

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

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

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

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



VICINITY MAP

SCALE: 1"=2,000'±

SHEET INDEX

NO.	TITLE	LAST REVISED
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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

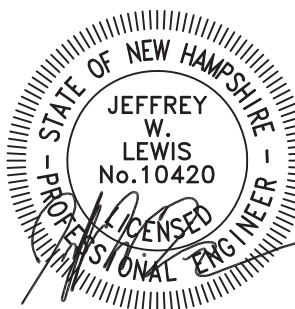
PREPARED FOR:

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



REVISIONS:

NO.	DATE	DESCRIPTION
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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: ----

LEGEND

EXISTING	DESCRIPTION	PROPOSED
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□	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	⊕
⊕	WETLAND LIMITS	⊕
⊕	EDGE OF WATER	⊕
⊕	BOUNDARY	⊕
⊕	ABUTTER LINE	⊕
⊕	EASEMENT	⊕
⊕	EDGE OF PAVEMENT	⊕
⊕	CONTOUR (2-FT)	⊕
⊕	CONTOUR (10-FT)	⊕
⊕	WATER LINE	⊕
⊕	SEWER LINE	⊕
⊕	SEWER FORCE MAIN	⊕
⊕	GAS LINE	⊕
⊕	DRAINAGE LINE (<12")	⊕
⊕	DRAINAGE LINE (>12")	⊕
⊕	UNDERDRAIN	⊕
⊕	UNDERGROUND UTIL.	⊕
⊕	OVERHEAD UTIL.	⊕
⊕	STONEMALL	⊕
⊕	RETWALL	⊕
⊕	FENCE	⊕
⊕	SILT FENCE	⊕
⊕	TREELINE	⊕

AREA PLAN

SCALE: 1"=40'±

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 ADDITION 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 FT
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	84.00 FT
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 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.

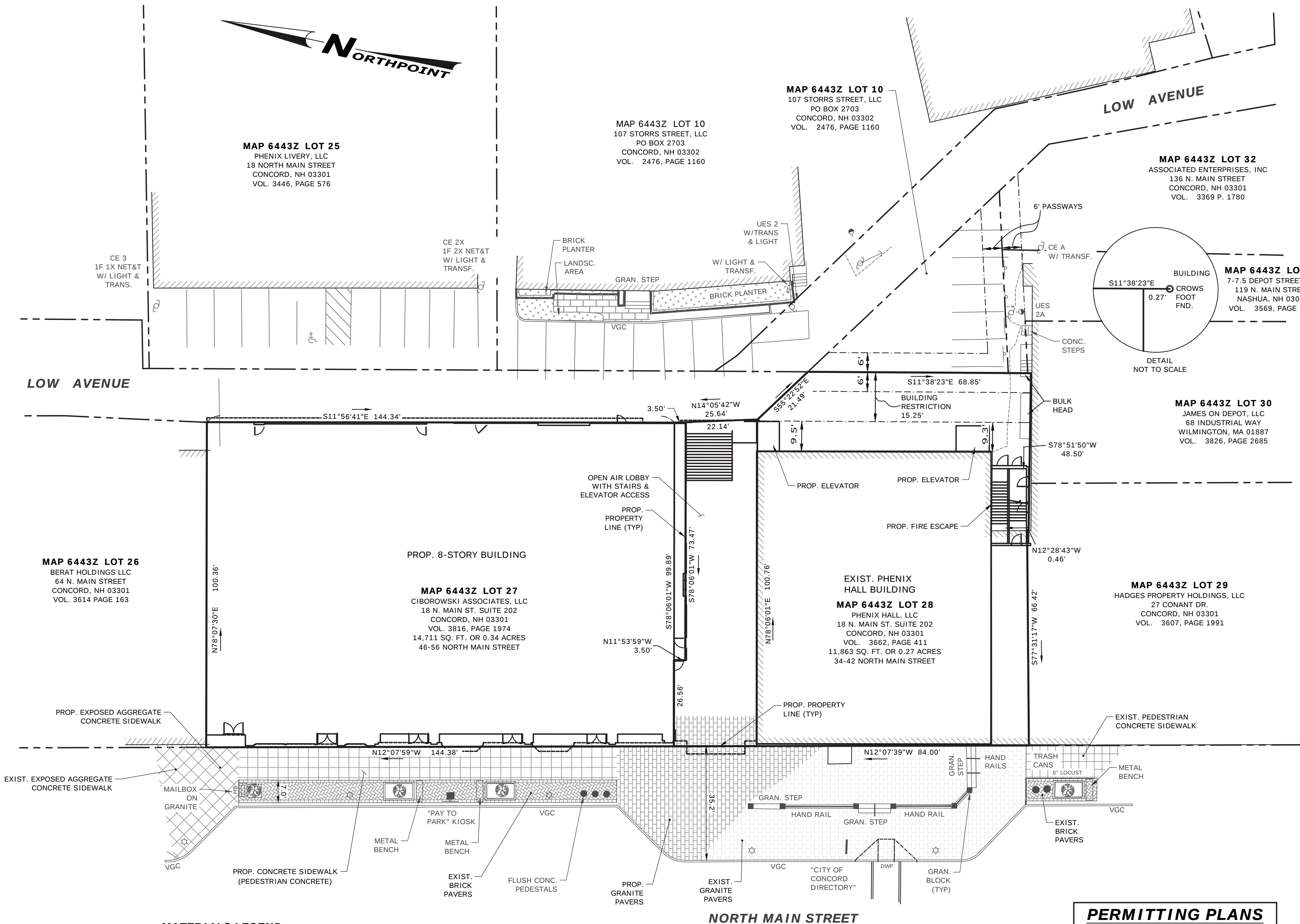
20. A TEMPORARY TRAFFIC CONTROL PLAN (TTCP) WILL BE REQUIRED FOR ALL WORK IN AND ADJACENT TO THE CITY RIGHT-OF-WAY THAT WILL REQUIRE LANE CLOSURES. THE TTCP SHALL BE SUBMITTED TO THE ENGINEERING SERVICES DIVISION FOR REVIEW AND APPROVAL A MINIMUM OF TWO WEEKS PRIOR TO THE CONSTRUCTION ACTIVITIES THAT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

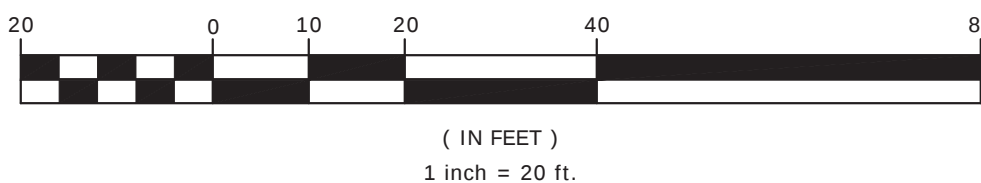


MATERIALS LEGEND

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



GRAPHIC SCALE



PERMITTING PLANS
-NOT FOR CONSTRUCTION-

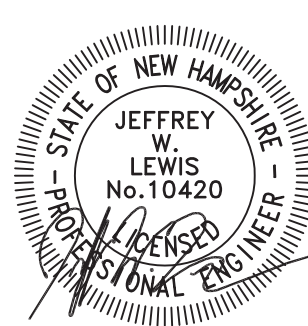
SITE PLAN

PREPARED FOR:

PHENIX BLOCK REDEVELOPMENT

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

OWNER: PHENIX HALL, LLC.
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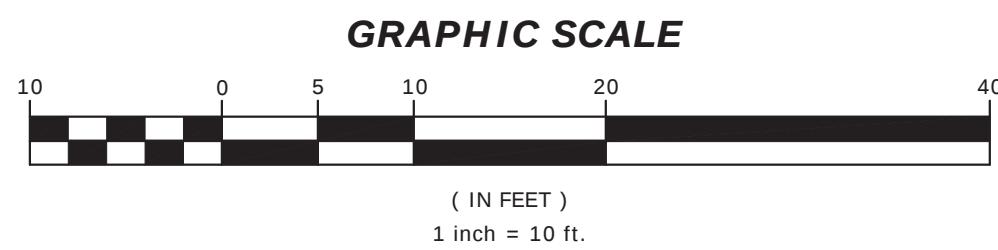
NO. DATE DESCRIPTION



119 Storrs St. Ste 201
Concord, NH 03301
Tel 603-226-1166
Fax 603-226-1160
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DATE: OCT. 2025
PROJ.: 19017.1
SCALE: 1"=20'
SHEET: 3 OF 11

FILE: C:\projects\19017\19017_1\DESIGN.dwg BY: Jamie Dwyer 14 Oct 2025 - 3:29pm



CONSTRUCTION NOTES:

- 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.
- 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.
- 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.
- ALL PROPOSED UTILITIES SHALL BE CONSTRUCTED UNDERGROUND.
- 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.
- PRIOR TO START OF ANY CONSTRUCTION THE CONTRACTOR SHALL ARRANGE A PRE-CONSTRUCTION MEETING WITH THE ENGINEERING SERVICES DIVISION.
- 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.
- 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.
- 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.
- 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.
- ALL WATER LINE CONSTRUCTION SHALL CONFORM TO THE CITY OF CONCORD "CONSTRUCTION STANDARDS AND DETAILS":
 - PROPOSED WATER MAIN SHALL BE DIP (PRESSURE CLASS 350), SIZE PER PLAN. ALL VALVES AND FITTINGS SHALL BE MECHANICAL JOINT.
 - CONNECT TO EXISTING 10" WATER MAIN IN MAIN STREET SIDEWALK. VERIFY EXACT LOCATION OF WATER MAIN PRIOR TO ANY CONSTRUCTION.
 - PROPOSED WATER MAIN SHALL MAINTAIN A MINIMUM 10-FOOT HORIZONTAL SEPARATION FROM PROPOSED SANITARY SEWER MAIN.
 - PROPOSED GATE VALVES, HYDRANTS AND FITTINGS SHALL BE INSTALLED WHERE INDICATED ON PLAN.
 - AT THE CONCLUSION OF THE PROJECT, AN AS-BUILT PLAN FOR THE WATER SHALL BE FURNISHED TO THE CITY OF CONCORD.
- 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:
 - PROPOSED SEWER MAIN SHALL BE 12-INCH SDR 11 PVC (REFER TO PROFILE SHEET FOR DESIGN SLOPES AND INVERT ELEVATIONS).
 - CONNECT TO EXISTING SMH 1305 IN LOW AVENUE AS SHOWN. VERIFY EXACT INVERT ELEVATION OF EXISTING MANHOLE PRIOR TO ANY CONSTRUCTION.
 - 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.
 - 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.

PROP. 6-STORY
BUILDING

PROP. 12" HDPE SDR11 SEWER
MAIN SLEEVED INSIDE 20"
HDPE SDR17 WITH CASING
SPACERS AND END SEALS

PROP. 6" DIA.
STRUCTURE
ON EXISTING 12"
SEWER MAIN WITH
36" FRAME & COVER

PROP. 12" SEWER MAIN
(SEE NOTE 12A)

PROP. 10" D.I.P. TO HDPE TRANSITION
COUPLING WITHIN 5' DIA. MANHOLE

PROP. 10" HDPE SDR11 WATER MAIN
SLEEVED INSIDE 18" HDPE SDR17 WITH
CASING SPACERS AND END SEALS.
(SEE NOTE 11)

NORTH MAIN STREET

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 4936
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-

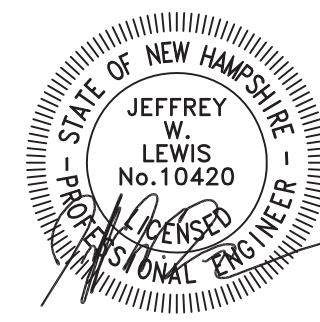
UTILITIES PLAN

PREPARED FOR:

PHENIX BLOCK REDEVELOPMENT

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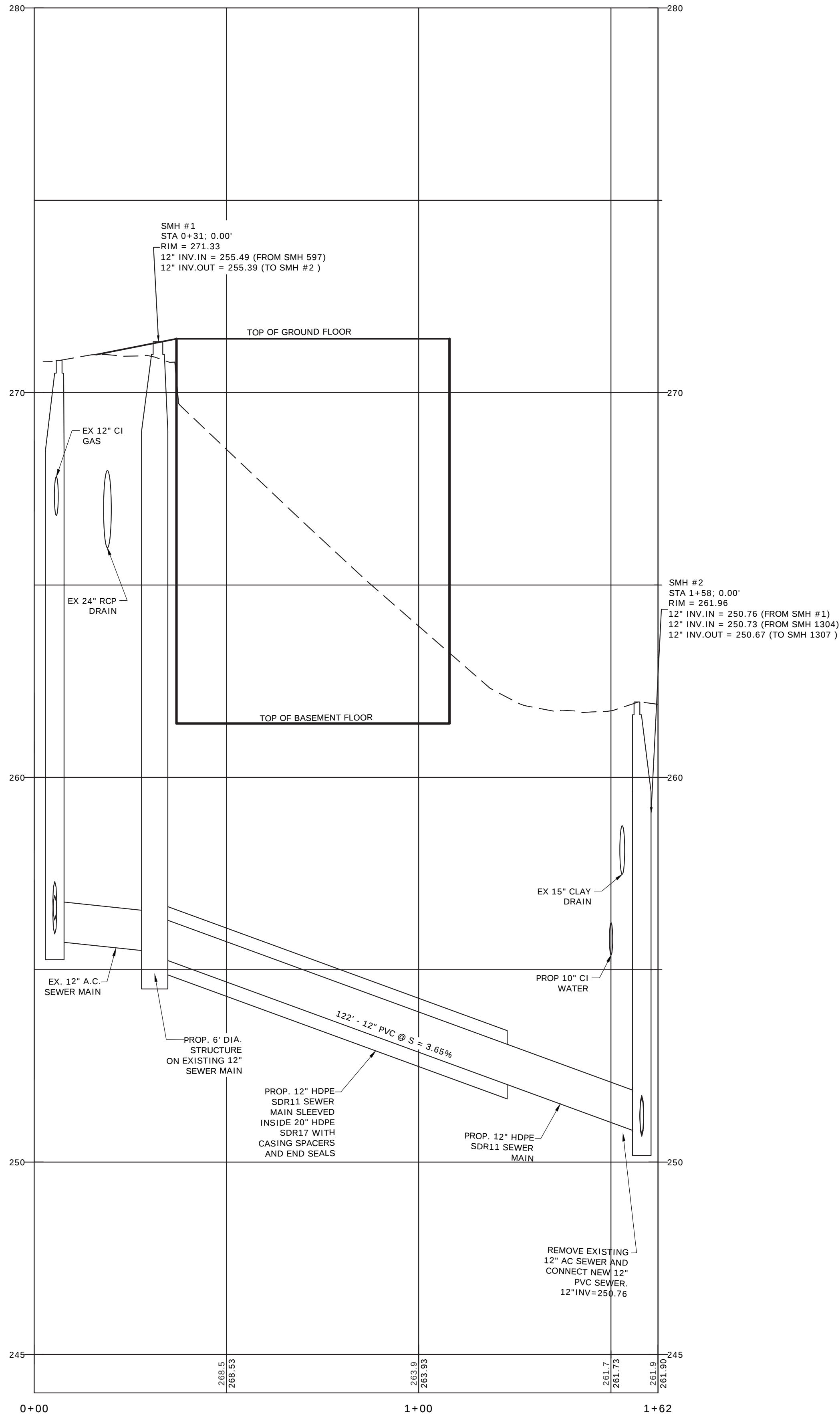
NO.	DATE	DESCRIPTION

