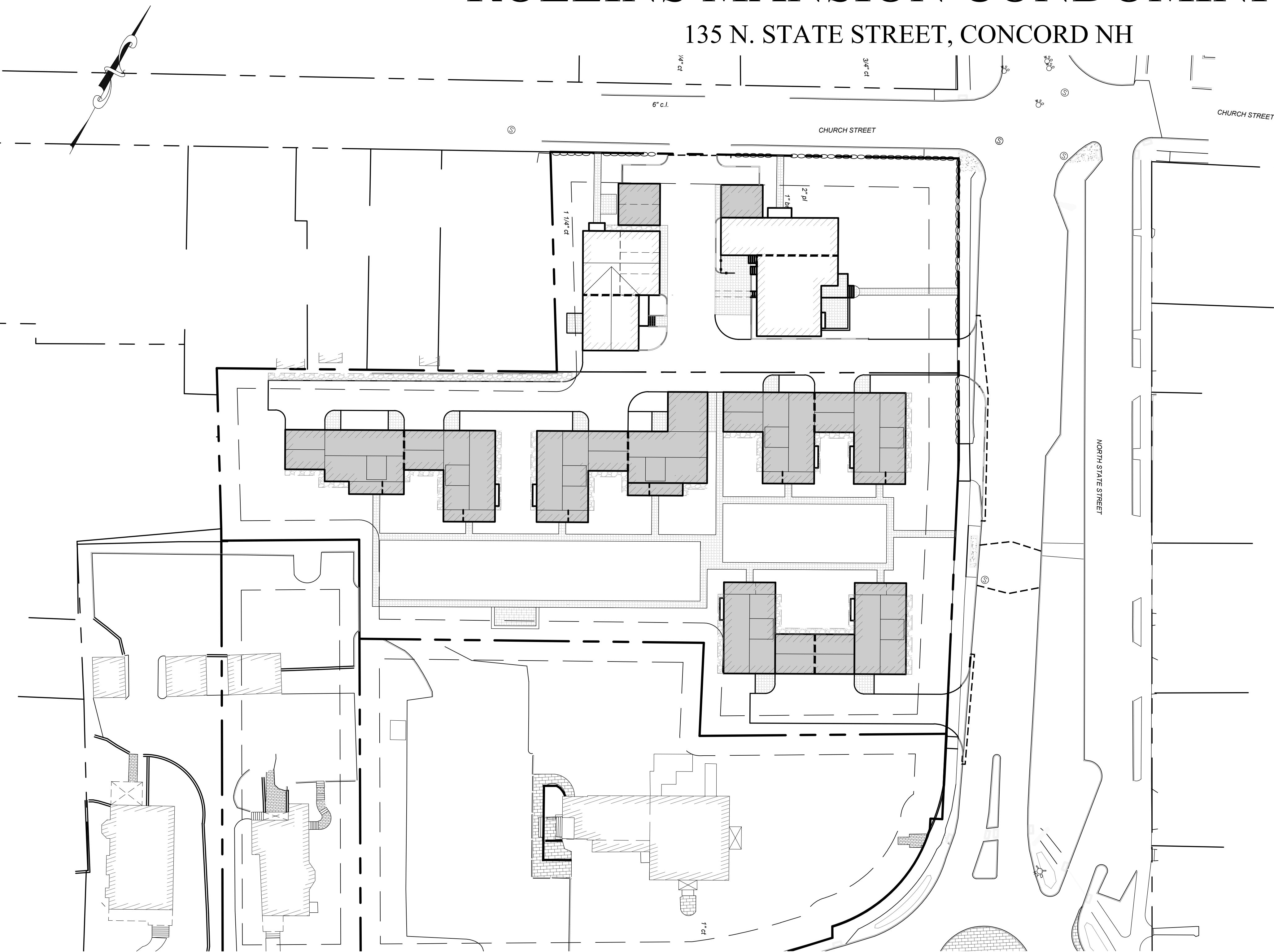


# ROLLINS COURT AND ROLLINS MANSION CONDOMINIUM

135 N. STATE STREET, CONCORD NH



PROJECT DESCRIPTION:

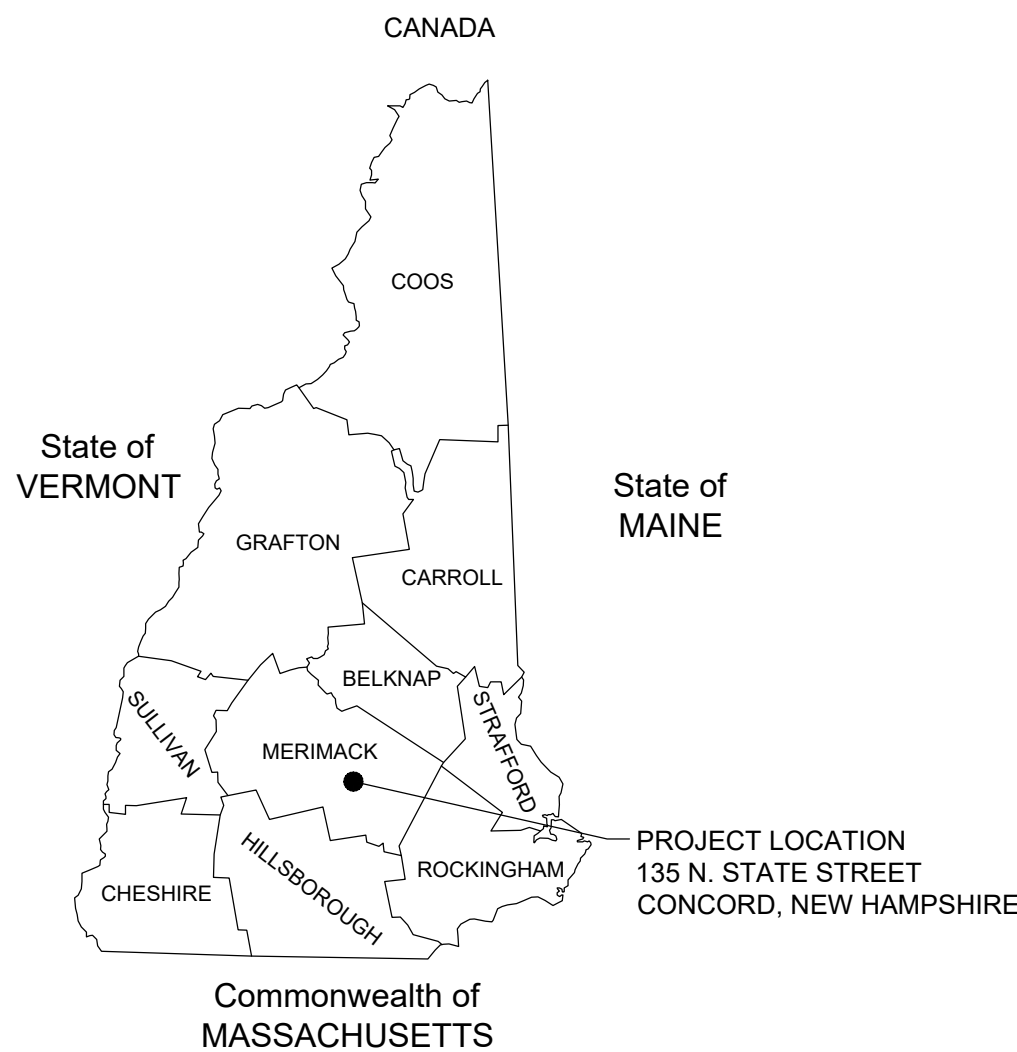
THE PROJECT SITE IS A 1.73 ACRE PARCEL. THE ROLLINS COURT NEIGHBORHOOD PROJECT PROPOSES TO CONSTRUCT 8 NEW RESIDENTIAL HOMES WITH ATTACHED GARAGES AND SHARED OUTDOOR COMMON SPACE. THE BUILDINGS WILL BE SERVICED BY MUNICIPAL WATER AND SEWER, AND WILL BE FULLY SPRINKLERED. THE ADJACENT ROLLINS MANSION CONDOMINIUM PROJECT PROPOSES TO CONSTRUCT 2 RESIDENCES IN THE EXISTING CARRIAGE HOUSE, 2 RESIDENCES IN THE ROLLINS MANSION, A NEW 2 CAR DETACHED GARAGE AND A SINGLE CAR DETACHED GARAGE. THE PROJECT ALSO PROPOSES A 2 LOT SUBDIVISION.

SHEET INDEX

Sheet	Number	Title	Date Issued	Latest Revision
1	C0.1	COVER SHEET	04/17/2019	-
2	C0.2	GENERAL NOTES AND LEGEND	04/17/2019	-
3	S1.1	EXISTING CONDITIONS	04/17/2019	-
4	S1.2	SUBDIVISION PLAN	04/17/2019	-
5	C1.1	DEMOLITION PLAN	04/17/2019	-
6	C1.2	SITE PLAN	04/17/2019	-
7	C1.3	GRADING & DRAINAGE PLAN	04/17/2019	-
8	C1.4	UTILITY PLAN	04/17/2019	-
9	C2.1	CONSTRUCTION DETAILS	04/17/2019	-
10	C2.2	CONSTRUCTION DETAILS	04/17/2019	-
11	L-01	LANDSCAPE PLAN	04/17/2019	-
12	A-100	BUILDING-1 PLANS & ELEVATIONS	04/15/2019	-
	A-101	BUILDING-2 PLANS & ELEVATIONS	04/15/2019	-
	A-102	BUILDING-3 PLANS & ELEVATIONS	04/15/2019	-
	A-103	BUILDING-4 PLANS & ELEVATIONS	04/15/2019	-

