SITE IMPROVEMENT PLANS

PREPARED FOR:

PHENIX BLOCK REDEVELOPMENT & PHENIX HALL RENOVATIONS

MAP 6443Z LOTS 27 & 28

34 TO 56 NORTH MAIN STREET
CONCORD, NEW HAMPSHIRE

OWNER

MAP 6443 Z LOT 27
CIBOROWSKI ASSOCIATES, LLC.
18 NORTH MAIN STREET, SUITE 202
CONCORD, NH 03301

MAP 6443 Z LOT 28
PHENIX HALL, LLC.
18 NORTH MAIN STREET, SUITE 202
CONCORD, NH 03301

ENGINEER

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

ARCHITECT

SHEERR McCRYSTAL PALSON
ARCHITECTURE, INC.
30 SOUTH MAIN STREET, BUILDING TWO
CONCORD, NH 03301

SURVEYOR

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

ABUTTERS

MAP 6443 Z LOT 10
107 STORRS STREET, LLC.
P.O. BOX 2703
CONCORD, NH 03302

MAP 6443 Z LOT 25
PHENIX LIVERY, LLC.
18 NORTH MAIN STREET, SUITE 202
CONCORD, NH 03301

MAP 6443 Z LOT 26
BERAT HOLDINGS, LLC.
64 NORTH MAIN STREET,
CONCORD, NH 03301

MAP 6443 Z LOT 29
HADGES PROPERTY HOLDINGS, LLC.
27 CONANT DRIVE
CONCORD, NH 03301

MAP 6443 Z LOT 30
JAMES ON DEPOT, LLC.
68 INDUSTRIAL WAY
WILMINGTON, MA 01887-3434

MAP 6443 Z LOT 31
7-7.5 DEPOT STREET, LLC.
119 MAIN STREET
NASHUA, NH 03060-2718

MAP 6443 Z LOT 39
HAROLD E. & JUDITH A. EKSTROM
33 WARREN STREET, SUITE 2
CONCORD, NH 03301

MAP 6444 Z LOT 22
CAPITAL PLAZA CONCORD, LLC.
c/o FOXFIRE PROPERTY MANAGEMENT, INC.
P.O. BOX 1438
CONCORD, NH 03302

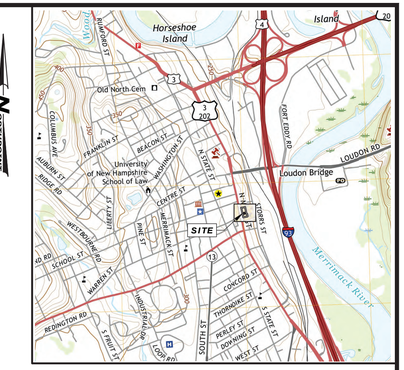
MAP 6444 Z LOT 23
VINO, LLC.
75 SOUTH MAIN STREET, UNIT 7 PMB135
CONCORD, NH 03301-4935

MAP 6444 Z LOT 33
PRM HOLDINGS, LLC.
40 STARK STREET
MANCHESTER, NH 03101-1979

LEGEND

EXISTING	DESCRIPTION	PROPOSED
	STONE BOUND	
	IRON PIPE/PIN	
	DRILL HOLE	
TBM	BENCHMARK	TBM
	CATCH BASIN	
	DRAIN MANHOLE	
	SEWER MANHOLE	
CO	CLEANOUT	CO
MW	MONITORING WELL	MW
	UTILITY VALVE	
	WATER SHUT-OFF VALVE	
	FIRE HYDRANT	
	WELL	
	SIGN	
	BOLLARD	
	UTILITY POLE	
	GUY WIRE	
	TREE	
	SHRUB	
	WETLAND SYMBOL	
	SPOT GRADE	F100.00
	WETLAND LIMITS	
	EDGE OF WATER	
	BOUNDARY	
	ABUTTER LINE	
	EASEMENT	
	EDGE OF PAVEMENT	
248	CONTOUR (2-FT)	F248
250	CONTOUR (10-FT)	F250
W	WATER LINE	W
S	SEWER LINE	S
SFM	SEWER FORCE MAIN	SFM
G	GAS LINE	G
D	DRAINAGE LINE (<12")	D
	DRAINAGE LINE (>12")	
UD	UNDERDRAIN	UD
UGU	UNDERGROUND UTIL.	UGU
OHU	OVERHEAD UTIL.	OHU
	STONEWALL	
	RETWALL	
O	FENCE	O
	SILT FENCE	
	TREELINE	

AREA PLAN
SCALE: 1"=40'±



VICINITY MAP
SCALE: 1"=2,000'±

SHEET INDEX

NO.	TITLE	LAST REVISED
--	COVER SHEET	
1	EXISTING CONDITIONS PLAN	
2	REMOVALS PLAN	
3	SITE PLAN	
4	GRADING & DRAINAGE PLAN	
5	UTILITIES PLAN	
6	UTILITIES PROFILES	
7	EROSION CONTROL PLAN	
8-11	CONSTRUCTION DETAILS	
L1 OF 2	SITE LIGHTING LAYOUT	
L2 OF 2	LIGHTING FIXTURE SCHEDULE	

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

PERMITTING PLANS
-NOT FOR CONSTRUCTION-

COVER SHEET

PREPARED FOR:

PHENIX BLOCK REDEVELOPMENT

MAP 6443Z LOTS 27 & 28
34 TO 56 NORTH MAIN STREET
CONCORD, NEW HAMPSHIRE

OWNER: PHENIX HALL, LLC.
& CIBOROWSKI ASSOCIATES, LLC
18 NORTH MAIN STREET, SUITE 202
CONCORD, NH 03301

STATE OF NEW HAMPSHIRE
JEFFREY W. LEWIS
No.10420
LICENSED
PROFESSIONAL ENGINEER

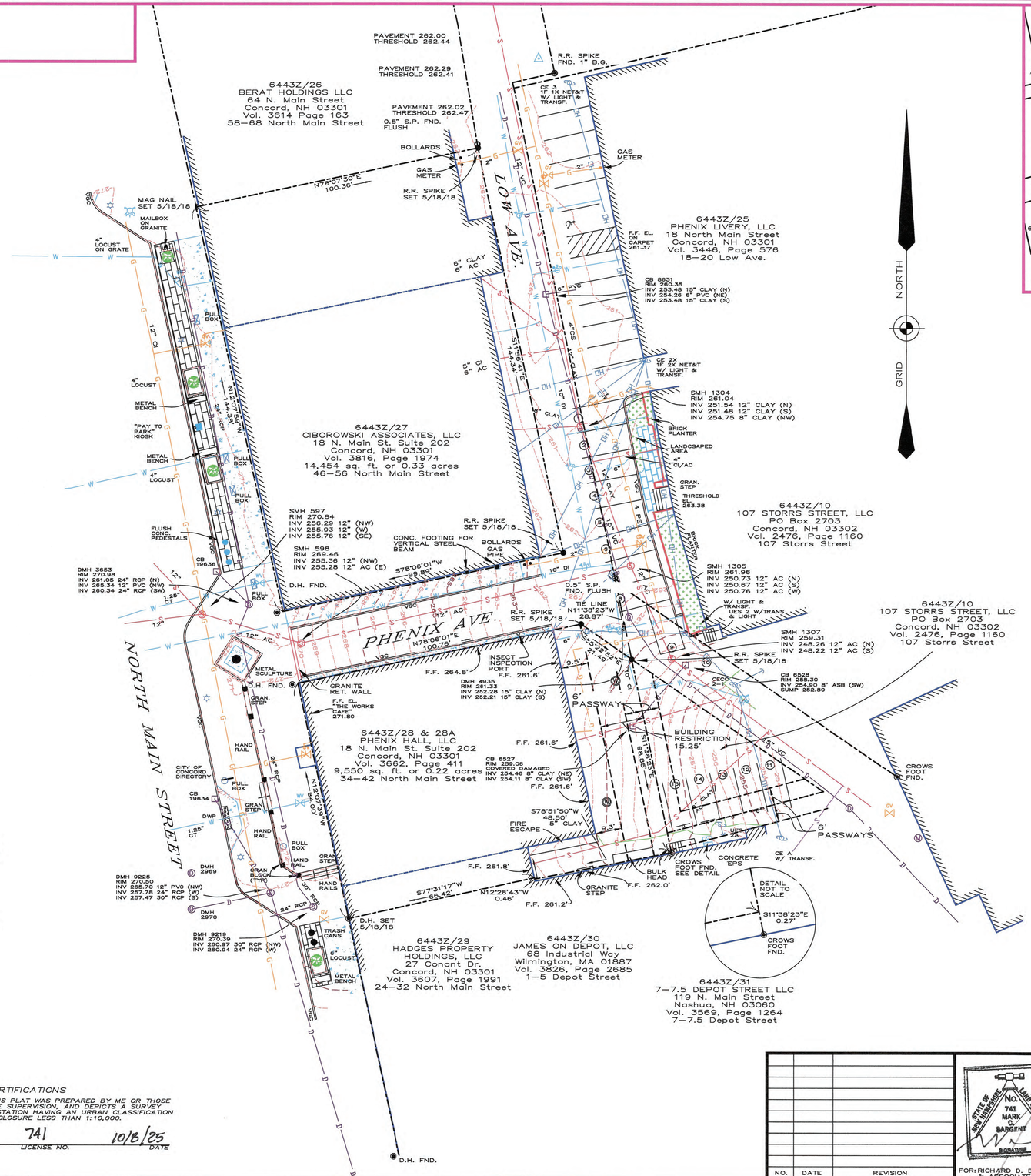
REVISIONS:

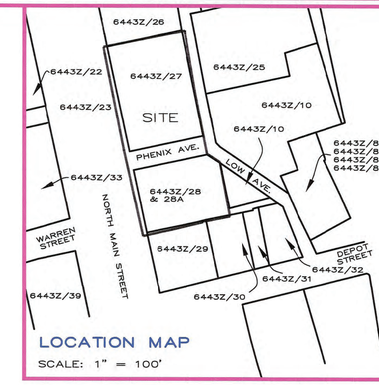
NO.	DATE	DESCRIPTION

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

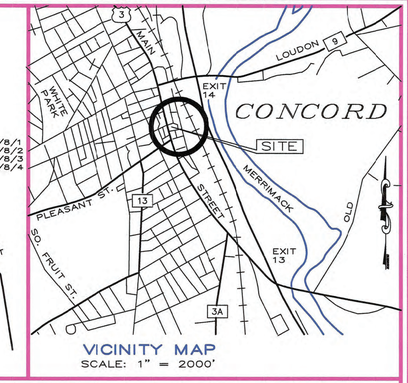
DATE: OCT. 2025
PROJ.: 19017.1
SCALE: AS SHOWN
SHEET: ----

FILE: G:_projects\19017.1\dwg\19017.1_COVER.dwg BY: Jamie DATE: 14 Oct 2025 - 3:27pm





LOCATION MAP
SCALE: 1" = 100'



VICINITY MAP
SCALE: 1" = 2000'

LEGEND

- PROPERTY LINE
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- OVERHEAD UTILITY LINES
- DRAINAGE LINE
- SEWER LINE
- GAS LINE
- TEL LINE
- UNDERGROUND ELECT.
- DYL — DOUBLE YELLOW LINE
- SWL — SINGLE WHITE LINE
- VGC OR SGC — VERTICAL OR SLOPED GRANITE CURB
- EDGE OF WOODS
- CONCRETE
- CONIFEROUS TREE
- SHRUB
- DECIDUOUS TREE
- ARTESIAN WELL
- IRON PIPE OR REBAR
- GRANITE OR CONCRETE BOUND (GB OR CB)
- UTILITY POLE
- LIGHT POLE
- SEWER MANHOLE
- DRAIN MANHOLE
- CATCH BASIN
- HYDRANT
- WATER SHUTOFF
- WATER VALVE
- IRRIGATION CONTROL VALVE
- GAS SHUTOFF

NOTES

1. Survey by total station on April 5, 2018. Control traverse error of closure 1: 69,409. Supplemental survey conducted on November 11, 2023.

2. Horizontal datum based on the NH State Plane Coordinate System, NAD 83.

3. Vertical datum based on NAVD 88.

4. The subject premises are within the Central Business Performance District, Minimum lot frontage = 22', Maximum building height = 80'.

5. The intent of this plat is the depict boundary and detail in the vicinity of Map 6443Z, Lots 27 & 28 and a portion of Low Avenue.

6. Owners of Record:
Ciborowski Associates, LLC –18 N. Main St. Suite 202 Concord, NH 03301 Map 6443Z Lot 27
Vol. 3816, Page 1974

Phenix Hall, LLC – 18 N. Main St. Suite 202 Concord, NH 03301 Map 6443Z, Lot 28 Vol. 3662, Page 411

6. The underground utilities depicted hereon have been located from field survey information and plotted from existing drawings. The surveyor makes no guarantee that the underground utilities depicted comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although they are located as accurately as possible from the information available. The surveyor has not physically located the underground portion of the utilities. All contractors should notify, in writing, any utility company and appropriate governmental agencies prior to any excavation work and call DIG–SAFE at 811.

7. The subject premises is served by municipal water and sewer.

8. The subject premises is within flood hazard zone "X" Areas determined to be outside of the 500 year flood plain as shown on the Flood Insurance Rate Map, City of Concord, N.H. Community–Panel No. 33013C533E with a revised date of April 19, 2010 The site does not fall within any F1 or F2 Flood Hazard area or within the flood hazard overlay district.

9. The site is not serviced by wells or septic systems, no state, or federal permits are required, there are no restrictions or existing easements, and the site does not contain any water protection areas.

10. The intent of this plat is to depict the existing condtions of 34–56 North Main Street Concord, NH

11. Soil Type: 699B Urban Land 0–8% slopes.

12. The site does not fall within the AP or SP overlay districts.

LOT SYNOPSIS

MAP 6443Z, LOTS 28 & 28A
TOTAL AREA & USEABLE AREA
9,550 SQ. FT. OR 0.22 ACRES
EXISTING LOT COVERAGE

BUILDING	7,279 SQ. FT.
PAVEMENT	2,271 SQ. FT.
EXISTING COVERAGE	9,550 SQ. FT.