NORTHPOINT
ENGINEERING, LLC
Civil Engineering Land Planning Construction Services

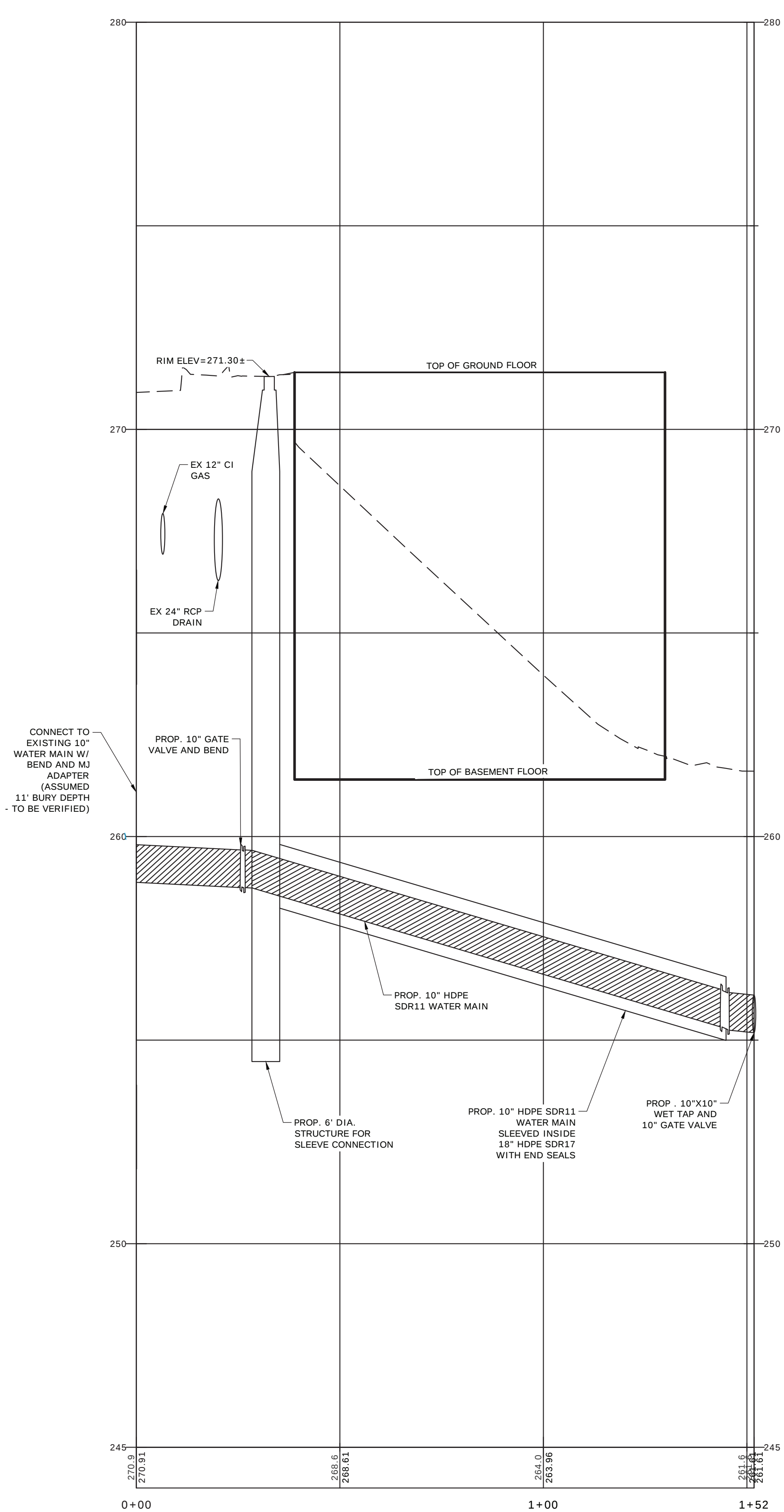
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SHEET: 5 OF 11

FILE: C:\projects\19017\19017_1_profiles.dwg BY: Jemie DATE: 14 Oct 2025 = 3:29pm



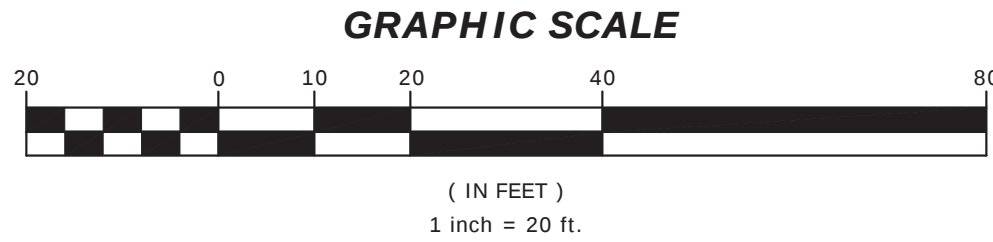
SEWER PROFILE
SCALE: 1"=20' (HORZ.)
1"=2' (VERT.)



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

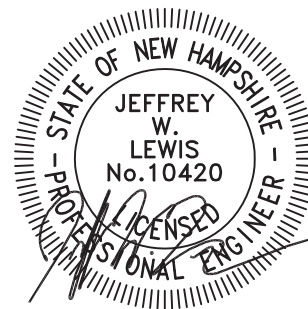


PERMITTING PLANS
-NOT FOR CONSTRUCTION-



UTILITIES PROFILES
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PHENIX BLOCK REDEVELOPMENT
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& CYBOROWSKI ASSOCIATES, LLC
18 NORTH MAIN STREET, SUITE 202
CONCORD, NH 03301