ABUTTERS LIST

- 01 MAP 59, BLOCK 3, LOT 1, WALKER SCHOOL MEDIA BUILDING LLC 126 DANIEL STREET SUITE 200 PORTSMOUTH, NH 03801-3857  
02 MAP 59, BLOCK 2, LOT 11, HOLLI H. SIFF 114 N. STATE STREET CONCORD, NH 03301  
03 MAP 59, BLOCK 2, LOT 11, RICHARD R. III, RICHARD R. II & MICHAEL VITAGLIANO PO BOX 113 CONTOOCOOK, NH 03229-0113  
04 MAP 59, BLOCK 2, LOT 10, JARBEL REALTY LLC P.O. BOX 1374 CONCORD, NH 03302-1374  
05 MAP 59, BLOCK 2, LOT 9, SISTER SQUARE LLC 8 CHESTERFIELD DRIVE CONCORD, NH 03301  
06 MAP 59, BLOCK 2, LOT 8, JOSTEVE LLC 104 NORTH STTE STREET CONCORD, NH 03301  
07 MAP 59, BLOCK 2, LOT 7, JOHN SWENSON & MARY E. DEANGELIS 102 NORTH STATE STREET CONCORD, NH 03301  
08 MAP 60, BLOCK 2, LOT 2, 125 NSS LLC 125 NORTH STATE STREET CONCORD, NH 03301  
09 MAP 60, BLOCK 2, LOT 3, 20 FRANKLIN STREET CONCORD LLC P.O. BOX 1885 CONCORD, NH 03302  
10 MAP 60, BLOCK 2, LOT 4, PETER TIMBAS, TRUSTEE OF PETER T. TIMBAS REV. TRUST P.O. BOX 2158 CONCORD, NH 03302  
11 MAP 60, BLOCK 2, LOT 8, DIANE M. KEMP 10 BRADLEY STREET CONCORD, NH 03301  
12 MAP 60, BLOCK 2, LOT 11, R. MURRAY & SUSANA MAXWELL & MARIELLA B. HORNOS-GONZALES 23 CHURCH STREET CONCORD, NH 03301  
13 MAP 60, BLOCK 2, LOT 12, WALTER N. BARDENWERPER MATTHEW & ANNIE MILLER 21 CHURCH STREET CONCORD, NH 03301  
14 MAP 60, BLOCK 2, LOT 13, RENEE RITA MARTIN 24 SOUTH MEADOW STREET CONCORD, NH 03301  
15 MAP 60, BLOCK 2, LOT 14, WILLIAM A. CHAMPNEY, MELISSA D. BERNARDIN 17 CHURCH STREET CONCORD, NH 03301  
16 MAP 60, BLOCK 1, LOT 3, WILLIAM CHAMPNEY, TRUSTEE OF WILLIAM A. CHAMPNEY REV. TRUST 22 HAVARD STREET CONCORD, NH 03301  
17 MAP 60, BLOCK 1, LOT 2, JANE D. PINEO, TRUSTEE OF JANE D. PINEO REV. TRUST 18 CHURCH STREET CONCORD, NH 03301  
18 MAP 60, BLOCK 1, LOT 1, JACK R. HUTTON, TRUSTEE OF JACK R. HUTTON TRUST P.O. BOX 112 CONCORD, NH 03301



LOCATION MAP

ZONING ANALYSIS

TAX MAP/BLOCK/LOT:	MAP 60 /BLOCK 2 /LOT 1
ADDRESS:	135 NORTH STATE STREET CONCORD, NH
ZONING DISTRICT:	NEIGHBORHOOD RESIDENT (RN) DISTRICT
MINIMUM LOT AREA 10,000 SF	PROVIDED 52,860 SF (ROLLINS COURT LOT) 22,400 SF (ROLLINS MANSION LOT)
MINIMUM LOT FRONTAGE 80'	PROVIDED 205' ALONG CHURCH STREET 290' ALONG NORTH STATE STREET
MAXIMUM LOT COVERAGE 50%	PROVIDED 45% (ROLLINS COURT) / 58% (ROLLINS MANSION)
BUILDING SETBACKS REQUIRED	REQUIRED PROVIDED
FRONT YARD	15' 15'
SIDE YARD	10' 25'
REAR YARD	25' 33'
REQUIRED & PROVIDED PARKING SPACE 2 PARKING SPACES PER RESIDENCE	

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Architect  
**John S. Jordan Design**  
19 Shoestring Road  
Canterbury, NH

Land Surveyor  
**Richard D. Bartlett & Associates, LLC**  
214 N. State Street  
Concord, NH

Landscape Architect

Owner/Applicant  
**Jon Chorlian**  
80 School Street  
Concord, NH

Scale N.T.S.	Date 04/17/2019		
Drafted By GAG	Checked By ERL	Project Mgr ERL	Project Number CHOR0001
Sheet Number <b>C0.1</b>			
1 of 12			

Professional Engineer Seal: ERIN R. LAMBERT, No. 11037, State of New Hampshire, Professional Engineer.

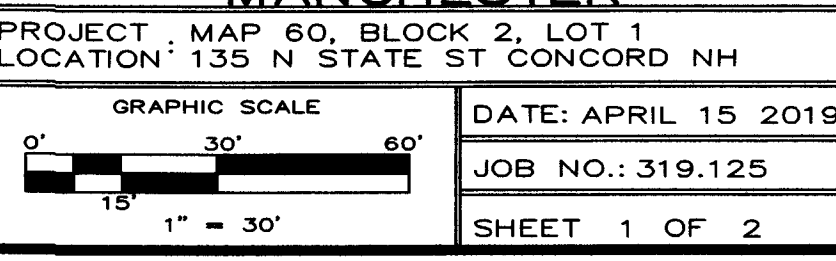
Planning Board Approval  
APPROVED BY CITY OF CONCORD, NH PLANNING BOARD

ON \_\_\_\_\_ DATE \_\_\_\_\_

CONCORD PLANNING BOARD CHAIR \_\_\_\_\_ DATE \_\_\_\_\_

CITY PLANNER \_\_\_\_\_ DATE \_\_\_\_\_







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Owner

**Jon Chorlian**  
**80 School Street**  
**Concord, NH**

Site

**Rollins Court and**  
**Rollins Mansion**  
**Condomium**  
**135 N. State Street**  
**Concord, NH**  
**Map 60, Block 2, Lot 1**

Drawing Title

**DEMOLITION PLAN**

Scale

1" = 20'

Date

04/17/2019

Drafted By

ERL

Checked By

DLF

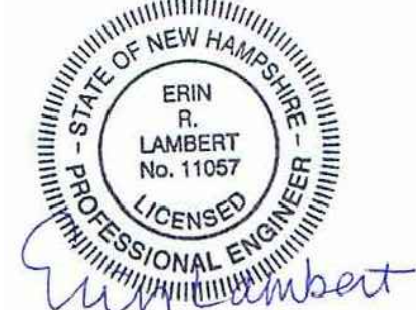
Project Mgr

ERL

Project Number

CHOR0001

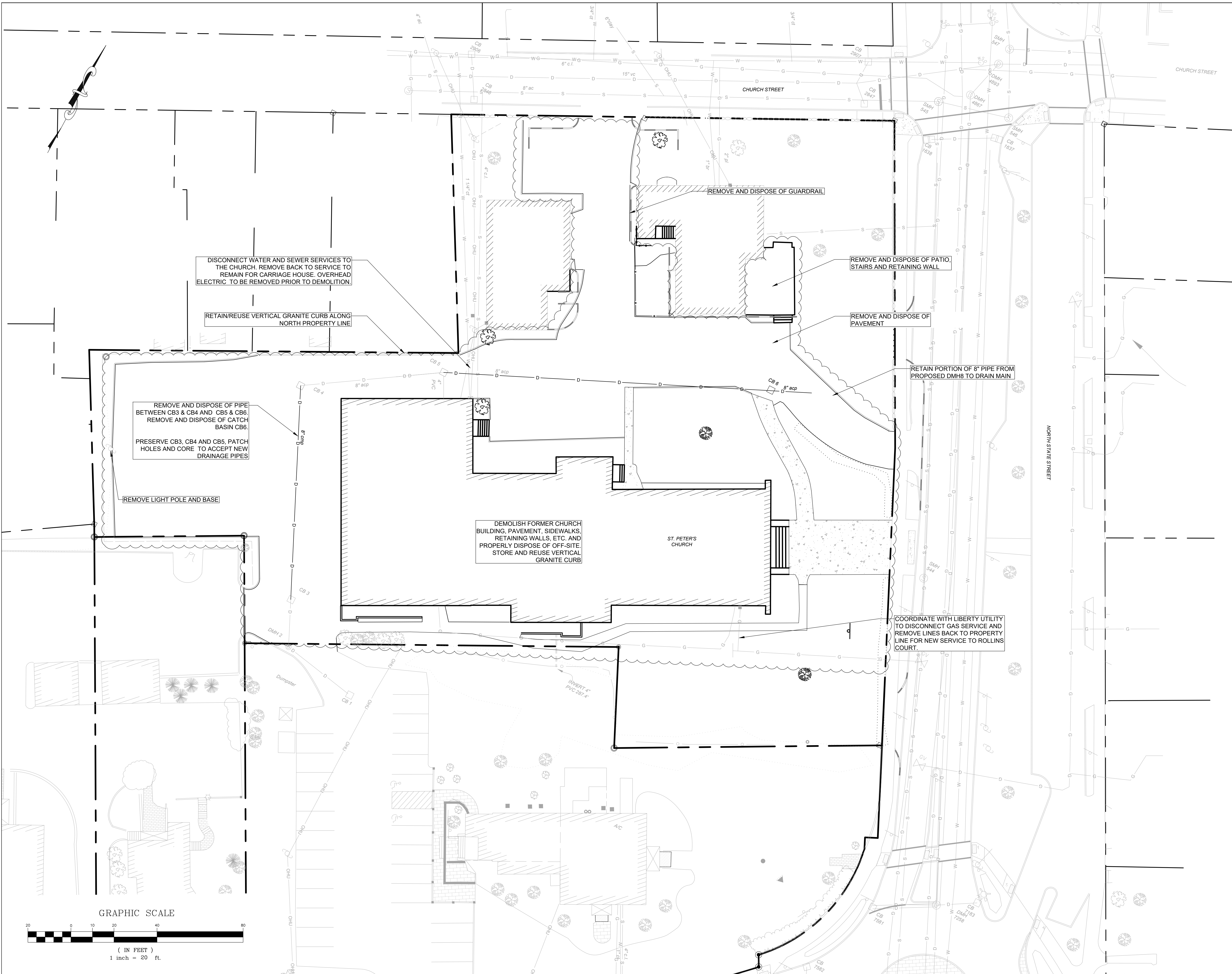
Sheet Number



ENGINEER: ERIN R. LAMBERT, P.E.  
(NH) P.E. #11067

**C1.1**

5 of 12



GRAPHIC SCALE



( IN FEET )  
1 inch = 20 ft.





