

SITE IMPROVEMENT PLANS

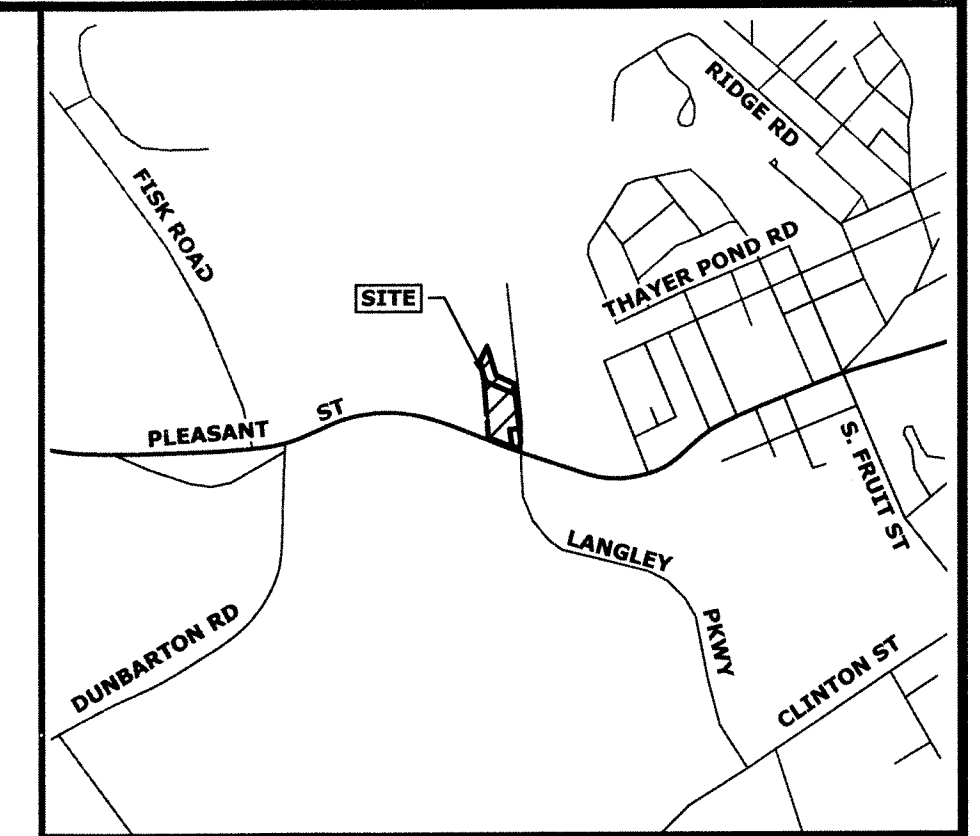
PREPARED FOR:

CONCORD ORTHOPEDICS

264 PLEASANT STREET

(MAP/BLOCK/LOT 95/3/1, 95/3/3 & 96/1/10)

CONCORD, NEW HAMPSHIRE



VICINITY MAP

SCALE: 1"=2,000'±

OWNERS

(MAP 95, BLOCK 3, LOT 1 & 3)

GJC ASSOCIATES
264 PLEASANT STREET
CONCORD, NH 03301

(MAP 96, BLOCK 1, LOT 10)

UNITARIAN UNIVERSALIST CHURCH OF
CONCORD
274 PLEASANT STREET
CONCORD, NH 03301

ENGINEER

NORTHPOINT ENGINEERING, LLC
119 STORRS STREET, SUITE 201
CONCORD, NH 03301

SURVEYOR

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

ABUTTERS

MAP 96, BLOCK 1, LOT 9

UNITARIAN UNIVERSALIST CHURCH OF
CONCORD
274 PLEASANT STREET
CONCORD, NH 03301

MAP 95, BLOCK 2, LOT 3

DARTMOUTH HITCHCOCK
ATTN: ALLISON BRISSON
5 BEDFORD FARMS DR.
BEDFORD, NH 03110-6524

MAP 95, BLOCK 2, LOT 6

CARMELITE MONASTERY
275 PLEASANT STREET
CONCORD, NH 03301

MAP 96, BLOCK 1, LOT 5

ROLAND HOK TRUST AMENDED AND RESTATED
C/O THOMAS R. HOK
712 MACHADO DRIVE
VENICE, CA 90291-2707

MAP 96, BLOCK 1, LOT 8

RIVERBEND COMMUNITY MENTAL HEALTH, INC.
PO BOX 2032
CONCORD, NH 03301-2032

MAP 95, BLOCK 3, LOT 4A

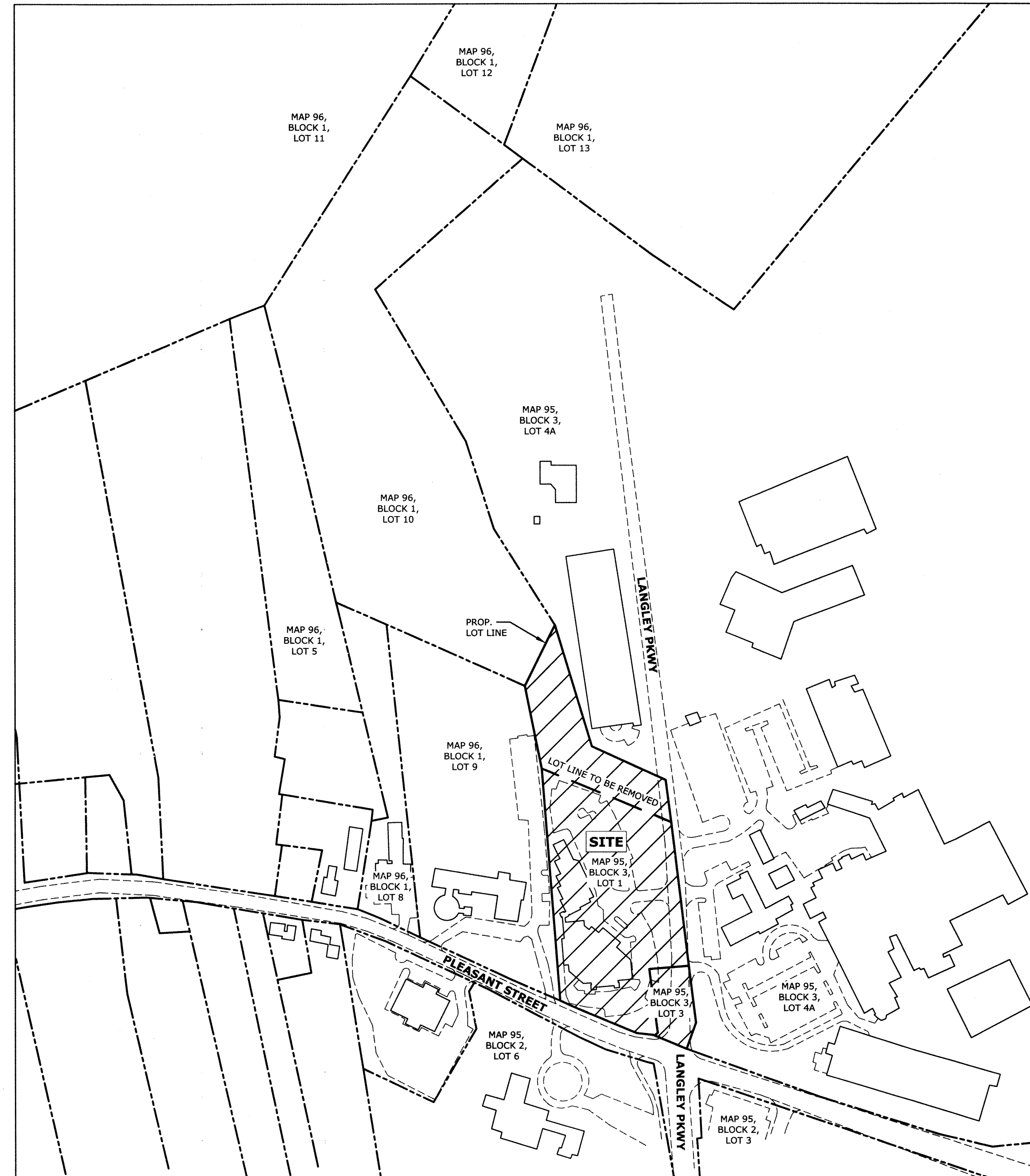
MAP 96, BLOCK 1, LOT 13
CAPITAL REGION HEALTH CARE
DEVELOPMENT CORPORATION
250 PLEASANT STREET
CONCORD, NH 03301

MAP 96, BLOCK 1, LOT 12

BEECHER A. LARSON
1201 RIDGE ROAD
LONGWOOD, FL 32750-4563

MAP 96, BLOCK 1, LOT 11

CITY OF CONCORD
41 GREEN STREET
CONCORD, NH 03301



LOCATION AREA PLAN

SCALE: 1"=200'±

SHEET INDEX

NO.	TITLE	LAST REVISED
--	COVER SHEET	
1-2	EXISTING CONDITIONS PLAN	
3	REMOVALS PLAN	
4	SITE PLAN	
5	GRADING & DRAINAGE PLAN	
6	LANDSCAPE PLAN	
7	LIGHTING PLAN	
8	EROSION CONTROL PLAN	
9 to 12	CONSTRUCTION DETAILS	

COVER SHEET

PREPARED FOR:

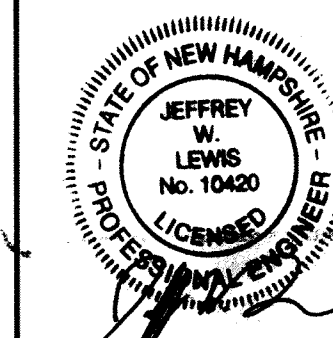
CONCORD ORTHOPAEDICS

264 PLEASANT ST. (MBL 95/3/1, 95/3/3 & 96/1/10)
CONCORD, NEW HAMPSHIRE

OWNER (MBL 95/3/1):
(MBL 95/3/3)