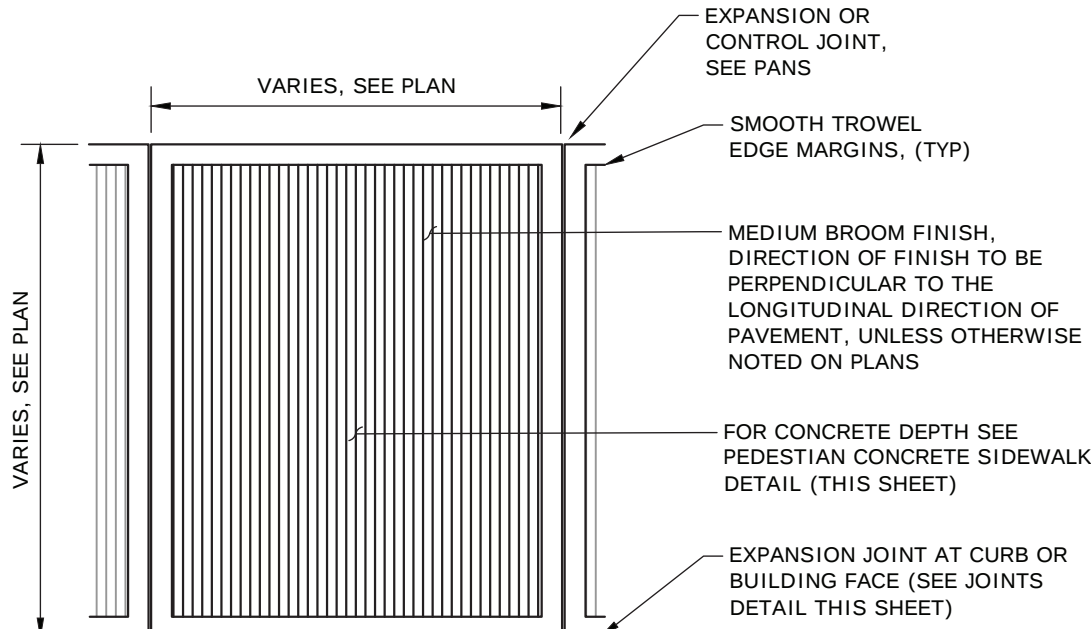
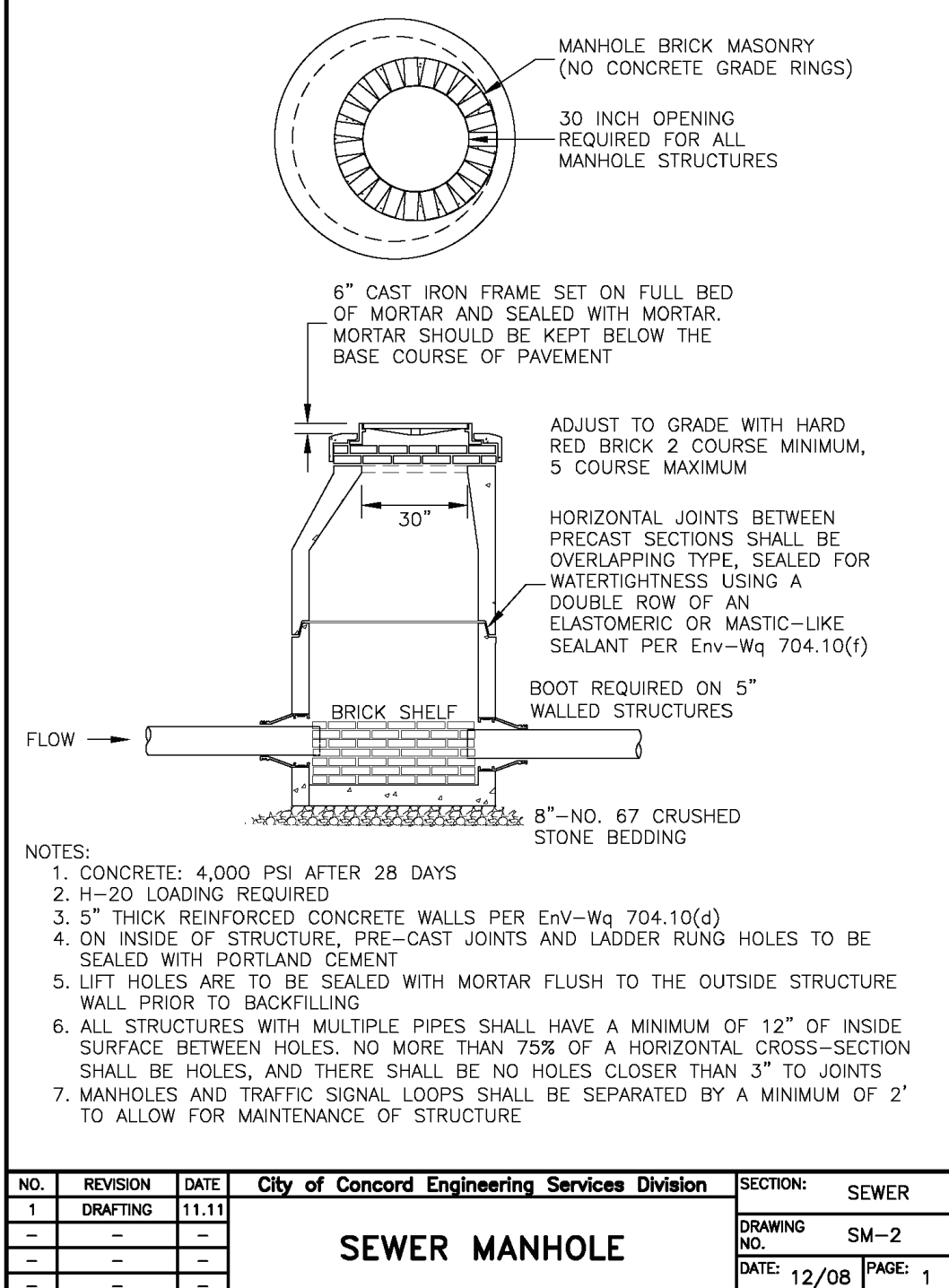
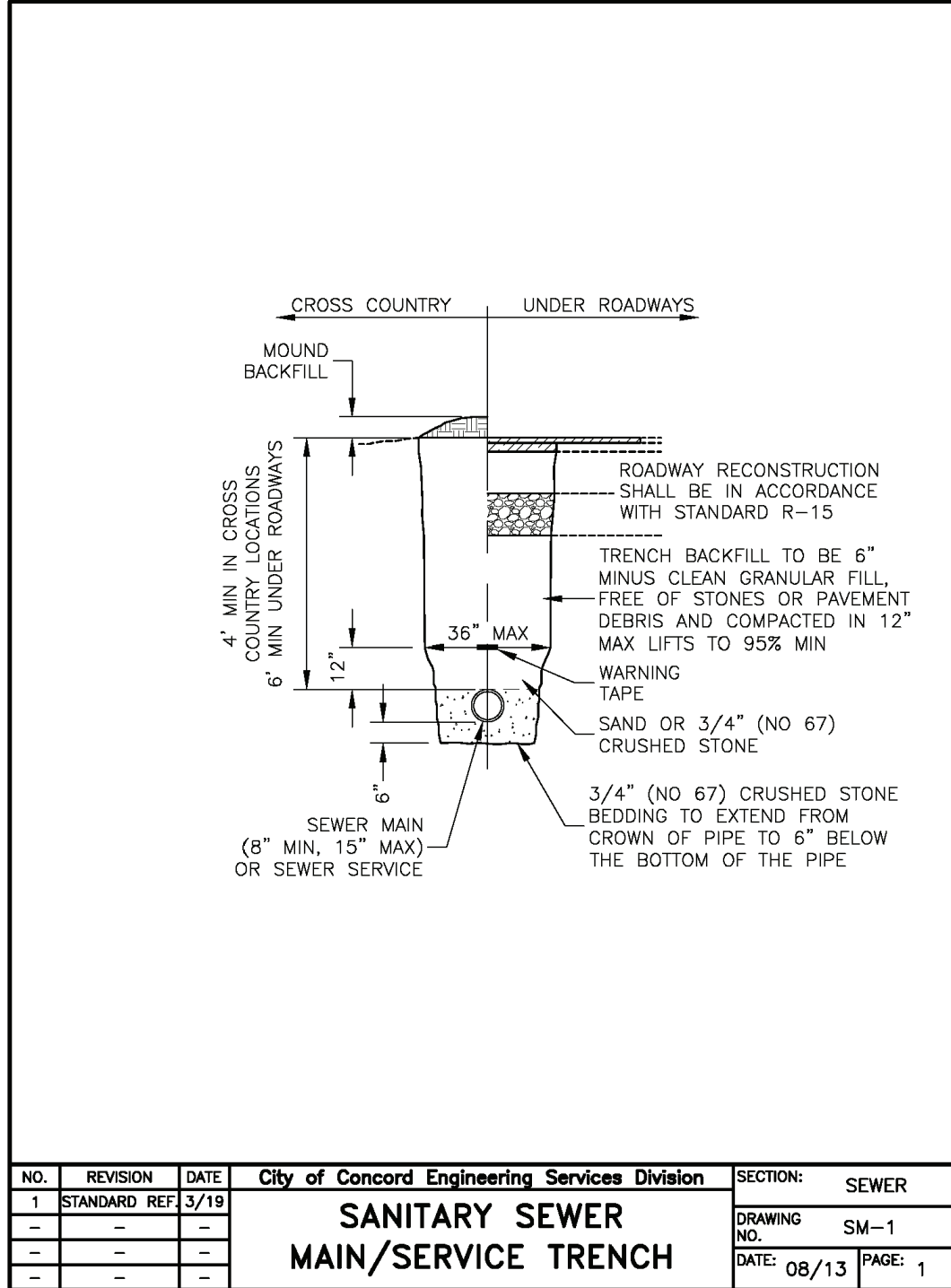
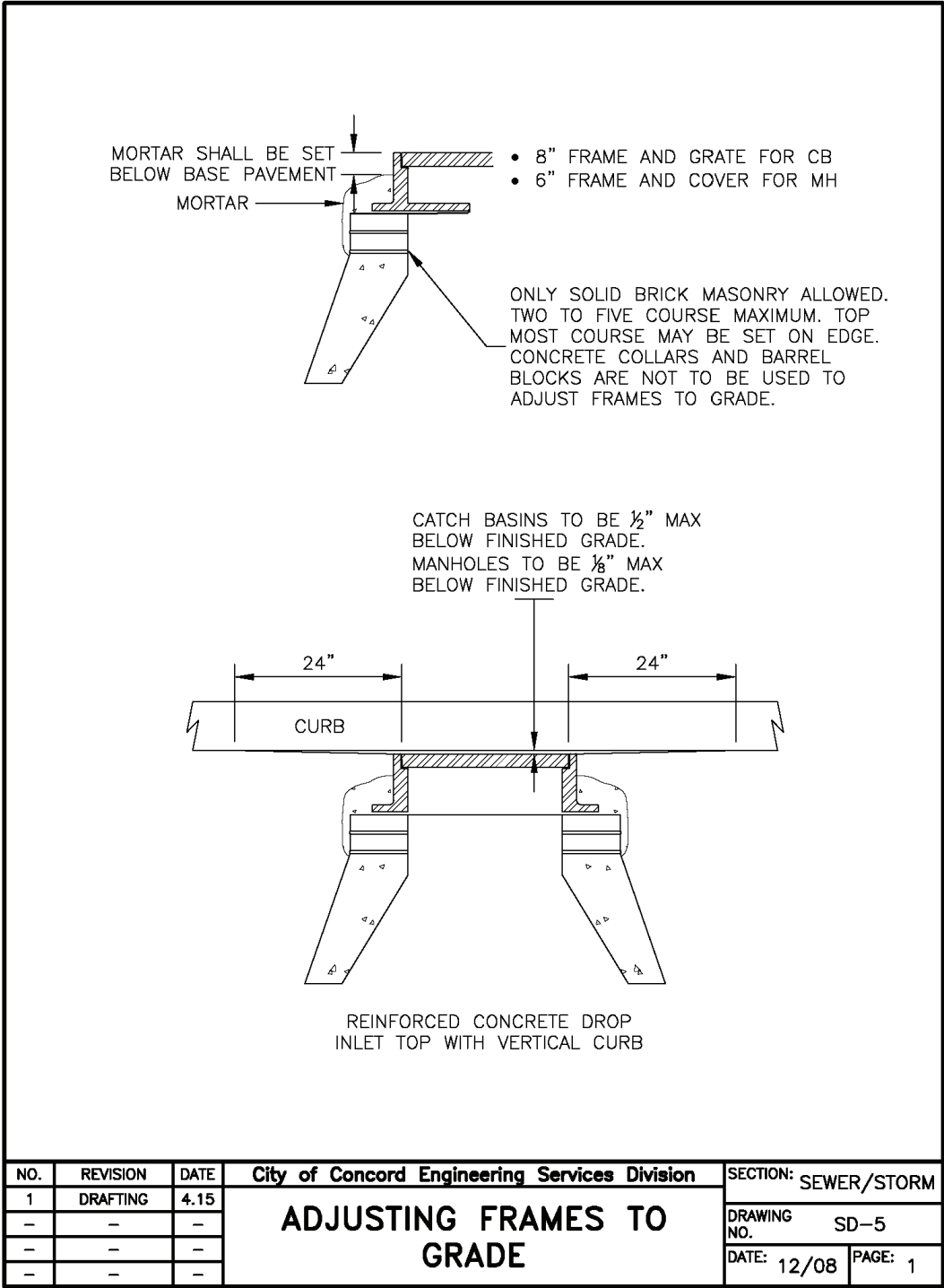
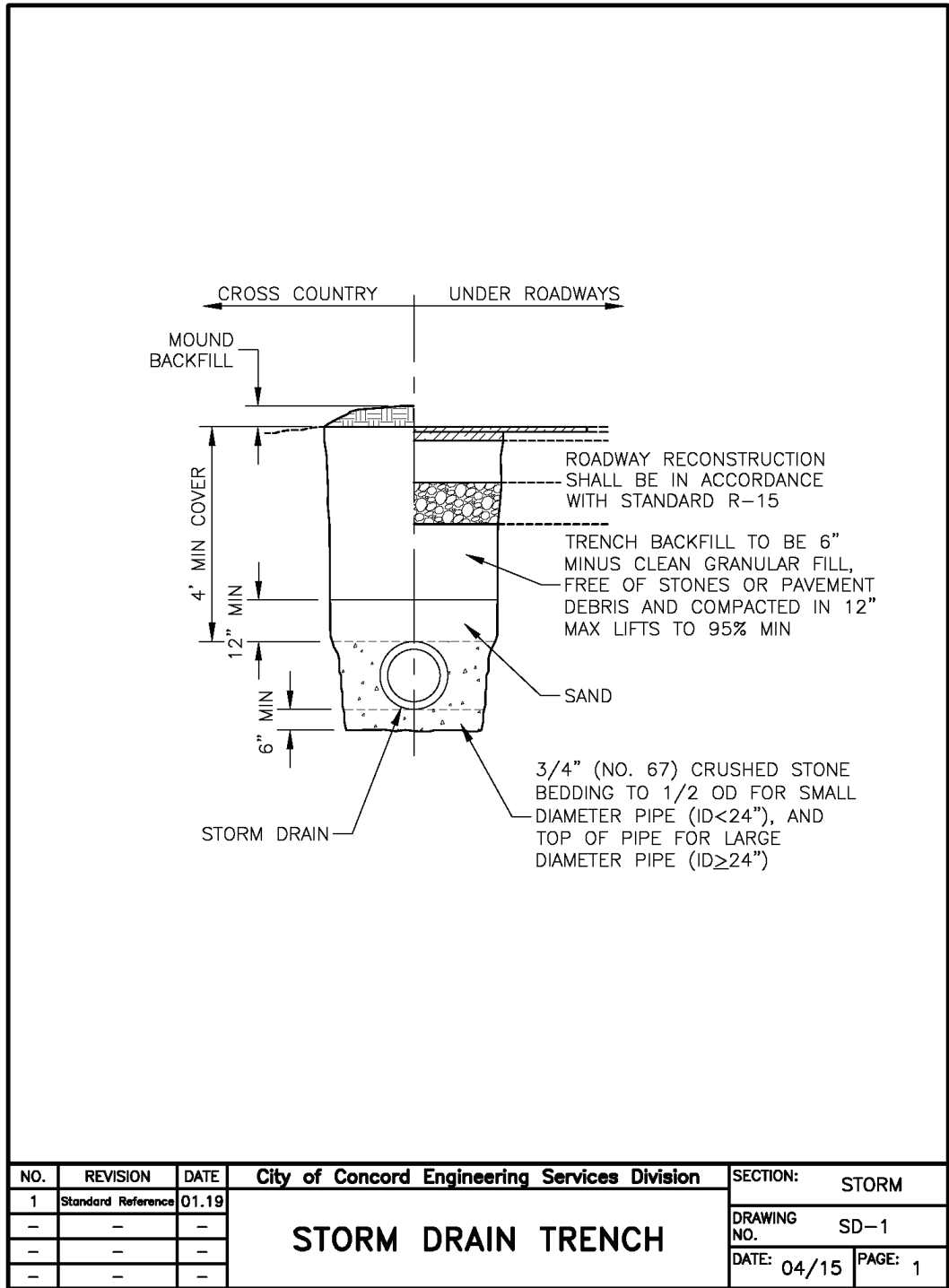