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**Jon Chorlian**  
**80 School Street**  
**Concord, NH**

**Rollins Court and  
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Condominium  
135 N. State Street  
Concord, NH  
Map 60, Block 2, Lot 1**

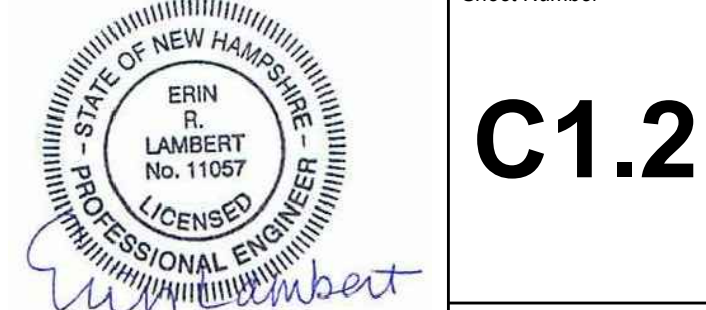
## SITE PLAN

Scale 1" = 20'	Date 04/17/2019
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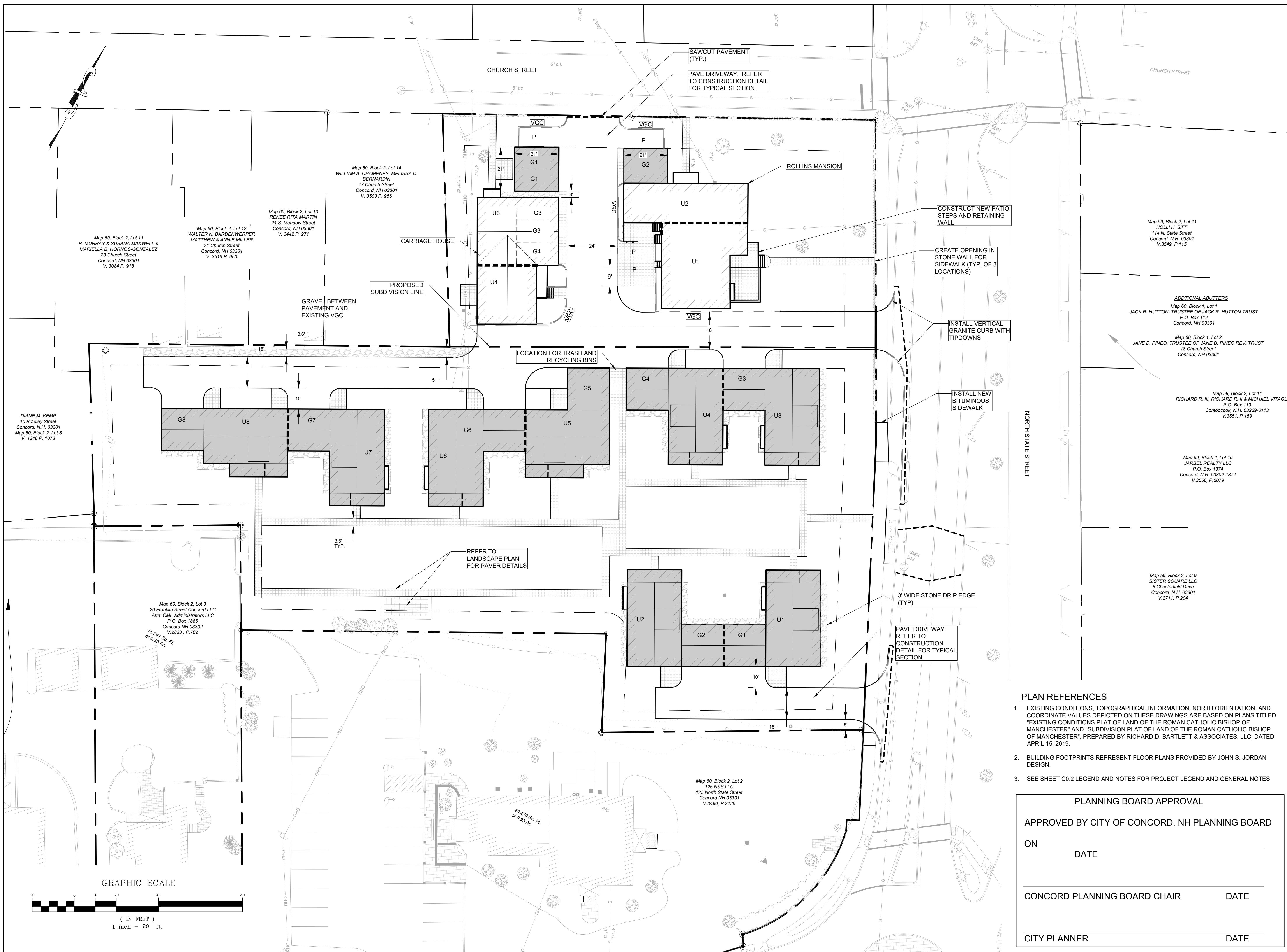
Drafted By	Checked By	Project Mgr	Project Number
ERL	DF	ERL	CHOR0001

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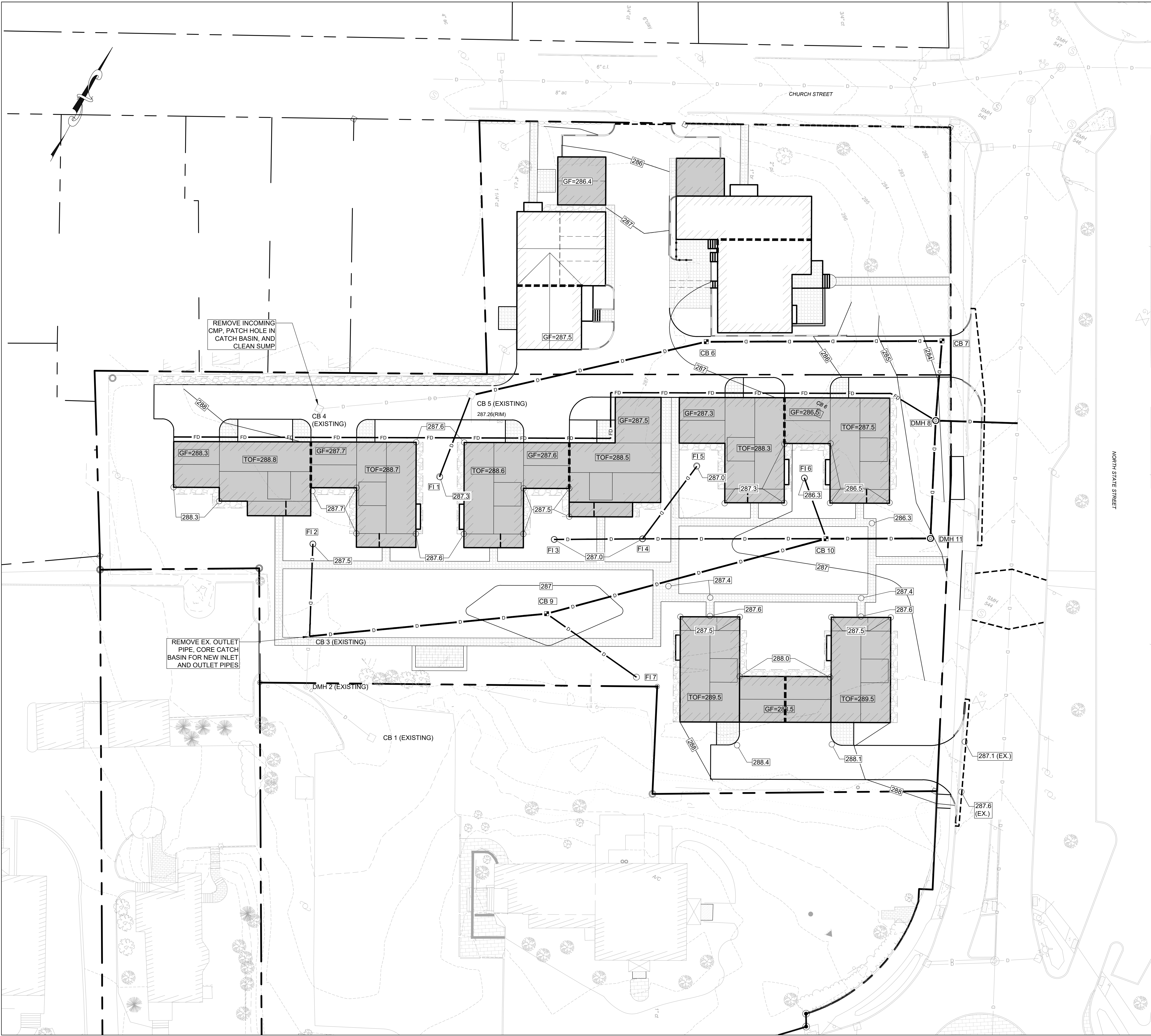
Sheet Number



ENGINEER: ERIN R. LAMBERT, P.E.  
(NH) P.E. #11057







DRAINAGE SCHEDULE

**CB 3 (EX.)**  
RIM = 287.6  
INV. IN = 279.69  
INV. OUT = 281.0 (FROM FI 2)  
6" Ø HDPE, L=36 LF  
12" Ø HDPE, L=100 LF  
S= 0.010 FT/FT

**CB 4 (EX.)**  
RIM = 287.42  
INV. IN = 279.3 (TO CB 5)  
8" Ø ACP

**CB 5 (EX.)**  
RIM = 287.26  
INV. IN = 276.95 (FROM CB 4)  
INV. IN = 281.0 (FROM FI 2)  
INV. OUT = 276.85 (TO CB 6)  
12" Ø HDPE, L=101 LF  
S= 0.005 FT/FT

