITY SUBARU	
150 MANCHESTER STREET (ML 783Z-16)	
CONCORD, NH	
APPLICANT: WCK CONCORD-SB, LLC d/b/a CAPITAL CITY SUBARU 150 MANCHESTER STREET CONCORD, NH 03301	OWNER: MANCHESTER STREET CONCORD AUTO, LLC & MANCHESTER STREET CONCORD AUTO LLC, LLC 300 TRADE CTR. - SUITE 7700 WOBURN, MA 01801-7419
	REVISIONS:
	NO. DATE DESCRIPTION

119 Storrs St, Ste 201 Concord, NH 03301 Tel 603-226-1166 Fax 603-226-1160 www.northpointeng.com	
DATE: FEB. 2025 PROJ.: 23012 SCALE: 1"=40' SHEET: 3 OF 19	



NOTES

- REFERENCE THE SUBJECT PARCEL AS CITY OF CONCORD, NH TAX 783/Z LOT 16.
- THE PURPOSE OF THIS PLAN IS TO DEPICT THE PROPOSED SITE IMPROVEMENTS ASSOCIATED WITH THE EXPANSION OF INVENTORY STORAGE AREA TO ACCOMPANY THE EXISTING OPERATIONAL DEALERSHIP.
- THE PROJECT IS PROPOSING THE FOLLOWING:
 - CONSTRUCT ADDITIONAL VEHICLE INVENTORY DISPLAY AREA.
 - CONSTRUCT NEW DRAINAGE, LANDSCAPING, AND SITE LIGHTING.
- EXISTING CONDITIONS SHOWN HEREON ARE A PRODUCT OF FIELD SURVEY PERFORMED BY RICHARD D. BARTLETT & ASSOCIATES, LLC. REFER TO PLAN TITLED "EXISTING CONDITIONS PLAT OF LAND OF MANCHESTER STREET CONCORD AUTO, LLC & MANCHESTER STREET CONCORD AUTO TIC, LLC" DATED DECEMBER 20, 2024 FOR REFERENCE TO ALL KNOWN PRIOR SUBDIVISIONS & SURVEYS, EXISTING COVENANTS & RESTRICTIONS, AND ANY PUBLIC OR PRIVATE EASEMENTS ENCUMBERING THE SUBJECT PARCEL.
- THE SUBJECT PARCEL CONTAINS 167,677.56 SF OR 3.85 ACRES, PRIOR TO THE MANCHESTER STREET RIGHT-OF-WAY WIDENING PROJECT. THE PROPOSED PARCEL FOLLOWING THE ANTICIPATED RIGHT-OF-WAY EASEMENT IS 166,322.32 SF OR 3.82 ACRES. ALL AREA CALCULATIONS HEREIN ARE BASED UPON THE ANTICIPATED PARCEL SIZE FOLLOWING THE MANCHESTER STREET WIDENING PROJECT.
- OWNER OF RECORD:

TAX MAP 783/Z LOT 16
MANCHESTER STREET CONCORD AUTO, LLC &
MANCHESTER STREET CONCORD AUTO TIC, LLC
300 TRADE CTR STE 7700
WOBBURN, MA 01801-7419
MCRD BK:3836 PG:2445
- THE SUBJECT PARCEL IS SPLIT ZONED TO INCLUDE BOTH THE HIGHWAY COMMERCIAL (CH) DISTRICT AND THE INDUSTRIAL (IN) DISTRICT. THE PARCEL LIES WITHIN THE AQUIFER PROTECTION DISTRICT (AP). THE PARCEL IS SUBJECT TO THE FOLLOWING DIMENSIONAL REGULATIONS PER THE CITY OF CONCORD, NH ZONING ORDINANCE:

	REQUIRED ('CH' 'IN')	EXISTING	PROPOSED
MIN. LOT AREA:	40,000 SF 40,000 SF	167,677.56 SF	166,322.32 SF
LOT FRONTAGE:	200 FT 200 FT	350.17 FT	350.17 FT
FRONT SETBACK:	50 FT 50 FT	201.91 FT	> 50 FT
REAR SETBACK:	30 FT 30 FT	N/A	N/A
SIDE SETBACK:	25 FT 25 FT	29.78 FT	> 25 FT
IMP. LOT COVERAGE:	80% 85%	38.96%*	78.94%
BUILDING HEIGHT:	45 FT 45 FT	< 35 FT	< 35 FT
GROUND COVERAGE:	BUILDINGS PARKING/LOADING AREAS CONCRETE/SIDEWALKS TOTAL IMPERVIOUS	9,560 SF (5.70%) 54,482 SF (32.49%) 1,295 SF (0.77%) 65,337 SF (38.96%)	9,560 SF (5.75%) 120,447 SF (72.42%) 1,295 SF (0.77%) 131,301 SF (78.94%)
INTERIOR LANDSCAPING	5% MINIMUM	319 SF (0.01%)	6,807 SF (5.18%)

*NOTE: PRIOR TO THE MERGER OF 10 INTEGRAL DRIVE AND 150 MANCHESTER STREET THE IMPERVIOUS LOT COVERAGE WAS 79.84% FOR 150 MANCHESTER STREET (EXISTING DEALERSHIP)

- PARKING CALCULATIONS:

REQUIRED PARKING: 3,518 SF FLOOR AREA (EXISTING) @ 1 SPACE PER 600 SF = 5.86 SPACES
10 REPAIR BAYS (EXISTING) @ 4 SPACES PER 1 REPAIR BAY = 40 SPACES
36,937 SF DISPLAY AREA (EXISTING & PROPOSED) @ 1 SPACE PER 3000 SF = 15.51 SPACES
TOTAL REQUIRED = 5.86 + 40 + 15.51 = 61.37 = 61 SPACES

PROPOSED PARKING: 73 EXISTING SPACES; 70 STANDARD AND 3 ACCESSIBLE (2 PROPOSED)

- ON MARCH 3, 2022, THE CITY OF CONCORD ZONING BOARD OF ADJUSTMENT GRANTED VARIANCES TO ALLOW THE FOLLOWING:

SECTION 28-2-4(J) ALLOW THE SALE OR RENTAL OF MOTOR VEHICLES OTHER THAN CONSTRUCTION EQUIPMENT WHERE SUCH USE IS PROHIBITED IN THE IN-DISTRICT. (EXPIRED)
- ON JULY 13, 2023, THE CITY OF CONCORD ZONING BOARD OF ADJUSTMENT GRANTED VARIANCES TO ALLOW THE FOLLOWING:

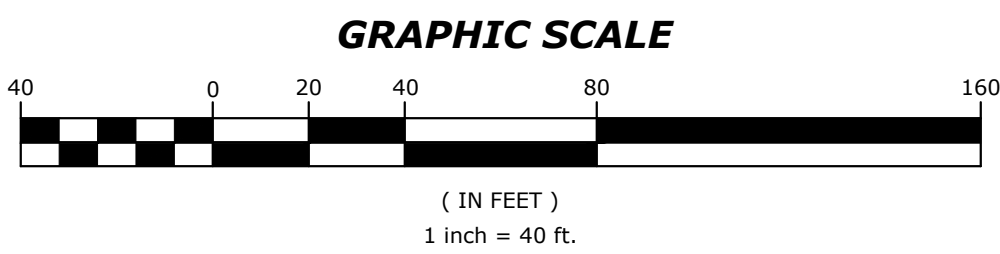
SECTION 28-5-37(b) ALLOW 10 FT PLANTED BUFFER ON 8 INTEGRAL DRIVE BOARDER IN LIEU OF A 6 FT TALL FENCE
SECTION 28-5-37(a) ALLOW STORAGE SETBACK OF 10 FT WHERE 50 FT IS REQUIRED
SECTION 28-3-69(d)(3)(m) TO ALLOW THE EXPANSION OF THE EXISTING PROHIBITED USE OF AUTOMOTIVE SERVICING IN THE AQUIFER PROTECTION OVERLAY DISTRICT
- ON MARCH XX, 2025, THE CITY OF CONCORD ZONING BOARD OF ADJUSTMENT GRANTED VARIANCES TO ALLOW THE FOLLOWING:

SECTION 28-2-4(J) ALLOW THE SALE OR RENTAL OF MOTOR VEHICLES OTHER THAN CONSTRUCTION EQUIPMENT WHERE SUCH USE IS PROHIBITED IN THE IN-DISTRICT.
- ON MARCH XX, 2025, THE CITY OF CONCORD PLANNING BOARD GRANTED THE FOLLOWING SITE PLAN REGULATION WAIVER(S) ON THE SUBJECT PARCEL ASSOCIATED WITH PHASE 1 SITE IMPROVEMENTS:

SECTION 19.05 INTERCONNECTED PARKING LOTS
SECTION 21.02 SIDEWALKS REQUIRED
- THE AREA OF LAND DISTURBANCE PROPOSED BY PHASE 1 OF THIS PROJECT IS APPROXIMATELY 94,000 SF. THE TOTAL LAND DISTURBANCE FOR THE PROJECT IS APPROXIMATELY 164,000 SF.
- THIS PROJECT REQUIRES THE FOLLOWING STATE AND/OR FEDERAL PERMIT(S) ASSOCIATED WITH THE SITE DESIGN:

FAA OBSTRUCTION EVALUATION:
NHDES ALTERATION OF TERRAIN PERMIT:
- ALL WORK PERFORMED SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST EDITION OF THE CITY OF CONCORD CONSTRUCTION STANDARDS, AND CITY STANDARDS SHALL TAKE PRECEDENCE IN CASE OF ANY DETAILS OR PLANS IN CONFLICT.
- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND IN ACCORDANCE WITH SECTION 25.02(1) OF THE SITE PLAN REGULATIONS.
- PER SITE PLAN REGULATION 12.09, UPON COMPLETION OF CONSTRUCTION THE CONTRACTOR SHALL SUBMIT AS-BUILT DRAWINGS TO THE ENGINEERING SERVICES DIVISION PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. DURING PROJECT CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE AS-BUILT SKETCHES OF ALL UNDERGROUND UTILITIES PRIOR TO BACKFILL AND PROVIDE TO ENGINEER OF RECORD. ALL INVERTS AND ELEVATIONS SHALL BE BASED ON A SURVEYED BENCHMARK PROVIDED BY THE SURVEYOR OF RECORD. THE SURVEYOR SHALL PROVIDE AN AS-BUILT OF THE SITE UTILIZING NH STATE PLANE GRID COORDINATES AND N.A.V.D. 88 DATUM AND SUBMIT TO THE ENGINEERING SERVICES DIVISION IN ELECTRONIC FORMAT FOR INCLUSION IN THE CITY GIS DATABASE.
- PRIOR TO START OF ANY CONSTRUCTION THE CONTRACTOR SHALL ARRANGE A PRE-CONSTRUCTION MEETING WITH THE ENGINEERING SERVICES DIVISION TO DISCUSS CONSTRUCTION REQUIREMENTS, SITE INSPECTIONS, ASSOCIATED FEES, SCHEDULES, ETC.
- THE CONTRACTOR SHALL OBTAIN AN EXCAVATION PERMIT FROM THE ENGINEERING SERVICES DIVISION FOR WORK WITHIN THE RIGHT-OF-WAY.
- THE CONTRACTOR SHALL OBTAIN A DRIVEWAY PERMIT FROM THE ENGINEERING SERVICES DIVISION FOR THE PROPOSED DRIVEWAY(S).
- A TEMPORARY TRAFFIC CONTROL PLAN (TTCP) WILL BE REQUIRED FOR ALL WORK IN AND ADJACENT TO THE CITY RIGHT-OF-WAY THAT WILL REQUIRE LANE CLOSURES. THE TTCP SHALL BE SUBMITTED TO THE ENGINEERING SERVICES DIVISION FOR REVIEW AND APPROVAL A MINIMUM OF TWO WEEKS PRIOR TO THE CONSTRUCTION ACTIVITIES THAT REQUIRE LANE CLOSURE(S).
- THIS PARCEL DOES NOT LIE WITHIN THE SHORELAND PROTECTION DISTRICT (SP). THIS SITE DOES NOT CONTAIN ANY JURISDICTIONAL WETLANDS, BLUFFS, OR STEEP SLOPES GREATER THAN 15% OR GREATER THAN 25%.
- THE EXISTING DEALERSHIP IS SERVICED BY EXISTING DOMESTIC WATER AND SEWER SERVICES FROM THE CITY OF CONCORD MUNICIPAL SYSTEM(S).
- THE EXISTING DEALERSHIP IS SERVICED BY AN AUTOMATIC FIRE SUPPRESSION SYSTEM SUPPLIED FROM A 6" SERVICE FROM THE CITY OF CONCORD MUNICIPAL WATER SUPPLY. UNOBSTRUCTED ACCESS TO THE STRUCTURE IS PROVIDED FROM THE MANCHESTER STREET ACCESS POINT TO THE NORTHWEST ENTRY TO THE EXISTING STRUCTURE.

- THE PREMISIS IS NOT LOCATED IN ANY SPECIAL FLOOD HAZARD AREAS SHOWN ON THE FLOOD INSURANCE RATE MAPS FOR CONCORD, NH, NUMBER 33013C0534E AND 33013C0542E HAVING AN EFFECTIVE DATE OF APRIL 19, 2010.
- ALL REGULATED SUBSTANCES STORED IN CONTAINERS WITH A CAPACITY OF (5) GALLONS OR MORE SHALL BE STORED IN PRODUCT-TIGHT CONTAINERS ON AN IMPERVIOUS SURFACE DESIGNED AND MAINTAINED TO PREVENT FLOW TO EXPOSED SOILS, FLOOR DRAINS, AND OUTSIDE DRAINS. REGULATED SUBSTANCES SHALL BE SECURED AGAINST UNAUTHORIZED ENTRY BY MEANS OF A DOOR OR GATE THAT IS LOCKED WHEN AUTHORIZED PERSONNEL ARE NOT PRESENT.



APPROVED
UNDER THE PROVISIONS OF R.S.A. 674:35 & R.S.A. 674:36
CITY PLANNING BOARD
CITY OF CONCORD, NEW HAMPSHIRE
In accordance with vote of the board dated: _____
Approval of this plat is limited to lots as shown.

Clerk

Chair

SITE PLAN
PREPARED FOR:
CAPITAL CITY SUBARU
150 MANCHESTER STREET (ML 783Z-16)
CONCORD, NH

APPLICANT: WCK CONCORD-SB, LLC
d/b/a CAPITAL CITY SUBARU
150 MANCHESTER STREET
CONCORD, NH 03301

OWNER: MANCHESTER STREET CONCORD AUTO, LLC &
MANCHESTER STREET CONCORD AUTO TIC, LLC
300 TRADE CTR. - SUITE 7700
WOBBURN, MA 01801-7419

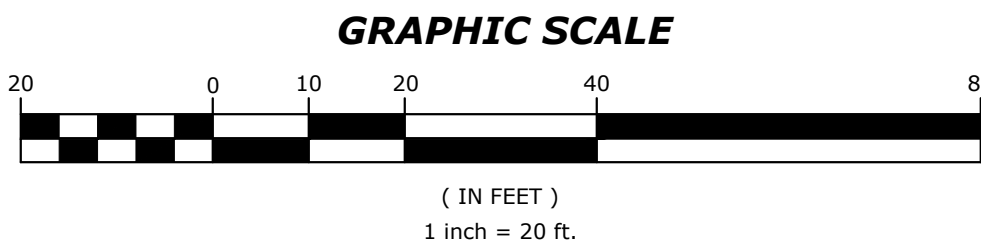
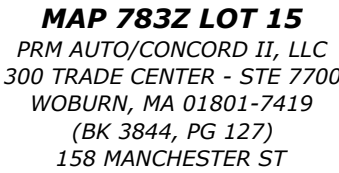
REVISIONS:

NO.	DATE	DESCRIPTION

STATE OF NEW HAMPSHIRE
AARON S. THIBEAULT
No. 18093
REGISTERED PROFESSIONAL ENGINEER

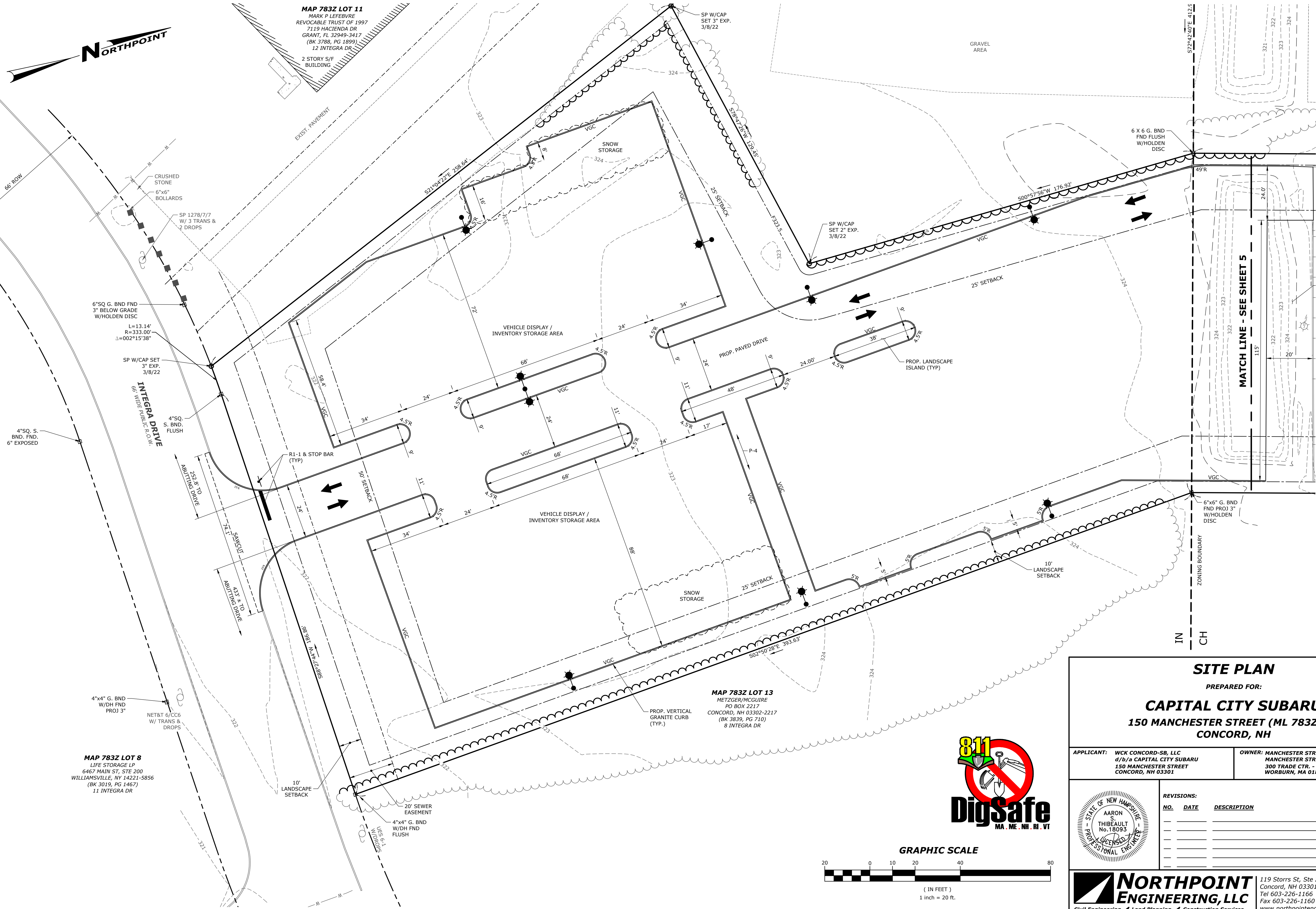
NORTHPOINT ENGINEERING, LLC
Civil Engineering Land Planning Construction Services
119 Storrs St, Ste 201
Concord, NH 03301
Tel 603-226-1166
Fax 603-226-1160
www.northpointeng.com

DATE: FEB. 2025
PROJ.: 23012
SCALE: 1"=40'
SHEET: 4 OF 19



DATE: FEB. 2025
PROJ.: 23012
SCALE: 1"=20'
SHEET: 5 OF 19

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SITE PLAN

PREPARED FOR:

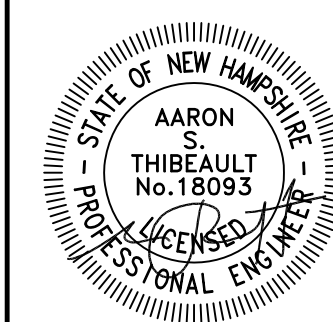
CAPITAL CITY SUBARU

150 MANCHESTER STREET (ML 783Z-16)

CONCORD, NH

APPLICANT: **WCK CONCORD-SB, LLC**
d/b/a CAPITAL CITY SUBARU
150 MANCHESTER STREET
CONCORD, NH 03301

OWNER: **MANCHESTER STREET CONCORD AUTO, LLC & MANCHESTER STREET CONCORD AUTO LLC, LLC**
300 TRADE CTR. - SUITE 7700
WORBN, MA 01801-7419



REVISIONS:

NO. DATE DESCRIPTION

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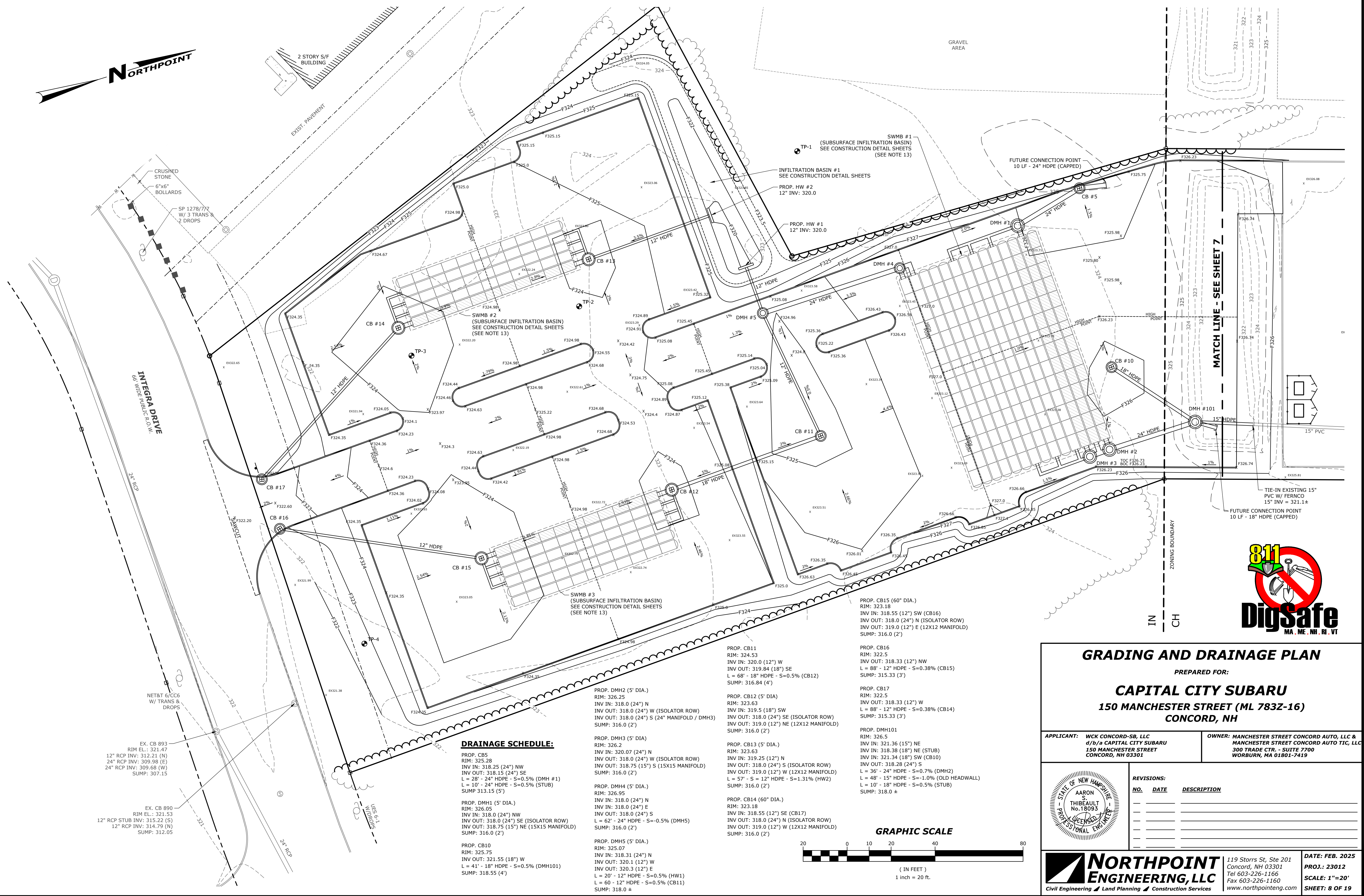
DATE: FEB. 2025

PROJ.: 23012

SCALE: 1"=20'

SHEET: 6 OF 19

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GRADING AND DRAINAGE PLAN

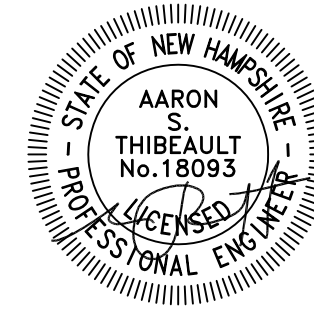
PREPARED FOR:

CAPITAL CITY SUBARU

**150 MANCHESTER STREET (ML 783Z-16)
CONCORD, NH**

APPLICANT: WCK CONCORD-SB, LLC
d/b/a CAPITAL CITY SUBARU
150 MANCHESTER STREET
CONCORD, NH 03301

OWNER: MANCHESTER STREET CONCORD AUTO, LLC &
MANCHESTER STREET CONCORD AUTO LLC, LLC
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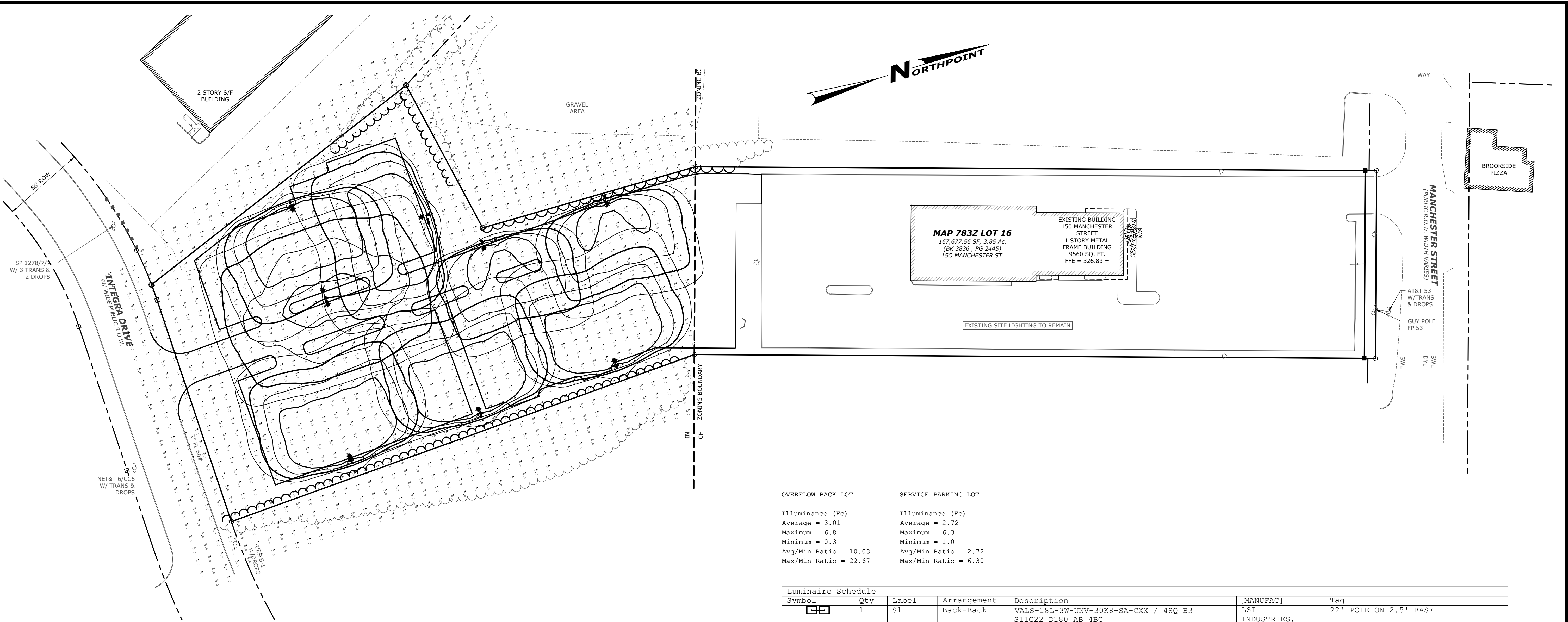
NO.	DATE	DESCRIPTION


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SHEET: 8 OF 19

FILE: G:\projects\23012\Map_23012_DES10.dwg, BY: Aaron DATE: 19 Feb 2025 - 9:40am