EXISTING COVERAGE =100%

MAP 6443Z, LOT 27
TOTAL AREA & USEABLE AREA
14,454 SQ. FT. OR 0.33 ACRES
EXISTING LOT COVERAGE

BUILDING	13,248 SQ. FT.
PAVEMENT	1,206 SQ. FT.
EXISTING COVERAGE = 100%	

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. 741 — DATE 10/8/25

NO.	DATE	REVISION

STATE OF NEW HAMPSHIRE — LICENSED LAND SURVEYOR — No. 741 — MARK C. BARGENT — 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

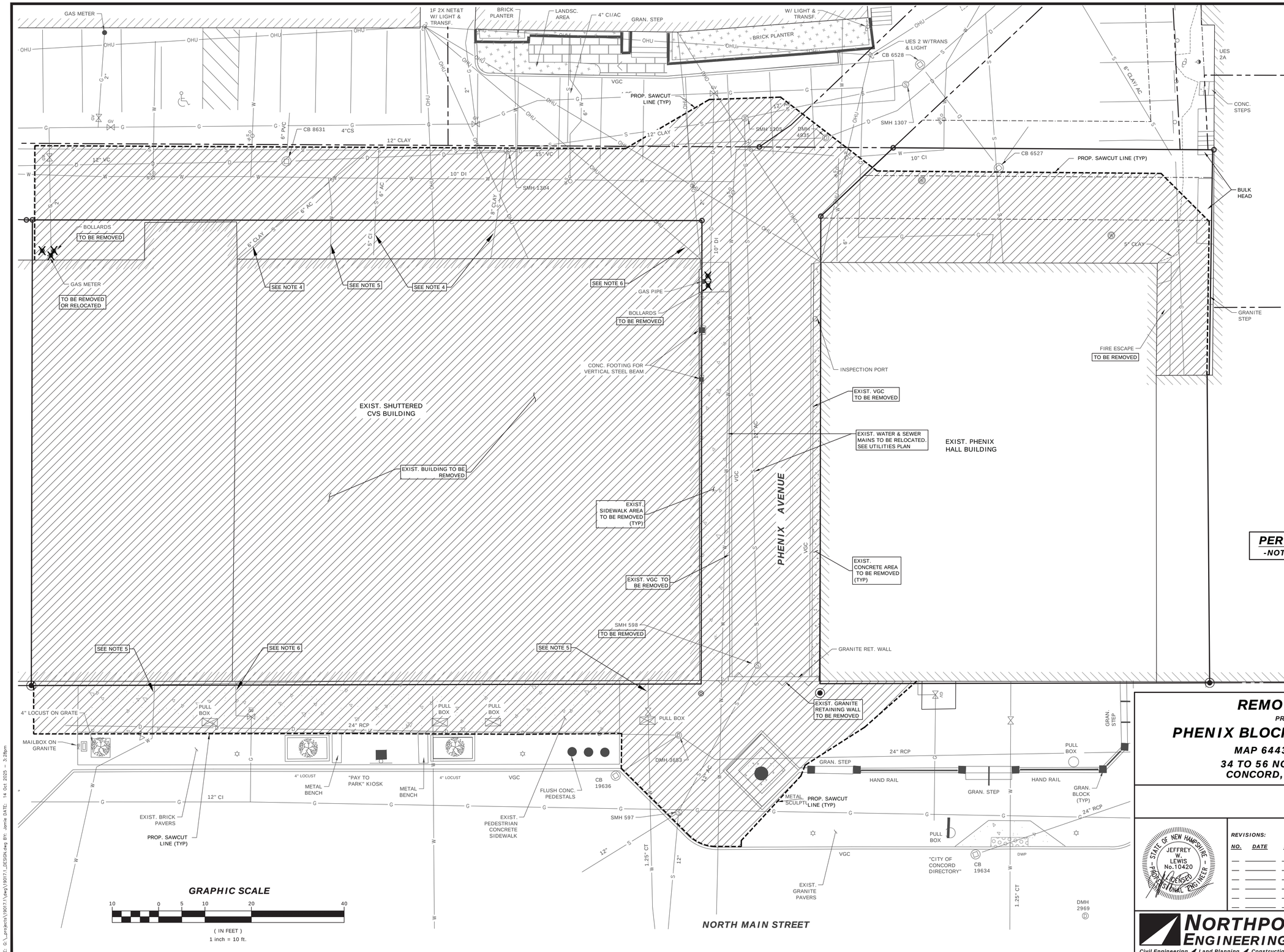
EXISTING CONDITIONS PLAT prepared for: CIBOROWSKI ASSOCIATES, LLC & PHENIX HALL, LLC

PROJECT: MAP 6443Z, LOTS 27 & 28
LOCATION: 34–56 N. MAIN ST. CONCORD, NH

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

DATE: OCTOBER, 2025
JOB NO.: 318.116
SHEET 1 OF 1

FILE: C:_projects\190171\dwg\190171_DESIGN.dwg BY: Jamie DATE: 14 Oct 2025 – 3:23pm



LEGEND

- DEMO AREA TO BE REMOVED
- X ITEM TO BE REMOVED
- SAWCUT LINE

CONSTRUCTION NOTES:

1. PRIOR TO CONSTRUCTION, CONTACT DIG SAFE CENTER, TOLL FREE 1-888-344-7233, NEW HAMPSHIRE LAW REQUIRES NOTIFICATION AT LEAST THREE BUSINESS DAYS BEFORE DIGGING OPERATIONS START. IN AN EMERGENCY, CALL IMMEDIATELY.
2. LOCATION AND/OR ELEVATIONS OF EXISTING UTILITIES AND STRUCTURES SHOWN ON THIS PLAN SET ARE BASED ON PREVIOUS PLANS AND WHERE POSSIBLE VERIFIED IN THE FIELD. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE EXACT SIZE, LOCATION, DEPTH AND EXISTENCE OF ALL EXISTING UNDERGROUND UTILITIES THAT ARE TO BE ACCESSED OR CROSSED DURING CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING IF ANY UTILITIES ARE FOUND TO BE INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION SHALL BE TAKEN BEFORE PROCEEDING WITH THE WORK.
3. ALL WORK SHALL CONFORM TO THE NHDOT STANDARDS AND SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, THE CITY OF CONCORD 2016 CONSTRUCTION STANDARDS AND DETAILS, AND THE CITY OF CONCORD SITE PLAN REGULATIONS, AND SHALL BE BUILT IN A WORKMAN LIKE MANNER IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS.
4. EXISTING SEWER SERVICES SHALL BE CUT & CAPPED OUTSIDE OF TRENCH LIMITS OF NEW FOUNDATION AND THEN ABANDONED IN PLACE.
5. EXISTING WATER SERVICES SHALL BE CUT AND CAPPED OUTSIDE OF TRENCH LIMITS OF NEW FOUNDATION AND THEN ABANDONED IN PLACE.
6. EXISTING GAS SERVICES TO BE REMOVED. COORDINATE WITH GAS COMPANY.

PERMITTING PLANS
-NOT FOR CONSTRUCTION-

811 DigSafe MA . ME . NH . RI . VT

REMOVALS PLAN

PREPARED FOR:

PHENIX BLOCK REDEVELOPMENT

MAP 6443Z LOTS 27 & 28

34 TO 56 NORTH MAIN STREET
CONCORD, NEW HAMPSHIRE

OWNER: PHENIX HALL, LLC.
& CIBOROWSKI ASSOCIATES, LLC
18 NORTH MAIN STREET, SUITE 202
CONCORD, NH 03301

STATE OF NEW HAMPSHIRE – JEFFREY W. LEWIS No.10420 – LICENSED PROFESSIONAL CIVIL ENGINEER

REVISIONS:

NO.	DATE	DESCRIPTION

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

DATE: OCT. 2025
PROJ.: 19017.1
SCALE: 1"=10'
SHEET: 2 OF 11

FILE: G:_projects\19017.1\dwg\19017.1_DESIGN.dwg BY: Jamie DATE: 14 Oct 2025 – 3:28pm

NOTES:

1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE PROPOSED SITE IMPROVEMENTS ASSOCIATED WITH THE CONSTRUCTION OF A NEW 8-STORY BUILDING ON LOT 27, KNOWN AS THE PHENIX BLOCK, ALONG WITH A BUILDING ADDITITION AND RENOVATIONS TO THE EXISTING BUILDING ON LOT 28, KNOWN AS PHENIX HALL. THE BUILDING ADDITION ON LOT 28 WILL BE LOCATED WITHIN THAT PORTION OF EXISTING PHENIX AVENUE WHICH IS PROPOSED TO BE DISCONTINUED.

2. REFERENCE THE SUBJECT PARCELS OF LAND AS CITY OF CONCORD TAX MAP 6443Z LOTS 27 AND 28, ALONG WITH PHENIX AVE WHICH IS A MUNICIPALLY-OWNED STREET.

3. THIS PROJECT IS ASSOCIATED WITH A CONCURRENT APPLICATION TO RESUBDIVIDE EXISTING LOTS 27 AND 28. THE ASSOCIATED RESUBDIVISION PLAN PROPOSES TO DISCONTINUE EXISTING PHENIX AVE AND REAPPORTION THE DISCONTINUED RIGHT-OF-WAY BETWEEN THE TWO LOTS, AS SHOWN ON THIS PLAN SET.

4. OWNER OF RECORD: PARCEL 6443Z-28 — PHENIX HALL, LLC. 18 N. MAIN STREET CONCORD, NH 03301 V.3662 PG 411 MCRD

   PARCEL 6443Z-27 — CIBOROWSKI ASSOCIATES, LLC 18 N. MAIN STREET CONCORD, NH 03301 V.3816 PG 1974 MCRD

5. THE SUBJECT PARCELS ARE ZONED 'CBP' CENTRAL BUSINESS PERFORMANCE DISTRICT AND ARE SUBJECT TO THE FOLLOWING DIMENSIONAL REGULATIONS OF THE CITY OF CONCORD ZONING ORDINANCE:

	REQUIRED (CBP)	EXISTING (LOT 27)	PROPOSED (LOT 27)
MIN. LOT AREA:	N/A	14,454 SF	14,711 SF
MIN. BUILDABLE AREA:	N/A	14,454 SF	14,711 SF
MIN. LOT FRONTAGE:	22 FT	144.38 FT	144.38
MIN. FRONT SETBACK:	N/A	0 FT	0 FT
MIN. REAR SETBACK:	N/A	0 FT	0 FT
MIN. SIDE SETBACK:	N/A	0 FT	0 FT
MAX. LOT COVERAGE:	N/A	100%	100%
MAX. BUILDING HEIGHT:	80 FT	< 80 FT	*89.5 FT

	REQUIRED (CBP)	EXISTING (LOT 28)	PROPOSED (LOT 28)
MIN. LOT AREA:	N/A	9,550 SF	11,863 SF
MIN. BUILDABLE AREA:	N/A	8,380 SF	8,380 SF
MIN. LOT FRONTAGE:	22 FT	84.00 FT	84.0 SF
MIN. FRONT SETBACK:	N/A	0 FT	0 FT
MIN. REAR SETBACK:	N/A	9.5 FT	0 FT
MIN. SIDE SETBACK:	N/A	0 FT	0 FT
MAX. LOT COVERAGE	N/A	100%	100%
MAX. BUILDING HEIGHT:	80 FT	< 80 FT	< 80 FT

* CONDITIONAL USE PERMIT REQUIRED TO ALLOW MAX. BUILDING HEIGHT TO EXCEED 80 FEET.

6. THE PROPOSED BUILDING ON LOT 27 WILL BE AN 8-STORY MULTI-USE BUILDING THAT INCLUDES: A PARKING GARAGE AND RETAIL SPACE ON THE BASEMENT FLOOR WITH ACCESS FROM LOW AVE; RETAIL SPACE ON THE FIRST FLOOR WITH ACCESS FROM MAIN STREET; OFFICE SPACE ON THE SECOND FLOOR; 36 RESIDENTIAL APARTMENT UNITS ON THE THIRD THROUGH SIXTH FLOORS (9 UNITS PER FLOOR) RANGING FROM ONE TO THREE-BEDROOM UNITS; AND A RESTAURANT VENUE ON THE SEVENTH FLOOR WITH OUTDOOR SEATING ON THE ROOF DECK. THE GROSS FLOOR AREA OF THE BUILDING IS 107,156-SF WITH THE FOLLOWING BREAKDOWN OF PROPOSED USES:

LOT 27	AREA	F.A.R.
RESIDENTIAL APARTMENTS:	44,132-SF	3.00
RETAIL SPACE:	12,378 SF	0.84
OFFICE SPACE:	12,124 SF	0.82
ASSEMBLY/RESTAURANT:	9,508 SF	0.65
STORAGE/UTILITY:	29,014 SF	1.97
TOTAL GFA:	107,156 SF	7.28

7. THE PHENIX HALL BUILDING ON LOT 28 WILL BE RENOVATED AS PART OF THIS PROJECT AND WILL INCLUDE A NEW BUILDING ADDITION THAT CONNECTS TO THE NEW BUILDING ON LOT 27. IT IS A 5-STORY BUILDING THAT INCLUDES: WILL ALSO INCLUDED WILL BE AN 8-STORY MULTI-USE BUILDING THAT INCLUDES: STORAGE AND UTILITY SPACE ON THE BASEMENT FLOOR WITH ACCESS FROM LOW AVE; RETAIL SPACE ON THE FIRST FLOOR WITH ACCESS FROM MAIN STREET; OFFICE SPACE ON THE SECOND FLOOR; AND ASSEMBLY SPACE ON THE THIRD AND FOURTH FLOORS. THE GROSS FLOOR AREA OF THE BUILDING IS 37,853-SF WITH THE FOLLOWING BREAKDOWN OF PROPOSED USES:

LOT 28	AREA	F.A.R.
RETAIL SPACE:	6,871 SF	0.60
OFFICE SPACE:	6,962 SF	0.59
ASSEMBLY SPACE:	11,971 SF	1.01
STORAGE/UTILITY:	12,049 SF	1.02
TOTAL GFA:	37,853 SF	3.19

8. PARKING CALCULATIONS:

   REQUIRED PARKING: NO ONSITE PARKING REQUIRED IN THE CBP DISTRICT.

   PARKING PROVIDED: 20 PARKING SPACES PROVIDED IN THE BASEMENT LEVEL WITH ACCESS FROM LOW AVE.

9. A DUMPSTER WILL NOT BE REQUIRED OR PROVIDED ON THIS SITE.

10. THE NEW BUILDING WILL BE EQUIPPED WITH A FIRE SUPPRESSION SYSTEM, INCLUDING AN ALARM SYSTEM, AND SHALL BE REVIEWED AND APPROVED BY THE FIRE DEPARTMENT AND LIFE SAFETY.

11. THIS PROJECT WILL BE CONSTRUCTED IN A SINGLE PHASE.

12. THE AREA OF LAND DISTURBANCE PROPOSED BY THIS PROJECT IS APPROXIMATELY 25,000-SF.

13. THE SUBJECT PARCELS DO NOT LIE WITHIN THE SHORELAND PROTECTION DISTRICT (SP). THE PARCELS DO NOT CONTAIN ANY JURISDICTIONAL WETLANDS, BLUFFS, OR STEEP SLOPES GREATER THAN 15% OR GREATER THAN 25%.

14. THE SUBJECT PARCELS ARE NOT LOCATED IN ANY SPECIAL FLOOD HAZARD AREAS SHOWN ON THE FLOOD INSURANCE RATE MAPS FOR CONCORD, NH, NUMBER 33013C533E HAVING AN EFFECTIVE DATE OF APRIL 19, 2010.

15. ALL WORK PERFORMED SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST EDITION OF THE CITY OF CONCORD CONSTRUCTION STANDARDS, AND CITY STANDARDS SHALL TAKE PRECEDENCE IN CASE OF OF ANY DETAILS OR PLANS IN CONFLICT.

16. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND IN ACCORDANCE WITH SECTION 25.02(1) OF THE SITE PLAN REGULATIONS.

17. PER SITE PLAN REGULATION 12.09, UPON COMPLETION OF CONSTRUCTION THE CONTRACTOR SHALL SUBMIT AS-BUILT DRAWINGS TO THE ENGINEERING SERVICES DIVISION PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. DURING PROJECT CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE AS-BUILT SKETCHES OF ALL UNDERGROUND UTILITIES PRIOR TO BACKFILL AND PROVIDE TO ENGINEER OF RECORD. ALL INVERTS AND ELEVATIONS SHALL BE BASED ON A SURVEYED BENCHMARK PROVIDED BY THE SURVEYOR OF RECORD THE SURVEYOR SHALL PROVIDE AN AS- BUILT OF THE SITE UTILIZING NH STATE PLANE GRID COORDINATES AND N.A.V.D. 88 DATUM AND SUBMIT TO THE ENGINEERING SERVICES DIVISION IN ELECTRONIC FORMAT FOR INCLUSION IN THE CITY GIS DATABASE.

18. PRIOR TO START OF ANY CONSTRUCTION THE CONTRACTOR SHALL ARRANGE A PRE-CONSTRUCTION MEETING WITH THE ENGINEERING SERVICES DIVISION TO DISCUSS CONSTRUCTION REQUIREMENTS, SITE INSPECTIONS, ASSOCIATED FEES, SCHEDULES, ETC.

19. THE CONTRACTOR SHALL OBTAIN AN EXCAVATION PERMIT FROM THE ENGINEERING SERVICES DIVISION FOR WORK WITHIN THE RIGHT-OF-WAY.

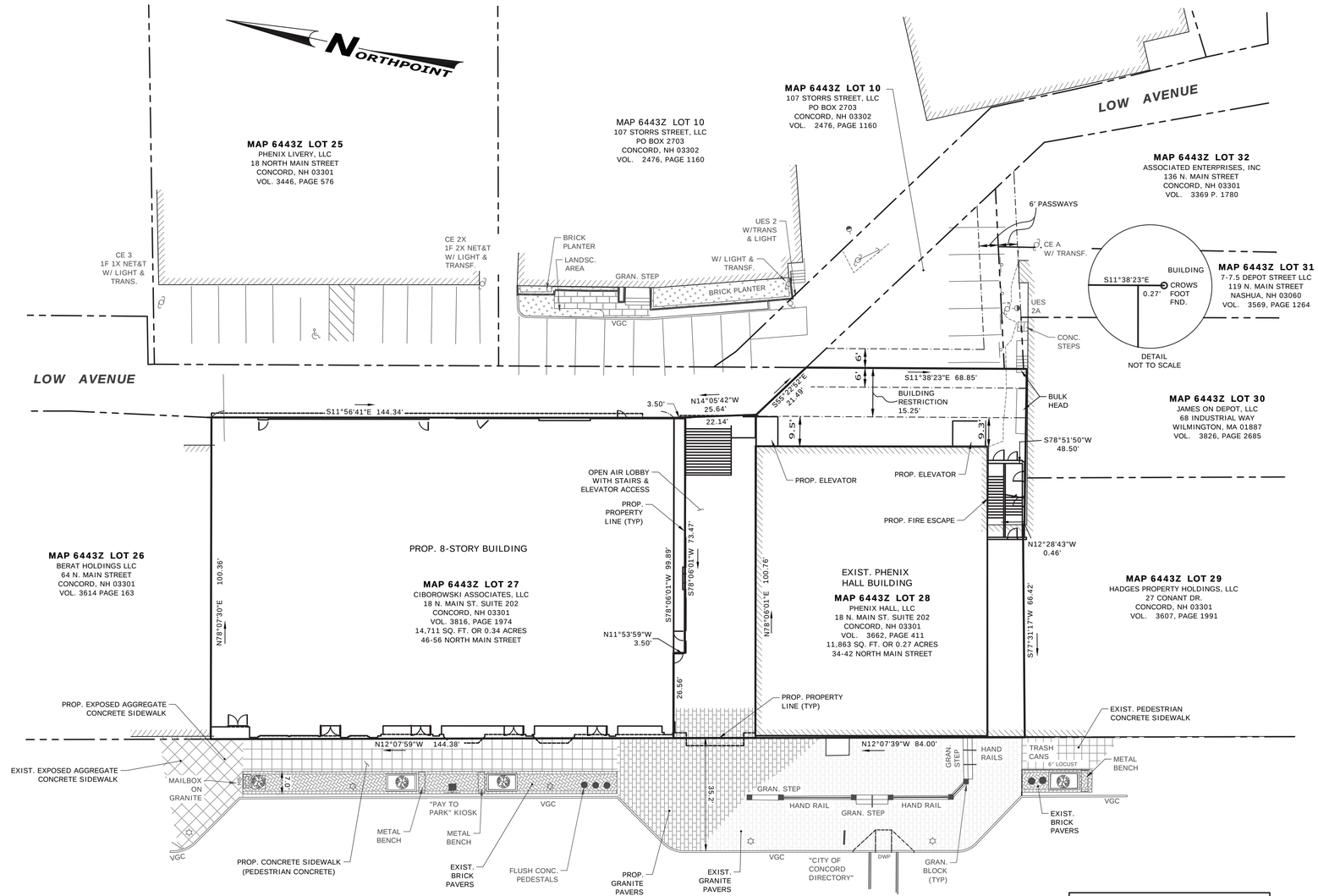
20. A TEMPORARY TRAFFIC CONTROL PLAN (TTCP) WILL BE REQUIRED FOR ALL WORK IN AND ADJACENT TO THE CITY RIGHT-OF-WAY THAT WILL REQUIRE LANE CLOSURES. THE TTCP SHALL BE SUBMITTED TO THE ENGINEERING SERVICES DIVISION FOR REVIEW AND APPROVAL A MINIMUM OF TWO WEEKS PRIOR TO THE CONSTRUCTION ACTIVITIES THAT REQUIRE LANE CLOSURE(S).

21. THIS PROJECT REQUIRES THE FOLLOWING STATE AND/OR FEDERAL PERMIT(S) ASSOCIATED WITH THE SITE DESIGN:

    NHDES SEWER CONNECTION PERMIT:

22. ON XXXXX THE CONCORD PLANNING BOARD GRANTED THE FOLLOWING WAIVERS FROM THE SITE PLAN REGULATIONS:

23. ON XXXXX THE CONCORD PLANNING BOARD GRANTED THE FOLLOWING CONDITIONAL USE PERMITS:



PERMITTING PLANS
-NOT FOR CONSTRUCTION-

MATERIALS LEGEND

- EXPOSED AGGREGATE CONCRETE SIDEWALK
- PEDESTRIAN CONCRETE SIDEWALK
- 12" x 18" GRANITE PAVERS
- BRICK PAVERS

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

811 DigSafe MA . ME . NH . RI . VT

SITE PLAN

PREPARED FOR:

PHENIX BLOCK REDEVELOPMENT

MAP 6443Z LOTS 27 & 28
34 TO 56 NORTH MAIN STREET
CONCORD, NEW HAMPSHIRE

OWNER: PHENIX HALL, LLC.
& CIBOROWSKI ASSOCIATES, LLC
18 NORTH MAIN STREET, SUITE 202
CONCORD, NH 03301

STATE OF NEW HAMPSHIRE — JEFFREY W. LEWIS No.10420 — LICENSED PROFESSIONAL ENGINEER

REVISIONS:

NO.	DATE	DESCRIPTION

NORTHPOINT ENGINEERING, LLC
Civil Engineering ◢ Land Planning ◢ Construction Services
119 Storrs St, Ste 201
Concord, NH 03301
Tel 603-226-1166
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DATE: OCT. 2025
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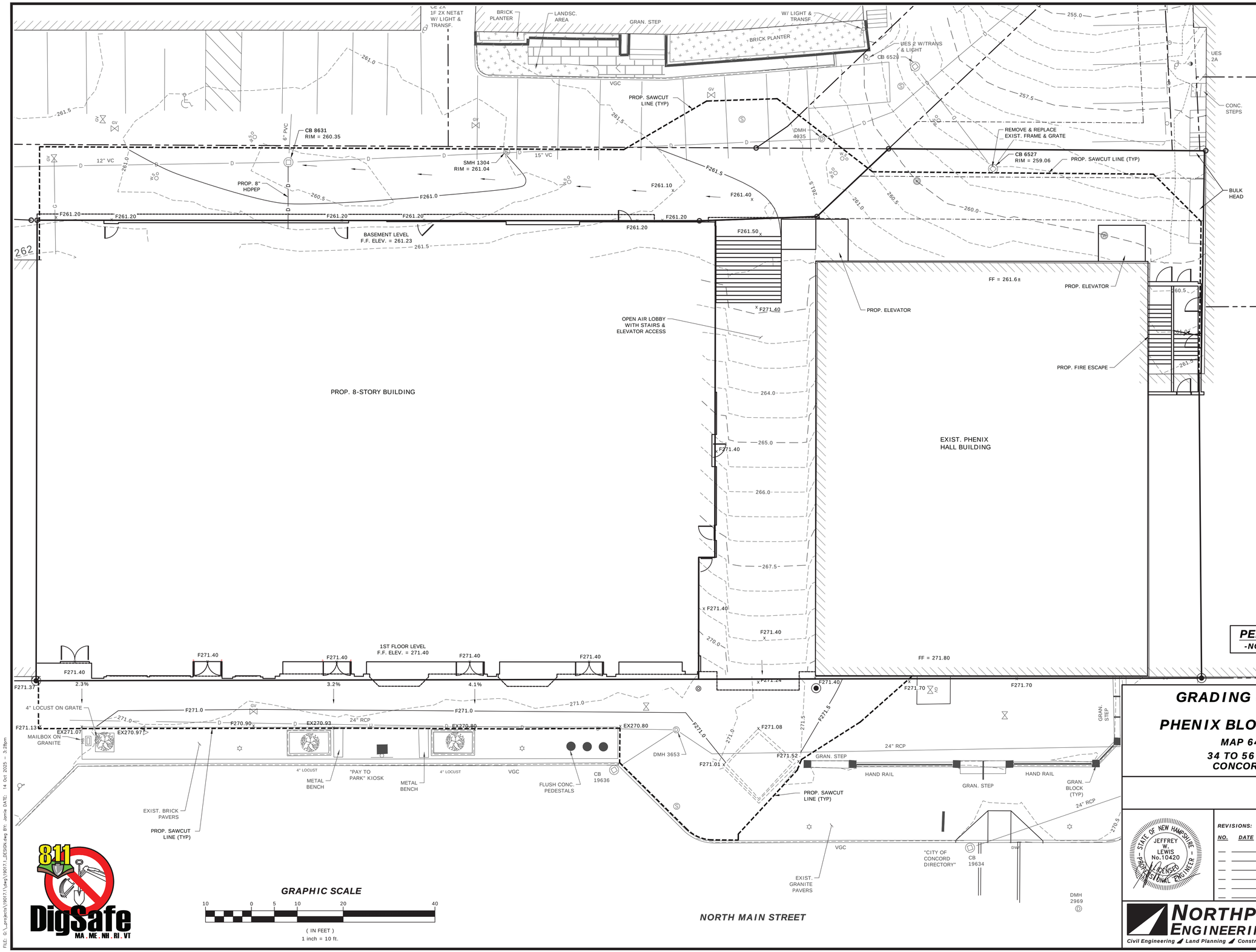
SCALE: 1"=20'
SHEET: 3 OF 11

FILE: G:_projects\19017.1\dwg\19017.1_DESIGN.dwg BY: Jamie DATE: 14 Oct 2025 – 3:28pm



NORTHPOINT

CONSTRUCTION NOTES:

1. PRIOR TO CONSTRUCTION, CONTACT DIG SAFE CENTER, TOLL FREE 1-888-344-7233, NEW HAMPSHIRE LAW REQUIRES NOTIFICATION AT LEAST THREE BUSINESS DAYS BEFORE DIGGING OPERATIONS START. IN AN EMERGENCY, CALL IMMEDIATELY.
2. LOCATION AND/OR ELEVATIONS OF EXISTING UTILITIES AND STRUCTURES SHOWN ON THIS PLAN SET ARE BASED ON PREVIOUS PLANS AND WHERE POSSIBLE VERIFIED IN THE FIELD. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE EXACT SIZE, LOCATION, DEPTH AND EXISTENCE OF ALL EXISTING UNDERGROUND UTILITIES THAT ARE TO BE ACCESSED OR CROSSED DURING CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING IF ANY UTILITIES ARE FOUND TO BE INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION SHALL BE TAKEN BEFORE PROCEEDING WITH THE WORK.
3. ALL WORK SHALL CONFORM TO THE NHDOT STANDARDS AND SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, THE CITY OF CONCORD 2016 CONSTRUCTION STANDARDS AND DETAILS, AND THE CITY OF CONCORD SITE PLAN REGULATIONS, AND SHALL BE BUILT IN A WORKMAN LIKE MANNER IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS.
4. PRIOR TO THE START OF CONSTRUCTION THE LIMITS OF CLEARING SHALL BE STAKED OUT. NO TREES SHALL BE CUT BEYOND THE LIMITS SHOWN ON THIS PLAN AND TEMPORARY FENCING SHALL BE INSTALLED AROUND THE LIMITS OF CLEARING PRIOR TO CLEARING TO ENSURE THAT NO ADDITIONAL TREES ARE DAMAGED DURING CONSTRUCTION. IMMEDIATELY AFTER CLEARING HAS OCCURRED, ALL TEMPORARY EROSION CONTROL MEASURES SHOWN ON THE EROSION CONTROL PLAN SHALL BE INSTALLED AND SHALL REMAIN IN PLACE AT ALL TIMES DURING CONSTRUCTION, AND UNTIL FINAL STABILIZATION HAS OCCURRED.
5. ALL PROPOSED UTILITIES SHALL BE CONSTRUCTED UNDERGROUND.
6. ALL CONSTRUCTION DEBRIS, SHALL BE REMOVED FROM THE JOB SITE AND DISPOSED OF PROPERLY OFFSITE, UNLESS OTHERWISE APPROVED.
7. THE CONTRACTOR SHALL APPLY FOR AN EXCAVATION PERMIT (AVAILABLE FROM ENGINEERING SERVICES) PER CITY ORDINANCE ARTICLE 5-1-4 FOR WORK WITHIN THE CITY RIGHT-OF-WAY OR ON CITY OWNED PROPERTY. CONTACT THE CITY OF CONCORD ENGINEERING SERVICES DIVISION PRIOR TO CONSTRUCTION TO APPLY FOR THE PERMIT.
8. PRIOR TO START OF ANY CONSTRUCTION THE CONTRACTOR SHALL ARRANGE A PRE-CONSTRUCTION MEETING WITH THE ENGINEERING SERVICES DIVISION.