GJC ASSOCIATES
264 PLEASANT STREET
CONCORD, NH 03301

OWNER (MBL 96/1/10):
UNITARIAN UNIVERSALIST
CHURCH OF CONCORD
274 PLEASANT STREET
CONCORD, NH 03301



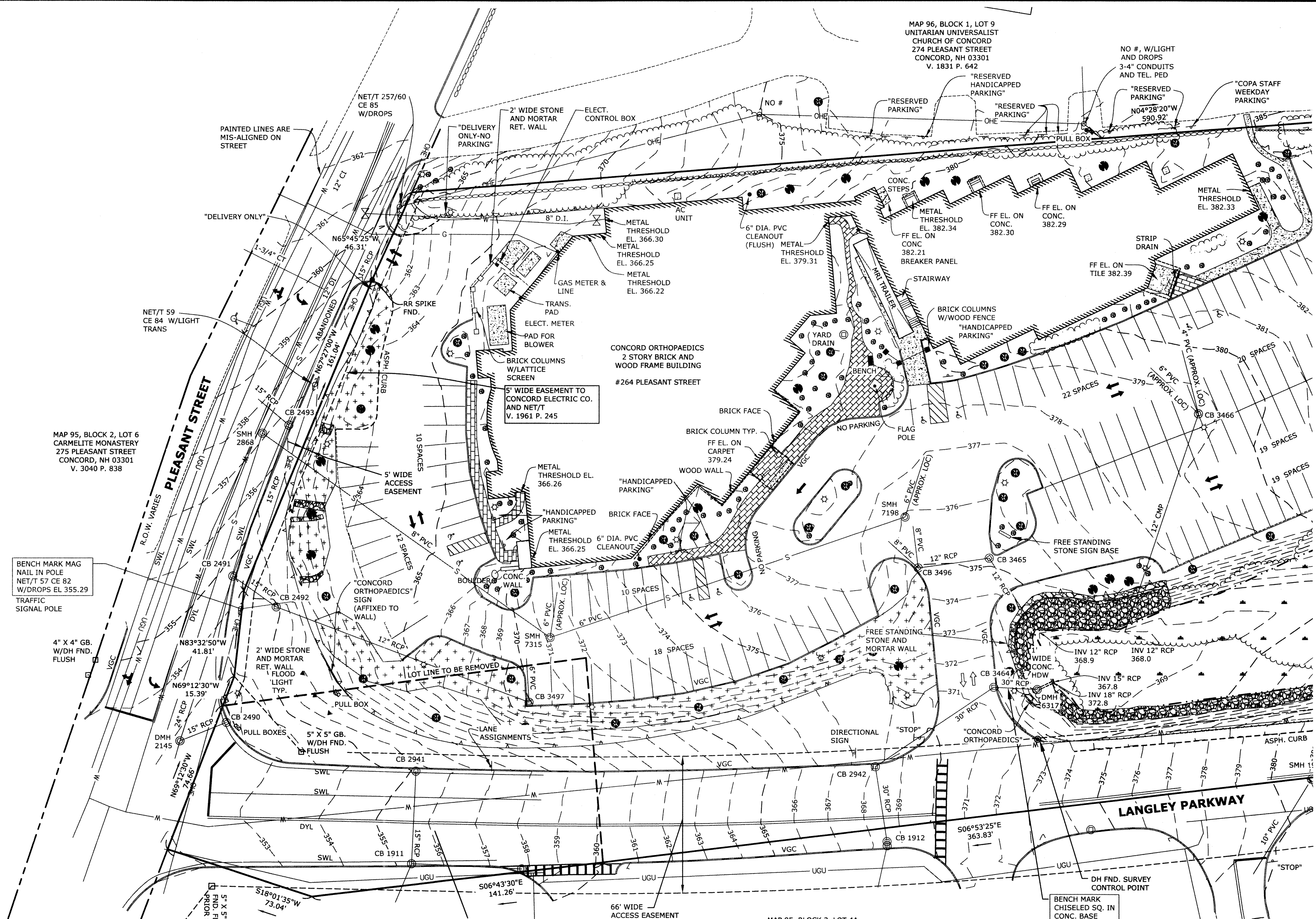
REVISIONS:

NO. DATE DESCRIPTION



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

DATE: 03/15/17
PROJ: 16059
SCALE: AS SHOWN
SHEET: --



- NOTES:**
- REFERENCE THE SUBJECT PARCEL OF LAND AS EXISTING LOTS OF RECORD KNOWN AS CITY OF CONCORD MAP-BLOCK LOT 95-3-1 AND 95-3-3 AND A PORTION OF THE EXISTING LOT OF RECORD KNOWN AS CITY OF CONCORD MAP-BLOCK LOT 96-1-10. THE SUBJECT PARCEL IS BEING CREATED BY A LOT CONSOLIDATION OF EXISTING LOTS 95-3-1 AND 95-3-3 AND A BOUNDARY LINE ADJUSTMENT WITH LOT 96-1-10, PER PLAN REFERENCE #1.
 - THE PURPOSE OF THIS PLAN IS TO DEPICT EXISTING CONDITIONS ON SUBJECT PARCEL OF LAND.
 - THE SUBJECT PARCEL CONTAINS 243,443 SF OR 5.5887 ACRES (AFTER LOT CONSOLIDATION AND BOUNDARY LINE ADJUSTMENT).
 - OWNERS OF RECORD:

UNIVERSALIST	CONCORD	UNITS	CONCORD
264 PLEASANT STREET	CONCORD, NH 03301 V 1493 PG 69 MCRD V 1380 PG 554 MCRD	UNITARIAN	274 PLEASANT STREET CONCORD, NH 03301 V 1831 PG 642 MCRD
 - THE SUBJECT PARCEL IS SPLIT-ZONED BETWEEN THE 'IS' INSTITUTIONAL DISTRICT AND THE 'RO' RESIDENTIAL OPEN SPACE DISTRICT. THE EXISTING SITE IMPROVEMENTS ARE LOCATED ENTIRELY WITHIN THE IS DISTRICT. THE PROPOSED PARKING LOT EXPANSION CROSSES INTO THE RO DISTRICT. THE PROPOSED IMPROVEMENTS ARE SUBJECT TO THE FOLLOWING DIMENSIONAL REGULATIONS PER THE CITY OF CONCORD ZONING ORDINANCE FOR EACH ZONING DISTRICT:

	REQUIRED ('IS')	REQUIRED ('RO')	EXISTING
MIN. LOT AREA:	25,000 SF	87,120 SF	243,443 SF
MIN. BUILDABLE AREA:	12,500 SF	20,000 SF	186,040 SF
MIN. LOT FRONTAGE:	150 FT	200 FT	277.51 FT
MIN. FRONT SETBACK:	30 FT	50 FT	59 FT (EXISTING)
MIN. REAR SETBACK:	30 FT	50 FT	242 FT (EXISTING)
MIN. SIDE SETBACK:	25 FT	40 FT	14.6 FT (EXISTING)
MAX. LOT COVERAGE:	75%	10%	56.0%
BUILDING HEIGHT:	45 FT	35 FT	
 - NON-BUILDABLE AREA CALCULATIONS:

	0 SF
BLUFFS & RAVINES:	0 SF
EXISTING EASEMENTS:	31,681 SF
WETLANDS NOT IN EASEMENT:	25,722 SF
 - THE SUBJECT PARCEL IS NOT LOCATED WITHIN ANY OVERLAY DISTRICT.
 - EXISTING TOPOGRAPHIC AND BOUNDARY INFORMATION SHOWN ON THIS PLAN IS PER PLAN REFERENCE NO.1 AND IS THE RESULT OF AN ACTUAL FIELD SURVEY PERFORMED BY RICHARD D. BARTLETT & ASSOCIATES, INC., ON MARCH 17 THROUGH 24TH, 2016.
 - HORIZONTAL DATUM IS BASED ON NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM NAD 83.
 - VERTICAL DATUM IS BASED ON NAVD 88.
 - 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 1-888-344-7233.
 - THE ENTIRE SUBJECT PARCEL FALLS IN ZONE X AS SHOWN ON THE FIRM - FLOOD INSURANCE RATE MAP - PANEL 0337E - COMMUNITY NUMBER 33013C0337E WITH AN EFFECTIVE DATE OF APRIL 19, 2010. ZONE X = AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

- WETLAND NOTES**
- THE LIMITS OF JURISDICTIONAL WETLANDS AS SHOWN ON THIS PLAN WERE DELINEATED BY GOVE ENVIRONMENTAL SERVICES, INC. ON 3/16/16, IN ACCORDANCE WITH:
- US ARMY CORPS OF ENGINEERS REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, TECHNICAL REPORT ERDC/EL TR-12-1, JANUARY 2012, VERSION 2.0
 - FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 7.0.
 - UNITED STATES DEPARTMENT OF AGRICULTURE (2010). NORTH AMERICAN DIGITAL FLORA: NATIONAL WETLAND PLANT LIST, CURRENT VERSION.

- PLAN REFERENCES:**
- PLAN ENTITLED "SUBDIVISION PLAT - LANDS OF GJC ASSOCIATES & UNITARIAN UNIVERSALIST CHURCH OF CONCORD; MAP 95, BLOCK 3, LOTS 1 & 3 264 PLEASANT ST & MAP 96, BLOCK 1 LOT 10 - LANGLEY PKWY; CONCORD, NH," PREPARED BY RICHARD D. BARTLETT & ASSOCIATES, INC., DATED DEC. 12, 2016, TO BE RECORDED.

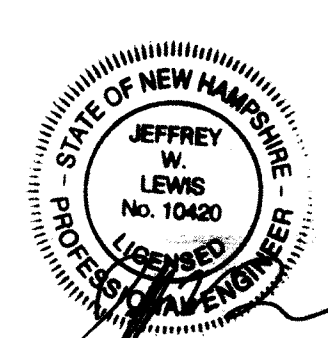
- EASEMENTS OF RECORD**
- 15' WIDE EASEMENT TO CONCORD ELECTRIC CO. AND NEW ENGLAND TELEPHONE AND TELEGRAPH CO. (EXACT LOCATION UNKNOWN) ALSO A 5' WIDE EASEMENT ALONG PLEASANT STREET AS DESCRIBED IN V. 1961 P. 245.
 - 33' WIDE WATER MAIN EASEMENT TO THE CITY OF CONCORD, ADJACENT TO THE EASTERLY PROPERTY LINE WITHIN THE LANGLEY PARKWAY AS DESCRIBED IN V. 1559 P. 616.
 - COMMERCIAL UNDERGROUND AGREEMENT WITH CONCORD ELECTRIC COMPANY AS DESCRIBED IN V. 1961 P. 246.
 - RECIPROCAL EASEMENT AGREEMENT BETWEEN GJC ASSOCIATES AND CAPITAL REGION HEALTH CARE CORP. FOR ACCESS ALONG THE WEST SIDE ACCESS (NOW KNOWN AS LANGLEY PARKWAY) AS DESCRIBED IN V. 1987 P. 1894.
 - RECIPROCAL EASEMENT AGREEMENT BETWEEN CAPITAL REGION HEALTH CARE CORP., GJC ASSOCIATES, SECOND CONGREGATIONAL SOCIETY AND THE CITY OF CONCORD FOR CONSTRUCTION AND ACCESS ALONG THE WEST SIDE ACCESS (NOW KNOWN AS LANGLEY PARKWAY) AS DESCRIBED IN V. 3231 P. 1971.

EXISTING CONDITIONS PLAN

PREPARED FOR:

CONCORD ORTHOPAEDICS
264 PLEASANT ST. (MBL 95/3/1, 95/3/3 & 96/1/10)
CONCORD, NEW HAMPSHIRE

OWNER (MBL 95/3/1): (MBL 95/3/3)	GJC ASSOCIATES 264 PLEASANT STREET CONCORD, NH 03301	OWNER (MBL 96/1/10): UNITARIAN UNIVERSALIST CHURCH OF CONCORD 274 PLEASANT STREET CONCORD, NH 03301
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	REVISIONS:	
	NO.	DATE



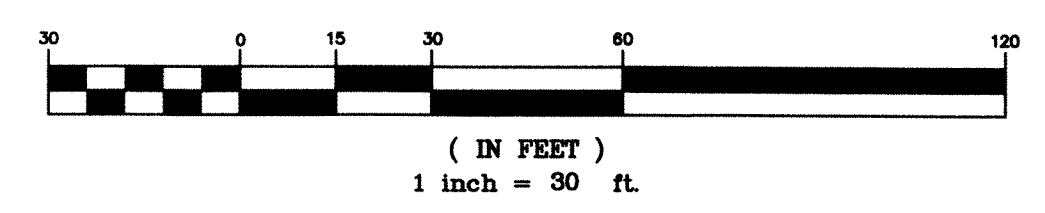
NORTHPOINT ENGINEERING, LLC
Civil Engineering / Land Planning / Construction Services