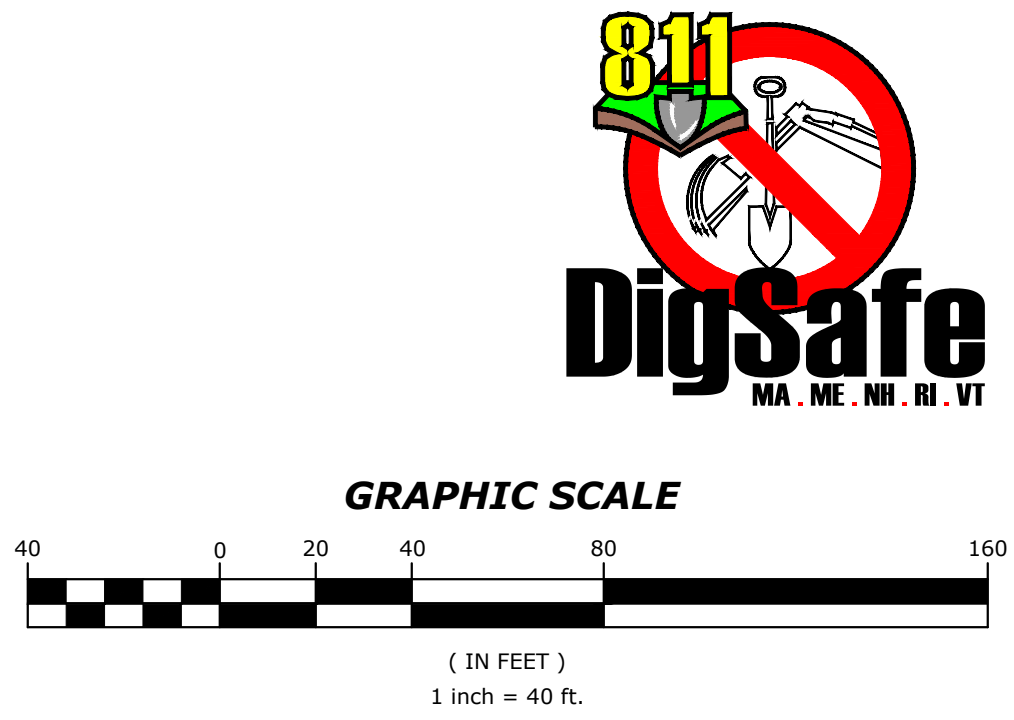
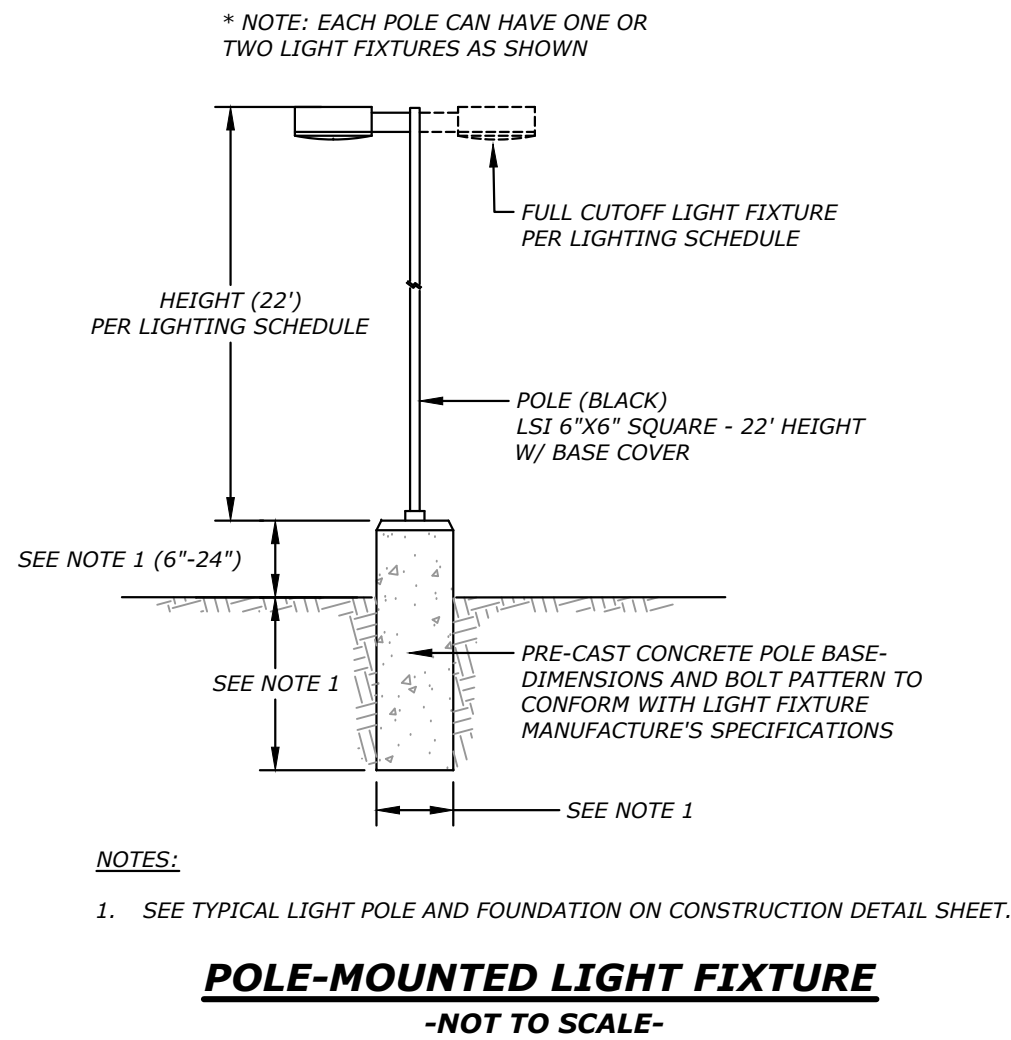
V-Locity Small (VALS)
Outdoor LED Area Light

OVERVIEW

Feature	Value
Lumen Package	6,000 - 27,000
Wattage Range	36 - 178
Efficacy Range (LPW)	142 - 171
Weight lbs(kg)	20 (9.1)
Control Options	IMSBT, ALB, ALS, 7-Pin, PCI

QUICK LINKS

[Ordering Guide](#) [Performance](#) [Photometrics](#) [Dimensions](#)



LIGHTING PLAN

PREPARED FOR:

CAPITAL CITY SUBARU
150 MANCHESTER STREET (ML 783Z-16)
CONCORD, NH

APPLICANT: WCK CONCORD-SB, LLC
d/b/a CAPITAL CITY SUBARU
150 MANCHESTER STREET
CONCORD, NH 03301

OWNER: MANCHESTER STREET CONCORD AUTO, LLC &
MANCHESTER STREET CONCORD AUTO LLC, LLC
300 TRADE CTR. - SUITE 7700
WORBURN, MA 01801-7419

REVISIONS:

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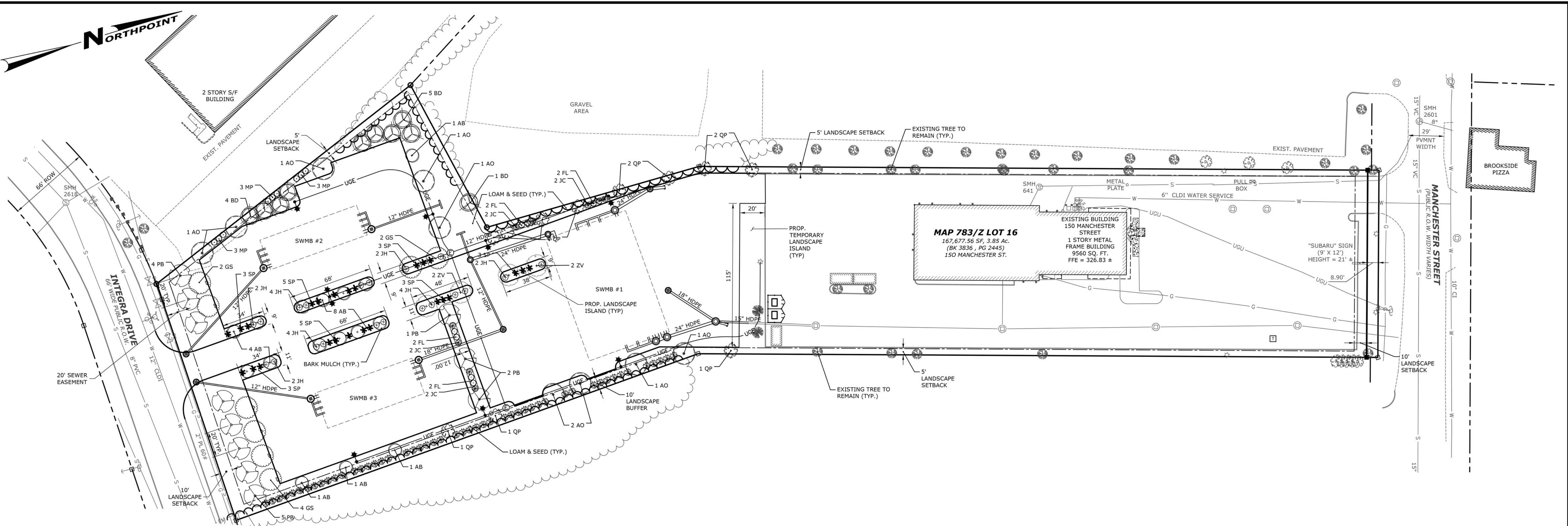
STATE OF NEW HAMPSHIRE
AARON S. THIBEAULT
No. 18093
LICENSED PROFESSIONAL ENGINEER

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DATE: FEB. 2025
PROJ.: 23012
SCALE: 1"=40'
SHEET: 10 OF 19

FILE: C:\PROJECTS\23012\Map\23012_LANDSCAPE.dwg BY: Arcan DATE: 19 Feb 2025 - 9:09am



ZONING REQUIREMENTS

28-7-10 - PARKING AREA LANDSCAPING STANDARDS (<375 SPACES)

- (a) PARKING LOT PERIMETER LANDSCAPING REQUIRED:
- 10' PERIMETER ALONG COLLECTOR AND ARTERIAL STREETS
- 5' PERIMETER OTHERWISE
- (b) PARKING LOT INTERIOR LANDSCAPING REQUIRED
- OFF-STREET PARKING FOR FIFTY (50) OR MORE VEHICLES IS REQUIRED, THERE SHALL BE LANDSCAPED OPEN SPACE WITHIN THE PERIMETER OF THE PARKING LOT IN THE MINIMUM AMOUNT OF FIVE (5) PERCENT OF THE GROSS PARKING LOT AREA
- SOUTH PARKING LOT: $68,560 \text{ SF GPA} \times 0.05 = 3,428 \text{ SF REQUIRED}$
 $= 4,083 \text{ SF (5.9\%)} \text{ PROPOSED}$

- (d) LANDSCAPE MATERIAL STANDARDS:
ALL LANDSCAPED AREAS REQUIRED BY THIS ARTICLE SHALL CONTAIN NO LESS THAN ONE LIVE SHADE OR ORNAMENTAL TREE FOR EVERY TWO THOUSAND (2,000) SQUARE FEET OF PARKING AREA. SUCH TREES SHALL HAVE A MINIMUM TRUNK DIAMETER (MEASURED TWELVE (12) INCHES ABOVE THE GROUND LEVEL) OF NOT LESS THAN TWO (2) INCHES AND SHALL BE PLANTED NOT MORE THAN FIFTY (50) FEET APART WITHIN EACH CONTIGUOUS LANDSCAPED AREA. ALL LANDSCAPED AREAS SHALL CONTAIN SHRUB AND GROUND COVER PLANTING.

SOUTH PARKING LOT: $68,560 \text{ SF GPA} / 2,000 \text{ SF} = 34 \text{ TREES REQUIRED}$
 $= 69 \text{ TREES PROVIDED}$

SITE PLAN REQUIREMENTS

18.17 TREE PLANTINGS:

TREE PLANTINGS IN AND AROUND PARKING AREAS SHALL BE PROVIDED AS SET FORTH IN ARTICLE 28-7. ACCESS CIRCULATION AND PARKING OF THE CITY OF CONCORD ZONING ORDINANCE, AND SECTION 27, LANDSCAPING AND EROSION CONTROL OF THESE REGULATIONS. ONE TREE SHALL BE PLANTED FOR EACH 1000 SQUARE FEET OF ANY PROPOSED PARKING AREA INCLUDING PARKING SPACES, INTERNAL LANDSCAPE ISLANDS, ACCESS AISLES, DRIVEWAYS, FIRE LANES, AND OTHER VEHICULAR CIRCULATION AREAS. PERIMETER LANDSCAPING, SIDEWALKS, PATIOS, IMPERVIOUS VEHICULAR STORAGE AREAS FOR THE SALE AND RENTAL OF VEHICLES, AND PAVED OUTSIDE STORAGE AREAS, WHERE ALLOWED, SHALL NOT BE INCLUDED IN THE AREA USED TO DETERMINE THE AMOUNT OF TREE PLANTING REQUIRED. TREES REQUIRED SHALL BE PLANTED WITHIN THE INTERNAL PARKING LOT ISLANDS, AROUND THE PERIMETER OF THE PARKING AREA WITHIN TWENTY (20) FEET OR THE PARKING LOT, OR IN LANDSCAPED AREAS BETWEEN BUILDINGS AND THE PARKING FIELD. EXISTING TREES PRESERVED ON THE SITE MAY COUNT ON A ONE FOR ONE BASIS WHEN LOCATED WITHIN TWENTY (20) FEET OF ANY PARKING LOT, ACCESS AISLE, VEHICULAR SALE OR RENTAL AREA, DRIVEWAY OR LOADING AREA.

SOUTH PARKING LOT: (VEHICLE DISPLAY/STORAGE IS NOT AN ALLOWED USE, ALL PAVEMENT SHALL COMPLY)
 $68,560 \text{ SF GPA} / 1,000 \text{ SF} = 69 \text{ TREES REQUIRED}$
 $= 69 \text{ TREES PROVIDED}$

27.06 PLACEMENT OF LANDSCAPE MATERIAL:

- (1) DISTRIBUTION: STREET TREES SHALL BE PLANTED BETWEEN TWENTY (20) FEET AND FORTY (40) FEET APART.

27.07 REQUIRED LANDSCAPING IMPROVEMENTS:

- (2) LANDSCAPE BUMPOUTS AND ISLANDS: LANDSCAPE BUMPOUTS AND ISLANDS WITHIN PARKING LOTS SHALL CONTAIN A MINIMUM OF ONE (1) DECIDUOUS SHADE TREE AND SHALL BE PROTECTED WITH CURBING.
- (4) BIODIVERSITY: PROPOSED TREES SHALL BE SELECTED TO ENCOURAGE BIOLOGICAL DIVERSITY. NO MORE THAN TWENTY FIVE (25%) PERCENT OF THE TREES TO BE PLANTED IN ANY DEVELOPMENT SHALL BE OF THE SAME SPECIES. WHEN MORE THAN 100 TREES ARE TO BE PLANTED, NO SINGLE TREE SPECIES SHALL CONSIST OF MORE THAN FIFTEEN PERCENT (15%) OF THE TOTAL PLANTED. NO MORE THAN TWENTY FIVE PERCENT (25%) OF THE TREES TO BE PLANTED SHALL BE CLASSIFIED AS ORNAMENTAL TREES, AND THE BALANCE OF THE REQUIRED TREES SHALL BE DECIDUOUS SHADE TREES.

LANDSCAPE NOTES:

1. ALL PLANT MATERIALS USED SHALL BE NURSERY STOCK AND SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM DATE OF INSTALLATION. ANY MATERIAL WHICH DIES OR DOES NOT SHOW HEALTHY APPEARANCE WITHIN THIS TIME SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE; WITH SAME WARRANTY REQUIREMENTS AS THE ORIGINAL. WARRANTIES TYPICALLY DO NOT COVER LOSS DUE TO INSECT INFESTATION OR MECHANICAL DAMAGE (I.E. SNOW STORAGE).

2. A TOPSOIL MIXTURE SHALL BE USED TO BACKFILL THE HOLE AS FOLLOWS; ORGANIC TOPSOIL, AMENDED WITH 10% WOOD ASH, 10% MANURE, 30% PEATMOSS AND A GRANULAR HYDROGEL TO ABSORB AND RETAIN WATER.

3. UNSUITABLE MATERIAL ENCOUNTERED IN PLANTING AREAS SHALL BE REMOVED AND REPLACED WITH TOPSOIL MIXTURE NOTED ABOVE. THE AREA OF REMOVAL SHALL BE TWICE THE DIAMETER OF THE ROOT BALL FOR THE SPECIFIED PLANT MATERIAL.

4. ALL TREES CALIPERS SHALL BE MEASURED FROM A HEIGHT OF 12" ABOVE THE GROUND. ALL TREES ARE SHOWN AT MATURE SIZE

5. ANY PROPOSED PLANT SUBSTITUTIONS SHALL BE REVIEWED BY THE LANDSCAPE ARCHITECT AND APPROVED BY THE LOCAL JURISDICTION PRIOR TO PLANTING.

6. CONTRACTOR SHALL INSTALL SNOW FENCING AT DRIP LINE OF TREES TO BE SAVED TO PROTECT FROM ROOT COMPACTION AND ROOTS ARE TO BE CUT BY HAND WHERE THEY INTERFERE WITH UTILITIES, CURBING AND PAVEMENT SUB-BASE COURSES.

7. PARKING, AND THE STORAGE AND DISPLAY OF VEHICLES, GOODS, AND MATERIALS ARE PROHIBITED WITHIN PERIMETER LANDSCAPING AREAS, RESIDENTIAL DISTRICT BUFFERS, AND INTERIOR PARKING LOT LANDSCAPED AREAS. INTERNAL PARKING LOT ISLANDS SHALL EITHER BE GRASSED OR PLANTED WITH GROUND COVER. NON-ORGANIC MULCH, STONE, OR LANDSCAPED FABRIC IS NOT ALLOWED IN REQUIRED LANDSCAPE AREAS.

8. ALL LANDSCAPED AREAS INCLUDING LAWNS SHALL BE PROVIDED WITH UNDERGROUND IRRIGATION. SEE IRRIGATION NOTES.

9. UNDERGROUND UTILITIES: NO TREES SHALL BE PLANTED WITHIN TEN (10) FEET OF AN EXISTING OR PROPOSED UNDERGROUND UTILITY LINE EXCEPT FOR THE FOLLOWING:

- a. SITE IRRIGATION LINES TO SPRINKLER HEADS;
b. ELECTRICAL SERVICE LINES TO EXTERIOR LIGHTS, WELL PUMPS OR OTHER SMALL FIXTURES AND EQUIPMENT;
c. TELECOMMUNICATION SERVICE LINES TO EXTERIOR EMERGENCY PHONES OR OTHER SIMILAR COMMUNICATION EQUIPMENT;
d. OTHER MINOR SERVICE LINES WHICH WILL NOT BE DAMAGED BY TREE ROOTS, OR CAN BE REPAIRED AND REPLACED WITHOUT DAMAGING EXISTING, OR PROPOSED TREES ON, OR ABUTTING, THE SITE.

10. ALL OPEN SPACE AREAS NOT COVERED WITH NATURAL VEGETATION SHALL BE COVERED WITH GRASS OR OTHER VEGETATIVE GROUNDCOVERS, WITH THE EXCEPTION OF PLANTING BEDS WHICH MAY BE MULCHED.

IRRIGATION NOTES:

1. THE IRRIGATION SYSTEM SHALL BE DESIGNED BY AN APPROVED IRRIGATION DESIGN/BUILD CONTRACTOR OR BY AN APPROVED EQUAL, TO BE DETERMINED BY THE OWNERS REPRESENTATIVE/LANDSCAPE ARCHITECT.
2. THE CONTRACTOR IS RESPONSIBLE FOR SUBMITTING THE IRRIGATION SYSTEM DESIGN AND SHOP DRAWINGS TO THE OWNER 30 DAYS PRIOR TO THE START OF CONSTRUCTION.
3. THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL EXISTING AND PROPOSED UTILITIES AND NOTIFY THE OWNER'S REPRESENTATIVE OF CONFLICTS.
4. THE IRRIGATION CONTRACTOR IS RESPONSIBLE FOR, BUT NOT LIMITED TO, THE COMPLETE INSTALLATION OF THE IRRIGATION SYSTEM AND SHALL FOLLOW ALL APPLICABLE CODES.
5. REFER TO ARCHITECTURAL PLANS FOR LOCATION OF THE IRRIGATION SYSTEM'S BUILDING CONNECTION.
6. REFER TO MANUFACTURER'S INSTRUCTIONS AND PRODUCT SPECIFICATIONS FOR INSTALLATION.

PROPOSED PLANTING SCHEDULE

SYMBOL	QTY	BOTANICAL NAME COMMON NAME	SIZE	REMARKS
SHADE TREES				
AB	16	ACER R. 'BOWHALL' BOWHALL RED MAPLE	2 1/2" TO 3" CAL.	B&B
AO	9	ACER RUBRUM 'OCTOBER GLORY' OCTOBER GLORY RED MAPLE	2 1/2" TO 3" CAL.	B&B
BD	9	BETULA N. 'DURA HEAT' DURA HEAT RIVER BIRCH	12" TO 14" CLUMP	B&B
GS	8	GLEDISTA T.I. 'SUNBURST' SUNBURST HONEYLOCUST	2 1/2" TO 3" CAL.	B&B
PB	11	PLATANUS X ACREIFOLIA 'BLOODGOOD' BLOODGOOD LONDON PLANETREE	2 1/2" TO 3" CAL.	B&B
QP	11	QUERCUS PALUSTRIS 'GREEN PILLAR' GREEN PILLAR PIN OAK	2 1/2" TO 3" CAL.	B&B
ZV	4	ZELKOVA SERRATA 'VILLAGE GREEN' VILLAGE GREEN ZELKOVA	2 1/2" TO 3" CAL.	B&B
SHRUBS				
FL	8	FORSYTHIA 'LYNWOOD GOLD' LYNWOOD GOLD FORSYTHIA	3' TO 4'	B&B
JC	8	JUNIPERUS C. 'SEAGREEN' SEAGREEN JUNIPER	3 GAL.	CONT.
JH	20	JUNIPERUS H. 'PLUMOSA COMPACTA' YOUNGTOWN JUNIPER	3 GAL.	CONT.
MP	9	MYRICA PENSYLVANICA NORTHERN BAYBERRY	5 GAL.	CONT.
SL	25	SPIRAEA J. 'LITTLE PRINCESS' LITTLE PRINCESS SPIREA	3 GAL.	CONT.
TT	50	THUJA O. 'TECHNY' MISSION ARBORVITAE	5' TO 6'	B&B

I, MICHAEL S. KRZEMINSKI, HEREBY CERTIFY THAT I AM THE DESIGNER OF THIS LANDSCAPE PLAN AND THAT I AM A PROFESSIONAL LANDSCAPE ARCHITECT LICENSED BY THE STATE OF NEW HAMPSHIRE.



TURF ESTABLISHMENT SCHEDULE:

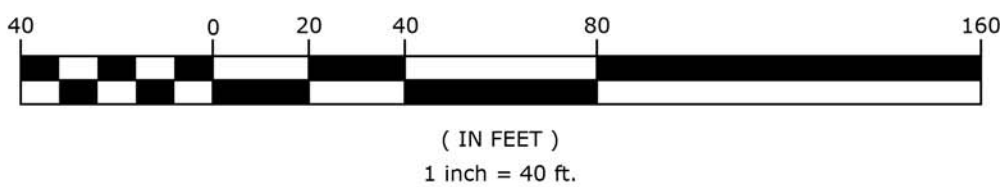
- SEED BED PREPARATION:
- PLACE 4-INCH (MINIMUM) COMPACTED THICKNESS OF CLEAN SUITABLE LOAM.
 - RAKE OUT LOAM TO FREE SOIL OF DEBRIS AND STONES GREATER THAN 1-INCH IN DIAMETER.
 - FINE GRADE SURFACE AND SUPPLEMENT WITH LOAM WHERE NEEDED TO CREATE A UNIFORM SURFACE.
 - APPLY AGRICULTURAL LIMESTONE AT A RATE OF 11-POUNDS PER 1,000 S.F.

SEEDING SPECIFICATIONS:

- SEED SHALL BE SPREAD UNIFORMLY BY BROADCASTING, DRILLING OR HYDROSEEDING. IF HYDROSEEDING, USE 4-TIMES THE RECOMMENDED RATE OF INOCULANT.
- SEEDING FOR PERMANENT COVER SHALL OCCUR BETWEEN APRIL 15 AND OCTOBER 1. WHEN SEEDING BETWEEN MAY 15 AND SEPTEMBER 1, ALL AREAS SEEDING SHALL BE MULCHED WITH HAY, STRAW OR OTHER ACCEPTABLE MATERIAL AT A RATE OF 2-TONS PER ACRE.
- SEED MIXTURE FOR LAWN AREAS SHALL CONTAIN 45% TALL FESCUE, 45% CREEPING RED FESCUE, AND 10% REDTOP APPLIED AT A RATE OF 4.5-POUNDS PER 1,000 S.F..
- ALL STEEP SLOPE AREAS (3 : 1 OR STEEPER) SHALL BE HYDROSEEDED WITH A SEED MIXTURE CONTAINING 25% PERENNIAL RYEGRASS, 50% CROWN VETCH AND 25% WILDFLOWER MIX APPLIED AT A RATE OF 4.5 POUNDS PER 1,000 S.F.



GRAPHIC SCALE



LANDSCAPE PLAN

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REVISIONS:

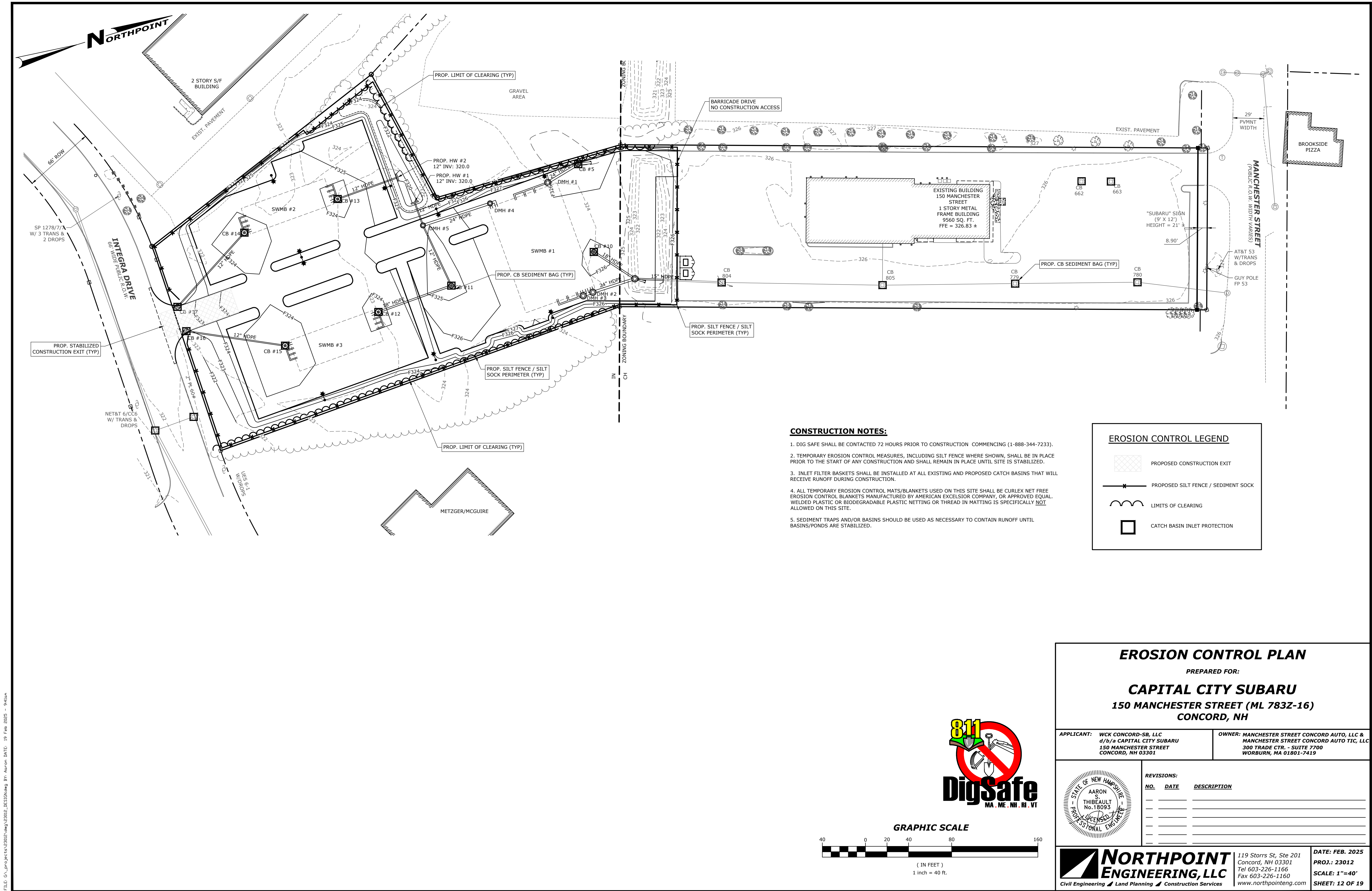
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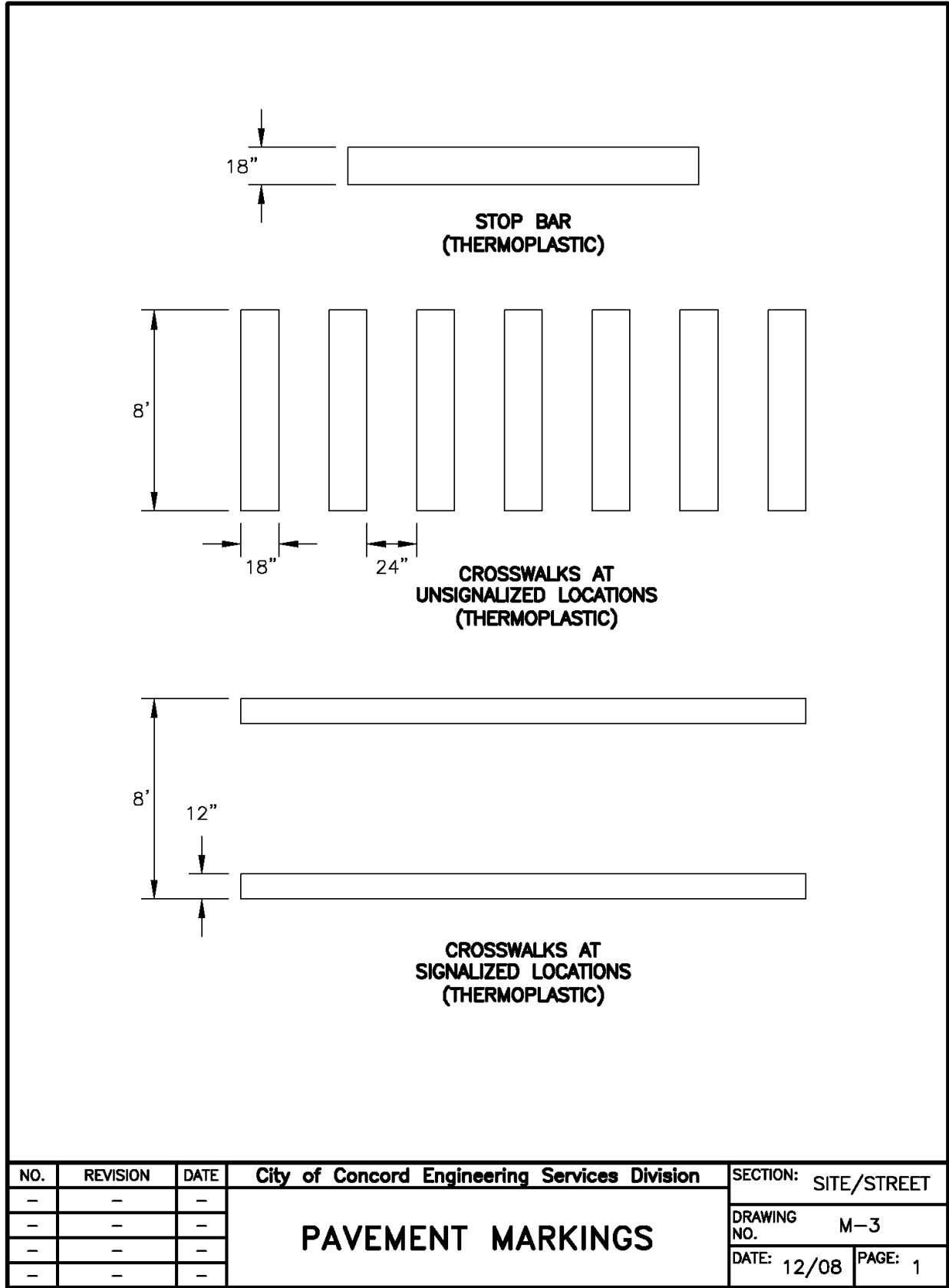
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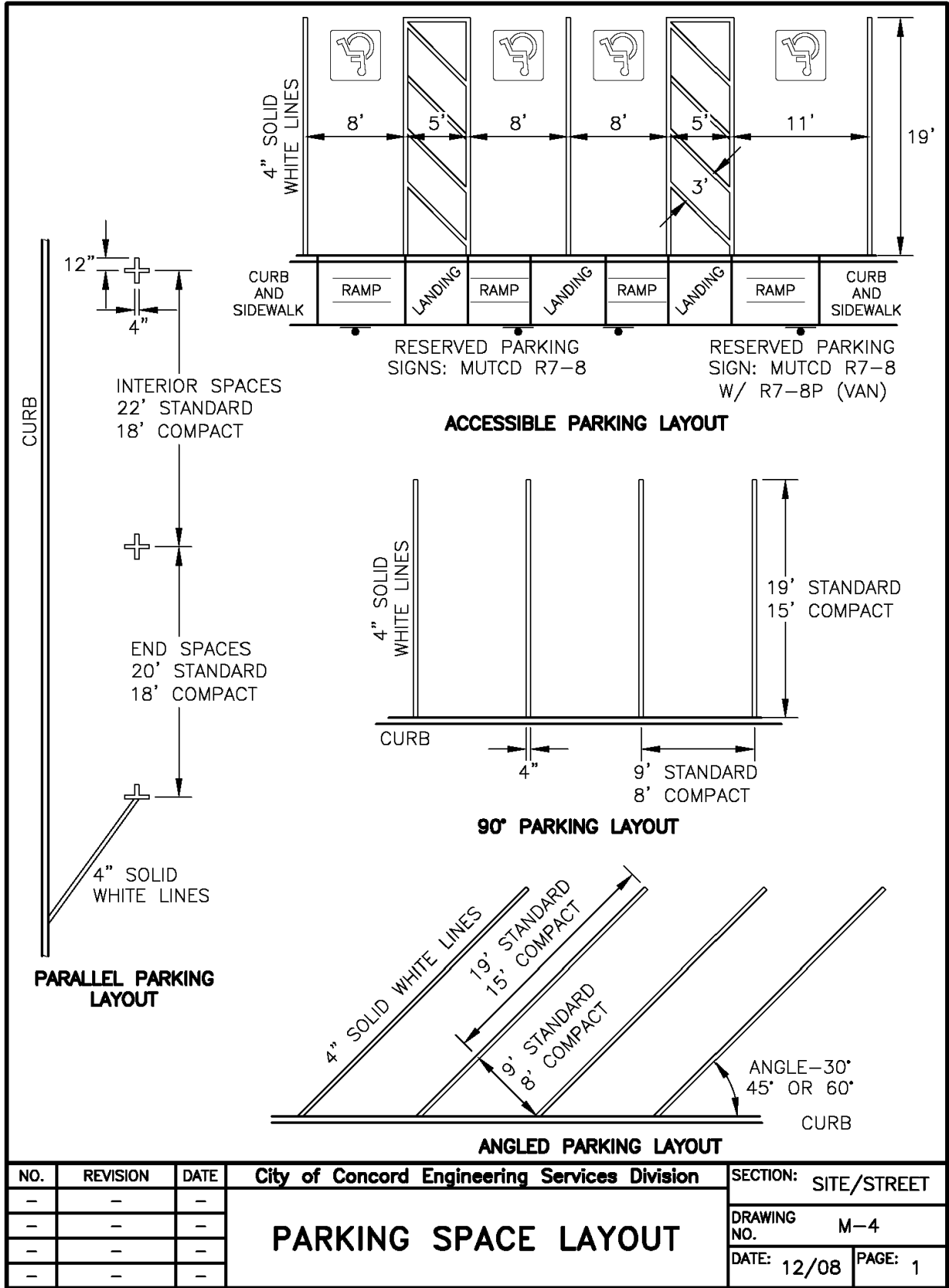
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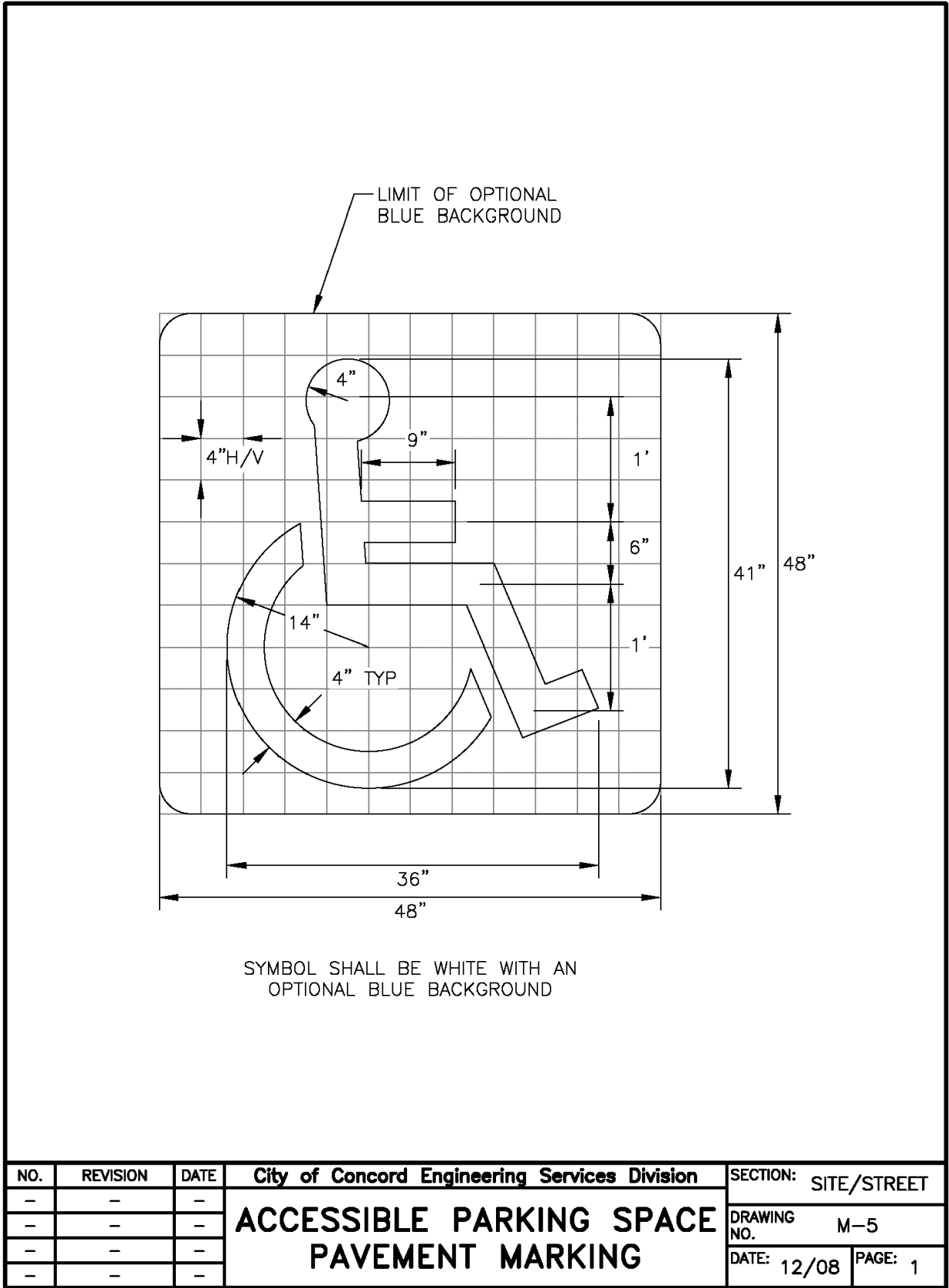




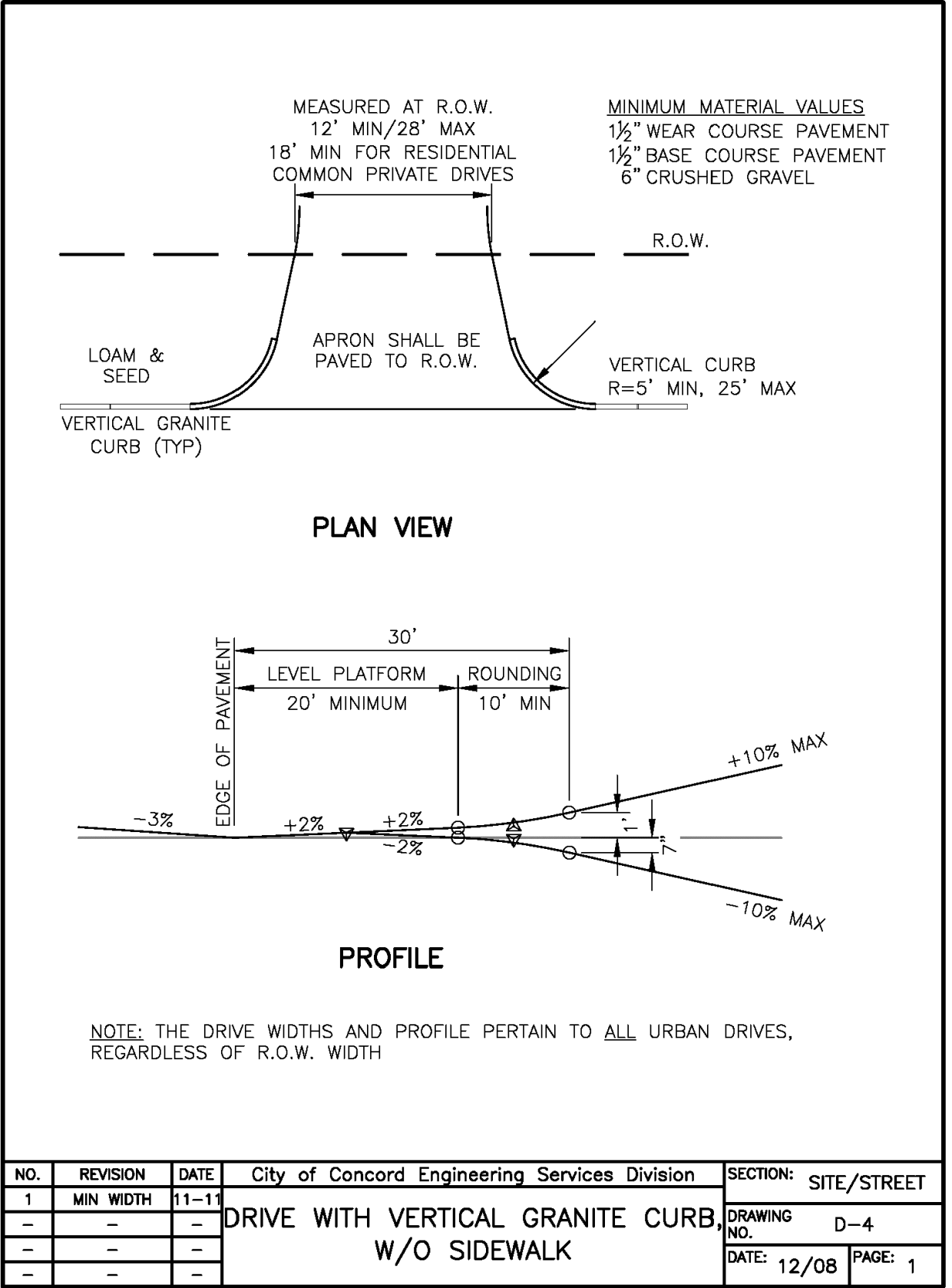
SOURCE: CONCORD CONSTRUCTION STANDARDS AND DETAILS



SOURCE: CONCORD CONSTRUCTION STANDARDS AND DETAILS



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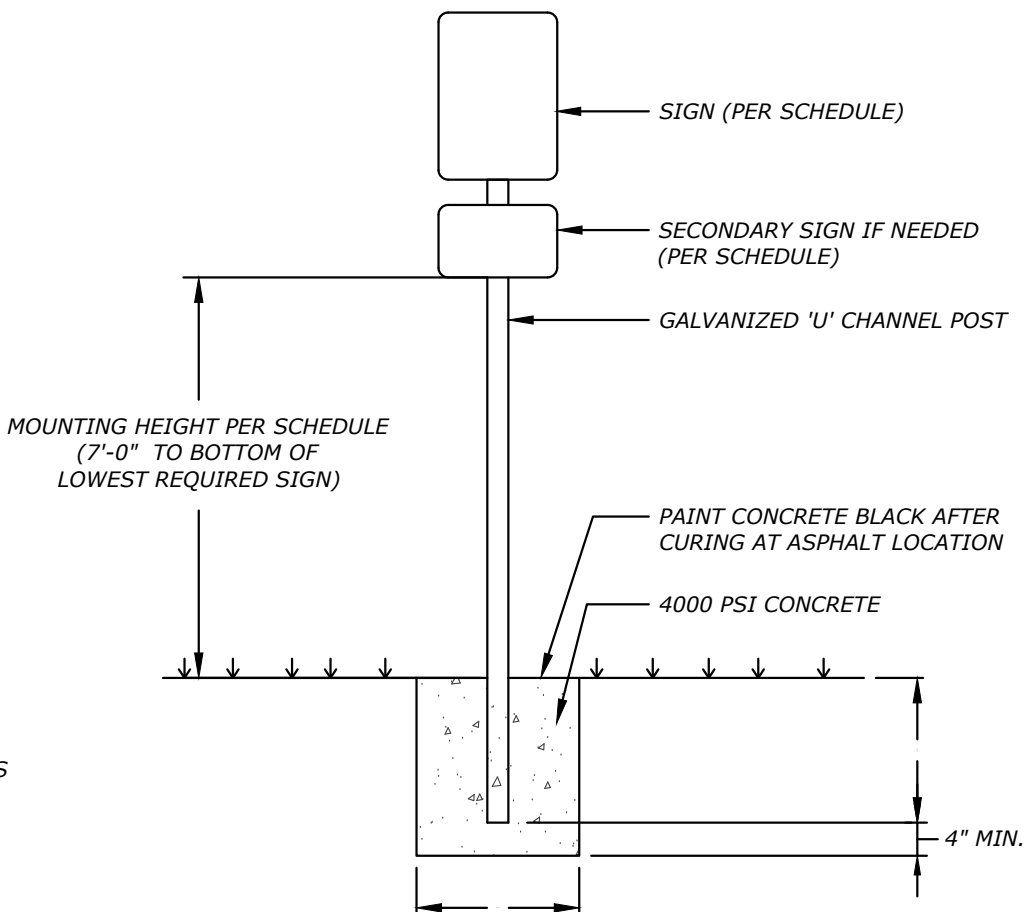
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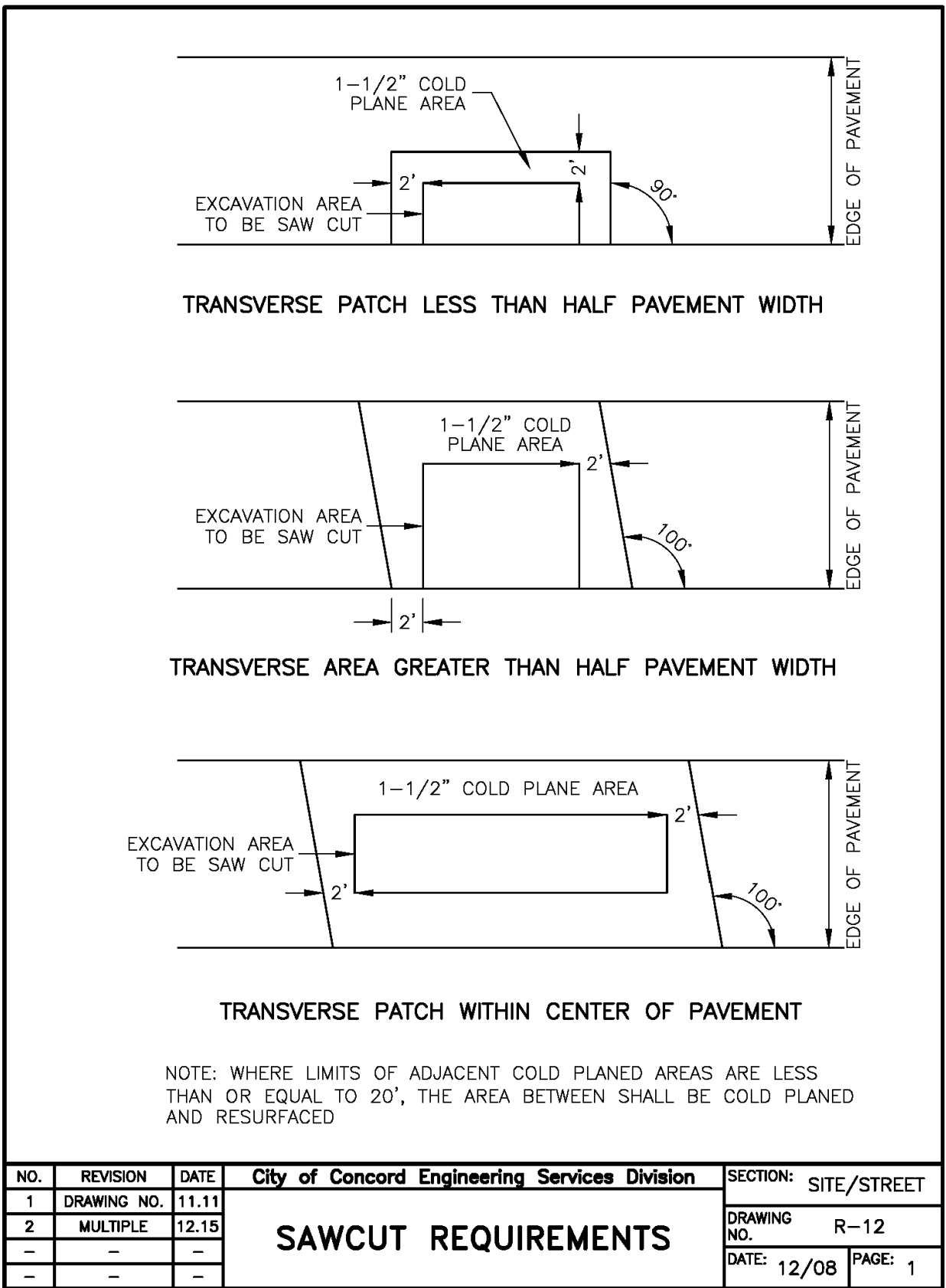
TYPICAL SIGN DETAILS
-NOT TO SCALE-

NOTES FOR ALL SIGNS:

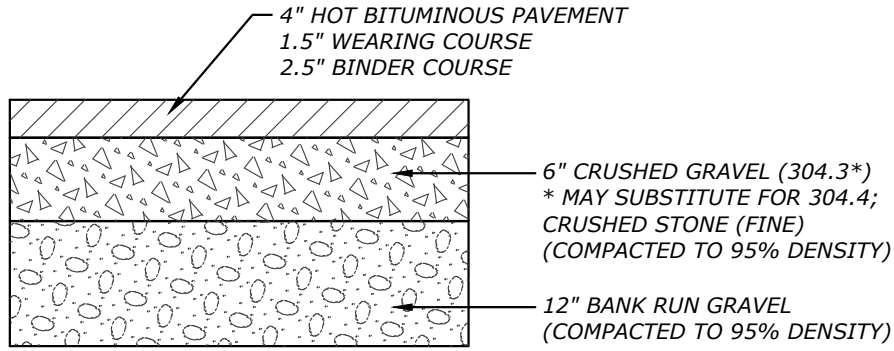
- ALL SIGN FACES AND SHAPES SHALL CONFORM WITH THE CURRENT MUTCD.
- ALL SIGN POST MOUNTS SHALL CONFORM WITH THE AASHTO AND NHDOT SPECIFICATIONS (SEE SEPARATE SIGN POST DETAILS).
- ALL SIGNS SHALL BE REFLECTIVE ALUMINUM.



TYPICAL SIGN POST - IN SOIL
-NOT TO SCALE-



SOURCE: CONCORD CONSTRUCTION STANDARDS AND DETAILS



STANDARD DUTY PAVEMENT DETAIL
-NOT TO SCALE-

CONSTRUCTION DETAILS

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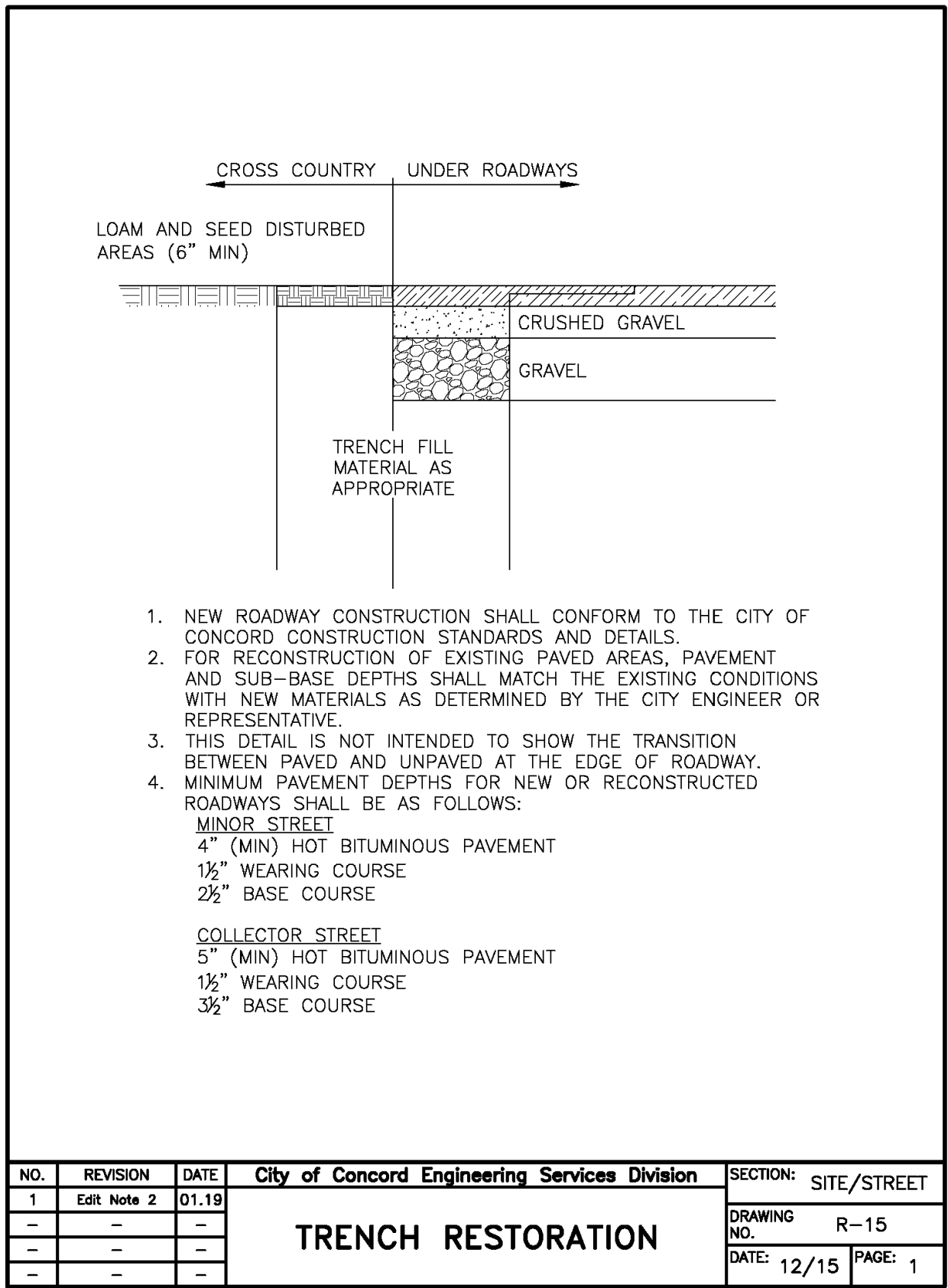
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STATE OF NEW HAMPSHIRE
AARON S. THIBEAULT
No. 18093
Professional Engineer

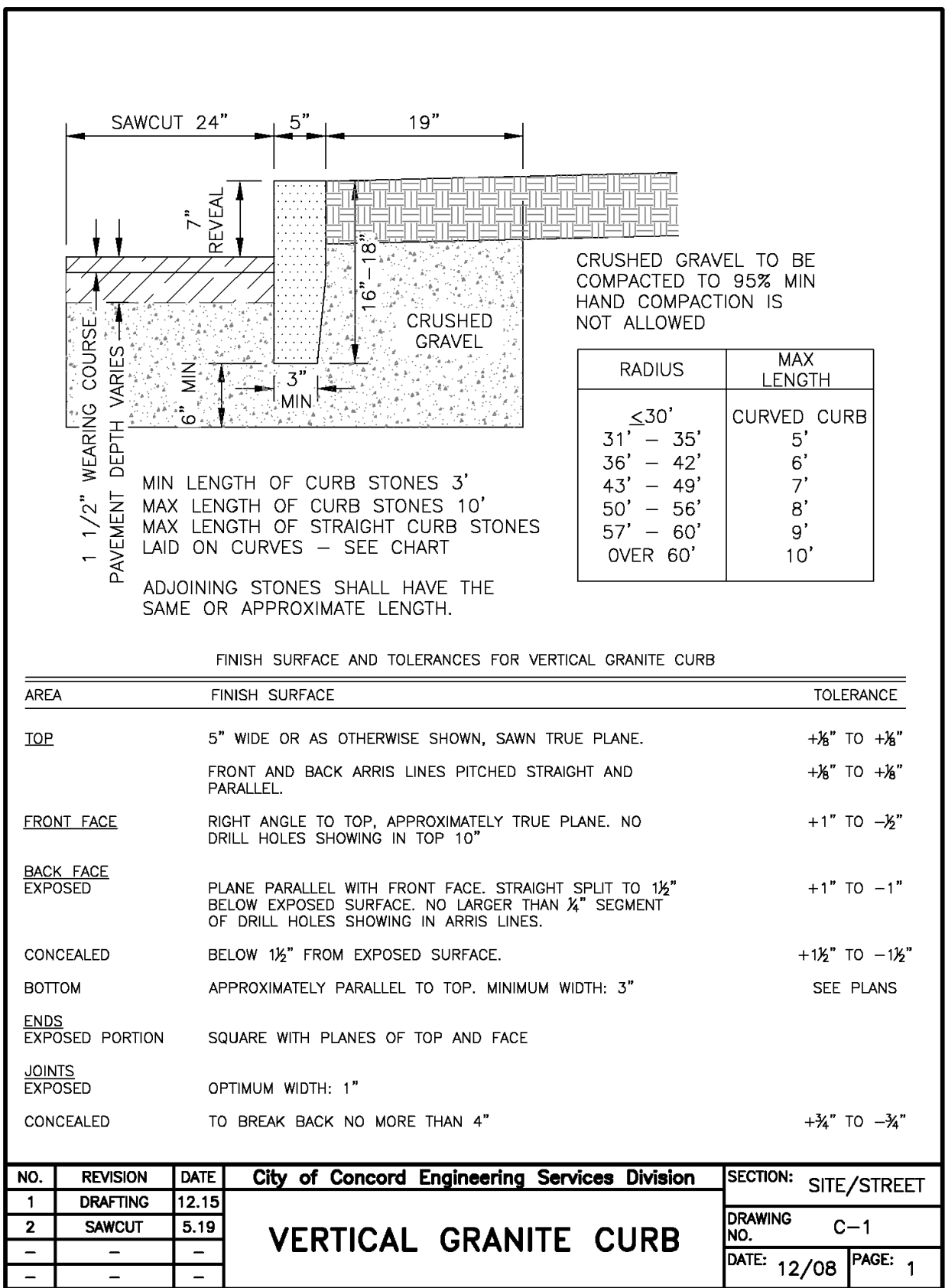
NORTHPOINT ENGINEERING, LLC
Civil Engineering Land Planning Construction Services

