

ZONING NOTES:

MBLU	MAP 7412Z, LOT 37
PROPERTY ADDRESS	DINER - 20 1/2 SOUTH MAIN STREET; FIRST FLOOR RESTAURANT - 22 SOUTH MAIN STREET, SUITE 1; SECOND FLOOR EVENT SPACE WITH ROOFTOP BAR - 22 SOUTH MAIN STREET, SUITE 2
OWNER	ARTS ALLEY LLC
DEED REGISTRATION	BK. 3273, PG. 1920
ZONE	CBP - CENTRAL BUSINESS PERFORMANCE
FACILITY USE	RESTAURANT & CONFERENCE/EVENT CENTER

LOT SIZE		REQUIRED	EXISTING	PROPOSED
		N/A	11,176 SF (0.26 AC)	11,176 SF (0.26 AC)
IMPERVIOUS COVERAGE	MAX.	N/A	6,915 SF (61.9%)	9,498 SF (85.0%)
FRONTAGE	MIN.	22 LF	86 LF	86 LF
BUILDING SETBACKS	FRONT	N/A	6 LF	7 LF
	SIDE	N/A	2.5 LF	6 LF
	REAR	N/A	1.5 LF	2 LF

COVERAGE CALCULATIONS:

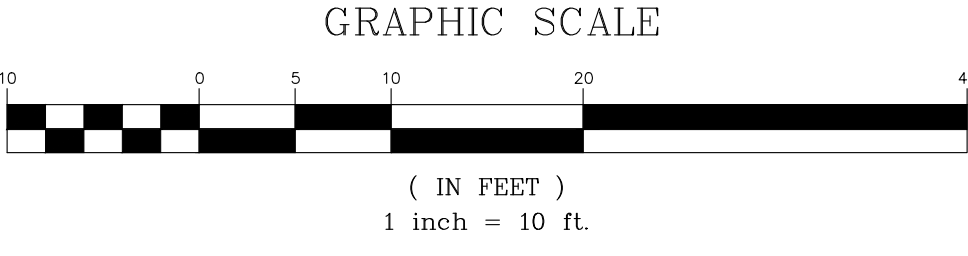
	EXISTING	PROPOSED
SIDEWALKS & PATIOS	845 SF	3,054 SF
GRAVEL PAD	0 SF	289 SF
BUILDING & DECKS	6,070 SF	6,155 SF
TOTAL	6,915 SF	9,498 SF

CONDITIONAL USE PERMITS & WAIVERS:

- A WAIVER WAS GRANTED BY THE CITY OF CONCORD PLANNING BOARD ON MAY 17, 2023, TO SECTION 22.08(2) STORM WATER RECHARGE TO ALLOW FOR THE PROPOSED REDEVELOPMENT'S RECHARGE RATE TO BE DECREASED FROM THE PRE-DEVELOPMENT CONDITIONS.
- A WAIVER WAS GRANTED BY CITY OF CONCORD PLANNING BOARD ON DECEMBER 21, 2022, TO SECTION 22.08(3) OFF-SITE FLOWS TO ALLOW FOR THE PROPOSED REDEVELOPMENT'S VOLUME OF DISCHARGE TO BE INCREASED FROM PRE-DEVELOPMENT CONDITIONS.
- A CONDITIONAL USE PERMIT WAS GRANTED BY CITY OF CONCORD PLANNING BOARD ON DECEMBER 21, 2022, TO ARTICLE 28-5-48(g), BUILD TO LINES, TO PROVIDE PRIVATE, RESTAURANT SEATING AND SECOND FLOOR BALCONY ALONG PROPERTY FRONTAGE IN THE CBP DISTRICT.
- A WAIVER WAS GRANTED BY CITY OF CONCORD PLANNING BOARD ON DECEMBER 21, 2022, TO SECTION 29 OF THE CITY OF CONCORD SITE PLAN REGULATIONS, SPECIFICALLY 29.04 BUILDING AND FACADE LIGHTING AND 29.07 NUISANCE AND GLARE, TO ALLOW FOR SAFE PEDESTRIAN PASSAGE OF THE ALLEY (20 SOUTH MAIN STREET, LOT 38) BETWEEN 20.5 SOUTH MAIN STREET (LOT 37) AND 18 SOUTH MAIN STREET (BANK OF NEW HAMPSHIRE STAGE). THE CURRENT ADR APPLICATION INCLUDES A LIGHTING PLAN FOR 20 SOUTH MAIN STREET, SO THIS WAIVER IS NO LONGER NEEDED.
- A WAIVER WAS GRANTED BY THE CITY OF CONCORD PLANNING BOARD ON DECEMBER 21, 2022, TO SECTION 21.05(2) SIDEWALKS, MULTI-USE PATHS, AND TRAILS DESIGN STANDARDS, TO PROVIDE A 4' WIDE SIDEWALK ON THE SOUTH SIDE OF THE BUILDING. THE WAIVER FROM SECTION 21.05(2) IS NOT UTILIZED IN THE CURRENT AMENDED SITE PLAN APPLICATION.

PLAN NOTES:

- EXISTING CONDITIONS, TOPOGRAPHICAL INFORMATION, NORTH ORIENTATION, AND COORDINATE VALUES DEPICTED ON THESE DRAWINGS ARE BASED ON PLANS TITLED "EXISTING CONDITIONS PLAT OF LAND OF ARTS ALLEY, LLC & 20 SOUTH MAIN STREET, LLC" DATED NOVEMBER 9, 2023, BY RICHARD D. BARTLETT & ASSOCIATES, LLC.
- BUILDING FOOTPRINT REPRESENTS A FLOOR PLAN PROVIDED TO WILCOX & BARTON, INC. BY PROCON, INC. DATED APRIL 18, 2024. REFER TO ARCHITECTURAL/STRUCTURAL PLANS FOR FOUNDATION AND BUILDING DIMENSIONS.
- SEE ARCHITECTURAL PLANS FOR BUILDING LIGHTING AT BUILDING AND POINTS OF EGRESS.
- SEE LANDSCAPING PLANS FOR SITE LIGHTING AT PATIOS.
- SEE SHEET C0.2 LEGEND AND NOTES FOR PROJECT LEGEND AND GENERAL NOTES.
- ALL STORMWATER IMPROVEMENTS BUILT WILL BE MAINTAINED BY THE PROPERTY OWNER IN PERPETUITY IN ACCORDANCE WITH:
  - LOCAL, STATE, FEDERAL REGULATIONS;
  - NHDES STORMWATER MANUAL RECOMMENDATIONS;
  - STORMWATER MAINTENANCE AND OPERATIONS PLAN; AND
  - ANY MANUFACTURER SPECIFICATIONS.



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

WILCOX & BARTON INC.

CIVIL • ENVIRONMENTAL • GEOTECHNICAL

2 HOME AVENUE

CONCORD, NH 03301

603-369-4190

www.wilcoxandbarton.com

REVISION HISTORY

1. REVISED PER BUILDING UPDATE 11/16/2022 (GAG)

2. REVISED PER CITY COMMENTS 11/28/2022 (JMM)

3. REVISED PER CITY APPROVAL COMMENTS 02/20/2023 (CDM)

4. AMENDED SITE PLANS 04/19/2023 (RSR)

5. REVISED PER BUILDING UPDATES 12/19/2023 (JMJ)

6. REVISED PER CITY COMMENTS 01/17/2024 (JMJ)

7. REVISED TO ADD NEW TRANSFORMER 01/09/2024 (ERL)

8. REVISED FOR GMP PLAN SET 02/09/2024 (JMJ)

9. ISSUED FOR CONSTRUCTION 03/07/2024 (JMJ)

10. REVISED PER VE ITEMS 04/29/2024 (JMJ)

11. REVISED PER NHFG CONDITIONS 05/08/2024 (JMJ)

12. REVISED UTILITIES AND DINER SHIFT 06/11/2024 (JMJ)

13. REVISED SEWER UTILITY 06/12/2024 (ERL)

CONSTRUCTION REVISION HISTORY

1. BULLETIN 4 07/18/2024

2. BULLETIN 004 R1 08/15/2024

3. BULLETIN 004 R2 09/04/2024

4. BULLETIN 004 R2 09/09/2024

5. BULLETIN 004 R3 09/17/2024

6. BULLETIN 004 R3 REV 1 10/02/2024

7. BULLETIN 004 R4 10/28/2024

8. BULLETIN 004 R5 CIVIL FENCE UPDATE 03/28/2025

9. BULLETIN 004 R5 LOADING DOCK UPDATE 04/17/2025

10. BULLETIN 004R5 - CIVIL COURTYARD, SITE PLAN AMENDMENT 05/13/2025

ISSUED FOR

REVISED GMP - CONSTRUCTION

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

20 SOUTH MAIN STREET LLC

P.O. BOX 1438

CONCORD, NH 03302

ARTS ALLEY LLC

P.O. BOX 1438

CONCORD, NH 03302

SITE

ARTS ALLEY

20 SOUTH MAIN ST

CONCORD, NH 03301

MAP 7412Z, LOT 38

22 SOUTH MAIN ST

CONCORD, NH 03301

MAP 7412Z, LOT 37

DRAWING TITLE

SITE PLAN

SCALE

1" = 10'

DATE

07/20/2022

DRAFTED BY

RSR

CHECKED BY

CAT

PROJECT MGR

ERL

PROJECT NO.