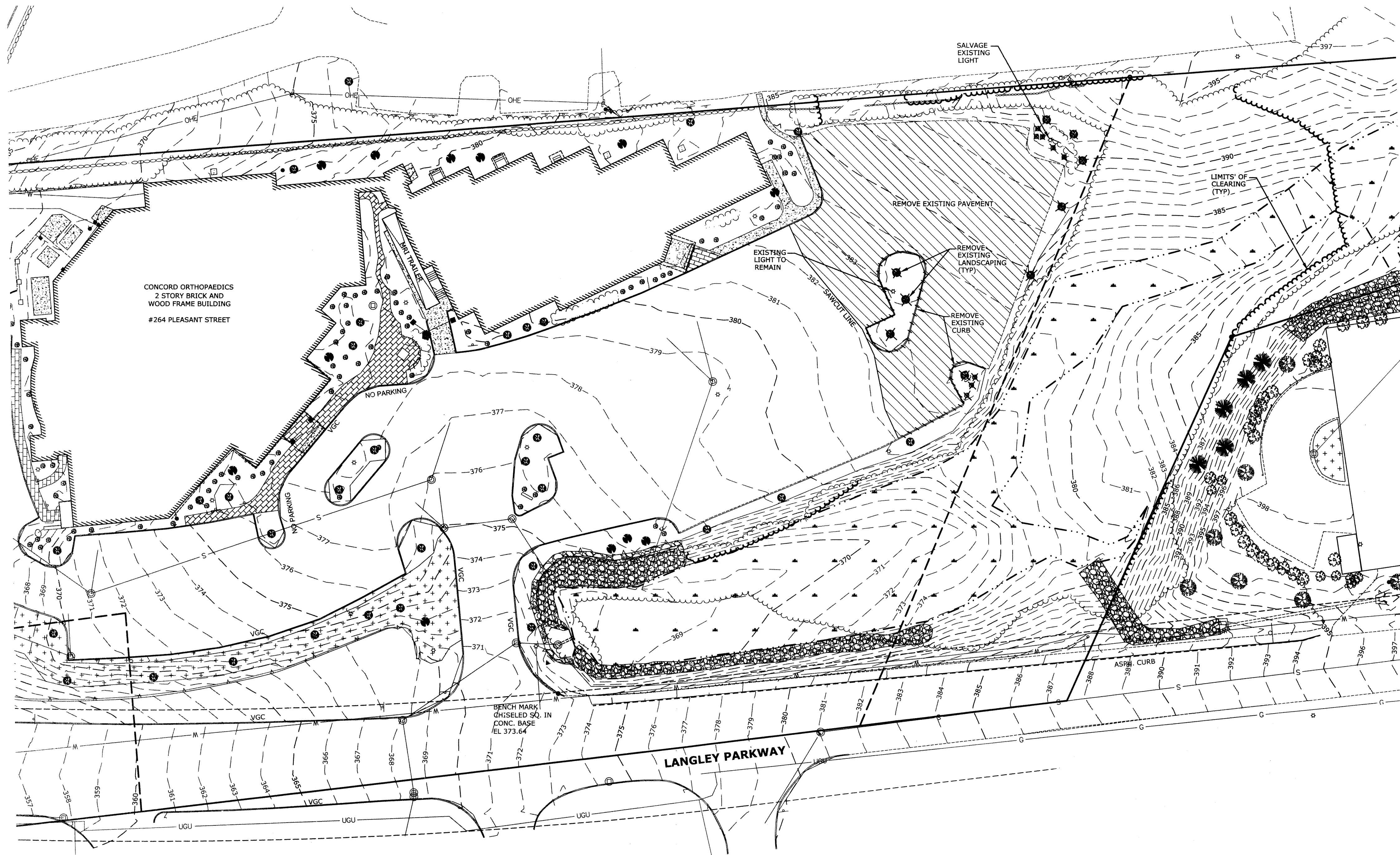
119 Storrs St, Ste 201
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Fax 603-226-1160
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DATE: 03/15/17
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SCALE: 1"=30'
SHEET: 1 of 12



GRAPHIC SCALE





GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

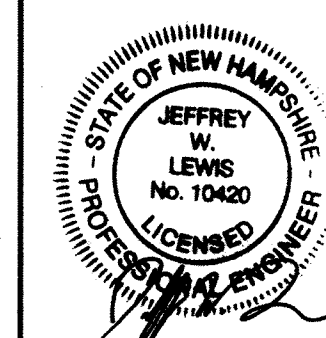
REMOVALS PLAN

PREPARED FOR:

CONCORD ORTHOPAEDICS

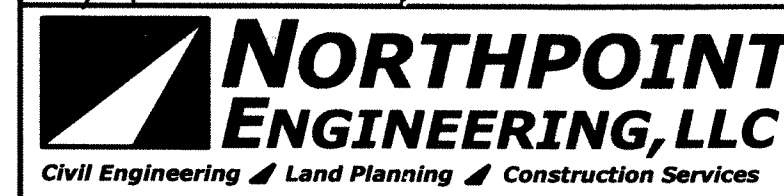
264 PLEASANT ST. (MBL 95/3/1, 95/3/3 & 96/1/10)
CONCORD, NEW HAMPSHIRE

OWNER (MBL 95/3/1): (MBL 95/3/3)	GJC ASSOCIATES 264 PLEASANT STREET CONCORD, NH 03301	OWNER (MBL 96/1/10): UNITARIAN UNIVERSALIST CHURCH OF CONCORD 274 PLEASANT STREET CONCORD, NH 03301
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119 Storrs St, Ste 201
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DATE: 03/15/17
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SCALE: 1"=30'
SHEET: 3 of 12

MAP 96, BLOCK 1, LOT 9
UNITARIAN UNIVERSALIST CHURCH OF
CONCORD
274 PLEASANT STREET
CONCORD, NH 03301
V. 1831 P. 642

MAP 95, BLOCK 2, LOT 6
CARMELITE MONASTERY
275 PLEASANT STREET
CONCORD, NH 03301
V. 3040 P. 838

MAP 95, BLOCK 3, LOT 1
GJC ASSOCIATES
264 PLEASANT STREET
CONCORD, NH 03301
V. 1498 P. 69
V. 1380 P. 554
AREA: 171,446 SQ. FT.
OR 3.94 AC.

MAP 95, BLOCK 3, LOT 3
GJC ASSOCIATES
264 PLEASANT STREET
CONCORD, NH 03301
V. 1987 P. 1892
AREA: 18,350 SQ. FT.
OR 0.42 AC.

MAP 96, BLOCK 1, LOT 10
UNITARIAN UNIVERSALIST
CHURCH OF CONCORD
274 PLEASANT STREET
CONCORD, NH 03301
V. 1831 P. 642

MAP 95, BLOCK 3, LOT 4A
CAPITAL REGION HEALTH CARE DEVELOPMENT
CORPORATION
250 PLEASANT STREET
CONCORD, NH 03301
V. 1377 P. 968

(ACROSS STREET)
MAP 95, BLOCK 2, LOT 3
DARTMOUTH HITCHCOCK
ATTN: ALLISON BRISSON
5 BEDFORD FARMS DR.
BEDFORD, NH 03110-6524
V. 2859 P. 1753

GENERAL NOTES:

1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE PROPOSED SITE IMPROVEMENTS ASSOCIATED WITH THE EXPANSION OF THE EXISTING PARKING LOT ON THE SUBJECT PARCEL OF LAND.
2. REFERENCE THE SUBJECT PARCEL OF LAND AS EXISTING LOTS OF RECORD KNOWN AS CITY OF CONCORD MAP-BLOCK-LOT 95-3-1 AND 95-3-3 AND A PORTION OF THE EXISTING LOT OF RECORD KNOWN AS CITY OF CONCORD MAP-BLOCK-LOT 96-1-10. THE SUBJECT PARCEL IS BEING CREATED BY A LOT CONSOLIDATION OF EXISTING LOTS 95-3-1 AND 95-3-3 AND A BOUNDARY LINE ADJUSTMENT WITH LOT 96-1-10.
3. THE SUBJECT PARCEL CONTAINS 243,443 SF OR 5.5887 ACRES (AFTER LOT CONSOLIDATION AND BOUNDARY LINE ADJUSTMENT).
4. OWNERS OF RECORD:

MBL 95-3-1 GJC ASSOCIATES 264 PLEASANT STREET CONCORD, NH 03301 V. 1498 PG 69 MCRD V. 1380 PG 554 MCRD	MBL 95-3-3 GJC ASSOCIATES 264 PLEASANT STREET CONCORD, NH 03301 V. 1987 PG 1892 MCRD	MBL 96-1-10 UNITARIAN UNIVERSALIST CHURCH OF CONCORD 274 PLEASANT STREET CONCORD, NH 03301 V. 1831 PG 642 MCRD
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5. THE SUBJECT PARCEL IS SPLIT-ZONED BETWEEN THE 'IS' INSTITUTIONAL DISTRICT AND THE 'RO' RESIDENTIAL OPEN SPACE DISTRICT. THE EXISTING SITE IMPROVEMENTS ARE LOCATED ENTIRELY WITHIN THE 'IS' DISTRICT. THE PROPOSED PARKING LOT EXPANSION CROSSES INTO THE 'RO' DISTRICT. THE PROPOSED IMPROVEMENTS ARE SUBJECT TO THE FOLLOWING DIMENSIONAL REGULATIONS PER THE CITY OF CONCORD ZONING ORDINANCE FOR EACH ZONING DISTRICT:

	REQUIRED ('IS')	REQUIRED ('RO')	PROVIDED
MIN. LOT AREA:	25,000 SF	27,120 SF	243,443 SF
MIN. BUILDABLE AREA:	12,500 SF	20,000 SF	186,040 SF
MIN. LOT FRONTAGE:	150 FT	200 FT	277.51 FT
MIN. FRONT SETBACK:	30 FT	50 FT	59 FT (EXISTING)
MIN. REAR SETBACK:	30 FT	50 FT	242 FT (EXISTING)
MIN. SIDE SETBACK:	25 FT	40 FT	14.6 FT (EXISTING)
MAX. LOT COVERAGE:	75%	10%	60.5% (66.9% IN 'IS'; 9.7% IN 'RO')
BUILDING HEIGHT:	45 FT	35 FT	

NON-BUILDABLE AREA CALCULATIONS:
BLUFFS & RAVINES: 0 SF
EXISTING EASEMENTS: 31,681 SF
WETLANDS NOT IN EASEMENT: 25,722 SF

6. THE SUBJECT PARCEL IS NOT LOCATED WITHIN ANY OVERLAY DISTRICT.
7. LOT COVERAGE CALCULATIONS:

EXISTING BUILDING (ROOF) AREA:	31,890 SF
EXISTING LANGLEY PARKWAY ROAD & SIDEWALK:	24,483 SF
EXISTING ON-SITE PAVED PARKING LOT:	63,113 SF
EXISTING ON-SITE CONCRETE PADS & PAVED WALKS:	4,245 SF
PROPOSED ON-SITE PARKING LOT PAVEMENT:	23,466 SF
TOTAL IMPERVIOUS AREA:	147,197 SF (60.5%)
8. PARKING CALCULATIONS:

REQUIRED PARKING: EXISTING BUILDING IS 50,000-SF MEDICAL OFFICE
1 SPACE PER 225 SF GFA @ 50,000 SF = 222 PARKING SPACES REQUIRED

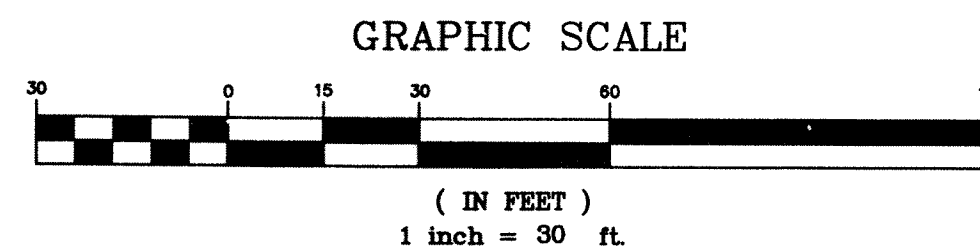
PARKING PROVIDED: EXISTING CONDITIONS = 156 SPACES (INCLUDING 11 STACKED SPACES)

PROPOSED CONDITIONS = 231 TOTAL SPACES, INCLUDING
8 HANDICAP ACCESSIBLE SPACES, AND
47 COMPACT SPACES (20.3%)

NOTE: ALL PROPOSED STANDARD SPACES ARE 9' WIDE BY 19' LONG.
ALL COMPACT SPACES ARE 8' WIDE BY 15' LONG.