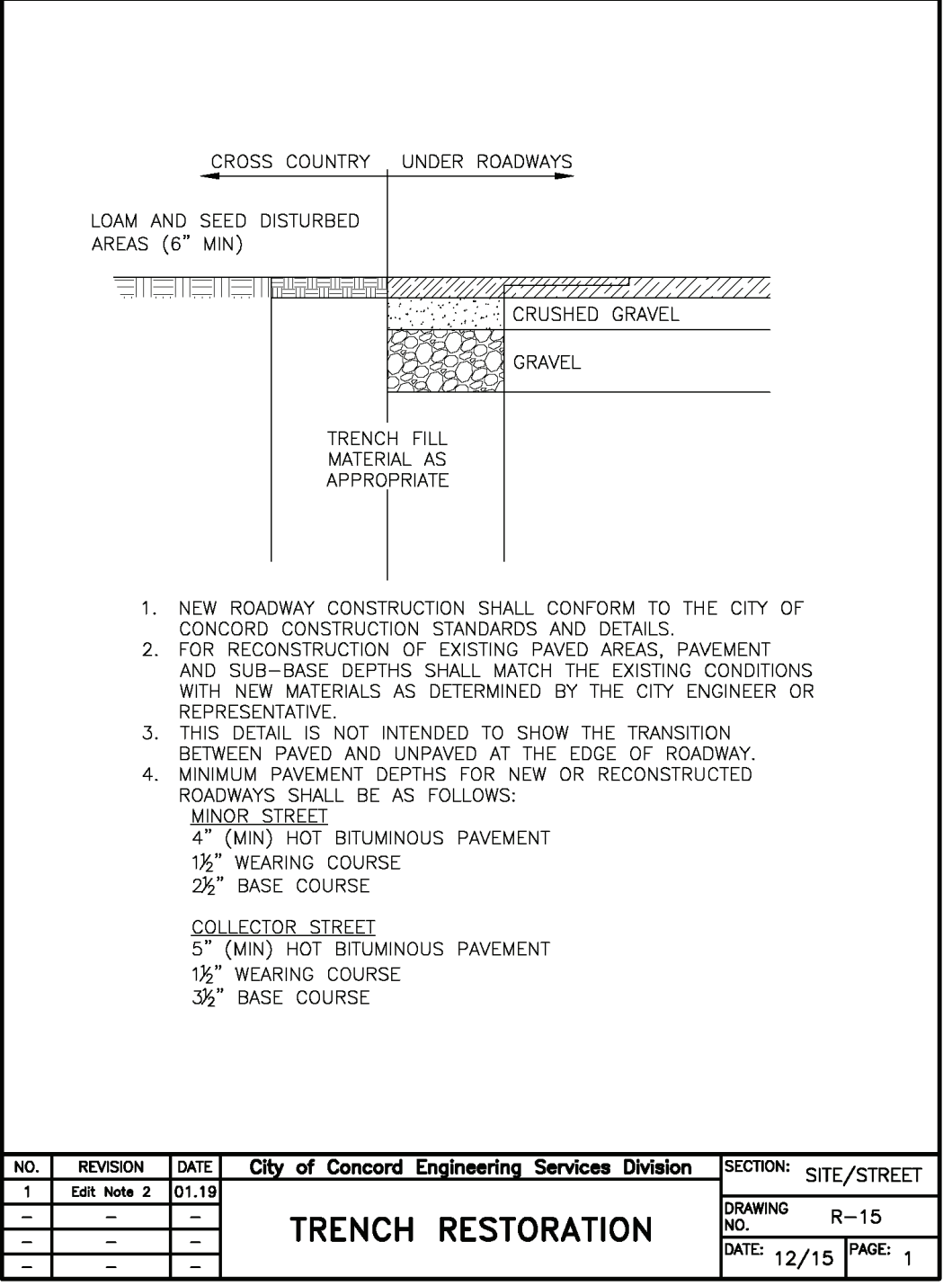
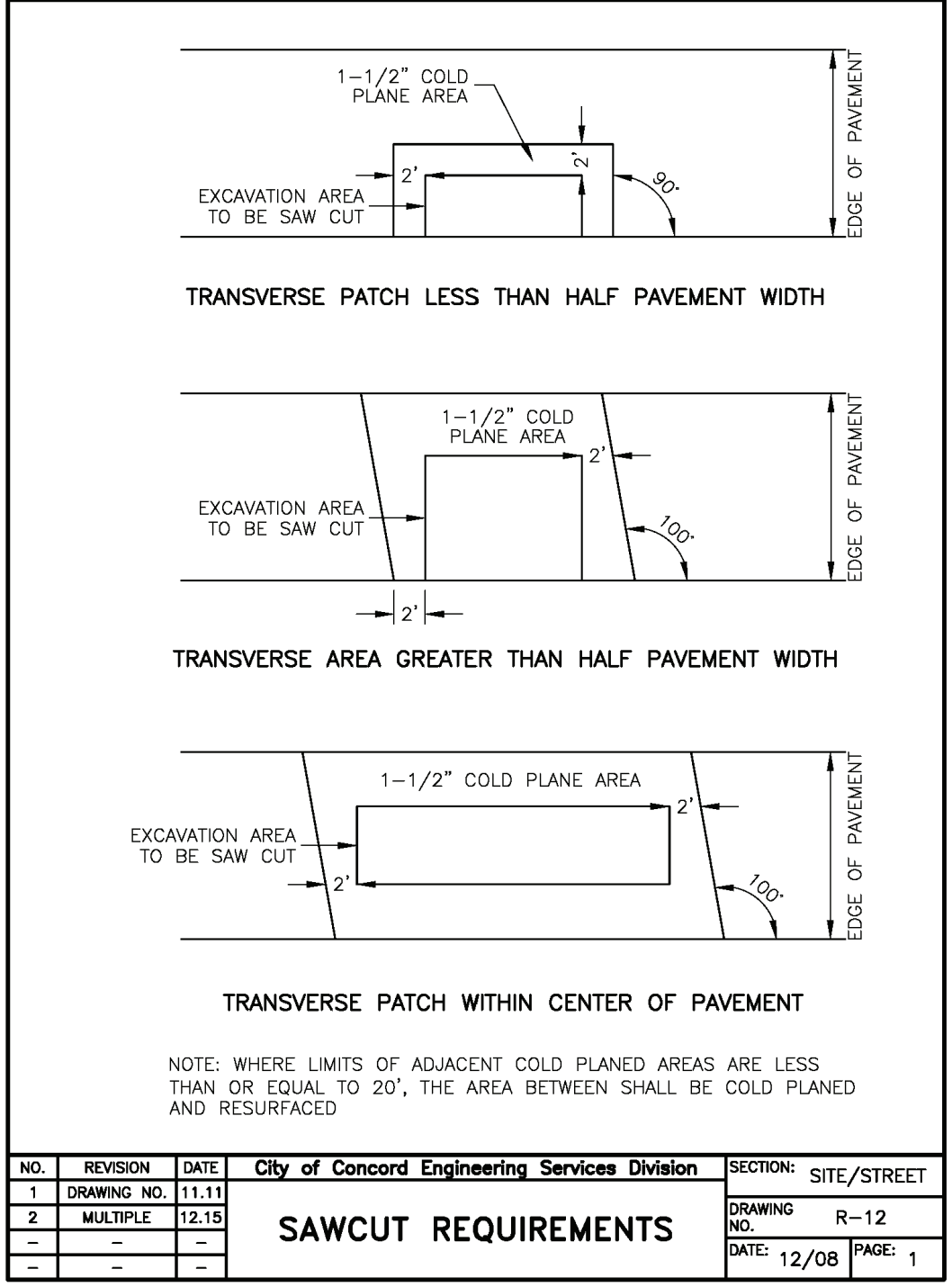
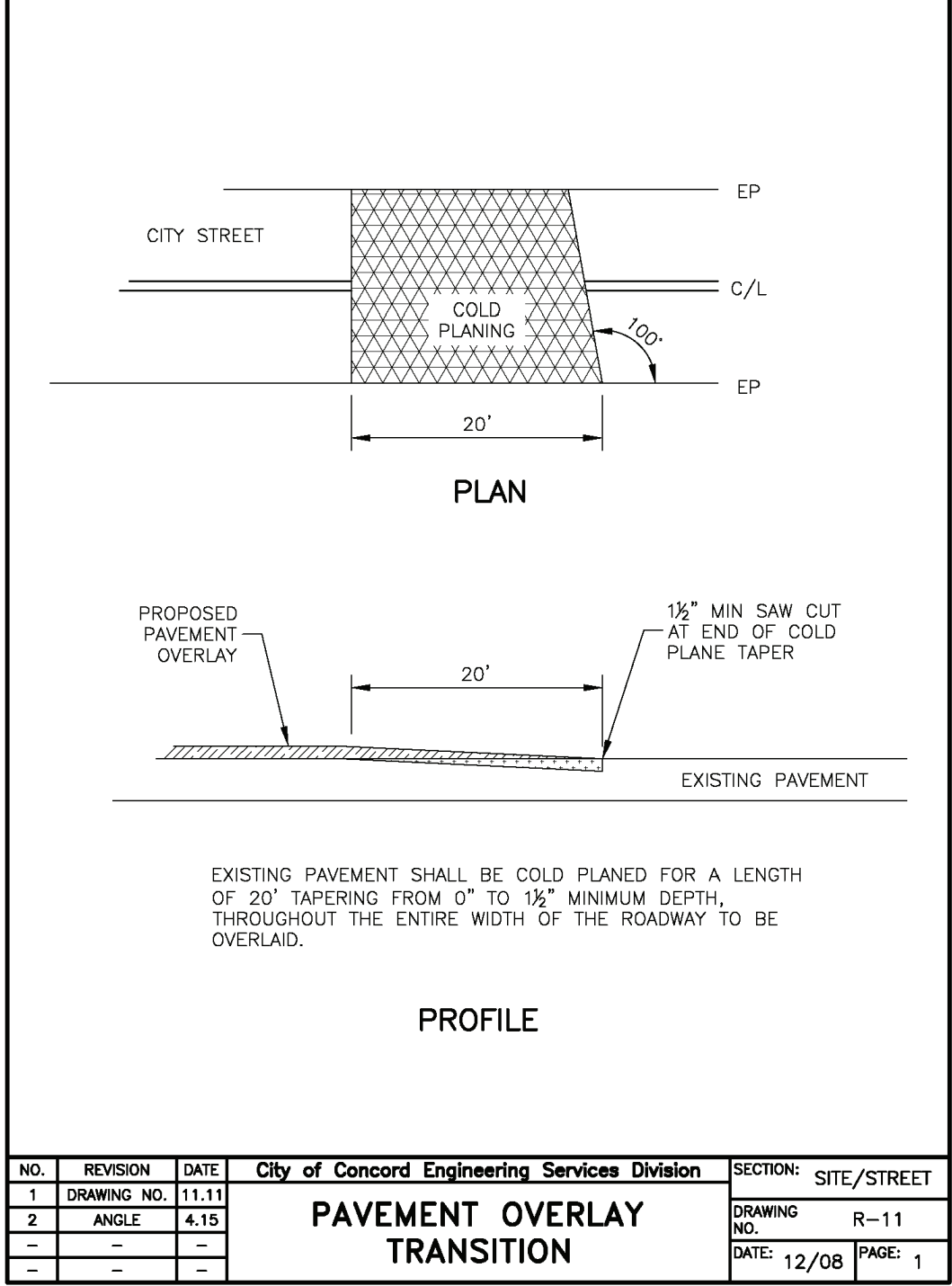
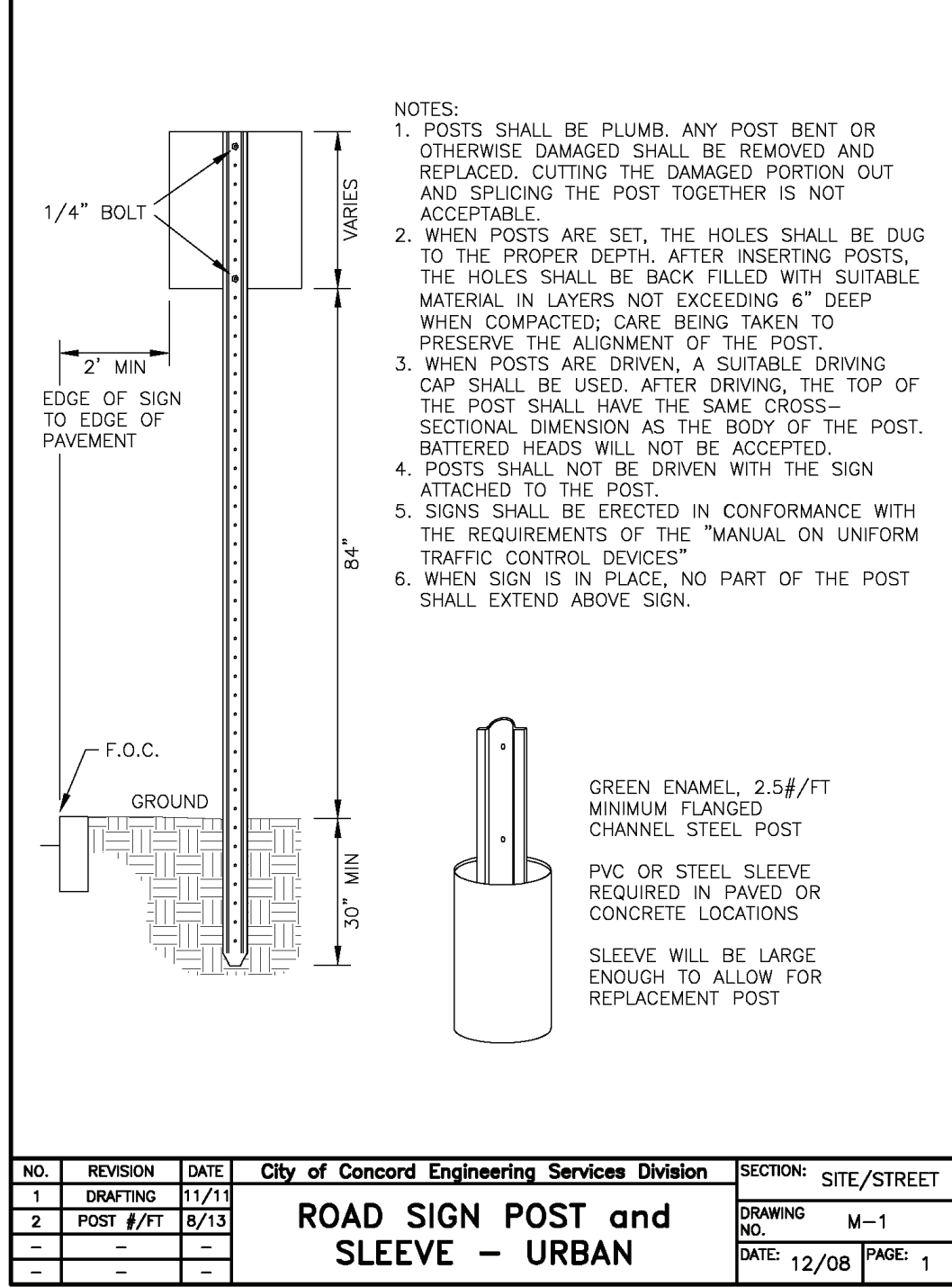
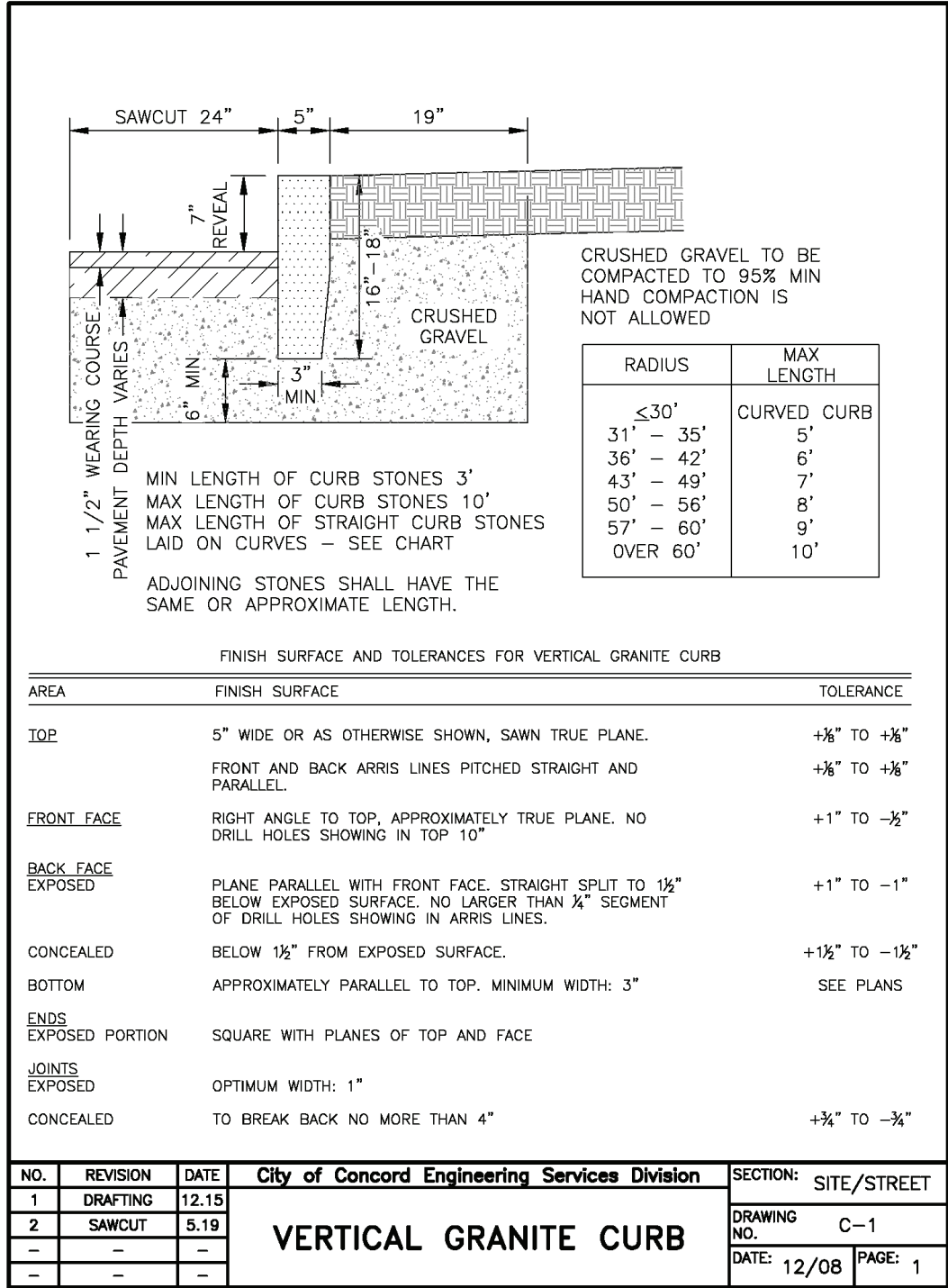
REVISIONS:

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"=#'
SHEET: 6 OF 11



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

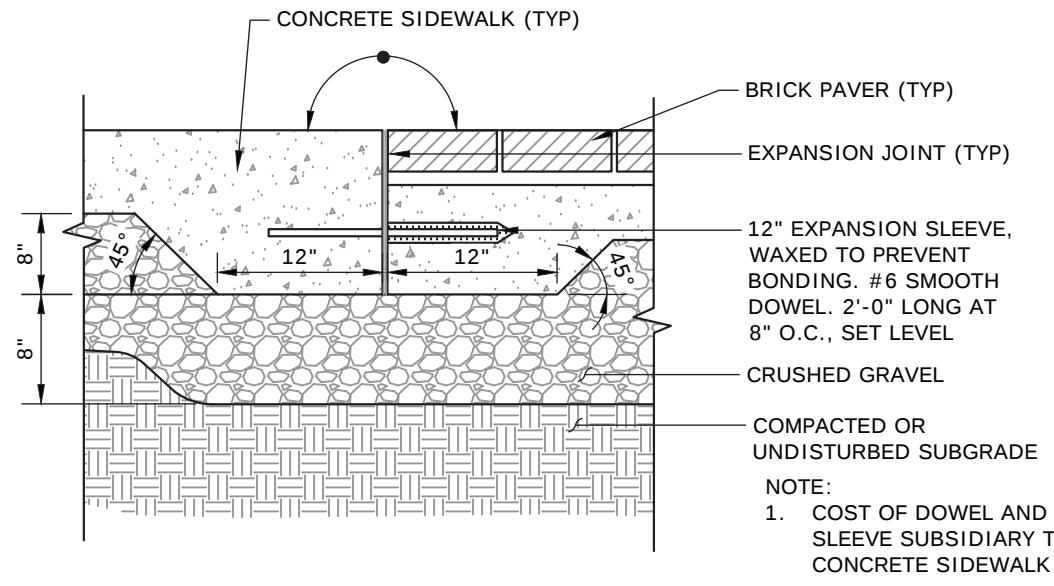
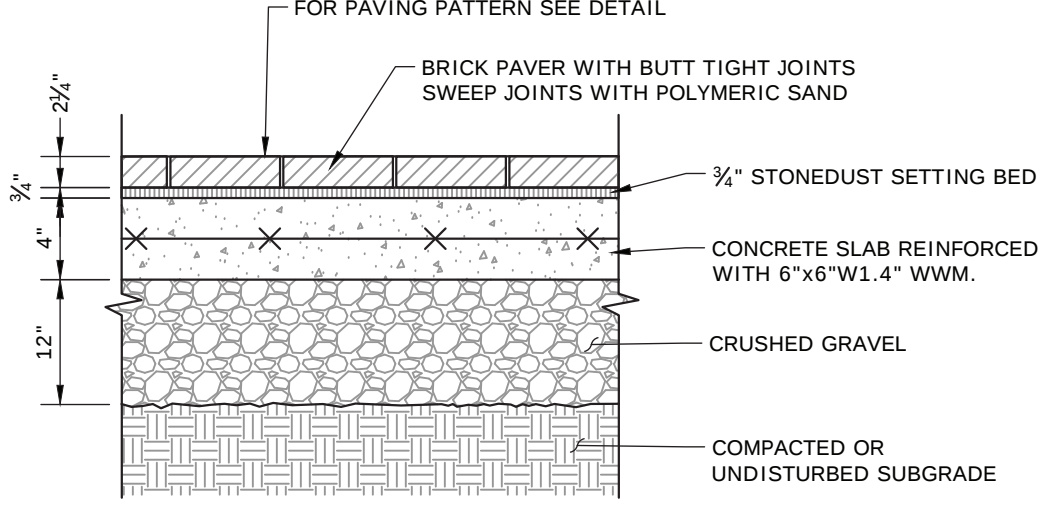
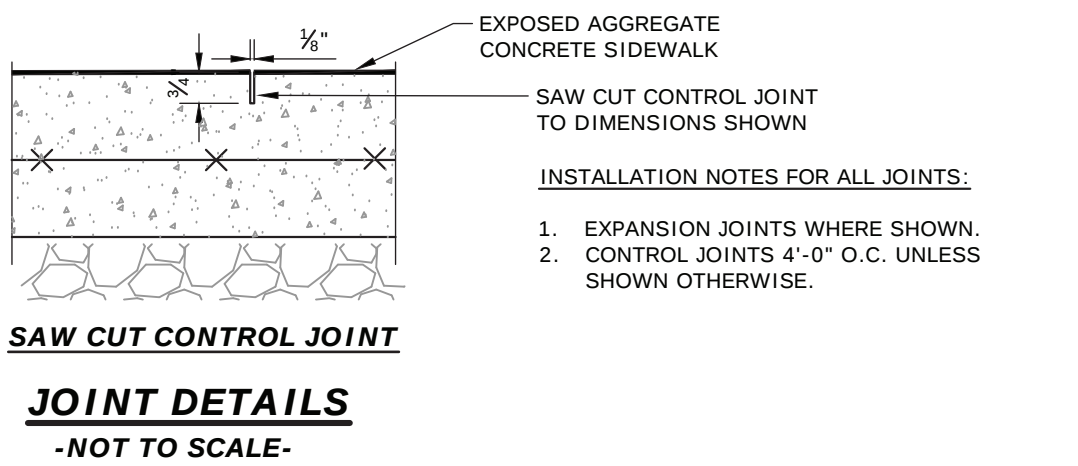
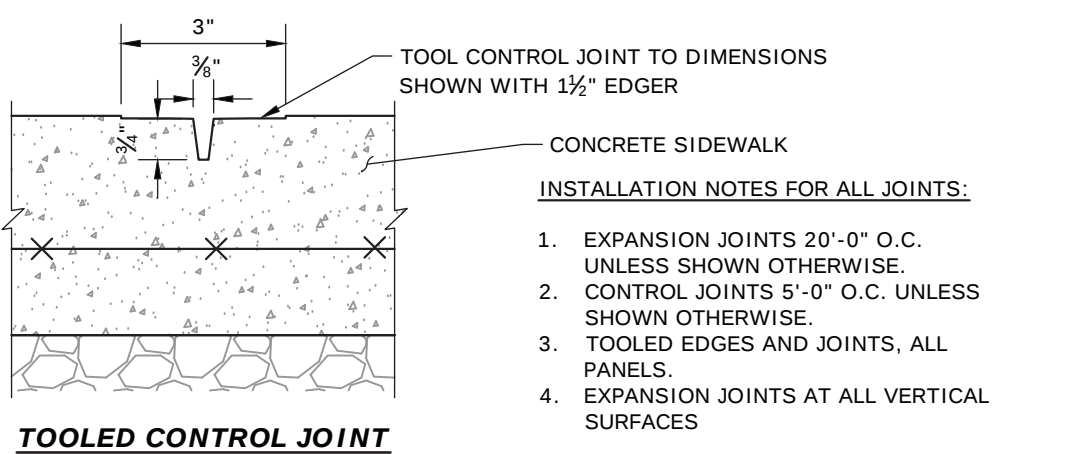
