May 23, 2025
File No. 100564.010

City of Concord
Community Development Department
AnneMarie Skinner, City Planner
41 Green Street
Concord, New Hampshire 03301

Re: St. Paul's School – Admission Center (PL-AMEND-2025-0015)
16 Dunbarton Rd. (325 Pleasant St.)
Map 723Z Lot 13-1

Dear AnneMarie:

Below is a detailed timeline of the St. Paul's School Admission Center Project located at 16 Dunbarton Road, as requested in support of the Site Plan Amendment Application.

May 17th, 2023:	Conditional Major Site Plan approval.
July 24th, 2023:	CSK-1(Gas Concrete Pad) was created for client and was incorporated into final plan set dated August 2, 2023.
August 9th, 2023:	Planning Board Chair signed plan set dated August 2, 2023.
August 14th, 2023:	City Planner (Heather Shank) signed plan set dated August 2, 2023.
September 15th, 2023:	Pre-Construction Meeting was held and City Engineer (Peter Kohalmi) signed plan set dated August 2, 2023.
October 12th, 2023:	CSK-2 (Downspout Locations) was created for client (bulletin #1) detailing downspouts.
October 23rd, 2023:	CSK-3 (Sewer Revisions) was created and sent to Peter Kohalmi via email for review.
October 31st, 2023:	Peter Kohalmi approved CSK-3 (Sewer Revisions).
January 24th, 2025:	A Full revised plan set showing ALL changes to the approved plan set (dated January 23, 2025) as well as revision descriptions were provided to the City for issuance to TCO as Administrative Permit App (PL-ADM-2025-0062).
January 31st, 2025:	PL-ADM-2025-0062 was approved by AnneMarie Skinner.
February 24th, 2025:	PL-ADM-2025-0069 was submitted to the City for review, this included minor modification to landscape mound elevation at southwest corner of building.
February 27th, 2025:	PL-ADM-2025-0069 was approved by AnneMarie Skinner.
April 8th, 2025:	CSK-6 (Porous Asphalt Pavement) was submitted to the city as Administrative Application PL-ADM-2025-0077.
April 9th, 2025:	CSK-7 (Grading & Drainage revisions) were submitted to the city as administrative application PL-ADM-2025-078.
April 11th, 2025:	CSK-8 (Field Drawing/Clarifications) were submitted to the city and uploaded to be reviewed with PL-ADM-2025-078 as directed by City.
April 11th, 2025:	PL-ADM-2025-0077 was approved by AnneMarie Skinner
April 28th, 2025:	LA plans Sheet L2-1 (grading plan) was revised on April 17th and emailed to City. Added to PL-ADM-2025-0078.

Nobis Group®
18 Chenell Drive
Concord, NH 03301
T (603) 224-4182

April 28th, 2025:	Email Correspondence with AnneMarie Skinner on status of PL-ADM-2025-078.
May 2nd, 2025:	Nobis reaches out to City on removing the sidewalk along Dunbarton. AnneMarie determines the City cannot Administratively approve the revision requested and would have to be an Amendment to the site plan for review by Planning Board.
May 9th, 2025:	City has 4 comments on PL-ADM-0078 revisions.
May 15th, 2025:	Nobis responds to city comments via email.
May 16th, 2025:	Nobis submits Site Plan Amendment Application (PL-AMEND-2025-0015).
May 20th, 2025:	AnneMarie denies PL-ADM-0078.

Appendices:

A - Conditional Approval of Major Site Plan
B – CSK-1 Gas Concrete Pad.
C – Signed Plan Set dated August 2, 2023.
D - CSK-2 Downspout Locations
E – CSK-3 Sewer Revisions
F – PL-ADM-2025-0062
  i. Approved Building Elevations
  ii. Approved FULL Civil Plan set
  iii. Approved Irrigation Plan
  iv. Revision Descriptions
G – PL-ADM-2025-0069
H – PL-ADM-2025-0077
I – PL-ADM-2025-0078
  i. CSK-7 (Grading & Drainage Revisions) – PL-ADM-2025-0078
  ii. CSK-8 (Field Drawing/Clarifications) – PL-ADM-2025-0078
  iii. April 28th, 2025, email correspondence – Status of PL-ADM-2025-0078
  iv. April 28th, 2025, email correspondence – Revised sheet L2-1 for PL-ADM-2025-0078
  v. May 20th, 2025, email correspondence thread – response to comments and denial of PL-ADM-0078
J – PL-AMEND-2025-0015 Application

Sincerely,
NOBIS GROUP®

Morgan Dunson

Morgan Dunson, EIT
Project Engineer

APPENDIX A

CITY OF CONCORD

New Hampshire's Main Street™

Planning Board

May 19, 2023

J. Chris Nadeau, P.E.
Nobis Group
18 Chenell Drive
Concord, NH 03301

Re: St. Paul's School Admissions Center - Major Site Plan Application (2023-98)
16 Dunbarton Road

Dear Mr. Nadeau:

Please be advised that the City of Concord Planning Board, at its regular meeting on May 17, 2023, granted conditional Major Site Plan approval for the proposed 10,100 sf 2-story Admission Center building, and associated landscaped areas, parking, sidewalks, and stormwater improvements at 16 Dunbarton Road on the St. Paul's School Campus.

The Board adopted the findings of fact which includes the information provided in staff reports and testimony provided during the public hearing, and made the following motions:

The Board voted **to grant Architectural Design Review Approval** of the building and site plan as presented.

The Board voted **to grant the following waivers to the Site Plan Regulations** using the criteria of RSA 674:44 III(e)(2) as guidance, specific circumstances relative to the site plan, or conditions of the land in such site place, indicate that the waiver will properly carry out the spirit and intent of the regulations.

- Section 15.03(1) *Property Lines* to not show property lines with bearings and dimensions for the entire parcel.
- Section 22.07(3) *Off-Site flows* to allow off-site discharge to exceed pre-development conditions.

The Board voted **to grant the Conditional Use Permit** (CUP) in accordance with Section 28-7-11(b) of the Zoning Ordinance (ZO) to allow for the construction of 87 spaces where 153 are required.

Finally, the Board voted **to grant Major Site Plan** approval for the construction of a new 10,100 sf 2-story Admission Center building, and associated landscaped areas, parking, sidewalks, and stormwater improvements at 16 Dunbarton Road on the St. Paul's School Campus, subject to the following precedent and subsequent conditions noted below:

(a) Precedent Conditions – to be fulfilled within one (1) year and prior to sign off by the Clerk and Chair of the Planning Board and issuance of any building permits, or the commencement of site construction, unless otherwise specified:

(1) Address all review comments to the satisfaction of the Planning Division and Engineering Services Division.

(2) Final plans shall be signed and sealed by the NH Registered Land Surveyor, Landscape Architect, and Professional Engineer.

(3) Submit three (3) copies of final plans for sign off by the Clerk and Chair of the Planning Board.

(4) The Applicant shall extend the sidewalk coming off Dunbarton Road to the building entrance, and coordinate with staff for the final design and location.

(5) The Applicant shall replace the tree in the landscape island on the north side of the parking lot, if feasible.

(b) Subsequent Conditions – to be fulfilled as specified:

(1) Prior to commencement of construction activity, payment of inspection fees in an amount approved by the City Engineer shall be made.

(2) A pre-construction meeting shall be required prior to the start of any construction activities onsite. The applicant shall pick up one (1) set of signed plans at the Planning Office to make copies for the pre-construction meeting.

(3) The amount and form of financial guarantee shall be proposed by the Applicant and approved by the Clerk of the Board and City Engineer. The guarantee shall be provided prior to the issuance of the Certificate of Occupancy.

(4) Prior to issuance of the final Certificate of Occupancy or final construction sign-off, as-built drawings shall be provided to the City Engineer in accordance with Section 12.09 of the Site Plan Regulations. The as-built drawings shall be surveyed on NH State Plane coordinates and NAVD 88 Datum.

(5) The Applicant or their successors shall be responsible for the regular maintenance of all plantings and other landscape features. Plant materials shall be maintained alive, healthy and free from pests and disease.

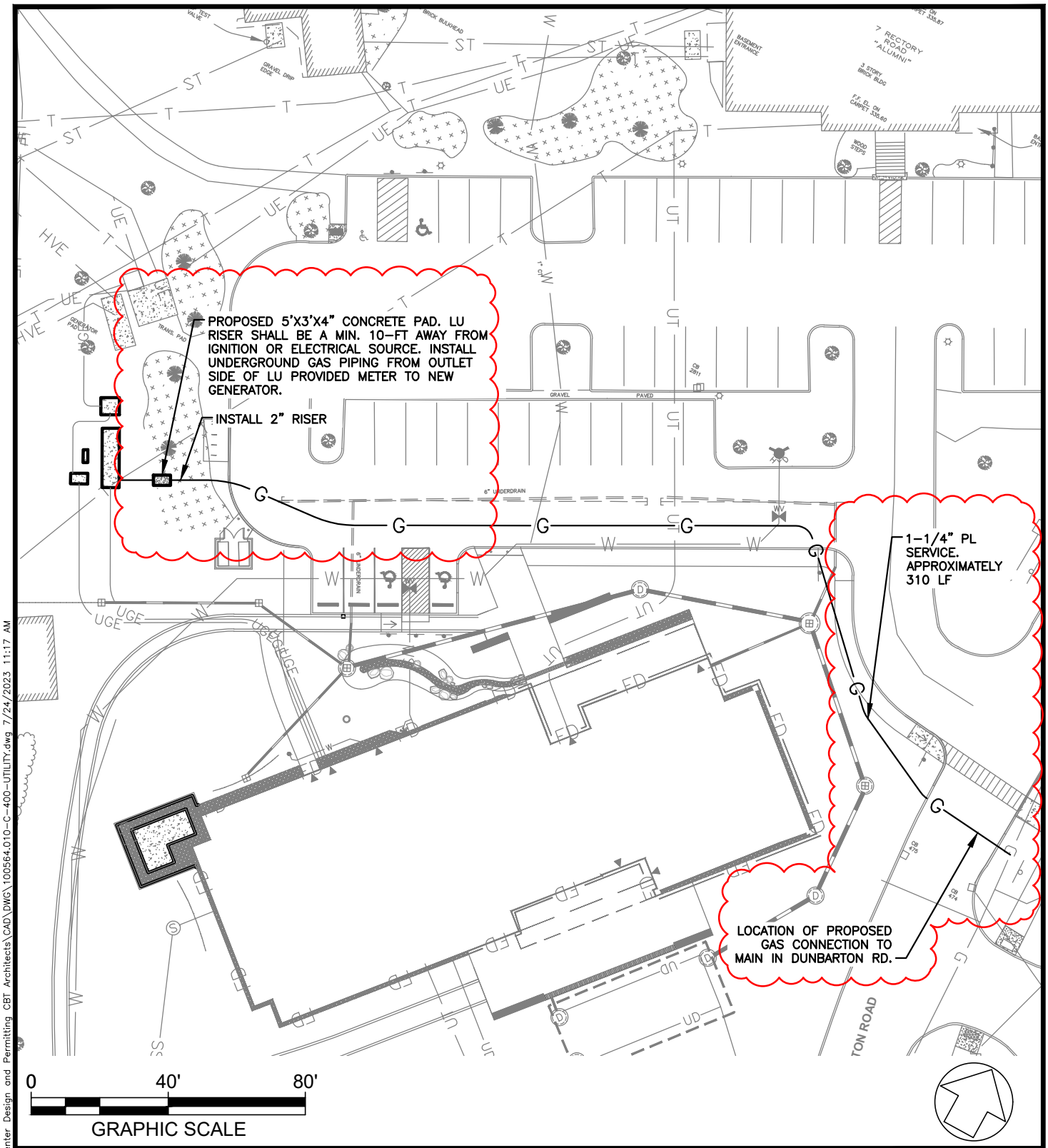
Please be advised that any party to the action or proceedings, or any party directly affected thereby, may appeal the Board's decision within 30 days after the date upon which the board voted to approve or disapprove the application in accordance with RSA 677:15.

If you should have any questions, please contact me at your convenience at (603) 225-8515.

Sincerely,

Beth Fenstermacher, PLA, LEED AP
Assistant City Planner

APPENDIX B



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www.nobis-group.com

CSK-1

GAS CONCRETE PAD

ST. PAUL'S SCHOOL - ADMISSION CENTER
16 DUNBARTON RD
CONCORD, NEW HAMPSHIRE

DRAWN BY: MGD	CHECKED BY: JCN
PROJECT NO. 100564.010	DATE: JULY 24, 2023

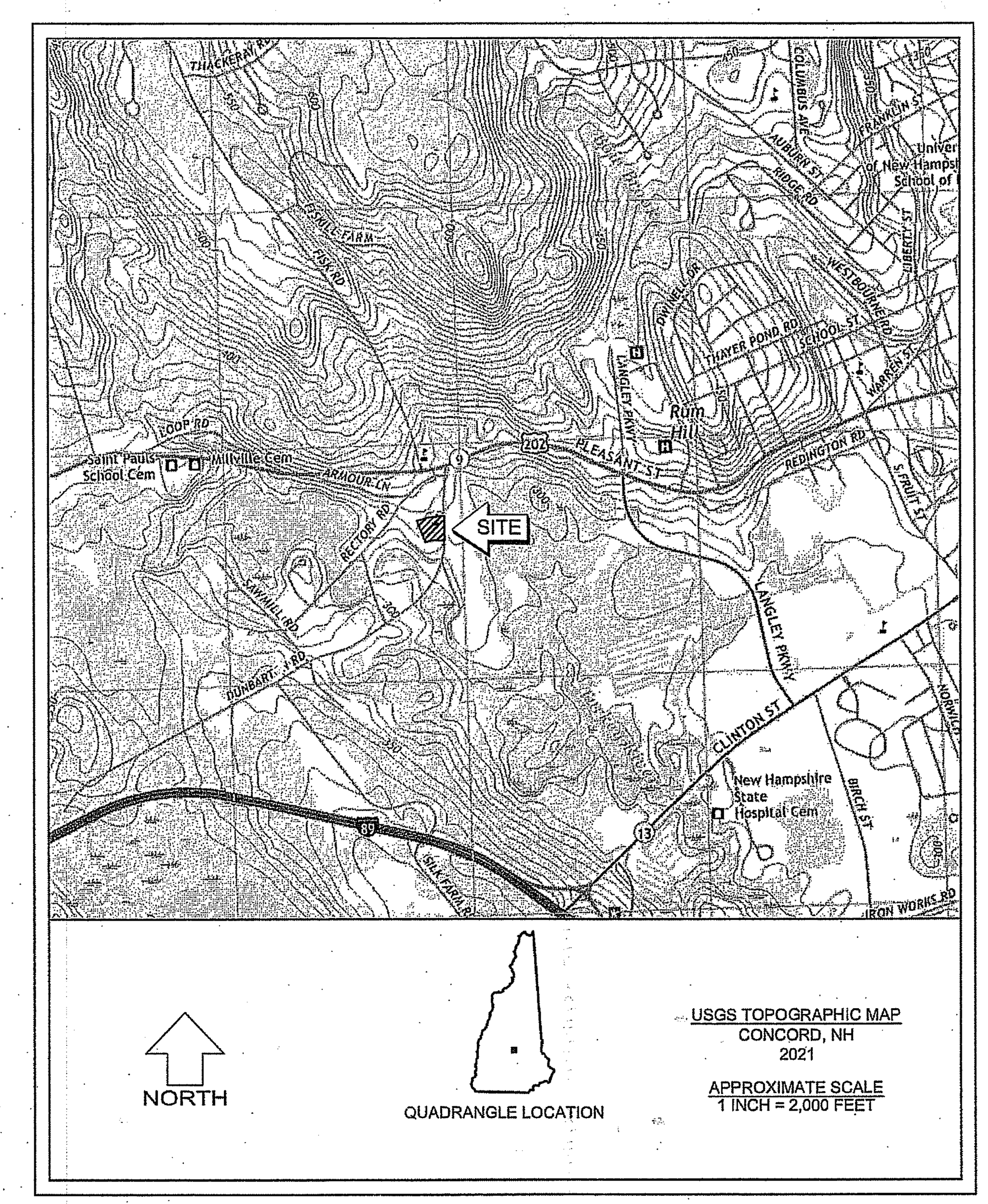
J:\100564.010-St. Paul's School Admission Center Design and Permitting CBT Architects\CAD\DWG\100564.010-C-400-UTILITY.dwg 7/24/2023 11:17 AM

APPENDIX C

ST. PAUL'S SCHOOL
ADMISSION CENTER

16 DUNBARTON ROAD
CONCORD, NEW HAMPSHIRE

SITE ENGINEER
NOBIS GROUP. - CONCORD, NH
ARCHITECT
CBT ARCHITECTS - BOSTON, MA
SURVEYOR
RICHARD D. BARTLETT & ASSOCIATES- CONCORD, NH
LANDSCAPE ARCHITECT
ARCADIS - BOSTON, MA
SITE LIGHTING
CHARRON INC. - REFLEX LIGHTING - HOOKSETT, NH



MARCH 15, 2023
REVISED MARCH 28, 2023
REVISED MAY 11, 2023
REVISED JUNE 30, 2023
REVISED JULY 10, 2023
REVISED AUGUST 2, 2023

nobis
Nobis Group
18 Chenell Drive
Concord, NH 03301
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www.nobis-group.com

SHEET INDEX

RECEIVED
AUG 08 2023
Planning Division
Concord, NH

CITY OF CONCORD
APPROVED FOR CONSTRUCTION
DATE: 12SEP23
Peter Kolodziej

PLANNING BOARD APPROVAL

APPROVED BY CITY OF CONCORD, NH PLANNING BOARD
ON May 17, 2023
DATE

CONCORD PLANNING BOARD CHAIR — Aug. 9, 2023 DATE

H Shenk
CONCORD PLANNING BOARD CLERK — 8/14/23 DATE

NOBIS PROJECT NO. 100469.000

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LEGEND

EXISTING	PROPOSED	
		SUBJECT PROPERTY LINE
		OTHER PROPERTY LINE
		SETBACKS
		EASEMENT
		STONE WALL
		RETAINING WALL
		EDGE OF WETLAND
		STREAM / RIVER
		TREE LINE
		CHAIN LINK FENCE
		STOCKADE FENCE
		GUARDRAIL (STEEL)
		GUARDRAIL (WOOD)
		CENTERLINE
		EDGE OF GRAVEL
		EDGE OF PAVEMENT
SGC	SGC	SLOPED GRANITE CURB
VGC	VGC	VERTICAL GRANITE CURB
VCC	VCC	VERTICAL CONCRETE CURB
BCC	BCC	BITUMINOUS CONCRETE CURB
CC	CC	CONCRETE CURB
CCB	CCB	CAPE COD BERM
TD	TD	TIP DOWN
100	100	MAJOR CONTOUR
98	98	MINOR CONTOUR
D	D	DRAIN LINE
RD	RD	ROOF DRAIN
UD	UD	UNDER DRAIN
FD	FD	FOUNDATION DRAIN
		SWALE FLOW DIRECTION
		SILT FENCE / WATTLE
OHW	OHW	OVERHEAD UTILITY WIRE
UGE	UGE	UNDERGROUND ELECTRIC
T	T	UNDERGROUND TELECOM
S	S	SANITARY SEWER LINE
SS	SS	SANITARY SEWER SERVICE
FM	FM	SANITARY SEWER FORCE MAIN
W	W	WATER LINE
WS	WS	WATER SERVICE
G	G	GAS LINE
ST	ST	STEAM LINE
FO	FO	FIBER OPTIC LINE
		ZONING BOUNDARY LINE
		FLOOD ZONE LINE

EXISTING	PROPOSED	
		DRAIN MANHOLE
		CATCH BASIN
		UTILITY POLE
		PAD MOUNTED TRANSFORMER
		SANITARY SEWER MANHOLE
		SANITARY SEWER CLEAN-OUT
		HYDRANT
		WATER VALVE
		WATER SHUT OFF
		WATER SUPPLY WELL
		GAS SHUT OFF
		GAS METER
100.0	100.0	SPOT GRADE
100.0 / 100.5	100.0 / 100.5	CURB SPOT GRADE
		SIGN POST
		LIGHT POLE
		TREE
		CONCRETE
		GRAVEL
		RIP RAP
		WETLAND
		WETLAND IMPACT
		FLOW DIRECTION
		STONE CHECK DAM
		INLET PROTECTION
	2%	SLOPE & DIRECTION
TP		TEST PIT LOCATION
B		BORING LOCATION
MW		MONITORING WELL LOCATION
PT		PERC. TEST LOCATION
1		PHOTO LOCATION / DIRECTION
		MANHOLE
		TELECOM MANHOLE
		ELECTRIC MANHOLE
		STEEP SLOPE

GENERAL NOTES:

1. THESE DRAWINGS SHOULD BE REVIEWED IN CONJUNCTION WITH THE ACCOMPANYING DESIGN REPORT TITLED "STORMWATER MANAGEMENT REPORT FOR St. PAUL'S SCHOOL - ADMISSIONS CENTER, 16 DUNBARTON ROAD, CONCORD, NH" DATED MARCH 30, 2023 PREPARED BY NOBIS GROUP.
2. EXISTING CONDITIONS, TOPOGRAPHICAL INFORMATION, NORTH ORIENTATION, NORTH ARROW, AND COORDINATE VALUES DEPICTED ON THESE DRAWINGS ARE BASED ON PLANS TITLED "EXISTING CONDITIONS PLAT OF A PORTION OF LAND OF ST. PAUL'S SCHOOL", DATED JANUARY 3, 2023, BY RICHARD D. BARTLETT & ASSOCIATES, LLC.
3. THESE DRAWINGS AND ACCOMPANYING TEXT HAVE BEEN PREPARED FOR ST. PAUL'S SCHOOL, FOR REVIEW BY THE CITY OF CONCORD PLANNING BOARD, CODE ENFORCEMENT, GENERAL SERVICES, POLICE, AND FIRE DEPARTMENTS.
4. THE CONTRACTOR SHALL OBTAIN COVERAGE UNDER EPA NPDES GENERAL PERMIT FOR STORM WATER DISCHARGES FOR CONSTRUCTION ACTIVITIES PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND IMPLEMENTING AN ENVIRONMENTAL PROTECTION AGENCY (EPA) STORM WATER POLLUTION PREVENTION PLAN PRIOR TO THE START OF CONSTRUCTION AND DURING CONSTRUCTION ON-SITE IN ACCORDANCE WITH THE EPA REGULATIONS UNDER THE CLEAN WATER ACT.
5. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF CONCORD'S CONSTRUCTION STANDARDS AND DETAILS (LATEST EDITION), AND CITY STANDARDS SHALL TAKE PRECEDENCE IN CASE OF ANY DETAILS OR PLANS IN CONFLICT.
6. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND IN ACCORDANCE WITH SECTION 25.02(1) OF THE SITE PLAN REGULATIONS.
7. UPON COMPLETION OF CONSTRUCTION THE CONTRACTOR SHALL SUBMIT AS-BUILT DRAWINGS TO THE ENGINEERING SERVICES DIVISION PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
8. THE CONTRACTOR SHALL SET UP A PRECONSTRUCTION MEETING WITH THE ENGINEERING SERVICES DIVISION TO DISCUSS CONSTRUCTION REQUIREMENTS, SITE INSPECTIONS, ASSOCIATED FEES, SCHEDULES, ETC.
9. THE CONTRACTOR SHALL OBTAIN A DEMOLITION PERMIT FROM THE CODE ADMINISTRATION DIVISION FOR THE REMOVAL OF THE EXISTING BUILDINGS(S).
10. THE CONTRACTOR SHALL OBTAIN AN EXCAVATION PERMIT FROM THE ENGINEERING SERVICES DIVISION FOR WORK WITHIN THE ROW.
11. THE CONTRACTOR SHALL OBTAIN UTILITY CONNECTION PERMITS FROM THE ENGINEERING SERVICES DIVISION FOR THE PROPOSED WATER SERVICE, SEWER SERVICE, AND STORM DRAIN CONNECTION(S). INDIVIDUAL PERMITS WILL BE REQUIRED FOR EACH CONNECTION.
12. THE CONTRACTOR SHALL OBTAIN A DRIVEWAY PERMIT FROM THE ENGINEERING SERVICES DIVISION FOR THE PROPOSED DRIVEWAY.
13. A TEMPORARY TRAFFIC CONTROL PLAN (TTCP) WILL BE REQUIRED FOR ALL WORK IN AND ADJACENT TO THE CITY ROW THAT WILL REQUIRE LANE CLOSURES. THE TTCP SHOULD BE SUBMITTED TO THE ESD FOR REVIEW AND APPROVAL A MINIMUM OF TWO WEEKS PRIOR TO THE CONSTRUCTION ACTIVITIES THAT REQUIRE THE LANE CLOSURE(S).
14. TRUCK TRAFFIC ON SPRING MUNICIPALLY POSTED ROADS WITH A WEIGHT RESTRICTION WILL NOT BE ABLE TO TRAVEL ON SAID MUNICIPAL POSTED ROADS. CONTRACTOR SHALL PLAN PROJECT SCHEDULE ACCORDINGLY.
15. A LETTER SIGNED BY A QUALIFIED ENGINEER MUST BE PROVIDED TO DES STATING THAT THE INDIVIDUAL OBSERVED ANY UNDERGROUND DETENTION, INFILTRATION, OR FILTERING SYSTEMS PRIOR TO BACKFILLING, AND WHETHER, IN HIS OR HER PROFESSIONAL OPINION, THE SYSTEM(S) CONFORM TO THE APPROVED PLANS AND SPECIFICATIONS.
16. IF THE ESTIMATED VOLUME OF LEDGE REMOVAL IS GREATER THAN 5,000 CY, THE ENGINEER SHALL BE REQUIRED TO IDENTIFY DRINKING WATER WELLS LOCATED WITHIN 2,000-FEET OF THE PROPOSED BLASTING ACTIVITIES AND DEVELOP A GROUNDWATER QUALITY SAMPLING PROGRAM TO MONITOR FOR NITRATE AND NITRITE EITHER IN THE DRINKING WATER SUPPLY WELLS OR IN OTHER WELLS THAT ARE REPRESENTATIVE OF THE DRINKING WATER SUPPLY WELLS IN THE AREA. THE PLAN MUST BE SUBMITTED TO NHDES FOR APPROVAL PRIOR TO PERMITTING AND MUST INCLUDE PRE AND POST BLAST WATER QUALITY MONITORING. THE GROUNDWATER SAMPLING PROGRAM MUST BE IMPLEMENTED AS APPROVED BY NHDES.

CONSTRUCTION SEQUENCE:

1. CONSTRUCT TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO ANY EARTH MOVING OPERATIONS. INSPECT EROSION AND SEDIMENT CONTROL MEASURES WEEKLY AND WITHIN 24 HOURS OF ANY SIGNIFICANT RAINFALL EVENT (1/2" OF RAIN OR MORE). PERFORM ANY NEEDED MAINTENANCE AND STABILIZATION AS NEEDED.
2. DISTURBANCES OF AREAS SHALL BE MINIMIZED. NO DISTURBED AREA SHALL BE LEFT UNSTABILIZED FOR LONGER THAN TWO WEEKS DURING THE GROWING SEASON. AREAS WHICH WILL NOT BE PERMANENTLY SEEDED WITHIN TWO WEEKS OF DISTURBANCE SHALL BE TEMPORARILY SEEDED AND MULCHED. ALL AREAS SHALL BE STABILIZED WITH SEED MULCH AND TACKIFIER WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE AND PRIOR TO THE END OF THE GROWING SEASON.
3. PERFORM DEMOLITION OF EXISTING SITE FEATURES AS SHOWN ON DEMOLITION PLAN.
4. PERFORM CLEARING AND GRUBBING TO LIMITS SHOWN ON DEMOLITION PLAN.
5. STORMWATER BASINS AND SWALES MUST BE INSTALLED BEFORE ROUGH GRADING THE SITE.
6. EXCAVATE AND GRADE, THEN INSTALL LOAM, SEED, AND EROSION CONTROL MATTING TO STABILIZE DETENTION POND AND TREATMENT SWALES.
7. REMOVE AND TEMPORARILY STOCKPILE LOAM AND TOPSOIL FOR REUSE, IF NEEDED, ON SITE. SEED AND/OR MULCH STOCKPILES AND ENCIRCLE WITH SILT FENCE.
8. CONDUCT ALL UNDERGROUND UTILITY STRUCTURE AND PIPING INSTALLATION, BACKFILL, AND COMPACTING.
9. CONSTRUCT BUILDING FOUNDATION.
10. PLACE AND COMPACT NEW GRAVEL COURSES IN THE PARKING, LOADING, SIDEWALK, AND GRAVEL ACCESS DRIVE AREAS.
11. PLACE, GRADE, AND STABILIZE DISTURBED AREAS WITH TEMPORARY SEEDING AND MULCHING.
12. BEGIN CONSTRUCTION OF BUILDING AND REMAINING SITE WORK.
13. PLACE PAVEMENT COURSES, SIDEWALKS, AND CURBING.
14. ALL CUT AND FILL SLOPES SHALL BE STABILIZED, LOAMED, SEEDED, AND MULCHED.
15. COMPLETE PERMANENT SEEDING AND LANDSCAPING IN ACCORDANCE WITH THE LANDSCAPE DESIGN AND DETAILS.
16. SWEEP COMPLETED PAVEMENT AND CLEAN OUT CATCH BASINS AND DRAINAGE PIPES DURING CONSTRUCTION CLOSE-OUT PROCEDURES. PROPERLY DISPOSE OF COLLECTED SEDIMENT AND DEBRIS.
17. REMOVE TEMPORARY EROSION CONTROL MEASURES AND PROPERLY DISPOSE OF FOLLOWING CONSTRUCTION AND ONCE FULL GROUND COVER HAS BEEN ESTABLISHED.

WILDLIFE PROTECTION NOTES:

1. ALL OBSERVATIONS OF THREATENED OR ENDANGERED SPECIES ON THE PROJECT SHALL BE REPORTED IMMEDIATELY TO THE NHF&G NONGAME AND ENDANGERED WILDLIFE ENVIRONMENTAL REVIEW PROGRAM BY PHONE AT 603-271-2461 AND BY EMAIL AT NHFGreview@wildlife.nh.gov, WITH THE EMAIL SUBJECT LINE CONTAINING THE NHB DATACHECK TOOL RESULTS LETTER ASSIGNED NUMBER, THE PROJECT NAME, AND THE TERM WILDLIFE SPECIES OBSERVATION.
2. PHOTOGRAPHS OF THE OBSERVED SPECIES AND NEARBY ELEMENTS OF HABITAT OR AREAS OF LAND DISTURBANCE SHALL BE PROVIDED TO NHF&G IN DIGITAL FORMAT AT THE ABOVE EMAIL ADDRESS FOR VERIFICATION, AS FEASIBLE.
3. IN THE EVENT A THREATENED OR ENDANGERED SPECIES IS OBSERVED ON THE PROJECT SITE DURING THE TERM OF THE PERMIT, THE SPECIES SHALL NOT BE DISTURBED, HANDLED, OR HARMED IN ANY WAY PRIOR TO CONSULTATION WITH NHF&G AND IMPLEMENTATION OF CORRECTIVE ACTIONS RECOMMENDED BY NHF&G, IF ANY, TO ASSURE THE PROJECT DOES NOT APPRECIABLY JEOPARDIZE THE CONTINUED EXISTENCE OF THREATENED AND ENDANGERED SPECIES AS DEFINED IN FIS 1002.04
4. THE NHF&G, INCLUDING IT EMPLOYEES AND AUTHORIZED AGENTS, SHALL HAVE ACCESS TO THE PROPERTY DURING THE TERM OF THE PERMIT.

EROSION CONTROL NOTES:

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

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

SEDIMENT TRAPS AND/OR BASINS SHOULD BE USED AS NECESSARY TO CONTAIN RUNOFF UNTIL BASINS/PONDS ARE STABILIZED.

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

SCHEDULE OF WORK
THIS WORK IS ANTICIPATED TO BEGIN IN THE FALL 2023 WITH A FINAL COMPLETION DATE IN SUMMER 2024. NO WINTER EARTH DISTURBANCE IS EXPECTED FOR THIS PROJECT. SHOULD WINTER WORK BE REQUIRED, THIS PLAN AND THE ACCOMPANYING STORM WATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE MODIFIED ACCORDINGLY.

ADEQUATE MEASURES SHOULD BE TAKEN TO MINIMIZE AIR BORNE DUST PARTICLES ARISING FROM SOIL DISTURBANCE AND CONSTRUCTION.

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

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

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

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

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

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

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

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

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

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

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

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

CONSTRUCTION SHALL BE MANAGED IN A MANNER THAT MEETS THE REQUIREMENTS AND INTENT OF RSA 430:53 AND CHAPTER AGR 3800 RELATIVE TO INVASIVE SPECIES.

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

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

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

SPECIFICATIONS FOR TEMPORARY AND PERMANENT SEEDING:

GRASS SEED MIXES SHALL CONSIST OF THE MIXTURES AS DETAILED IN THE FOLLOWING TABLES, WITH 98% PURITY:

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

PERMANENT SEED MIX		
SEED	BY % MASS	% GERMINATION (MIN.)
RED FESCUE (CREEPING)	50	85
KENTUCKY BLUE	25	85
PERENNIAL RYE GRASS	10	90
RED TOP	10	85
LANDINO CLOVER	5	85

WINTER CONSTRUCTION NOTES:

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

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

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

REVISIONS

#	DATE	DESCRIPTION
1	03/28/2023	AOT SUBMITTAL
2	05/09/2023	RESPONSE TO COMMENTS
3	06/30/2023	CONSTRUCTION DOCUMENTS
4	07/10/2023	RESPONSE TO COMMENTS
5	08/02/2023	ADDENDUM #2

ST. PAUL'S SCHOOL
ADMISSION CENTER

ST. PAUL'S SCHOOL
325 PLEASANT STREET
CONCORD, NH 03301
TAX MAP 723Z / BLOCK 13 / LOT 1

OWNER/APPLICANT:
ST PAUL'S SCHOOL
325 PLEASANT STREET
CONCORD, NEW HAMPSHIRE

cbt 617 262 4354 cbtarchitects.com
110 canal street boston, ma 02114

nobis
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Concord, NH 03301
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STATE OF NEW HAMPSHIRE
JOHN CHRIS NADEAU
No. 9294
LICENSED PROFESSIONAL ENGINEER
8/2/2023

CONSTRUCTION DOCUMENTS

DATE:	MARCH 15, 2023
NOBIS PROJECT NO.	100564.010
DRAWN BY:	MGD
CHECKED BY:	JCN
CAD DRAWING FILE:	100564.010-XREF-BORDER - St. Pauls.dwg

GENERAL NOTES AND LEGEND

SCALE	PROJECT #	DATE ISSUED
AS NOTED	229008.00	06/30/2023

G-1

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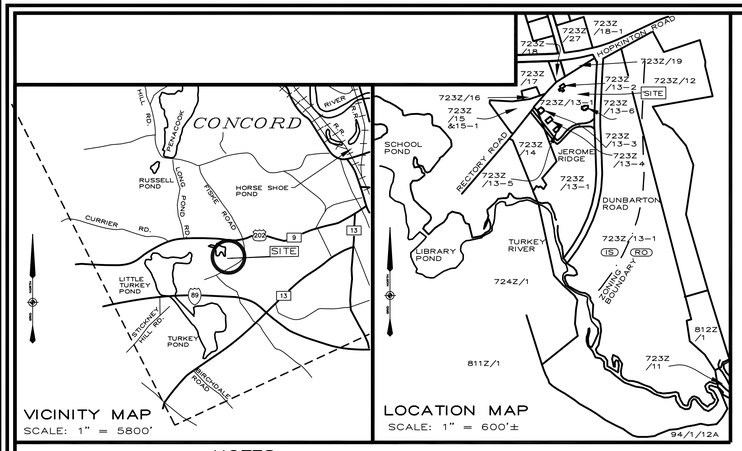


VICINITY MAP
SCALE: 1" = 5800'

LOCATION MAP
SCALE: 1" = 600'±

NOTES

1. Survey by total station between the dates of November 19 and December 19, 2022. Control Traverse error of closure 1: 330,794'.

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. 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.

5. The site was assessed for the presence of wetlands by John St. John CWS No. 221 On November 10, 2022. No wetlands were determined to exist in accordance with the techniques outlined in the Corps of Engineers Wetlands Delineation Manual, Technical Report Y-87-1, January 1987 using current soil indicators, and plant list.

6. The subject area is zoned IS: building setbacks: front 30', rear 30', side 25', minimum frontage 150', minimum lot size 25,000 Sq. Ft., maximum lot coverage 75%.

7. Owner of record: St. Paul's School – 325 Pleasant Street Concord, NH 03301 – Map 723Z, Lots 13-1 & 13-6. V. 448 P. 229, V. 206 P. 170 & V. 181 P. 194.

8. The premises does not fall within a Flood Hazard Area as shown on the Flood Insurance Rate Map for Concord, NH Map Number 33013C0530E having an effective date of April 19, 2010.

ABUTTERS

LIDAPAR REALTY, LLC
33 Pleasant Street
Concord, NH 03301
V. 2726 P. 1215
Map 723Z Lot 27

ST. PAUL'S SCHOOL
325 Pleasant Street
Concord, NH 03301
(Land Holdings)
Map 723Z Lots 11,12,14,15,16,17,18,19,28-1
Map 724Z Lot 1
Map 811Z, Lot 1
Map 812Z, Lot 1
(Interior & abutting buildings)
Map 723Z, Lot 13-2 through 13-5, & 13-7 through 13-16, 13-18
(Tennis Courts)
Map 723Z Lot 17

LEGEND

- PROPERTY LINE
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- OH — OVERHEAD UTILITY LINES
- D — DRAINAGE LINE
- S — SEWER LINE
- G — GAS LINE
- T — TEL. LINE
- UE — UNDERGROUND ELECT.
- FA — ALARM
- HVE — HIGH VOLTAGE LINE
- CATV — HIGH VOLTAGE LINE
- ST — STEAM LINE
- W — WATER LINE
- SWL — SINGLE WHITE LINE
- VGC OR SGC — VERTICAL OR SLOPED GRANITE CURB
- CHAIN LINK FENCE
- STOCKADE FENCE
- EDGE OF WOODS
- CONCRETE
- SIGN HC-HANDICAPPED HCV- VAN ACCESSIBLE NP-NO PARKING
- CONIFEROUS TREE
- SHRUB
- DECIDUOUS TREE
- ARTESIAN WELL
- IRON PIPE(I.P.) OR REBAR STEEL PIN (SP)
- GRANITE OR CONCRETE BOUND (GB OR CB)
- DRILL HOLE (DH)
- UTILITY POLE
- LIGHT POLE
- SEWER MANHOLE
- DRAIN MANHOLE
- CATCH BASIN
- HYDRANT
- WATER SHUTOFF
- WATER VALVE
- IRRIGATION CONTROL VALVE
- GAS SHUTOFF
- MONITORING WELL
- LANDSCAPED AREA

CERTIFICATIONS

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

SIGNATURE — 859 LICENSE NO. — 4/24/23 DATE

STATE OF NEW HAMPSHIRE JOHN J. ST. JOHN No. 221 CERTIFIED WETLAND SCIENTIST

MATCH TO SHEET 2

NO.	DATE	REVISION
1	4/24/23	CITY COMMENTS

STATE OF NEW HAMPSHIRE — NO. 859 — DANIEL J. MULLEN — LICENSED LAND SURVEYOR — SIGNATURE

FOR: RICHARD D. BARTLETT & ASSOCIATES, LLC

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 a portion of land of ST. PAUL'S SCHOOL

PROJECT: MAP 723Z LOTS 13-1, & 13-6
LOCATION: RECTORY RD. CONCORD, NH

GRAPHIC SCALE 0' 20' 40' 10' 1" = 20'

DATE: JAN 3, 2023
JOB NO.: 1122.239
SHEET 1 OF 2

MATCH TO SHEET 1

GRID NORTH

STRUCTURE SCHEDULE

CATCH BASIN 444
RIM 324.73
INV. 319.23 12" HDPE (E)
SUMP 316.53

CATCH BASIN 445
RIM 324.82
INV. 318.72 12" HDPE (W)
INV. 318.72 12" HDPE (S)
SUMP 315.82

CATCH BASIN 474
RIM 315.23
INV. 309.23 12" HDPE (N)
INV. 308.93 12" HDPE (W)
INV. 308.73 12" HDPE (SE)
SUMP 305.63

CATCH BASIN 475
RIM 315.36
INV. 309.86 12" HDPE (E)
SUMP 306.96

CATCH BASIN 476
RIM 311.58
INV. 307.48 6" PVC (NW)
INV. 306.03 12" HDPE (W)
INV. 306.08 12" HDPE (S)
SUMP 303.28

CATCH BASIN 732
RIM 301.95
INV. 294.55 12" HDPE (W)
INV. 294.25 12" HDPE (N)
INV. 293.95 15" HDPE (S)
SUMP 291.25

CATCH BASIN 733
RIM 303.65
INV. 298.35 12" HDPE (N)
INV. 298.55 12" HDPE (E)
INV. 295.55 12" HDPE (W)
INV. 295.05 12" HDPE (S)
SUMP 292.15

CATCH BASIN 734
RIM 303.78
INV. 298.38 12" HDPE (W)
SUMP 295.78

CATCH BASIN 735
RIM 306.88
INV. 301.58 12' HDPE (NE)
INV. 300.98 12" HDPE (W)
SUMP 298.18

CATCH BASIN 736
RIM 306.88
INV. 301.48 12" HDPE (N)
INV. 301.38 12" HDPE (E)
INV. 301.18 12" HDPE (S)
SUMP 298.38

CATCH BASIN 737
RIM 310.37
INV. 303.87 12" HDPE (E)
INV. 303.77 12" HDPE (SW)
SUMP 301.07

CATCH BASIN 738
RIM 310.32
INV. 304.22 12" HDPE (W)
SUMP 301.72

CATCH BASIN 880
RIM 300.38
INV. 295.08 12" HDPE (E)
SUMP 292.18

DMH 945
RIM 313.04
PART OF
INFILTRATION SYSTEM

DMH 946
RIM 311.40
PART OF
INFILTRATION SYSTEM

DMH 947
RIM 311.59
INV. 307.39 12" HDPE (SE)
STORMCEPTOR

CATCH BASIN 1593
RIM 332.80 (DOMED)
COULD NOT OPEN

CATCH BASIN 1826
RIM 326.52
INV 324.67 8" PVC (N)
SUMP 323.2

CATCH BASIN 1827
RIM 326.32
INV 323.1± 8" (RECESSED-N)
INV 323.12 8" PVC (S)
INV 323.02 10" PVC (W)
SUMP 321.6

CATCH BASIN 2379
RIM 316.66
INV 310.91 12" HDPE (NE)
INV 310.46 12" HDPE (W)
SUMP 307.9

CATCH BASIN 2380
RIM 317.30
INV 311.95 12" HDPE (SW)
SUMP 309.3

CATCH BASIN 2528
RIM 332.64
INV 329.89 8" (N)
SUMP 328.9

CATCH BASIN 2810
RIM 325.65
NO VISIBLE PIPES
SHALLOW SUMP 322.6

CATCH BASIN 2811
RIM 325.91
NO VISIBLE PIPES
SHALLOW SUMP 322.6

CATCH BASIN 3174
RIK 314.96
INV 310.31 12" HDPE (W)
SUMP 307.6

YARD DRAIN 3348
RIM 323.95
INV 322.35 6" PVC (SE)
SUMP 321.8

SMH 1591
RIM 333.95
COULD NOT OPEN

SMH 2828
RIM 333.58
INV 326.38 8" PVC (N)
INV 322.73 8"AC (E)
INV 325.33 8" PVC (SW)
INV 324.03 8" (W)

SMH 2834
RIM 333.95
COULD NOT OPEN

SMH 3154
(4' DIA CONC. STRUCTURE)
RIM 319.30
INV 309.05 8" PVC (SE)
INV 309.00 8" PVC (SW)

SMH 3269
RIM 327.62
INV 321.92 6" PVC (E)
INV 321.77 6" PVC (SW)

SMH 3857 (BURIED 4")
RIM 327.44
INV 320.84 6" PVC (E)
INV 320.71 6" PVC (S)
INV 320.71 6" PVC (W)

PROJECT LIMITS

PROJECT LIMITS

BENCHMARK
MAG NAIL IN
ROOT COLLAR
OF 24" OAK
EL.: 323.10

BENCHMARK
BOLT OF HYDRANT
MARKED "X"
ELEV.=310.87

26 JEROME RIDGE
3 STORY
W/F BLDG
THRESHOLD
EL. 332.83

22 JEROME RIDGE
3 STORY
W/F BLDG
THRESHOLD
EL. 331.26

18 JEROME RIDGE
3 STORY
W/F BLDG
THRESHOLD
EL. 326.72

16 DUNBARTON ROAD
2.5 STORY
BRICK
THRESHOLD
EL. 321.33

32 DUNBARTON RD.
"LINDSAY CENTER"
2 STORY
GLASS &
BRICK
BLDG

"SCHOOL HOUSE"
1" GAS

"JEROME RIDGE"

"NO PARKING FIRE LANE"

"HANDICAPPED PARKING"

"RESIDENT PARKING"

12 SPACES

8 SPACES
1 HC SPACE

11 SPACES

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 — LICENSE NO. 859 — 4/24/23 DATE

NO.	DATE	REVISION
1	4/24/23	CITY COMMENTS

STATE OF NEW HAMPSHIRE — LICENSED LAND SURVEYOR — NO. 859 — DANIEL J. MULLEN — SIGNATURE

FOR: RICHARD D. BARTLETT & ASSOCIATES, LLC

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 a portion of land of ST. PAUL'S SCHOOL

PROJECT: MAP 723Z LOTS 13-1 AND 13-6
LOCATION: RECTORY RD. CONCORD, NH

GRAPHIC SCALE 0' 10' 20' 40' — 1" = 20'

DATE: JAN 3, 2023

JOB NO.: 1122.239

SHEET 2 OF 2

NOTES:

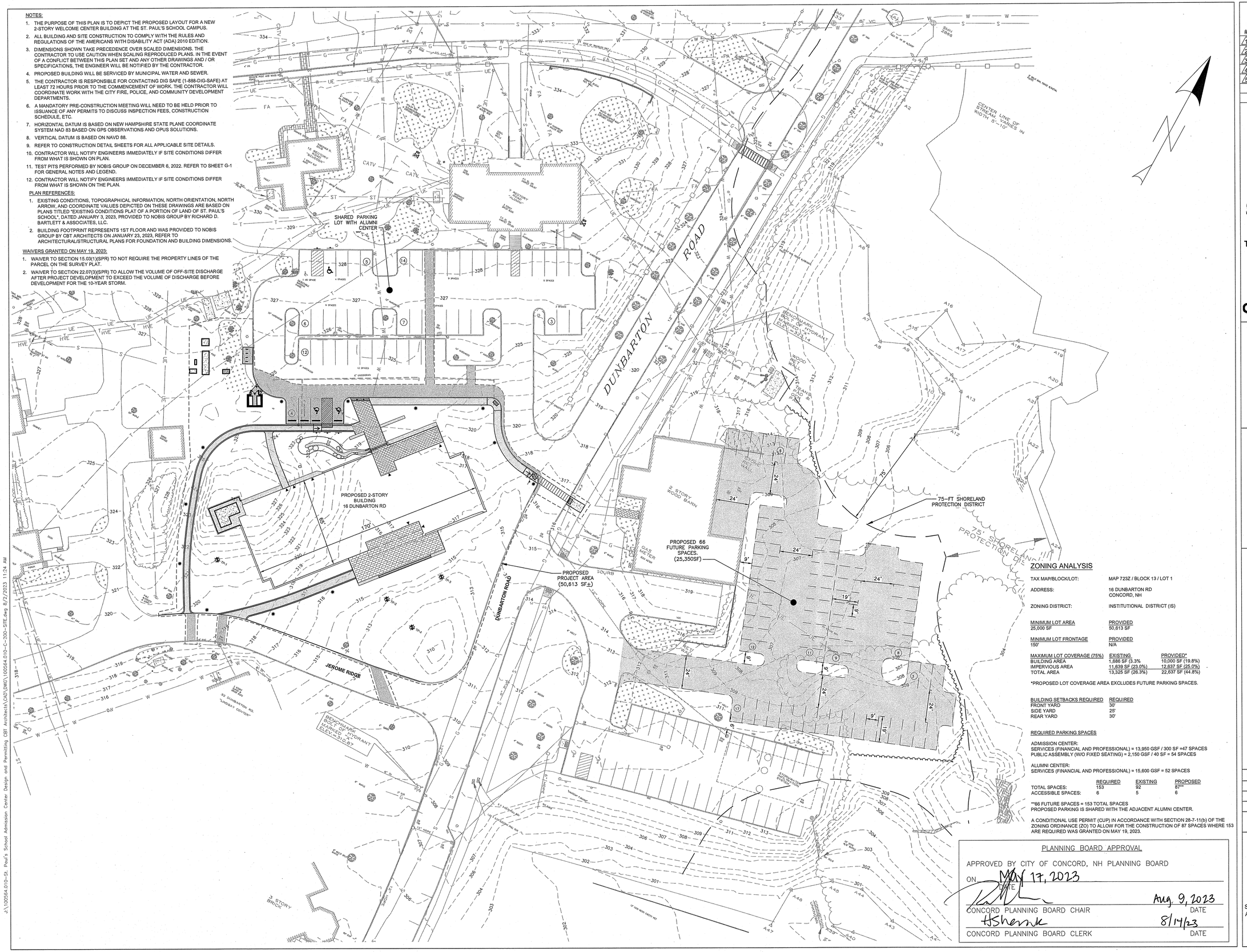
1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE PROPOSED LAYOUT FOR A NEW 2-STORY WELCOME CENTER BUILDING AT THE ST. PAUL'S SCHOOL CAMPUS.
2. ALL BUILDING AND SITE CONSTRUCTION TO COMPLY WITH THE RULES AND REGULATIONS OF THE AMERICANS WITH DISABILITY ACT (ADA) 2010 EDITION.
3. DIMENSIONS SHOWN TAKE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR TO USE CAUTION WHEN SCALING REPRODUCED PLANS. IN THE EVENT OF A CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWINGS AND / OR SPECIFICATIONS, THE ENGINEER WILL BE NOTIFIED BY THE CONTRACTOR.
4. PROPOSED BUILDING WILL BE SERVICED BY MUNICIPAL WATER AND SEWER.
5. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING DIG SAFE (1-888-DIG-SAFE) AT LEAST 72 HOURS PRIOR TO THE COMMENCEMENT OF WORK. THE CONTRACTOR WILL COORDINATE WORK WITH THE CITY FIRE, POLICE, AND COMMUNITY DEVELOPMENT DEPARTMENTS.
6. A MANDATORY PRE-CONSTRUCTION MEETING WILL NEED TO BE HELD PRIOR TO ISSUANCE OF ANY PERMITS TO DISCUSS INSPECTION FEES, CONSTRUCTION SCHEDULE, ETC.
7. HORIZONTAL DATUM IS BASED ON NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM NAD 83 BASED ON GPS OBSERVATIONS AND OPUS SOLUTIONS.
8. VERTICAL DATUM IS BASED ON NAVD 88.
9. REFER TO CONSTRUCTION DETAIL SHEETS FOR ALL APPLICABLE SITE DETAILS.
10. CONTRACTOR WILL NOTIFY ENGINEERS IMMEDIATELY IF SITE CONDITIONS DIFFER FROM WHAT IS SHOWN ON PLAN.
11. TEST PITS PERFORMED BY NOBIS GROUP ON DECEMBER 6, 2022. REFER TO SHEET G-1 FOR GENERAL NOTES AND LEGEND.
12. CONTRACTOR WILL NOTIFY ENGINEERS IMMEDIATELY IF SITE CONDITIONS DIFFER FROM WHAT IS SHOWN ON THE PLAN.

PLAN REFERENCES:

1. EXISTING CONDITIONS, TOPOGRAPHICAL INFORMATION, NORTH ORIENTATION, NORTH ARROW, AND COORDINATE VALUES DEPICTED ON THESE DRAWINGS ARE BASED ON PLANS TITLED "EXISTING CONDITIONS PLAT OF A PORTION OF LAND OF ST. PAUL'S SCHOOL", DATED JANUARY 3, 2023, PROVIDED TO NOBIS GROUP BY RICHARD D. BARTLETT & ASSOCIATES, LLC.
2. BUILDING FOOTPRINT REPRESENTS 1ST FLOOR AND WAS PROVIDED TO NOBIS GROUP BY CBT ARCHITECTS ON JANUARY 23, 2023, REFER TO ARCHITECTURAL/STRUCTURAL PLANS FOR FOUNDATION AND BUILDING DIMENSIONS.

WAIVERS GRANTED ON MAY 19, 2023:

1. WAIVER TO SECTION 15.03(1)(SPR) TO NOT REQUIRE THE PROPERTY LINES OF THE PARCEL ON THE SURVEY PLAT.
2. WAIVER TO SECTION 22.07(3)(SPR) TO ALLOW THE VOLUME OF OFF-SITE DISCHARGE AFTER PROJECT DEVELOPMENT TO EXCEED THE VOLUME OF DISCHARGE BEFORE DEVELOPMENT FOR THE 10-YEAR STORM.



ZONING ANALYSIS

TAX MAP/BLOCK/LOT:	MAP 723Z / BLOCK 13 / LOT 1
ADDRESS:	16 DUNBARTON RD CONCORD, NH
ZONING DISTRICT:	INSTITUTIONAL DISTRICT (IS)

MINIMUM LOT AREA	PROVIDED
25,000 SF	50,613 SF

MINIMUM LOT FRONTAGE	PROVIDED
150'	N/A

MAXIMUM LOT COVERAGE (75%)	EXISTING	PROVIDED*
BUILDING AREA	1,686 SF (3.3%	10,000 SF (19.8%)
IMPERVIOUS AREA	11,639 SF (23.0%)	12,637 SF (25.0%)
TOTAL AREA	13,325 SF (26.3%)	22,637 SF (44.8%)

*PROPOSED LOT COVERAGE AREA EXCLUDES FUTURE PARKING SPACES.

BUILDING SETBACKS REQUIRED	REQUIRED
FRONT YARD	30'
SIDE YARD	25'
REAR YARD	30'

REQUIRED PARKING SPACES

ADMISSION CENTER:
SERVICES (FINANCIAL AND PROFESSIONAL) = 13,950 GSF / 300 SF =47 SPACES
PUBLIC ASSEMBLY (W/O FIXED SEATING) = 2,150 GSF / 40 SF = 54 SPACES

ALUMNI CENTER:
SERVICES (FINANCIAL AND PROFESSIONAL) = 15,600 GSF = 52 SPACES

	REQUIRED	EXISTING	PROPOSED
TOTAL SPACES:	153	92	87**
ACCESSIBLE SPACES:	6	5	6

**66 FUTURE SPACES = 153 TOTAL SPACES
PROPOSED PARKING IS SHARED WITH THE ADJACENT ALUMNI CENTER.

A CONDITIONAL USE PERMIT (CUP) IN ACCORDANCE WITH SECTION 28-7-11(b) OF THE ZONING ORDINANCE (ZO) TO ALLOW FOR THE CONSTRUCTION OF 87 SPACES WHERE 153 ARE REQUIRED WAS GRANTED ON MAY 19, 2023.

PLANNING BOARD APPROVAL

APPROVED BY CITY OF CONCORD, NH PLANNING BOARD

ON May 17, 2023
DATE

CONCORD PLANNING BOARD CHAIR — DATE Aug. 9, 2023

CONCORD PLANNING BOARD CLERK — DATE 8/14/23

REVISIONS

#	DATE	DESCRIPTION
1	03/28/2023	AOT SUBMITTAL
2	05/09/2023	RESPONSE TO COMMENTS
3	06/30/2023	CONSTRUCTION DOCUMENTS
4	07/10/2023	RESPONSE TO COMMENTS
5	08/02/2023	ADDENDUM #2

ST. PAUL'S SCHOOL ADMISSION CENTER

ST. PAUL'S SCHOOL
325 PLEASANT STREET
CONCORD, NH 03301
TAX MAP 723Z / BLOCK 13 / LOT 1

OWNER/APPLICANT:
ST PAUL'S SCHOOL
325 PLEASANT STREET
CONCORD, NEW HAMPSHIRE

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617 262 4354 cbtarchitects.com
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STATE OF NEW HAMPSHIRE — JOHN CHRIS NADEAU No. 9294 — LICENSED PROFESSIONAL ENGINEER
8/2/2023

RECEIVED
AUG 08 2023
Planning Division
Concord, NH

CONSTRUCTION DOCUMENTS

0 30' 60'
GRAPHIC SCALE

DATE:	MARCH 15, 2023
NOBIS PROJECT NO.	100564.010
DRAWN BY:	MGD
CHECKED BY:	JCN
CAD DRAWING FILE:	100564.010-C-200-SITE.dwg

PROPOSED SITE PLAN OVERVIEW

SCALE	PROJECT #	DATE ISSUED
AS NOTED	229008.00	06/30/2023

C-1.0

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TRIM BACK TREE BRANCHES THAT EXTEND INTO PARKING LOT DRIVEWAY TO PROVIDE SAFE PASSAGE FOR CITY OF CONCORD'S FIRE TOWER TRUCK.

ABANDON 1" WATER SERVICE IN PLACE

SAWCUT PAVEMENT FOR OPTION #2 OF PROPOSED UNDERGROUND TELECOM SERVICES

REMOVE EXISTING TREE AND LANDSCAPE AREA.

SAWCUT PAVEMENT (TYP.)

REMOVE EXISTING 9" BIRCH TREE.

REMOVE DETECTABLE WARNING PANEL

REMOVE, CAP, AND CRIMP EXISTING 1" CT WATER SERVICE LINE.

REMOVE EXISTING POROUS PAVEMENT.

REMOVE EXISTING CONCRETE BLOCK RETAINING WALL

REMOVE EXISTING SIGNS

REMOVE EXISTING LIGHT POLE (TYP.)

REMOVE EXISTING CONCRETE BLOCK RETAINING WALL

REMOVE AND CAP EXISTING 2" SEWER SERVICE. PLUG HOLE IN EXISTING SEWER MANHOLE 3269

REMOVE EXISTING YARD DRAINS AND 6" PVC DRAIN PIPE

REMOVE EXISTING ASPHALT SIDEWALK (TYP.)

REMOVE EXISTING TREE STUMPS

REMOVE EXISTING TREES (TYP.)

REMOVE EXISTING ASPHALT SIDEWALK AND STAIRS(TYP.)

REMOVE EXISTING LIGHT POLE (TYP.)

REMOVE EXISTING TREES (TYP.)

REMOVE YARD DRAIN, HDPE DRAIN PIPE, AND HEADWALL STRUCTURE.

REMOVE CROSSWALK STRIPPING

REMOVE SIDEWALK FOR PROPOSED RAMP.

REMOVE 4' SPLIT RAIL FENCE. PROTECT AND SALVAGE EXISTING GRANITE POST FOR ST. PAUL'S TO USE AT ANOTHER LOCATION.

REMOVE EXISTING ASPHALT SIDEWALK (TYP.)

REMOVE 7' PRIVACY FENCE

REMOVE EXISTING TREELINE

REMOVE EXISTING BUILDING, FOUNDATION, ASSOCIATED STRUCTURES, PATIO, STAIRS, DRIP EDGE, AND UTILITIES. SALVAGE GRANITE SILLS.

REMOVE EXISTING HDPE/PVC DRAINS AND HEADWALL STRUCTURES (TYP.)

REMOVE EXISTING ASPHALT SIDEWALK (TYP.)

REMOVE AND CAP EXISTING 1/2" GAS SERVICE. TERMINATE AT SUPPLY MAIN.

REMOVE EXISTING TREE AND LANDSCAPING

REMOVE EXISTING SITE LIGHTS (TYP.)

REMOVE EXISTING ASPHALT SIDEWALK (TYP.)

PROTECT EXISTING 34" OAK TREE.

REMOVE EXISTING HDPE/PVC DRAINS AND HEADWALL STRUCTURES (TYP.)

REMOVE EXISTING ASPHALT PAVEMENT (TYP.)

REMOVE/RELOCATE DIRECTORY SIGN TO OWNER.

SAWCUT PAVEMENT FOR UNDERGROUND UTILITIES (TYP.)

DISCONNECT WATER SERVICE AT MAIN IN RECTORY ROAD. REMOVE, CAP, AND CRIMP EXISTING 1" CT WATER SERVICE LINE.

RECTORY ROAD

DUNBARTON

BENCHMARK BOLT OF HYDRANT MARKED "HYD" ELEV.=310.97

NOTES:

1. REFER TO SURVEYOR'S PLAN FOR PLAN REFERENCES ADDITIONAL NOTES, EXISTING DRAINAGE AND SANITARY SEWER INVERT INFORMATION.
2. LOCATION AND ELEVATION OF UTILITIES ARE APPROXIMATE ONLY AND ARE BASED ON FIELD MEASUREMENTS OF VISIBLE STRUCTURES. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES PRIOR TO CONSTRUCTION AND WILL NOTIFY ENGINEER AND OWNER IMMEDIATELY OF ANY CONFLICTS.
3. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING DIG SAFE (1-888-DIG-SAFE) AT LEAST 72 HOURS PRIOR TO THE COMMENCEMENT OF WORK. THE CONTRACTOR WILL COORDINATE WORK WITH THE TOWN FIRE AND POLICE DEPARTMENTS.
4. DEMOLISH STRUCTURES AND SITE FEATURES AS SHOWN HEREON AND REMOVE PAVEMENT TO LIMITS INDICATED.
5. CONTRACTOR IS RESPONSIBLE FOR OFF-SITE DISPOSAL OF CONSTRUCTION DEMOLITION DEBRIS IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS.
6. CONTRACTOR WILL COORDINATE REMOVAL/RELOCATION OF UNDERGROUND GAS AND OVERHEAD UTILITIES WITH RESPECTIVE UTILITY COMPANIES.
7. ABATEMENT OF HAZARDOUS MATERIALS SUCH AS LEAD PAINT, ASBESTOS, ETC., WILL BE PERFORMED BY A LICENSED CONTRACTOR PRIOR TO COMMENCEMENT OF DEMOLITION. A PRE-DEMOLITON SURVEY WILL BE PERFORMED BY CONTRACTOR PRIOR TO THE START OF DEMOLITION ACTIVITIES TO ENSURE PROPER DEMOLITION AND DISPOSAL PROCEDURES.
8. DEMOLITION SEQUENCING WILL BE AS DIRECTED BY THE PRIME CONTRACTOR AND THE ARCHITECT.
9. FOR AREAS OUTSIDE OF THE PROPOSED BUILDING FOOTPRINT, DEMOLISH ALL EXISTING BUILDINGS AND FOUNDATIONS TO 24" BELOW FINISHED GRADE. CONSULT WITH ENGINEER FOR DEMOLITION REQUIREMENTS FOR AREAS WITHIN THE PROPOSED BUILDING FOOTPRINT.
10. ALL WORK PERFORMED TO CONFORM TO THE REQUIREMENTS OF THE LATEST EDITION OF THE MUNICIPAL CONSTRUCTION STANDARDS.
11. REFER TO SHEET G-1 FOR GENERAL NOTES AND LEGEND FOR CONSTRUCTION SEQUENCING NOTES.
12. CONTRACTOR WILL NOTIFY OWNER, ENGINEER, AND ARCHITECT IMMEDIATELY IF SITE CONDITIONS DIFFER FROM WHAT IS SHOWN ON PLAN.
13. CONTRACTOR WILL PROTECT ALL EXISTING UTILITIES WITHIN THE LIMIT OF WORK. CONTRACTOR WILL BE RESIBLE FOR DAMAGES TO EXISTING UTILITIES AND ALL COSTS ASSOCIATED WITH REPLACEMENT OR REPAIR WILL BE BORNE BY THE CONTRACTOR.
14. CONTRACTOR WILL PROTECT ALL SITE FEATURES OUTSIDE LIMIT OF WORK SHOWN HEREON. CONTRACTOR WILL BE RESPONSIBLE FOR DAMAGES TO EXISTING SITE FEATURES AND ALL COSTS ASSOCIATED WITH REPLACEMENT OR REPAIR WILL BE BORNE BY THE CONTRACTOR.
15. DEMOLITION/REMOVAL OF EXISTING STORMWATER STRUCTURES AND PIPING WILL BE CONDUCTED IN DRY CONDITIONS TO THE EXTENT PRACTICAL. INSTALLATION OF NEW STRUCTURES AND PIPE WILL BE CONDUCTED PRIOR TO DEMOLITION TO THE EXTENT PRACTICAL.
16. PRIOR TO THE START OF CONSTRUCTION AND ISSUANCE OF ANY PERMITS, A PRE-CONSTRUCTION MEETING WILL BE HELD WITH CITY OF CONCORD ENGINEERING SERVICES TO DISCUSS SITE INSPECTIONS, ASSOCIATED FEES, SCHEDULE, ETC.
17. THE OWNER SHALL COORDINATE WITH THE CITY AND UTILITY COMPANIES TO DETERMINE WHETHER WATER AND/OR GAS NEEDS TO BE DISCONTINUED AT THE MAIN OR AT THE PROJECT LIMITS.
18. SALVAGE AND STOCKPILE ALL BOULDERS DISCOVERED ON SITE THAT MEET THE CRITERIA FOR LANDSCAPE BOULDERS AS SPECIFIED IN SECTION 041010. THE LANDSCAPE ARCHITECT WILL INSPECT THE BOULDERS TO DETERMINE IF THEY ARE SUITABLE FOR USE ON SITE.

PLAN REFERENCES:

1. EXISTING CONDITIONS, TOPOGRAPHICAL INFORMATION, NORTH ORIENTATION, NORTH ARROW, AND COORDINATE VALUES DEPICTED ON THESE DRAWINGS ARE BASED ON PLANS TITLED "EXISTING CONDITIONS PLAT OF A PORTION OF LAND OF ST. PAUL'S SCHOOL", DATED JANUARY 3, 2023, PROVIDED TO NOBIS GROUP BY RICHARD D. BARTLETT & ASSOCIATES, LLC.

REVISIONS

#	DATE	DESCRIPTION
1	03/28/2023	AOT SUBMITTAL
2	05/09/2023	RESPONSE TO COMMENTS
3	06/30/2023	CONSTRUCTION DOCUMENTS
4	07/10/2023	RESPONSE TO COMMENTS
5	08/02/2023	ADDENDUM #2

ST. PAUL'S SCHOOL ADMISSION CENTER

ST. PAUL'S SCHOOL
325 PLEASANT STREET
CONCORD, NH 03301
TAX MAP 723Z / BLOCK 13 / LOT 1

OWNER/APPLICANT:
ST PAUL'S SCHOOL
325 PLEASANT STREET
CONCORD, NEW HAMPSHIRE

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STATE OF NEW HAMPSHIRE
JOHN CHRIS NADEAU
No. 9294
LICENSED PROFESSIONAL ENGINEER
8/2/2023

CONSTRUCTION DOCUMENTS

0 20' 40'
GRAPHIC SCALE

DATE:	MARCH 15, 2023
NOBIS PROJECT NO.	100564.010
DRAWN BY:	MGD
CHECKED BY:	JCN
CAD DRAWING FILE:	100564.010-C-100-DEMO.dwg

DEMOLITION PLAN

SCALE	PROJECT #	DATE ISSUED
AS NOTED	229008.00	06/30/2023

C-2.0

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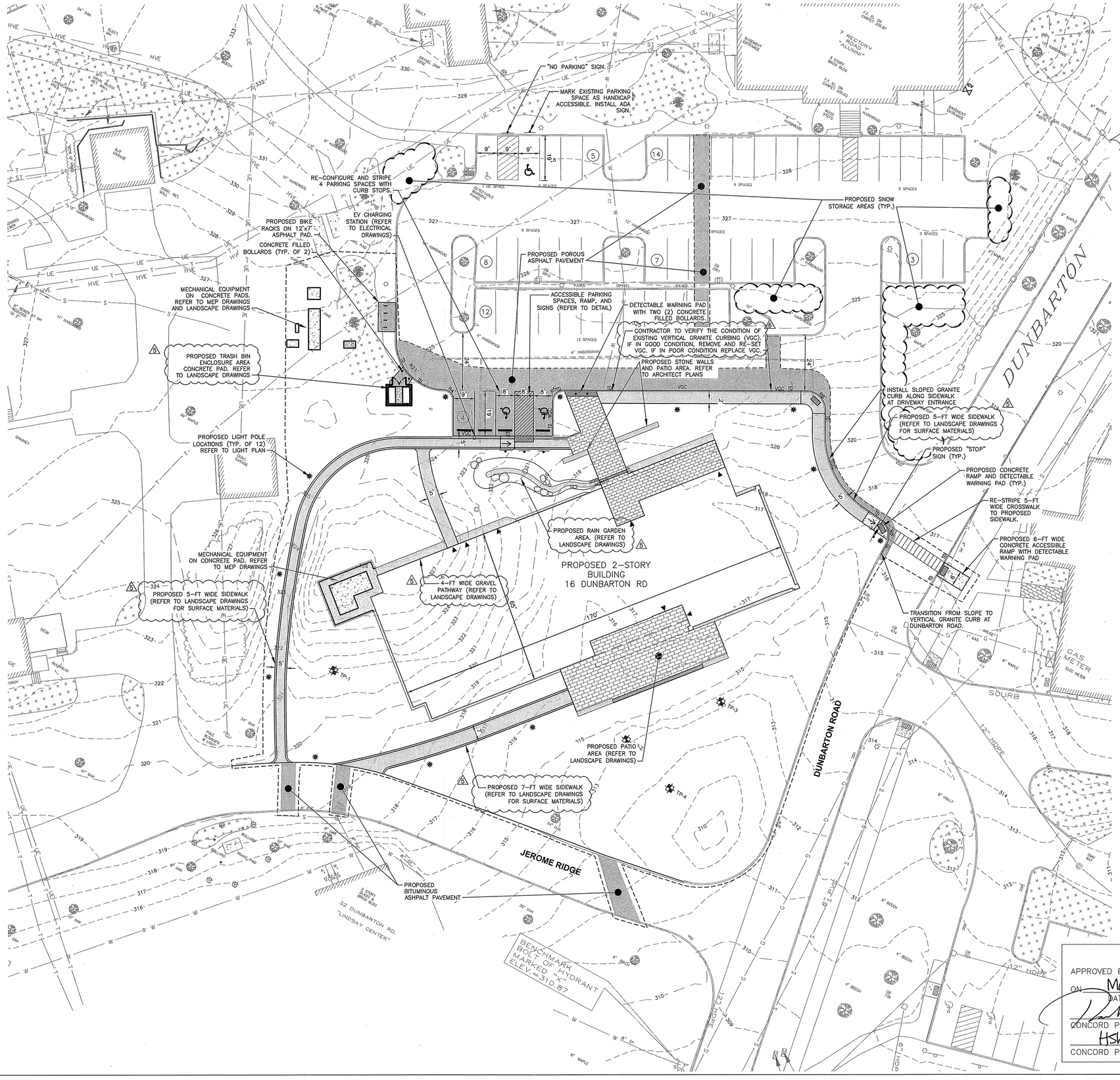

NOTES:

1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE PROPOSED LAYOUT FOR A NEW 2-STORY WELCOME CENTER BUILDING AT THE ST. PAUL'S SCHOOL CAMPUS.
2. ALL BUILDING AND SITE CONSTRUCTION TO COMPLY WITH THE RULES AND REGULATIONS OF THE AMERICANS WITH DISABILITY ACT (ADA) 2010 EDITION.
3. DIMENSIONS SHOWN TAKE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR TO USE CAUTION WHEN SCALING REPRODUCED PLANS. IN THE EVENT OF A CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWINGS AND / OR SPECIFICATIONS, THE ENGINEER WILL BE NOTIFIED BY THE CONTRACTOR.
4. PROPOSED BUILDING WILL BE SERVICED BY MUNICIPAL WATER AND SEWER.
5. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING DIG SAFE (1-888-DIG-SAFE) AT LEAST 72 HOURS PRIOR TO THE COMMENCEMENT OF WORK. THE CONTRACTOR WILL COORDINATE WORK WITH THE CITY FIRE, POLICE, AND COMMUNITY DEVELOPMENT DEPARTMENTS.
6. A MANDATORY PRE-CONSTRUCTION MEETING WILL NEED TO BE HELD PRIOR TO ISSUANCE OF ANY PERMITS TO DISCUSS INSPECTION FEES, CONSTRUCTION SCHEDULE, ETC.
7. HORIZONTAL DATUM IS BASED ON NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM NAD 83 BASED ON GPS OBSERVATIONS AND OPUS SOLUTIONS.
8. VERTICAL DATUM IS BASED ON NAVD 88.
9. REFER TO CONSTRUCTION DETAIL SHEETS FOR ALL APPLICABLE SITE DETAILS.
10. CONTRACTOR WILL NOTIFY ENGINEERS IMMEDIATELY IF SITE CONDITIONS DIFFER FROM WHAT IS SHOWN ON PLAN.
11. TEST PITS PERFORMED BY NOBIS GROUP. ON DECEMBER 6, 2022. REFER TO SHEET G-1 FOR GENERAL NOTES AND LEGEND.
12. CONTRACTOR WILL NOTIFY ENGINEERS IMMEDIATELY IF SITE CONDITIONS DIFFER FROM WHAT IS SHOWN ON THE PLAN.

PLAN REFERENCES:

1. EXISTING CONDITIONS, TOPOGRAPHICAL INFORMATION, NORTH ORIENTATION, NORTH ARROW, AND COORDINATE VALUES DEPICTED ON THESE DRAWINGS ARE BASED ON PLANS TITLED "EXISTING CONDITIONS PLAT OF A PORTION OF LAND OF ST. PAUL'S SCHOOL", DATED JANUARY 3, 2023, PROVIDED TO NOBIS GROUP BY RICHARD D. BARTLETT & ASSOCIATES, LLC.
2. BUILDING FOOTPRINT REPRESENTS 1ST FLOOR AND WAS PROVIDED TO NOBIS GROUP BY CBT ARCHITECTS ON JANUARY 23, 2023. REFER TO ARCHITECTURAL/STRUCTURAL PLANS FOR FOUNDATION AND BUILDING DIMENSIONS.

PLANNING BOARD APPROVAL

APPROVED BY CITY OF CONCORD, NH PLANNING BOARD

ON MAY 17, 2023
DATE

CONCORD PLANNING BOARD CHAIR — DATE Aug. 9, 2023

CONCORD PLANNING BOARD CLERK — DATE 8/14/23

REVISIONS

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ST. PAUL'S SCHOOL ADMISSION CENTER

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325 PLEASANT STREET
CONCORD, NH 03301
TAX MAP 723Z / BLOCK 13 / LOT 1

OWNER/APPLICANT:
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CONCORD, NEW HAMPSHIRE

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STATE OF NEW HAMPSHIRE — JOHN CHRIS NADEAU No. 9294 — LICENSED PROFESSIONAL ENGINEER
8/2/2023

RECEIVED
AUG 08 2023
Planning Division
Concord, NH

CONSTRUCTION DOCUMENTS

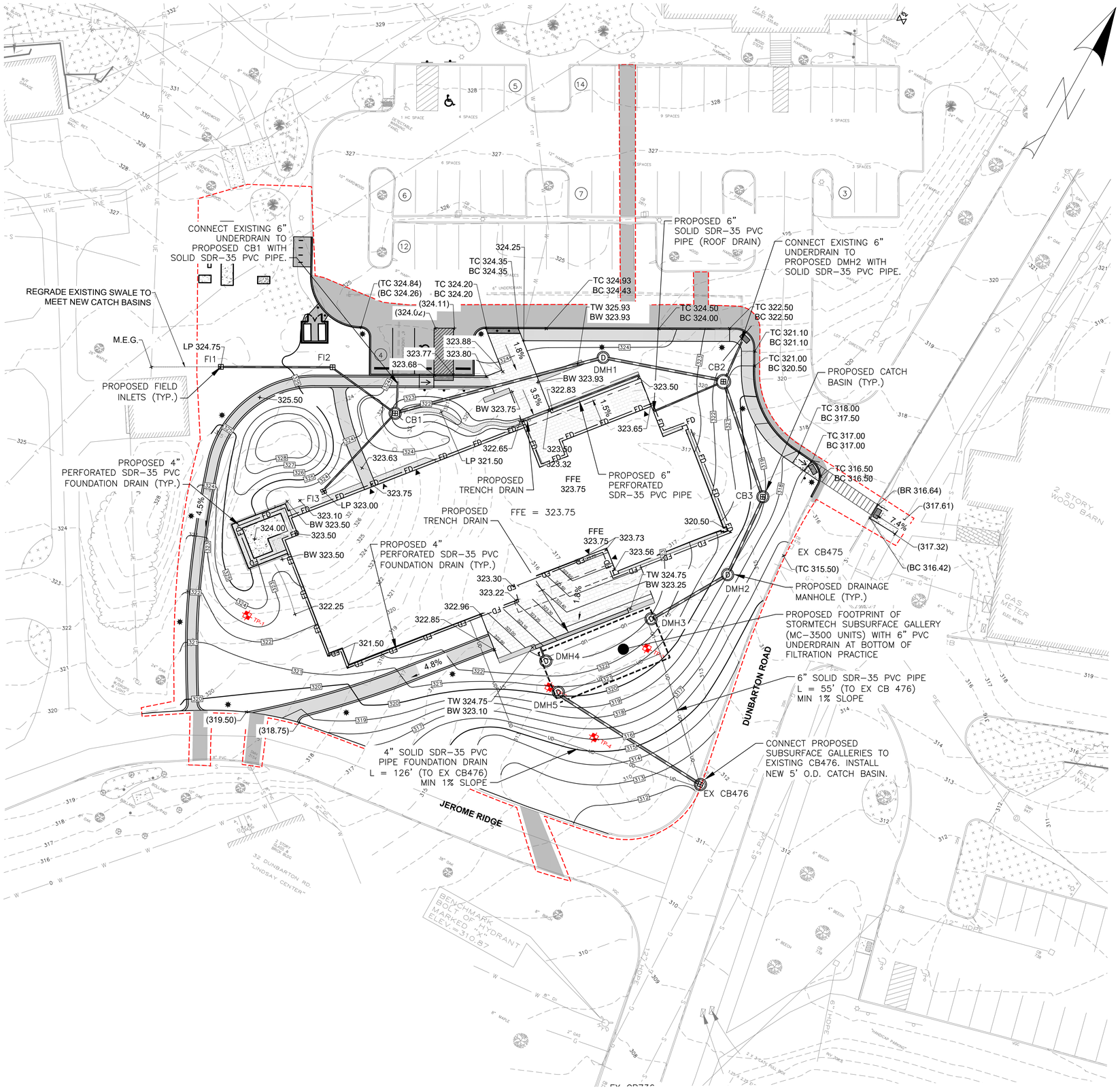
0 20' 40'
GRAPHIC SCALE

DATE:	MARCH 15, 2023
NOBIS PROJECT NO.	100564.010
DRAWN BY:	MGD
CHECKED BY:	JCN
CAD DRAWING FILE:	100564.010-C-200-SITE.dwg

PROPOSED SITE PLAN

SCALE	PROJECT #	DATE ISSUED
AS NOTED	229008.00	06/30/2023

C-3.0



NOTES:

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2. ALL ELEVATIONS SHOWN ARE IN REFERENCE TO THE SURVEY PLAN AND MUST VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
3. CONTRACTOR WILL NOTIFY OWNER & ENGINEER IMMEDIATELY IF SITE CONDITIONS DIFFER FROM WHAT IS SHOWN ON PLAN.
4. SPOT ELEVATIONS SHOWN AT BUILDING CORNERS ARE PROPOSED GROUND ELEVATIONS.
5. FINISH WALK AND CURB ELEVATIONS WILL BE 6" ABOVE FINISH PAVEMENT.
6. ALL ELEVATIONS SHOWN ARE IN REFERENCE TO THE BENCHMARK AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR AT GROUNDBREAK.
7. LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES ARE APPROXIMATE ONLY AND ARE BASED ON RECORDS FROM THE UTILITY COMPANIES AND FIELD MEASUREMENTS OF VISIBLE STRUCTURES. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES PRIOR TO CONSTRUCTION AND WILL NOTIFY ENGINEER AND OWNER IMMEDIATELY OF ANY CONFLICTS.
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10. ALL STORM DRAIN PIPING WITH LESS THAN 3.0 FEET OF COVER WILL BE OVERLAID WITH 2" THICK RIGID INSULATION FOR THE FULL WIDTH OF PIPE TRENCH.
11. REFER TO SHEET G-1 FOR GENERAL NOTES AND LEGEND.
12. ALL STORMWATER IMPROVEMENTS BUILT WILL BE MAINTAINED BY THE PROPERTY OWNER IN PERPETUITY IN ACCORDANCE WITH:
    - i. LOCAL, STATE, FEDERAL REGUALTIONS
    - ii. NHDES STORMWATER MANUAL RECOMMENDATIONS
    - iii. STORMWATER MAINTENANCE AND OPERATIONS PLAN
    - iv. ANY MANUFACTURER SPECIFICATIONS.

DRAINAGE SCHEDULE

FI1 (NYLOPLAST)
RIM = 324.75
INV. OUT = 320.4
L= 42 LF - 6" PVC (TO FI2)
S = 0.0073 FT/FT

FI2 (NYLOPLAST)
RIM = 324.5
INV. IN = 320.1 (FROM FI1)
INV. OUT = 320.0
L= 28 LF - 6" PVC (TO CB1)
S = 0.0627 FT/FT

FI3 (NYLOPLAST)
RIM = 323.0
INV. OUT = 319.5
L = 40 LF - 6" PVC (TO CB1)
S = 0.03 FT/FT

CB1 (6' O.D. STRUCTURE)
RIM = 322.5
INV. IN = 318.3 (FROM FI2)
INV. IN = 318.3 (FROM FI3)
INV. IN = 318.3 (FROM 6" UNDERDRAIN)
INV. OUT = 317.9
L = 85 LF - 12" HDPE (TO DMH1)
S= 0.0058 FT/FT

DMH1 (5' O.D. STRUCTURE)
RIM = 324.0
INV. IN = 317.4 (FROM CB1)
INV. OUT = 317.3
L = 46 LF - 12" HDPE (TO CB2)
S =0.0065 FT/FT

CB2 (6' O.D. STRUCTURE)
RIM = 321.5
INV. IN = 317.0 (FROM DMH1)
INV. IN = 317.5 (FROM 6" UNDERDRAIN)
INV. IN = 317.5 (FROM 6" ROOF DRAIN)
INV. OUT = 316.9
L = 46 LF - 12" HDPE (TO CB3)
S = 0.042 FT/FT

CB3 (5' O.D. STRUCTURE)
RIM = 319.0
INV. IN = 314.9 (FROM CB2)
INV. OUT = 314.8
L = 31 LF - 12" HDPE (TO DMH2)
S = 0.0231 FT/FT

DMH2 (5' O.D. STRUCTURE)
RIM = 319.0
INV. IN = 314.1 (FROM CB3)
INV. OUT = 314.0
L = 32 LF - 12" HDPE (TO DMH3)
S = 0.0054 FT/FT

DMH3 (5' O.D. STRUCTURE TO GALLERY)
RIM = 322.5
INV. IN = 313.82 (FROM DMH2)
INV. OUT = 313.40 (24" ISOLATOR ROW)
INV. OUT = 315.45 (12" MANIFOLD)

DMH4 (5' O.D. STRUCTURE)
RIM = 323.0
INV. IN = 318.0 (FROM TRENCH DRAIN)
INV. OUT = 313.40 (24" ISOLATOR ROW)
INV. OUT = 315.45(12" MANIFOLD)

DMH5 (5' O.D. STRUCTURE)
RIM = 319.0
INV. IN = 313.36 (12" MANIFOLD)
INV. OUT = 313.25
WEIR ELEV. @ 316.5
L = 61 LF -12" HDPE (TO EX CB 476)
S = 0.102 FT/FT

EX CB 476 (INSTALL NEW 5' O.D. STRUCTURE)
RIM = 311.58
INV. IN = 308.5 (6" FROM UNDERDRAIN)
INV. IN = 308.8 (4" FROM FOUNDATION DRAIN)
INV. IN = 307.0 (12" FROM DMH5)
INV. OUT = 306.08

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ST. PAUL'S SCHOOL ADMISSION CENTER

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TAX MAP 723Z / BLOCK 13 / LOT 1

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STATE OF NEW HAMPSHIRE
JOHN CHRIS NADEAU
No. 9294
LICENSED PROFESSIONAL ENGINEER
8/2/2023

CONSTRUCTION DOCUMENTS

0 20' 40'
GRAPHIC SCALE

DATE:	MARCH 15, 2023
NOBIS PROJECT NO.	100564.010
DRAWN BY:	MGD
CHECKED BY:	JCN
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GRADING AND DRAINAGE

SCALE	PROJECT #	DATE ISSUED
AS NOTED	229008.00	06/30/2023

C-4.0

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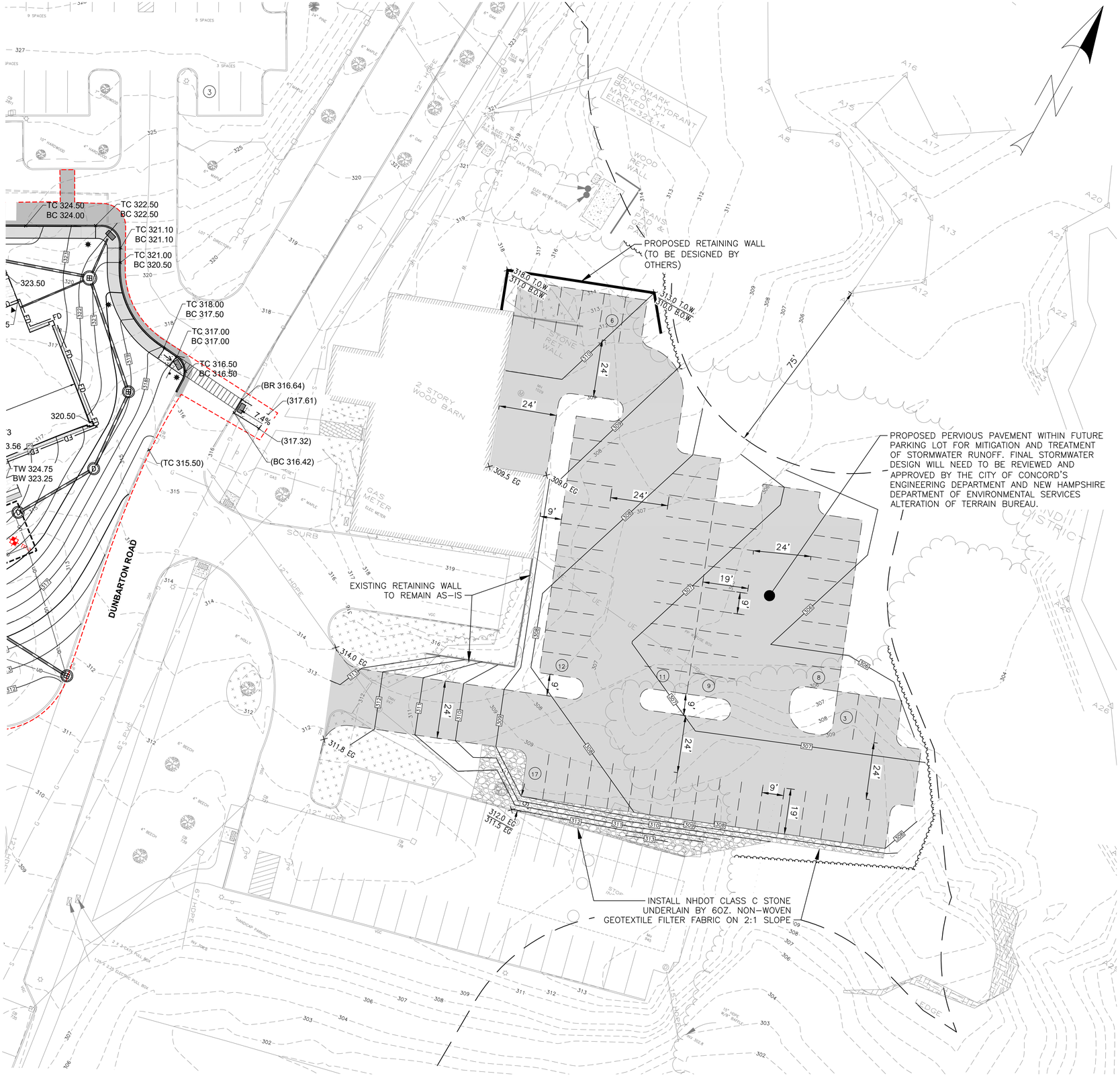

NOTES:

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10. ALL STORM DRAIN PIPING WITH LESS THAN 3.0 FEET OF COVER WILL BE OVERLAID WITH 2" THICK RIGID INSULATION FOR THE FULL WIDTH OF PIPE TRENCH.
11. REFER TO SHEET G-1 FOR GENERAL NOTES AND LEGEND.
12. ALL STORMWATER IMPROVEMENTS BUILT WILL BE MAINTAINED BY THE PROPERTY OWNER IN PERPETUITY IN ACCORDANCE WITH:
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CONCEPTUAL GRADING AND DRAINAGE (FUTURE PARKING)

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AS NOTED	229008.00	06/30/2023

C-4.1

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PROPOSED 5'X3'X4" CONCRETE PAD. LU RISER SHALL BE A MIN. 10-FT AWAY FROM IGNITION OR ELECTRICAL SOURCE. INSTALL UNDERGROUND GAS PIPING FROM OUTLET SIDE OF LU PROVIDED METER TO NEW GENERATOR.

TELECOMMUNICATIONS SERVICE (OPTION #2): TAP INTO EXISTING SITE CONDUIT WITH FIBER FROM ALUMNI HALL TO WELCOME CENTER. PROVIDE NEW CONDUIT AS NEEDED TO REACH NEW MDF. CAN BE COMBINED WITH OPTION #1 TO PROVIDE REDUNDANT FEED (DIAGRAMATIC)

CONNECT PROPOSED UNDERGROUND ELECTRIC CONDUITS TO PULL BOX #3, REFER TO ELECTRICAL ENGINEERING PLANS

8" X 8" TEE WITH 8" GATE VALVE.

INSTALL 2" RISER

PROPOSED 8" ZCLDIP WATER MAIN

PROPOSED FIRE HYDRANT

45.0° FITTING

45.0° FITTING

PROPOSED 8" RODDED/RESTRAINED GATE VALVE.

45.0° FITTING

45.0° FITTING

PROPOSED 1-1/4" GAS SERVICE. APPROXIMATELY 310 LF TO GENERATOR

TELECOMMUNICATIONS SERVICE (OPTION #2)

PROPOSED 8" ZCLDIP WATER SERVICE

21.0° FITTING

ELECTRIC SERVICES

PROPOSED 8" ZCLDIP FIRE SERVICE ENTRANCE

SEWER SERVICE

PROPOSED 4" ZCLDIP DOMESTIC SERVICE AND WATER SHUTOFF VALVE

LOCATION OF PROPOSED GAS CONNECTION TO MAIN IN DUNBARTON RD.

TELECOMMUNICATIONS SERVICE (OPTION #1)

PROPOSED 6" ZCLDIP TO FREESTANDING FIRE DEPARTMENT INLET CONNECTION

PR SMH1

PROPOSED 8" ZCLDIP WATER MAIN

25.5° FITTING

PROPOSED 8" SDR-35 PVC SEWER SERVICE

EX SMH 3154

CONNECT TO EXISTING 8" WATERLINE WITH 8"X8" TEE AND GATE VALVE.

TELECOMMUNICATIONS SERVICE (OPTION #1): NEW (3) 4" CONDUIT FROM LINDSAY NETWORK ROOM TO WELCOME CENTER MDF (DIAGRAMATIC)

DUNBARTON

DUNBARTON ROAD

JEROME RIDGE

SCURB

EXISTING RETA TO RE

TP-1 TP-2 TP-3 TP-4

NOTES:

1. REFER TO SURVEYOR'S PLAN, FOR BASE PLAN REFERENCES AND ADDITIONAL NOTES.
2. ALL ELEVATIONS SHOWN ARE IN REFERENCE TO THE SURVEY PLAN AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
3. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CALL 1-888-DIGSAFE AT LEAST THREE BUSINESS DAYS BEFORE PERFORMING ANY CONSTRUCTION.
4. LOCATIONS AND ELEVATIONS OF UTILITIES ARE APPROXIMATE ONLY AND ARE BASED ON RECORDS FROM THE UTILITY COMPANIES AND FIELD MEASUREMENTS OF VISIBLE STRUCTURES. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES PRIOR TO CONSTRUCTION AND WILL NOTIFY ENGINEER AND OWNER IMMEDIATELY OF ANY CONFLICTS.
5. THERE WILL BE NO PHYSICAL CONNECTION BETWEEN A PUBLIC OR PRIVATE POTABLE WATER SUPPLY SYSTEM AND A SEWER OR SEWER APPURTENANCE WHICH WOULD PERMIT THE PASSAGE OF SEWAGE OR POLLUTED WATER INTO THE POTABLE SUPPLY. NO WATER PIPE WILL PASS THROUGH OR COME IN CONTACT WITH ANY PART OF A SEWER OR SEWER MANHOLE. NO SEWER WILL BE LOCATED WITHIN THE WELL PROTECTIVE RADII ESTABLISHED IN ENV-WS 300 FOR ANY PUBLIC WATER SUPPLY WELLS OR WITHIN 100 FEET OF ANY PRIVATE WATER SUPPLY WELL. SEWERS WILL BE LOCATED AT LEAST 10 FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED WATER MAIN. A DEVIATION FROM THE SEPARATION REQUIREMENTS WILL BE ALLOWED WHERE NECESSARY TO AVOID CONFLICT WITH SUBSURFACE STRUCTURES, UTILITY CHAMBERS, AND BUILDING FOUNDATIONS, PROVIDED THAT THE SEWER IS CONSTRUCTED IN ACCORDANCE WITH THE FORCE MAIN CONSTRUCTION REQUIREMENTS SPECIFIED IN ENV-WQ 704.06.

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

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

   5.2. SEWER PIPE JOINTS WILL BE LOCATED AT LEAST 6 FEET HORIZONTALLY FROM THE WATER MAIN.
6. THE CONTRACTOR WILL PROVIDE A MINIMUM NOTICE OF FOURTEEN (14) DAYS TO ALL CORPORATIONS, COMPANIES AND/OR LOCAL AUTHORITIES OWNING OR HAVING A JURISDICTION OVER UTILITIES RUNNING TO, THROUGH OR ACROSS PROJECT AREAS PRIOR TO DEMOLITION AND/OR CONSTRUCTION ACTIVITIES.
7. THE LOCATION, SIZE, DEPTH AND SPECIFICATIONS FOR CONSTRUCTION OF PROPOSED PRIVATE UTILITY SERVICES WILL BE TO THE STANDARDS AND REQUIREMENTS OF THE RESPECTIVE UTILITY COMPANY (ELECTRIC, TELEPHONE, CABLE TELEVISION, FIRE ALARM, GAS, WATER, AND SEWER).
8. ALL CONSTRUCTION WILL CONFORM TO THE CITY OF CONCORD CONSTRUCTION STANDARDS AND REGULATIONS, UNLESS OTHERWISE SPECIFIED. ALL CONSTRUCTION ACTIVITIES WILL CONFORM TO LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) RULES AND REGULATIONS.
9. THE CONTRACTOR IS TO VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITY STUBS PRIOR TO CONSTRUCTION AND DISCONNECT ALL EXISTING SERVICE CONNECTIONS AT THEIR RESPECTIVE MAINS IN ACCORDANCE WITH THE RESPECTIVE UTILITY COMPANY'S STANDARDS AND SPECIFICATIONS. ENGINEER TO BE NOTIFIED.
10. AS-BUILT PLANS WILL BE SUBMITTED TO DEPARTMENT OF PUBLIC WORKS.
11. INVERTS AND SHELVES: MANHOLES WILL HAVE A BRICK PAVED SHELF AND INVERT, CONSTRUCTED TO CONFORM TO THE SIZE OF PIPE AND FLOW AT CHANGES IN DIRECTION. THE INVERTS WILL BE LAID OUT IN CURVES OF THE LONGEST RADIUS POSSIBLE TANGENT TO THE CENTER LINE OF THE SEWER PIPES. SHELVES WILL BE CONSTRUCTED TO MATCH THE HIGHEST PIPE CROWN, AND SHELF WILL CONSIST OF GRADE SS HARD BRICK MASONRY.
12. FRAMES AND COVERS: MANHOLE FRAMES AND COVERS WILL BE OF HEAVY DUTY DESIGN AND PROVIDE A 30 INCH DIA. CLEAR OPENING. THE WORD "SEWER" WILL BE CAST INTO THE CENTER OF THE UPPER FACE OF EACH COVER WITH RAISED, 3" LETTERS.
13. SHALLOW MANHOLE: IN LIEU OF A CONE SECTION, WHEN MANHOLE DEPTH IS LESS THAN 6 FEET, A REINFORCED CONCRETE SLAB COVER MAY BE USED HAVING AN ECCENTRIC ENTRANCE OPENING AND CAPABLE OF SUPPORTING H20 LOADS.
14. CONTRACTOR WILL PLACE 2" WIDE METAL WIRE IMPREGNATED GREEN PLASTIC WARNING TAPE OVER ENTIRE LENGTH OF ALL GRAVITY SEWERS, SERVICES, AND FORCE MAINS.
15. ALL SANITARY STRUCTURE INTERIOR DIAMETERS (4' MIN) WILL BE DETERMINED BY THE MANUFACTURER BASED ON THE PIPE CONFIGURATIONS SHOWN ON THESE PLANS.
16. PROPOSED RIM ELEVATIONS OF SANITARY MANHOLES ARE APPROXIMATE. FINAL ELEVATIONS ARE TO BE SET FLUSH WITH FINISH GRADES. ADJUST ALL OTHER RIM ELEVATIONS OF MANHOLES, WATER GATES, GAS GATES AND OTHER UTILITIES TO FINISH GRADE.
17. ALL SANITARY SEWER SERVICE LATERALS, FOR FUTURE RESIDENTIAL CONNECTION, WILL END AT THE LIMITS OF THE R.O.W., AS SHOWN ON PLANS AND WILL BE PROVIDED WITH A TEMPORARY PLUG AND WITNESS AT END.
18. DIMENSIONS ARE SHOWN TO CENTERLINE OF PIPE OR FITTING.
19. ALL GRAVITY SEWER PIPE, MANHOLES, AND FORCE MAINS WILL BE TESTED ACCORDING TO NHDES STANDARDS OF DESIGN AND CONSTRUCTION FOR SEWAGE AND WASTEWATER TREATMENT FACILITIES, CHAPTER ENV-WQ 700, CONFORMING TO THE FOLLOWING MIN. CRITERIA.

   ENV-WQ 704.06 GRAVITY SEWER PIPE TESTING:

   GRAVITY SEWERS WILL BE TESTED FOR WATER TIGHTNESS BY USE OF LOW-PRESSURE AIR TESTS CONFORMING WITH ASTM F1417-92(2005) OR UNI-BELL PVC PIPE ASSOCIATION UNI-B-6. LINES WILL BE CLEANED AND VISUALLY INSPECTED USING A LAMP TEST AND BY INTRODUCING WATER TO DETERMINE THAT THERE IS NO STANDING WATER IN THE SEWER; AND TRUE TO LINE AND GRADE FOLLOWING INSTALLATION AND PRIOR TO USE. DEFLECTION TESTS WILL TAKE PLACE NOT LESS THAN 30 DAYS NOR MORE THAN 90 DAYS FOLLOWING INSTALLATION. THE MAXIMUM ALLOWABLE DEFLECTION OF FLEXIBLE SEWER PIPE SHALL BE 5% PERCENT OF AVERAGE INSIDE DIAMETER. A RIGID BALL OR MANDREL WITH A DIAMETER OF AT LEAST 95% OF THE AVERAGE INSIDE PIPE DIAMETER SHALL BE USED FOR TESTING PIPE DEFLECTION. THE DEFLECTION TEST SHALL BE CONDUCTED WITHOUT MECHANICAL PULLING DEVICES.

   ENV-WQ 704.17 SEWER MANHOLES:

   WILL BE TESTED FOR LEAKAGE USING A VACUUM TEST. TESTING WILL BE CONDUCTED PRIOR TO PLACEMENT OF SHELVES AND INVERTS.
20. SEWERS WILL BE BURIED TO A MINIMUM DEPTH OF 6 FEET BELOW GRADE IN ALL ROADWAY LOCATIONS, AND TO A MINIMUM DEPTH OF 4 FEET BELOW GRADE IN ALL CROSS-COUNTRY LOCATIONS. A NHDES WAIVER IS NEEDED IF THE MINIMUM REQUIRED DEPTH CANNOT BE MET.
21. SEWER AND WATER INFRASTRUCTURE ON PRIVATE PROPERTY IS TO REMAIN PRIVATE, HOWEVER, THE TOWN RESERVES THE RIGHT TO ENTER THE PROPERTY IN ORDER TO INSPECT, REPAIR AND/OR TERMINATE INDIVIDUAL SEWER OR WATER SERVICES (AT OWNER'S EXPENSE).
22. CONTRACTOR WILL SET RIMS OF NEW SANITARY SEWER MANHOLES TO EXISTING FINISHED GRADE FOR THE WINTER SEASON. RIMS WILL BE RAISED IN THE SPRING PRIOR TO PLACEMENT OF 1" BITUMINOUS OVERLAY.
23. SERVICE LATERAL LOCATIONS SHOWN ARE APPROXIMATE AND MAY BE ADJUSTED IN THE FIELD BASED ON INPUT FROM TOWN INSPECTOR AND/OR PROJECT CLERK OF THE WORKS.
24. REFER TO SHEET G-1 FOR GENERAL NOTES AND LEGEND.
25. THE CONTRACTOR AND/OR OWNER SHALL CONFIRM THAT THE FIRE ALARM SYSTEM IS NOT INTERRUPTED AND IS RECONSTRUCTED IN ACCORDANCE WITH THE CITY STANDARDS.