9. THIS PROJECT REQUIRES THE FOLLOWING LOCAL, STATE AND FEDERAL PERMITS:
 - A) NHDES WETLANDS DREDGE AND FILL PERMIT
10. THIS PROJECT REQUIRES THE FOLLOWING CONDITIONAL USE PERMITS:

11. ALL WORK PERFORMED SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST EDITION OF THE CITY OF CONCORD CONSTRUCTION STANDARDS.
12. PRIOR TO START OF ANY CONSTRUCTION THE CONTRACTOR SHALL ARRANGE A PRE-CONSTRUCTION MEETING WITH THE ENGINEERING SERVICES DIVISION.
13. THIS PROJECT WILL BE CONSTRUCTED IN A SINGLE PHASE.
14. THE AREA OF LAND DISTURBANCE PROPOSED BY THIS PROJECT IS APPROXIMATELY 62,000-SF.
15. 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.
16. IN ACCORDANCE WITH THE NATIONAL POLLUTANT ELIMINATION SYSTEM (NPDES), GENERAL DISCHARGES FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES, THIS PROJECT WILL REQUIRE SUBMISSION OF A NOTICE OF INTENT (NOI) TO THE US EPA. THE NOI MUST BE SUBMITTED A MINIMUM OF TWO WEEKS PRIOR TO THE PRE-CONSTRUCTION MEETING WITH THE CITY. PER EPA RULES, CONSTRUCTION CANNOT BEGIN UNTIL 14 DAYS AFTER EPA HAS RECEIVED THE APPLICATION AND POSTED THE NOI, FOR BOTH THE OWNER AND THE CONTRACTOR, ON THEIR WEBSITE. REFER TO [HTTP://CFPUB.EPA.GOV/NPDES/STORMWATER/CGP.CFM](http://cfpub.epa.gov/npdes/stormwater/cgp.cfm) FOR MORE INFORMATION.

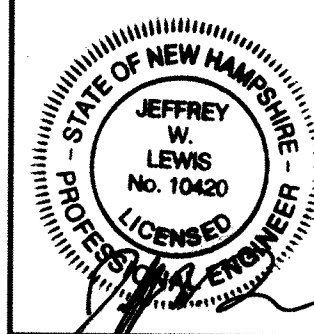


SITE PLAN

PREPARED FOR:

CONCORD ORTHOPAEDICS
264 PLEASANT ST. (MBL 95/3/1, 95/3/3 & 96/1/10)
CONCORD, NEW HAMPSHIRE

OWNER (MBL 95/3/1): (MBL 95/3/3):	GJC ASSOCIATES 264 PLEASANT STREET CONCORD, NH 03301	OWNER (MBL 96/1/10): UNITARIAN UNIVERSALIST CHURCH OF CONCORD 274 PLEASANT STREET CONCORD, NH 03301
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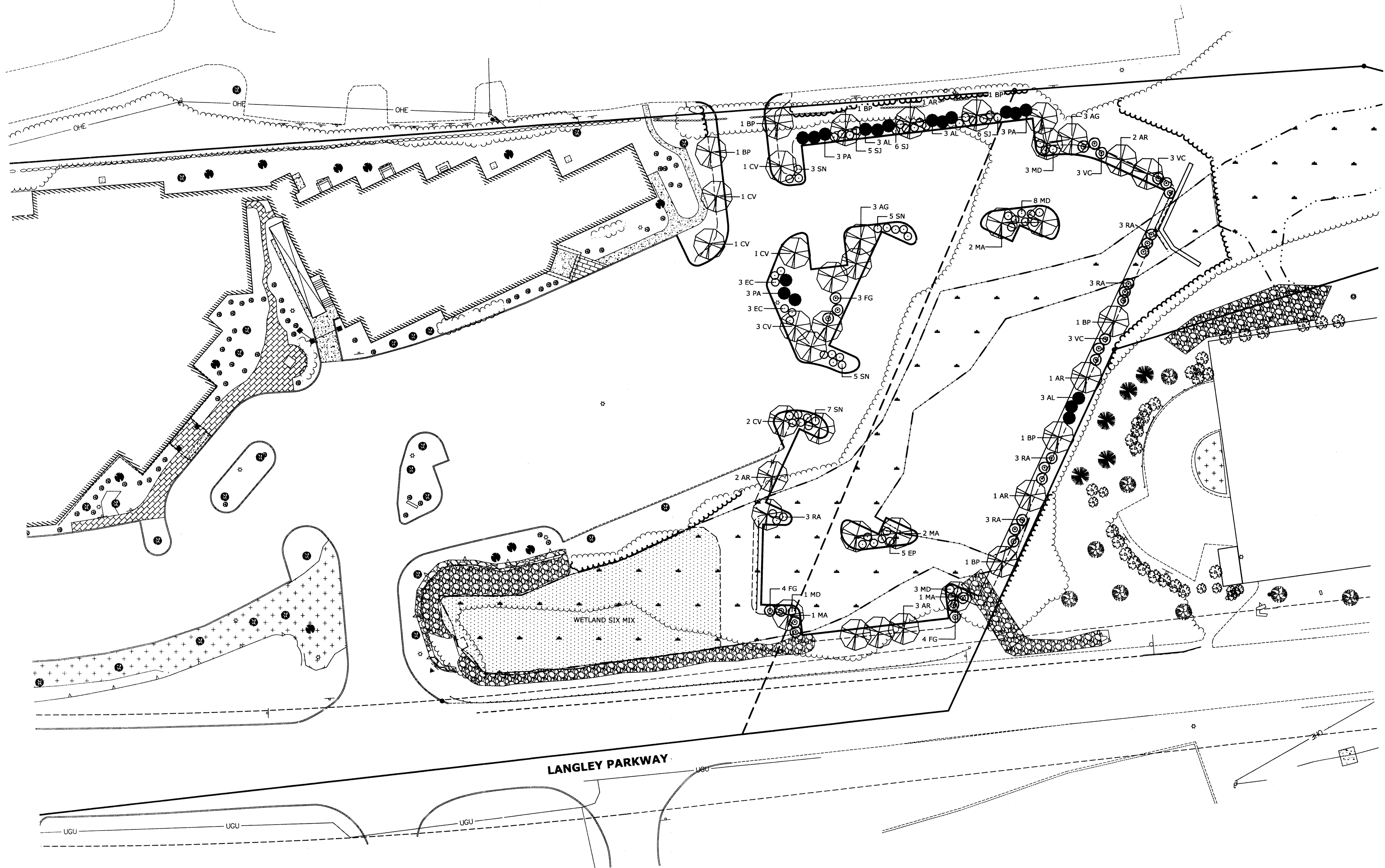
NORTHPOINT
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SHEET: 4 of 12



DATE: 03/15/17
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SCALE: 1"=30'
SHEET: 5 of 12



LANDSCAPE NOTES:

1. ALL PLANT MATERIALS USED SHALL BE NURSERY STOCK AND SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM DATE OF INSTALLATION. ANY MATERIAL WHICH DIES OR DOES NOT SHOW HEALTHY APPEARANCE WITHIN THIS TIME SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE; WITH SAME WARRANTY REQUIREMENTS AS THE ORIGINAL. WARRANTIES TYPICALLY DO NOT COVER LOSS DUE TO INSECT INFESTATION OR MECHANICAL DAMAGE (I.E. SNOW STORAGE).
2. A TOPSOIL MIXTURE SHALL BE USED TO BACKFILL THE HOLE AS FOLLOWS; ORGANIC TOPSOIL, AMENDED WITH 10% WOOD ASH, 10% MANURE, 30% PEATMOSS AND A GRANULAR HYDROGEL TO ABSORB AND RETAIN WATER.
3. UNSUITABLE MATERIAL ENCOUNTERED IN PLANTING AREAS SHALL BE REMOVED AND REPLACED WITH TOPSOIL MIXTURE NOTED ABOVE. THE AREA OF REMOVAL SHALL BE TWICE THE DIAMETER OF THE ROOT BALL FOR THE SPECIFIED PLANT MATERIAL.
4. ALL TREES CALIPERS SHALL BE MEASURED FROM A HEIGHT OF 12" ABOVE THE GROUND. ALL TREES ARE SHOWN AT MATURE SIZE
5. ANY PROPOSED PLANT SUBSTITUTIONS SHALL BE REVIEWED BY THE LANDSCAPE ARCHITECT AND APPROVED BY THE LOCAL JURISDICTION PRIOR TO PLANTING.

TURF ESTABLISHMENT SCHEDULE:

SEED BED PREPARATION:

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

SEEDING SPECIFICATIONS:

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

NEW ENGLAND WETMIX (WETLAND SEED MIX)

BOTANICAL NAME	COMMON NAME	INDICATOR SPECIE
CAREX VULPINOIDEA	FOX SEDGE	OBL
CAREX LURIDA	LURID SEDGE	OBL
CAREX SCOPARIA	BLUNT BROOM SEDGE	FACW
VERBENA HASTATA	BLUE VERVAIN	FACW
SCIRPUS ATROVIRENS	GREEN BULRUSH	OBL
CAREX LUPULINA	HOP SEDGE	OBL
BIDENS CERNUA	NODDING BUR MARIGOLD	OBL
CAREX COMOSA	BRISTLY/COSMOS SEDGE	OBL
CAREX CRINITA	FRINGED SEDGE	OBL
JUNCUS EFFUSUS	SOFT RUSH	FACW+
SCIRPUS CYPERINUS	WOOL GRASS	FACW
GLYCERIA GRANDIS	AMERICAN MANNA GRASS	OBL
EUPATORIUM MACULATUM	SPOTTED JOE PYE WEED	FACW
EUPATORIUM PERFOLIATUM	BONESET	FACW
ALISMA SUBCORDATUM	MUD PLANTAIN	OBL
ASTER PUNICEUS	PURPLE STEMMED ASTER	OBL
GLYCERIA CANADENSIS	RATTLESNAKE GRASS	OBL
SCIRPUS VALIDUS	SOFT STEM BULRUSH	OBL
ASCLEPIAS INCARNATA	SWAMP MILKWEED	OBL
MIMULUS RINGENS	SQUARE STEMMED MONKEY FLOWER	OBL

NOTES:
APPLY : 18 LBS/ACRE

THE NEW ENGLAND WETMIX (WETLAND SEED MIX) CONTAINS A WIDE VARIETY OF NATIVE SEEDS WHICH ARE SUITABLE FOR MOST WETLAND RESTORATION SITES THAT ARE NOT PERMANENTLY INUNDATED. ALL SPECIES ARE BEST SUITED TO MOIST DISTURBED GROUND AS FOUND IN MOST WET MEADOWS, SCRUB SHRUB, OR FORESTED WETLAND RESTORATION AREAS. THIS MIX IS WELL SUITED FOR DETENTION BASIN BORDERS, AND THE BOTTOM OF DETENTION BASINS NOT GENERALLY UNDER STANDING WATER. THE SEEDS WILL NOT GERMINATE UNDER INUNDATED CONDITIONS. DURING THE FIRST YEAR OF GROWTH, SEVERAL SPECIES WILL PRODUCE SEEDS, WHILE OTHER SPECIES WILL PRODUCE SEEDS AFTER THE SECOND GROWING SEASON. NOT ALL SPECIES WILL GROW IN ALL WETLAND SITUATIONS. THIS MIX IS COMPOSED OF THE WETLAND SPECIES MOST LIKELY TO GROW IN CREATED/RESTORED WETLANDS AND SHOULD PRODUCE MORE THAN 75% GROUND COVER IN TWO FULL GROWING SEASONS. ALWAYS APPLY ON CLEAN BARE SOIL. THE MIX MAY BE APPLIED BY HYDROSEEDING, BY MECHANICAL SPREADER, OR ON SMALL SITES IT CAN BE SPREAD BY HAND. LIGHTLY RAKE, OR ROLL TO ENSURE PROPER SEED TO SOIL CONTACT. BEST RESULTS ARE OBTAINED WITH A SPRING SEEDING. LATE SPRING AND EARLY SUMMER SEEDING WILL BENEFIT WITH A LIGHT MULCHING OF CLEAN WEED-FREE STRAW TO CONSERVE MOISTURE. IF CONDITIONS ARE DRIER THAN USUAL, WATERING MAY BE REQUIRED. LATE FALL AND WINTER DORMANT SEEDING REQUIRE AN INCREASE IN THE SEEDING RATE. FERTILIZATION IS NOT RECOMMENDED. PREPARATION OF A CLEAN WEED FREE SEED BED IS NECESSARY FOR OPTIMAL RESULTS.