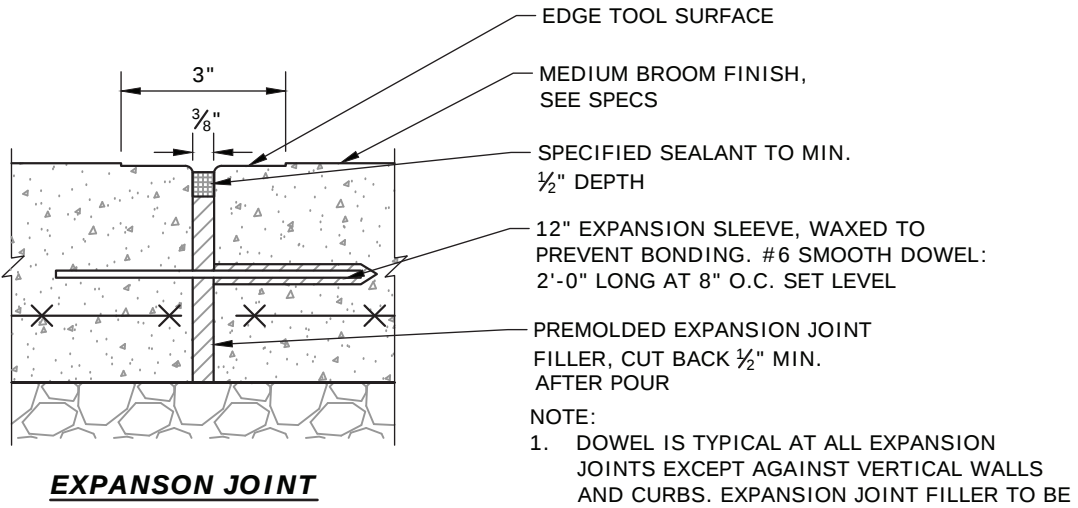
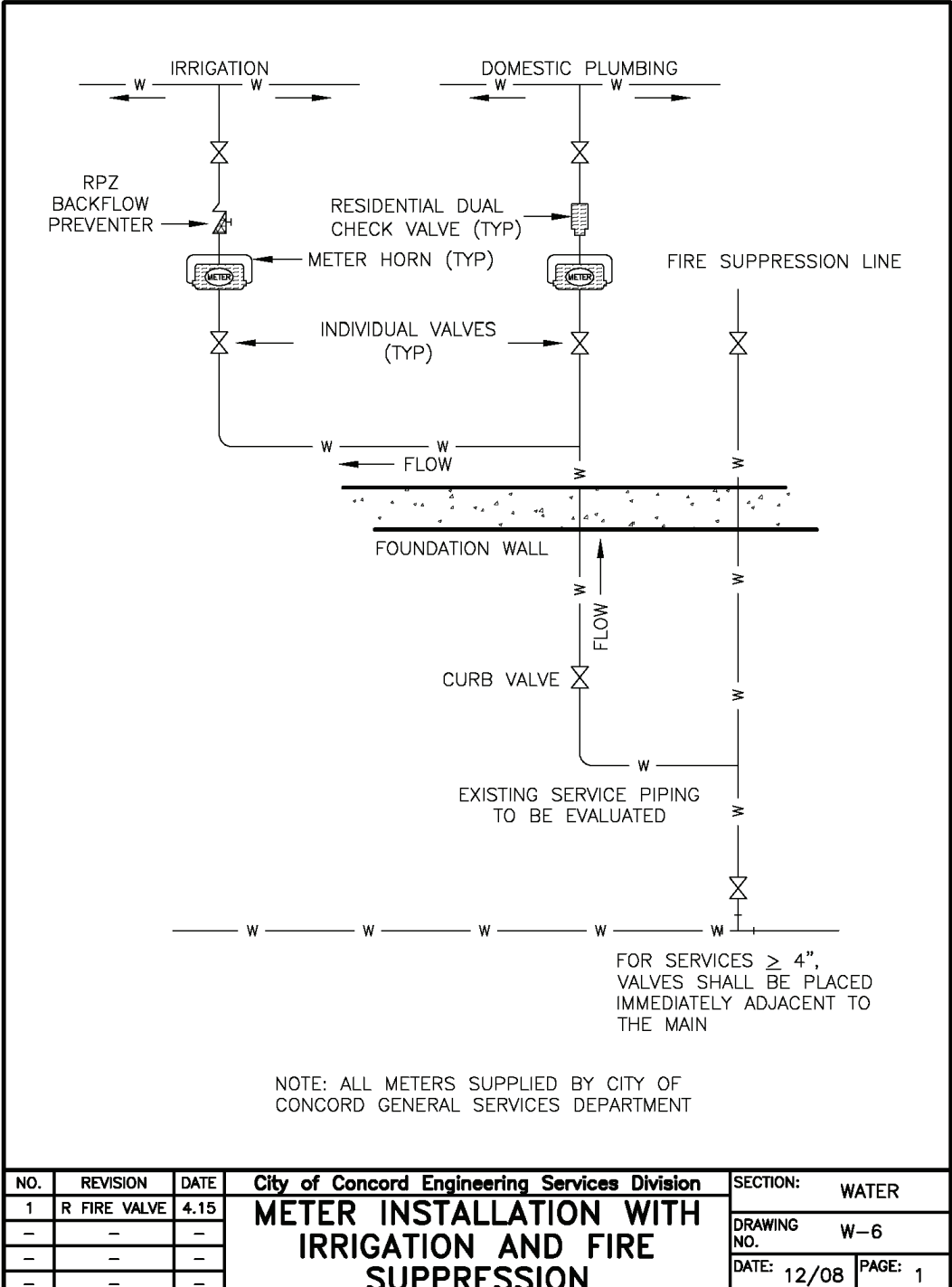
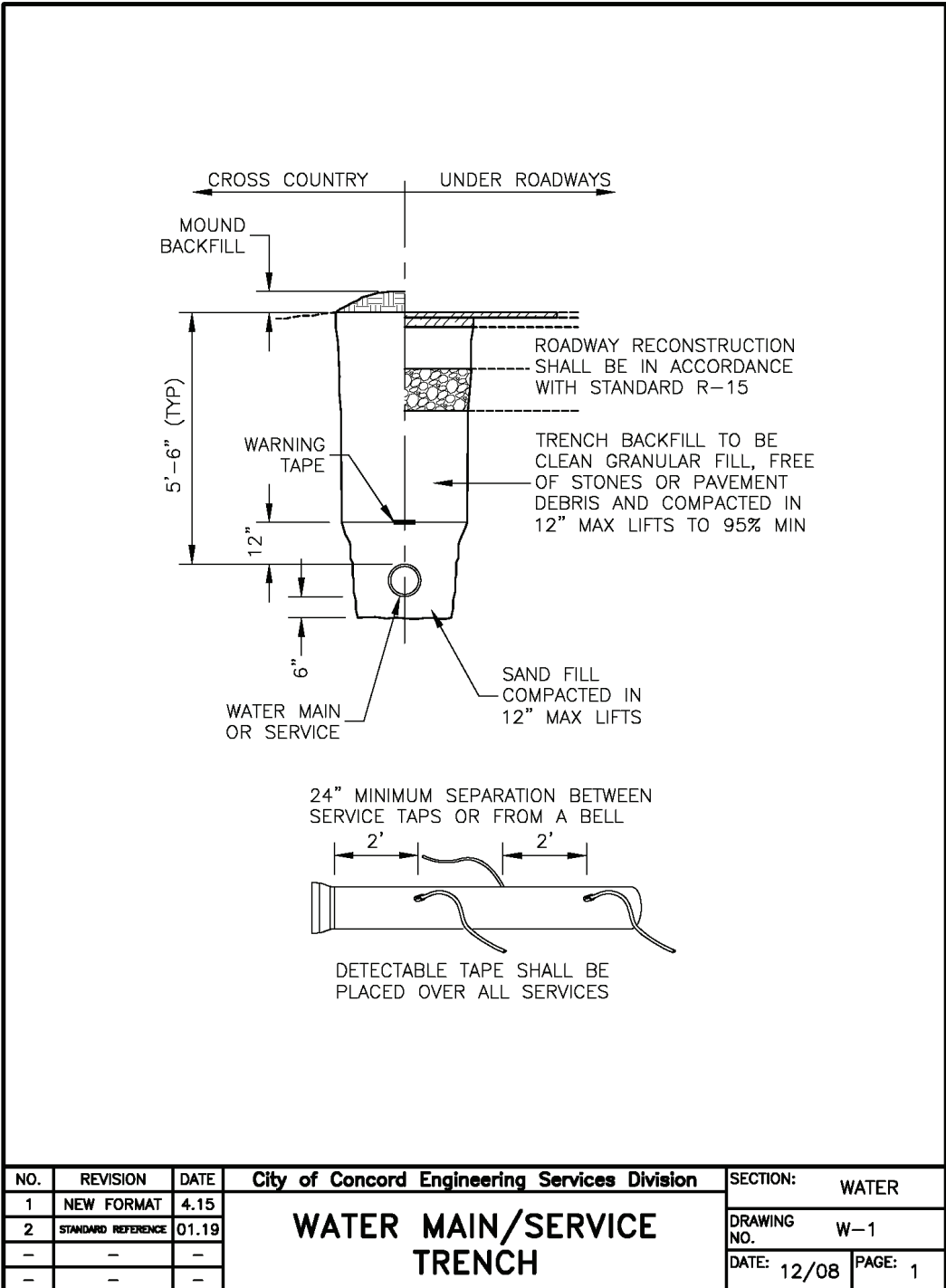
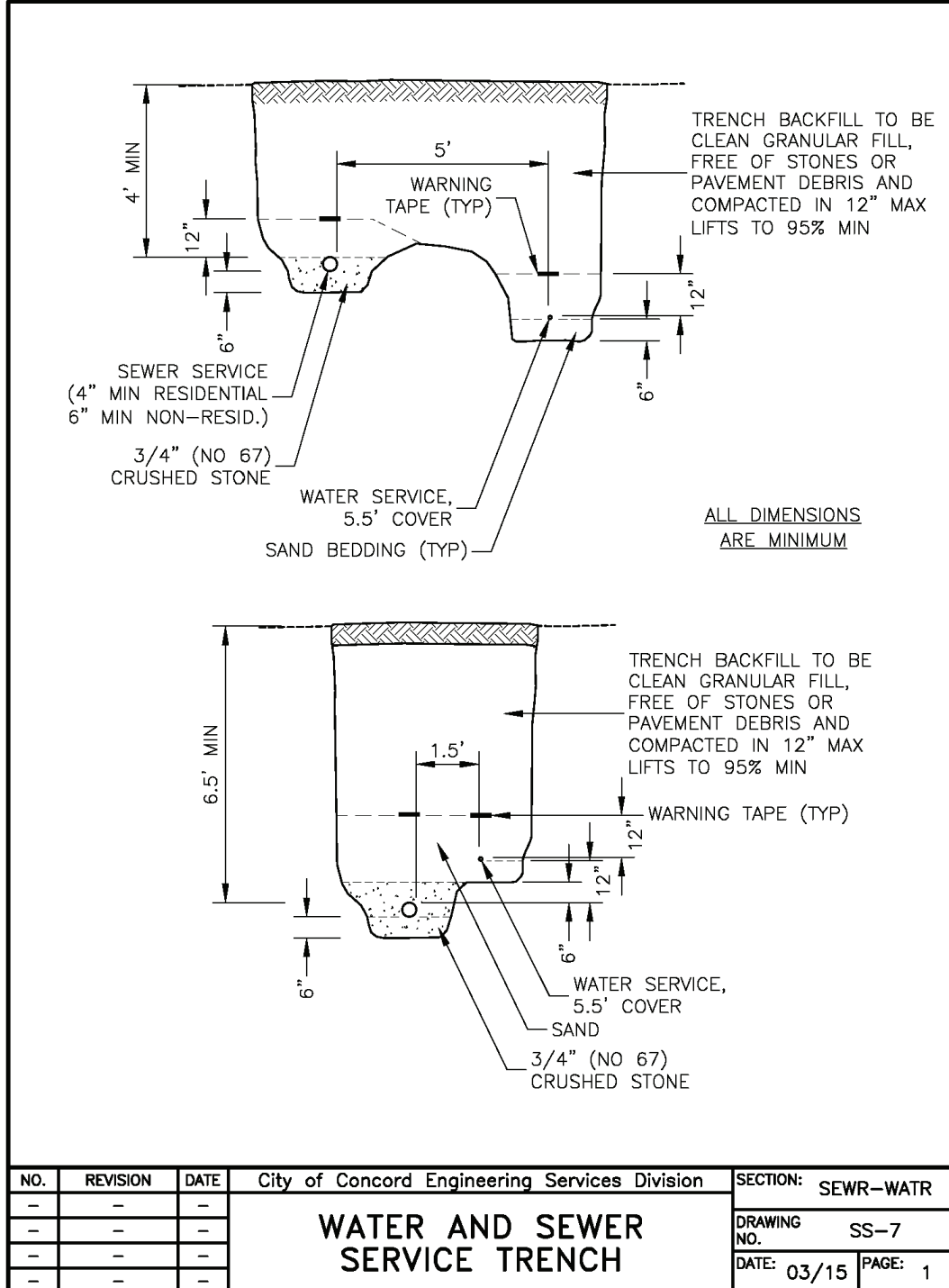
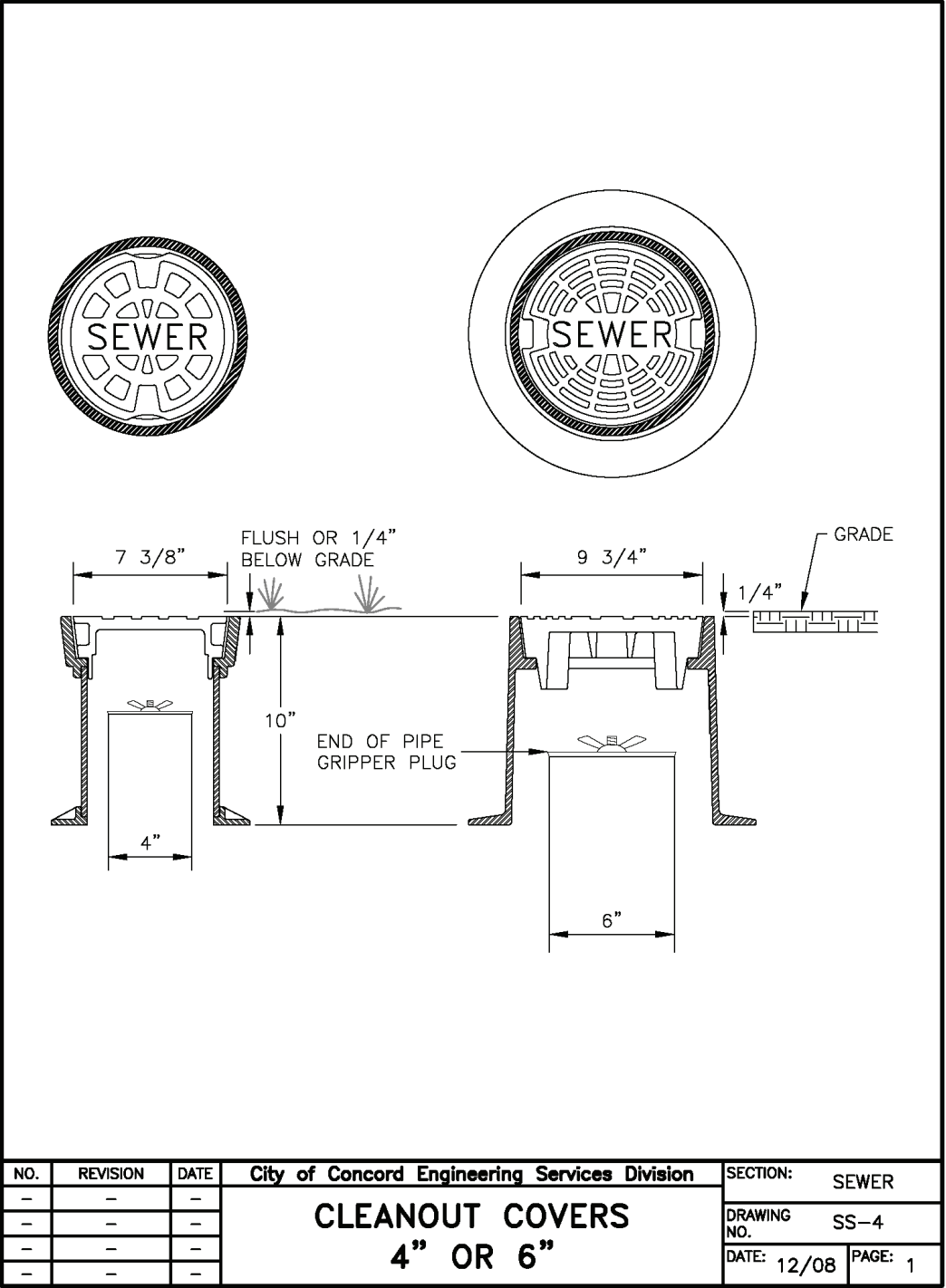
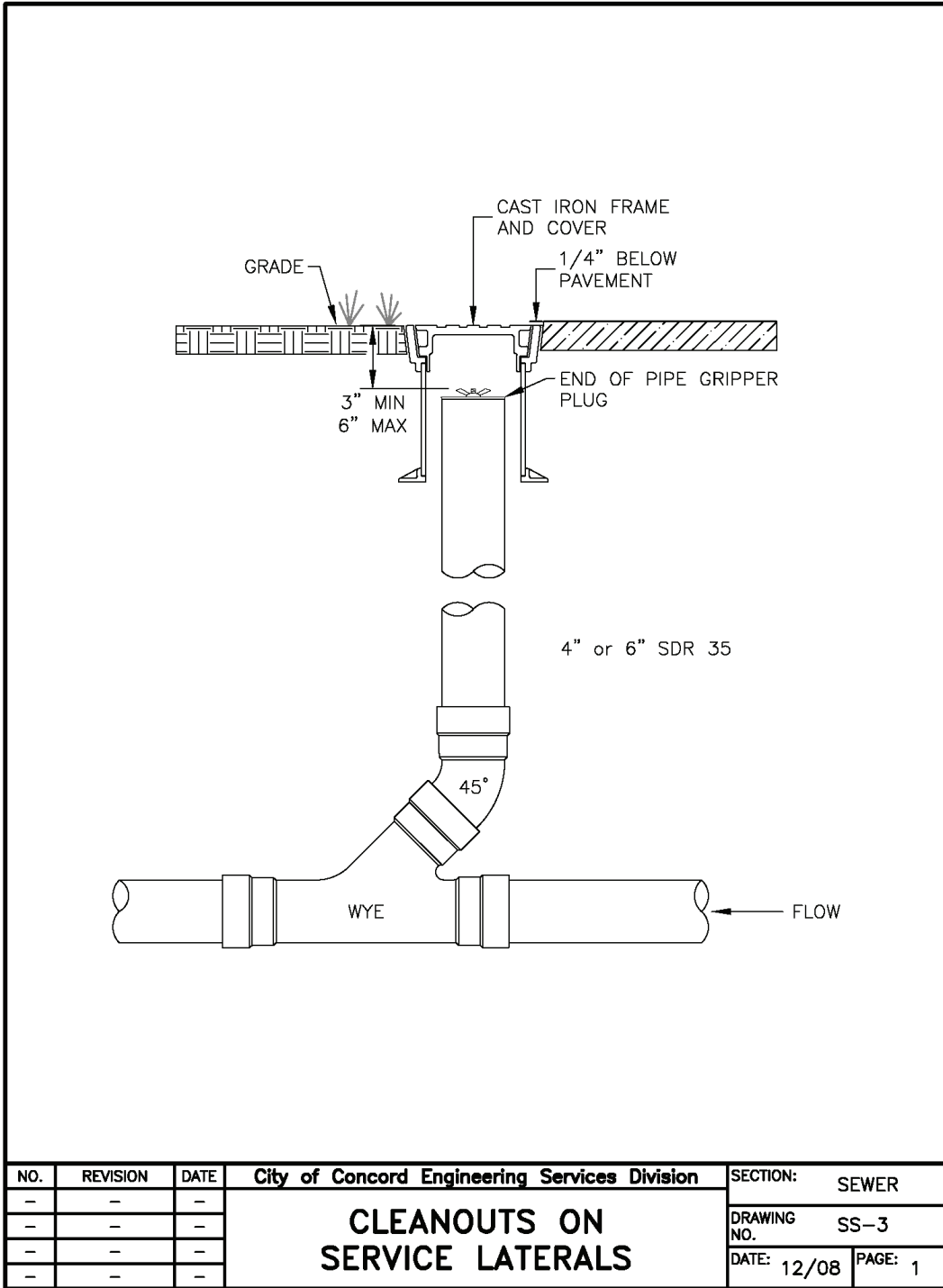
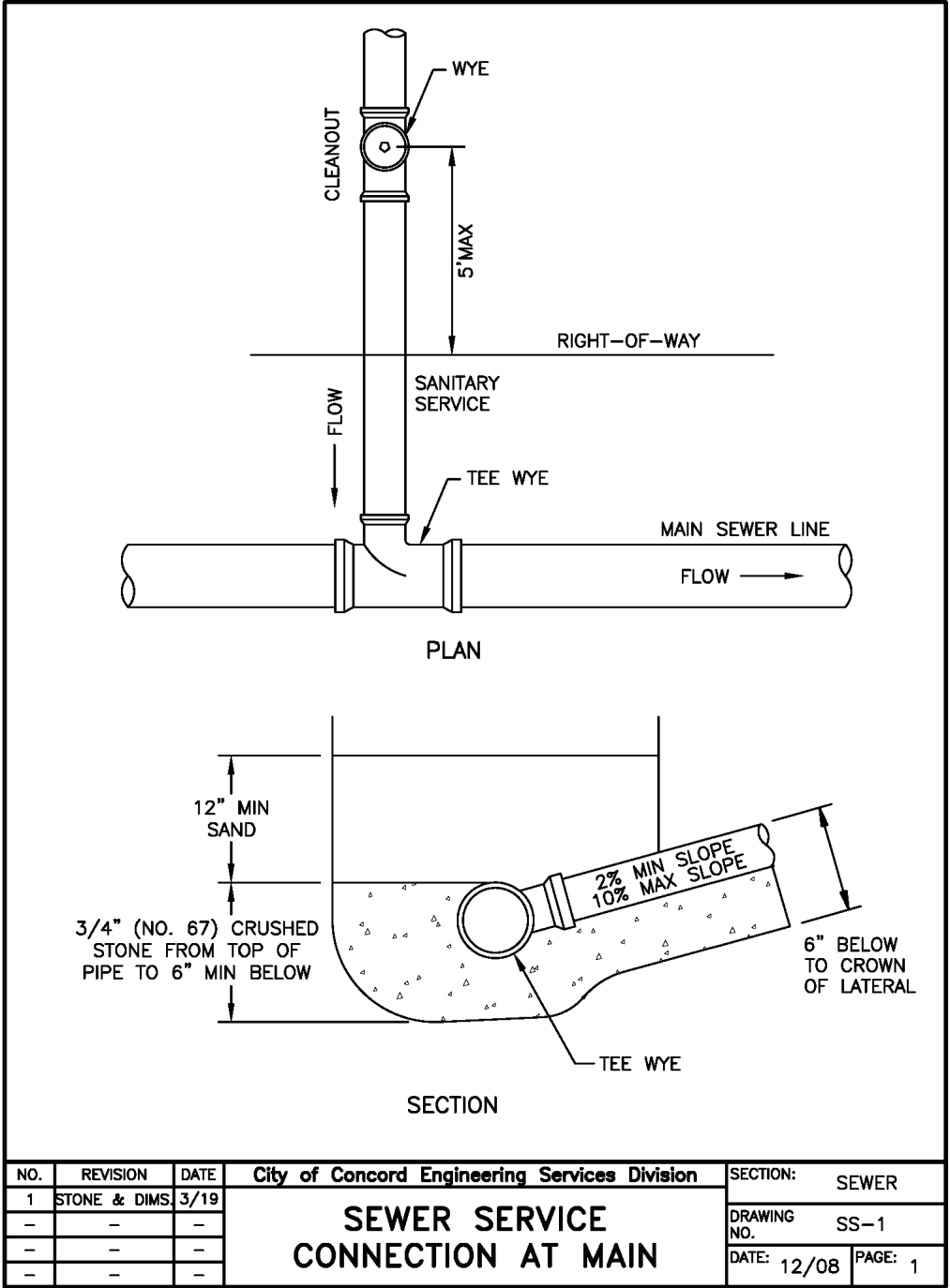
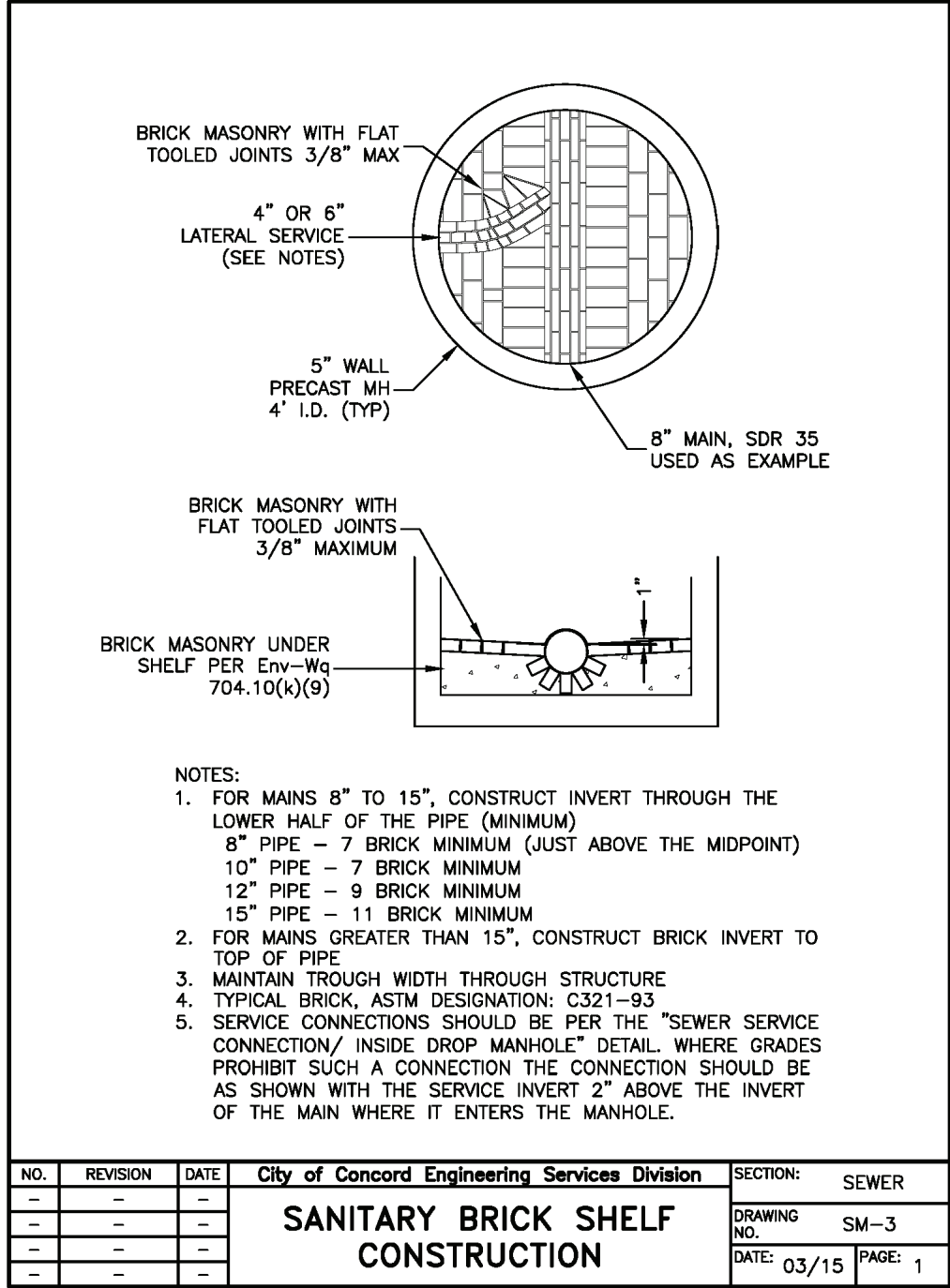