REVISIONS

#	DATE	DESCRIPTION
1	03/28/2023	AOT SUBMITTAL
2	05/09/2023	RESPONSE TO COMMENTS
3	06/30/2023	CONSTRUCTION DOCUMENTS
4	07/10/2023	RESPONSE TO COMMENTS
5	08/02/2023	ADDENDUM #2

ST. PAUL'S SCHOOL ADMISSION CENTER

ST. PAUL'S SCHOOL
325 PLEASANT STREET
CONCORD, NH 03301
TAX MAP 723Z / BLOCK 13 / LOT 1

OWNER/APPLICANT:
ST PAUL'S SCHOOL
325 PLEASANT STREET
CONCORD, NEW HAMPSHIRE

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STATE OF NEW HAMPSHIRE
JOHN CHRIS NADEAU
No. 9294
LICENSED PROFESSIONAL ENGINEER
8/2/2023

CONSTRUCTION DOCUMENTS

0 20' 40'
GRAPHIC SCALE

DATE:	MARCH 15, 2023
NOBIS PROJECT NO.	100564.010
DRAWN BY:	MGD
CHECKED BY:	JCN
CAD DRAWING FILE:	100564.010-C-400-UTILITY.dwg

UTILITY PLAN

SCALE	PROJECT #	DATE ISSUED
AS NOTED	229008.00	06/30/2023

C-5.0

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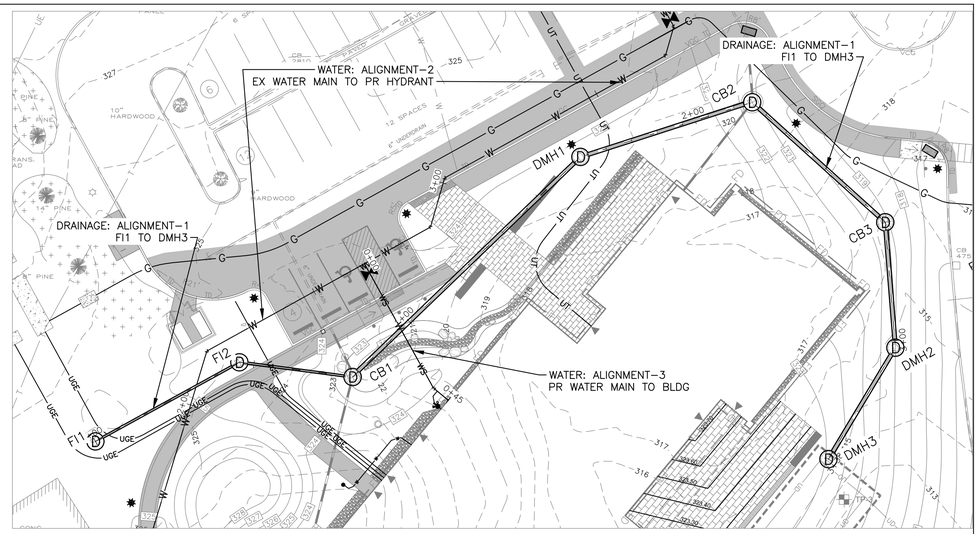
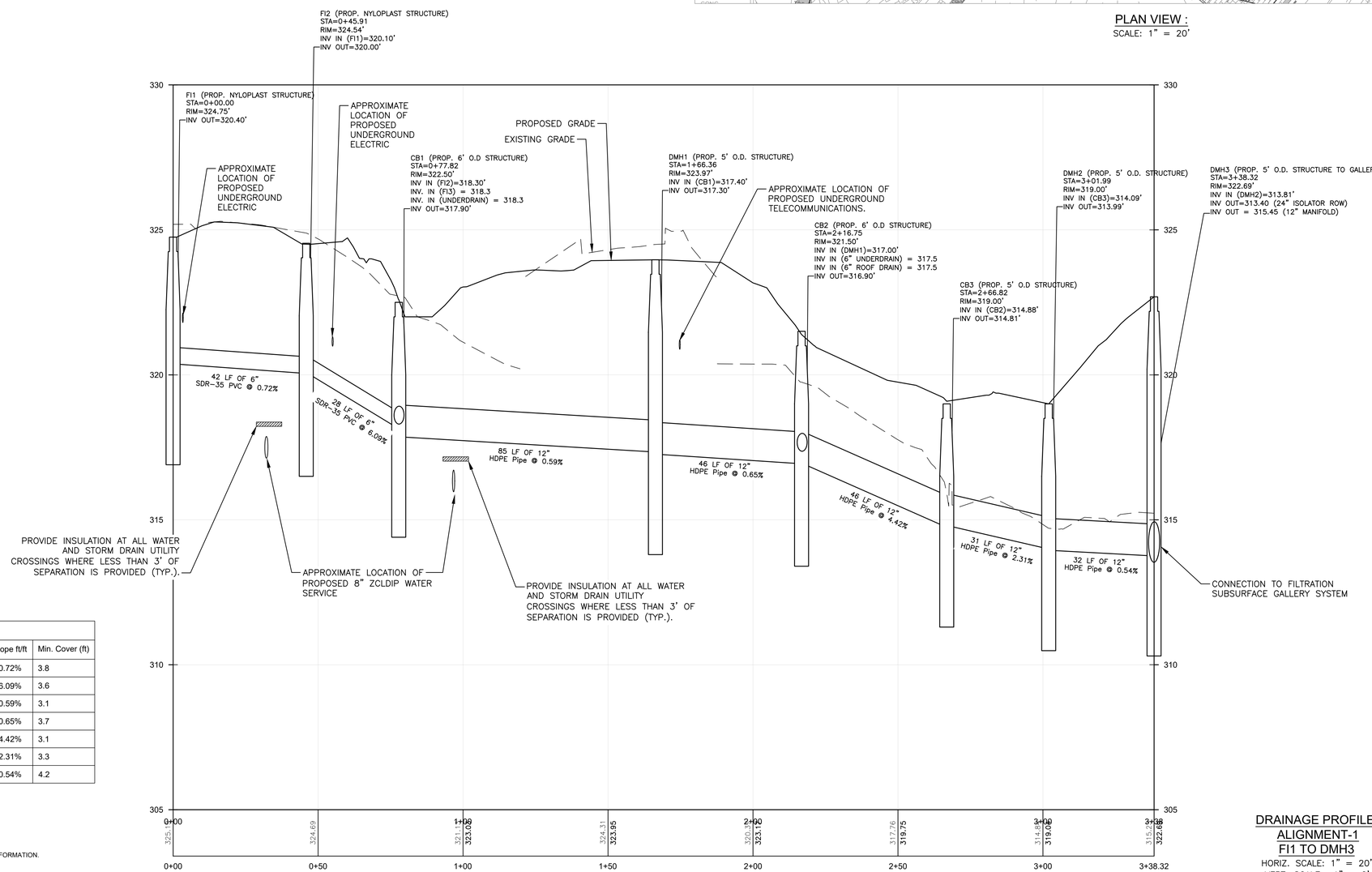


PLAN VIEW :
SCALE: 1" = 20'



DRAINAGE PROFILE:
ALIGNMENT-1
FI1 TO DMH3
HORIZ. SCALE: 1" = 20'
VERT. SCALE: 1" = 2'

Pipe Table				
Pipe Name	Size (in)	Length (ft)	Slope ft/ft	Min. Cover (ft)
FI1 TO FI2	6.000	42	0.72%	3.8
FI2 TO CB1	6.000	28	6.09%	3.6
CB1 TO DMH1	12.000	85	0.59%	3.1
DMH1 TO CB2	12.000	46	0.65%	3.7
CB2 TO CB3	12.000	46	4.42%	3.1
CB3 TO DMH2	12.000	31	2.31%	3.3
DMH3 TO DMH4	12.000	32	0.54%	4.2

NOTES:
1. REFER TO GRADING AND DRAINAGE PLANS FOR ADDITIONAL INFORMATION.
2. REFER TO SHEET G-1 FOR GENERAL NOTES AND LEGEND.

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REVISIONS

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8/2/2023

CONSTRUCTION DOCUMENTS

HORIZONTAL SCALE IN FEET
0 20' 40'
GRAPHIC SCALE
0 2'
VERTICAL SCALE IN FEET

DATE:	MARCH 15, 2023
NOBIS PROJECT NO.	100564.010
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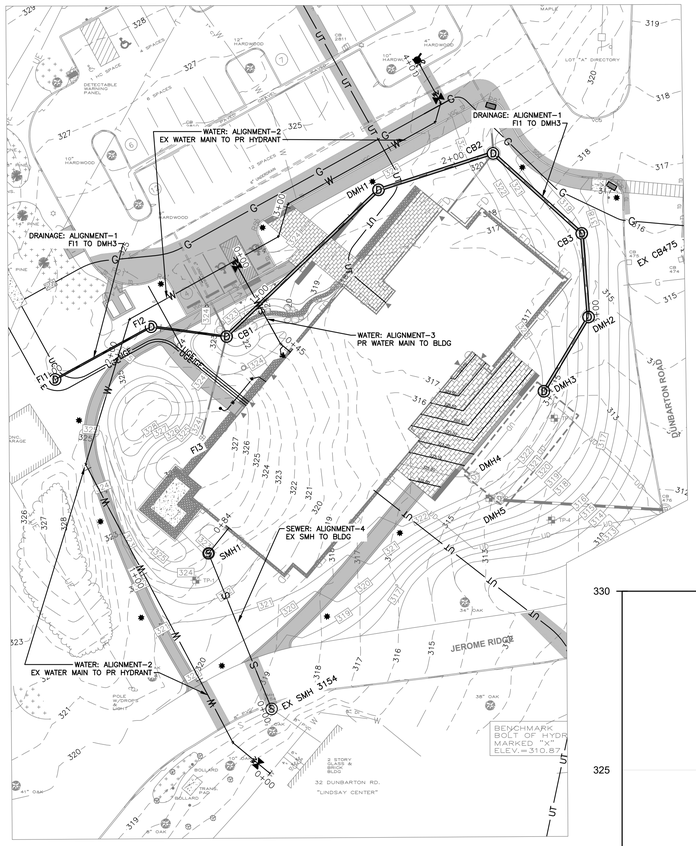
UTILITY PROFILE PLAN

SCALE	PROJECT #	DATE ISSUED
AS NOTED	229008.00	06/30/2023

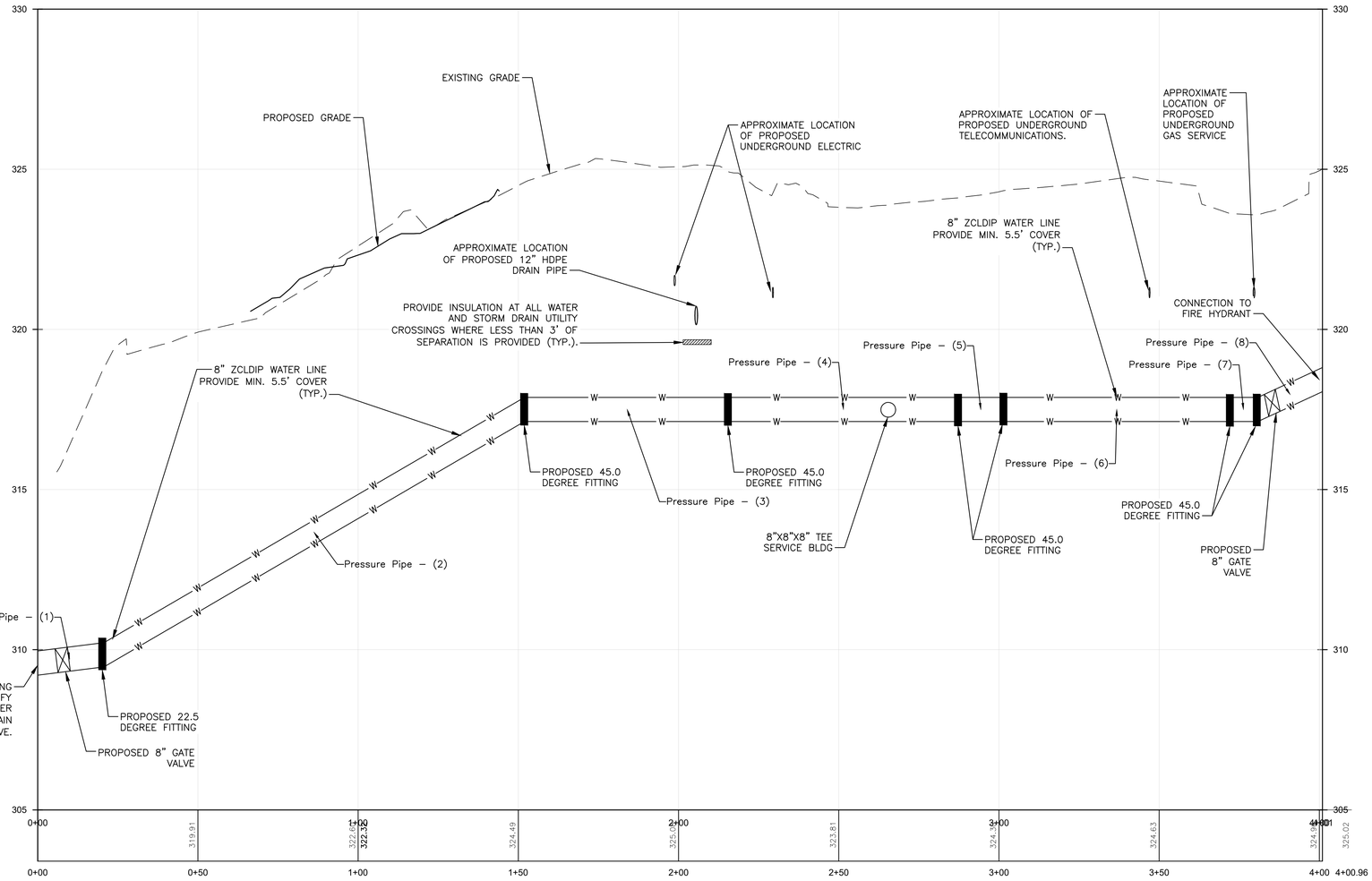
C-5.1



PLAN VIEW :
SCALE: 1" = 20'

NOTES:
1. REFER TO GRADING AND DRAINAGE PLANS FOR ADDITIONAL INFORMATION.
2. REFER TO SHEET G-1 FOR GENERAL NOTES AND LEGEND.

Pressure Pipe Table				
Pressure Pipe Name	Size (in)	Length (ft)	Slope ft/ft	Min. Cover (ft)
Pressure Pipe – (1)	8 INCH DUCTILE IRON	19.965	−1.25%	5.515
Pressure Pipe – (2)	8 INCH DUCTILE IRON	131.352	−5.84%	6.715
Pressure Pipe – (3)	8 INCH DUCTILE IRON	62.954	0.00%	6.744
Pressure Pipe – (4)	8 INCH DUCTILE IRON	70.888	0.00%	5.916
Pressure Pipe – (5)	8 INCH DUCTILE IRON	13.690	0.00%	6.234
Pressure Pipe – (6)	8 INCH DUCTILE IRON	70.011	0.00%	5.752
Pressure Pipe – (7)	8 INCH DUCTILE IRON	7.873	0.00%	5.699
Pressure Pipe – (8)	8 INCH DUCTILE IRON	20.141	−4.63%	5.594



WATER PROFILE-1: ALIGNMENT-2
EX MAIN TO PR HYDRANT
HORIZ. SCALE: 1" = 20'
VERT. SCALE: 1" = 2'

REVISIONS

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GRAPHIC SCALE
VERTICAL SCALE IN FEET
0 2'

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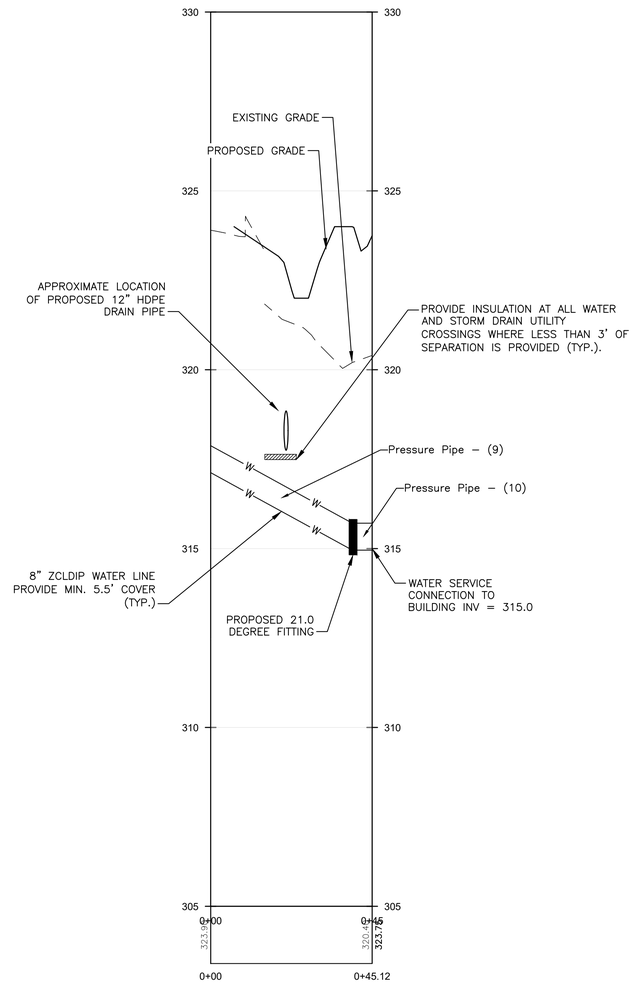
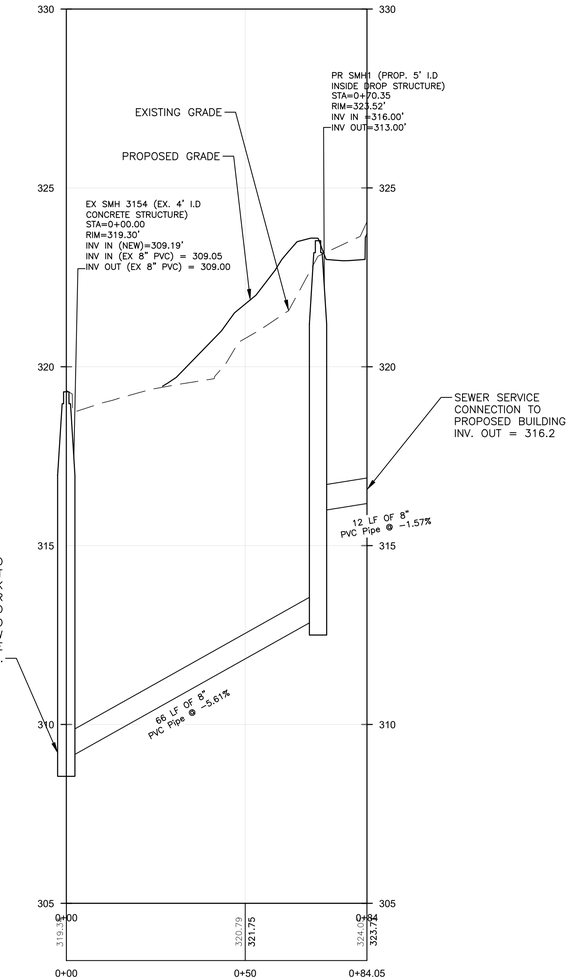
NOTES:
1. REFER TO GRADING AND DRAINAGE PLANS FOR ADDITIONAL INFORMATION.
2. REFER TO SHEET G-1 FOR GENERAL NOTES AND LEGEND.

Pressure Pipe Table				
Pressure Pipe Name	Size (in)	Length (ft)	Slope ft/ft	Min. Cover (ft)
Pressure Pipe – (9)	8 INCH DUCTILE IRON	39.591	5.47%	5.515
Pressure Pipe – (10)	8 INCH DUCTILE IRON	4.896	0.00%	7.625

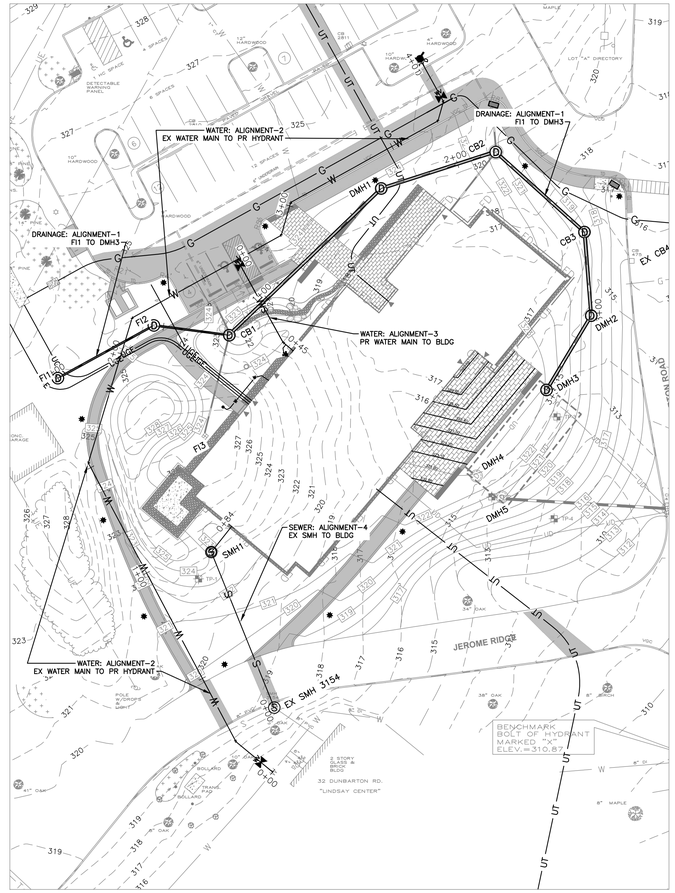


WATER PROFILE-2: ALIGNMENT-3
PR MAIN TO PR BLDG
HORIZ. SCALE: 1" = 20'
VERT. SCALE: 1" = 2'

Pipe Table				
Pipe Name	Size (in)	Length (ft)	Slope ft/ft	Min. Cover (ft)
PR SMH1 TO EX SMH3154	8.000	66	-5.61%	8.2
BLDG TO PR SMH1	8.000	12	-1.57%	6.1



SEWER PROFILE: ALIGNMENT-4
EX SMH TO BLDG
HORIZ. SCALE: 1" = 20'
VERT. SCALE: 1" = 2'



PLAN VIEW :
SCALE: 1" = 20'

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HORIZONTAL SCALE IN FEET
0 20' 40'
0 GRAPHIC SCALE 2'
VERTICAL SCALE IN FEET

DATE:	MARCH 15, 2023
NOBIS PROJECT NO.	100564.010
DRAWN BY:	MGD
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CAD DRAWING FILE:	100564.010-C-400-UTILITY-P&P.dwg

UTILITY PROFILE PLAN

SCALE	PROJECT #	DATE ISSUED
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INSTALL EROSION CONTROL MATTING ON SLOPE OF 3:1 OR STEEPER (TYP.) REFER TO DETAIL.

INSTALL INLET PROTECTION (TYP.)

INSTALL STRAW WADDLES (TYP.)

INSTALL TRACKING CONTROL PAD. REFER TO LOGISTICS PLAN

INSTALL EROSION CONTROL MATTING ON SLOPE OF 3:1 OR STEEPER (TYP.) REFER TO DETAIL.

INSTALL TRACKING CONTROL PAD. REFER TO LOGISTICS PLAN

INSTALL STRAW WADDLES (TYP.)

INSTALL INLET PROTECTION (TYP.)

DUNBARTON ROAD

JEROME RIDGE

DUNBAR

BENCHMARK BOLT ON HYDRANT MARKED "" ELEV.=310.87

EXISTING RETAINING WAI TO REMAIN AS–

NOTES:

1. THIS PLAN IS NOT INTENDED TO SHOW PERMANENT DRAINAGE DESIGNS AND TO BE USED FOR TEMPORARY EROSION AND SEDIMENT CONTROL ONLY.
2. CONTRACTOR TO GRADE ACTIVE EXCAVATION AREAS TO ALLOW MAXIMUM INFILTRATION OF STORMWATER AND MINIMIZE RUNOFF FROM DISTURBED AREAS.
3. DISTURBANCES OF AREAS TO BE MINIMIZED. NO DISTURBED AREA SHALL BE LEFT UNSTABILIZED FOR LONGER THAN TWO WEEK DURING THE GROWING SEASON. AREAS WHICH WILL NOT BE PERMANENTLY SEEDED WITHIN TWO WEEKS OF DISTURBANCE SHALL BE TEMPORARILY SEEDED AND MULCHED. ALL AREAS SHALL BE STABILIZED WITH SEED AND MULCH AND TACKIFIER WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE AND PRIOR TO THE END OF THE GROWING SEASON.
4. FOR FURTHER INFORMATION ON BEST MANAGEMENT PRACTICES SEE COMPLETE PLAN SET AND STORMWATER POLLUTION PREVENTION PLAN (SWPPP) FOR THIS PROJECT PREPARED BY NOBIS ENGINEERING, INC., (DATE).
5. USE TEMPORARY EROSION AND SEDIMENT CONTROL PRODUCTS THAT EITHER DO NOT CONTAIN NETTING, OR THAT CONTAIN NETTING MANUFACTURED FROM 100% BIODEGRADABLE NON-PLASTIC MATERIALS SUCH AS JUTE, SISAL, OR COIR FIBER. DEGRADABLE, PHOTODEGRADABLE, UV-DEGRADABLE, OXO-DEGRADABLE, OR OXO-BIODEGRADABLE PLASTIC NETTING (INCLUDING POLYPROPYLENE, NYLON, POLYETHYLENE, AND POLYESTER) ARE NOT EQUIVALENT ALTERNATIVES. NETTING USED IN THESE PRODUCTS SHOULD HAVE A LOOSE-WEAVE WILDLIFE-SAFE DESIGN WITH MOVABLE JOINTS BETWEEN THE HORIZONTAL AND VERTICAL TWINES, ALLOWING THE TWINES TO MOVE INDEPENDENTLY AND THUS REDUCING THE POTENTIAL FOR WILDLIFE ENTANGLEMENT.
6. AVOID THE USE OF SILT FENCES REINFORCED WITH METAL OR PLASTIC MESH OR IF POSSIBLE RECOMMEND THE USE OF EROSION CONTROL BERMS.
7. WHEN NO LONGER REQUIRED, TEMPORARY EROSION AND SEDIMENT CONTROL PRODUCTS SHOULD BE REMOVED PROMPTLY FROM THE PROJECT SITE.
8. USE NONWOVEN COIR FABRIC WHEN A SURFACE FABRIC TREATMENT IS REQUIRED FOR EROSION CONTROL AND STABILIZATION, SUCH AS 100% BIODEGRADABLE COCONUT FIBER MAT OR EQUAL AS REVIEWED AND APPROVED BY THE PROJECT DESIGN ENGINEER.
9. USE WOVEN COIR FABRIC WHEN SITE CONDITIONS WARRANT. THE OUTER LAYER OF WOVEN COIR FABRIC SHOULD BE A HIGH STRENGTH, CONTINUOUSLY WOVEN MAT (I.E., WITHOUT SEAMS) AND MADE OF 100% COCONUT FIBER.
10. REFER TO GENERAL NOTES AND LEGEND SHEET FOR ADDITIONAL EROSION CONTROL NOTES AND CONSTRUCTION SEQUENCE.

REVISIONS

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1	03/28/2023	AOT SUBMITTAL
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8/2/2023

CONSTRUCTION DOCUMENTS

0 20' 40'
GRAPHIC SCALE

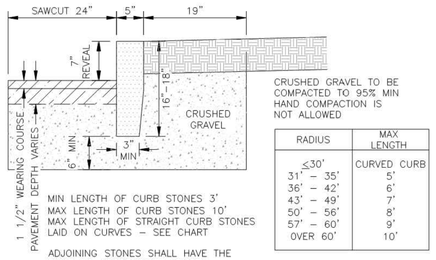
DATE:	MARCH 15, 2023
NOBIS PROJECT NO.	100564.010
DRAWN BY:	MGD
CHECKED BY:	JCN
CAD DRAWING FILE:	100564.010-C-320-EROS.dwg

EROSION CONTROL PLAN

SCALE	PROJECT #	DATE ISSUED
AS NOTED	229008.00	06/30/2023

C-6.0

J:\100564.010-St. Paul's School Admission Center Design and Permitting CBT Architects\CAD\DWG\100564.010-C-320-EROS.dwg 8/2/2023 1:05 PM



CRUSHED GRAVEL TO BE COMPACTED TO 95% MIN HAND COMPACTION IS NOT ALLOWED

RADIUS	MAX LENGTH
≤30'	CURVED CURB
31' – 35'	6'
36' – 42'	6'
43' – 49'	7'
50' – 56'	8'
57' – 60'	9'
OVER 60'	10'

MIN LENGTH OF CURB STONES 3'
MAX LENGTH OF CURB STONES 10'
MAX LENGTH OF STRAIGHT CURB STONES LAID ON CURVES – SEE CHART

ADJOINING STONES SHALL HAVE THE SAME OR APPROXIMATE LENGTH.

FINISH SURFACE AND TOLERANCES FOR VERTICAL GRANITE CURB

AREA	FINISH SURFACE	TOLERANCE
TOP	5" WIDE OR AS OTHERWISE SHOWN, SAWN TRUE PLANE.	+⅜" TO +⅜"
	FRONT AND BACK ARRIS LINES PITCHED STRAIGHT AND PARALLEL.	+⅜" TO +⅜"
FRONT FACE	RIGHT ANGLE TO TOP, APPROXIMATELY TRUE PLANE, NO DRILL HOLES SHOWING IN TOP 10"	+1" TO –½"
BACK FACE EXPOSED	PLANE PARALLEL WITH FRONT FACE, STRAIGHT SPLIT TO 1½" BELOW EXPOSED SURFACE. NO LARGER THAN ¾" SEGMENT OF DRILL HOLES SHOWING IN ARRIS LINES.	+1" TO –1"
CONCEALED	BELOW 1½" FROM EXPOSED SURFACE.	+1½" TO –1½"
BOTTOM	APPROXIMATELY PARALLEL TO TOP. MINIMUM WIDTH: 3"	SEE PLANS
ENDS EXPOSED PORTION	SQUARE WITH PLANES OF TOP AND FACE	
JOINTS EXPOSED	OPTIMUM WIDTH: 1"	
CONCEALED	TO BREAK BACK NO MORE THAN 4"	+¾" TO –¾"

NO.	REVISION	DATE
1	DRAFTING	12.15
2	SAWCUT	5.19
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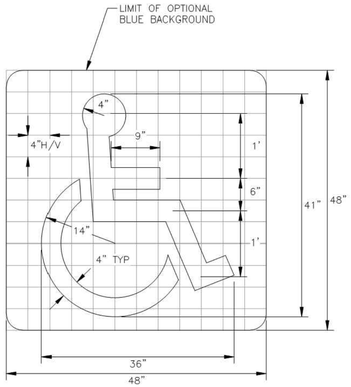
City of Concord Engineering Services Division

VERTICAL GRANITE CURB

SECTION: SITE/STREET
DRAWING NO.: C–1
DATE: 12/08
PAGE: 1



SYMBOL SHALL BE WHITE WITH AN OPTIONAL BLUE BACKGROUND

NO.	REVISION	DATE
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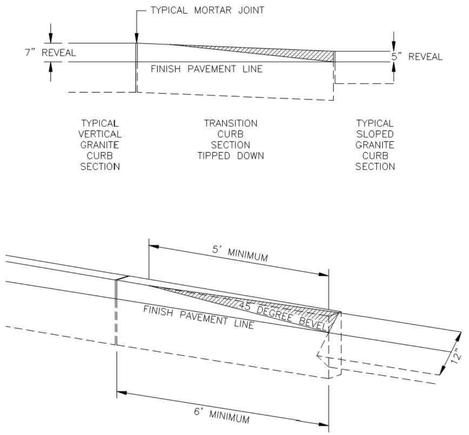
City of Concord Engineering Services Division

ACCESSIBLE PARKING SPACE PAVEMENT MARKING

SECTION: SITE/STREET
DRAWING NO.: M–5
DATE: 12/08
PAGE: 1



NO.	REVISION	DATE
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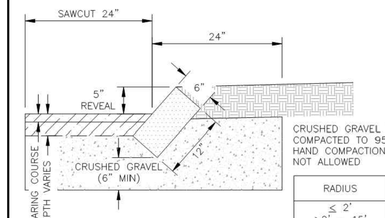
City of Concord Engineering Services Division

SLOPE TO VERTICAL GRANITE CURB TRANSITION

SECTION: SITE/STREET
DRAWING NO.: C–3
DATE: 12/08
PAGE: 1



CRUSHED GRAVEL TO BE COMPACTED TO 95% MIN HAND COMPACTION IS NOT ALLOWED

RADIUS	MAX LENGTH
≤ 2'	CURVED CURB
>2' – 15'	RADIAL JOINTS
16' – 28'	18"
29' – 41'	2'
42' – 55'	3'
56' – 68'	4'
69' – 82'	5'
83' – 96'	6'
97' – 110'	7'
OVER 110'	8'

MIN LENGTH OF STRAIGHT CURB STONES 18"
MAX LENGTH OF STRAIGHT CURB STONES 8'
MAX LENGTH OF STRAIGHT CURB STONES LAID ON CURVES – SEE CHART

ADJOINING STONES SHALL HAVE THE SAME OR APPROXIMATE LENGTH.

FINISH SURFACE AND TOLERANCES FOR SLOPED GRANITE CURB

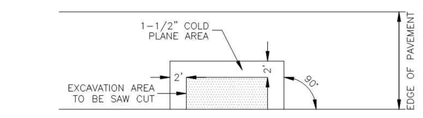
AREA	FINISH SURFACE	TOLERANCE
ARRIS LINES	STRAIGHT AND TRUE ON TOP, FRONT AND ENDS. DRILL HOLES NOT DEEPER THAN ¼" ALLOWED IN ARRIS LINES.	+¼" TO –¼"
FACES EXPOSED PART	PLANES; NO DRILL HOLES IN FACES LONGER THAN 8" OR DEEPER THAN ¼".	+1" TO –1"
CONCEALED PART	DRILL HOLES NOT OBJECTIONABLE.	
ENDS	SQUARE WITH FACE EXCEPT AS INDICATED.	
JOINTS	ON TANGENT, MAXIMUM WIDTH: 1".	+½" TO –½"
	ON CURVES OVER 15' RADIUS, WIDEN TOP OR BOTTOM FROM 1" AS NECESSARY.	+½" TO –½"
	ON CURVES WITH 15' RADIUS AND UNDER, USE RADIAL JOINTS OR CURVED CURB AS INDICATED. OPTIMUM WIDTH: 1"	+½" TO –½"

NO.	REVISION	DATE
1	DRAFTING	11.11
2	REMOVED FF	12.15
3	SAWCUT	5.19
–	–	–

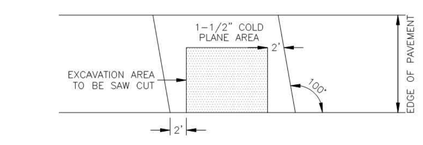
City of Concord Engineering Services Division

SLOPED GRANITE CURB

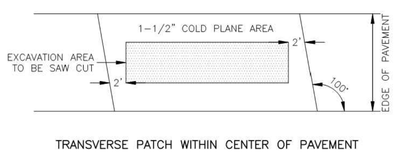
SECTION: SITE/STREET
DRAWING NO.: C–2
DATE: 12/08
PAGE: 1



TRANSVERSE PATCH LESS THAN HALF PAVEMENT WIDTH



TRANSVERSE AREA GREATER THAN HALF PAVEMENT WIDTH



TRANSVERSE PATCH WITHIN CENTER OF PAVEMENT

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

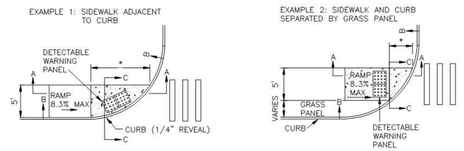
NO.	REVISION	DATE
1	DRAWING NO.	11.11
2	MULTIPLE	12.15
–	–	–
–	–	–

City of Concord Engineering Services Division

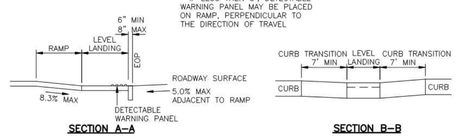
SAWCUT REQUIREMENTS

SECTION: SITE/STREET
DRAWING NO.: R–12
DATE: 12/08
PAGE: 1

SINGLE WALK STRAIGHT APPROACH TO PARALLEL RAMP



* IF LESS THEN 5', DETECTABLE WARNING PANEL MAY BE PLACED ON RAMP, PERPENDICULAR TO THE DIRECTION OF TRAVEL



SECTION A–A

SECTION B–B

SECTION C–C

NO.	REVISION	DATE
1	REV STYLE	11–09
2	SECT C–C	11–09
–	–	–
APPROVED BY:		

City of Concord Engineering Services Division

SIDEWALK RAMP TYPE 1

SECTION: SITE/STREET
DRAWING NO.: CR–3
DATE: 12/08
PAGE: 1

GENERAL NOTES:

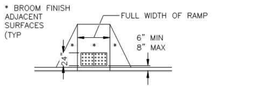
1. THE DIMENSIONS AND GRADES SHOWN ON THIS STANDARD WILL BE ADHERED TO IN THE DESIGN AND THE CONSTRUCTION OF SIDEWALK RAMPS. WHERE SIDEWALKS RUN ADJACENT TO ROADWAYS ON STEEP (5% OR GREATER) GRADES, RAMP GRADES WILL BE AS FLAT AS POSSIBLE. (ON LOW SIDE OF DRIVES AND INTERSECTING SIDE STREETS, RAMPS SHALL SLOPE TOWARDS DRIVE OR SIDE STREET AT 2%)
2. NOMINAL RAMP DIMENSIONS AND GRADES:
   RAMP WIDTH – 5' MINIMUM
   RAMP SLOPE – 8.3% MAXIMUM
   FLARE SLOPE – 10% MAXIMUM
   RAMP CROSS SLOPE – 2% MAXIMUM
3. CURB RAMPS SHALL BE CONSTRUCTED OF 6" PORTLAND CEMENT CONCRETE (CLASS AA, 4000 PSI) WITH 6"X6" W2.9XW2.9 WOVEN WIRE FABRIC REINFORCING PLACED 2½" FROM THE TOP OF THE SLAB WITH 6" CRUSHED GRAVEL SUBBASE
4. ALL SIDEWALKS AND LANDINGS SHALL HAVE A CROSS SLOPE OF 2% DRAINING TOWARD THE STREET, DRIVE, OR PARKING AREA
5. A LEVEL LANDING (NO GREATER THAN 2% SLOPE IN ANY DIRECTION) SHALL BE PROVIDED AT THE TOP OF SIDEWALK RAMPS TO ALLOW FOR STOPPING AND MANEUVERING OF WHEELCHAIRS
6. LEVEL LANDINGS (NO GREATER THAN 2% SLOPE IN ANY DIRECTION) AT THE BOTTOM OF PERPENDICULAR RAMPS SHALL BE WHOLLY CONTAINED WITHIN MARKED CROSSWALKS
7. DUMMY JOINTS SHALL BE PROVIDED AT TRANSITIONS (GRADE CHANGES) AT TOPS AND BOTTOMS OF RAMPS AND FLARES
8. VERTICAL DROP–OFF EDGES TO RAMPS WILL NOT BE BUILT UNLESS THE RAMP ABUTS AN AREA WHICH WILL NOT BE USED BY PEDESTRIANS
9. A ¼" CURB REVEAL WILL BE PROVIDED WHERE THE RAMP ADJOINS THE ROADWAY
10. AT MARKED CROSSWALKS, THE FULL WIDTH OF THE RAMP OR LANDING SHALL BE CONTAINED WITHIN THE PAVEMENT MARKINGS
11. RAMP FLARES SHOULD BE LOCATED OUTSIDE THE DIRECT LINE OF TRAVEL MOST LIKELY TO BE FOLLOWED BY THE VISUALLY IMPAIRED
12. SIGNS, POLES, PLANTERS, MAILBOXES, ETC., SHALL NOT BE LOCATED WHERE THEY WILL INTERFERE WITH THE USE OF SIDEWALK RAMPS
13. SIDEWALK RAMPS SHALL NOT BE LOCATED WHERE USERS MUST CROSS DROP INLET GRATES, MANHOLE COVERS, OR OTHER ACCESS LIDS. IF THIS CANNOT BE AVOIDED THEN GRATE DESIGN AND PLACEMENT SHALL CONFORM TO ADA REQUIREMENTS
14. CURB DRAINAGE SHOULD BE CONSTRUCTED SO AS TO PRECLUDE THE FLOW OF WATER PAST THE SIDEWALK RAMP
15. WHEREVER FEASIBLE, TWO SIDEWALK RAMPS ARE RECOMMENDED IN PREFERENCE TO A SINGLE RAMP
16. SIDEWALKS THAT ARE LESS THAN 5' WIDE REQUIRE 5' WIDE BY 5' LONG PASSING AREAS (NO GREATER THAN 2% CROSS SLOPE) AT INTERVALS NOT TO EXCEED 200'
17. E.O.P. = EDGE OF PAVEMENT
18. THE PUBLIC SIDEWALK CURB RAMP STANDARDS DEPICTED HERE MAY NOT BE APPROPRIATE FOR ALL LOCATIONS. FIELD CONDITIONS AT INDIVIDUAL LOCATIONS MAY REQUIRE SPECIFIC DESIGNS. DESIGNS MUST BE CONSISTENT WITH THE PROVISIONS OF THIS SHEET TO THE MAXIMUM EXTENT FEASIBLE ON ALTERATION PROJECTS AND WHEN STRUCTURALLY PRACTICABLE ON NEW CONSTRUCTION PROJECTS AS REQUIRED BY THE U.S. ACCESS BOARD FOR PUBLIC RIGHTS–OF–WAY.

NO.	REVISION	DATE
1	REV STYLE	11–09
2	NOTE 18	5.19
–	–	–
APPROVED BY:		

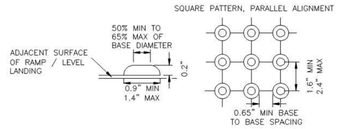
City of Concord Engineering Services Division

SIDEWALK RAMP GENERAL NOTES

SECTION: SITE/STREET
DRAWING NO.: CR–2
DATE: 12/08
PAGE: 1



DETECTABLE WARNING PLACEMENT



DETECTABLE WARNING DETAILS

NOTES:

1. DETECTABLE WARNING SURFACES SHALL BE CAST IRON WITHIN THE CITY R.O.W.
2. CONCRETE ADJACENT TO ALL DETECTABLE WARNINGS SHALL HAVE A BROOM FINISH.
3. THE COLOR OF THE DETECTABLE WARNING SHALL PROVIDE A VISUAL CONTRAST TO THE SURROUNDING SURFACE AND SHALL BE AS SPECIFIED ON THE PLANS.
4. WHERE A RAMP OR LEVEL LANDING MEETS A CURB RADIUS, ALIGN THE EDGE OF THE DETECTABLE WARNING AREA PARALLEL TO THE CURB TO THE MAXIMUM EXTENT FEASIBLE.

NO.	REVISION	DATE
1	REV STYLE	11–09
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–	–	–
APPROVED BY:		

City of Concord Engineering Services Division

DETECTABLE WARNING PANEL DETAILS

SECTION: SITE/STREET
DRAWING NO.: CR–1
DATE: 12/08
PAGE: 1

REVISIONS

#	DATE	DESCRIPTION
1	03/28/2023	AOT SUBMITTAL
2	05/09/2023	RESPONSE TO COMMENTS
3	06/30/2023	CONSTRUCTION DOCUMENTS
4	07/10/2023	RESPONSE TO COMMENTS
5	08/02/2023	ADDENDUM #2

ST. PAUL'S SCHOOL ADMISSION CENTER

ST. PAUL'S SCHOOL
325 PLEASANT STREET
CONCORD, NH 03301
TAX MAP 723Z / BLOCK 13 / LOT 1

OWNER/APPLICANT:
ST PAUL'S SCHOOL
325 PLEASANT STREET
CONCORD, NEW HAMPSHIRE

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110 canal street boston, ma 02114

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STATE OF NEW HAMPSHIRE
JOHN CHRIS NADEAU
No. 9294
LICENSED PROFESSIONAL ENGINEER
8/2/2023

CONSTRUCTION DOCUMENTS

SCALE:
AS NOTED

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CAD DRAWING FILE:	100564.000-C-700-DETAILS.dwg

CONSTRUCTION DETAILS

SCALE	PROJECT #	DATE ISSUED
AS NOTED	229008.00	06/30/2023

C-7.0

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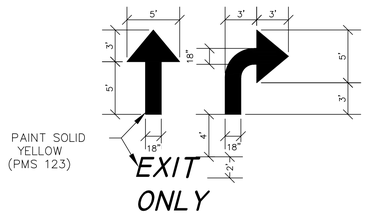
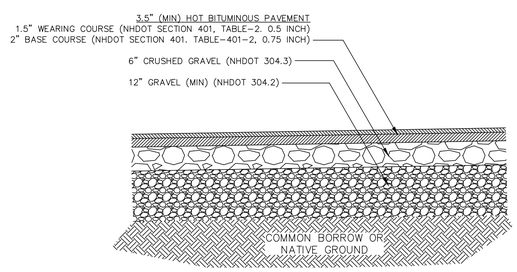


NOTE : ARROWS AND WORDS CAN BE ARRANGED IN OTHER COMBINATIONS THAN THOSE ILLUSTRATED HERE TO ACHIEVE DESIRED RESULT.

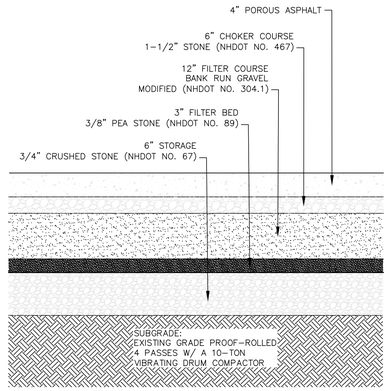
TYPICAL PAVEMENT MARKINGS

NOT TO SCALE



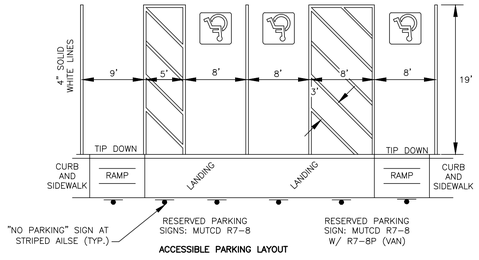
TYPICAL NEW PARKING SECTION

NOT TO SCALE



POROUS ASPHALT SECTION

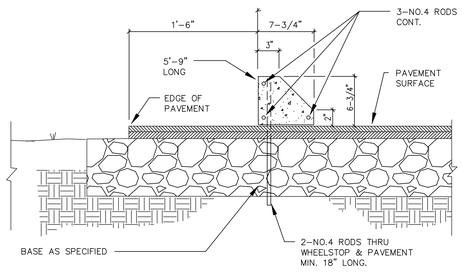
NOT TO SCALE



ACCESSIBLE PARKING LAYOUT

ADA PARKING SPACE LAYOUT

NOT TO SCALE



PRE-CAST CONCRETE CURB STOP

NOT TO SCALE

M.U.T.C.D. NUMBER	SPECIFICATION WIDTH	SPECIFICATION HEIGHT	MOUNTING HEIGHT	SIGN
R1-1	30"	30"	7'-0"	STOP
R7-8	12"	18"	7'-0"	RESERVED PARKING
R7-8A	12"	6"	6'-5"	VAN ACCESSIBLE
R8-3A	12"	18"	7'-0"	NO PARKING

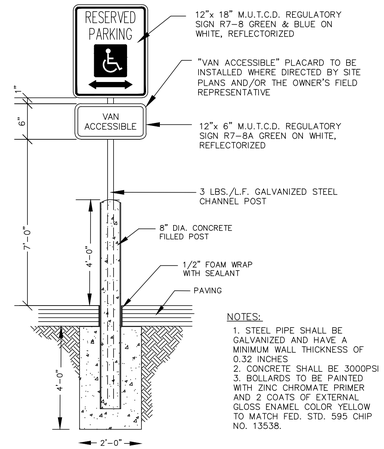
NOTE:
1. MOUNTING HEIGHT IS THE CLEARANCE OF THE BOTTOM OF THE SIGN TO THE NEAREST EDGE OF PAVEMENT.

2. ALL SIGN POSTS SHALL BE 2.5#/FT. U-CHANNEL POSTS, PAINTED GREEN AND CONFORM TO NHDOT SPECIFICATION 615.2.5.3.

3. ALL SIGNS SHALL BE FABRICATED OF DIAMOND GRADE SHEETING.

SIGN SUMMARY

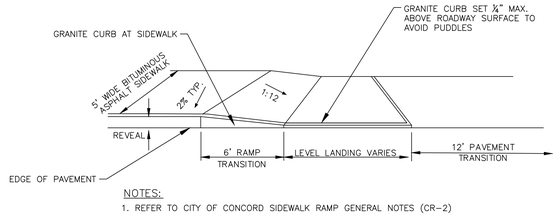
NOT TO SCALE



NOTES:
1. STEEL PIPE SHALL BE GALVANIZED AND HAVE A MINIMUM WALL THICKNESS OF 0.32 INCHES
2. CONCRETE SHALL BE 3000PSI
3. BOLLARDS TO BE PAINTED WITH ZINC CHROMATE PRIMER AND 2 COATS OF EXTERNAL GLOSS ENAMEL COLOR YELLOW TO MATCH FED. STD. 595 CHIP NO. 13538.

RESERVED PARKING SIGN ON BOLLARD

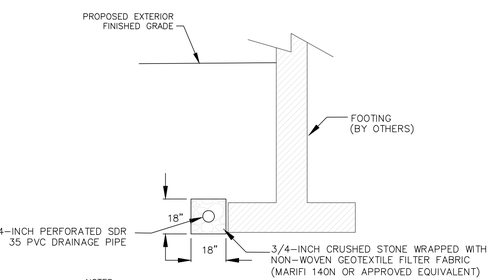
NOT TO SCALE



NOTES:
1. REFER TO CITY OF CONCORD SIDEWALK RAMP GENERAL NOTES (CR-2)

ACCESSIBLE RAMP

NOT TO SCALE

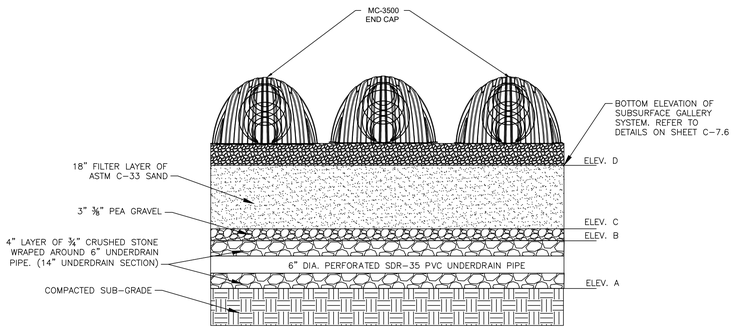


NOTES:

1. THE DRAINAGE SYSTEM SHOULD HAVE THE HIGHEST INVERT ELEVATION A MINIMUM OF 12 INCHES BELOW THE UNDERSIDE OF THE LOWEST LEVEL SLAB.
2. THE PERIMETER DRAIN LINE SHOULD BE GRAVITY DRAINED TO A STORM DRAIN LINE THAT IS NOT SUBJECT TO SURCHARGE.
3. TO MINIMIZE THE AMOUNT OF WATER THAT IS INTRODUCED INTO THE FOUNDATION DRAIN SYSTEM, IT IS RECOMMENDED THAT AREA DRAINS, ROOF DRAINS, AND DOWN SPOUTS BE TIED INTO DEDICATED SOLID PIPES THAT HAVE SEPARATE CONNECTIONS WITH THE STORM DRAIN SYSTEM. NO AREA DRAINS OR ROOF DRAINS SHOULD BE DIRECTLY CONNECTED WITH THE PERIMETER FOUNDATION DRAINPIPE OR TIED INTO THE SURROUNDING CRUSHED STONE LAYER OR DAYLIGHT TO THE ADJACENT SLOPE.
4. THE FINISHED EXTERIOR GRADE SHOULD BE PITCHED AWAY FROM THE PROPOSED BUILDING TO PROMOTE SURFACE RUNOFF AWAY FROM THE BUILDING.

FOUNDATION DRAIN

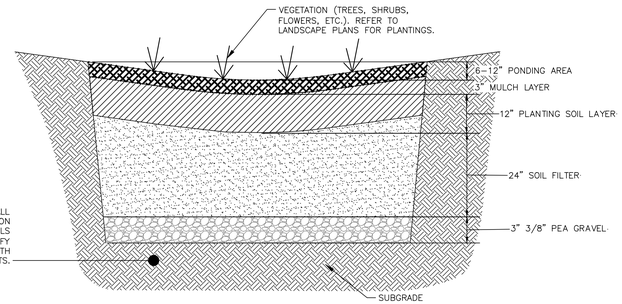
NOT TO SCALE



ELEV. A	ELEV. B	ELEV. C	ELEV. D
309.6	310.75	311.0	312.5

FILTERING PRACTICE SECTION

NOT TO SCALE



SOIL FILTER SPEC: 50% TO 55% BY VOLUME SAND THAT IS CERTIFIED BY ITS PRODUCER AS MEETING THE REQUIREMENTS FOR ASTM C-33 CONCRETE SAND, 20% TO 30% BY VOLUME OF LOAMY SAND TOPSOIL WITH 15% TO 25% FINES PASSING THE NUMBER 200 SIEVE, AND 20% TO 30% BY VOLUME MODERATELY FINE SHREDDED BARK OR WOOD FIBER MULCH WITH LESS THAN 5% PASSING THE NUMBER 200 SIEVE.

BIORETENTION DETAIL (RAIN GARDEN)

NOT TO SCALE

REVISIONS

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1	03/28/2023	AOT SUBMITTAL
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ST. PAUL'S SCHOOL ADMISSION CENTER

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TAX MAP 723Z / BLOCK 13 / LOT 1

OWNER/APPLICANT:
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AS NOTED	229008.00	06/30/2023

C-7.1

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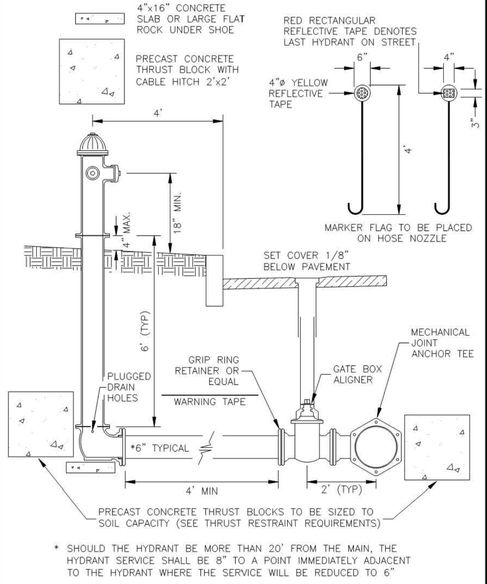
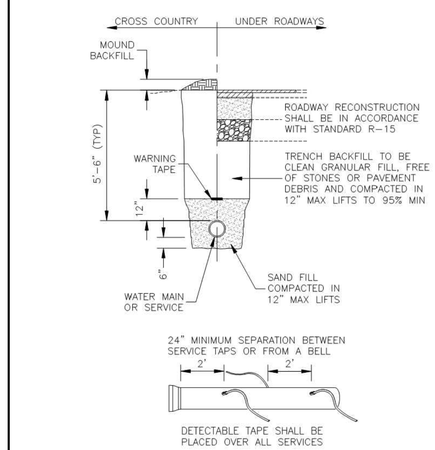


* SHOULD THE HYDRANT BE MORE THAN 20' FROM THE MAIN, THE HYDRANT SERVICE SHALL BE 8" TO A POINT IMMEDIATELY ADJACENT TO THE HYDRANT WHERE THE SERVICE WILL BE REDUCED TO 6"

NO.	REVISION	DATE	City of Concord Engineering Services Division	SECTION:	WATER
1	FLANGE HEIGHT	11.11	FIRE HYDRANT	DRAWING NO.	W-2
2	DRAFTING	11.11		DATE: 12/08	PAGE: 1
3	Nozzle Height	02.19			
–	–	–			



NO.	REVISION	DATE	City of Concord Engineering Services Division	SECTION:	WATER
1	NEW FORMAT	4.15	WATER MAIN/SERVICE TRENCH	DRAWING NO.	W-1
2	STANDARD REFERENCE	01.19		DATE: 12/08	PAGE: 1
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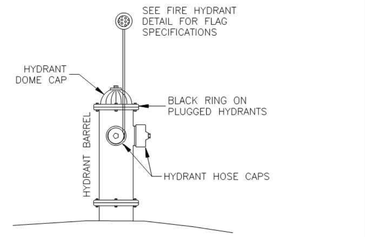
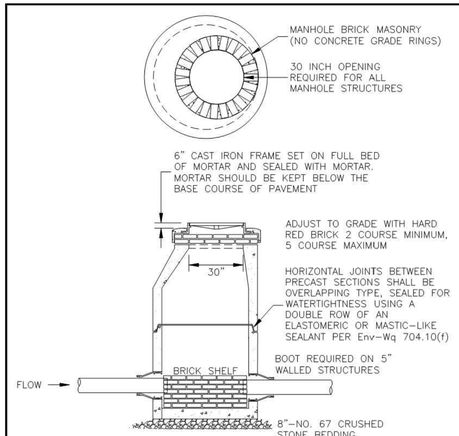


HYDRANT PAINTING

SERVICE PRESSURE	HYDRANT BARREL	HYDRANT DOME CAP	HYDRANT HOSE CAPS
HIGH PRESSURE:			
PUBLIC	OSHA ORANGE	CHROME ALUMINUM	OSHA ORANGE
PRIVATE	GLOSS YELLOW	CHROME ALUMINUM	GLOSS YELLOW
EXTRA HIGH PRESSURE:			
PUBLIC	OSHA ORANGE	CHROME ALUMINUM	CHROME ALUMINUM
PRIVATE	GLOSS YELLOW	CHROME ALUMINUM	CHROME ALUMINUM
NON-POTABLE WATER SUPPLIES:			
PUBLIC	OSHA ORANGE	GLOSS GREEN	GLOSS GREEN
PRIVATE	GLOSS YELLOW	GLOSS GREEN	GLOSS GREEN

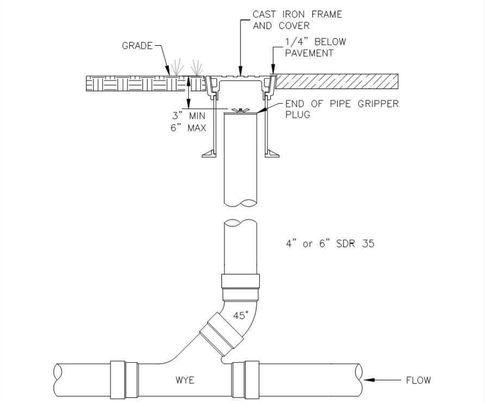
NOTES:
1. THE CONTRACTOR/DEVELOPER SHALL BE RESPONSIBLE FOR THE PAINTING OF THE HYDRANTS.
2. AT THE CONTRACTORS OPTION, IF REQUESTED, GENERAL SERVICES WILL PAINT THE HYDRANTS AT A NOMINAL CHARGE

NO.	REVISION	DATE	City of Concord Engineering Services Division	SECTION:	WATER
1	DRAFTING	4.15	HYDRANT PAINTING & MARKER FLAGS	DRAWING NO.	W-3
1	COLORS	4.15		DATE: 12/08	PAGE: 1
–	–	–			
–	–	–			



NOTES:
1. CONCRETE: 4,000 PSI AFTER 28 DAYS
2. H-20 LOADING REQUIRED
3. 5" THICK REINFORCED CONCRETE WALLS PER EnV-Wq 704.10(d)
4. ON INSIDE OF STRUCTURE, PRE-CAST JOINTS AND LADDER RUNG HOLES TO BE SEALED WITH PORTLAND CEMENT
5. LIFT HOLES ARE TO BE SEALED WITH MORTAR FLUSH TO THE OUTSIDE STRUCTURE WALL PRIOR TO BACKFILLING
6. ALL STRUCTURES WITH MULTIPLE PIPES SHALL HAVE A MINIMUM OF 12" OF INSIDE SURFACE BETWEEN HOLES. NO MORE THAN 75% OF A HORIZONTAL CROSS-SECTION SHALL BE HOLES, AND THERE SHALL BE NO HOLES CLOSER THAN 3" TO JOINTS
7. MANHOLES AND TRAFFIC SIGNAL LOOPS SHALL BE SEPARATED BY A MINIMUM OF 2' TO ALLOW FOR MAINTENANCE OF STRUCTURE

NO.	REVISION	DATE	City of Concord Engineering Services Division	SECTION:	SEWER
1	DRAFTING	11.11	SEWER MANHOLE	DRAWING NO.	SM-2
–	–	–		DATE: 12/08	PAGE: 1
–	–	–			
–	–	–			



NO.	REVISION	DATE	City of Concord Engineering Services Division	SECTION:	SEWER
–	–	–	CLEANOUTS ON SERVICE LATERALS	DRAWING NO.	SS-3
–	–	–		DATE: 12/08	PAGE: 1
–	–	–			
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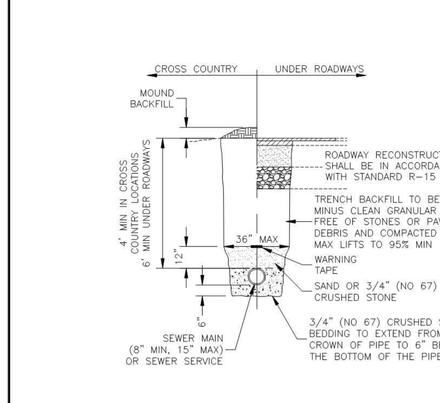
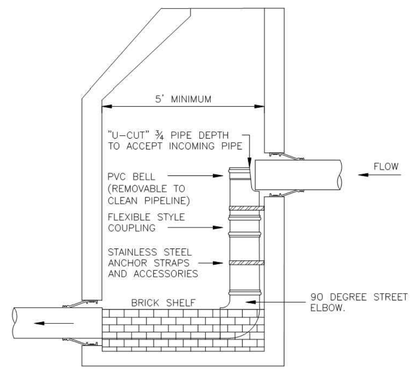


NO.	REVISION	DATE	City of Concord Engineering Services Division	SECTION:	SEWER
1	STANDARD REF.	3/19	SANITARY SEWER MAIN/SERVICE TRENCH	DRAWING NO.	SM-1
–	–	–		DATE: 08/13	PAGE: 1
–	–	–			
–	–	–			



NOTES:

1. MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE TO THE CITY OF CONCORD STANDARDS FOR SANITARY MANHOLE CONSTRUCTION
2. INSIDE DROP MANHOLES SHALL HAVE A MINIMUM 5' INSIDE DIAMETER
3. IF CONNECTING TO AN EXISTING MANHOLE THAT HAS NO OTHER DROP PIPING, A SINGLE 8" INSIDE DROP WILL BE ALLOWED
4. ANCHOR STRAPS (MINIMUM OF 2) AND BOLTS TO BE 304 OR 316 STAINLESS STEEL AND NOT MORE THAN 3' ON CENTER. SECURE AS DIRECTED: STRAPS – 1" WIDE, BOLTS – 3/8" X 2½" LONG

NO.	REVISION	DATE	City of Concord Engineering Services Division	SECTION:	SEWER
1	NOTES/DIM.	3/19	SEWER MAIN INSIDE DROP MANHOLE	DRAWING NO.	SM-5
–	–	–		DATE: 12/08	PAGE: 1
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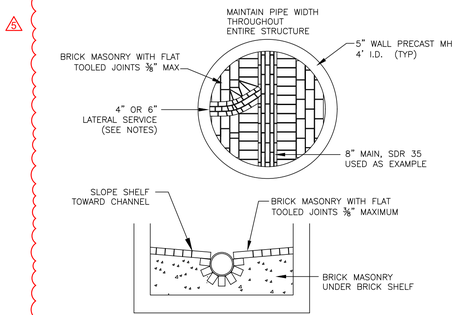

NOTES:
1. CONSTRUCT BRICK SHELF TO CROWN OF HIGHEST PIPE.
2. MAINTAIN TROUGH WIDTH THROUGH STRUCTURE
3. TYPICAL BRICK, ASTM DESIGNATION: C 32, GRADE SS HARD BRICK.
4. SERVICE CONNECTIONS SHOULD BE PER THE "SEWER SERVICE CONNECTION / INSIDE DROP MANHOLE" DETAIL. WHERE GRADES PROHIBIT SUCH A CONNECTION THE CONNECTION SHOULD BE AS SHOWN WITH THE SERVICE INVERT 2" ABOVE THE INVERT OF THE MAIN WHERE IT ENTERS THE MANHOLE.
5. BRICK SHELVES SHALL BE CONSTRUCTED TO THE ELEVATION OF THE HIGHEST PIP CROWN AND SLOPED TOWARD THE FLOWING THROUGH CHANNEL IN ACCORDANCE WITH ENV-WQ 704.12(K).
6. MORTAR USED SHOULD BE IN ACCORDANCE WITH THE MORTAR REQUIREMENTS FOUND IN ENV-WQ 704.13 (C).

SANITARY SEWER BRICK SHELF CONSTRUCTION

NOT TO SCALE

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REVISIONS

#	DATE	DESCRIPTION
1	03/28/2023	AOT SUBMITTAL
2	05/09/2023	RESPONSE TO COMMENTS
3	06/30/2023	CONSTRUCTION DOCUMENTS
4	07/10/2023	RESPONSE TO COMMENTS
5	08/02/2023	ADDENDUM #2

ST. PAUL'S SCHOOL ADMISSION CENTER

ST. PAUL'S SCHOOL
325 PLEASANT STREET
CONCORD, NH 03301
TAX MAP 723Z / BLOCK 13 / LOT 1

OWNER/APPLICANT:
ST PAUL'S SCHOOL
325 PLEASANT STREET
CONCORD, NEW HAMPSHIRE

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STATE OF NEW HAMPSHIRE
JOHN CHRIS NADEAU
No. 9294
LICENSED PROFESSIONAL ENGINEER
8/2/2023

CONSTRUCTION DOCUMENTS

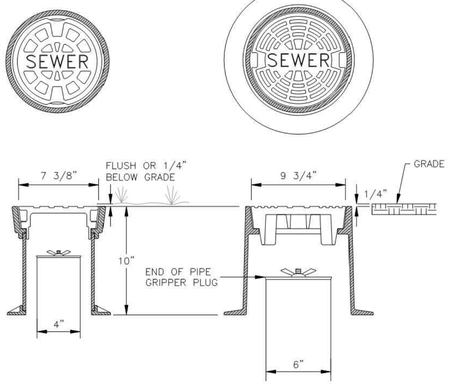
SCALE:
AS NOTED

DATE:	MARCH 15, 2023
NOBIS PROJECT NO.	100564.010
DRAWN BY:	MGD
CHECKED BY:	JCN
CAD DRAWING FILE:	100564.000-C-700-DETAILS.dwg

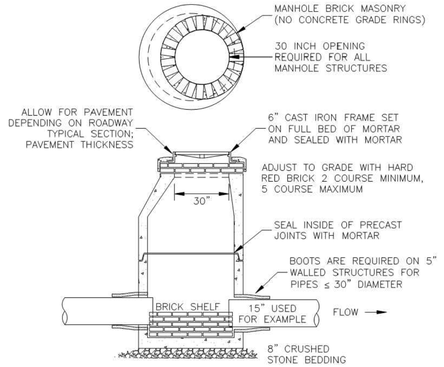
CONSTRUCTION DETAILS

SCALE	PROJECT #	DATE ISSUED
AS NOTED	229008.00	06/30/2023

C-7.2

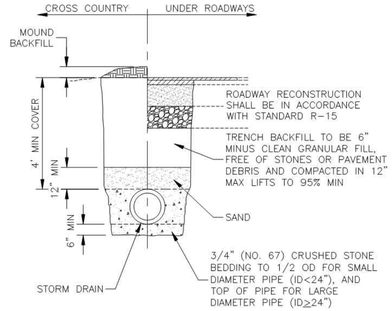


NO.	REVISION	DATE	City of Concord Engineering Services Division	SECTION:	SEWER
–	–	–	CLEANOUT COVERS 4" OR 6"	DRAWING NO.	SS–4
–	–	–		DATE: 12/08	PAGE: 1
–	–	–			



NOTES:
1. CONCRETE: 4,000 PSI AFTER 28 DAYS
2. H–20 LOADING REQUIRED
3. 5" MINIMUM WALL THICKNESS IF REINFORCED, 8" IF UN–REINFORCED
4. SEAL ALL PRECAST JOINTS WITH BITUMASTIC SEAL
5. LIFT HOLES AND BOOT RECESSES ARE TO BE SEALED WITH MORTAR FLUSH TO THE OUTSIDE STRUCTURE WALL PRIOR TO BACKFILLING
6. ALL STRUCTURES WITH MULTIPLE PIPES SHALL HAVE A MINIMUM OF 12" OF INSIDE SURFACE BETWEEN HOLES, NO MORE THAN 75% OF A HORIZONTAL CROSS–SECTION SHALL BE HOLES, AND THERE SHALL BE NO HOLES CLOSER THAN 3" TO JOINTS
7. MANHOLES AND TRAFFIC SIGNAL LOOPS SHALL BE SEPARATED BY A MINIMUM OF 2' TO ALLOW FOR MAINTENANCE OF STRUCTURE

NO.	REVISION	DATE	City of Concord Engineering Services Division	SECTION:	STORM DRAIN
1	DRAFTING	11.11	STORM DRAIN MANHOLE	DRAWING NO.	SD–2
2	ADDED INLET	12.15		DATE: 12/08	PAGE: 1
–	–	–			
–	–	–			



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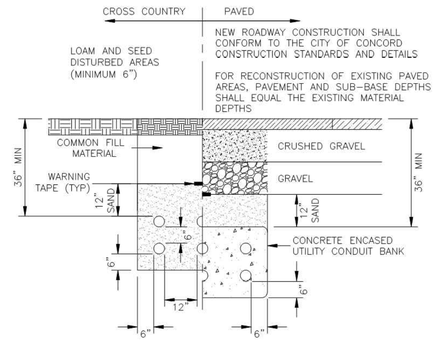
–	–	–			

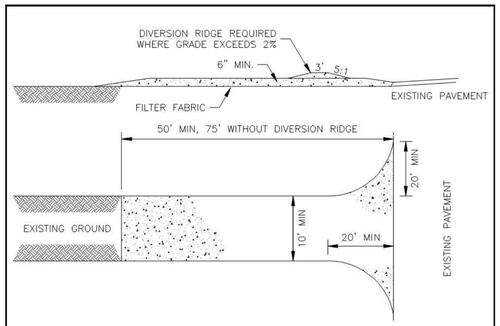


UNDERGROUND CONDUIT INSTALLATIONS SHALL BE COORDINATED WITH ALL LOCAL UTILITIES INCLUDING ELECTRIC, TELEPHONE, GAS, CABLE, STEAM, AND CITY OF CONCORD FIRE ALARM/SIGNAL AND ENGINEERING SERVICES DIVISIONS.

CONDUIT CROSSINGS SHALL BE SWEEPS AT RIGHT ANGLES TO THE STREET. 90° BENDS ARE NOT ACCEPTABLE

PROPOSED CONDUITS WITHIN PAVED SECTIONS OF STREETS SHALL BE RIGID METAL OR SCH 80 PVC CONDUIT. WHEN THE PROPER DEPTH CANNOT BE ACHIEVED, SCH 40 PVC CONDUIT ENCASED IN CONCRETE SHALL BE USED.

NO.	REVISION	DATE	City of Concord Engineering Services Division	SECTION:	SITE/STREET
–	–	–	TYPICAL UTILITY CONDUIT INSTALLATION	DRAWING NO.	U–1
–	–	–		DATE: 03/15	PAGE: 1
–	–	–			
–	–	–			



CONSTRUCTION REQUIREMENTS

1. STONE SIZE – 3" COARSE AGGREGATE.
2. THICKNESS – 6" MIN
5. FILTER CLOTH – WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. LENGTH – NOT LESS THAN 50'. EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30' MIN LENGTH WOULD APPLY.
7. WIDTH – 10' MIN, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
8. SURFACE WATER – ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE.
9. 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.
10. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
11. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

NO.	REVISION	DATE	City of Concord Engineering Services Division	SECTION:	EPSC
–	–	–	CONSTRUCTION ENTRANCE DETAIL	DRAWING NO.	E–1
–	–	–		DATE: 01/08	PAGE: 1
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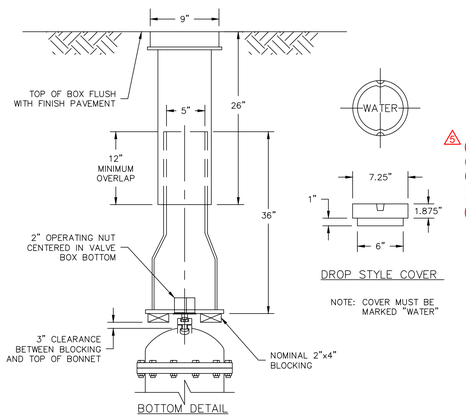
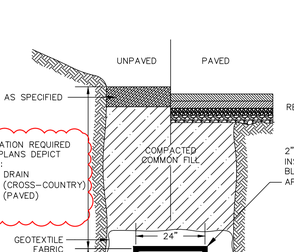


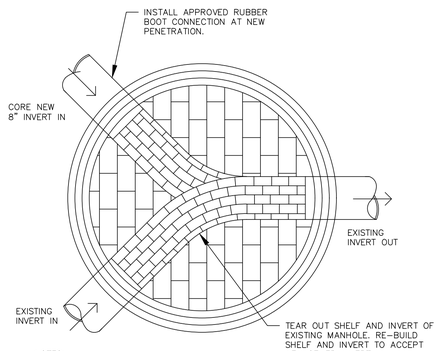
VALVE BOX DETAIL
NOT TO SCALE



DROP STYLE COVER

NOTE: COVER MUST BE MARKED "WATER"

INSULATED PIPE DETAIL
NOT TO SCALE



NOTES:

1. INVERT AND SHELF TO BE PLACED AFTER LEAKAGE TEST.
2. CARE SHALL BE TAKEN TO INSURE THAT THE BRICK INVERT IS A SMOOTH CONTINUATION OF THE SEWER INVERT. INVERT BRICKS SHALL BE LAID ON EDGE.
3. BASE SECTION TO BE FULL WALL THICKNESS AND MONOLITHIC TO A POINT 6" ABOVE THE PIPE CROWN.

CORE INTO EXISTING MANHOLE
NOT TO SCALE

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REVISIONS

#	DATE	DESCRIPTION
1	03/28/2023	AOT SUBMITTAL
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3	06/30/2023	CONSTRUCTION DOCUMENTS
4	07/10/2023	RESPONSE TO COMMENTS
5	08/02/2023	ADDENDUM #2

ST. PAUL'S SCHOOL ADMISSION CENTER

ST. PAUL'S SCHOOL
325 PLEASANT STREET
CONCORD, NH 03301
TAX MAP 723Z / BLOCK 13 / LOT 1

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STATE OF NEW HAMPSHIRE
JOHN CHRIS NADEAU
No. 9294
LICENSED PROFESSIONAL ENGINEER
8/2/2023

CONSTRUCTION DOCUMENTS

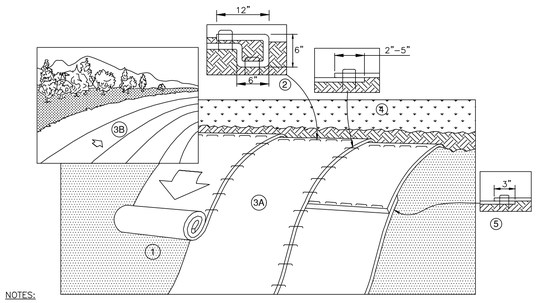
SCALE:
AS NOTED

DATE:	MARCH 15, 2023
NOBIS PROJECT NO.	100564.010
DRAWN BY:	MGD
CHECKED BY:	JCN
CAD DRAWING FILE:	100564.000-C-700-DETAILS.dwg

CONSTRUCTION DETAILS

SCALE	PROJECT #	DATE ISSUED
AS NOTED	229008.00	06/30/2023

C-7.3



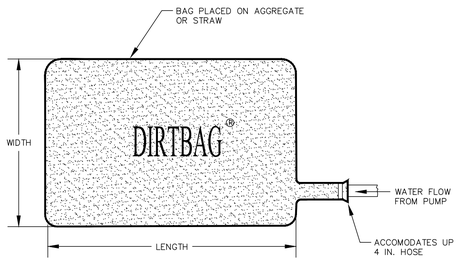
NOTES:

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" DEEP BY 6" WIDE TRENCH WITH APPROXIMATELY 12" OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE BLANKET.
3. ROLL THE BLANKETS (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING OPTIONAL DOT SYSTEM™, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2"-5" OVERLAP DEPENDING ON BLANKET TYPE. TO ENSURE PROPER SEAM ALIGNMENT, PLACE THE EDGE OF THE OVERLAPPING BLANKET (BLANKET BEING INSTALLED ON TOP) EVEN WITH THE COLORED SEAM STITCH ON THE PREVIOUSLY INSTALLED BLANKET.
5. CONSECUTIVE BLANKETS SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART ACROSS ENTIRE BLANKET WIDTH. NOTE: IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" MAY BE NECESSARY TO PROPERLY SECURE THE BLANKETS.
6. THERE SHALL BE NO PLASTIC, OR MULTI-FILAMENT OR MONOFILAMENT POLYPROPYLENE NETTING OR MESH WITH AN OPENING SIZE OF GREATER THAN 1/8 INCHES MATERIAL UTILIZED.

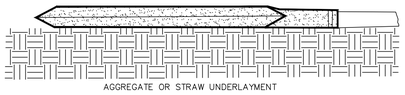
NORTH AMERICAN GREEN
14649 HIGHWAY 41 NORTH
EVANSVILLE, INDIANA 47725
1-800-772-2040

EROSION CONTROL BLANKET SLOPE INSTALLATION (NORTH AMERICAN GREEN)

NOT TO SCALE



TOP VIEW



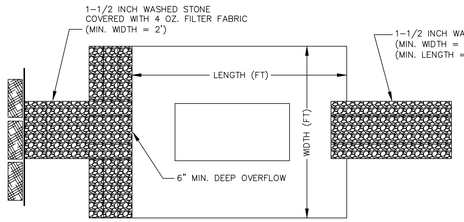
SIDE VIEW

NOTES:

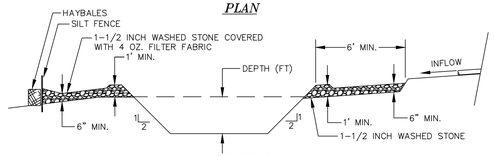
1. PLACE THE BAG ON A LEVEL STABILIZED AREA OVER DENSE STRAW OR GRAVEL.
2. INSERT DISCHARGE HOSE FROM PUMP A MINIMUM OF SIX INCHES AND TIGHTLY SECURE WITH ATTACHED STRAP.
3. REPLACE THE UNIT WHEN ONE HALF (1/2) FULL OF SEDIMENT OR WHEN SEDIMENT HAS REDUCED THE FLOW TO AN IMPRACTICAL RATE
4. REMOVE UNIT FROM ENVIRONMENTALLY SENSITIVE AREAS AND DISPOSE OF THE SEDIMENT AT AN APPROPRIATE SITE.

DIRTBAG

NOT TO SCALE



PLAN



PROFILE

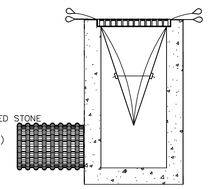
SIZE	PUMP RATE			
	30 GPM	50 GPM	75 GPM	100 GPM
LENGTH (FT)	14	16	22	30
WIDTH (FT)	8	9	11	15
DEPTH (FT)	3	4	5	6

NOTES:

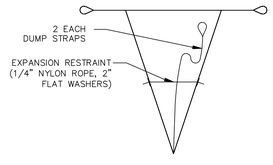
1. BASIN DIMENSIONS AND LOCATIONS TO BE ESTABLISHED IN THE FIELD BASED UPON SITE CONDITIONS.
2. SEDIMENT SHALL BE REMOVED REGULARLY TO ENSURE ADEQUATE SEDIMENT BASIN CAPACITY.
3. CONTRACTOR SHALL OBSERVE THE EFFECTIVENESS OF THE BASIN DAILY OR DURING USE, AND MAKE MODIFICATIONS TO CORRECT ANY DEFICIENCIES.

TEMPORARY SEDIMENTATION/DEWATERING BASIN

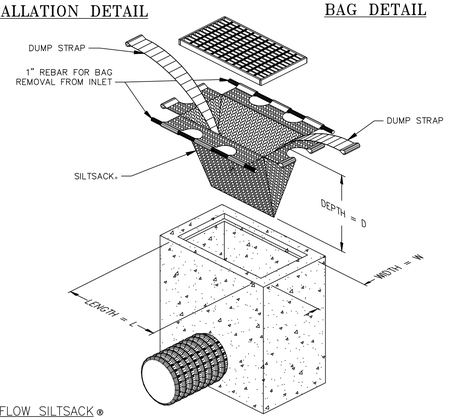
NOT TO SCALE



INSTALLATION DETAIL



BAG DETAIL



HI-FLOW SILTSACK ®

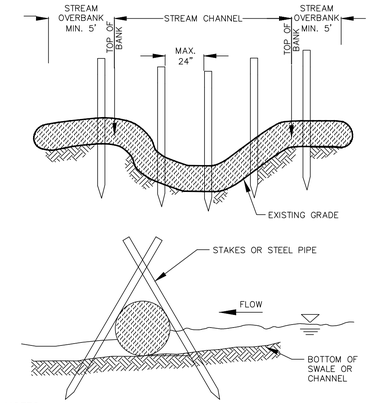
SPECIFICATIONS*

PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	265 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20 %
PUNCTURE	ASTM D-4833	135 LBS
MULLEN BURST	ASTM D-3786	420 PSI
TRAPEZOID TEAR	ASTM D-4533	45 LBS
UV RESISTANCE	ASTM D-4355	90 %
APPARENT OPENING SIZE	ASTM D-4751	20 US SIEVE
FLOW RATE	ASTM D-4491	200 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D-4491	1.5 SEC -1

*NOTE: HIGH-FLOW SILTSACK TO BE INSTALLED ONLY AFTER PAVEMENT IS INSTALLED. PRIOR TO PAVING, COVER INLET WITH AN IMPERMEABLE WATER TIGHT BARRIER TO KEEP STORMWATER AND SEDIMENT FROM ENTERING BASIN.

HI-FLOW SILTSACK DETAIL

NOT TO SCALE

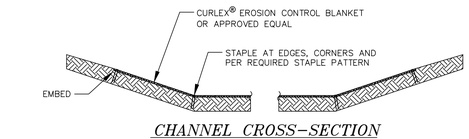


NOTES:

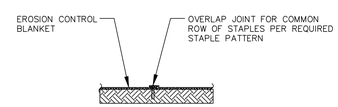
1. TEMPORARY SEDIMENT LOG (FILTREXX SILTSOXX OR APPROVED EQUAL) SHOULD BE LOCATED AS SHOWN ON EROSION CONTROL PLANS AND ACROSS ANY WATER COURSE DOWNSTREAM FROM THE CONSTRUCTION AREA.
2. STAKE SHOULD BE INTERTWINED WITH THE OUTER MESH ONLY (ON THE DOWNSTREAM SIDE ONLY) AND PLACED A MINIMUM OF 610 MM (24") INTO GROUND.
3. PROVIDE PERIODIC REMOVAL OF ACCUMULATED DEBRIS AND SEDIMENTS DURING CONSTRUCTION AND PRIOR TO DISMANTLING.

TEMPORARY SEDIMENT LOG

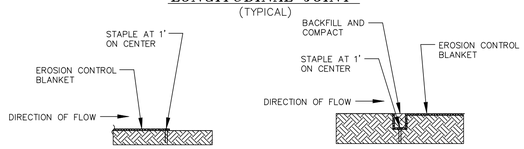
NOT TO SCALE



CHANNEL CROSS-SECTION
(TYPICAL)



LONGITUDINAL JOINT
(TYPICAL)



DOWNSTREAM TERMINATION (TYPICAL)
UPSTREAM TERMINATION (TYPICAL)

EROSION CONTROL MATTING

NOT TO SCALE

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REVISIONS

#	DATE	DESCRIPTION
1	03/28/2023	AOT SUBMITTAL
2	05/09/2023	RESPONSE TO COMMENTS
3	06/30/2023	CONSTRUCTION DOCUMENTS
4	07/10/2023	RESPONSE TO COMMENTS
5	08/02/2023	ADDENDUM #2

ST. PAUL'S SCHOOL ADMISSION CENTER

ST. PAUL'S SCHOOL
325 PLEASANT STREET
CONCORD, NH 03301
TAX MAP 723Z / BLOCK 13 / LOT 1

OWNER/APPLICANT:
ST PAUL'S SCHOOL
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CONCORD, NEW HAMPSHIRE

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STATE OF NEW HAMPSHIRE
JOHN CHRIS NADEAU
No. 9294
LICENSED PROFESSIONAL ENGINEER
8/2/2023

CONSTRUCTION DOCUMENTS

SCALE:
AS NOTED

DATE:	MARCH 15, 2023
NOBIS PROJECT NO.	100564.010
DRAWN BY:	MGD
CHECKED BY:	JCN
CAD DRAWING FILE:	100564.000-C-700-DETAILS.dwg

CONSTRUCTION DETAILS

SCALE	PROJECT #	DATE ISSUED
AS NOTED	229008.00	06/30/2023

C-7.4

MC-3500 STORMTECH CHAMBER SPECIFICATIONS

1. CHAMBERS SHALL BE STORMTECH MC-3500.
2. CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS.
3. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 45x76 DESIGNATION SS.
4. CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORTS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
5. THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
6. CHAMBERS SHALL BE DESIGNED, TESTED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". LOAD CONFIGURATIONS SHALL INCLUDE: 1) INSTANTANEOUS (<1 MIN) AASHTO DESIGN TRUCK LIVE LOAD ON MINIMUM COVER 2) MAXIMUM PERMANENT (75-YR) COVER LOAD AND 3) ALLOWABLE COVER WITH PARKED (1-WEEK) AASHTO DESIGN TRUCK.
7. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 450 LBS/FT/% THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.
8. ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. UPON REQUEST BY THE SITE DESIGN ENGINEER OR OWNER, THE CHAMBER MANUFACTURER SHALL SUBMIT A STRUCTURAL EVALUATION FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE AS FOLLOWS:
   - THE STRUCTURAL EVALUATION SHALL BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER.
   - THE STRUCTURAL EVALUATION SHALL DEMONSTRATE THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.95 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2787 AND BY SECTIONS 3 AND 12.12 OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS FOR THERMOPLASTIC PIPE.
   - THE TEST DERIVED CREEP MODULUS AS SPECIFIED IN ASTM F2418 SHALL BE USED FOR PERMANENT DEAD LOAD DESIGN EXCEPT THAT IT SHALL BE THE 75-YEAR MODULUS USED FOR DESIGN.
9. CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF MC-3500 CHAMBER SYSTEM

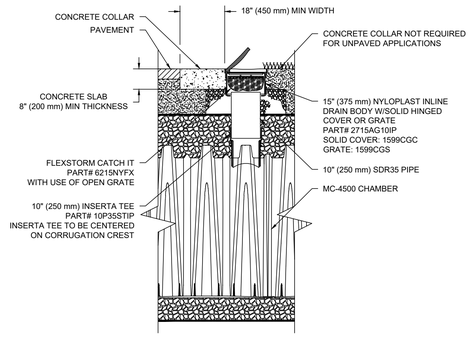
1. STORMTECH MC-3500 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
2. STORMTECH MC-3500 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
3. CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR AN EXCAVATOR SITUATED OVER THE CHAMBERS. STORMTECH RECOMMENDS 3 BACKFILL METHODS:
   - STONESHOOTER LOCATED OFF THE CHAMBER BED.
   - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
   - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
4. THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
5. JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
6. MAINTAIN MINIMUM - 6" (150 mm) SPACING BETWEEN THE CHAMBER ROWS.
7. INLET AND OUTLET MANIFOLDS MUST BE INSERTED A MINIMUM OF 12" (300 mm) INTO CHAMBER END CAPS.
8. EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE MEETING THE AASHTO M43 DESIGNATION OF #3 OR #4.
9. STONE MUST BE PLACED ON THE TOP CENTER OF THE CHAMBER TO ANCHOR THE CHAMBERS IN PLACE AND PRESERVE ROW SPACING.
10. THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
11. ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

NOTES FOR CONSTRUCTION EQUIPMENT

1. STORMTECH MC-3500 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
2. THE USE OF EQUIPMENT OVER MC-3500 CHAMBERS IS LIMITED:
   - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
   - NO RUBBER TIRED LOADER, DUMP TRUCK, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
   - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
3. FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.

USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY USING THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

CONTACT STORMTECH AT 1-888-892-2694 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.



MC-4500 10" INSPECTION PORT DETAIL
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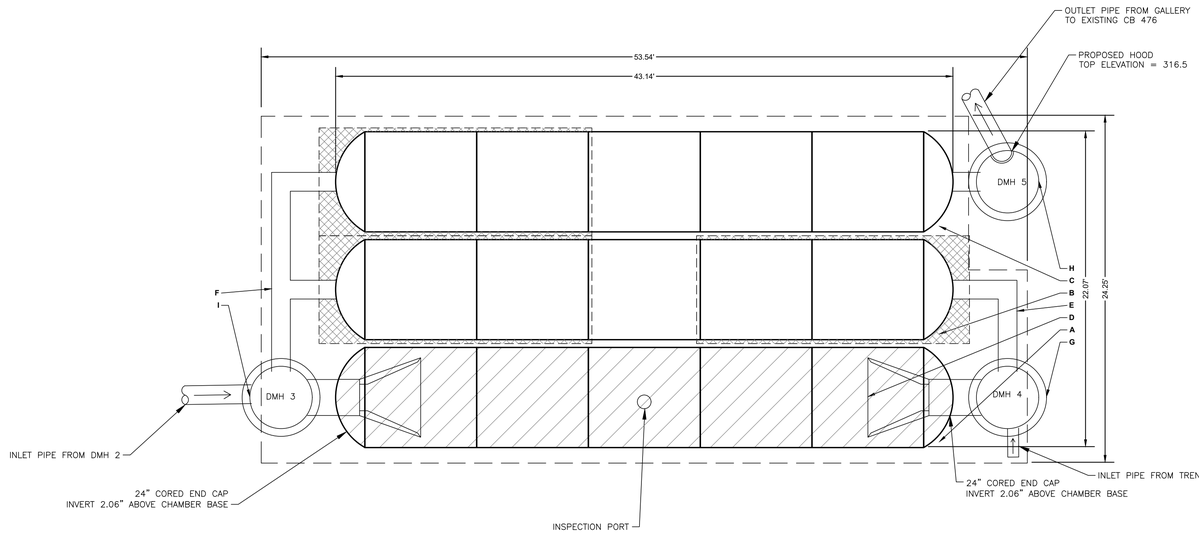

ISOLATOR ROW PLUS (SEE DETAIL)

PLACE MINIMUM 17.50' OF ADSPLUS175 WOVEN GEOTEXTILE OVER BEDDING STONE AND UNDERNEATH CHAMBER FEET FOR SCOUR PROTECTION AT ALL CHAMBER INLET ROWS

—— —— Perimeter

NOTES

- MANIFOLD SIZE TO BE DETERMINED BY SITE DESIGN ENGINEER. SEE TECH NOTE #6.32 FOR MANIFOLD SIZING GUIDANCE.
- DUE TO THE ADAPTATION OF THIS CHAMBER SYSTEM TO SPECIFIC SITE AND DESIGN CONSTRAINTS, IT MAY BE NECESSARY TO CUT AND COUPLE ADDITIONAL PIPE TO STANDARD MANIFOLD COMPONENTS IN THE FIELD.
- THE SITE DESIGN ENGINEER MUST REVIEW ELEVATIONS AND IF NECESSARY ADJUST GRADING TO ENSURE THE CHAMBER COVER REQUIREMENTS ARE MET.
- THIS CHAMBER SYSTEM WAS DESIGNED WITHOUT SITE-SPECIFIC INFORMATION ON SOIL CONDITIONS OR BEARING CAPACITY. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR DETERMINING THE SUITABILITY OF THE SOIL AND PROVIDING THE BEARING CAPACITY OF THE INSITU SOILS. THE BASE STONE DEPTH MAY BE INCREASED OR DECREASED ONCE THIS INFORMATION IS PROVIDED.
- **NOT FOR CONSTRUCTION:** THIS LAYOUT IS FOR DIMENSIONAL PURPOSES ONLY TO PROVE CONCEPT & THE REQUIRED STORAGE VOLUME CAN BE ACHIEVED ON SITE.

PROPOSED LAYOUT		PROPOSED ELEVATIONS	
15	STORMTECH MC-3500 CHAMBERS	MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED):	325.0
6	STORMTECH MC-3500 END CAPS	MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC):	318.5
12	STONE ABOVE (in)	MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC):	318.5
9	STONE BELOW (in)	MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT):	318.5
40	STONE VOID	MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT):	318.5
3366	INSTALLED SYSTEM VOLUME (CF) (PERIMETER STONE INCLUDED) (COVER STONE INCLUDED) (BASE STONE INCLUDED)	TOP OF STONE:	318.0
		TOP OF MC-3500 CHAMBER:	317.0
		12" x 12" TOP MANIFOLD INVERT:	315.45
		12" x 12" TOP MANIFOLD INVERT:	315.45
1056	SYSTEM AREA (SF)	24" ISOLATOR ROW PLUS INVERT:	313.40
142.7	SYSTEM PERIMETER (ft)	24" ISOLATOR ROW PLUS INVERT:	313.40
		12" BOTTOM CONNECTION INVERT:	313.36
		BOTTOM OF MC-3500 CHAMBER:	313.23
		BOTTOM OF STONE:	312.5

*INVERT ABOVE BASE OF CHAMBER

PART TYPE	ITEM ON LAYOUT	DESCRIPTION	INVERT*	MAX FLOW
PREFABRICATED END CAP	A	24" BOTTOM CORED END CAP, PART#: MC3500IEPP24BC / TYP OF ALL 24" BOTTOM CONNECTIONS AND ISOLATOR PLUS ROWS	2.06"	
PREFABRICATED END CAP	B	12" TOP CORED END CAP, PART#: MC3500IEPP12T / TYP OF ALL 12" TOP CONNECTIONS	26.36"	
PREFABRICATED END CAP	C	12" BOTTOM CORED END CAP, PART#: MC3500IEPP12B / TYP OF ALL 12" BOTTOM CONNECTIONS	1.35"	
	D	INSTALL FLAMP ON 24" ACCESS PIPE / PART#: MC350024RAMP (TYP 2 PLACES)		
MANIFOLD	E	12" x 12" TOP MANIFOLD, ADS N-12	26.36"	
MANIFOLD	F	12" x 12" TOP MANIFOLD, ADS N-12	26.36"	
CONCRETE STRUCTURE	G	(DESIGN BY ENGINEER / PROVIDED BY OTHERS)		2.5 CFS IN
CONCRETE STRUCTURE	H	OCS (DESIGN BY ENGINEER / PROVIDED BY OTHERS)		2.0 CFS OUT
CONCRETE STRUCTURE	I	(DESIGN BY ENGINEER / PROVIDED BY OTHERS)		5.0 CFS IN

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#	DATE	DESCRIPTION
1	03/28/2023	AOT SUBMITTAL
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ADMISSION CENTER

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TAX MAP 723Z / BLOCK 13 / LOT 1

OWNER/APPLICANT:
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CONCORD, NEW HAMPSHIRE

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FOR STORMTECH INSTALLATION INSTRUCTIONS VISIT OUR APP

STATE OF NEW HAMPSHIRE – JOHN CHRIS NADEAU No. 9294 LICENSED PROFESSIONAL ENGINEER
8/2/2023

CONSTRUCTION DOCUMENTS

SCALE:
AS NOTED

DATE:	MARCH 15, 2023
NOBIS PROJECT NO.	100564.010
DRAWN BY:	MGD
CHECKED BY:	JCN
CAD DRAWING FILE:	100564.000-C-700-DETAILS.dwg

CONSTRUCTION DETAILS

SCALE	PROJECT #	DATE ISSUED
AS NOTED	229008.00	06/30/2023

C-7.5

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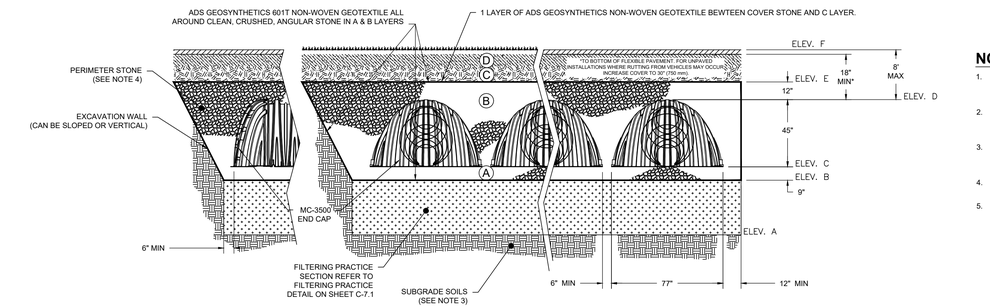
ACCEPTABLE FILL MATERIALS: STORMTECH MC-3500 CHAMBER SYSTEMS

	MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	**INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 24" (600 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145[1] A-1, A-2-4, A-3 OR AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 24" (600 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 12" (300 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS.
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43[1] 3, 4	NO COMPACTION REQUIRED.
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43[1] 3, 4	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE[2,3]

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9" (230 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.



ELEV. A	ELEV. B	ELEV. C	ELEV. D	ELEV. E	ELEV. F
309.6	312.50	313.25	317.0	318.0	318.5

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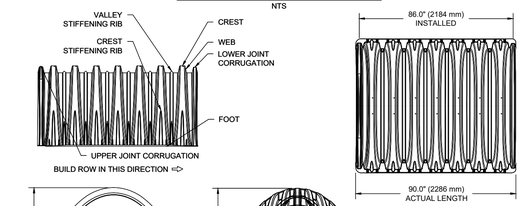
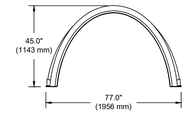
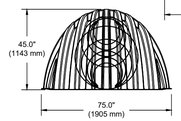
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 450 LBS/FT/%. THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

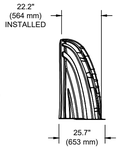
MC-3500 TECHNICAL SPECIFICATION

NTS









NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	77.0" X 45.0" X 86.0"	(1956 mm X 1143 mm X 2184 mm)
CHAMBER STORAGE	109.9 CUBIC FEET	(3.11 m³)
MINIMUM INSTALLED STORAGE*	175.0 CUBIC FEET	(4.96 m³)
WEIGHT	134 lbs.	(60.8 kg)

NOMINAL END CAP SPECIFICATIONS

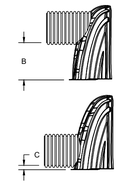
SIZE (W X H X INSTALLED LENGTH)	75.0" X 45.0" X 22.2"	(1905 mm X 1143 mm X 564 mm)
END CAP STORAGE	14.9 CUBIC FEET	(0.42 m³)
MINIMUM INSTALLED STORAGE*	45.1 CUBIC FEET	(1.28 m³)
WEIGHT	49 lbs.	(22.2 kg)

*ASSUMES 12" (305 mm) STONE ABOVE, 9" (229 mm) STONE FOUNDATION, 6" SPACING BETWEEN CHAMBERS, 6" (152 mm) STONE PERIMETER IN FRONT OF END CAPS AND 40% STONE POROSITY

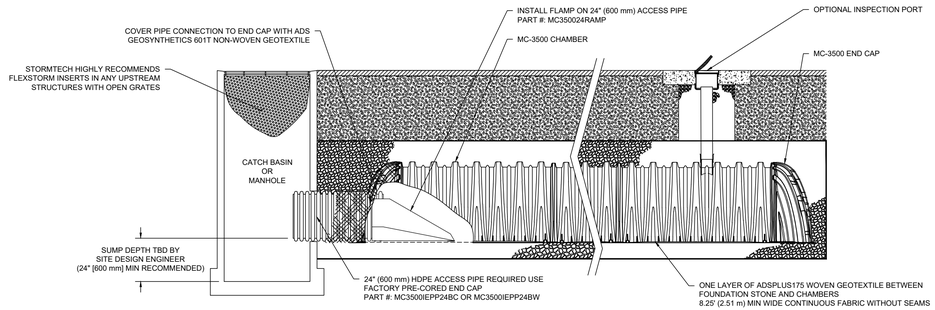
STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"
END CAPS WITH A WELDED CROWN PLATE END WITH "C"
END CAPS WITH A PREFABRICATED WELDED STUB END WITH "W"

PART #	STUB	B	C
MC3500IEPP06T	6" (150 mm)	33.21" (844 mm)	---
MC3500IEPP06B		---	0.66" (17 mm)
MC3500IEPP08T	8" (200 mm)	31.16" (791 mm)	---
MC3500IEPP08B		---	0.81" (21 mm)
MC3500IEPP10T	10" (250 mm)	29.04" (738 mm)	---
MC3500IEPP10B		---	0.93" (24 mm)
MC3500IEPP12T	12" (300 mm)	26.36" (670 mm)	---
MC3500IEPP12B		---	1.35" (34 mm)
MC3500IEPP15T	15" (375 mm)	23.39" (594 mm)	---
MC3500IEPP15B		---	1.50" (38 mm)
MC3500IEPP18TC	18" (450 mm)	20.03" (509 mm)	---
MC3500IEPP18TW			
MC3500IEPP18BC		---	1.77" (45 mm)
MC3500IEPP18BW			
MC3500IEPP24TC	24" (600 mm)	14.48" (368 mm)	---
MC3500IEPP24TW			
MC3500IEPP24BC		---	2.06" (52 mm)
MC3500IEPP24BW			
MC3500IEPP30BC	30" (750 mm)	---	2.75" (70 mm)

NOTE: ALL DIMENSIONS ARE NOMINAL



CUSTOM PRECORED INVERTS ARE AVAILABLE UPON REQUEST. INVENTORIED MANIFOLDS INCLUDE 12-24" (300-600 mm) SIZE ON SIZE AND 15-48" (375-1200 mm) ECCENTRIC MANIFOLDS. CUSTOM INVERT LOCATIONS ON THE MC-3500 END CAP CUT IN THE FIELD ARE NOT RECOMMENDED FOR PIPE SIZES GREATER THAN 10" (250 mm). THE INVERT LOCATION IN COLUMN 'B' ARE THE HIGHEST POSSIBLE FOR THE PIPE SIZE.



MC-3500 ISOLATOR ROW PLUS DETAIL

NTS

INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
  - A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
  - A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
  - A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
  - A.4. LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
  - A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR PLUS ROWS
  - B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
  - B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
    - i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
    - ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
  - B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED

STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

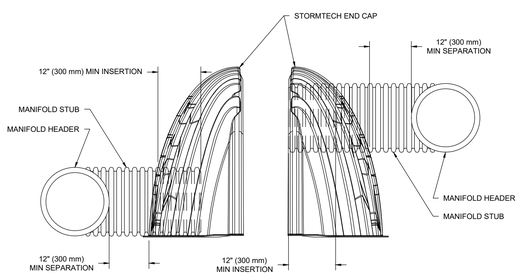
STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

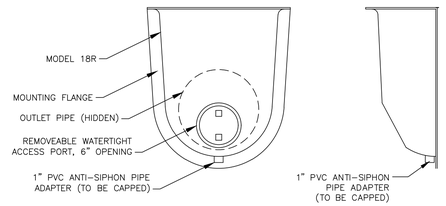
MC-SERIES END CAP INSERTION DETAIL

NTS

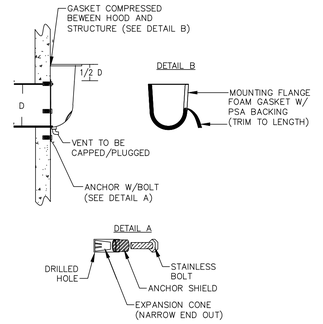


NOTE: MANIFOLD STUB MUST BE LAID HORIZONTAL FOR A PROPER FIT IN END CAP OPENING.