PROPOSED PLANTING SCHEDULE

SHADE & ORNAMENTAL TREES

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENT	SPACING
AG	6	ACER GINNALA 'FLAME'	FLAME AMUR MAPLE	2" CAL (MIN)	B&B	AS SHOWN
AR	10	AMELANCHIER GRANDIFLORA 'ROBIN HILL'	ROBIN HILL SERVICEBERRY	2" CAL (MIN)	B&B	AS SHOWN
BP	7	BETULA Papyrifera	PAPER BIRCH	2" CAL (MIN)	B&B	AS SHOWN
CV	9	CHIONANTHUS VIRGINICUS	WHITE FRINGETREE	2" CAL (MIN)	B&B	AS SHOWN
MA	6	MAACKIA AMURENSIS	AMUR MAACKIA	2" CAL (MIN)	B&B	AS SHOWN

DECIDUOUS & EVERGREEN SHRUBS

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENT	SPACING
AL	9	AZALEA 'ROSY LIGHTS'	ROSY LIGHTS AZALEA	#3 POT	CONT.	6 FT. O.C.
EC	6	ENKIANTHUS CAMPANULATUS 'JAN ISELI PINK'	JAN ISELI PINK ENKIANTHUS	#3 POT	CONT.	6 FT. O.C.
FG	11	FOTHERGILLA GARDENII 'BLUE SHADOW'	BLUE SHADOW FOTHERGILLA	#3 POT	CONT.	5 FT. O.C.
MD	20	MICROBIOTA DECUSSETTA	RUSSIAN CYPRESS	#1 POT	CONT.	4 FT. O.C.
PA	9	PICEA ABIES 'ELEGANS'	DWARF NORWAY SPRUCE	#6 POT	CONT.	4 FT. O.C.
RA	15	RHUS AROMATICA 'GROW-LOW'	GROW LOW SUMAC	#1 POT	CONT.	6 FT. O.C.
SJ	17	SPIRAEA JAPONICA 'MAGIC CARPET'	MAGIC CARPET SPIREA	#3 POT	CONT.	2 FT. O.C.
SN	20	SPIRAEA NIPPONICA 'SNOWMOUND'	SNOWMOUND SPIREA	#3 POT	CONT.	4 FT. O.C.
VC	9	VIBURNUM CARLESI 'CAYUGA'	CAYUGA VIBURNUM	#10 POT	CONT.	5 FT. O.C.

LANDSCAPE REGULATIONS:

ZONING REGULATIONS

ARTICLE 28-7-10 - PARKING LOT AREA LANDSCAPING CALCULATIONS

(A) PARKING LOT PERIMETER LANDSCAPING REQUIRED.

5' AROUND THE PERIMETER OF THE PARKING LOT SHALL BE LANDSCAPED.

(B) PARKING LOT INTERIOR LANDSCAPING REQUIRED.

5% OF THE GROSS PARKING LOT AREA SHALL BE LANDSCAPED OPEN SPACE.

$$37,600 \text{ S.F. GPA} \times 0.05 = 1,880 \text{ S.F. REQUIRED} \\ = 3,621 \text{ PROPOSED}$$

(D) LANDSCAPE MATERIAL STANDARDS.

ONE SHADE TREE / 1,000 S.F. GROSS PARKING AREA

$$37,600 \text{ S.F.} / 1,000 \text{ S.F.} = 37.6 \text{ SHADE TREES REQUIRED} \\ = 38 \text{ SHADE TREES PROPOSED}$$

TREES SHALL BE NO MORE THAN 50' APART. ALL LANDSCAPED AREAS SHALL CONTAIN SHRUB AND GROUND COVER PLANTINGS.



GRAPHIC SCALE



LANDSCAPE PLAN

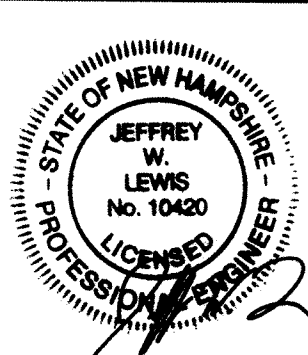
PREPARED FOR:

CONCORD ORTHOPAEDICS

264 PLEASANT ST. (MBL 95/3/1, 95/3/3 & 96/1/10)
CONCORD, NEW HAMPSHIRE

OWNER (MBL 95/3/1):
(MBL 95/3/3) GJC ASSOCIATES
264 PLEASANT STREET
CONCORD, NH 03301

OWNER (MBL 96/1/10):
UNITARIAN UNIVERSALIST
CHURCH OF CONCORD
274 PLEASANT STREET
CONCORD, NH 03301



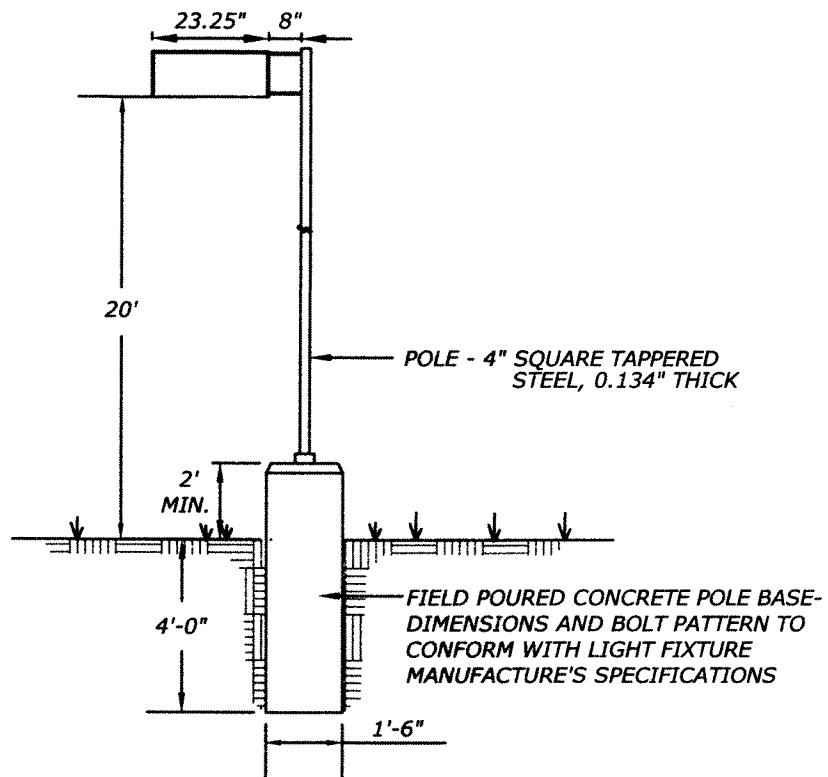
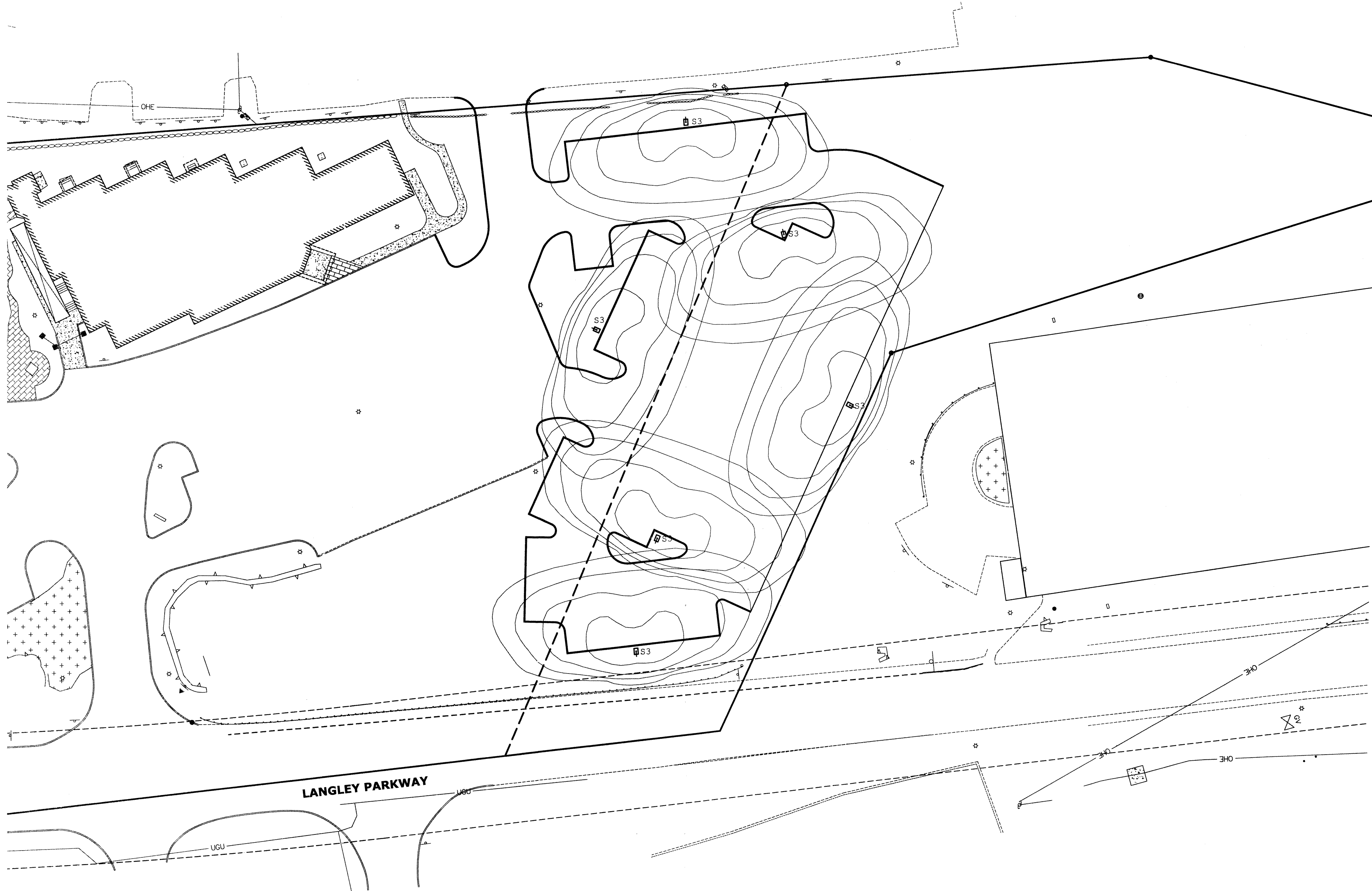
REVISIONS:

NO. DATE DESCRIPTION

NORTHPOINT
ENGINEERING, LLC
Civil Engineering / Land Planning / Construction Services

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

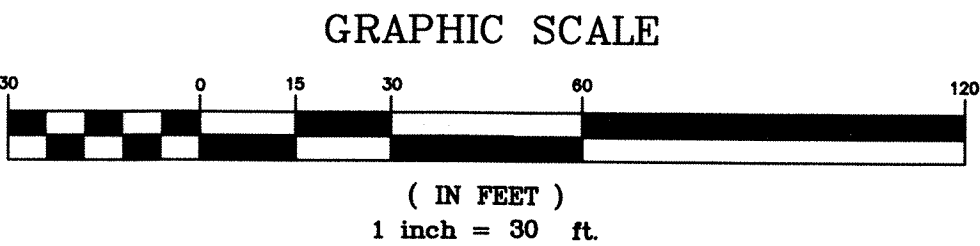
DATE: 03/15/17
PROJ: 16059
SCALE: 1"=30'
SHEET: 6 of 12



TYPICAL POLE-MOUNTED LIGHT FIXTURE
-NOT TO SCALE-

- NOTES:**
1. ALL LIGHT FIXTURES SHALL BE FULL-CUTOFF.
 2. PROPOSED LIGHTING SHALL BE DIRECTED ONTO THE SITE AND AWAY FROM THE ROADWAY AND ADJACENT PROPERTIES.
 3. ELECTRICAL CONDUIT SHOWN FOR COORDINATION PURPOSES ONLY. CONTRACTOR TO VERIFY EXISTING UNDERGROUND ELECTRICAL FOR LIGHTING IN FIELD.