119 Storrs St, Ste 201
Concord, NH 03301
Tel 603-226-1166
Fax 603-226-1160
www.northpointeng.com

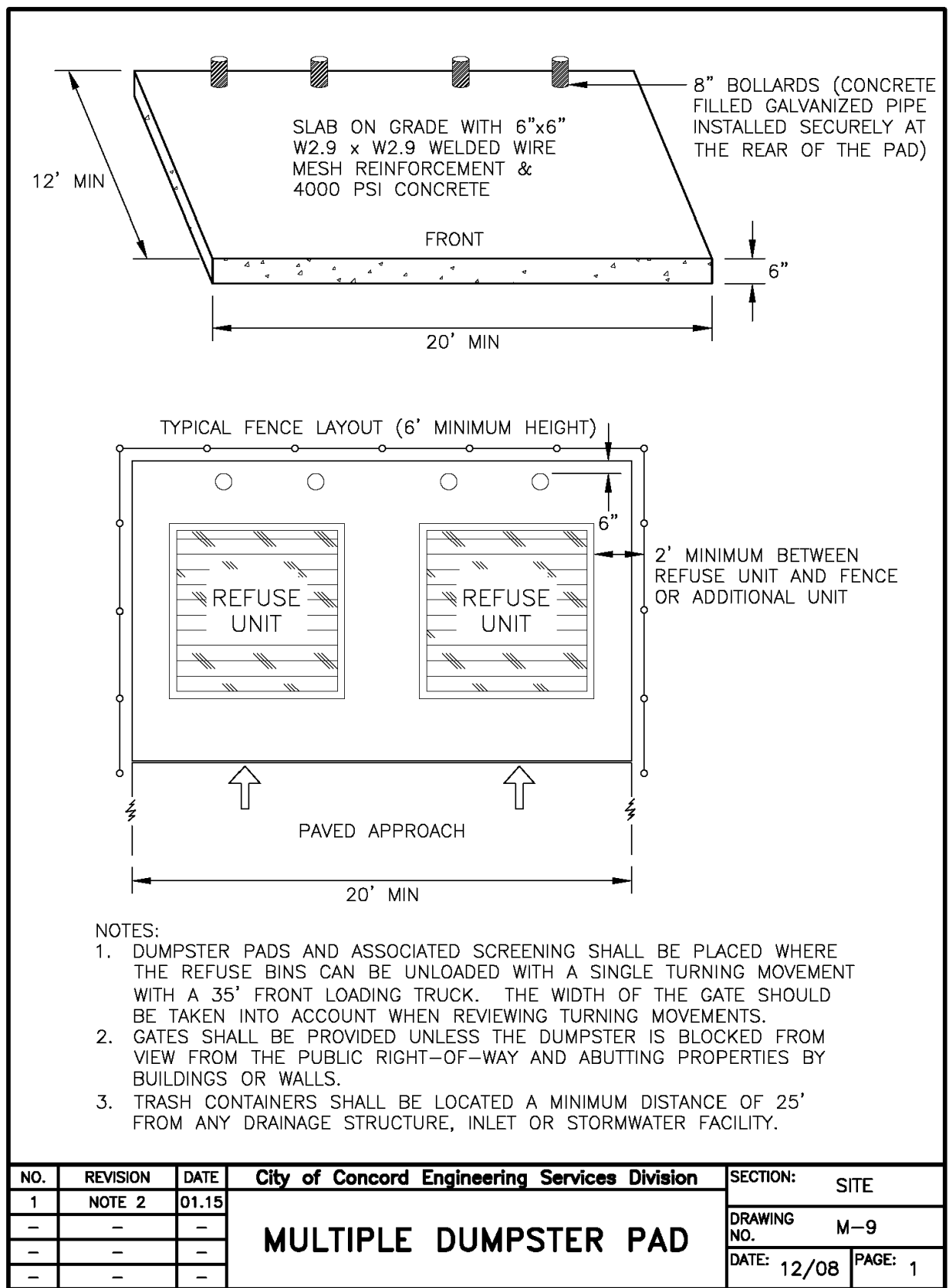
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PROJ.: 23012
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SHEET: 13 OF 19



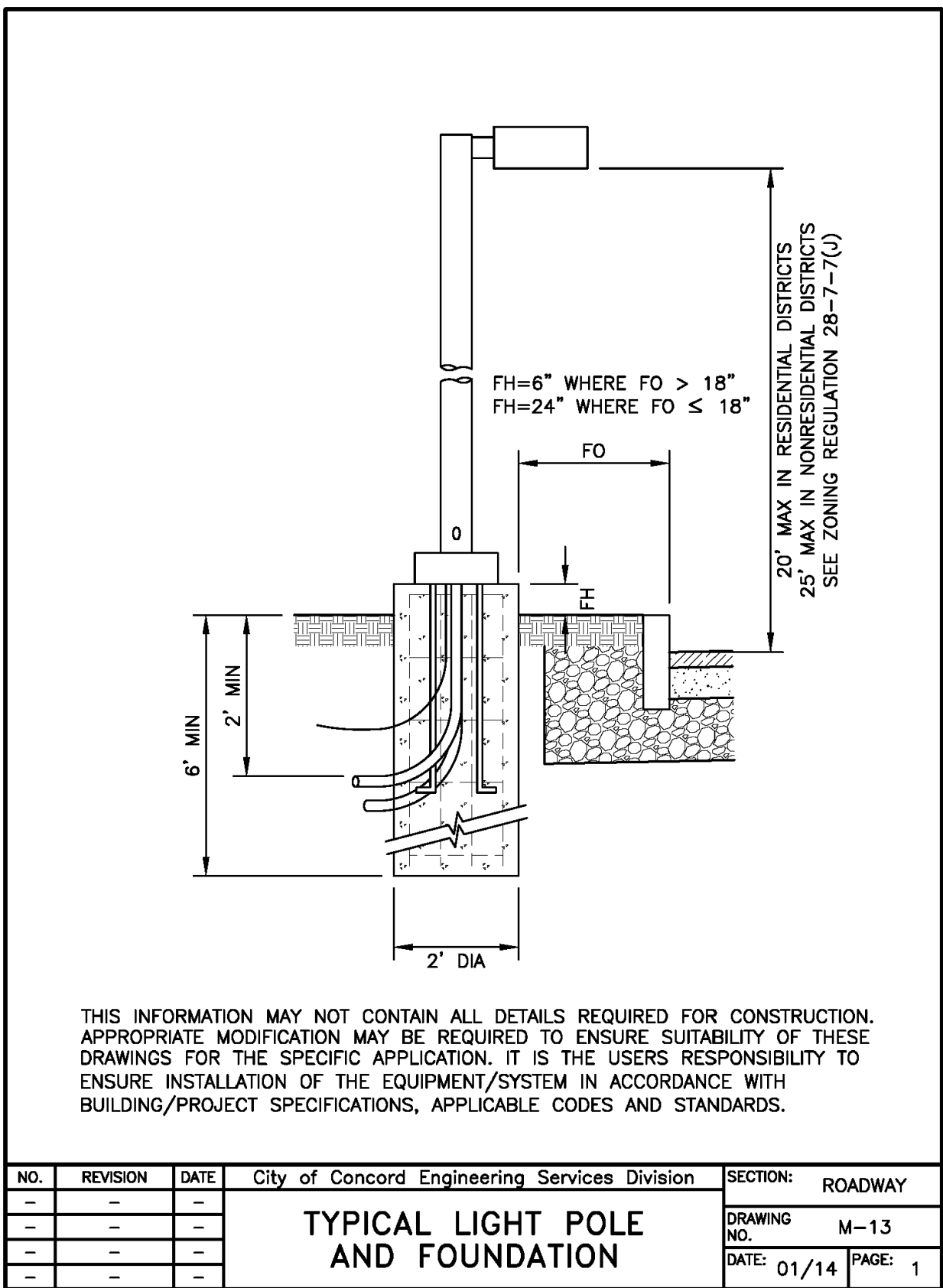
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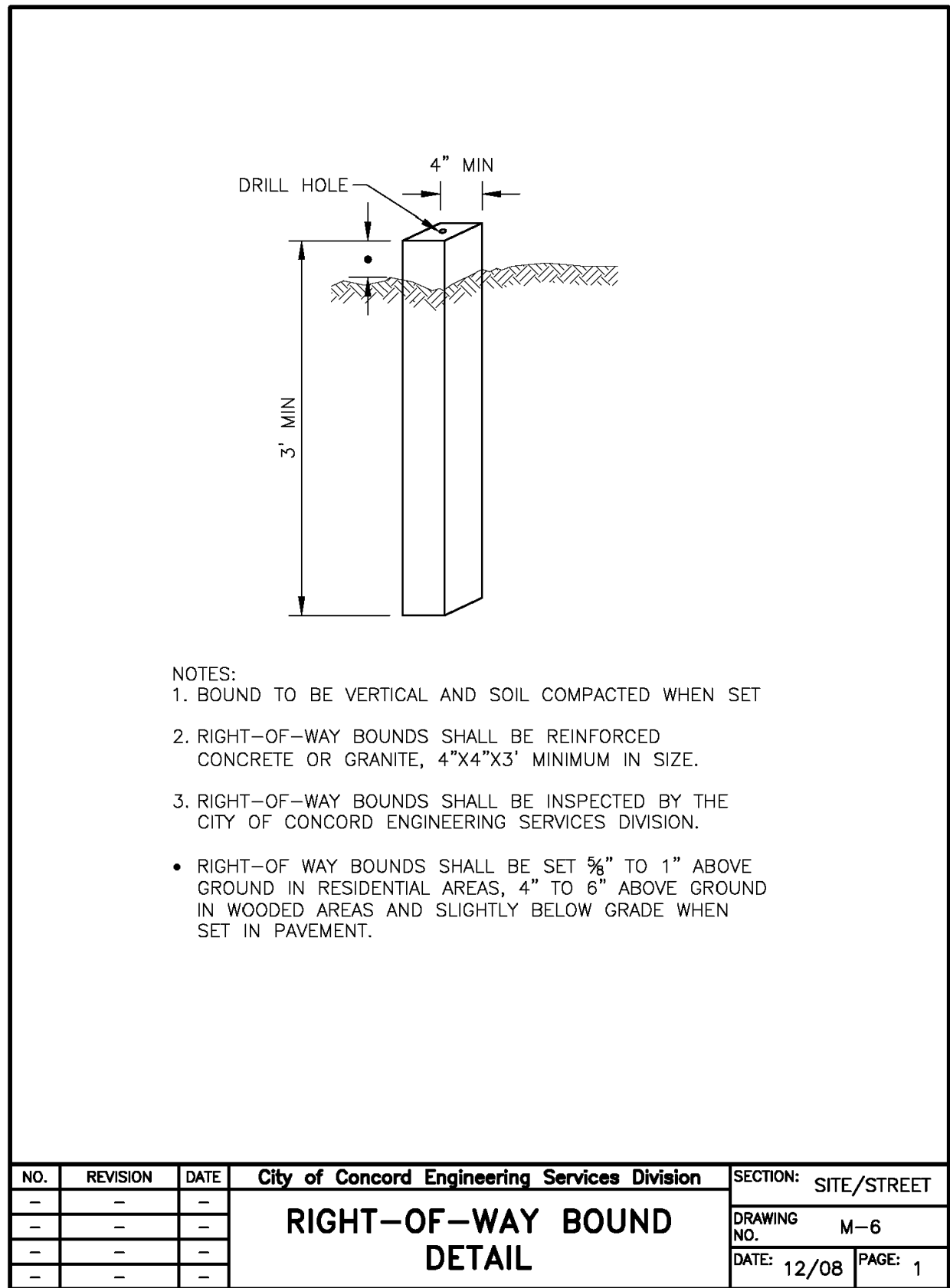
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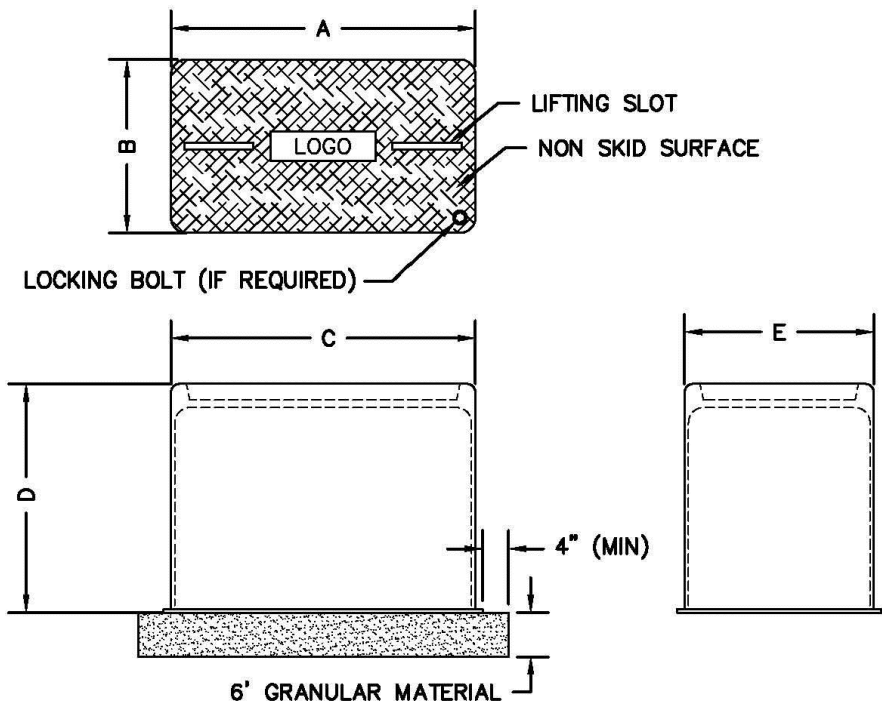
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SOURCE: CONCORD CONSTRUCTION STANDARDS AND DETAILS



SOURCE: CONCORD CONSTRUCTION STANDARDS AND DETAILS



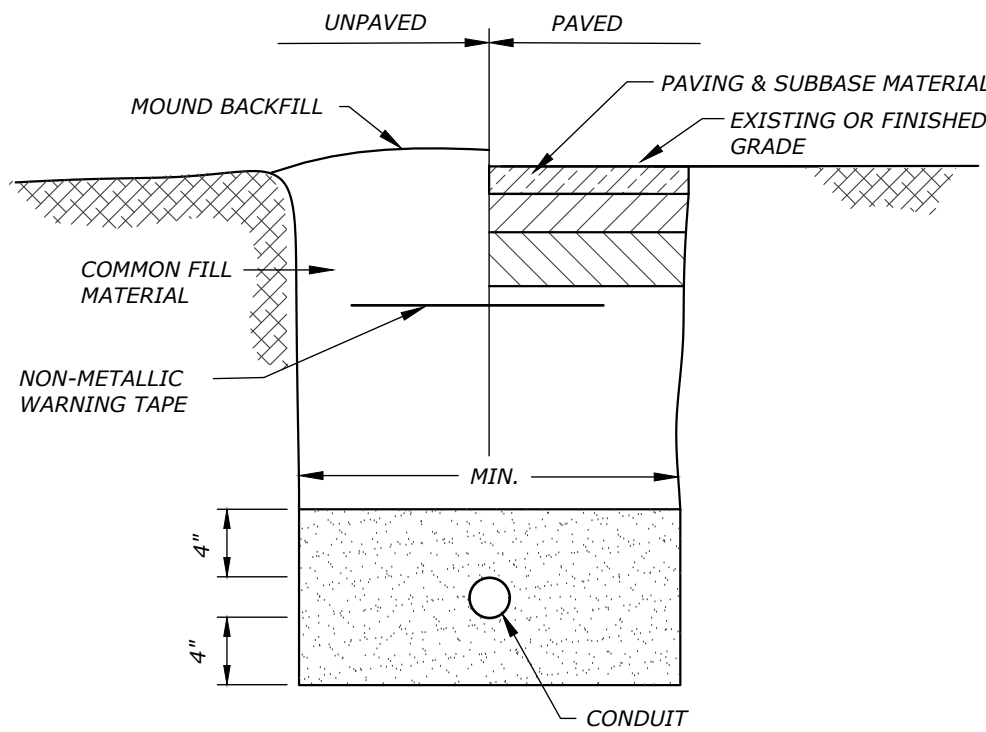
	A	B	C	D	E
ITEM NO. 614.522	24"	13"	26"	15"	16"-18"
ITEM NO. 614.523	30"	17"	32"	19"	18"

NOTES

1. PULL BOX SHALL HAVE AN OPEN BOTTOM
2. LOGO= SIGNAL DRAIN OR ELECTRIC AS REQUIRED.

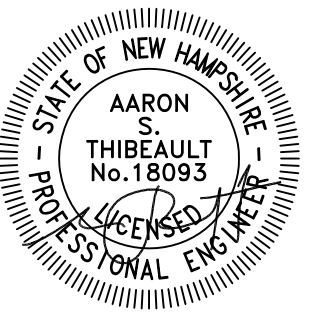

MOLDED PULL BOX DETAIL

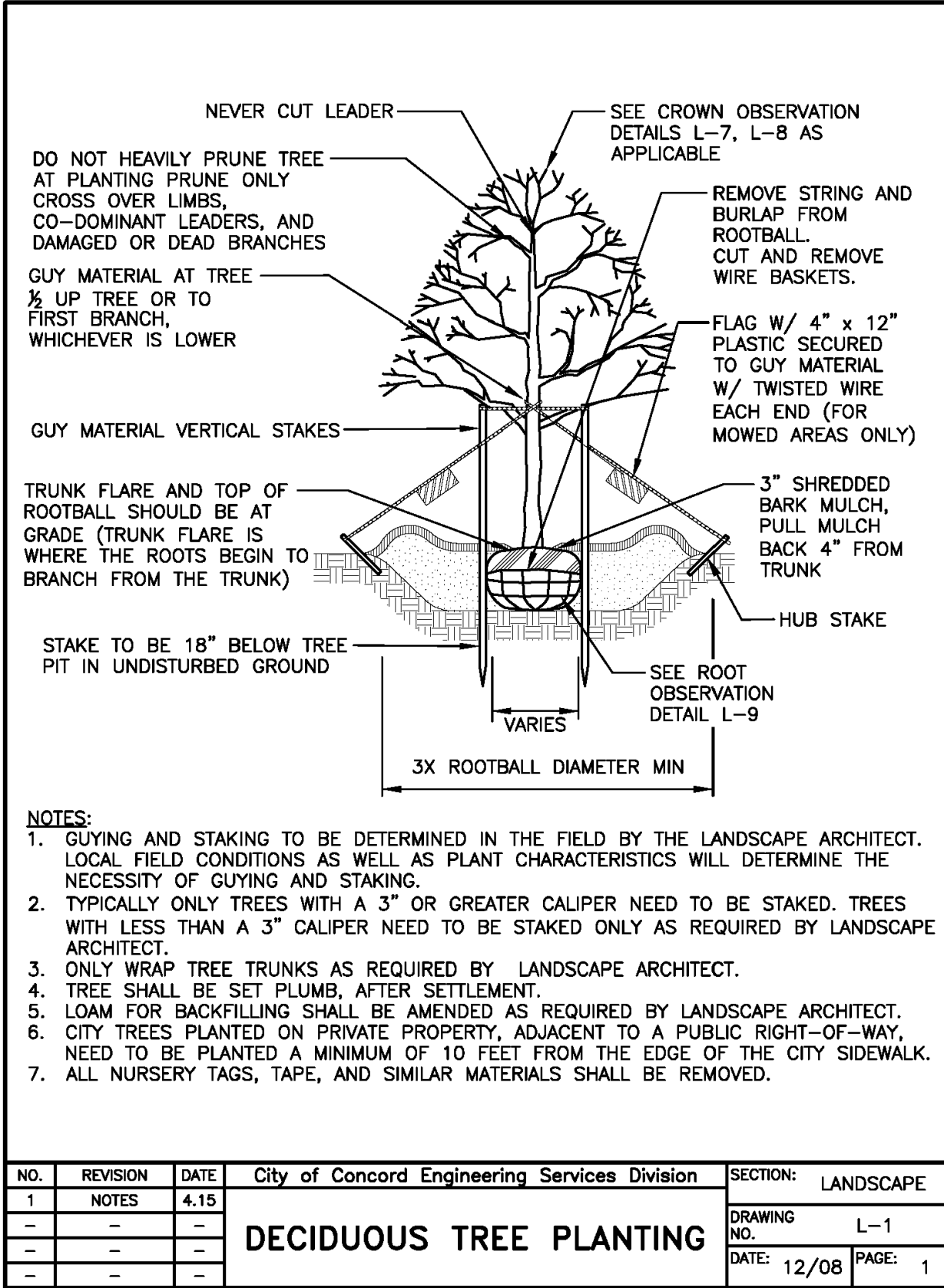
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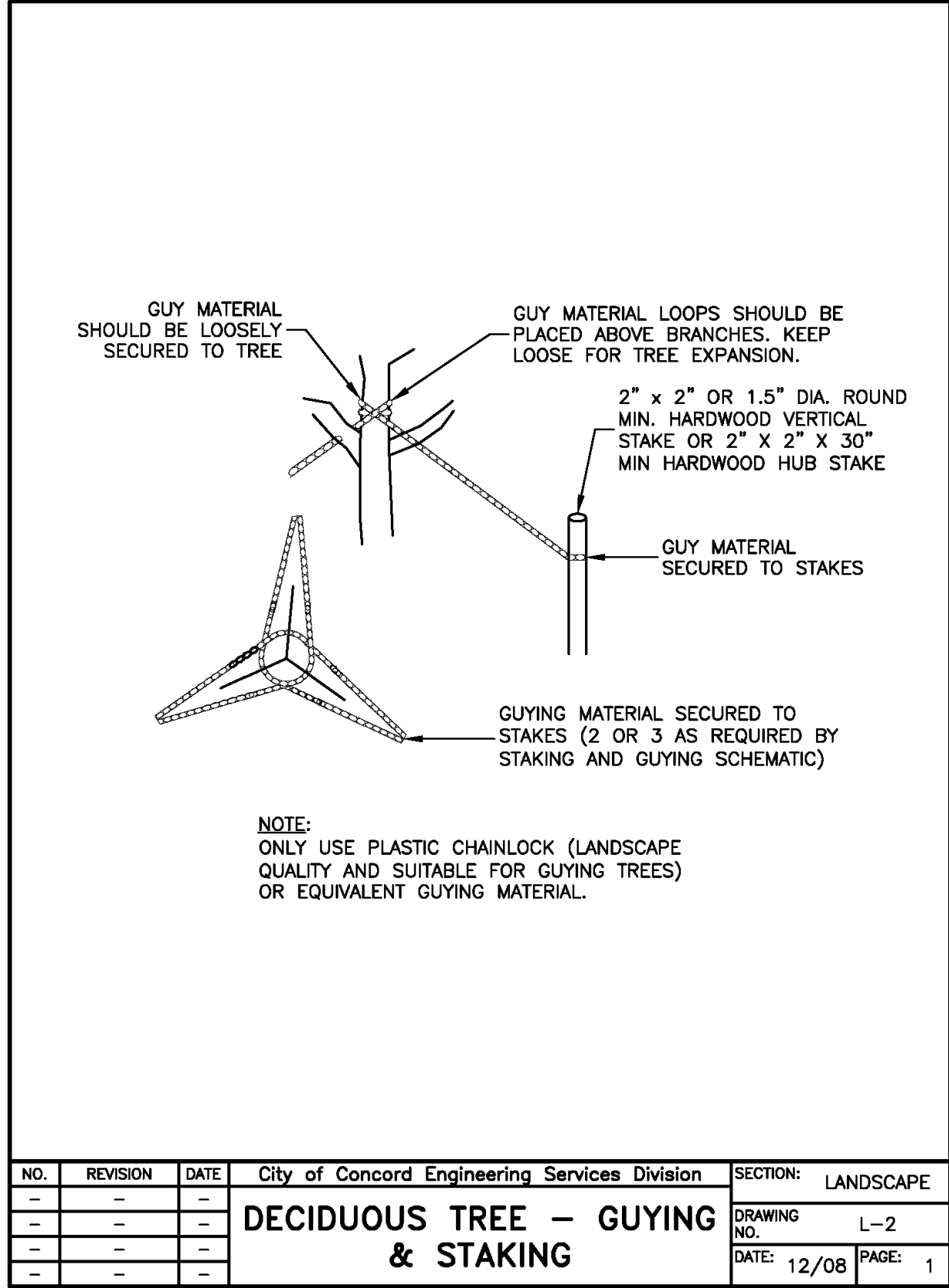
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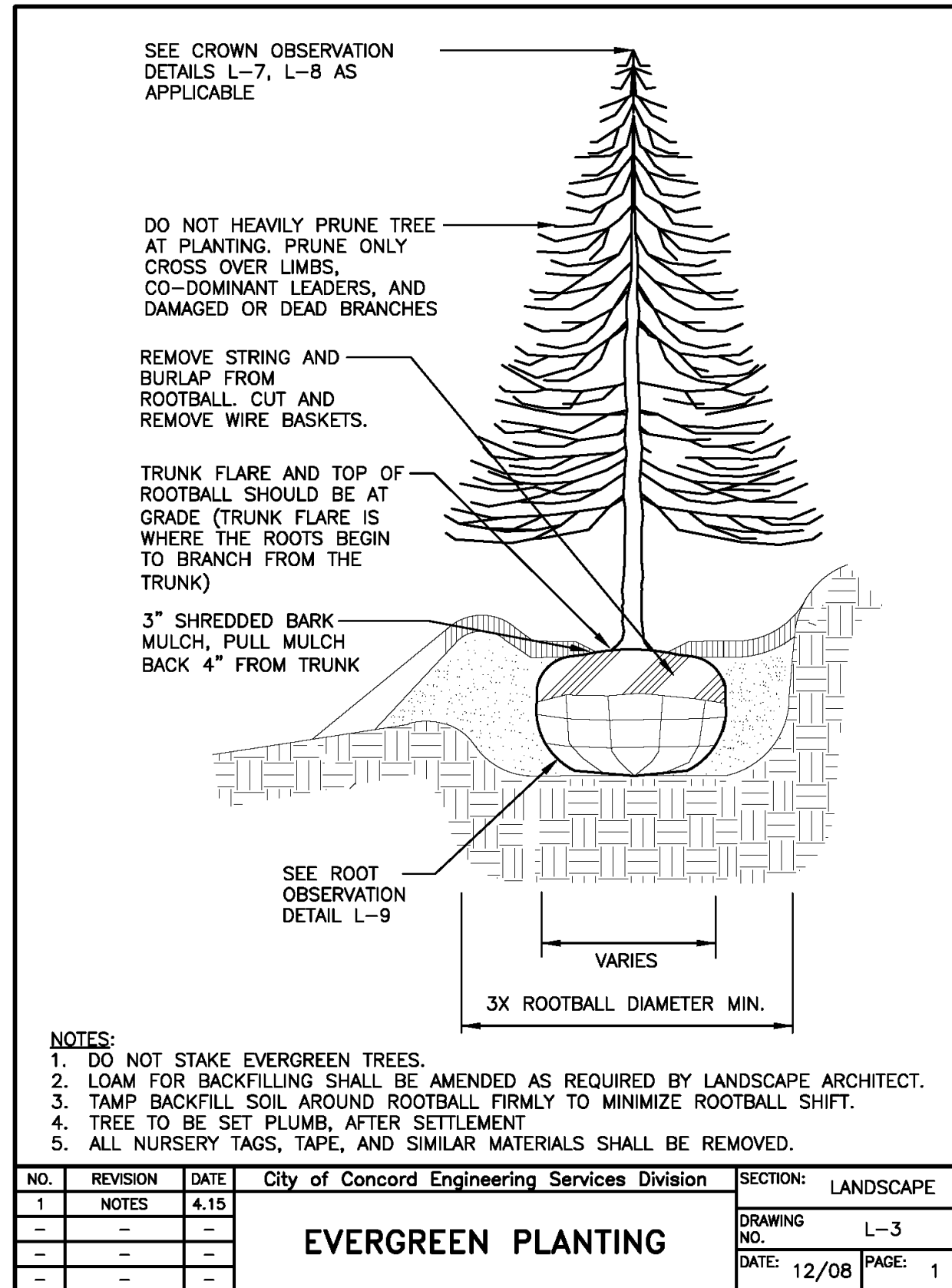
CONSTRUCTION DETAILS	
PREPARED FOR:	
CAPITAL CITY SUBARU	
150 MANCHESTER STREET (ML 783Z-16)	
CONCORD, NH	
APPLICANT	WCK CONCORD-SB, LLC d/b/a CAPITAL CITY SUBARU 150 MANCHESTER STREET CONCORD, NH 03301
OWNER	MANCHESTER STREET CONCORD AUTO, LLC & MANCHESTER STREET CONCORD AUTO TIC, LLC 300 TRADE CTR. - SUITE 7700 WORBN, MA 01801-7419
	REVISIONS:
	NO. DATE DESCRIPTION
	
119 Storrs St, Ste 201 Concord, NH 03301 Tel 603-226-1166 Fax 603-226-1160 www.northpointeng.com	
DATE: FEB. 2025 PROJ.: 23012 SCALE: AS SHOWN SHEET: 14 OF 19	