CONFIGURATION DETAIL



INSTALLATION DETAIL



SNOUT OIL-WATER-DEBRIS SEPARATOR - MODEL 18R

NOTES:

1. ALL HOODS AND TRAPS (USED AS A WEIR IN THIS APPLICATION) FOR CATCH BASINS AND WATER QUALITY STRUCTURES SHALL BE AS MANUFACTURED BY:
   BEST MANAGEMENT PRODUCTS, INC.
   53 MT. ARCHER RD.
   LYME, CT 06371
   (860) 434-0277, (860) 434-3195 FAX
   TOLL FREE: (800) 504-8008 OR (888) 434-0277
   WEB SITE: www.bmpinc.com
   OR PRE-APPROVED EQUAL
2. ALL HOODS SHALL BE CONSTRUCTED OF A GLASS REINFORCED RESIN COMPOSITE WITH ISO GEL COAT EXTERIOR FINISH WITH A MINIMUM 0.125" LAMINATE THICKNESS.
3. ALL HOODS SHALL BE EQUIPPED WITH A WATERTIGHT ACCESS PORT, A MOUNTING FLANGE, AND AN ANTI-SIPHON VENT PIPE AND ELBOW AS DRAWN. (SEE CONFIGURATION DETAIL)
4. THE SIZE AND POSITION OF THE HOOD SHALL BE DETERMINED BY OUTLET PIPE SIZE AS PER MANUFACTURER'S RECOMMENDATION (SNOUT SIZE ALWAYS LARGER THAN PIPE SIZE).
5. THE ANTI-SIPHON VENT SHALL BE PLUGGED OR CAPPED.
6. THE SURFACE OF THE STRUCTURE WHERE THE HOOD IS MOUNTED SHALL BE FINISHED SMOOTH AND FREE OF LOOSE MATERIAL AND PIPE SHALL BE FINISHED FLUSH TO WALL.
7. THE HOOD SHALL BE SECURELY ATTACHED TO STRUCTURE WALL WITH 3/8" STAINLESS STEEL BOLTS AND OIL-RESISTANT GASKET AS SUPPLIED BY MANUFACTURER. (SEE INSTALLATION DETAIL)
8. INSTALLATION INSTRUCTIONS SHALL BE FURNISHED WITH MANUFACTURER SUPPLIED INSTALLATION KIT, INSTALLATION KIT SHALL INCLUDE:
   - A. INSTALLATION INSTRUCTIONS
   - B. PVC ANTI-SIPHON VENT PIPE AND ADAPTER
   - C. OIL-RESISTANT CRUSHED CELL FOAM GASKET WITH PSA BACKING
   - D. 3/8" STAINLESS STEEL BOLTS
   - E. ANCHOR SHIELDS

WEIR SPECIFICATION FOR CATCH BASINS

NOT TO SCALE

REVISIONS

#	DATE	DESCRIPTION
1	03/28/2023	AOT SUBMITTAL
2	05/09/2023	RESPONSE TO COMMENTS
3	06/30/2023	CONSTRUCTION DOCUMENTS
4	07/10/2023	RESPONSE TO COMMENTS
5	08/02/2023	ADDENDUM #2

ST. PAUL'S SCHOOL
ADMISSION CENTER

ST. PAUL'S SCHOOL
325 PLEASANT STREET
CONCORD, NH 03301
TAX MAP 723Z / BLOCK 13 / LOT 1

OWNER/APPLICANT:
ST PAUL'S SCHOOL
325 PLEASANT STREET
CONCORD, NEW HAMPSHIRE

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SiteAssist
FOR STORMTECH INSTALLATION INSTRUCTIONS VISIT OUR APP

STATE OF NEW HAMPSHIRE
JOHN CHRIS NADEAU
No. 9294
LICENSED PROFESSIONAL ENGINEER
8/2/2023

CONSTRUCTION DOCUMENTS

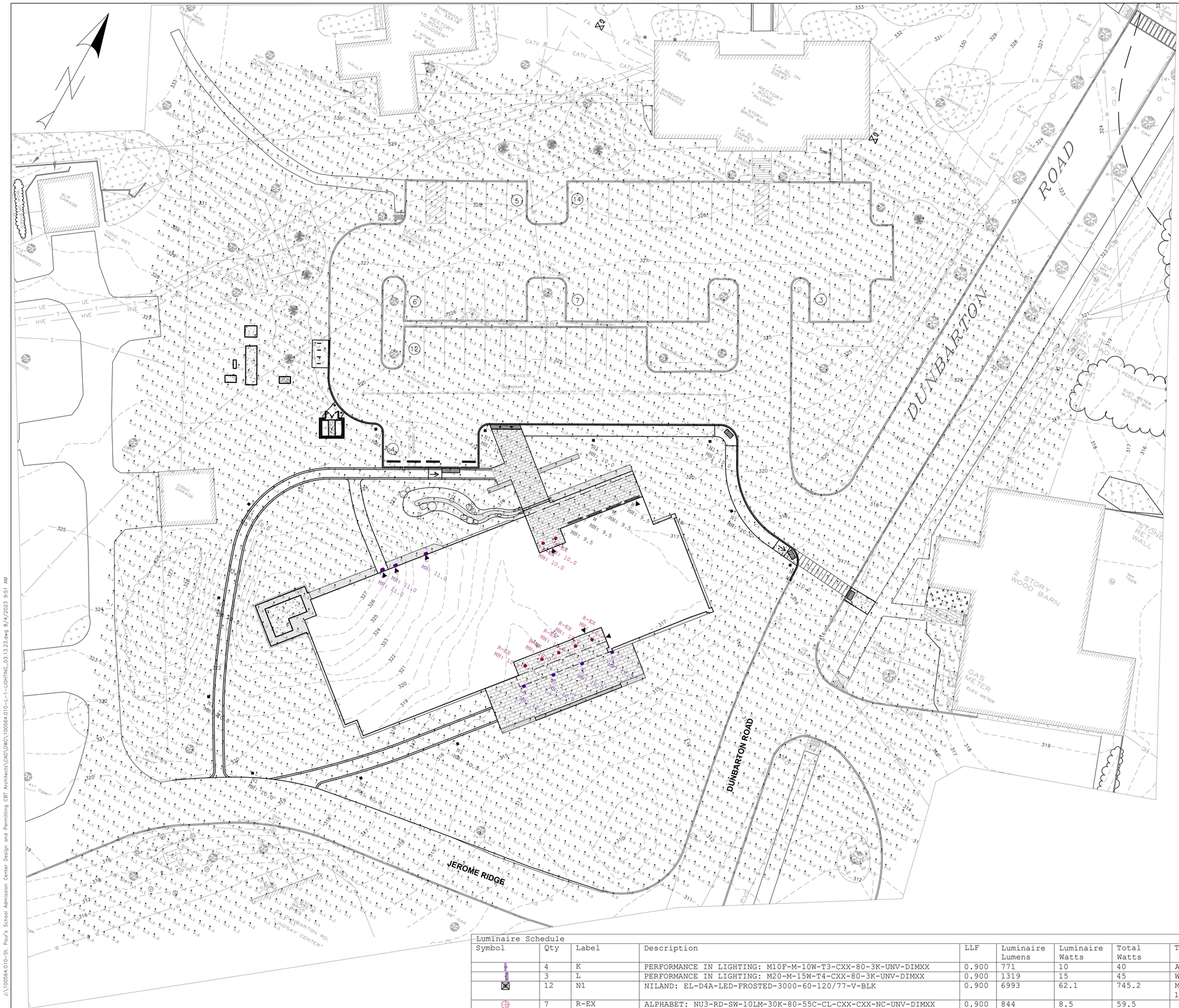
SCALE:
AS NOTED

DATE:	MARCH 15, 2023
NOBIS PROJECT NO.	100564.010
DRAWN BY:	MGD
CHECKED BY:	JCN
CAD DRAWING FILE:	100564.000-C-700-DETAILS.dwg

CONSTRUCTION DETAILS

SCALE	PROJECT #	DATE ISSUED
AS NOTED	229008.00	06/30/2023

C-7.6



Luminaire Schedule

Symbol	Qty	Label	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts	Tag
	4	K	PERFORMANCE IN LIGHTING: M10F-M-10W-T3-CXX-80-3K-UNV-DIMXX	0.900	771	10	40	Attached to pergola post
	3	L	PERFORMANCE IN LIGHTING: M20-M-15W-T4-CXX-80-3K-UNV-DIMXX	0.900	1319	15	45	Wall mounted 11' AFG
	12	N1	NILAND: EL-D4A-LED-FROSTED-3000-60-120/77-V-BLK	0.900	6993	62.1	745.2	Mounted on 10' Niland Pole: WP-17-OCT-CI-10-BLK
	7	R-EX	ALPHABET: NU3-RD-SW-10LM-30K-80-55C-CL-CXX-CXX-NC-UNV-DIMXX	0.900	844	8.5	59.5	
	4	W	PRUDENTIAL: P61-LED3-LO-7'-PCL-CXX-D4W-UNV-WB-DIMXX	1.575	1835	18.7	74.8	Wall wash, 7' run length, wall mounted between beams

REVISIONS

#	DATE	DESCRIPTION
1	03/28/2023	AOT SUBMITTAL
2	05/09/2023	RESPONSE TO COMMENTS
3	06/30/2023	CONSTRUCTION DOCUMENTS
4	07/10/2023	RESPONSE TO COMMENTS
5	08/02/2023	ADDENDUM #2

ST. PAUL'S SCHOOL ADMISSION CENTER

ST. PAUL'S SCHOOL
325 PLEASANT STREET
CONCORD, NH 03301
TAX MAP 723Z / BLOCK 13 / LOT 1

OWNER/APPLICANT:
ST PAUL'S SCHOOL
325 PLEASANT STREET
CONCORD, NEW HAMPSHIRE

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617 262 4354 cbtarchitects.com
110 canal street boston, ma 02114

nobis
Nobis Group®
18 Chenell Drive
Concord, NH 03301
T(603) 224-4182
www.nobis-group.com

Designer: Michael O'Brien
Charron Inc. -Reflex Lighting
40 Londonderry Turnpike #1
Hooksett, NH 03106

Date: 6/26/2023

CONSTRUCTION DOCUMENTS

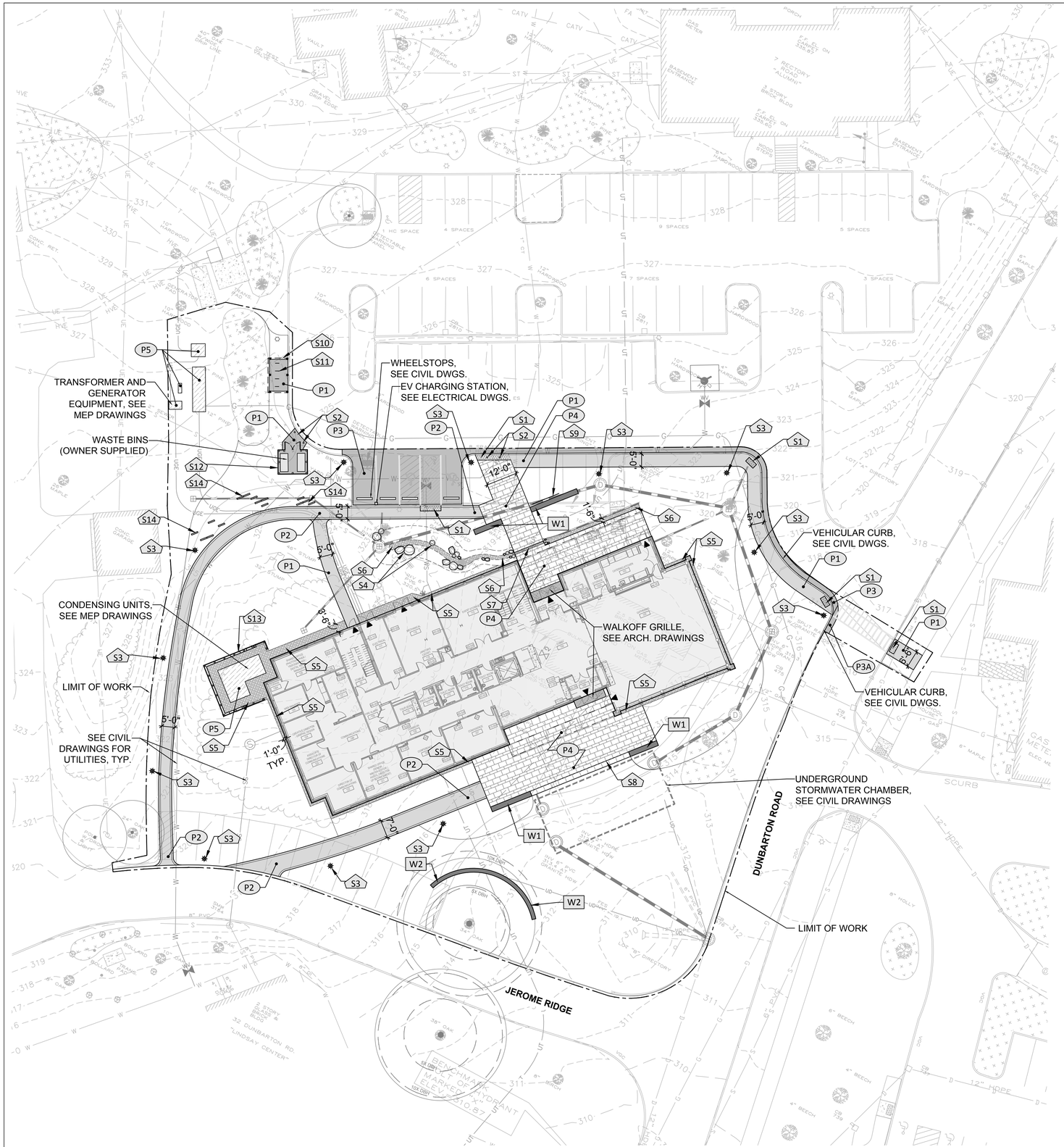
0 20' 40'
GRAPHIC SCALE

DATE:	MARCH 15, 2023
NOBIS PROJECT NO.	100564.010
DRAWN BY:	MGD
CHECKED BY:	JCN
CAD DRAWING FILE:	100564.010-L-1-LIGHTING_03.13.23.dwg

LIGHT PLAN

SCALE	PROJECT #	DATE ISSUED
AS NOTED	229008.00	06/30/2023

L-1.0



1 SITE MATERIALS PLAN

SCALE: 1" = 20'-0"

0 10' 20' 40'

SCALE: 1"=20'-0"

MATERIALS LEGEND

LIMIT OF WORK

PAVING MATERIALS

P1	ASPHALT PAVEMENT - PEDESTRIAN	1 L5-1
P2	ASPHALT PAVEMENT WITH BRICK BORDER	2 L5-1
P3	POROUS ASPHALT PAVEMENT - VEHICULAR, SEE CIVIL DWGS.	
P3A	STANDARD ASPHALT PAVEMENT - VEHICULAR, SEE CIVIL DWGS.	
P4	GRANITE PAVEMENT	3 L5-1, 6 L5-1, 7 L5-1
P5	CONCRETE UTILITY PAD	4 L5-1

WALLS

W1	STONE WALL - FREESTANDING	1 L5-2
W2	ADD ALTERNATE STONE TREE WELL	2 L5-2

SITE IMPROVEMENTS

S1	DETECTABLE WARNING PAVERS	1 L5-3
S2	BOLLARD	7 L5-3
S3	LIGHT POLE FOOTING	6 L5-3
S4	LANDSCAPE BOULDER	4 L5-3
S5	MAINTENANCE STRIP	5 L5-3
S6	RIVER STONE CHANNEL	3 L5-6
S7	TRENCH DRAIN - NORTH TERRACE	3 L5-3
S8	SLOT DRAIN - SOUTH TERRACE	2 L5-3
S9	NORTH ENTRY SIGN, SEE SIGNAGE DRAWINGS	
S10	ADD ALTERNATE BICYCLE SHELTER	9 L5-3
S11	BICYCLE RACK	8 L5-3
S12	WASTE BIN ENCLOSURE	1 L5-4, 2 L5-4, 3 L5-4, 4 L5-4
S13	MECHANICAL ENCLOSURE	2 L5-4, 3 L5-4, 5 L5-4, 6 L5-4, 1 L5-5
S14	RECLAIMED GRANITE WINDOWSILLS	10 L5-3

NOTES:
1. REFER TO SHEET L5-1 FOR GRANITE PAVING PLAN ENLARGEMENTS
2. REFER TO SHEET L5-6 FOR RAIN GARDEN ENLARGEMENT PLAN AND DETAILS

REVISIONS

#	DATE	DESCRIPTION

FLEISCHNER FAMILY ADMISSION CENTER

ST. PAUL'S SCHOOL

325 PLEASANT STREET
CONCORD, NH 03301

cbt
One Constitution Road
Suite 200
Boston, MA 02129
cbtarchitects.com
617.262.4354

ARCADIS
21 Custom House St, 3rd Fl
Boston MA 02110 USA
tel 617 896 2500
arcadis.com

LICENSED LANDSCAPE ARCHITECT John A. Amodeo 00225 STATE OF NEW HAMPSHIRE

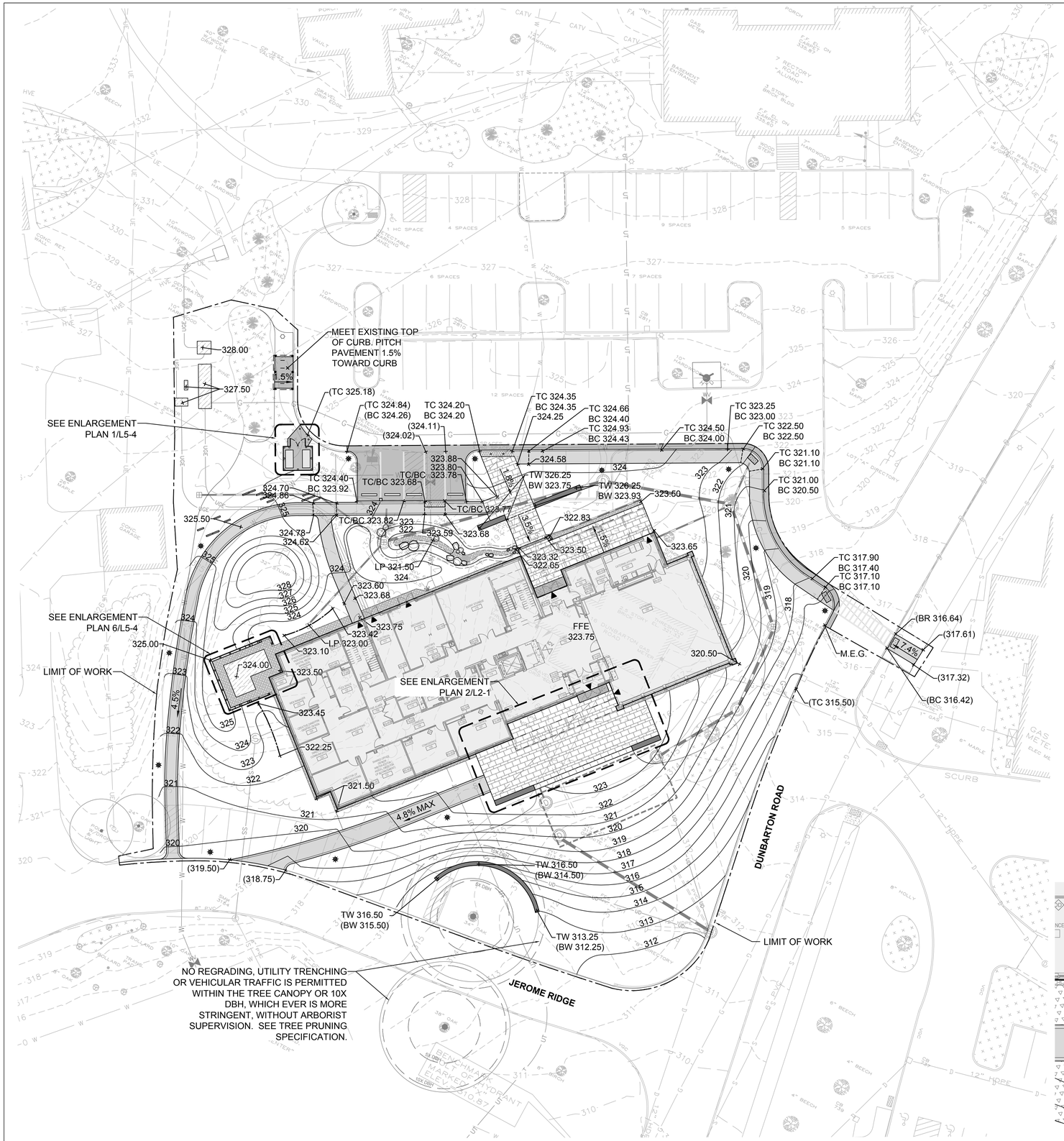
CONSTRUCTION DOCUMENTS

N

LANDSCAPE MATERIALS PLAN

SCALE	PROJECT #	DATE ISSUED
1" = 20'-0"	229008.00	06/30/2023

L1-1

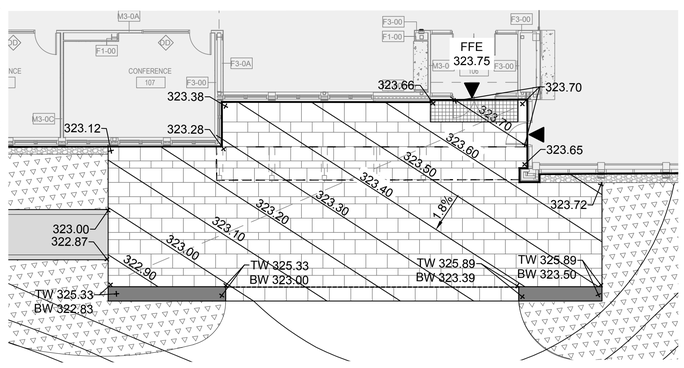


1 SITE GRADING PLAN

SCALE: 1" = 20'-0"

0 10' 20' 40'

SCALE: 1"=20'-0"



2 SOUTH TERRACE GRADING ENLARGEMENT

SCALE: 1" = 10'-0"

0 5' 10' 20'

SCALE: 1"=10'-0"

GRADING LEGEND

LIMIT OF WORK

GRADING

XX	EXISTING CONTOUR
XX	PROPOSED CONTOUR
	SWALE CENTERLINE
(XX.XX)	EXISTING SPOT ELEVATION
XX.XX	PROPOSED SPOT ELEVATION
TC	TOP OF CURB
BC	BOTTOM OF CURB
TW	TOP OF WALL
BW	BOTTOM OF WALL
LP	LOW POINT
HP	HIGH POINT
M.E.G.	MEET EXISTING GRADE
RIM	UTILITY COVER RIM ELEVATION, SEE CIVIL DWGS.

REVISIONS

#	DATE	DESCRIPTION

FLEISCHNER FAMILY ADMISSION CENTER

ST. PAUL'S SCHOOL

325 PLEASANT STREET
CONCORD, NH 03301

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John N. Amodeo
00225
STATE OF NEW HAMPSHIRE

CONSTRUCTION DOCUMENTS

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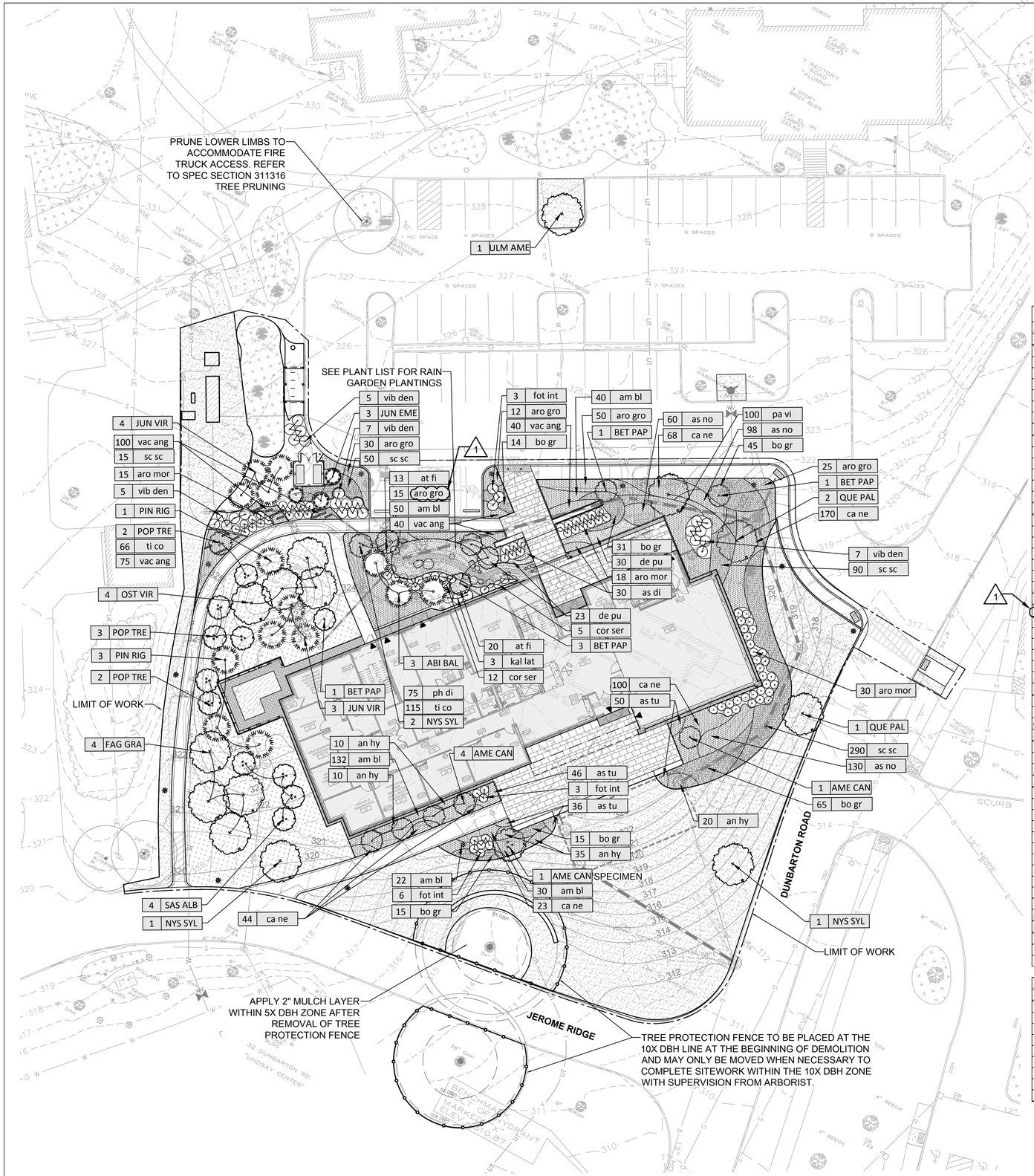
LANDSCAPE GRADING PLAN

SCALE	PROJECT #	DATE ISSUED
1" = 20'-0"	229008.00	06/30/2023

L2-1



1 PLANTING PLAN
SCALE: 1" = 20'-0"

0 10' 20' 40'
SCALE: 1"=20'-0"

PLANTING LEGEND

LIMIT OF WORK

PLANTING

- EXISTING TREE
- TREE PROTECTION FENCE — 2 L5-8
- DECIDUOUS CANOPY TREE — 1-2 L5-7, 6 L5-7, 1-2 L5-8, 3 L5-8
- ORNAMENTAL TREE — 1-2 L5-7, 6 L5-7, 1-2 L5-8, 3 L5-8
- EVERGREEN TREE — 3 L5-7, 6 L5-7, 3 L5-8
- SHRUB — 4 L5-7
- GROUNDCOVER/PERENNIAL — 5 L5-7
- SEEDED LAWN - TURF, SEE SPECS FOR SEED MIX — 1 L5-9
- SEEDED CONSERVATION MIX, SEE SPECS FOR SEED MIX — 1 L5-9
- RAIN GARDEN PLANTINGS, SEE PLANT LIST FOR SPECIES — 5 L5-7

PLANT LIST

DECIDUOUS SHADE TREES

QTY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	NOTES/ SPACING
4	FAG GRA	*Fagus grandifolia*	American Beech	3" cal.	B & B	
4	NYS SYL	*Nyssa sylvatica 'Forest Fire'*	Black Gum	3" cal.	B & B	
4	OST VIR	*Ostrya virginiana*	Eastern Hop Hornbeam	3" cal.	B & B	
3	QUE PAL	*Quercus palustris*	Pin Oak	4" cal.	B & B	
1	ULM AME	*Ulmus americana 'Princeton'*	Princeton Elm	3" cal.	B & B	

EVERGREEN TREES

QTY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	NOTES/ SPACING
3	ABI BAL	*Abies balsamea*	Balsam Fir	10' - 12' ht.	B & B	
7	JUN VIR	*Juniperus virginiana*	Eastern Red Cedar	12' - 14' ht.	B & B	
3	JUN EME	*Juniperus virginiana 'Emerald Sentinel'*	Eastern Red Cedar	8' - 10' ht.	B & B	
4	PIN RIG	*Pinus rigida*	Pitch Pine	8' - 10' ht.	B & B	

DECIDUOUS ORNAMENTAL TREES

QTY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	NOTES/ SPACING
5	AME CAN	*Amelanchier canadensis*	Serviceberry	3" cal.	B & B	Singlestem
1	AME CAN	*Amelanchier canadensis*	Serviceberry (SPECIMEN)	14' HT	B & B	Multistem, specimen
6	BET PAP	*Betula papyrifera*	Paper Birch	2.5" -3" cal.	B & B	Single Stem
7	POP TRE	*Populus tremuloides*	Quaking Aspen	2" cal.	B & B	Multistem
4	SAS ALB	*Sassafras albidum*	Sassafras	8' - 10' ht.	B & B	Multistem

DECIDUOUS SHRUBS

QTY	SYMBOL	BOTANICAL NAME	COMMON NAME	HT./SPREAD	CONTAINER	NOTES/ SPACING
132	aro gro	*Aronia melanocarpa 'Ground Hug'*	Black Chokeberry	12"	#2	2'
63	aro mor	*Aronia melanocarpa 'Morton' Iroquois Beauty*	Black Chokeberry	3'	#5	4'
17	cor ser	*Cornus sericea 'Arctic Fire'*	Redtwig Dogwood	24"	#5	3'
12	fot int	*Fothergilla intermedia 'Mount Airy'*	Mount Airy Fothergilla	3'	#7	4'
24	vib den	*Viburnum dentatum 'Blue Muffin'*	Arrowwood Viburnum Blue Muff	4'	#7	5'

EVERGREEN SHRUBS

QTY	SYMBOL	BOTANICAL NAME	COMMON NAME	HEIGHT	CONTAINER	NOTES/ SPACING
3	kal lat	*Kalmia latifolia 'Nipmuck'*	Mountain Laurel	24"	#7	4'

GROUNDCOVERS

QTY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE		NOTES/ SPACING
255	vac ang	*Vaccinum angustifolium 'Claret'*	Lowbush Blueberry	#1		12"

PERENNIALS

QTY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE		NOTES/ SPACING
276	am bl	*Amsonia 'Blue Ice'*	Blue Ice Blue Star	#2		18"
75	an hy	*Anemone × hybrida 'Honorine Jobert'*	Anemone	#2		18"
30	as di	*Aster divaricatus*	White Woodland Aster	#2		15"
288	as no	*Aster novae-angliae*	New England Aster	#2		15"
132	as tu	*Asclepias tuberosa*	Butterfly Milkweed	#2		12"
33	at fi	*Athyrium filix-femina*	Lady fern	#2		18"
405	ca ne	*Calamintha nepeta 'Blue Cloud'*	Blue Cloud Calamint	#2		18"
53	de pu	*Dennstaedtia punctilobula*	Hayscented Fern	#2		24"
75	ph di	*Phlox divaricata*	Wild Sweet William	#2		24"
181	ti co	*Tiarella cordifolia*	Eastern Foamflower	#2		18"

ORNAMENTAL GRASSES

QTY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE		NOTES/ SPACING
185	bo gr	*Bouteloua gracilis 'Blonde Ambition'*	Blue Grama	#2		24"
100	pa vi	*Panicum virgatum 'Shenandoah'*	Shenandoah Switch Grass	#2		24"'
445	sc sc	*Schizachyrium scoparium 'The Blues'*	Little Bluestem 'The Blues'	#2		18"

RAIN GARDEN

QTY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NOTES
130		*Carex pennsylvanica*	Sedge	5" plug	12"- 15"	Top/Middle slope of rain garder
70		*Carex plantaginea*	Seersucker sedge	5" plug	12"- 15"	Top slope of rain garden
45		*Carex vulpinoides*	Fox Sedge	5" plug	12"- 15"	Bottom of rain garden
50		*Chrysogonum virgianum*	Green and Gold	5" plug	12"- 15"	Middle slope of rain garden
50		*Coreopsis verticillata*	Threadleaf Coreopsis	5" plug	12"- 15"	Middle slope of rain garden
30		*Iris versicolor*	Iris	5" plug	12"- 15"	Bottom of rain garden
45		*Juncus effusus*	Soft Rush	5" plug	12"- 15"	Bottom of rain garden
40		*Liatris spicata*	Blazing Star	5" plug	12"- 15"	Top/Middle of rain garden

REVISIONS

#	DATE	DESCRIPTION
1	08/04/2023	ADDENDUM 2

FLEISCHNER FAMILY ADMISSION CENTER

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CONSTRUCTION DOCUMENTS

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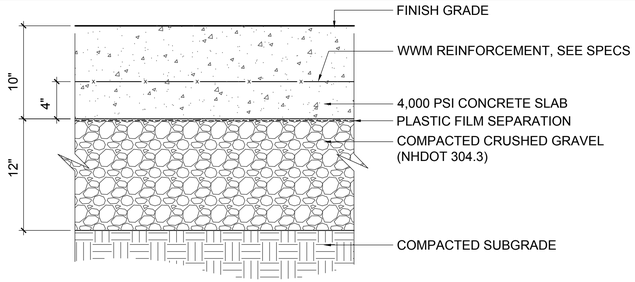
PLANTING PLAN

SCALE	PROJECT #	DATE ISSUED
1" = 20'-0"	229008.00	06/30/2023

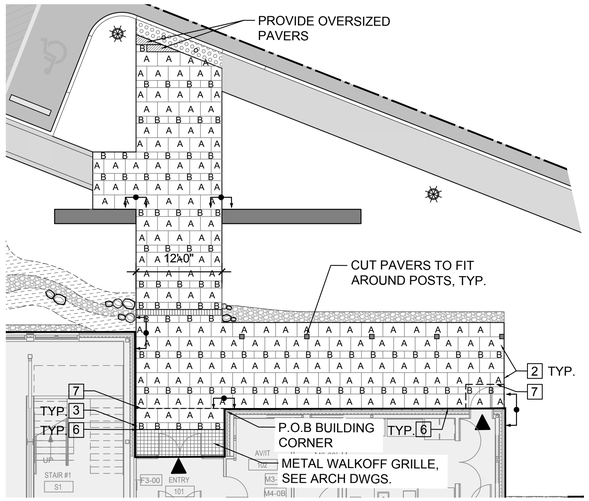
L3-1



NOTES:
1. REFER TO MEP DRAWINGS FOR CONCRETE PAD PLAN LAYOUTS AND DIMENSIONS.
2. CONCRETE PADS SHALL BE SET LEVEL. SEE GRADING
3. PROVIDE TOOLED OR SAWCUT CONTROL JOINTS IN A GRID AT 5' O.C.

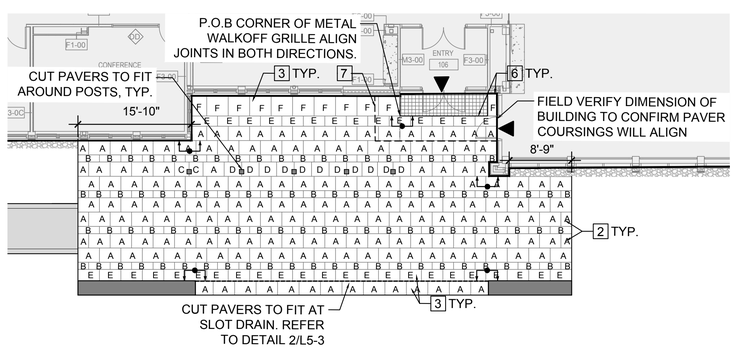
4 CONCRETE UTILITY PAD

SCALE: 1 1/2" = 1'-0"



5 NORTH ENTRANCE PAVING ENLARGEMENT

SCALE: 1" = 10'-0"



6 SOUTH TERRACE PAVING ENLARGEMENT

SCALE: 1" = 10'-0"

PAVER SIZE SCHEDULE:

A: 24"X36" NOMINAL SIZE

B: 12"X36" NOMINAL SIZE

PAVER LAYOUT NOTES:

1. POINT OF BEGINNING - CENTER PATTERN ON CENTERLINE OF DOOR
2. CUT STONE LENGTH IN FIELD FROM STANDARD 'A' AND 'B' SIZE STONES, TYP.
3. CUT STONE WIDTH IN FIELD FROM STANDARD 'A' AND 'B' SIZE STONES. MINIMUM SIZE FOR CUT STONES AT EDGE TO BE ¼ OF PAVER WIDTH, TYP. IF LESS THAN 4" WIDTH PROVIDE OVERSIZED PAVERS.
4. ALTERNATING JOINTS SHALL OCCUR AT THE MIDPOINT OF ADJACENT PAVERS
5. PROVIDE SHOP DRAWINGS FOR APPROVAL PRIOR TO PROCUREMENT, FABICATION AND INSTALLATION
6. PROVIDE EXPANSION JOINTS AT ALL LOCATIONS WHERE PAVERS MEET BUILDING FACADES AND WALKOFF GRILLES, TYP.
7. APPROACH SLAB BELOW, SEE STRUCTURAL DWGS.

CRITICAL ALIGNMENT

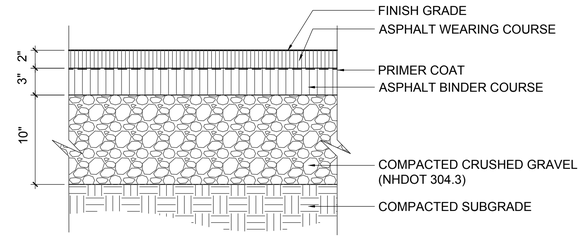
PAVER SIZE SCHEDULE:

A: 24"X36" NOMINAL SIZE
B: 12"X36" NOMINAL SIZE
C: 24"X24" NOMINAL SIZE
D: 24"X30" NOMINAL SIZE
E: 18"X36" NOMINAL SIZE
F: 36"X36" NOMINAL SIZE

PAVER LAYOUT NOTES:

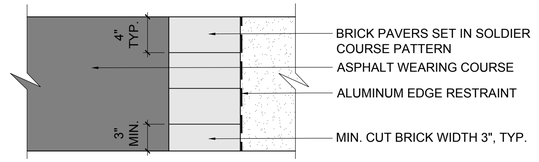
1. POINT OF BEGINNING - CENTER PATTERN ON CENTERLINE OF DOOR
2. CUT STONE LENGTH IN FIELD FROM STANDARD 'A' AND 'B' SIZE STONES, TYP.
3. CUT STONE WIDTH IN FIELD FROM STANDARD 'A' AND 'B' SIZE STONES. MINIMUM SIZE FOR CUT STONES AT EDGE TO BE ¼ OF PAVER WIDTH, TYP. IF LESS THAN 4" WIDTH PROVIDE OVERSIZED PAVERS.
4. ALTERNATING JOINTS SHALL OCCUR AT THE MIDPOINT OF ADJACENT PAVERS
5. PROVIDE SHOP DRAWINGS FOR APPROVAL PRIOR TO PROCUREMENT, FABICATION AND INSTALLATION
6. PROVIDE EXPANSION JOINTS AT ALL LOCATIONS WHERE PAVERS MEET BUILDING FACADES AND WALKOFF GRILLES, TYP.
7. APPROACH SLAB BELOW, SEE STRUCTURAL DWGS.

CRITICAL ALIGNMENT

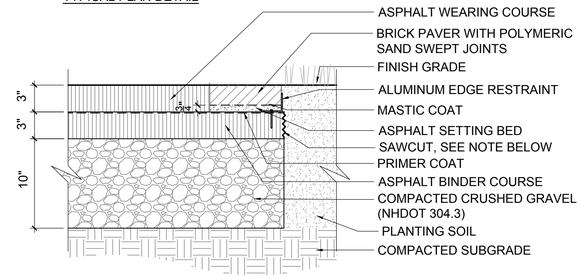


1 ASPHALT PAVEMENT - PEDESTRIAN

SCALE: 1 1/2" = 1'-0"



TYPICAL PLAN DETAIL

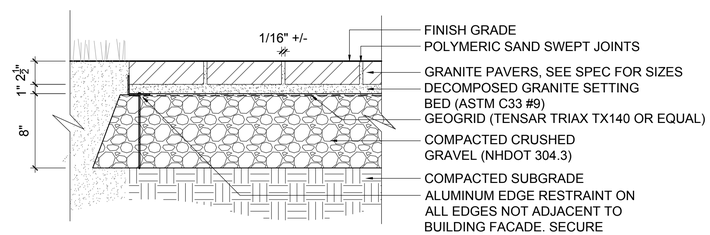


TYPICAL SECTION DETAIL

NOTES:
1. AFTER ALUMINUM EDGE RESTRAINT IS INSTALLED, SAWCUT THE ASPHALT BINDER COURSE TO ESTABLISH A CLEAN EDGE PARALLEL TO THE ALUMINUM EDGE. THE ASPHALT BINDER COURSE SHALL PROJECT NO MORE THAN ¼" BEYOND THE OUTSIDE FACE OF ALUMINUM EDGE.

2 ASPHALT PAVEMENT WITH BRICK BORDER

SCALE: 1 1/2" = 1'-0"



3 GRANITE PAVEMENT

SCALE: 1 1/2" = 1'-0"

REVISIONS

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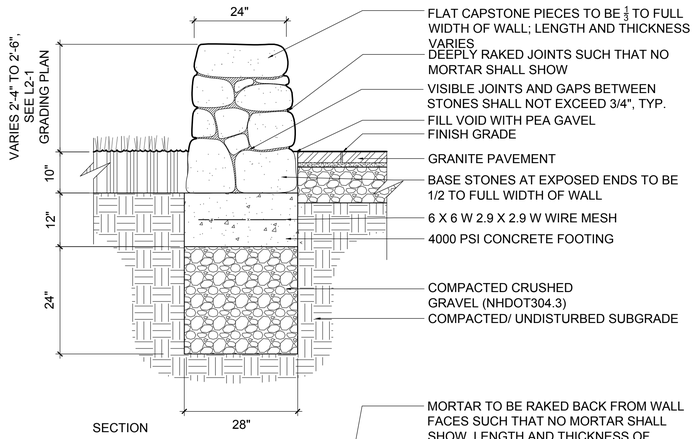
PAVING DETAILS

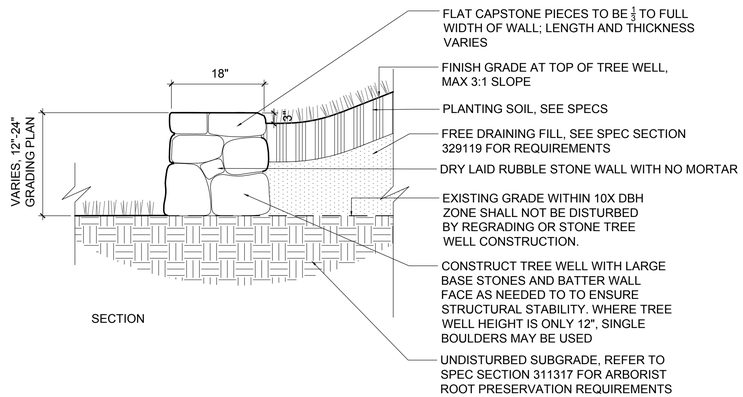
SCALE	PROJECT #	DATE ISSUED
AS NOTED	229008.00	06/30/2023

L5-1



1 STONE WALL - FREESTANDING

SCALE: 3/4" = 1'-0"



2 ADD ALTERNATE STONE TREE WELL

SCALE: 3/4" = 1'-0"

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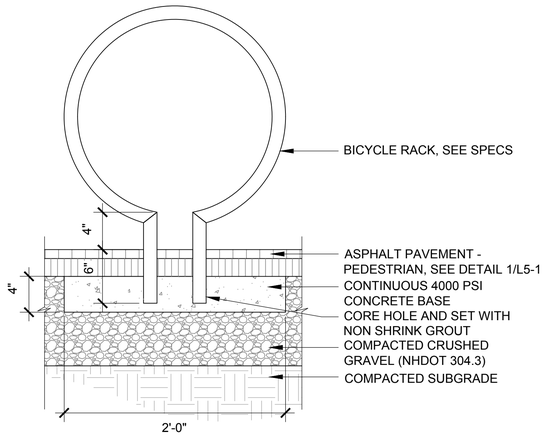
WALL DETAILS

SCALE	PROJECT #	DATE ISSUED
AS NOTED	229008.00	06/30/2023

L5-2

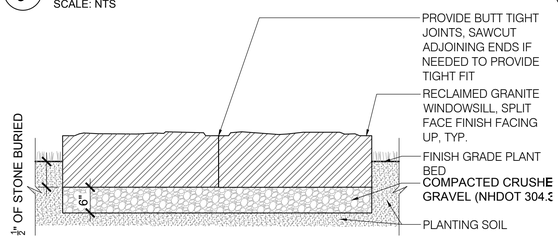


8 BICYCLE RACK

SCALE: 1 1/2" = 1'-0"

9 ADD ALT BIKE SHELTER

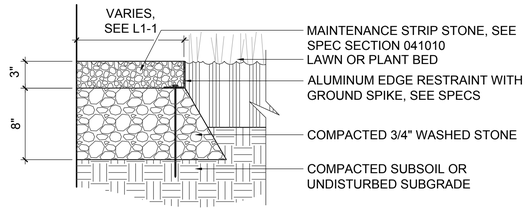
SCALE: NTS



NOTES:
1. CONTRACTOR SHALL REMOVE ALL MORTAR, DUST AND DEBRIS FROM WINDOWSILL STONES PRIOR TO INSTALLATION.
2. FIELD LAYOUT WILL BE REVIEWED AND ADJUSTED ON SITE.

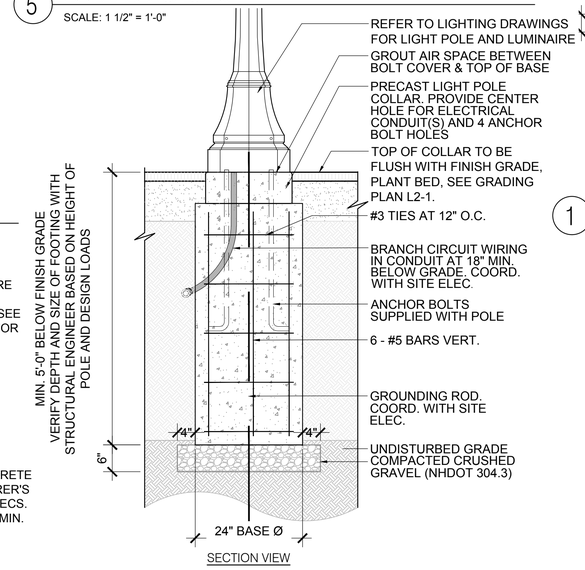
10 RECLAIMED GRANITE WINDOWSILLS

SCALE: NTS



5 MAINTENANCE STRIP

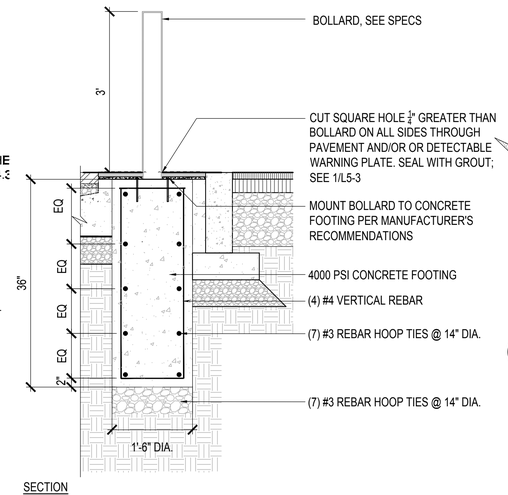
SCALE: 1 1/2" = 1'-0"



SECTION VIEW

6 LIGHTPOLE FOOTING

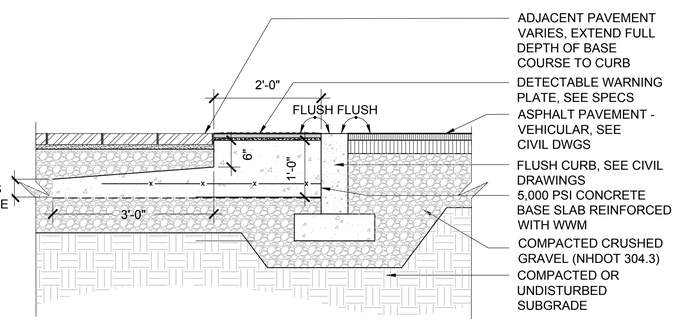
SCALE: 3/4" = 1'-0"



SECTION

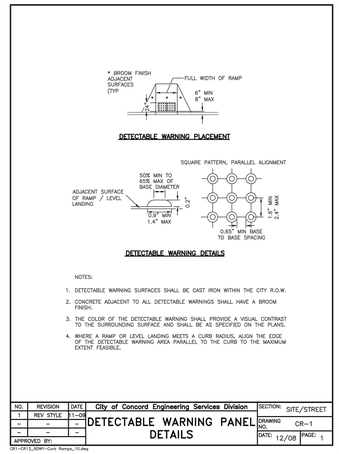
7 BOLLARD

SCALE: 3/4" = 1'-0"

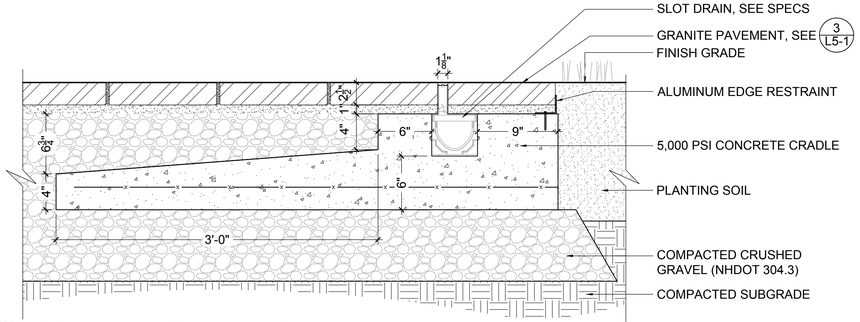


1 DETECTABLE WARNING PAVERS

SCALE: 3/4" = 1'-0"

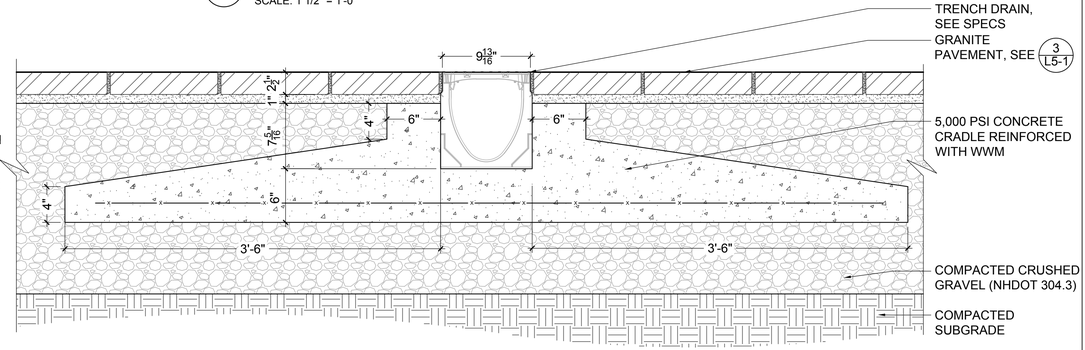


NO.	REVISION	DATE	City of Concord Engineering Services Division	SECTION:	SITE/STREET
1	REV. STYLE	03-08	DETECTABLE WARNING PANEL DETAILS	DRAWING NO.	CR-1
–	–	–		DATE: 12/08	PAGE: 1
–	–	–			
APPROVED BY:					



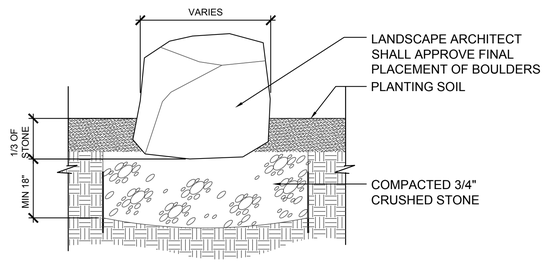
2 SLOT DRAIN AT SOUTH TERRACE

SCALE: 1 1/2" = 1'-0"



3 TRENCH DRAIN AT NORTH TERRACE

SCALE: 1 1/2" = 1'-0"



NOTE: HEIGHT OF BOULDER ABOVE FINISH GRADE TO NOT EXCEED 2'-6"

4 LANDSCAPE BOULDER

SCALE: 3/8" = 1'-0"

REVISIONS

#	DATE	DESCRIPTION

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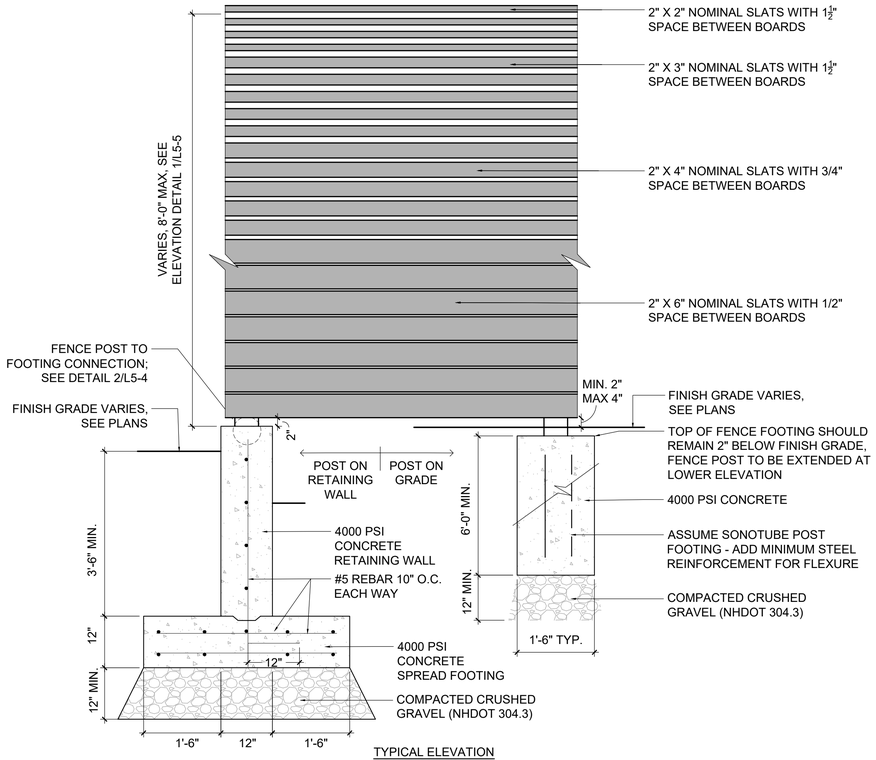
SITE IMPROVEMENT DETAILS

SCALE	PROJECT #	DATE ISSUED
AS NOTED	229008.00	06/30/2023

L5-3

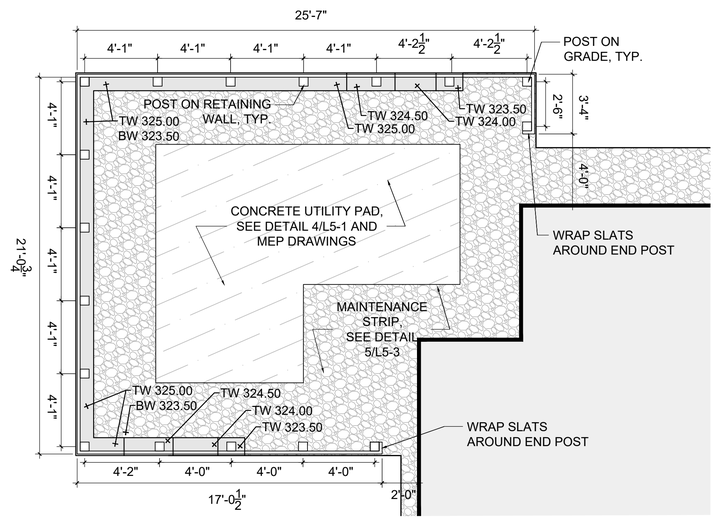


TYPICAL ELEVATION
SCALE: 3/4"=1'-0"

NOTES:
1. REFER TO SECTION 323119 FOR MATERIALS AND ADDITIONAL REQUIREMENTS.
2. PROVIDE SHOP DRAWINGS FOR LANDSCAPE ARCHITECT APPROVAL PRIOR TO FABRICATION.

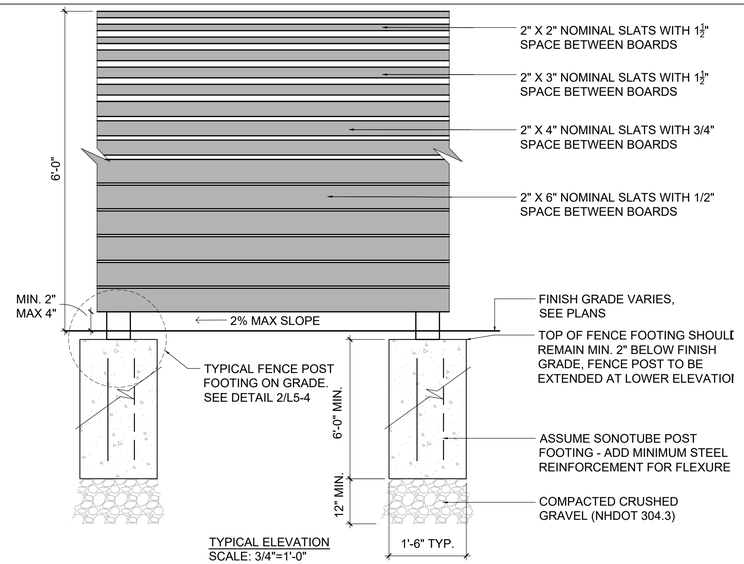
5 MECHANICAL ENCLOSURE TYPICAL DETAIL

SCALE: AS NOTED

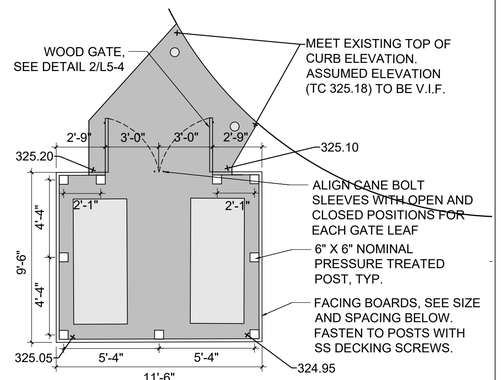


5 MECHANICAL ENCLOSURE PLAN ENLARGEMENT

SCALE: 1/4" = 1'-0"



TYPICAL ELEVATION
SCALE: 3/4"=1'-0"

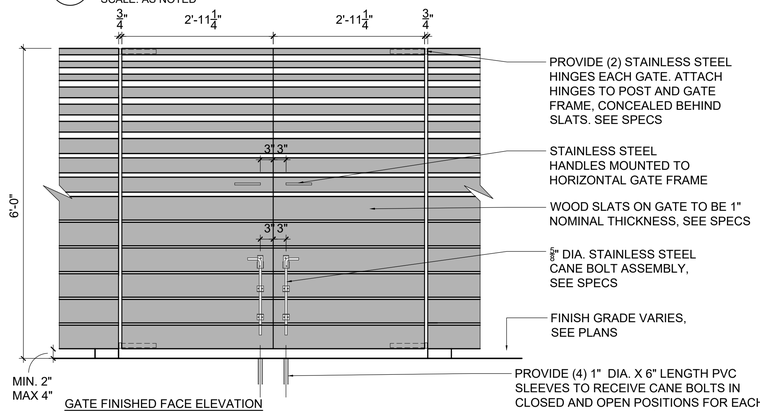


PLAN ENLARGEMENT
SCALE: 1/4"=1'-0"

NOTES:
1. REFER TO SECTION 323119 FOR MATERIALS AND ADDITIONAL REQUIREMENTS.
2. PROVIDE SHOP DRAWINGS FOR LANDSCAPE ARCHITECT APPROVAL PRIOR TO FABRICATION.

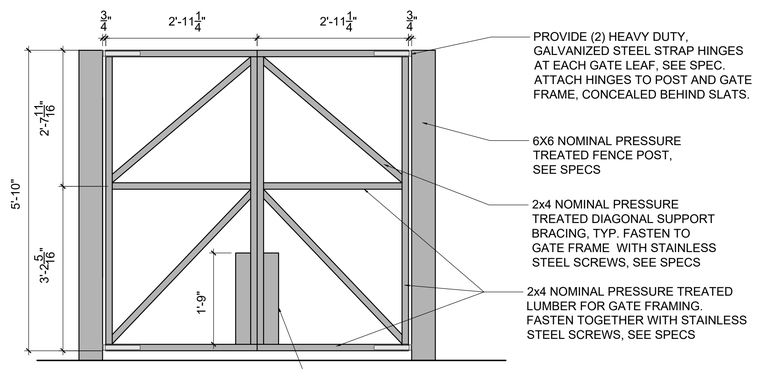
1 WASTE BIN ENCLOSURE

SCALE: AS NOTED



GATE FINISHED FACE ELEVATION
SCALE: 3/4"=1'-0"

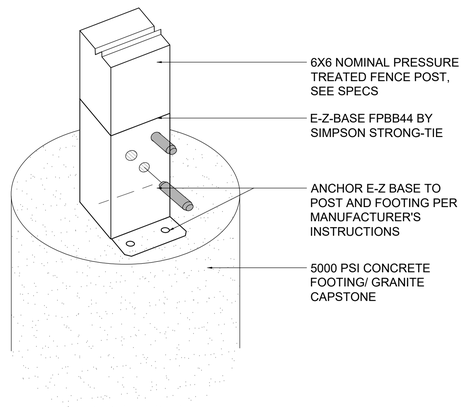
NOTES:
1. REFER TO SECTION 323119 FOR MATERIALS AND ADDITIONAL REQUIREMENTS.
2. PROVIDE SHOP DRAWINGS FOR LANDSCAPE ARCHITECT APPROVAL PRIOR TO FABRICATION.



GATE FRAMING ELEVATION
SCALE: 3/4"=1'-0"

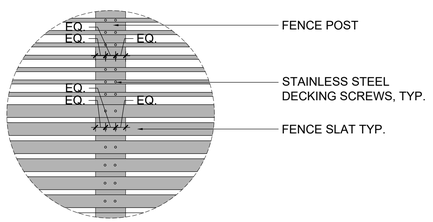
4 WOOD GATE

SCALE: 3/4" = 1'-0"



2 TYPICAL FENCE POST FOOTING ON GRADE

SCALE: NTS



3 TYPICAL FENCE SLAT ATTACHMENT DETAIL

SCALE: NTS

REVISIONS

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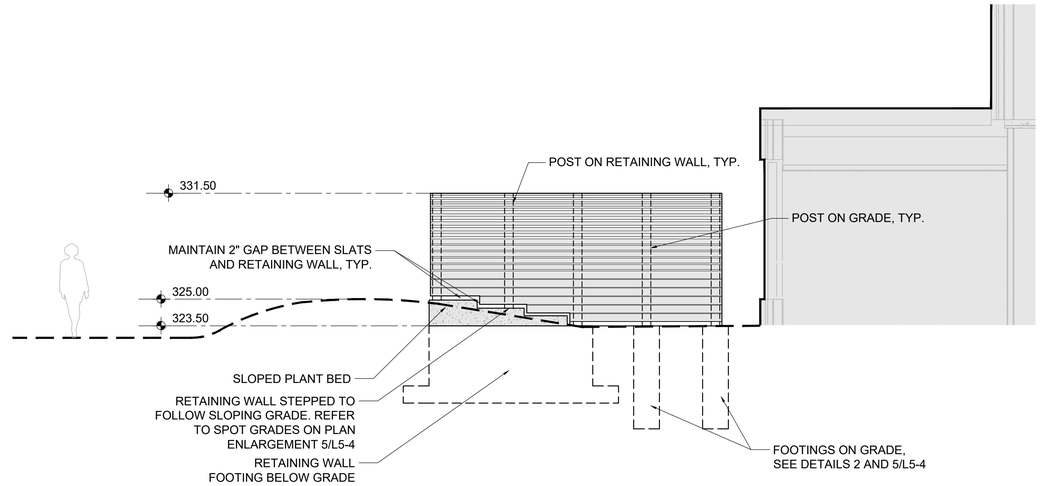
WOOD FENCE AND GATE DETAILS

SCALE	PROJECT #	DATE ISSUED
AS NOTED	229008.00	06/30/2023

L5-4



1 MECHANICAL ENCLOSURE STEPPED WALL ELEVATION

SCALE: 1/4" = 1'-0"

REVISIONS

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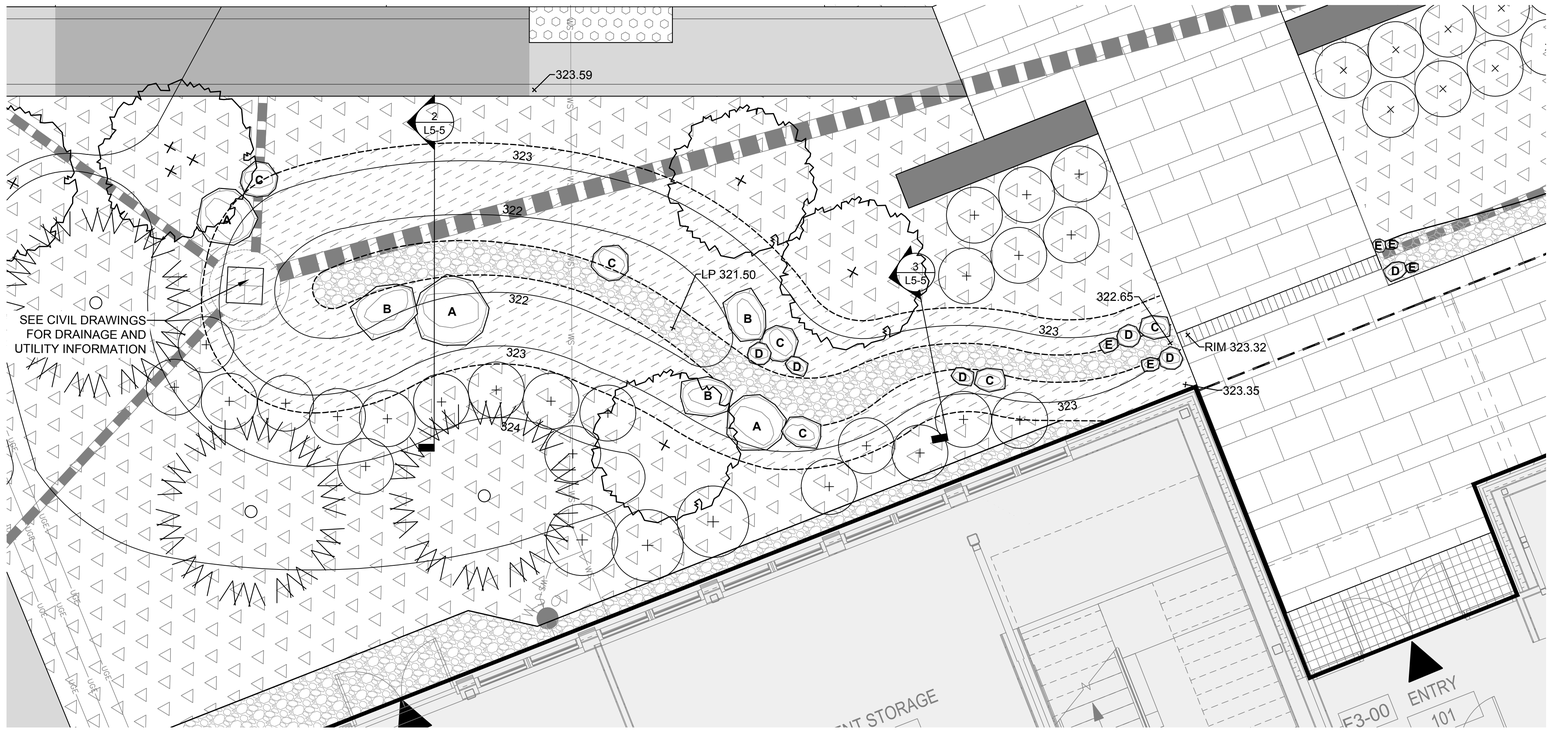
WOOD FENCE ELEVATIONS

SCALE	PROJECT #	DATE ISSUED
AS NOTED	229008.00	06/30/2023

L5-5

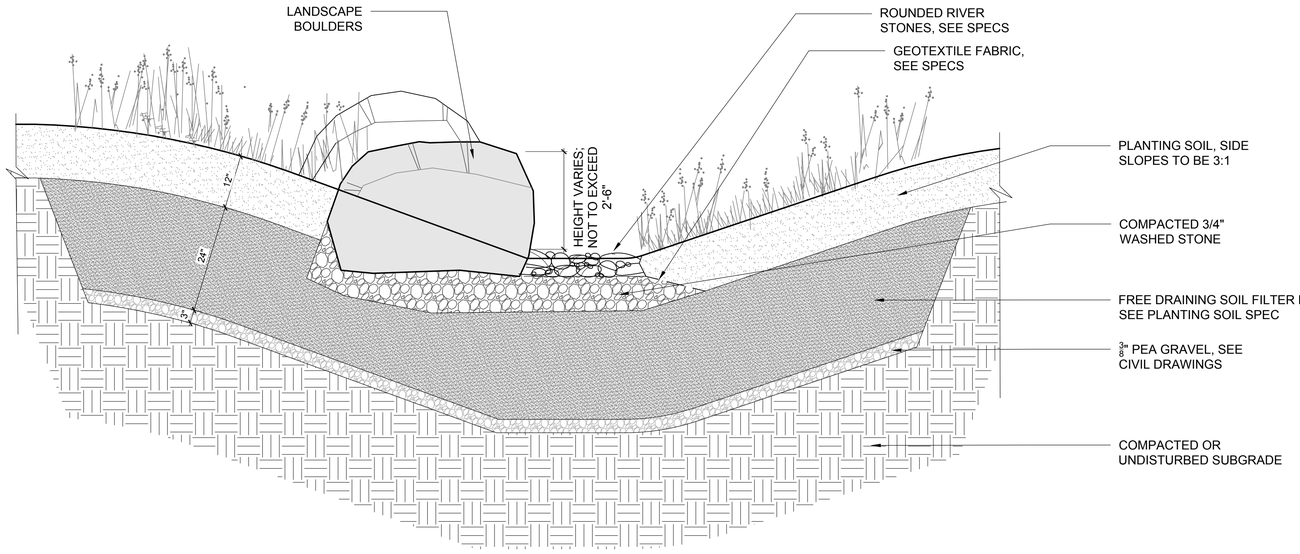


1 RAIN ENLARGEMENT GARDEN PLAN

SCALE: 1/4 = 1'-0"

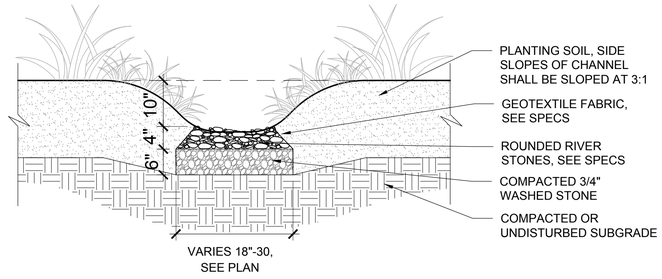
BOULDER SCHEDULE

TYPE	QUANTITY	X(WIDTH)	Y (LENGTH)	Z (HEIGHT)
A	3	36"-42"	36"-42"	36"-42"
B	3	30"-36"	30"-36"	30"-36"
C	6	24"-36"	24"-36"	24"-36"
D	6	12"-24"	12"-24"	12"-24"
E	5	8"-12"	8"-12"	8"-12"



2 RAIN GARDEN CROSS SECTION

SCALE: 3/4" = 1'-0"



3 RIVER STONE CHANNEL

SCALE: 3/4" = 1'-0"

REVISIONS

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LICENSED LANDSCAPE ARCHITECT
John N. Amodeo
00225
STATE OF NEW HAMPSHIRE

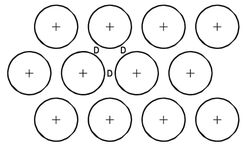
CONSTRUCTION
DOCUMENTS

N

RAIN GARDEN
DETAILS

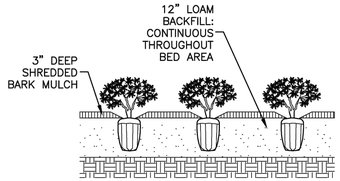
SCALE	PROJECT #	DATE ISSUED
AS NOTED	229008.00	06/30/2023

L5-6



TYPICAL BED PLANT SPACING

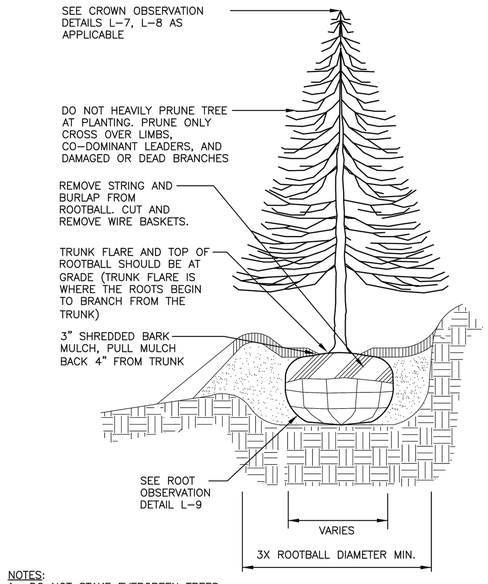
D = DIMENSION OF PLANT SPACING (SHRUB OR GROUNDCOVER AS INDICATED ON PLANS)



GROUNDCOVER BED PLANTING

NO.	REVISION	DATE	City of Concord Engineering Services Division	SECTION:	LANDSCAPE
–	–	–	GROUNDCOVER PLANTING	DRAWING NO.	L–5
–	–	–		DATE: 12/08	PAGE: 1
–	–	–			

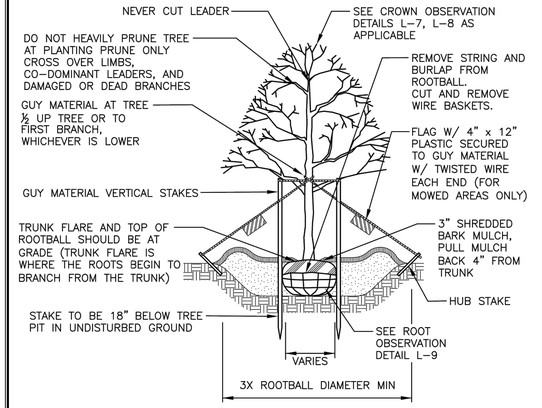
5 GROUNDCOVER PLANTING
SCALE: NTS



NOTES:
1. DO NOT STAKE EVERGREEN TREES.
2. LOAM FOR BACKFILLING SHALL BE AMENDED AS REQUIRED BY LANDSCAPE ARCHITECT.
3. TAMP BACKFILL SOIL AROUND ROOTBALL FIRMLY TO MINIMIZE ROOTBALL SHIFT.
4. TREE TO BE SET PLUMB, AFTER SETTLEMENT
5. ALL NURSERY TAGS, TAPE, AND SIMILAR MATERIALS SHALL BE REMOVED.

NO.	REVISION	DATE	City of Concord Engineering Services Division	SECTION:	LANDSCAPE
1	NOTES	4.15	EVERGREEN PLANTING	DRAWING NO.	L–3
–	–	–		DATE: 12/08	PAGE: 1
–	–	–			
–	–	–			

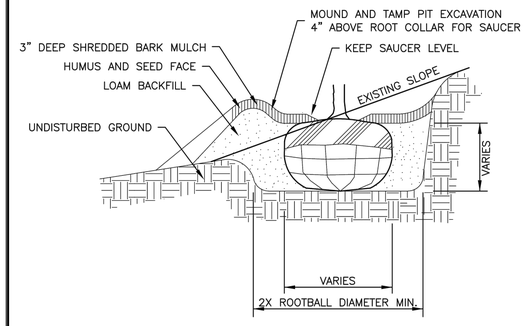
3 EVERGREEN TREE PLANTING
SCALE: NTS



NOTES:
1. GUYING AND STAKING TO BE DETERMINED IN THE FIELD BY THE LANDSCAPE ARCHITECT. LOCAL FIELD CONDITIONS AS WELL AS PLANT CHARACTERISTICS WILL DETERMINE THE NECESSITY OF GUYING AND STAKING.
2. TYPICALLY ONLY TREES WITH A 3" OR GREATER CALIPER NEED TO BE STAKED. TREES WITH LESS THAN A 3" CALIPER NEED TO BE STAKED ONLY AS REQUIRED BY LANDSCAPE ARCHITECT.
3. ONLY WRAP TREE TRUNKS AS REQUIRED BY LANDSCAPE ARCHITECT.
4. TREE SHALL BE SET PLUMB, AFTER SETTLEMENT.
5. LOAM FOR BACKFILLING SHALL BE AMENDED AS REQUIRED BY LANDSCAPE ARCHITECT.
6. CITY TREES PLANTED ON PRIVATE PROPERTY, ADJACENT TO A PUBLIC RIGHT–OF–WAY, NEED TO BE PLANTED A MINIMUM OF 10 FEET FROM THE EDGE OF THE CITY SIDEWALK.
7. ALL NURSERY TAGS, TAPE, AND SIMILAR MATERIALS SHALL BE REMOVED.

NO.	REVISION	DATE	City of Concord Engineering Services Division	SECTION:	LANDSCAPE
1	NOTES	4.15	DECIDUOUS TREE PLANTING	DRAWING NO.	L–1
–	–	–		DATE: 12/08	PAGE: 1
–	–	–			
–	–	–			

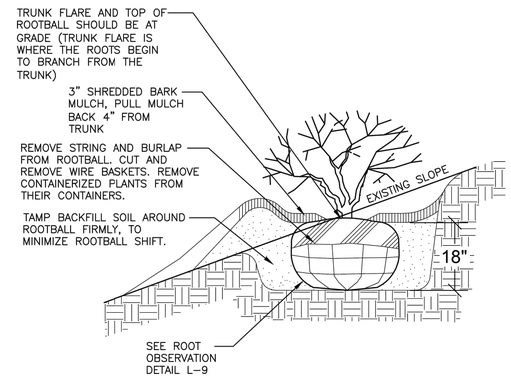
1 DECIDUOUS TREE PLANTING
SCALE: NTS



TYPICAL PLANTING PIT ON SLOPE
4:1 OR GREATER

NO.	REVISION	DATE	City of Concord Engineering Services Division	SECTION:	LANDSCAPE
–	–	–	TREE PLANTING ON SLOPE	DRAWING NO.	L–6
–	–	–		DATE: 12/08	PAGE: 1
–	–	–			
–	–	–			

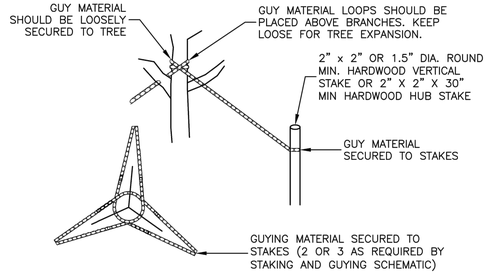
6 TREE PLANTING ON SLOPE
SCALE: NTS



NOTES:
1. DO NOT HEAVILY PRUNE SHRUB AT PLANTING, PRUNE ONLY CROSSOVER LIMBS AND DAMAGED OR DEAD BRANCHES.
2. BACKFILL WITH LOAM, AMEND AS REQUIRED BY LANDSCAPE ARCHITECT.
3. SHRUBS & GROUNDCOVER PLANTED ADJACENT TO CITY SIDEWALKS NEED TO BE PLACED SO THE PLANTS, AT THEIR MATURE HEIGHT & WIDTH, WILL NOT ENCROACH INTO THE CITY'S SIDEWALK.
4. TREE TO BE SET PLUMB, AFTER SETTLEMENT.
5. ALL NURSERY TAGS, TAPE, AND SIMILAR MATERIALS SHALL BE REMOVED.

NO.	REVISION	DATE	City of Concord Engineering Services Division	SECTION:	LANDSCAPE
1	NOTES	4.15	SHRUB PLANTING	DRAWING NO.	L–4
–	–	–		DATE: 12/08	PAGE: 1
–	–	–			
–	–	–			

4 SHRUB PLANTING
SCALE: NTS



NOTE:
ONLY USE PLASTIC CHAINLOCK (LANDSCAPE QUALITY AND SUITABLE FOR GUYING TREES) OR EQUIVALENT GUYING MATERIAL.

NO.	REVISION	DATE	City of Concord Engineering Services Division	SECTION:	LANDSCAPE
–	–	–	DECIDUOUS TREE – GUYING & STAKING	DRAWING NO.	L–2
–	–	–		DATE: 12/08	PAGE: 1
–	–	–			
–	–	–			

2 DECIDUOUS TREE GUYING AND STAKING
SCALE: NTS

REVISIONS

#	DATE	DESCRIPTION

FLEISCHNER FAMILY ADMISSION CENTER

ST. PAUL'S SCHOOL

325 PLEASANT STREET
CONCORD, NH 03301

cbt
One Constitution Road
Suite 200
Boston, MA 02129
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21 Custom House St, 3rd Fl
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arcadis.com

CITY OF CONCORD STANDARD PLANTING DETAILS INCLUDED PER DIRECTION FROM CITY OF CONCORD.

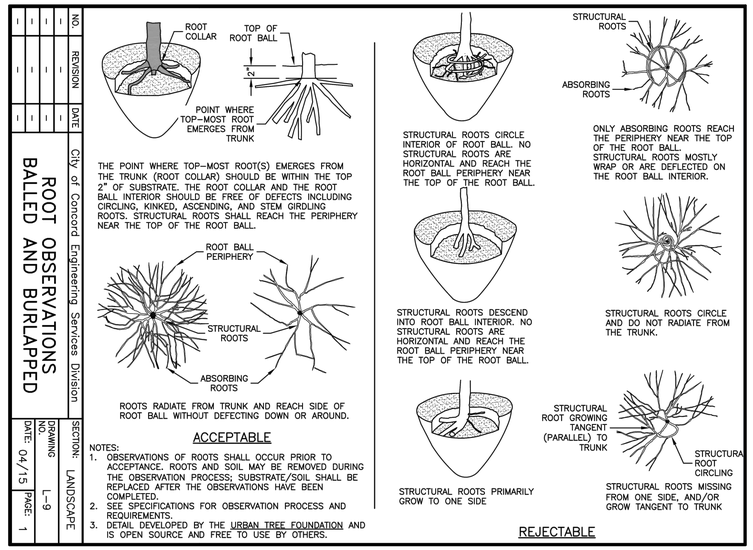
CONSTRUCTION DOCUMENTS

N

PLANTING DETAILS

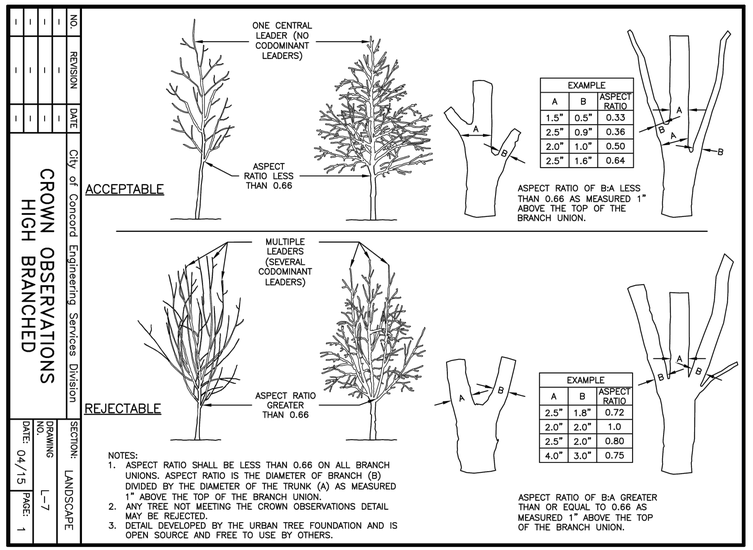
SCALE AS NOTED | **PROJECT #** 229008.00 | **DATE ISSUED** 06/30/2023

L5-7



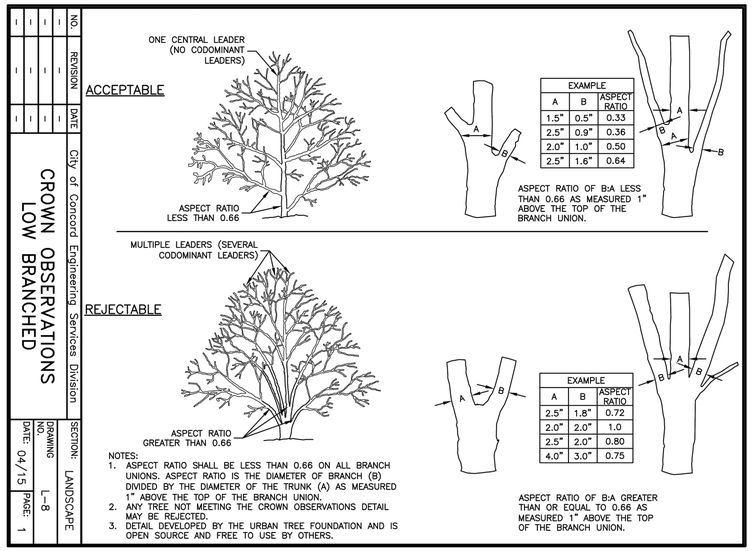
3 ROOT OBSERVATIONS - BALLED AND BURLAPPED

SCALE: NTS



1 CROWN OBSERVATIONS - HIGH BRANCHED

SCALE: NTS



2 CROWN OBSERVATIONS - LOW BRANCHED

SCALE: NTS

REVISIONS

#	DATE	DESCRIPTION

FLEISCHNER FAMILY ADMISSION CENTER

ST. PAUL'S SCHOOL

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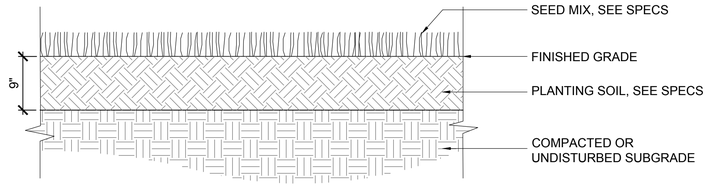
CONSTRUCTION DOCUMENTS

N

PLANTING DETAILS

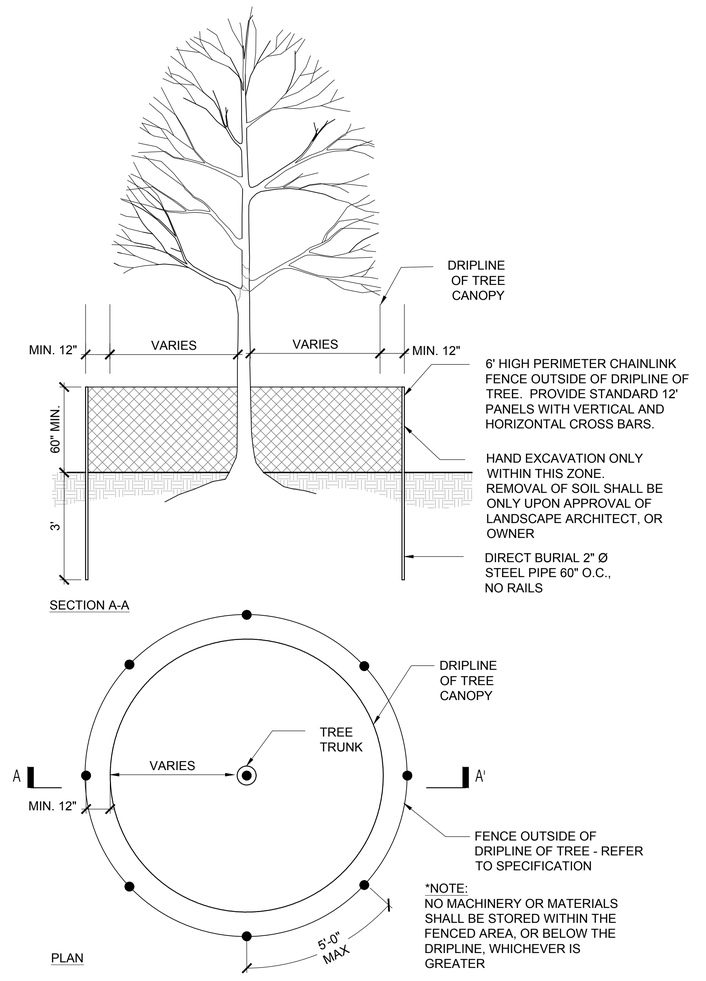
SCALE AS NOTED | **PROJECT #** 229008.00 | **DATE ISSUED** 06/30/2023

L5-8



1 SEEDED LANDSCAPES

SCALE: NTS



2 TREE PROTECTION FENCE

SCALE: NTS

REVISIONS

#	DATE	DESCRIPTION

FLEISCHNER FAMILY
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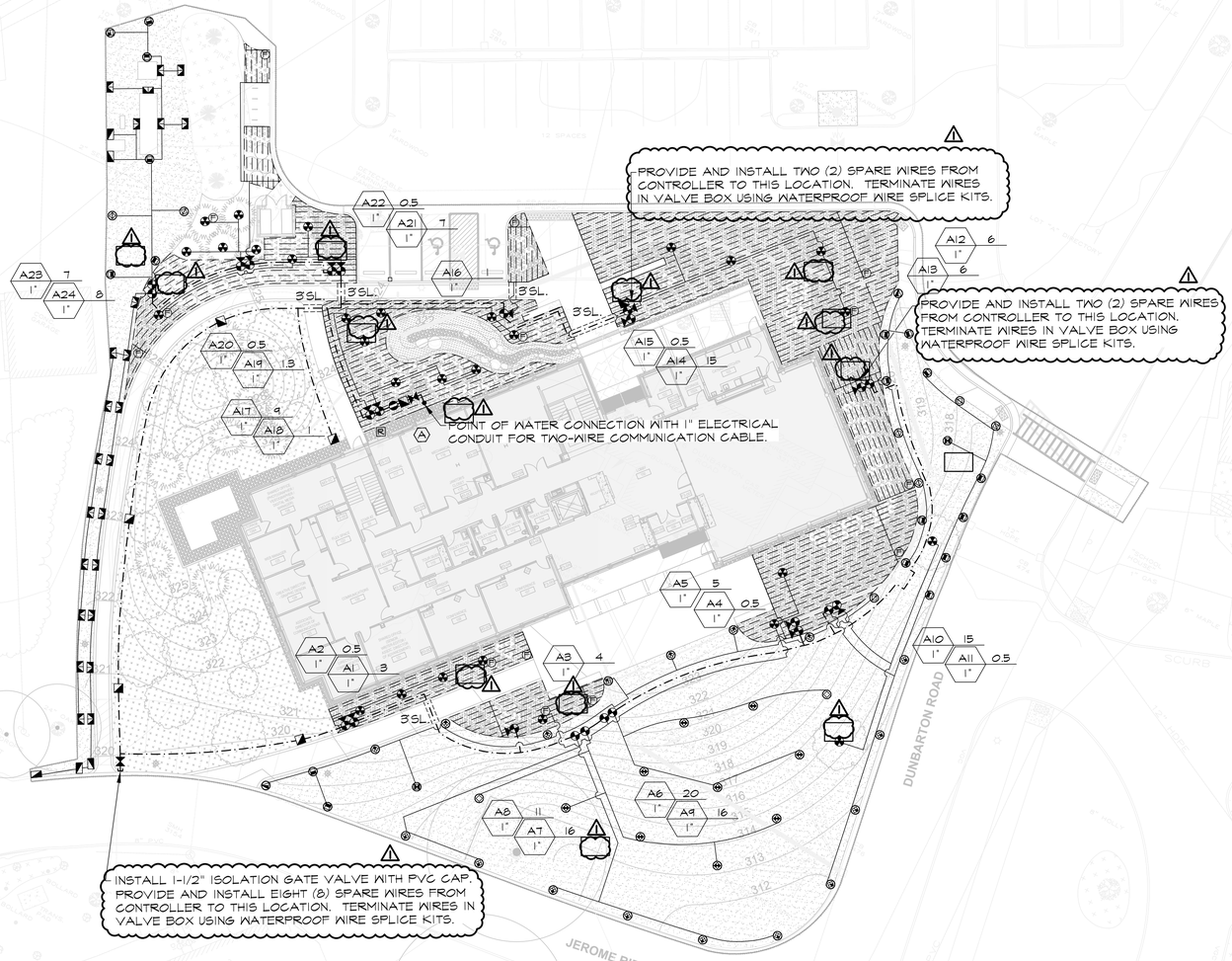
PLANTING DETAILS

SCALE AS NOTED | **PROJECT #** 229008.00 | **DATE ISSUED** 06/30/2023

L5-9

MATCHLINE, SEE 1/L3-2



1 IRRIGATION PLAN
SCALE: 1" = 20'-0"

0 10' 20' 40'
SCALE: 1"=20'-0"

IRRIGATION LEGEND

SYMBOL	PSI	SPACING	DESCRIPTION
G H F	40	25'	MP3000 ROTARY NOZZLE ON PROS-06-PRS40-CV SPRINKLER
	40	18'	MP2000 ROTARY NOZZLE ON PROS-06-PRS40-CV SPRINKLER
	40	14'	MP1000 ROTARY NOZZLE ON PROS-06-PRS40-CV SPRINKLER
	40	14'	MPCORNER ROTARY NOZZLE ON PROS-06-PRS40-CV SPRINKLER
	40	5'x30'	MP55530 ROTARY NOZZLE ON PROS-06-PRS40-CV SPRINKLER
	40	5'x15'	MPLCS515 ROTARY NOZZLE ON PROS-06-PRS40-CV SPRINKLER
	40	5'x15'	MPRCS515 ROTARY NOZZLE ON PROS-06-PRS40-CV SPRINKLER
	45	12"x18"	IN-LINE EMITTER DRIP TUBING
			1" 24 VOLT ELECTRIC ZONE VALVE (SEE VALVE DESIGNATOR FOR FLOWS)
			1-1/2" ISOLATION GATE VALVE
			1" QUICK COUPLING VALVE
F			AUTOMATIC FLUSHING VALVE
			1" 24 VOLT ELECTRIC ZONE VALVE WITH DISK FILTER (DRIP) (SEE VALVE DESIGNATOR FOR FLOWS)
			CLASS-200 PVC LATERAL PIPING (SEE LATERAL PIPE SCHEDULE)
			1-1/2" CLASS-200 PVC MAINLINE PIPING
			3" CLASS-160 PVC PIPE SLEEVE. INSTALL SCH-40 PVC WIRE CONDUIT ADJACENT TO ALL MAINLINE PIPE SLEEVES. MINIMUM WIRE CONDUIT SIZE TO BE 2-INCH. SEE SLEEVING DETAIL.
R			AUTOMATIC RAIN SENSOR
⚠ M ~~MOISTURE SENSOR~~			
A			AUTOMATIC CONTROLLER
			MASTER VALVE AND FLOW SENSOR
⚠ LA/C ~~LIGHTING SURGE ARRESTOR WITH GROUND~~			

VALVE DESIGNATION:

A 15 1" — STATION NO. / FLOW / VALVE SIZE

IRRIGATION NOTES

1. COORDINATE FINAL LOCATION OF ALL DRIP TUBING, SPRINKLERS AND NOZZLE SELECTION WITH FINAL APPROVED LANDSCAPE.
2. PIPE AND VALVE LOCATIONS ARE DIAGRAMMATIC, CONTRACTOR SHALL FIELD VERIFY.
3. VALVES AND VALVE BOXES SHALL BE PLACED, WHERE POSSIBLE, IN PLANTED AREAS UNDER MULCH.
4. INSTALL ALL PIPING AS FAR FROM TREES AND ROOT BALLS AS POSSIBLE WHILE MAINTAINING SPRINKLER AND DRIP TUBE SPACING.
5. ⚠ CONTROL WIRE SHALL BE #14 GAUAGE SINGLE STRAND, RED FOR TURF ZONES AN ORANGE FOR DRIP, ALL COMMON WIRE SHALL BE #14 GAUAGE SINGLE STRAND WHITE AND ALL SPARE WIRES, INSTALLED WHERE SHOWN, SHALL BE #14 GAUAGE SINGLE STRAND BLUE.
6. QUICK COUPLING VALVES SHALL BE INSTALLED ON 1 INCH PVC SWING JOINTS WITH BRASS INSERTS AND STABILIZERS. (SEE DETAIL)
7. SPRINKLERS SHALL BE INSTALLED ON SWING PIPE ASSEMBLIES, MINIMUM LENGTH TO BE 6 INCHES, 18 INCH MAXIMUM.
8. IRRIGATION SYSTEM IS DESIGNED FOR SEPARATE WATER SUPPLY TO PROVIDE 25 GPM MAX FROM NEW 1-1/2-INCH SERVICE. SYSTEM TO PRODUCE 60-PSI DYNAMIC PRESSURE AT IRRIGATION CONTRACTOR'S POINT OF CONNECTION IN LANDSCAPED AREA.
9. CONTRACTOR SHALL TEST DYNAMIC PRESSURE BEFORE STARTING WORK, REPORT ANY DEVIATION FROM PRESSURE REQUIRED TO OWNER'S REPRESENTATIVE BEFORE CONTINUING.
10. INSTALL CONTROLLER IN MECHANICAL ROOM 116 AS DIRECTED BY OWNER'S REPRESENTATIVE, HARD WIRE TO 120 VOLT, DEDICATED 20 AMP CIRCUIT, BUILDING POWER SUPPLY USING LICENSED ELECTRIAN. ROUTE TWO-WIRE COMMUNICATION CABLE TO CONTROLLER VIA 1-INCH CONDUIT.
11. INSTALL RAIN SENSOR ON EXTERIOR BUILDING WALL WHERE DIRECTED BY OWNER'S REPRESENTATIVE. EXTERIOR RAIN SENSOR WIRING SHALL BE CONTAINED IN 1/2 INCH METALLIC CONDUIT, SECURED TO OUTSIDE OF BUILDING WALL.
12. ABOVE GROUND WIRING, INSIDE AND OUTSIDE OF BUILDING, SHALL BE INSTALLED IN RIGID, METALLIC CONDUIT FOR VANDALISM PROTECTION.
13. COORDINATE LOCATION OF EXISTING AND FUTURE UTILITIES ON SITE AND CONTACT PROPER AUTHORITIES AND UTILITY COMPANIES BEFORE THE START OF WORK.
14. IN-LINE DRIP TUBING TO BE INSTALLED 6" FROM ALL MASONRY WALLS, PLANTER SIDE WALLS, AND CURBING, ON AN 18" CENTER TO CENTER ROW SPACING.
15. FLUSH ALL LATERAL LINES BEFORE INSTALLING IN-LINE DRIP TUBING OR SPRINKLERS.
16. STAKE IN-LINE DRIP TUBING AT MINIMUM 5 FOOT INTERVALS TO PREVENT MOVEMENT.
17. IN-LINE DRIP TUBING TO BE INSTALLED 4" BELOW GRADE UNDER MULCH. NO DRIPPER LINE TUBING SHALL BE VISIBLE.
18. INSTALL MANUAL FLUSH PORTS AT LOWEST POINT OF PVC EXHAUST HEADER, GENERALLY WHERE SHOWN ON THE DRAWINGS.
19. SPRINKLERS FOR TURF SHALL HAVE 6 INCH POP UP HEIGHT.
20. CONTRACTOR MUST SUBMIT SHOP DRAWINGS AS PER THE WRITTEN SPECIFICATIONS TO THE IRRIGATION CONSULTANT FOR APPROVAL PRIOR TO ORDERING MATERIAL AND BEGINNING WORK.
21. ANY AND ALL MATERIAL SUBSTITUTIONS WHICH VARY FROM THE SPECIFIED PRODUCTS MUST BE SUBMITTED TO THE IRRIGATION CONSULTANT FOR APPROVAL AS PART OF THE SUBMITTAL PROCESS.
22. ONCE APPROVED SUBMITTALS HAVE BEEN RETURNED TO THE CONTRACTOR, WORK MAY BEGIN. THE IRRIGATION CONSULTANT MUST BE NOTIFIED A MINIMUM OF 7-DAYS IN ADVANCE OF THE START OF WORK TO COORDINATE ON-SITE SUPERVISION AND ADMINISTRATION.
23. ~~SEE IRRIGATION DETAILS AND SPECIFICATIONS SECTION FOR ADDITIONAL NECESSARY INFORMATION.~~

LATERAL PIPE SCHEDULE	
FLOW	PIPE SIZE / TYPE
0-12 GPM	1 INCH 100 PSI POLYETHYLENE OR CLASS-200 PVC
12-22 GPM	1-1/4 INCH 100 PSI POLYETHYLENE OR CLASS-200 PVC

REVISIONS

#	DATE	DESCRIPTION
1	08/04/23	ADDENDUM 2

FLEISCHNER FAMILY ADMISSION CENTER

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Providing innovative design solutions for irrigation worldwide.
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Huntersville, NC 28078
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www.irrigationconsulting.com

CONSTRUCTION DOCUMENTS

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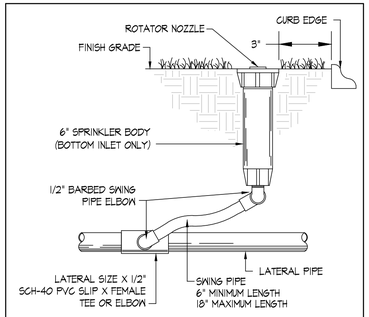
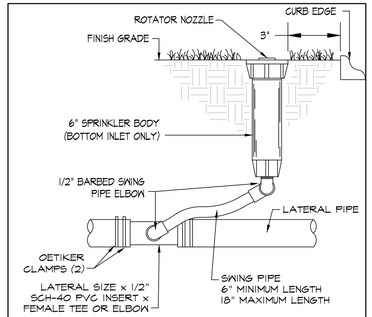
IRRIGATION PLAN

SCALE	PROJECT #	DATE ISSUED
1" = 20'-0"	229008.00	06/30/2023

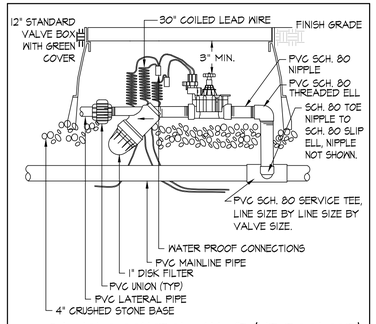
I1-1



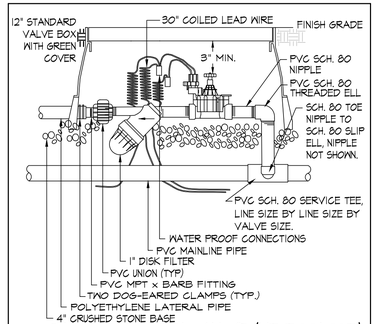
1 SPRAY SPRINKLER DETAIL
NO SCALE



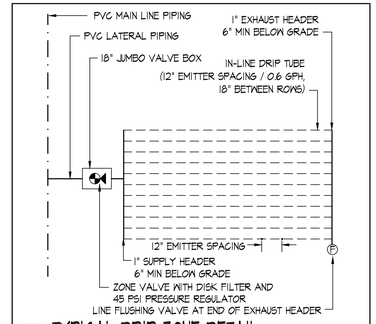
2 SPRAY SPRINKLER DETAIL (WITH POLYETHYLENE LATERAL LINE)
NO SCALE



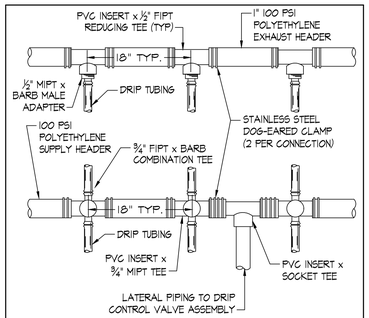
3 24-VOLT CONTROL VALVE (MP ROTATOR)
NO SCALE PVC PIPING



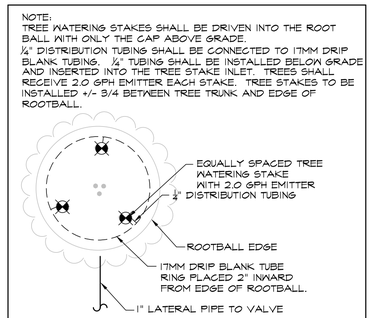
4 24-VOLT CONTROL VALVE (MP ROTATOR)
(WITH POLYETHYLENE LATERAL LINE) NO SCALE



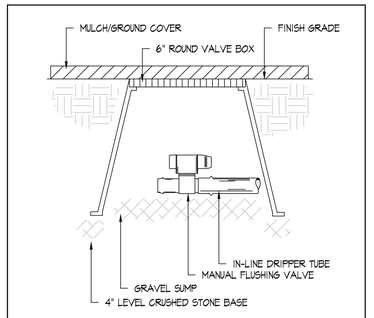
5 TYPICAL DRIP ZONE DETAIL
NO SCALE DRIP



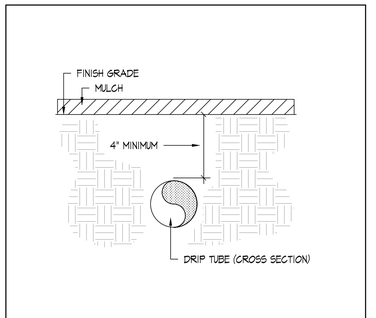
6 DRIP ZONE SUPPLY/EXHAUST HEADER DETAIL
NO SCALE LANDSCAPE AREAS



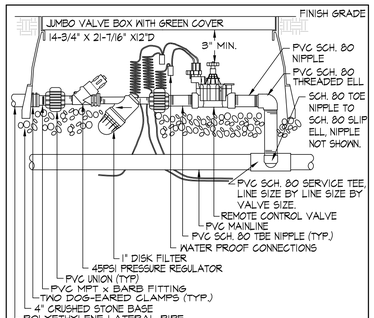
7 TREE WATERING STAKE- PLAN VIEW
NO SCALE



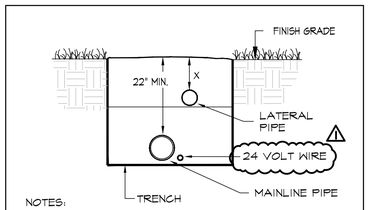
8 MANUAL FLUSHING VALVE
NO SCALE



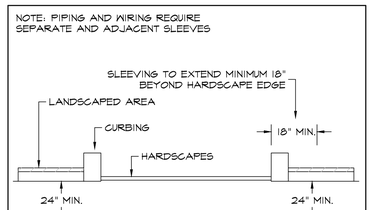
9 IN-LINE DRIP TUBE CROSS SECTION DETAIL
NO SCALE



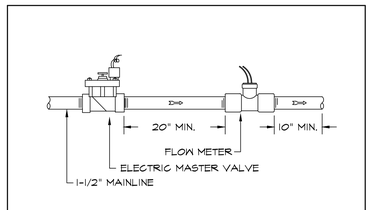
10 24-VOLT CONTROL VALVE DETAIL (DRIP)
(WITH POLYETHYLENE LATERAL LINE) NO SCALE



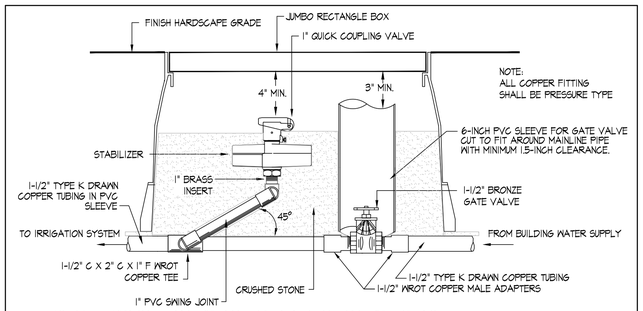
11 TRENCH AND WIRE DETAIL
NO SCALE



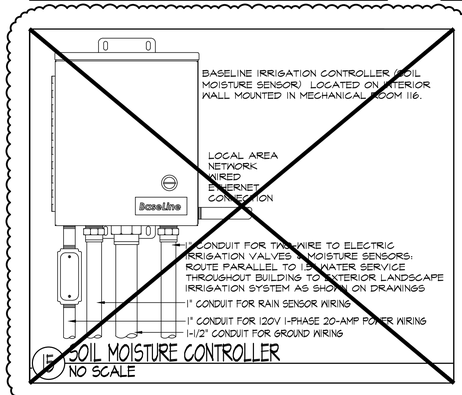
12 PIPE AND WIRE SLEEVING DETAIL
NO SCALE



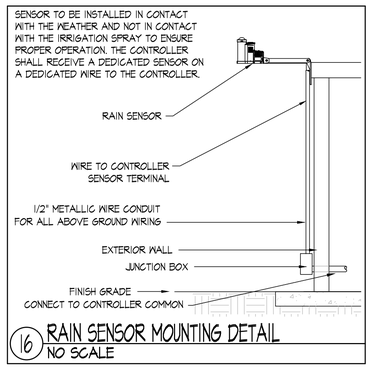
13 MASTER VALVE AND FLOW METER
NO SCALE



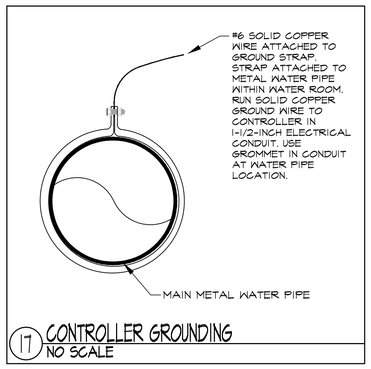
14 QUICK COUPLING VALVE AND ISOLATION VALVE DETAIL
NO SCALE



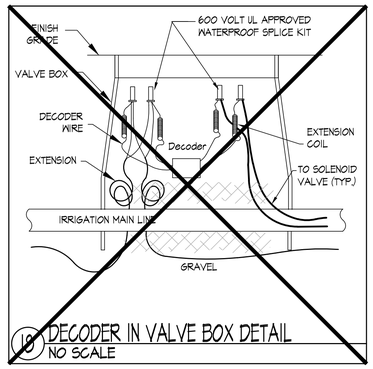
15 SOIL MOISTURE CONTROLLER
NO SCALE



16 RAIN SENSOR MOUNTING DETAIL
NO SCALE



17 CONTROLLER GROUNDING
NO SCALE



18 DECODER IN VALVE BOX DETAIL
NO SCALE

REVISIONS

#	DATE	DESCRIPTION
1	08/04/23	ADDENDUM 2

FLEISCHNER FAMILY
ADMISSION CENTER

ST. PAUL'S SCHOOL

325 PLEASANT STREET
CONCORD, NH 03301

cbt
One Constitution Road
Suite 200
Boston, MA 02129
cbtarchitects.com
617.262.4354

ARCADIS
21 Custom House St, 3rd Fl
Boston MA 02110 USA
tel 617 896 2500
arcadis.com

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Huntersville, NC 28078
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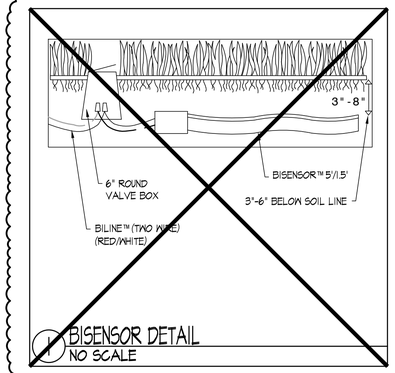
CONSTRUCTION
DOCUMENTS

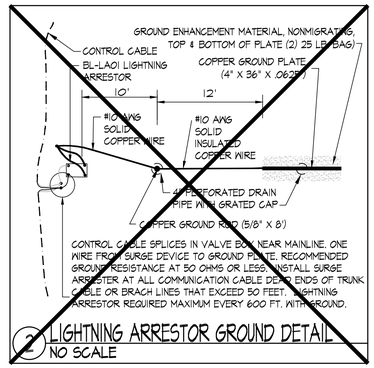
IRRIGATION DETAILS

SCALE	PROJECT #	DATE ISSUED
N.T.S.	229008.00	06/30/2023

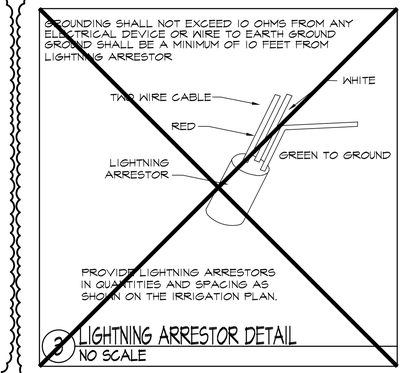
I1-2



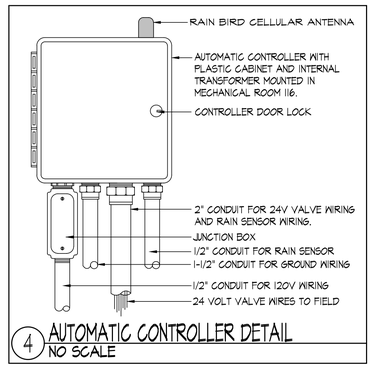
1 BISENSOR DETAIL
NO SCALE



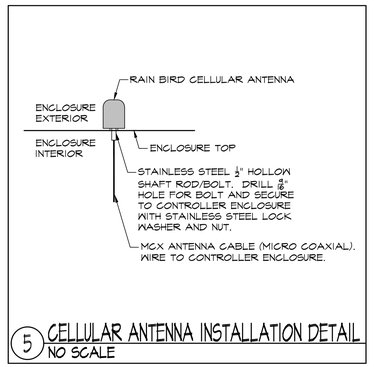
2 LIGHTNING ARRESTOR GROUND DETAIL
NO SCALE



3 LIGHTNING ARRESTOR DETAIL
NO SCALE



4 AUTOMATIC CONTROLLER DETAIL
NO SCALE



5 CELLULAR ANTENNA INSTALLATION DETAIL
NO SCALE

REVISIONS

#	DATE	DESCRIPTION
1	08/04/23	ADDENDUM 2

FLEISCHNER FAMILY ADMISSION CENTER

ST. PAUL'S SCHOOL

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CONCORD, NH 03301

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Boston, MA 02129
cbtarchitects.com
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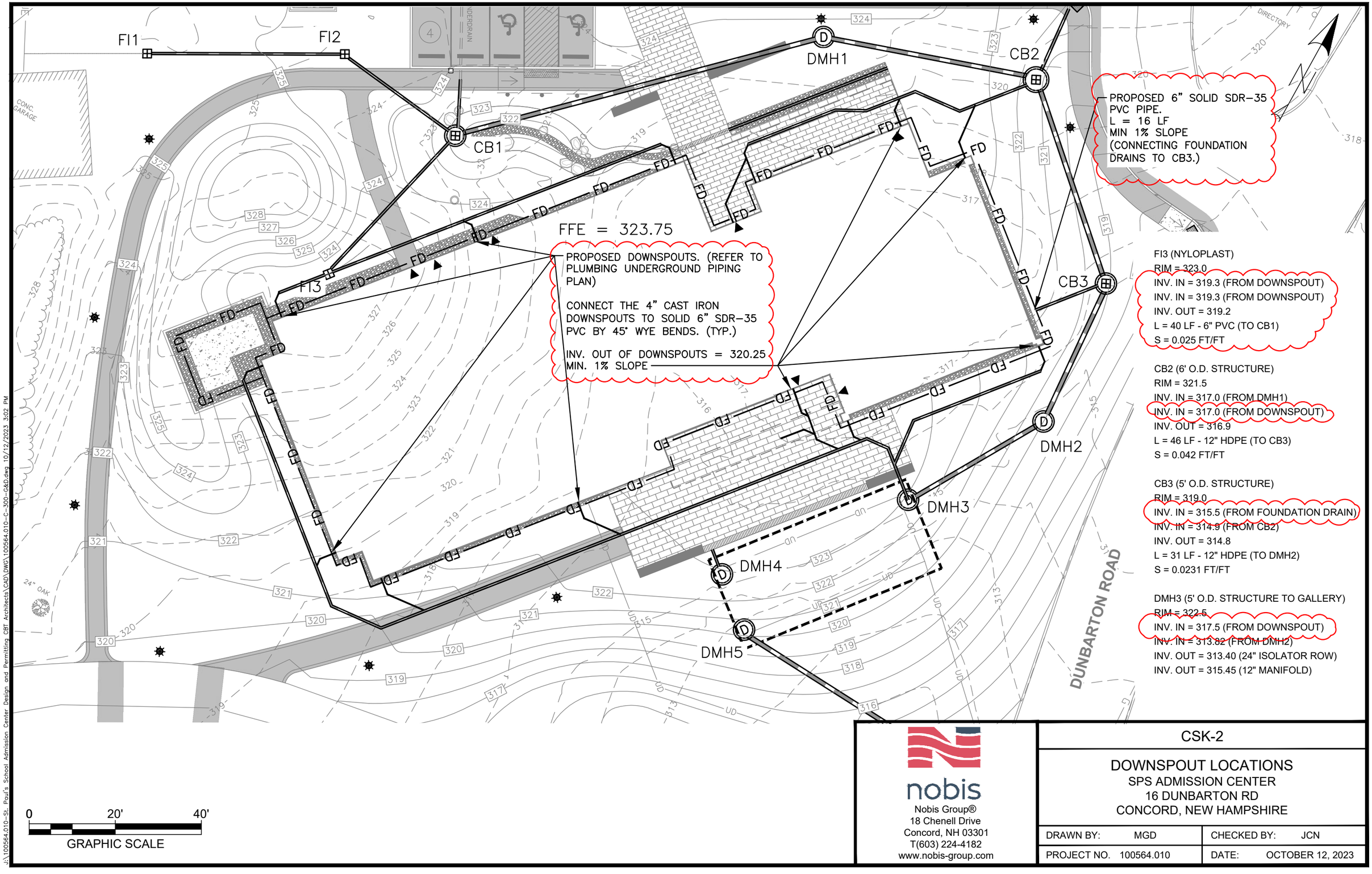
CONSTRUCTION DOCUMENTS

IRRIGATION DETAILS

SCALE	PROJECT #	DATE ISSUED
N.T.S.	229008.00	06/30/2023

I1-3

APPENDIX D



J:\100564.010-St. Paul's School Admission Center Design and Permitting CBT Architects\CAD\DWG\100564.010-C-300-G&D.dwg 10/12/2023 3:02 PM

nobis
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18 Chenell Drive
Concord, NH 03301
T(603) 224-4182
www.nobis-group.com

CSK-2

DOWNSPOUT LOCATIONS
SPS ADMISSION CENTER
16 DUNBARTON RD
CONCORD, NEW HAMPSHIRE

DRAWN BY:	MGD	CHECKED BY:	JCN
PROJECT NO.	100564.010	DATE:	OCTOBER 12, 2023

APPENDIX E

Morgan Dunson

From: Kohalmi, Peter <PKohalmi@ConcordNH.gov>
Sent: Tuesday, October 31, 2023 7:35 AM
To: Morgan Dunson
Cc: Chris Nadeau
Subject: RE: 100564.000 - SPS Admission Center - Civil Sketch

EXTERNAL

No exceptions taken.