LUMINAIRE SCHEDULE				
SYMBOL	QTY	LABEL	ARRANGEMENT	DESCRIPTION
	6	S3	SINGLE	TLM-E04-LED-E1-SL3/ 18" POLE 2' PED



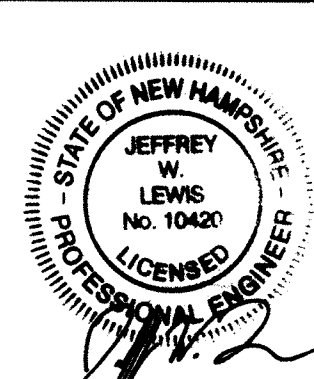
LIGHTING PLAN

PREPARED FOR:

CONCORD ORTHOPAEDICS

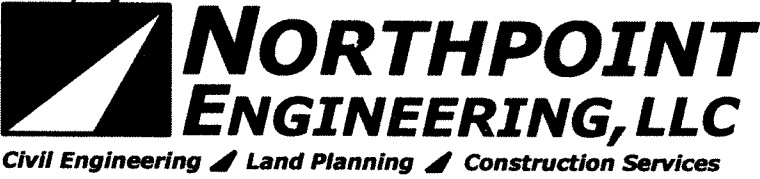
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CONCORD, NEW HAMPSHIRE

OWNER (MBL 95/3/1): (MBL 95/3/3)	GJC ASSOCIATES 264 PLEASANT STREET CONCORD, NH 03301	OWNER (MBL 96/1/10): UNITARIAN UNIVERSALIST CHURCH OF CONCORD 274 PLEASANT STREET CONCORD, NH 03301
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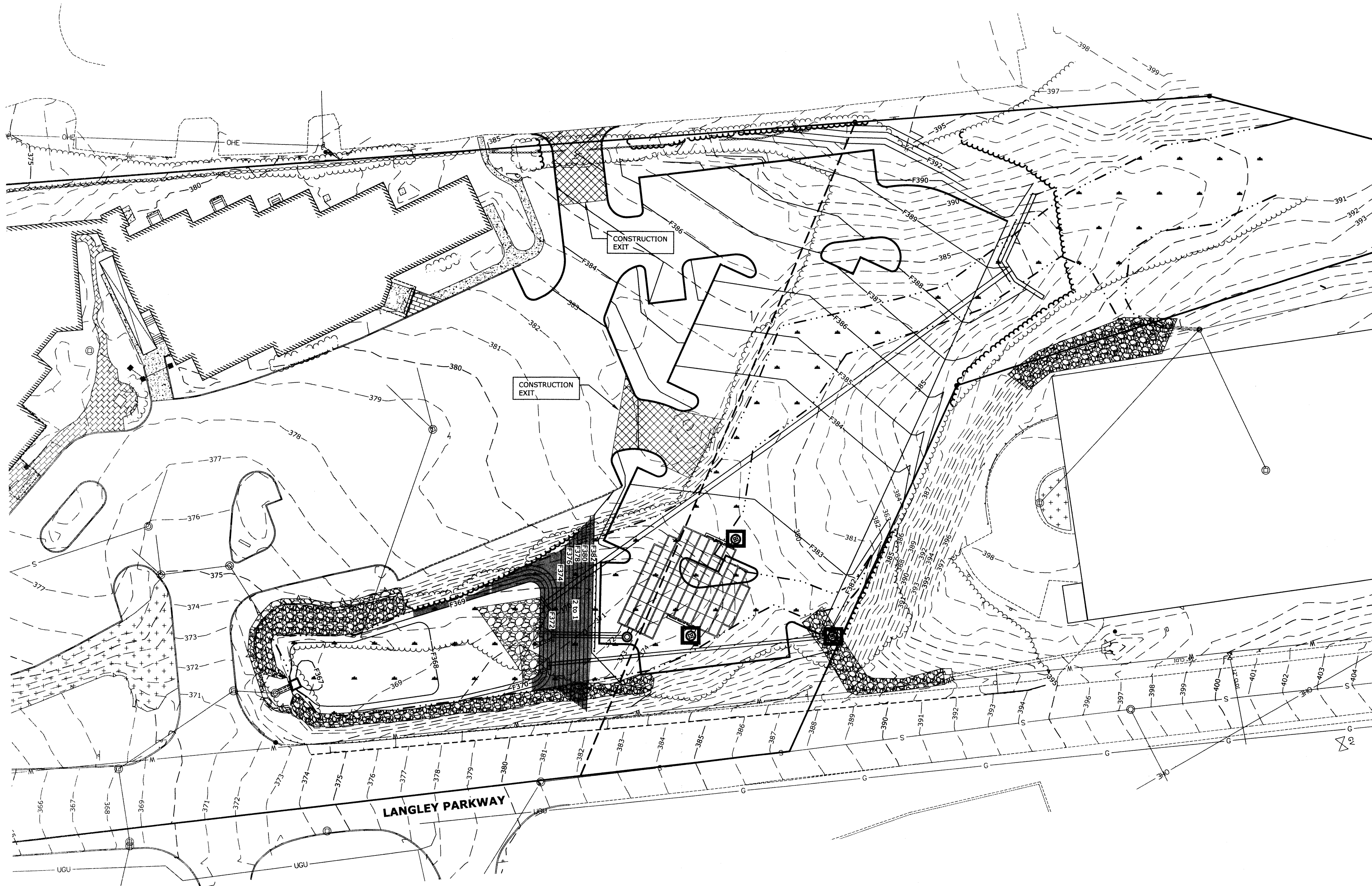


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EROSION CONTROL LEGEND

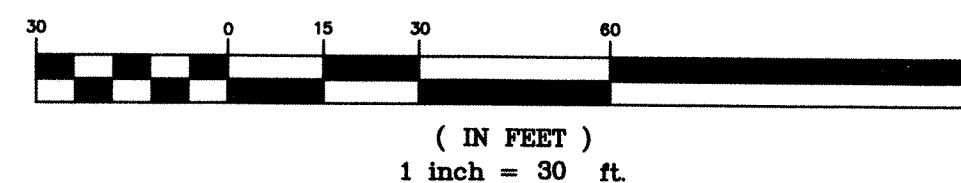
- PROPOSED TEMPORARY BLOCK & GRAVEL SEDIMENT FILTERS AT ALL CATCH BASINS
- PROPOSED CONSTRUCTION EXIT
- PROPOSED SILT FENCE
- LIMITS OF CLEARING
- NO-DISTURBANCE AREAS
- EROSION CONTROL BLANKETS
- STONE CHECK DAMS

CONSTRUCTION NOTES

- DIG SAFE SHALL BE CONTACTED 72 HOURS PRIOR TO CONSTRUCTION COMMENCING (1-888-344-7233).
- 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.
- TEMPORARY BLOCK & GRAVEL SEDIMENT FILTERS SHALL BE INSTALLED AT ALL EXISTING AND PROPOSED CATCH BASINS THAT WILL RECEIVE RUNOFF DURING CONSTRUCTION.