ARTS0001

SHEET NO.

C1.2

05 OF 18

STATE OF NEW HAMPSHIRE

ERIN R. LAMBERT

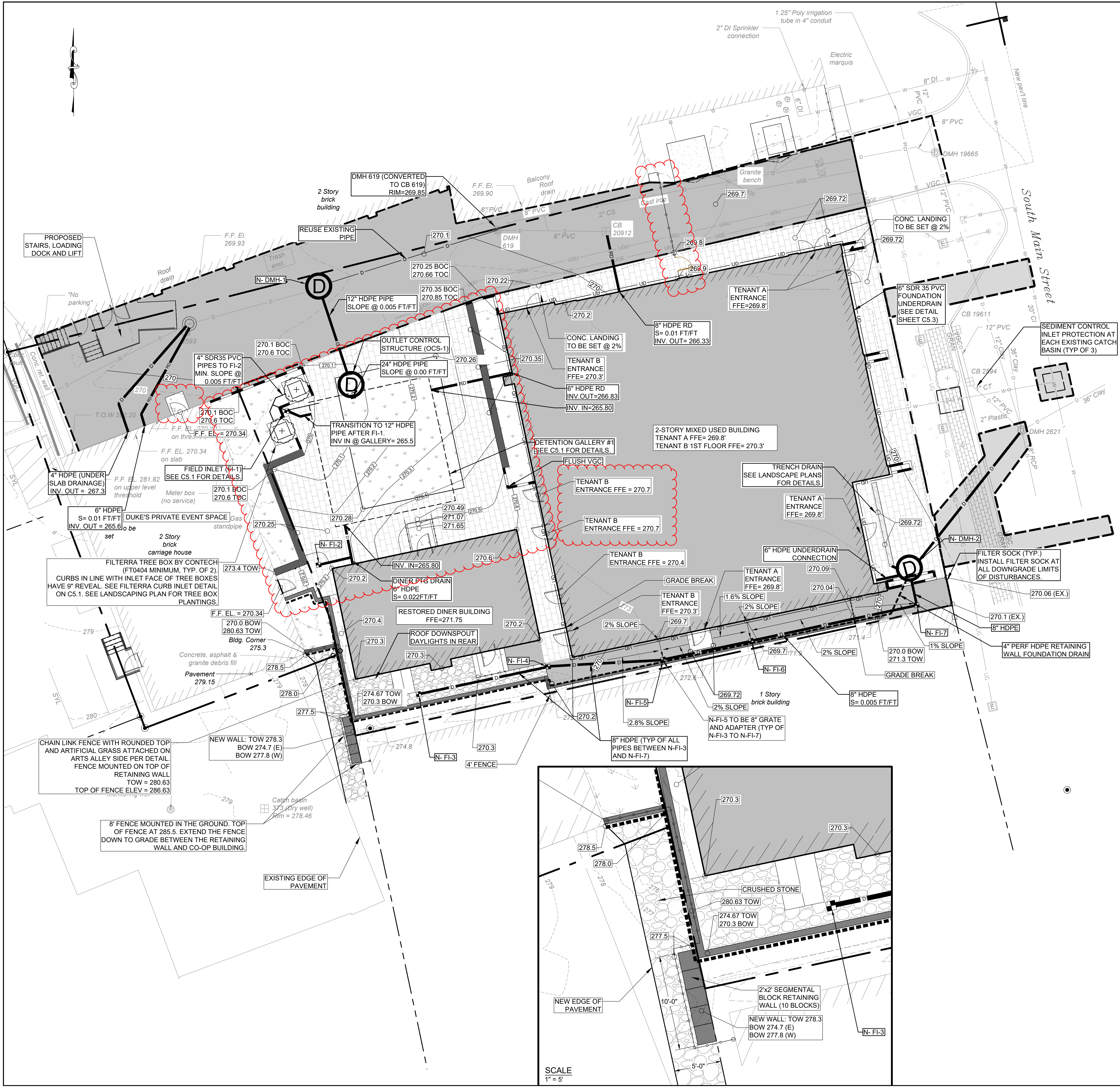
No. 11057

PROFESSIONAL ENGINEER

ENGINEER ERIN R. LAMBERT

NH P.E. #11057





**DRAINAGE STRUCTURE SCHEDULE**  
CB 2593  
RIM 269.53  
INV 265.00 6" PVC (E)  
INV 265.10 4" PVC (W)  
**NEW INV. 265.10 6" HDPE (S) & NEW INV. 267.0 4" HDPE (SW)**  
SUMP 264.3

DMH 19665  
RIM 269.12  
INV 257.92 12" PVC (N)  
INV 257.87 12" PVC (S)  
INV 257.92 8" PVC (NW)

CB 20912  
RIM 269.53  
INV 265.33 8" PVC (NW)  
**NEW INV. 265.43 8" HDPE (S)**  
SUMP 264.7

DMH 20913  
RIM 269.72  
INV 263.42 8" CLAY (E)  
INV (S)-6" CLAY STUB  
INV 263.47 8" CLAY (W)

DMH 619  
RIM 269.80  
INV 262.20 8" PVC (NE)  
INV 265.25 8" PVC (E)  
INV 262.20 8" PVC (NW)  
**NEW INV. 262.30 8" HDPE (SW)**

CB 19611  
RIM 268.89  
INV 264.27 (S)  
**NEW INV. 264.37 6" SDR 35 PVC (SW)**  
CB 2594  
RIM 269.98  
INV 264.36 (N)  
INV 262.17 (SE)

CB 373  
RIM 278.46  
NO VISIBLE PIPES  
SUMP 274.6s (SILTED)

DMH 2621  
RIM 269.27  
INV 257.43 36" CLAY (N)  
INV 256.23 36" CLAY (NE)  
INV 258.93 18" RCP (S)  
INV 261.95 12" RCP (NW)  
INV 257.22 12" CLAY? (NNW)  
**NEW INV. 264.05 12" RCP (SW)**

NEW FI-1  
RIM 269.90  
INV. 266.30 6" HDPE (SE)  
INV. 265.60 12" HDPE @ 4"x12" COUPLING

NEW OCS-1  
RIM 270.06  
INV. 264.50 24" HDPE (S)  
INV. 264.50 12" HDPE (N)  
SEE C5.1 FOR DETAILS

NEW DMH-1  
RIM 269.93  
INV. 263.1 12" HDPE (S)  
INV. 263.1 8" HDPE (W)  
INV. 263.0 8" HDPE (E)

NEW FI-2  
RIM 270.15  
INV OUT = 265.9

NEW FI-3 (WITH 8" GRATE)  
RIM 270.10  
INV. 266.70  
8" HDPE  
S = 0.005 FT/FT

NEW FI-4 (WITH 8" GRATE)  
RIM 270.10  
INV. 266.58  
8" HDPE  
S = 0.005 FT/FT

NEW FI-5 (WITH 8" GRATE)  
RIM 269.60  
INV. 266.45  
8" HDPE  
S = 0.005 FT/FT

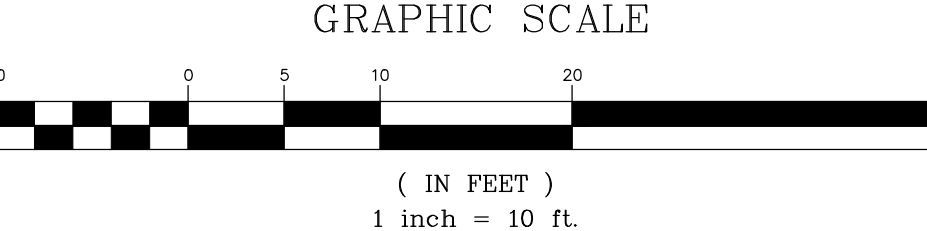
NEW FI-6 (WITH 8" GRATE)  
RIM 269.60  
INV. 266.35  
8" HDPE  
S = 0.005 FT/FT

NEW FI-7 (WITH 8" GRATE)  
RIM 269.90  
INV. 266.17  
8" HDPE  
S = 0.005 FT/FT

NEW DMH-2  
RIM = 269.8  
INV IN = 266.1 8" HDPE (S)  
INV IN = 266.4 4" HDPE WALL DRAIN (SW)  
INV IN = 264.8 6" HDPE FNDN DRAIN (W)

**PLAN NOTES:**

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



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OWNER

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P.O. BOX 1438  
CONCORD, NH 03302

**ARTS ALLEY LLC**  
P.O. BOX 1438  
CONCORD, NH 03302

SITE

**ARTS ALLEY**

**20 SOUTH MAIN ST**  
CONCORD, NH 03301  
MAP 7412Z, LOT 38

**22 SOUTH MAIN ST**  
CONCORD, NH 03301  
MAP 7412Z, LOT 37

DRAWING TITLE

**GRADING & DRAINAGE PLAN**

SCALE	AS NOTED	DATE	07/20/2022
DRAFTED BY	CHECKED BY	PROJECT MGR	PROJECT NO.
RSR	CAT	ERL	ARTS0001

SHEET NO.