PERMITTING PLANS
-NOT FOR CONSTRUCTION-

GRADING & DRAINAGE PLAN

PREPARED FOR:

PHENIX BLOCK REDEVELOPMENT

MAP 6443Z LOTS 27 & 28

34 TO 56 NORTH MAIN STREET
CONCORD, NEW HAMPSHIRE

OWNER: PHENIX HALL, LLC.
& CIBOROWSKI ASSOCIATES, LLC
18 NORTH MAIN STREET, SUITE 202
CONCORD, NH 03301

STATE OF NEW HAMPSHIRE
JEFFREY W. LEWIS
No. 10420
LICENSED
PROFESSIONAL ENGINEER

REVISIONS:

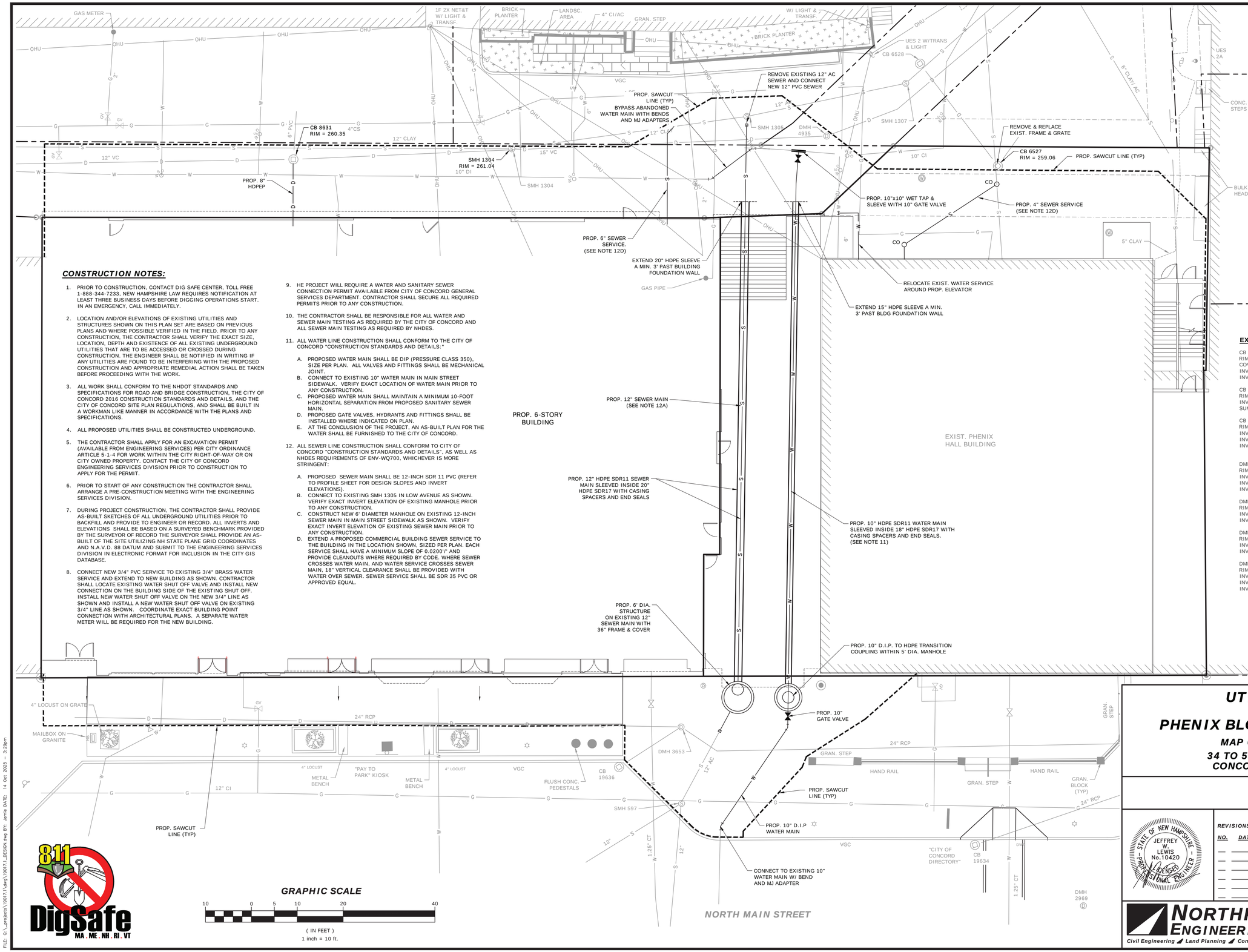
NO.	DATE	DESCRIPTION

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

DATE: OCT. 2025
PROJ.: 19017.1
SCALE: 1"=10'
SHEET: 4 OF 11

DigSafe MA . ME . NH . RI . VT

FILE: G:_projects\19017-1\dwg\19017-1_DESIGN.dwg BY: Jamie DATE: 14 Oct 2025 - 3:28pm



CONSTRUCTION NOTES:

1. PRIOR TO CONSTRUCTION, CONTACT DIG SAFE CENTER, TOLL FREE 1-888-344-7233, NEW HAMPSHIRE LAW REQUIRES NOTIFICATION AT LEAST THREE BUSINESS DAYS BEFORE DIGGING OPERATIONS START. IN AN EMERGENCY, CALL IMMEDIATELY.

2. LOCATION AND/OR ELEVATIONS OF EXISTING UTILITIES AND STRUCTURES SHOWN ON THIS PLAN SET ARE BASED ON PREVIOUS PLANS AND WHERE POSSIBLE VERIFIED IN THE FIELD. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE EXACT SIZE, LOCATION, DEPTH AND EXISTENCE OF ALL EXISTING UNDERGROUND UTILITIES THAT ARE TO BE ACCESSED OR CROSSED DURING CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING IF ANY UTILITIES ARE FOUND TO BE INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION SHALL BE TAKEN BEFORE PROCEEDING WITH THE WORK.

3. ALL WORK SHALL CONFORM TO THE NHDOT STANDARDS AND SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, THE CITY OF CONCORD 2016 CONSTRUCTION STANDARDS AND DETAILS, AND THE CITY OF CONCORD SITE PLAN REGULATIONS, AND SHALL BE BUILT IN A WORKMAN LIKE MANNER IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS.

4. ALL PROPOSED UTILITIES SHALL BE CONSTRUCTED UNDERGROUND.

5. THE CONTRACTOR SHALL APPLY FOR AN EXCAVATION PERMIT (AVAILABLE FROM ENGINEERING SERVICES) PER CITY ORDINANCE ARTICLE 5-1-4 FOR WORK WITHIN THE CITY RIGHT-OF-WAY OR ON CITY OWNED PROPERTY. CONTACT THE CITY OF CONCORD ENGINEERING SERVICES DIVISION PRIOR TO CONSTRUCTION TO APPLY FOR THE PERMIT.

6. PRIOR TO START OF ANY CONSTRUCTION THE CONTRACTOR SHALL ARRANGE A PRE-CONSTRUCTION MEETING WITH THE ENGINEERING SERVICES DIVISION.

7. DURING PROJECT CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE AS-BUILT SKETCHES OF ALL UNDERGROUND UTILITIES PRIOR TO BACKFILL AND PROVIDE TO ENGINEER OR RECORD. ALL INVERTS AND ELEVATIONS SHALL BE BASED ON A SURVEYED BENCHMARK PROVIDED BY THE SURVEYOR OF RECORD THE SURVEYOR SHALL PROVIDE AN AS-BUILT OF THE SITE UTILIZING NH STATE PLANE GRID COORDINATES AND N.A.V.D. 88 DATUM AND SUBMIT TO THE ENGINEERING SERVICES DIVISION IN ELECTRONIC FORMAT FOR INCLUSION IN THE CITY GIS DATABASE.

8. CONNECT NEW 3/4" PVC SERVICE TO EXISTING 3/4" BRASS WATER SERVICE AND EXTEND TO NEW BUILDING AS SHOWN. CONTRACTOR SHALL LOCATE EXISTING WATER SHUT OFF VALVE AND INSTALL NEW CONNECTION ON THE BUILDING SIDE OF THE EXISTING SHUT OFF. INSTALL NEW WATER SHUT OFF VALVE ON THE NEW 3/4" LINE AS SHOWN AND INSTALL A NEW WATER SHUT OFF VALVE ON EXISTING 3/4" LINE AS SHOWN. COORDINATE EXACT BUILDING POINT CONNECTION WITH ARCHITECTURAL PLANS. A SEPARATE WATER METER WILL BE REQUIRED FOR THE NEW BUILDING.

9. HE PROJECT WILL REQUIRE A WATER AND SANITARY SEWER CONNECTION PERMIT AVAILABLE FROM CITY OF CONCORD GENERAL SERVICES DEPARTMENT. CONTRACTOR SHALL SECURE ALL REQUIRED PERMITS PRIOR TO ANY CONSTRUCTION.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WATER AND SEWER MAIN TESTING AS REQUIRED BY THE CITY OF CONCORD AND ALL SEWER MAIN TESTING AS REQUIRED BY NHDES.

11. ALL WATER LINE CONSTRUCTION SHALL CONFORM TO THE CITY OF CONCORD "CONSTRUCTION STANDARDS AND DETAILS:"

    A. PROPOSED WATER MAIN SHALL BE DIP (PRESSURE CLASS 350), SIZE PER PLAN. ALL VALVES AND FITTINGS SHALL BE MECHANICAL JOINT.
    B. CONNECT TO EXISTING 10" WATER MAIN IN MAIN STREET SIDEWALK. VERIFY EXACT LOCATION OF WATER MAIN PRIOR TO ANY CONSTRUCTION.
    C. PROPOSED WATER MAIN SHALL MAINTAIN A MINIMUM 10-FOOT HORIZONTAL SEPARATION FROM PROPOSED SANITARY SEWER MAIN.
    D. PROPOSED GATE VALVES, HYDRANTS AND FITTINGS SHALL BE INSTALLED WHERE INDICATED ON PLAN.
    E. AT THE CONCLUSION OF THE PROJECT, AN AS-BUILT PLAN FOR THE WATER SHALL BE FURNISHED TO THE CITY OF CONCORD.

12. ALL SEWER LINE CONSTRUCTION SHALL CONFORM TO CITY OF CONCORD "CONSTRUCTION STANDARDS AND DETAILS", AS WELL AS NHDES REQUIREMENTS OF ENV-WQ700, WHICHEVER IS MORE STRINGENT:

    A. PROPOSED SEWER MAIN SHALL BE 12-INCH SDR 11 PVC (REFER TO PROFILE SHEET FOR DESIGN SLOPES AND INVERT ELEVATIONS).
    B. CONNECT TO EXISTING SMH 1305 IN LOW AVENUE AS SHOWN. VERIFY EXACT INVERT ELEVATION OF EXISTING MANHOLE PRIOR TO ANY CONSTRUCTION.
    C. CONSTRUCT NEW 6' DIAMETER MANHOLE ON EXISTING 12-INCH SEWER MAIN IN MAIN STREET SIDEWALK AS SHOWN. VERIFY EXACT INVERT ELEVATION OF EXISTING SEWER MAIN PRIOR TO ANY CONSTRUCTION.
    D. EXTEND A PROPOSED COMMERCIAL BUILDING SEWER SERVICE TO THE BUILDING IN THE LOCATION SHOWN, SIZED PER PLAN. EACH SERVICE SHALL HAVE A MINIMUM SLOPE OF 0.0200'/' AND PROVIDE CLEANOUTS WHERE REQUIRED BY CODE. WHERE SEWER CROSSES WATER MAIN, AND WATER SERVICE CROSSES SEWER MAIN, 18" VERTICAL CLEARANCE SHALL BE PROVIDED WITH WATER OVER SEWER. SEWER SERVICE SHALL BE SDR 35 PVC OR APPROVED EQUAL.

EXISTING DRAINAGE TABLE

CB 6527
RIM 259.06
COVERED DAMAGED
INV 254.46 8" CLAY (NE)
INV 254.11 8" CLAY (SW)

CB 6528
RIM 258.30
INV 254.90 8" ASB (SW)
SUMP 252.80

CB 8631
RIM 260.35
INV 253.48 15" CLAY (N)
INV 254.26 6" PVC (NE)
INV 253.48 15" CLAY (S)

DMH 3653
RIM 270.98
INV 261.05 24" RCP (N)
INV 265.34 12" PVC (NW)
INV 260.34 24" RCP (SW)

DMH 4935
RIM 261.33
INV 252.28 15" CLAY (N)
INV 252.21 15" CLAY (S)

DMH 9219
RIM 270.39
INV 260.97 30" RCP (NW)
INV 260.94 24" RCP (W)

DMH 9225
RIM 270.50
INV 265.70 12" PVC (NW)
INV 257.78 24" RCP (W)
INV 257.47 30" RCP (S)

EXISTING SEWER TABLE

SMH 597
RIM 270.84
INV 256.29 12" (NW)
INV 255.93 12" (W)
INV 255.76 12" (SE)

SMH 598
RIM 269.46
INV 255.36 12" (NW)
INV 255.28 12" AC (E)

SMH 1304
RIM 261.04
INV 251.54 12" CLAY (N)
INV 251.48 12" CLAY (S)
INV 254.75 8" CLAY (NW)

SMH 1305
RIM 261.96
INV 250.73 12" AC (N)
INV 250.67 12" AC (S)
INV 250.76 12" AC (W)

SMH 1307
RIM 259.31
INV 248.26 12" AC (N)
INV 248.22 12" AC (S)

PERMITTING PLANS
-NOT FOR CONSTRUCTION-

UTILITIES PLAN

PREPARED FOR:

PHENIX BLOCK REDEVELOPMENT

MAP 6443Z LOTS 27 & 28
34 TO 56 NORTH MAIN STREET
CONCORD, NEW HAMPSHIRE

OWNER: PHENIX HALL, LLC.
& CIBOROWSKI ASSOCIATES, LLC
18 NORTH MAIN STREET, SUITE 202
CONCORD, NH 03301

STATE OF NEW HAMPSHIRE — JEFFREY W. LEWIS No.10420 — LICENSED PROFESSIONAL ENGINEER

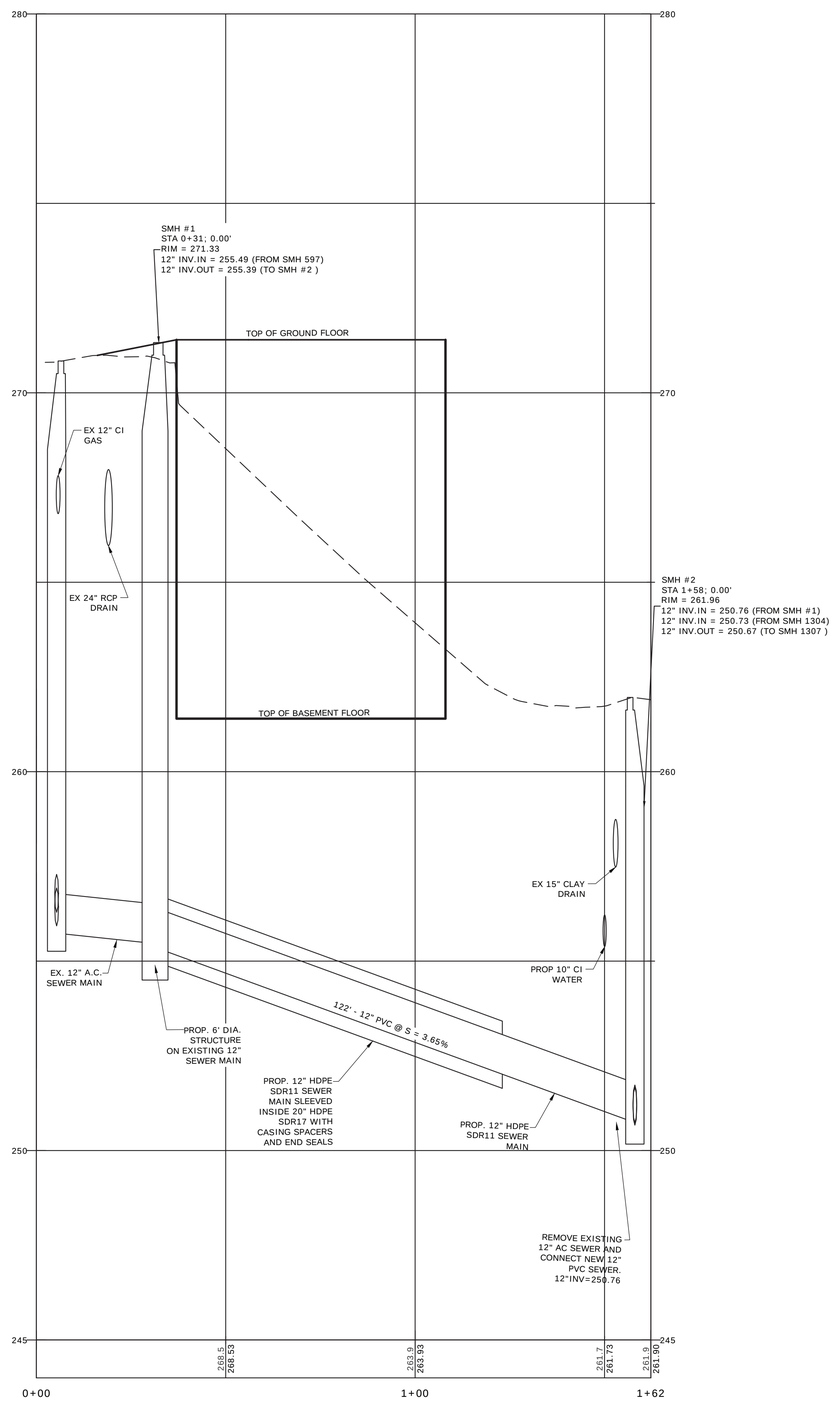
REVISIONS:

NO.	DATE	DESCRIPTION

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

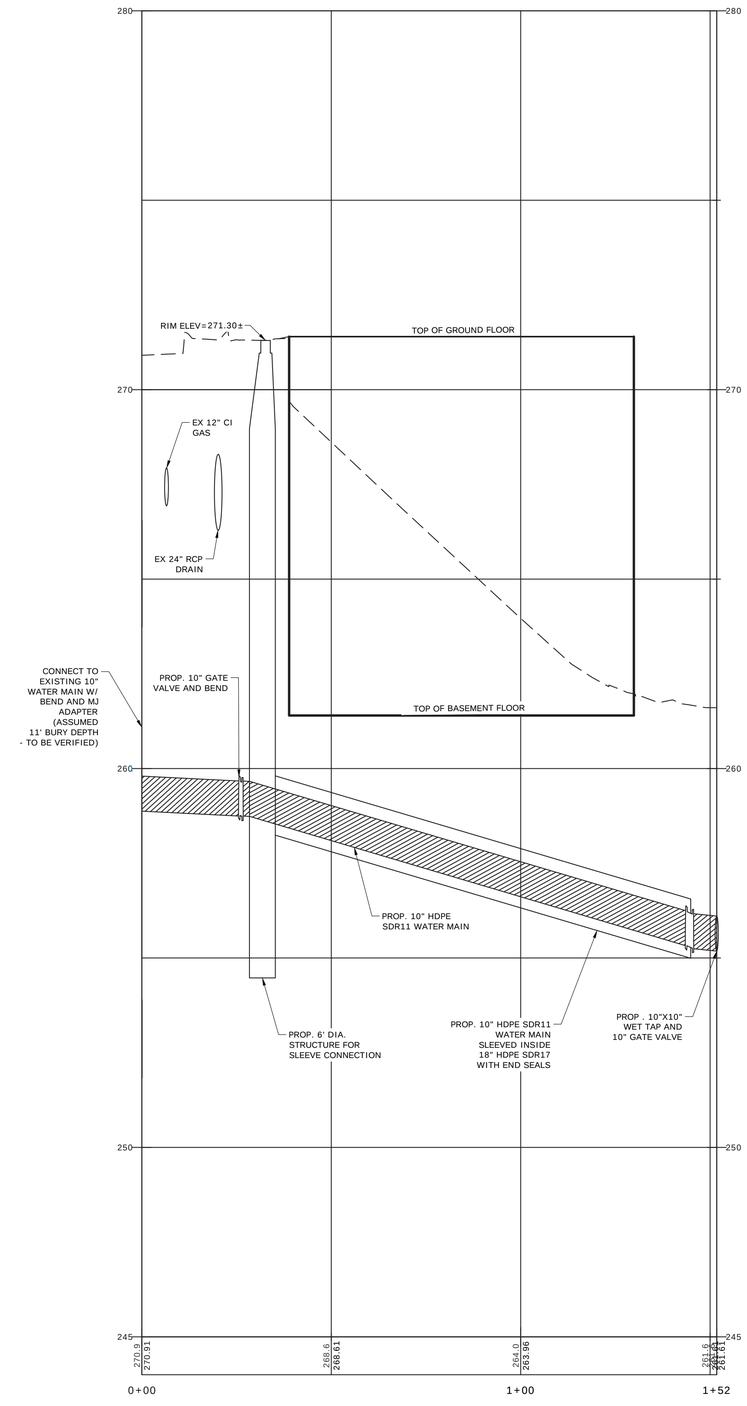
DATE: OCT. 2025
PROJ.: 19017.1
SCALE: 1"=10'
SHEET: 5 OF 11

FILE: G:_projects\19017.1\dwg\19017.1_DESIGN.dwg BY: Jamie DATE: 14 Oct 2025 - 3:29pm



SEWER PROFILE

SCALE: 1"=20' (HORZ.)
1"=2' (VERT.)



WATER PROFILE

SCALE: 1"=20' (HORZ.)
1"=2' (VERT.)

811 DigSafe
MA . ME . NH . RI . VT

PERMITTING PLANS
-NOT FOR CONSTRUCTION-

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

UTILITIES PROFILES

PREPARED FOR:

PHENIX BLOCK REDEVELOPMENT

MAP 6443Z LOTS 27 & 28

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CONCORD, NEW HAMPSHIRE

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DATE: OCT. 2025
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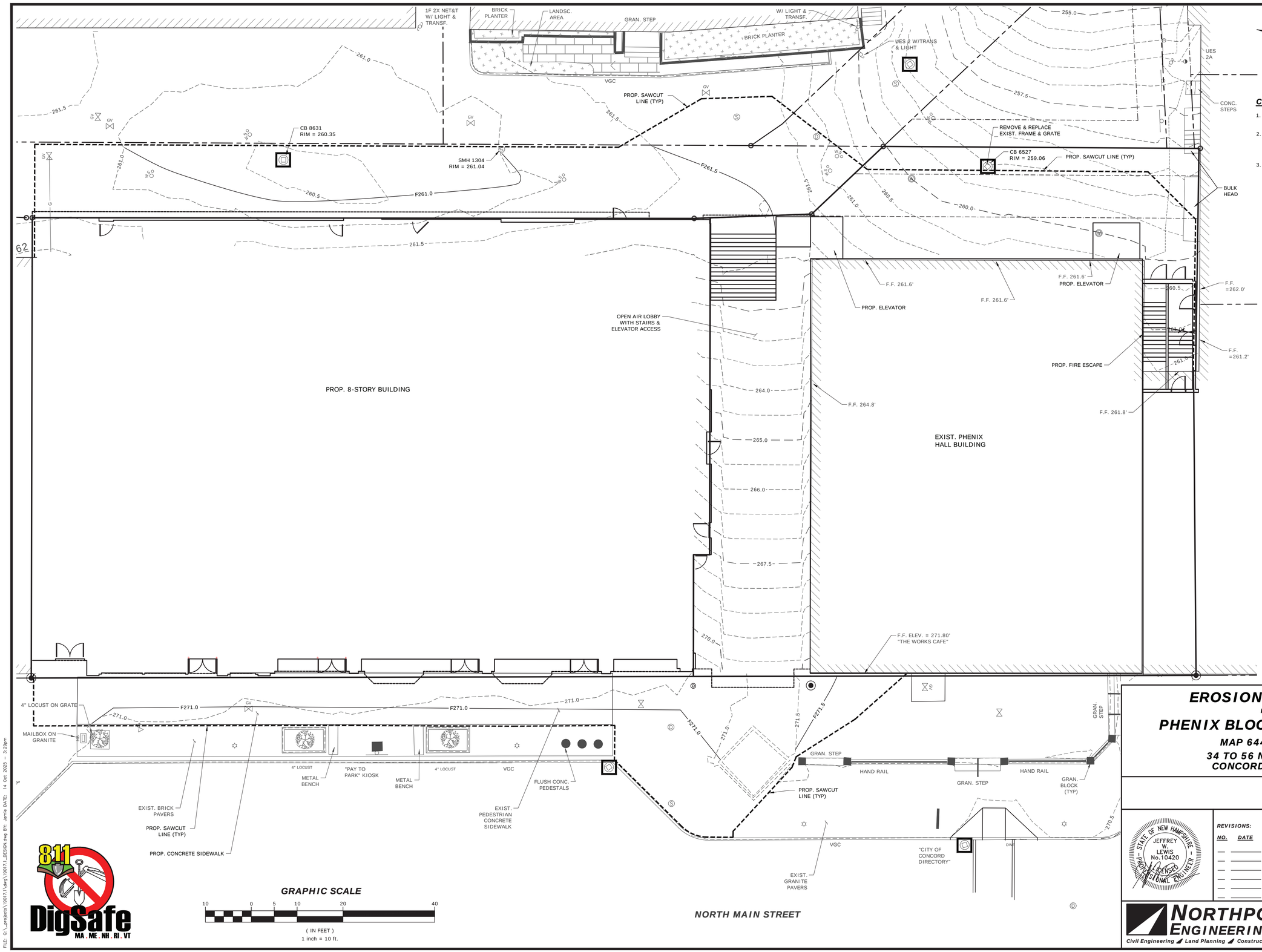
SHEET: 6 OF 11

FILE: G:_projects\19017.1\dwg\19017.1_PROFILES.dwg BY: Jamie DATE: 14 Oct 2025 - 3:29pm



CONSTRUCTION NOTES

1. DIG SAFE SHALL BE CONTACTED 72 HOURS PRIOR TO CONSTRUCTION COMMENCING (1-888-344-7233).
2. TEMPORARY EROSION CONTROL MEASURES, INCLUDING SILT FENCE WHERE SHOWN, SHALL BE IN PLACE PRIOR TO THE START OF ANY CONSTRUCTION AND SHALL REMAIN IN PLACE UNTIL SITE IS STABILIZED.
3. INLET FILTER BASKETS SHALL BE INSTALLED AT ALL EXISTING AND PROPOSED CATCH BASINS THAT WILL RECEIVE RUNOFF DURING CONSTRUCTION.

EROSION CONTROL LEGEND

- PROPOSED CONSTRUCTION EXIT
- PROPOSED SILT FENCE
- CATCH BASIN INLET PROTECTION

PERMITTING PLANS
-NOT FOR CONSTRUCTION-

EROSION CONTROL PLAN

PREPARED FOR:

PHENIX BLOCK REDEVELOPMENT

MAP 6443Z LOTS 27 & 28
34 TO 56 NORTH MAIN STREET
CONCORD, NEW HAMPSHIRE

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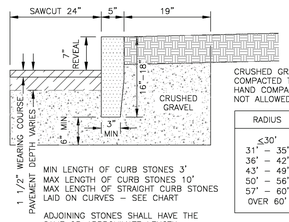
SCALE: 1"=10'
SHEET: 7 OF 11

FILE: G:_projects\19017.1\dwg\19017.1_DESIGN.dwg BY: Jamie DATE: 14 Oct 2025 - 3:29pm



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

RADIUS	MAX LENGTH
	CURVED CURB
≤30'	5'
31' – 35'	6'
36' – 42'	7'
43' – 49'	8'
50' – 56'	9'
57' – 60'	10'
OVER 60'	10'

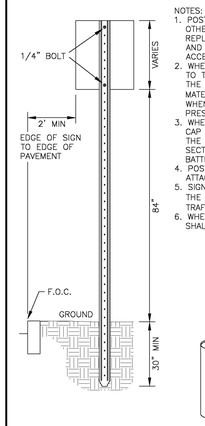
MIN LENGTH OF CURB STONES 3'
MAX LENGTH OF CURB STONES 10'
MAX LENGTH OF STRAIGHT CURB STONES
LAID ON CURVES – SEE CHART

ADJOINING STONES SHALL HAVE THE
SAME OR APPROXIMATE LENGTH.

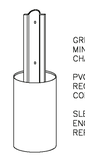
FINISH SURFACE AND TOLERANCES FOR VERTICAL GRANITE CURB

AREA	FINISH SURFACE	TOLERANCE
TOP	5" WIDE OR AS OTHERWISE SHOWN, SAWN TRUE PLANE.	+⅛" TO +⅜"
	FRONT AND BACK ARRIS LINES PITCHED STRAIGHT AND PARALLEL.	+⅛" 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 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
–	–	–		



NOTES:
1. POSTS SHALL BE PLUMB. ANY POST BENT OR OTHERWISE DAMAGED SHALL BE REMOVED AND REPLACED. CUTTING THE DAMAGED PORTION OUT AND SPLICING THE POST TOGETHER IS NOT ACCEPTABLE.
2. WHEN POSTS ARE SET, THE HOLES SHALL BE DUG TO THE PROPER DEPTH. AFTER INSERTING POSTS, THE HOLES SHALL BE BACK FILLED WITH SUITABLE MATERIAL IN LAYERS NOT EXCEEDING 6" DEEP WHEN COMPACTED; CARE BEING TAKEN TO PRESERVE THE ALIGNMENT OF THE POST.
3. WHEN POSTS ARE DRIVEN, A SUITABLE DRIVING CAP SHALL BE USED. AFTER DRIVING, THE TOP OF THE POST SHALL HAVE THE SAME CROSS–SECTIONAL DIMENSION AS THE BODY OF THE POST. BATTERED HEADS WILL NOT BE ACCEPTED.
4. POSTS SHALL NOT BE DRIVEN WITH THE SIGN ATTACHED TO THE POST.
5. SIGNS SHALL BE ERECTED IN CONFORMANCE WITH THE REQUIREMENTS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES"
6. WHEN SIGN IS IN PLACE, NO PART OF THE POST SHALL EXTEND ABOVE SIGN.