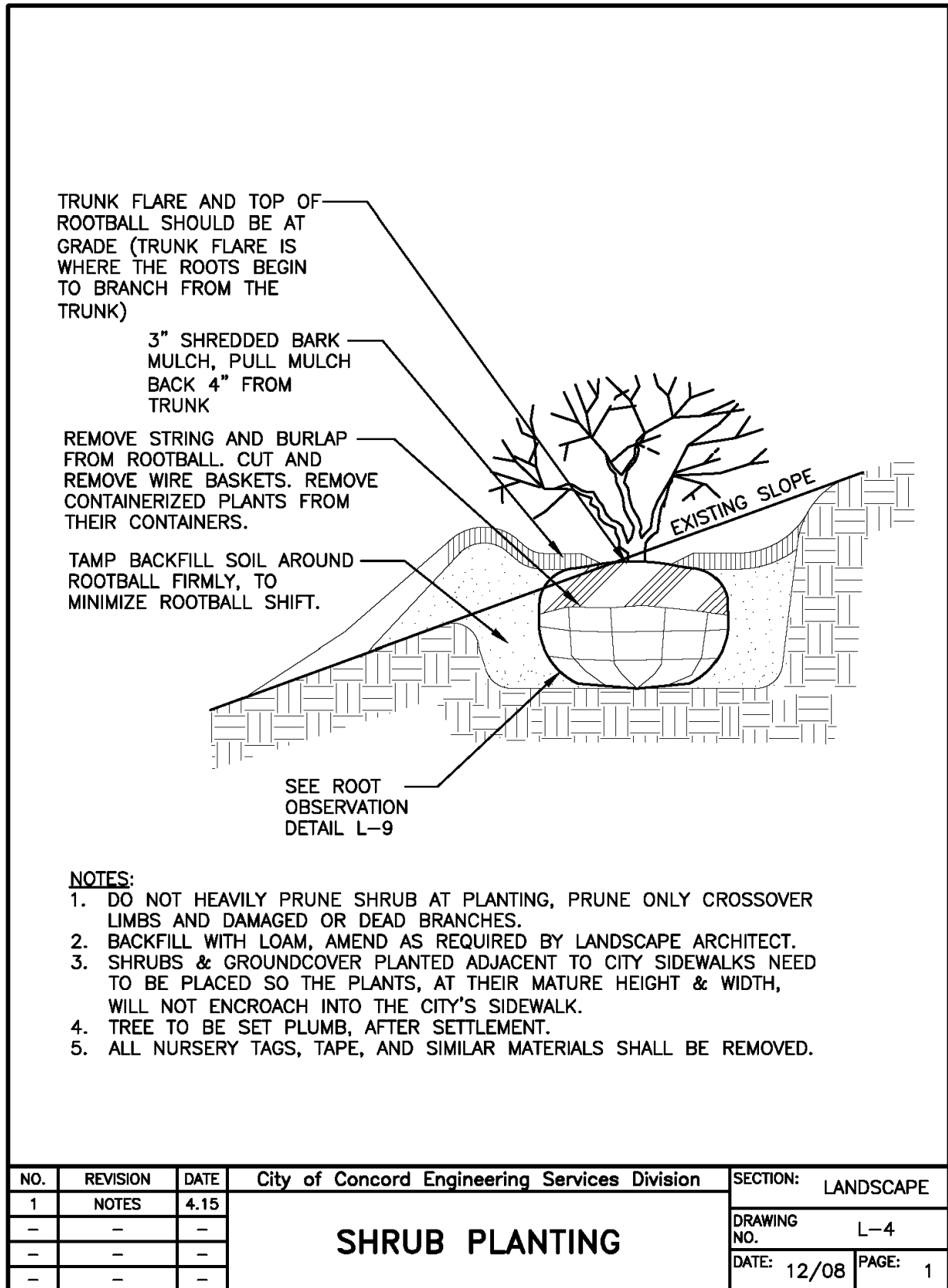
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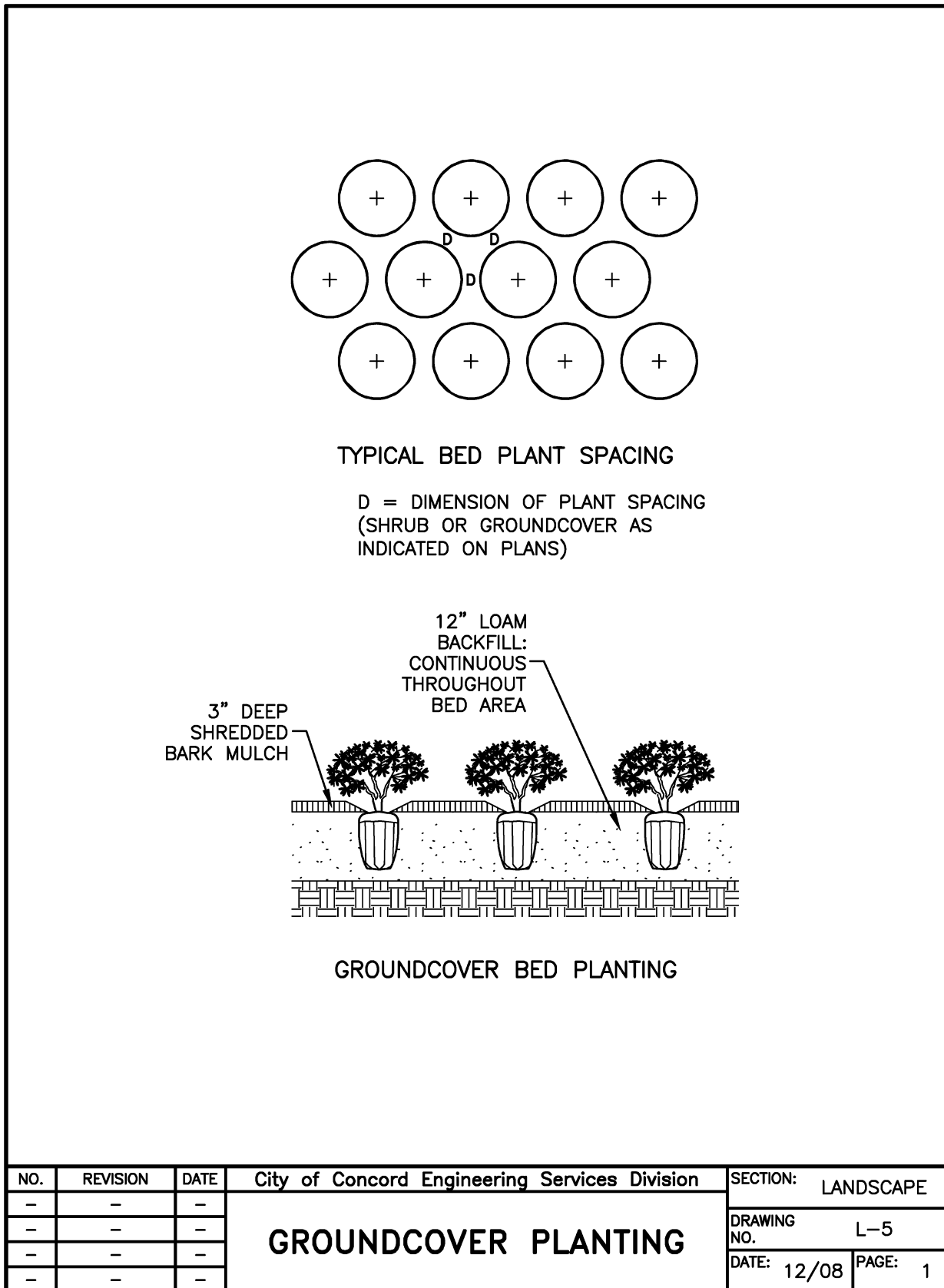
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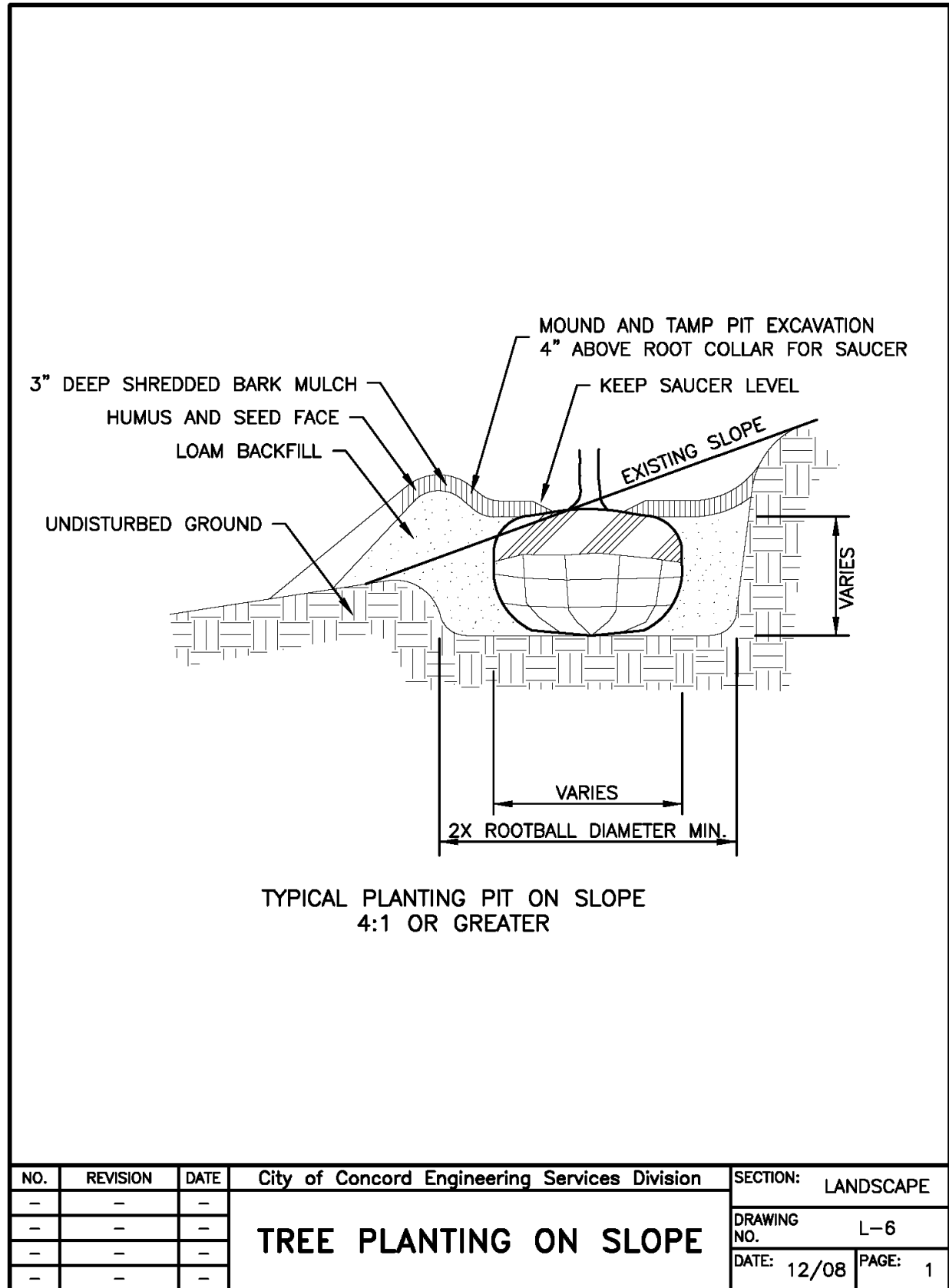
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CONSTRUCTION DETAILS

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CONCORD, NH

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300 TRADE CTR. - SUITE 7700
WORBURN, MA 01801-7419

STATE OF NEW HAMPSHIRE
AARON S. THIBEAULT
No. 18093
PROFESSIONAL ENGINEER

REVISIONS:

NO.	DATE	DESCRIPTION

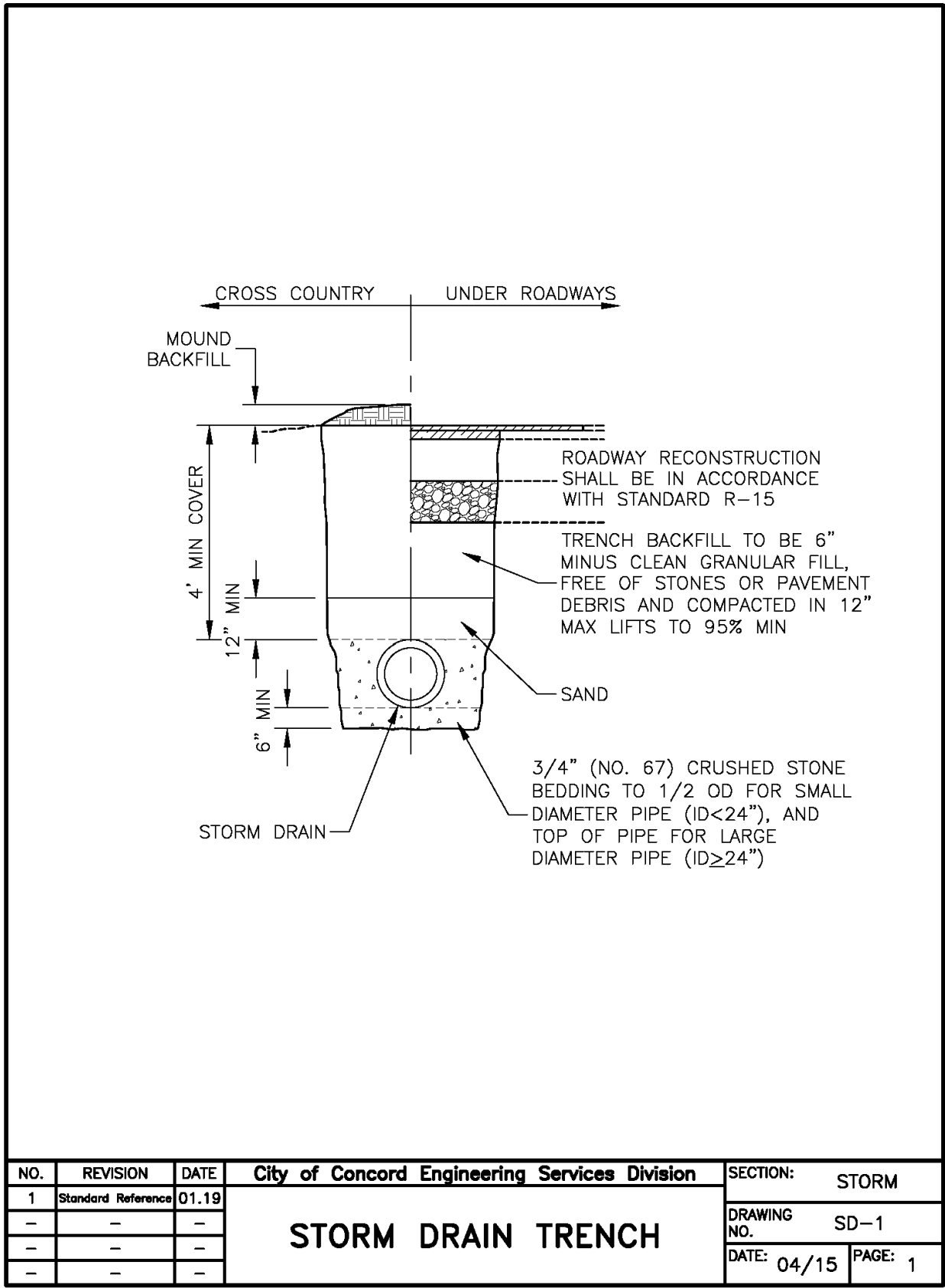
NORTHPOINT

ENGINEERING, LLC

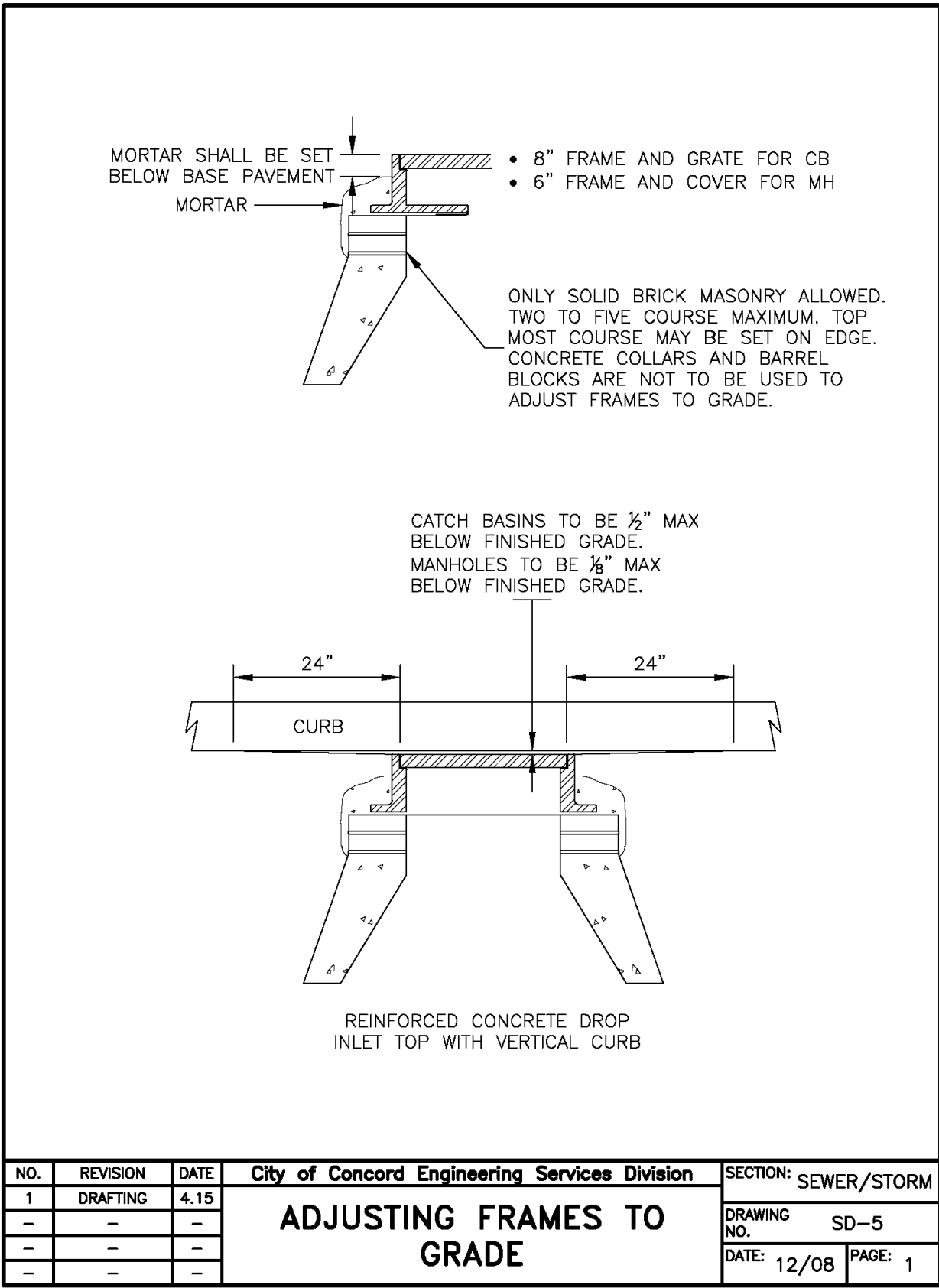
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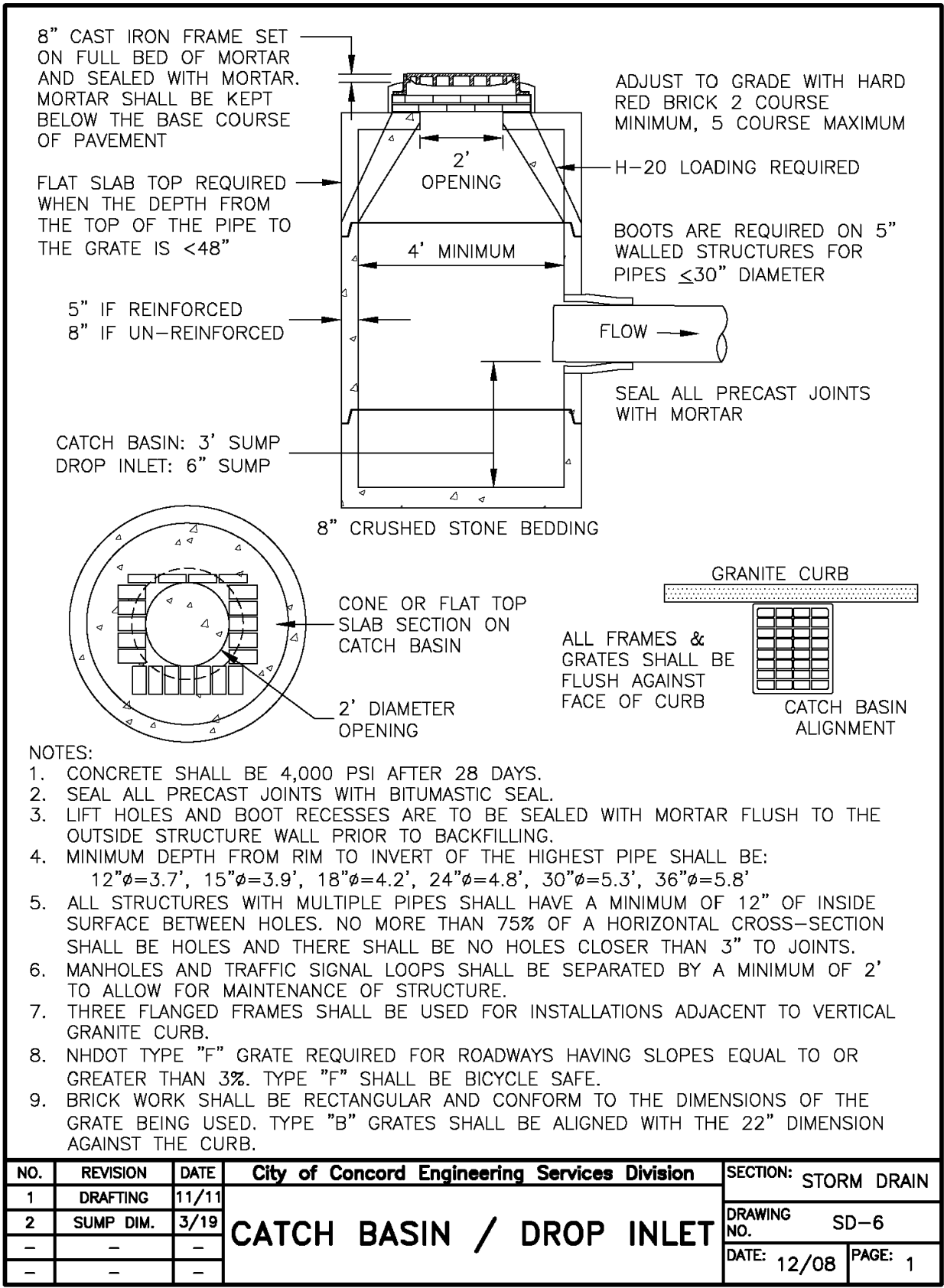
DATE: FEB. 2025
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SHEET: 15 OF 19