**CB 6**  
RIM = 286.7  
INV. IN = 276.3 (FROM CB 5)  
INV. OUT = 276.2 (TO CB 7)  
12" Ø HDPE, L=99 LF  
S= 0.005 FT/FT

**CB 7**  
RIM = 283.7  
INV. IN = 275.7 (FROM CB 6)  
INV. OUT = 275.6  
12" Ø HDPE, L=51 LF  
S= 0.005 FT/FT

**DMH 8**  
RIM = 285.0  
INV. IN = 275.4 (FROM CB 7)  
INV. IN = 276.2 (FROM DMH 11)  
INV. OUT = 275.3 (APPROX. EX.)  
8" Ø ACP

**CB 9**  
RIM = 286.5  
INV. IN = 278.7 (FROM CB 3)  
INV. IN = 280.0 (FROM FI 4)  
INV. OUT = 278.5 (TO CB 10)  
12" Ø HDPE, L=123 LF  
S= 0.010 FT /FT

**CB 10**  
RIM = 286.5  
INV. IN = 277.3 (FROM CB 9)  
INV. IN = 280.0 (FROM FI 4)  
INV. IN = 280.0 (FROM FI 6)  
INV. OUT = 277.2 (TO DMH 11)  
12" Ø HDPE, L=42 LF  
S= 0.010 FT /FT

**DMH 11**  
RIM = 285.0  
INV. IN = 276.8 (FROM CB 10)  
INV. OUT = 276.7 (TO DMH 8)  
12" Ø HDPE, L=48 LF  
S= 0.010 FT /FT

\* **BOLD INDICATES EXISTING**

\*\* CB 6 AND CB 7 HAVE 4 FT  
SUMP; ALL OTHER NEW  
CATCH BASINS HAVE 3 FT  
SUMP

**FI 1**  
RIM = 287.3  
INV. OUT = 281.8 (TO CB 5)  
6" Ø HDPE, L=36 LF  
S= 0.020 FT/FT

**FI 2**  
RIM = 287.5  
INV. OUT = 281.8 (TO CB 3)  
6" Ø HDPE, L=38 LF  
S= 0.020 FT/FT

**FI 3**  
RIM = 287.0  
INV. OUT = 282.3 (TO FI 4)  
6" Ø HDPE, L=35 LF  
S= 0.020 FT/FT

**FI 4**  
RIM = 287.0  
INV. IN = 281.6 (FROM FI 3)  
INV. IN = 281.6 (FROM FI 5)  
INV. OUT = 281.5 (TO CB 10)  
6" Ø HDPE, L=77 LF  
S= 0.020 FT/FT

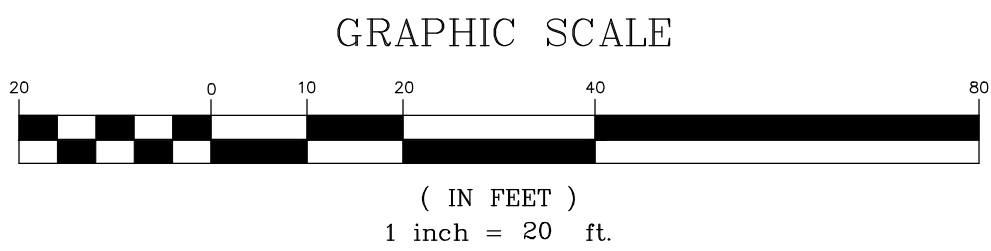
**FI 5**  
RIM = 287.0  
INV. OUT = 282.4 (TO FI 4)  
6" Ø HDPE, L=36 LF  
S= 0.020 FT /FT

**FI 6**  
RIM = 286.3  
INV. OUT = 280.5 (CB 10)  
6" Ø HDPE, L=28 LF  
S= 0.020 FT /FT

**FI 7**  
RIM = 287.0  
INV. OUT = 280.9 (TO CB 9)  
6" Ø HDPE, L=45 LF  
S= 0.020 FT /FT

NOTES:

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



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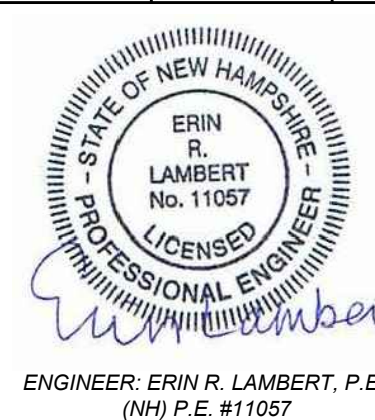
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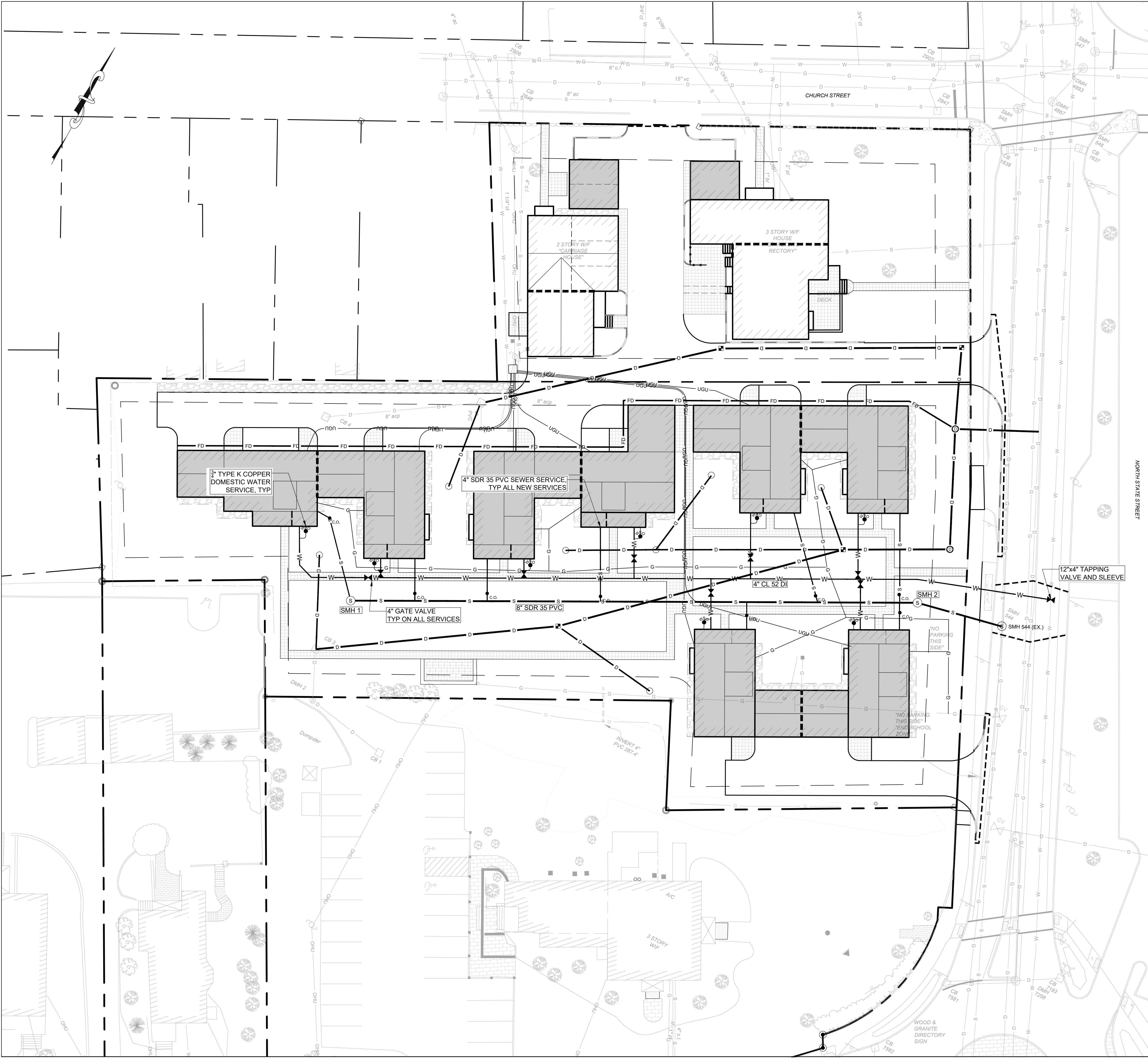
**GRADING &  
DRAINAGE PLAN**

Scale	1" = 20'	Date	04/17/2019
Drafted By	ERL	Checked By	DLF
Project Mgr	ERL	Project Number	CHOR0001



**C1.3**





SEWER SCHEDULE

SMH 1  
RIM = TBD  
INV. IN = 277.8  
INV. OUT = 278.7 (TO SMH2)  
8" Ø SDR35 PVC, L= 233 LF  
S= 0.006 FT/FT

SMH 2  
RIM = TBD  
INV. IN = 276.3 (FROM SMH1)  
INV. OUT = 276.2 (TO SMH 544)  
8" Ø SDR35 PVC, L=33 LF  
S= 0.006 FT/FT

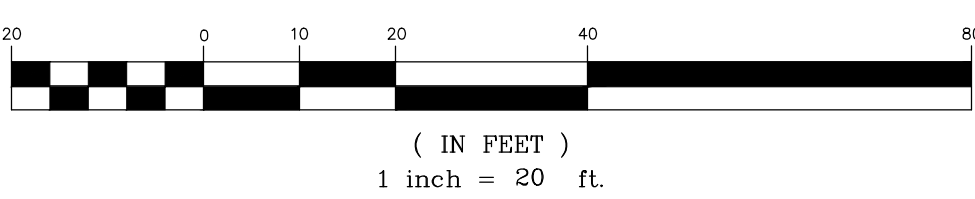
SMH 544 (EXISTING)  
RIM = 285.69  
INV. = 276.64 12" RCP (S)  
INV. = 276.61 12" RCP (N)  
NEW INV. IN = 276.0 (FROM SMH2)