GRAPHIC SCALE



EROSION CONTROL PLAN

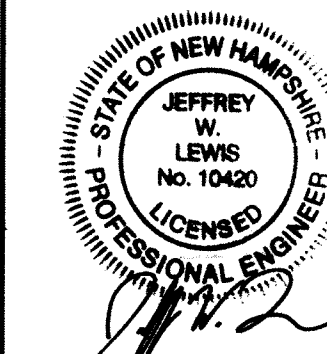
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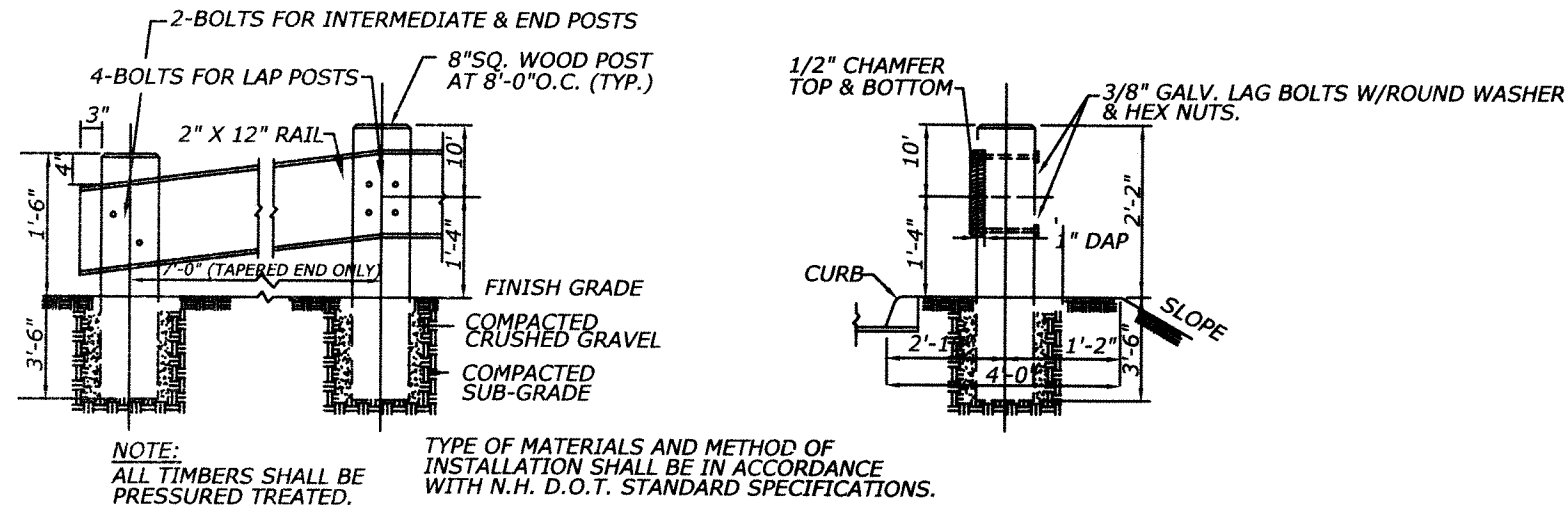
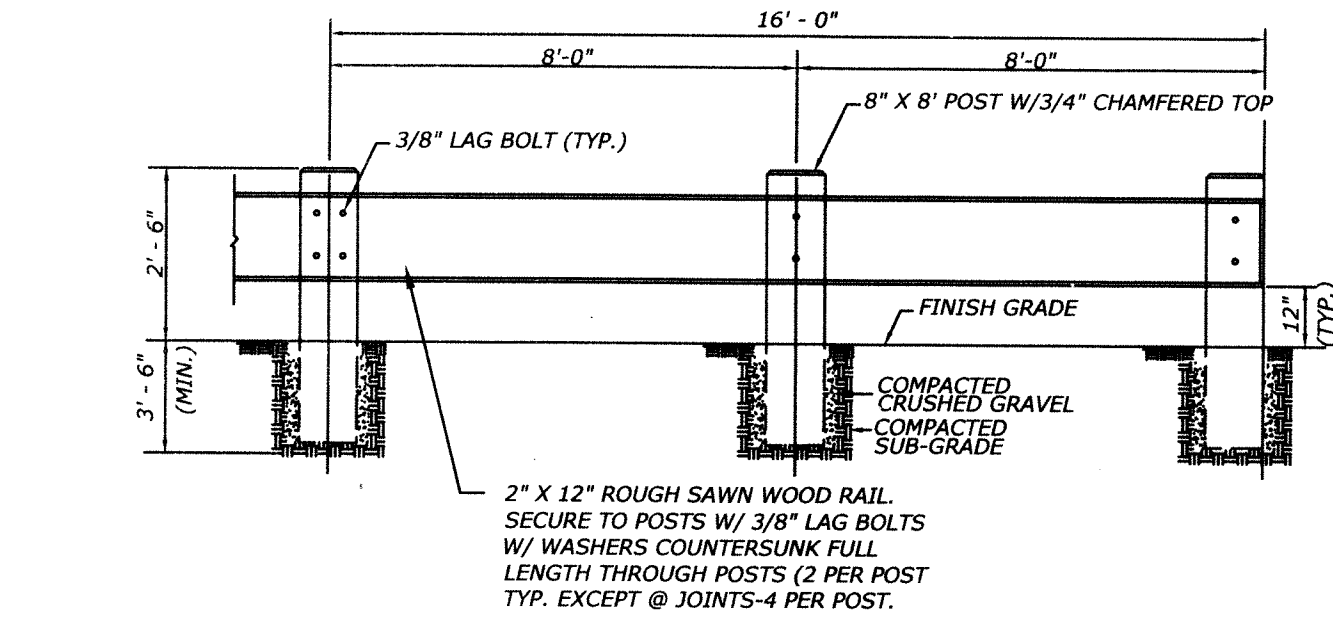
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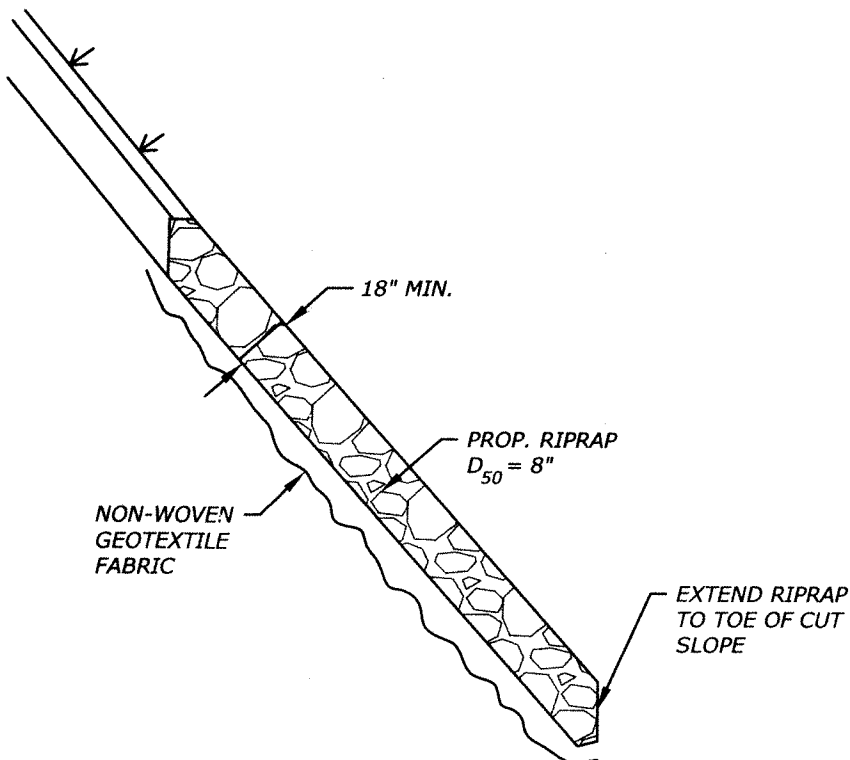
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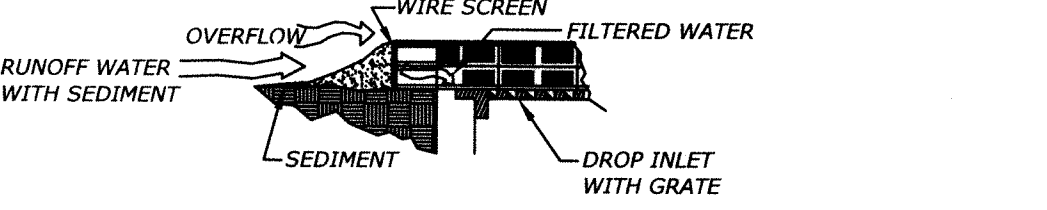
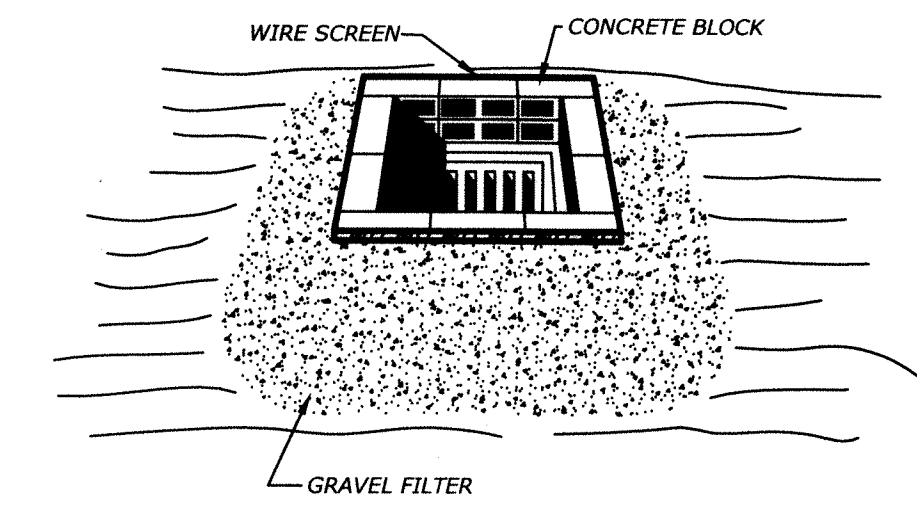


WOOD BEAM GUARD RAIL
- NOT TO SCALE -



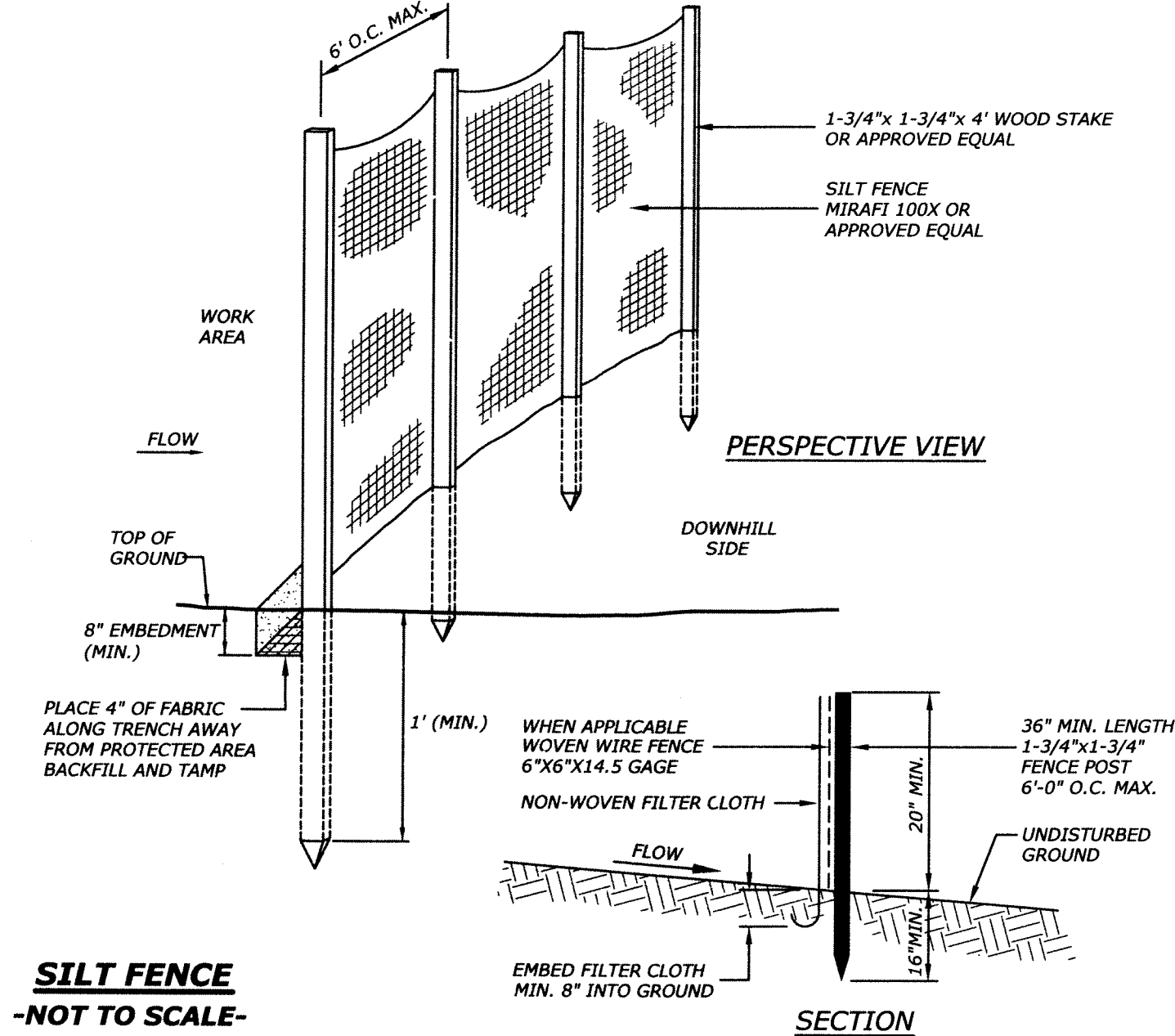
NOTES:
1. RIPRAP SHALL BE USED AS AN ALTERNATIVE SLOPE STABILIZATION PRACTICE ON ALL SLOPES STEEPER THAN 2 TO 1.

RIPRAP SLOPE DETAIL
-NOT TO SCALE-



NOTES:
1. CONCRETE BLOCKS SHOULD BE PLACED LENGTHWISE ON THEIR SIDES IN A SINGLE ROW AROUND THE PERIMETER OF THE INLET. THE ENDS OF EACH BLOCK SHOULD BE ABUTTING. THE HEIGHT OF THE BARRIER CAN BE VARIED DEPENDING ON THE DESIGN BY STACKING VARIOUS COMBINATIONS OF DIFFERENT SIZED BLOCKS. THE BARRIER SHOULD BE A MINIMUM OF 12-INCHES HIGH AND A MAXIMUM OF 24 INCHES HIGH.
2. HARDWARE CLOTH OR WIRE MESH SHOULD BE PLACED OVER OPENINGS OF THE CONCRETE BLOCKS AND EXTENDED AT LEAST 12-INCHES AROUND THE OPENING TO PREVENT AGGREGATE FROM BEING TRANSPORTED THROUGH THE OPENINGS IN THE BLOCK.
3. SEWER STONE OR OTHER CLEAN COARSE AGGREGATE SHOULD BE PLACED AGAINST THE BLOCK TO THE TOP OF THE BARRIER.