From: Morgan Dunson <mdunson@nobis-group.com>
Sent: Monday, October 30, 2023 9:18 AM
To: Kohalmi, Peter <PKohalmi@ConcordNH.gov>
Cc: Chris Nadeau <CNadeau@nobis-group.com>
Subject: RE: 100564.000 - SPS Admission Center - Civil Sketch

Hi Peter,

I am following up on the sketch. Have you reviewed this yet? Let me know if you have any questions.

Thanks,

Morgan Dunson, EIT
Project Engineer

Nobis Group®
100% Employee-Owned
18 Chenell Drive, Concord, NH 03301
p (603) 290-5328

From: Morgan Dunson
Sent: Monday, October 23, 2023 5:14 PM
To: Kohalmi, Peter <PKohalmi@ConcordNH.gov>
Cc: Chris Nadeau <CNadeau@nobis-group.com>
Subject: 100564.000 - SPS Admission Center - Civil Sketch

Hi Peter,

I have made some changes to the sewer profile plan for St. Paul's School – Admission Center. This change is due to the fact that there is a significant amount of ledge within the area of excavation for the utilities, and in order to minimize excavation the invert of the sewer service building was raised. Let me know if you have any additional questions.

Thank you,

Morgan Dunson, EIT
Project Engineer

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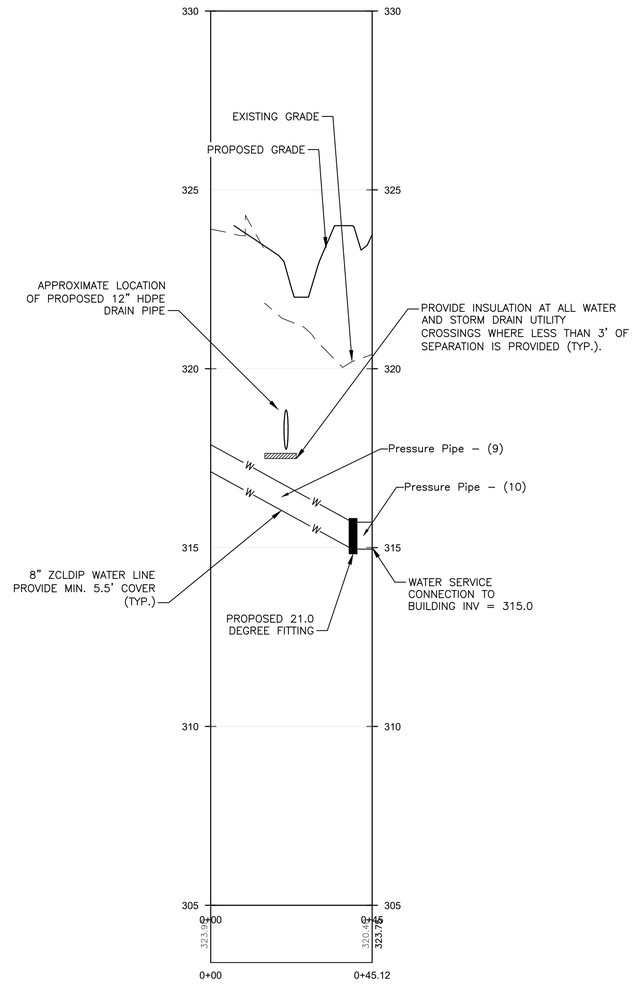
18 Chenell Drive, Concord, NH 03301
p (603) 290-5328

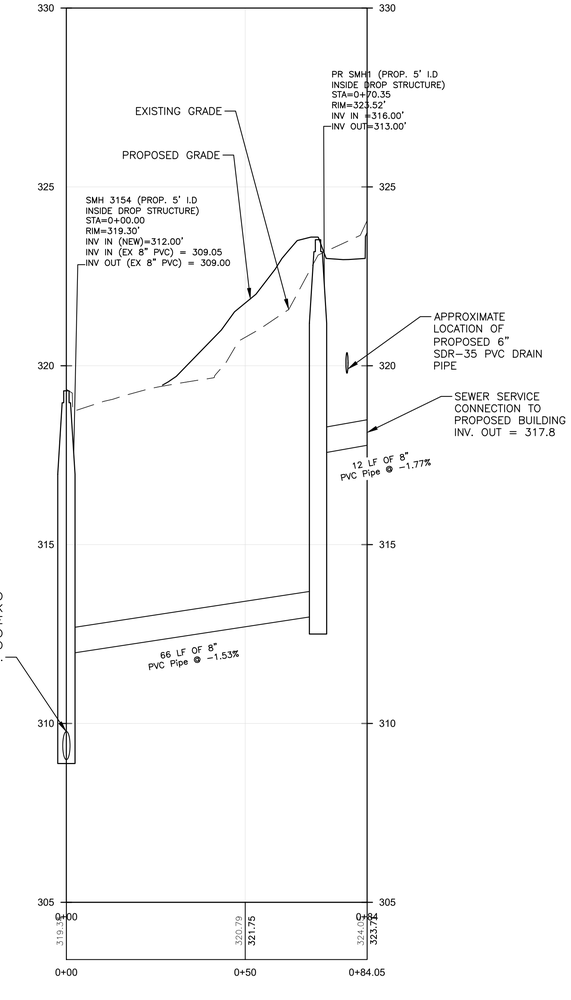
NOTES:
1. REFER TO GRADING AND DRAINAGE PLANS FOR ADDITIONAL INFORMATION.
2. REFER TO SHEET G-1 FOR GENERAL NOTES AND LEGEND.

Pressure Pipe Table				
Pressure Pipe Name	Size (in)	Length (ft)	Slope ft/ft	Min. Cover (ft)
Pressure Pipe – (9)	8 INCH DUCTILE IRON	39.591	5.47%	5.515
Pressure Pipe – (10)	8 INCH DUCTILE IRON	4.896	0.00%	7.625

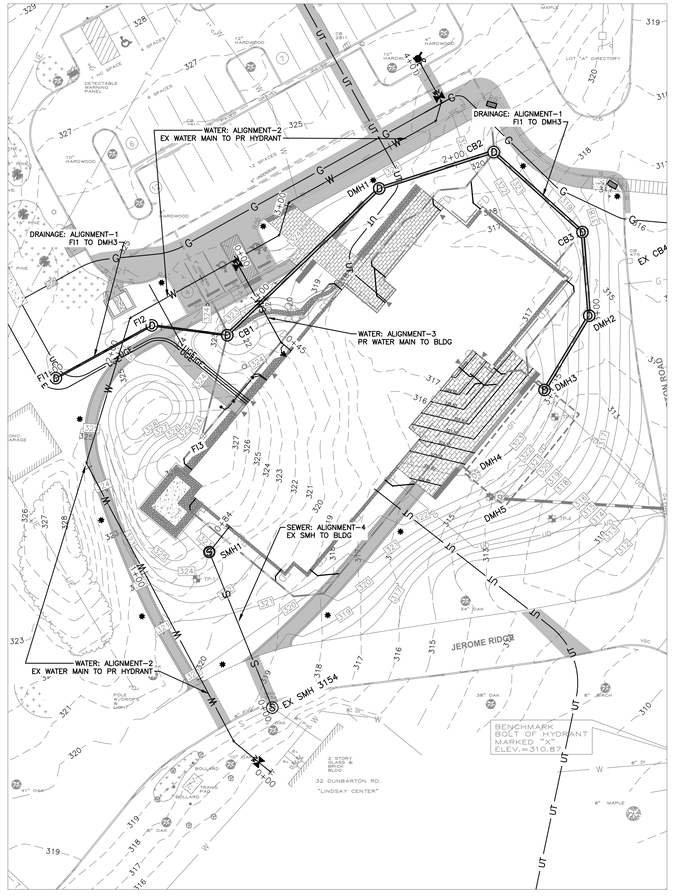


WATER PROFILE-2: ALIGNMENT-3
PR MAIN TO PR BLDG
HORIZ. SCALE: 1" = 20'
VERT. SCALE: 1" = 2'

Pipe Table				
Pipe Name	Size (in)	Length (ft)	Slope ft/ft	Min. Cover (ft)
PR SMH1 TO EX SMH3154	8.000	66	-1.53%	6.4
BLDG TO PR SMH1	8.000	12	-1.77%	4.5



SEWER PROFILE: ALIGNMENT-4
EX SMH TO BLDG
HORIZ. SCALE: 1" = 20'
VERT. SCALE: 1" = 2'



PLAN VIEW :
SCALE: 1" = 20'

REVISIONS		
#	DATE	DESCRIPTION
1	03/28/2023	AOT SUBMITTAL
2	05/09/2023	RESPONSE TO COMMENTS
3	06/30/2023	CONSTRUCTION DOCUMENTS
4	07/10/2023	RESPONSE TO COMMENTS
5	08/02/2023	ADDENDUM #2
6	10/12/2023	BULLETIN #1
7	10/23/2023	CSK #3 - RFI-016

ST. PAUL'S SCHOOL ADMISSION CENTER

ST. PAUL'S SCHOOL
325 PLEASANT STREET
CONCORD, NH 03301
TAX MAP 723Z / BLOCK 13 / LOT 1

OWNER/APPLICANT:
ST PAUL'S SCHOOL
325 PLEASANT STREET
CONCORD, NEW HAMPSHIRE

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110 canal street boston, ma 02114

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STATE OF NEW HAMPSHIRE
JOHN CHRIS NADEAU
No. 9294
LICENSED PROFESSIONAL ENGINEER
10/23/2023

CONSTRUCTION DOCUMENTS

HORIZONTAL SCALE IN FEET
0 20' 40'
0 GRAPHIC SCALE 2'
VERTICAL SCALE IN FEET

DATE:	MARCH 15, 2023
NOBIS PROJECT NO.	100564.010
DRAWN BY:	MGD
CHECKED BY:	JCN
CAD DRAWING FILE:	100564.010-XREF-BORDER - St. Pauls.dwg

UTILITY PROFILE PLAN

SCALE	PROJECT #	DATE ISSUED
AS NOTED	229008.00	06/30/2023

C-5.3

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APPENDIX F

EXTERIOR MATERIALS LEGEND

WALLS
WT-1x: BRICK VENEER WITH METAL STUD BACKUP WALL

WT-2x: EXTERIOR WOOD CLADDING (BOD: THERMORY CLADDING)

WT-3x: METAL PANEL WITH METAL STUD BACKUP WALL (BOD: RHEINZINK REVEAL METAL PANELS)

ROOF
RT-1: STANDING SEAM METAL ROOF ON METAL DECK

RT-2: STANDING SEAM METAL ROOF ON WOOD DECK

RT-3: MEMBRANE ROOF ON METAL DECK

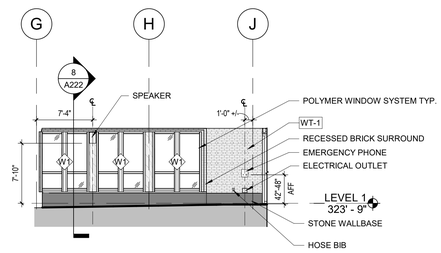
RT-4: STANDING SEAM METAL ROOF ON WOOD DECK - CANOPY

WINDOWS
CW-1x: 8 1/4" ALUMINUM CURTAIN WALL SYSTEM/WINDOW WALL SYSTEM (TRIPLE INSULATED GLAZING)

CW-2x: 6 3/4" ALUMINUM CURTAIN WALL SYSTEM/WINDOW WALL SYSTEM (TRIPLE INSULATED GLAZING)

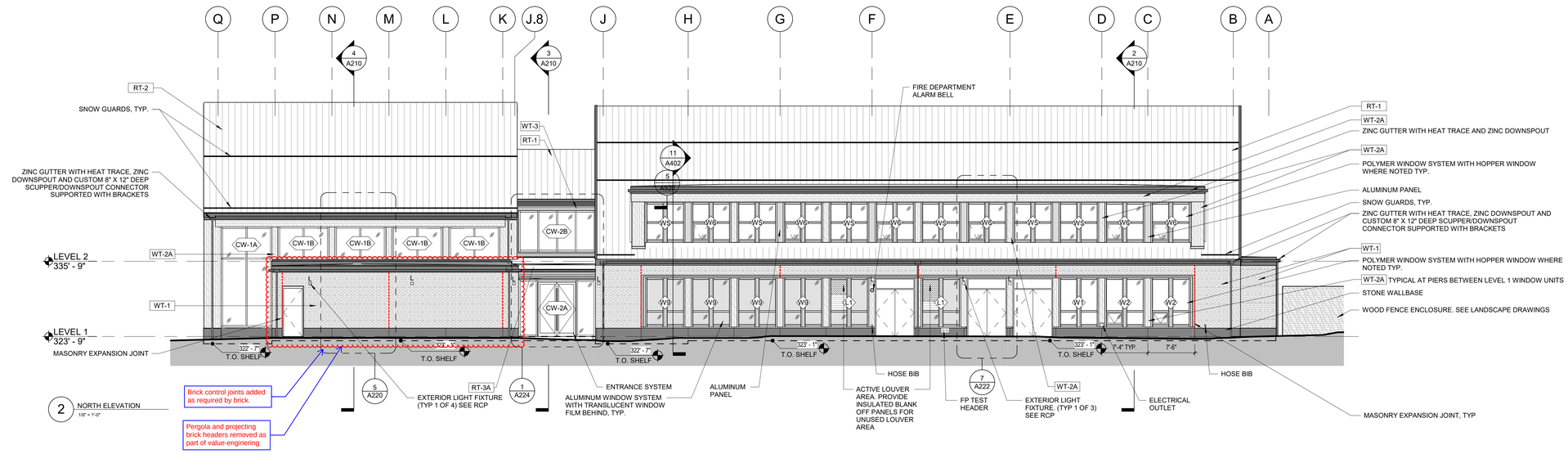
Wx: POLYMER WINDOW SYSTEM WITH OPERABLE HOPPER WHERE NOTED (TRIPLE INSULATED GLAZING)

Lx: LOUVER SYSTEM

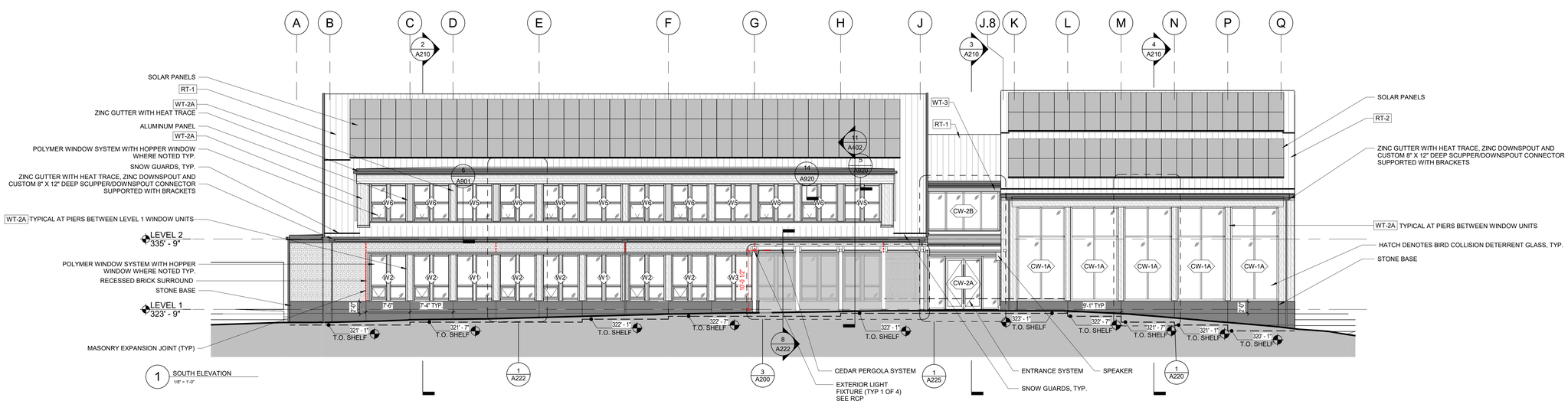


3 PARTIAL ELEVATION - SOUTH ENTRY NORTH
1/8" = 1'-0"

administrative approval for items in red
january 31, 2025
annemarie skinner, city planner



2 NORTH ELEVATION
1/8" = 1'-0"



1 SOUTH ELEVATION
1/8" = 1'-0"

REVISIONS

#	DATE	DESCRIPTION
1	07/28/23	ADDENDUM 1
3	10/05/23	BULLETIN 1
4	11/01/23	RFI 024
20	06/25/24	BULLETIN 21

FLEISCHNER FAMILY
ADMISSIONS CENTER

ST. PAUL'S SCHOOL

325 PLEASANT STREET
CONCORD, NH 03301

cbt
One Constitution Road
Suite 200
Boston, MA 02129
cbtarchitects.com
617.262.4354

MATERIAL FINISHES

- NOT USED
- NOT USED
- BRICK COMMON BOND FLEMISH BOND EVERY 6 COURSES
- WOOD CLADDING
- METAL PANEL
- STONE WALL BASE
- GLASS
- NOT USED
- MEMBRANE (ROOF)
- STANDING SEAM METAL ROOF
- LOUVER
- NOT USED

CONSTRUCTION DOCUMENTS

BUILDING ELEVATIONS

SCALE As indicated
PROJECT # 229008.00
DATE ISSUED 06/30/2023

A200

EXTERIOR MATERIALS LEGEND

WALLS
WT-1x: BRICK VENEER WITH METAL STUD BACKUP WALL

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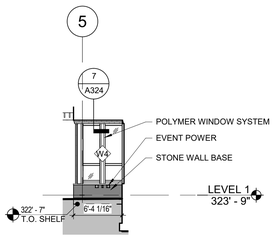
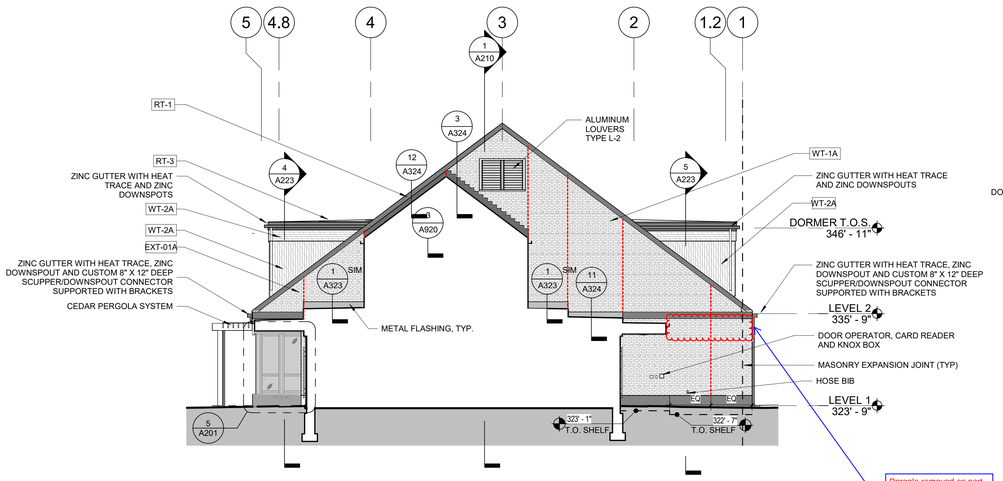
Wx: POLYMER WINDOW SYSTEM WITH OPERABLE HOPPER WHERE NOTED (TRIPLE INSULATED GLAZING)

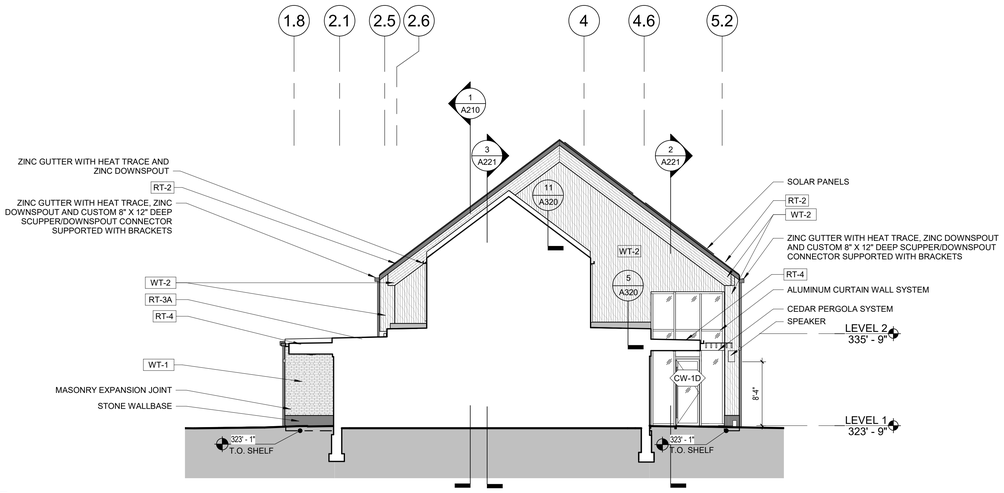
Lx: LOUVER SYSTEM



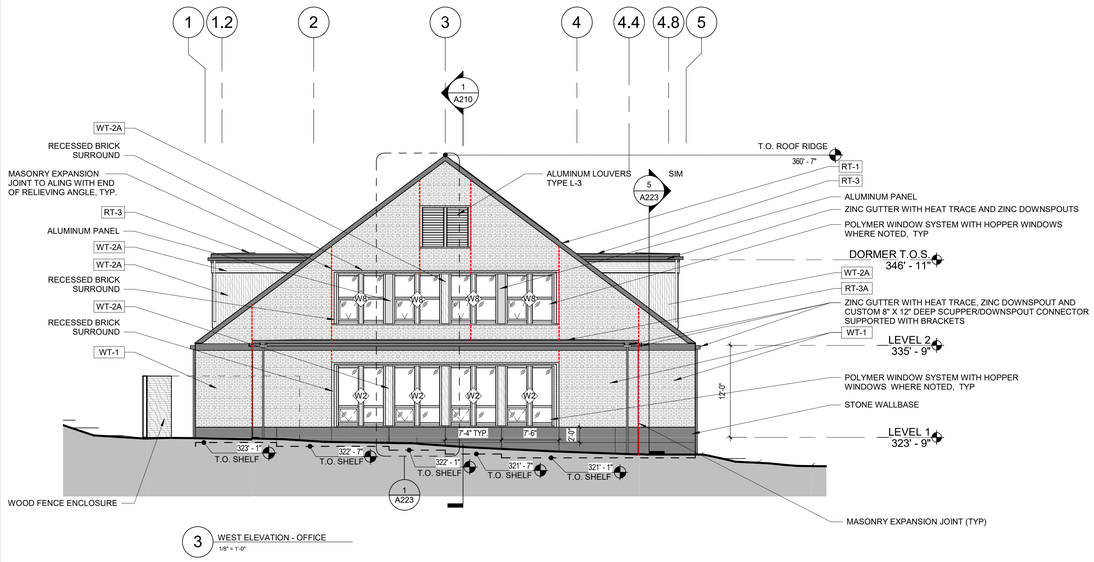
5 PARTIAL ELEVATION - SOUTH ENTRY WEST
1/8" = 1'-0"



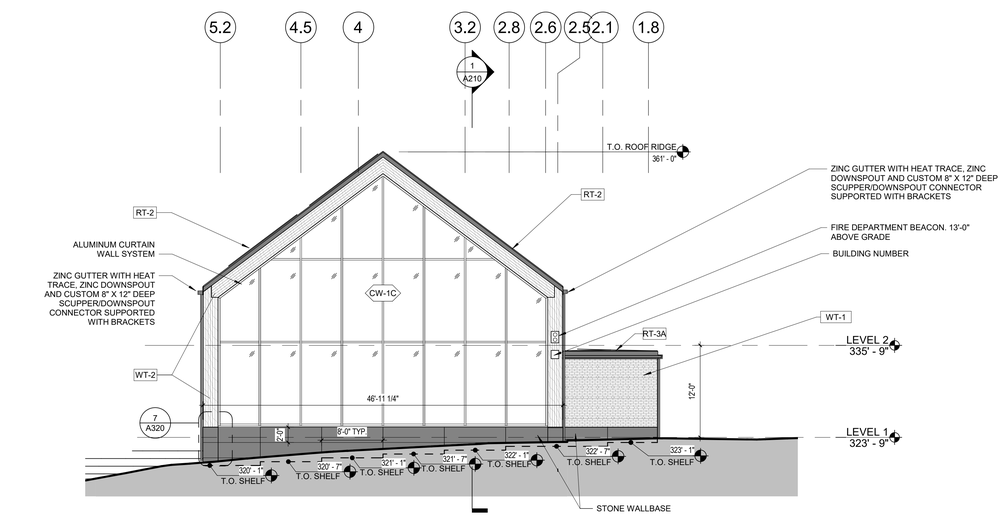
4 EAST ELEVATION - OFFICE
1/8" = 1'-0"



2 WEST ELEVATION - GATHERING
1/8" = 1'-0"



3 WEST ELEVATION - OFFICE
1/8" = 1'-0"



1 EAST ELEVATION - GATHERING
1/8" = 1'-0"

REVISIONS

#	DATE	DESCRIPTION
1	07/28/23	ADDENDUM 1
3	10/05/23	BULLETIN 1
4	11/01/23	RFI 024
5	12/14/23	RFI 035

FLEISCHNER FAMILY ADMISSIONS CENTER

ST. PAUL'S SCHOOL

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CONCORD, NH 03301

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cbtarchitects.com
617.262.4354

MATERIAL FINISHES

- NOT USED
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- WOOD CLADDING
- METAL PANEL
- STONE WALL BASE
- GLASS
- NOT USED
- MEMBRANE (ROOF)
- STANDING SEAM METAL ROOF
- LOUVER
- NOT USED

CONSTRUCTION DOCUMENTS

BUILDING ELEVATIONS

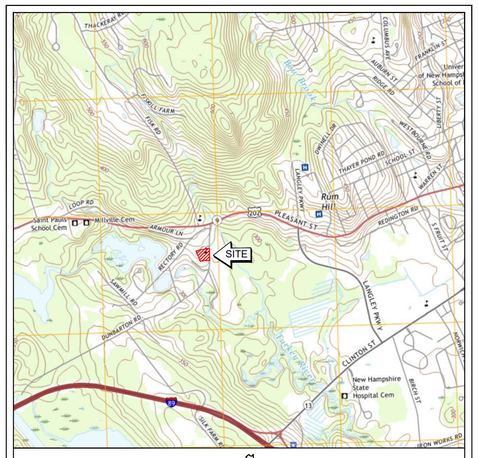
SCALE As indicated
PROJECT # 229008.00
DATE ISSUED 06/30/2023

A201

ST. PAUL'S SCHOOL
ADMISSION CENTER

16 DUNBARTON ROAD
CONCORD, NEW HAMPSHIRE

SITE ENGINEER
NOBIS GROUP. - CONCORD, NH
ARCHITECT
CBT ARCHITECTS - BOSTON, MA
SURVEYOR
RICHARD D. BARTLETT & ASSOCIATES- CONCORD, NH
LANDSCAPE ARCHITECT
ARCADIS - BOSTON, MA
SITE LIGHTING
CHARRON INC. - REFLEX LIGHTING - HOOKSETT, NH



MARCH 15, 2023
REVISED MARCH 28, 2023
REVISED MAY 11, 2023
REVISED JUNE 30, 2023
REVISED JULY 10, 2023
REVISED AUGUST 2, 2023
REVISED JANUARY 23, 2025

ADMINISTRATIVE APPROVAL FOR THE ITEMS IN RED BUBBLES
JANUARY 31, 2025
ANNEMARIE SKINNER, CITY PLANNER

SHEET INDEX

PLANNING BOARD APPROVAL

APPROVED BY CITY OF CONCORD, NH PLANNING BOARD

ON _____
DATE

_____
CONCORD PLANNING BOARD CHAIR DATE

_____
CONCORD PLANNING BOARD CLERK DATE

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Concord, NH 03301
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www.nobis-group.com

NOBIS PROJECT NO. 100469.000

LEGEND

EXISTING	PROPOSED	
		SUBJECT PROPERTY LINE
		OTHER PROPERTY LINE
		SETBACKS
		EASEMENT
		STONE WALL
		RETAINING WALL
		EDGE OF WETLAND
		STREAM / RIVER
		TREE LINE
		CHAIN LINK FENCE
		STOCKADE FENCE
		GUARDRAIL (STEEL)
		GUARDRAIL (WOOD)
		CENTERLINE
		EDGE OF GRAVEL
		EDGE OF PAVEMENT
SGC	SGC	SLOPED GRANITE CURB
VGC	VGC	VERTICAL GRANITE CURB
VCC	VCC	VERTICAL CONCRETE CURB
BCC	BCC	BITUMINOUS CONCRETE CURB
CC	CC	CONCRETE CURB
CCB	CCB	CAPE COD BERM
TD	TD	TIP DOWN
100	100	MAJOR CONTOUR
98	98	MINOR CONTOUR
D	D	DRAIN LINE
RD	RD	ROOF DRAIN
UD	UD	UNDER DRAIN
FD	FD	FOUNDATION DRAIN
		SWALE FLOW DIRECTION
		SILT FENCE / WATTLE
OHW	OHW	OVERHEAD UTILITY WIRE
UGE	UGE	UNDERGROUND ELECTRIC
T	T	UNDERGROUND TELECOM
S	S	SANITARY SEWER LINE
SS	SS	SANITARY SEWER SERVICE
FM	FM	SANITARY SEWER FORCE MAIN
W	W	WATER LINE
WS	WS	WATER SERVICE
G	G	GAS LINE
ST	ST	STEAM LINE
FO	FO	FIBER OPTIC LINE
		ZONING BOUNDARY LINE
		FLOOD ZONE LINE

EXISTING	PROPOSED	
		DRAIN MANHOLE
		CATCH BASIN
		UTILITY POLE
		PAD MOUNTED TRANSFORMER
		SANITARY SEWER MANHOLE
		SANITARY SEWER CLEAN-OUT
		HYDRANT
		WATER VALVE
		WATER SHUT OFF
		WATER SUPPLY WELL
		GAS SHUT OFF
		GAS METER
100.0	100.0	SPOT GRADE
100.0 / 100.5	100.0 / 100.5	CURB SPOT GRADE
		SIGN POST
		LIGHT POLE
		TREE
		CONCRETE
		GRAVEL
		RIP RAP
		WETLAND
		WETLAND IMPACT
		FLOW DIRECTION
		STONE CHECK DAM
		INLET PROTECTION
	2%	SLOPE & DIRECTION
TP		TEST PIT LOCATION
B		BORING LOCATION
MW		MONITORING WELL LOCATION
PT		PERC. TEST LOCATION
1		PHOTO LOCATION / DIRECTION
		MANHOLE
		TELECOM MANHOLE
		ELECTRIC MANHOLE
		STEEP SLOPE

GENERAL NOTES:

1. THESE DRAWINGS SHOULD BE REVIEWED IN CONJUNCTION WITH THE ACCOMPANYING DESIGN REPORT TITLED "STORMWATER MANAGEMENT REPORT FOR St. PAUL'S SCHOOL - ADMISSIONS CENTER, 16 DUNBARTON ROAD, CONCORD, NH" DATED MARCH 30, 2023 PREPARED BY NOBIS GROUP.
2. EXISTING CONDITIONS, TOPOGRAPHICAL INFORMATION, NORTH ORIENTATION, NORTH ARROW, AND COORDINATE VALUES DEPICTED ON THESE DRAWINGS ARE BASED ON PLANS TITLED "EXISTING CONDITIONS PLAT OF A PORTION OF LAND OF ST. PAUL'S SCHOOL", DATED JANUARY 3, 2023, BY RICHARD D. BARTLETT & ASSOCIATES, LLC.
3. THESE DRAWINGS AND ACCOMPANYING TEXT HAVE BEEN PREPARED FOR ST. PAUL'S SCHOOL, FOR REVIEW BY THE CITY OF CONCORD PLANNING BOARD, CODE ENFORCEMENT, GENERAL SERVICES, POLICE, AND FIRE DEPARTMENTS.
4. THE CONTRACTOR SHALL OBTAIN COVERAGE UNDER EPA NPDES GENERAL PERMIT FOR STORM WATER DISCHARGES FOR CONSTRUCTION ACTIVITIES PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND IMPLEMENTING AN ENVIRONMENTAL PROTECTION AGENCY (EPA) STORM WATER POLLUTION PREVENTION PLAN PRIOR TO THE START OF CONSTRUCTION AND DURING CONSTRUCTION ON-SITE IN ACCORDANCE WITH THE EPA REGULATIONS UNDER THE CLEAN WATER ACT.
5. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF CONCORD'S CONSTRUCTION STANDARDS AND DETAILS (LATEST EDITION), AND CITY STANDARDS SHALL TAKE PRECEDENCE IN CASE OF ANY DETAILS OR PLANS IN CONFLICT.
6. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND IN ACCORDANCE WITH SECTION 25.02(1) OF THE SITE PLAN REGULATIONS.
7. UPON COMPLETION OF CONSTRUCTION THE CONTRACTOR SHALL SUBMIT AS-BUILT DRAWINGS TO THE ENGINEERING SERVICES DIVISION PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
8. THE CONTRACTOR SHALL SET UP A PRECONSTRUCTION MEETING WITH THE ENGINEERING SERVICES DIVISION TO DISCUSS CONSTRUCTION REQUIREMENTS, SITE INSPECTIONS, ASSOCIATED FEES, SCHEDULES, ETC.
9. THE CONTRACTOR SHALL OBTAIN A DEMOLITION PERMIT FROM THE CODE ADMINISTRATION DIVISION FOR THE REMOVAL OF THE EXISTING BUILDINGS(S).
10. THE CONTRACTOR SHALL OBTAIN AN EXCAVATION PERMIT FROM THE ENGINEERING SERVICES DIVISION FOR WORK WITHIN THE ROW.
11. THE CONTRACTOR SHALL OBTAIN UTILITY CONNECTION PERMITS FROM THE ENGINEERING SERVICES DIVISION FOR THE PROPOSED WATER SERVICE, SEWER SERVICE, AND STORM DRAIN CONNECTION(S). INDIVIDUAL PERMITS WILL BE REQUIRED FOR EACH CONNECTION.
12. THE CONTRACTOR SHALL OBTAIN A DRIVEWAY PERMIT FROM THE ENGINEERING SERVICES DIVISION FOR THE PROPOSED DRIVEWAY.
13. A TEMPORARY TRAFFIC CONTROL PLAN (TTCP) WILL BE REQUIRED FOR ALL WORK IN AND ADJACENT TO THE CITY ROW THAT WILL REQUIRE LANE CLOSURES. THE TTCP SHOULD BE SUBMITTED TO THE ESD FOR REVIEW AND APPROVAL A MINIMUM OF TWO WEEKS PRIOR TO THE CONSTRUCTION ACTIVITIES THAT REQUIRE THE LANE CLOSURE(S).
14. TRUCK TRAFFIC ON SPRING MUNICIPALLY POSTED ROADS WITH A WEIGHT RESTRICTION WILL NOT BE ABLE TO TRAVEL ON SAID MUNICIPAL POSTED ROADS. CONTRACTOR SHALL PLAN PROJECT SCHEDULE ACCORDINGLY.
15. A LETTER SIGNED BY A QUALIFIED ENGINEER MUST BE PROVIDED TO DES STATING THAT THE INDIVIDUAL OBSERVED ANY UNDERGROUND DETENTION, INFILTRATION, OR FILTERING SYSTEMS PRIOR TO BACKFILLING, AND WHETHER, IN HIS OR HER PROFESSIONAL OPINION, THE SYSTEM(S) CONFORM TO THE APPROVED PLANS AND SPECIFICATIONS.
16. IF THE ESTIMATED VOLUME OF LEDGE REMOVAL IS GREATER THAN 5,000 CY, THE ENGINEER SHALL BE REQUIRED TO IDENTIFY DRINKING WATER WELLS LOCATED WITHIN 2,000-FEET OF THE PROPOSED BLASTING ACTIVITIES AND DEVELOP A GROUNDWATER QUALITY SAMPLING PROGRAM TO MONITOR FOR NITRATE AND NITRITE EITHER IN THE DRINKING WATER SUPPLY WELLS OR IN OTHER WELLS THAT ARE REPRESENTATIVE OF THE DRINKING WATER SUPPLY WELLS IN THE AREA. THE PLAN MUST BE SUBMITTED TO NHDES FOR APPROVAL PRIOR TO PERMITTING AND MUST INCLUDE PRE AND POST BLAST WATER QUALITY MONITORING. THE GROUNDWATER SAMPLING PROGRAM MUST BE IMPLEMENTED AS APPROVED BY NHDES.

CONSTRUCTION SEQUENCE:

1. CONSTRUCT TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO ANY EARTH MOVING OPERATIONS. INSPECT EROSION AND SEDIMENT CONTROL MEASURES WEEKLY AND WITHIN 24 HOURS OF ANY SIGNIFICANT RAINFALL EVENT (1/2" OF RAIN OR MORE). PERFORM ANY NEEDED MAINTENANCE AND STABILIZATION AS NEEDED.
2. DISTURBANCES OF AREAS SHALL BE MINIMIZED. NO DISTURBED AREA SHALL BE LEFT UNSTABILIZED FOR LONGER THAN TWO WEEKS DURING THE GROWING SEASON. AREAS WHICH WILL NOT BE PERMANENTLY SEEDED WITHIN TWO WEEKS OF DISTURBANCE SHALL BE TEMPORARILY SEEDED AND MULCHED. ALL AREAS SHALL BE STABILIZED WITH SEED MULCH AND TACKIFIER WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE AND PRIOR TO THE END OF THE GROWING SEASON.
3. PERFORM DEMOLITION OF EXISTING SITE FEATURES AS SHOWN ON DEMOLITION PLAN.
4. PERFORM CLEARING AND GRUBBING TO LIMITS SHOWN ON DEMOLITION PLAN.
5. STORMWATER BASINS AND SWALES MUST BE INSTALLED BEFORE ROUGH GRADING THE SITE.
6. EXCAVATE AND GRADE, THEN INSTALL LOAM, SEED, AND EROSION CONTROL MATTING TO STABILIZE DETENTION POND AND TREATMENT SWALES.
7. REMOVE AND TEMPORARILY STOCKPILE LOAM AND TOPSOIL FOR REUSE, IF NEEDED, ON SITE. SEED AND/OR MULCH STOCKPILES AND ENCIRCLE WITH SILT FENCE.
8. CONDUCT ALL UNDERGROUND UTILITY STRUCTURE AND PIPING INSTALLATION, BACKFILL, AND COMPACTING.
9. CONSTRUCT BUILDING FOUNDATION.
10. PLACE AND COMPACT NEW GRAVEL COURSES IN THE PARKING, LOADING, SIDEWALK, AND GRAVEL ACCESS DRIVE AREAS.
11. PLACE, GRADE, AND STABILIZE DISTURBED AREAS WITH TEMPORARY SEEDING AND MULCHING.
12. BEGIN CONSTRUCTION OF BUILDING AND REMAINING SITE WORK.
13. PLACE PAVEMENT COURSES, SIDEWALKS, AND CURBING.
14. ALL CUT AND FILL SLOPES SHALL BE STABILIZED, LOAMED, SEEDED, AND MULCHED.
15. COMPLETE PERMANENT SEEDING AND LANDSCAPING IN ACCORDANCE WITH THE LANDSCAPE DESIGN AND DETAILS.
16. SWEEP COMPLETED PAVEMENT AND CLEAN OUT CATCH BASINS AND DRAINAGE PIPES DURING CONSTRUCTION CLOSE-OUT PROCEDURES. PROPERLY DISPOSE OF COLLECTED SEDIMENT AND DEBRIS.
17. REMOVE TEMPORARY EROSION CONTROL MEASURES AND PROPERLY DISPOSE OF FOLLOWING CONSTRUCTION AND ONCE FULL GROUND COVER HAS BEEN ESTABLISHED.

WILDLIFE PROTECTION NOTES:

1. ALL OBSERVATIONS OF THREATENED OR ENDANGERED SPECIES ON THE PROJECT SHALL BE REPORTED IMMEDIATELY TO THE NHF&G NONGAME AND ENDANGERED WILDLIFE ENVIRONMENTAL REVIEW PROGRAM BY PHONE AT 603-271-2461 AND BY EMAIL AT NHFGreview@wildlife.nh.gov, WITH THE EMAIL SUBJECT LINE CONTAINING THE NHB DATACHECK TOOL RESULTS LETTER ASSIGNED NUMBER, THE PROJECT NAME, AND THE TERM WILDLIFE SPECIES OBSERVATION.
2. PHOTOGRAPHS OF THE OBSERVED SPECIES AND NEARBY ELEMENTS OF HABITAT OR AREAS OF LAND DISTURBANCE SHALL BE PROVIDED TO NHF&G IN DIGITAL FORMAT AT THE ABOVE EMAIL ADDRESS FOR VERIFICATION, AS FEASIBLE.
3. IN THE EVENT A THREATENED OR ENDANGERED SPECIES IS OBSERVED ON THE PROJECT SITE DURING THE TERM OF THE PERMIT, THE SPECIES SHALL NOT BE DISTURBED, HANDLED, OR HARMED IN ANY WAY PRIOR TO CONSULTATION WITH NHF&G AND IMPLEMENTATION OF CORRECTIVE ACTIONS RECOMMENDED BY NHF&G, IF ANY, TO ASSURE THE PROJECT DOES NOT APPRECIABLY JEOPARDIZE THE CONTINUED EXISTENCE OF THREATENED AND ENDANGERED SPECIES AS DEFINED IN FIS 1002.04
4. THE NHF&G, INCLUDING IT EMPLOYEES AND AUTHORIZED AGENTS, SHALL HAVE ACCESS TO THE PROPERTY DURING THE TERM OF THE PERMIT.

EROSION CONTROL NOTES:

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

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

SEDIMENT TRAPS AND/OR BASINS SHOULD BE USED AS NECESSARY TO CONTAIN RUNOFF UNTIL BASINS/PONDS ARE STABILIZED.

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

SCHEDULE OF WORK
THIS WORK IS ANTICIPATED TO BEGIN IN THE FALL 2023 WITH A FINAL COMPLETION DATE IN SUMMER 2024. NO WINTER EARTH DISTURBANCE IS EXPECTED FOR THIS PROJECT. SHOULD WINTER WORK BE REQUIRED, THIS PLAN AND THE ACCOMPANYING STORM WATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE MODIFIED ACCORDINGLY.

ADEQUATE MEASURES SHOULD BE TAKEN TO MINIMIZE AIR BORNE DUST PARTICLES ARISING FROM SOIL DISTURBANCE AND CONSTRUCTION.

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

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

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

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

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

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

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

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

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

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

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

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

CONSTRUCTION SHALL BE MANAGED IN A MANNER THAT MEETS THE REQUIREMENTS AND INTENT OF RSA 430:53 AND CHAPTER AGR 3800 RELATIVE TO INVASIVE SPECIES.

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

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

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

SPECIFICATIONS FOR TEMPORARY AND PERMANENT SEEDING:

GRASS SEED MIXES SHALL CONSIST OF THE MIXTURES AS DETAILED IN THE FOLLOWING TABLES, WITH 98% PURITY:

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

PERMANENT SEED MIX		
SEED	BY % MASS	% GERMINATION (MIN.)
RED FESCUE (CREEPING)	50	85
KENTUCKY BLUE	25	85
PERENNIAL RYE GRASS	10	90
RED TOP	10	85
LANDINO CLOVER	5	85

WINTER CONSTRUCTION NOTES:

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

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

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

REVISIONS

#	DATE	DESCRIPTION
1	03/28/2023	AOT SUBMITTAL
2	05/09/2023	RESPONSE TO COMMENTS
3	06/30/2023	CONSTRUCTION DOCUMENTS
4	07/10/2023	RESPONSE TO COMMENTS
5	08/02/2023	ADDENDUM #2
6	10/12/2023	BULLETIN #1
7	10/23/2023	CSK #3 - RFI-016
8	03/27/2024	BULLETIN #10
9	10/30/2024	GRADING REVISIONS
10	01/24/2025	CITY TOC

ST. PAUL'S SCHOOL
ADMISSION CENTER

ST. PAUL'S SCHOOL
325 PLEASANT STREET
CONCORD, NH 03301
TAX MAP 723Z / BLOCK 13 / LOT 1

OWNER/APPLICANT:
ST PAUL'S SCHOOL
325 PLEASANT STREET
CONCORD, NEW HAMPSHIRE

cbt 617 262 4354 cbtarchitects.com
110 canal street boston, ma 02114

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STATE OF NEW HAMPSHIRE
JOHN CHRIS NADEAU
No. 9294
LICENSED PROFESSIONAL ENGINEER
1/24/2025

CONSTRUCTION DOCUMENTS

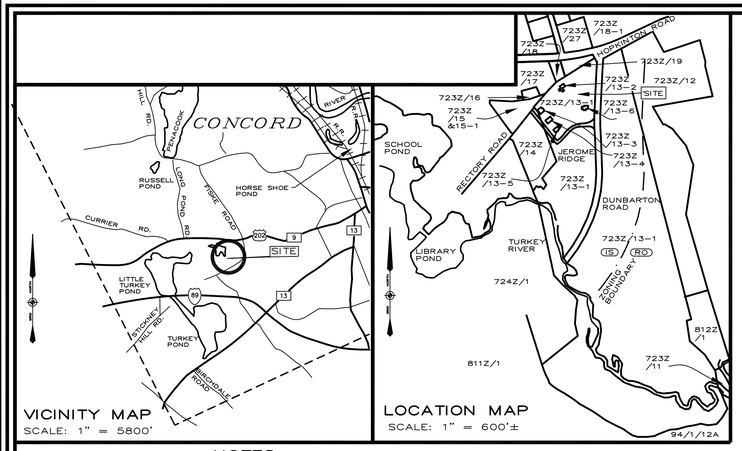
DATE:	MARCH 15, 2023
NOBIS PROJECT NO.	100564.010
DRAWN BY:	MGD
CHECKED BY:	JCN
CAD DRAWING FILE:	100564.010-C-005-NOTES & LEGEND.dwg

GENERAL NOTES AND LEGEND

SCALE	PROJECT #	DATE ISSUED
AS NOTED	229008.00	06/30/2023

G-1

J:\100564.010-St. Paul's School Admission Center Design and Permitting CBT Architects\CAD\DWG\100564.010-C-005-NOTES & LEGEND.dwg 1/23/2025 4:28 PM



VICINITY MAP
SCALE: 1" = 5800'

LOCATION MAP
SCALE: 1" = 600'±

NOTES

1. Survey by total station between the dates of November 19 and December 19, 2022. Control Traverse error of closure 1: 330,794'.

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. 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.

5. The site was assessed for the presence of wetlands by John St. John CWS No. 221 On November 10, 2022. No wetlands were determined to exist in accordance with the techniques outlined in the Corps of Engineers Wetlands Delineation Manual, Technical Report Y-87-1, January 1987 using current soil indicators, and plant list.

6. The subject area is zoned IS: building setbacks: front 30', rear 30', side 25', minimum frontage 150', minimum lot size 25,000 Sq. Ft., maximum lot coverage 75%.

7. Owner of record: St. Paul's School – 325 Pleasant Street Concord, NH 03301 – Map 723Z, Lots 13-1 & 13-6. V. 448 P. 229, V. 206 P. 170 & V. 181 P. 194.

8. The premises does not fall within a Flood Hazard Area as shown on the Flood Insurance Rate Map for Concord, NH Map Number 33013C0530E having an effective date of April 19, 2010.

ABUTTERS

LIDAPAR REALTY, LLC
33 Pleasant Street
Concord, NH 03301
V. 2726 P. 1215
Map 723Z Lot 27

ST. PAUL'S SCHOOL
325 Pleasant Street
Concord, NH 03301
(Land Holdings)
Map 723Z Lots 11,12,14,15,16,17,18,19,28-1
Map 724Z Lot 1
Map 811Z, Lot 1
Map 812Z, Lot 1
(Interior & abutting buildings)
Map 723Z, Lot 13-2 through 13-5, & 13-7 through 13-16, 13-18
(Tennis Courts)
Map 723Z Lot 17

LEGEND

- PROPERTY LINE
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- OH — OVERHEAD UTILITY LINES
- D — DRAINAGE LINE
- S — SEWER LINE
- G — GAS LINE
- T — TEL. LINE
- UE — UNDERGROUND ELECT.
- FA — ALARM
- HVE — HIGH VOLTAGE LINE
- CATV — HIGH VOLTAGE LINE
- ST — STEAM LINE
- W — WATER LINE
- SWL — SINGLE WHITE LINE
- VGC OR SGC — VERTICAL OR SLOPED GRANITE CURB
- CHAIN LINK FENCE
- STOCKADE FENCE
- EDGE OF WOODS
- CONCRETE
- SIGN HC-HANDICAPPED HCV- VAN ACCESSIBLE NP-NO PARKING
- CONIFEROUS TREE
- SHRUB
- DECIDUOUS TREE
- ARTESIAN WELL
- IRON PIPE(I.P.) OR REBAR STEEL PIN (SP)
- GRANITE OR CONCRETE BOUND (GB OR CB)
- DRILL HOLE (DH)
- UTILITY POLE
- LIGHT POLE
- SEWER MANHOLE
- DRAIN MANHOLE
- CATCH BASIN
- HYDRANT
- WATER SHUTOFF
- WATER VALVE
- IRRIGATION CONTROL VALVE
- GAS SHUTOFF
- MONITORING WELL
- LANDSCAPED AREA

CERTIFICATIONS

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

SIGNATURE — 859 LICENSE NO. — 4/24/23 DATE

STATE OF NEW HAMPSHIRE JOHN J. ST. JOHN No. 221 CERTIFIED WETLAND SCIENTIST

MATCH TO SHEET 2

NO.	DATE	REVISION
1	4/24/23	CITY COMMENTS

STATE OF NEW HAMPSHIRE — NO. 859 — DANIEL J. MULLEN — LICENSED LAND SURVEYOR — SIGNATURE

FOR: RICHARD D. BARTLETT & ASSOCIATES, LLC

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 a portion of land of ST. PAUL'S SCHOOL

PROJECT: MAP 723Z LOTS 13-1, & 13-6
LOCATION: RECTORY RD. CONCORD, NH

GRAPHIC SCALE 0' 20' 40' 10' 1" = 20'

DATE: JAN 3, 2023
JOB NO.: 1122.239
SHEET 1 OF 2

MATCH TO SHEET 1

GRID NORTH

STRUCTURE SCHEDULE

CATCH BASIN 444
RIM 324.73
INV. 319.23 12" HDPE (E)
SUMP 316.53

CATCH BASIN 445
RIM 324.82
INV. 318.72 12" HDPE (W)
INV. 318.72 12" HDPE (S)
SUMP 315.82

CATCH BASIN 474
RIM 315.23
INV. 309.23 12" HDPE (N)
INV. 308.93 12" HDPE (W)
INV. 308.73 12" HDPE (SE)
SUMP 305.63

CATCH BASIN 475
RIM 315.36
INV. 309.86 12" HDPE (E)
SUMP 306.96

CATCH BASIN 476
RIM 311.58
INV. 307.48 6" PVC (NW)
INV. 306.03 12" HDPE (W)
INV. 306.08 12" HDPE (S)
SUMP 303.28

CATCH BASIN 732
RIM 301.95
INV. 294.55 12" HDPE (W)
INV. 294.25 12" HDPE (N)
INV. 293.95 15" HDPE (S)
SUMP 291.25

CATCH BASIN 733
RIM 303.65
INV. 298.35 12" HDPE (N)
INV. 298.55 12" HDPE (E)
INV. 295.55 12" HDPE (W)
INV. 295.05 12" HDPE (S)
SUMP 292.15

CATCH BASIN 734
RIM 303.78
INV. 298.38 12" HDPE (W)
SUMP 295.78

CATCH BASIN 735
RIM 306.88
INV. 301.58 12' HDPE (NE)
INV. 300.98 12" HDPE (W)
SUMP 298.18

CATCH BASIN 736
RIM 306.88
INV. 301.48 12" HDPE (N)
INV. 301.38 12" HDPE (E)
INV. 301.18 12" HDPE (S)
SUMP 298.38

CATCH BASIN 737
RIM 310.37
INV. 303.87 12" HDPE (E)
INV. 303.77 12" HDPE (SW)
SUMP 301.07

CATCH BASIN 738
RIM 310.32
INV. 304.22 12" HDPE (W)
SUMP 301.72

CATCH BASIN 880
RIM 300.38
INV. 295.08 12" HDPE (E)
SUMP 292.18

DMH 945
RIM 313.04
PART OF
INFILTRATION SYSTEM

DMH 946
RIM 311.40
PART OF
INFILTRATION SYSTEM

DMH 947
RIM 311.59
INV. 307.39 12" HDPE (SE)
STORMCEPTOR

CATCH BASIN 1593
RIM 332.80 (DOMED)
COULD NOT OPEN

CATCH BASIN 1826
RIM 326.52
INV 324.67 8" PVC (N)
SUMP 323.2

CATCH BASIN 1827
RIM 326.32
INV 323.1± 8" (RECESSED-N)
INV 323.12 8" PVC (S)
INV 323.02 10" PVC (W)
SUMP 321.6

CATCH BASIN 2379
RIM 316.66
INV 310.91 12" HDPE (NE)
INV 310.46 12" HDPE (W)
SUMP 307.9

CATCH BASIN 2380
RIM 317.30
INV 311.95 12" HDPE (SW)
SUMP 309.3

CATCH BASIN 2528
RIM 332.64
INV 329.89 8" (N)
SUMP 328.9

CATCH BASIN 2810
RIM 325.65
NO VISIBLE PIPES
SHALLOW SUMP 322.6

CATCH BASIN 2811
RIM 325.91
NO VISIBLE PIPES
SHALLOW SUMP 322.6

CATCH BASIN 3174
RIK 314.96
INV 310.31 12" HDPE (W)
SUMP 307.6

YARD DRAIN 3348
RIM 323.95
INV 322.35 6" PVC (SE)
SUMP 321.8

SMH 1591
RIM 333.95
COULD NOT OPEN

SMH 2828
RIM 333.58
INV 326.38 8" PVC (N)
INV 322.73 8"AC (E)
INV 325.33 8" PVC (SW)
INV 324.03 8" (W)

SMH 2834
RIM 333.95
COULD NOT OPEN

SMH 3154
(4' DIA CONC. STRUCTURE)
RIM 319.30
INV 309.05 8" PVC (SE)
INV 309.00 8" PVC (SW)

SMH 3269
RIM 327.62
INV 321.92 6" PVC (E)
INV 321.77 6" PVC (SW)

SMH 3857 (BURIED 4")
RIM 327.44
INV 320.84 6" PVC (E)
INV 320.71 6" PVC (S)
INV 320.71 6" PVC (W)

PROJECT LIMITS

PROJECT LIMITS

BENCHMARK
MAG NAIL IN
ROOT COLLAR
OF 24" OAK
EL.: 323.10

BENCHMARK
BOLT OF HYDRANT
MARKED "X"
ELEV.=310.87

26 JEROME RIDGE
3 STORY
W/F BLDG
THRESHOLD
EL. 332.83

22 JEROME RIDGE
3 STORY
W/F BLDG
THRESHOLD
EL. 331.26

18 JEROME RIDGE
3 STORY
W/F BLDG
THRESHOLD
EL. 326.72

16 DUNBARTON ROAD
2.5 STORY
BRICK
THRESHOLD
EL. 321.33

32 DUNBARTON RD.
"LINDSAY CENTER"
2 STORY
GLASS &
BRICK
BLDG

"SCHOOL HOUSE"
1" GAS

"JEROME RIDGE"

"NO PARKING FIRE LANE"

"HANDICAPPED PARKING"

"RESIDENT PARKING"

12 SPACES

8 SPACES
1 HC SPACE

11 SPACES

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 — LICENSE NO. 859 — 4/24/23 DATE

NO.	DATE	REVISION
1	4/24/23	CITY COMMENTS

STATE OF NEW HAMPSHIRE — LICENSED LAND SURVEYOR — NO. 859 — DANIEL J. MULLEN — SIGNATURE

FOR: RICHARD D. BARTLETT & ASSOCIATES, LLC

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 a portion of land of ST. PAUL'S SCHOOL

PROJECT: MAP 723Z LOTS 13-1 AND 13-6
LOCATION: RECTORY RD. CONCORD, NH

GRAPHIC SCALE 0' 10' 20' 40' — 1" = 20'

DATE: JAN 3, 2023

JOB NO.: 1122.239

SHEET 2 OF 2

NOTES:

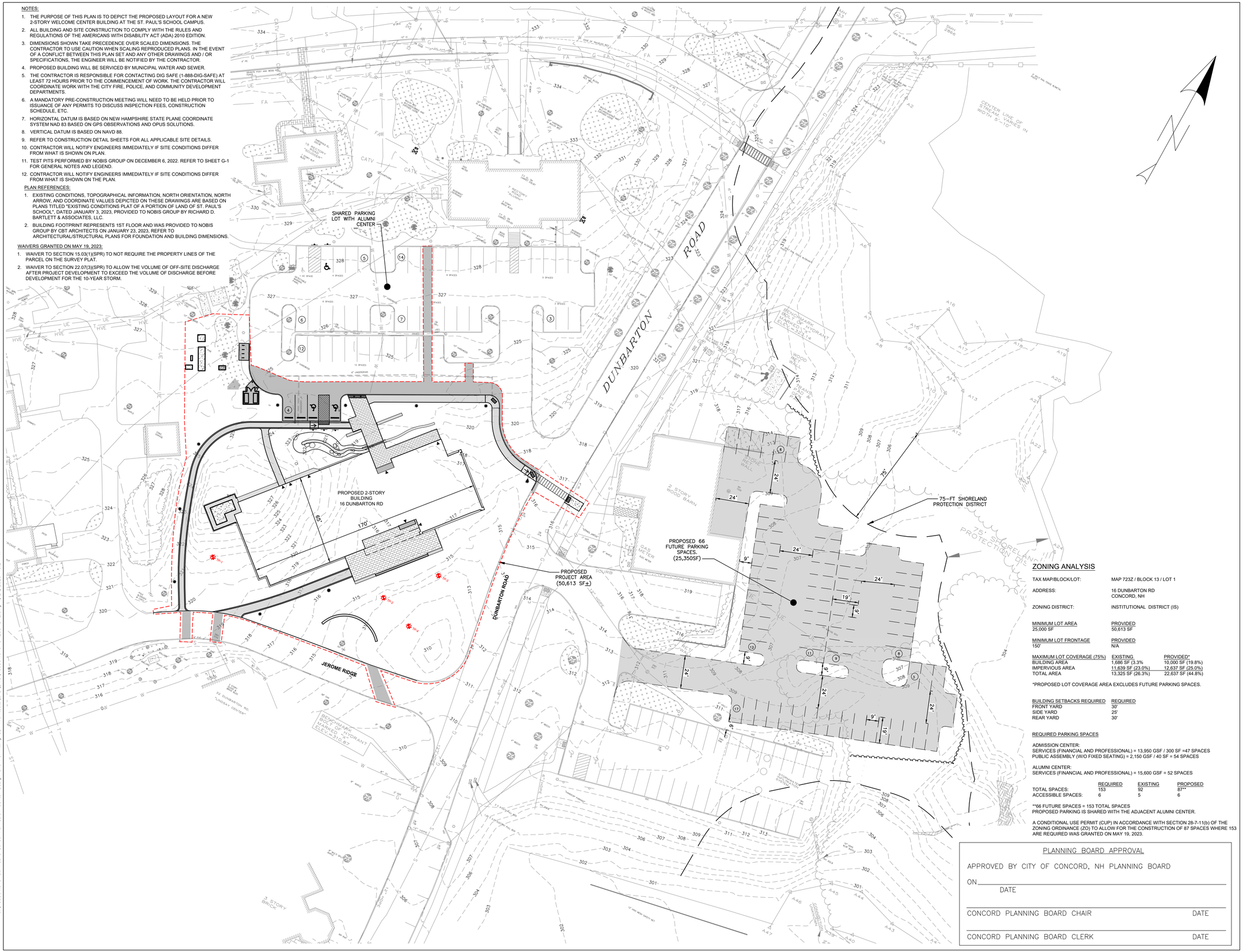
1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE PROPOSED LAYOUT FOR A NEW 2-STORY WELCOME CENTER BUILDING AT THE ST. PAUL'S SCHOOL CAMPUS.
2. ALL BUILDING AND SITE CONSTRUCTION TO COMPLY WITH THE RULES AND REGULATIONS OF THE AMERICANS WITH DISABILITY ACT (ADA) 2010 EDITION.
3. DIMENSIONS SHOWN TAKE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR TO USE CAUTION WHEN SCALING REPRODUCED PLANS. IN THE EVENT OF A CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWINGS AND / OR SPECIFICATIONS, THE ENGINEER WILL BE NOTIFIED BY THE CONTRACTOR.
4. PROPOSED BUILDING WILL BE SERVICED BY MUNICIPAL WATER AND SEWER.
5. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING DIG SAFE (1-888-DIG-SAFE) AT LEAST 72 HOURS PRIOR TO THE COMMENCEMENT OF WORK. THE CONTRACTOR WILL COORDINATE WORK WITH THE CITY FIRE, POLICE, AND COMMUNITY DEVELOPMENT DEPARTMENTS.
6. A MANDATORY PRE-CONSTRUCTION MEETING WILL NEED TO BE HELD PRIOR TO ISSUANCE OF ANY PERMITS TO DISCUSS INSPECTION FEES, CONSTRUCTION SCHEDULE, ETC.
7. HORIZONTAL DATUM IS BASED ON NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM NAD 83 BASED ON GPS OBSERVATIONS AND OPUS SOLUTIONS.
8. VERTICAL DATUM IS BASED ON NAVD 88.
9. REFER TO CONSTRUCTION DETAIL SHEETS FOR ALL APPLICABLE SITE DETAILS.
10. CONTRACTOR WILL NOTIFY ENGINEERS IMMEDIATELY IF SITE CONDITIONS DIFFER FROM WHAT IS SHOWN ON PLAN.
11. TEST PITS PERFORMED BY NOBIS GROUP ON DECEMBER 6, 2022. REFER TO SHEET G-1 FOR GENERAL NOTES AND LEGEND.
12. CONTRACTOR WILL NOTIFY ENGINEERS IMMEDIATELY IF SITE CONDITIONS DIFFER FROM WHAT IS SHOWN ON THE PLAN.

PLAN REFERENCES:

1. EXISTING CONDITIONS, TOPOGRAPHICAL INFORMATION, NORTH ORIENTATION, NORTH ARROW, AND COORDINATE VALUES DEPICTED ON THESE DRAWINGS ARE BASED ON PLANS TITLED "EXISTING CONDITIONS PLAT OF A PORTION OF LAND OF ST. PAUL'S SCHOOL", DATED JANUARY 3, 2023, PROVIDED TO NOBIS GROUP BY RICHARD D. BARTLETT & ASSOCIATES, LLC.
2. BUILDING FOOTPRINT REPRESENTS 1ST FLOOR AND WAS PROVIDED TO NOBIS GROUP BY CBT ARCHITECTS ON JANUARY 23, 2023, REFER TO ARCHITECTURAL/STRUCTURAL PLANS FOR FOUNDATION AND BUILDING DIMENSIONS.

WAIVERS GRANTED ON MAY 19, 2023:

1. WAIVER TO SECTION 15.03(1)(SPR) TO NOT REQUIRE THE PROPERTY LINES OF THE PARCEL ON THE SURVEY PLAT.
2. WAIVER TO SECTION 22.07(3)(SPR) TO ALLOW THE VOLUME OF OFF-SITE DISCHARGE AFTER PROJECT DEVELOPMENT TO EXCEED THE VOLUME OF DISCHARGE BEFORE DEVELOPMENT FOR THE 10-YEAR STORM.



ZONING ANALYSIS

TAX MAP/BLOCK/LOT:	MAP 723Z / BLOCK 13 / LOT 1
ADDRESS:	16 DUNBARTON RD CONCORD, NH
ZONING DISTRICT:	INSTITUTIONAL DISTRICT (IS)

MINIMUM LOT AREA	PROVIDED
25,000 SF	50,613 SF

MINIMUM LOT FRONTAGE	PROVIDED
150'	N/A

MAXIMUM LOT COVERAGE (75%)	EXISTING	PROVIDED*
BUILDING AREA	1,686 SF (3.3%	10,000 SF (19.8%)
IMPERVIOUS AREA	11,639 SF (23.0%)	12,637 SF (25.0%)
TOTAL AREA	13,325 SF (26.3%)	22,637 SF (44.8%)

*PROPOSED LOT COVERAGE AREA EXCLUDES FUTURE PARKING SPACES.

BUILDING SETBACKS REQUIRED	REQUIRED
FRONT YARD	30'
SIDE YARD	25'
REAR YARD	30'

REQUIRED PARKING SPACES

ADMISSION CENTER:
SERVICES (FINANCIAL AND PROFESSIONAL) = 13,950 GSF / 300 SF =47 SPACES
PUBLIC ASSEMBLY (W/O FIXED SEATING) = 2,150 GSF / 40 SF = 54 SPACES

ALUMNI CENTER:
SERVICES (FINANCIAL AND PROFESSIONAL) = 15,600 GSF = 52 SPACES

	REQUIRED	EXISTING	PROPOSED
TOTAL SPACES:	153	92	87***
ACCESSIBLE SPACES:	6	5	6

**66 FUTURE SPACES = 153 TOTAL SPACES
PROPOSED PARKING IS SHARED WITH THE ADJACENT ALUMNI CENTER.

A CONDITIONAL USE PERMIT (CUP) IN ACCORDANCE WITH SECTION 28-7-11(b) OF THE ZONING ORDINANCE (ZO) TO ALLOW FOR THE CONSTRUCTION OF 87 SPACES WHERE 153 ARE REQUIRED WAS GRANTED ON MAY 19, 2023.

PLANNING BOARD APPROVAL

APPROVED BY CITY OF CONCORD, NH PLANNING BOARD

ON _____
DATE

_____ DATE
CONCORD PLANNING BOARD CHAIR

_____ DATE
CONCORD PLANNING BOARD CLERK

REVISIONS

#	DATE	DESCRIPTION
1	03/28/2023	AOT SUBMITTAL
2	05/09/2023	RESPONSE TO COMMENTS
3	06/30/2023	CONSTRUCTION DOCUMENTS
4	07/10/2023	RESPONSE TO COMMENTS
5	08/02/2023	ADDENDUM #2
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8	03/27/2024	BULLETIN #10
9	10/30/2024	GRADING REVISIONS
10	01/24/2025	CITY TOC

ST. PAUL'S SCHOOL ADMISSION CENTER

ST. PAUL'S SCHOOL
325 PLEASANT STREET
CONCORD, NH 03301
TAX MAP 723Z / BLOCK 13 / LOT 1

OWNER/APPLICANT:
ST PAUL'S SCHOOL
325 PLEASANT STREET
CONCORD, NEW HAMPSHIRE

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STATE OF NEW HAMPSHIRE
JOHN CHRIS NADEAU
No. 9294
LICENSED PROFESSIONAL ENGINEER
1/24/2025

CONSTRUCTION DOCUMENTS

0 30' 60'
GRAPHIC SCALE

DATE:	MARCH 15, 2023
NOBIS PROJECT NO.	100564.010
DRAWN BY:	MGD
CHECKED BY:	JCN
CAD DRAWING FILE:	100564.010-C-200-SITE.dwg

PROPOSED SITE PLAN OVERVIEW

SCALE	PROJECT #	DATE ISSUED
AS NOTED	229008.00	06/30/2023

C-1.0

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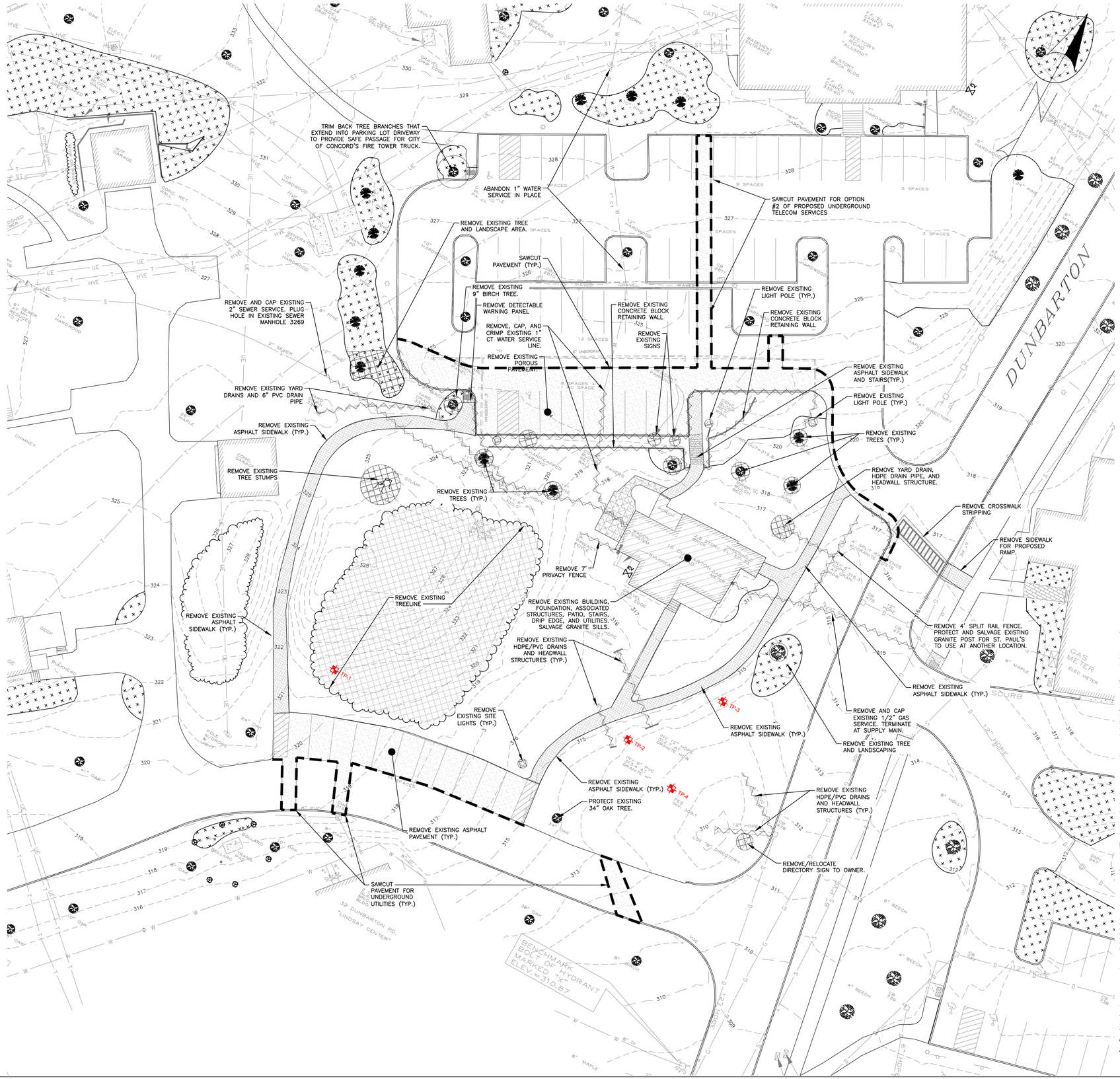

NOTES:

1. REFER TO SURVEYOR'S PLAN FOR PLAN REFERENCES ADDITIONAL NOTES, EXISTING DRAINAGE AND SANITARY SEWER INVERT INFORMATION.
2. LOCATION AND ELEVATION OF UTILITIES ARE APPROXIMATE ONLY AND ARE BASED ON FIELD MEASUREMENTS OF VISIBLE STRUCTURES. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES PRIOR TO CONSTRUCTION AND WILL NOTIFY ENGINEER AND OWNER IMMEDIATELY OF ANY CONFLICTS.
3. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING DIG SAFE (1-888-DIG-SAFE) AT LEAST 72 HOURS PRIOR TO THE COMMENCEMENT OF WORK. THE CONTRACTOR WILL COORDINATE WORK WITH THE TOWN FIRE AND POLICE DEPARTMENTS.
4. DEMOLISH STRUCTURES AND SITE FEATURES AS SHOWN HEREON AND REMOVE PAVEMENT TO LIMITS INDICATED.
5. CONTRACTOR IS RESPONSIBLE FOR OFF-SITE DISPOSAL OF CONSTRUCTION DEMOLITION DEBRIS IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS.
6. CONTRACTOR WILL COORDINATE REMOVAL/RELOCATION OF UNDERGROUND GAS AND OVERHEAD UTILITIES WITH RESPECTIVE UTILITY COMPANIES.
7. ABATEMENT OF HAZARDOUS MATERIALS SUCH AS LEAD PAINT, ASBESTOS, ETC., WILL BE PERFORMED BY A LICENSED CONTRACTOR PRIOR TO COMMENCEMENT OF DEMOLITION. A PRE-DEMOLITON SURVEY WILL BE PERFORMED BY CONTRACTOR PRIOR TO THE START OF DEMOLITION ACTIVITIES TO ENSURE PROPER DEMOLITION AND DISPOSAL PROCEDURES.
8. DEMOLITION SEQUENCING WILL BE AS DIRECTED BY THE PRIME CONTRACTOR AND THE ARCHITECT.
9. FOR AREAS OUTSIDE OF THE PROPOSED BUILDING FOOTPRINT, DEMOLISH ALL EXISTING BUILDINGS AND FOUNDATIONS TO 24" BELOW FINISHED GRADE. CONSULT WITH ENGINEER FOR DEMOLITION REQUIREMENTS FOR AREAS WITHIN THE PROPOSED BUILDING FOOTPRINT.
10. ALL WORK PERFORMED TO CONFORM TO THE REQUIREMENTS OF THE LATEST EDITION OF THE MUNICIPAL CONSTRUCTION STANDARDS.
11. REFER TO SHEET G-1 FOR GENERAL NOTES AND LEGEND FOR CONSTRUCTION SEQUENCING NOTES.
12. CONTRACTOR WILL NOTIFY OWNER, ENGINEER, AND ARCHITECT IMMEDIATELY IF SITE CONDITIONS DIFFER FROM WHAT IS SHOWN ON PLAN.
13. CONTRACTOR WILL PROTECT ALL EXISTING UTILITIES WITHIN THE LIMIT OF WORK. CONTRACTOR WILL BE RESPONSIBLE FOR DAMAGES TO EXISTING UTILITIES AND ALL COSTS ASSOCIATED WITH REPLACEMENT OR REPAIR WILL BE BORNE BY THE CONTRACTOR.
14. CONTRACTOR WILL PROTECT ALL SITE FEATURES OUTSIDE LIMIT OF WORK SHOWN HEREON. CONTRACTOR WILL BE RESPONSIBLE FOR DAMAGES TO EXISTING SITE FEATURES AND ALL COSTS ASSOCIATED WITH REPLACEMENT OR REPAIR WILL BE BORNE BY THE CONTRACTOR.
15. DEMOLITION/REMOVAL OF EXISTING STORMWATER STRUCTURES AND PIPING WILL BE CONDUCTED IN DRY CONDITIONS TO THE EXTENT PRACTICAL. INSTALLATION OF NEW STRUCTURES AND PIPE WILL BE CONDUCTED PRIOR TO DEMOLITION TO THE EXTENT PRACTICAL.
16. PRIOR TO THE START OF CONSTRUCTION AND ISSUANCE OF ANY PERMITS, A PRE-CONSTRUCTION MEETING WILL BE HELD WITH CITY OF CONCORD ENGINEERING SERVICES TO DISCUSS SITE INSPECTIONS, ASSOCIATED FEES, SCHEDULE, ETC.
17. THE OWNER SHALL COORDINATE WITH THE CITY AND UTILITY COMPANIES TO DETERMINE WHETHER WATER AND/OR GAS NEEDS TO BE DISCONTINUED AT THE MAIN OR AT THE PROJECT LIMITS.
18. SALVAGE AND STOCKPILE ALL BOULDERS DISCOVERED ON SITE THAT MEET THE CRITERIA FOR LANDSCAPE BOULDERS AS SPECIFIED IN SECTION 041010. THE LANDSCAPE ARCHITECT WILL INSPECT THE BOULDERS TO DETERMINE IF THEY ARE SUITABLE FOR USE ON SITE.

PLAN REFERENCES:

1. EXISTING CONDITIONS, TOPOGRAPHICAL INFORMATION, NORTH ORIENTATION, NORTH ARROW, AND COORDINATE VALUES DEPICTED ON THESE DRAWINGS ARE BASED ON PLANS TITLED "EXISTING CONDITIONS PLAT OF A PORTION OF LAND OF ST. PAUL'S SCHOOL", DATED JANUARY 3, 2023, PROVIDED TO NOBIS GROUP BY RICHARD D. BARTLETT & ASSOCIATES, LLC.

REVISIONS

#	DATE	DESCRIPTION
1	03/28/2023	AOT SUBMITTAL
2	05/09/2023	RESPONSE TO COMMENTS
3	06/30/2023	CONSTRUCTION DOCUMENTS
4	07/10/2023	RESPONSE TO COMMENTS
5	08/02/2023	ADDENDUM #2
6	10/12/2023	BULLETIN #1
7	10/23/2023	CSK #3 - RFI-016
8	03/27/2024	BULLETIN #10
9	10/30/2024	GRADING REVISIONS
10	01/24/2025	CITY TOC

ST. PAUL'S SCHOOL ADMISSION CENTER

ST. PAUL'S SCHOOL

325 PLEASANT STREET
CONCORD, NH 03301
TAX MAP 723Z / BLOCK 13 / LOT 1

OWNER/APPLICANT:
ST PAUL'S SCHOOL
325 PLEASANT STREET
CONCORD, NEW HAMPSHIRE

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www.nobis-group.com

STATE OF NEW HAMPSHIRE
JOHN CHRIS NADEAU
No. 9394
LICENSED PROFESSIONAL ENGINEER
1/24/2025

CONSTRUCTION DOCUMENTS

0 20' 40'
GRAPHIC SCALE

DATE:	MARCH 15, 2023
NOBIS PROJECT NO.	100564.010
DRAWN BY:	MGD
CHECKED BY:	JCN
CAD DRAWING FILE:	100564.010-C-100-DEMO.dwg

DEMOLITION PLAN

SCALE	PROJECT #	DATE ISSUED
AS NOTED	229008.00	06/30/2023

C-2.0

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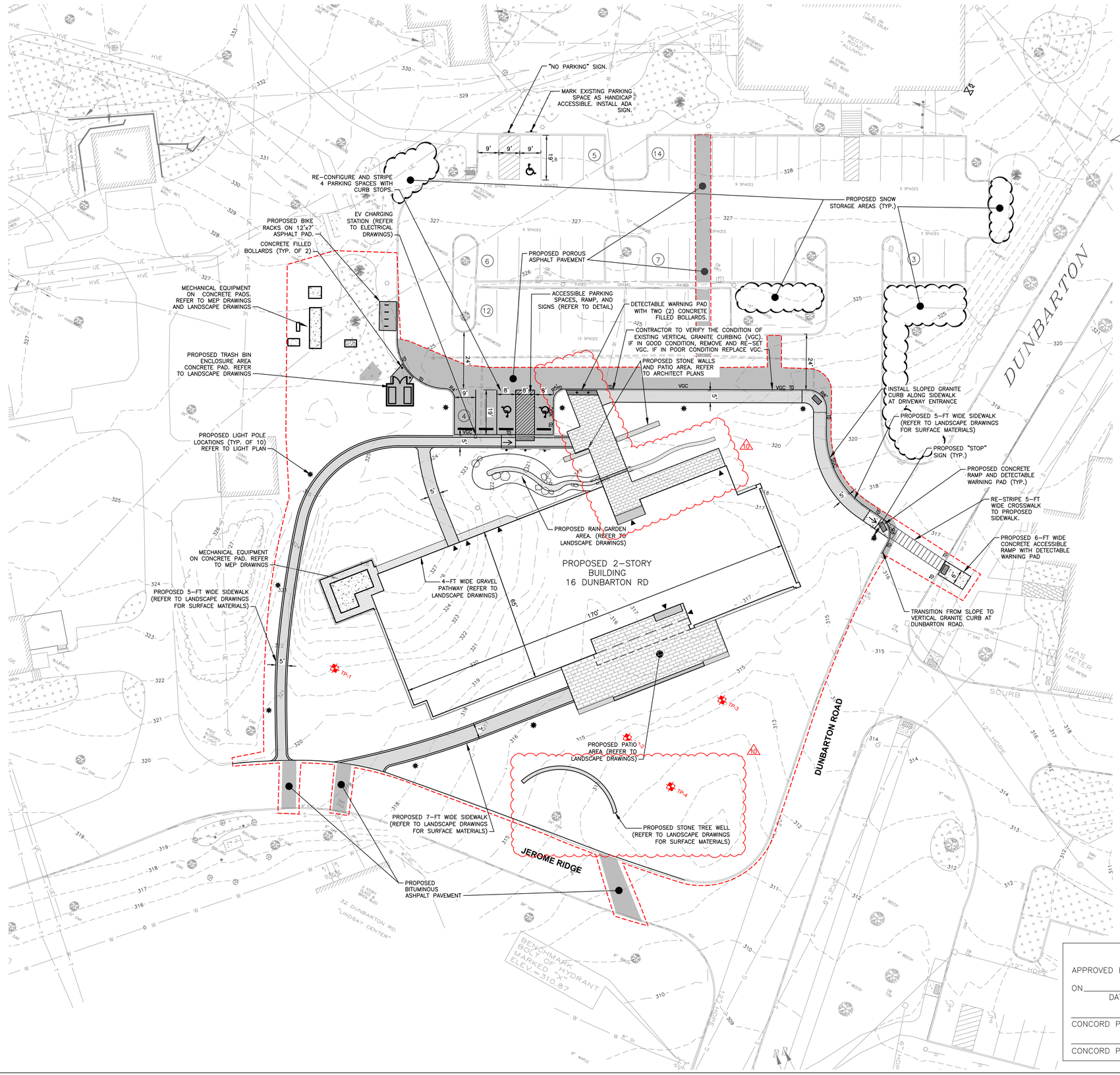

NOTES:

1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE PROPOSED LAYOUT FOR A NEW 2-STORY WELCOME CENTER BUILDING AT THE ST. PAUL'S SCHOOL CAMPUS.
2. ALL BUILDING AND SITE CONSTRUCTION TO COMPLY WITH THE RULES AND REGULATIONS OF THE AMERICANS WITH DISABILITY ACT (ADA) 2010 EDITION.
3. DIMENSIONS SHOWN TAKE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR TO USE CAUTION WHEN SCALING REPRODUCED PLANS. IN THE EVENT OF A CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWINGS AND / OR SPECIFICATIONS, THE ENGINEER WILL BE NOTIFIED BY THE CONTRACTOR.
4. PROPOSED BUILDING WILL BE SERVICED BY MUNICIPAL WATER AND SEWER.
5. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING DIG SAFE (1-888-DIG-SAFE) AT LEAST 72 HOURS PRIOR TO THE COMMENCEMENT OF WORK. THE CONTRACTOR WILL COORDINATE WORK WITH THE CITY FIRE, POLICE, AND COMMUNITY DEVELOPMENT DEPARTMENTS.
6. A MANDATORY PRE-CONSTRUCTION MEETING WILL NEED TO BE HELD PRIOR TO ISSUANCE OF ANY PERMITS TO DISCUSS INSPECTION FEES, CONSTRUCTION SCHEDULE, ETC.
7. HORIZONTAL DATUM IS BASED ON NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM NAD 83 BASED ON GPS OBSERVATIONS AND OPUS SOLUTIONS.
8. VERTICAL DATUM IS BASED ON NAVD 88.
9. REFER TO CONSTRUCTION DETAIL SHEETS FOR ALL APPLICABLE SITE DETAILS.
10. CONTRACTOR WILL NOTIFY ENGINEERS IMMEDIATELY IF SITE CONDITIONS DIFFER FROM WHAT IS SHOWN ON PLAN.
11. TEST PITS PERFORMED BY NOBIS GROUP, ON DECEMBER 6, 2022. REFER TO SHEET G-1 FOR GENERAL NOTES AND LEGEND.
12. CONTRACTOR WILL NOTIFY ENGINEERS IMMEDIATELY IF SITE CONDITIONS DIFFER FROM WHAT IS SHOWN ON THE PLAN.

PLAN REFERENCES:

1. EXISTING CONDITIONS, TOPOGRAPHICAL INFORMATION, NORTH ORIENTATION, NORTH ARROW, AND COORDINATE VALUES DEPICTED ON THESE DRAWINGS ARE BASED ON PLANS TITLED "EXISTING CONDITIONS PLAT OF A PORTION OF LAND OF ST. PAUL'S SCHOOL", DATED JANUARY 3, 2023, PROVIDED TO NOBIS GROUP BY RICHARD D. BARTLETT & ASSOCIATES, LLC.
2. BUILDING FOOTPRINT REPRESENTS 1ST FLOOR AND WAS PROVIDED TO NOBIS GROUP BY CBT ARCHITECTS ON JANUARY 23, 2023. REFER TO ARCHITECTURAL/STRUCTURAL PLANS FOR FOUNDATION AND BUILDING DIMENSIONS.