NOTES:

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

- 5.1. VERTICAL SEPARATION OF THE SEWER AND WATER MAIN WILL BE NOT LESS THAN 18 INCHES, WITH THE SEWER ABOVE.
- 5.2. SEWER PIPE JOINTS WILL BE LOCATED AT LEAST 6 FEET HORIZONTALLY FROM THE WATER MAIN.
6. THE CONTRACTOR WILL PROVIDE A MINIMUM NOTICE OF FOURTEEN (14) DAYS TO ALL CORPORATIONS, COMPANIES AND/OR LOCAL AUTHORITIES OWNING OR HAVING A JURISDICTION OVER UTILITIES RUNNING TO, THROUGH OR ACROSS PROJECT AREAS PRIOR TO DEMOLITION AND/OR CONSTRUCTION ACTIVITIES.
7. THE LOCATION, SIZE, DEPTH AND SPECIFICATIONS FOR CONSTRUCTION OF PROPOSED PRIVATE UTILITY SERVICES WILL BE TO THE STANDARDS AND REQUIREMENTS OF THE RESPECTIVE UTILITY COMPANY (ELECTRIC, TELEPHONE, CABLE TELEVISION, FIRE ALARM, GAS, WATER, AND SEWER).
8. ALL CONSTRUCTION WILL CONFORM TO THE CITY STANDARDS AND REGULATIONS, UNLESS OTHERWISE SPECIFIED. ALL CONSTRUCTION ACTIVITIES WILL CONFORM TO LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) RULES AND REGULATIONS.
9. THE CONTRACTOR IS TO VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITY STUBS PRIOR TO CONSTRUCTION AND DISCONNECT ALL EXISTING SERVICES FROM CONNECTIONS AT THEIR RESPECTIVE MAINS IN ACCORDANCE WITH THE RESPECTIVE UTILITY COMPANYS STANDARDS AND SPECIFICATIONS. ENGINEER TO BE NOTIFIED.
10. AS-BUILT PLANS WILL BE SUBMITTED TO ENGINEERING SERVICES DIVISION.
11. INVERTS AND SHELVES: MANHOLES WILL HAVE A BRICK PAVED SHELF AND INVERT, CONSTRUCTED TO CONFORM TO THE SIZE OF PIPE AND FLOW AT CHANGES IN DIRECTION. THE INVERTS WILL BE LAID OUT IN CURVES OF THE LONGEST RADIUS POSSIBLE TANGENT TO THE CENTER LINE OF THE SEWER PIPES. SHELVES WILL BE CONSTRUCTED TO THE ELEVATION OF THE THROUGH CHANNEL UNDERLAYMENT OF INVERT, AND SHELVE MASONRY WILL CONSIST OF GRADE SS HARD BRICK MASONRY.
12. FRAMES AND COVERS: MANHOLE FRAMES AND COVERS WILL BE OF HEAVY DUTY DESIGN AND PROVIDE A 30 INCH DIA. CLEAR OPENING. THE WORD "SEWER" OR "DRAIN", AS APPROPRIATE, WILL BE CAST INTO THE CENTER OF THE UPPER FACE OF EACH COVER WITH RAISED, 3" LETTERS.
13. WILLOW MANHOLE: IN LIEU OF A CONE SECTION, WHEN MANHOLE DEPTH IS LESS THAN 6 FEET, A REINFORCED CONCRETE SLAB COVER MAY BE USED HAVING AN ECCENTRIC ENTRANCE OPENING AND CAPABLE OF SUPPORTING H20 LOADS.
14. CONTRACTOR WILL PLACE 2" WIDE METAL WIRE IMPREGNATED GREEN PLASTIC WARNING TAPE OVER ENTIRE LENGTH OF ALL GRAVITY SEWERS, SERVICES, AND FORCE MAINS.
15. ALL SANITARY STRUCTURE INTERIOR DIAMETERS (4" MIN) WILL BE DETERMINED BY THE MANUFACTURER BASED ON THE PIPE CONFIGURATIONS SHOWN ON THESE PLANS.
16. PROPOSED RIM ELEVATIONS OF SANITARY AND DRAIN MANHOLES ARE APPROXIMATE. FINAL ELEVATIONS ARE TO BE SET FLUSH WITH FINISH GRADES. ADJUST ALL OTHER RIM ELEVATIONS OF MANHOLES, WATER GATES, GAS GATES AND OTHER UTILITIES TO FINISH GRADE.
17. ALL SANITARY SEWER SERVICE LATERALS, FOR FUTURE RESIDENTIAL CONNECTION, WILL END AT THE LIMITS OF THE R.O.W., AS SHOWN ON PLANS AND WILL BE PROVIDED WITH A TEMPORARY PLUG AND WITNESS AT END.
18. DIMENSIONS ARE SHOWN TO CENTERLINE OF PIPE OR FITTING.
19. ALL GRAVITY SEWER PIPE, MANHOLES, AND FORCE MAINS WILL BE TESTED ACCORDING TO NHDES STANDARDS OF DESIGN AND CONSTRUCTION FOR SEWAGE AND WASTEWATER TREATMENT FACILITIES, CHAPTER ENV-WQ 700, CONFORMING TO THE FOLLOWING MIN. CRITERIA.  
ENV-WQ 704.07 GRAVITY SEWER PIPE TESTING:  
GRAVITY SEWERS WILL BE TESTED FOR WATER TIGHTNESS BY USE OF LOW-PRESSURE AIR TESTS CONFORMING WITH ASTM F1417-02(2009) OR UNI-BELL PVC PIPE ASSOCIATION UNI-B-6. LINES WILL BE CLEANED AND VISUALLY INSPECTED AND TRUE TO LINE AND GRADE. DEFLECTION TESTS WILL TAKE PLACE AFTER 30 DAYS FOLLOWING INSTALLATION.  
ENV-WQ 704.08 FORCE MAIN AND LOW PRESSURE SEWER TESTING:  
WILL BE TESTED IN ACCORDANCE WITH SECTION 4 OF AWWA C900.05, AND AT A PRESSURE EQUAL TO THE GREATER OF 150 PERCENT OF THE DESIGN OPERATING TOTAL DYNAMIC HEAD OR AT LEAST 100 PSI.  
ENV-WQ 704.10 (v) SEWER MANHOLES:  
WILL BE TESTED FOR LEAKAGE USING A VACUUM TEST. TESTING WILL BE CONDUCTED PRIOR TO PLACEMENT OF SHELVES AND INVERTS.
20. SEWERS WILL BE BURIED TO A MINIMUM DEPTH OF 6 FEET BELOW GRADE IN ALL ROADWAY LOCATIONS, AND TO A MINIMUM DEPTH OF 4 FEET BELOW GRADE IN ALL CROSS-COUNTRY LOCATIONS. PROVIDE TWO-INCHES OF R-10 FOAM BOARD INSULATION 2-FOOT WIDE TO BE INSTALLED 6-INCHES OVER SEWER PIPE IN AREAS WHERE DEPTH IS NOT ACHIEVED. A NHDES WAIVER IS NEEDED IF THE MINIMUM REQUIRED DEPTH CANNOT BE MET.
21. SEWER AND WATER INFRASTRUCTURE ON PRIVATE PROPERTY IS TO REMAIN PRIVATE, HOWEVER, THE TOWN RESERVES THE RIGHT TO ENTER THE PROPERTY IN ORDER TO INSPECT, REPAIR AND/OR TERMINATE INDIVIDUAL SEWER OR WATER SERVICES (AT OWNER'S EXPENSE).
22. CONTRACTOR WILL SET RIMS OF NEW SANITARY SEWER MANHOLES TO EXISTING FINISHED GRADE FOR THE WINTER SEASON. RIMS WILL BE RAISED IN THE SPRING PRIOR TO PLACEMENT OF 1" BITUMINOUS OVERLAY.
23. SERVICE LATERAL LOCATIONS SHOWN ARE APPROXIMATE AND MAY BE ADJUSTED IN THE FIELD BASED ON INPUT FROM CITY INSPECTOR AND/OR PROJECT CLERK OF THE WORKS.
24. REFER TO SHEET C0.2 FOR GENERAL NOTES AND LEGEND.

GRAPHIC SCALE



Wilcox & Barton INC.

CIVIL · ENVIRONMENTAL · GEOTECHNICAL

#1B COMMONS DRIVE, UNIT 12B  
LONDONDERRY, NH 03053  
603-369-4190  
www.wilcoxandbarton.com

REVISION HISTORY

1.

Issued For

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Owner

Jon Chorlian  
80 School Street  
Concord, NH

Site

Rollins Court and  
Rollins Mansion  
Condomium  
135 N. State Street  
Concord, NH  
Map 60, Block 2, Lot 1

Drawing Title

UTILITY PLAN

Scale

1" = 20'