BLOCK & GRAVEL DROP INLET SEDIMENT FILTER
-NOT TO SCALE-



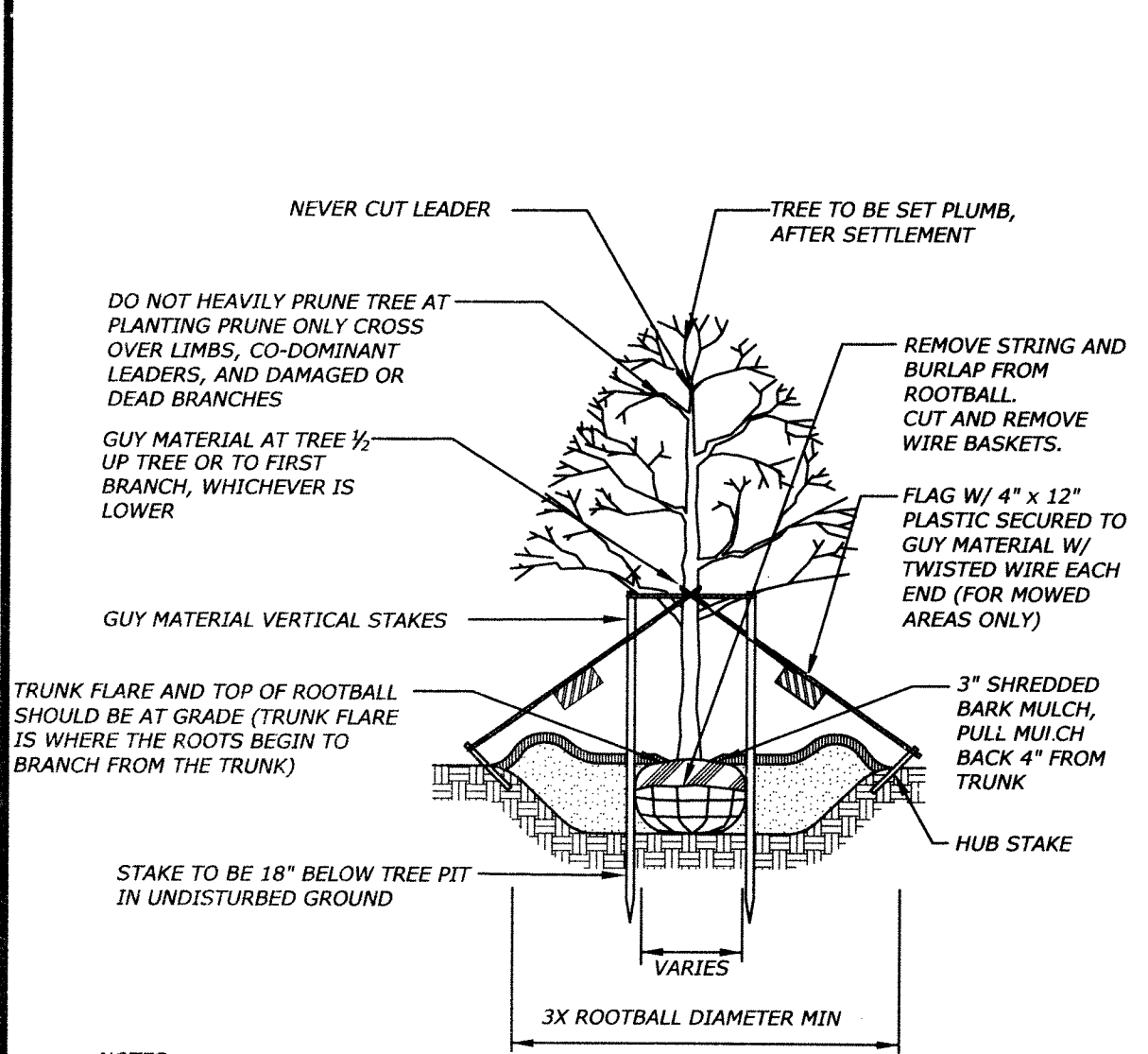
SILT FENCE
-NOT TO SCALE-

CONSTRUCTION SPECIFICATIONS

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

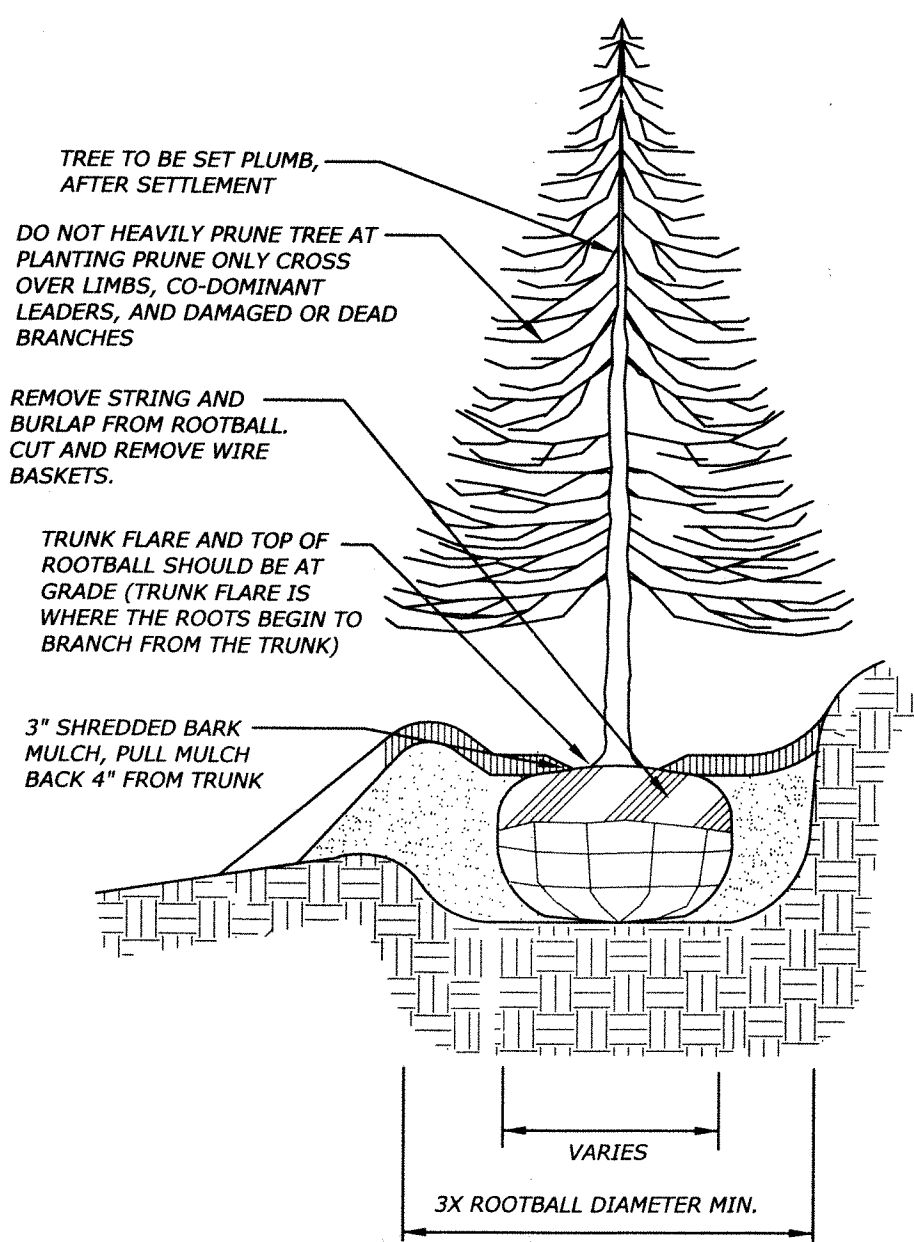
MAINTENANCE

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



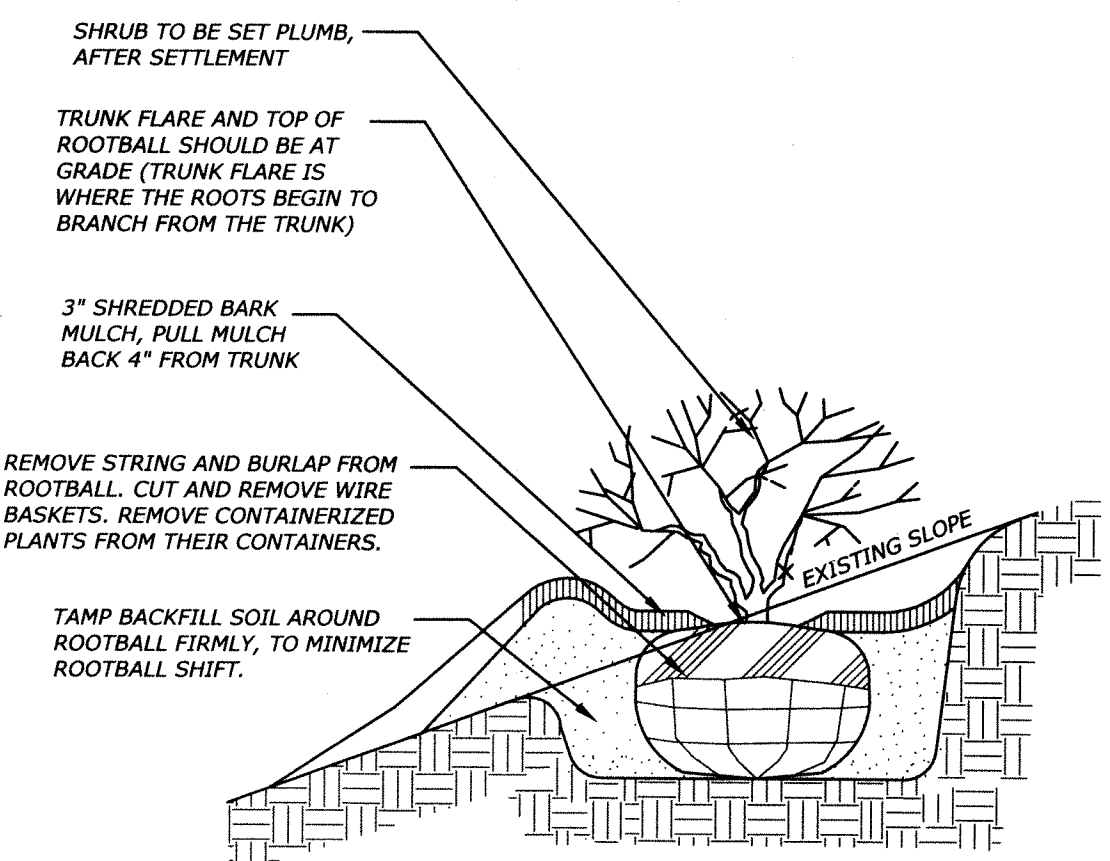
NOTES:
1. GUYING AND STAKING TO BE DETERMINED IN THE FIELD BY THE LANDSCAPE ARCHITECT. LOCAL FIELD CONDITIONS AS WELL AS PLANT CHARACTERISTICS WILL DETERMINE THE NECESSITY OF GUYING AND STAKING.
2. TYPICALLY ONLY TREES WITH A 3" OR GREATER CALIPER NEED TO BE STAKED. TREES WITH LESS THAN A 3" CALIPER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

DECIDUOUS TREE PLANTING
CITY OF CONCORD DETAIL L-1
-NOT TO SCALE-



NOTES:
1. DO NOT STAKE EVERGREEN TREES.
2. LOAM FOR BACKFILLING SHALL BE AMENDED AS REQUIRED BY LANDSCAPE ARCHITECT.
3. TAMP BACKFILL SOIL AROUND ROOTBALL FIRMLY TO MINIMIZE ROOTBALL SHIFT.

EVERGREEN PLANTING
CITY OF CONCORD DETAIL L-3
-NOT TO SCALE-



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

SHRUB PLANTING
CITY OF CONCORD DETAIL L-4
-NOT TO SCALE-

CONSTRUCTION DETAILS																					
PREPARED FOR:																					
CONCORD ORTHOPAEDICS																					
264 PLEASANT ST. (MBL 95/3/1, 95/3/3 & 96/1/10) CONCORD, NEW HAMPSHIRE																					
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DATE: 03/15/17 PROJ: 16059 SCALE: AS SHOWN SHEET: 11 of 12																					