**C1.3**

06 OF 18







LOW-VOLTAGE KEY	QUANTITY	SYMBOL
BOLLARD LIGHTS	11	
ROWAN DIRECTIONAL UPLIGHT	5	
LOW VOLTAGE TRANSFORMER (LOCATION TBD)	TBD	
BUILDING SCONCE	4	
WALL PACK	6	
DOWN LIGHT IN CANOPY	7	

INSTALL 8' TALL BLACK CHAIN LINK FENCE WITH 4' WIDE SWING GATE - SEE ARCHITECTURAL PLANS FOR DETAILS

INSTALL STAMPED CONCRETE PATIO - PATTERN TBD  
INSTALL (3) UNDERGROUND 2" PVC SLEEVES BETWEEN RAISED PLANTER BEDS FOR IRRIGATION & L.V. LIGHTING

PREPARE ALL RAISED PLANTER BEDS WITH PLANTING SOIL MIX AND INSTALL NEW ORNAMENTAL PLANTINGS - SEE SCHEDULE

INSTALL BUILDING SCONCES AT BUILDING ENTRANCE

INSTALL VERTICAL GRANITE CURBING (TYP.) TO DEFINE ALL PROPOSED RAISED PLANTER BEDS - NOTE: ALL CURVES TO HAVE 4'-0" RADIUS

INSTALL LOW-VOLTAGE LANDSCAPE LIGHTING FIXTURES (SEE KEY)

USE RECLAIMED GRANITE TO CREATE SEAT WALL - SET TOP OF GRANITE 18" FROM PATIO HEIGHT

CUT DOWN CONCRETE WALL TO 18" BELOW GRADE & INSTALL RECLAIMED GRANITE TO RETAIN GRADE  
INSTALL WALL PACK ABOVE DOOR

INSTALL (3) UNDERGROUND 2" PVC SLEEVES BETWEEN RAISED PLANTER BEDS FOR IRRIGATION & L.V. LIGHTING

INSTALL 8' TALL BLACK CHAIN LINK FENCE

TOPDRESS AREA BETWEEN BUILDING AND RETAINING WALL WITH CRUSHED STONE (TYP.)

#### PLANTING SCHEDULE

TREES	SIZE	QTY	SYMBOL
<i>Carpinus caroliniana</i> 'Palisade' / Palisade American Hornbeam	2.5-3" CAL.	1	CC
SHRUBS			
<i>Cornus sericea</i> 'Arctic Fire' / Arctic Fire Red-Osier Dogwood	3-4' B&B	2	CS
<i>Rothergilla gardenii</i> / Dwarf Fothergilla	2-2.5'	5	FG
<i>Hydrangea paniculata</i> 'Little Lime' / Little Lime Panicle Hydrangea	2.5-3' B&B	7	LL
<i>Hydrangea paniculata</i> 'Little Quick Fire' / Little Quick Fire Panicle Hydrangea	2.5-3' B&B	6	LQ
<i>Syringa patula</i> 'Miss Kim' / Miss Kim Lilac	3-4' B&B	2	SP
<i>Viburnum carlesii</i> 'Compacta' / Dwarf Mayflower Viburnum	3-4' B&B	3	VC
GRASSES			
<i>Hakonechloa macra</i> 'Aureola' / Golden Japanese Forest Grass	#1	6	HM
<i>Panicum virgatum</i> 'Heavy Metal' / Heavy Metal Switch Grass	#1	7	PV
<i>Pennisetum alopecuroides</i> 'Little Bunny' / Little Bunny Dwarf Fountain Grass	#1	6	LB
PERENNIALS			
<i>Geranium</i> 'New Hampshire Purple' / New Hampshire Purple Cranesbill	#1	10	NH
<i>Hemerocallis</i> 'Happy Returns' / Happy Returns Daylily	#1	5	DL
<i>Hosta</i> 'Guacamole' / Guacamole Plantain Lilly	#1	13	HG
<i>Iris siberica</i> 'Concord Crush' / Concord Crush Siberian Iris	#1	5	IS
<i>Nepeta</i> 'Walker's Low' / Walker's Low Catmint	#1	14	WL
<i>Rudbeckia flugida</i> 'Little Goldstar' / Little Goldstar Black-Eyed Susan	#1	6	RF



GENERAL NOTES:

1. BASE PLAN DEVELOPED FROM INFORMATION PROVIDED BY WILCOX & BARTON INC., DRAWING TITLE, "SITE PLAN" DATED: 06/09/2022.
2. VERIFY LOCATIONS, ELEVATIONS, AND DIMENSIONS IN THE FIELD, PRIOR TO CONSTRUCTION. VERIFY FIELD CONDITIONS RELATING TO WORK TO BE INSTALLED. NOTIFY LANDSCAPE ARCHITECT OF ANY UNUSUAL OR DIFFICULT CONDITIONS IN A TIMELY FASHION PRIOR TO CONSTRUCTION CONCERNING THE CONDITION IN QUESTION.
3. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF CONCORD AND STATE OF NEW HAMPSHIRE. NOTIFY APPROPRIATE AGENCIES AT LEAST 48 HOURS PRIOR TO PERFORMING THE WORK UNDER THEIR JURISDICTION.
4. CONTRACTOR IS RESPONSIBLE FOR SECURING AND PAYING FOR ALL CONSTRUCTION PERMITS AND LICENSES REQUIRED TO COMPLETE SITE WORK. CONTRACTOR IS RESPONSIBLE FOR ALL APPROPRIATE INSPECTIONS OF HIS/HER WORK.
5. ALL WORK SHALL BE OF WORKMANLIKE QUALITY AND IN CONFORMANCE WITH ALL APPLICABLE CODES. CONTRACTOR SHALL READ ALL ZONING AND ENVIRONMENTAL PERMITS WHICH PERTAIN TO THE PROJECT AND SHALL COMPLY WITH ALL THE CONDITIONS THEREIN.
6. NOTIFY LANDSCAPE ARCHITECT AT LEAST 72 HOURS PRIOR TO ANY ROUTINE REQUIRED FIELD OBSERVATION. OBTAIN LANDSCAPE ARCHITECT'S APPROVAL OF THE LAYOUT OF ALL IMPROVEMENTS PRIOR TO CONSTRUCTION.
7. CONTRACTOR IS RESPONSIBLE FOR REPAIR OF DAMAGE OR DISTURBANCE TO OTHER AREAS WHICH MAY OCCUR AS THE RESULT OF HIS/HER WORK WHETHER WITHIN OR OUTSIDE OF THE CONTRACT LIMIT LINES.
8. CONSTRUCTION SHALL FOLLOW THE SEQUENCES AND CONDITIONS ESTABLISHED IN THE SPECIFICATIONS AND PERMITS.
9. IT IS INTENDED THAT THE WORK BE EXECUTED IN ACCORDANCE WITH THE BEST CUSTOMARY BUILDING PRACTICES. IF WORK IS REQUIRED IN A MANNER TO MAKE IT IMPOSSIBLE TO PRODUCE FIRST-CLASS WORK OR IF ERRORS, CONFLICTS OR DISCREPANCIES APPEAR AMONG THE CONTRACT DOCUMENTS, INFORM THE LANDSCAPE ARCHITECT IMMEDIATELY AND REQUEST INTERPRETATION BEFORE PROCEEDING WITH THE WORK.