Date

04/17/2019

Drafted By

ERL

Checked By

DLF

Project Mgr

ERL

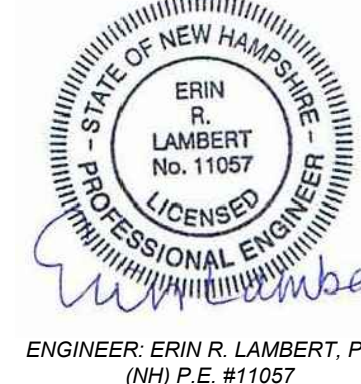
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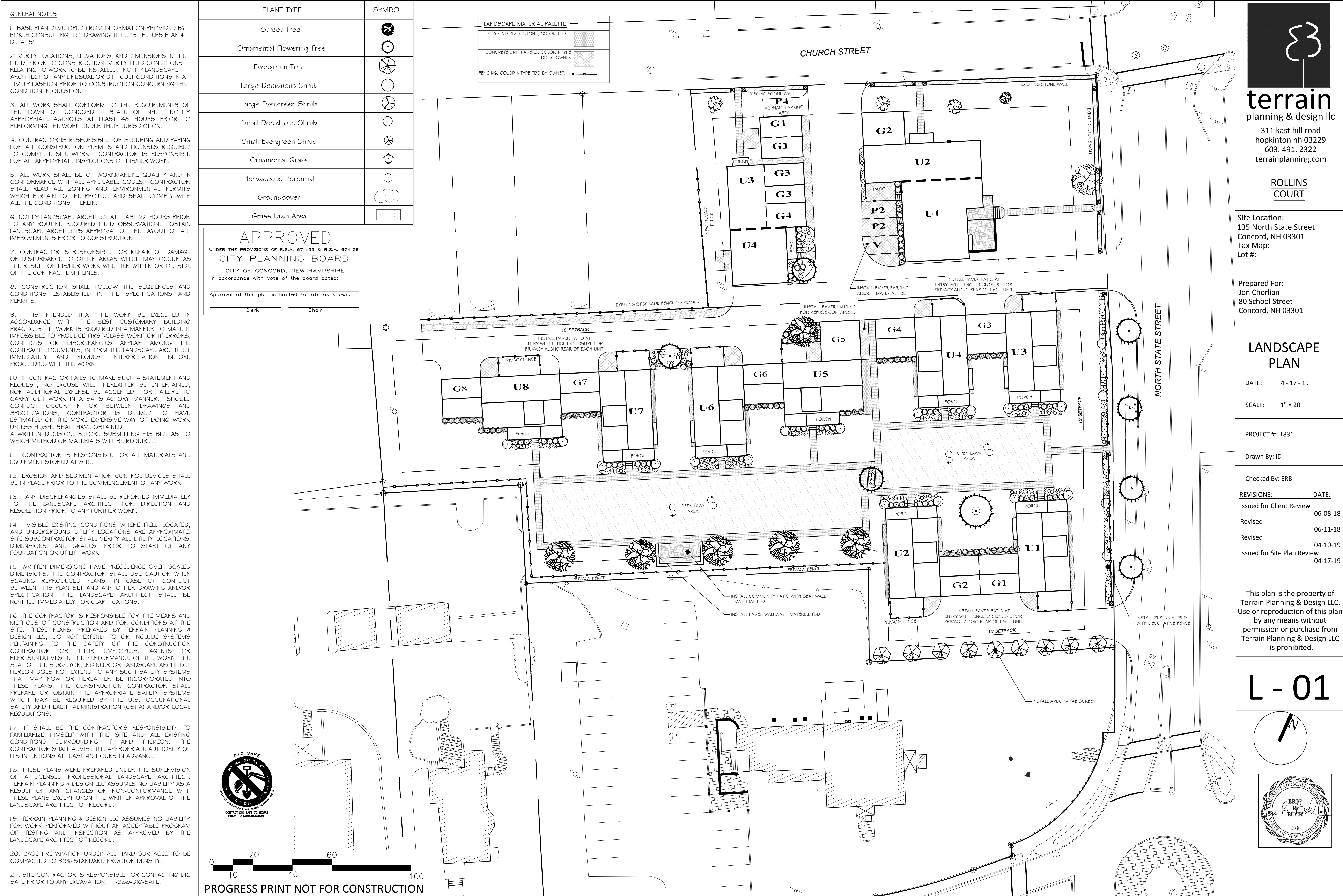
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C1.4

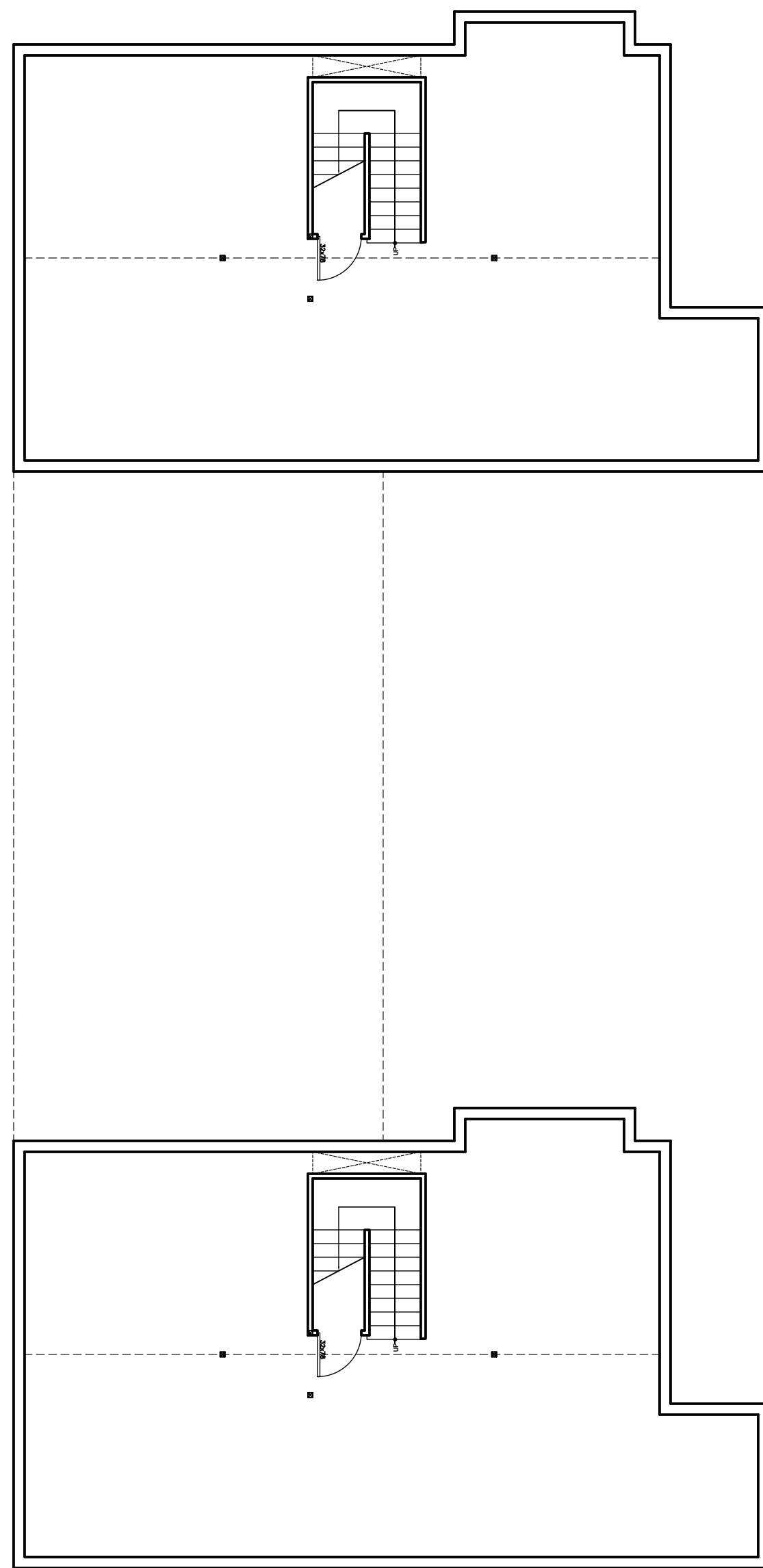
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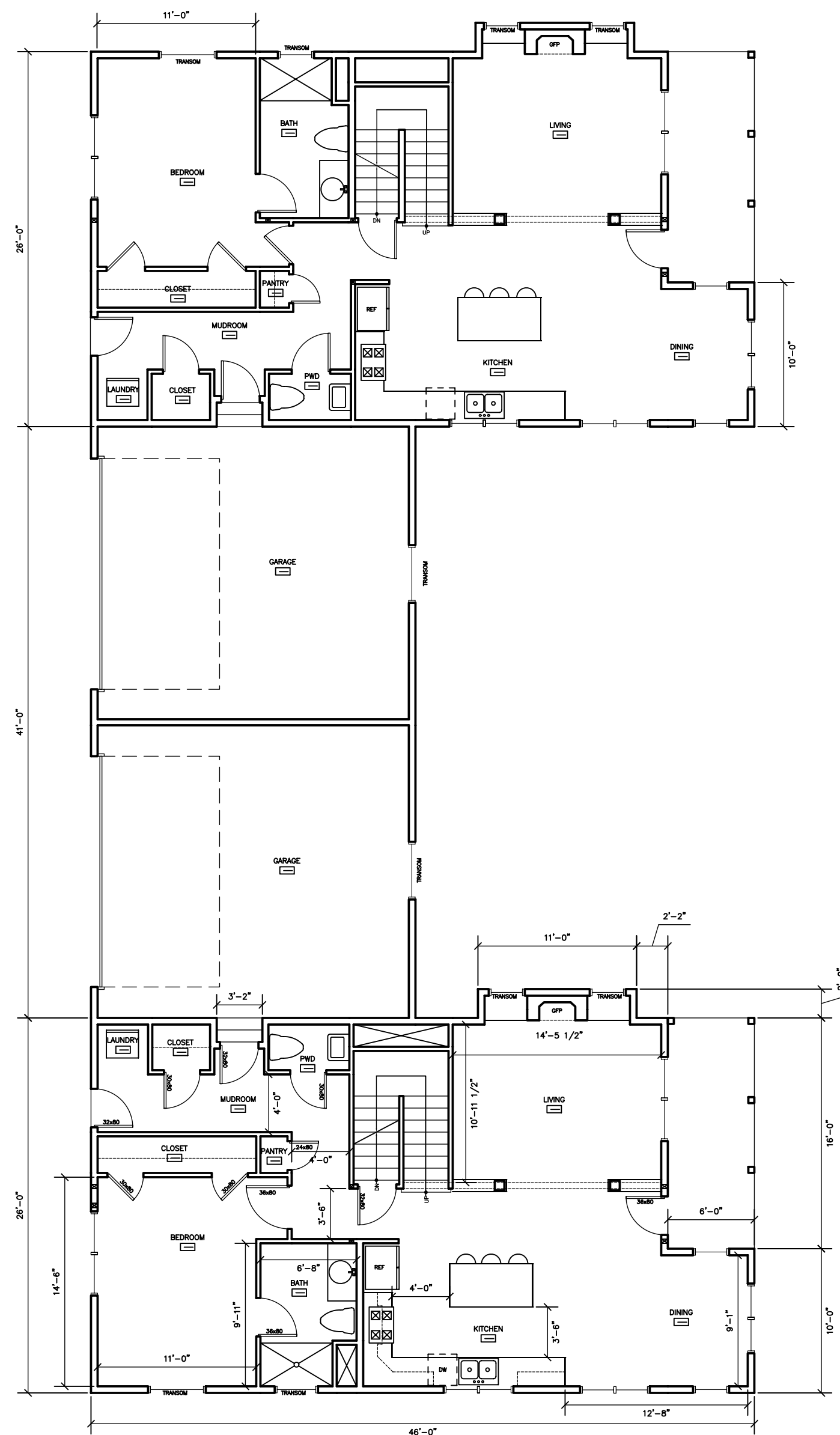