PLANNING BOARD APPROVAL

APPROVED BY CITY OF CONCORD, NH PLANNING BOARD

ON _____
DATE

_____
CONCORD PLANNING BOARD CHAIR — DATE

_____
CONCORD PLANNING BOARD CLERK — DATE

REVISIONS

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ST. PAUL'S SCHOOL ADMISSION CENTER

ST. PAUL'S SCHOOL
325 PLEASANT STREET
CONCORD, NH 03301
TAX MAP 723Z / BLOCK 13 / LOT 1

OWNER/APPLICANT:
ST PAUL'S SCHOOL
325 PLEASANT STREET
CONCORD, NEW HAMPSHIRE

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STATE OF NEW HAMPSHIRE — JOHN CHRIS NADEAU No. 9294 LICENSED PROFESSIONAL ENGINEER
1/24/2025

CONSTRUCTION DOCUMENTS

0 20' 40'
GRAPHIC SCALE

DATE:	MARCH 15, 2023
NOBIS PROJECT NO.	100564.010
DRAWN BY:	MGD
CHECKED BY:	JCN
CAD DRAWING FILE:	100564.010-C-200-SITE.dwg

PROPOSED SITE PLAN

SCALE	PROJECT #	DATE ISSUED
AS NOTED	229008.00	06/30/2023

C-3.0

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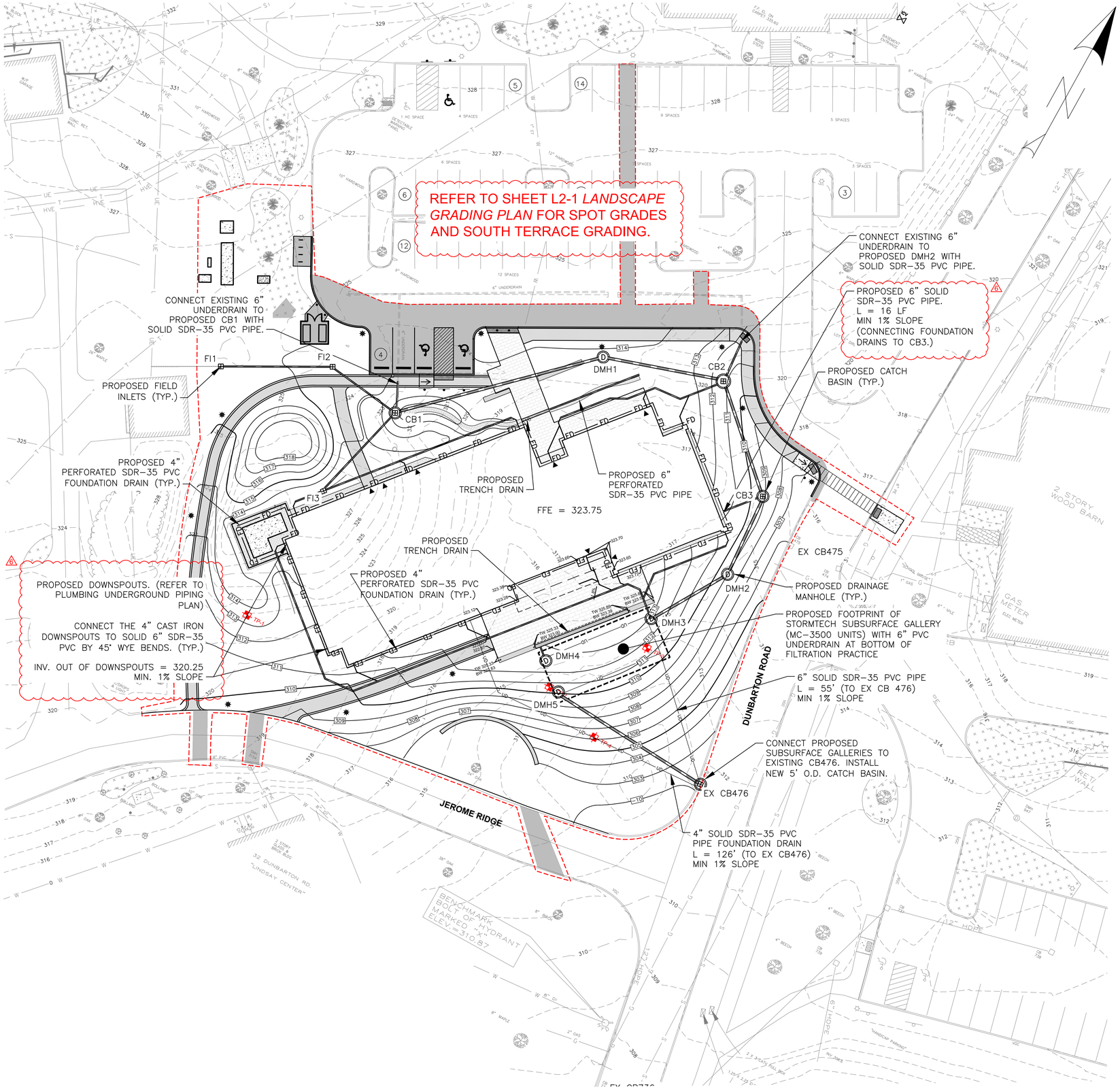

NOTES:

1. REFER TO SURVEYOR'S PLAN FOR BASE PLAN REFERENCES AND ADDITIONAL NOTES.
2. ALL ELEVATIONS SHOWN ARE IN REFERENCE TO THE SURVEY PLAN AND MUST VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
3. CONTRACTOR WILL NOTIFY OWNER & ENGINEER IMMEDIATELY IF SITE CONDITIONS DIFFER FROM WHAT IS SHOWN ON PLAN.
4. SPOT ELEVATIONS SHOWN AT BUILDING CORNERS ARE PROPOSED GROUND ELEVATIONS.
5. FINISH WALK AND CURB ELEVATIONS WILL BE 6" ABOVE FINISH PAVEMENT.
6. ALL ELEVATIONS SHOWN ARE IN REFERENCE TO THE BENCHMARK AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR AT GROUNDBREAK.
7. LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES ARE APPROXIMATE ONLY AND ARE BASED ON RECORDS FROM THE UTILITY COMPANIES AND FIELD MEASUREMENTS OF VISIBLE STRUCTURES. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES PRIOR TO CONSTRUCTION AND WILL NOTIFY ENGINEER AND OWNER IMMEDIATELY OF ANY CONFLICTS.
8. ALL WORK ON SITE, ALL UTILITY WORK AND ALL WORK WITH CITY R.O.W. WILL BE PERFORMED IN ACCORDANCE WITH THE CITY OF CONCORD SPECIFICATIONS, LATEST EDITION.
9. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING DIG SAFE (1-888-DIG-SAFE) AT LEAST 72 HOURS PRIOR TO THE COMMENCEMENT OF WORK. THE CONTRACTOR WILL COORDINATE WORK WITH THE CITY FIRE, POLICE, AND COMMUNITY DEVELOPMENT DEPARTMENTS.
10. ALL STORM DRAIN PIPING WITH LESS THAN 3.0 FEET OF COVER WILL BE OVERLAID WITH 2" THICK RIGID INSULATION FOR THE FULL WIDTH OF PIPE TRENCH.
11. REFER TO SHEET G-1 FOR GENERAL NOTES AND LEGEND.
12. ALL STORMWATER IMPROVEMENTS BUILT WILL BE MAINTAINED BY THE PROPERTY OWNER IN PERPETUITY IN ACCORDANCE WITH:
    - i. LOCAL, STATE, FEDERAL REGUALTIONS
    - ii. NHDES STORMWATER MANUAL RECOMMENDATIONS
    - iii. STORMWATER MAINTENANCE AND OPERATIONS PLAN
    - iv. ANY MANUFACTURER SPECIFICATIONS.

DRAINAGE SCHEDULE

FI1 (NYLOPLAST)
RIM = 324.75
INV. OUT = 320.4
L= 42 LF - 6" PVC (TO FI2)
S = 0.0073 FT/FT

FI2 (NYLOPLAST)
RIM = 324.5
INV. IN = 320.1 (FROM FI1)
INV. OUT = 320.0
L= 28 LF - 6" PVC (TO CB1)
S = 0.0627 FT/FT

FI3 (NYLOPLAST)
RIM = 323.0
INV. IN = 319.3 (FROM DOWNSPOUT)
INV. IN = 319.3 (FROM DOWNSPOUT)
INV. OUT = 319.2
L = 40 LF - 6" PVC (TO CB1)
S = 0.2025 FT/FT

CB1 (6' O.D. STRUCTURE)
RIM = 322.5
INV. IN = 318.3 (FROM FI2)
INV. IN = 318.3 (FROM FI3)
INV. IN = 318.3 (FROM 6" UNDERDRAIN)
INV. OUT = 317.9
L = 85 LF - 12" HDPE (TO DMH1)
S= 0.0058 FT/FT

DMH1 (5' O.D. STRUCTURE)
RIM = 324.0
INV. IN = 317.4 (FROM CB1)
INV. OUT = 317.3
L = 46 LF - 12" HDPE (TO CB2)
S =0.0065 FT/FT

CB2 (6' O.D. STRUCTURE)
RIM = 321.5
INV. IN = 317.0 (FROM DMH1)
INV. IN = 317.0 (FROM DOWNSPOUT)
INV. OUT = 316.9
L = 46 LF - 12" HDPE (TO CB3)
S = 0.042 FT/FT

CB3 (5' O.D. STRUCTURE)
RIM = 319.0
INV. IN = 315.5 (FROM FOUNDATION DRAIN)
INV. IN = 314.9 (FROM CB2)
INV. OUT = 314.8
L = 31 LF - 12" HDPE (TO DMH2)
S = 0.0231 FT/FT

DMH2 (5' O.D. STRUCTURE)
RIM = 319.0
INV. IN = 314.1 (FROM CB3)
INV. OUT = 314.0
L = 32 LF - 12" HDPE (TO DMH3)
S = 0.0054 FT/FT

DMH3 (5' O.D. STRUCTURE TO GALLERY)
RIM = 322.5
INV. IN = 317.5 (FROM DOWNSPOUT)
INV. IN = 313.82 (FROM DMH2)
INV. OUT = 313.40 (24" ISOLATOR ROW)
INV. OUT = 315.45 (12" MANIFOLD)

DMH4 (5' O.D. STRUCTURE)
RIM = 323.0
INV. IN = 318.0 (FROM TRENCH DRAIN)
INV. OUT = 313.40 (24" ISOLATOR ROW)
INV. OUT = 315.45(12" MANIFOLD)

DMH5 (5' O.D. STRUCTURE)
RIM = 319.0
INV. IN = 313.36 (12" MANIFOLD)
INV. OUT = 313.25
WEIR ELEV. @ 316.5
L = 61 LF -12" HDPE (TO EX CB 476)
S = 0.102 FT/FT

EX CB 476 (INSTALL NEW 5' O.D. STRUCTURE)
RIM = 311.58
INV. IN = 308.5 (6" FROM UNDERDRAIN)
INV. IN = 308.8 (4" FROM FOUNDATION DRAIN)
INV. IN = 307.0 (12" FROM DMH5)
INV. OUT = 306.08

REVISIONS

#	DATE	DESCRIPTION
1	03/28/2023	AOT SUBMITTAL
2	05/09/2023	RESPONSE TO COMMENTS
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8	03/27/2024	BULLETIN #10
9	10/30/2024	GRADING REVISIONS
10	01/24/2025	CITY TOC

ST. PAUL'S SCHOOL ADMISSION CENTER

ST. PAUL'S SCHOOL
325 PLEASANT STREET
CONCORD, NH 03301
TAX MAP 723Z / BLOCK 13 / LOT 1

OWNER/APPLICANT:
ST PAUL'S SCHOOL
325 PLEASANT STREET
CONCORD, NEW HAMPSHIRE

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STATE OF NEW HAMPSHIRE
JOHN CHRIS NADEAU
No. 9294
LICENSED PROFESSIONAL ENGINEER
1/24/2025

CONSTRUCTION DOCUMENTS

0 20' 40'
GRAPHIC SCALE

DATE:	MARCH 15, 2023
NOBIS PROJECT NO.	100564.010
DRAWN BY:	MGD
CHECKED BY:	JCN
CAD DRAWING FILE:	100564.010-C-300-G&D.dwg

GRADING AND DRAINAGE

SCALE	PROJECT #	DATE ISSUED
AS NOTED	229008.00	06/30/2023

C-4.0

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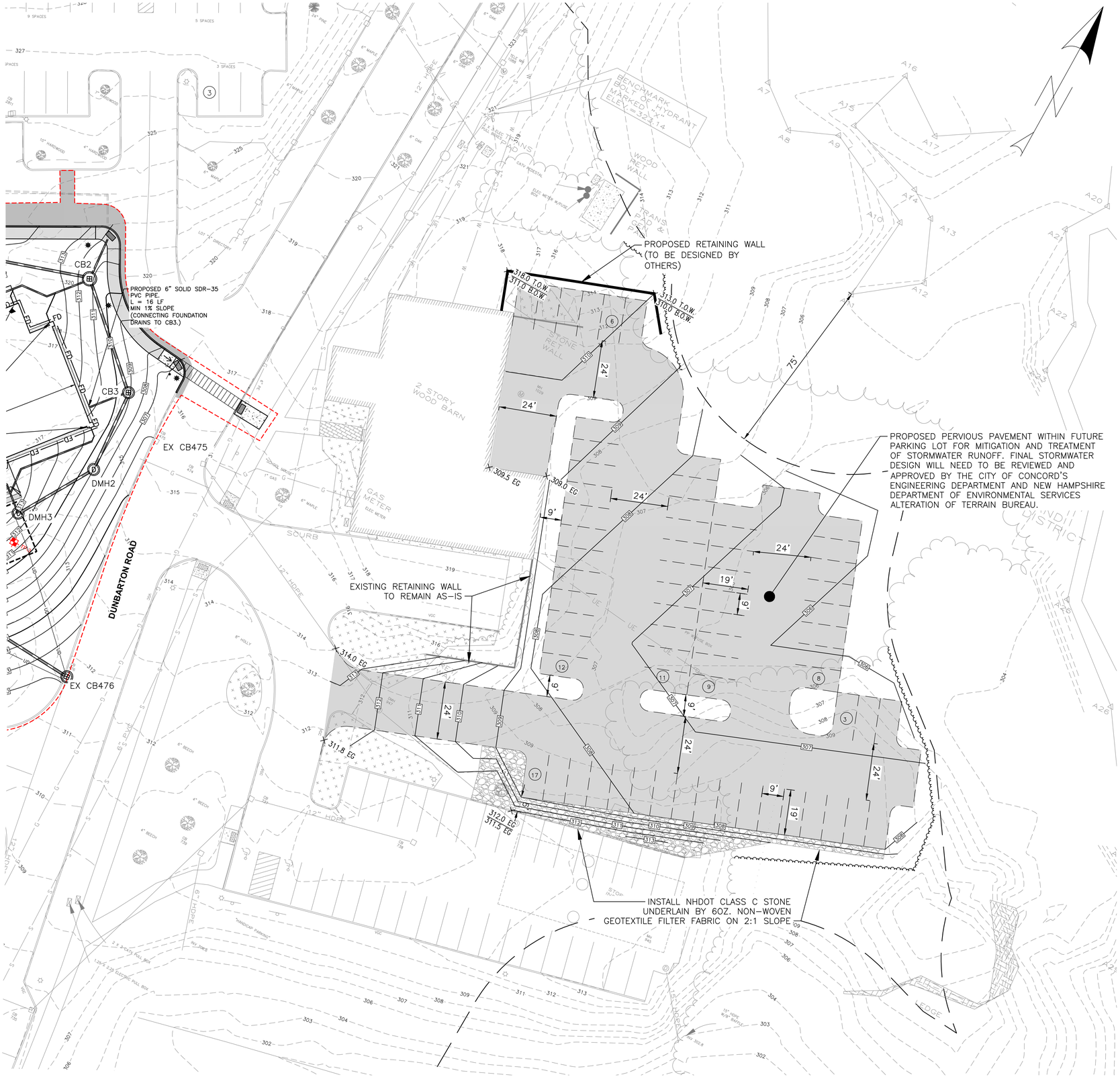

NOTES:

1. REFER TO SURVEYOR'S PLAN FOR BASE PLAN REFERENCES AND ADDITIONAL NOTES.
2. ALL ELEVATIONS SHOWN ARE IN REFERENCE TO THE SURVEY PLAN AND MUST VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
3. CONTRACTOR WILL NOTIFY OWNER & ENGINEER IMMEDIATELY IF SITE CONDITIONS DIFFER FROM WHAT IS SHOWN ON PLAN.
4. SPOT ELEVATIONS SHOWN AT BUILDING CORNERS ARE PROPOSED GROUND ELEVATIONS.
5. FINISH WALK AND CURB ELEVATIONS WILL BE 6" ABOVE FINISH PAVEMENT.
6. ALL ELEVATIONS SHOWN ARE IN REFERENCE TO THE BENCHMARK AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR AT GROUNDBREAK.
7. LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES ARE APPROXIMATE ONLY AND ARE BASED ON RECORDS FROM THE UTILITY COMPANIES AND FIELD MEASUREMENTS OF VISIBLE STRUCTURES. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES PRIOR TO CONSTRUCTION AND WILL NOTIFY ENGINEER AND OWNER IMMEDIATELY OF ANY CONFLICTS.
8. ALL WORK ON SITE, ALL UTILITY WORK AND ALL WORK WITH CITY R.O.W. WILL BE PERFORMED IN ACCORDANCE WITH THE CITY OF CONCORD SPECIFICATIONS, LATEST EDITION.
9. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING DIG SAFE (1-888-DIG-SAFE) AT LEAST 72 HOURS PRIOR TO THE COMMENCEMENT OF WORK. THE CONTRACTOR WILL COORDINATE WORK WITH THE CITY FIRE, POLICE, AND COMMUNITY DEVELOPMENT DEPARTMENTS.
10. ALL STORM DRAIN PIPING WITH LESS THAN 3.0 FEET OF COVER WILL BE OVERLAID WITH 2" THICK RIGID INSULATION FOR THE FULL WIDTH OF PIPE TRENCH.
11. REFER TO SHEET G-1 FOR GENERAL NOTES AND LEGEND.
12. ALL STORMWATER IMPROVEMENTS BUILT WILL BE MAINTAINED BY THE PROPERTY OWNER IN PERPETUITY IN ACCORDANCE WITH:
    - i. LOCAL, STATE, FEDERAL REGUALTIONS
    - ii. NHDES STORMWATER MANUAL RECOMMENDATIONS
    - iii. STORMWATER MAINTENANCE AND OPERATIONS PLAN
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0 20' 40'
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CONCEPTUAL GRADING AND DRAINAGE (FUTURE PARKING)

SCALE	PROJECT #	DATE ISSUED
AS NOTED	229008.00	06/30/2023

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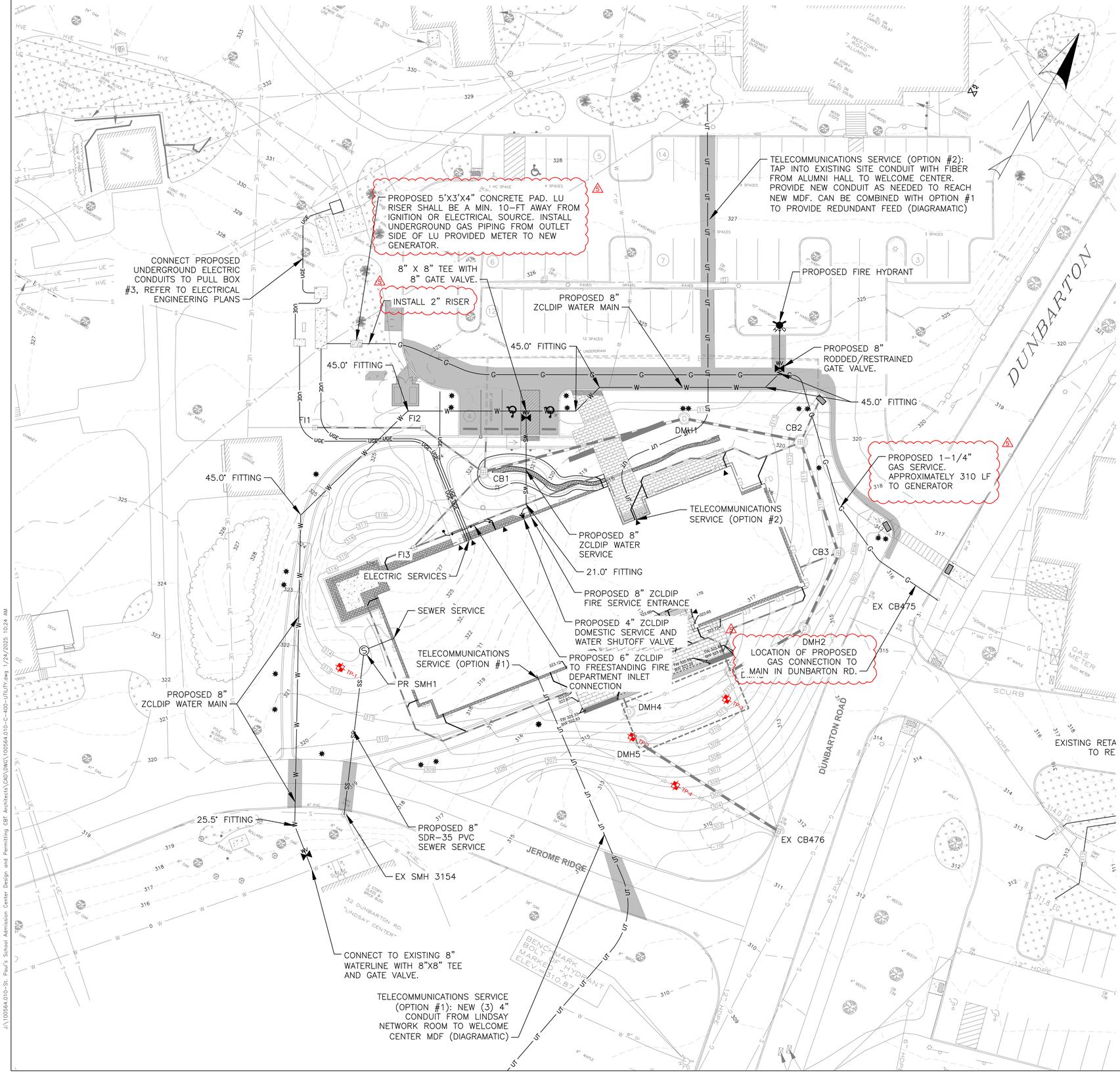

NOTES:

1. REFER TO SURVEYOR'S PLAN, FOR BASE PLAN REFERENCES AND ADDITIONAL NOTES.
2. ALL ELEVATIONS SHOWN ARE IN REFERENCE TO THE SURVEY PLAN AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
3. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CALL 1-888-DIGSAFE AT LEAST THREE BUSINESS DAYS BEFORE PERFORMING ANY CONSTRUCTION.
4. LOCATIONS AND ELEVATIONS OF UTILITIES ARE APPROXIMATE ONLY AND ARE BASED ON RECORDS FROM THE UTILITY COMPANIES AND FIELD MEASUREMENTS OF VISIBLE STRUCTURES. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES PRIOR TO CONSTRUCTION AND WILL NOTIFY ENGINEER AND OWNER IMMEDIATELY OF ANY CONFLICTS.
5. THERE WILL BE NO PHYSICAL CONNECTION BETWEEN A PUBLIC OR PRIVATE POTABLE WATER SUPPLY SYSTEM AND A SEWER OR SEWER APPURTENANCE WHICH WOULD PERMIT THE PASSAGE OF SEWAGE OR POLLUTED WATER INTO THE POTABLE SUPPLY. NO WATER PIPE WILL PASS THROUGH OR COME IN CONTACT WITH ANY PART OF A SEWER OR SEWER MANHOLE. NO SEWER WILL BE LOCATED WITHIN THE WELL PROTECTIVE RADII ESTABLISHED IN ENV-WS 300 FOR ANY PUBLIC WATER SUPPLY WELLS OR WITHIN 100 FEET OF ANY PRIVATE WATER SUPPLY WELL. SEWERS WILL BE LOCATED AT LEAST 10 FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED WATER MAIN. A DEVIATION FROM THE SEPARATION REQUIREMENTS WILL BE ALLOWED WHERE NECESSARY TO AVOID CONFLICT WITH SUBSURFACE STRUCTURES, UTILITY CHAMBERS, AND BUILDING FOUNDATIONS, PROVIDED THAT THE SEWER IS CONSTRUCTED IN ACCORDANCE WITH THE FORCE MAIN CONSTRUCTION REQUIREMENTS SPECIFIED IN ENV-WQ 704.06.

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

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

   5.2. SEWER PIPE JOINTS WILL BE LOCATED AT LEAST 6 FEET HORIZONTALLY FROM THE WATER MAIN.
6. THE CONTRACTOR WILL PROVIDE A MINIMUM NOTICE OF FOURTEEN (14) DAYS TO ALL CORPORATIONS, COMPANIES AND/OR LOCAL AUTHORITIES OWNING OR HAVING A JURISDICTION OVER UTILITIES RUNNING TO, THROUGH OR ACROSS PROJECT AREAS PRIOR TO DEMOLITION AND/OR CONSTRUCTION ACTIVITIES.
7. THE LOCATION, SIZE, DEPTH AND SPECIFICATIONS FOR CONSTRUCTION OF PROPOSED PRIVATE UTILITY SERVICES WILL BE TO THE STANDARDS AND REQUIREMENTS OF THE RESPECTIVE UTILITY COMPANY (ELECTRIC, TELEPHONE, CABLE TELEVISION, FIRE ALARM, GAS, WATER, AND SEWER).
8. ALL CONSTRUCTION WILL CONFORM TO THE CITY OF CONCORD CONSTRUCTION STANDARDS AND REGULATIONS, UNLESS OTHERWISE SPECIFIED. ALL CONSTRUCTION ACTIVITIES WILL CONFORM TO LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) RULES AND REGULATIONS.
9. THE CONTRACTOR IS TO VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITY STUBS PRIOR TO CONSTRUCTION AND DISCONNECT ALL EXISTING SERVICE CONNECTIONS AT THEIR RESPECTIVE MAINS IN ACCORDANCE WITH THE RESPECTIVE UTILITY COMPANY'S STANDARDS AND SPECIFICATIONS. ENGINEER TO BE NOTIFIED.
10. AS-BUILT PLANS WILL BE SUBMITTED TO DEPARTMENT OF PUBLIC WORKS.
11. INVERTS AND SHELVES: MANHOLES WILL HAVE A BRICK PAVED SHELF AND INVERT, CONSTRUCTED TO CONFORM TO THE SIZE OF PIPE AND FLOW AT CHANGES IN DIRECTION. THE INVERTS WILL BE LAID OUT IN CURVES OF THE LONGEST RADIUS POSSIBLE TANGENT TO THE CENTER LINE OF THE SEWER PIPES. SHELVES WILL BE CONSTRUCTED TO MATCH THE HIGHEST PIPE CROWN, AND SHELF WILL CONSIST OF GRADE SS HARD BRICK MASONRY.
12. FRAMES AND COVERS: MANHOLE FRAMES AND COVERS WILL BE OF HEAVY DUTY DESIGN AND PROVIDE A 30 INCH DIA. CLEAR OPENING. THE WORD "SEWER" WILL BE CAST INTO THE CENTER OF THE UPPER FACE OF EACH COVER WITH RAISED, 3" LETTERS.
13. SHALLOW MANHOLE: IN LIEU OF A CONE SECTION, WHEN MANHOLE DEPTH IS LESS THAN 6 FEET, A REINFORCED CONCRETE SLAB COVER MAY BE USED HAVING AN ECCENTRIC ENTRANCE OPENING AND CAPABLE OF SUPPORTING H20 LOADS.
14. CONTRACTOR WILL PLACE 2" WIDE METAL WIRE IMPREGNATED GREEN PLASTIC WARNING TAPE OVER ENTIRE LENGTH OF ALL GRAVITY SEWERS, SERVICES, AND FORCE MAINS.
15. ALL SANITARY STRUCTURE INTERIOR DIAMETERS (4' MIN) WILL BE DETERMINED BY THE MANUFACTURER BASED ON THE PIPE CONFIGURATIONS SHOWN ON THESE PLANS.
16. PROPOSED RIM ELEVATIONS OF SANITARY MANHOLES ARE APPROXIMATE. FINAL ELEVATIONS ARE TO BE SET FLUSH WITH FINISH GRADES. ADJUST ALL OTHER RIM ELEVATIONS OF MANHOLES, WATER GATES, GAS GATES AND OTHER UTILITIES TO FINISH GRADE.
17. ALL SANITARY SEWER SERVICE LATERALS, FOR FUTURE RESIDENTIAL CONNECTION, WILL END AT THE LIMITS OF THE R.O.W., AS SHOWN ON PLANS AND WILL BE PROVIDED WITH A TEMPORARY PLUG AND WITNESS AT END.
18. DIMENSIONS ARE SHOWN TO CENTERLINE OF PIPE OR FITTING.
19. ALL GRAVITY SEWER PIPE, MANHOLES, AND FORCE MAINS WILL BE TESTED ACCORDING TO NHDES STANDARDS OF DESIGN AND CONSTRUCTION FOR SEWAGE AND WASTEWATER TREATMENT FACILITIES, CHAPTER ENV-WQ 700, CONFORMING TO THE FOLLOWING MIN. CRITERIA.

   ENV-WQ 704.06 GRAVITY SEWER PIPE TESTING:

   GRAVITY SEWERS WILL BE TESTED FOR WATER TIGHTNESS BY USE OF LOW-PRESSURE AIR TESTS CONFORMING WITH ASTM F1417-92(2005) OR UNI-BELL PVC PIPE ASSOCIATION UNI-B-6. LINES WILL BE CLEANED AND VISUALLY INSPECTED USING A LAMP TEST AND BY INTRODUCING WATER TO DETERMINE THAT THERE IS NO STANDING WATER IN THE SEWER; AND TRUE TO LINE AND GRADE FOLLOWING INSTALLATION AND PRIOR TO USE. DEFLECTION TESTS WILL TAKE PLACE NOT LESS THAN 30 DAYS NOR MORE THAN 90 DAYS FOLLOWING INSTALLATION. THE MAXIMUM ALLOWABLE DEFLECTION OF FLEXIBLE SEWER PIPE SHALL BE 5% PERCENT OF AVERAGE INSIDE DIAMETER. A RIGID BALL OR MANDREL WITH A DIAMETER OF AT LEAST 95% OF THE AVERAGE INSIDE PIPE DIAMETER SHALL BE USED FOR TESTING PIPE DEFLECTION. THE DEFLECTION TEST SHALL BE CONDUCTED WITHOUT MECHANICAL PULLING DEVICES.

   ENV-WQ 704.17 SEWER MANHOLES:

   WILL BE TESTED FOR LEAKAGE USING A VACUUM TEST. TESTING WILL BE CONDUCTED PRIOR TO PLACEMENT OF SHELVES AND INVERTS.
20. SEWERS WILL BE BURIED TO A MINIMUM DEPTH OF 6 FEET BELOW GRADE IN ALL ROADWAY LOCATIONS, AND TO A MINIMUM DEPTH OF 4 FEET BELOW GRADE IN ALL CROSS-COUNTRY LOCATIONS. A NHDES WAIVER IS NEEDED IF THE MINIMUM REQUIRED DEPTH CANNOT BE MET.
21. SEWER AND WATER INFRASTRUCTURE ON PRIVATE PROPERTY IS TO REMAIN PRIVATE, HOWEVER, THE TOWN RESERVES THE RIGHT TO ENTER THE PROPERTY IN ORDER TO INSPECT, REPAIR AND/OR TERMINATE INDIVIDUAL SEWER OR WATER SERVICES (AT OWNER'S EXPENSE).
22. CONTRACTOR WILL SET RIMS OF NEW SANITARY SEWER MANHOLES TO EXISTING FINISHED GRADE FOR THE WINTER SEASON. RIMS WILL BE RAISED IN THE SPRING PRIOR TO PLACEMENT OF 1" BITUMINOUS OVERLAY.
23. SERVICE LATERAL LOCATIONS SHOWN ARE APPROXIMATE AND MAY BE ADJUSTED IN THE FIELD BASED ON INPUT FROM TOWN INSPECTOR AND/OR PROJECT CLERK OF THE WORKS.
24. REFER TO SHEET G-1 FOR GENERAL NOTES AND LEGEND.
25. THE CONTRACTOR AND/OR OWNER SHALL CONFIRM THAT THE FIRE ALARM SYSTEM IS NOT INTERRUPTED AND IS RECONSTRUCTED IN ACCORDANCE WITH THE CITY STANDARDS.

REVISIONS

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ST. PAUL'S SCHOOL ADMISSION CENTER

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TAX MAP 723Z / BLOCK 13 / LOT 1

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STATE OF NEW HAMPSHIRE
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1/24/2025

CONSTRUCTION DOCUMENTS

0 20' 40'
GRAPHIC SCALE

DATE:	MARCH 15, 2023
NOBIS PROJECT NO.	100564.010
DRAWN BY:	MGD
CHECKED BY:	JCN
CAD DRAWING FILE:	100564.010-C-400-UTILITY.dwg

UTILITY PLAN

SCALE	PROJECT #	DATE ISSUED
AS NOTED	229008.00	06/30/2023

C-5.0

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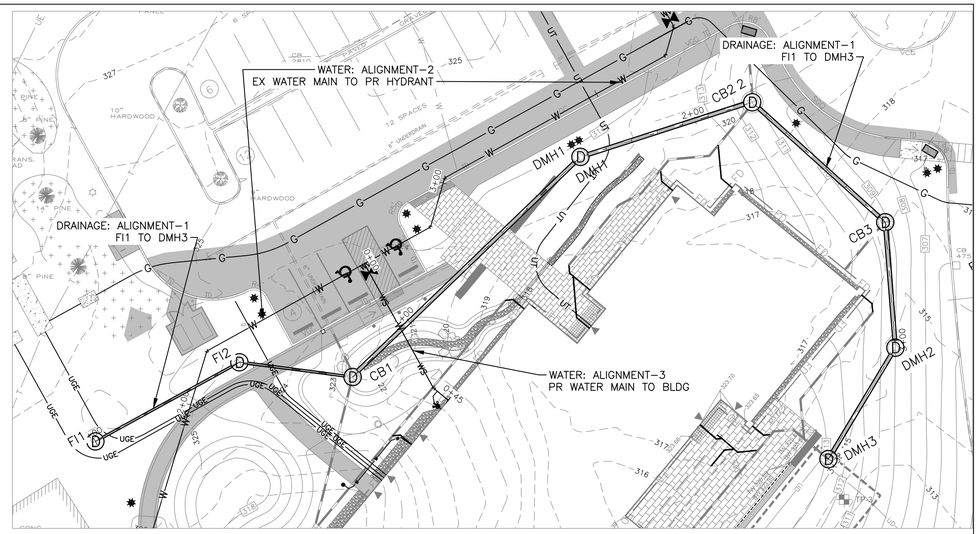
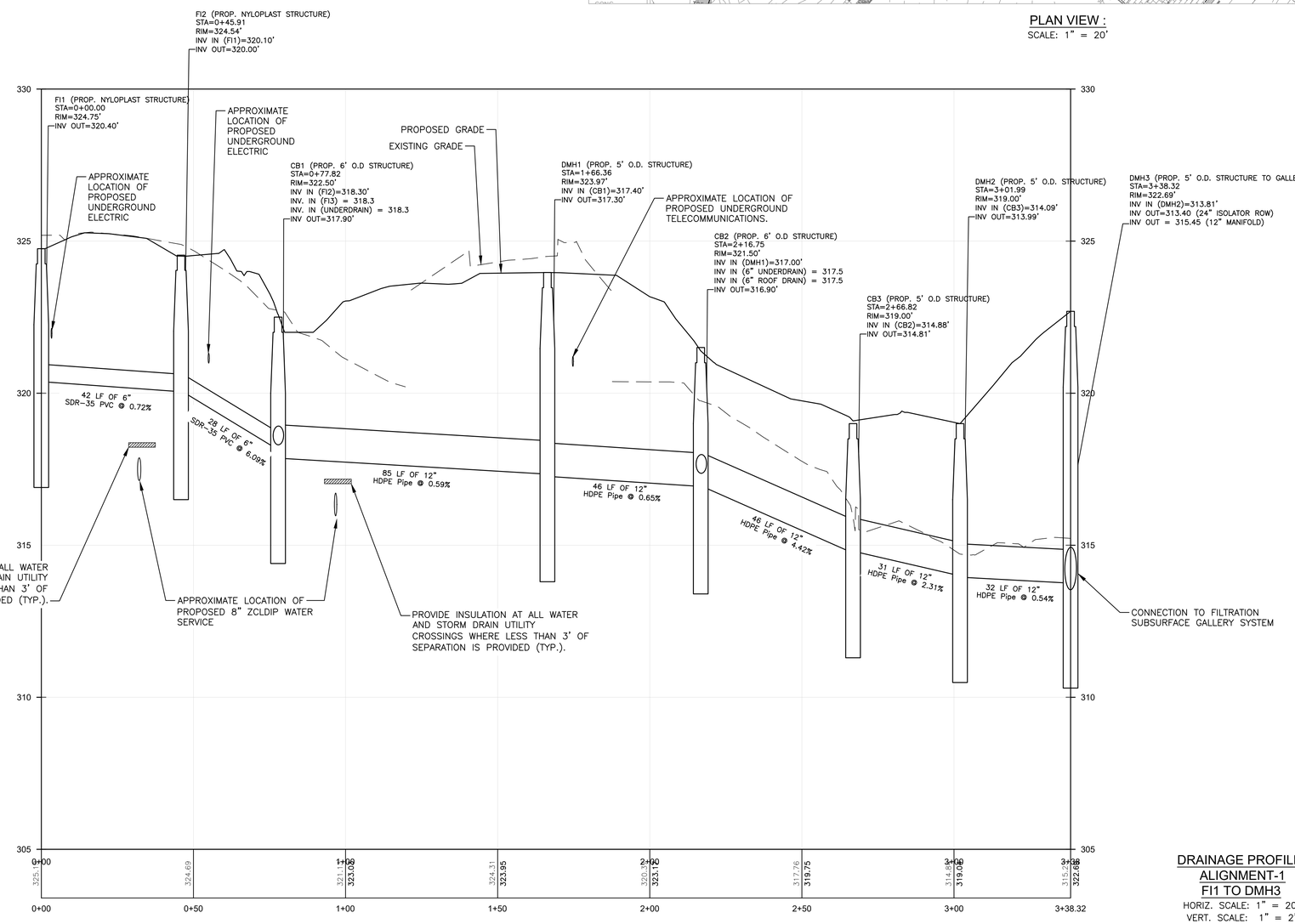


PLAN VIEW :
SCALE: 1" = 20'



DRAINAGE PROFILE:
ALIGNMENT-1
FI1 TO DMH3
HORIZ. SCALE: 1" = 20'
VERT. SCALE: 1" = 2'

Pipe Table				
Pipe Name	Size (in)	Length (ft)	Slope ft/ft	Min. Cover (ft)
FI1 TO FI2	6.000	42	0.72%	3.8
FI2 TO CB1	6.000	28	6.09%	3.6
CB1 TO DMH1	12.000	85	0.59%	3.1
DMH1 TO CB2	12.000	46	0.65%	3.7
CB2 TO CB3	12.000	46	4.42%	3.1
CB3 TO DMH2	12.000	31	2.31%	3.3
DMH3 TO DMH4	12.000	32	0.54%	4.2

NOTES:
1. REFER TO GRADING AND DRAINAGE PLANS FOR ADDITIONAL INFORMATION.
2. REFER TO SHEET G-1 FOR GENERAL NOTES AND LEGEND.

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REVISIONS

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CONSTRUCTION DOCUMENTS

HORIZONTAL SCALE IN FEET
0 20' 40'
GRAPHIC SCALE
VERTICAL SCALE IN FEET
0 2'

DATE:	MARCH 15, 2023
NOBIS PROJECT NO.	100564.010
DRAWN BY:	MGD
CHECKED BY:	JCN
CAD DRAWING FILE:	100564.010-C-400-UTILITY-P&P.dwg

UTILITY PROFILE PLAN

SCALE	PROJECT #	DATE ISSUED
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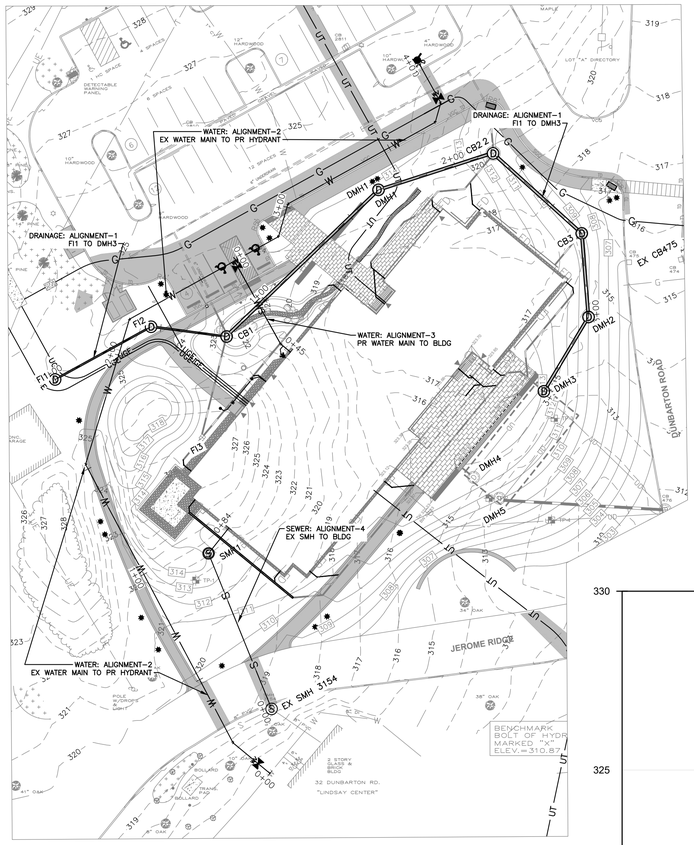
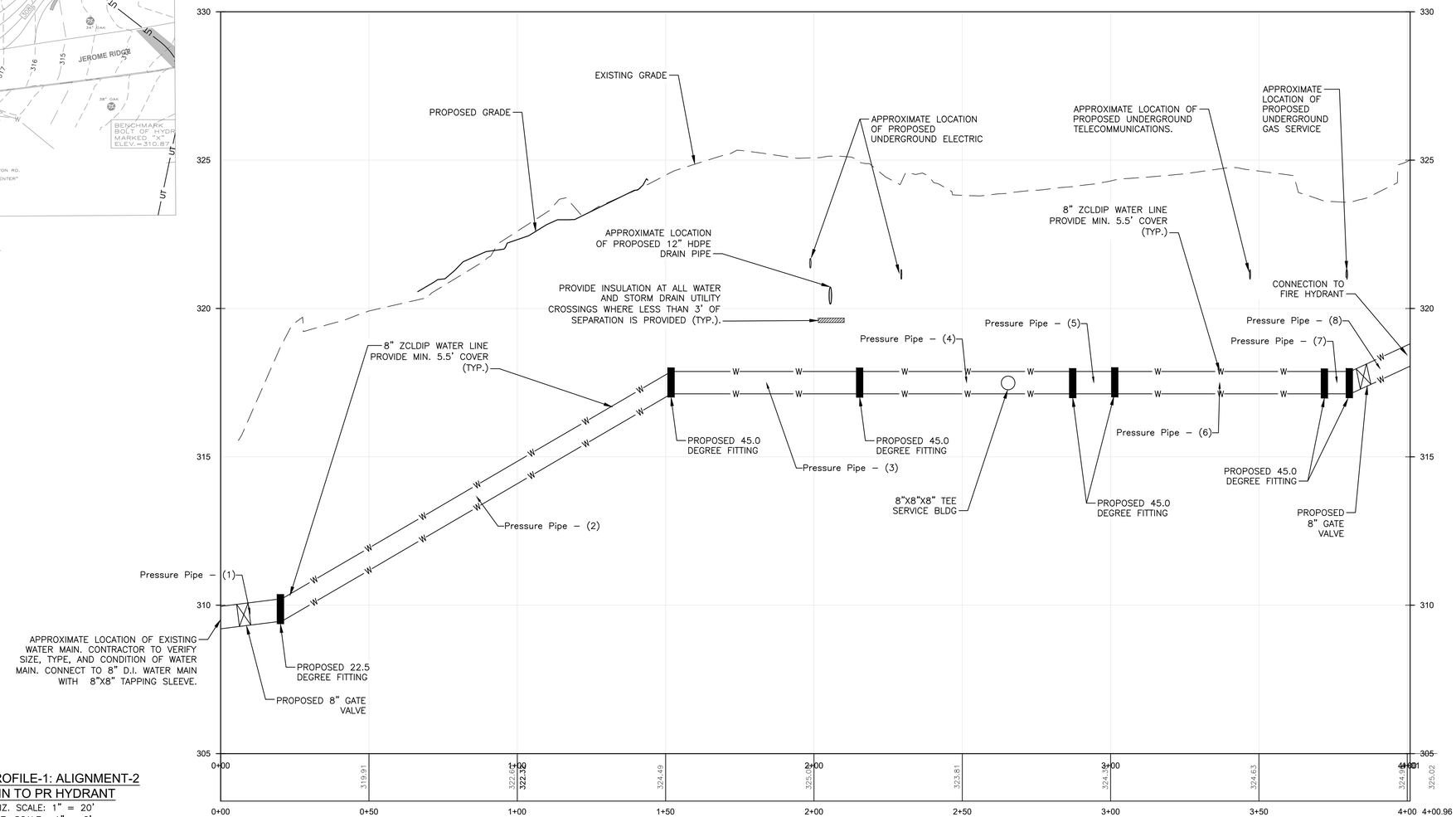
C-5.1



PLAN VIEW :
SCALE: 1" = 20'

NOTES:
1. REFER TO GRADING AND DRAINAGE PLANS FOR ADDITIONAL INFORMATION.
2. REFER TO SHEET G-1 FOR GENERAL NOTES AND LEGEND.

Pressure Pipe Table				
Pressure Pipe Name	Size (in)	Length (ft)	Slope ft/ft	Min. Cover (ft)
Pressure Pipe – (1)	8 INCH DUCTILE IRON	19.965	−1.25%	5.515
Pressure Pipe – (2)	8 INCH DUCTILE IRON	131.352	−5.84%	6.715
Pressure Pipe – (3)	8 INCH DUCTILE IRON	62.954	0.00%	6.744
Pressure Pipe – (4)	8 INCH DUCTILE IRON	70.888	0.00%	5.916
Pressure Pipe – (5)	8 INCH DUCTILE IRON	13.690	0.00%	6.234
Pressure Pipe – (6)	8 INCH DUCTILE IRON	70.011	0.00%	5.752
Pressure Pipe – (7)	8 INCH DUCTILE IRON	7.873	0.00%	5.699
Pressure Pipe – (8)	8 INCH DUCTILE IRON	20.141	−4.63%	5.594



WATER PROFILE-1: ALIGNMENT-2
EX MAIN TO PR HYDRANT
HORIZ. SCALE: 1" = 20'
VERT. SCALE: 1" = 2'

REVISIONS		
#	DATE	DESCRIPTION
1	03/28/2023	AOT SUBMITTAL
2	05/09/2023	RESPONSE TO COMMENTS
3	06/30/2023	CONSTRUCTION DOCUMENTS
4	07/10/2023	RESPONSE TO COMMENTS
5	08/02/2023	ADDENDUM #2
6	10/12/2023	BULLETIN #1
7	10/23/2023	CSK #3 - RFI-016
8	03/27/2024	BULLETIN #10
9	10/30/2024	GRADING REVISIONS
10	01/24/2025	CITY TOC

ST. PAUL'S SCHOOL ADMISSION CENTER

ST. PAUL'S SCHOOL
325 PLEASANT STREET
CONCORD, NH 03301
TAX MAP 723Z / BLOCK 13 / LOT 1

OWNER/APPLICANT:
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STATE OF NEW HAMPSHIRE
JOHN CHRIS NADEAU
No. 9294
LICENSED PROFESSIONAL ENGINEER
1/24/2025

CONSTRUCTION DOCUMENTS

HORIZONTAL SCALE IN FEET
0 20' 40'
GRAPHIC SCALE
VERTICAL SCALE IN FEET
0 2'

DATE:	MARCH 15, 2023
NOBIS PROJECT NO.	100564.010
DRAWN BY:	MGD
CHECKED BY:	JCN
CAD DRAWING FILE:	100564.010-C-400-UTILITY-P&P.dwg

UTILITY PROFILE PLAN

SCALE	PROJECT #	DATE ISSUED
AS NOTED	229008.00	06/30/2023

C-5.2

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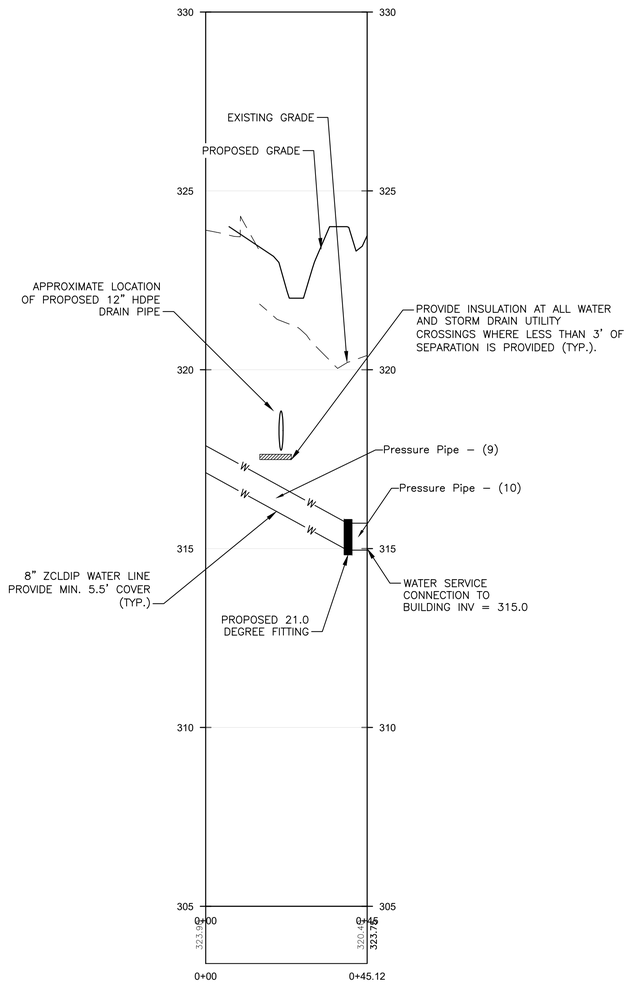
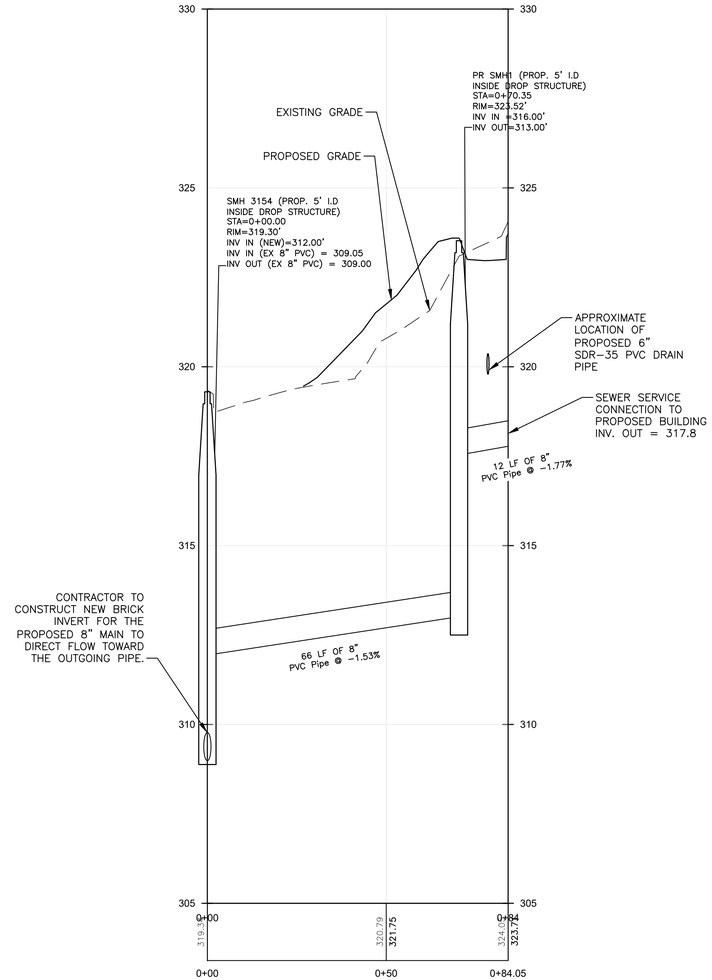
NOTES:
1. REFER TO GRADING AND DRAINAGE PLANS FOR ADDITIONAL INFORMATION.
2. REFER TO SHEET G-1 FOR GENERAL NOTES AND LEGEND.

Pressure Pipe Table				
Pressure Pipe Name	Size (in)	Length (ft)	Slope ft/ft	Min. Cover (ft)
Pressure Pipe – (9)	8 INCH DUCTILE IRON	39.591	5.47%	5.515
Pressure Pipe – (10)	8 INCH DUCTILE IRON	4.896	0.00%	7.625

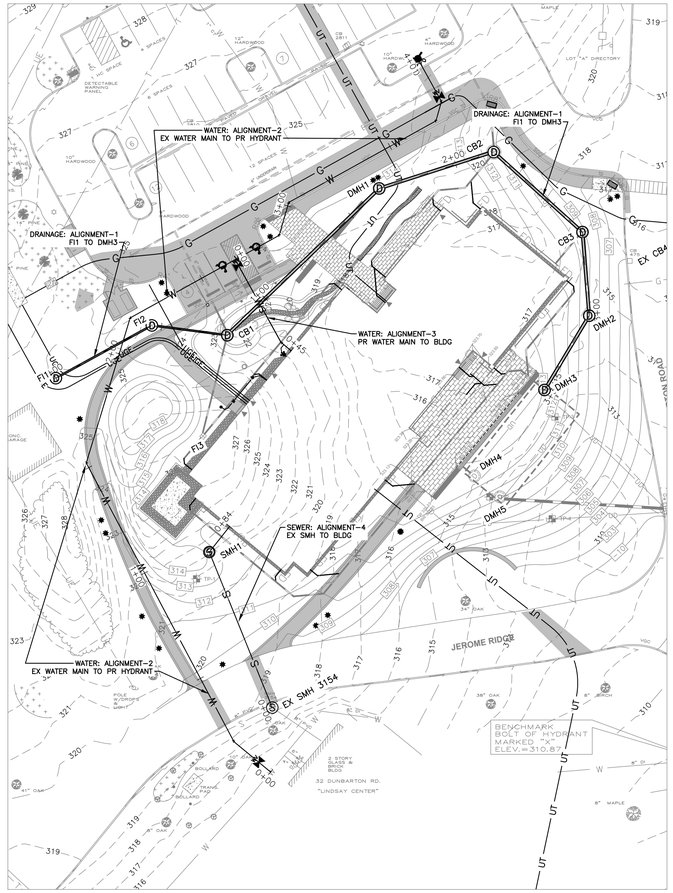


WATER PROFILE-2: ALIGNMENT-3
PR MAIN TO PR BLDG
HORIZ. SCALE: 1" = 20'
VERT. SCALE: 1" = 2'

Pipe Table				
Pipe Name	Size (in)	Length (ft)	Slope ft/ft	Min. Cover (ft)
PR SMH1 TO EX SMH3154	8.000	66	-1.53%	6.4
BLDG TO PR SMH1	8.000	12	-1.77%	4.5



SEWER PROFILE: ALIGNMENT-4
EX SMH TO BLDG
HORIZ. SCALE: 1" = 20'
VERT. SCALE: 1" = 2'



PLAN VIEW :
SCALE: 1" = 20'

REVISIONS		
#	DATE	DESCRIPTION
1	03/28/2023	AOT SUBMITTAL
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5	08/02/2023	ADDENDUM #2
6	10/12/2023	BULLETIN #1
7	10/23/2023	CSK #3 - RFI-016
8	03/27/2024	BULLETIN #10
9	10/30/2024	GRADING REVISIONS
10	01/24/2025	CITY TOC

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JOHN CHRIS NADEAU
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LICENSED PROFESSIONAL ENGINEER
1/24/2025

CONSTRUCTION DOCUMENTS

HORIZONTAL SCALE IN FEET
0 20' 40'
0 GRAPHIC SCALE 2'
VERTICAL SCALE IN FEET

DATE:	MARCH 15, 2023
NOBIS PROJECT NO.	100564.010
DRAWN BY:	MGD
CHECKED BY:	JCN
CAD DRAWING FILE:	100564.010-C-400-UTILITY-P&P.dwg

UTILITY PROFILE PLAN

SCALE	PROJECT #	DATE ISSUED
AS NOTED	229008.00	06/30/2023

C-5.3

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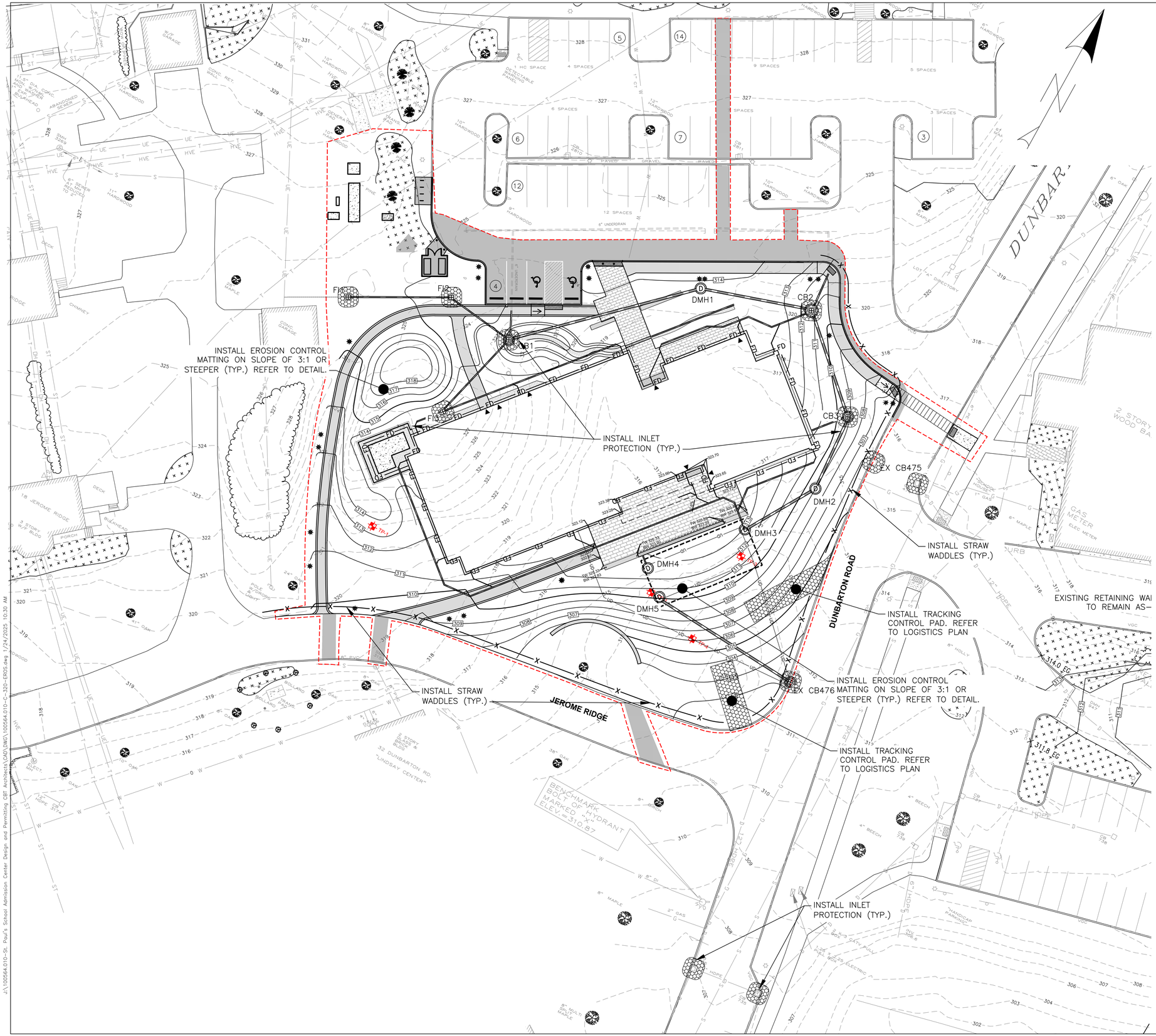

NOTES:

1. THIS PLAN IS NOT INTENDED TO SHOW PERMANENT DRAINAGE DESIGNS AND TO BE USED FOR TEMPORARY EROSION AND SEDIMENT CONTROL ONLY.
2. CONTRACTOR TO GRADE ACTIVE EXCAVATION AREAS TO ALLOW MAXIMUM INFILTRATION OF STORMWATER AND MINIMIZE RUNOFF FROM DISTURBED AREAS.
3. DISTURBANCES OF AREAS TO BE MINIMIZED. NO DISTURBED AREA SHALL BE LEFT UNSTABILIZED FOR LONGER THAN TWO WEEK DURING THE GROWING SEASON. AREAS WHICH WILL NOT BE PERMANENTLY SEEDED WITHIN TWO WEEKS OF DISTURBANCE SHALL BE TEMPORARILY SEEDED AND MULCHED. ALL AREAS SHALL BE STABILIZED WITH SEED AND MULCH AND TACKIFIER WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE AND PRIOR TO THE END OF THE GROWING SEASON.
4. FOR FURTHER INFORMATION ON BEST MANAGEMENT PRACTICES SEE COMPLETE PLAN SET AND STORMWATER POLLUTION PREVENTION PLAN (SWPPP) FOR THIS PROJECT PREPARED BY NOBIS ENGINEERING, INC., (DATE).
5. USE TEMPORARY EROSION AND SEDIMENT CONTROL PRODUCTS THAT EITHER DO NOT CONTAIN NETTING, OR THAT CONTAIN NETTING MANUFACTURED FROM 100% BIODEGRADABLE NON-PLASTIC MATERIALS SUCH AS JUTE, SISAL, OR COIR FIBER. DEGRADABLE, PHOTODEGRADABLE, UV-DEGRADABLE, OXO-DEGRADABLE, OR OXO-BIODEGRADABLE PLASTIC NETTING (INCLUDING POLYPROPYLENE, NYLON, POLYETHYLENE, AND POLYESTER) ARE NOT EQUIVALENT ALTERNATIVES. NETTING USED IN THESE PRODUCTS SHOULD HAVE A LOOSE-WEAVE WILDLIFE-SAFE DESIGN WITH MOVABLE JOINTS BETWEEN THE HORIZONTAL AND VERTICAL TWINES, ALLOWING THE TWINES TO MOVE INDEPENDENTLY AND THUS REDUCING THE POTENTIAL FOR WILDLIFE ENTANGLEMENT.
6. AVOID THE USE OF SILT FENCES REINFORCED WITH METAL OR PLASTIC MESH OR IF POSSIBLE RECOMMEND THE USE OF EROSION CONTROL BERMS.
7. WHEN NO LONGER REQUIRED, TEMPORARY EROSION AND SEDIMENT CONTROL PRODUCTS SHOULD BE REMOVED PROMPTLY FROM THE PROJECT SITE.
8. USE NONWOVEN COIR FABRIC WHEN A SURFACE FABRIC TREATMENT IS REQUIRED FOR EROSION CONTROL AND STABILIZATION, SUCH AS 100% BIODEGRADABLE COCONUT FIBER MAT OR EQUAL AS REVIEWED AND APPROVED BY THE PROJECT DESIGN ENGINEER.
9. USE WOVEN COIR FABRIC WHEN SITE CONDITIONS WARRANT. THE OUTER LAYER OF WOVEN COIR FABRIC SHOULD BE A HIGH STRENGTH, CONTINUOUSLY WOVEN MAT (I.E., WITHOUT SEAMS) AND MADE OF 100% COCONUT FIBER.
10. REFER TO GENERAL NOTES AND LEGEND SHEET FOR ADDITIONAL EROSION CONTROL NOTES AND CONSTRUCTION SEQUENCE.

REVISIONS

#	DATE	DESCRIPTION
1	03/28/2023	AOT SUBMITTAL
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3	06/30/2023	CONSTRUCTION DOCUMENTS
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STATE OF NEW HAMPSHIRE
JOHN CHRIS NADEAU
No. 9294
LICENSED PROFESSIONAL ENGINEER
1/24/2025

CONSTRUCTION DOCUMENTS

0 20' 40'
GRAPHIC SCALE

DATE:	MARCH 15, 2023
NOBIS PROJECT NO.	100564.010
DRAWN BY:	MGD
CHECKED BY:	JCN
CAD DRAWING FILE:	100564.010-C-320-EROS.dwg

EROSION CONTROL PLAN

SCALE	PROJECT #	DATE ISSUED
AS NOTED	229008.00	06/30/2023

C-6.0

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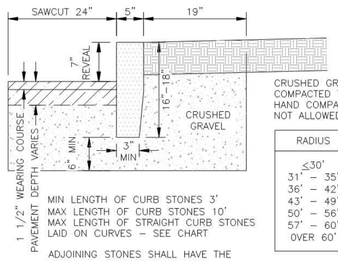


CRUSHED GRAVEL TO BE COMPACTED TO 95% MIN HAND COMPACTION IS NOT ALLOWED

RADIUS	MAX LENGTH CURVED CURB
≤30'	6'
31' – 35'	6'
36' – 42'	7'
43' – 49'	8'
50' – 56'	9'
57' – 60'	10'
OVER 60'	

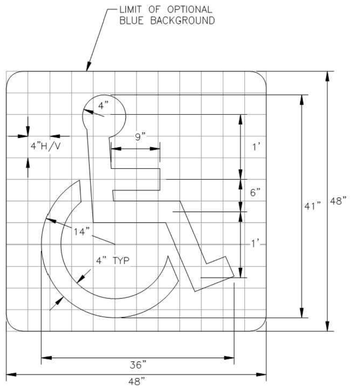
MIN LENGTH OF CURB STONES 3'
MAX LENGTH OF CURB STONES 10'
MAX LENGTH OF STRAIGHT CURB STONES LAID ON CURVES – SEE CHART

ADJOINING STONES SHALL HAVE THE SAME OR APPROXIMATE LENGTH.

FINISH SURFACE AND TOLERANCES FOR VERTICAL GRANITE CURB

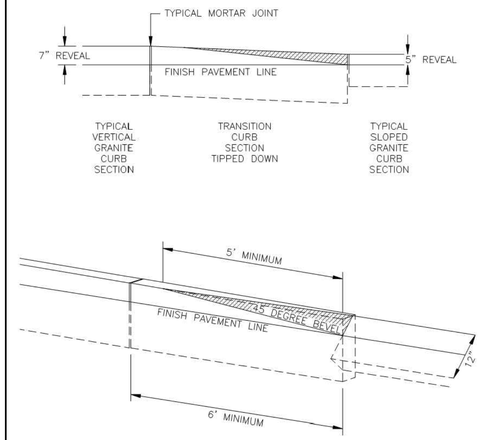
AREA	FINISH SURFACE	TOLERANCE
TOP	5" WIDE OR AS OTHERWISE SHOWN, SAWN TRUE PLANE.	+⅜" TO +⅛"
	FRONT AND BACK ARRIS LINES PITCHED STRAIGHT AND PARALLEL.	+⅜" TO +⅛"
FRONT FACE	RIGHT ANGLE TO TOP, APPROXIMATELY TRUE PLANE. NO DRILL HOLES SHOWING IN TOP 10"	+1" TO –½"
BACK FACE EXPOSED	PLANE PARALLEL WITH FRONT FACE, STRAIGHT SPLIT TO 1½" BELOW EXPOSED SURFACE. NO LARGER THAN ¼" SEGMENT OF DRILL HOLES SHOWING IN ARRIS LINES.	+1" TO –1"
CONCEALED	BELOW 1½" FROM EXPOSED SURFACE.	+1½" TO –1½"
BOTTOM	APPROXIMATELY PARALLEL TO TOP. MINIMUM WIDTH: 3"	SEE PLANS
ENDS EXPOSED PORTION	SQUARE WITH PLANES OF TOP AND FACE	
JOINTS EXPOSED	OPTIMUM WIDTH: 1"	
CONCEALED	TO BREAK BACK NO MORE THAN 4"	+¾" TO –¾"

NO.	REVISION	DATE	City of Concord Engineering Services Division	SECTION: SITE/STREET
1	DRAFTING	12.15	VERTICAL GRANITE CURB	DRAWING NO. C–1
2	SAWCUT	5.19		DATE: 12/08 PAGE: 1
–	–	–		
–	–	–		

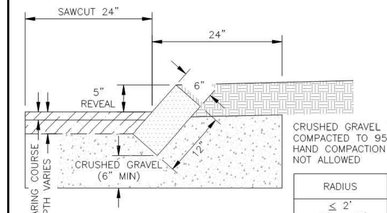


SYMBOL SHALL BE WHITE WITH AN OPTIONAL BLUE BACKGROUND

NO.	REVISION	DATE	City of Concord Engineering Services Division	SECTION: SITE/STREET
–	–	–	ACCESSIBLE PARKING SPACE PAVEMENT MARKING	DRAWING NO. M–5
–	–	–		DATE: 12/08 PAGE: 1
–	–	–		
–	–	–		



NO.	REVISION	DATE	City of Concord Engineering Services Division	SECTION: SITE/STREET
–	–	–	SLOPE TO VERTICAL GRANITE CURB TRANSITION	DRAWING NO. C–3
–	–	–		DATE: 12/08 PAGE: 1
–	–	–		
–	–	–		



CRUSHED GRAVEL TO BE COMPACTED TO 95% MIN HAND COMPACTION IS NOT ALLOWED

RADIUS	MAX LENGTH CURVED CURB RADIAL JOINTS
≤ 2'	18"
>2' – 15'	2'
16' – 28'	3'
29' – 41'	4'
42' – 55'	5'
56' – 68'	6'
69' – 82'	7'
83' – 96'	8'
97' – 110'	
OVER 110'	

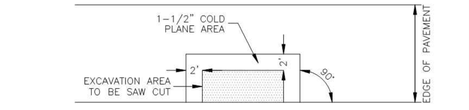
MIN LENGTH OF STRAIGHT CURB STONES 18"
MAX LENGTH OF STRAIGHT CURB STONES 8'
MAX LENGTH OF STRAIGHT CURB STONES LAID ON CURVES – SEE CHART

ADJOINING STONES SHALL HAVE THE SAME OR APPROXIMATE LENGTH.

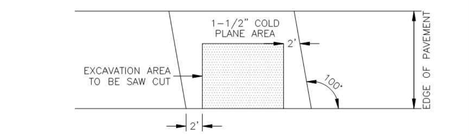
FINISH SURFACE AND TOLERANCES FOR SLOPED GRANITE CURB

AREA	FINISH SURFACE	TOLERANCE
ARRIS LINES	STRAIGHT AND TRUE ON TOP, FRONT AND ENDS. DRILL HOLES NOT DEEPER THAN ¼" ALLOWED IN ARRIS LINES.	+¼" TO –¼"
FACES EXPOSED PART	PLANES; NO DRILL HOLES IN FACES LONGER THAN 8" OR DEEPER THAN ¼".	+1" TO –1"
CONCEALED PART	DRILL HOLES NOT OBJECTIONABLE.	
ENDS	SQUARE WITH FACE EXCEPT AS INDICATED.	
JOINTS	ON TANGENT, MAXIMUM WIDTH: 1".	+½" TO –½"
	ON CURVES OVER 15' RADIUS, WIDEN TOP OR BOTTOM FROM 1" AS NECESSARY.	+½" TO –½"
	ON CURVES WITH 15' RADIUS AND UNDER, USE RADIAL JOINTS OR CURVED CURB AS INDICATED. OPTIMUM WIDTH: 1"	+½" TO –½"

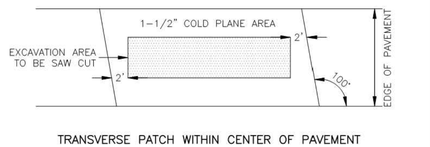
NO.	REVISION	DATE	City of Concord Engineering Services Division	SECTION: SITE/STREET
1	DRAFTING	11.11	SLOPED GRANITE CURB	DRAWING NO. C–2
2	REMOVED FF	12.15		DATE: 12/08 PAGE: 1
3	SAWCUT	5.19		
–	–	–		



TRANSVERSE PATCH LESS THAN HALF PAVEMENT WIDTH



TRANSVERSE AREA GREATER THAN HALF PAVEMENT WIDTH

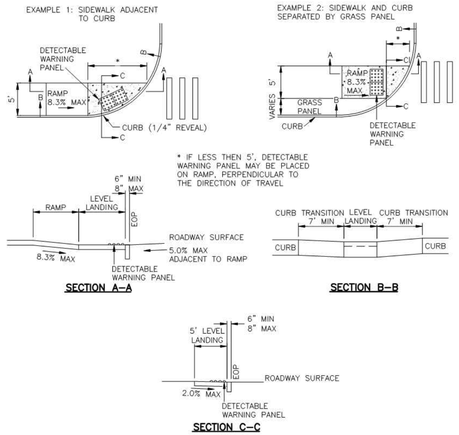


TRANSVERSE PATCH WITHIN CENTER OF PAVEMENT

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

NO.	REVISION	DATE	City of Concord Engineering Services Division	SECTION: SITE/STREET
1	DRAWING NO.	11.11	SAWCUT REQUIREMENTS	DRAWING NO. R–12
2	MULTIPLE	12.15		DATE: 12/08 PAGE: 1
–	–	–		
–	–	–		

SINGLE WALK STRAIGHT APPROACH TO PARALLEL RAMP

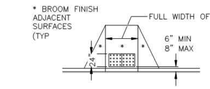


NO.	REVISION	DATE	City of Concord Engineering Services Division	SECTION: SITE/STREET
1	REV STYLE	11–09	SIDEWALK RAMP TYPE 1	DRAWING NO. CR–3
2	SECT C–C	11–09		DATE: 12/08 PAGE: 1
–	–	–		
APPROVED BY:				

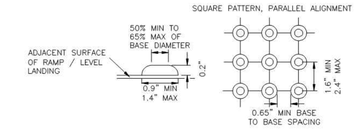
GENERAL NOTES:

1. THE DIMENSIONS AND GRADES SHOWN ON THIS STANDARD WILL BE ADHERED TO IN THE DESIGN AND THE CONSTRUCTION OF SIDEWALK RAMPS. WHERE SIDEWALKS RUN ADJACENT TO ROADWAYS ON STEEP (5% OR GREATER) GRADES, RAMP GRADES WILL BE AS FLAT AS POSSIBLE. (ON LOW SIDE OF DRIVES AND INTERSECTING SIDE STREETS, RAMPS SHALL SLOPE TOWARDS DRIVE OR SIDE STREET AT 2%)
2. NOMINAL RAMP DIMENSIONS AND GRADES:
   RAMP WIDTH – 5' MINIMUM
   RAMP SLOPE – 8.3% MAXIMUM
   FLARE SLOPE – 10% MAXIMUM
   RAMP CROSS SLOPE – 2% MAXIMUM
3. CURB RAMPS SHALL BE CONSTRUCTED OF 6" PORTLAND CEMENT CONCRETE (CLASS AA, 4000 PSI) WITH 6"X6" W2.9XW2.9 WOVEN WIRE FABRIC REINFORCING PLACED 2½" FROM THE TOP OF THE SLAB WITH 6" CRUSHED GRAVEL SUBBASE
4. ALL SIDEWALKS AND LANDINGS SHALL HAVE A CROSS SLOPE OF 2% DRAINING TOWARD THE STREET, DRIVE, OR PARKING AREA
5. A LEVEL LANDING (NO GREATER THAN 2% SLOPE IN ANY DIRECTION) SHALL BE PROVIDED AT THE TOP OF SIDEWALK RAMPS TO ALLOW FOR STOPPING AND MANEUVERING OF WHEELCHAIRS
6. LEVEL LANDINGS (NO GREATER THAN 2% SLOPE IN ANY DIRECTION) AT THE BOTTOM OF PERPENDICULAR RAMPS SHALL BE WHOLLY CONTAINED WITHIN MARKED CROSSWALKS
7. DUMMY JOINTS SHALL BE PROVIDED AT TRANSITIONS (GRADE CHANGES) AT TOPS AND BOTTOMS OF RAMPS AND FLARES
8. VERTICAL DROP–OFF EDGES TO RAMPS WILL NOT BE BUILT UNLESS THE RAMP ABUTS AN AREA WHICH WILL NOT BE USED BY PEDESTRIANS
9. A ¾" CURB REVEAL WILL BE PROVIDED WHERE THE RAMP ADJOINS THE ROADWAY
10. AT MARKED CROSSWALKS, THE FULL WIDTH OF THE RAMP OR LANDING SHALL BE CONTAINED WITHIN THE PAVEMENT MARKINGS
11. RAMP FLARES SHOULD BE LOCATED OUTSIDE THE DIRECT LINE OF TRAVEL MOST LIKELY TO BE FOLLOWED BY THE VISUALLY IMPAIRED
12. SIGNS, POLES, PLANTERS, MAILBOXES, ETC., SHALL NOT BE LOCATED WHERE THEY WILL INTERFERE WITH THE USE OF SIDEWALK RAMPS
13. SIDEWALK RAMPS SHALL NOT BE LOCATED WHERE USERS MUST CROSS DROP INLET GRATES, MANHOLE COVERS, OR OTHER ACCESS LIDS. IF THIS CANNOT BE AVOIDED THEN GRATE DESIGN AND PLACEMENT SHALL CONFORM TO ADA REQUIREMENTS
14. CURB DRAINAGE SHOULD BE CONSTRUCTED SO AS TO PRECLUDE THE FLOW OF WATER PAST THE SIDEWALK RAMP
15. WHEREVER FEASIBLE, TWO SIDEWALK RAMPS ARE RECOMMENDED IN PREFERENCE TO A SINGLE RAMP
16. SIDEWALKS THAT ARE LESS THAN 5' WIDE REQUIRE 5' WIDE BY 5' LONG PASSING AREAS (NO GREATER THAN 2% CROSS SLOPE) AT INTERVALS NOT TO EXCEED 200'
17. E.O.P. = EDGE OF PAVEMENT
18. THE PUBLIC SIDEWALK CURB RAMP STANDARDS DEPICTED HERE MAY NOT BE APPROPRIATE FOR ALL LOCATIONS. FIELD CONDITIONS AT INDIVIDUAL LOCATIONS MAY REQUIRE SPECIFIC DESIGNS. DESIGNS MUST BE CONSISTENT WITH THE PROVISIONS OF THIS SHEET TO THE MAXIMUM EXTENT FEASIBLE ON ALTERATION PROJECTS AND WHEN STRUCTURALLY PRACTICABLE ON NEW CONSTRUCTION PROJECTS AS REQUIRED BY THE U.S. ACCESS BOARD FOR PUBLIC RIGHTS–OF–WAY.

NO.	REVISION	DATE	City of Concord Engineering Services Division	SECTION: SITE/STREET
1	REV STYLE	11–09	SIDEWALK RAMP GENERAL NOTES	DRAWING NO. CR–2
2	NOTE 18	5.19		DATE: 12/08 PAGE: 1
–	–	–		
APPROVED BY:				



DETECTABLE WARNING PLACEMENT



DETECTABLE WARNING DETAILS

NOTES:

1. DETECTABLE WARNING SURFACES SHALL BE CAST IRON WITHIN THE CITY R.O.W.
2. CONCRETE ADJACENT TO ALL DETECTABLE WARNINGS SHALL HAVE A BROOM FINISH.
3. THE COLOR OF THE DETECTABLE WARNING SHALL PROVIDE A VISUAL CONTRAST TO THE SURROUNDING SURFACE AND SHALL BE AS SPECIFIED ON THE PLANS.
4. WHERE A RAMP OR LEVEL LANDING MEETS A CURB RADIUS, ALIGN THE EDGE OF THE DETECTABLE WARNING AREA PARALLEL TO THE CURB TO THE MAXIMUM EXTENT FEASIBLE.

NO.	REVISION	DATE	City of Concord Engineering Services Division	SECTION: SITE/STREET
1	REV STYLE	11–09	DETECTABLE WARNING PANEL DETAILS	DRAWING NO. CR–1
–	–	–		DATE: 12/08 PAGE: 1
–	–	–		
APPROVED BY:				

REVISIONS

#	DATE	DESCRIPTION
1	03/28/2023	AOT SUBMITTAL
2	05/09/2023	RESPONSE TO COMMENTS
3	06/30/2023	CONSTRUCTION DOCUMENTS
4	07/10/2023	RESPONSE TO COMMENTS
5	08/02/2023	ADDENDUM #2
6	10/12/2023	BULLETIN #1
7	10/23/2023	CSK #3 - RFI-016
8	03/27/2024	BULLETIN #10
9	10/30/2024	GRADING REVISIONS
10	01/24/2025	CITY TOC

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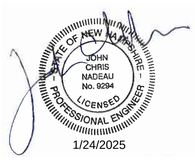

1/24/2025

CONSTRUCTION DOCUMENTS

SCALE:
AS NOTED

DATE:	MARCH 15, 2023
NOBIS PROJECT NO.	100564.010
DRAWN BY:	MGD
CHECKED BY:	JCN
CAD DRAWING FILE:	100564.000-C-700-DETAILS.dwg

CONSTRUCTION DETAILS

SCALE	PROJECT #	DATE ISSUED
AS NOTED	229008.00	06/30/2023

C-7.0

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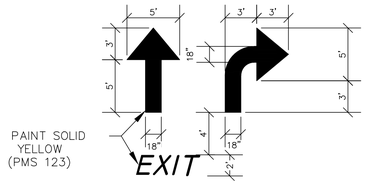
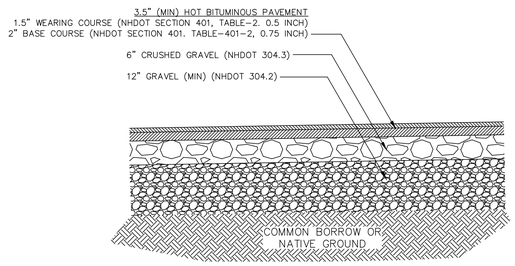


NOTE : ARROWS AND WORDS CAN BE ARRANGED IN OTHER COMBINATIONS THAN THOSE ILLUSTRATED HERE TO ACHIEVE DESIRED RESULT.

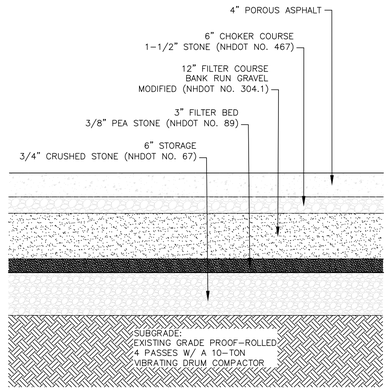
TYPICAL PAVEMENT MARKINGS

NOT TO SCALE



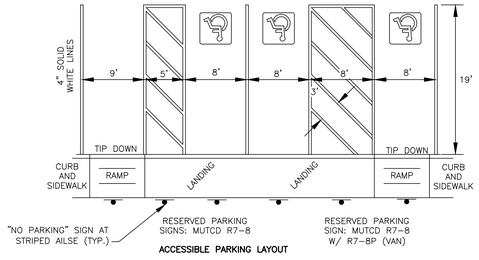
TYPICAL NEW PARKING SECTION

NOT TO SCALE



POROUS ASPHALT SECTION

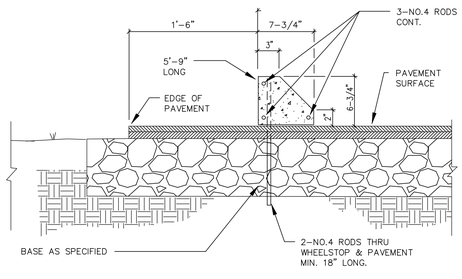
NOT TO SCALE



ACCESSIBLE PARKING LAYOUT

ADA PARKING SPACE LAYOUT

NOT TO SCALE



PRE-CAST CONCRETE CURB STOP

NOT TO SCALE

M.U.T.C.D. NUMBER	SPECIFICATION WIDTH	SPECIFICATION HEIGHT	MOUNTING HEIGHT	SIGN
R1-1	30"	30"	7'-0"	STOP
R7-8	12"	18"	7'-0"	RESERVED PARKING
R7-8A	12"	6"	6'-5"	VAN ACCESSIBLE
R8-3A	12"	18"	7'-0"	NO PARKING

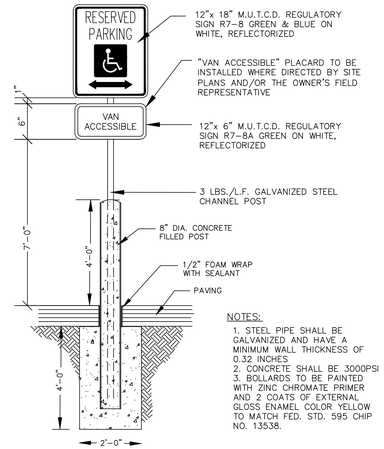
NOTE:
1. MOUNTING HEIGHT IS THE CLEARANCE OF THE BOTTOM OF THE SIGN TO THE NEAREST EDGE OF PAVEMENT.

2. ALL SIGN POSTS SHALL BE 2.5#/FT. U-CHANNEL POSTS, PAINTED GREEN AND CONFORM TO NHDOT SPECIFICATION 615.2.5.3.

3. ALL SIGNS SHALL BE FABRICATED OF DIAMOND GRADE SHEETING.

SIGN SUMMARY

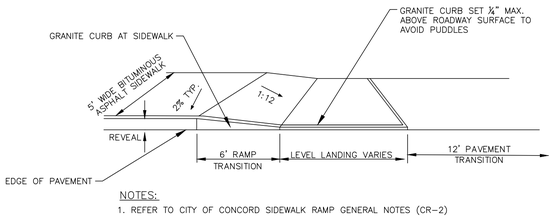
NOT TO SCALE



NOTES:
1. STEEL PIPE SHALL BE GALVANIZED AND HAVE A MINIMUM WALL THICKNESS OF 0.32 INCHES
2. CONCRETE SHALL BE 3000PSI
3. BOLLARDS TO BE PAINTED WITH ZINC CHROMATE PRIMER AND 2 COATS OF EXTERNAL GLOSS ENAMEL COLOR YELLOW TO MATCH FED. STD. 595 CHIP NO. 13538.

RESERVED PARKING SIGN ON BOLLARD

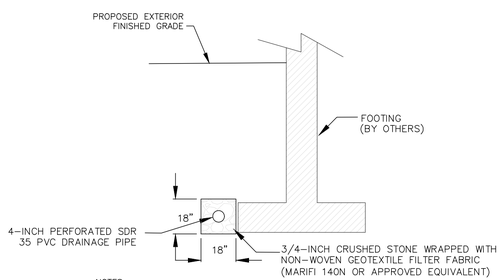
NOT TO SCALE



NOTES:
1. REFER TO CITY OF CONCORD SIDEWALK RAMP GENERAL NOTES (CR-2)

ACCESSIBLE RAMP

NOT TO SCALE

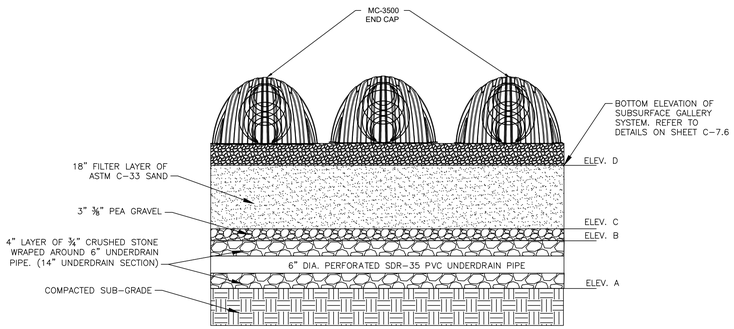


NOTES:

1. THE DRAINAGE SYSTEM SHOULD HAVE THE HIGHEST INVERT ELEVATION A MINIMUM OF 12 INCHES BELOW THE UNDERSIDE OF THE LOWEST LEVEL SLAB.
2. THE PERIMETER DRAIN LINE SHOULD BE GRAVITY DRAINED TO A STORM DRAIN LINE THAT IS NOT SUBJECT TO SURCHARGE.
3. TO MINIMIZE THE AMOUNT OF WATER THAT IS INTRODUCED INTO THE FOUNDATION DRAIN SYSTEM, IT IS RECOMMENDED THAT AREA DRAINS, ROOF DRAINS, AND DOWN SPOUTS BE TIED INTO DEDICATED SOLID PIPES THAT HAVE SEPARATE CONNECTIONS WITH THE STORM DRAIN SYSTEM. NO AREA DRAINS OR ROOF DRAINS SHOULD BE DIRECTLY CONNECTED WITH THE PERIMETER FOUNDATION DRAINPIPE OR TIED INTO THE SURROUNDING CRUSHED STONE LAYER OR DAYLIGHT TO THE ADJACENT SLOPE.
4. THE FINISHED EXTERIOR GRADE SHOULD BE PITCHED AWAY FROM THE PROPOSED BUILDING TO PROMOTE SURFACE RUNOFF AWAY FROM THE BUILDING.

FOUNDATION DRAIN

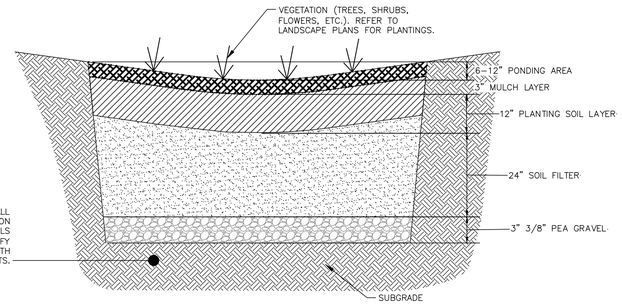
NOT TO SCALE



ELEV. A	ELEV. B	ELEV. C	ELEV. D
309.6	310.75	311.0	312.5

FILTERING PRACTICE SECTION

NOT TO SCALE



SOIL FILTER SPEC: 50% TO 55% BY VOLUME SAND THAT IS CERTIFIED BY ITS PRODUCER AS MEETING THE REQUIREMENTS FOR ASTM C-33 CONCRETE SAND, 20% TO 30% BY VOLUME OF LOAMY SAND TOPSOIL WITH 15% TO 25% FINES PASSING THE NUMBER 200 SIEVE, AND 20% TO 30% BY VOLUME MODERATELY FINE SHREDDED BARK OR WOOD FIBER MULCH WITH LESS THAN 5% PASSING THE NUMBER 200 SIEVE.

BIORETENTION DETAIL (RAIN GARDEN)

NOT TO SCALE

REVISIONS

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1	03/28/2023	AOT SUBMITTAL
2	05/09/2023	RESPONSE TO COMMENTS
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JOHN CHRIS NADEAU
No. 9294
LICENSED PROFESSIONAL ENGINEER
1/24/2025

CONSTRUCTION DOCUMENTS

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CONSTRUCTION DETAILS

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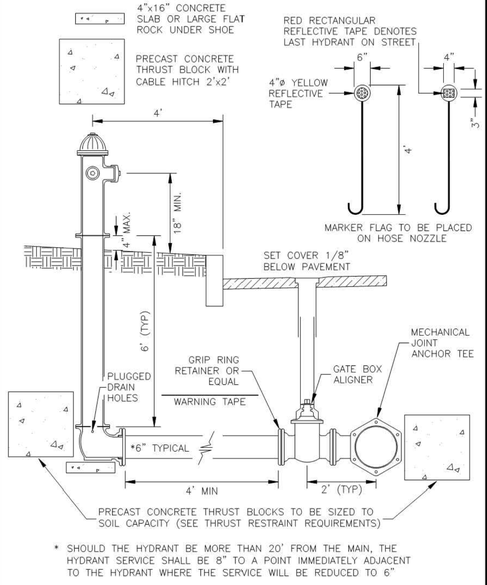
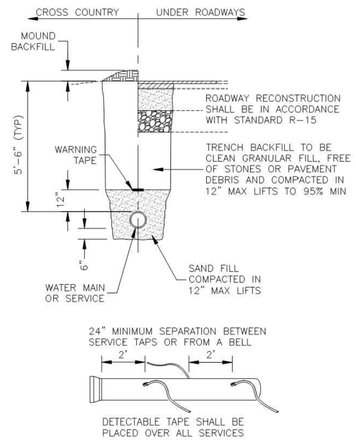


* SHOULD THE HYDRANT BE MORE THAN 20' FROM THE MAIN, THE HYDRANT SERVICE SHALL BE 8" TO A POINT IMMEDIATELY ADJACENT TO THE HYDRANT WHERE THE SERVICE WILL BE REDUCED TO 6"

NO.	REVISION	DATE	City of Concord Engineering Services Division	SECTION:	WATER
1	FLANGE HEIGHT	11.11	FIRE HYDRANT	DRAWING NO.	W-2
2	DRAFTING	11.11		DATE: 12/08	PAGE: 1
3	Nozzle Height	02.19			
–	–	–			



NO.	REVISION	DATE	City of Concord Engineering Services Division	SECTION:	WATER
1	NEW FORMAT	4.15	WATER MAIN/SERVICE TRENCH	DRAWING NO.	W-1
2	STANDARD REFERENCE	01.19		DATE: 12/08	PAGE: 1
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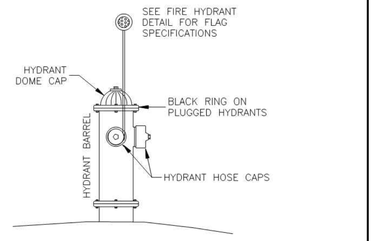
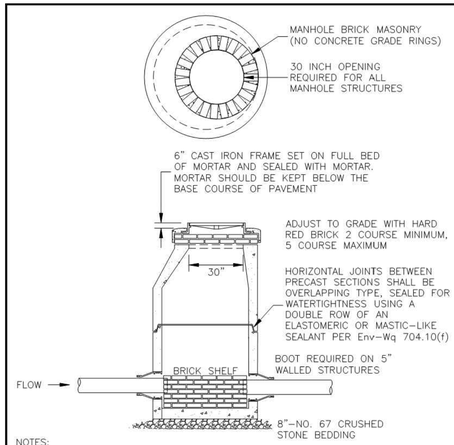


HYDRANT PAINTING

SERVICE PRESSURE	HYDRANT BARREL	HYDRANT DOME CAP	HYDRANT HOSE CAPS
HIGH PRESSURE:			
PUBLIC	OSHA ORANGE	CHROME ALUMINUM	OSHA ORANGE
PRIVATE	GLOSS YELLOW	CHROME ALUMINUM	GLOSS YELLOW
EXTRA HIGH PRESSURE:			
PUBLIC	OSHA ORANGE	CHROME ALUMINUM	CHROME ALUMINUM
PRIVATE	GLOSS YELLOW	CHROME ALUMINUM	CHROME ALUMINUM
NON-POTABLE WATER SUPPLIES:			
PUBLIC	OSHA ORANGE	GLOSS GREEN	GLOSS GREEN
PRIVATE	GLOSS YELLOW	GLOSS GREEN	GLOSS GREEN

NOTES:
1. THE CONTRACTOR/DEVELOPER SHALL BE RESPONSIBLE FOR THE PAINTING OF THE HYDRANTS.
2. AT THE CONTRACTORS OPTION, IF REQUESTED, GENERAL SERVICES WILL PAINT THE HYDRANTS AT A NOMINAL CHARGE

NO.	REVISION	DATE	City of Concord Engineering Services Division	SECTION:	WATER
1	DRAFTING	4.15	HYDRANT PAINTING & MARKER FLAGS	DRAWING NO.	W-3
1	COLORS	4.15		DATE: 12/08	PAGE: 1
–	–	–			
–	–	–			



NOTES:
1. CONCRETE: 4,000 PSI AFTER 28 DAYS
2. H-20 LOADING REQUIRED
3. 5" THICK REINFORCED CONCRETE WALLS PER EnV-Wq 704.10(d)
4. ON INSIDE OF STRUCTURE, PRE-CAST JOINTS AND LADDER RUNG HOLES TO BE SEALED WITH PORTLAND CEMENT
5. LIFT HOLES ARE TO BE SEALED WITH MORTAR FLUSH TO THE OUTSIDE STRUCTURE WALL PRIOR TO BACKFILLING
6. ALL STRUCTURES WITH MULTIPLE PIPES SHALL HAVE A MINIMUM OF 12" OF INSIDE SURFACE BETWEEN HOLES. NO MORE THAN 75% OF A HORIZONTAL CROSS-SECTION SHALL BE HOLES, AND THERE SHALL BE NO HOLES CLOSER THAN 3" TO JOINTS
7. MANHOLES AND TRAFFIC SIGNAL LOOPS SHALL BE SEPARATED BY A MINIMUM OF 2' TO ALLOW FOR MAINTENANCE OF STRUCTURE

NO.	REVISION	DATE	City of Concord Engineering Services Division	SECTION:	SEWER
1	DRAFTING	11.11	SEWER MANHOLE	DRAWING NO.	SM-2
–	–	–		DATE: 12/08	PAGE: 1
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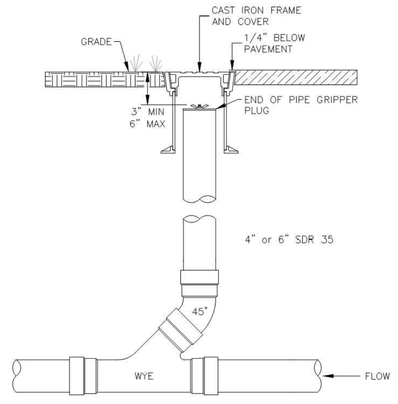

NO.	REVISION	DATE	City of Concord Engineering Services Division	SECTION:	SEWER
–	–	–	CLEANOUTS ON SERVICE LATERALS	DRAWING NO.	SS-3
–	–	–		DATE: 12/08	PAGE: 1
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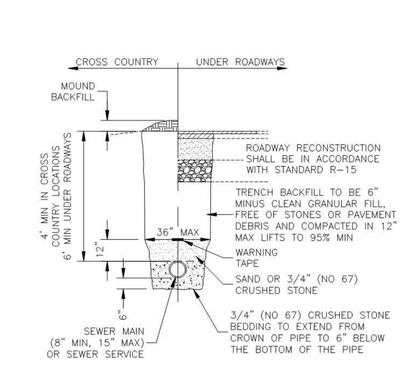

NO.	REVISION	DATE	City of Concord Engineering Services Division	SECTION:	SEWER
1	STANDARD REF	3/19	SANITARY SEWER MAIN/SERVICE TRENCH	DRAWING NO.	SM-1
–	–	–		DATE: 08/13	PAGE: 1
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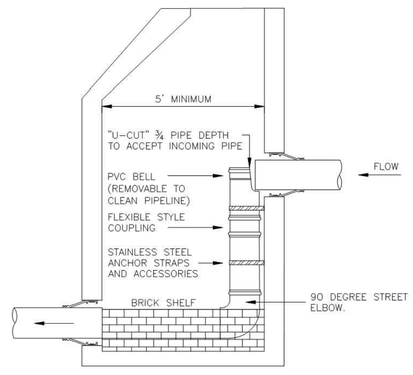

NOTES:
1. MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE TO THE CITY OF CONCORD STANDARDS FOR SANITARY MANHOLE CONSTRUCTION
2. INSIDE DROP MANHOLES SHALL HAVE A MINIMUM 5' INSIDE DIAMETER
3. IF CONNECTING TO AN EXISTING MANHOLE THAT HAS NO OTHER DROP PIPING, A SINGLE 8" INSIDE DROP WILL BE ALLOWED
4. ANCHOR STRAPS (MINIMUM OF 2) AND BOLTS TO BE 304 OR 316 STAINLESS STEEL AND NOT MORE THAN 3' ON CENTER. SECURE AS DIRECTED: STRAPS – 1" WIDE, BOLTS – 3/8" X 2½" LONG

NO.	REVISION	DATE	City of Concord Engineering Services Division	SECTION:	SEWER
1	NOTES/DIM.	3/19	SEWER MAIN INSIDE DROP MANHOLE	DRAWING NO.	SM-5
–	–	–		DATE: 12/08	PAGE: 1
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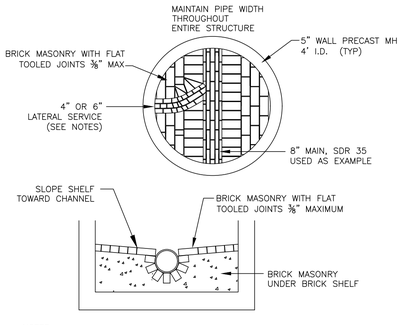
5



NOTES:
1. CONSTRUCT BRICK SHELF TO CROWN OF HIGHEST PIPE.
2. MAINTAIN TROUGH WIDTH THROUGH STRUCTURE
3. TYPICAL BRICK, ASTM DESIGNATION: C 32, GRADE SS HARD BRICK.
4. SERVICE CONNECTIONS SHOULD BE PER THE "SEWER SERVICE CONNECTION / INSIDE DROP MANHOLE" DETAIL. WHERE GRADES PROHIBIT SUCH A CONNECTION THE CONNECTION SHOULD BE AS SHOWN WITH THE SERVICE INVERT 2" ABOVE THE INVERT OF THE MAIN WHERE IT ENTERS THE MANHOLE.
5. BRICK SHELVES SHALL BE CONSTRUCTED TO THE ELEVATION OF THE HIGHEST PIP CROWN AND SLOPED TOWARD THE FLOWING THROUGH CHANNEL IN ACCORDANCE WITH ENV-WQ 704.12(K).
6. MORTAR USED SHOULD BE IN ACCORDANCE WITH THE MORTAR REQUIREMENTS FOUND IN ENV-WQ 704.13 (C).

SANITARY SEWER BRICK SHELF CONSTRUCTION

NOT TO SCALE

REVISIONS

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1	03/28/2023	AOT SUBMITTAL
2	05/09/2023	RESPONSE TO COMMENTS
3	06/30/2023	CONSTRUCTION DOCUMENTS
4	07/10/2023	RESPONSE TO COMMENTS
5	08/02/2023	ADDENDUM #2
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8	03/27/2024	BULLETIN #10
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STATE OF NEW HAMPSHIRE – JOHN CHRIS NADEAU No. 9294 LICENSED PROFESSIONAL ENGINEER
1/24/2025

CONSTRUCTION DOCUMENTS

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AS NOTED

DATE:	MARCH 15, 2023
NOBIS PROJECT NO.	100564.010
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CONSTRUCTION DETAILS

SCALE	PROJECT #	DATE ISSUED
AS NOTED	229008.00	06/30/2023

C-7.2

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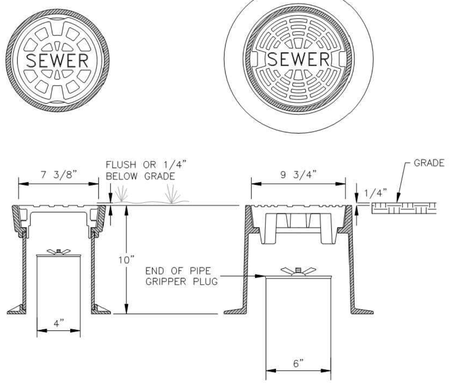
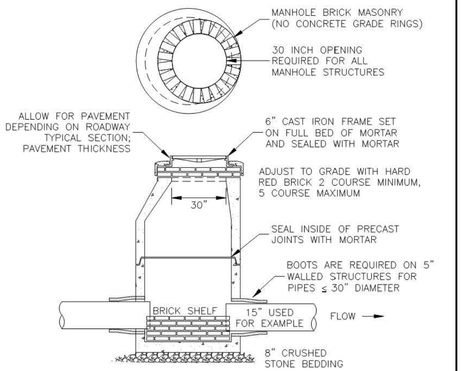


NO.	REVISION	DATE	City of Concord Engineering Services Division	SECTION: SEWER
–	–	–	CLEANOUT COVERS 4" OR 6"	DRAWING NO.: SS–4
–	–	–		DATE: 12/08 PAGE: 1
–	–	–		
–	–	–		



NOTES:
1. CONCRETE: 4,000 PSI AFTER 28 DAYS
2. H–20 LOADING REQUIRED
3. 5" MINIMUM WALL THICKNESS IF REINFORCED, 8" IF UN–REINFORCED
4. SEAL ALL PRECAST JOINTS WITH BITUMASTIC SEAL
5. LIFT HOLES AND BOOT RECESSES ARE TO BE SEALED WITH MORTAR FLUSH TO THE OUTSIDE STRUCTURE WALL PRIOR TO BACKFILLING
6. ALL STRUCTURES WITH MULTIPLE PIPES SHALL HAVE A MINIMUM OF 12" OF INSIDE SURFACE BETWEEN HOLES. NO MORE THAN 75% OF A HORIZONTAL CROSS–SECTION SHALL BE HOLES, AND THERE SHALL BE NO HOLES CLOSER THAN 3" TO JOINTS
7. MANHOLES AND TRAFFIC SIGNAL LOOPS SHALL BE SEPARATED BY A MINIMUM OF 2' TO ALLOW FOR MAINTENANCE OF STRUCTURE

NO.	REVISION	DATE	City of Concord Engineering Services Division	SECTION: STORM DRAIN
1	DRAFTING	11.11	STORM DRAIN MANHOLE	DRAWING NO.: SD–2
2	ADDED INLET	12.15		DATE: 12/08 PAGE: 1
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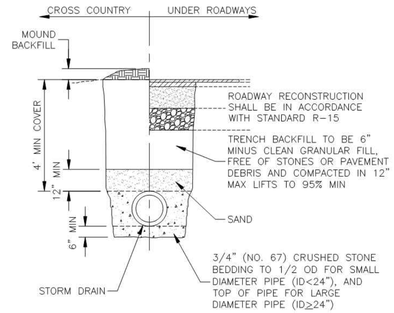
SD2_STRM–Manhole_3.dwg



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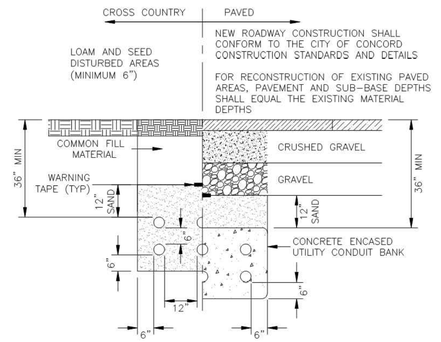
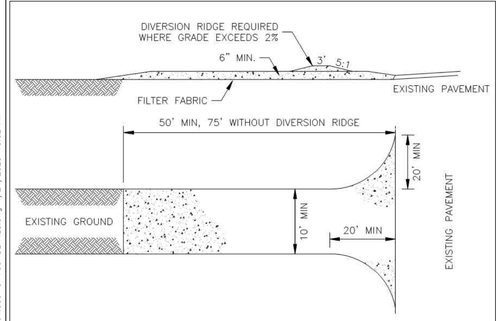


UNDERGROUND CONDUIT INSTALLATIONS SHALL BE COORDINATED WITH ALL LOCAL UTILITIES INCLUDING ELECTRIC, TELEPHONE, GAS, CABLE, STEAM, AND CITY OF CONCORD FIRE ALARM/SIGNAL AND ENGINEERING SERVICES DIVISIONS.