GREEN ENAMEL, 2.5#/FT
MINIMUM FLANGED
CHANNEL STEEL POST

PVC OR STEEL SLEEVE
REQUIRED IN PAVED OR
CONCRETE LOCATIONS

SLEEVE WILL BE LARGE
ENOUGH TO ALLOW FOR
REPLACEMENT POST

NO.	REVISION	DATE	City of Concord Engineering Services Division	SECTION: SITE/STREET
1	DRAFTING	11/11	ROAD SIGN POST and SLEEVE – URBAN	DRAWING NO. M–1
2	POST #/FT	8/13		
–	–	–		DATE: 12/08 PAGE: 1
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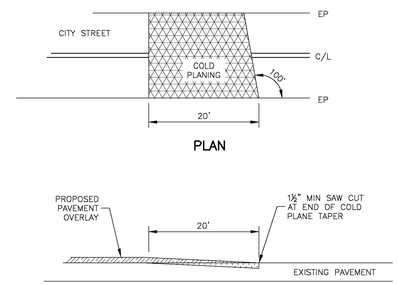
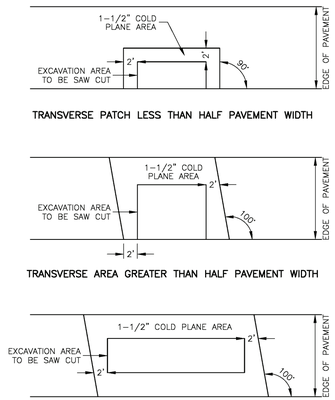


EXISTING PAVEMENT SHALL BE COLD PLANED FOR A LENGTH OF 20' TAPERING FROM 0" TO 1½" MINIMUM DEPTH, THROUGHOUT THE ENTIRE WIDTH OF THE ROADWAY TO BE OVERLAID.

PROFILE

NO.	REVISION	DATE	City of Concord Engineering Services Division	SECTION: SITE/STREET
1	DRAWING NO.	11.11	PAVEMENT OVERLAY TRANSITION	DRAWING NO. R–11
2	ANGLE	4.15		
–	–	–		DATE: 12/08 PAGE: 1
–	–	–		



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
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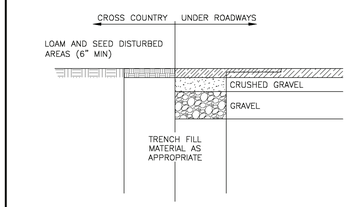

1. NEW ROADWAY CONSTRUCTION SHALL CONFORM TO THE CITY OF CONCORD CONSTRUCTION STANDARDS AND DETAILS.
2. FOR RECONSTRUCTION OF EXISTING PAVED AREAS, PAVEMENT AND SUB–BASE DEPTHS SHALL MATCH THE EXISTING CONDITIONS WITH NEW MATERIALS AS DETERMINED BY THE CITY ENGINEER OR REPRESENTATIVE.
3. THIS DETAIL IS NOT INTENDED TO SHOW THE TRANSITION BETWEEN PAVED AND UNPAVED AT THE EDGE OF ROADWAY.
4. MINIMUM PAVEMENT DEPTHS FOR NEW OR RECONSTRUCTED ROADWAYS SHALL BE AS FOLLOWS:

MINOR STREET
4" (MIN) HOT BITUMINOUS PAVEMENT
1½" WEARING COURSE
2½" BASE COURSE

COLLECTOR STREET
5" (MIN) HOT BITUMINOUS PAVEMENT
1½" WEARING COURSE
3½" BASE COURSE

NO.	REVISION	DATE	City of Concord Engineering Services Division	SECTION: SITE/STREET
1	Edit Note 2	01.19	TRENCH RESTORATION	DRAWING NO. R–15
–	–	–		
–	–	–		DATE: 12/15 PAGE: 1
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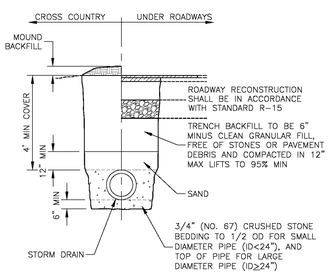

NO.	REVISION	DATE	City of Concord Engineering Services Division	SECTION: STORM
1	Standard Reference	01.19	STORM DRAIN TRENCH	DRAWING NO. SD–1
–	–	–		
–	–	–		DATE: 04/15 PAGE: 1
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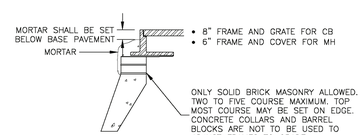
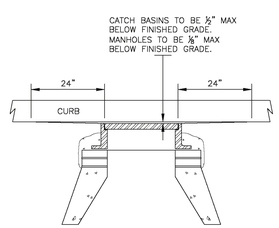
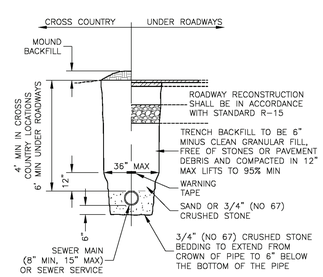


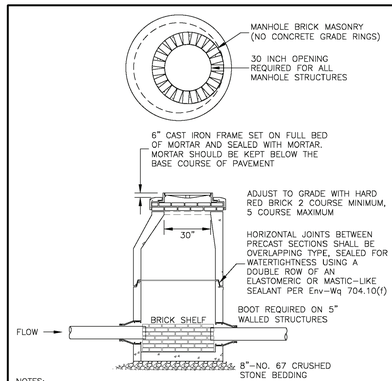


REINFORCED CONCRETE DROP
INLET TOP WITH VERTICAL CURB

NO.	REVISION	DATE	City of Concord Engineering Services Division	SECTION: SEWER/STORM
1	DRAFTING	4.15	ADJUSTING FRAMES TO GRADE	DRAWING NO. SD–5
–	–	–		
–	–	–		DATE: 12/08 PAGE: 1
–	–	–		



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. 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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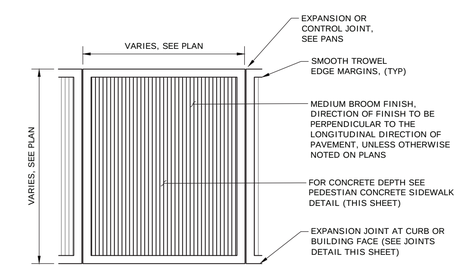


PLAN VIEW

CONCRETE SIDEWALK FINISH

-NOT TO SCALE-

PERMITTING PLANS
-NOT FOR CONSTRUCTION-

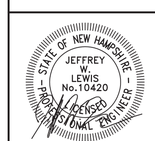
CONSTRUCTION DETAILS

PREPARED FOR:

PHENIX BLOCK REDEVELOPMENT

MAP 6443Z LOTS 27 & 28
34 TO 56 NORTH MAIN STREET
CONCORD, NEW HAMPSHIRE

OWNER: ***PHENIX HALL, LLC.***
& CIBOROWSKI ASSOCIATES, LLC
18 NORTH MAIN STREET, SUITE 202
CONCORD, NH 03301



REVISIONS:

NO.	***DATE***	***DESCRIPTION***
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Concord, NH 03301
Tel 603-226-1166
Fax 603-226-1160
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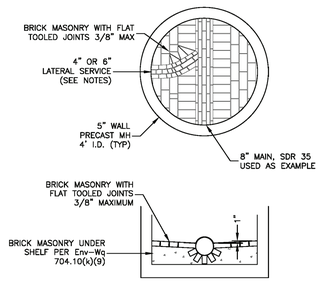
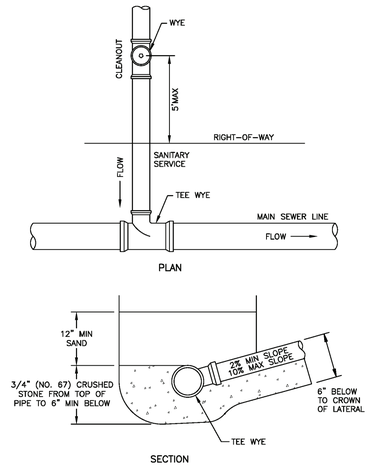
DATE: OCT. 2025
PROJ.: 19017.1
SCALE: AS SHOWN
SHEET: 8 OF 11

FILE: G:_projects\19017.1\dwg\19017.1_DETAILS.dwg BY: Jamie DATE: 14 Oct 2025 - 3:29pm

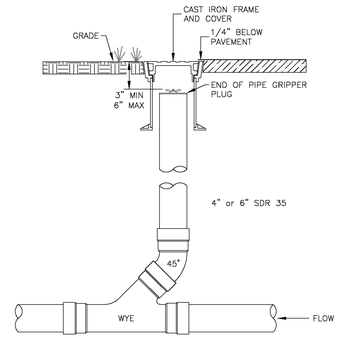


NOTES:
1. FOR MAINS 8" TO 15", CONSTRUCT INVERT THROUGH THE LOWER HALF OF THE PIPE (MINIMUM)
   8" PIPE – 7 BRICK MINIMUM (JUST ABOVE THE MIDPOINT)
   10" PIPE – 7 BRICK MINIMUM
   12" PIPE – 9 BRICK MINIMUM
   15" PIPE – 11 BRICK MINIMUM
2. FOR MAINS GREATER THAN 15", CONSTRUCT BRICK INVERT TO TOP OF PIPE
3. MAINTAIN TROUGH WIDTH THROUGH STRUCTURE
4. TYPICAL BRICK, ASTM DESIGNATION: C321-93
5. 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.

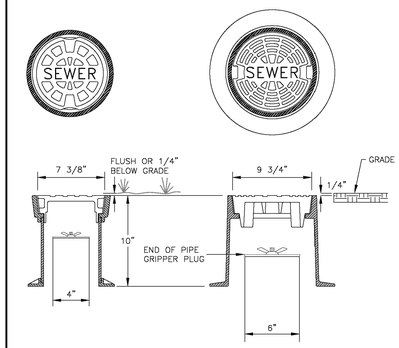
NO.	REVISION	DATE	City of Concord Engineering Services Division	SECTION: SEWER
–	–	–	SANITARY BRICK SHELF CONSTRUCTION	DRAWING NO. SM–3
–	–	–		DATE: 03/15 PAGE: 1
–	–	–		



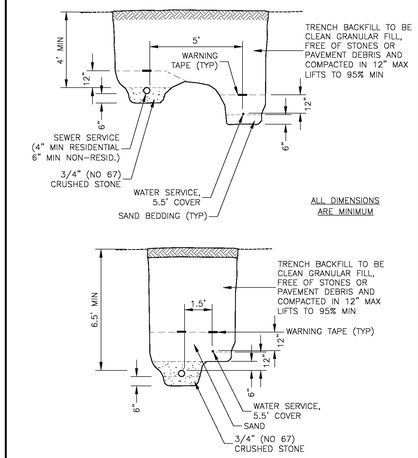
NO.	REVISION	DATE	City of Concord Engineering Services Division	SECTION: SEWER
1	STONE & DIMS	3/19	SEWER SERVICE CONNECTION AT MAIN	DRAWING NO. SS–1
–	–	–		DATE: 12/08 PAGE: 1
–	–	–		



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



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
–	–	–		



NO.	REVISION	DATE	City of Concord Engineering Services Division	SECTION: SEWR–WATR
–	–	–	WATER AND SEWER SERVICE TRENCH	DRAWING NO. SS–7
–	–	–		DATE: 03/15 PAGE: 1
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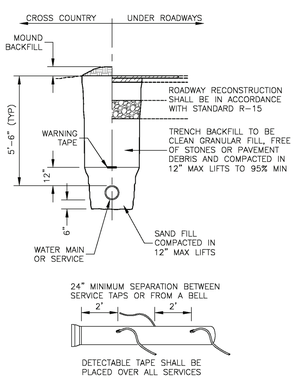

NO.	REVISION	DATE	City of Concord Engineering Services Division	SECTION: WATER
1	NEW FORMAT	4.15	WATER MAIN/SERVICE TRENCH	DRAWING NO. W–1
2	STANDARD REFERENCE	01.19		DATE: 12/08 PAGE: 1
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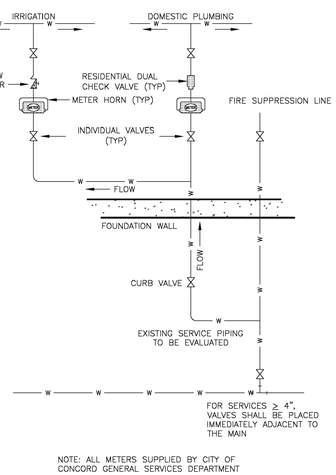

NOTE: ALL METERS SUPPLIED BY CITY OF CONCORD GENERAL SERVICES DEPARTMENT

NO.	REVISION	DATE	City of Concord Engineering Services Division	SECTION: WATER
1	R FIRE VALVE	4.15	METER INSTALLATION WITH IRRIGATION AND FIRE SUPPRESSION	DRAWING NO. W–6
–	–	–		DATE: 12/08 PAGE: 1
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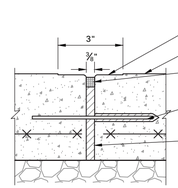
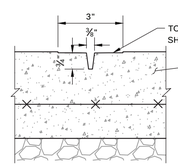


EDGE TOOL SURFACE
MEDIUM BROOM FINISH, SEE SPECS
SPECIFIED SEALANT TO MIN. 1/2" DEPTH
12" EXPANSION SLEEVE, WAXED TO PREVENT BONDING. #6 SMOOTH DOWEL: 2'-0" LONG AT 8" O.C. SET LEVEL
PREMOLDED EXPANSION JOINT FILLER, CUT BACK 1/2" MIN. AFTER POUR

EXPANSON JOINT

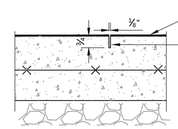
NOTE:
1. DOWEL IS TYPICAL AT ALL EXPANSION JOINTS EXCEPT AGAINST VERTICAL WALLS AND CURBS. EXPANSION JOINT FILLER TO BE AT ALL VERTICAL SURFACES INCLUDING CURBS.
2. COST OF DOWEL AND SLEEVE SUBSIDIARY TO CONCRETE SIDEWALK



TOOL CONTROL JOINT TO DIMENSIONS SHOWN WITH 1 1/2" EDGER
CONCRETE SIDEWALK

TOOLED CONTROL JOINT

INSTALLATION NOTES FOR ALL JOINTS:
1. EXPANSION JOINTS 20'-0" O.C. UNLESS SHOWN OTHERWISE.
2. CONTROL JOINTS 5'-0" O.C. UNLESS SHOWN OTHERWISE.
3. TOOLED EDGES AND JOINTS, ALL PANELS.
4. EXPANSION JOINTS AT ALL VERTICAL SURFACES

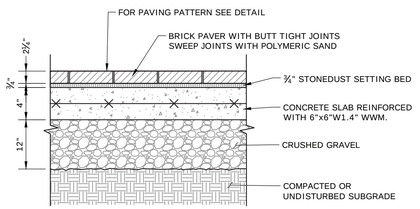


EXPOSED AGGREGATE CONCRETE SIDEWALK
SAW CUT CONTROL JOINT TO DIMENSIONS SHOWN

SAW CUT CONTROL JOINT

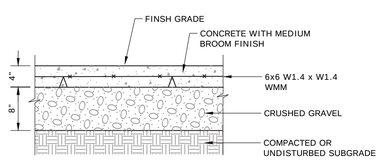
INSTALLATION NOTES FOR ALL JOINTS:
1. EXPANSION JOINTS WHERE SHOWN.
2. CONTROL JOINTS 4'-0" O.C. UNLESS SHOWN OTHERWISE.