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NORTHPOINT
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www.northpointeng.com

DATE: OCT. 2025
PROJ.: 19017.1
SCALE: AS SHOWN
SHEET: 8 OF 11



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

JEFFREY W. LEWIS

No. 10420

REGISTERED PROFESSIONAL ENGINEER

STATE OF NEW HAMPSHIRE

REVISIONS:

NO.	DATE	DESCRIPTION

NORTHPOINT ENGINEERING, LLC

Civil Engineering Land Planning Construction Services

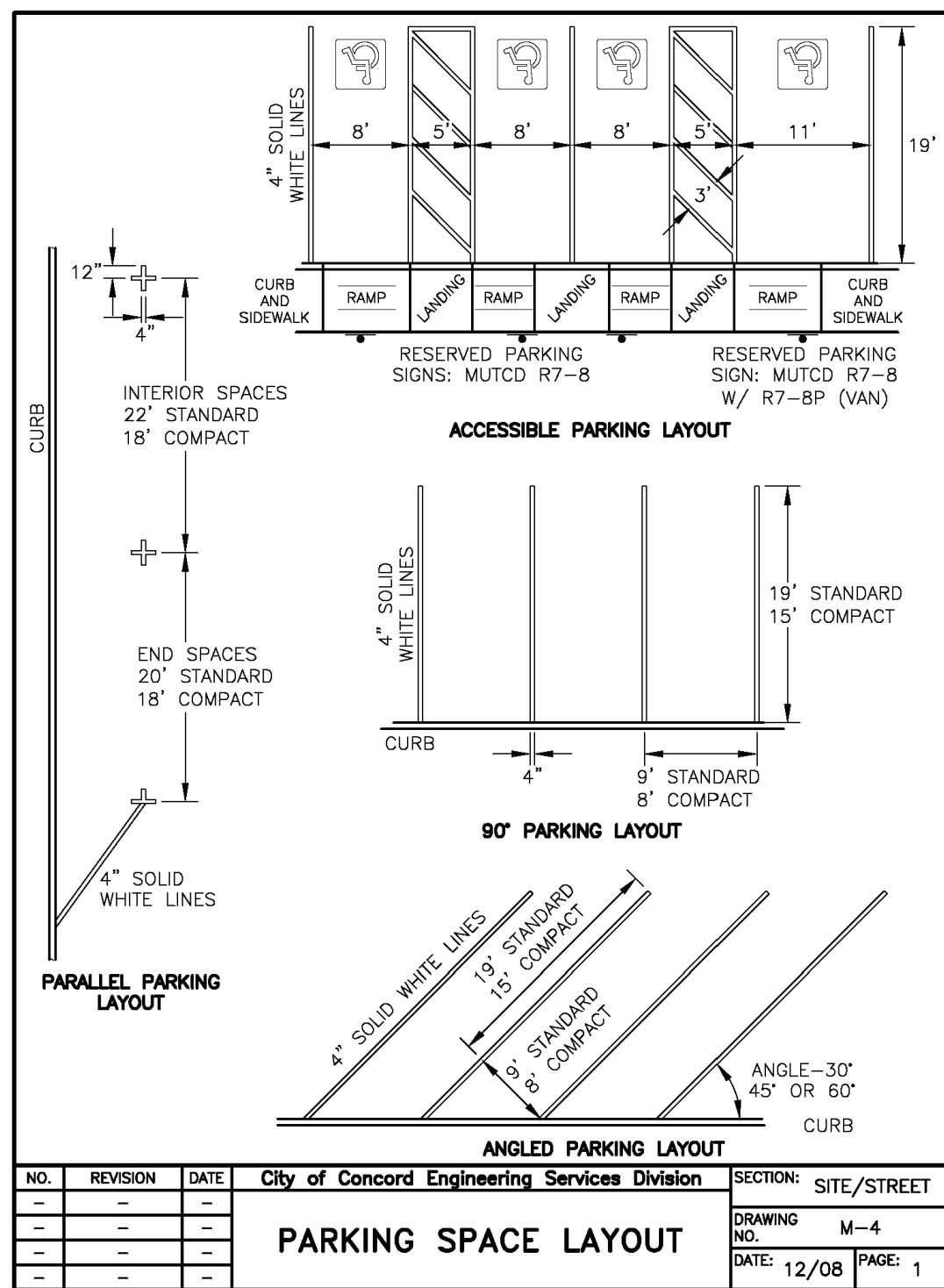
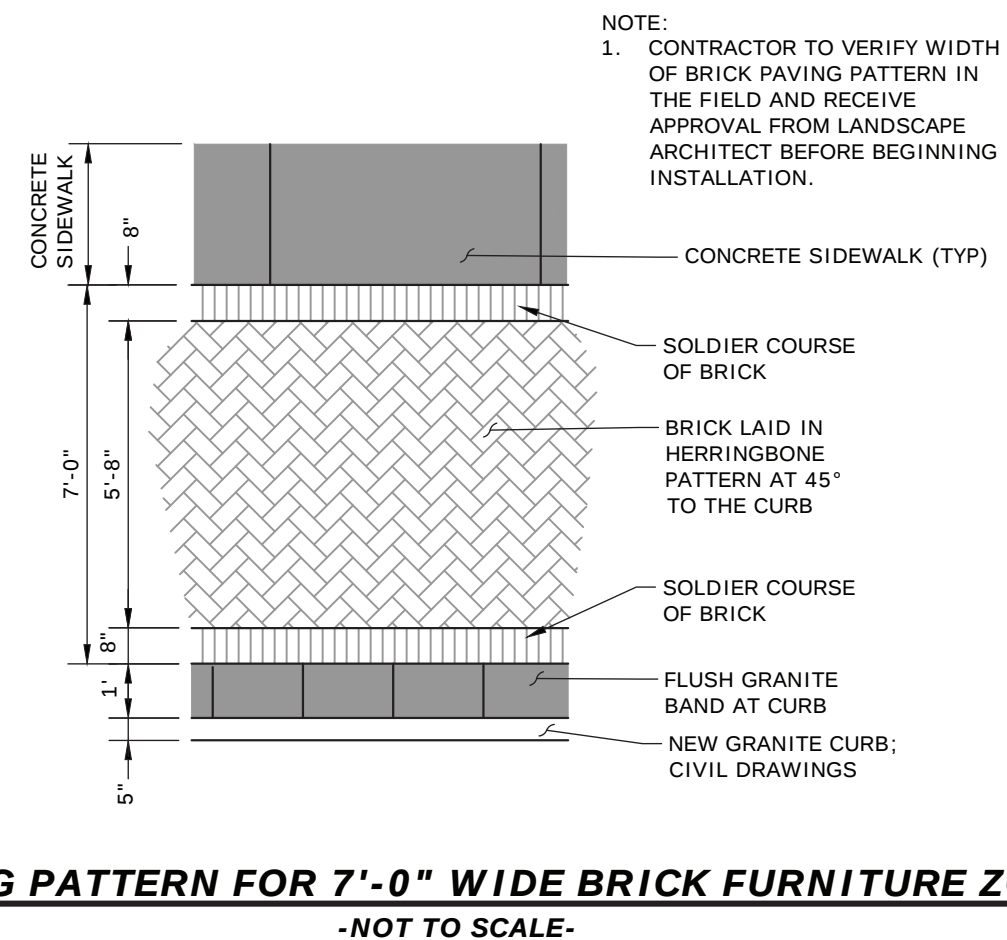
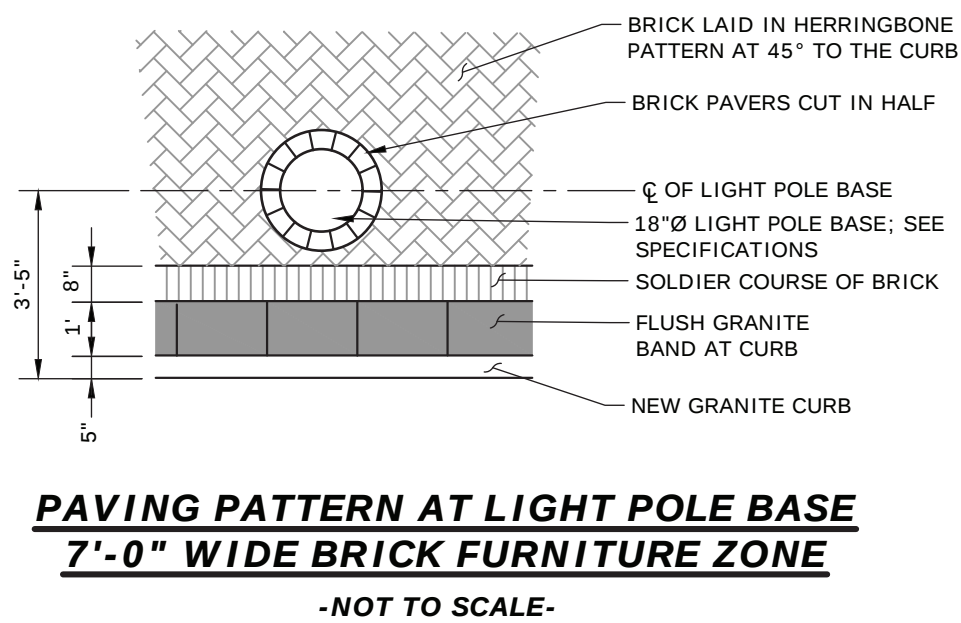
119 Storrs St, Ste 201
Concord, NH 03301
Tel 603-226-1166
Fax 603-226-1160
www.northpointeng.com

DATE: OCT. 2025

PROJ.: 19017.1

SCALE: AS SHOWN

SHEET: 9 OF 11



PERMITTING PLANS
-NOT FOR CONSTRUCTION-

CONSTRUCTION DETAILS

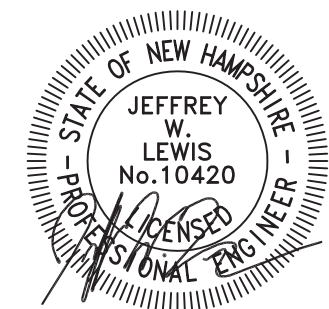
PREPARED FOR:

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:

<u>NO.</u>	<u>DATE</u>	<u>DESCRIPTION</u>
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NORTHPOINT
ENGINEERING, LLC
Civil Engineering / Land Planning / Construction Services

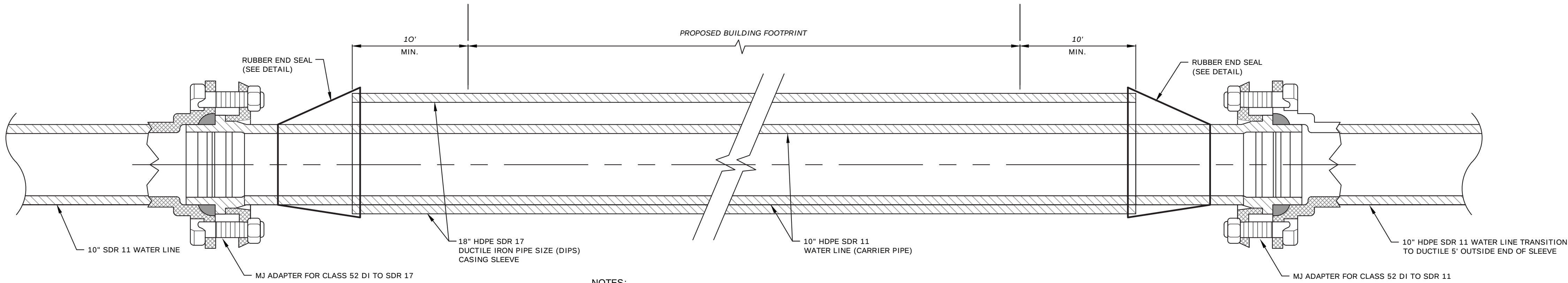
119 Storrs St, Ste 201
Concord, NH 03301
Tel 603-226-1166
Fax 603-226-1160
www.northpointeng.com