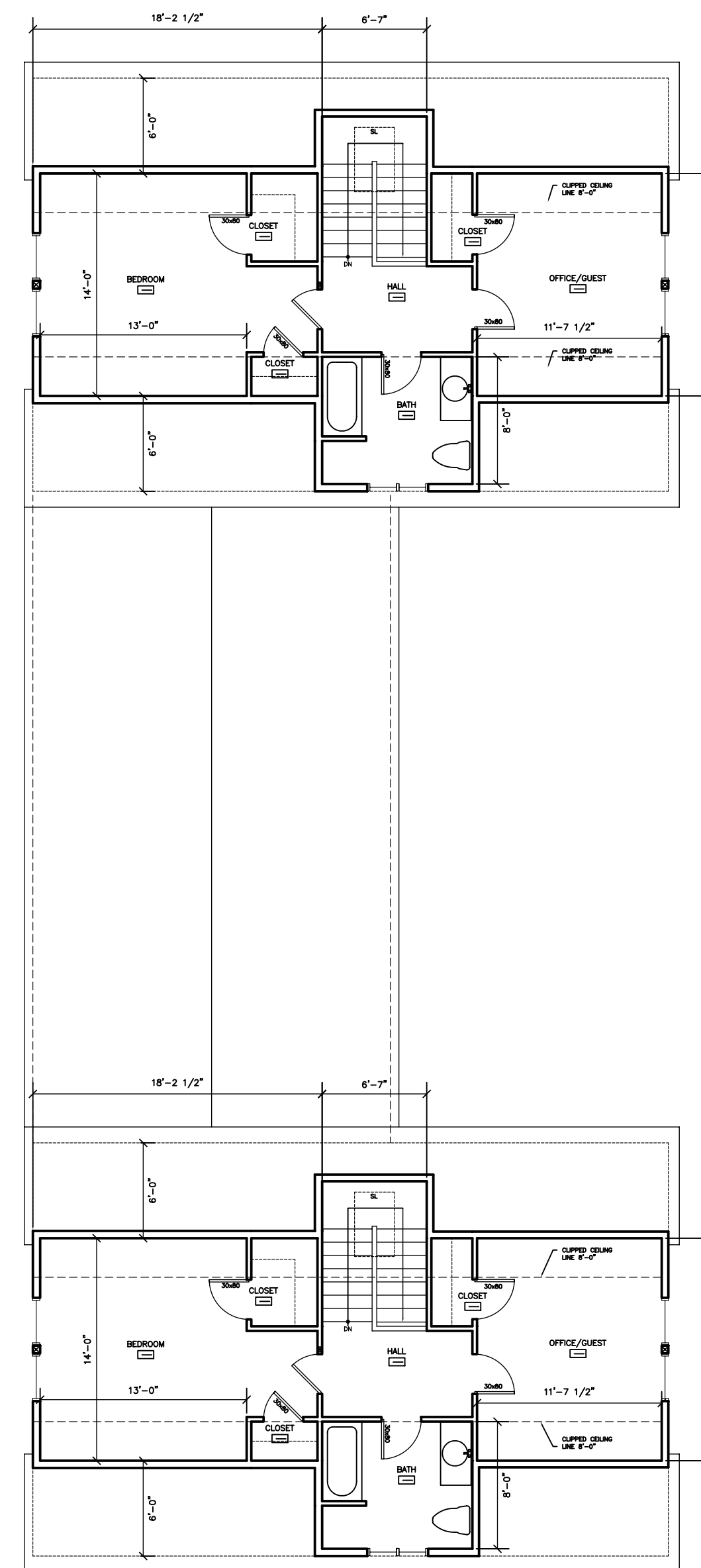




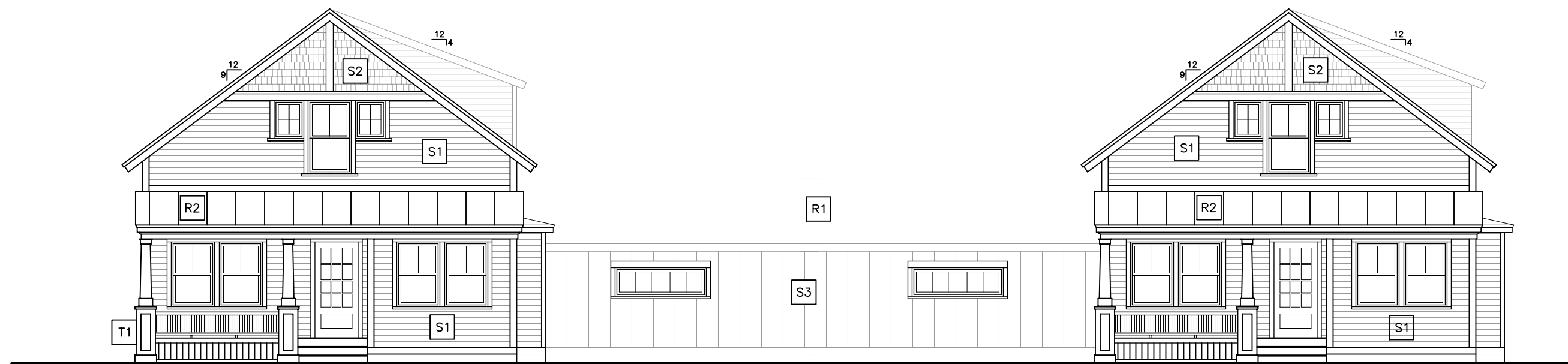
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1/8"=1'-0"



B FIRST FLOOR PLAN  
1/8"=1'-0"



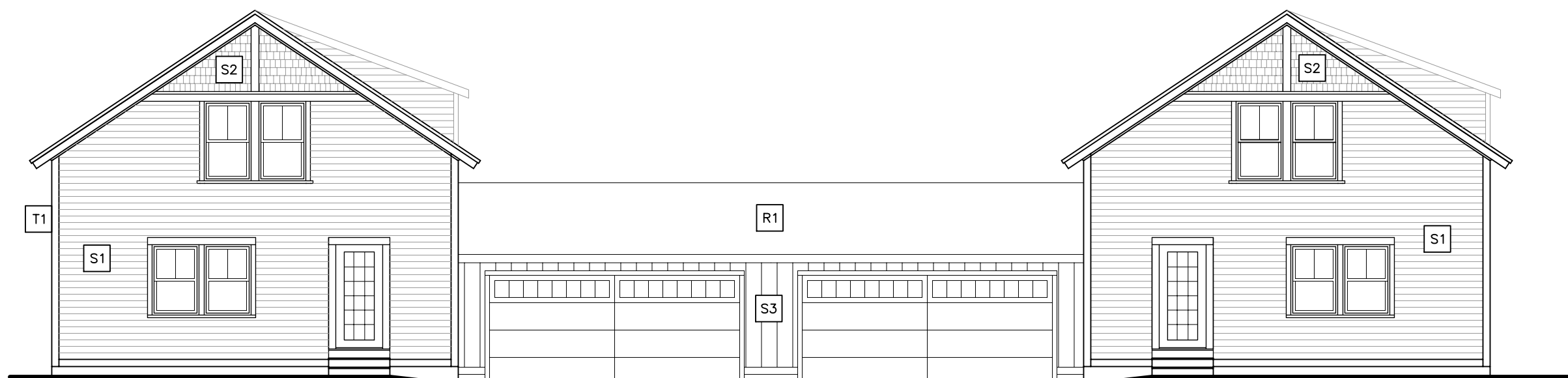
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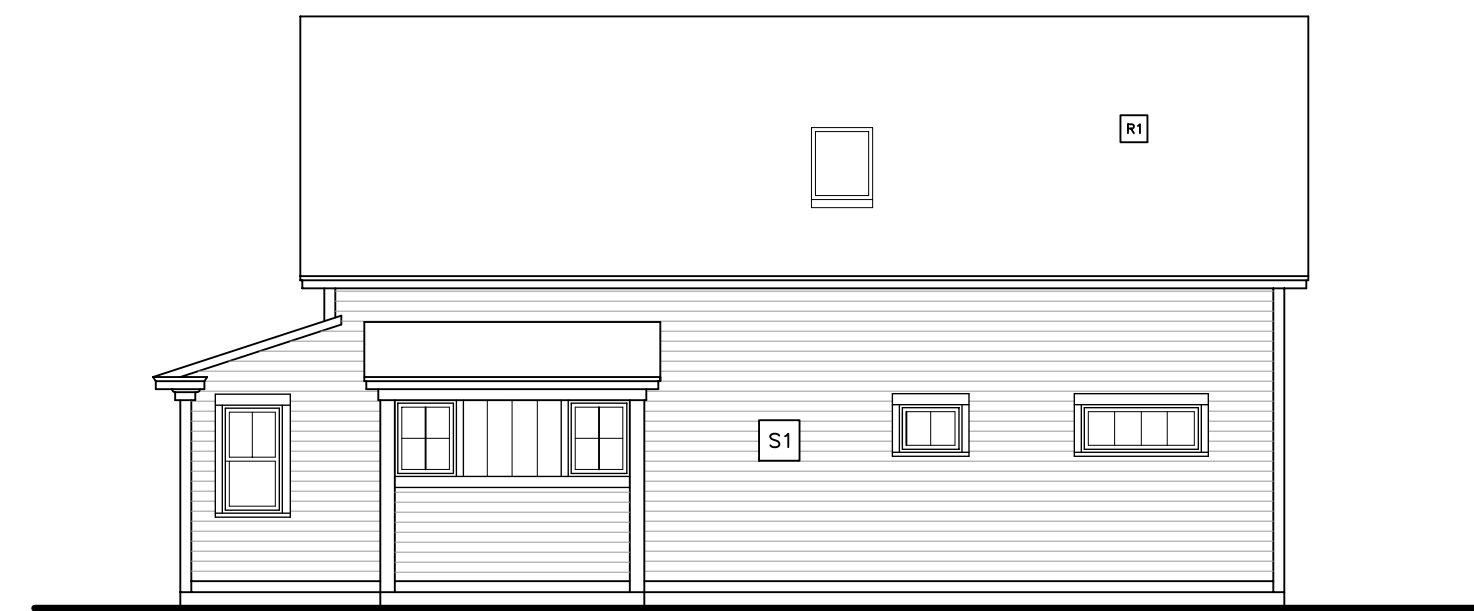
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E EAST ELEVATION  
1/8"=1'-0"