JOINT DETAILS
-NOT TO SCALE-

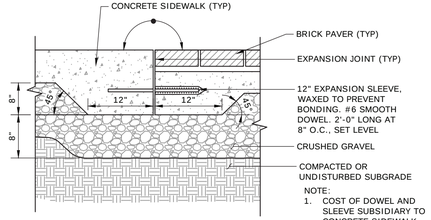


NOTE:
1. PROVIDE EXPANSION JOINTS IN CONCRETE SLAB ONLY AT 20' O.C. OR CLOSER.
2. DO NOT EXTEND EXPANSION JOINTS THROUGH TO FINISHED SURFACE.
3. CONSTRUCTED SAMPLE REQUIRED.
4. PROVIDE BRICK PAVER SAMPLE FOR REVIEW.

BRICK PAVER DETAIL
-NOT TO SCALE-



PEDESTIAN CONCRETE SIDEWALK
-NOT TO SCALE-



NOTE:
1. COST OF DOWEL AND SLEEVE SUBSIDIARY TO CONCRETE SIDEWALK

BRICK PAVERS AT CONCRETE SIDEWALK
-NOT TO SCALE-

PERMITTING PLANS
-NOT FOR CONSTRUCTION-

CONSTRUCTION DETAILS
PREPARED FOR:

PHENIX BLOCK REDEVELOPMENT

MAP 6443Z LOTS 27 & 28

34 TO 56 NORTH MAIN STREET
CONCORD, NEW HAMPSHIRE

OWNER: ***PHENIX HALL, LLC.***
& CIBOROWSKI ASSOCIATES, LLC
18 NORTH MAIN STREET, SUITE 202
CONCORD, NH 03301

STATE OF NEW HAMPSHIRE – JEFFREY W. LEWIS No.10420 – LICENSED PROFESSIONAL ENGINEER

REVISIONS:

NO.	DATE	DESCRIPTION
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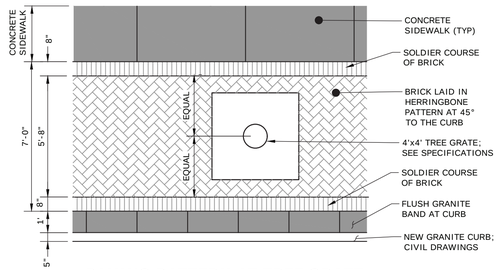
DATE: OCT. 2025
PROJ.: 19017.1
SCALE: AS SHOWN
SHEET: 9 OF 11

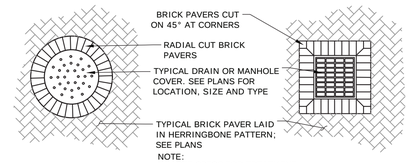
FILE: G:_projects\19017.1\dwg\19017.1_DETAILS.dwg BY: Jamie DATE: 14 Oct 2025 - 3:29pm

NOTE:
1. CONTRACTOR TO VERIFY WIDTH OF BRICK PAVING PATTERN IN THE FIELD AND RECEIVE APPROVAL FROM LANDSCAPE ARCHITECT BEFORE BEGINNING INSTALLATION.



PAVING PATTERN AT TREE GRATE: 7'-0" WIDE BRICK FURNITURE ZONE

-NOT TO SCALE-



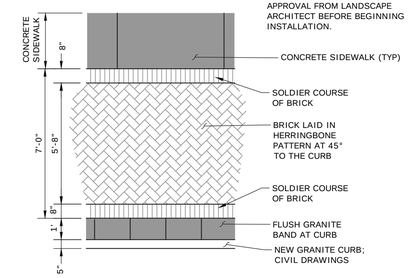
TREATMENT AT MANHOLE COVER *TREATMENT AT DRAIN*

NOTE:
1. SEE SPECS FOR TREATMENT OF FIELD CUT PAVERS INCLUDING CHAMFER OF PAVER EDGES.

PAVING PATTERN AT UTILITY

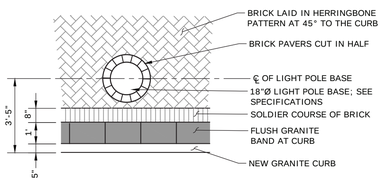
-NOT TO SCALE-

NOTE:
1. CONTRACTOR TO VERIFY WIDTH OF BRICK PAVING PATTERN IN THE FIELD AND RECEIVE APPROVAL FROM LANDSCAPE ARCHITECT BEFORE BEGINNING INSTALLATION.



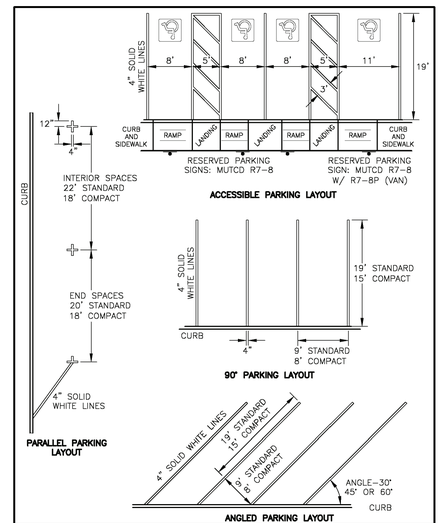
PAVING PATTERN FOR 7'-0" WIDE BRICK FURNITURE ZONE

-NOT TO SCALE-



PAVING PATTERN AT LIGHT POLE BASE 7'-0" WIDE BRICK FURNITURE ZONE

-NOT TO SCALE-



NO.	REVISION	DATE	City of Concord Engineering Services Division	SECTION: SITE/STREET
–	–	–	PARKING SPACE LAYOUT	DRAWING NO. M-4
–	–	–		DATE: 12/08 PAGE: 1
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PERMITTING PLANS
-NOT FOR CONSTRUCTION-

CONSTRUCTION DETAILS

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PHENIX BLOCK REDEVELOPMENT

MAP 6443Z LOTS 27 & 28
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STATE OF NEW HAMPSHIRE
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PROFESSIONAL ENGINEER

REVISIONS:

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DATE: OCT. 2025
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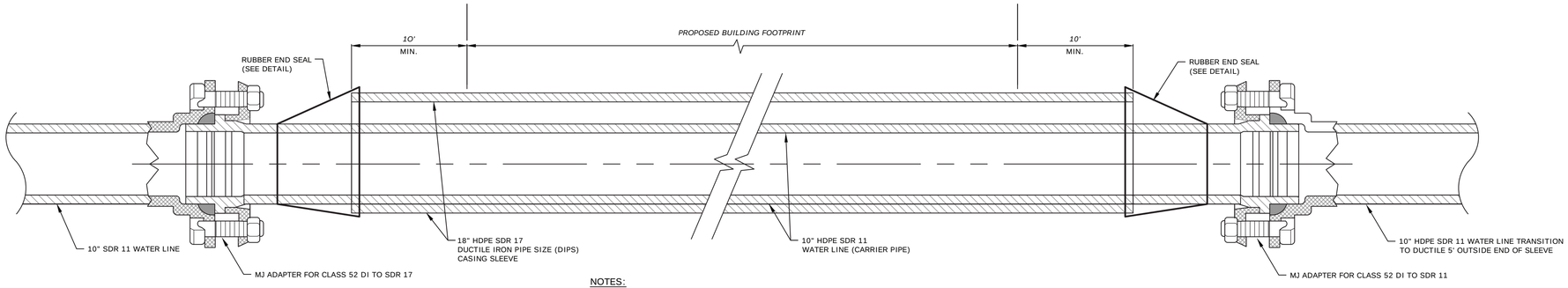
SCALE: AS SHOWN
SHEET: 10 OF 11

FILE: G:_projects\19017.1\dwg\19017.1_DETAILS.dwg BY: Jamie DATE: 14 Oct 2025 - 3:29pm



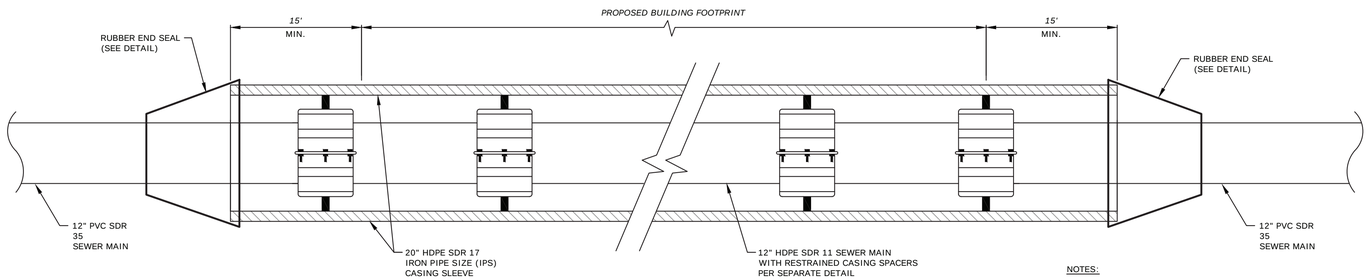
NOTES:

1) 10" HDPE WATER LINE (CARRIER PIPE) SHALL REST ON BOTTOM OF 18" HDPE CASING SLEEVE.

2) SLEEVE SHALL EXTEND A MINIMUM OF 10-FEET BEYOND THE OUTSIDE EDGE OF BUILDING FOUNDATION WALLS.

WATER LINE SLEEVE & FITTING DETAIL

-NOT TO SCALE-

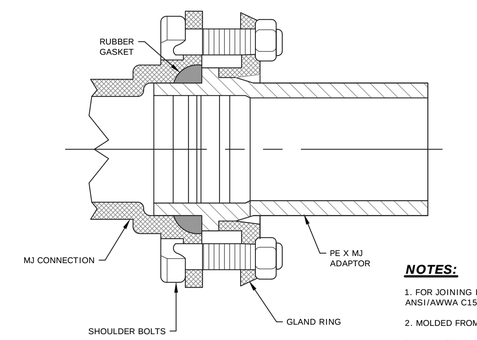


NOTES:

1. SLEEVE SHALL EXTEND A MINIMUM OF 15-FEET BEYOND THE OUTSIDE EDGE OF BUILDING FOUNDATION WALLS.

SEWER MAIN SLEEVE DETAIL

-NOT TO SCALE-



POLYETHYLENE MJ ADAPTOR

-NOT TO SCALE-

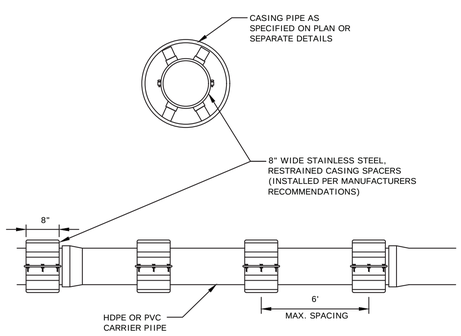
NOTES:

1. FOR JOINING IPS OR DI SIZE POLYETHYLENE PIPE TO ANY ANSI/AWWA C153 DUCTILE IRON COMPACT FITTING AND VALVE.

2. MOLDED FROM A NSF LISTED HIGH DENSITY RESIN.

3. FULLY COMPLIES WITH AWWA C901, 906.

4. POLYETHYLENE MJ ADAPTORS REQUIRE LONGER T-HEAD BOLTS FOR EASE OF ASSEMBLY.

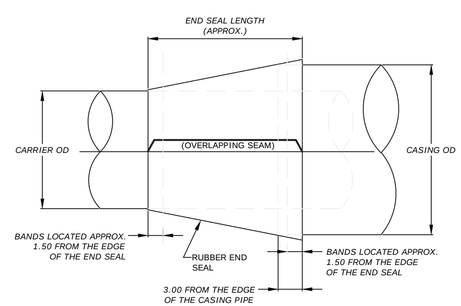


CASING SPACER DETAIL

-NOT TO SCALE-

CASING SPACERS (STAINLESS STEEL) SPECIFICATIONS

CASING SPACER SHALL BE A TWO-PIECE SHELL PER CARRIER PIPE AND MADE FROM T-304 STAINLESS STEEL OF A MINIMUM 14 GAUGE THICKNESS. EACH SHELL SECTION SHALL BE LINED WITH A 0.090" THICK, RIBBED PVC EXTRUSION WITH A RETAINING SECTION THAT OVERLAPS THE EDGES OF THE SHELL AND PREVENTS SLIPPAGE. BEARING SURFACES (RUNNERS) SHALL BE ULTRA HIGH MOLECULAR WEIGHT POLYETHYLENE (UHMW) TO PROVIDE ABRASION RESISTANCE AND A LOW COEFFICIENT OF FRICTION (0.12). THE RUNNERS SHALL BE ATTACHED TO SUPPORT STRUCTURES (RISERS) AT APPROPRIATE POSITIONS TO PROPERLY SUPPORT THE CARRIER PIPE WITHIN THE CASING PIPE AND TO EASE INSTALLATION. THE RUNNERS SHALL BE MECHANICALLY BOLTED TO THE RISER. THE BOLT HEADS ARE WELDED TO THE INSIDE OF THE RISERS FOR STRENGTH. RISERS SHALL BE MADE OF T-304 STAINLESS STEEL OF A MAXIMUM 10 GAUGE. ALL RISERS SHALL BE MIG WELDED TO THE SHELL. BOTTOM RISERS 6" AND OVER IN HEIGHT SHALL BE REINFORCED. ALL REINFORCING PLATES SHALL BE 10 GA. T-304 STAINLESS STEEL AND SHALL BE MIG WELDED TO MATING PARTS. ***RESTRAINED POSITIONING WITHIN THE CASING PIPE*** SHALL BE SIZED SUCH THAT THE CARRIER RESTS NEAR THE BOTTOM OF THE CASING PIPE AND THE HEIGHT OF THE RISERS AND RUNNERS ARE TO PROVIDE A BOTTOM CLEARANCE NOT LESS THAN ONE-HALF INCH BETWEEN THE CASING PIPE AND THE EXTREME OUTSIDE DIAMETER OF THE JOINT (BELL, SEAM WELD, JOINT CLAMP, ...) OF THE CARRIER PIPE AND A TOP CLEARANCE OF THREE-FOURTHS INCH MINIMUM. CASING SPACERS SHALL BE MODEL CCS AS MANUFACTURED BY CASCADE WATERWORKS MFG. CO. OF YORKVILLE, IL OR APPROVED EQUAL.