10. IF CONTRACTOR FAILS TO MAKE SUCH A STATEMENT AND REQUEST, NO EXCUSE WILL THEREAFTER BE ENTERTAINED, NOR ADDITIONAL EXPENSE BE ACCEPTED, FOR FAILURE TO CARRY OUT WORK IN A SATISFACTORY MANNER. SHOULD CONFLICT OCCUR IN OR BETWEEN DRAWINGS AND SPECIFICATIONS, CONTRACTOR IS DEEMED TO HAVE ESTIMATED ON THE MORE EXPENSIVE WAY OF DOING WORK UNLESS HES/HE SHALL HAVE OBTAINED A WRITTEN DECISION, BEFORE SUBMITTING HIS BID, AS TO WHICH METHOD OR MATERIALS WILL BE REQUIRED.
11. CONTRACTOR IS RESPONSIBLE FOR ALL MATERIALS AND EQUIPMENT STORED AT SITE.
12. EROSION AND SEDIMENTATION CONTROL DEVICES SHALL BE IN PLACE PRIOR TO THE COMMENCEMENT OF ANY WORK.
13. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE LANDSCAPE ARCHITECT FOR DIRECTION AND RESOLUTION PRIOR TO ANY FURTHER WORK.
14. VISIBLE EXISTING CONDITIONS WHERE FIELD LOCATED, AND UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE. SITE SUBCONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS, DIMENSIONS, AND GRADES PRIOR TO START OF ANY FOUNDATION OR UTILITY WORK.
15. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS. IN CASE OF CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWING AND/OR SPECIFICATION, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY FOR CLARIFICATIONS.
16. THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR CONDITIONS AT THE SITE. THESE PLANS, PREPARED BY TERRAIN PLANNING & DESIGN LLC, DO NOT EXTEND TO OR INCLUDE SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR THEIR EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE SEAL OF THE SURVEYOR/ENGINEER OR LANDSCAPE ARCHITECT HEREON DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PREPARE OR OBTAIN THE APPROPRIATE SAFETY SYSTEMS WHICH MAY BE REQUIRED BY THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND/OR LOCAL REGULATIONS.
17. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE HIMSELF WITH THE SITE AND ALL EXISTING CONDITIONS SURROUNDING IT AND THEREON. THE CONTRACTOR SHALL ADVISE THE

APPROPRIATE AUTHORITY OF HIS INTENTIONS AT LEAST 48 HOURS IN ADVANCE.

18. THESE PLANS WERE PREPARED UNDER THE SUPERVISION OF A LICENSED PROFESSIONAL LANDSCAPE ARCHITECT. TERRAIN PLANNING & DESIGN LLC ASSUMES NO LIABILITY AS A RESULT OF ANY CHANGES OR NON-CONFORMANCE WITH THESE PLANS EXCEPT UPON THE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT OF RECORD.
19. TERRAIN PLANNING & DESIGN LLC ASSUMES NO LIABILITY FOR WORK PERFORMED WITHOUT AN ACCEPTABLE PROGRAM OF TESTING AND INSPECTION AS APPROVED BY THE LANDSCAPE ARCHITECT OF RECORD.
20. BASE PREPARATION UNDER ALL HARD SURFACES TO BE COMPACTED TO 98% STANDARD PROCTOR DENSITY.
21. SITE CONTRACTOR IS RESPONSIBLE FOR CONTACTING DIG SAFE PRIOR TO ANY EXCAVATION, 1-888-DIG-SAFE.

PLANTING NOTES:

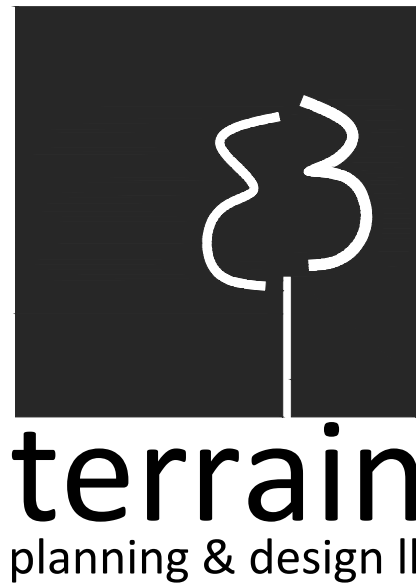
1. CONTRACTOR SHALL OBTAIN APPROVAL FROM LANDSCAPE ARCHITECT PRIOR TO PURCHASING AND/OR INSTALLING SUBSTITUTE PLANT MATERIAL PRIOR TO PURCHASE OF ANY SUBSTITUTE MATERIALS.
2. CONSTRUCTION ACCESS WILL BE AS DIRECTED BY LANDSCAPE ARCHITECT. CONTRACTOR IS RESPONSIBLE FOR RESTORATION OF ACCESS ROUTE AND ALL AREAS DISTURBED BY PLANTING OPERATIONS UPON COMPLETION OF CONSTRUCTION OPERATIONS, AT NO ADDITIONAL COST TO THE OWNER.
3. LAYOUT OF ALL PLANTING BEDS AND LOCATION OF PLANTS TO BE APPROVED BY LANDSCAPE ARCHITECT ON SITE PRIOR TO CONSTRUCTION AND INSTALLATION.
4. CONTRACTOR TO REMOVE ALL DEBRIS GENERATED BY PLANT INSTALLATION. DEBRIS TO BE DISPOSED OF IN A LEGAL MANNER.
5. ALL PLANT MATERIAL SHALL BE GUARANTEED TO BE IN GOOD, HEALTHY AND FLOURISHING CONDITION FOR 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.

TREE PROTECTION NOTES:

1. DIAMETER OF PROTECTION ZONE SHOULD BE ONE FOOT FOR EACH INCH OF TRUNK DIAMETER BREAST HEIGHT OR 1/2 HEIGHT OF TREE, WHICHEVER IS GREATER. FOR 2 INCH CALIPER TREES OR SMALLER, THE PROTECTION ZONE SHALL BE 6 FOOT MINIMUM DIAMETER.
2. TEMPORARY FENCING (GFT HIGH) SHALL BE PLACED AT THE DRIPLINE OF THE TREE TO BE SAVED. FENCE SHALL COMPLETELY ENCIRCLE THE TREE(S). TO INSTALL FENCE POSTS, AVOID DRIVING POSTS OR STAKES INTO MAJOR ROOTS.
3. DEAD TREES, SCRUB, OR UNDERGROWTH SHALL BE CUT FLUSH WITH ADJACENT GRADE. THERE WILL BE NO SOIL DISTURBANCE UNDER THE DRIP LINE OF TREES TO BE PRESERVED.
4. PLACE 6 INCHES OF BARK MULCH AT AREAS NOT PROTECTED BY BARRIER.
5. TREATMENT OF ROOTS EXPOSED DURING CONSTRUCTION: FOR ROOTS OVER ONE INCH IN DIAMETER DAMAGED DURING CONSTRUCTION, MAKE A CLEAN STRAIGHT CUT TO REMOVE DAMAGED PORTION OF ROOT. ALL EXPOSED ROOTS SHOULD BE TEMPORARILY COVERED WITH DAMP BURLAP AND COVERED WITH SOIL OR MULCH AS SOON AS POSSIBLE TO PREVENT DRYING.
6. NO EQUIPMENT OR MACHINERY SHALL BE USED WITHIN THE PROTECTION FENCE. WORK WITHIN THE PROTECTION ZONE SHALL BE DONE MANUALLY.
7. NO STOCKPILING OF MATERIALS, VEHICULAR TRAFFIC, OR STORAGE IS ALLOWED WITHIN THE LIMIT OF FENCING.
8. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE REPLACEMENT OF ANY CITY-OWNED STREET TREES IF THEY ARE DAMAGED OR DECLINE DURING CONSTRUCTION.



311 kast hill road  
hopkinton nh 03229  
603. 746. 3512  
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#### ARTS ALLEY

Site Location:  
20 & 22 South Main Street  
Concord, NH 03301  
Tax Map: 7412Z  
Lot #: 37

Prepared For:  
Wilcox & Barton Inc.  
2 Capital Plaza, Suite 305  
Concord, NH 03301

#### LANDSCAPE PLAN

DATE: 06 - 30 - 22

SCALE: 1" = 10'