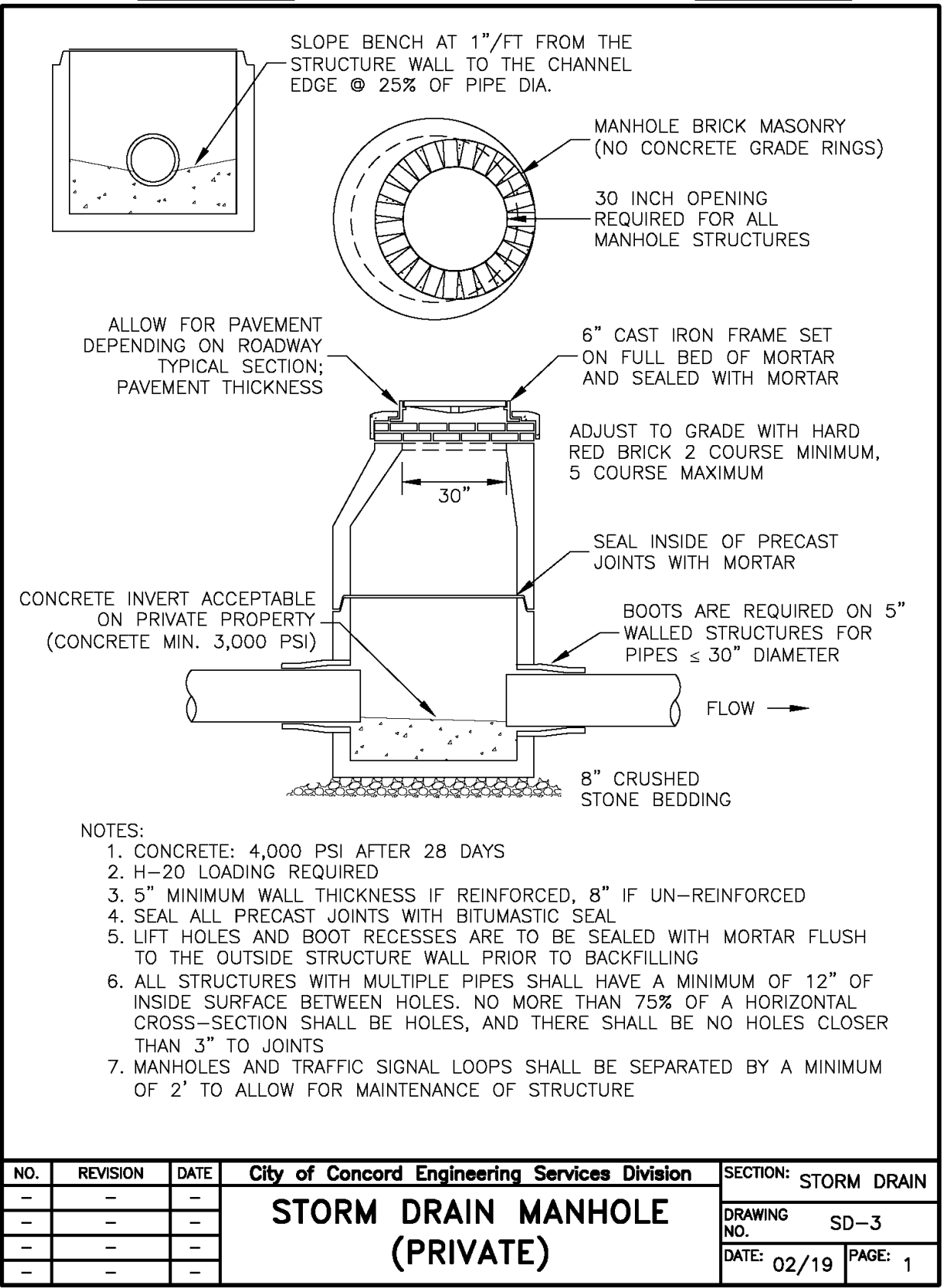
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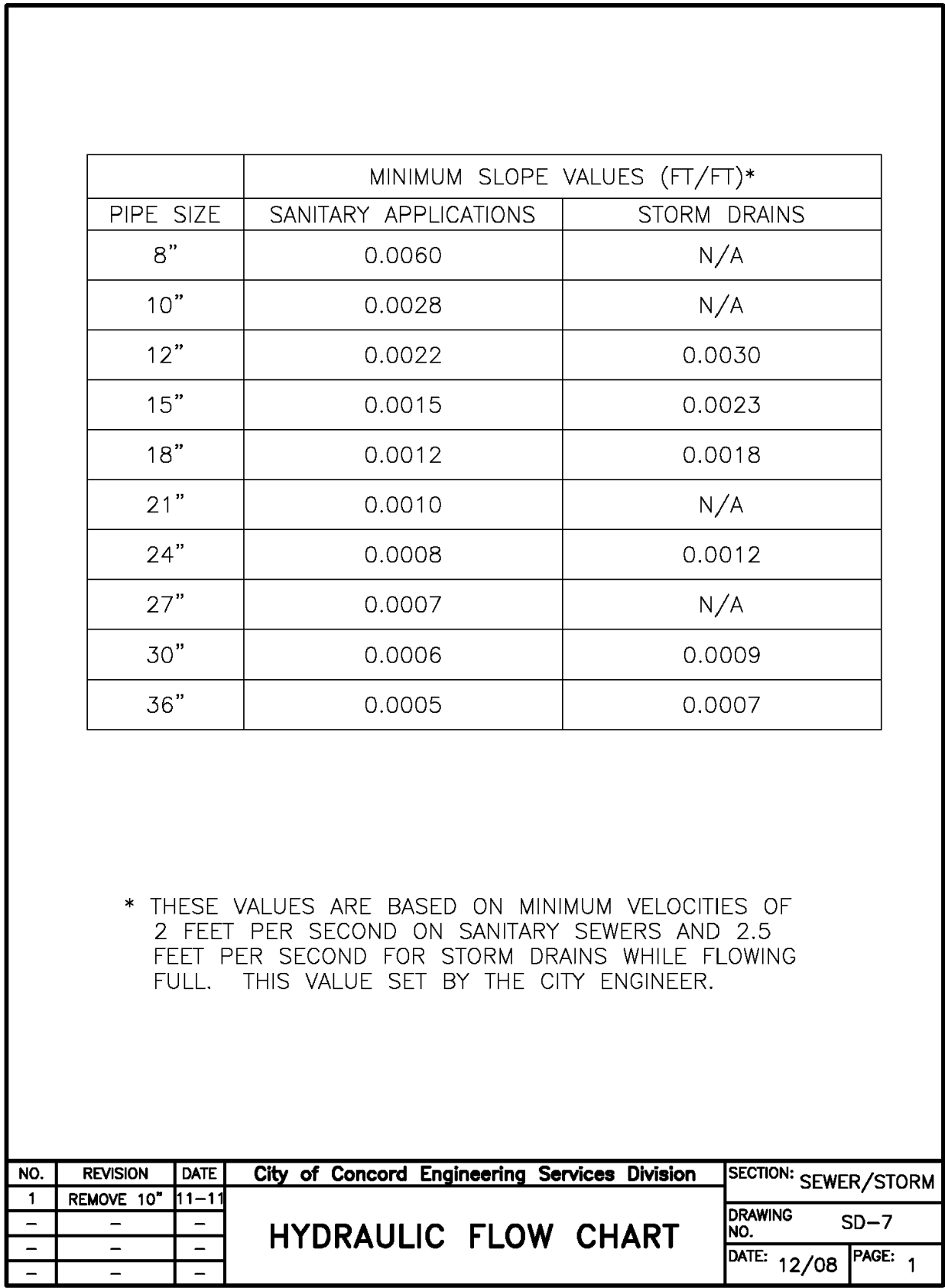
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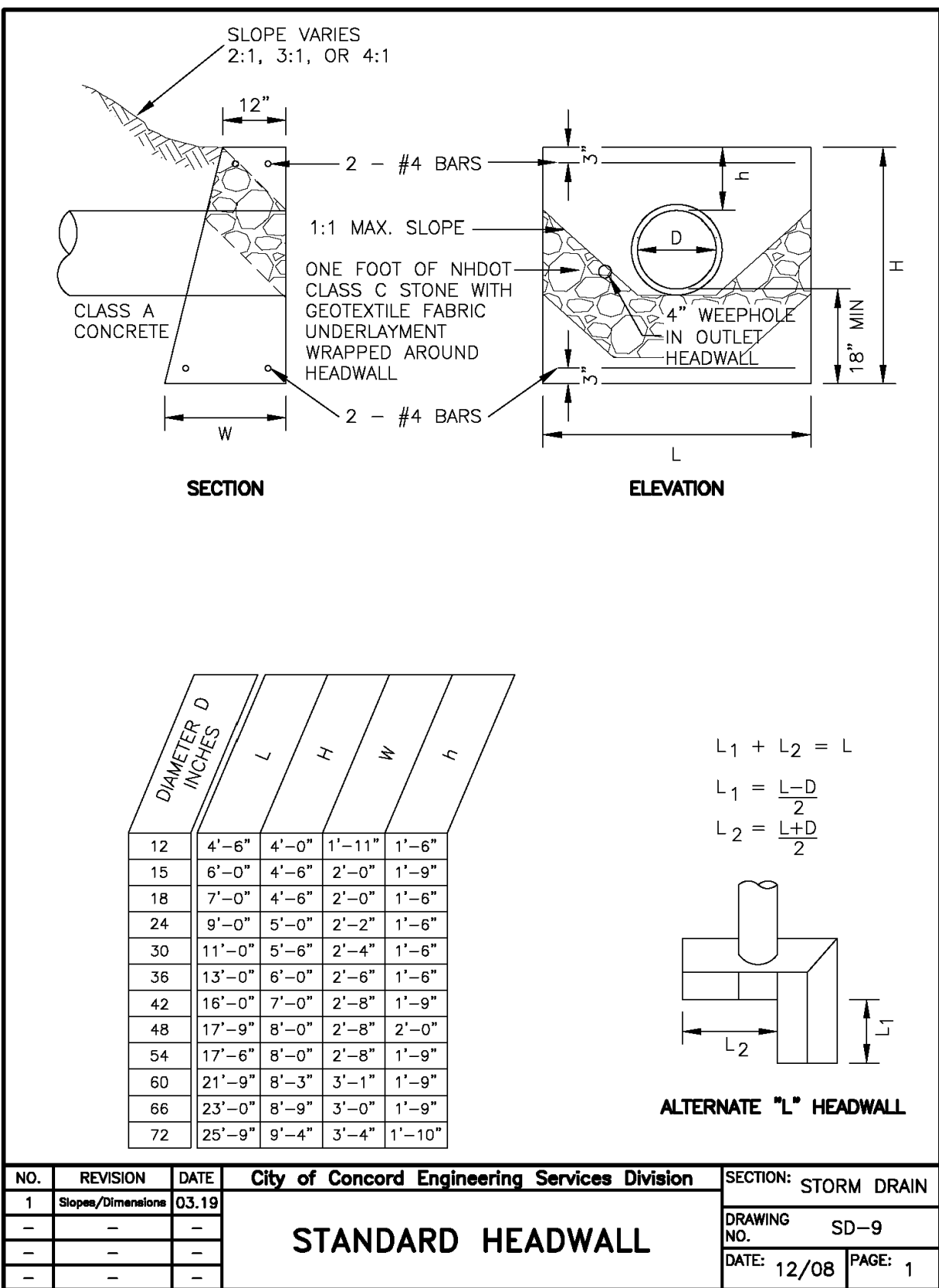
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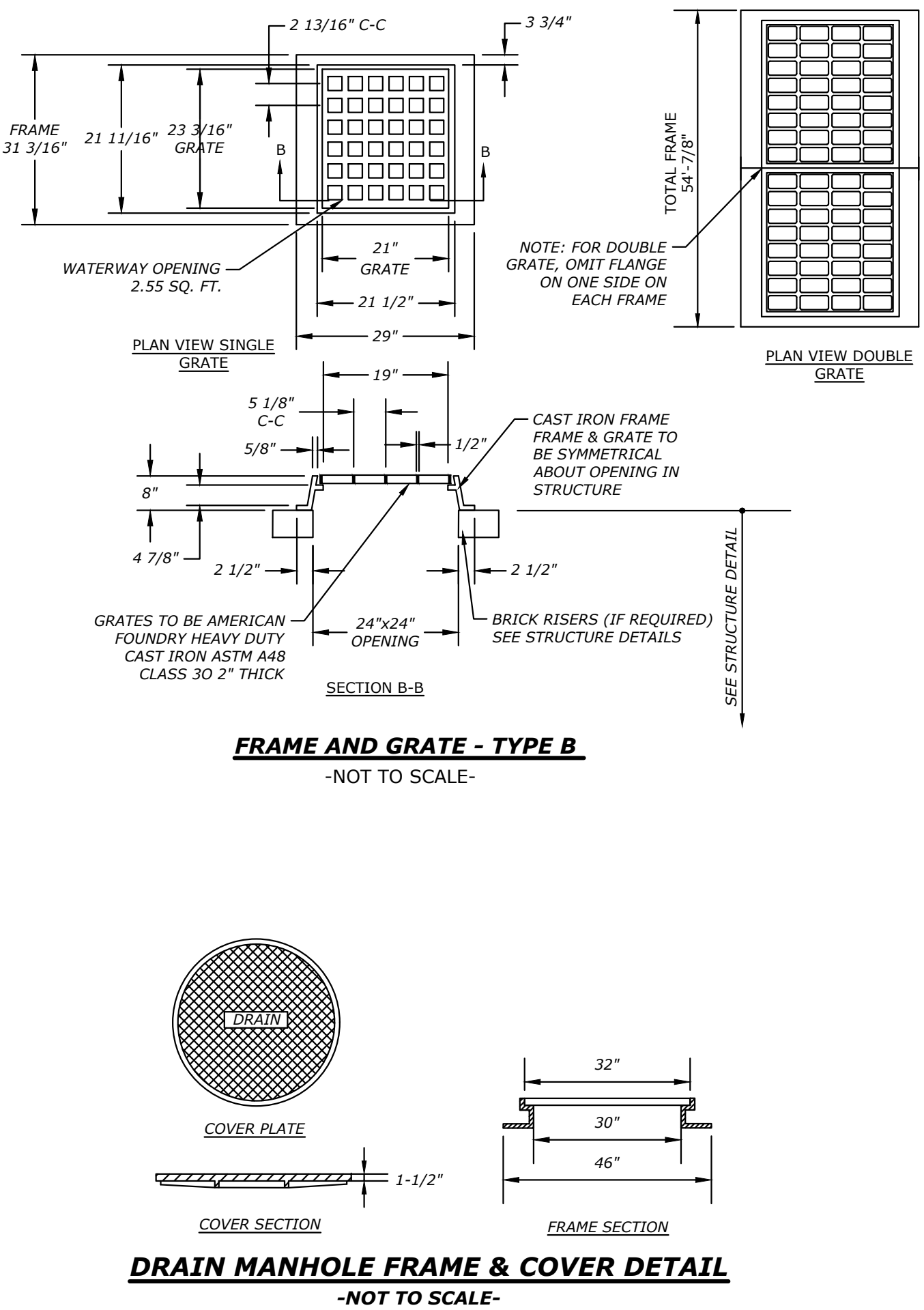
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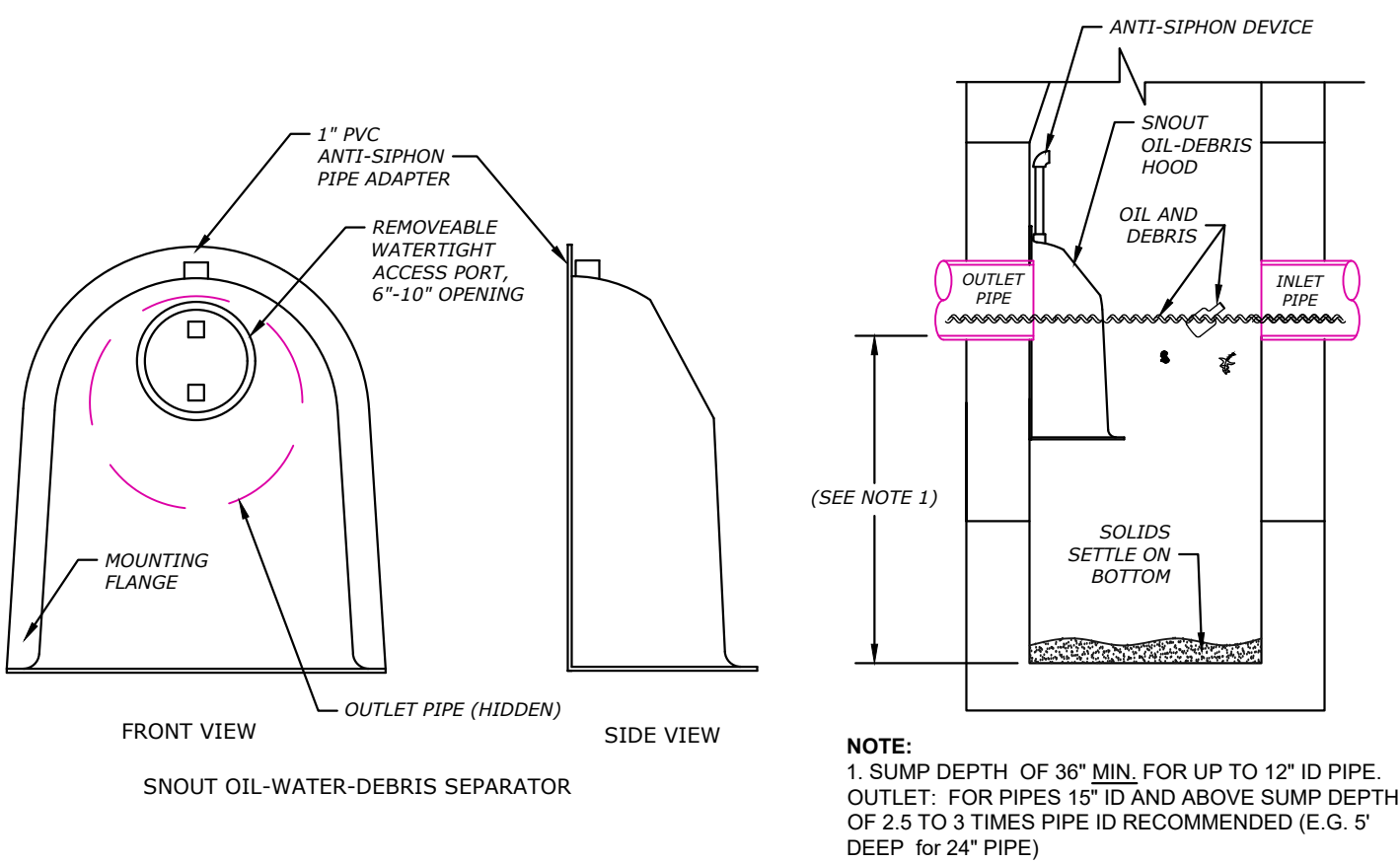


SOURCE: CONCORD CONSTRUCTION STANDARDS AND DETAILS



DRAIN MANHOLE FRAME & COVER DETAIL

-NOT TO SCALE-



TYPICAL SNOT DETAIL

NOT TO SCALE

CONSTRUCTION DETAILS

PREPARED FOR:

CAPITAL CITY SUBARU

150 MANCHESTER STREET (ML 783Z-16)
CONCORD, NH

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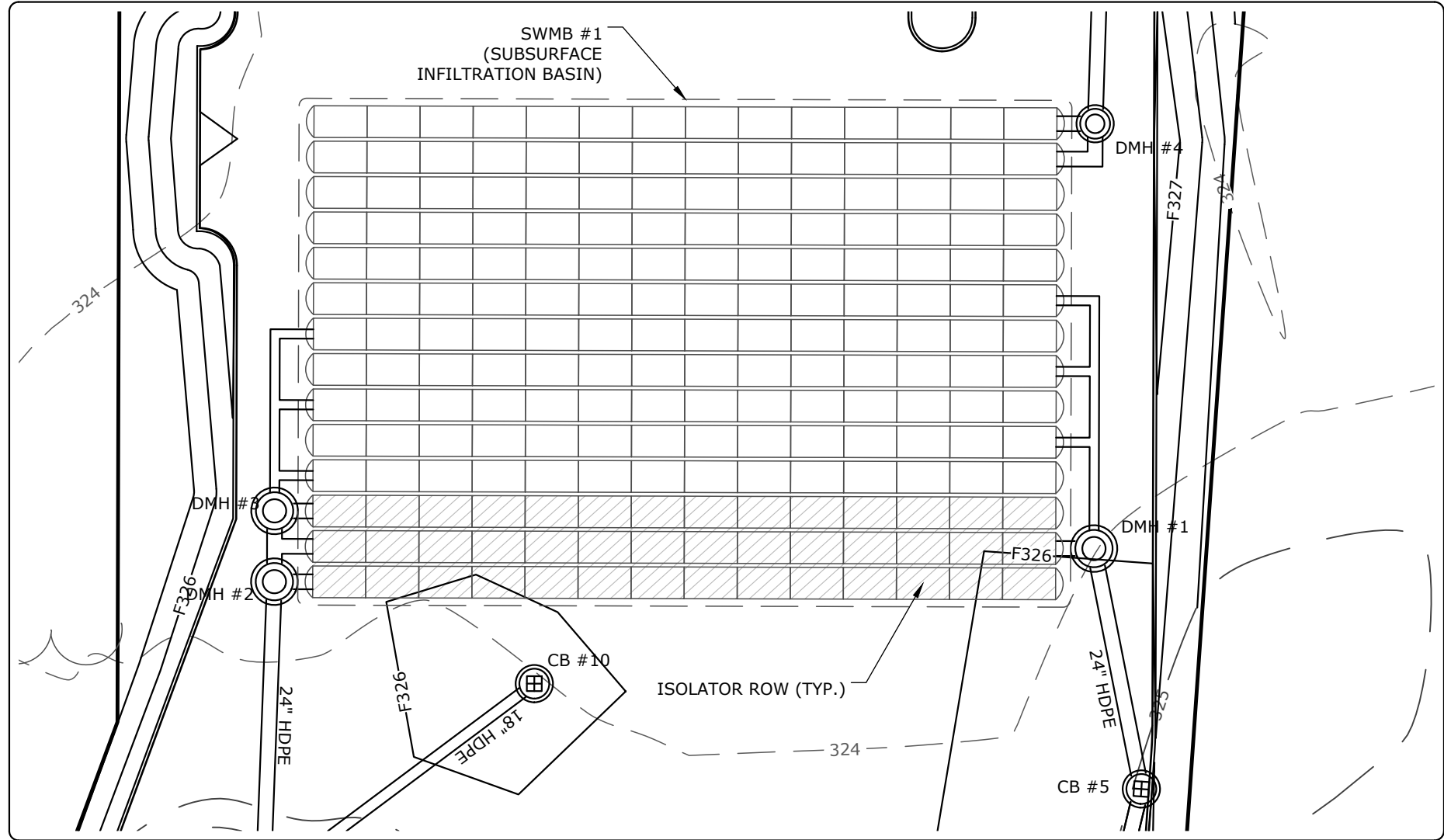
AARON S. THIBAUT
No. 18093
LICENSED PROFESSIONAL ENGINEER

REVISIONS:		
NO.	DATE	DESCRIPTION

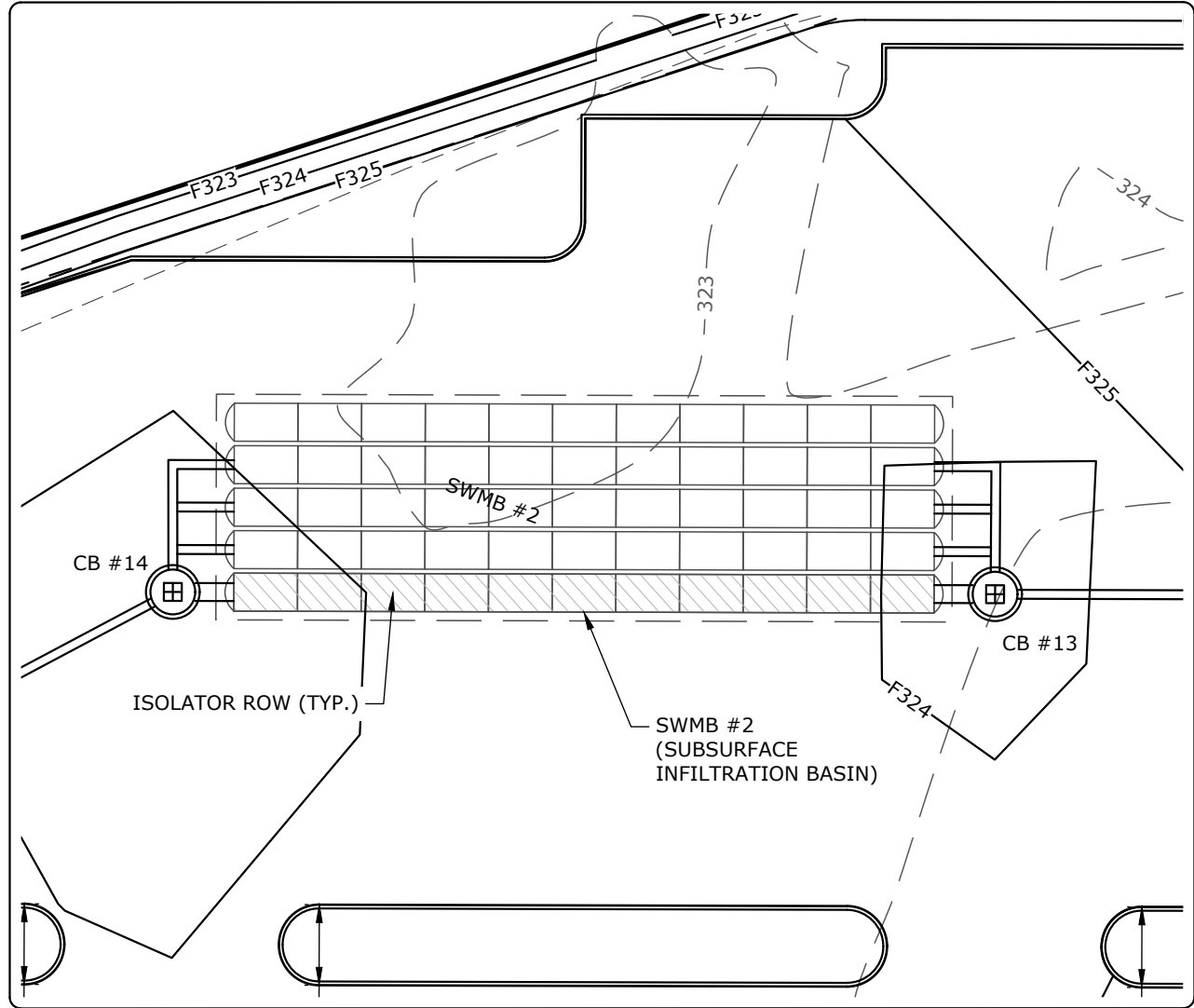
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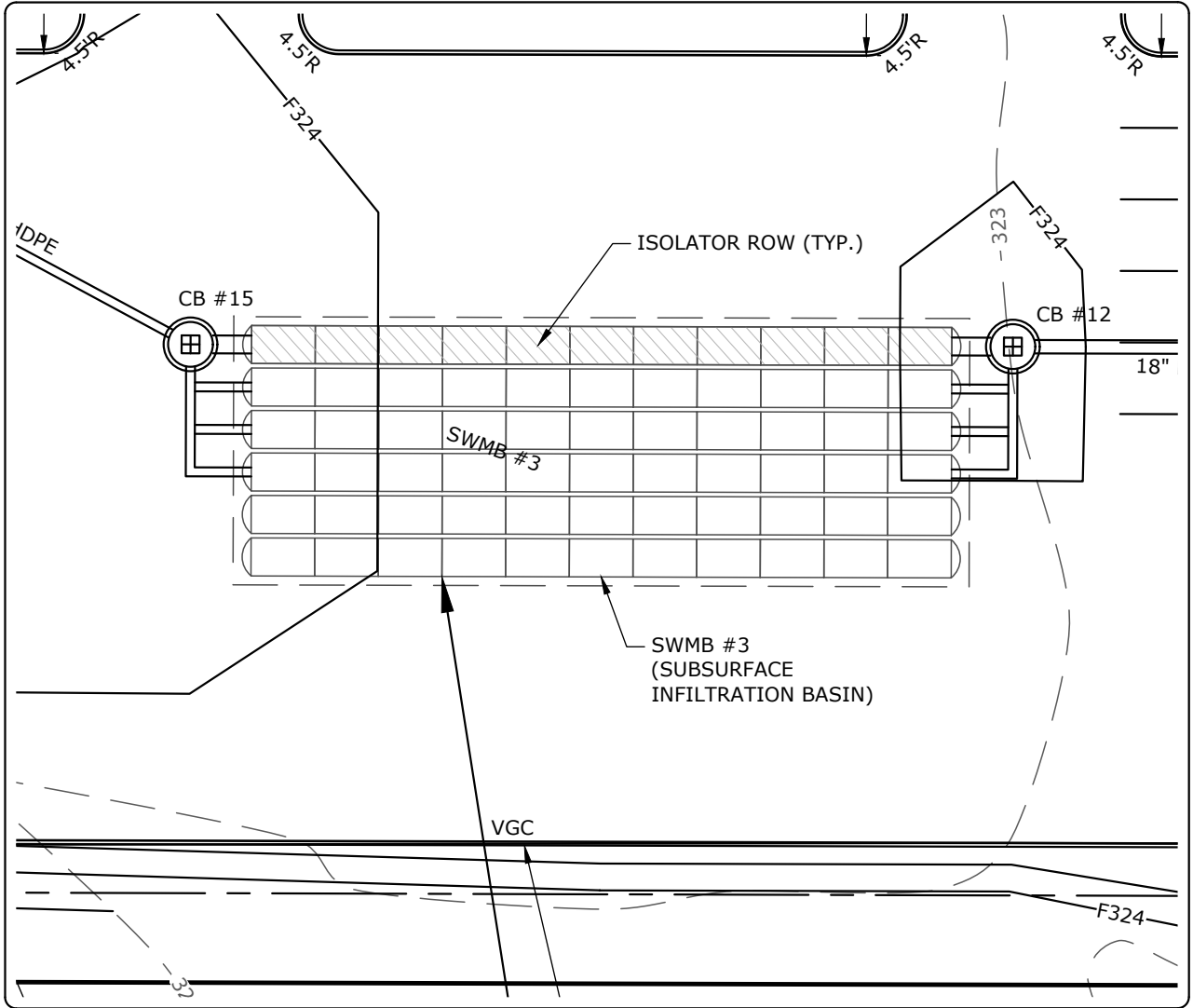
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SHEET: 16 OF 19



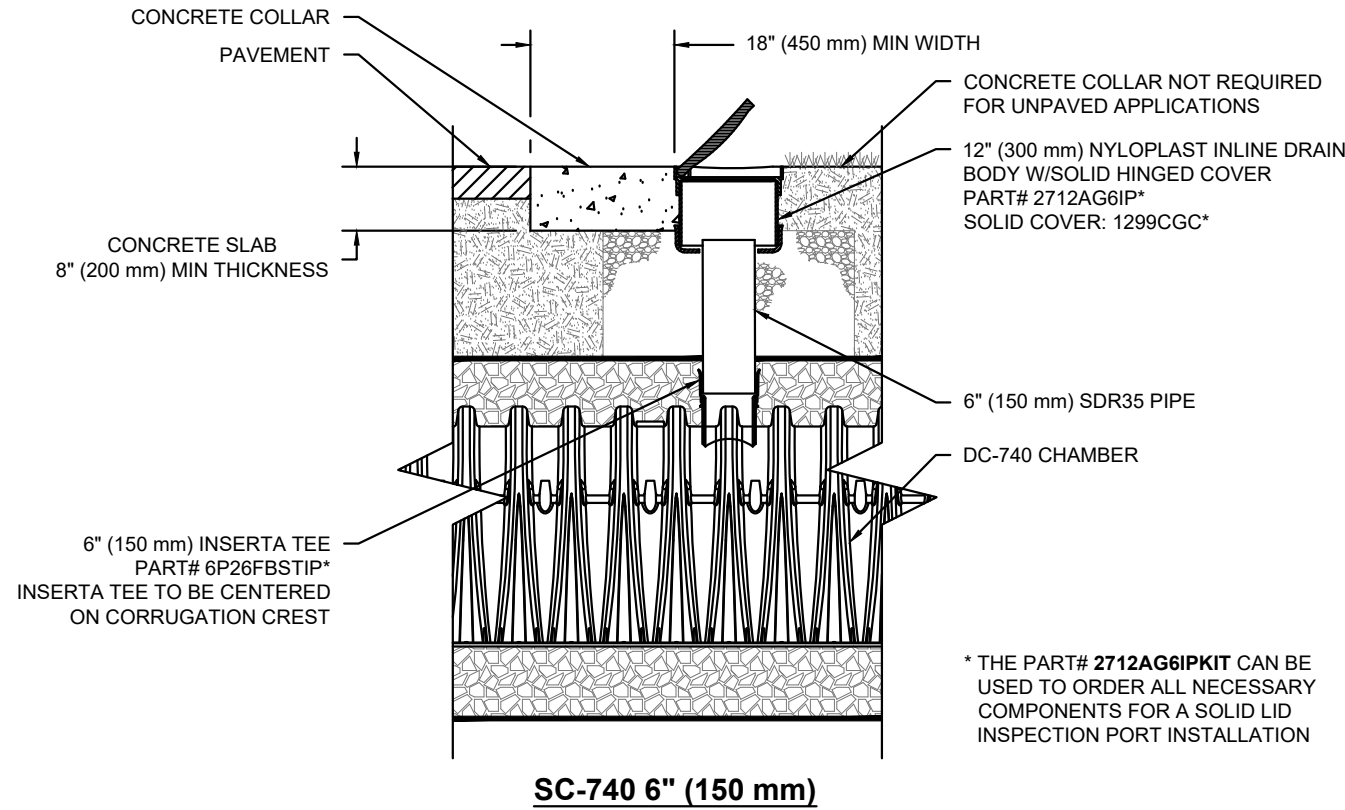
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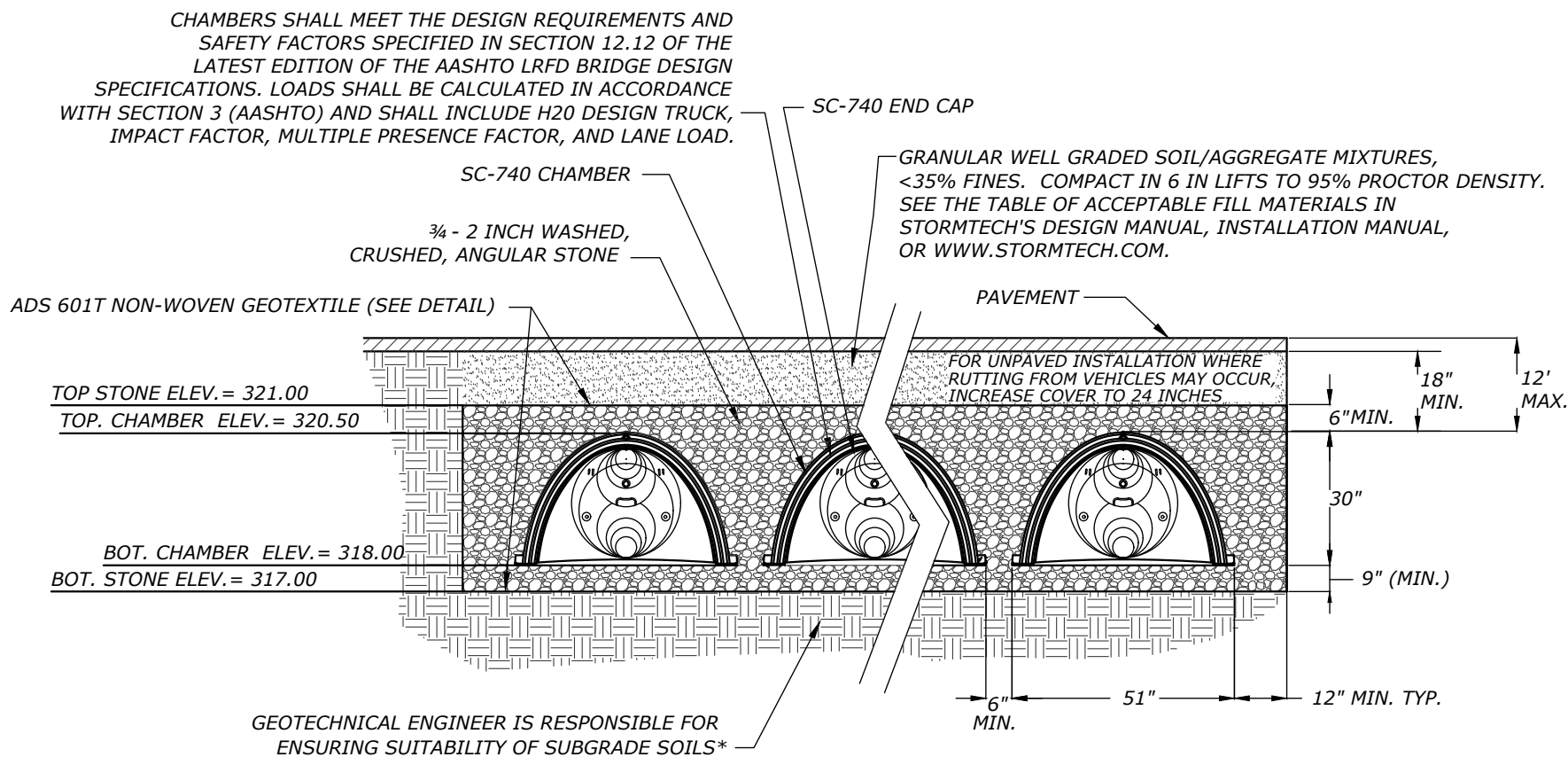
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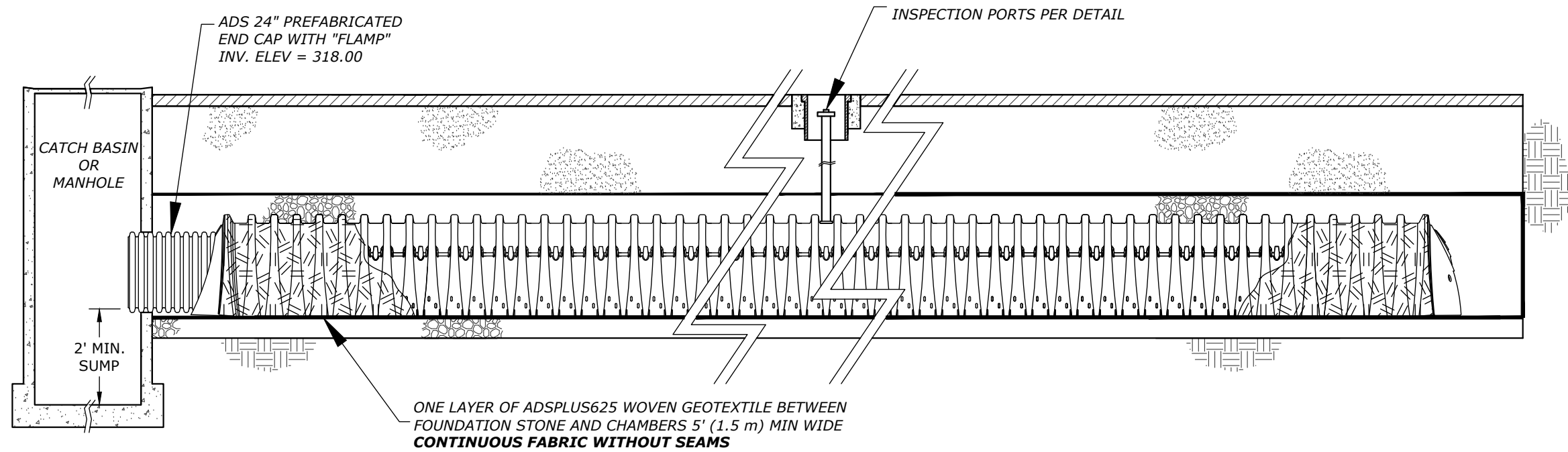
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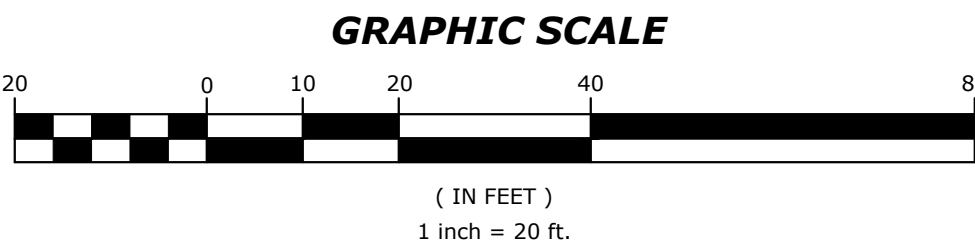
INSPECTION PORT DETAIL
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STORMTECH SC-740 CROSS-SECTION
-NOT TO SCALE-