CASCADE MODEL CCES END SEALS

PULL OVER THE CASING AND CARRIER PIPES AFTER INSTALLATION TO PROVIDE A BARRIER TO BACKFILL DEBRIS AND SEEPAGE.

MODEL SPECIFICATIONS:

SEAL - NEOPRENE

BANDS - T-304 STAINLESS STEEL

RUBBER END SEALS DETAIL

-NOT TO SCALE-

RUBBER END SEALS SPECIFICATIONS

RUBBER END SEALS SHALL BE A PULL-OVER TYPE CONSTRUCTION AND MADE FROM NEOPRENE WITH T-304 STAINLESS STEEL BANDS FOR SECURING THE ENDS OF THE END SEAL TO THE CASING PIPE AND CARRIER PIPE. CASING SPACER END SEALS SHALL BE MODEL CCES AS MANUFACTURED BY CASCADE WATERWORKS MFG. CO. OF YORKVILLE, IL OR APPROVED EQUAL

PRELIMINARY
-NOT FOR CONSTRUCTION-

CONSTRUCTION DETAILS

PREPARED FOR:

PHENIX BLOCK REDEVELOPMENT

(MBL 6443Z - 28 & 28A; 6443Z - 27)

34 TO 56 NORTH MAIN STREET
CONCORD, NEW HAMPSHIRE

OWNER: PHENIX HALL, LLC.
& CIBOROWSKI ASSOCIATES, LLC
18 NORTH MAIN STREET, SUITE 202
CONCORD, NH 03301

STATE OF NEW HAMPSHIRE
JEFFREY W. LEWIS
No. 10420
LICENSED
PROFESSIONAL ENGINEER

REVISIONS:

NO.	DATE	DESCRIPTION

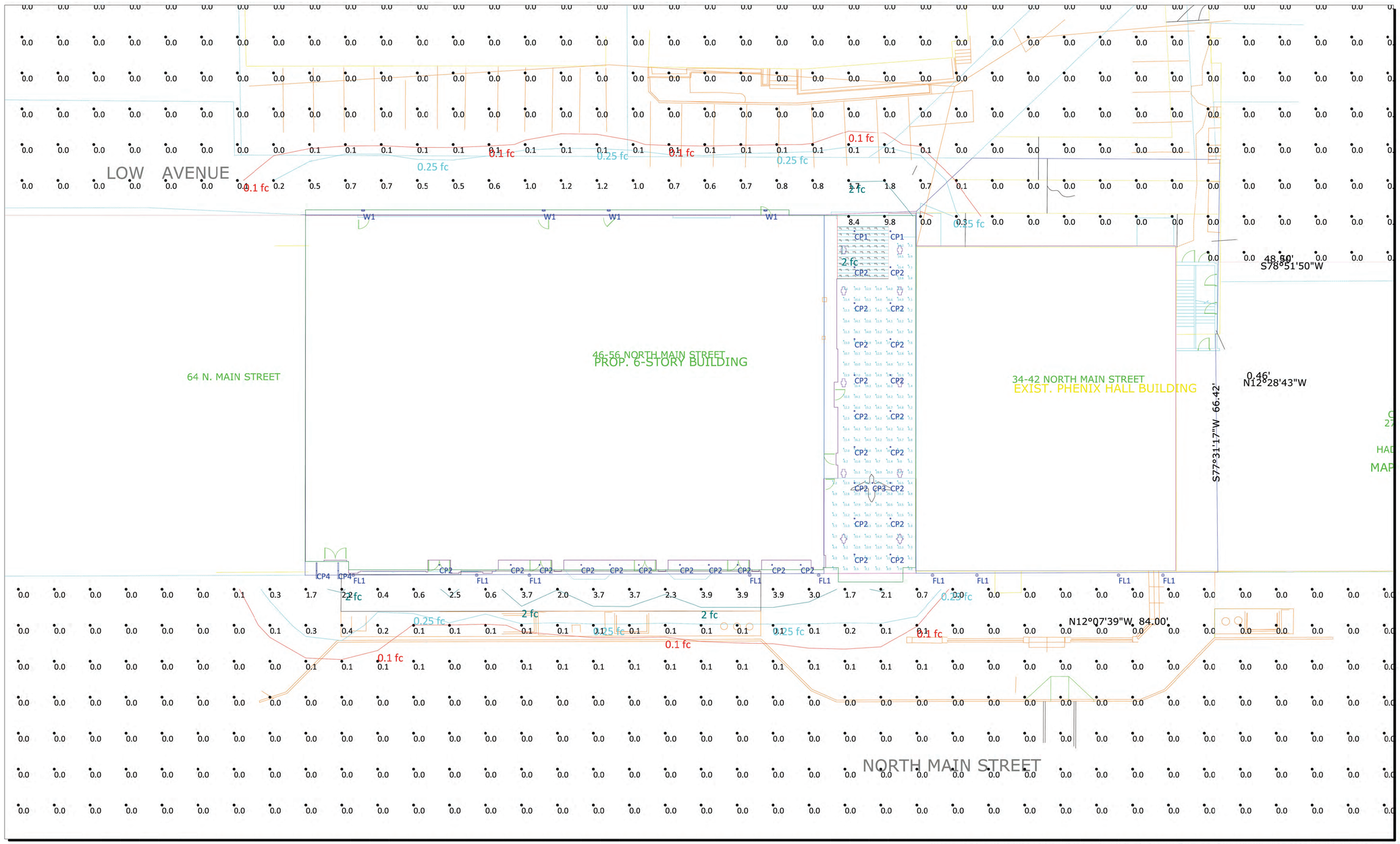
NORTHPOINT ENGINEERING, LLC
Civil Engineering · Land Planning · Construction Services
119 Storrs St, Ste 201
Concord, NH 03301
Tel 603-226-1166
Fax 603-226-1160
www.northpointeng.com

DATE: OCT. 2025
PROJ.: 19017.1
SCALE: AS SHOWN
SHEET: 11 OF 11

FILE: G:_Projects\19017.1\dwg\19017.1_DETAILS.dwg BY: Jamie DATE: 14 Oct 2025 - 3:29pm

Calculation Summary					
Label	**Avg**	**Max**	**Min**	**Avg/Min**	**Max/Min**
BACK GRADE_Planar	0.0	9.8	0.0	N.A.	N.A.
FRONT GRADE_Top	0.0	3.9	0.0	N.A.	N.A.
OPEN LOBBY	13.1	49.4	1.4	9.4	35.3
pass thru stair_Planar	11.5	14.4	0.4	28.6	36.0

NOTES:
1) EXACT MOUNTING DETAILS TO BE DETERMINED AT JOBSITE BY OTHERS.
2) CALCULATIONS MAY or MAY NOT SHOW THE EFFECT OF SHADOWING CAUSED BY BUILDINGS AND OBJECTS WITHIN THE CALCULATED SPACE OR IN THE SITE AREA.
3) READINGS SHOWN ARE INITIAL HORIZONTAL FOOTCANDLES ON A FLAT SITE WITHOUT REFLECTIONS OR OBSTRUCTIONS UNLESS OTHERWISE INDICATED.
4) THIS CALCULATION IS BASED ON LIMITED INFORMATION SUPPLIED BY OTHERS TO EXPOSURE/ESS AND STANDARD ASSUMPTIONS OF THE SPACE AND/OR SITE.
5) CONFORMANCE TO CODES AND OTHER LOCAL REQUIREMENTS AS DETERMINED BY THE AHJ ARE THE RESPONSIBILITY OF THE OWNER AND/OR THE OWNER'S REP.
6) THIS LAYOUT DRAWING MUST BE COORDINATED WITH THE SITE LOCATION FOR CORRECT FIXTURE ORIENTATION.
7) DOCUMENTS PRINTED OR PLOTTED FROM ELECTRONIC FILES MAY APPEAR AT OTHER THAN THE DESIRED OR ASSUMED GRAPHIC SCALES. IT IS THE RESPONSIBILITY OF THE RECIPIENT TO VERIFY THAT THE PRINTED OR PLOTTED-TO-SCALE DRAWING IS PRINTED TO SCALE.



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EXPOSURE — LIGHTING — CONTROLS — ELECTRICAL

#	Date	Comments

Revisions

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Date:10/14/2025
Generated for: SMP & NORTHPOINT
xxx
Scale: Not to Scale

PHENIX BLOCK REDEVELOPMENT
CONCORD, NH

SITE LIGHTING LAYOUT

FILE: G:_projects\190171\dwg\190171_LDESIGN.dwg BY: Jamie DATE: 14 Oct 2025 - 3:29pm

Luminaire Schedule (note fixture cataloge numbers are not complete)					
Type	**Qty**	**Lum. Lumens**	**LLF**	**Lum. Watts**	**Description**
FL1	9	2146	1.000	47.99	FL50-CM-RGBW40K-OM-4-ELV (ALL ON)
	8	353	0.900	3	W2 - IN GRADE - G1-DAL3U-0330C-SS-WS-Z-0
CP1	2	2523	0.900	32.1	FLC4D-RO-2500L-120-LD1-T_LC4-RO-2500L-35K-DN-WFL-CD-NP
CP2	29	1571	0.900	19.1	FLC4D-RO-1500L-120-LD1-T_LC4-RO-1500L-35K-DN-WFL-CD-NP
CP3	1	3344	0.900	36.3	FLC4D-RO-3000L-120-LD1-T_LC4-RO-3000L-35K-DN-NFL-CD-NP
W1	4	1229	0.900	13.9	ULEW-30011-T1-W30
CP4	2	725	0.900	22.8	KXLW-HE48LO-30K-F

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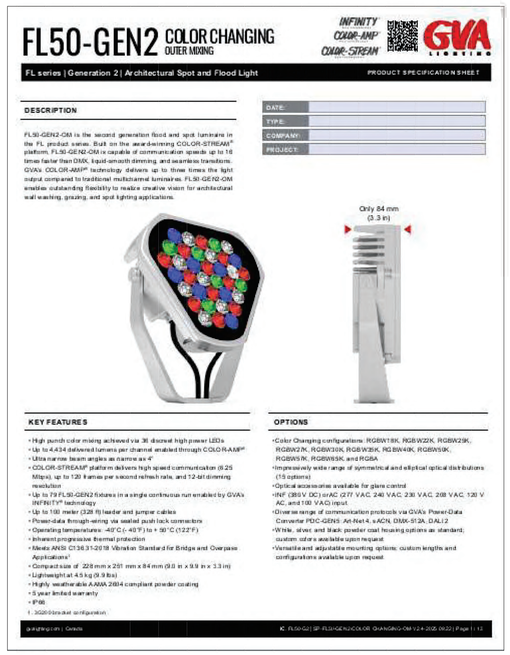
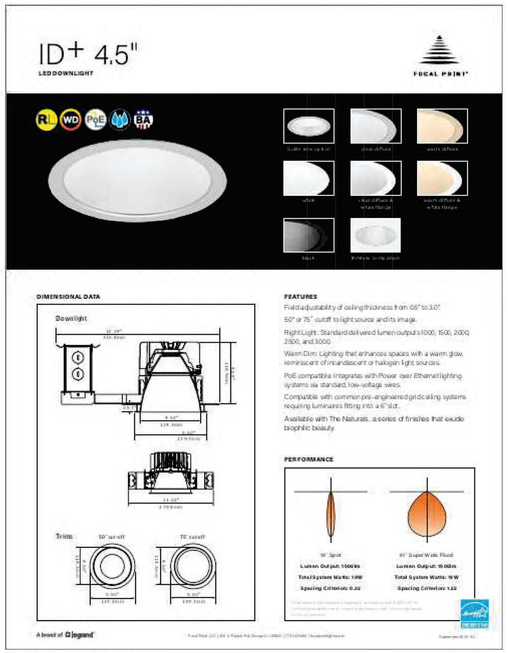
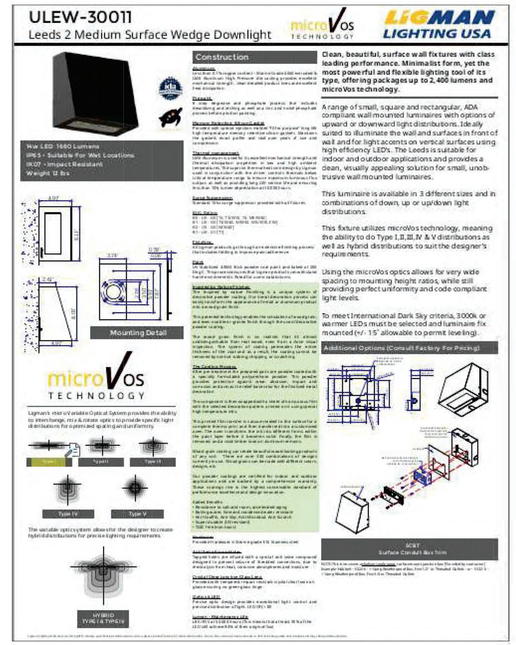


TYPE FL1

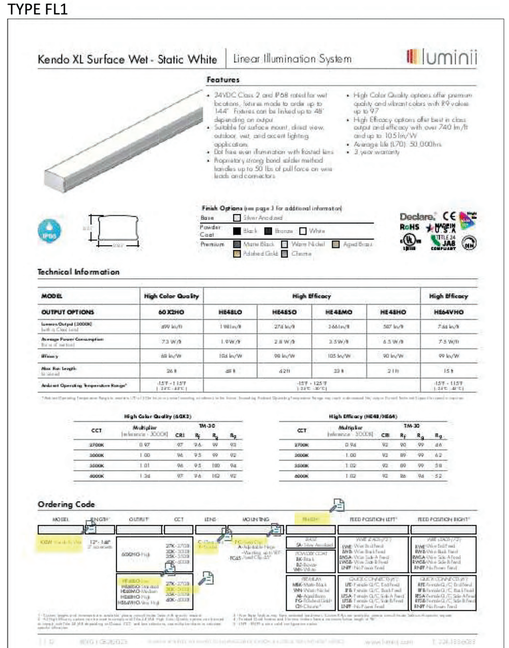


TYPE CP1 - CP2 - CP3



TYPE W1

TYPE W2



TYPE CP4

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EXPOSURE — LIGHTING — CONTROLS — ELECTRICAL

#	Date	Comments

Revisions

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PHENIX BLOCK REDEVELOPMENT
CONCORD, NH

LIGHTING FIXTURE SCHEDULE

FILE: G:_Projects\190171\dwg\190171_DESIGN.dwg BY: Jamie DATE: 14 Oct 2025 - 3:29pm