PROJECT #: 2254

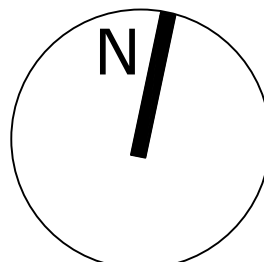
Drawn By: ID

Checked By: ERB

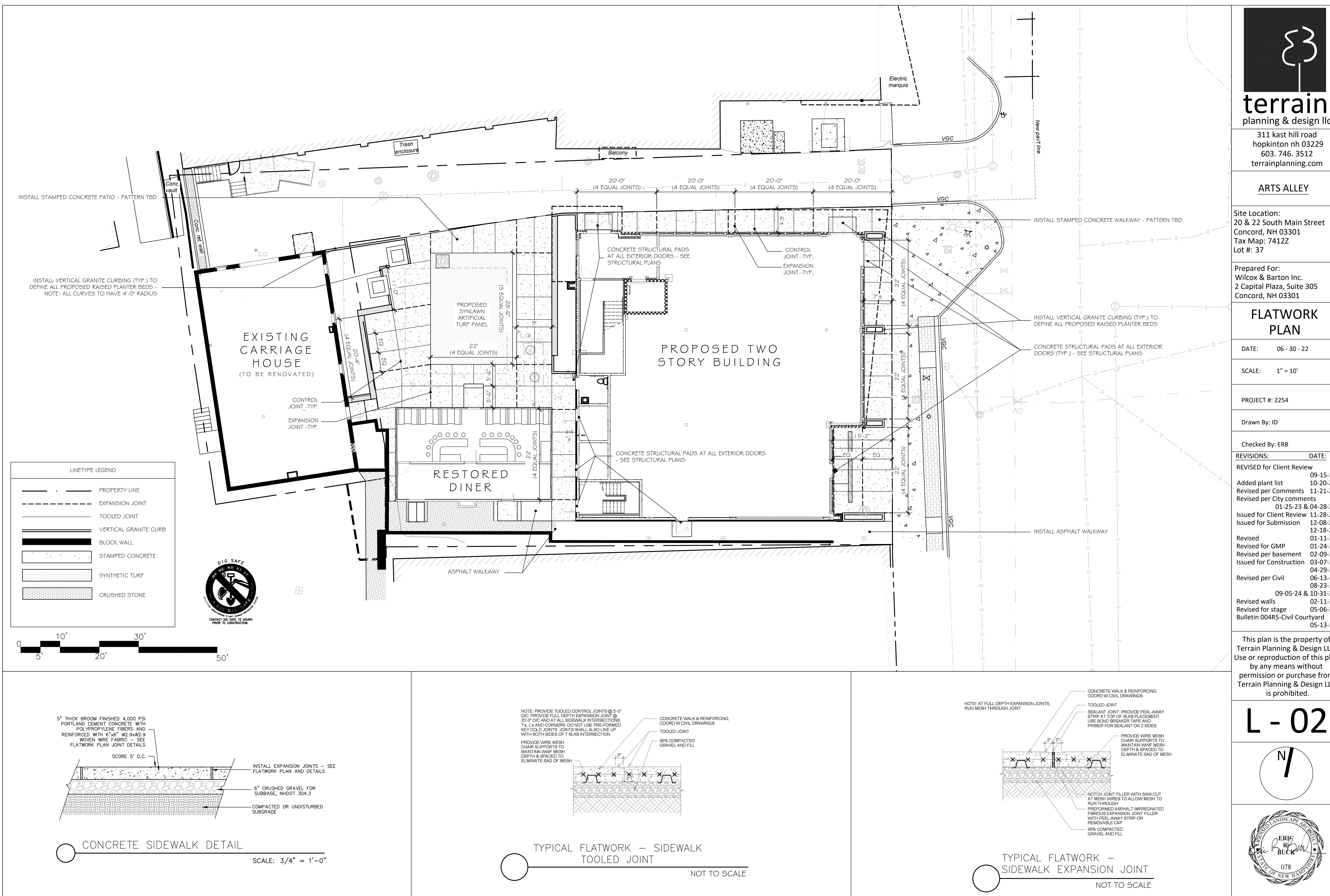
REVISIONS: DATE:  
REVISED for Client Review 09-15-22  
Added plant list 10-20-22  
Revised per Comments 11-21-22  
Revised per City comments 01-25-23 & 04-28-23  
Issued for Client Review 11-28-23  
Issued for Submission 12-08-23  
Revised 01-11-24  
Revised for GMP 01-24-24  
Revised per basement 02-09-24  
Issued for Construction 03-07-24  
Revised per Civil 04-29-24  
Revised per Civil 06-13-24  
Revised per Civil 08-23-24  
Revised per Civil 09-05-24 & 10-31-24  
Revised walls 02-11-25  
Revised for stage 05-06-25  
Bulletin 004R5-Civil Courtyard 05-13-25

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**ARTS ALLEY**

Site Location:  
20 & 22 South Main Street  
Concord, NH 03301  
Tax Map: 7412Z  
Lot #: 37


Prepared For:  
Wilcox & Barton Inc.  
2 Capital Plaza, Suite 305  
Concord, NH 03301

FLATWORK PLAN	
DATE:	06 - 30 - 22
SCALE:	1" = 10'
PROJECT #:	2254
Drawn By:	ID
Checked By:	ERB
REVISIONS:	DATE:
REVISED for Client Review	
Added plant list	09-15-22
Revised per Comments	10-20-22
Revised per City comments	11-21-22
01-25-23 & 04-28-23	
Issued for Client Review	11-28-23
Issued for Submission	12-08-23
Revised	12-18-23
Revised	01-11-24
Revised for GMP	01-24-24
Revised per basement	02-09-24
Issued for Construction	03-07-24
Revised per Civil	04-29-24
09-05-24 & 10-31-24	
Revised walls	02-11-25
Revised for stage	05-06-25
Bulletin 004R5-Civil Courtyard	05-13-25

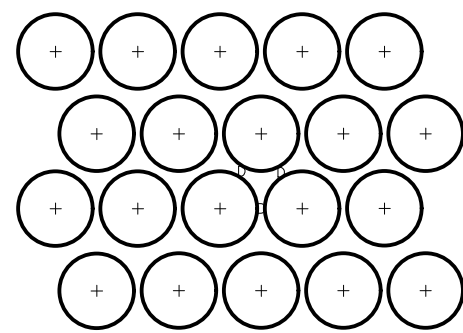
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**L - 02**

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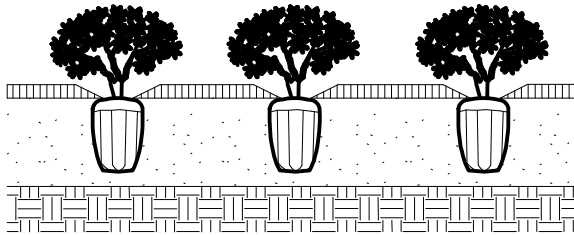


TYPICAL BED PLANT SPACING

NOTE:  
D = DIMENSION OF PLANT SPACING (SHRUB OR  
GROUND COVER AS INDICATED ON PLANS)

12" LOAM BACKFILL (CONTINUOUS  
THROUGHOUT BED AREA)

3" DEEP SHREDDED  
BARK MULCH



TYPICAL PERENNIAL PLANTING

NO SCALE

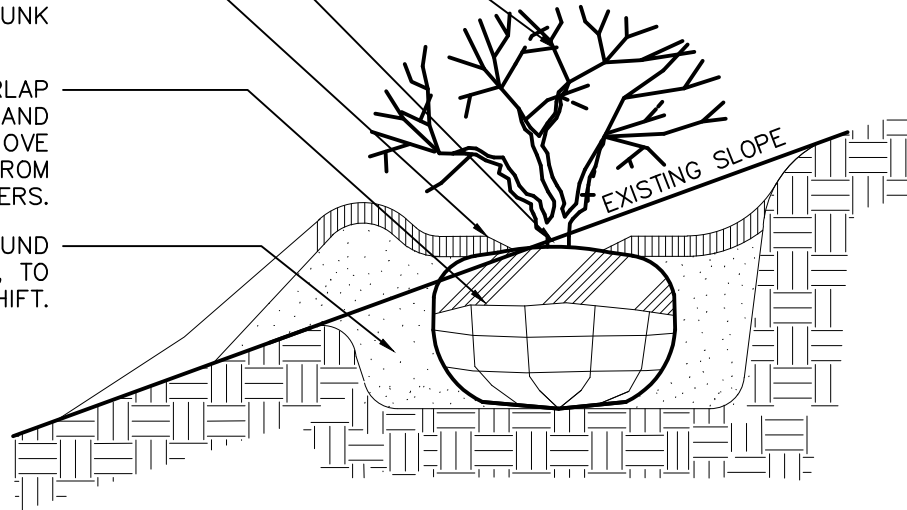
SHRUB TO BE SET PLUMB,  
AFTER SETTLEMENT

TRUNK FLARE AND TOP OF ROOTBALL  
SHOULD BE AT GRADE (TRUNK FLARE  
IS WHERE THE ROOTS BEGIN TO  
BRANCH FROM THE TRUNK)

3" SHREDDED BARK MULCH, PULL  
MULCH BACK 4" FROM TRUNK

REMOVE STRING AND BURLAP  
FROM ROOTBALL. CUT AND  
REMOVE WIRE BASKETS. REMOVE  
CONTAINERIZED PLANTS FROM  
THEIR CONTAINERS.

TAMP BACKFILL SOIL AROUND  
ROOTBALL FIRMLY, TO  
MINIMIZE ROOTBALL SHIFT.



NOTE:

- DO NOT HEAVILY PRUNE SHRUB AT PLANTING, PRUNE ONLY CROSSOVER LIMBS AND DAMAGED OR DEAD BRANCHES.
- BACKFILL WITH LOAM, AMEND AS REQUIRED BY LANDSCAPE ARCHITECT.
- SHRUBS & GROUND COVER PLANTED ADJACENT TO CITY SIDEWALKS NEED TO BE PLACED SO THE PLANTS, AT THEIR MATURE HEIGHT & WIDTH, WILL NOT ENCR OACH INTO THE CITY'S SIDEWALK.