CONDUIT CROSSINGS SHALL BE SWEEPS AT RIGHT ANGLES TO THE STREET. 90° BENDS ARE NOT ACCEPTABLE

PROPOSED CONDUITS WITHIN PAVED SECTIONS OF STREETS SHALL BE RIGID METAL OR SCH 80 PVC CONDUIT. WHEN THE PROPER DEPTH CANNOT BE ACHIEVED, SCH 40 PVC CONDUIT ENCASED IN CONCRETE SHALL BE USED.

NO.	REVISION	DATE	City of Concord Engineering Services Division	SECTION: SITE/STREET
–	–	–	TYPICAL UTILITY CONDUIT INSTALLATION	DRAWING NO.: U–1
–	–	–		DATE: 03/15 PAGE: 1
–	–	–		
–	–	–		



CONSTRUCTION REQUIREMENTS

1. STONE SIZE – 3" COARSE AGGREGATE.
2. THICKNESS – 6" MIN
5. FILTER CLOTH – WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. LENGTH – NOT LESS THAN 50'. EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30' MIN LENGTH WOULD APPLY.
7. WIDTH – 10' MIN, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
8. SURFACE WATER – ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE.
9. 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.
10. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
11. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

NO.	REVISION	DATE	City of Concord Engineering Services Division	SECTION: EPSC
–	–	–	CONSTRUCTION ENTRANCE DETAIL	DRAWING NO.: E–1
–	–	–		DATE: 01/08 PAGE: 1
–	–	–		
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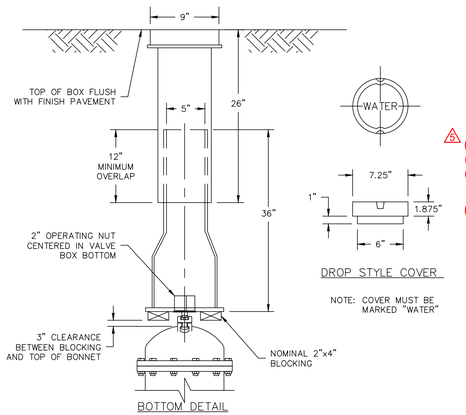
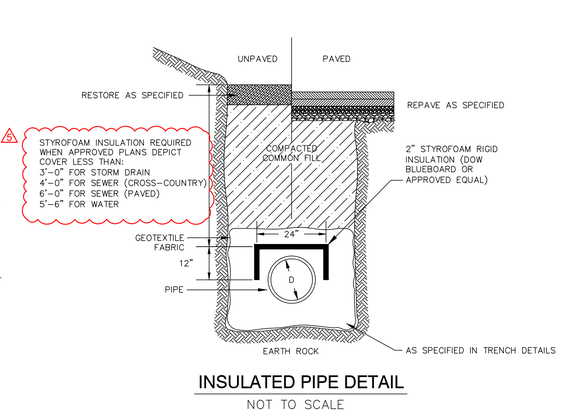
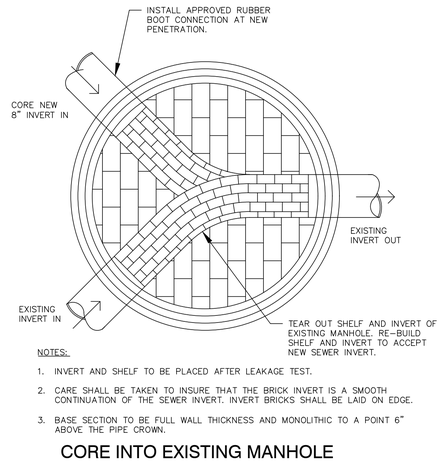


VALVE BOX DETAIL
NOT TO SCALE



INSULATED PIPE DETAIL
NOT TO SCALE



NOTES:
1. INVERT AND SHELF TO BE PLACED AFTER LEAKAGE TEST.
2. CARE SHALL BE TAKEN TO INSURE THAT THE BRICK INVERT IS A SMOOTH CONTINUATION OF THE SEWER INVERT. INVERT BRICKS SHALL BE LAID ON EDGE.
3. BASE SECTION TO BE FULL WALL THICKNESS AND MONOLITHIC TO A POINT 6" ABOVE THE PIPE CROWN.

CORE INTO EXISTING MANHOLE
NOT TO SCALE

REVISIONS

#	DATE	DESCRIPTION
1	03/28/2023	AOT SUBMITTAL
2	05/09/2023	RESPONSE TO COMMENTS
3	06/30/2023	CONSTRUCTION DOCUMENTS
4	07/10/2023	RESPONSE TO COMMENTS
5	08/02/2023	ADDENDUM #2
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7	10/23/2023	CSK #3 - RFI-016
8	03/27/2024	BULLETIN #10
9	10/30/2024	GRADING REVISIONS
10	01/24/2025	CITY TOC

ST. PAUL'S SCHOOL ADMISSION CENTER

ST. PAUL'S SCHOOL
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STATE OF NEW HAMPSHIRE
JOHN CHRIS NADEAU
No. 9294
LICENSED PROFESSIONAL ENGINEER
1/24/2025

CONSTRUCTION DOCUMENTS

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DATE:	MARCH 15, 2023
NOBIS PROJECT NO.	100564.010
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CHECKED BY:	JCN
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CONSTRUCTION DETAILS

SCALE	PROJECT #	DATE ISSUED
AS NOTED	229008.00	06/30/2023

C-7.3

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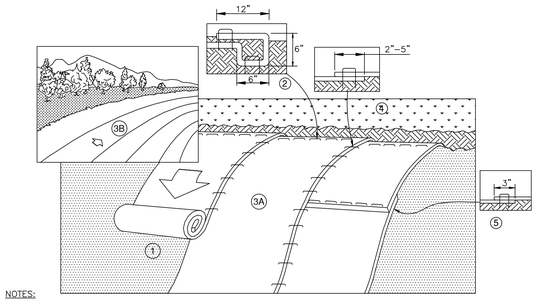


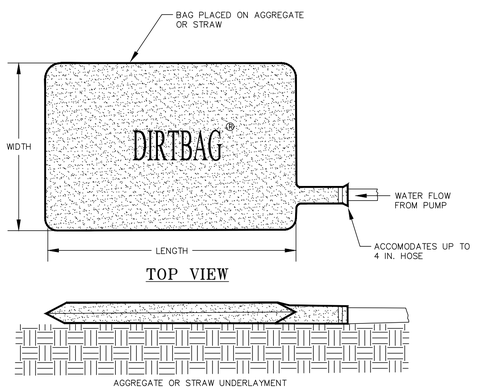
NOTES:

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" DEEP BY 6" WIDE TRENCH WITH APPROXIMATELY 12" OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE BLANKET.
3. ROLL THE BLANKETS (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING OPTIONAL DOT SYSTEMtm, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2"-5" OVERLAP DEPENDING ON BLANKET TYPE. TO ENSURE PROPER SEAM ALIGNMENT, PLACE THE EDGE OF THE OVERLAPPING BLANKET (BLANKET BEING INSTALLED ON TOP) EVEN WITH THE COLORED SEAM STITCH ON THE PREVIOUSLY INSTALLED BLANKET.
5. CONSECUTIVE BLANKETS SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART ACROSS ENTIRE BLANKET WIDTH. NOTE: IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" MAY BE NECESSARY TO PROPERLY SECURE THE BLANKETS.
6. THERE SHALL BE NO PLASTIC, OR MULTI-FILAMENT OR MONOFILAMENT POLYPROPYLENE NETTING OR MESH WITH AN OPENING SIZE OF GREATER THAN 1/8 INCHES MATERIAL UTILIZED.

NORTH AMERICAN GREEN
14649 HIGHWAY 41 NORTH
EVANSVILLE, INDIANA 47725
1-800-772-2040

EROSION CONTROL BLANKET SLOPE INSTALLATION (NORTH AMERICAN GREEN)

NOT TO SCALE



TOP VIEW

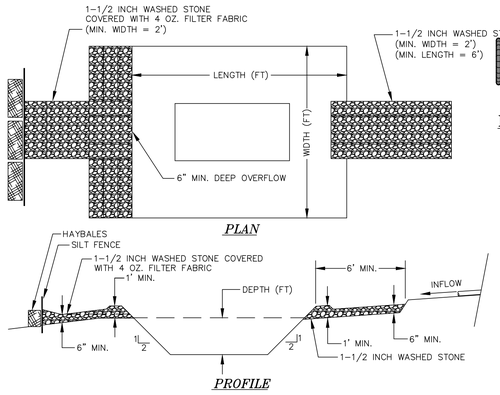
SIDE VIEW

NOTES:

1. PLACE THE BAG ON A LEVEL STABILIZED AREA OVER DENSE STRAW OR GRAVEL.
2. INSERT DISCHARGE HOSE FROM PUMP A MINIMUM OF SIX INCHES AND TIGHTLY SECURE WITH ATTACHED STRAP.
3. REPLACE THE UNIT WHEN ONE HALF (1/2) FULL OF SEDIMENT OR WHEN SEDIMENT HAS REDUCED THE FLOW TO AN IMPRACTICAL RATE.
4. REMOVE UNIT FROM ENVIRONMENTALLY SENSITIVE AREAS AND DISPOSE OF THE SEDIMENT AT AN APPROPRIATE SITE.

DIRTBAG

NOT TO SCALE



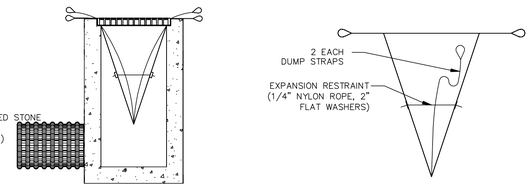
SIZE	PUMP RATE			
	30 GPM	50 GPM	75 GPM	100 GPM
LENGTH (FT)	14	16	22	30
WIDTH (FT)	8	9	11	15
DEPTH (FT)	3	4	5	6

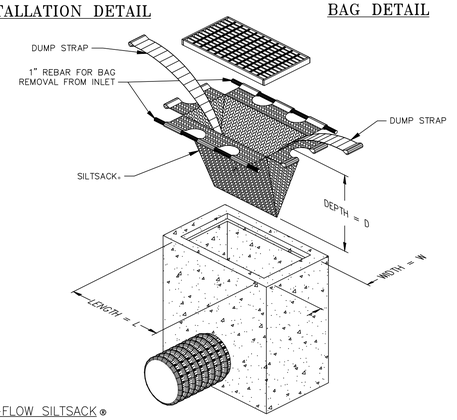
NOTES:

1. BASIN DIMENSIONS AND LOCATIONS TO BE ESTABLISHED IN THE FIELD BASED UPON SITE CONDITIONS.
2. SEDIMENT SHALL BE REMOVED REGULARLY TO ENSURE ADEQUATE SEDIMENT BASIN CAPACITY.
3. CONTRACTOR SHALL OBSERVE THE EFFECTIVENESS OF THE BASIN DAILY OR DURING USE, AND MAKE MODIFICATIONS TO CORRECT ANY DEFICIENCIES.

TEMPORARY SEDIMENTATION/DEWATERING BASIN

NOT TO SCALE





HI-FLOW SILTSACK®

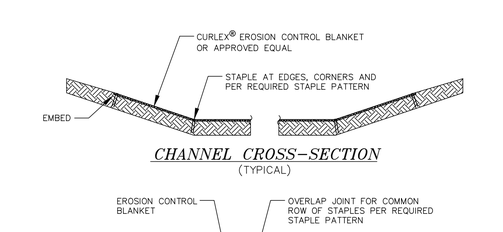
SPECIFICATIONS*

PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	265 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20 %
PUNCTURE	ASTM D-4833	135 LBS
MULLEN BURST	ASTM D-3786	420 PSI
TRAPEZOID TEAR	ASTM D-4533	45 LBS
UV RESISTANCE	ASTM D-4355	90 %
APPARENT OPENING SIZE	ASTM D-4751	20 US SIEVE
FLOW RATE	ASTM D-4491	200 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D-4491	1.5 SEC -1

*NOTE: HIGH-FLOW SILTSACK TO BE INSTALLED ONLY AFTER PAVEMENT IS INSTALLED. PRIOR TO PAVING, COVER INLET WITH AN IMPERMEABLE WATER TIGHT BARRIER TO KEEP STORMWATER AND SEDIMENT FROM ENTERING BASIN.

HI-FLOW SILTSACK DETAIL

NOT TO SCALE



NOTES:

1. TEMPORARY SEDIMENT LOG (FILTREXX SILTSOXX OR APPROVED EQUAL) SHOULD BE LOCATED AS SHOWN ON EROSION CONTROL PLANS AND ACROSS ANY WATER COURSE DOWNSTREAM FROM THE CONSTRUCTION AREA.
2. STAKE SHOULD BE INTERTWINED WITH THE OUTER MESH ONLY (ON THE DOWNSTREAM SIDE ONLY) AND PLACED A MINIMUM OF 610 MM (24") INTO GROUND.
3. PROVIDE PERIODIC REMOVAL OF ACCUMULATED DEBRIS AND SEDIMENTS DURING CONSTRUCTION AND PRIOR TO DISMANTLING.

TEMPORARY SEDIMENT LOG

NOT TO SCALE

EROSION CONTROL MATTING

NOT TO SCALE

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STATE OF NEW HAMPSHIRE
JOHN CHRIS NADEAU
No. 9294
LICENSED PROFESSIONAL ENGINEER
1/24/2025

CONSTRUCTION DOCUMENTS

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AS NOTED

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NOBIS PROJECT NO.	100564.010
DRAWN BY:	MGD
CHECKED BY:	JCN
CAD DRAWING FILE:	100564.000-C-700-DETAILS.dwg

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MC-3500 STORMTECH CHAMBER SPECIFICATIONS

1. CHAMBERS SHALL BE STORMTECH MC-3500.
2. CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS.
3. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 45x76 DESIGNATION SS.
4. CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORTS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
5. THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
6. CHAMBERS SHALL BE DESIGNED, TESTED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". LOAD CONFIGURATIONS SHALL INCLUDE: 1) INSTANTANEOUS (<1 MIN) AASHTO DESIGN TRUCK LIVE LOAD ON MINIMUM COVER 2) MAXIMUM PERMANENT (75-YR) COVER LOAD AND 3) ALLOWABLE COVER WITH PARKED (1-WEEK) AASHTO DESIGN TRUCK.
7. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 450 LBS/FT/% THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.
8. ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. UPON REQUEST BY THE SITE DESIGN ENGINEER OR OWNER, THE CHAMBER MANUFACTURER SHALL SUBMIT A STRUCTURAL EVALUATION FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE AS FOLLOWS:
   - THE STRUCTURAL EVALUATION SHALL BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER.
   - THE STRUCTURAL EVALUATION SHALL DEMONSTRATE THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.95 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2787 AND BY SECTIONS 3 AND 12.12 OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS FOR THERMOPLASTIC PIPE.
   - THE TEST DERIVED CREEP MODULUS AS SPECIFIED IN ASTM F2418 SHALL BE USED FOR PERMANENT DEAD LOAD DESIGN EXCEPT THAT IT SHALL BE THE 75-YEAR MODULUS USED FOR DESIGN.
9. CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF MC-3500 CHAMBER SYSTEM

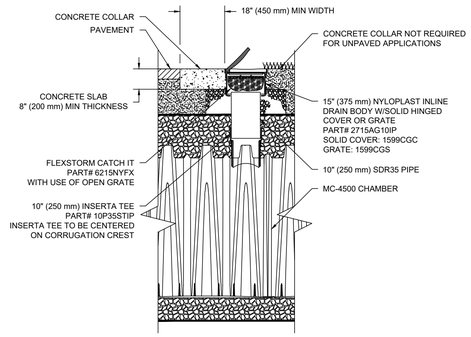
1. STORMTECH MC-3500 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
2. STORMTECH MC-3500 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
3. CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR AN EXCAVATOR SITUATED OVER THE CHAMBERS. STORMTECH RECOMMENDS 3 BACKFILL METHODS:
   - STONESHOOTER LOCATED OFF THE CHAMBER BED.
   - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
   - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
4. THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
5. JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
6. MAINTAIN MINIMUM - 6" (150 mm) SPACING BETWEEN THE CHAMBER ROWS.
7. INLET AND OUTLET MANIFOLDS MUST BE INSERTED A MINIMUM OF 12" (300 mm) INTO CHAMBER END CAPS.
8. EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE MEETING THE AASHTO M43 DESIGNATION OF #3 OR #4.
9. STONE MUST BE PLACED ON THE TOP CENTER OF THE CHAMBER TO ANCHOR THE CHAMBERS IN PLACE AND PRESERVE ROW SPACING.
10. THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
11. ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

NOTES FOR CONSTRUCTION EQUIPMENT

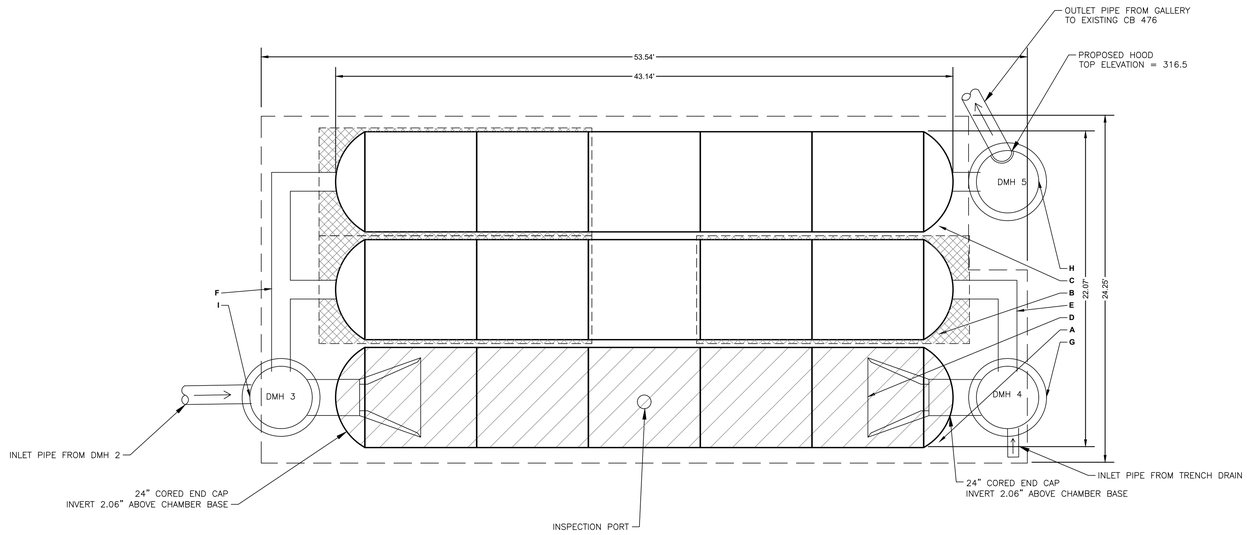
1. STORMTECH MC-3500 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
2. THE USE OF EQUIPMENT OVER MC-3500 CHAMBERS IS LIMITED:
   - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
   - NO RUBBER TIRED LOADER, DUMP TRUCK, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
   - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
3. FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.

USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY USING THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

CONTACT STORMTECH AT 1-888-892-2694 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.



MC-4500 10" INSPECTION PORT DETAIL
NTS



ISOLATOR ROW PLUS
(SEE DETAIL)

PLACE MINIMUM 17.50' OF ADSPLUS175 WOVEN GEOTEXTILE OVER BEDDING STONE AND UNDERNEATH CHAMBER FEET FOR SCOUR PROTECTION AT ALL CHAMBER INLET ROWS

—— —— Perimeter

NOTES

- MANIFOLD SIZE TO BE DETERMINED BY SITE DESIGN ENGINEER. SEE TECH NOTE #6.32 FOR MANIFOLD SIZING GUIDANCE.
- DUE TO THE ADAPTATION OF THIS CHAMBER SYSTEM TO SPECIFIC SITE AND DESIGN CONSTRAINTS, IT MAY BE NECESSARY TO CUT AND COUPLE ADDITIONAL PIPE TO STANDARD MANIFOLD COMPONENTS IN THE FIELD.
- THE SITE DESIGN ENGINEER MUST REVIEW ELEVATIONS AND IF NECESSARY ADJUST GRADING TO ENSURE THE CHAMBER COVER REQUIREMENTS ARE MET.
- THIS CHAMBER SYSTEM WAS DESIGNED WITHOUT SITE-SPECIFIC INFORMATION ON SOIL CONDITIONS OR BEARING CAPACITY. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR DETERMINING THE SUITABILITY OF THE SOIL AND PROVIDING THE BEARING CAPACITY OF THE INSITU SOILS. THE BASE STONE DEPTH MAY BE INCREASED OR DECREASED ONCE THIS INFORMATION IS PROVIDED.
- **NOT FOR CONSTRUCTION:** THIS LAYOUT IS FOR DIMENSIONAL PURPOSES ONLY TO PROVE CONCEPT & THE REQUIRED STORAGE VOLUME CAN BE ACHIEVED ON SITE.

PROPOSED LAYOUT		PROPOSED ELEVATIONS	
15	STORMTECH MC-3500 CHAMBERS	MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED):	325.0
6	STORMTECH MC-3500 END CAPS	MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC):	318.5
12	STONE ABOVE (in)	MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC):	318.5
9	STONE BELOW (in)	MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT):	318.5
40	STONE VOID	MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT):	318.5
3366	INSTALLED SYSTEM VOLUME (CF) (PERIMETER STONE INCLUDED) (COVER STONE INCLUDED) (BASE STONE INCLUDED)	TOP OF STONE:	318.0
		TOP OF MC-3500 CHAMBER:	317.0
		12" x 12" TOP MANIFOLD INVERT:	315.45
		12" x 12" TOP MANIFOLD INVERT:	315.45
1056	SYSTEM AREA (SF)	24" ISOLATOR ROW PLUS INVERT:	313.40
142.7	SYSTEM PERIMETER (ft)	24" ISOLATOR ROW PLUS INVERT:	313.40
		12" BOTTOM CONNECTION INVERT:	313.36
		BOTTOM OF MC-3500 CHAMBER:	313.23
		BOTTOM OF STONE:	312.5

*INVERT ABOVE BASE OF CHAMBER

PART TYPE	ITEM ON LAYOUT	DESCRIPTION	INVERT*	MAX FLOW
PREFABRICATED END CAP	A	24" BOTTOM CORED END CAP, PART#: MC3500IEPP24BC / TYP OF ALL 24" BOTTOM CONNECTIONS AND ISOLATOR PLUS ROWS	2.06"	
PREFABRICATED END CAP	B	12" TOP CORED END CAP, PART#: MC3500IEPP12T / TYP OF ALL 12" TOP CONNECTIONS	26.36"	
PREFABRICATED END CAP	C	12" BOTTOM CORED END CAP, PART#: MC3500IEPP12B / TYP OF ALL 12" BOTTOM CONNECTIONS	1.35"	
	D	INSTALL FLAMP ON 24" ACCESS PIPE / PART#: MC350024RAMP (TYP 2 PLACES)		
MANIFOLD	E	12" x 12" TOP MANIFOLD, ADS N-12	26.36"	
MANIFOLD	F	12" x 12" TOP MANIFOLD, ADS N-12	26.36"	
CONCRETE STRUCTURE	G	(DESIGN BY ENGINEER / PROVIDED BY OTHERS)		2.5 CFS IN
CONCRETE STRUCTURE	H	OCS (DESIGN BY ENGINEER / PROVIDED BY OTHERS)		2.0 CFS OUT
CONCRETE STRUCTURE	I	(DESIGN BY ENGINEER / PROVIDED BY OTHERS)		5.0 CFS IN

REVISIONS

#	DATE	DESCRIPTION
1	03/28/2023	AOT SUBMITTAL
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ADMISSION CENTER

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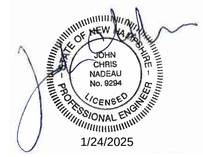

1/24/2025

CONSTRUCTION DOCUMENTS

SCALE:
AS NOTED

DATE:	MARCH 15, 2023
NOBIS PROJECT NO.	100564.010
DRAWN BY:	MGD
CHECKED BY:	JCN
CAD DRAWING FILE:	100564.000-C-700-DETAILS.dwg

CONSTRUCTION DETAILS

SCALE	PROJECT #	DATE ISSUED
AS NOTED	229008.00	06/30/2023

C-7.5

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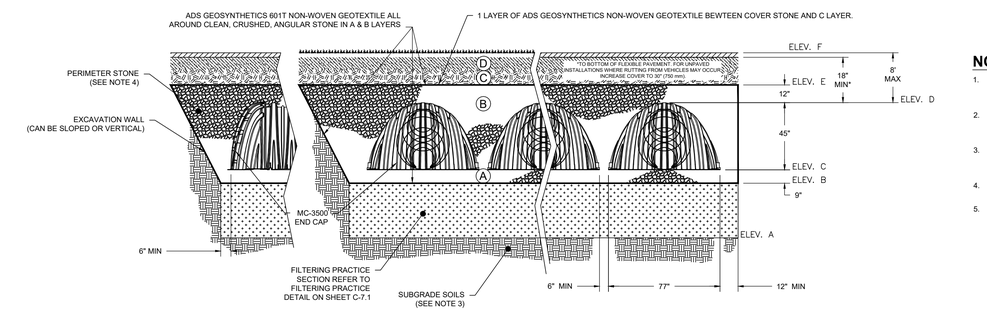
ACCEPTABLE FILL MATERIALS: STORMTECH MC-3500 CHAMBER SYSTEMS

	MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	**INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 24" (600 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145[1] A-1, A-2-4, A-3 OR AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 24" (600 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 12" (300 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS.
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43[1] 3, 4	NO COMPACTION REQUIRED.
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43[1] 3, 4	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE[2,3]

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9" (230 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.



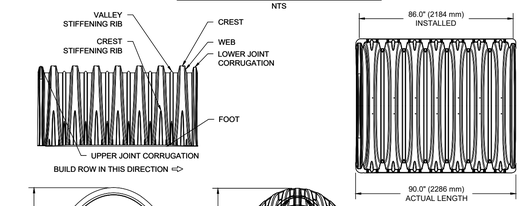
ELEV. A	ELEV. B	ELEV. C	ELEV. D	ELEV. E	ELEV. F
309.6	312.50	313.25	317.0	318.0	318.5

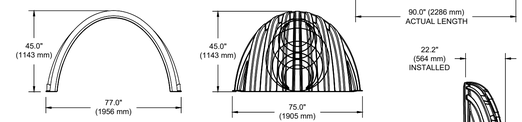
NOTES:

1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 45x76 DESIGNATION SS.
2. MC-3500 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 450 LBS/FT/%. THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

MC-3500 TECHNICAL SPECIFICATION

NTS





NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	77.0" X 45.0" X 86.0"	(1956 mm X 1143 mm X 2184 mm)
CHAMBER STORAGE	109.9 CUBIC FEET	(3.11 m³)
MINIMUM INSTALLED STORAGE*	175.0 CUBIC FEET	(4.96 m³)
WEIGHT	134 lbs.	(60.8 kg)

NOMINAL END CAP SPECIFICATIONS

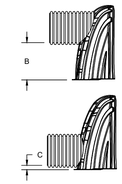
SIZE (W X H X INSTALLED LENGTH)	75.0" X 45.0" X 22.2"	(1905 mm X 1143 mm X 564 mm)
END CAP STORAGE	14.9 CUBIC FEET	(0.42 m³)
MINIMUM INSTALLED STORAGE*	45.1 CUBIC FEET	(1.28 m³)
WEIGHT	49 lbs.	(22.2 kg)

*ASSUMES 12" (305 mm) STONE ABOVE, 9" (229 mm) STONE FOUNDATION, 6" SPACING BETWEEN CHAMBERS, 6" (152 mm) STONE PERIMETER IN FRONT OF END CAPS AND 40% STONE POROSITY

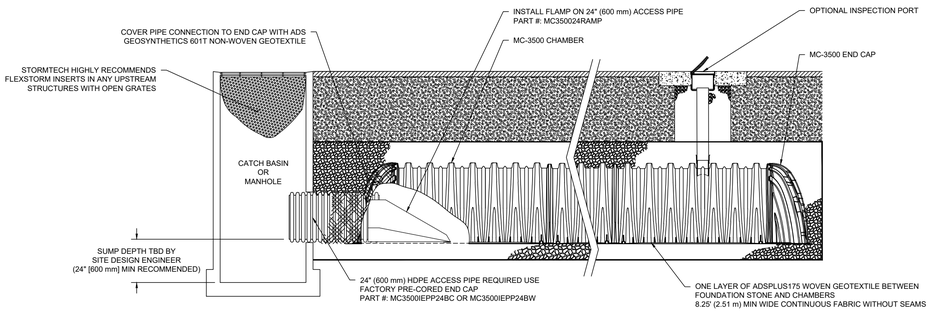
STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"
END CAPS WITH A WELDED CROWN PLATE END WITH "C"
END CAPS WITH A PREFABRICATED WELDED STUB END WITH "W"

PART #	STUB	B	C
MC3500IEPP06T	6" (150 mm)	33.21" (844 mm)	---
MC3500IEPP06B		---	0.66" (17 mm)
MC3500IEPP08T	8" (200 mm)	31.16" (791 mm)	---
MC3500IEPP08B		---	0.81" (21 mm)
MC3500IEPP10T	10" (250 mm)	29.04" (738 mm)	---
MC3500IEPP10B		---	0.93" (24 mm)
MC3500IEPP12T	12" (300 mm)	26.36" (670 mm)	---
MC3500IEPP12B		---	1.35" (34 mm)
MC3500IEPP15T	15" (375 mm)	23.39" (594 mm)	---
MC3500IEPP15B		---	1.50" (38 mm)
MC3500IEPP18TC	18" (450 mm)	20.03" (509 mm)	---
MC3500IEPP18TW			
MC3500IEPP18BC		---	1.77" (45 mm)
MC3500IEPP18BW			
MC3500IEPP24TC	24" (600 mm)	14.48" (368 mm)	---
MC3500IEPP24TW			
MC3500IEPP24BC		---	2.06" (52 mm)
MC3500IEPP24BW			
MC3500IEPP30BC	30" (750 mm)	---	2.75" (70 mm)

NOTE: ALL DIMENSIONS ARE NOMINAL



CUSTOM PRECORED INVERTS ARE AVAILABLE UPON REQUEST. INVENTORIED MANIFOLDS INCLUDE 12-24" (300-600 mm) SIZE ON SIZE AND 15-48" (375-1200 mm) ECCENTRIC MANIFOLDS. CUSTOM INVERT LOCATIONS ON THE MC-3500 END CAP CUT IN THE FIELD ARE NOT RECOMMENDED FOR PIPE SIZES GREATER THAN 10" (250 mm). THE INVERT LOCATION IN COLUMN 'B' ARE THE HIGHEST POSSIBLE FOR THE PIPE SIZE.



MC-3500 ISOLATOR ROW PLUS DETAIL

NTS

INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
  - A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
  - A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
  - A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
  - A.4. LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
  - A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR PLUS ROWS
  - B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
  - B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
    - i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
    - ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
  - B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED

STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

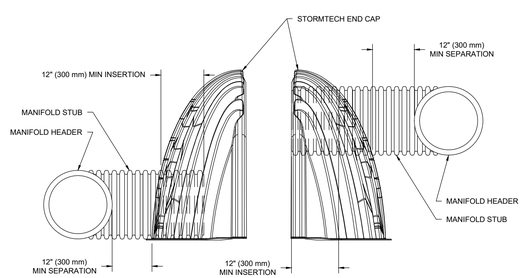
STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

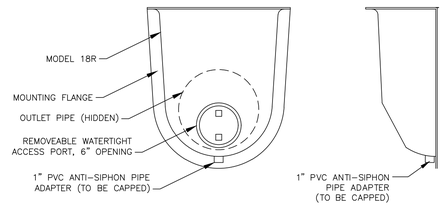
MC-SERIES END CAP INSERTION DETAIL

NTS

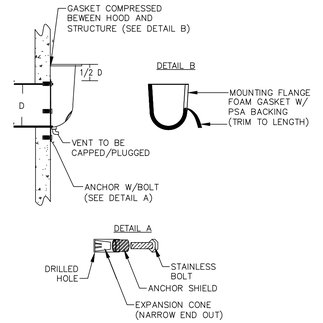


NOTE: MANIFOLD STUB MUST BE LAID HORIZONTAL FOR A PROPER FIT IN END CAP OPENING.

CONFIGURATION DETAIL



INSTALLATION DETAIL



SNOUT OIL-WATER-DEBRIS SEPARATOR - MODEL 18R

NOTES:

1. ALL HOODS AND TRAPS (USED AS A WEIR IN THIS APPLICATION) FOR CATCH BASINS AND WATER QUALITY STRUCTURES SHALL BE AS MANUFACTURED BY:
   BEST MANAGEMENT PRODUCTS, INC.
   53 MT. ARCHER RD.
   LYME, CT 06371
   (860) 434-0277, (860) 434-3195 FAX
   TOLL FREE: (800) 504-8008 OR (888) 434-0277
   WEB SITE: www.bmpinc.com
   OR PRE-APPROVED EQUAL
2. ALL HOODS SHALL BE CONSTRUCTED OF A GLASS REINFORCED RESIN COMPOSITE WITH ISO GEL COAT EXTERIOR FINISH WITH A MINIMUM 0.125" LAMINATE THICKNESS.
3. ALL HOODS SHALL BE EQUIPPED WITH A WATERTIGHT ACCESS PORT, A MOUNTING FLANGE, AND AN ANTI-SIPHON VENT PIPE AND ELBOW AS DRAWN. (SEE CONFIGURATION DETAIL)
4. THE SIZE AND POSITION OF THE HOOD SHALL BE DETERMINED BY OUTLET PIPE SIZE AS PER MANUFACTURER'S RECOMMENDATION (SNOUT SIZE ALWAYS LARGER THAN PIPE SIZE).
5. THE ANTI-SIPHON VENT SHALL BE PLUGGED OR CAPPED.
6. THE SURFACE OF THE STRUCTURE WHERE THE HOOD IS MOUNTED SHALL BE FINISHED SMOOTH AND FREE OF LOOSE MATERIAL AND PIPE SHALL BE FINISHED FLUSH TO WALL.
7. THE HOOD SHALL BE SECURELY ATTACHED TO STRUCTURE WALL WITH 3/8" STAINLESS STEEL BOLTS AND OIL-RESISTANT GASKET AS SUPPLIED BY MANUFACTURER. (SEE INSTALLATION DETAIL)
8. INSTALLATION INSTRUCTIONS SHALL BE FURNISHED WITH MANUFACTURER SUPPLIED INSTALLATION KIT, INSTALLATION KIT SHALL INCLUDE:
   - A. INSTALLATION INSTRUCTIONS
   - B. PVC ANTI-SIPHON VENT PIPE AND ADAPTER
   - C. OIL-RESISTANT CRUSHED CELL FOAM GASKET WITH PSA BACKING
   - D. 3/8" STAINLESS STEEL BOLTS
   - E. ANCHOR SHIELDS

WEIR SPECIFICATION FOR CATCH BASINS

NOT TO SCALE

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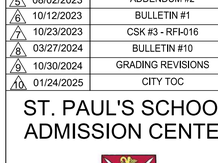

1/24/2025

CONSTRUCTION DOCUMENTS

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AS NOTED

DATE:	MARCH 15, 2023
NOBIS PROJECT NO.	100564.010
DRAWN BY:	MGD
CHECKED BY:	JCN
CAD DRAWING FILE:	100564.000-C-700-DETAILS.dwg

CONSTRUCTION DETAILS

SCALE	PROJECT #	DATE ISSUED
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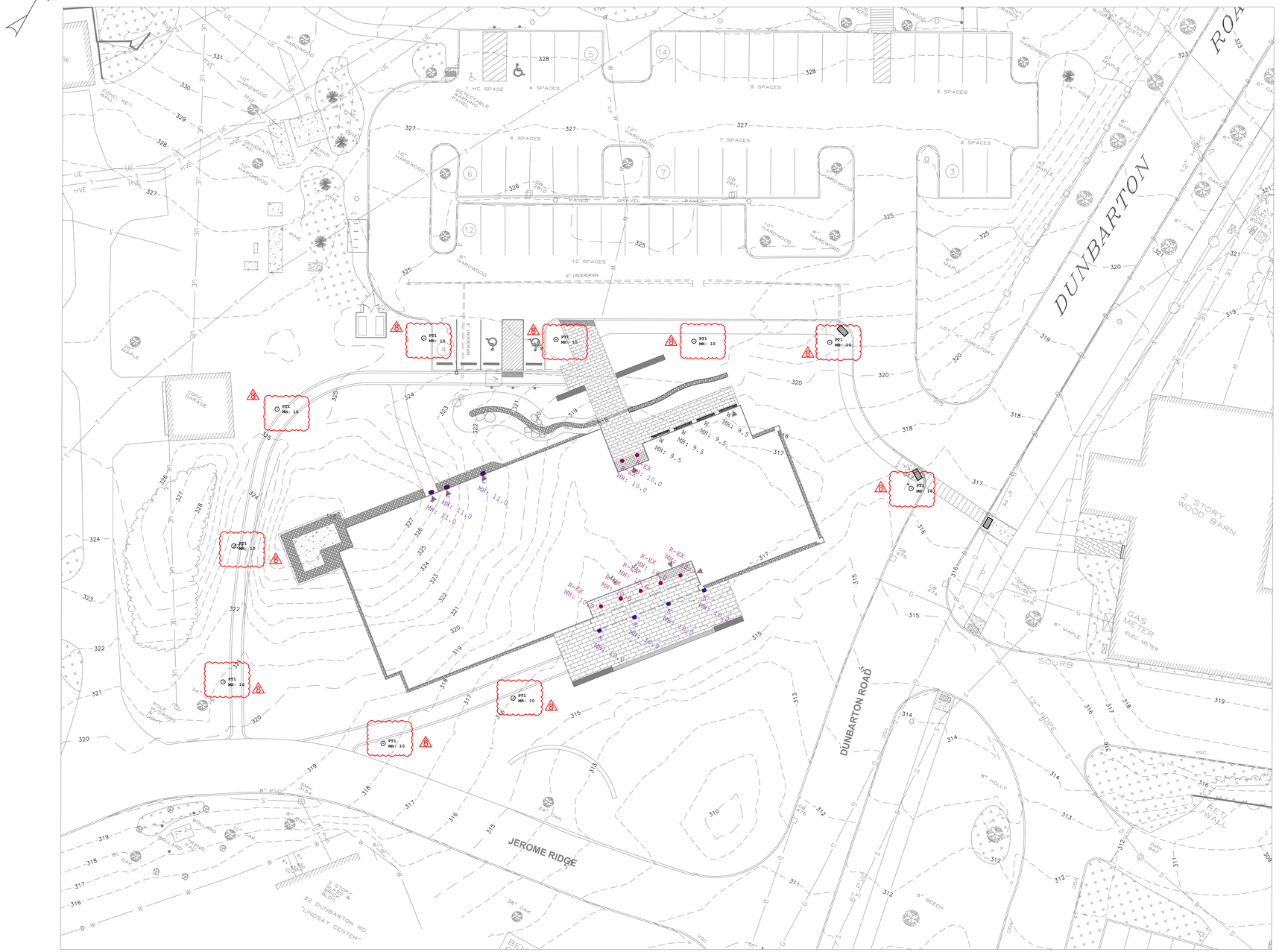

Luminaire Schedule								
Symbol	Qty	Label	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts	Tag
	4	K	PERFORMANCE IN LIGHTING: M10F-M-10W-T3-CXX-80-3K-UNV-DIMXX	0.900	771	10	40	Attached to pergola post
	3	L	PERFORMANCE IN LIGHTING: M20-M-15W-T4-CXX-80-3K-UNV-DIMXX	0.900	1319	15	45	Wall mounted 11' AFG
	7	R-EX	ALPHABET: NU3-RD-SW-10LM-30K-80-55C-CL-CXX-CXX-NC-UNV-DIMXX	0.900	844	8.5	59.5	
	4	W	PRUDENTIAL: P61-LED3-LO-7'-PCL-CXX-D4W-UNV-WB-DIMXX	1.575	1835	18.7	74.8	Wall wash, 7' run length, wall mounted between beams

Luminaire Schedule						
Symbol	**Qty**	**Label**	**Arr. Watts**	**Arrangement**	**LLF**	**Description**
	10	**PT1**	**36**	**SINGLE**	**0.900**	**77164_BEGA_IES**

REVISIONS

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110 canal street boston, ma 02114

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18 Chenell Drive
Concord, NH 03301
T(603) 224-4182
www.nobis-group.com

Designer: Michael O'Brien
Charron Inc. –Reflex Lighting
40 Londonderry Turnpike #1
Hooksett, NH 03106
Date: 6/26/2023

Designer: Taylor Hachey
illuminate
333 Pleasant Valley Rd.
South Windsor, CT 06074
Date: 3/6/2024

CONSTRUCTION DOCUMENTS

0 20' 40'
GRAPHIC SCALE

DATE:	MARCH 15, 2023
NOBIS PROJECT NO.	100564.010
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CHECKED BY:	JCN
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LIGHT PLAN

SCALE AS NOTED | PROJECT # 229008.00 | DATE ISSUED 06/30/2023

L-1.0

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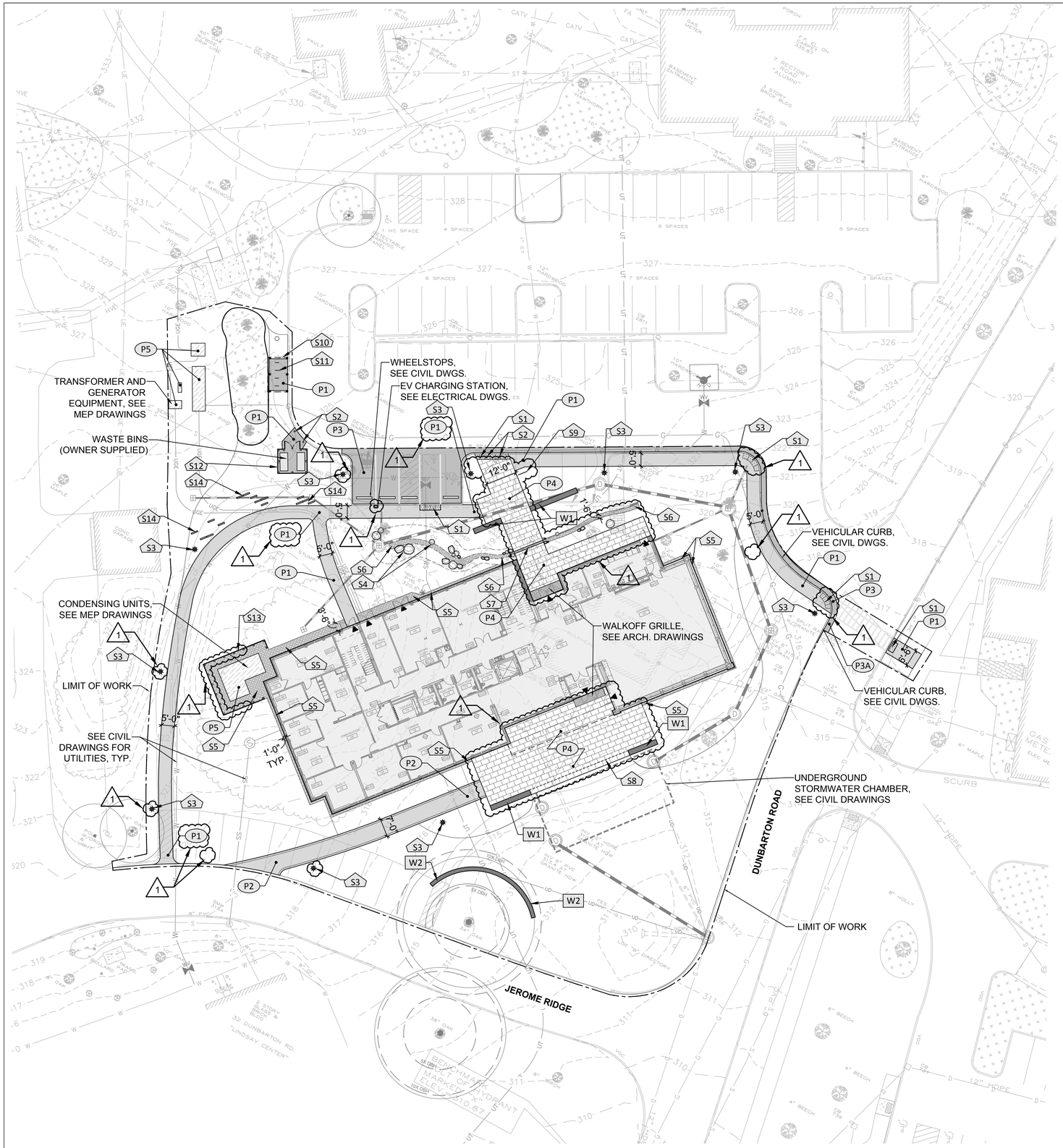

1 SITE MATERIALS PLAN
SCALE: 1" = 20'-0"

0 10' 20' 40'
SCALE: 1"=20'-0"

MATERIALS LEGEND

LIMIT OF WORK

PAVING MATERIALS

P1	ASPHALT PAVEMENT - PEDESTRIAN	1 L5-1
P2	ASPHALT PAVEMENT WITH BRICK BORDER	2 L5-1
P3	POROUS ASPHALT PAVEMENT - VEHICULAR, SEE CIVIL DWGS.	
P3A	STANDARD ASPHALT PAVEMENT - VEHICULAR, SEE CIVIL DWGS.	
P4	GRANITE PAVEMENT	3 L5-1, 6 L5-1, 7 L5-1
P5	CONCRETE UTILITY PAD	4 L5-1

WALLS

W1	STONE WALL - FREESTANDING	1 L5-2
W2	ADD ALTERNATE STONE TREE WELL	2 L5-2

SITE IMPROVEMENTS

S1	DETECTABLE WARNING PAVERS	1 L5-3
S2	BOLLARD	7 L5-3
S3	LIGHT POLE FOOTING	6 L5-3
S4	LANDSCAPE BOULDER	4 L5-3
S5	MAINTENANCE STRIP	5 L5-3
S6	RIVER STONE CHANNEL	3 L5-6
S7	TRENCH DRAIN - NORTH TERRACE	3 L5-3
S8	SLOT DRAIN - SOUTH TERRACE	2 L5-3
S9	NORTH ENTRY SIGN, SEE SIGNAGE DRAWINGS	
S10	ADD ALTERNATE BICYCLE SHELTER	9 L5-3
S11	BICYCLE RACK	8 L5-3
S12	WASTE BIN ENCLOSURE	1 L5-4, 2 L5-4, 3 L5-4, 4 L5-4
S13	MECHANICAL ENCLOSURE	2 L5-4, 3 L5-4, 5 L5-4, 6 L5-4, 1 L5-5
S14	RECLAIMED GRANITE WINDOWSILLS	10 L5-3

NOTES:
1. REFER TO SHEET L5-1 FOR GRANITE PAVING PLAN ENLARGEMENTS
2. REFER TO SHEET L5-6 FOR RAIN GARDEN ENLARGEMENT PLAN AND DETAILS

REVISIONS

#	DATE	DESCRIPTION
1	10/05/2023	BULLETIN #1

FLEISCHNER FAMILY ADMISSION CENTER

ST. PAUL'S SCHOOL

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LICENSED LANDSCAPE ARCHITECT
John N. Amodeo
00225
STATE OF NEW HAMPSHIRE

CONSTRUCTION DOCUMENTS

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LANDSCAPE MATERIALS PLAN

SCALE	PROJECT #	DATE ISSUED
1" = 20'-0"	229008.00	06/30/2023

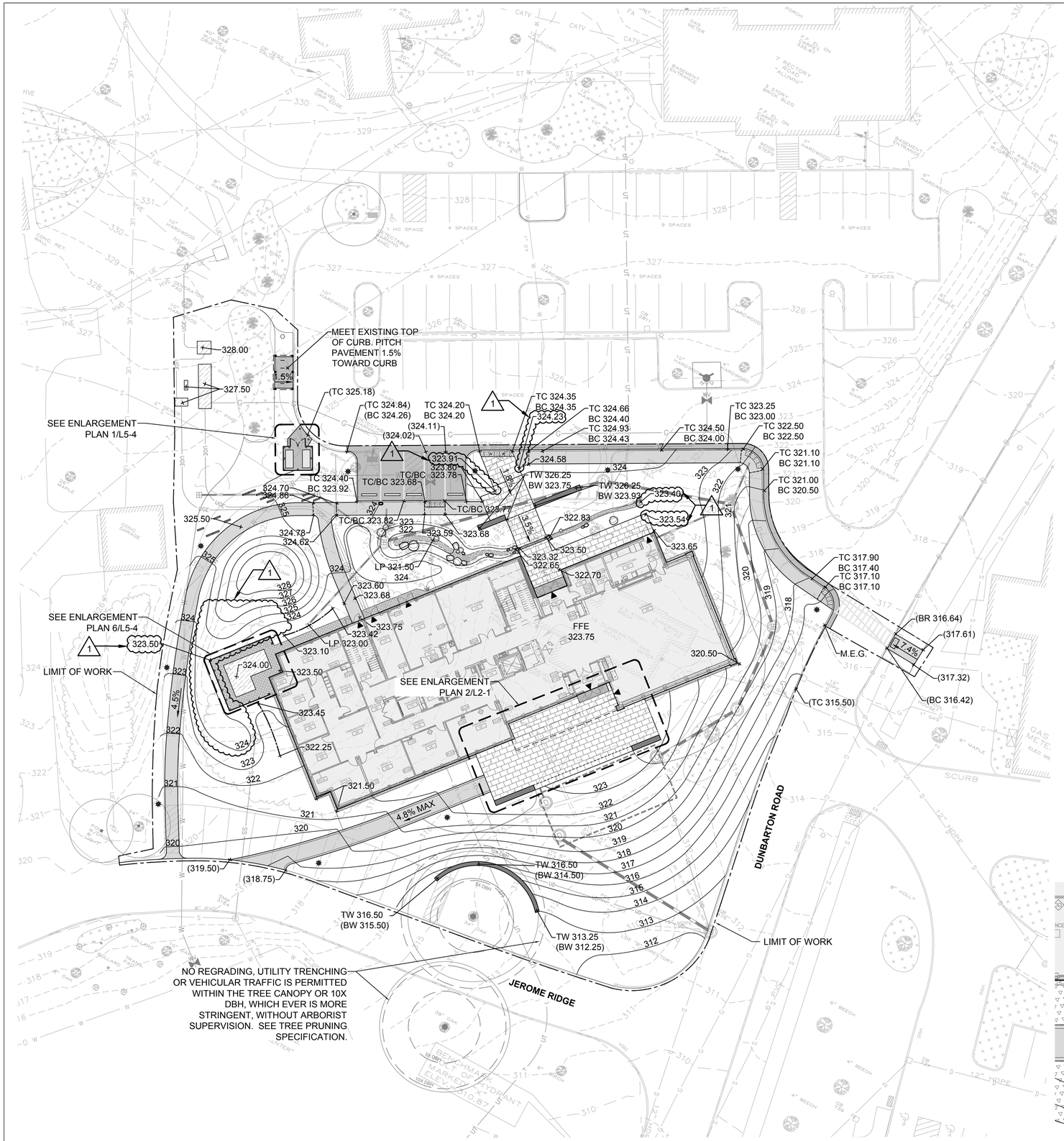
L1-1

GRADING LEGEND

LIMIT OF WORK

GRADING

XX	EXISTING CONTOUR
XX	PROPOSED CONTOUR
	SWALE CENTERLINE
(XX.XX)	EXISTING SPOT ELEVATION
XX.XX	PROPOSED SPOT ELEVATION
TC	TOP OF CURB
BC	BOTTOM OF CURB
TW	TOP OF WALL
BW	BOTTOM OF WALL
LP	LOW POINT
HP	HIGH POINT
M.E.G.	MEET EXISTING GRADE
RIM	UTILITY COVER RIM ELEVATION, SEE CIVIL DWGS.

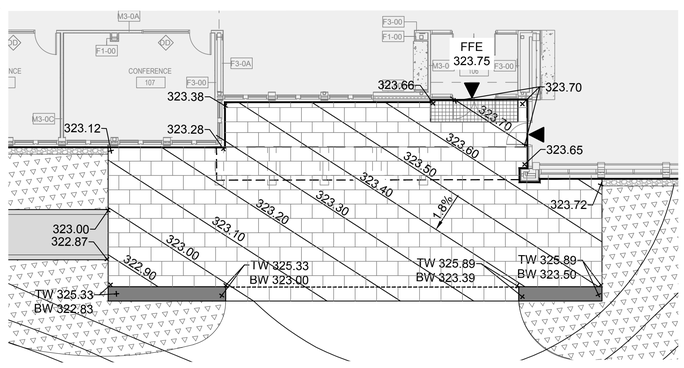


1 SITE GRADING PLAN

SCALE: 1" = 20'-0"

0 10' 20' 40'

SCALE: 1"=20'-0"



2 SOUTH TERRACE GRADING ENLARGEMENT

SCALE: 1" = 10'-0"

0 5' 10' 20'

SCALE: 1"=10'-0"

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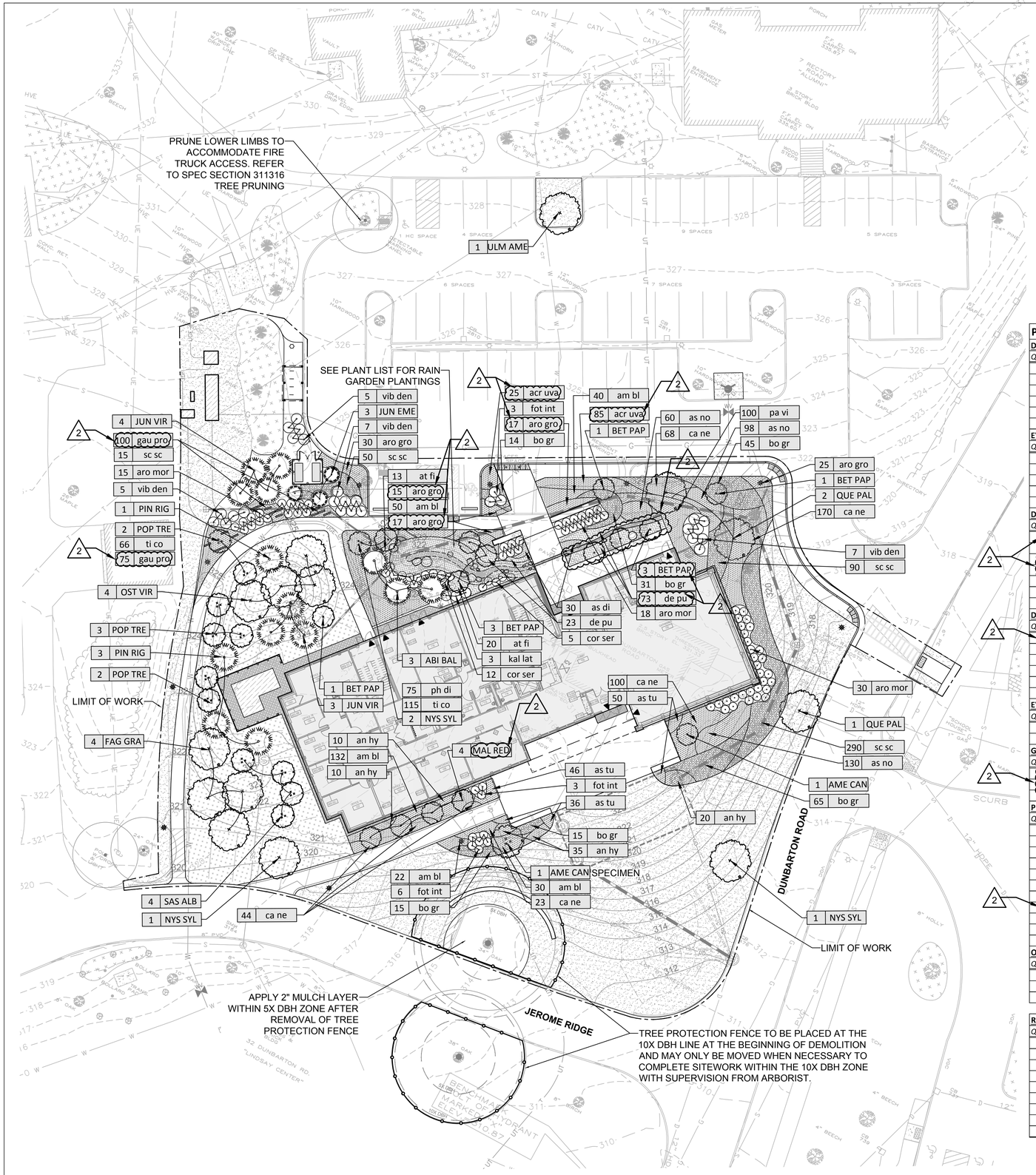
LANDSCAPE GRADING PLAN

SCALE	PROJECT #	DATE ISSUED
1" = 20'-0"	229008.00	06/30/2023

L2-1



1 PLANTING PLAN
SCALE: 1" = 20'-0"

0 10' 20' 40'
SCALE: 1"=20'-0"

PLANTING LEGEND

LIMIT OF WORK

PLANTING

- EXISTING TREE
- TREE PROTECTION FENCE — 2 L5-8
- DECIDUOUS CANOPY TREE — 1-2 L5-7, 6 L5-7, 1-2 L5-8, 3 L5-8
- ORNAMENTAL TREE — 1-2 L5-7, 6 L5-7, 1-2 L5-8, 3 L5-8
- EVERGREEN TREE — 3 L5-7, 6 L5-7, 3 L5-8
- SHRUB — 4 L5-7
- GROUNDCOVER/PERENNIAL — 5 L5-7
- SEEDED LAWN - TURF, SEE SPECS FOR SEED MIX — 1 L5-9
- SEEDED CONSERVATION MIX, SEE SPECS FOR SEED MIX — 1 L5-9
- RAIN GARDEN PLANTINGS, SEE PLANT LIST FOR SPECIES — 5 L5-7

PLANT LIST

DECIDUOUS SHADE TREES

QTY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	NOTES/ SPACING
4	FAG GRA	*Fagus grandifolia*	American Beech	3" cal.	B & B	
4	NYS SYL	*Nyssa sylvatica 'Forest Fire'*	Black Gum	3" cal.	B & B	
4	OST VIR	*Ostrya virginiana*	Eastern Hop Hornbeam	3" cal.	B & B	
3	QUE PAL	*Quercus palustris*	Pin Oak	4" cal.	B & B	
1	ULM AME	*Ulmus americana 'Princeton'*	Princeton Elm	3" cal.	B & B	

EVERGREEN TREES

QTY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	NOTES/ SPACING
3	ABI BAL	*Abies balsamea*	Balsam Fir	10' - 12' ht.	B & B	
7	JUN VIR	*Juniperus virginiana*	Eastern Red Cedar	12' - 14' ht.	B & B	
3	JUN EME	*Juniperus virginiana 'Emerald Sentinel'*	Eastern Red Cedar	8' - 10' ht.	B & B	
4	PIN RIG	*Pinus rigida*	Pitch Pine	8' - 10' ht.	B & B	

DECIDUOUS ORNAMENTAL TREES

QTY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	NOTES/ SPACING
1	AME CAN	*Amelanchier canadensis*	Serviceberry	8'-10' ht.	B & B	Multistem
1	AME CAN	*Amelanchier canadensis*	Serviceberry (SPECIMEN)	14' HT	B & B	Multistem, specimen
6	BET PAP	*Betula papyrifera*	Paper Birch	2.5" -3" cal.	B & B	Single Stem
4	MAL RED	*Malus 'Red Jewel'*	Red Jewel Crabapple	3" cal.	B & B	Single Stem, upright form
7	POP TRE	*Populus tremuloides*	Quaking Aspen	2" cal.	B & B	Multistem
4	SAS ALB	*Sassafras albidum*	Sassafras	8' - 10' ht.	B & B	Multistem

DECIDUOUS SHRUBS

QTY	SYMBOL	BOTANICAL NAME	COMMON NAME	HT./SPREAD	CONTAINER	NOTES/ SPACING
104	aro gro	*Aronia melanocarpa 'Ground Hug'*	Black Chokeberry	12"	#2	2'
63	aro mor	*Aronia melanocarpa 'Morton' Iroquois Beauty*	Black Chokeberry	3'	#5	4'
17	cor ser	*Cornus sericea 'Arctic Fire'*	Redtwig Dogwood	24"	#5	3'
12	fot int	*Fothergilla intermedia 'Mount Airy'*	Mount Airy Fothergilla	3'	#7	4'
24	vib den	*Viburnum dentatum 'Blue Muffin'*	Arrowwood Viburnum Blue Muff	4'	#7	5'

EVERGREEN SHRUBS

QTY	SYMBOL	BOTANICAL NAME	COMMON NAME	HEIGHT	CONTAINER	NOTES/ SPACING
3	kal lat	*Kalmia latifolia 'Nipmuck'*	Mountain Laurel	24"	#7	4'

GROUNDCOVERS

QTY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE		NOTES/ SPACING
110	acr uva	*Arctostaphylos uva-ursi 'Massachusetts'*	Bearberry	#1		18"
175	gau pro	*Gaultheria Procumbens*	Wintergreen	#1		12"

PERENNIALS

QTY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE		NOTES/ SPACING
276	am bl	*Amsonia 'Blue Ice'*	Blue Ice Blue Star	#2		18"
75	an hy	*Anemone × hybrida 'Honorine Jobert'*	Anemone	#2		18"
30	as di	*Aster divaricatus*	White Woodland Aster	#2		15"
288	as no	*Aster novae-angliae*	New England Aster	#2		15"
132	as tu	*Asclepias tuberosa*	Butterfly Milkweed	#2		12"
33	at fi	*Athyrium filix-femina*	Lady fern	#2		18"
405	ca ne	*Calamintha nepeta 'Blue Cloud'*	Blue Cloud Calamint	#2		18"
96	de pu	*Dennstaedtia punctilobula*	Hayscented Fern	#2		24"
75	ph di	*Phlox divaricata*	Wild Sweet William	#2		24"
181	ti co	*Tiarella cordifolia*	Eastern Foamflower	#2		18"

ORNAMENTAL GRASSES

QTY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE		NOTES/ SPACING
185	bo gr	*Bouteloua gracilis 'Blonde Ambition'*	Blue Grama	#2		24"
100	pa vi	*Panicum virgatum 'Shenandoah'*	Shenandoah Switch Grass	#2		24"'
445	sc sc	*Schizachyrium scoparium 'The Blues'*	Little Bluestem 'The Blues'	#2		18"

RAIN GARDEN

QTY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NOTES
130		*Carex pennsylvanica*	Sedge	5" plug	12"- 15"	Top/Middle slope of rain garden
70		*Carex plantaginea*	Seersucker sedge	5" plug	12"- 15"	Top slope of rain garden
45		*Carex vulpinoides*	Fox Sedge	5" plug	12"- 15"	Bottom of rain garden
50		*Chrysogonum virgianum*	Green and Gold	5" plug	12"- 15"	Middle slope of rain garden
50		*Coreopsis verticillata*	Threadleaf Coreopsis	5" plug	12"- 15"	Middle slope of rain garden
30		*Iris versicolor*	Iris	5" plug	12"- 15"	Bottom of rain garden
45		*Juncus effusus*	Soft Rush	5" plug	12"- 15"	Bottom of rain garden
40		*Liatris spicata*	Blazing Star	5" plug	12"- 15"	Top/Middle of rain garden

REVISIONS

#	DATE	DESCRIPTION
1	08/04/2023	ADDENDUM 2
2	10/05/2023	BULLETIN #1

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CERTIFIED LANDSCAPE ARCHITECT — John N. Amodeo — 00225 — STATE OF NEW HAMPSHIRE

CONSTRUCTION DOCUMENTS

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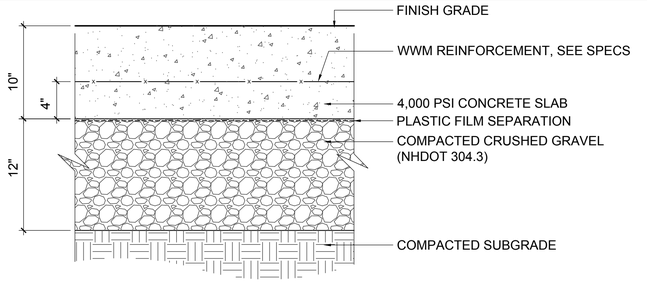
PLANTING PLAN

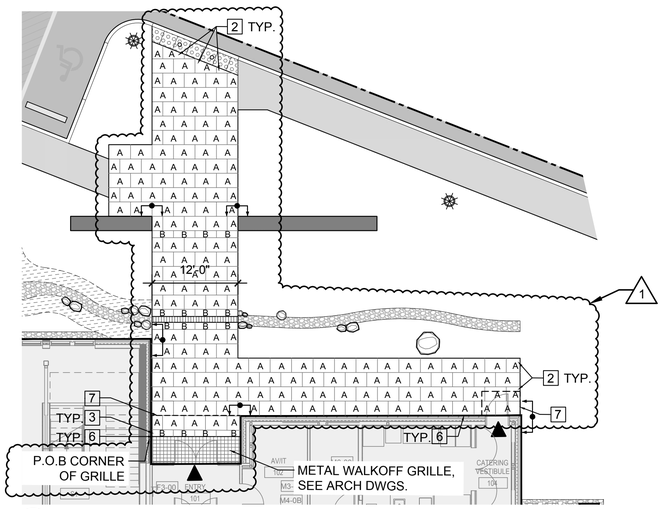
SCALE 1" = 20'-0" | PROJECT # 229008.00 | DATE ISSUED 06/30/2023

L3-1

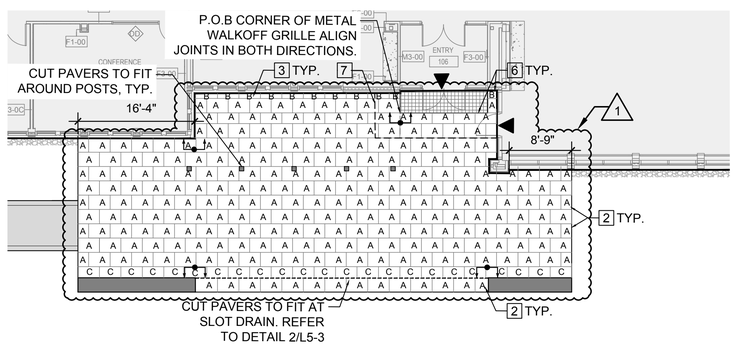


NOTES:
1. REFER TO MEP DRAWINGS FOR CONCRETE PAD PLAN LAYOUTS AND DIMENSIONS.
2. CONCRETE PADS SHALL BE SET LEVEL. SEE GRADING
3. PROVIDE TOOLED OR SAWCUT CONTROL JOINTS IN A GRID AT 5' O.C.

4 CONCRETE UTILITY PAD
SCALE: 1 1/2" = 1'-0"



5 NORTH ENTRANCE PAVING ENLARGEMENT
SCALE: 1" = 10'-0"



6 SOUTH TERRACE PAVING ENLARGEMENT
SCALE: 1" = 10'-0"

PAVER SIZE SCHEDULE:

A: 24"X36" NOMINAL SIZE

B: 12"X36" NOMINAL SIZE

PAVER LAYOUT NOTES:

1. POINT OF BEGINNING - BEGIN AT CORNER OF METAL WALKOFF GRILLE AND BUILDING FACADE
2. CUT STONE LENGTH IN FIELD FROM STANDARD 'A' AND 'B' SIZE STONES, TYP.
3. IF NEEDED, CUT STONE WIDTH IN FIELD FROM STANDARD 'A' AND 'B' SIZE STONES TO FIT ARCHITECTURAL ELEMENTS.
4. ALTERNATING JOINTS SHALL OCCUR AT THE MIDPOINT OF ADJACENT PAVERS
5. PROVIDE SHOP DRAWINGS FOR APPROVAL PRIOR TO PROCUREMENT, FABICATION AND INSTALLATION
6. PROVIDE EXPANSION JOINTS AT ALL LOCATIONS WHERE PAVERS MEET BUILDING FACADES AND WALKOFF GRILLES, TYP.
7. APPROACH SLAB BELOW, SEE STRUCTURAL DWGS.

CRITICAL ALIGNMENT

MIN. CUT STONE SIZE SHALL NOT BE LESS THAN 6" ON ANY SIDE. — 1

PAVER SIZE SCHEDULE:

A: 24"X36" NOMINAL SIZE

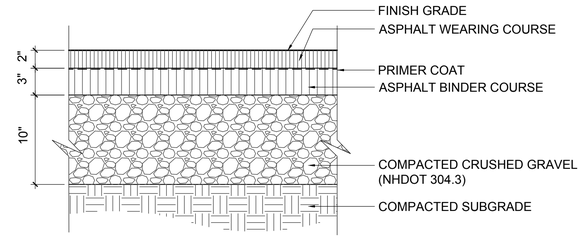
B: 12"X36" NOMINAL SIZE

C: 18"X36" NOMINAL SIZE — 1

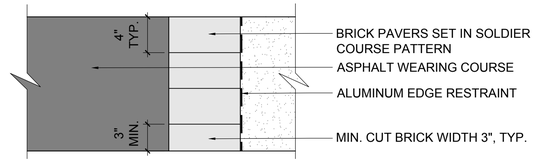
PAVER LAYOUT NOTES:

1. POINT OF BEGINNING - BEGIN AT CORNER OF METAL WALKOFF GRILLE AS SHOWN ON PLAN
2. CUT STONE LENGTH IN FIELD FROM STANDARD 'A' AND 'B' SIZE STONES, TYP.
3. CUT STONE WIDTH IN FIELD FROM STANDARD 'B' SIZE STONES. MIN. CUT STONE SIZE SHALL NOT BE LESS THAN 6" ON ANY SIDE. IF LESS THAN 6", PROVIDE OVERSIZED PAVERS.
4. ALTERNATING JOINTS SHALL OCCUR AT THE MIDPOINT OF ADJACENT PAVERS
5. PROVIDE SHOP DRAWINGS FOR APPROVAL PRIOR TO PROCUREMENT, FABICATION AND INSTALLATION
6. PROVIDE EXPANSION JOINTS AT ALL LOCATIONS WHERE PAVERS MEET BUILDING FACADES AND WALKOFF GRILLES, TYP.
7. APPROACH SLAB BELOW, SEE STRUCTURAL DWGS.

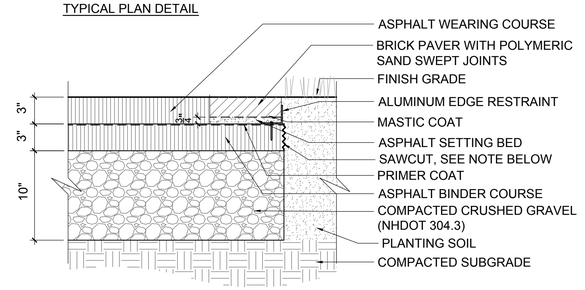
CRITICAL ALIGNMENT — 1



1 ASPHALT PAVEMENT - PEDESTRIAN
SCALE: 1 1/2" = 1'-0"



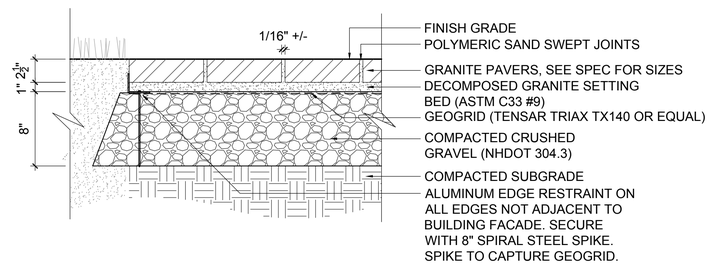
TYPICAL PLAN DETAIL



TYPICAL SECTION DETAIL

NOTES:
1. AFTER ALUMINUM EDGE RESTRAINT IS INSTALLED, SAWCUT THE ASPHALT BINDER COURSE TO ESTABLISH A CLEAN EDGE PARALLEL TO THE ALUMINUM EDGE. THE ASPHALT BINDER COURSE SHALL PROJECT NO MORE THAN $\frac{1}{2}$" BEYOND THE OUTSIDE FACE OF ALUMINUM EDGE.

2 ASPHALT PAVEMENT WITH BRICK BORDER
SCALE: 1 1/2" = 1'-0"



3 GRANITE PAVEMENT
SCALE: 1 1/2" = 1'-0"

REVISIONS

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1	10/05/2023	BULLETIN #1

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PAVING DETAILS

SCALE	PROJECT #	DATE ISSUED
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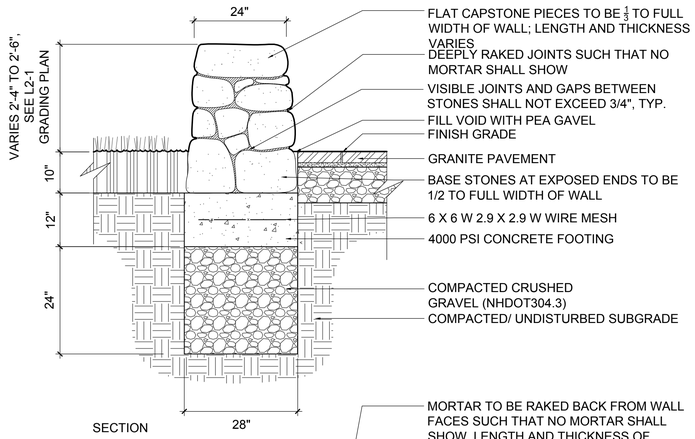
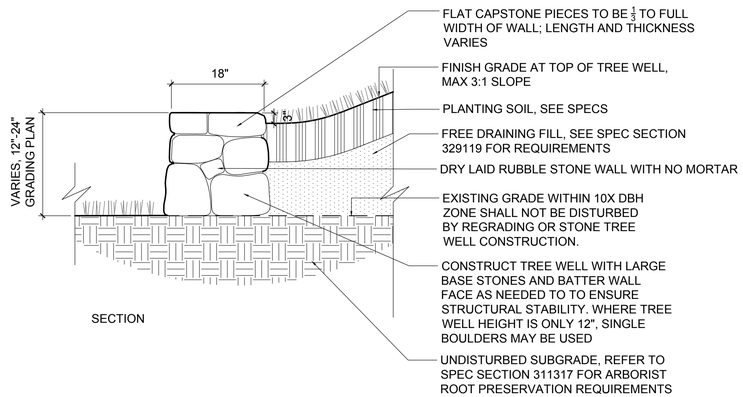
L5-1



1 STONE WALL - FREESTANDING

SCALE: 3/4" = 1'-0"



2 ADD ALTERNATE STONE TREE WELL

SCALE: 3/4" = 1'-0"

REVISIONS

#	DATE	DESCRIPTION

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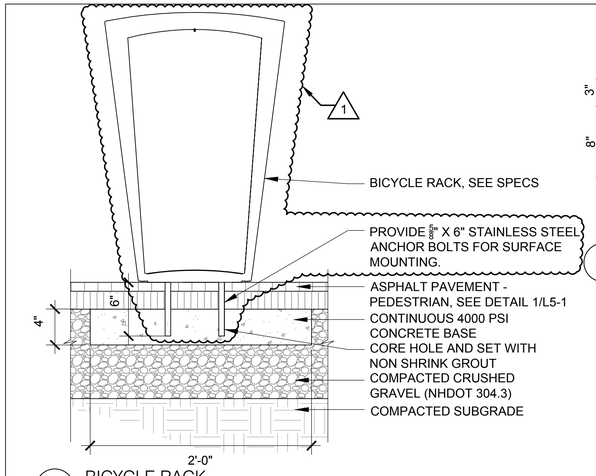
WALL DETAILS

SCALE	PROJECT #	DATE ISSUED
AS NOTED	229008.00	06/30/2023

L5-2

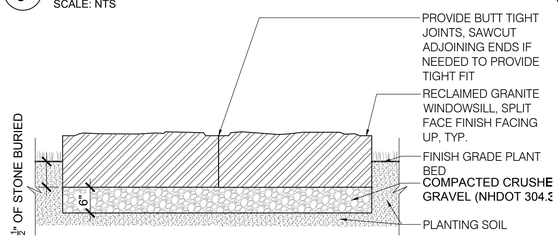


8 BICYCLE RACK

SCALE: 1 1/2" = 1'-0"

9 ADD ALT BIKE SHELTER

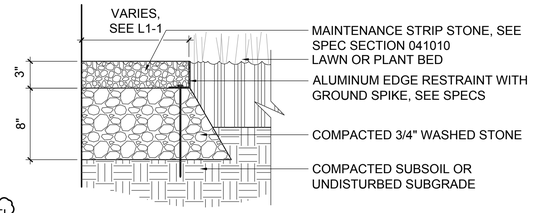
SCALE: NTS



NOTES:
1. CONTRACTOR SHALL REMOVE ALL MORTAR, DUST AND DEBRIS FROM WINDOWSILL STONES PRIOR TO INSTALLATION.
2. FIELD LAYOUT WILL BE REVIEWED AND ADJUSTED ON SITE.

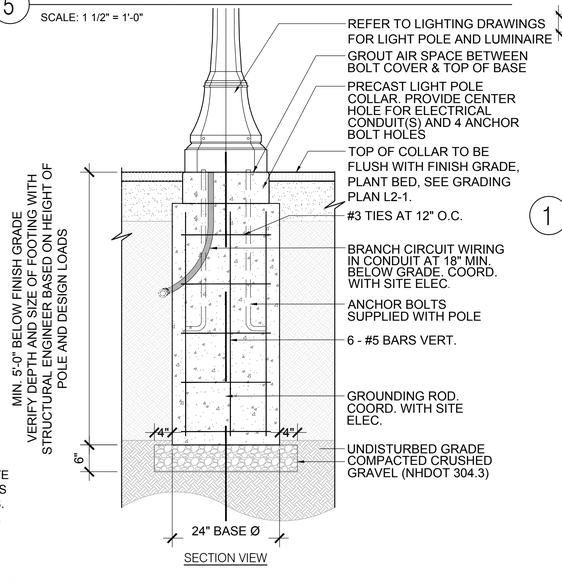
10 RECLAIMED GRANITE WINDOWSILLS

SCALE: NTS



5 MAINTENANCE STRIP

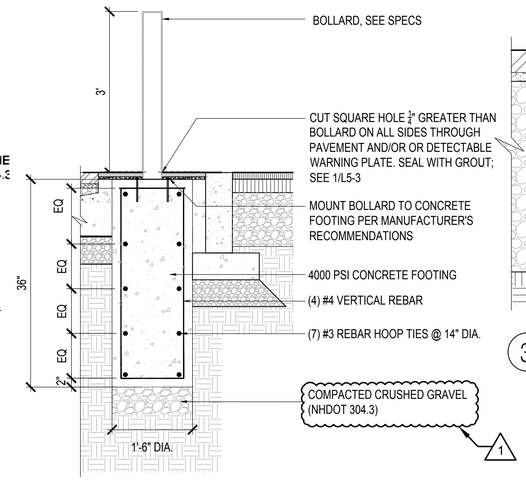
SCALE: 1 1/2" = 1'-0"



SECTION VIEW

6 LIGHTPOLE FOOTING

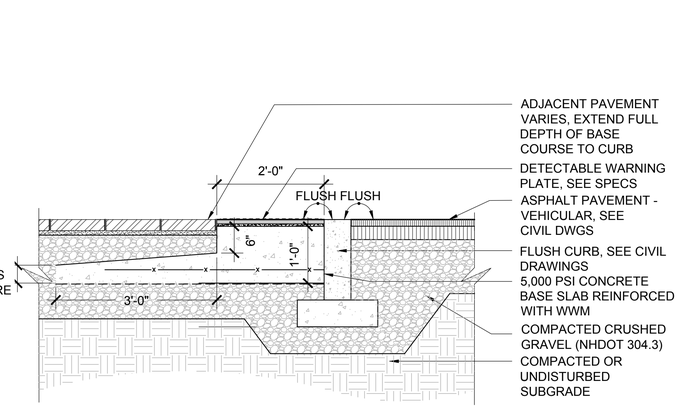
SCALE: 3/4" = 1'-0"



SECTION

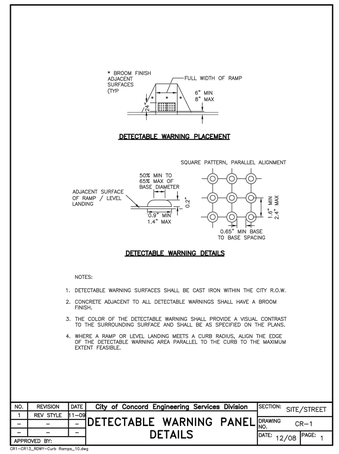
7 BOLLARD

SCALE: 3/4" = 1'-0"

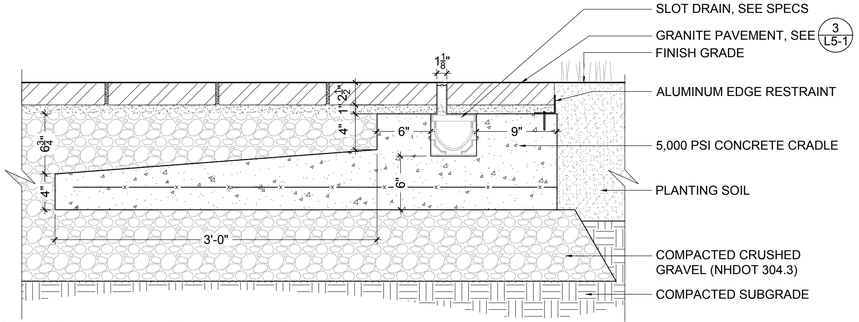


1 DETECTABLE WARNING PAVERS

SCALE: 3/4" = 1'-0"

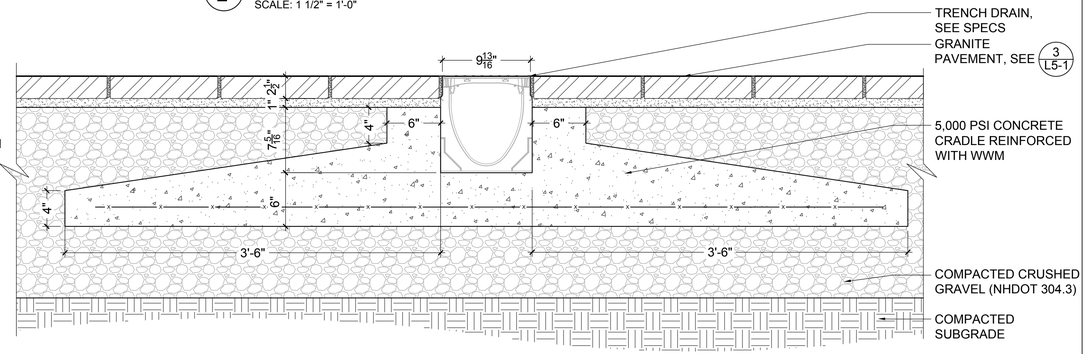


NO.	REVISION	DATE	City of Concord Engineering Services Division	SECTION:	SITE/STREET
1	REV. STYLE	03-08	DETECTABLE WARNING PANEL DETAILS	DRAWING NO.	CR-1
–	–	–		DATE:	12/08
–	–	–		PAGE:	1
APPROVED BY:					



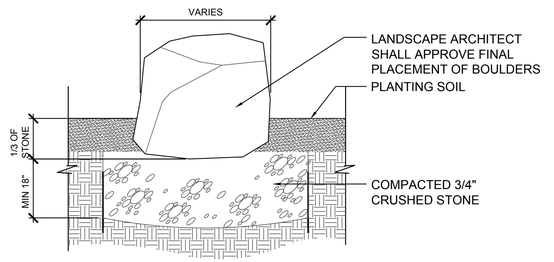
2 SLOT DRAIN AT SOUTH TERRACE

SCALE: 1 1/2" = 1'-0"



3 TRENCH DRAIN AT NORTH TERRACE

SCALE: 1 1/2" = 1'-0"



NOTE: HEIGHT OF BOULDER ABOVE FINISH GRADE TO NOT EXCEED 2'-6"

4 LANDSCAPE BOULDER

SCALE: 3/8" = 1'-0"

REVISIONS

#	DATE	DESCRIPTION
1	10/05/2023	BULLETIN #1

FLEISCHNER FAMILY ADMISSION CENTER

ST. PAUL'S SCHOOL

325 PLEASANT STREET
CONCORD, NH 03301

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cbtarchitects.com
617.262.4354

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tel 617 896 2500
arcadis.com

LICENSED LANDSCAPE ARCHITECT
John N. Amodeo
00225
STATE OF NEW HAMPSHIRE

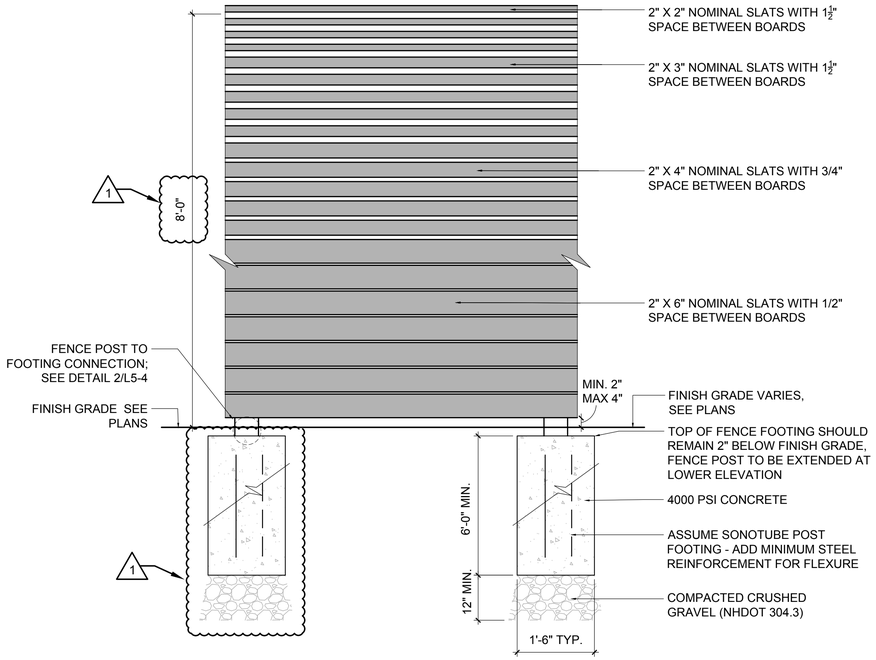
CONSTRUCTION DOCUMENTS

N

SITE IMPROVEMENT DETAILS

SCALE	PROJECT #	DATE ISSUED
AS NOTED	229008.00	06/30/2023

L5-3

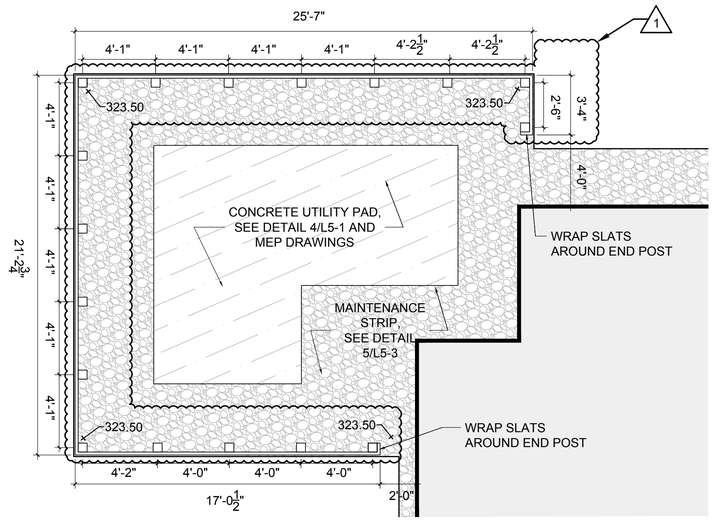


TYPICAL ELEVATION
SCALE: 3/4"=1'-0"

NOTES:
1. REFER TO SECTION 323119 FOR MATERIALS AND ADDITIONAL REQUIREMENTS.
2. PROVIDE SHOP DRAWINGS FOR LANDSCAPE ARCHITECT APPROVAL PRIOR TO FABRICATION.

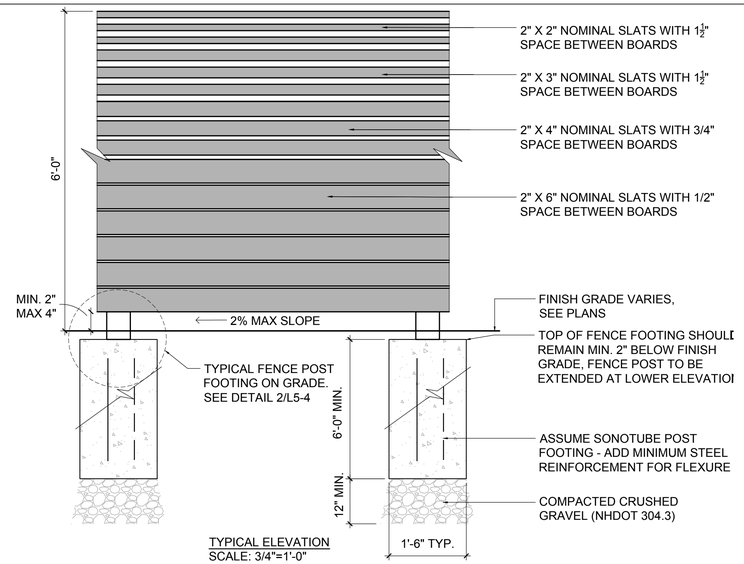
5 MECHANICAL ENCLOSURE TYPICAL DETAIL

SCALE: 3/4"=1'-0"

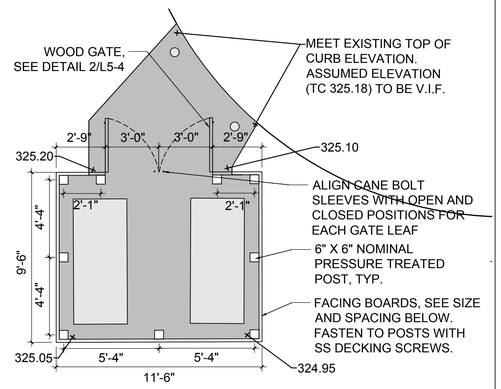


5 MECHANICAL ENCLOSURE PLAN ENLARGEMENT

SCALE: 1/4" = 1'-0"



TYPICAL ELEVATION
SCALE: 3/4"=1'-0"

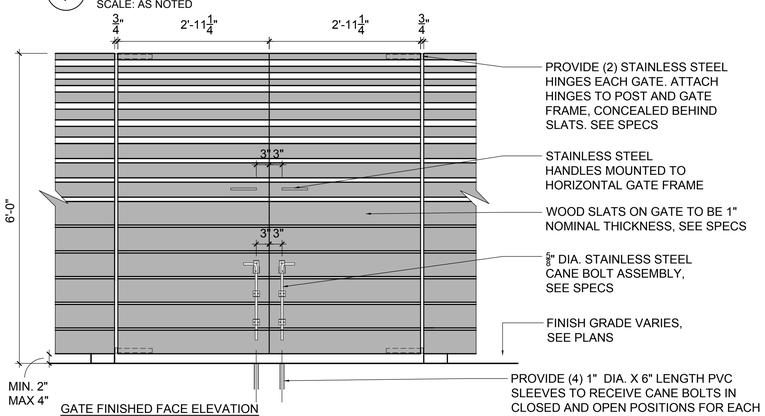


PLAN ENLARGEMENT
SCALE: 1/4"=1'-0"

NOTES:
1. REFER TO SECTION 323119 FOR MATERIALS AND ADDITIONAL REQUIREMENTS.
2. PROVIDE SHOP DRAWINGS FOR LANDSCAPE ARCHITECT APPROVAL PRIOR TO FABRICATION.

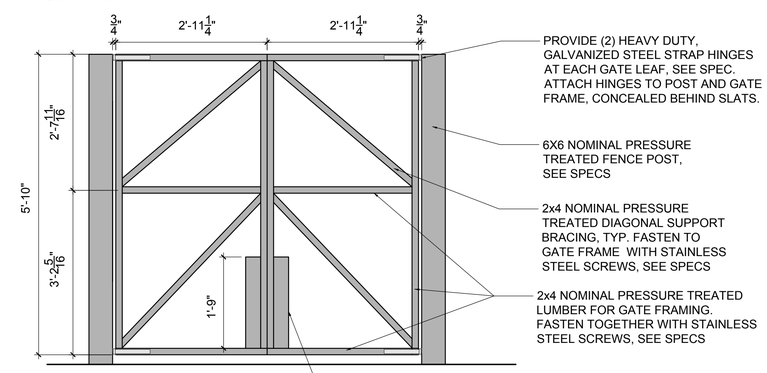
1 WASTE BIN ENCLOSURE

SCALE: AS NOTED



GATE FINISHED FACE ELEVATION
SCALE: 3/4"=1'-0"

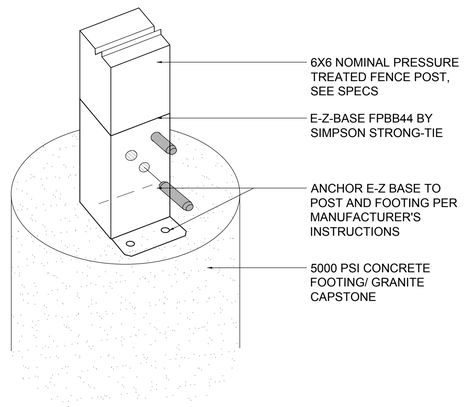
NOTES:
1. REFER TO SECTION 323119 FOR MATERIALS AND ADDITIONAL REQUIREMENTS.
2. PROVIDE SHOP DRAWINGS FOR LANDSCAPE ARCHITECT APPROVAL PRIOR TO FABRICATION.



GATE FRAMING ELEVATION
SCALE: 3/4"=1'-0"

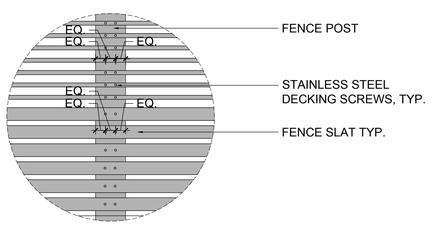
4 WOOD GATE

SCALE: 3/4" = 1'-0"



2 TYPICAL FENCE POST FOOTING ON GRADE

SCALE: NTS



3 TYPICAL FENCE SLAT ATTACHMENT DETAIL

SCALE: NTS

REVISIONS

#	DATE	DESCRIPTION
1	10/05/2023	BULLETIN #1

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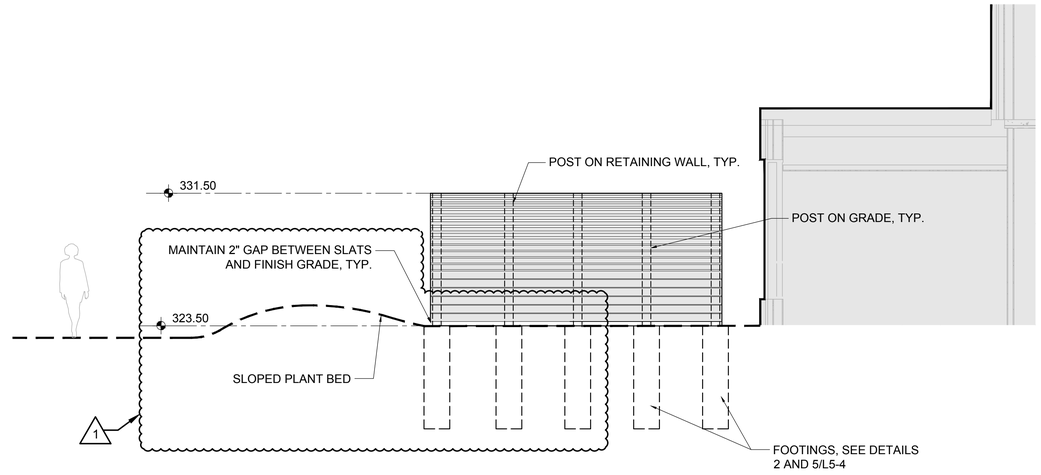
WOOD FENCE AND GATE DETAILS

SCALE	PROJECT #	DATE ISSUED
AS NOTED	229008.00	06/30/2023

L5-4



1 MECHANICAL ENCLOSURE STEPPED WALL ELEVATION

SCALE: 1/4" = 1'-0"

REVISIONS

#	DATE	DESCRIPTION
1	10/05/2023	BULLETIN #1

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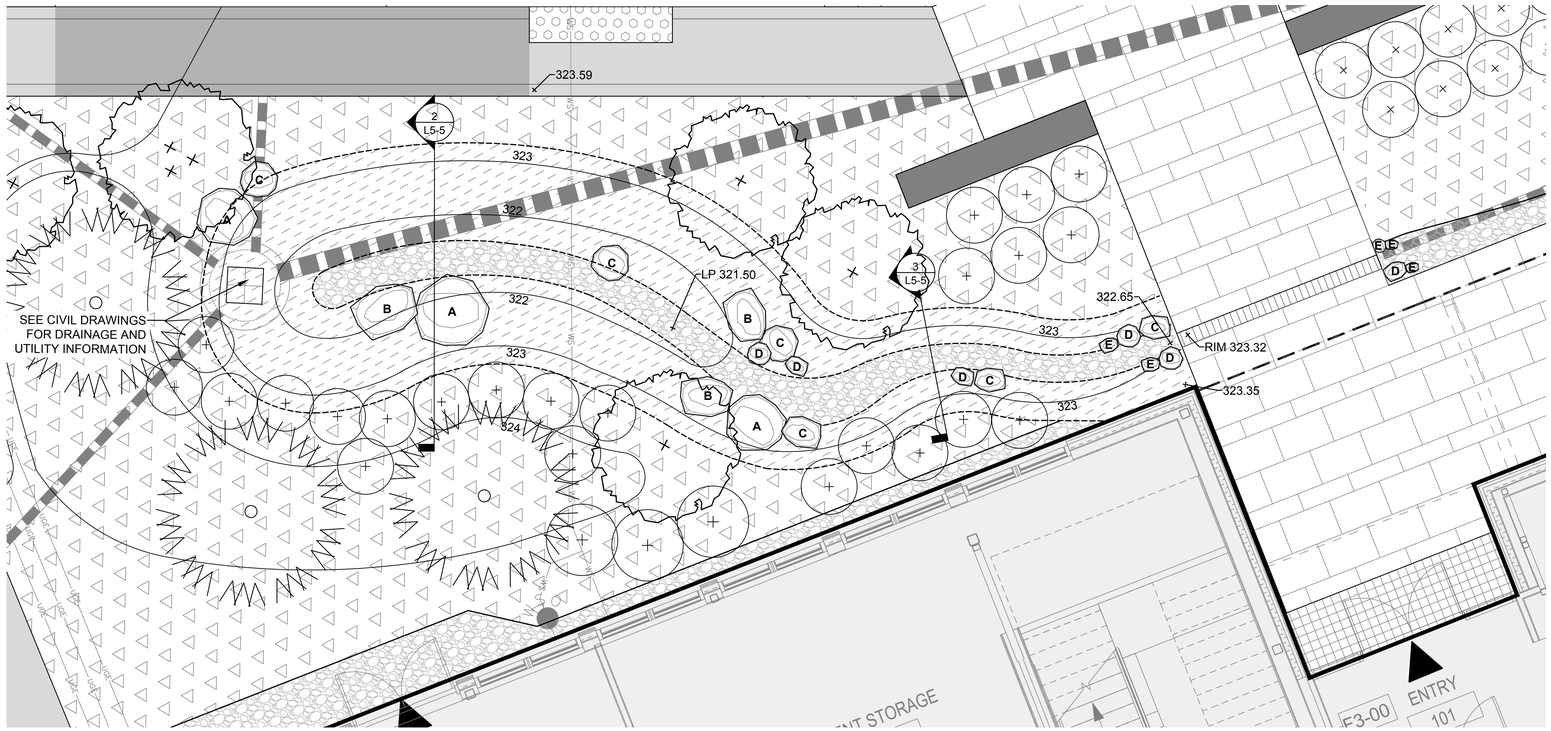
WOOD FENCE
ELEVATIONS

SCALE	PROJECT #	DATE ISSUED
AS NOTED	229008.00	06/30/2023

L5-5

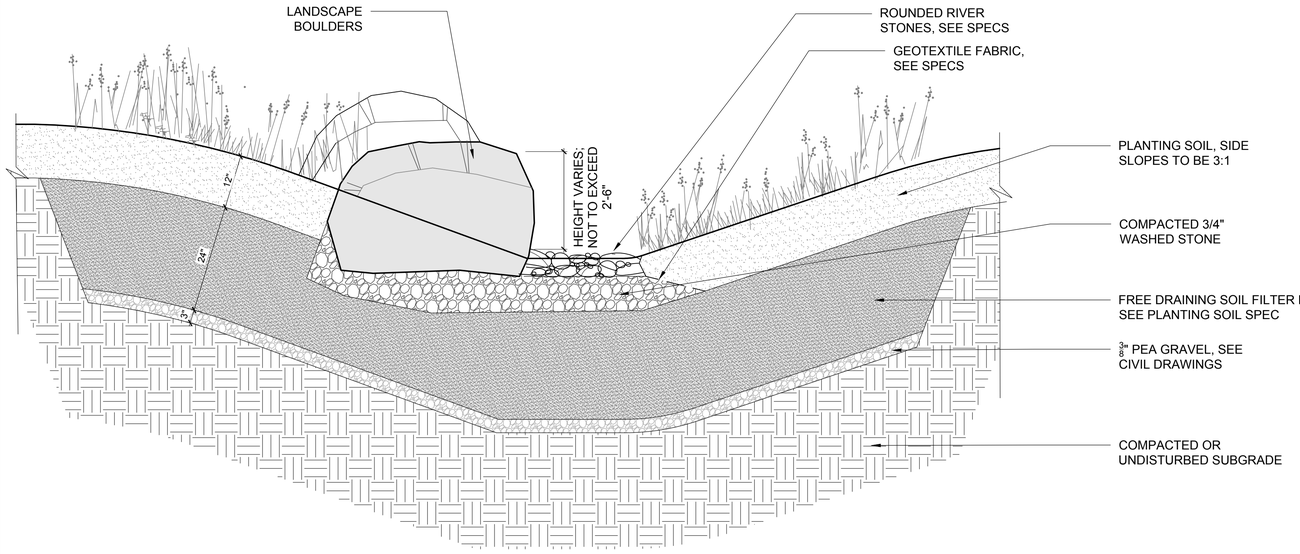


1 RAIN ENLARGEMENT GARDEN PLAN

SCALE: 1/4 = 1'-0"

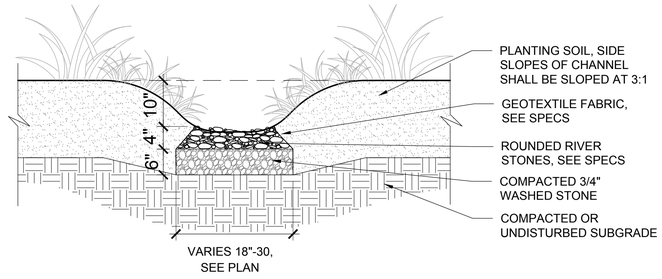
BOULDER SCHEDULE

TYPE	QUANTITY	X(WIDTH)	Y (LENGTH)	Z (HEIGHT)
A	3	36"-42"	36"-42"	36"-42"
B	3	30"-36"	30"-36"	30"-36"
C	6	24"-36"	24"-36"	24"-36"
D	6	12"-24"	12"-24"	12"-24"
E	5	8"-12"	8"-12"	8"-12"



2 RAIN GARDEN CROSS SECTION

SCALE: 3/4" = 1'-0"



3 RIVER STONE CHANNEL

SCALE: 3/4" = 1'-0"

REVISIONS

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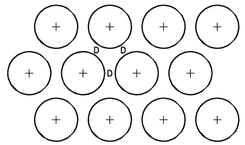
RAIN GARDEN
DETAILS

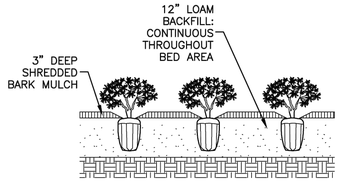
SCALE	PROJECT #	DATE ISSUED
AS NOTED	229008.00	06/30/2023

L5-6



TYPICAL BED PLANT SPACING

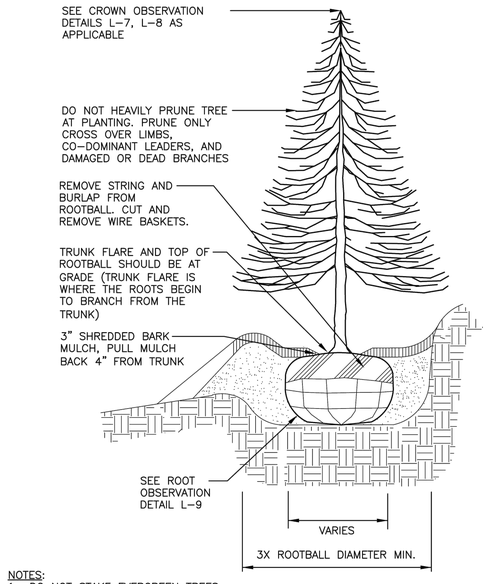
D = DIMENSION OF PLANT SPACING (SHRUB OR GROUNDCOVER AS INDICATED ON PLANS)



GROUNDCOVER BED PLANTING

NO.	REVISION	DATE	City of Concord Engineering Services Division	SECTION:	LANDSCAPE
–	–	–	GROUNDCOVER PLANTING	DRAWING NO.	L–5
–	–	–		DATE: 12/08	PAGE: 1
–	–	–			

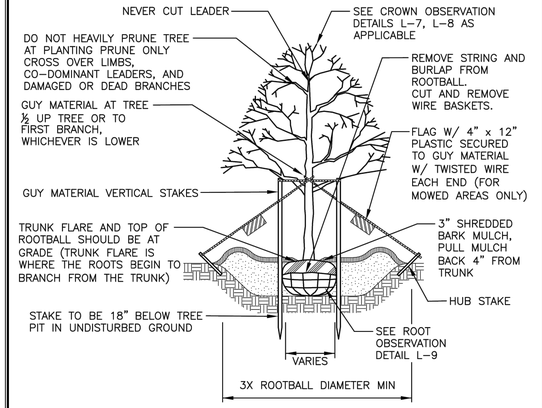
5 GROUNDCOVER PLANTING
SCALE: NTS



NOTES:
1. DO NOT STAKE EVERGREEN TREES.
2. LOAM FOR BACKFILLING SHALL BE AMENDED AS REQUIRED BY LANDSCAPE ARCHITECT.
3. TAMP BACKFILL SOIL AROUND ROOTBALL FIRMLY TO MINIMIZE ROOTBALL SHIFT.
4. TREE TO BE SET PLUMB, AFTER SETTLEMENT
5. ALL NURSERY TAGS, TAPE, AND SIMILAR MATERIALS SHALL BE REMOVED.