DATE: OCT. 2025

PROJ.: 19017.1

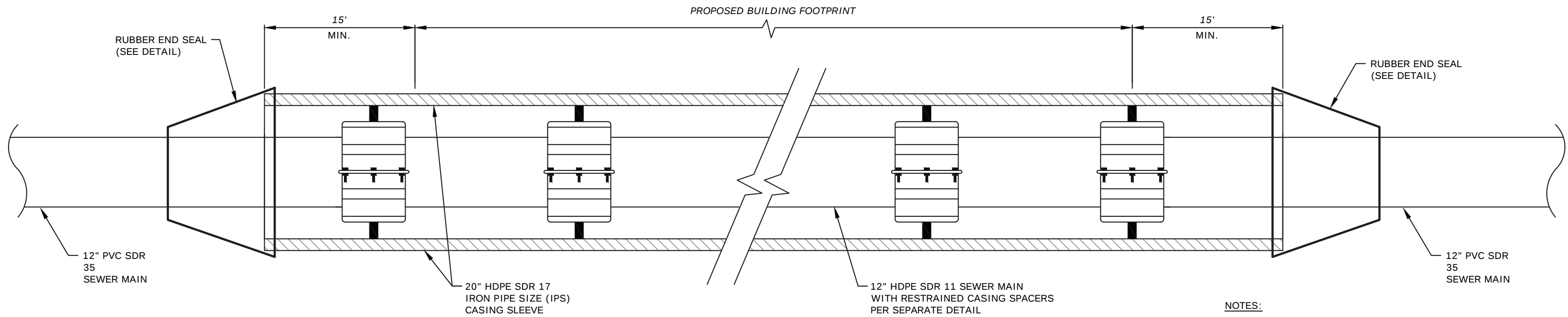
SCALE: AS SHOWN

SHEET: 10 OF 11



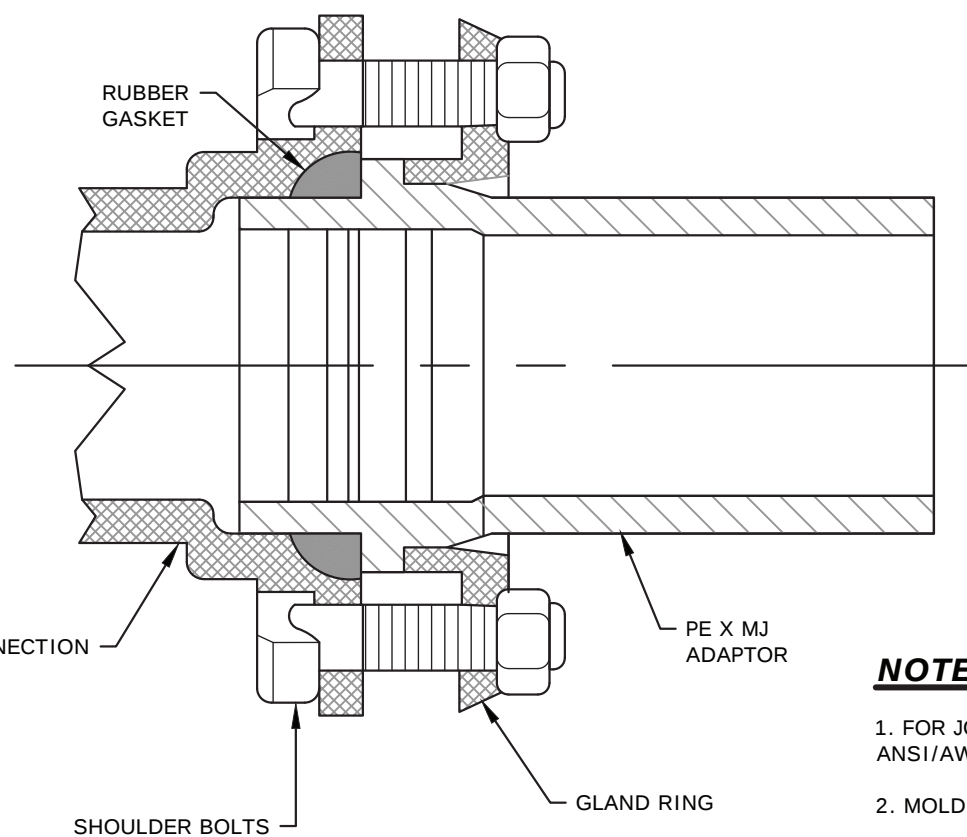
- NOTES:**
- 1) 10" HDPE WATER LINE (CARRIER PIPE) SHALL REST ON BOTTOM OF 18" HDPE CASING SLEEVE.
 - 2) SLEEVE SHALL EXTEND A MINIMUM OF 10-FEET BEYOND THE OUTSIDE EDGE OF BUILDING FOUNDATION WALLS.

WATER LINE SLEEVE & FITTING DETAIL
-NOT TO SCALE-



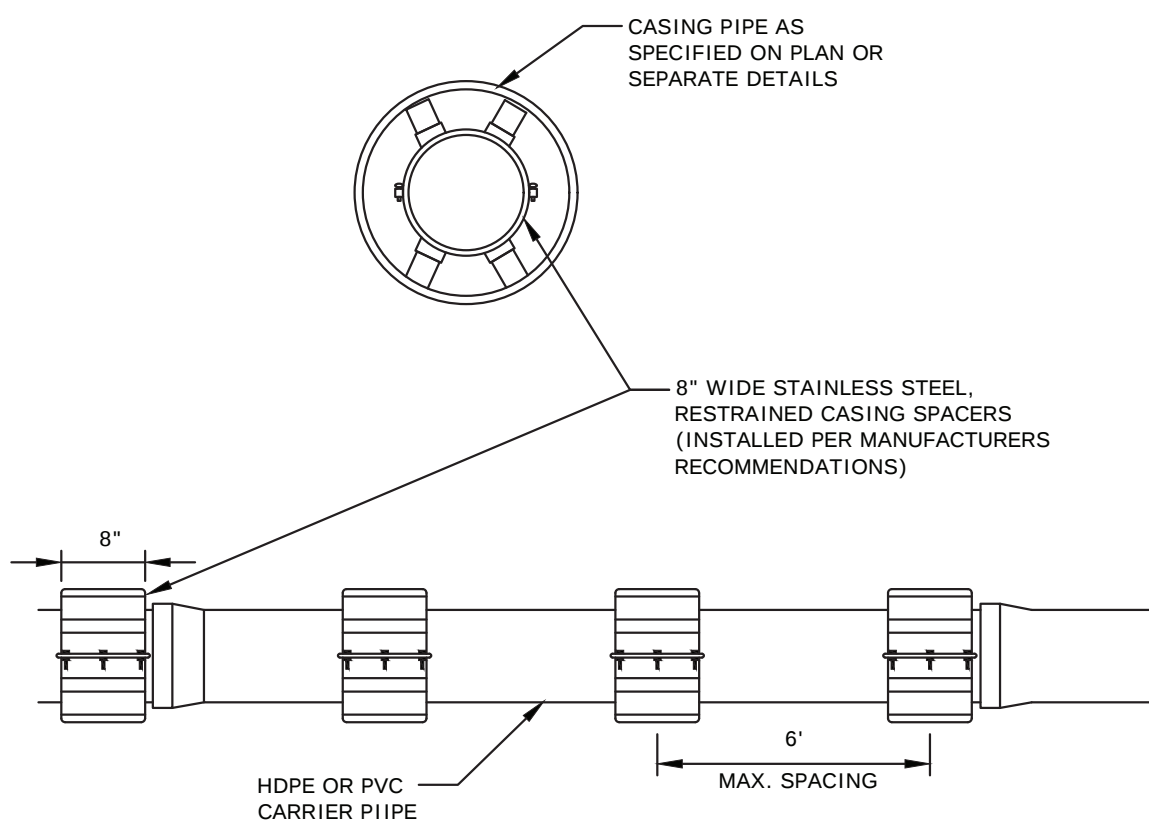
- NOTES:**
1. SLEEVE SHALL EXTEND A MINIMUM OF 15-FEET BEYOND THE OUTSIDE EDGE OF BUILDING FOUNDATION WALLS.

SEWER MAIN SLEEVE DETAIL
-NOT TO SCALE-



- 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.

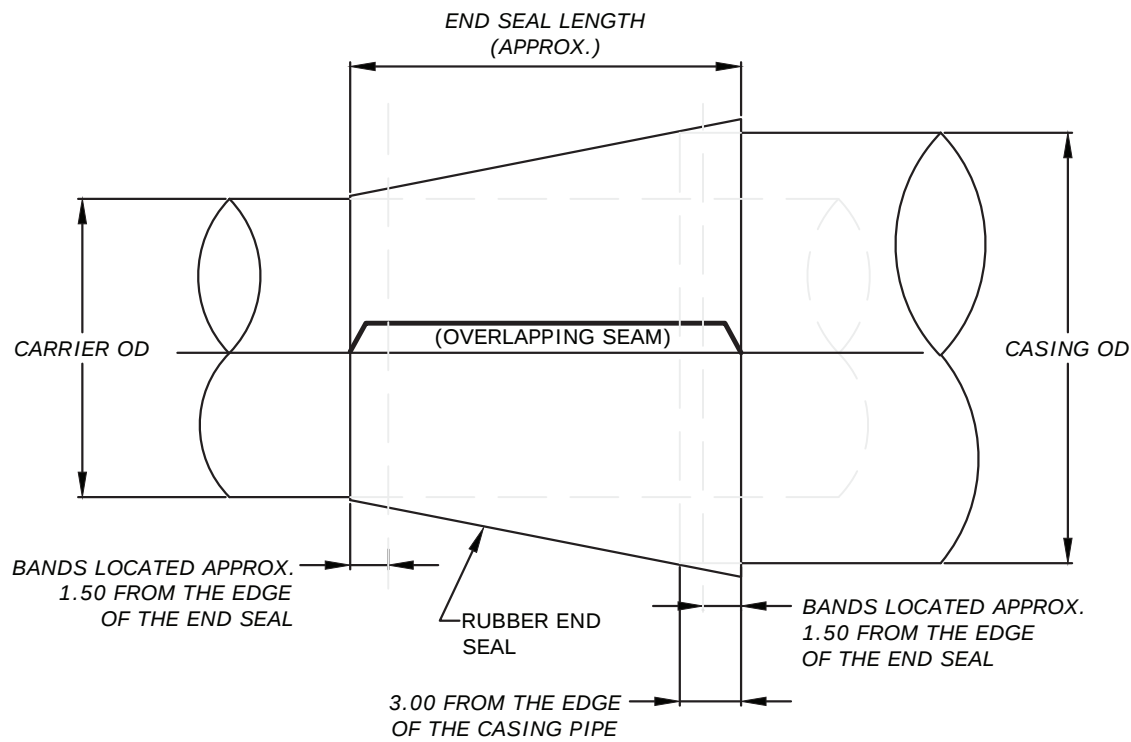
POLYETHYLENE MJ ADAPTOR
-NOT TO SCALE-



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-

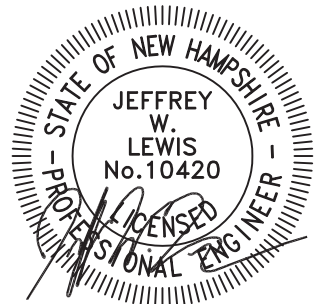
RUBBER END SEALS SPECIFICATIONS

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



REVISIONS:		
NO.	DATE	DESCRIPTION

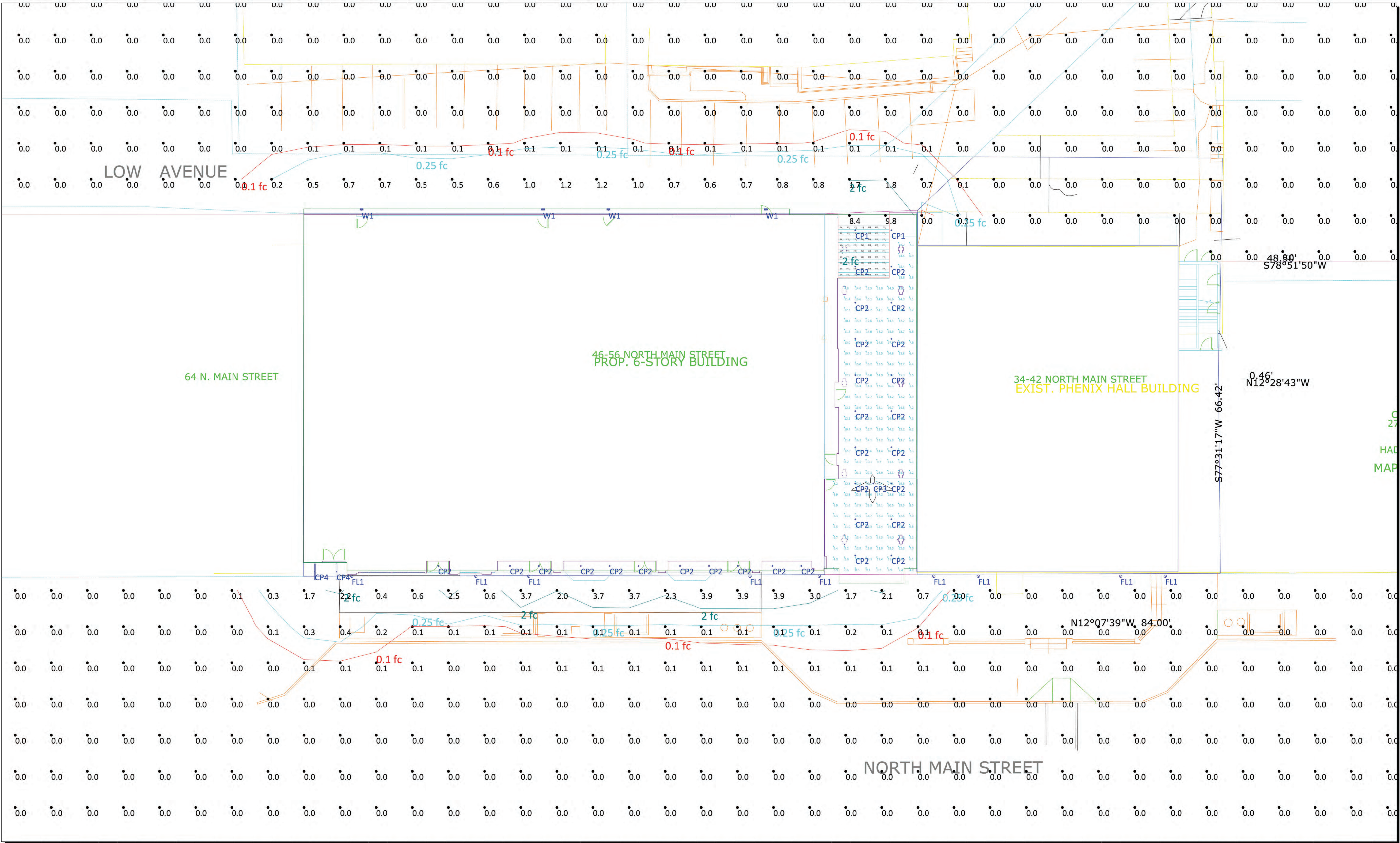
NORTHPOINT
ENGINEERING, LLC
Civil Engineering Land Planning Construction Services

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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

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.



NOTICE: THE INTENT OF THIS LIGHTING LAYOUT IS TO SUGGEST BEST UTILIZATION OF LIGHTING FIXTURES INDICATED. THIS LAYOUT IS PROVIDED USING IES DATA FILES PROVIDED BY THE MANUFACTURER. ANY VARIATION IN PERFORMANCE OR RESULTS IS NOT THE RESPONSIBILITY OF THE MANUFACTURER, EXPOSURE/ESS OR ITS EMPLOYEES.



Revisions	
#	Comments

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Date: 10/14/2025	
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xxx	
Scale: Not to Scale	

PHENIX BLOCK REDEVELOPMENT	
CONCORD, NH	
SITE LIGHTING LAYOUT	