STORMTECH ISOLATOR ROW DETAIL
-NOT TO SCALE-



CONSTRUCTION DETAILS

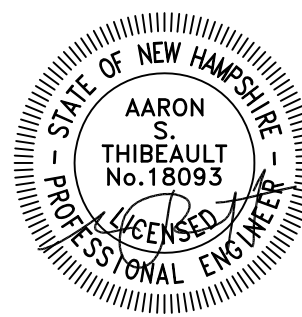
PREPARED FOR:

CAPITAL CITY SUBARU

150 MANCHESTER STREET (ML 783Z-16)
CONCORD, NH

APPLICANT: WCK CONCORD-SB, LLC
d/b/a CAPITAL CITY SUBARU
150 MANCHESTER STREET
CONCORD, NH 03301

OWNER: MANCHESTER STREET CONCORD AUTO, LLC &
MANCHESTER STREET CONCORD AUTO LLC,
300 TRADE CTR., SUITE 7700
WORBN, MA 01801-7419



REVISIONS:

NO.	DATE	DESCRIPTION

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DATE: FEB. 2025
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SCALE: 1"=20'
SHEET: 17 OF 19

EROSION CONTROL NOTES

1. THE SMALLEST PRACTICAL AREA SHALL BE DISTURBED DURING CONSTRUCTION, BUT IN NO CASE SHALL EXCEED 5 ACRES AT ANY ONE TIME BEFORE DISTURBED AREAS ARE STABILIZED.
2. ALL PERIMETER CONTROLS SHALL BE INSTALLED PRIOR TO ANY EARTH MOVING OPERATIONS.
3. ALL AREAS OF UNSTABILIZED SOIL SHALL BE TEMPORARILY STABILIZED AS SOON AS PRACTICAL BUT NO LATER THAN 45 DAYS OF INITIAL DISTURBANCE.
4. TEMPORARY EROSION CONTROL MEASURES SHALL BE INSTALLED IN STRICT ACCORDANCE WITH PROJECT PLANS. IN ADDITION, SIMILAR MEASURES SHALL BE INSTALLED WHERE AND WHEN THE FIELD CONDITION, OR FIELD OPERATION OF THE INDIVIDUAL SITE CONTRACTOR MAY WARRANT.
5. ALL TEMPORARY EROSION CONTROL MEASURES USED SHALL BE INSPECTED WEEKLY AND AFTER EVERY 0.5-INCH OR GREATER RAINFALL WITHIN A 24-HOUR PERIOD. ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE CLEANED AND MAINTAINED AND OTHERWISE KEPT IN AN EFFECTIVE OPERATIONS MANNER THROUGHOUT THE CONSTRUCTION PERIOD.
6. ALL ROADWAYS AND PARKING LOTS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE. ALL CUT AND FILL SLOPES SHALL BE LOAMED AND SEEDED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
7. ALL DISTURBED AREAS DESIGNATED TO BE TURF, SHALL RECEIVE A MINIMUM APPLICATION OF 4-INCHES OF LOAM (COMPACTED THICKNESS), PRIOR TO FINAL SEEDING AND MULCHING.
8. ALL SWALES AND DITCHLINES SHALL BE FULLY STABILIZED PRIOR TO HAVING STORMWATER DIRECTED TOWARDS THEM.
9. ALL SWALES AND DITCHLINES SHALL BE PERIODICALLY CLEANED OF DEPOSITED SEDIMENT SO AS TO MAINTAIN AN EFFECTIVE GRADE AND CROSS SECTION.
10. IN THE EVENT THAT DURING CONSTRUCTION OF ANY PORTION OF THIS PROJECT, A WINTER SHUTDOWN IS NECESSARY, THE CONTRACTOR SHALL STABILIZE ALL INCOMPLETE WORK AND PROVIDE FOR SUITABLE METHODS OF DIVERTING RUNOFF IN ORDER TO ELIMINATE SHEET FLOW ACROSS FROZEN SURFACES.
11. ALL PROPOSED VEGETATED AREAS WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE 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, SECURED WITH ANCHORED NETTING, ELSEWHERE, THE PLACEMENT OF EROSION CONTROL, BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR ON FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENTS
12. 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.
13. AFTER NOVEMBER 15TH, INCOMPLETE ROAD OR PARKING SURFACES WHERE WORK HAS STOPPED FOR THE WINTER SEASON, SHALL BE PROTECTED WITH A MINIMUM OF 3 INCHES OF CRUSHED GRAVEL PER NHDOT ITEM 304.3, OR IF CONSTRUCTION IS TO CONTINUE THROUGH THE WINTER SEASON, BE CLEARED OF ANY ACCUMULATED SNOW AFTER EACH STORM EVENT.
14. DUST SHALL BE CONTROLLED BY THE USE OF WATER AS NECESSARY THROUGHOUT THE CONSTRUCTION PERIOD.
15. IN NO WAY ARE THOSE TEMPORARY EROSION CONTROL MEASURES INDICATED ON THESE PLANS TO BE CONSIDERED ALL INCLUSIVE. THE CONTRACTOR SHALL USE JUDGEMENT IN INSTALLING SUPPLEMENTARY EROSION CONTROL MEASURES WHERE AND WHEN SPECIFIC SITE CONDITIONS AND/OR CONSTRUCTION METHODOLOGIES MAY WARRANT.
16. AREAS HAVING FINISH GRADE SLOPES STEEPER THAN 3 : 1 SHALL BE STABILIZED WITH EROSION CONTROL MATS WHEN AND IF FIELD CONDITIONS WARRANT, OR IF SO ORDERED, EROSION CONTROL MATS SHALL BE INSTALLED TO CONFORM WITH THE RECOMMENDED BEST MANAGEMENT PRACTICES OUTLINED IN THE "STORMWATER MANAGEMENT AND EROSION AND SEDIMENT CONTROL HANDBOOK FOR URBAN AND DEVELOPING AREAS IN NEW HAMPSHIRE"
17. IN ORDER TO PROTECT WETLAND AREAS FROM SILTATION DURING CONSTRUCTION OF HOMES ON INDIVIDUAL LOTS, SILTATION FENCE SHALL BE INSTALLED UP GRADIENT OF DESIGNATED WETLANDS WHERE EXCAVATION IS PROPOSED TO OCCUR WITHIN 30-FEET OF SAID WETLANDS.
18. ALL CONSTRUCTION WITHIN 100 FEET OF ANY WETLAND SHALL BE UNDERTAKEN WITH SPECIAL CARE TO AVOID EROSION AND SILTATION INTO THE WETLANDS.
19. AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURED:
- BASE COURSE 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 RIPRAP HAS BEEN INSTALLED;OR
 - EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.

CONSTRUCTION SEQUENCE

1. CONTRACTOR TO NOTIFY DIG-SAFE 72-HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. CUT AND CLEAR TREES AND BRUSH ONLY WITHIN DESIGNATED LIMITS OF CLEARING AS NECESSARY TO FACILITATE PROPOSED CONSTRUCTION. ALL TREES, BRANCHES AND OTHER VEGETATIVE MATERIALS SHALL BE PROPERLY DISPOSED OF OFF SITE BY THE CONTRACTOR.
3. PRIOR TO COMMENCEMENT OF ANY GRUBBING OR EARTHMOVING OPERATIONS, ALL SPECIFIED PERIMETER CONTROLS AND STABILIZED CONSTRUCTION EXIT SHALL BE IN PLACE AS SHOWN ON THE PROJECT PLANS.
4. COMPLETE GRUBBING OPERATIONS. ALL STUMPS AND SIMILAR ORGANIC DEBRIS SHALL BE PROPERLY DISPOSED OF BY THE CONTRACTOR. NATIVE ORGANIC SOIL MATERIALS SUITABLE FOR USE AS TOPSOIL SHALL BE STOCKPILED WITHIN AREAS OUT OF THE WAY OF OTHER CONSTRUCTIONS ACTIVITIES AND DRAINAGE FLOW. STOCKPILES SHALL BE TEMPORARILY SEEDED WITH WINTER RYE AND BE SURROUNDED WITH HAY BALES AND/OR FABRIC SILTATION FENCE IN ORDER TO PREVENT LOSS DUE TO EROSION.
5. PRIOR TO ROUGH GRADING ANY PORTION OF THE SITE, THE PERMANENT RETENTION BASINS AND DRAINAGE SWALES SHALL BE INSTALLED FOR ANY PORTIONS OF THE SITE THAT WILL DIRECT RUNOFF TO THE BASINS OR SWALES.
6. BEGIN EARTHMOVING OPERATIONS: PERMANENT DOWNSLOPE WORK SHALL BE PROTECTED FROM UPGRADIENT STORMWATER FLOW BY THE CONSTRUCTION OF TEMPORARY EARTHEN DIKES OR EXCAVATED SWALES.
7. INSTALL DRAINAGE SWALE SYSTEMS, DETENTION BASINS AND OTHER UTILITIES WORKING FROM LOW TO HIGH. INCOMPLETE WORK SHALL BE PROTECTED FROM SILTATION BY THE USE OF SILTATION BARRIERS AROUND SWALES UNTIL THE SITE HAS BECOME FULLY STABILIZED.
8. CONSTRUCT TEMPORARY CULVERTS AS NECESSARY TO FACILITATE CONSTRUCTION ACTIVITIES. ALL SUCH CROSSINGS SHALL BE PROTECTED WITH HAY BALE BARRIERS TO LIMIT EROSION.
9. CONSTRUCT CLOSED DRAINAGE SYSTEM, AND OTHER SUBSURFACE UTILITIES, AS APPLICABLE.
10. COMMENCE CONSTRUCTION OF ROADWAYS. PERFORM EXCAVATION ACTIVITIES REQUIRED TO ACHIEVE SUBGRADE ELEVATION. ALL EXCAVATED EMBANKMENTS, DITCHES, SWALES AND ROADWAY CROSS CULVERTS SHALL BE INSTALLED AND STABILIZED. ALL SWALES AND DITCHLINES SHALL BE PROTECTED FROM EROSION BY IMPLEMENTATION OF SILT FENCES AND/OR EROSION CONTROL MULCH BERMS AS SHOWN ON THE PROJECT PLANS. DIVERT STORMWATER RUNOFF THROUGH THE USE OF TEMPORARY BARRIERS OR OTHER MEANS NECESSARY PRIOR TO THE COMPLETIONS OF A FUNCTIONAL STORM DRAINAGE SYSTEM. SLOPES AND EMBANKMENTS SHALL BE STABILIZED BY TRACKING AND TEMPORARY SEEDING WITH WINTER RYE PRIOR TO TURF ESTABLISHMENT. ALL DITCHES AND SWALES SHALL BE STABILIZED PRIOR TO HAVING RUNOFF DIRECTED TO THEM.
11. COMPLETE CONSTRUCTION OF ROADWAY EMBANKMENTS BY ADDING APPROPRIATE BASE MATERIALS GRADED TO PROPER ELEVATION.
12. COMPLETE EXCAVATION /STABILIZATION GRADING ACTIVITIES. WHEN COMPLETE, IMMEDIATELY BEGIN TOPSOILING PROPOSED TURF AREAS USING STOCKPILED LOAM SUPPLEMENTED WITH BORROW LOAM, IF NECESSARY TO LEAVE A THICKNESS OF 4-INCHES OF FRIABLE LOAM.
13. APPLY TOPSOIL TO ROADWAY SLOPES AND OTHER AREAS DISTURBED BY CONSTRUCTION. TOPSOIL USED MAY BE NATIVE ORGANIC MATERIAL SCREENED SO AS TO BE FREE OF ROOTS, BRANCHES, STONES, AND OTHER DELETERIOUS MATERIALS. TOPSOIL SHALL BE APPLIED SO AS TO PROVIDE A MINIMUM OF A 4-INCH COMPACTED THICKNESS.
14. FINE GRADE ALL FUTURE TURF AREAS AND HYDROSEED WITH THE SPECIFIED SEED MIXTURE IMMEDIATELY AFTER FINE GRADING IS COMPLETED.
15. PERFORM FINE GRADING OF ROADWAY BASE MATERIALS. INSTALL THE BINDER COURSE OF PAVEMENT OVER ALL DESIGNATED AREAS.
16. INSTALL THE SPECIFIED WEARING COURSE OF PAVEMENT OVER THE BINDER COURSE. COMPLETE INSTALLATION OF LANDSCAPING, SIGNAGE AND OTHER SITE AMENITIES.
17. CONTINUE TO MONITOR AND RECTIFY MINOR SITE AND SLOPE EROSION UNTIL ENTIRE SITE APPEARS TO BE COMPLETELY STABILIZED AND VEGETATED WITH A HEALTHY STAND OF TURF OR GROUND COVER. MAINTAIN SPECIFIED SILTATION/EROSION CONTROL MEASURES THROUGH ONE WINTER.
18. AFTER STABILIZATION REMOVE AND SUITABLY DISPOSE OF TEMPORARY EROSION CONTROL MEASURES.
19. MONITOR CONSTRUCTION ACTIVITIES ON INDIVIDUAL LOTS TO INSURE CONSTRUCTION ACTIVITIES ARE BEING PERFORMED IN SUCH A WAY AS NOT TO ENDANGER THE INTEGRITY OF ROADWAY EMBANKMENTS, STORMWATER SYSTEMS AND UTILITIES. ALL DRIVEWAYS ACROSS DITCHLINES SHALL HAVE CULVERTS INSTALLED IN ACCORDANCE WITH LOCAL REQUIREMENTS.
20. THE SMALLEST PRACTICAL AREA SHALL BE DISTURBED DURING CONSTRUCTION, BUT IN NO CASE SHALL EXCEED FIVE (5) ACRES AT ANY ONE TIME BEFORE DISTURBED AREAS ARE STABILIZED.
21. THE PROJECT SHALL BE MANAGED IN A MANNER THAT MEETS THE REQUIREMENTS AND INTENT OF RSA 430:53 AND CHAPTER AGR 38000 RELATIVE TO INVASIVE SPECIES.

SITE PREPARATION

1. GRADE AND SHAPE AREA OF INSTALLATION.
2. REMOVE ALL ROCKS, CLODS, AND VEGETATIVE OR OTHER OBSTRUCTIONS SO THAT THE INSTALLED BLANKETS OR MATS WILL HAVE DIRECT CONTACT WITH THE SOIL.
3. PREPARE SEEDBED BY LOOSENING 2-3 INCHES OF TOPSOIL ABOVE FINAL GRADE, AND INCORPORATE AMENDMENTS, SUCH AS LIME AND FERTILIZER, INTO SOIL ACCORDING TO SOIL TEST AND THE SEEDING PLAN.
5. SEED AREA BEFORE BLANKET INSTALLATION FOR EROSION CONTROL AND RE-VEGETATION. SEEDING AFTER MAT INSTALLATION IS OFTEN SPECIFIED FOR TURF REINFORCEMENT APPLICATION.
- ANCHORING
1. WHEN APPLICABLE, ANCHORING SHOULD BE DONE PER MANUFACTURERS RECOMMENDATION.
2. U-SHAPED WIRE STAPLES, METAL GEOTEXTILE STAKE PINS, OR TRIANGULAR WOODEN STAKES CAN BE USED TO ANCHOR MATS TO THE GROUND SURFACE. WIRE STAPLES SHOULD BE A MINIMUM OF 11 GAUGE. METAL STAKE PINS SHOULD BE 3/16-INCH DIAMETER STEEL WITH A 1 1/2-INCH STEEL WASHER AT THE HEAD OF THE PIN. WIRE STAPLES AND METAL STAKES SHOULD BE DRIVEN FLUSH TO THE SOIL SURFACE. ALL ANCHORS SHOULD BE 6-8 INCHES LONG AND HAVE SUFFICIENT GROUND PENETRATION TO RESIST PULLOUT. LONGER ANCHORS MAY BE REQUIRED FOR LOOSE SOILS.

INSTALLATION ON SLOPES

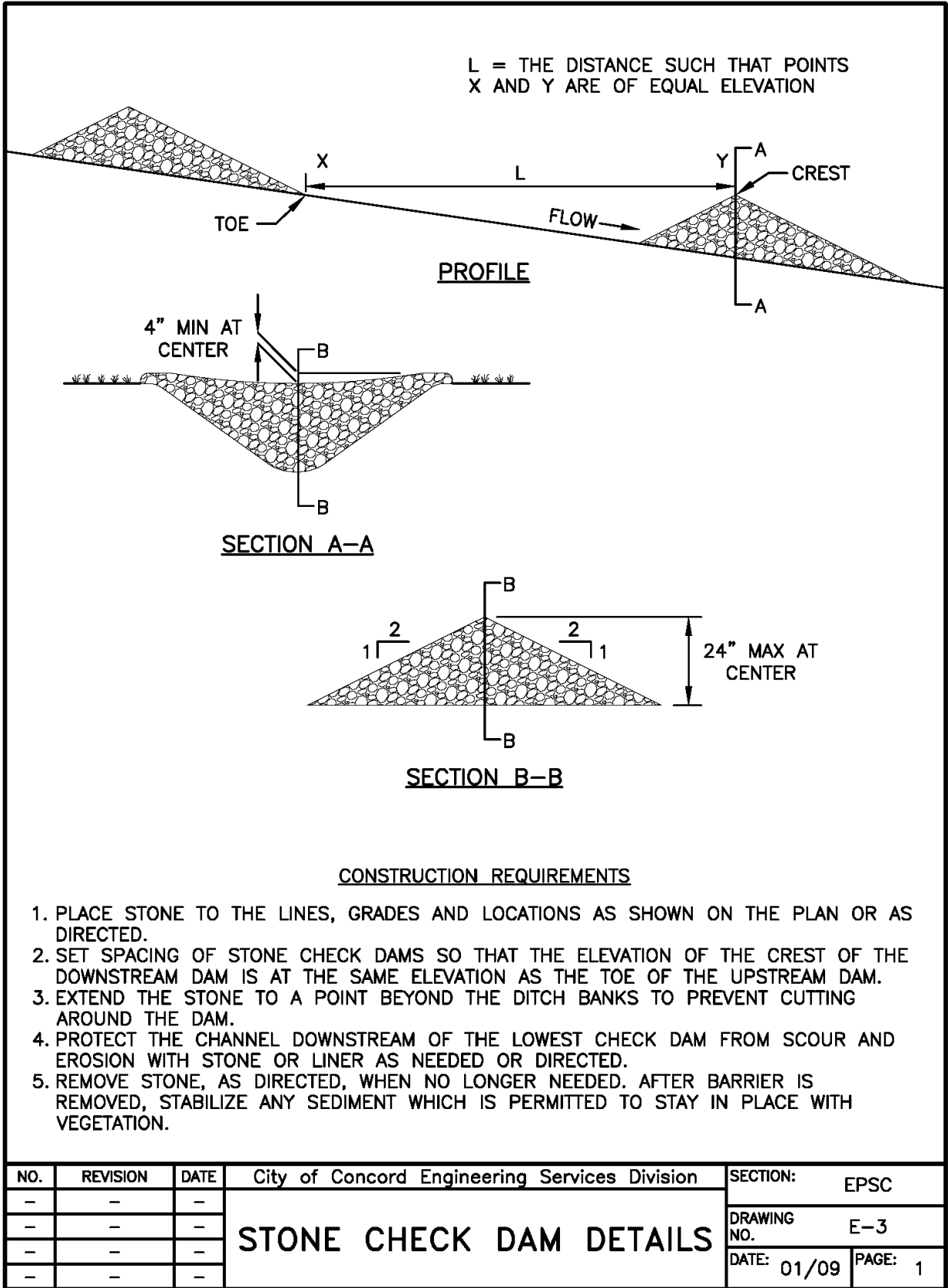
1. BEGIN AT THE TOP OF THE SLOPE AND ANCHOR ITS BLANKET IN A 6-INCH DEEP X 6-INCH WIDE TRENCH. BACKFILL TRENCH AND TAMP EARTH FIRMLY.
2. UNROLL BLANKET DOWN SLOPE IN THE DIRECTION OF THE WATER FLOW. THE EDGES OF ADJACENT PARALLEL ROLLS MUST BE OVERLAPPED 4 INCHES AND BE STAPLED EVERY 3 FEET.
3. WHEN BLANKETS MUST BE SPLICED, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH 6-INCH OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12 INCHES APART.
5. LAY BLANKETS LOOSELY AND MAINTAIN DIRECT CONTACT WITH THE SOIL - DO NOT STRETCH.
6. BLANKETS SHALL BE STAPLED SUFFICIENTLY TO ANCHOR BLANKET AND MAINTAIN CONTACT WITH THE SOIL. STAPLES SHALL BE PLACED DOWN THE CENTER AND STAGGERED WITH THE STAPLES PLACED ALONG THE EDGES. STEEP SLOPES, 1:1 TO 2:1, REQUIRE 2 STAPLES PER SQUARE YARD. MODERATE SLOPES, 2:1 TO 3:1, REQUIRE 1-2 STAPLES PER SQUARE YARD (1 STAPLE 3' O/C). GENTLE SLOPES REQUIRE 1 STAPLE PER SQUARE YARD.

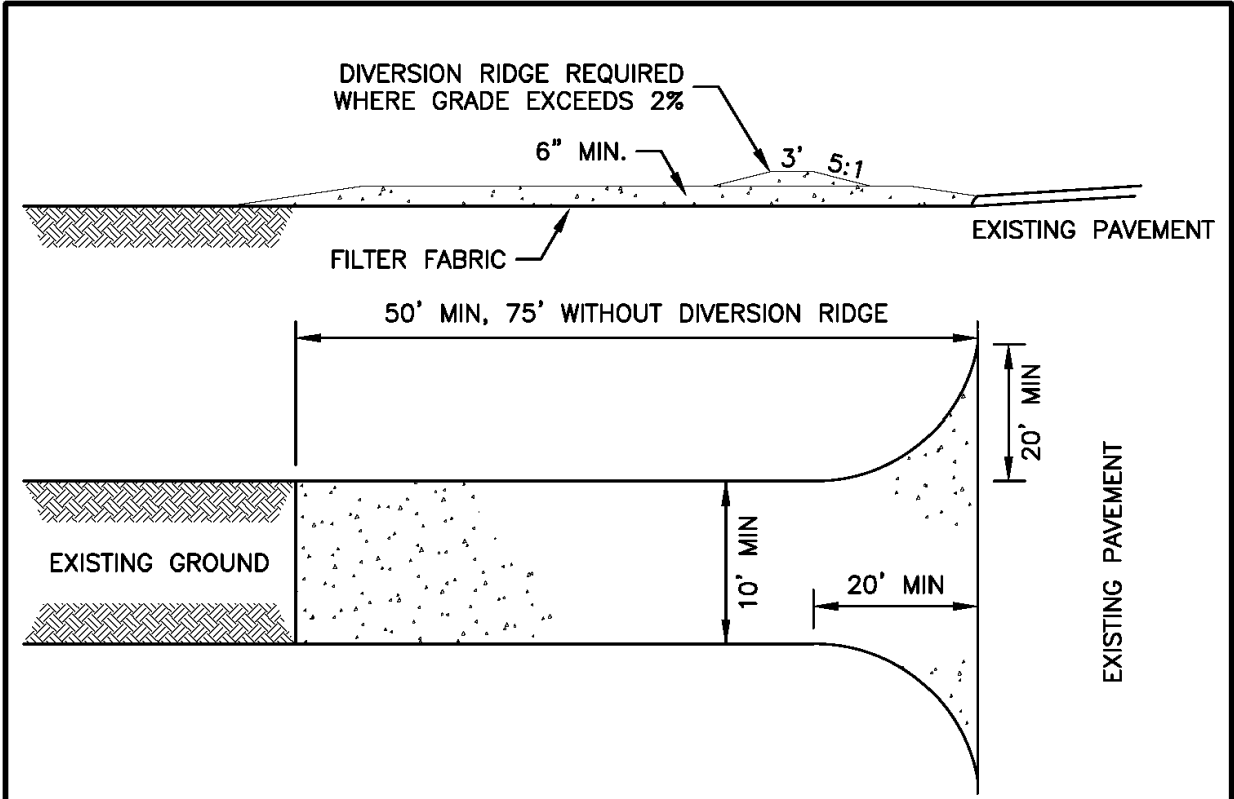
INSTALLATION IN CHANNELS

1. DIG INITIAL ANCHOR TRENCH 12 INCHES DEEP AND 6 INCHES WIDE ACROSS THE CHANNEL AT THE LOWER END OF THE PROJECT AREA.
2. EXCAVATE INTERMITTENT CHECK SLOTS, 6 INCHES DEEP AND 6 INCHES WIDE ACROSS THE CHANNEL AT 25-30 FOOT INTERVALS ALONG THE CHANNEL.
3. CUT LONGITUDINAL CHANNEL ANCHOR SLOTS 4 INCHES DEEP AND 4 INCHES WIDE ALONG EACH SIDE OF THE INSTALLATION TO BURY EDGES OF MATTING. WHENEVER POSSIBLE EXTEND MATTING 2-3 INCHES ABOVE THE CREST OF CHANNEL SIDE SLOPES.
4. BEGINNING AT THE DOWNSTREAM END AND IN THE CENTER OF THE CHANNEL, PLACE THE INITIAL END OF THE FIRST ROLL IN THE ANCHOR TRENCH AND SECURE WITH FASTENING DEVICES AT 1-FOOT INTERVALS. NOTE: MATTING WILL INITIALLY BE UPSIDE DOWN IN ANCHOR TRENCH.
5. IN THE SAME MANNER, POSITION ADJACENT ROLLS IN ANCHOR TRENCH, OVERLAPPING THE PRECEDING ROLL A MINIMUM OF 3 INCHES. SECURE THESE ENDS OF MATS WITH ANCHORS AT 1-FOOT INTERVALS, BACKFILL AND COMPACT SOIL.
7. UNROLL CENTER STRIP OF MATTING UPSTREAM. STOP AT NEXT CHECK SLOT OR TERMINAL ANCHOR TRENCH. UNROLL ADJACENT MATS UPSTREAM IN SIMILAR FASHION, MAINTAINING A 3-INCH OVERLAP.
9. FOLD AND SECURE ALL ROLLS OF MATTING SNUGLY INTO ALL TRANSVERSE CHECK SLOTS. LAY MAT IN THE BOTTOM OF THE SLOT THEN FOLD BACK AGAINST ITSELF. ANCHOR THROUGH BOTH LAYERS OF MAT AT 12-INCH INTERVALS, THEN BACKFILL AND COMPACT SOIL. CONTINUE ROLLING ALL MAT WIDTHS UPSTREAM TO THE NEXT CHECK SLOT OR TERMINAL ANCHOR TRENCH.

INSPECTION AND MAINTENANCE

1. ALL BLANKET AND MATS SHOULD BE INSPECTED PERIODICALLY FOLLOWING INSTALLATION.
2. INSPECT INSTALLATION AFTER SIGNIFICANT RAINSTORMS TO CHECK FOR EROSION AND UNDERMINING. ANY FAILURE SHOULD BE REPAIRED IMMEDIATELY.
3. IF WASHOUT OR BREAKAGE OCCURS, RE-INSTALL THE MATERIAL AFTER REPAIRING THE DAMAGE TO THE SLOPE OR DRAINAGE WAY.





CONSTRUCTION REQUIREMENTS

- STONE SIZE – 3" COARSE AGGREGATE.
- THICKNESS – 6" MIN
- FILTER CLOTH – WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
- LENGTH – NOT LESS THAN 50'. EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30' MIN LENGTH WOULD APPLY.
- WIDTH – 10' MIN, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
- SURFACE WATER – ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE.
- 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.
- WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
- PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

NO.	REVISION	DATE	City of Concord Engineering Services Division	SECTION:	EPSC
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SOURCE: CONCORD CONSTRUCTION STANDARDS AND DETAILS

SEEDING SPECIFICATIONS:

1. TEMPORARY SEEDING:

A. TO ESTABLISH A QUICK VEGETATIVE COVER ON EXPOSED SOILS THAT ARE TEMPORARILY INACTIVE, APPLY WINTER RYE AT A RATE OF 50 POUNDS PER ACRE AND TOP DRESS WITH HAY MULCH OR STRAW AT A RATE OF 2 TONS PER ACRE.

B. TO AID IN GERMINATION LIGHTLY RAKE SEED INTO SOIL TO ENSURE GOOD SEED/SOIL CONTACT PRIOR TO MULCHING.

C. TO ANCHOR MULCH AND PREVENT DISPLACEMENT OF SEED, TRACK OVER NEWLY MULCHED AREA WITH TRACK VEHICLE TO CRIMP MULCH INTO THE SOIL.