NO.	REVISION	DATE	City of Concord Engineering Services Division	SECTION:	LANDSCAPE
1	NOTES	4.15	EVERGREEN PLANTING	DRAWING NO.	L–3
–	–	–		DATE: 12/08	PAGE: 1
–	–	–			
–	–	–			

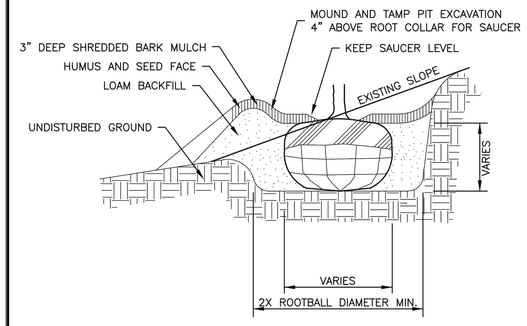
3 EVERGREEN TREE PLANTING
SCALE: NTS



NOTES:
1. GUYING AND STAKING TO BE DETERMINED IN THE FIELD BY THE LANDSCAPE ARCHITECT. LOCAL FIELD CONDITIONS AS WELL AS PLANT CHARACTERISTICS WILL DETERMINE THE NECESSITY OF GUYING AND STAKING.
2. TYPICALLY ONLY TREES WITH A 3" OR GREATER CALIPER NEED TO BE STAKED. TREES WITH LESS THAN A 3" CALIPER NEED TO BE STAKED ONLY AS REQUIRED BY LANDSCAPE ARCHITECT.
3. ONLY WRAP TREE TRUNKS AS REQUIRED BY LANDSCAPE ARCHITECT.
4. TREE SHALL BE SET PLUMB, AFTER SETTLEMENT.
5. LOAM FOR BACKFILLING SHALL BE AMENDED AS REQUIRED BY LANDSCAPE ARCHITECT.
6. CITY TREES PLANTED ON PRIVATE PROPERTY, ADJACENT TO A PUBLIC RIGHT–OF–WAY, NEED TO BE PLANTED A MINIMUM OF 10 FEET FROM THE EDGE OF THE CITY SIDEWALK.
7. ALL NURSERY TAGS, TAPE, AND SIMILAR MATERIALS SHALL BE REMOVED.

NO.	REVISION	DATE	City of Concord Engineering Services Division	SECTION:	LANDSCAPE
1	NOTES	4.15	DECIDUOUS TREE PLANTING	DRAWING NO.	L–1
–	–	–		DATE: 12/08	PAGE: 1
–	–	–			
–	–	–			

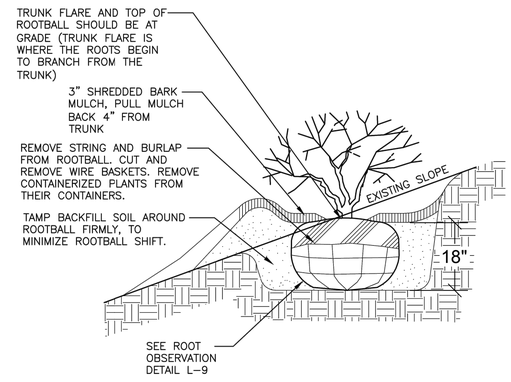
1 DECIDUOUS TREE PLANTING
SCALE: NTS



TYPICAL PLANTING PIT ON SLOPE
4:1 OR GREATER

NO.	REVISION	DATE	City of Concord Engineering Services Division	SECTION:	LANDSCAPE
–	–	–	TREE PLANTING ON SLOPE	DRAWING NO.	L–6
–	–	–		DATE: 12/08	PAGE: 1
–	–	–			
–	–	–			

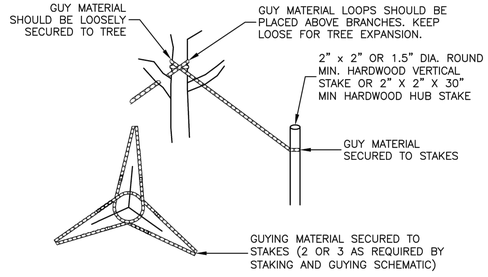
6 TREE PLANTING ON SLOPE
SCALE: NTS



NOTES:
1. DO NOT HEAVILY PRUNE SHRUB AT PLANTING, PRUNE ONLY CROSSOVER LIMBS AND DAMAGED OR DEAD BRANCHES.
2. BACKFILL WITH LOAM, AMEND AS REQUIRED BY LANDSCAPE ARCHITECT.
3. SHRUBS & GROUNDCOVER PLANTED ADJACENT TO CITY SIDEWALKS NEED TO BE PLACED SO THE PLANTS, AT THEIR MATURE HEIGHT & WIDTH, WILL NOT ENCROACH INTO THE CITY'S SIDEWALK.
4. TREE TO BE SET PLUMB, AFTER SETTLEMENT.
5. ALL NURSERY TAGS, TAPE, AND SIMILAR MATERIALS SHALL BE REMOVED.

NO.	REVISION	DATE	City of Concord Engineering Services Division	SECTION:	LANDSCAPE
1	NOTES	4.15	SHRUB PLANTING	DRAWING NO.	L–4
–	–	–		DATE: 12/08	PAGE: 1
–	–	–			
–	–	–			

4 SHRUB PLANTING
SCALE: NTS



NOTE:
ONLY USE PLASTIC CHAINLOCK (LANDSCAPE QUALITY AND SUITABLE FOR GUYING TREES) OR EQUIVALENT GUYING MATERIAL.

NO.	REVISION	DATE	City of Concord Engineering Services Division	SECTION:	LANDSCAPE
–	–	–	DECIDUOUS TREE – GUYING & STAKING	DRAWING NO.	L–2
–	–	–		DATE: 12/08	PAGE: 1
–	–	–			
–	–	–			

2 DECIDUOUS TREE GUYING AND STAKING
SCALE: NTS

REVISIONS

#	DATE	DESCRIPTION

FLEISCHNER FAMILY ADMISSION CENTER

ST. PAUL'S SCHOOL

325 PLEASANT STREET
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CITY OF CONCORD STANDARD PLANTING DETAILS INCLUDED PER DIRECTION FROM CITY OF CONCORD.

CONSTRUCTION DOCUMENTS

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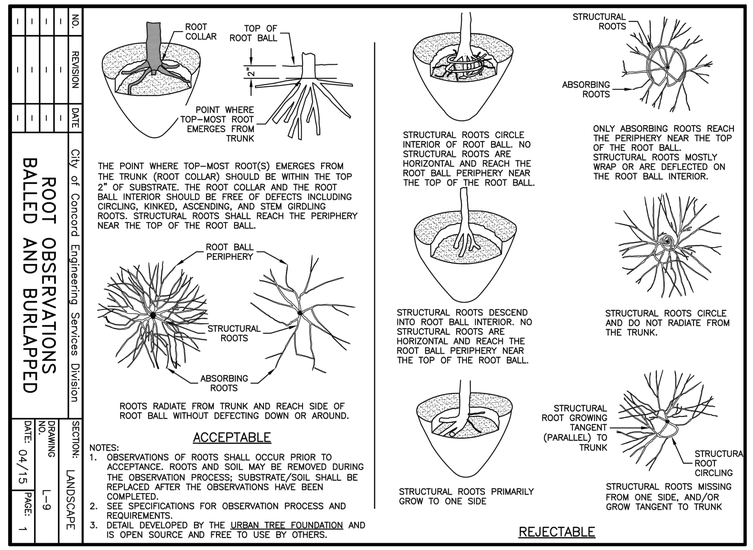
PLANTING DETAILS

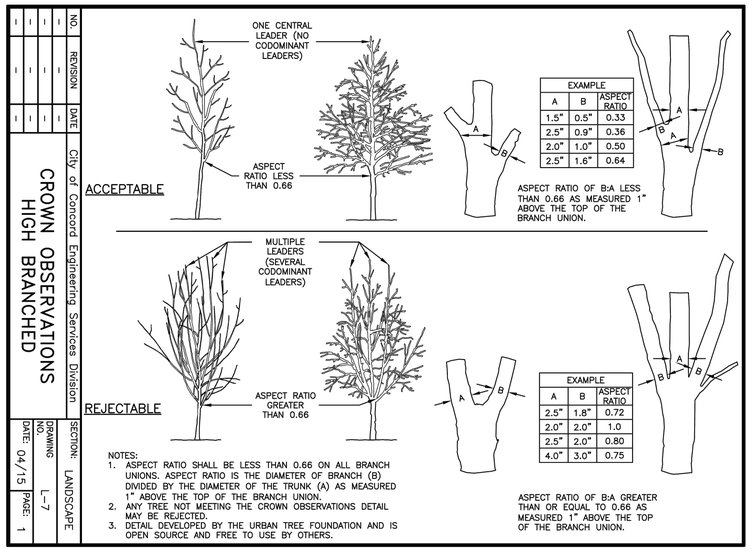
SCALE AS NOTED | **PROJECT #** 229008.00 | **DATE ISSUED** 06/30/2023

L5-7



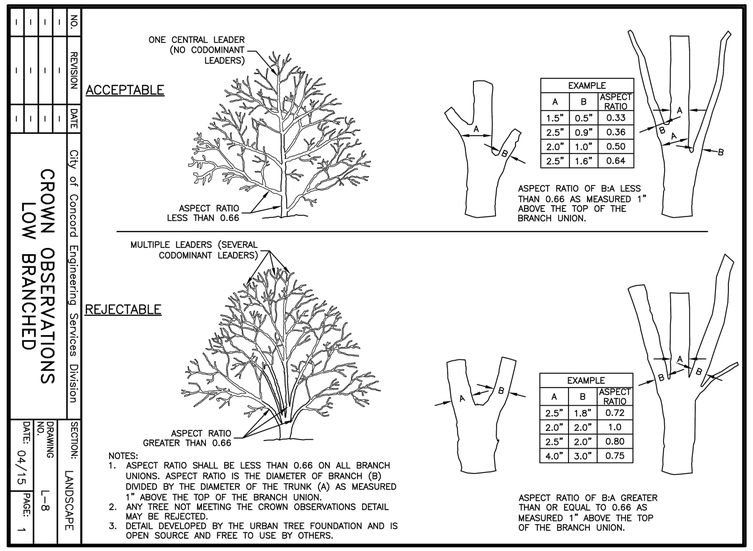
3 ROOT OBSERVATIONS - BALLED AND BURLAPPED

SCALE: NTS



1 CROWN OBSERVATIONS - HIGH BRANCHED

SCALE: NTS



2 CROWN OBSERVATIONS - LOW BRANCHED

SCALE: NTS

REVISIONS

#	DATE	DESCRIPTION

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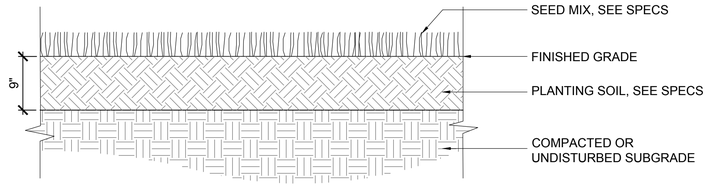
PLANTING DETAILS

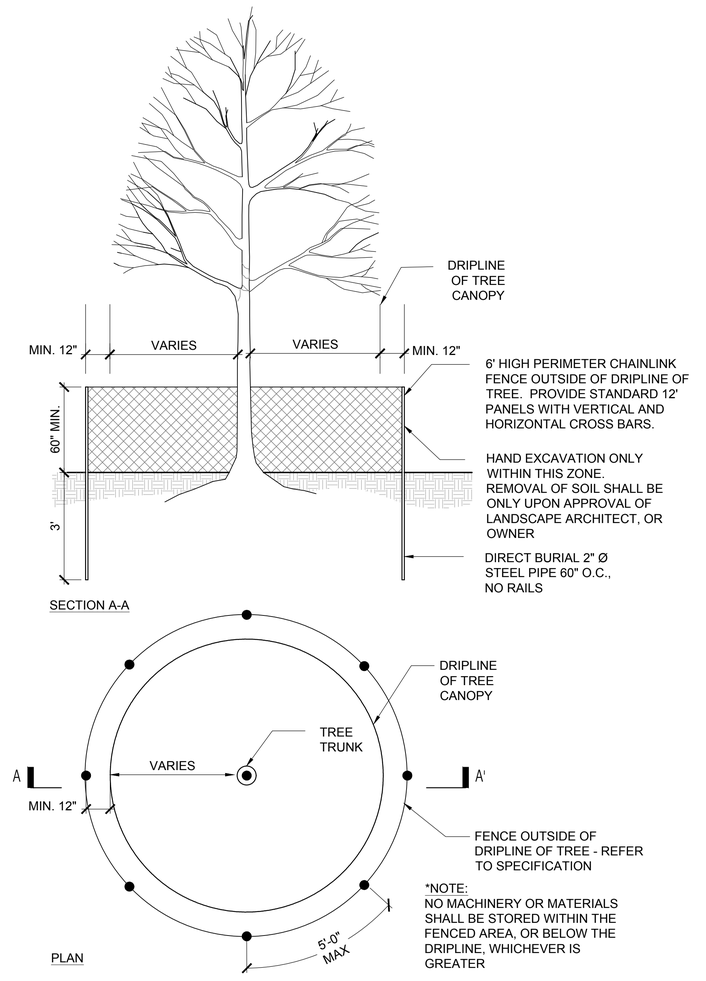
SCALE AS NOTED | **PROJECT #** 229008.00 | **DATE ISSUED** 06/30/2023

L5-8



1 SEEDED LANDSCAPES

SCALE: NTS



2 TREE PROTECTION FENCE

SCALE: NTS

REVISIONS

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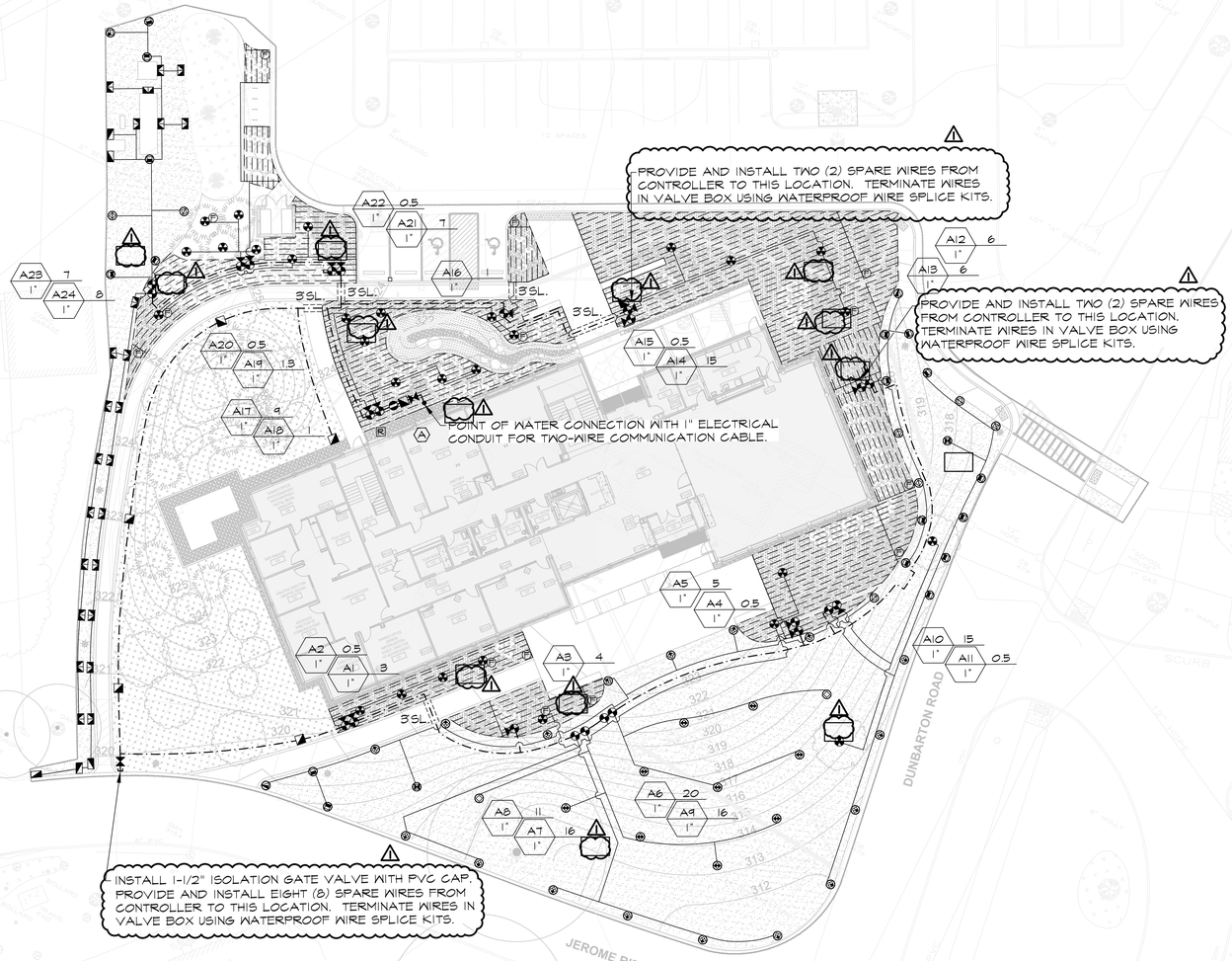
PLANTING DETAILS

SCALE AS NOTED | **PROJECT #** 229008.00 | **DATE ISSUED** 06/30/2023

L5-9

MATCHLINE, SEE 1/L3-2



1 IRRIGATION PLAN
SCALE: 1" = 20'-0"

0 10' 20' 40'
SCALE: 1"=20'-0"

IRRIGATION LEGEND

SYMBOL	PSI	SPACING	DESCRIPTION
G H F	40	25'	MP3000 ROTARY NOZZLE ON PROS-06-PRS40-CV SPRINKLER
	40	18'	MP2000 ROTARY NOZZLE ON PROS-06-PRS40-CV SPRINKLER
	40	14'	MP1000 ROTARY NOZZLE ON PROS-06-PRS40-CV SPRINKLER
	40	14'	MPCORNER ROTARY NOZZLE ON PROS-06-PRS40-CV SPRINKLER
	40	5'x30'	MP55530 ROTARY NOZZLE ON PROS-06-PRS40-CV SPRINKLER
	40	5'x15'	MPLCS515 ROTARY NOZZLE ON PROS-06-PRS40-CV SPRINKLER
	40	5'x15'	MPRCS515 ROTARY NOZZLE ON PROS-06-PRS40-CV SPRINKLER
	45	12"x18"	IN-LINE EMITTER DRIP TUBING
			1" 24 VOLT ELECTRIC ZONE VALVE (SEE VALVE DESIGNATOR FOR FLOWS)
			1-1/2" ISOLATION GATE VALVE
			1" QUICK COUPLING VALVE
F			AUTOMATIC FLUSHING VALVE
			1" 24 VOLT ELECTRIC ZONE VALVE WITH DISK FILTER (DRIP) (SEE VALVE DESIGNATOR FOR FLOWS)
			CLASS-200 PVC LATERAL PIPING (SEE LATERAL PIPE SCHEDULE)
			1-1/2" CLASS-200 PVC MAINLINE PIPING
			3" CLASS-160 PVC PIPE SLEEVE. INSTALL SCH-40 PVC WIRE CONDUIT ADJACENT TO ALL MAINLINE PIPE SLEEVES. MINIMUM WIRE CONDUIT SIZE TO BE 2-INCH. SEE SLEEVING DETAIL.
R			AUTOMATIC RAIN SENSOR
⚠ M ~~MOISTURE SENSOR~~			
A			AUTOMATIC CONTROLLER
			MASTER VALVE AND FLOW SENSOR
⚠ LA/C ~~LIGHTING SURGE ARRESTOR WITH GROUND~~			

VALVE DESIGNATION:

A 15 1" — STATION NO. / FLOW / VALVE SIZE

IRRIGATION NOTES

1. COORDINATE FINAL LOCATION OF ALL DRIP TUBING, SPRINKLERS AND NOZZLE SELECTION WITH FINAL APPROVED LANDSCAPE.
2. PIPE AND VALVE LOCATIONS ARE DIAGRAMMATIC, CONTRACTOR SHALL FIELD VERIFY.
3. VALVES AND VALVE BOXES SHALL BE PLACED, WHERE POSSIBLE, IN PLANTED AREAS UNDER MULCH.
4. INSTALL ALL PIPING AS FAR FROM TREES AND ROOT BALLS AS POSSIBLE WHILE MAINTAINING SPRINKLER AND DRIP TUBE SPACING.
5. ⚠ CONTROL WIRE SHALL BE #14 GAUAGE SINGLE STRAND, RED FOR TURF ZONES AN ORANGE FOR DRIP, ALL COMMON WIRE SHALL BE #14 GAUAGE SINGLE STRAND WHITE AND ALL SPARE WIRES, INSTALLED WHERE SHOWN, SHALL BE #14 GAUAGE SINGLE STRAND BLUE.
6. QUICK COUPLING VALVES SHALL BE INSTALLED ON 1 INCH PVC SWING JOINTS WITH BRASS INSERTS AND STABILIZERS. (SEE DETAIL)
7. SPRINKLERS SHALL BE INSTALLED ON SWING PIPE ASSEMBLIES, MINIMUM LENGTH TO BE 6 INCHES, 18 INCH MAXIMUM.
8. IRRIGATION SYSTEM IS DESIGNED FOR SEPARATE WATER SUPPLY TO PROVIDE 25 GPM MAX FROM NEW 1-1/2-INCH SERVICE. SYSTEM TO PRODUCE 60-PSI DYNAMIC PRESSURE AT IRRIGATION CONTRACTOR'S POINT OF CONNECTION IN LANDSCAPED AREA.
9. CONTRACTOR SHALL TEST DYNAMIC PRESSURE BEFORE STARTING WORK, REPORT ANY DEVIATION FROM PRESSURE REQUIRED TO OWNER'S REPRESENTATIVE BEFORE CONTINUING.
10. INSTALL CONTROLLER IN MECHANICAL ROOM 116 AS DIRECTED BY OWNER'S REPRESENTATIVE, HARD WIRE TO 120 VOLT, DEDICATED 20 AMP CIRCUIT, BUILDING POWER SUPPLY USING LICENSED ELECTRIAN. ROUTE TWO-WIRE COMMUNICATION CABLE TO CONTROLLER VIA 1-INCH CONDUIT.
11. INSTALL RAIN SENSOR ON EXTERIOR BUILDING WALL WHERE DIRECTED BY OWNER'S REPRESENTATIVE. EXTERIOR RAIN SENSOR WIRING SHALL BE CONTAINED IN 1/2 INCH METALLIC CONDUIT, SECURED TO OUTSIDE OF BUILDING WALL.
12. ABOVE GROUND WIRING, INSIDE AND OUTSIDE OF BUILDING, SHALL BE INSTALLED IN RIGID, METALLIC CONDUIT FOR VANDALISM PROTECTION.
13. COORDINATE LOCATION OF EXISTING AND FUTURE UTILITIES ON SITE AND CONTACT PROPER AUTHORITIES AND UTILITY COMPANIES BEFORE THE START OF WORK.
14. IN-LINE DRIP TUBING TO BE INSTALLED 6" FROM ALL MASONRY WALLS, PLANTER SIDE WALLS, AND CURBING, ON AN 18" CENTER TO CENTER ROW SPACING.
15. FLUSH ALL LATERAL LINES BEFORE INSTALLING IN-LINE DRIP TUBING OR SPRINKLERS.
16. STAKE IN-LINE DRIP TUBING AT MINIMUM 5 FOOT INTERVALS TO PREVENT MOVEMENT.
17. IN-LINE DRIP TUBING TO BE INSTALLED 4" BELOW GRADE UNDER MULCH. NO DRIPPER LINE TUBING SHALL BE VISIBLE.
18. INSTALL MANUAL FLUSH PORTS AT LOWEST POINT OF PVC EXHAUST HEADER, GENERALLY WHERE SHOWN ON THE DRAWINGS.
19. SPRINKLERS FOR TURF SHALL HAVE 6 INCH POP UP HEIGHT.
20. CONTRACTOR MUST SUBMIT SHOP DRAWINGS AS PER THE WRITTEN SPECIFICATIONS TO THE IRRIGATION CONSULTANT FOR APPROVAL PRIOR TO ORDERING MATERIAL AND BEGINNING WORK.
21. ANY AND ALL MATERIAL SUBSTITUTIONS WHICH VARY FROM THE SPECIFIED PRODUCTS MUST BE SUBMITTED TO THE IRRIGATION CONSULTANT FOR APPROVAL AS PART OF THE SUBMITTAL PROCESS.
22. ONCE APPROVED SUBMITTALS HAVE BEEN RETURNED TO THE CONTRACTOR, WORK MAY BEGIN. THE IRRIGATION CONSULTANT MUST BE NOTIFIED A MINIMUM OF 7-DAYS IN ADVANCE OF THE START OF WORK TO COORDINATE ON-SITE SUPERVISION AND ADMINISTRATION.
23. ~~SEE IRRIGATION DETAILS AND SPECIFICATIONS SECTION FOR ADDITIONAL NECESSARY INFORMATION.~~

LATERAL PIPE SCHEDULE	
FLOW	PIPE SIZE / TYPE
0-12 GPM	1 INCH 100 PSI POLYETHYLENE OR CLASS-200 PVC
12-22 GPM	1-1/4 INCH 100 PSI POLYETHYLENE OR CLASS-200 PVC

REVISIONS

#	DATE	DESCRIPTION
1	08/04/23	ADDENDUM 2

FLEISCHNER FAMILY ADMISSION CENTER

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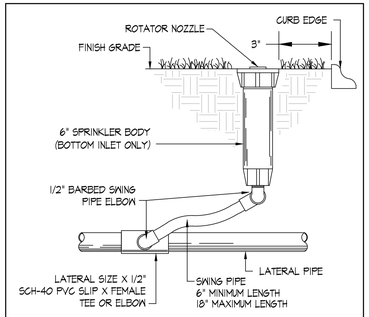
CONSTRUCTION DOCUMENTS

N

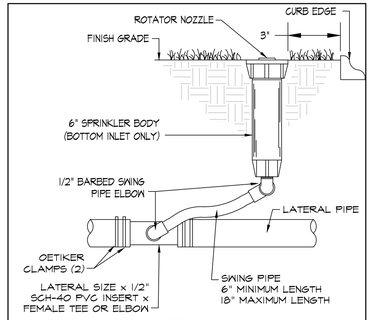
IRRIGATION PLAN

SCALE	PROJECT #	DATE ISSUED
1" = 20'-0"	229008.00	06/30/2023

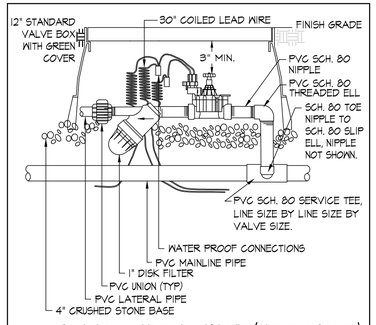
I1-1



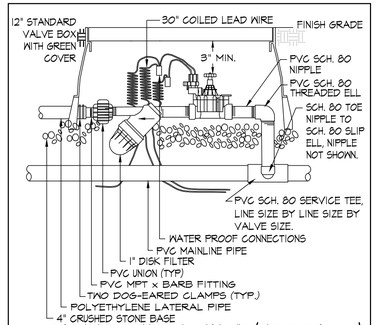
1 SPRAY SPRINKLER DETAIL
NO SCALE



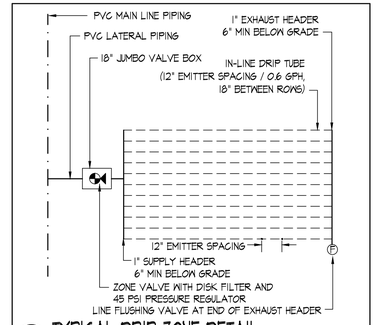
2 SPRAY SPRINKLER DETAIL
(WITH POLYETHYLENE LATERAL LINE) NO SCALE



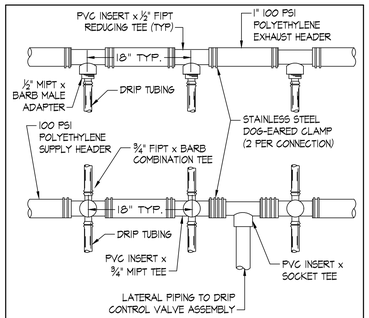
3 24-VOLT CONTROL VALVE (MP ROTATOR)
NO SCALE PVC PIPING



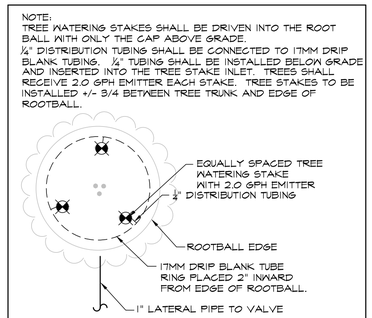
4 24-VOLT CONTROL VALVE (MP ROTATOR)
(WITH POLYETHYLENE LATERAL LINE) NO SCALE



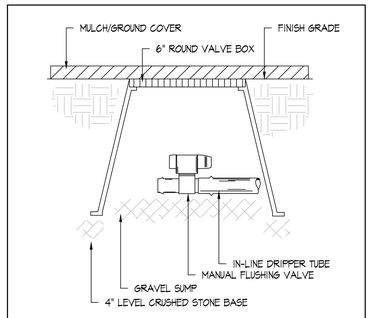
5 TYPICAL DRIP ZONE DETAIL
NO SCALE DRIP



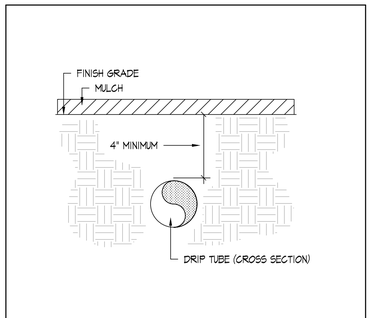
6 DRIP ZONE SUPPLY/EXHAUST HEADER DETAIL
NO SCALE LANDSCAPE AREAS



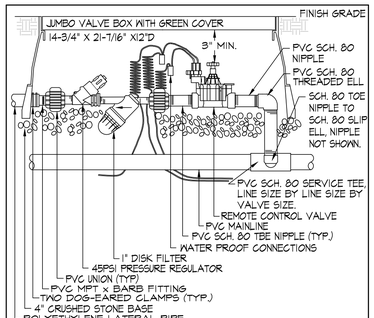
7 TREE WATERING STAKE- PLAN VIEW
NO SCALE



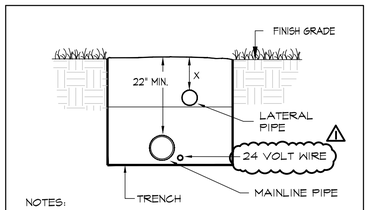
8 MANUAL FLUSHING VALVE
NO SCALE



9 IN-LINE DRIP TUBE CROSS SECTION DETAIL
NO SCALE



10 24-VOLT CONTROL VALVE DETAIL (DRIP)
(WITH POLYETHYLENE LATERAL LINE) NO SCALE



11 TRENCH AND WIRE DETAIL
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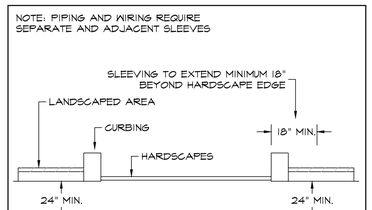

12 PIPE AND WIRE SLEEVING DETAIL
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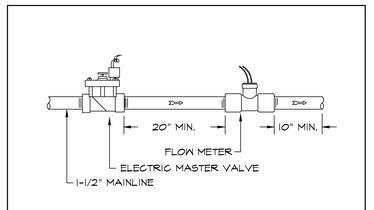
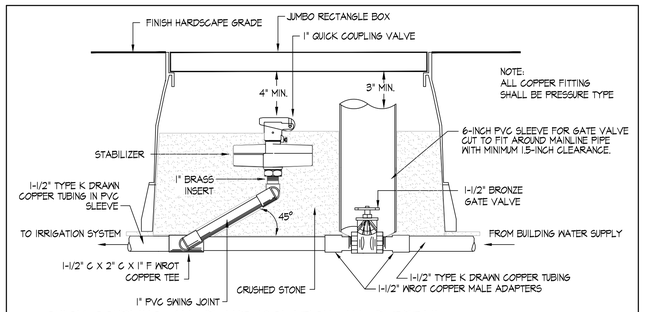


13 MASTER VALVE AND FLOW METER
NO SCALE



14 QUICK COUPLING VALVE AND ISOLATION VALVE DETAIL
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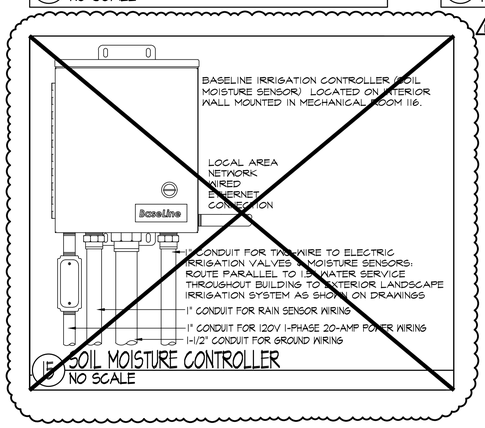
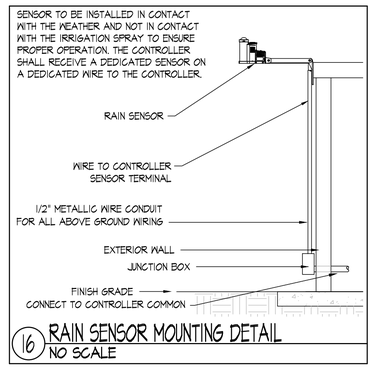
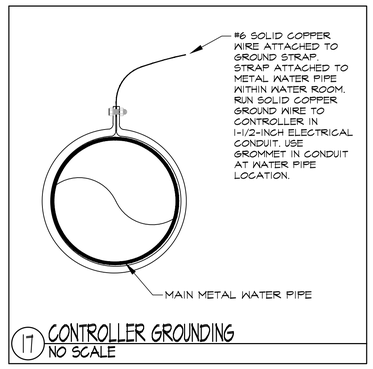


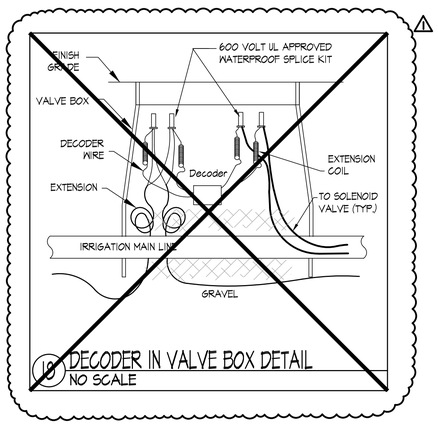
15 SOIL MOISTURE CONTROLLER
NO SCALE



16 RAIN SENSOR MOUNTING DETAIL
NO SCALE



17 CONTROLLER GROUNDING
NO SCALE



18 DECODER IN VALVE BOX DETAIL
NO SCALE

REVISIONS

#	DATE	DESCRIPTION
1	08/04/23	ADDENDUM 2

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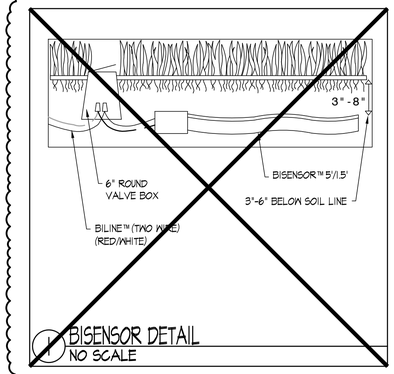
CONSTRUCTION
DOCUMENTS

IRRIGATION DETAILS

SCALE	PROJECT #	DATE ISSUED
N.T.S.	229008.00	06/30/2023

I1-2



1 BISENSOR DETAIL
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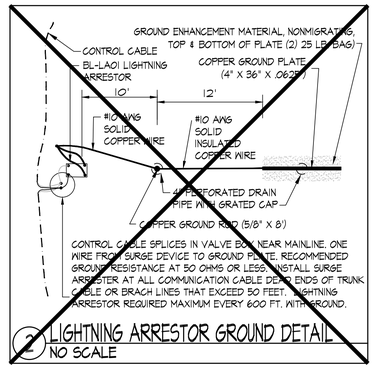

2 LIGHTNING ARRESTOR GROUND DETAIL
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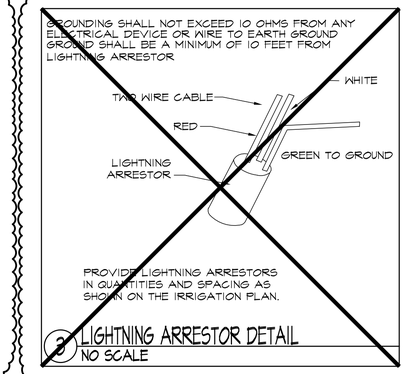

3 LIGHTNING ARRESTOR DETAIL
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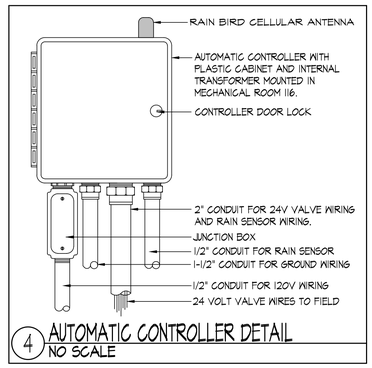

4 AUTOMATIC CONTROLLER DETAIL
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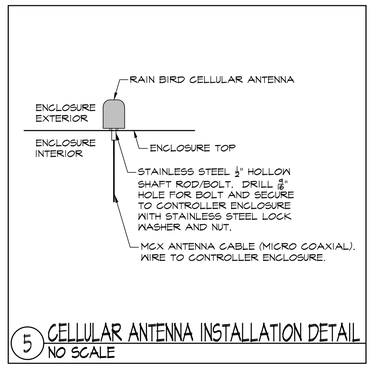

5 CELLULAR ANTENNA INSTALLATION DETAIL
NO SCALE

REVISIONS

#	DATE	DESCRIPTION
1	08/04/23	ADDENDUM 2

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CONSTRUCTION DOCUMENTS

IRRIGATION DETAILS

SCALE	PROJECT #	DATE ISSUED
N.T.S.	229008.00	06/30/2023

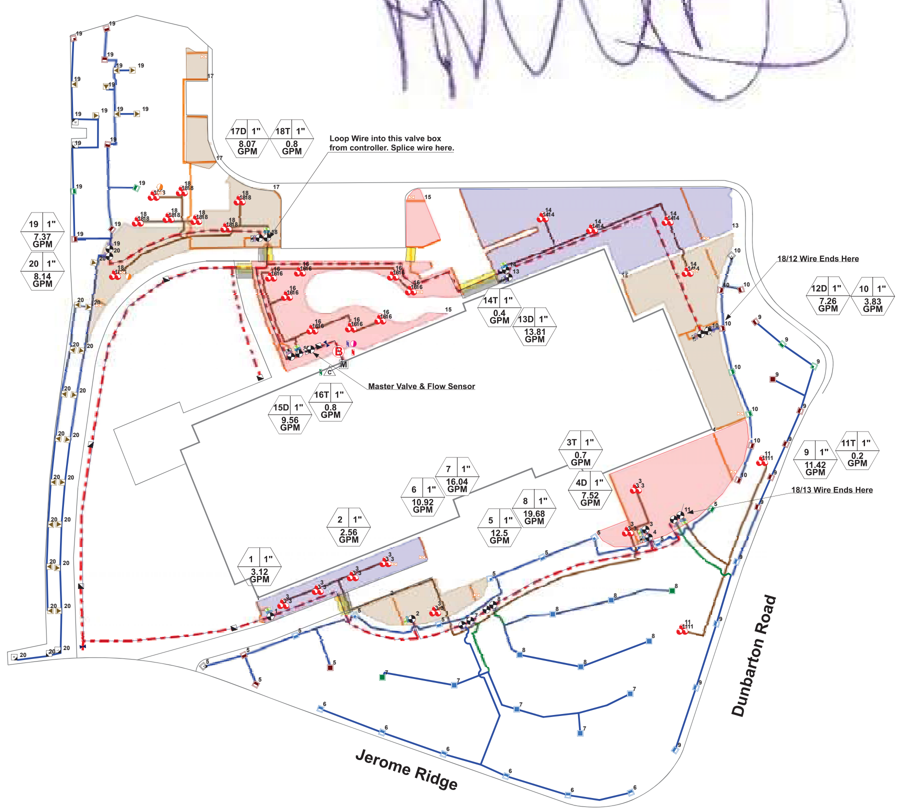
I1-3

ADMINISTRATIVELY APPROVED
JANUARY 31, 2025
ANNEMARIE SKINNER, CITY
PLANNER

[illegible]

Irrigation Materials Takeoff Revised

Quantity	Symbol	Description	Part Number	Pressure	Flow	Radius
Sprinklers						
2	◺	Hunter MP Left Strip - 1806-SAM-PRS-P45	MP-LCS-515	40 psi	0.22 gpm	15 x 5 ft
3	◹	Hunter MP Right Strip - 1806-SAM-PRS-P45	MP-RCS-515	40 psi	0.22 gpm	15 x 5 ft
24	▼	Hunter MP Side Strip - 1806-SAM-PRS-P45	MP-SS-530	40 psi	0.44 gpm	30 x 5 ft
17	■	Hunter MP1000 180° - 1806-SAM-PRS-P45	MP1000 90-210°	40 psi	0.42 gpm	14 ft
2	■	Hunter MP1000 360° - 1806-SAM-PRS-P45	MP1000 360°	40 psi	0.84 gpm	14 ft
1	◆	Hunter MP1000 90° - 1806-SAM-PRS-P45	MP1000 90-210°	40 psi	0.21 gpm	14 ft
6	🟩	Hunter MP2000 180° - 1806-SAM-PRS-P45	MP2000 90-210°	40 psi	0.77 gpm	19 ft
2	🟩	Hunter MP2000 360° - 1806-SAM-PRS-P45	MP2000 360°	40 psi	1.48 gpm	19 ft
1	◆	Hunter MP2000 90° - 1806-SAM-PRS-P45	MP2000 90-210°	40 psi	0.43 gpm	20 ft
14	🟦	Hunter MP3000 180° - 1806-SAM-PRS-P45	MP3000 90-210°	40 psi	1.82 gpm	30 ft
9	🟦	Hunter MP3000 360° - 1806-SAM-PRS-P45	MP3000 360°	40 psi	3.64 gpm	30 ft
3	◆	Hunter MP3000 90° - 1806-SAM-PRS-P45	MP3000 90-210°	40 psi	0.86 gpm	30 ft
2	◇	Hunter MPCorner 45° - 1806-SAM-PRS-P45	MPCorner	40 psi	0.19 gpm	14 ft
87	●	Rain Bird XB-20PC	XB-20PC	30 psi	0.03 gpm	0 ft
Meters/Pumps						
1	M	3/4 inch meter (by others)				
Backflow Devices						
1	B	Watts 009M2QT - 1" (by others)	009M2QT - 1"			
Control Valves						
21	●	Rain Bird 100-PGA	100-PGA			
Y-Strainers / Filters						
12	⬭	Netafim DF100-140	DF100-140			
8	⬭	Netafim DF075-140	DF075-140			
Irrigation Accessories						
7	◣	Hunter HQ-44RC-AW	HQ-44RC-AW			
1	▮	Hunter Wireless RAIN-CLIK	WR-CLIK			
1	▮	Intermatic AG2401C Surge Arrestor				
13	⋈	Netafim Flush Valve TLSOV				
5	▮	Netafim PRV075HF45V2K Pressure Regulator				
7	▮	Netafim PRV075LF42V2K Pressure Regulator				
2	⋈	Nibco 1 1/2" isolation valve				
1	▮	Paige Grounding Rod 8 Ft				
1	△	Rain Bird ESP-LXMEF (24 Stations)	ESP12LXMEF - 1 ESPLXMSM12 module			
1	⋈	Rain Bird FS100P	FS100P			
Lateral Line Pipe						
647 ft	—	Poly 100 1" Trees	0			
483 ft	—	Poly 100 1" Drip	0			
1352 ft	—	Poly 100 1"	0			
62 ft	—	Poly 100 1 1/4"	0			
Mainline Pipe						
787 ft	- - -	Poly 100 1 1/2"	0			
Sleeving						
30 ft	▨	Schedule 40 2" Conduit (by others)	0			
35 ft	🟨	Class 160 3" (by others)	0			
Drip Tubing						
5196 ft	▨	Rain Bird XFSCV-06-12 (18" Rows)	XFSCV-06-12			
Wire						
493 ft	—	18-13 Multi-Strand	0			
352 ft	—	18-12 Multi-Strand	0			



0 10 20 40
1" = 20'

SUBMITTAL REVIEW

[✓ NO EXCEPTIONS TAKEN]
☐ NOTE MARKINGS AND / OR COMMENTS - CONFIRM via email. No resubmittal required.
☐ NOTE MARKINGS AND / OR COMMENTS - REVISE AND RESUBMIT
☐ REJECTED - RESUBMIT
☐ REVIEWED - To be reviewed by other disciplines.

LANDSCAPE ARCHITECT'S REVIEW IS FOR GENERAL CONFORMANCE WITH THE DESIGN CONCEPT AND CONTRACT DOCUMENTS. APPROVAL OF A PARTICULAR ELEMENT DOES NOT CONSTITUTE APPROVAL OF AN ENTIRE ASSEMBLY OF WHICH THE ELEMENT IS A PART. MARKINGS OR COMMENTS SHALL NOT BE CONSTRUED AS RELIEVING THE CONTRACTOR FROM COMPLIANCE WITH THE PROJECT PLANS AND SPECIFICATIONS, NOR DEPARTURES THEREFROM. THE CONTRACTOR SHALL REMAIN RESPONSIBLE FOR DETAILS AND ACCURACY, FOR CONFIRMING AND CORRELATION OF ALL QUANTITIES AND DIMENSIONS, FOR SELECTING FABRICATION PROCESSES, FOR TECHNIQUES OF ASSEMBLY, AND FOR PERFORMING THE WORK IN A SAFE MANNER. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND RELATIONS TO OTHER WORK BEFORE FABRICATION AND / OR INSTALLATION, AND SHALL VERIFY ALL DIMENSIONS IN THE FIELD.

BY Tyler Cromleigh DATE 8/28/2024

ARCADIS
21 CUSTOM HOUSE STREET
BOSTON, MA 02110

Approved	X
Approved except as noted* no resubmission required	
Approved except as noted resubmit________copies	
Not Approved	

* Approved for layout and general conditions subject to the requirements of the contract documents. Contractor to verify all dimensions and relations to other work before fabrication and or installations. Contractor to verify all dimensions in the field.

IRRIGATION CONSULTING, INC.
112 S. Old Statesville Road Suite 109
Huntersville, NC 28078
704-843-3688 Fax: 704-843-3511

Date: 08/27/24 By: JGD

Prepared for :
Thomson Lawn Care
Concord NH

SHEET DESCRIPTION:
Irrigation

PROJECT:
Fleischner Family
Admission Center
St. Paul's School
Concord NH 03301

REVISIONS:
None

DATE:
7/29/24

JOB NUMBER:
22604

DRAWN BY: Revised by:
B.O'Brien
CID, CIT
CLIA

CHECKED BY:
JW

SCALE:
1" = 20'

SHEET:
1 of 1

The following descriptions are what was revised due to value engineering and in-field conditions for Saint Paul's School Admission Center.

C-3.0

- Match LA Plans

C-4.0

- Match LA Plans
- Call out to refer to LA plans for spot grades and south terrace grading.
- Added downspouts and foundation drains to plans. 10/12/2023

C-5.0

- MEP coordination edits. 8/2/2023

C-5.3

- Sewer profile revision due to infield conditions (minimize excavation of ledge). 10/23/2023. This was approved by Peter Kohalmi via email on 10/31/2023.

L-1.0 (light plan)

- Revised based on SPS selected light fixture.

L1-1

- Revised light pole layout based on selected light fixture
- Revised detectable warning paver layout at curved curb ramps
- Revised granite paver jointing patterns
- Revised north entrance pavement and landscape design associated with removal of pergola
- Removed brick border from walkway leading from parking spaces to Jerome Ridge
- Removal of retaining wall footing at Mechanical Enclosure. All fence posts to be mounted on individual footings as shown in details on L5-4 and L5-5.

L2-1

- Revised spot elevations at north entrance pavement and rain garden channel
- Revised grading around Mechanical Enclosure

L3-1

- Revised planting design and quantities associated with removal of pergola and reduction of north entrance pavement.
- Minor revisions to groundcover and shrub quantities and species

L5-1

- Revised granite paver jointing patterns and layout notes

L5-3

- Revised bicycle rack product and mounting detail
- Clarification of crushed gravel product below bollard

L5-4

- Revised footing detail and consistent 8'-0" fence height for mechanical enclosure. The post-on-wall condition was removed and all posts designed to be installed with individual footings.

L5-5

- Revised footing detail for mechanical enclosure as notes above.

Irrigation Design:

- The irrigation scope was changed to design-build as a VE measure, but the submitted shop drawings and contractor proposed design follow the approved Irrigation drawings, except for minor changes in the type of wire and main line pipe material

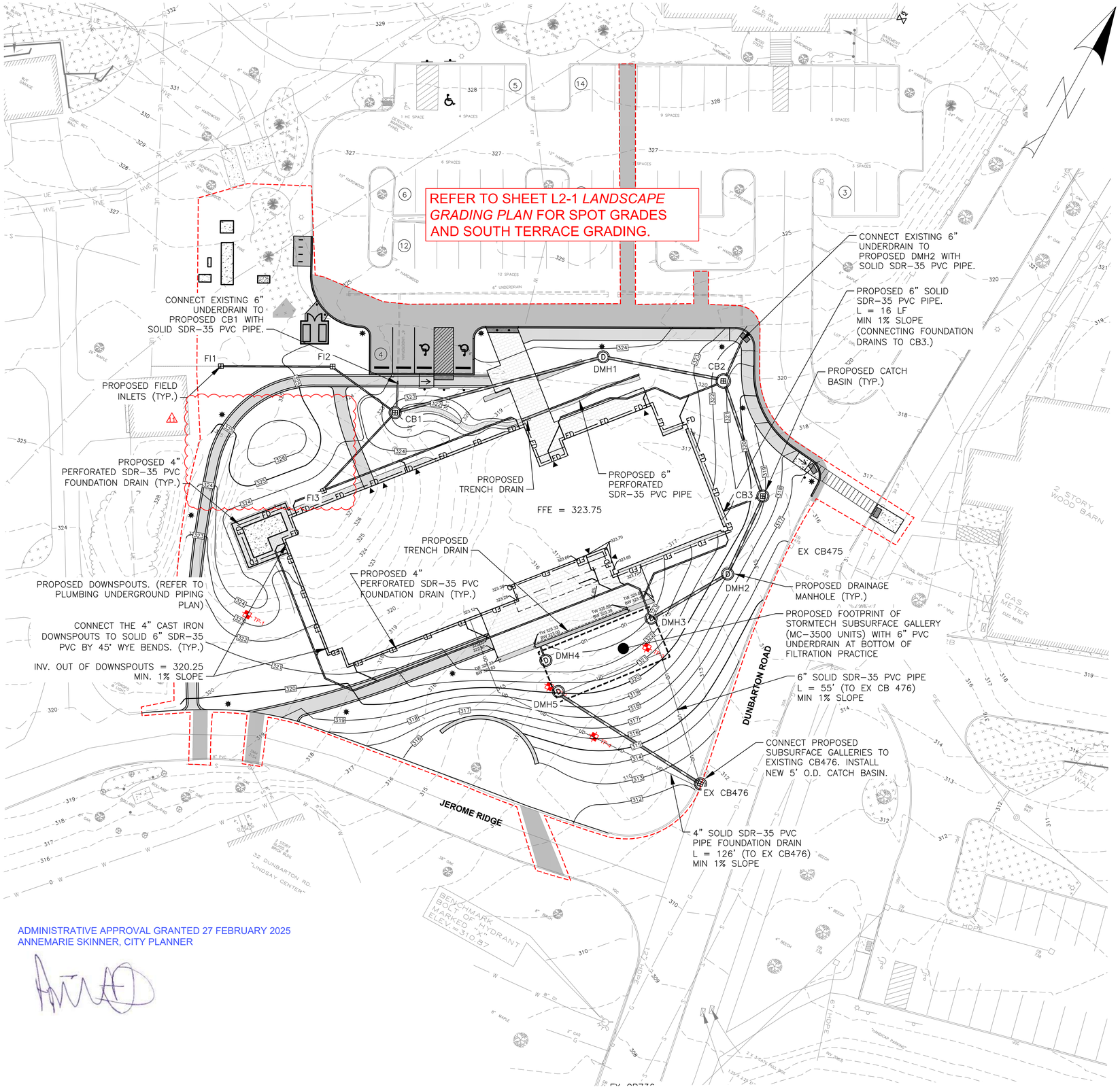
A200

- Brick Control Joints added as required by brick.
- Pergola and projecting brick headers removed as part of value-engineering.

A201

- Pergola removed as part of value-engineering.

APPENDIX G



NOTES:

1. REFER TO SURVEYOR'S PLAN FOR BASE PLAN REFERENCES AND ADDITIONAL NOTES.
2. ALL ELEVATIONS SHOWN ARE IN REFERENCE TO THE SURVEY PLAN AND MUST VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
3. CONTRACTOR WILL NOTIFY OWNER & ENGINEER IMMEDIATELY IF SITE CONDITIONS DIFFER FROM WHAT IS SHOWN ON PLAN.
4. SPOT ELEVATIONS SHOWN AT BUILDING CORNERS ARE PROPOSED GROUND ELEVATIONS.
5. FINISH WALK AND CURB ELEVATIONS WILL BE 6" ABOVE FINISH PAVEMENT.
6. ALL ELEVATIONS SHOWN ARE IN REFERENCE TO THE BENCHMARK AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR AT GROUNDBREAK.
7. LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES ARE APPROXIMATE ONLY AND ARE BASED ON RECORDS FROM THE UTILITY COMPANIES AND FIELD MEASUREMENTS OF VISIBLE STRUCTURES. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES PRIOR TO CONSTRUCTION AND WILL NOTIFY ENGINEER AND OWNER IMMEDIATELY OF ANY CONFLICTS.
8. ALL WORK ON SITE, ALL UTILITY WORK AND ALL WORK WITH CITY R.O.W. WILL BE PERFORMED IN ACCORDANCE WITH THE CITY OF CONCORD SPECIFICATIONS, LATEST EDITION.
9. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING DIG SAFE (1-888-DIG-SAFE) AT LEAST 72 HOURS PRIOR TO THE COMMENCEMENT OF WORK. THE CONTRACTOR WILL COORDINATE WORK WITH THE CITY FIRE, POLICE, AND COMMUNITY DEVELOPMENT DEPARTMENTS.
10. ALL STORM DRAIN PIPING WITH LESS THAN 3.0 FEET OF COVER WILL BE OVERLAID WITH 2" THICK RIGID INSULATION FOR THE FULL WIDTH OF PIPE TRENCH.
11. REFER TO SHEET G-1 FOR GENERAL NOTES AND LEGEND.
12. ALL STORMWATER IMPROVEMENTS BUILT WILL BE MAINTAINED BY THE PROPERTY OWNER IN PERPETUITY IN ACCORDANCE WITH:
    - i. LOCAL, STATE, FEDERAL REGUALTIONS
    - ii. NHDES STORMWATER MANUAL RECOMMENDATIONS
    - iii. STORMWATER MAINTENANCE AND OPERATIONS PLAN
    - iv. ANY MANUFACTURER SPECIFICATIONS.

DRAINAGE SCHEDULE

FI1 (NYLOPLAST)
RIM = 324.75
INV. OUT = 320.4
L= 42 LF - 6" PVC (TO FI2)
S = 0.0073 FT/FT

FI2 (NYLOPLAST)
RIM = 324.5
INV. IN = 320.1 (FROM FI1)
INV. OUT = 320.0
L= 28 LF - 6" PVC (TO CB1)
S = 0.0627 FT/FT

FI3 (NYLOPLAST)
RIM = 323.0
INV. IN = 319.3 (FROM DOWNSPOUT)
INV. IN = 319.3 (FROM DOWNSPOUT)
INV. OUT = 319.2
L = 40 LF - 6" PVC (TO CB1)
S = 0.2025 FT/FT

CB1 (6' O.D. STRUCTURE)
RIM = 322.5
INV. IN = 318.3 (FROM FI2)
INV. IN = 318.3 (FROM FI3)
INV. IN = 318.3 (FROM 6" UNDERDRAIN)
INV. OUT = 317.9
L = 85 LF - 12" HDPE (TO DMH1)
S= 0.0058 FT/FT

DMH1 (5' O.D. STRUCTURE)
RIM = 324.0
INV. IN = 317.4 (FROM CB1)
INV. OUT = 317.3
L = 46 LF - 12" HDPE (TO CB2)
S =0.0065 FT/FT

CB2 (6' O.D. STRUCTURE)
RIM = 321.5
INV. IN = 317.0 (FROM DMH1)
INV. IN = 317.0 (FROM DOWNSPOUT)
INV. OUT = 316.9
L = 46 LF - 12" HDPE (TO CB3)
S = 0.042 FT/FT

CB3 (5' O.D. STRUCTURE)
RIM = 319.0
INV. IN = 315.5 (FROM FOUNDATION DRAIN)
INV. IN = 314.9 (FROM CB2)
INV. OUT = 314.8
L = 31 LF - 12" HDPE (TO DMH2)
S = 0.0231 FT/FT

DMH2 (5' O.D. STRUCTURE)
RIM = 319.0
INV. IN = 314.1 (FROM CB3)
INV. OUT = 314.0
L = 32 LF - 12" HDPE (TO DMH3)
S = 0.0054 FT/FT

DMH3 (5' O.D. STRUCTURE TO GALLERY)
RIM = 322.5
INV. IN = 317.5 (FROM DOWNSPOUT)
INV. IN = 313.82 (FROM DMH2)
INV. OUT = 313.40 (24" ISOLATOR ROW)
INV. OUT = 315.45 (12" MANIFOLD)

DMH4 (5' O.D. STRUCTURE)
RIM = 323.0
INV. IN = 318.0 (FROM TRENCH DRAIN)
INV. OUT = 313.40 (24" ISOLATOR ROW)
INV. OUT = 315.45(12" MANIFOLD)

DMH5 (5' O.D. STRUCTURE)
RIM = 319.0
INV. IN = 313.36 (12" MANIFOLD)
INV. OUT = 313.25
WEIR ELEV. @ 316.5
L = 61 LF -12" HDPE (TO EX CB 476)
S = 0.102 FT/FT

EX CB 476 (INSTALL NEW 5' O.D. STRUCTURE)
RIM = 311.58
INV. IN = 308.5 (6" FROM UNDERDRAIN)
INV. IN = 308.8 (4" FROM FOUNDATION DRAIN)
INV. IN = 307.0 (12" FROM DMH5)
INV. OUT = 306.08

REVISIONS

#	DATE	DESCRIPTION
1	03/28/2023	AOT SUBMITTAL
2	05/09/2023	RESPONSE TO COMMENTS
3	06/30/2023	CONSTRUCTION DOCUMENTS
4	07/10/2023	RESPONSE TO COMMENTS
5	08/02/2023	ADDENDUM #2
6	10/12/2023	BULLETIN #1
7	10/23/2023	CSK #3 - RFI-016
8	03/27/2024	BULLETIN #10
9	10/30/2024	GRADING REVISIONS
10	01/24/2025	CITY TOC
11	02/24/2025	BULLETIN #39

ST. PAUL'S SCHOOL ADMISSION CENTER

ST. PAUL'S SCHOOL
325 PLEASANT STREET
CONCORD, NH 03301
TAX MAP 723Z / BLOCK 13 / LOT 1

OWNER/APPLICANT:
ST PAUL'S SCHOOL
325 PLEASANT STREET
CONCORD, NEW HAMPSHIRE

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110 canal street boston, ma 02114

nobis
Nobis Group®
18 Chenell Drive
Concord, NH 03301
T(603) 224-4182
www.nobis-group.com

CONSTRUCTION DOCUMENTS

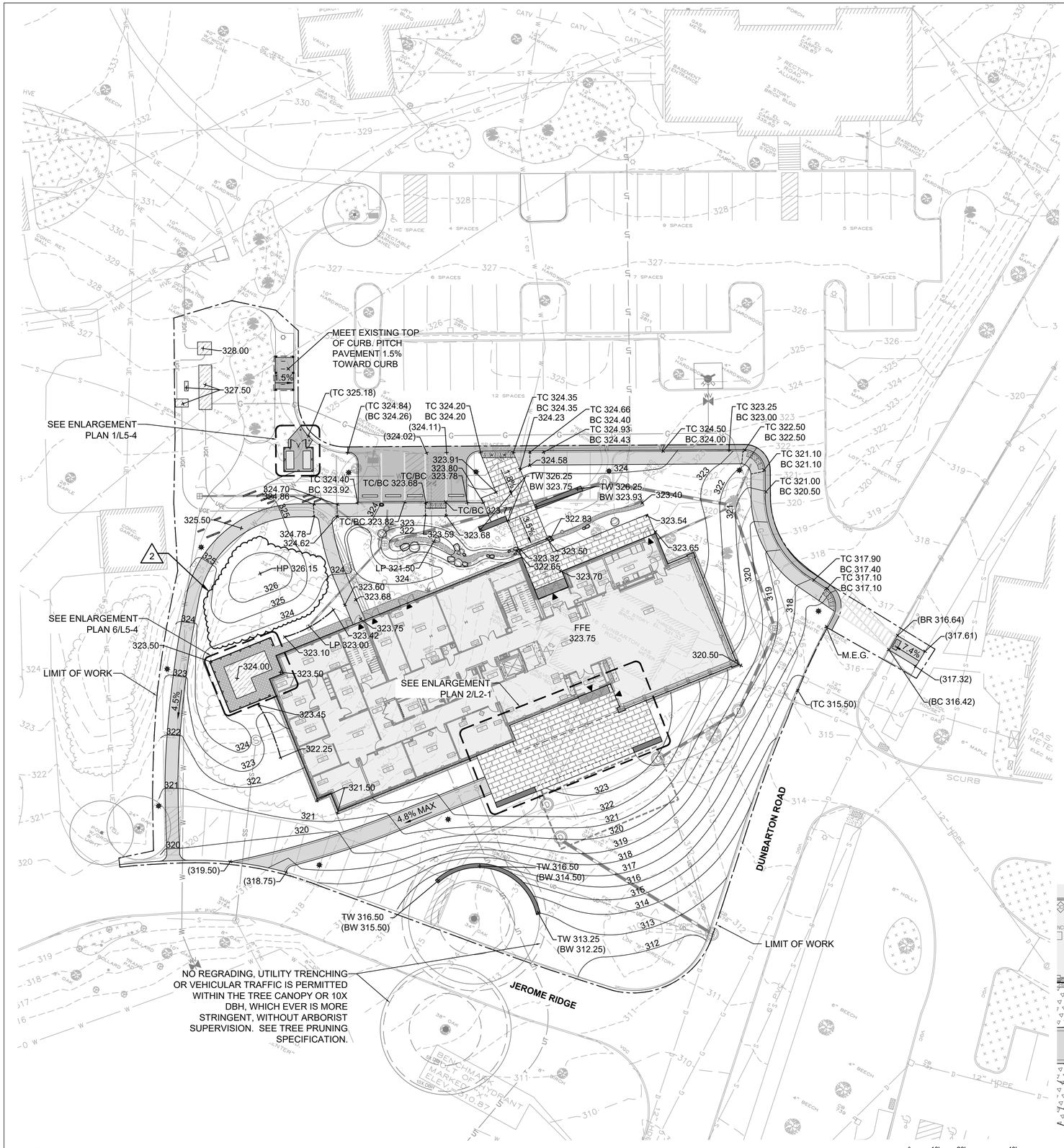
0 20' 40'
GRAPHIC SCALE

DATE:	MARCH 15, 2023
NOBIS PROJECT NO.	100564.010
DRAWN BY:	MGD
CHECKED BY:	JCN
CAD DRAWING FILE:	100564.010-XREF-BORDER - St. Pauls.dwg

GRADING AND DRAINAGE

SCALE	PROJECT #	DATE ISSUED
AS NOTED	229008.00	06/30/2023

C-4.0

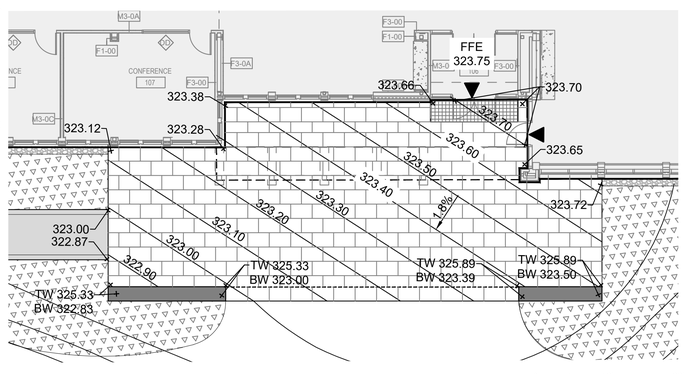


1 SITE GRADING PLAN

SCALE: 1" = 20'-0"

0 10' 20' 40'

SCALE: 1"=20'-0"



2 SOUTH TERRACE GRADING ENLARGEMENT

SCALE: 1" = 10'-0"

0 5' 10' 20'

SCALE: 1"=10'-0"

GRADING LEGEND

LIMIT OF WORK

GRADING

XX	EXISTING CONTOUR
XX	PROPOSED CONTOUR
	SWALE CENTERLINE
(XX.XX)	EXISTING SPOT ELEVATION
XX.XX	PROPOSED SPOT ELEVATION
TC	TOP OF CURB
BC	BOTTOM OF CURB
TW	TOP OF WALL
BW	BOTTOM OF WALL
LP	LOW POINT
HP	HIGH POINT
M.E.G.	MEET EXISTING GRADE
RIM	UTILITY COVER RIM ELEVATION, SEE CIVIL DWGS.

REVISIONS

#	DATE	DESCRIPTION
1	10/05/2023	BULLETIN #1
2	02/24/2025	BULLETIN #39

FLEISCHNER FAMILY ADMISSION CENTER

ST. PAUL'S SCHOOL

325 PLEASANT STREET
CONCORD, NH 03301

cbt

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ARCADIS
21 Custom House St, 3rd Fl
Boston MA 02110 USA
tel 617 896 2500
arcadis.com

LICENSED LANDSCAPE ARCHITECT
John N. Amodeo
00225
STATE OF NEW HAMPSHIRE

CONSTRUCTION DOCUMENTS

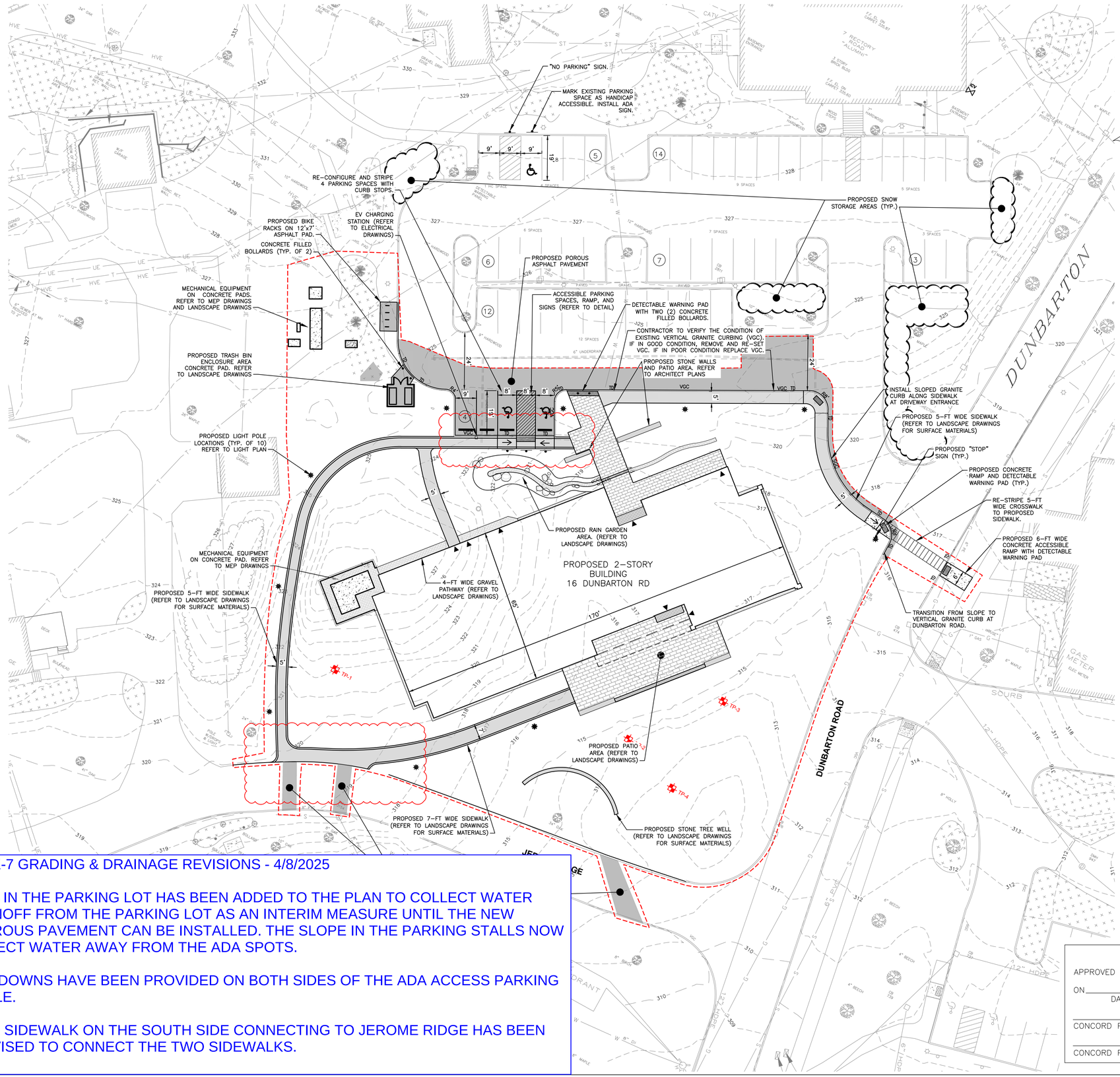
N

LANDSCAPE GRADING PLAN

SCALE	PROJECT #	DATE ISSUED
1" = 20'-0"	229008.00	06/30/2023

L2-1

APPENDIX I



CSK-7 GRADING & DRAINAGE REVISIONS - 4/8/2025

CB4 IN THE PARKING LOT HAS BEEN ADDED TO THE PLAN TO COLLECT WATER RUNOFF FROM THE PARKING LOT AS AN INTERIM MEASURE UNTIL THE NEW POROUS PAVEMENT CAN BE INSTALLED. THE SLOPE IN THE PARKING STALLS NOW DIRECT WATER AWAY FROM THE ADA SPOTS.

TIP DOWNS HAVE BEEN PROVIDED ON BOTH SIDES OF THE ADA ACCESS PARKING AISLE.

THE SIDEWALK ON THE SOUTH SIDE CONNECTING TO JEROME RIDGE HAS BEEN REVISED TO CONNECT THE TWO SIDEWALKS.

NOTES:

1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE PROPOSED LAYOUT FOR A NEW 2-STORY WELCOME CENTER BUILDING AT THE ST. PAUL'S SCHOOL CAMPUS.
2. ALL BUILDING AND SITE CONSTRUCTION TO COMPLY WITH THE RULES AND REGULATIONS OF THE AMERICANS WITH DISABILITY ACT (ADA) 2010 EDITION.
3. DIMENSIONS SHOWN TAKE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR TO USE CAUTION WHEN SCALING REPRODUCED PLANS. IN THE EVENT OF A CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWINGS AND / OR SPECIFICATIONS, THE ENGINEER WILL BE NOTIFIED BY THE CONTRACTOR.
4. PROPOSED BUILDING WILL BE SERVICED BY MUNICIPAL WATER AND SEWER.
5. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING DIG SAFE (1-888-DIG-SAFE) AT LEAST 72 HOURS PRIOR TO THE COMMENCEMENT OF WORK. THE CONTRACTOR WILL COORDINATE WORK WITH THE CITY FIRE, POLICE, AND COMMUNITY DEVELOPMENT DEPARTMENTS.
6. A MANDATORY PRE-CONSTRUCTION MEETING WILL NEED TO BE HELD PRIOR TO ISSUANCE OF ANY PERMITS TO DISCUSS INSPECTION FEES, CONSTRUCTION SCHEDULE, ETC.
7. HORIZONTAL DATUM IS BASED ON NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM NAD 83 BASED ON GPS OBSERVATIONS AND OPUS SOLUTIONS.
8. VERTICAL DATUM IS BASED ON NAVD 88.
9. REFER TO CONSTRUCTION DETAIL SHEETS FOR ALL APPLICABLE SITE DETAILS.
10. CONTRACTOR WILL NOTIFY ENGINEERS IMMEDIATELY IF SITE CONDITIONS DIFFER FROM WHAT IS SHOWN ON PLAN.
11. TEST PITS PERFORMED BY NOBIS GROUP. ON DECEMBER 6, 2022. REFER TO SHEET G-1 FOR GENERAL NOTES AND LEGEND.
12. CONTRACTOR WILL NOTIFY ENGINEERS IMMEDIATELY IF SITE CONDITIONS DIFFER FROM WHAT IS SHOWN ON THE PLAN.

PLAN REFERENCES:

1. EXISTING CONDITIONS, TOPOGRAPHICAL INFORMATION, NORTH ORIENTATION, NORTH ARROW, AND COORDINATE VALUES DEPICTED ON THESE DRAWINGS ARE BASED ON PLANS TITLED "EXISTING CONDITIONS PLAT OF A PORTION OF LAND OF ST. PAUL'S SCHOOL", DATED JANUARY 3, 2023, PROVIDED TO NOBIS GROUP BY RICHARD D. BARTLETT & ASSOCIATES, LLC.
2. BUILDING FOOTPRINT REPRESENTS 1ST FLOOR AND WAS PROVIDED TO NOBIS GROUP BY CBT ARCHITECTS ON JANUARY 23, 2023. REFER TO ARCHITECTURAL/STRUCTURAL PLANS FOR FOUNDATION AND BUILDING DIMENSIONS.

PLANNING BOARD APPROVAL

APPROVED BY CITY OF CONCORD, NH PLANNING BOARD

ON _____ DATE

_____ CONCORD PLANNING BOARD CHAIR DATE

_____ CONCORD PLANNING BOARD CLERK DATE

REVISIONS

#	DATE	DESCRIPTION
1	03/28/2023	AOT SUBMITTAL
2	05/09/2023	RESPONSE TO COMMENTS
3	06/30/2023	CONSTRUCTION DOCUMENTS
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6	10/12/2023	BULLETIN #1
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8	03/27/2024	BULLETIN #10
9	10/30/2024	GRADING REVISIONS
10	01/24/2025	CITY TOC
11	02/24/2025	BULLETIN #39
12	04/08/2025	BULLETIN #40

ST. PAUL'S SCHOOL ADMISSION CENTER

ST. PAUL'S SCHOOL
325 PLEASANT STREET
CONCORD, NH 03301
TAX MAP 723Z / BLOCK 13 / LOT 1

OWNER/APPLICANT:
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325 PLEASANT STREET
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cbt 617 262 4354 cbtarchitects.com
110 canal street boston, ma 02114

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STATE OF NEW HAMPSHIRE
JOHN CHRIS NADEAU
No. 8294
LICENSED PROFESSIONAL ENGINEER
4/8/2025

CONSTRUCTION DOCUMENTS

0 20' 40'
GRAPHIC SCALE

DATE:	MARCH 15, 2023
NOBIS PROJECT NO.	100564.010
DRAWN BY:	MGD
CHECKED BY:	JCN
CAD DRAWING FILE:	100564.010-C-200-SITE.dwg

PROPOSED SITE PLAN

SCALE	PROJECT #	DATE ISSUED
AS NOTED	229008.00	06/30/2023

C-3.0

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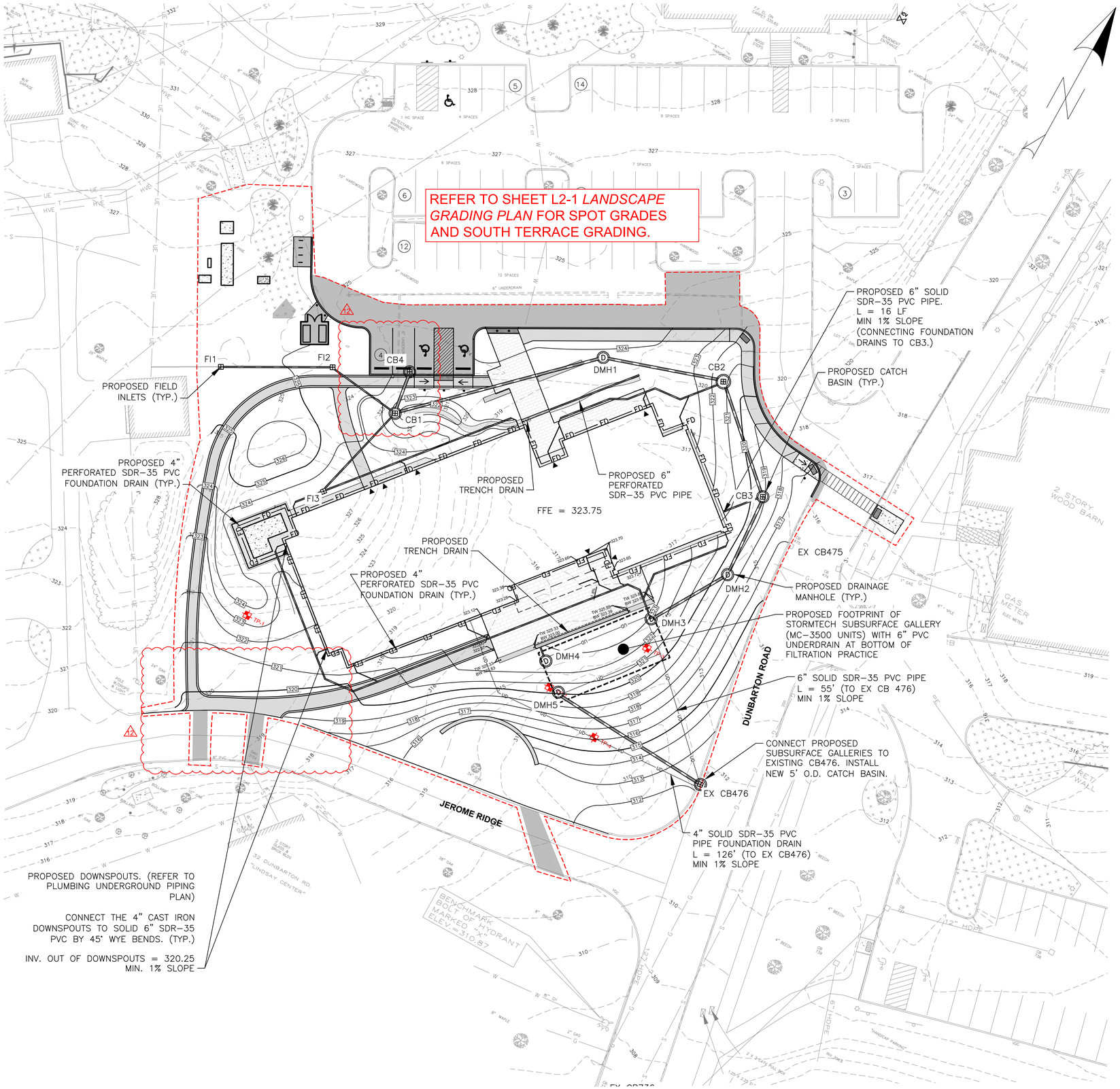

NOTES:

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11. REFER TO SHEET G-1 FOR GENERAL NOTES AND LEGEND.
12. ALL STORMWATER IMPROVEMENTS BUILT WILL BE MAINTAINED BY THE PROPERTY OWNER IN PERPETUITY IN ACCORDANCE WITH:
    - i. LOCAL, STATE, FEDERAL REGUALTIONS
    - ii. NHDES STORMWATER MANUAL RECOMMENDATIONS
    - iii. STORMWATER MAINTENANCE AND OPERATIONS PLAN
    - iv. ANY MANUFACTURER SPECIFICATIONS.

DRAINAGE SCHEDULE

FI1 (NYLOPLAST)
RIM = 324.75
INV. OUT = 320.4
L= 42 LF - 6" PVC (TO FI2)
S = 0.0073 FT/FT

FI2 (NYLOPLAST)
RIM = 324.5
INV. IN = 320.1 (FROM FI1)
INV. OUT = 320.0
L= 28 LF - 6" PVC (TO CB1)
S = 0.0627 FT/FT

FI3 (NYLOPLAST)
RIM = 323.0
INV. IN = 319.3 (FROM DOWNSPOUT)
INV. IN = 319.3 (FROM DOWNSPOUT)
INV. OUT = 319.2
L = 40 LF - 6" PVC (TO CB1)
S = 0.2025 FT/FT

CB1 (6' O.D. STRUCTURE)
RIM = 322.5
INV. IN = 318.3 (FROM FI2)
INV. IN = 318.3 (FROM FI3)
INV. IN = 318.3 (FROM CB4)
INV. OUT = 317.9
L = 85 LF - 12" HDPE (TO DMH1)
S= 0.0058 FT/FT

DMH1 (5' O.D. STRUCTURE)
RIM = 324.0
INV. IN = 317.4 (FROM CB1)
INV. OUT = 317.3
L = 46 LF - 12" HDPE (TO CB2)
S =0.0065 FT/FT

CB2 (6' O.D. STRUCTURE)
RIM = 321.5
INV. IN = 317.0 (FROM DMH1)
INV. IN = 317.0 (FROM DOWNSPOUT)
INV. OUT = 316.9
L = 46 LF - 12" HDPE (TO CB3)
S = 0.042 FT/FT

CB3 (5' O.D. STRUCTURE)
RIM = 319.0
INV. IN = 315.5 (FROM FOUNDATION DRAIN)
INV. IN = 314.9 (FROM CB2)
INV. OUT = 314.8
L = 31 LF - 12" HDPE (TO DMH2)
S = 0.0231 FT/FT

DMH2 (5' O.D. STRUCTURE)
RIM = 319.0
INV. IN = 314.1 (FROM CB3)
INV. OUT = 314.0
L = 32 LF - 12" HDPE (TO DMH3)
S = 0.0054 FT/FT

DMH3 (5' O.D. STRUCTURE TO GALLERY)
RIM = 322.5
INV. IN = 317.5 (FROM DOWNSPOUT)
INV. IN = 313.82 (FROM DMH2)
INV. OUT = 313.40 (24" ISOLATOR ROW)
INV. OUT = 315.45 (12" MANIFOLD)

DMH4 (5' O.D. STRUCTURE)
RIM = 323.0
INV. IN = 318.0 (FROM TRENCH DRAIN)
INV. OUT = 313.40 (24" ISOLATOR ROW)
INV. OUT = 315.45(12" MANIFOLD)

DMH5 (5' O.D. STRUCTURE)
RIM = 319.0
INV. IN = 313.36 (12" MANIFOLD)
INV. OUT = 313.25
WEIR ELEV. @ 316.5
L = 61 LF -12" HDPE (TO EX CB 476)
S = 0.102 FT/FT

EX CB 476 (INSTALL NEW 5' O.D. STRUCTURE)
RIM = 311.58
INV. IN = 308.5 (6" FROM UNDERDRAIN)
INV. IN = 308.8 (4" FROM FOUNDATION DRAIN)
INV. IN = 307.0 (12" FROM DMH5)
INV. OUT = 306.08

CB-4
RIM = 323.4
INV. OUT = 319.4
L = 14 LF - 12" HDPE (TO CB1)
S = 0.078 FT/FT

REVISIONS

#	DATE	DESCRIPTION
1	03/28/2023	AOT SUBMITTAL
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8	03/27/2024	BULLETIN #10
9	10/30/2024	GRADING REVISIONS
10	01/24/2025	CITY TOC
11	02/24/2025	BULLETIN #39
12	04/08/2025	BULLETIN #40

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325 PLEASANT STREET
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TAX MAP 723Z / BLOCK 13 / LOT 1

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STATE OF NEW HAMPSHIRE — JOHN CHRIS NADEAU No. 9294 — LICENSED PROFESSIONAL ENGINEER
4/8/2025

CONSTRUCTION DOCUMENTS

0 20' 40'
GRAPHIC SCALE

DATE:	MARCH 15, 2023
NOBIS PROJECT NO.	100564.010
DRAWN BY:	MGD
CHECKED BY:	JCN
CAD DRAWING FILE:	100564.010-C-300-G&D.dwg

GRADING AND DRAINAGE

SCALE	PROJECT #	DATE ISSUED
AS NOTED	229008.00	06/30/2023

C-4.0

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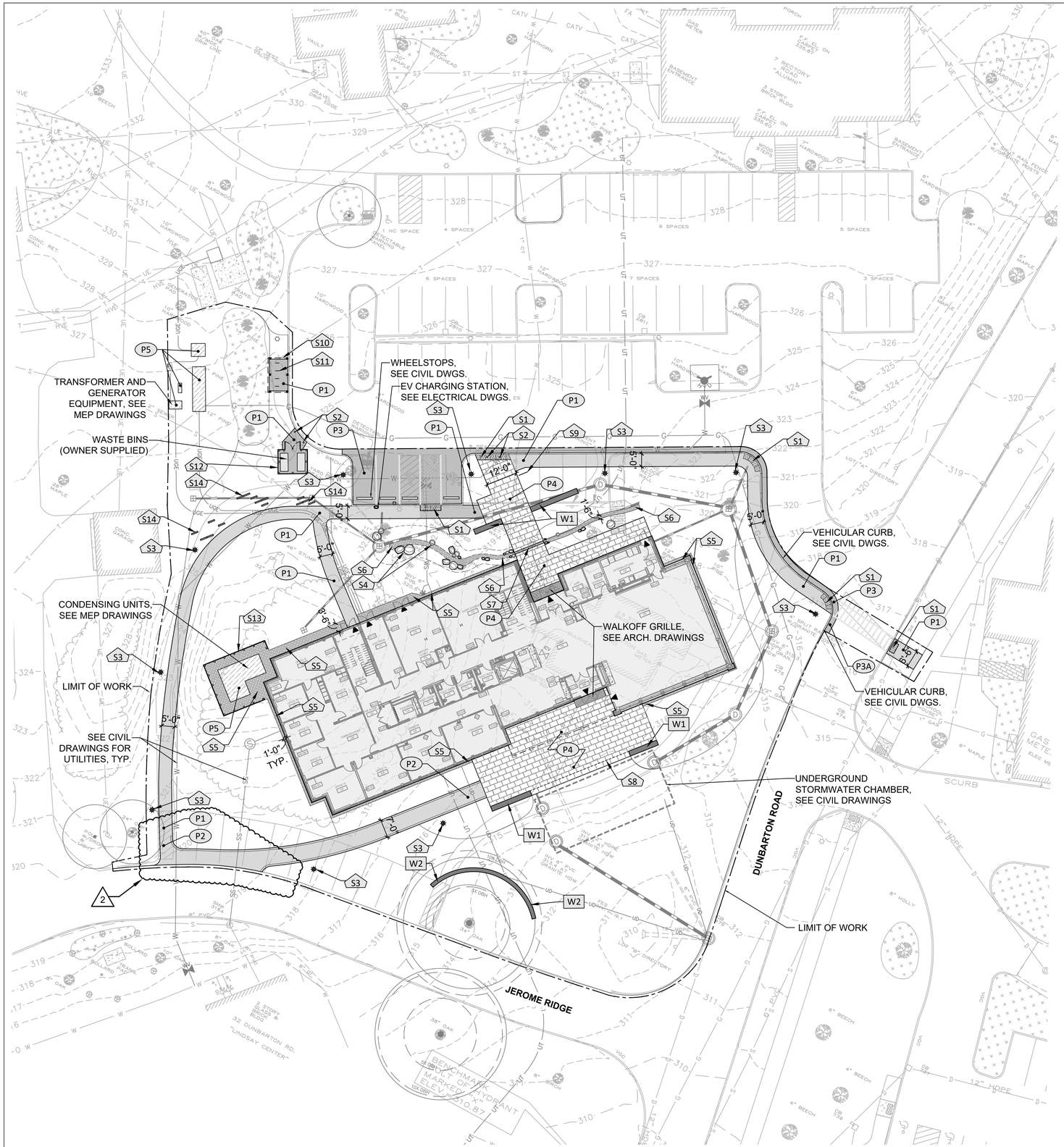


1 SITE MATERIALS PLAN

SCALE: 1" = 20'-0"

0 10' 20' 40'

SCALE: 1"=20'-0"

MATERIALS LEGEND

LIMIT OF WORK

PAVING MATERIALS

P1	ASPHALT PAVEMENT - PEDESTRIAN	1 L5-1
P2	ASPHALT PAVEMENT WITH BRICK BORDER	2 L5-1
P3	POROUS ASPHALT PAVEMENT - VEHICULAR, SEE CIVIL DWGS.	
P3A	STANDARD ASPHALT PAVEMENT - VEHICULAR, SEE CIVIL DWGS.	
P4	GRANITE PAVEMENT	3 L5-1, 6 L5-1, 7 L5-1
P5	CONCRETE UTILITY PAD	4 L5-1

WALLS

W1	STONE WALL - FREESTANDING	1 L5-2
W2	ADD ALTERNATE STONE TREE WELL	2 L5-2

SITE IMPROVEMENTS

S1	DETECTABLE WARNING PAVERS	1 L5-3
S2	BOLLARD	7 L5-3
S3	LIGHT POLE FOOTING	6 L5-3
S4	LANDSCAPE BOULDER	4 L5-3
S5	MAINTENANCE STRIP	5 L5-3
S6	RIVER STONE CHANNEL	3 L5-6
S7	TRENCH DRAIN - NORTH TERRACE	3 L5-3
S8	SLOT DRAIN - SOUTH TERRACE	2 L5-3
S9	NORTH ENTRY SIGN, SEE SIGNAGE DRAWINGS	
S10	ADD ALTERNATE BICYCLE SHELTER	9 L5-3
S11	BICYCLE RACK	8 L5-3
S12	WASTE BIN ENCLOSURE	1 L5-4, 2 L5-4, 3 L5-4, 4 L5-4
S13	MECHANICAL ENCLOSURE	2 L5-4, 3 L5-4, 5 L5-4, 6 L5-4, 1 L5-5
S14	RECLAIMED GRANITE WINDOWSILLS	10 L5-3

NOTES:
1. REFER TO SHEET L5-1 FOR GRANITE PAVING PLAN ENLARGEMENTS
2. REFER TO SHEET L5-6 FOR RAIN GARDEN ENLARGEMENT PLAN AND DETAILS

REVISIONS

#	DATE	DESCRIPTION
1	10/05/2023	BULLETIN #1
2	04/08/2025	BULLETIN #40

FLEISCHNER FAMILY ADMISSION CENTER

ST. PAUL'S SCHOOL

325 PLEASANT STREET
CONCORD, NH 03301

cbt
One Constitution Road
Suite 200
Boston, MA 02129
cbtarchitects.com
617.262.4354

ARCADIS
21 Custom House St, 3rd Fl
Boston MA 02110 USA
tel 617 896 2500
arcadis.com

John N. Amodeo 00225 LICENSED LANDSCAPE ARCHITECT STATE OF NEW HAMPSHIRE

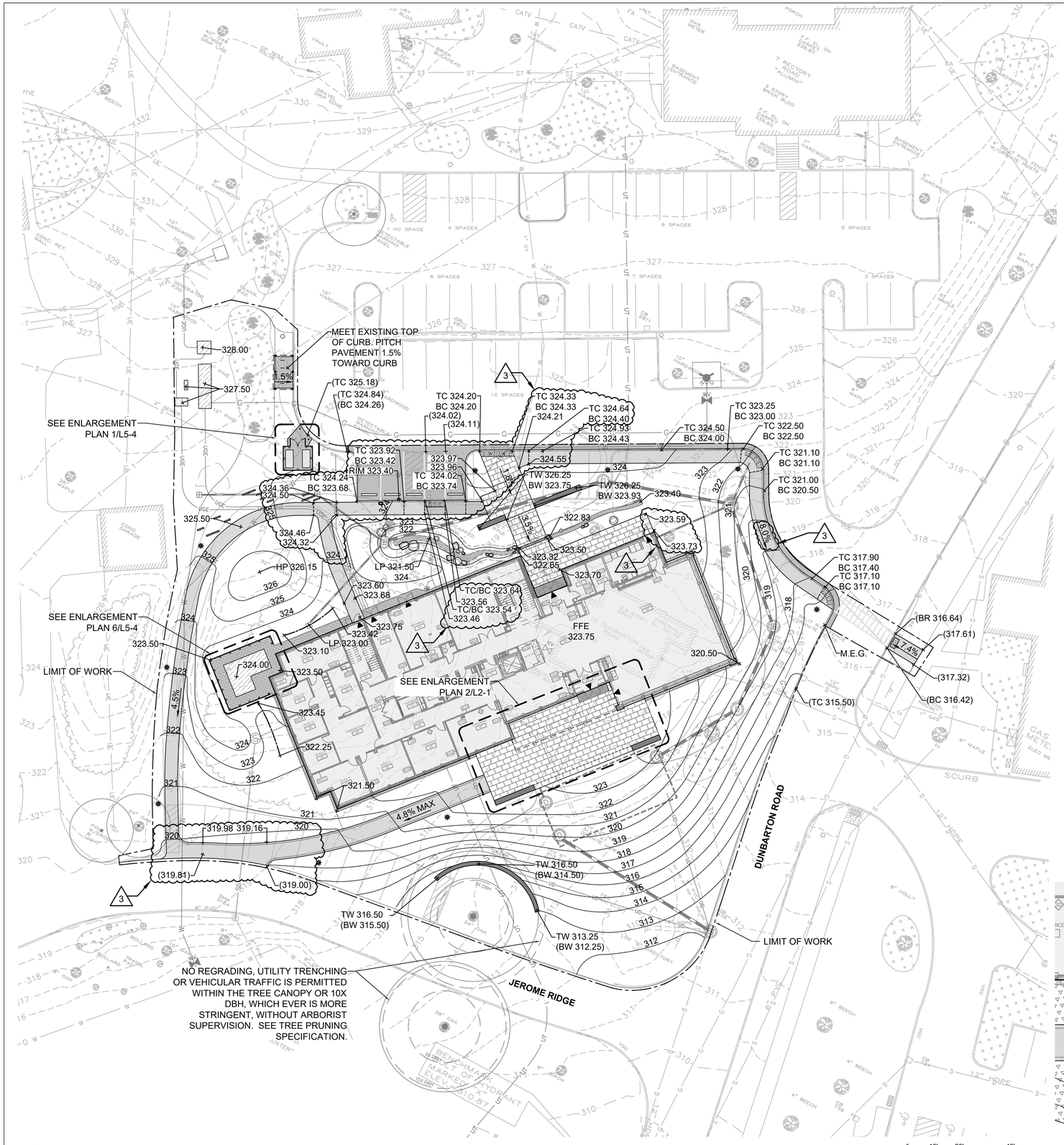
CONSTRUCTION DOCUMENTS

N

LANDSCAPE MATERIALS PLAN

SCALE	PROJECT #	DATE ISSUED
1" = 20'-0"	229008.00	06/30/2023

L1-1

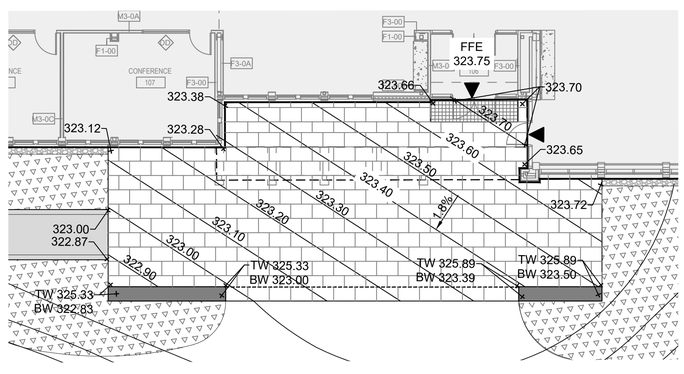


1 SITE GRADING PLAN

SCALE: 1" = 20'-0"

0 10' 20' 40'

SCALE: 1"=20'-0"



2 SOUTH TERRACE GRADING ENLARGEMENT

SCALE: 1" = 10'-0"

0 5' 10' 20'

SCALE: 1"=10'-0"

GRADING LEGEND

LIMIT OF WORK

GRADING

XX	EXISTING CONTOUR
XX	PROPOSED CONTOUR
	SWALE CENTERLINE
(XX.XX)	EXISTING SPOT ELEVATION
XX.XX	PROPOSED SPOT ELEVATION
TC	TOP OF CURB
BC	BOTTOM OF CURB
TW	TOP OF WALL
BW	BOTTOM OF WALL
LP	LOW POINT
HP	HIGH POINT
M.E.G.	MEET EXISTING GRADE
RIM	UTILITY COVER RIM ELEVATION, SEE CIVIL DWGS.