TYPICAL SHRUB PLANTING

NO SCALE

NEVER CUT LEADER

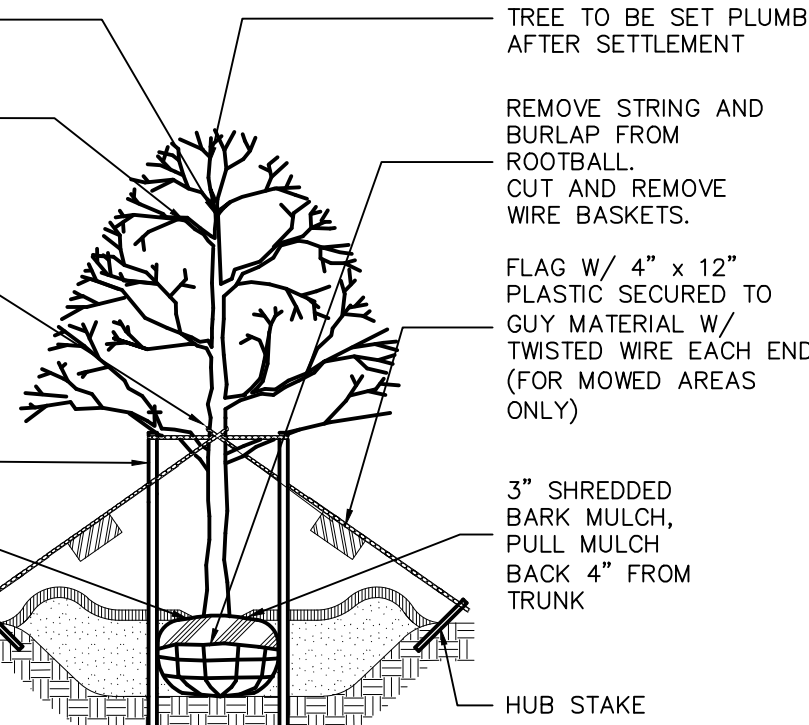
DO NOT HEAVILY PRUNE TREE  
AT PLANTING. PRUNE ONLY  
CROSS OVER LIMBS,  
CO-DOMINANT LEADERS, AND  
DAMAGED OR DEAD BRANCHES

GUY MATERIAL AT TREE  
1/2 UP TREE OR TO  
FIRST BRANCH,  
WHICHEVER IS LOWER

GUY MATERIAL VERTICAL STAKES

TRUNK FLARE AND TOP OF  
ROOTBALL SHOULD BE AT  
GRADE (TRUNK FLARE IS  
WHERE THE ROOTS BEGIN TO  
BRANCH FROM THE TRUNK)

STAKE TO BE 18" BELOW TREE  
PIT IN UNDISTURBED GROUND



VARIES

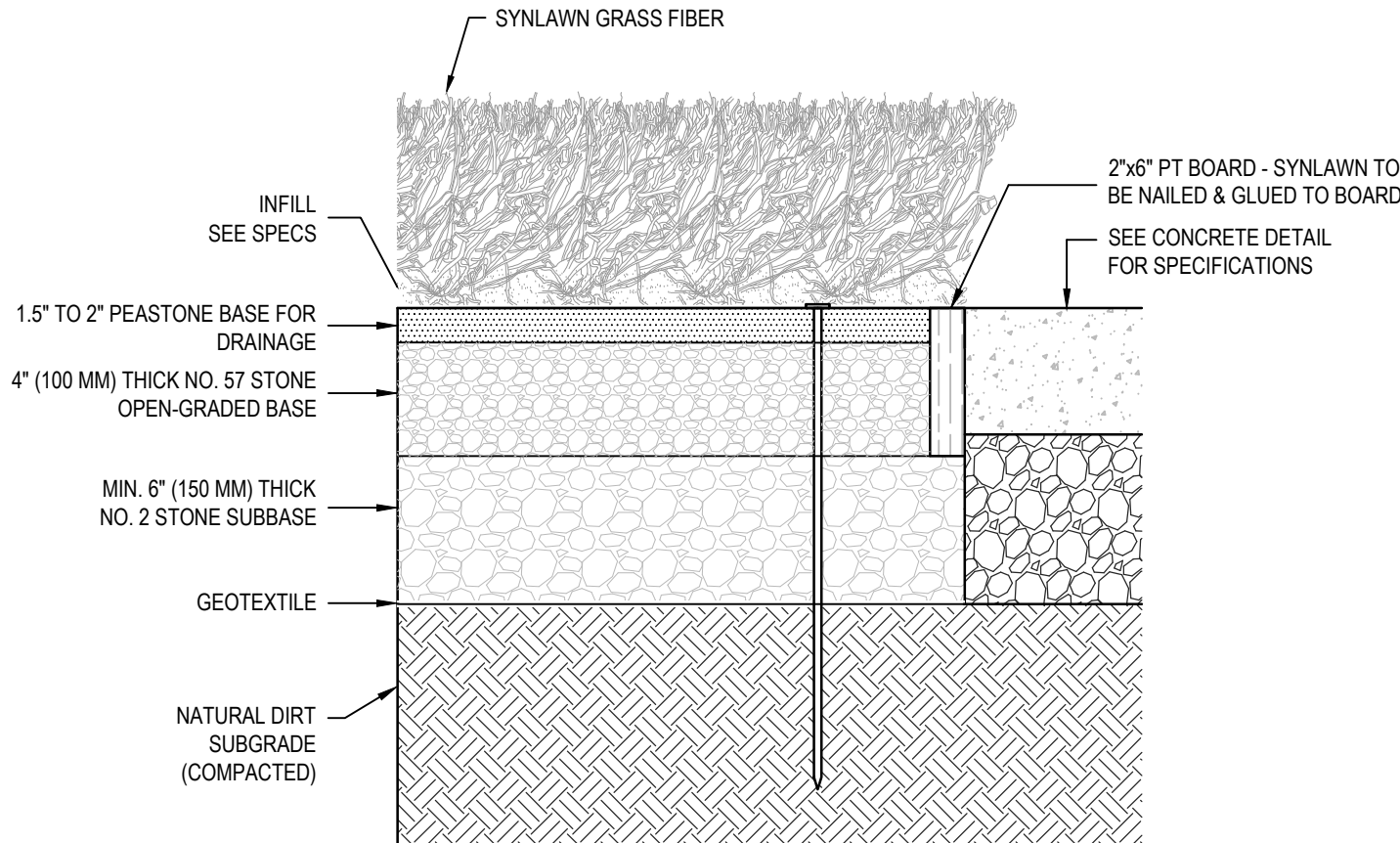
3X ROOTBALL DIAMETER MIN

NOTES:

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

DECIDUOUS TREE PLANTING

NO SCALE



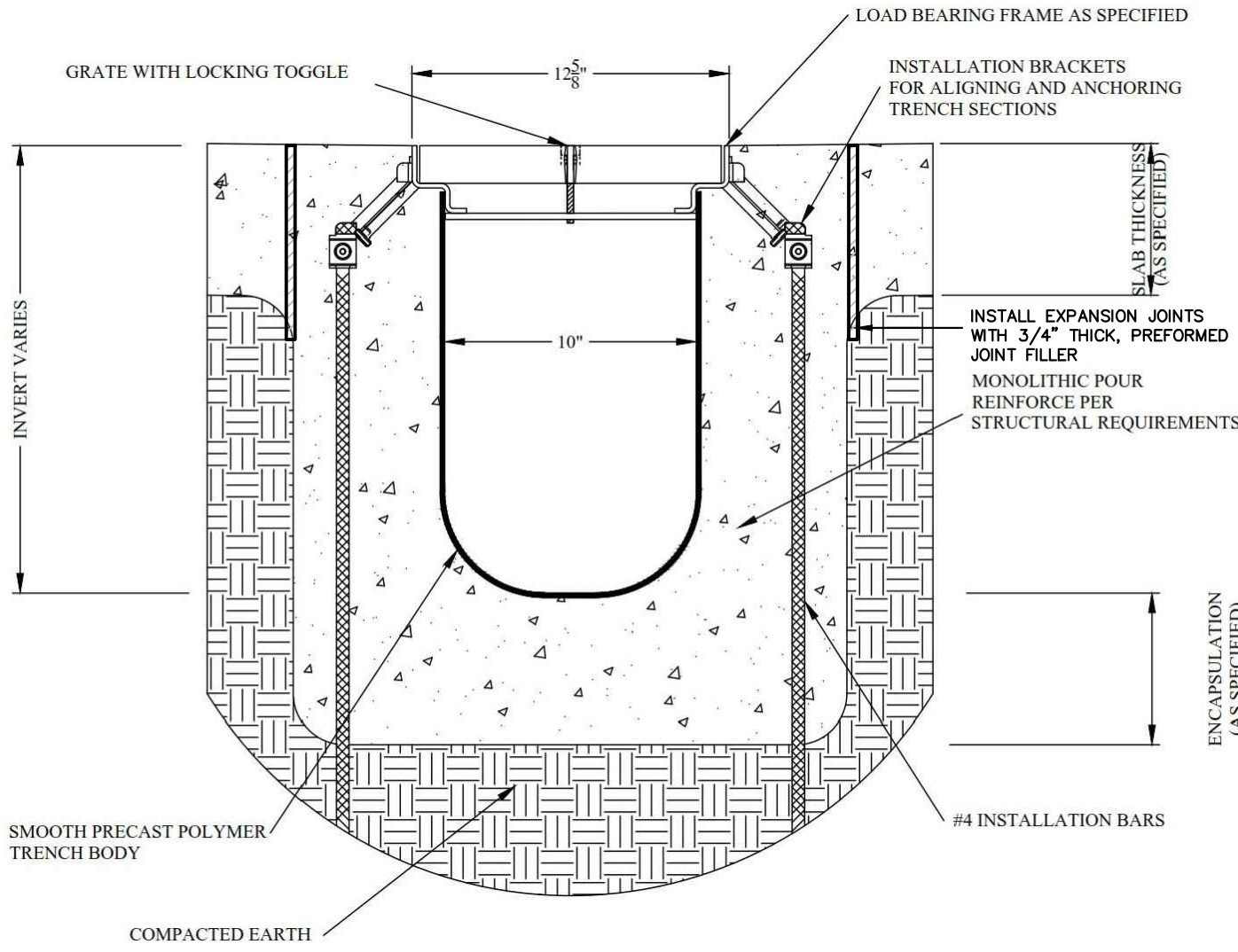
NOTES:

- INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- DO NOT SCALE DRAWING.
- THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
- ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
- CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT [www.CADdetails.com/info](http://www.CADdetails.com/info) AND ENTER REFERENCE NUMBER

SYNLAWN ARTIFICIAL GRASS SYSTEM

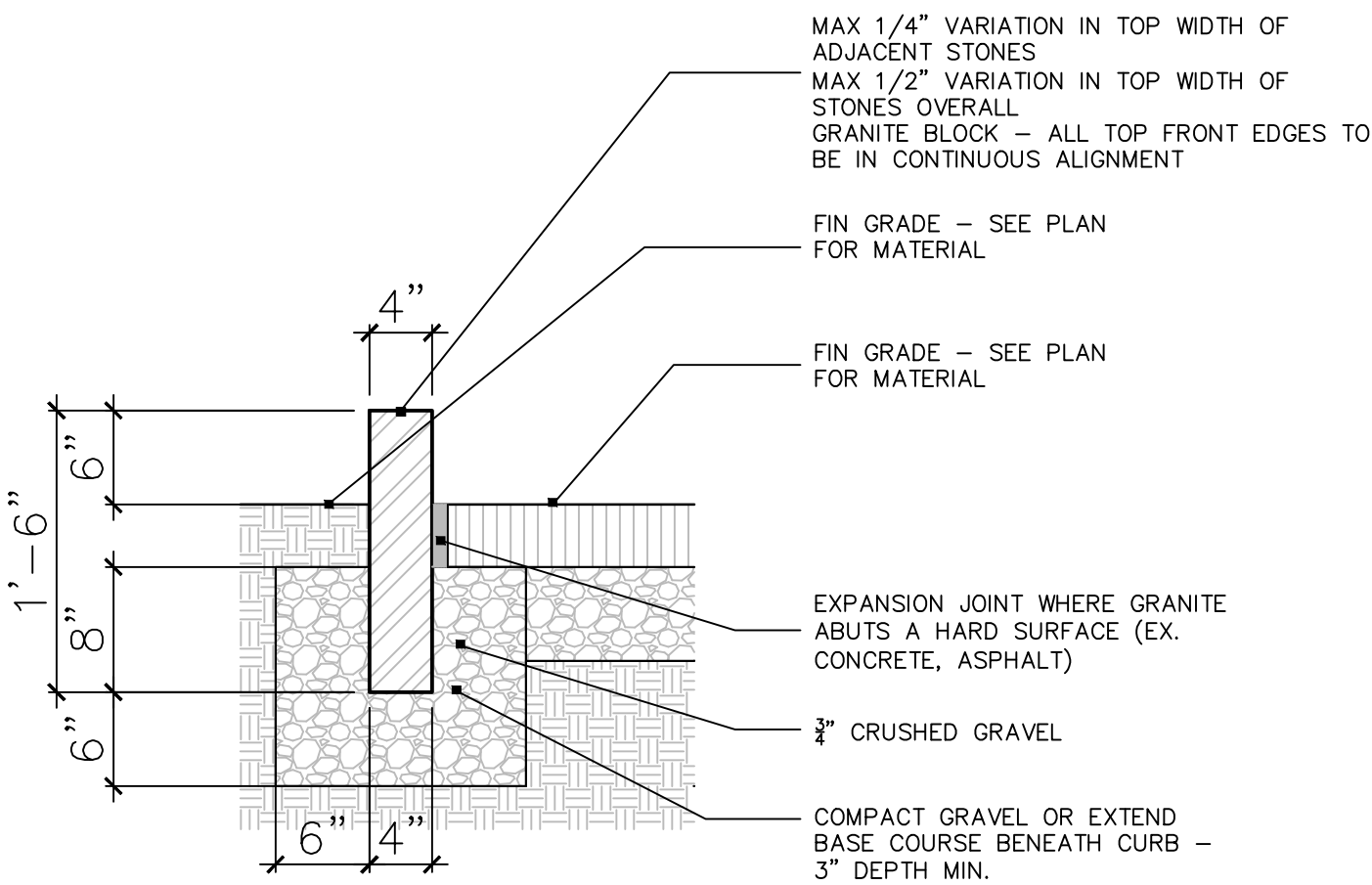
SYNLAWN GRASS INSTALLED OVER AGGREGATE BASE

NOT TO SCALE



SEAT WALL DETAIL

NOT TO SCALE



GRANITE CURB DETAIL (TYPICAL)

NOTE: RECEIVE LANDSCAPE ARCHITECT'S APPROVAL OF JOINTS & CURBING ALIGNMENT.  
NO CONCRETE OR MORTAR TO SHOW IN JOINTS ABOVE GRADE. MAX. WIDTH OF JOINTS  
TO BE 1/2" BETWEEN ADJACENT STONES.