2. PERMANENT SEEDING:

SLOPES SHALL NOT BE STEEPER THAN 2:1; 3:1 SLOPES OR FLATTER ARE PREFERRED. WHERE MOWING WILL BE DONE, 3:1 SLOPES OR FLATTER ARE RECOMMENDED.

SEEDBED PREPARATION

A. AFTER FINAL SHAPING OF THE SLOPES IS ACHIEVED, APPLY A MINIMUM OF 4" OF TOPSOIL TO ALL EXPOSED SLOPES.

B. STONES LARGER THAN 4 INCHES AND TRASH SHOULD BE REMOVED BECAUSE THEY INTERFERE WITH SEEDING AND FUTURE MAINTENANCE OF THE AREA. WHERE FEASIBLE, THE SOIL SHOULD BE TILLED TO A DEPTH OF ABOUT 4 INCHES TO PREPARE A SEEDBED AND MIX FERTILIZER AND LIME INTO THE SOIL. THE LAST TILLAGE OPERATION SHOULD BE PERFORMED ACROSS THE SLOPE WHEREVER PRACTICAL.

ESTABLISHING A STAND

A. LIME AND FERTILIZER SHOULD BE APPLIED PRIOR TO THE TIME OF SEEDING AND INCORPORATED INTO THE SOIL. THE TYPE AND AMOUNT OF LIME AND FERTILIZER SHOULD BE BASED ON AN EVALUATION OF SOIL FERTILITY ANALYSIS. WHEN A SOIL TEST IS NOT AVAILABLE, THE FOLLOWING MINIMUM AMOUNTS SHOULD BE APPLIED:

AGRICULTURAL LIMESTONE, 2 TONS PER ACRE OR 100 lbs. PER 1,000 sq.ft.
NITROGEN (N), 50 lbs. PER ACRE OR 1.1 lbs. PER 1,000 sq.ft.
PHOSPHATE (P2O5), 100 lbs. PER ACRE OR 2.2 lbs. PER 1,000 sq.ft.
POTASH (K2O), 100 lbs. PER ACRE OR 2.2 lbs. PER 1,000 sq.ft.

(NOTE: THIS IS THE EQUIVALENT OF 500 lbs. PER ACRE OF 10-20-20 FERTILIZER OR 1,000 lbs. PER ACRE OF 5-10-10.)

B. WHEN SEEDED AREAS ARE MULCHED, PLANTINGS MAY BE MADE FROM EARLY SPRING TO EARLY OCTOBER. THE PREFERRED PLANTING SEASON IS BETWEEN MAY 1 AND JUNE 15 OR SEPTEMBER 1 TO OCTOBER 15.

MULCH

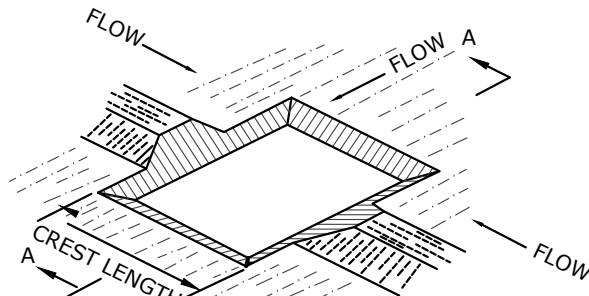
A. HAY, STRAW, OR OTHER MULCH, WHEN NEEDED, SHOULD BE APPLIED IMMEDIATELY AFTER SEEDING.

B. MULCH WILL BE HELD IN PLACE USING APPROPRIATE TECHNIQUES FROM THE "BEST MANAGEMENT PRACTICE" FOR MULCHING.

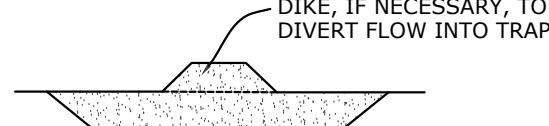
MAINTENANCE TO ESTABLISH A STAND

PLANTED AREAS SHOULD BE PROTECTED FROM DAMAGE BY FIRE, GRAZING, TRAFFIC, AND DENSE WEED GROWTH.

SEED MIX: SEE SEED MIX TABLES FOR APPROPRIATE SEED MIX SPECIFICATION AND SEEDING RATES.



ISOMETRIC VIEW



SECTION A-A

NOTES

- THE SEDIMENT TRAP SHALL BE INSTALLED AS CLOSE TO THE DISTURBED AREA OR SOURCE SEDIMENT AS POSSIBLE.
- THE MAXIMUM CONTRIBUTING DRAINAGE AREA TO THE TRAP SHALL BE LESS THAN 5 ACRES.
- THE MINIMUM VOLUME OF THE TRAP SHALL BE 3,600-CF OF STORAGE FOR EACH ACRE OF DRAINAGE.
- THE SIDE SLOPES OF THE TRAP SHALL BE 3:1 OR FLATTER AND SHALL BE STABILIZED IMMEDIATELY AFTER THEIR CONSTRUCTION.
- THE OUTLET OF THE TRAP SHALL BE A MINIMUM OF ONE FOOT BELOW THE CREST OF THE TRAP AND SHALL DISCHARGE TO A STABILIZED AREA.
- THE TRAP SHALL BE CLEANED WHEN 50% OF THE ORIGINAL VOLUME IS FILLED.
- THE MATERIALS REMOVED FROM THE TRAP SHALL BE PROPERLY DISPOSED OF AND STABILIZED.
- THE TRAP SHOULD BE CHECKED PERIODICALLY AND AFTER EVERY MAJOR STORM TO INSURE THAT IT IS WORKING PROPERLY AND IS NOT DAMAGED. DAMAGE TO THE TRAP SHOULD BE REPAIRED IMMEDIATELY.
- WHEN THE DRAINAGE AREA FLOWING INTO THE BASIN HAS BEEN FULLY STABILIZED, THE SEDIMENT TRAP SHOULD BE REMOVED AND THE AREA VEGETATED USING APPROPRIATE MEASURES WITHIN 72 HOURS OF THE REMOVAL OF THE BASIN.

EXCAVATED EARTH OUTLET SEDIMENT TRAP -NOT TO SCALE-

MULCH BERM (PERIMETER CONTROL)

DESCRIPTION & PURPOSE

A MULCH BERM, OFTEN REFERRED TO AS A FILTER BERM OR AN EROSION CONTROL MIX BERM, IS A COMPOSITE OF PRIMARILY ORGANIC MATERIAL THAT CAN BE MANUFACTURED EITHER ON OR OFF THE PROJECT SITE. A MULCH BERM MAY CONSIST OF SHREDDED BARK, STUMP GRINDINGS, COMPOSTED BARK, OR ACCEPTABLE MANUFACTURED PRODUCTS.

A MULCH BERM IS EFFECTIVE AS A SEDIMENT BARRIER INSTALLED ACROSS OR AT THE TOE OF A SLOPE TO INTERCEPT AND RETAIN SMALL AMOUNTS OF SEDIMENT FROM DISTURBED OR UNPROTECTED AREAS.

COMPOSITION

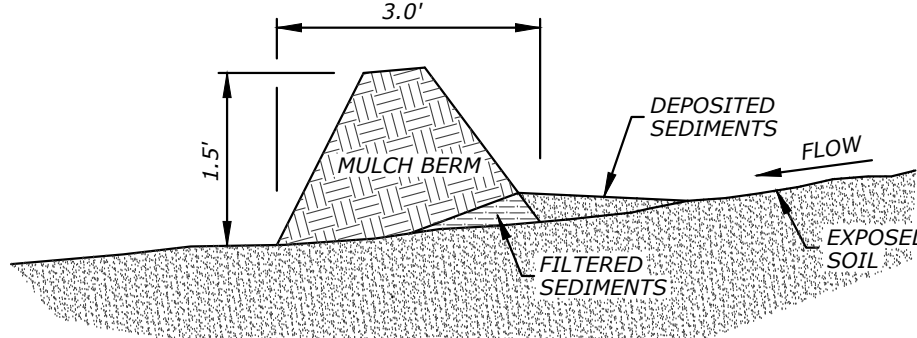
- THE MULCH (OR EROSION CONTROL MIX) SHALL CONTAIN A WELL-GRADED MIXTURE OF PARTICLE SIZES AND MAY CONTAIN ROCKS LESS THAN 4" IN DIAMETER. IT MUST BE FREE OF REFUSE, PHYSICAL CONTAMINANTS, AND MATERIAL TOXIC TO PLANT GROWTH. THE MIX COMPOSITION SHALL MEET THE FOLLOWING STANDARDS:
- THE ORGANIC MATTER CONTENT SHALL BE BETWEEN 80 AND 100%, DRY WEIGHT BASIS.
- PARTICLE SIZE BY WEIGHT SHALL BE 100% PASSING A 6" SCREEN AND A MINIMUM OF 70% MAXIMUM BY 85%, PASSING A 0.75" SCREEN.
- THE ORGANIC PORTION NEEDS TO BE FIBROUS AND ELONGATED.
- LARGE PORTIONS OF SILT, CLAYS OR FINE SANDS ARE NOT ACCEPTABLE IN THE MIX.
- SOLUBLE SALTS CONTENT SHALL BE < 4.0 MMHOS/CM.
- THE PH SHOULD BE BETWEEN 5.0 AND 8.0.

INSTALLATION

- THE BERM MUST BE PLACED ALONG A RELATIVELY LEVEL CONTOUR. IT MAY BE NECESSARY TO CUT TALL GRASSES OR WOODY VEGETATION TO AVOID CREATING VOIDS AND BRIDGES THAT WOULD ENABLE FINES TO WASH UNDER THE BERM.
- BERM MAY BE FORMED WITH A BARK BLOWER OR WITH OTHER EQUIPMENT. BERM SHALL BE A MINIMUM OF 3-FEET WIDE AT THE BASE AND SHALL BE AT LEAST 18-INCHES IN HEIGHT.
- BERM MAY BE PLACED DIRECTLY ON GROUND, NO TRENCHING OR STAKING IS REQUIRED.

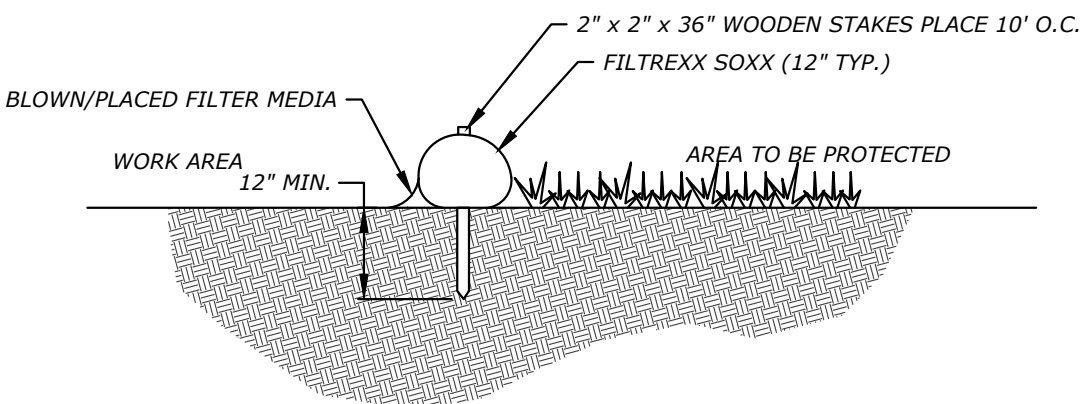
INSPECTION AND MAINTENANCE

- MULCH BERMS SHALL BE INSPECTED WEEKLY AND/OR AFTER EACH SIGNIFICANT RAINFALL, AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REPAIRS THAT ARE REQUIRED SHALL BE MADE IMMEDIATELY.
- SEDIMENT DEPOSITS SHOULD BE INSPECTED AFTER EACH STORM EVENT. THE DEPOSITS SHOULD BE REMOVED WHEN THEY REACH ONE-HALF THE HEIGHT OF THE BERM.
- THE BERM SHALL BE RESHAPED AS NECESSARY.
- ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE BERM IS REMOVED SHOULD BE GRADED TO CONFORM TO THE EXISTING TOPOGRAPHY AND RE-SEED.

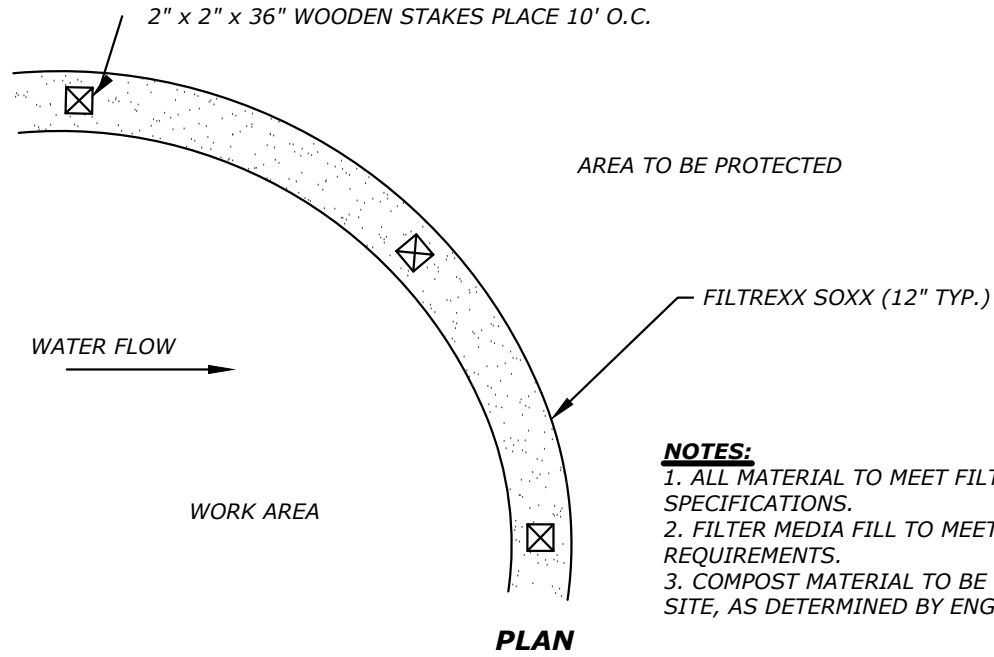


MULCH BERM CROSS-SECTION DETAIL

-NOT TO SCALE-



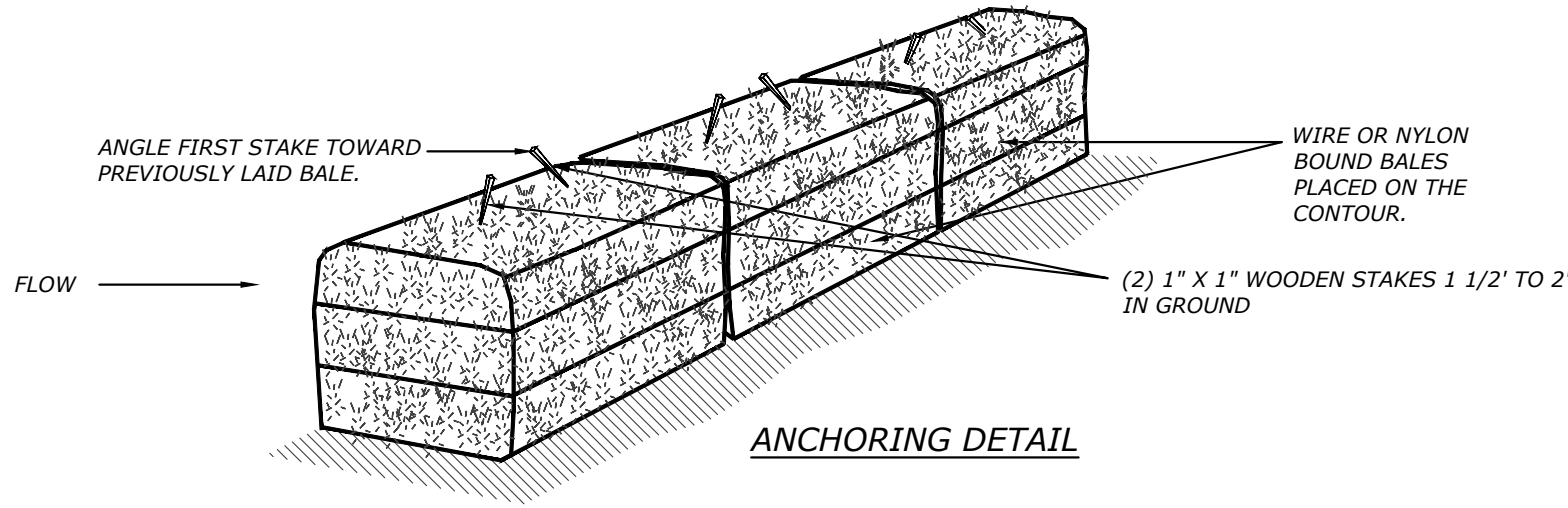
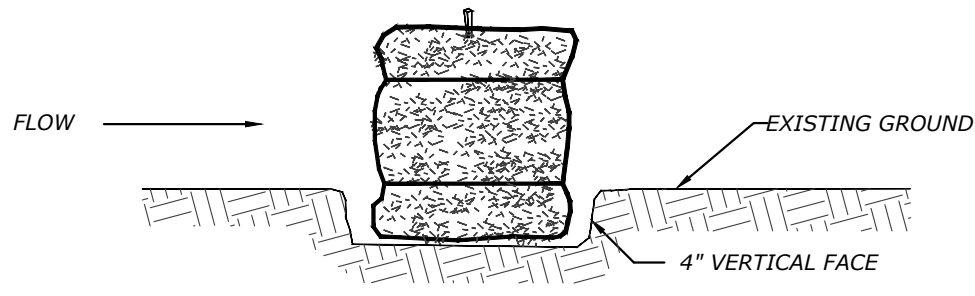
SECTION



PLAN

- NOTES:
- ALL MATERIAL TO MEET FILTREXX SPECIFICATIONS.
 - FILTER MEDIA FILL TO MEET APPLICATION REQUIREMENTS.
 - COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.

FILTREXX SEDIMENT CONTROL -NOT TO SCALE-

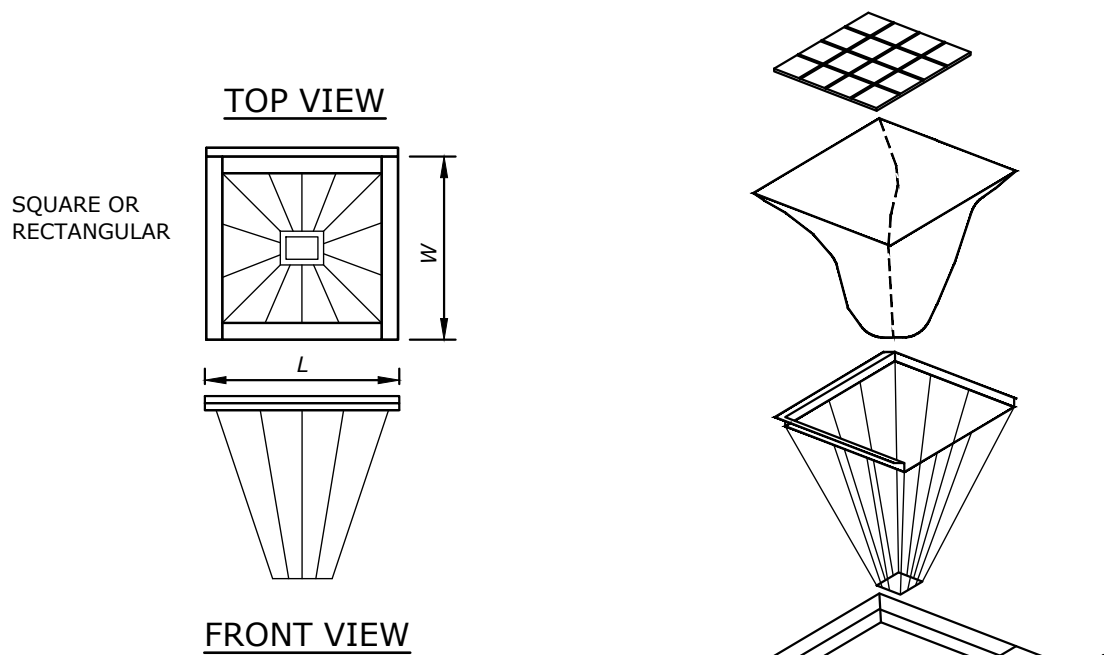


ANCHORING DETAIL

CONSTRUCTION SPECIFICATIONS

- BALES SHALL BE PLACED IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES.
- EACH BALE SHALL BE EMBEDDED IN THE SOIL A MINIMUM OF 4".
- BALES SHALL BE SECURELY ANCHORED IN PLACE BY STAKES DRIVEN THROUGH THE BALES. THE FIRST STAKE IN EACH BALE SHALL BE ANGLED TOWARD PREVIOUSLY LAID BALE TO FORCE BALES TOGETHER.
- INSPECTION SHALL BE FREQUENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
- BALES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.

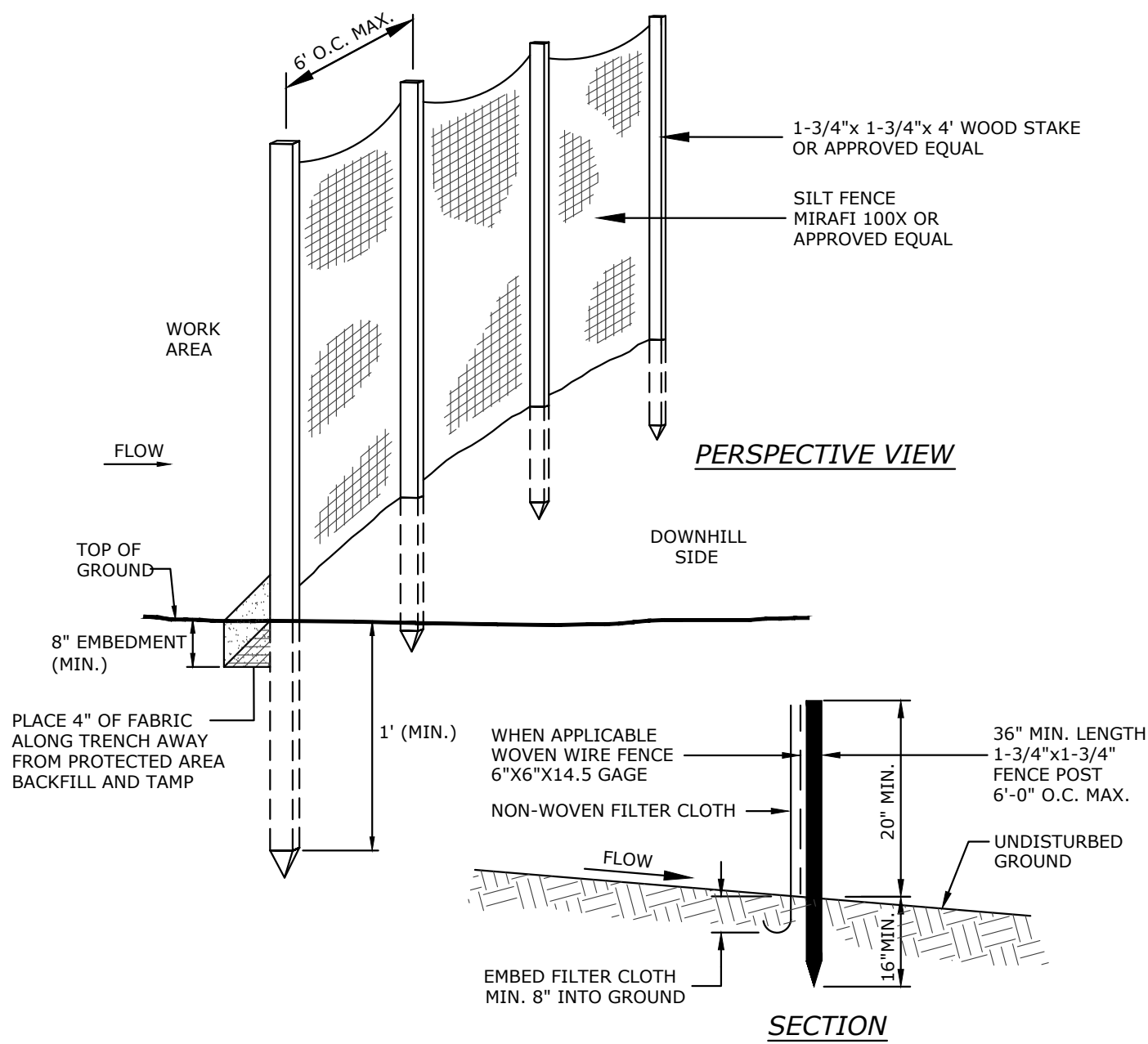
HAY BALE BARRIER -NOT TO SCALE-



FILTER BASKET NOTES:

- INLET BASKETS SHALL BE USED ON ALL CATCH BASINS DURING CONSTRUCTION. INLET BASKETS SHALL BE "METAL-ERA" OR APPROVED EQUAL.
- FILTER FABRIC SHALL BE PUSHED DOWN AND FORMED TO THE SHAPE OF THE BASKET. THE SHEET OF FABRIC SHALL BE LARGE ENOUGH TO BE SUPPORTED BY THE BASKET FRAME WHEN HOLDING SEDIMENT AND EXTEND AT LEAST 6 INCHES PAST THE FRAME. THE INLET GRATE SHALL BE PLACED OVER THE BASKET/FRAME AND WILL SERVE AS THE FABRIC ANCHOR.
- THE FILTER FABRIC SHALL BE A GEO-TEXTILE FABRIC: POLYESTER, POLYPROPYLENE, STABILIZED NYLON, POLYETHYLENE OR POLYVINYLIDENE CHLORIDE MEETING THE FOLLOWING SPECIFICATIONS:
GRAB STRENGTH: 45 lb. MINIMUM IN ANY PRINCIPAL DIRECTION (ASTM D1682).
MULLEN BURST STRENGTH: MINIMUM 60 psi (ASTM D774).
- THE FABRIC SHALL HAVE AN OPENING NO GREATER THAN A NUMBER 20 U.S. STANDARD SIEVE AND MINIMUM PERMEABILITY OF 120 gpm/sq. ft.
- THE INLET BASKET SHALL BE INSPECTED WITHIN 24 HOURS AFTER EACH RAINFALL OR DAILY DURING EXTENDED PERIODS OF PRECIPITATION. REPAIRS SHALL BE MADE IMMEDIATELY, AS NECESSARY, TO PREVENT PARTICLES FROM ENTERING THE DRAINAGE PIPING SYSTEM AND/OR CAUSING SURFACE FLOODING.
- INLET BASKET SHALL BE MAINTAINED IN PLACE UNTIL ALL PAVING IS COMPLETED AND ALL UNPAVED AREAS HAVE BEEN STABILIZED WITH VEGETATION.

INLET FILTER BASKET -NOT TO SCALE-



PERSPECTIVE VIEW

SILT FENCE -NOT TO SCALE-

CONSTRUCTION SPECIFICATIONS

- THE GEOTEXTILE FABRIC SHALL MEET THE DESIGN CRITERIA FOR SILT FENCES.
- THE FABRIC SHALL BE EMBEDDED A MINIMUM OF 8 INCHES INTO THE GROUND AND THE SOIL COMPACTED OVER THE EMBEDDED FABRIC.
- WHEN APPLICABLE, WOVEN WIRE FENCE SHALL BE FASTENED SECURELY TO THE FENCE POSTS WITH WIRE TIE OR STAPLES. FILTER CLOTH SHALL BE FASTENED SECURELY TO THE WOVEN WIRE FENCE WITH TIES SPACED EVERY 24 INCHES AT THE TOP, MID-SECTION, AND BOTTOM.
- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY 6 INCHES, FOLDED, AND STAPLED.
- FENCE POSTS SHALL BE A MINIMUM OF 36 INCHES LONG AND DRIVEN A MINIMUM OF 16 INCHES INTO THE GROUND. WOOD POSTS SHALL BE OF SOUND QUALITY HARDWOOD AND SHALL HAVE A MINIMUM CROSS SECTIONAL AREA OF 3.0 SQUARE INCHES.

MAINTENANCE

- SILT FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REPAIRS THAT ARE REQUIRED SHALL BE MADE IMMEDIATELY.
- IF THE FABRIC ON A SILT FENCE SHOULD DECOMPOSE OR BECOME INEFFECTIVE DURING THE EXPECTED LIFE OF THE FENCE, THE FABRIC SHALL BE REPLACED PROMPTLY.
- SEDIMENT DEPOSITS SHOULD BE INSPECTED AFTER EVERY STORM EVENT. THE DEPOSITS SHOULD BE REMOVED WHEN THEY REACH APPROXIMATELY ONE-THIRD THE HEIGHT OF THE BARRIER.
- SEDIMENT DEPOSITS THAT ARE REMOVED OR LEFT IN PLACE AFTER THE FABRIC HAS BEEN REMOVED SHALL BE GRADED TO CONFORM WITH THE EXISTING TOPOGRAPHY AND VEGETATED.

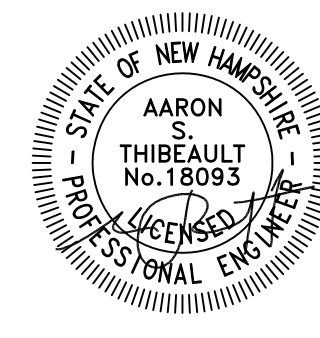
CONSTRUCTION DETAILS

PREPARED FOR:

CAPITAL CITY SUBARU

150 MANCHESTER STREET (ML 783Z-16)
CONCORD, NH

APPLICANT	WCK CONCORD-SB, LLC d/b/a CAPITAL CITY SUBARU 150 MANCHESTER STREET CONCORD, NH 03301	OWNER	MANCHESTER STREET CONCORD AUTO, LLC & MANCHESTER STREET CONCORD AUTO TIC, LLC 300 TRADE CTR. - SUITE 7700 WORNBURN, MA 01801-7419
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REVISIONS:

NO. DATE DESCRIPTION

NO.	DATE	DESCRIPTION
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DATE: FEB. 2025
PROJ.: 23012
SCALE: AS SHOWN
SHEET: 19 OF 19