REVISIONS

#	DATE	DESCRIPTION
1	10/05/2023	BULLETIN #1
2	02/24/2025	BULLETIN #39
3	04/08/2025	BULLETIN #40

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LICENSED LANDSCAPE ARCHITECT
John N. Amodeo
00225
STATE OF NEW HAMPSHIRE

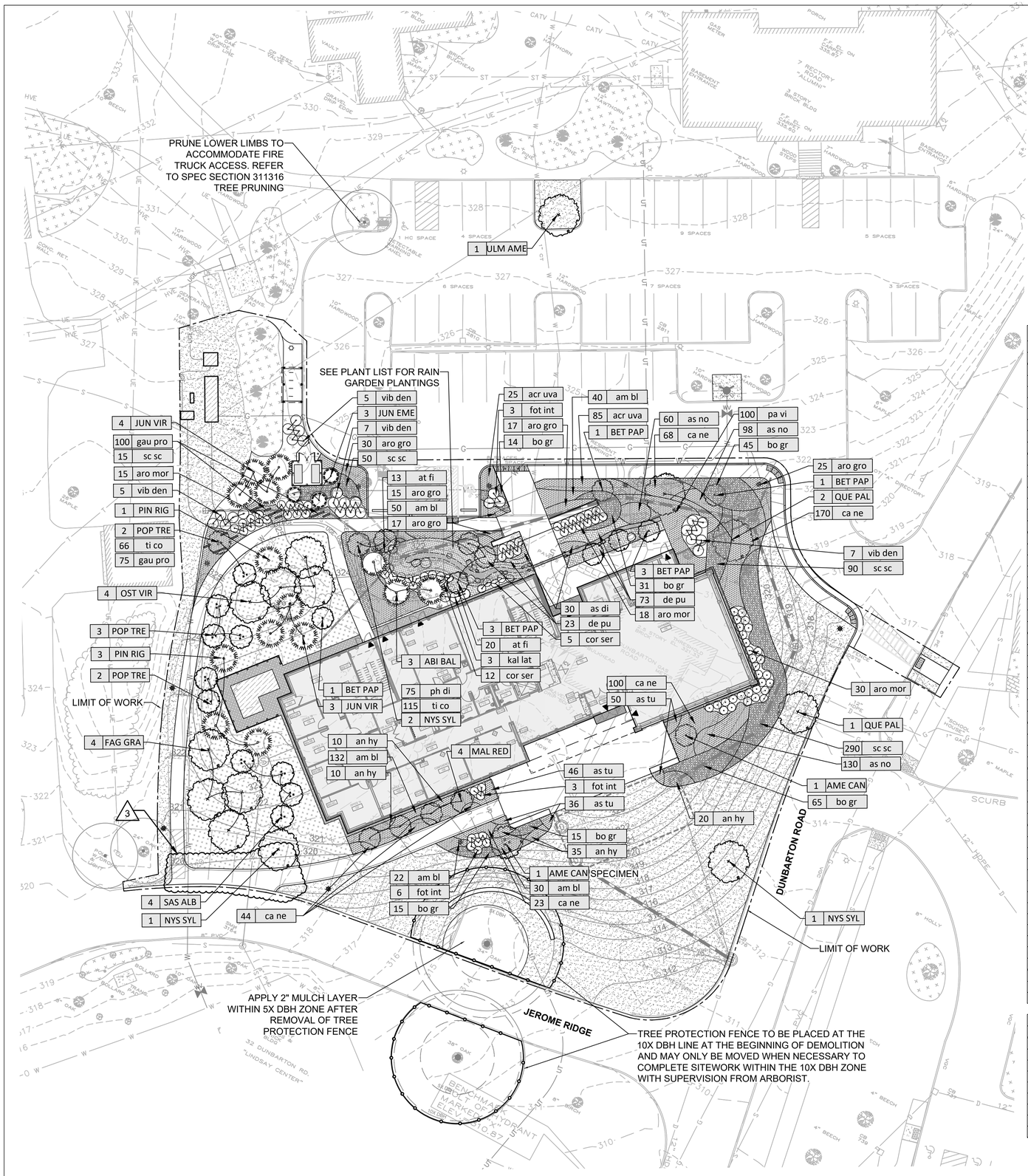
CONSTRUCTION DOCUMENTS

N

LANDSCAPE GRADING PLAN

SCALE	PROJECT #	DATE ISSUED
1" = 20'-0"	229008.00	06/30/2023

L2-1



1 PLANTING PLAN
SCALE: 1" = 20'-0"

0 10' 20' 40'
SCALE: 1"=20'-0"

PLANTING LEGEND

LIMIT OF WORK

PLANTING

- EXISTING TREE
- TREE PROTECTION FENCE — 2 L5-8
- DECIDUOUS CANOPY TREE — 1-2 L5-7, 6 L5-7, 1-2 L5-8, 3 L5-8
- ORNAMENTAL TREE — 1-2 L5-7, 6 L5-7, 1-2 L5-8, 3 L5-8
- EVERGREEN TREE — 3 L5-7, 6 L5-7, 3 L5-8
- SHRUB — 4 L5-7
- GROUNDCOVER/PERENNIAL — 5 L5-7
- SEEDED LAWN - TURF, SEE SPECS FOR SEED MIX — 1 L5-9
- SEEDED CONSERVATION MIX, SEE SPECS FOR SEED MIX — 1 L5-9
- RAIN GARDEN PLANTINGS, SEE PLANT LIST FOR SPECIES — 5 L5-7

PLANT LIST

DECIDUOUS SHADE TREES

QTY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	NOTES/ SPACING
4	FAG GRA	*Fagus grandifolia*	American Beech	3" cal.	B & B	
4	NYS SYL	*Nyssa sylvatica 'Forest Fire'*	Black Gum	3" cal.	B & B	
4	OST VIR	*Ostrya virginiana*	Eastern Hop Hornbeam	3" cal.	B & B	
3	QUE PAL	*Quercus palustris*	Pin Oak	4" cal.	B & B	
1	ULM AME	*Ulmus americana 'Princeton'*	Princeton Elm	3" cal.	B & B	

EVERGREEN TREES

QTY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	NOTES/ SPACING
3	ABI BAL	*Abies balsamea*	Balsam Fir	10' - 12' ht.	B & B	
7	JUN VIR	*Juniperus virginiana*	Eastern Red Cedar	12' - 14' ht.	B & B	
3	JUN EME	*Juniperus virginiana 'Emerald Sentinel'*	Eastern Red Cedar	8' - 10' ht.	B & B	
4	PIN RIG	*Pinus rigida*	Pitch Pine	8' - 10' ht.	B & B	

DECIDUOUS ORNAMENTAL TREES

QTY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	NOTES/ SPACING
1	AME CAN	*Amelanchier canadensis*	Serviceberry	8'-10' ht.	B & B	Multistem
1	AME CAN	*Amelanchier canadensis*	Serviceberry (SPECIMEN)	14' HT	B & B	Multistem, specimen
6	BET PAP	*Betula papyrifera*	Paper Birch	2.5" -3" cal.	B & B	Single Stem
4	MAL RED	*Malus 'Red Jewel'*	Red Jewel Crabapple	3" cal.	B & B	Single Stem, upright form
7	POP TRE	*Populus tremuloides*	Quaking Aspen	2" cal.	B & B	Multistem
4	SAS ALB	*Sassafras albidum*	Sassafras	8' - 10' ht.	B & B	Multistem

DECIDUOUS SHRUBS

QTY	SYMBOL	BOTANICAL NAME	COMMON NAME	HT./SPREAD	CONTAINER	NOTES/ SPACING
104	aro gro	*Aronia melanocarpa 'Ground Hug'*	Black Chokeberry	12"	#2	2'
63	aro mor	*Aronia melanocarpa 'Morton' Iroquois Beaut*	Black Chokeberry	3'	#5	4'
17	cor ser	*Cornus sericea 'Arctic Fire'*	Redtwig Dogwood	24"	#5	3'
12	fot int	*Fothergilla intermedia 'Mount Airy'*	Mount Airy Fothergilla	3'	#7	4'
24	vib den	*Viburnum dentatum 'Blue Muffin'*	Arrowwood Viburnum Blue Muff	4'	#7	5'

EVERGREEN SHRUBS

QTY	SYMBOL	BOTANICAL NAME	COMMON NAME	HEIGHT	CONTAINER	NOTES/ SPACING
3	kal lat	*Kalmia latifolia 'Nipmuck'*	Mountain Laurel	24"	#7	4'

GROUNDCOVERS

QTY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE		NOTES/ SPACING
110	acr uva	*Arctostaphylos uva-ursi 'Massachusetts'*	Bearberry	#1		18"
175	gau pro	*Gaultheria Procumbens*	Wintergreen	#1		12"

PERENNIALS

QTY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE		NOTES/ SPACING
276	am bl	*Amsonia 'Blue Ice'*	Blue Ice Blue Star	#2		18"
75	an hy	*Anemone × hybrida 'Honorine Jobert'*	Anemone	#2		18"
30	as di	*Aster divaricatus*	White Woodland Aster	#2		15"
288	as no	*Aster novae-angliae*	New England Aster	#2		15"
132	as tu	*Asclepias tuberosa*	Butterfly Milkweed	#2		12"
33	at fi	*Athyrium filix-femina*	Lady fern	#2		18"
405	ca ne	*Calamintha nepeta 'Blue Cloud'*	Blue Cloud Calamint	#2		18"
96	de pu	*Dennstaedtia punctilobula*	Hayscented Fern	#2		24"
75	ph di	*Phlox divaricata*	Wild Sweet William	#2		24"
181	ti co	*Tiarella cordifolia*	Eastern Foamflower	#2		18"

ORNAMENTAL GRASSES

QTY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE		NOTES/ SPACING
185	bo gr	*Bouteloua gracilis 'Blonde Ambition'*	Blue Grama	#2		24"
100	pa vi	*Panicum virgatum 'Shenandoah'*	Shenandoah Switch Grass	#2		24"'
445	sc sc	*Schizachyrium scoparium 'The Blues'*	Little Bluestem 'The Blues'	#2		18"

RAIN GARDEN

QTY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NOTES
130		*Carex pennsylvanica*	Sedge	5" plug	12"- 15"	Top/Middle slope of rain garden
70		*Carex plantaginea*	Seersucker sedge	5" plug	12"- 15"	Top slope of rain garden
45		*Carex vulpinoides*	Fox Sedge	5" plug	12"- 15"	Bottom of rain garden
50		*Chrysogonum virgianum*	Green and Gold	5" plug	12"- 15"	Middle slope of rain garden
50		*Coreopsis verticillata*	Threadleaf Coreopsis	5" plug	12"- 15"	Middle slope of rain garden
30		*Iris versicolor*	Iris	5" plug	12"- 15"	Bottom of rain garden
45		*Juncus effusus*	Soft Rush	5" plug	12"- 15"	Bottom of rain garden
40		*Liatris spicata*	Blazing Star	5" plug	12"- 15"	Top/Middle of rain garden

REVISIONS

#	DATE	DESCRIPTION
1	08/04/2023	ADDENDUM 2
2	10/05/2023	BULLETIN #1
3	04/08/2025	BULLETIN #40

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LICENSED LANDSCAPE ARCHITECT John N. Amodeo 00225 STATE OF NEW HAMPSHIRE

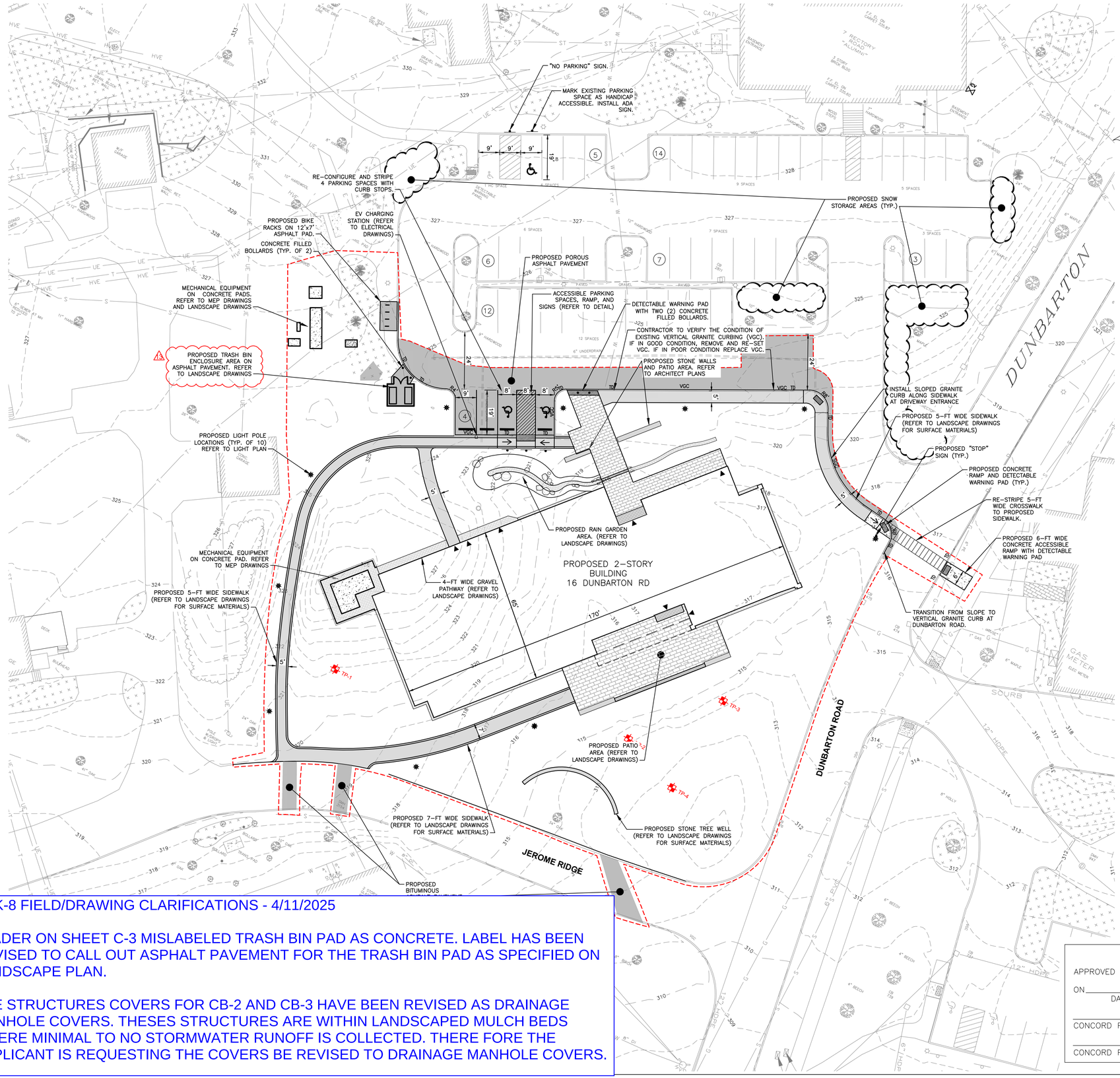
CONSTRUCTION DOCUMENTS

N

PLANTING PLAN

SCALE	PROJECT #	DATE ISSUED
1" = 20'-0"	229008.00	06/30/2023

L3-1



CSK-8 FIELD/DRAWING CLARIFICATIONS - 4/11/2025

LEADER ON SHEET C-3 MISLABELED TRASH BIN PAD AS CONCRETE. LABEL HAS BEEN REVISED TO CALL OUT ASPHALT PAVEMENT FOR THE TRASH BIN PAD AS SPECIFIED ON LANDSCAPE PLAN.

THE STRUCTURES COVERS FOR CB-2 AND CB-3 HAVE BEEN REVISED AS DRAINAGE MANHOLE COVERS. THESES STRUCTURES ARE WITHIN LANDSCAPED MULCH BEDS WHERE MINIMAL TO NO STORMWATER RUNOFF IS COLLECTED. THERE FORE THE APPLICANT IS REQUESTING THE COVERS BE REVISED TO DRAINAGE MANHOLE COVERS.

NOTES:

1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE PROPOSED LAYOUT FOR A NEW 2-STORY WELCOME CENTER BUILDING AT THE ST. PAUL'S SCHOOL CAMPUS.
2. ALL BUILDING AND SITE CONSTRUCTION TO COMPLY WITH THE RULES AND REGULATIONS OF THE AMERICANS WITH DISABILITY ACT (ADA) 2010 EDITION.
3. DIMENSIONS SHOWN TAKE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR TO USE CAUTION WHEN SCALING REPRODUCED PLANS. IN THE EVENT OF A CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWINGS AND / OR SPECIFICATIONS, THE ENGINEER WILL BE NOTIFIED BY THE CONTRACTOR.
4. PROPOSED BUILDING WILL BE SERVICED BY MUNICIPAL WATER AND SEWER.
5. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING DIG SAFE (1-888-DIG-SAFE) AT LEAST 72 HOURS PRIOR TO THE COMMENCEMENT OF WORK. THE CONTRACTOR WILL COORDINATE WORK WITH THE CITY FIRE, POLICE, AND COMMUNITY DEVELOPMENT DEPARTMENTS.
6. A MANDATORY PRE-CONSTRUCTION MEETING WILL NEED TO BE HELD PRIOR TO ISSUANCE OF ANY PERMITS TO DISCUSS INSPECTION FEES, CONSTRUCTION SCHEDULE, ETC.
7. HORIZONTAL DATUM IS BASED ON NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM NAD 83 BASED ON GPS OBSERVATIONS AND OPUS SOLUTIONS.
8. VERTICAL DATUM IS BASED ON NAVD 88.
9. REFER TO CONSTRUCTION DETAIL SHEETS FOR ALL APPLICABLE SITE DETAILS.
10. CONTRACTOR WILL NOTIFY ENGINEERS IMMEDIATELY IF SITE CONDITIONS DIFFER FROM WHAT IS SHOWN ON PLAN.
11. TEST PITS PERFORMED BY NOBIS GROUP, ON DECEMBER 6, 2022. REFER TO SHEET G-1 FOR GENERAL NOTES AND LEGEND.
12. CONTRACTOR WILL NOTIFY ENGINEERS IMMEDIATELY IF SITE CONDITIONS DIFFER FROM WHAT IS SHOWN ON THE PLAN.

PLAN REFERENCES:

1. EXISTING CONDITIONS, TOPOGRAPHICAL INFORMATION, NORTH ORIENTATION, NORTH ARROW, AND COORDINATE VALUES DEPICTED ON THESE DRAWINGS ARE BASED ON PLANS TITLED "EXISTING CONDITIONS PLAT OF A PORTION OF LAND OF ST. PAUL'S SCHOOL", DATED JANUARY 3, 2023, PROVIDED TO NOBIS GROUP BY RICHARD D. BARTLETT & ASSOCIATES, LLC.
2. BUILDING FOOTPRINT REPRESENTS 1ST FLOOR AND WAS PROVIDED TO NOBIS GROUP BY CBT ARCHITECTS ON JANUARY 23, 2023. REFER TO ARCHITECTURAL/STRUCTURAL PLANS FOR FOUNDATION AND BUILDING DIMENSIONS.

PLANNING BOARD APPROVAL

APPROVED BY CITY OF CONCORD, NH PLANNING BOARD

ON _____ DATE

CONCORD PLANNING BOARD CHAIR DATE

CONCORD PLANNING BOARD CLERK DATE

REVISIONS

#	DATE	DESCRIPTION
1	03/28/2023	AOT SUBMITTAL
2	05/09/2023	RESPONSE TO COMMENTS
3	06/30/2023	CONSTRUCTION DOCUMENTS
4	07/10/2023	RESPONSE TO COMMENTS
5	08/02/2023	ADDENDUM #2
6	10/12/2023	BULLETIN #1
7	10/23/2023	CSK #3 - RFI-016
8	03/27/2024	BULLETIN #10
9	10/30/2024	GRADING REVISIONS
10	01/24/2025	CITY TOC
11	02/24/2025	BULLETIN #39
12	04/08/2025	BULLETIN #40
13	04/11/2025	CSK-8

ST. PAUL'S SCHOOL ADMISSION CENTER

ST. PAUL'S SCHOOL
325 PLEASANT STREET
CONCORD, NH 03301
TAX MAP 723Z / BLOCK 13 / LOT 1

OWNER/APPLICANT:
ST PAUL'S SCHOOL
325 PLEASANT STREET
CONCORD, NEW HAMPSHIRE

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617 262 4354 cbtarchitects.com
110 canal street boston, ma 02114

nobis
Nobis Group®
18 Chenell Drive
Concord, NH 03301
T(603) 224-4182
www.nobis-group.com

CONSTRUCTION DOCUMENTS

0 20' 40'
GRAPHIC SCALE

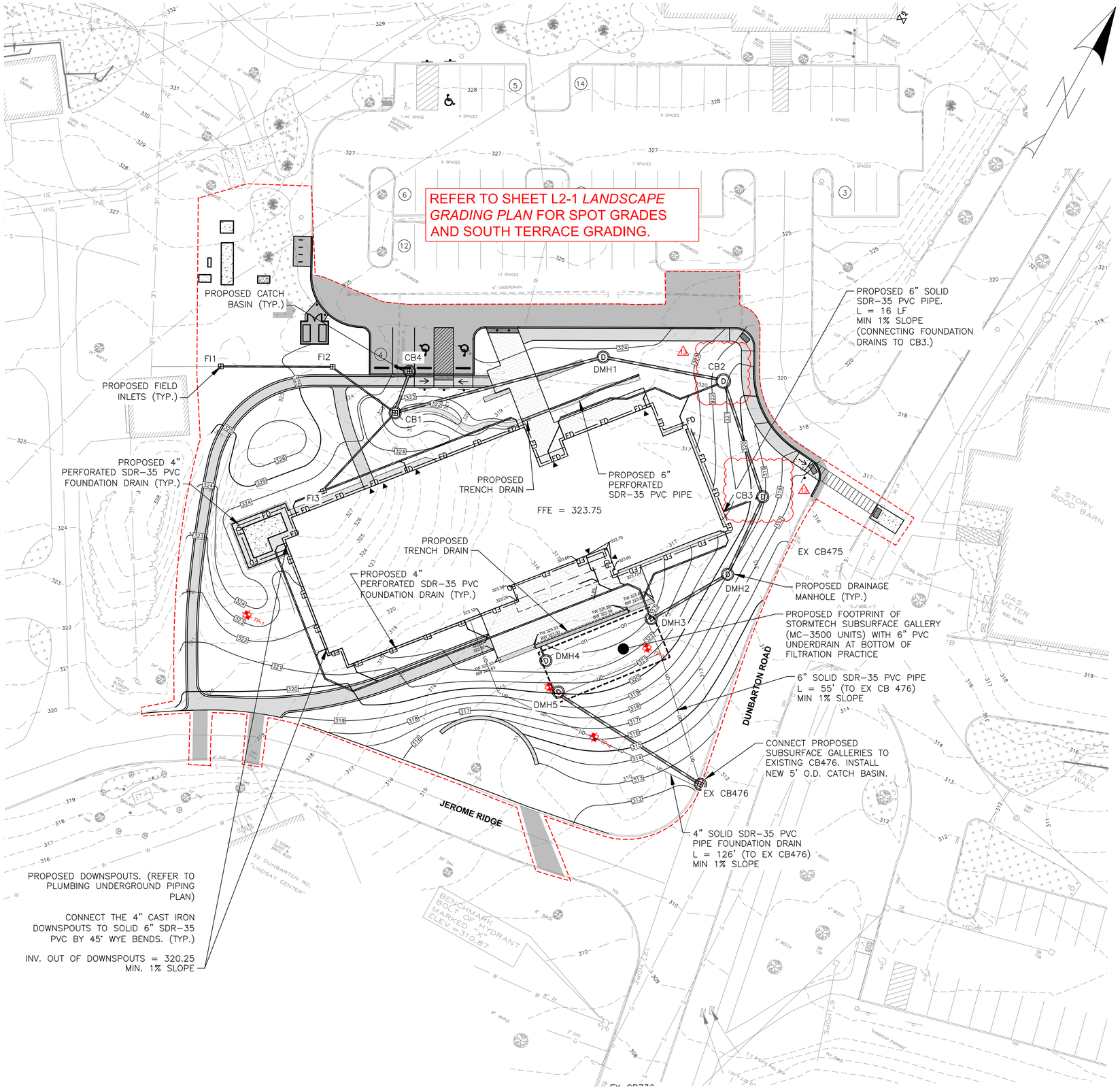
DATE:	MARCH 15, 2023
NOBIS PROJECT NO.	100564.010
DRAWN BY:	MGD
CHECKED BY:	JCN
CAD DRAWING FILE:	100564.010-XREF-BORDER - St. Pauls.dwg

PROPOSED SITE PLAN

SCALE	PROJECT #	DATE ISSUED
AS NOTED	229008.00	06/30/2023

C-3.0

J:\100564.010-St. Paul's School Admission Center Design and Permitting\ CBT Architects\CAD\DWG\Base Files\100564.010-XREF-BORDER - St. Pauls.dwg 4/11/2025 9:33 AM



NOTES:

1. REFER TO SURVEYOR'S PLAN FOR BASE PLAN REFERENCES AND ADDITIONAL NOTES.
2. ALL ELEVATIONS SHOWN ARE IN REFERENCE TO THE SURVEY PLAN AND MUST VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
3. CONTRACTOR WILL NOTIFY OWNER & ENGINEER IMMEDIATELY IF SITE CONDITIONS DIFFER FROM WHAT IS SHOWN ON PLAN.
4. SPOT ELEVATIONS SHOWN AT BUILDING CORNERS ARE PROPOSED GROUND ELEVATIONS.
5. FINISH WALK AND CURB ELEVATIONS WILL BE 6" ABOVE FINISH PAVEMENT.
6. ALL ELEVATIONS SHOWN ARE IN REFERENCE TO THE BENCHMARK AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR AT GROUNDBREAK.
7. LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES ARE APPROXIMATE ONLY AND ARE BASED ON RECORDS FROM THE UTILITY COMPANIES AND FIELD MEASUREMENTS OF VISIBLE STRUCTURES. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES PRIOR TO CONSTRUCTION AND WILL NOTIFY ENGINEER AND OWNER IMMEDIATELY OF ANY CONFLICTS.
8. ALL WORK ON SITE, ALL UTILITY WORK AND ALL WORK WITH CITY R.O.W. WILL BE PERFORMED IN ACCORDANCE WITH THE CITY OF CONCORD SPECIFICATIONS, LATEST EDITION.
9. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING DIG SAFE (1-888-DIG-SAFE) AT LEAST 72 HOURS PRIOR TO THE COMMENCEMENT OF WORK. THE CONTRACTOR WILL COORDINATE WORK WITH THE CITY FIRE, POLICE, AND COMMUNITY DEVELOPMENT DEPARTMENTS.
10. ALL STORM DRAIN PIPING WITH LESS THAN 3.0 FEET OF COVER WILL BE OVERLAID WITH 2" THICK RIGID INSULATION FOR THE FULL WIDTH OF PIPE TRENCH.
11. REFER TO SHEET G-1 FOR GENERAL NOTES AND LEGEND.
12. ALL STORMWATER IMPROVEMENTS BUILT WILL BE MAINTAINED BY THE PROPERTY OWNER IN PERPETUITY IN ACCORDANCE WITH:
    - i. LOCAL, STATE, FEDERAL REGUALTIONS
    - ii. NHDES STORMWATER MANUAL RECOMMENDATIONS
    - iii. STORMWATER MAINTENANCE AND OPERATIONS PLAN
    - iv. ANY MANUFACTURER SPECIFICATIONS.

DRAINAGE SCHEDULE

FI1 (NYLOPLAST)
RIM = 324.75
INV. OUT = 320.4
L= 42 LF - 6" PVC (TO FI2)
S = 0.0073 FT/FT

FI2 (NYLOPLAST)
RIM = 324.5
INV. IN = 320.1 (FROM FI1)
INV. OUT = 320.0
L= 28 LF - 6" PVC (TO CB1)
S = 0.0627 FT/FT

FI3 (NYLOPLAST)
RIM = 323.0
INV. IN = 319.3 (FROM DOWNSPOUT)
INV. IN = 319.3 (FROM DOWNSPOUT)
INV. OUT = 319.2
L = 40 LF - 6" PVC (TO CB1)
S = 0.2025 FT/FT

CB1 (6' O.D. STRUCTURE)
RIM = 322.5
INV. IN = 318.3 (FROM FI2)
INV. IN = 318.3 (FROM FI3)
INV. IN = 318.3 (FROM CB4)
INV. OUT = 317.9
L = 85 LF - 12" HDPE (TO DMH1)
S= 0.0058 FT/FT

DMH1 (5' O.D. STRUCTURE)
RIM = 324.0
INV. IN = 317.4 (FROM CB1)
INV. OUT = 317.3
L = 46 LF - 12" HDPE (TO CB2)
S =0.0065 FT/FT

CB2 (6' O.D. STRUCTURE WITH DRAINAGE MANHOLE COVER) 1
RIM = 321.5
INV. IN = 317.0 (FROM DMH1)
INV. IN = 317.0 (FROM DOWNSPOUT)
INV. OUT = 316.9
L = 46 LF - 12" HDPE (TO CB3)
S = 0.042 FT/FT

CB3 (5' O.D. STRUCTURE WITH DRAINAGE MANHOLE COVER) 1
RIM = 319.0
INV. IN = 315.5 (FROM FOUNDATION DRAIN)
INV. IN = 314.9 (FROM CB2)
INV. OUT = 314.8
L = 31 LF - 12" HDPE (TO DMH2)
S = 0.0231 FT/FT

DMH2 (5' O.D. STRUCTURE)
RIM = 319.0
INV. IN = 314.1 (FROM CB3)
INV. OUT = 314.0
L = 32 LF - 12" HDPE (TO DMH3)
S = 0.0054 FT/FT

DMH3 (5' O.D. STRUCTURE TO GALLERY)
RIM = 322.5
INV. IN = 317.5 (FROM DOWNSPOUT)
INV. IN = 313.82 (FROM DMH2)
INV. OUT = 313.40 (24" ISOLATOR ROW)
INV. OUT = 315.45 (12" MANIFOLD)

DMH4 (5' O.D. STRUCTURE)
RIM = 323.0
INV. IN = 318.0 (FROM TRENCH DRAIN)
INV. OUT = 313.40 (24" ISOLATOR ROW)
INV. OUT = 315.45(12" MANIFOLD)

DMH5 (5' O.D. STRUCTURE)
RIM = 319.0
INV. IN = 313.36 (12" MANIFOLD)
INV. OUT = 313.25
WEIR ELEV. @ 316.5
L = 61 LF -12" HDPE (TO EX CB 476)
S = 0.102 FT/FT

EX CB 476 (INSTALL NEW 5' O.D. STRUCTURE)
RIM = 311.58
INV. IN = 308.5 (6" FROM UNDERDRAIN)
INV. IN = 308.8 (4" FROM FOUNDATION DRAIN)
INV. IN = 307.0 (12" FROM DMH5)
INV. OUT = 306.08

CB-4
RIM = 323.4
INV. OUT = 319.4
L = 14 LF - 12" HDPE (TO CB1)
S = 0.078 FT/FT

REVISIONS

#	DATE	DESCRIPTION
1	03/28/2023	AOT SUBMITTAL
2	05/09/2023	RESPONSE TO COMMENTS
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8	03/27/2024	BULLETIN #10
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CONSTRUCTION DOCUMENTS

0 20' 40'
GRAPHIC SCALE

DATE:	MARCH 15, 2023
NOBIS PROJECT NO.	100564.010
DRAWN BY:	MGD
CHECKED BY:	JCN
CAD DRAWING FILE:	100564.010-C-300-G&D.dwg

GRADING AND DRAINAGE

SCALE	PROJECT #	DATE ISSUED
AS NOTED	229008.00	06/30/2023

C-4.0

Morgan Dunson

From: Skinner, AnneMarie <ASkinner@ConcordNH.gov>
Sent: Monday, April 28, 2025 4:21 PM
To: Morgan Dunson
Subject: RE: approval of 16 Dunbarton PL-ADM-2025-0078

EXTERNAL

Morgan,

I think I figured out what is happening.

ADM-2025-0069 CSK5 submitted 2/24 approved 2/27 Sheet C-4.0

ADM-2025-0078 CSK7 dated 4/8 not approved yet Sheet C-3.0

1. You emailed Sheet L2-1, dated 4/17/2025. I do not have that anywhere for administrative approval.

2. You secondly emailed Sheet C3.0, dated 4/11/2025. I do not have that anywhere either for administrative approval.

3. I have not approved CSK7 Sheet C3.0. That was the topic of my email wherein Dan McCoy is apparently asking for spot elevations before approving CSK7 Sheet C3.0. Is Sheet L2-1, dated 4/17, supposed to be the additional spot elevations? I recommend uploading both Sheet L2-1 and the CSK8 Sheet C3.0 into the existing administrative approval that I have not yet approved yet, rather than creating another one. Better yet, I am going to attach them and call it good. I will let Pete know to review.

4. My larger question is should there be a CSK6? Or is that something that was not a planning/engineering related item and didn't need administrative approval?

AnneMarie Skinner, AICP
City Planner

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41 Green Street, Concord NH 03301
(603) 230-3636
askinner@concordnh.gov
www.concordnh.gov

From: Morgan Dunson <mdunson@nobis-group.com>
Sent: Monday, April 28, 2025 10:05 AM
To: Skinner, AnneMarie <ASkinner@ConcordNH.gov>
Subject: RE: approval of 16 Dunbarton PL-ADM-2025-0078

I just realized I think I forgot to upload the attached documents to the admin approval…or this was already approved?

I'm starting to loose track of all of these last minute changes they made. This is just a clarification change on the plans… Let me know if you want me to submit a new admin app, happy to do so.

Morgan Dunson, EIT
Project Engineer

Nobis Group® - 100% Employee-Owned
engineering & environmental **solutions**
18 Chenell Drive, Concord, NH 03301
p (603) 290-5328

From: Skinner, AnneMarie <ASkinner@ConcordNH.gov>
Sent: Monday, April 28, 2025 10:00 AM
To: Morgan Dunson <mdunson@nobis-group.com>
Subject: RE: approval of 16 Dunbarton PL-ADM-2025-0078

EXTERNAL

Fingers crossed! 😊

AnneMarie Skinner, AICP
City Planner

City of Concord
41 Green Street, Concord NH 03301
(603) 230-3636
askinner@concordnh.gov
www.concordnh.gov

From: Morgan Dunson <mdunson@nobis-group.com>
Sent: Monday, April 28, 2025 9:47 AM
To: Skinner, AnneMarie <ASkinner@ConcordNH.gov>
Subject: RE: approval of 16 Dunbarton PL-ADM-2025-0078

I am not sure what spot grades Dan is referring to…. Attached is the latest plan I have from LA Architect. I'll upload this into the portal. My apologies, I was unaware of needing to upload anything else into the portal for this item.

Hopefully everything is completed this week with no more changes. 😊

Morgan Dunson, EIT
Project Engineer

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p (603) 290-5328

From: Skinner, AnneMarie <ASkinner@ConcordNH.gov>
Sent: Monday, April 28, 2025 9:35 AM
To: Morgan Dunson <mdunson@nobis-group.com>
Subject: FW: approval of 16 Dunbarton PL-ADM-2025-0078

EXTERNAL

Hi Morgan,

Do you know anything about this?

AnneMarie Skinner, AICP
City Planner

City of Concord
41 Green Street, Concord NH 03301
(603) 230-3636
askinner@concordnh.gov
www.concordnh.gov

From: Skinner, AnneMarie
Sent: Monday, April 28, 2025 9:35 AM
To: Kohalmi, Peter <PKohalmi@ConcordNH.gov>; McCoy, Daniel <DMcCoy@ConcordNH.gov>
Subject: RE: approval of 16 Dunbarton PL-ADM-2025-0078

Those plans need to be uploaded into the portal as part of this administrative approval application.

Who do I need to email to remind of that? In other words, who did Dan tell to submit revised plans?

AnneMarie Skinner, AICP
City Planner

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(603) 230-3636
askinner@concordnh.gov
www.concordnh.gov

From: Kohalmi, Peter <PKohalmi@ConcordNH.gov>
Sent: Sunday, April 27, 2025 2:33 PM
To: Skinner, AnneMarie <ASkinner@ConcordNH.gov>; McCoy, Daniel <DMcCoy@ConcordNH.gov>
Subject: RE: approval of 16 Dunbarton PL-ADM-2025-0078

AnneMarie, Dan asked them to submit some plans with additional grading spot shots at a few locations. Don't believe we have that yet.

From: Skinner, AnneMarie <ASkinner@ConcordNH.gov>
Sent: Tuesday, April 22, 2025 3:13 PM
To: Kohalmi, Peter <PKohalmi@ConcordNH.gov>; McCoy, Daniel <DMcCoy@ConcordNH.gov>
Subject: RE: approval of 16 Dunbarton PL-ADM-2025-0078

Dan, what is the status? I either need to receive revised plans, or I need to approve it.

AnneMarie Skinner, AICP
City Planner

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askinner@concordnh.gov
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From: Kohalmi, Peter <PKohalmi@ConcordNH.gov>
Sent: Tuesday, April 22, 2025 3:10 PM
To: Skinner, AnneMarie <ASkinner@ConcordNH.gov>; McCoy, Daniel <DMcCoy@ConcordNH.gov>
Subject: RE: approval of 16 Dunbarton PL-ADM-2025-0078

Dan met them on site and discussed some minor changes to what was submitted. Not sure what happened after that.

From: Skinner, AnneMarie <ASkinner@ConcordNH.gov>
Sent: Tuesday, April 22, 2025 10:24 AM
To: Kohalmi, Peter <PKohalmi@ConcordNH.gov>; McCoy, Daniel <DMcCoy@ConcordNH.gov>
Subject: approval of 16 Dunbarton PL-ADM-2025-0078
Importance: High

Any word on reviewing and approving this? It was submitted on April 9th and today is April 22nd, so we need to get on it. It's been 2 weeks.

AnneMarie Skinner, AICP
City Planner

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askinner@concordnh.gov
www.concordnh.gov

Morgan Dunson

From: Morgan Dunson
Sent: Monday, April 28, 2025 9:47 AM
To: Skinner, AnneMarie
Subject: RE: approval of 16 Dunbarton PL-ADM-2025-0078
Attachments: 2025-04-17_L2-1 R2.pdf

I am not sure what spot grades Dan is referring to…. Attached is the latest plan I have from LA Architect. I'll upload this into the portal. My apologies, I was unaware of needing to upload anything else into the portal for this item.

Hopefully everything is completed this week with no more changes. 😊

Morgan Dunson, EIT
Project Engineer

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To: Skinner, AnneMarie <ASkinner@ConcordNH.gov>; McCoy, Daniel <DMcCoy@ConcordNH.gov>
Subject: RE: approval of 16 Dunbarton PL-ADM-2025-0078

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To: Kohalmi, Peter <PKohalmi@ConcordNH.gov>; McCoy, Daniel <DMcCoy@ConcordNH.gov>
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Dan, what is the status? I either need to receive revised plans, or I need to approve it.

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From: Kohalmi, Peter <PKohalmi@ConcordNH.gov>
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To: Skinner, AnneMarie <ASkinner@ConcordNH.gov>; McCoy, Daniel <DMcCoy@ConcordNH.gov>
Subject: RE: approval of 16 Dunbarton PL-ADM-2025-0078

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Sent: Tuesday, April 22, 2025 10:24 AM
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Subject: approval of 16 Dunbarton PL-ADM-2025-0078
Importance: High

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AnneMarie Skinner, AICP
City Planner

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GRADING LEGEND

	LIMIT OF WORK
GRADING	
XX	EXISTING CONTOUR
XX	PROPOSED CONTOUR
	SWALE CENTERLINE
(XX.XX)	EXISTING SPOT ELEVATION
XX.XX	PROPOSED SPOT ELEVATION
TC	TOP OF CURB
BC	BOTTOM OF CURB
TW	TOP OF WALL
BW	BOTTOM OF WALL
LP	LOW POINT
HP	HIGH POINT
M.E.G.	MEET EXISTING GRADE
RIM	UTILITY COVER RIM ELEVATION, SEE CIVIL DWGS.

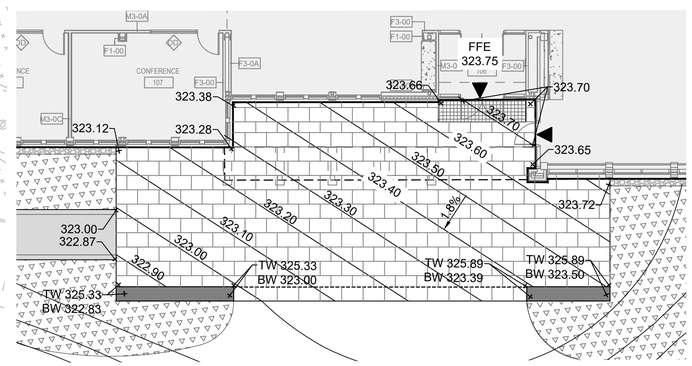
MEET EXISTING TOP OF CURB. PITCH PAVEMENT 1.5% TOWARD CURB
SEE ENLARGEMENT PLAN 1/L5-4
SEE ENLARGEMENT PLAN 6/L5-4
SEE ENLARGEMENT PLAN 2/L2-1
LIMIT OF WORK
CALCULATED LOCATION OF 4" CURB REVEAL (V.I.F)
PROVIDE 5' WIDE MARGIN SLOPED AT 8% ALONG DUNBARTON
4.8% MAX
NO REGRADING, UTILITY TRENCHING OR VEHICULAR TRAFFIC IS PERMITTED WITHIN THE TREE CANOPY OR 10X DBH, WHICHEVER IS MORE STRINGENT, WITHOUT ARBORIST SUPERVISION. SEE TREE PRUNING SPECIFICATION.
DUNBARTON ROAD
JEROME RIDGE
FFE 323.75
HP 326.15
LP 321.50
LP 323.00
RIM 318.00
TC/BC 323.64
TC/BC 323.54
TW 316.50 (BW 314.50)
TW 316.50 (BW 315.50)
TW 313.25 (BW 312.25)
TC 317.10 (BC 317.10) V.I.F.
TC 316.50 (BC 316.50) V.I.F.
TC 321.00 BC 320.50 V.I.F.
TC 321.25 (BC 321.25)
TC 322.50 BC 322.50
TC 323.00 BC 322.67
TC 324.50 BC 324.00
TC 324.33 BC 324.33
TC 324.64 BC 324.40
TC 324.93 BC 324.43
TC 324.20 BC 324.20 (324.02)
TC 324.24 BC 323.68
TC 323.92 BC 323.42 RIM 323.40
TC 324.02 BC 323.74
TW 326.25 BW 323.75
TW 326.25 BW 323.93
M.E.G. 316.40 (TC 316.00)
315.40 (TC 315.00)
314.40 (TC 314.00)
313.40 (TC 313.00)
(BR 316.80)
(317.61)
(317.32)
(BC 316.50)
(319.81)
(319.00)
319.98 319.16
328.00
327.50
325.50
320.50
323.50
324.00
323.45
322.25
321.50
323.10
323.60
323.68
323.56
323.46
323.42
323.75
323.65
323.59
323.73
323.70
323.32
322.65
322.83
323.40
324.55
324.21
324.11
324.46
324.32
324.36
324.50
323.97
323.96
(324.84)
(BC 324.26)
(TC 325.18)
1.5%
4.5%
8.0%
7.4%
4.8%
1.8%

1 SITE GRADING PLAN

SCALE: 1" = 20'-0"

0 10' 20' 40'

SCALE: 1"=20'-0"



2 SOUTH TERRACE GRADING ENLARGEMENT

SCALE: 1" = 10'-0"

0 5' 10' 20'

SCALE: 1"=10'-0"

REVISIONS

#	DATE	DESCRIPTION
1	10/05/2023	BULLETIN #1
2	02/24/2025	BULLETIN #39
3	04/17/2025	BULLETIN #40 R2

FLEISCHNER FAMILY ADMISSION CENTER

ST. PAUL'S SCHOOL

325 PLEASANT STREET
CONCORD, NH 03301

cbt
One Constitution Road
Suite 200
Boston, MA 02129
cbtarchitects.com
617.262.4354

ARCADIS
21 Custom House St, 3rd Fl
Boston MA 02110 USA
tel 617 896 2500
arcadis.com

LICENSED LANDSCAPE ARCHITECT
John N. Amodeo
00225
STATE OF NEW HAMPSHIRE

CONSTRUCTION DOCUMENTS

N

LANDSCAPE GRADING PLAN

SCALE	PROJECT #	DATE ISSUED
1" = 20'-0"	229008.00	06/30/2023

L2-1

Morgan Dunson

From: Skinner, AnneMarie <ASkinner@ConcordNH.gov>
Sent: Tuesday, May 20, 2025 10:07 AM
To: Morgan Dunson
Subject: RE: City of Concord NH: Your plan application review status has been updated: PL-ADM-2025-0078
Attachments: Waiver Request Site Plan Regulations FILLABLE.pdf

EXTERNAL

I denied PL-ADM-2025-0078. I cannot tell what is what, what I am approving, what Engineering is reviewing, what is different from the approved plan set, etc.

Anything that you want to change at this point needs to be included as part of the amendment request to the Planning Board. Please upload to the portal a complete set of plans that reflect in clouded red all the administrative approvals thus far, with the proposed changes as part of the amendment request clouded in a different color.

I will need a waiver request completed for the asphalt pad rather than concrete for the trash bins. Planning Board will have to approve that because staff does not have the authority to waive a requirement from the Concord Construction Standards and Details.

As part of the amendment request, please provide a bullet point list of all the administrative approvals granted thus far, as well as a bullet point list of all the items requested to be amended as part of the amendment request.

AnneMarie Skinner, AICP
City Planner

City of Concord
41 Green Street, Concord NH 03301
(603) 230-3636
askinner@concordnh.gov
www.concordnh.gov

From: Morgan Dunson <mdunson@nobis-group.com>
Sent: Tuesday, May 20, 2025 9:11 AM
To: Skinner, AnneMarie <ASkinner@ConcordNH.gov>
Subject: RE: City of Concord NH: Your plan application review status has been updated: PL-ADM-2025-0078

Are we talking about area for the trash bins? This is shown on sheet L5-4. Attached is the sheet from the approved plan set.

Morgan Dunson, EIT
Project Engineer

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engineering & environmental **solutions**
18 Chenell Drive, Concord, NH 03301
p (603) 290-5328

From: Skinner, AnneMarie <ASkinner@ConcordNH.gov>
Sent: Monday, May 19, 2025 5:32 PM
To: Morgan Dunson <mdunson@nobis-group.com>
Subject: RE: City of Concord NH: Your plan application review status has been updated: PL-ADM-2025-0078

EXTERNAL

Where on the landscape plan is the pad labeled as asphalt? That does not meet our specs, so I need to confirm that it was originally approved that way. I can't find it.

AnneMarie Skinner, AICP
City Planner

City of Concord
41 Green Street, Concord NH 03301
(603) 230-3636
askinner@concordnh.gov
www.concordnh.gov

From: Morgan Dunson <mdunson@nobis-group.com>
Sent: Monday, May 19, 2025 9:06 AM
To: Skinner, AnneMarie <ASkinner@ConcordNH.gov>; Ken Lemarier <klemarier@hccnh.com>; crusso@csl-consulting.com; Kathy Miskoe <kmiskoe@hccnh.com>; Chris Nadeau <CNadeau@nobis-group.com>
Subject: RE: City of Concord NH: Your plan application review status has been updated: PL-ADM-2025-0078

Hello,

I am following up on this Administrative Approval that is still open. As noted below I don't believe there are any revisions needed for the approval.

Thanks,

Morgan Dunson, EIT
Project Engineer

Nobis Group® - 100% Employee-Owned
engineering & environmental **solutions**
18 Chenell Drive, Concord, NH 03301
p (603) 290-5328

From: Morgan Dunson
Sent: Thursday, May 15, 2025 9:04 AM
To: Skinner, AnneMarie <ASkinner@ConcordNH.gov>; Ken Lemarier <klemarier@hccnh.com>; crusso@csl-consulting.com; Kathy Miskoe <kmiskoe@hccnh.com>; Chris Nadeau <CNadeau@nobis-group.com>
Subject: RE: City of Concord NH: Your plan application review status has been updated: PL-ADM-2025-0078

Good Morning AnneMarie,

Following up on your comments. I don't believe there is any revisions needed for the administrative approval. As you know this site has been completed for the most part. I believe the 2% cross slope comment (if applicable) can be handled with the CO punch list items and in the as-built that the City will receive.

1. Crosswalk in Dunbarton needs to be revised to 2% cross slope.
    a. This is an existing crosswalk and road. We are not proposing to do any work within Dunbarton. We are submitting an Amendment for the removal of the sidewalk along the driveway entrance of Dunbarton Road and to keep the existing crosswalk as-is.
2. Ensure that all sidewalks on the site meet the 2% cross slope requirement. A sidewalk shows as 1.8% but it does not appear that it will be able to be constructed at that as presented.
    a. Please clarify what section of sidewalk we are talking about. This is unclear. Per our plans all sidewalk cross slopes meet the 2% slope requirement.
3. The sidewalks are all sloping/tipped toward the building and must be revised to be tipping toward the parking area and away from the building.
    a. This is how the project was originally approved and constructed. It is unclear why it must be revised. The building FFE is lower than the parking lot and we have provided multiple stormwater controls such as a rain garden, field inlets, and trench drain to mitigate flows away from the building.
4. The current paving does not meet the drainage calculations, noting that the paving is scheduled to be replaced and further noting that the certificate of occupancy will not be issued until the paving meets the drainage calculations.
    a. We received admin approval to CSK-6 for the delay in paving schedule. No revisions required.

Thanks,

Morgan Dunson, EIT
Project Engineer

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engineering & environmental **solutions**
18 Chenell Drive, Concord, NH 03301
p (603) 290-5328

From: Skinner, AnneMarie <ASkinner@ConcordNH.gov>
Sent: Wednesday, May 14, 2025 5:10 PM
To: Ken Lemarier <klemarier@hccnh.com>; Morgan Dunson <mdunson@nobis-group.com>; crusso@csl-consulting.com; Kathy Miskoe <kmiskoe@hccnh.com>; Chris Nadeau <CNadeau@nobis-group.com>
Subject: RE: City of Concord NH: Your plan application review status has been updated: PL-ADM-2025-0078

EXTERNAL

Okey doke. Thanks for the update.

AnneMarie Skinner, AICP
City Planner

City of Concord
41 Green Street, Concord NH 03301
(603) 230-3636
askinner@concordnh.gov
www.concordnh.gov

From: Ken Lemarier <klemarier@hccnh.com>
Sent: Wednesday, May 14, 2025 5:00 PM
To: Skinner, AnneMarie <ASkinner@ConcordNH.gov>; Morgan Dunson <mdunson@nobis-group.com>; crusso@csl-consulting.com; Kathy Miskoe <kmiskoe@hccnh.com>; Chris Nadeau <cnadeau@nobis-group.com>
Subject: Re: City of Concord NH: Your plan application review status has been updated: PL-ADM-2025-0078

Nobis is revising the plan and will be submitting this week. The sidewalk and parking lot is being removed from the project.

Thank you,

Ken Lemarier, Project Manager
10 Harvey Road - Bedford, NH 03110 – Mobile: (603) 851-1577
Telephone: (603) 624-4600 x168 • Facsimile: (603) 668-0389
klemarier@hccnh.com • harveyconstruction.com

From: Skinner, AnneMarie <ASkinner@ConcordNH.gov>
Sent: Wednesday, May 14, 2025 4:58:03 PM
To: Morgan Dunson <mdunson@nobis-group.com>; Ken Lemarier <klemarier@hccnh.com>
Subject: FW: City of Concord NH: Your plan application review status has been updated: PL-ADM-2025-0078

Any idea when I can look for the revised sheet to be added to the portal?

4 items to be addressed: Crosswalk in Dunbarton needs to be revised to 2% cross slope; 2) Ensure that all sidewalks on the site meet the 2% cross slope requirement. A sidewalk shows as 1.8% but it does not appear that it will be able to be constructed at that as presented; 3) the sidewalks are all sloping/tipped toward the building and must be revised to be tipping toward the parking area and away from the building; 4) the current paving does not meet the drainage calculations, noting that the paving is scheduled to be replaced and further noting that the certificate of occupancy will not be issued until the paving meets the drainage calculations. Revise the sheet to address the first 3 items.

AnneMarie Skinner, AICP
City Planner

City of Concord
41 Green Street, Concord NH 03301
(603) 230-3636
askinner@concordnh.gov
www.concordnh.gov

From: Skinner, AnneMarie
Sent: Friday, May 9, 2025 4:59 PM
To: Morgan Dunson <mdunson@nobis-group.com>; 'Ken Lemarier' <klemarier@hccnh.com>
Subject: FW: City of Concord NH: Your plan application review status has been updated: PL-ADM-2025-0078

Sheet L2-1 needs to be revised and submitted again for review before I can approve the administrative approval PL-ADM-2025-0078. The sheet with comments is in the portal, and the comments are also added to the comments for "requires re-submit."

Please let me know if you have any questions.

AnneMarie Skinner, AICP
City Planner

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41 Green Street, Concord NH 03301
(603) 230-3636
askinner@concordnh.gov
www.concordnh.gov

From: Skinner, AnneMarie <ASkinner@ConcordNH.gov>
Sent: Friday, May 9, 2025 4:57 PM
To: Skinner, AnneMarie <ASkinner@ConcordNH.gov>
Cc: Skinner, AnneMarie <ASkinner@ConcordNH.gov>; Bass, Alec <ABass@ConcordNH.gov>; O'Brien, Kearsten <kobrien@concordnh.gov>
Subject: City of Concord NH: Your plan application review status has been updated: PL-ADM-2025-0078

Hello Kenneth Lemarier,

Your application submitted to the City of Concord Planning Division has an updated review decision or comment.
The attached report summarizes all completed review decisions and comments.
Click here to manage your applications using the Citizen Self Service portal.

Thank you.

APPENDIX J

May 14, 2025
File No. 100564.010

City of Concord
Community Development Department
AnneMarie Skinner, City Planner
41 Green Street
Concord, New Hampshire 03301

Re: St. Paul's School – Admission Center (2023-98)
16 Dunbarton Rd. (325 Pleasant St.)
Map 723Z Lot 13-1

Dear AnneMarie:

On behalf of St. Paul's School, Nobis Group is submitting this request for an amendment to the approved Site Plan Permit (2023-98), originally granted by the City of Concord Planning Board on May 17, 2023. This amendment seeks approval to eliminate the proposed sidewalk along the driveway off Dunbarton Road.

The original sidewalk installation was deferred due to the scheduling of repaving work for the parking lot and driveway entrance, which is planned for summer 2025 to minimize disruption during the academic year. In preparation for the Grand Opening of the Admissions Building, temporary sod was installed in the location designated for the sidewalk to ensure visually appealing and welcoming entrance. Following this installation, it became evident that the sod provides a more aesthetically cohesive and environmentally appropriate landscape treatment for the entrance area. As such, we are proposing to retain the sod permanently in lieu of constructing the sidewalk.

This change does not impact site access or pedestrian safety. The existing driveway off Dunbarton Road will continue to serve as the primary access point, with a shared 51-space parking lot for the Admissions and Alumni Buildings, and an additional 36-space overflow lot near the Red Barn. Pedestrian circulation remains safe and functional via the existing crosswalk on Dunbarton Road, which connects to internal campus pathways and allows pedestrians to continue walking up the driveway as they currently do.

We believe this amendment supports both the functional and aesthetic goals of the campus while maintaining safe and effective access for all users.

Sincerely,
NOBIS GROUP®

Morgan Dunson, EIT
Project Engineer

Nobis Group®
18 Chenell Drive
Concord, NH 03301
T (603) 224-4182

LIST OF ABUTTERS / PROFFESSIONAL SUPPORT
ST. PAUL'S SCHOOL – ADMISSION CENTER
16 Dunbarton Rd, Concord, NH
Map 723Z Block 13 Lot 11
Major Site Plan Application AMENDMENT

	Property Owner	Owner Address	Map/Lot #
1	St. Paul's School c/o Derek Russell	325 Pleasant Street Concord, NH 03301	(Owner/Applicant) 724Z-1 724Z-2 723Z-11 723Z-12 723Z-15-1 723Z-16 723Z-17 723Z-18 723Z-19 812Z-1 812Z-1
2	Nobis Group c/o Morgan Dunson, EIT	18 Chenell Drive Concord, NH 03301	(Engineer)
3	Richard D. Bartlett & Associates, LLC c/o Mark C. Sargent, LLS	214 North States Street Concord, NH 03301	(Surveyor)
4	CSL Consulting c/o Casey Russo	1380 Soldiers Field Road Boston, MA 02134	(Applicant's Agent)
5	CBT Architects c/o Lonnie Ash	One Constitution Rd. Suite 200 Boston, MA 02129	(Architect)
6	Arcadis c/o Tyler Cromleigh	1 Federal Street Suite 3800 Boston, MA 02110	(LA Architect)
7	City of Concord, NH	41 Green Street Concord, NH 03301	724Z-5 724Z-7
8	John & Susan Fournier	297 Pleasant Street Concord, NH 03301	723Z-9
9	Ryder Carleton & Megan Shorey	307 Pleasant Street Concord, NH 03301	723Z-10

10	Carmelite Monastery	495 Mammoth Rd Manchester, NH 03101	723Z-1
11	Lidapar Realty, LLC	33 Pleasant Street Concord, NH 03301	723Z-27
12	Daudelin Family Trust of 2018 c/o Marcel & Debra M. Daudelin	76 Hopkinton Rd Concord, NH 03301	724Z-6
13	William C. Cooley Revocable Trust 2002 c/o William C. Cooley	139 Hopkinton Rd Concord, NH 03301	713Z-10
14	Karl A. Heath, Robert Heath, & Mary Heath	178 Hopkinton Road Concord, NH 03301	714Z-9
15	Tracy S. Nabstedt, Jr. Revocable Trust c/o Tracy Nabstedt	188 Hopkinton Road Concord, NH 03301	714Z-8
16	Kiera L. & Ian E. Reese	206 Hopkinton Road Concord, NH 03301	714Z-6
17	Michael L. Stevens Trust	198 Hopkinton Road Concord, NH 03301	714Z-7
18	Weston Howard H Trustee	150 Rivermead Road Apt 210 Peterborough, NH 03458	83Z-1
19	Roberta & Andrew Boynton	233 Hopkinton Road Concord, NH 03301	821Z-4
20	Steven R. & Kimberly C Arndt	173 Hopkinton Road Concord, NH 03301	713Z-11 713Z-1
21	Buffi & Andrew Buckley	133 Hopkinton Road Concord, NH 03301	713Z-8 713Z-9
22	Donald R. Loven & Deloris L. Loven Estate	123 Hopkinton Road Concord, NH 03301	713Z-6

23	Glenn R. Gagne	107 Hopkinton Road Concord, NH 03301	723Z-4
24	Thomas G. Eaton Living Trust c/o Thomas G. Eaton	97 Hopkinton Road Concord, NH 03301	713Z-3
25	Jon R. & Pamela A. Pearse	122 Hopkinton Road Concord, NH 03301	713Z-23
26	John R. McGhie	108 Hopkinton Road Concord, NH 03301	723Z-30
27	Virginia A. Joslyn	114 Hopkinton Road Concord, NH 03301	723Z-29

OWNER AUTHORIZATION FOR ENTITY

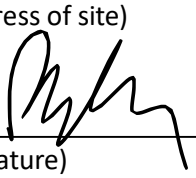
I, Caroline Brooks Seay, as the duly authorized
(print name)

CFO of St. Paul's School
(member, manager, etc.) (name of entity)

by my signature below, hereby authorize Nobis Engineering to
(name of applicant)

Submit Zoning Board of Adjustment/Planning Board/Planning Division applications and applicable materials for presentation to Concord Planning Division/Concord Zoning Board of Adjustment/Concord Planning Board for the proposed development at:

310 Pleasant Street, Concord, NH. 03301
(address of site)


(Signature)

May 16, 2025
(Date)

NOTES:

1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE PROPOSED LAYOUT FOR A NEW 2-STORY WELCOME CENTER BUILDING AT THE ST. PAUL'S SCHOOL CAMPUS.
2. ALL BUILDING AND SITE CONSTRUCTION TO COMPLY WITH THE RULES AND REGULATIONS OF THE AMERICANS WITH DISABILITY ACT (ADA) 2010 EDITION.
3. DIMENSIONS SHOWN TAKE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR TO USE CAUTION WHEN SCALING REPRODUCED PLANS. IN THE EVENT OF A CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWINGS AND / OR SPECIFICATIONS, THE ENGINEER WILL BE NOTIFIED BY THE CONTRACTOR.
4. PROPOSED BUILDING WILL BE SERVICED BY MUNICIPAL WATER AND SEWER.
5. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING DIG SAFE (1-888-DIG-SAFE) AT LEAST 72 HOURS PRIOR TO THE COMMENCEMENT OF WORK. THE CONTRACTOR WILL COORDINATE WORK WITH THE CITY FIRE, POLICE, AND COMMUNITY DEVELOPMENT DEPARTMENTS.
6. A MANDATORY PRE-CONSTRUCTION MEETING WILL NEED TO BE HELD PRIOR TO ISSUANCE OF ANY PERMITS TO DISCUSS INSPECTION FEES, CONSTRUCTION SCHEDULE, ETC.
7. HORIZONTAL DATUM IS BASED ON NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM NAD 83 BASED ON GPS OBSERVATIONS AND OPUS SOLUTIONS.
8. VERTICAL DATUM IS BASED ON NAVD 88.
9. REFER TO CONSTRUCTION DETAIL SHEETS FOR ALL APPLICABLE SITE DETAILS.
10. CONTRACTOR WILL NOTIFY ENGINEERS IMMEDIATELY IF SITE CONDITIONS DIFFER FROM WHAT IS SHOWN ON PLAN.
11. TEST PITS PERFORMED BY NOBIS GROUP ON DECEMBER 6, 2022. REFER TO SHEET G-1 FOR GENERAL NOTES AND LEGEND.
12. CONTRACTOR WILL NOTIFY ENGINEERS IMMEDIATELY IF SITE CONDITIONS DIFFER FROM WHAT IS SHOWN ON THE PLAN.

PLAN REFERENCES:

1. EXISTING CONDITIONS, TOPOGRAPHICAL INFORMATION, NORTH ORIENTATION, NORTH ARROW, AND COORDINATE VALUES DEPICTED ON THESE DRAWINGS ARE BASED ON PLANS TITLED "EXISTING CONDITIONS PLAT OF A PORTION OF LAND OF ST. PAUL'S SCHOOL", DATED JANUARY 3, 2023, PROVIDED TO NOBIS GROUP BY RICHARD D. BARTLETT & ASSOCIATES, LLC.
2. BUILDING FOOTPRINT REPRESENTS 1ST FLOOR AND WAS PROVIDED TO NOBIS GROUP BY CBT ARCHITECTS ON JANUARY 23, 2023. REFER TO ARCHITECTURAL/STRUCTURAL PLANS FOR FOUNDATION AND BUILDING DIMENSIONS.

WAIVERS GRANTED ON MAY 19, 2023:

1. WAIVER TO SECTION 15.03(1)(SPR) TO NOT REQUIRE THE PROPERTY LINES OF THE PARCEL ON THE SURVEY PLAT.
2. WAIVER TO SECTION 22.07(3)(SPR) TO ALLOW THE VOLUME OF OFF-SITE DISCHARGE AFTER PROJECT DEVELOPMENT TO EXCEED THE VOLUME OF DISCHARGE BEFORE DEVELOPMENT FOR THE 10-YEAR STORM.

EXISTING SHARED PARKING LOT WITH ALUMNI CENTER. POROUS ASPHALT PAVEMENT TO BE REMOVED AND REPLACED PER CSK-4 WHICH WAS ADMINISTRATIVELY APPROVED BY THE CITY PLANNER ON APRIL 11, 2025. GRADES SHALL REMAIN THE SAME AND THE PARKING LOT SHALL BE RE-STRIPED ACCORDINGLY.

EXISTING BITUMINOUS ASPHALT DRIVEWAY TO BE REMOVED AND OVERLAY WITH 3.5" BITUMINOUS ASPHALT CONCURRENT WITH THE POROUS ASPHALT PAVING IN SUMMER 2025. EXISTING GRADES SHALL REMAIN THE SAME. REFER TO CSK-6 WHICH WAS ADMINISTRATIVELY APPROVED BY THE CITY PLANNER ON APRIL 11, 2025

PROPOSED 2-STORY BUILDING 16 DUNBARTON RD

PROPOSED 66 FUTURE PARKING SPACES. (25,350SF)

PROPOSED PROJECT AREA (50,613 SF±)

75'-FT SHORELAND PROTECTION DISTRICT

DUNBARTON ROAD

JEROME RIDGE

ZONING ANALYSIS

TAX MAP/BLOCK/LOT:	MAP 723Z / BLOCK 13 / LOT 1
ADDRESS:	16 DUNBARTON RD CONCORD, NH
ZONING DISTRICT:	INSTITUTIONAL DISTRICT (IS)
MINIMUM LOT AREA 25,000 SF	PROVIDED 50,613 SF
MINIMUM LOT FRONTAGE 150'	PROVIDED N/A

MAXIMUM LOT COVERAGE (75%)	EXISTING	PROVIDED*
BUILDING AREA	1,686 SF (3.3%	10,000 SF (19.8%)
IMPERVIOUS AREA	11,639 SF (23.0%)	**11,790 SF (23.3%)
TOTAL AREA	13,325 SF (26.3%)	21,790 SF (43.1%)

*PROPOSED LOT COVERAGE AREA EXCLUDES FUTURE PARKING SPACES.

**IMPERVIOUS AREA DECREASED BY 847 SF BY REMOVING SIDEWALK.

BUILDING SETBACKS REQUIRED	REQUIRED
FRONT YARD	30'
SIDE YARD	25'
REAR YARD	30'

REQUIRED PARKING SPACES

ADMISSION CENTER:
SERVICES (FINANCIAL AND PROFESSIONAL) = 13,950 GSF / 300 SF =47 SPACES
PUBLIC ASSEMBLY (W/O FIXED SEATING) = 2,150 GSF / 40 SF = 54 SPACES

ALUMNI CENTER:
SERVICES (FINANCIAL AND PROFESSIONAL) = 15,600 GSF = 52 SPACES

	REQUIRED	EXISTING	PROPOSED
TOTAL SPACES:	153	92	87**
ACCESSIBLE SPACES:	6	5	6

**66 FUTURE SPACES = 153 TOTAL SPACES
PROPOSED PARKING IS SHARED WITH THE ADJACENT ALUMNI CENTER.

A CONDITIONAL USE PERMIT (CUP) IN ACCORDANCE WITH SECTION 28-7-11(b) OF THE ZONING ORDINANCE (ZO) TO ALLOW FOR THE CONSTRUCTION OF 87 SPACES WHERE 153 ARE REQUIRED WAS GRANTED ON MAY 17, 2023.

PLANNING BOARD APPROVAL

APPROVED BY CITY OF CONCORD, NH PLANNING BOARD

ON _____
DATE

CONCORD PLANNING BOARD CHAIR DATE

CONCORD PLANNING BOARD CLERK DATE

REVISIONS

#	DATE	DESCRIPTION
1	03/28/2023	AOT SUBMITTAL
2	05/09/2023	RESPONSE TO COMMENTS
3	06/30/2023	CONSTRUCTION DOCUMENTS
4	07/10/2023	RESPONSE TO COMMENTS
5	08/02/2023	ADDENDUM #2
6	10/12/2023	BULLETIN #1
7	10/23/2023	CSK #3 - RFI-016
8	03/27/2024	BULLETIN #10
9	10/30/2024	GRADING REVISIONS
10	01/24/2025	CITY TOC
11	02/24/2025	BULLETIN #39
12	04/08/2025	BULLETIN #40
13	04/11/2025	CSK-8
14	05/14/2025	CITY OF CONCORD AMENDMENT

ST. PAUL'S SCHOOL ADMISSION CENTER

ST. PAUL'S SCHOOL
325 PLEASANT STREET
CONCORD, NH 03301
TAX MAP 723Z / BLOCK 13 / LOT 1

OWNER/APPLICANT:
ST PAUL'S SCHOOL
325 PLEASANT STREET
CONCORD, NEW HAMPSHIRE

cbt 617 262 4354 cbtarchitects.com
110 canal street boston, ma 02114

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18 Chenell Drive
Concord, NH 03301
T(603) 224-4182
www.nobis-group.com

STATE OF NEW HAMPSHIRE - JOHN CHRIS NADEAU No. 9294 LICENSED PROFESSIONAL ENGINEER
5/14/2025

CONSTRUCTION DOCUMENTS

0 30' 60'
GRAPHIC SCALE

DATE:	MARCH 15, 2023
NOBIS PROJECT NO.	100564.010
DRAWN BY:	MGD
CHECKED BY:	JCN
CAD DRAWING FILE:	100564.010-C-200-SITE.dwg

PROPOSED SITE PLAN OVERVIEW

SCALE	PROJECT #	DATE ISSUED
AS NOTED	229008.00	06/30/2023

C-1.0

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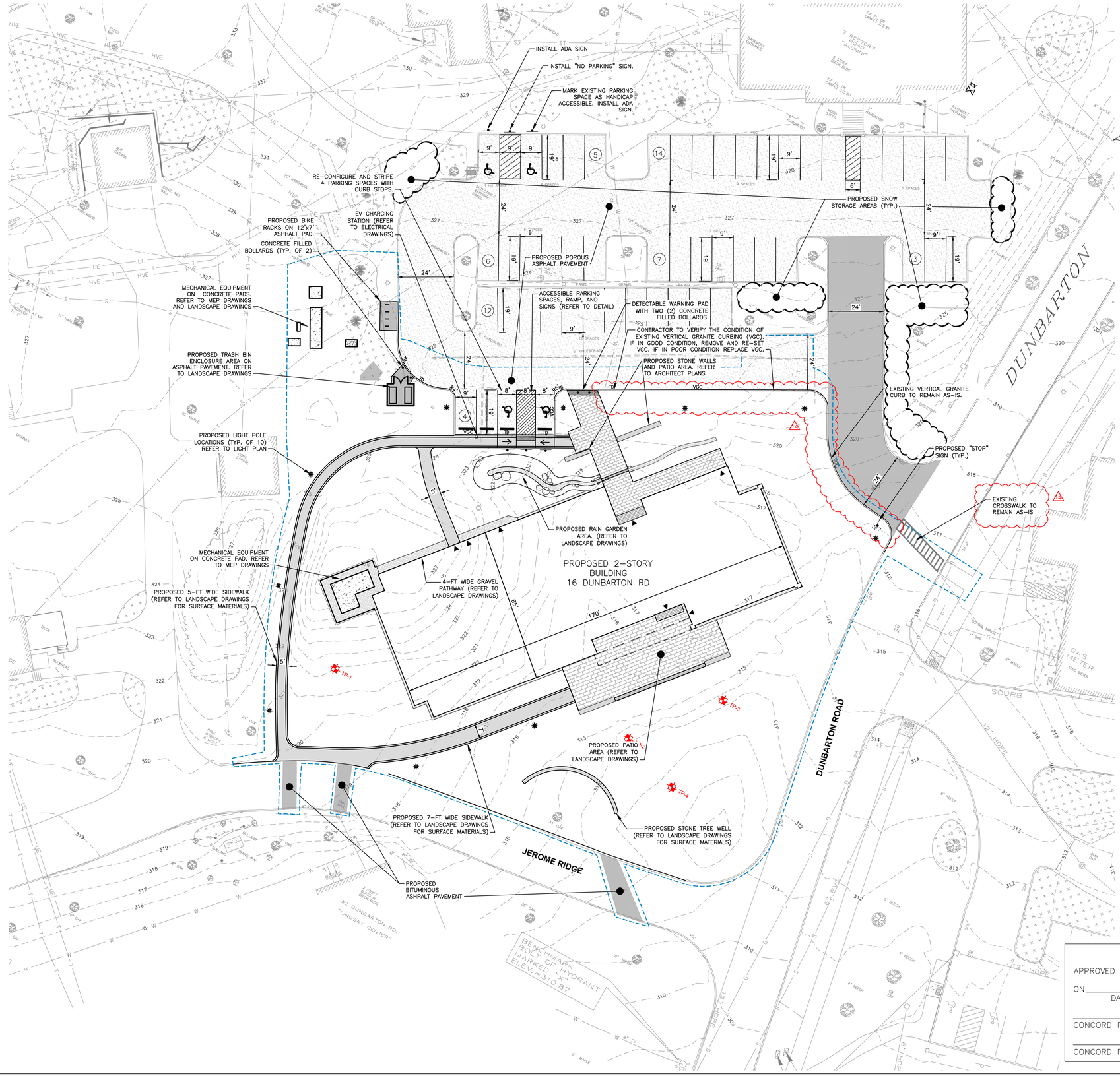

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APPROVED BY CITY OF CONCORD, NH PLANNING BOARD

ON _____ DATE

CONCORD PLANNING BOARD CHAIR DATE

CONCORD PLANNING BOARD CLERK DATE

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13	04/11/2025	CSK-8
14	05/14/2025	CITY OF CONCORD AMENDMENT

ST. PAUL'S SCHOOL ADMISSION CENTER

ST. PAUL'S SCHOOL
325 PLEASANT STREET
CONCORD, NH 03301
TAX MAP 723Z / BLOCK 13 / LOT 1

OWNER/APPLICANT:
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STATE OF NEW HAMPSHIRE
JOHN CHRIS NADEAU
No. 9294
LICENSED PROFESSIONAL ENGINEER
5/14/2025

CONSTRUCTION DOCUMENTS

0 20' 40'
GRAPHIC SCALE

DATE:	MARCH 15, 2023
NOBIS PROJECT NO.	100564.010
DRAWN BY:	MGD
CHECKED BY:	JCN
CAD DRAWING FILE:	100564.010-C-200-SITE.dwg

PROPOSED SITE PLAN

SCALE	PROJECT #	DATE ISSUED
AS NOTED	229008.00	06/30/2023

C-3.0

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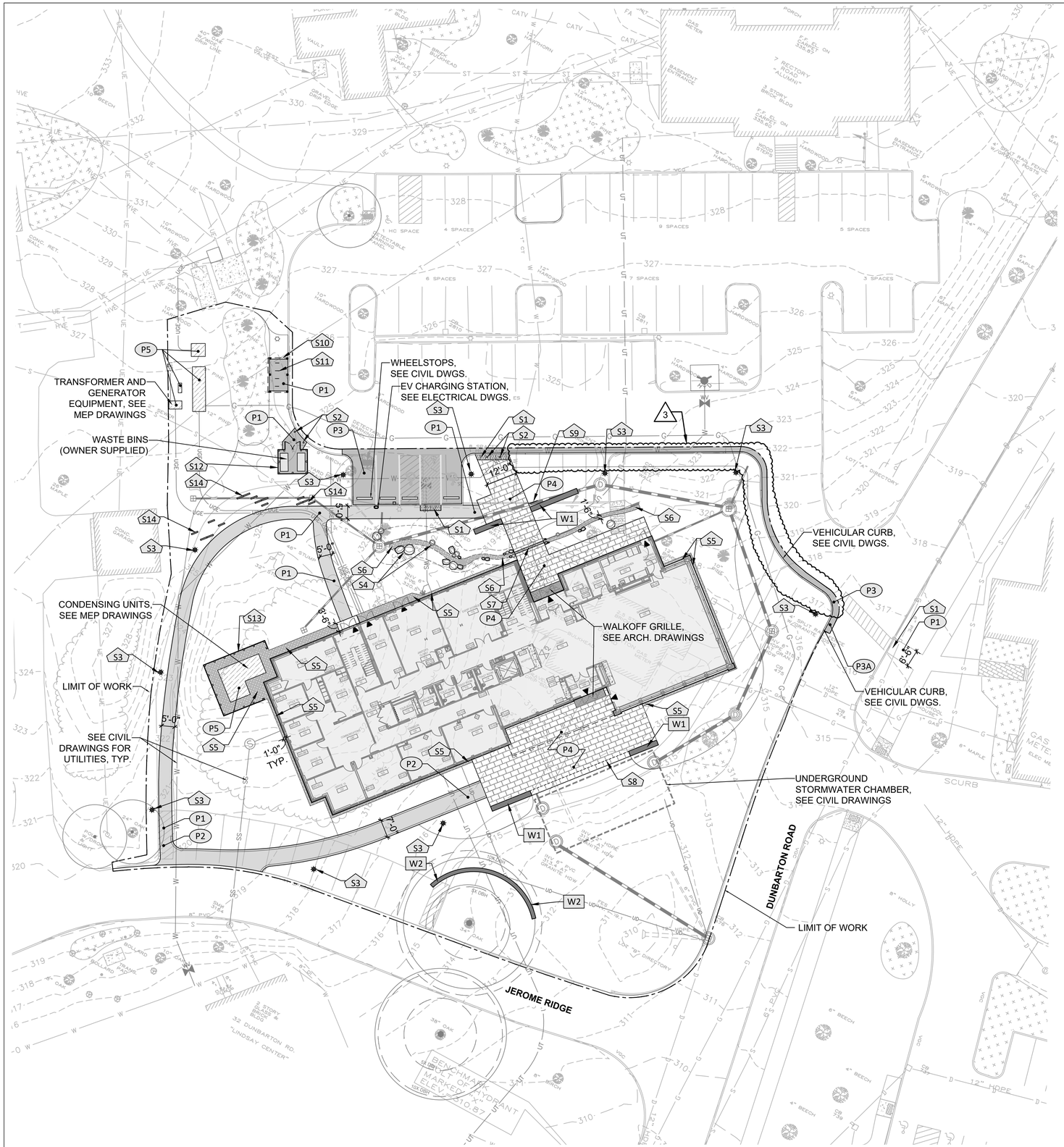

1 SITE MATERIALS PLAN
SCALE: 1" = 20'-0"

0 10' 20' 40'
SCALE: 1"=20'-0"

MATERIALS LEGEND

LIMIT OF WORK

PAVING MATERIALS

P1	ASPHALT PAVEMENT - PEDESTRIAN	1 L5-1
P2	ASPHALT PAVEMENT WITH BRICK BORDER	2 L5-1
P3	POROUS ASPHALT PAVEMENT - VEHICULAR, SEE CIVIL DWGS.	
P3A	STANDARD ASPHALT PAVEMENT - VEHICULAR, SEE CIVIL DWGS.	
P4	GRANITE PAVEMENT	3 L5-1, 6 L5-1, 7 L5-1
P5	CONCRETE UTILITY PAD	4 L5-1

WALLS

W1	STONE WALL - FREESTANDING	1 L5-2
W2	ADD ALTERNATE STONE TREE WELL	2 L5-2

SITE IMPROVEMENTS

S1	DETECTABLE WARNING PAVERS	1 L5-3
S2	BOLLARD	7 L5-3
S3	LIGHT POLE FOOTING	6 L5-3
S4	LANDSCAPE BOULDER	4 L5-3
S5	MAINTENANCE STRIP	5 L5-3
S6	RIVER STONE CHANNEL	3 L5-6
S7	TRENCH DRAIN - NORTH TERRACE	3 L5-3
S8	SLOT DRAIN - SOUTH TERRACE	2 L5-3
S9	NORTH ENTRY SIGN, SEE SIGNAGE DRAWINGS	
S10	ADD ALTERNATE BICYCLE SHELTER	9 L5-3
S11	BICYCLE RACK	8 L5-3
S12	WASTE BIN ENCLOSURE	1 L5-4, 2 L5-4, 3 L5-4, 4 L5-4
S13	MECHANICAL ENCLOSURE	2 L5-4, 3 L5-4, 5 L5-4, 6 L5-4, 1 L5-5
S14	RECLAIMED GRANITE WINDOWSILLS	10 L5-3

NOTES:
1. REFER TO SHEET L5-1 FOR GRANITE PAVING PLAN ENLARGEMENTS
2. REFER TO SHEET L5-6 FOR RAIN GARDEN ENLARGEMENT PLAN AND DETAILS

REVISIONS

#	DATE	DESCRIPTION
1	10/05/2023	BULLETIN #1
2	04/08/2025	BULLETIN #40
3	05/15/2025	SITE PLAN AMENDMENT

FLEISCHNER FAMILY ADMISSION CENTER

ST. PAUL'S SCHOOL

325 PLEASANT STREET
CONCORD, NH 03301

cbt
One Constitution Road
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cbtarchitects.com
617.262.4354

ARCADIS
21 Custom House St, 3rd Fl
Boston MA 02110 USA
tel 617 896 2500
arcadis.com

LICENSED LANDSCAPE ARCHITECT
John A. Amodeo
00225
STATE OF NEW HAMPSHIRE

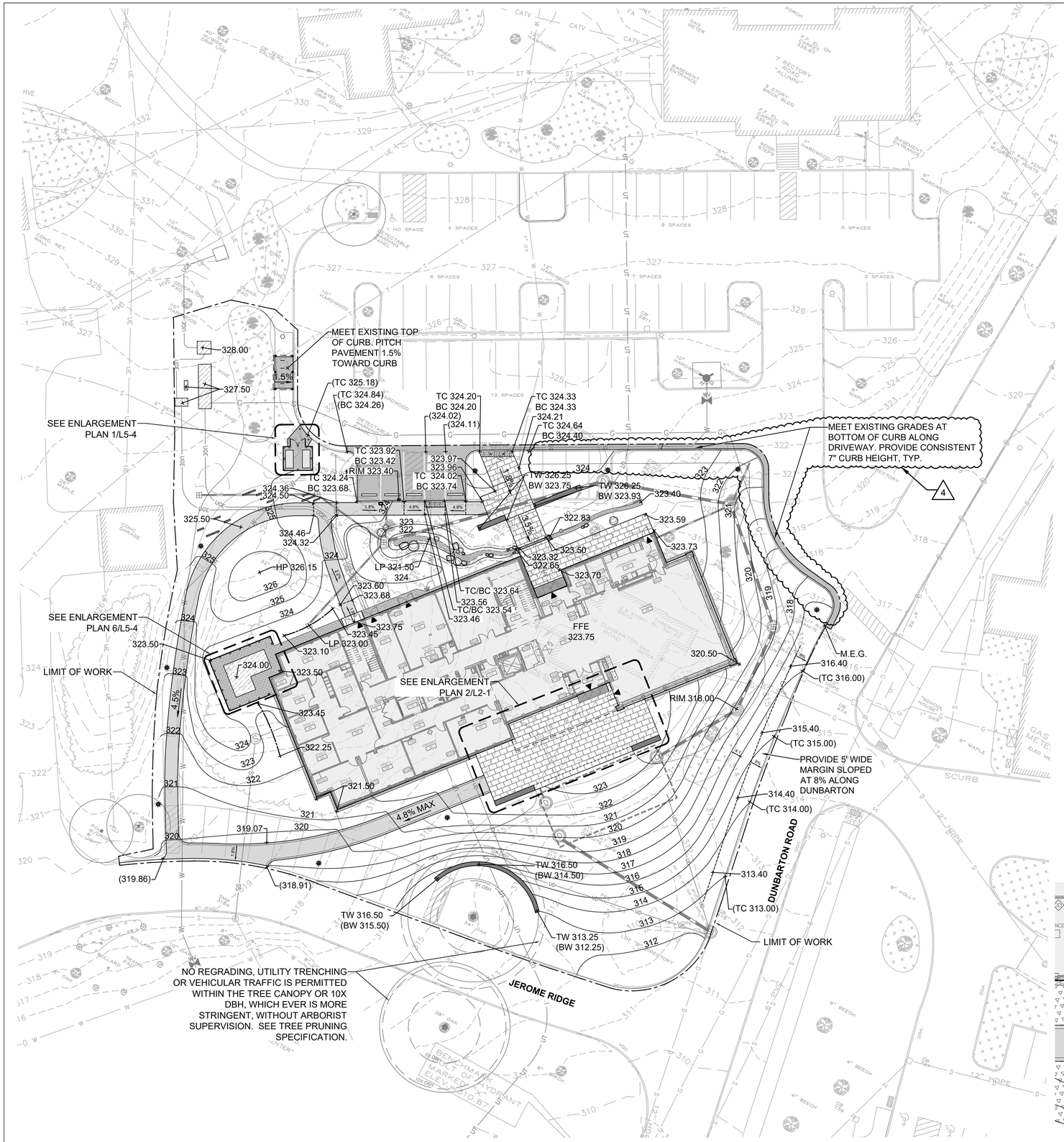
CONSTRUCTION DOCUMENTS

N

LANDSCAPE MATERIALS PLAN

SCALE	PROJECT #	DATE ISSUED
1" = 20'-0"	229008.00	06/30/2023

L1-1

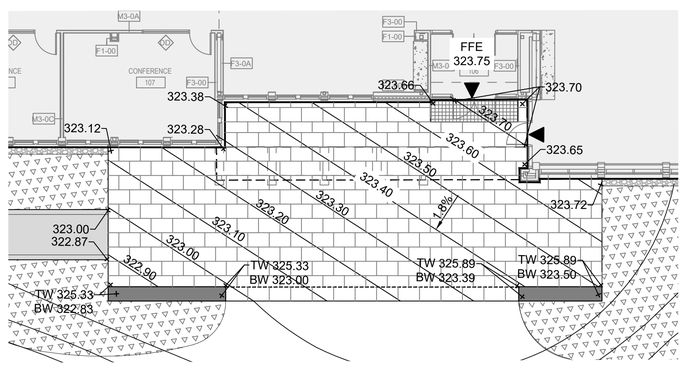


1 SITE GRADING PLAN

SCALE: 1" = 20'-0"

0 10' 20' 40'

SCALE: 1"=20'-0"



2 SOUTH TERRACE GRADING ENLARGEMENT

SCALE: 1" = 10'-0"

0 5' 10' 20'

SCALE: 1"=10'-0"

GRADING LEGEND

LIMIT OF WORK

GRADING

XX	EXISTING CONTOUR
XX	PROPOSED CONTOUR
	SWALE CENTERLINE
(XX.XX)	EXISTING SPOT ELEVATION
XX.XX	PROPOSED SPOT ELEVATION
TC	TOP OF CURB
BC	BOTTOM OF CURB
TW	TOP OF WALL
BW	BOTTOM OF WALL
LP	LOW POINT
HP	HIGH POINT
M.E.G.	MEET EXISTING GRADE
RIM	UTILITY COVER RIM ELEVATION, SEE CIVIL DWGS.

REVISIONS

#	DATE	DESCRIPTION
1	10/05/2023	BULLETIN #1
2	02/24/2025	BULLETIN #39
3	04/17/2025	BULLETIN #40 R2
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LICENSED LANDSCAPE ARCHITECT
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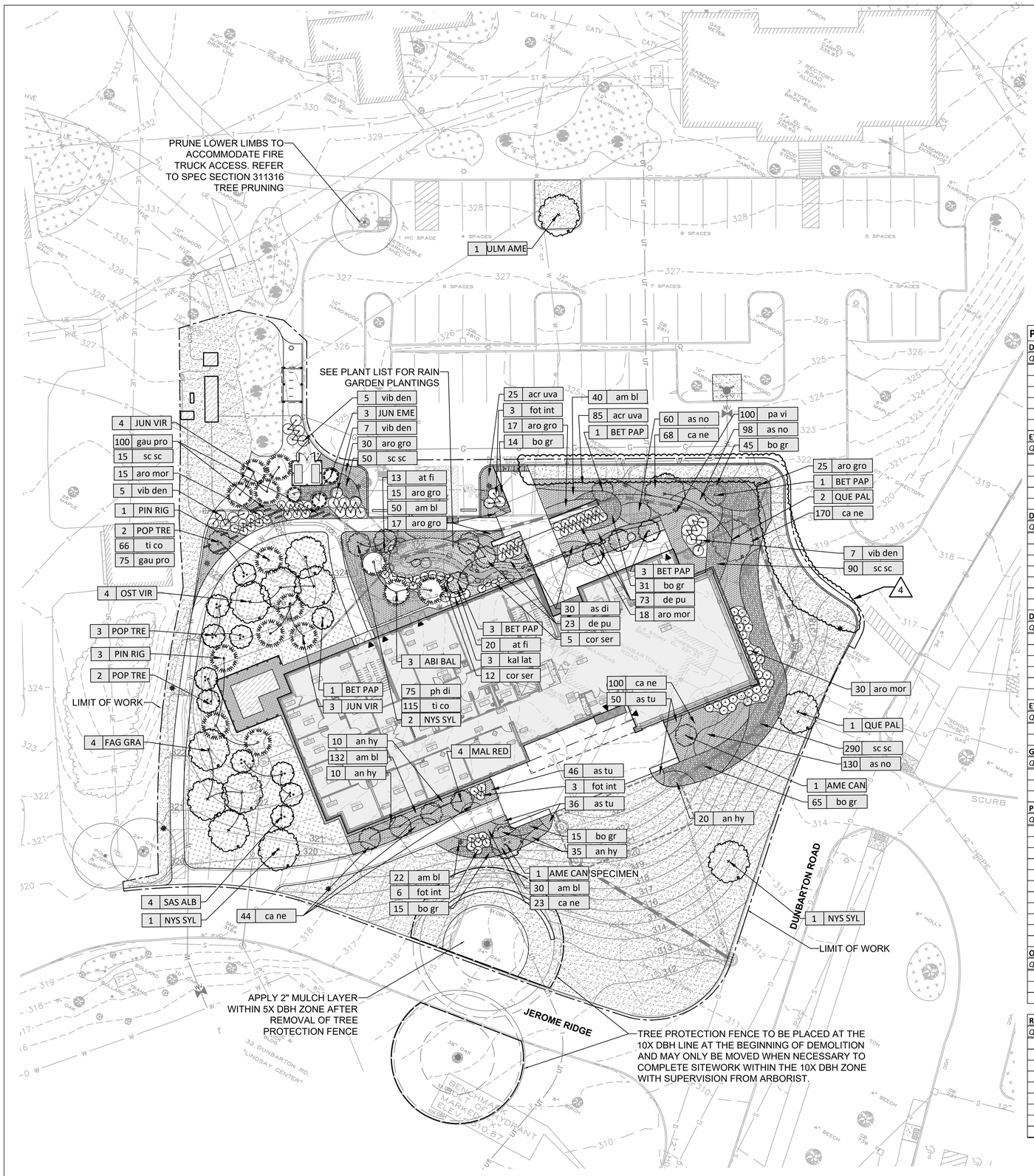
N

LANDSCAPE GRADING PLAN

SCALE	PROJECT #	DATE ISSUED
1" = 20'-0"	229008.00	06/30/2023

L2-1



1 PLANTING PLAN
SCALE: 1" = 20'-0"

0 10' 20' 40'
SCALE: 1"=20'-0"

PLANTING LEGEND

LIMIT OF WORK

PLANTING

- EXISTING TREE
- TREE PROTECTION FENCE — 2 L5-8
- DECIDUOUS CANOPY TREE — 1-2 L5-7, 6 L5-7, 1-2 L5-8, 3 L5-8
- ORNAMENTAL TREE — 1-2 L5-7, 6 L5-7, 1-2 L5-8, 3 L5-8
- EVERGREEN TREE — 3 L5-7, 6 L5-7, 3 L5-8
- SHRUB — 4 L5-7
- GROUNDCOVER/PERENNIAL — 5 L5-7
- SEEDED LAWN - TURF, SEE SPECS FOR SEED MIX — 1 L5-9
- SEEDED CONSERVATION MIX, SEE SPECS FOR SEED MIX — 1 L5-9
- RAIN GARDEN PLANTINGS, SEE PLANT LIST FOR SPECIES — 5 L5-7

PLANT LIST

DECIDUOUS SHADE TREES

QTY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	NOTES/ SPACING
4	FAG GRA	*Fagus grandifolia*	American Beech	3" cal.	B & B	
4	NYS SYL	*Nyssa sylvatica 'Forest Fire'*	Black Gum	3" cal.	B & B	
4	OST VIR	*Ostrya virginiana*	Eastern Hop Hornbeam	3" cal.	B & B	
3	QUE PAL	*Quercus palustris*	Pin Oak	4" cal.	B & B	
1	ULM AME	*Ulmus americana 'Princeton'*	Princeton Elm	3" cal.	B & B	

EVERGREEN TREES

QTY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	NOTES/ SPACING
3	ABI BAL	*Abies balsamea*	Balsam Fir	10' - 12' ht.	B & B	
7	JUN VIR	*Juniperus virginiana*	Eastern Red Cedar	12' - 14' ht.	B & B	
3	JUN EME	*Juniperus virginiana 'Emerald Sentinel'*	Eastern Red Cedar	8' - 10' ht.	B & B	
4	PIN RIG	*Pinus rigida*	Pitch Pine	8' - 10' ht.	B & B	

DECIDUOUS ORNAMENTAL TREES

QTY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	NOTES/ SPACING
1	AME CAN	*Amelanchier canadensis*	Serviceberry	8'-10' ht.	B & B	Multistem
1	AME CAN	*Amelanchier canadensis*	Serviceberry (SPECIMEN)	14' HT	B & B	Multistem, specimen
6	BET PAP	*Betula papyrifera*	Paper Birch	2.5" -3" cal.	B & B	Single Stem
4	MAL RED	*Malus 'Red Jewel'*	Red Jewel Crabapple	3" cal.	B & B	Single Stem, upright form
7	POP TRE	*Populus tremuloides*	Quaking Aspen	2" cal.	B & B	Multistem
4	SAS ALB	*Sassafras albidum*	Sassafras	8' - 10' ht.	B & B	Multistem

DECIDUOUS SHRUBS

QTY	SYMBOL	BOTANICAL NAME	COMMON NAME	HT./SPREAD	CONTAINER	NOTES/ SPACING
104	aro gro	*Aronia melanocarpa 'Ground Hug'*	Black Chokeberry	12"	#2	2'
63	aro mor	*Aronia melanocarpa 'Morton' Iroquois Beauty*	Black Chokeberry	3'	#5	4'
17	cor ser	*Cornus sericea 'Arctic Fire'*	Redtwig Dogwood	24"	#5	3'
12	fot int	*Fothergilla intermedia 'Mount Airy'*	Mount Airy Fothergilla	3'	#7	4'
24	vib den	*Viburnum dentatum 'Blue Muffin'*	Arrowwood Viburnum Blue Muff	4'	#7	5'

EVERGREEN SHRUBS

QTY	SYMBOL	BOTANICAL NAME	COMMON NAME	HEIGHT	CONTAINER	NOTES/ SPACING
3	kal lat	*Kalmia latifolia 'Nipmuck'*	Mountain Laurel	24"	#7	4'

GROUNDCOVERS

QTY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE		NOTES/ SPACING
110	acr uva	*Arctostaphylos uva-ursi 'Massachusetts'*	Bearberry	#1		18"
175	gau pro	*Gaultheria Procumbens*	Wintergreen	#1		12"

PERENNIALS

QTY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE		NOTES/ SPACING
276	am bl	*Amsonia 'Blue Ice'*	Blue Ice Blue Star	#2		18"
75	an hy	*Anemone × hybrida 'Honorine Jobert'*	Anemone	#2		18"
30	as di	*Aster divaricatus*	White Woodland Aster	#2		15"
288	as no	*Aster novae-angliae*	New England Aster	#2		15"
132	as tu	*Asclepias tuberosa*	Butterfly Milkweed	#2		12"
33	at fi	*Athyrium filix-femina*	Lady fern	#2		18"
405	ca ne	*Calamintha nepeta 'Blue Cloud'*	Blue Cloud Calamint	#2		18"
96	de pu	*Dennstaedtia punctilobula*	Hayscented Fern	#2		24"
75	ph di	*Phlox divaricata*	Wild Sweet William	#2		24"
181	ti co	*Tiarella cordifolia*	Eastern Foamflower	#2		18"

ORNAMENTAL GRASSES

QTY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE		NOTES/ SPACING
185	bo gr	*Bouteloua gracilis 'Blonde Ambition'*	Blue Grama	#2		24"
100	pa vi	*Panicum virgatum 'Shenandoah'*	Shenandoah Switch Grass	#2		24"'
445	sc sc	*Schizachyrium scoparium 'The Blues'*	Little Bluestem 'The Blues'	#2		18"

RAIN GARDEN

QTY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NOTES
130		*Carex pennsylvanica*	Sedge	5" plug	12"- 15"	Top/Middle slope of rain garden
70		*Carex plantaginea*	Seersucker sedge	5" plug	12"- 15"	Top slope of rain garden
45		*Carex vulpinoides*	Fox Sedge	5" plug	12"- 15"	Bottom of rain garden
50		*Chrysogonum virgianum*	Green and Gold	5" plug	12"- 15"	Middle slope of rain garden
50		*Coreopsis verticillata*	Threadleaf Coreopsis	5" plug	12"- 15"	Middle slope of rain garden
30		*Iris versicolor*	Iris	5" plug	12"- 15"	Bottom of rain garden
45		*Juncus effusus*	Soft Rush	5" plug	12"- 15"	Bottom of rain garden
40		*Liatris spicata*	Blazing Star	5" plug	12"- 15"	Top/Middle of rain garden

REVISIONS

#	DATE	DESCRIPTION
1	08/04/2023	ADDENDUM 2
2	10/05/2023	BULLETIN #1
3	04/08/2025	BULLETIN #40
4	05/15/2025	SITE PLAN AMENDMENT

FLEISCHNER FAMILY ADMISSION CENTER

ST. PAUL'S SCHOOL

325 PLEASANT STREET
CONCORD, NH 03301

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One Constitution Road
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arcadis.com

LICENSED LANDSCAPE ARCHITECT
John N. Amodeo
00225
STATE OF NEW HAMPSHIRE

CONSTRUCTION DOCUMENTS

N

PLANTING PLAN

SCALE: 1" = 20'-0"
PROJECT #: 229008.00
DATE ISSUED: 06/30/2023

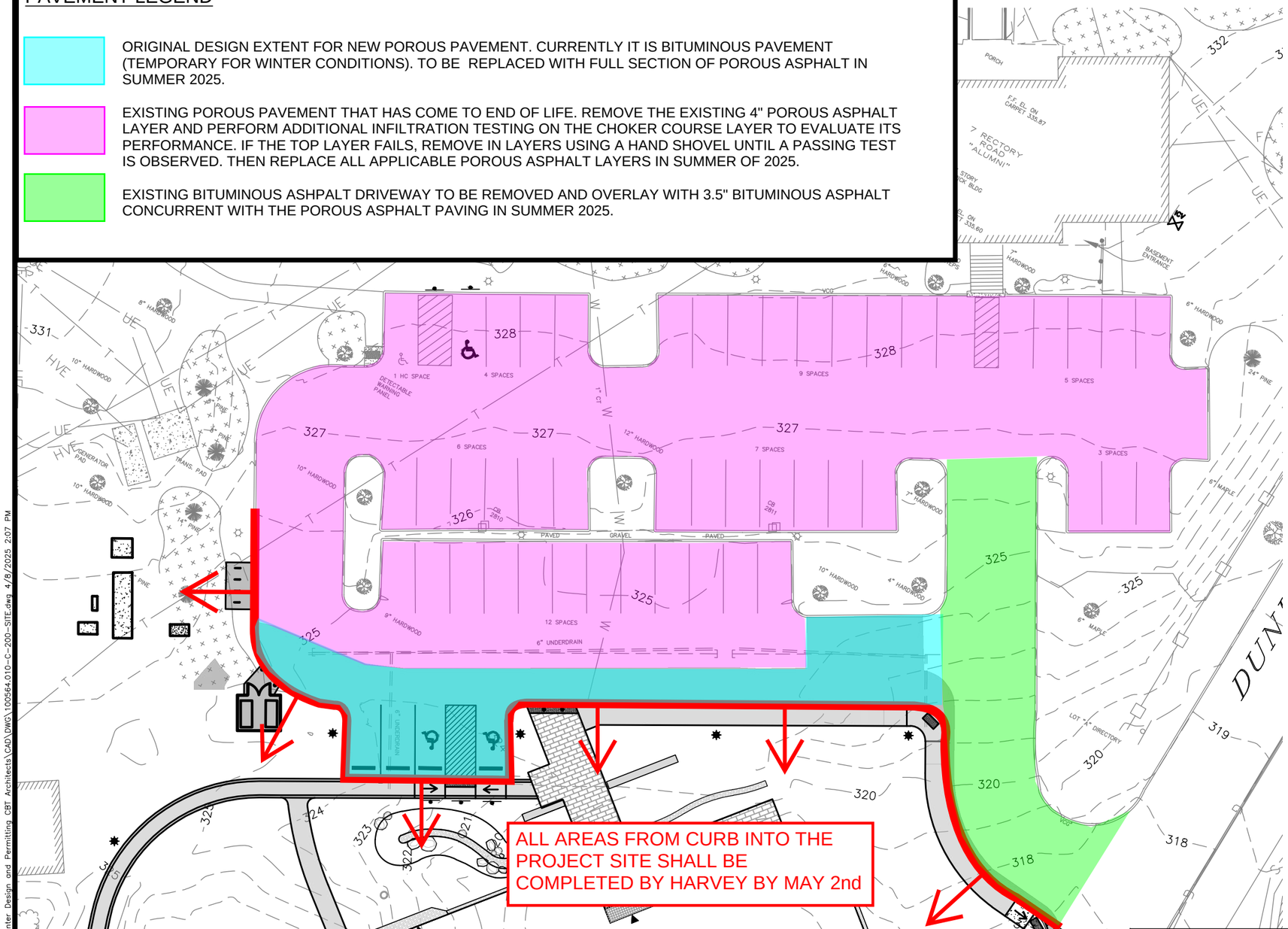
L3-1

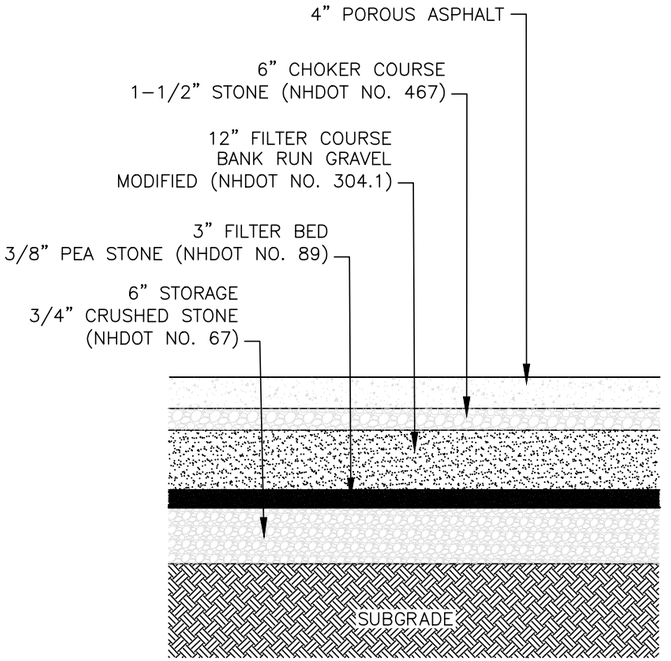
PAVEMENT LEGEND

ORIGINAL DESIGN EXTENT FOR NEW POROUS PAVEMENT. CURRENTLY IT IS BITUMINOUS PAVEMENT (TEMPORARY FOR WINTER CONDITIONS). TO BE REPLACED WITH FULL SECTION OF POROUS ASPHALT IN SUMMER 2025.

EXISTING POROUS PAVEMENT THAT HAS COME TO END OF LIFE. REMOVE THE EXISTING 4" POROUS ASPHALT LAYER AND PERFORM ADDITIONAL INFILTRATION TESTING ON THE CHOKER COURSE LAYER TO EVALUATE ITS PERFORMANCE. IF THE TOP LAYER FAILS, REMOVE IN LAYERS USING A HAND SHOVEL UNTIL A PASSING TEST IS OBSERVED. THEN REPLACE ALL APPLICABLE POROUS ASPHALT LAYERS IN SUMMER OF 2025.

EXISTING BITUMINOUS ASHPALT DRIVEWAY TO BE REMOVED AND OVERLAY WITH 3.5" BITUMINOUS ASPHALT CONCURRENT WITH THE POROUS ASPHALT PAVING IN SUMMER 2025.





POROUS ASPHALT PAVEMENT SECTION
NOT TO SCALE

administrative approval PL-ADM-2025-0077 approved on April 11, 2025 by AnneMarie Skinner, City Planner/Clerk of Planning Board

0 30' 60'
GRAPHIC SCALE
1 INCH = 30 FEET

ON 3/28/2025 NOBIS GROUP PERFORMED INFILTRATION TESTS WITHIN THE EXISTING POROUS ASPHALT LOT. THESE RESULTS CONCLUDED THAT THE POROUS ASPHALT HAS COME TO ITS END OF LIFE AND SHOULD BE REPLACED. HARVEY SHALL FINISH ALL THE SITEWORK (PUNCH LIST ITEMS) FROM THE CURB LINE INTO THE PROJECT AREA FOR THE CERTIFICATE OF OCCUPANCY (CO).

THE APPLICANT IS REQUESTING THAT THE PUNCH LIST ITEM "POROUS PAVEMENT" OR ANY OTHER ITEMS THAT ARE RELATED TO THE PAVEMENT SECTION BE INSTALLED AFTER THE CERTIFICATE OF OCCUPANCY IS GRANTED FOR THE PROJECT DUE THE SCHEDULE TO PAVE THE ENTIRE LOT ONCE SCHOOL IS NO LONGER IN SESSION FOR THE SUMMER. THE ANTICIPATED COMPLETION DATE FOR THE INSTALLATION OF POROUS PAVEMENT & DRIVEWAY PAVING IS AUGUST 4, 2025.

nobis
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Concord, NH 03301
T(603) 224-4182
www.nobis-group.com

CSK-6

POROUS ASPHALT PAVEMENT
SPS ADMISSION CENTER
16 DUNBARTON RD
CONCORD, NEW HAMPSHIRE

DRAWN BY:	MGD	CHECKED BY:	JCN
PROJECT NO.	100564.010	DATE:	4/8/2025

J:\100564.010-St. Paul's School Admission Center Design and Permitting CBT Architects\CAD\DWG\100564.010-C-200-SITE.dwg 4/8/2025 2:07 PM