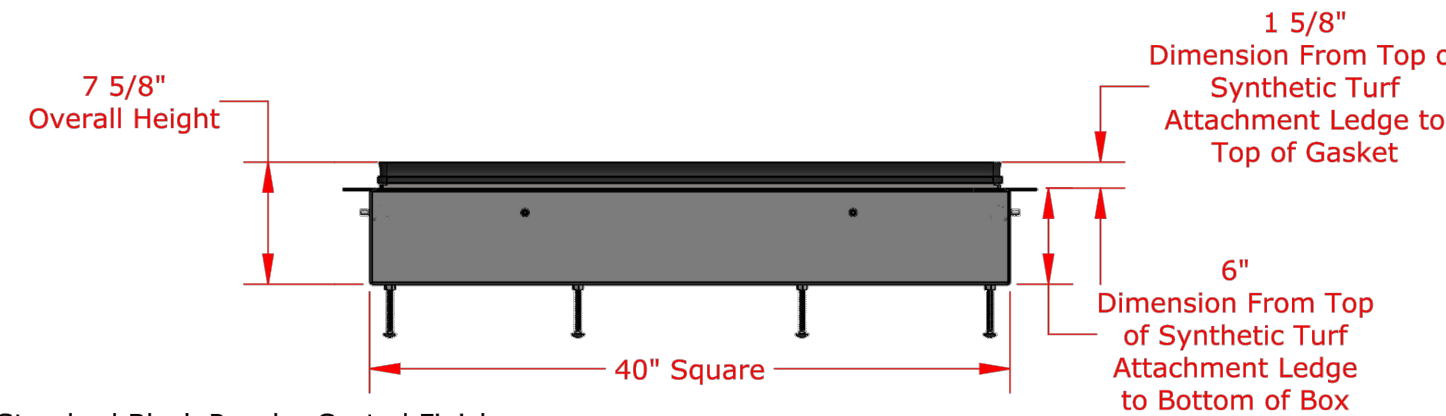
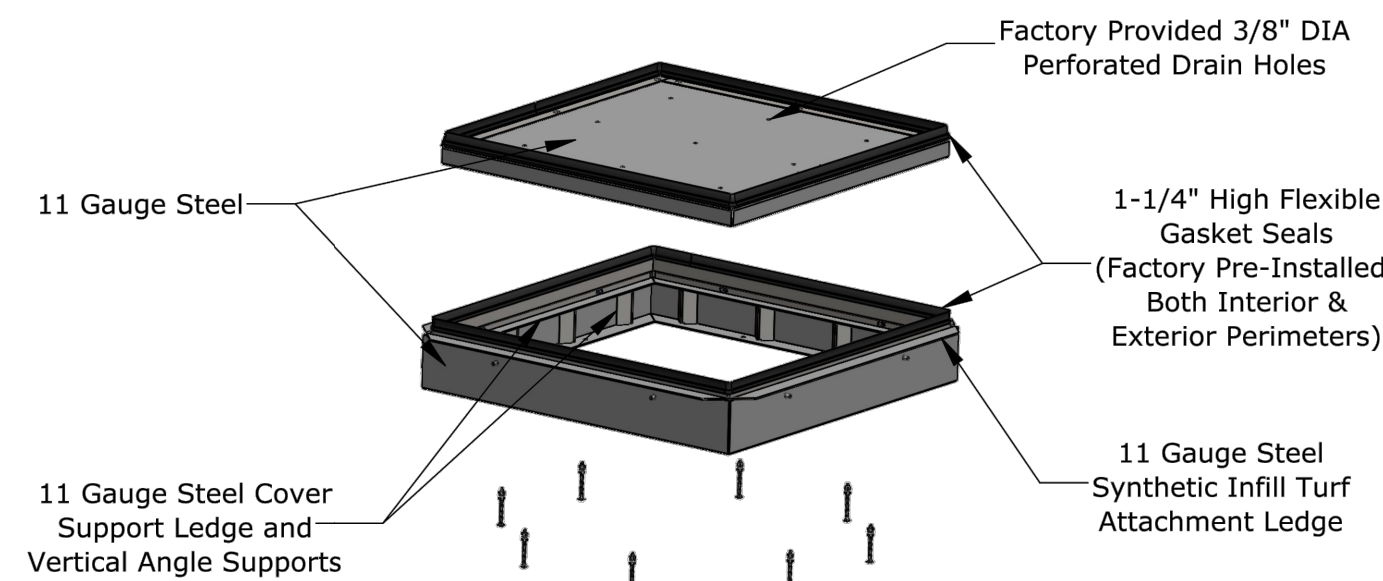
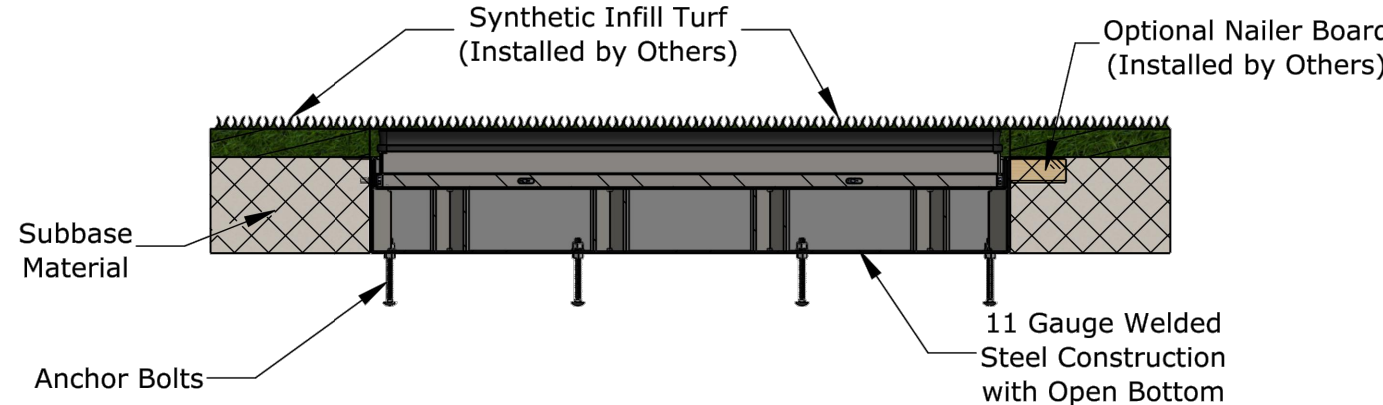
1" = 1'-0"



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MHAFIT40 Access Frame for use with Manhole Coverings in Synthetic Turf Applications



Standard Black Powder Coated Finish

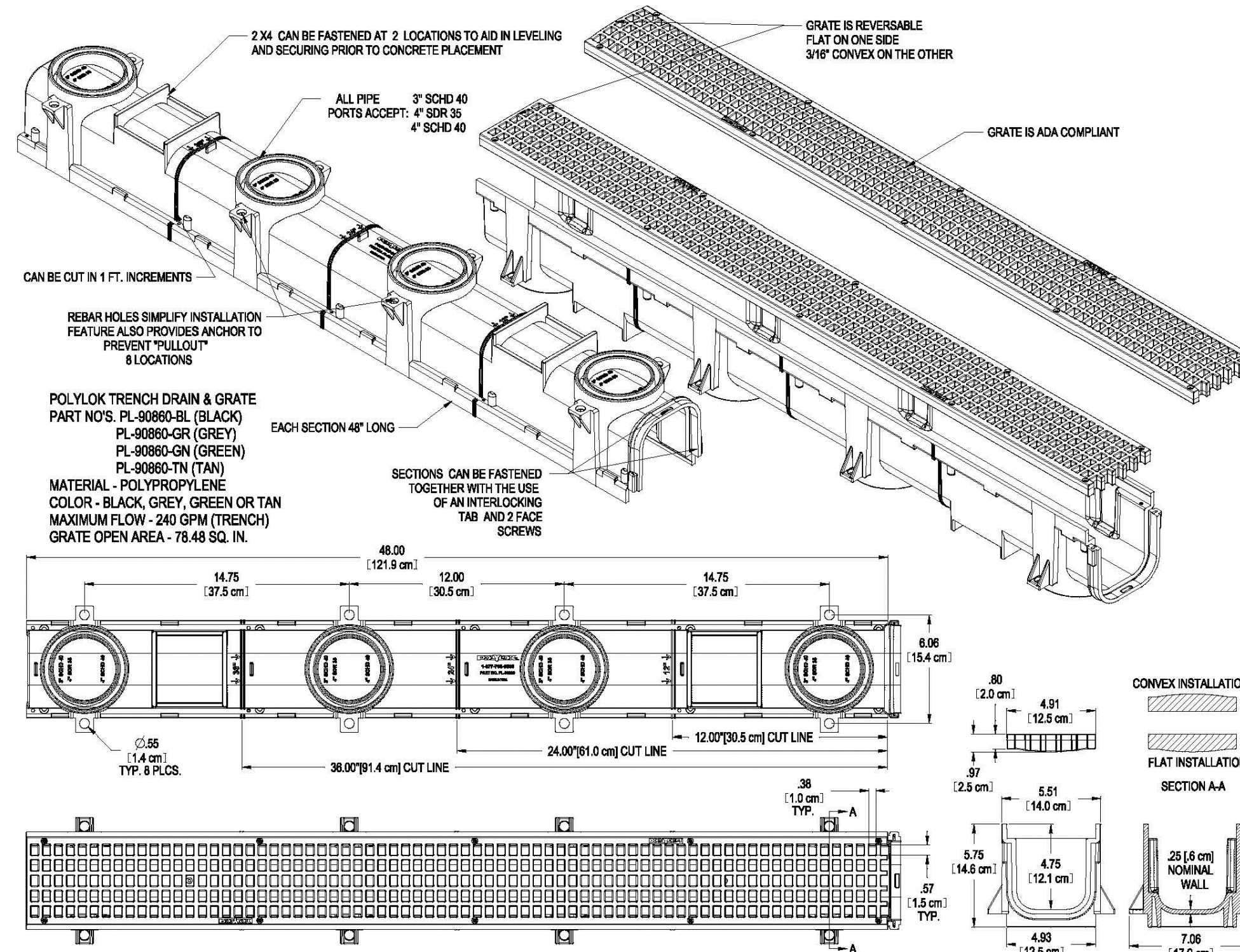
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MHAFIT40 Manhole Access Frame with Infill  
Retainer System for Synthetic Turf Applications

Not To Scale

Sportsfield Specialties Inc 07062023

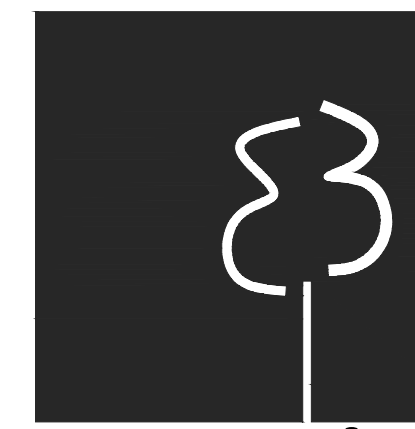


NOTES:

- TRENCH DRAIN AS MANUFACTURED BY POLYLOK, OR APPROVED EQUAL.
- TRENCH DRAIN TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

TYPICAL TRENCH DRAIN SECTION

NOT TO SCALE



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ARTS ALLEY

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Lot #: 37

Prepared For:  
Wilcox & Barton Inc.  
2 Capital Plaza, Suite 305  
Concord, NH 03301

## LANDSCAPE DETAILS

DATE: 06 - 30 - 22

SCALE: AS NOTED

PROJECT #: 2254

Drawn By: ID

Checked By: ERB

REVISIONS: DATE:

REVISED for Client Review	09-15-22
Added plant list	10-20-22
Revised per Comments	11-21-22
Revised per City comments	12-18-23
01-25-23 & 04-28-23	
Issued for Client Review	11-28-23
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Bulletin 004R5-Civil Courtyard	05-13-25

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