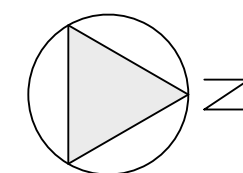


F SOUTH ELEVATION  
1/8"=1'-0"



G WEST ELEVATION  
1/8"=1'-0"

- MATERIAL LEGEND—NOTE THAT THESE ARE TYPICAL IN LOCATIONS AS SHOWN
- R1 ARCHITECTURAL SHINGLES—BLENDED COLOR BROWN OR SIMILAR
  - R2 METAL STANDING SEAM ROOF—COLOR TBD
  - S1 5" REVEAL VINYL SIDING—COLOR—TBD, VARIES
  - S2 SIMULATED VINYL SHAKES—COLOR TBD
  - S3 SIMULATED VINYL BOARD AND BATTEN—COLOR TBD
  - T1 COMPOSITE TRIM THROUGHOUT—COLOR WHITE



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john@jordandesign.biz

No.	Revision/Issue	Date

PROJECT NAME AND LOCATION:  
ROLLINS COURT  
A POCKET NEIGHBORHOOD  
CONCORD, NH

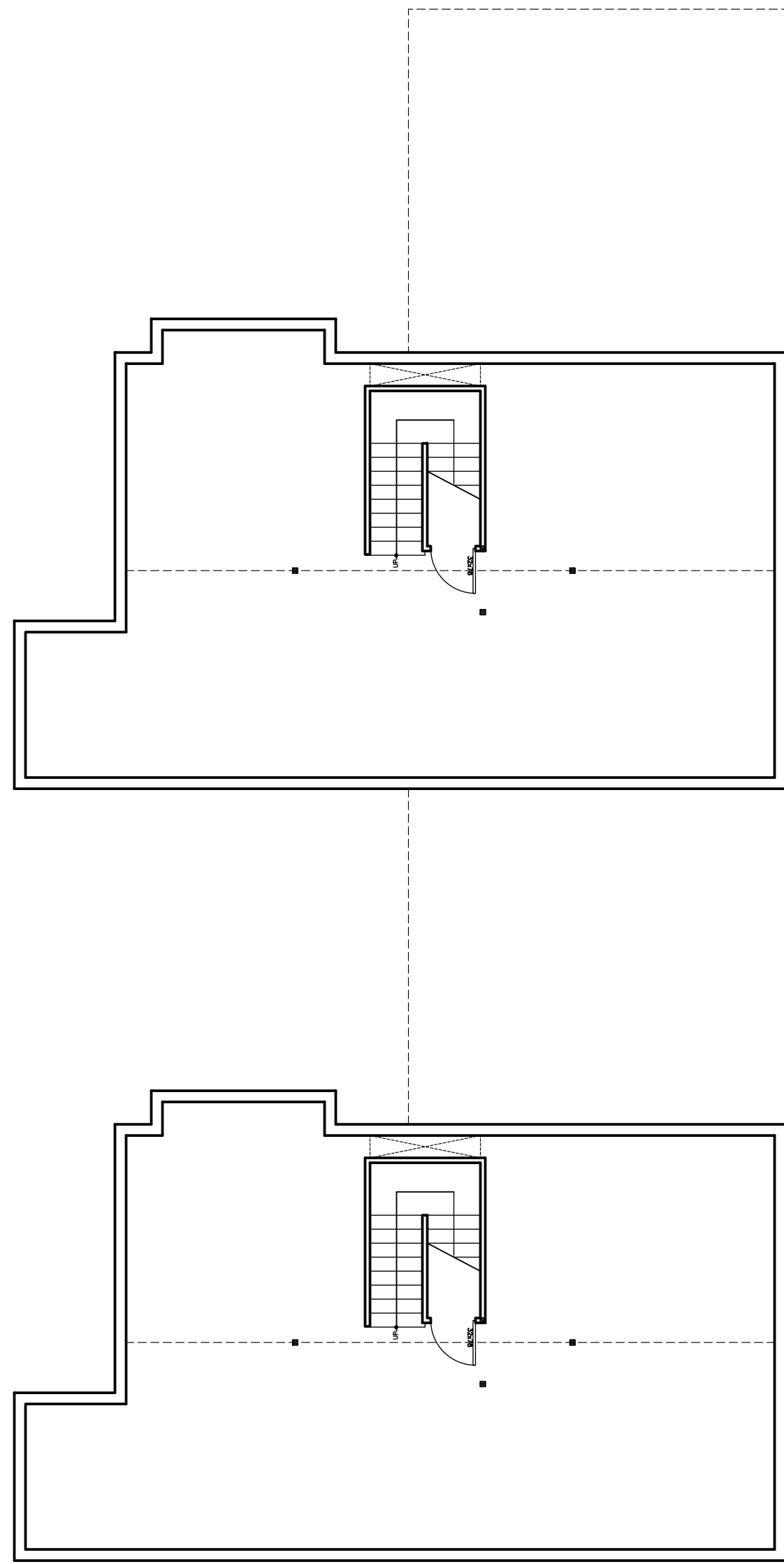
CONTENT:  
BUILDING-1  
PLANS & ELEVATIONS

DRAWN BY: JSJ  
PROJECT NO.: CHOR-SP  
DATE: —  
SCALE: AS SHOWN

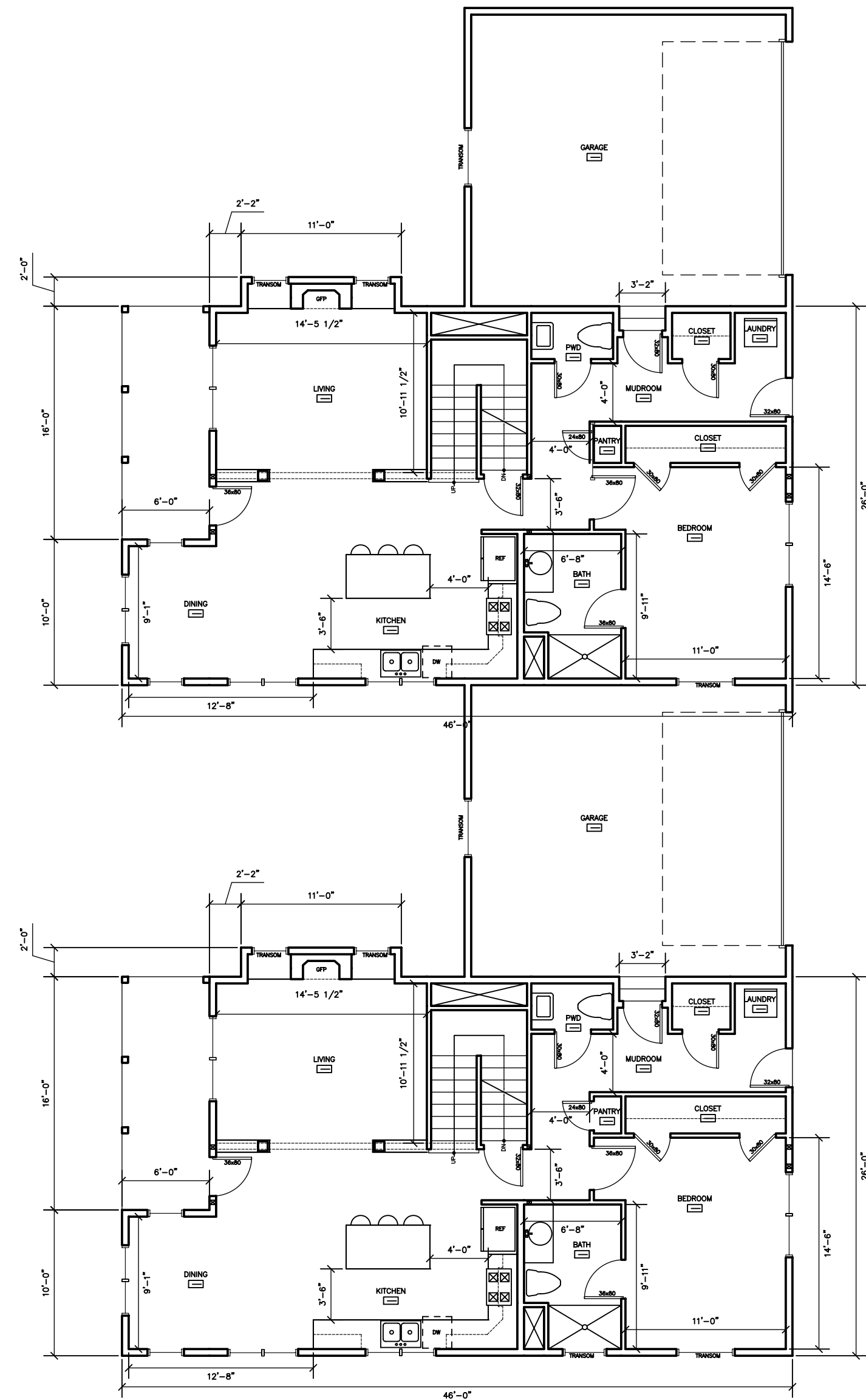
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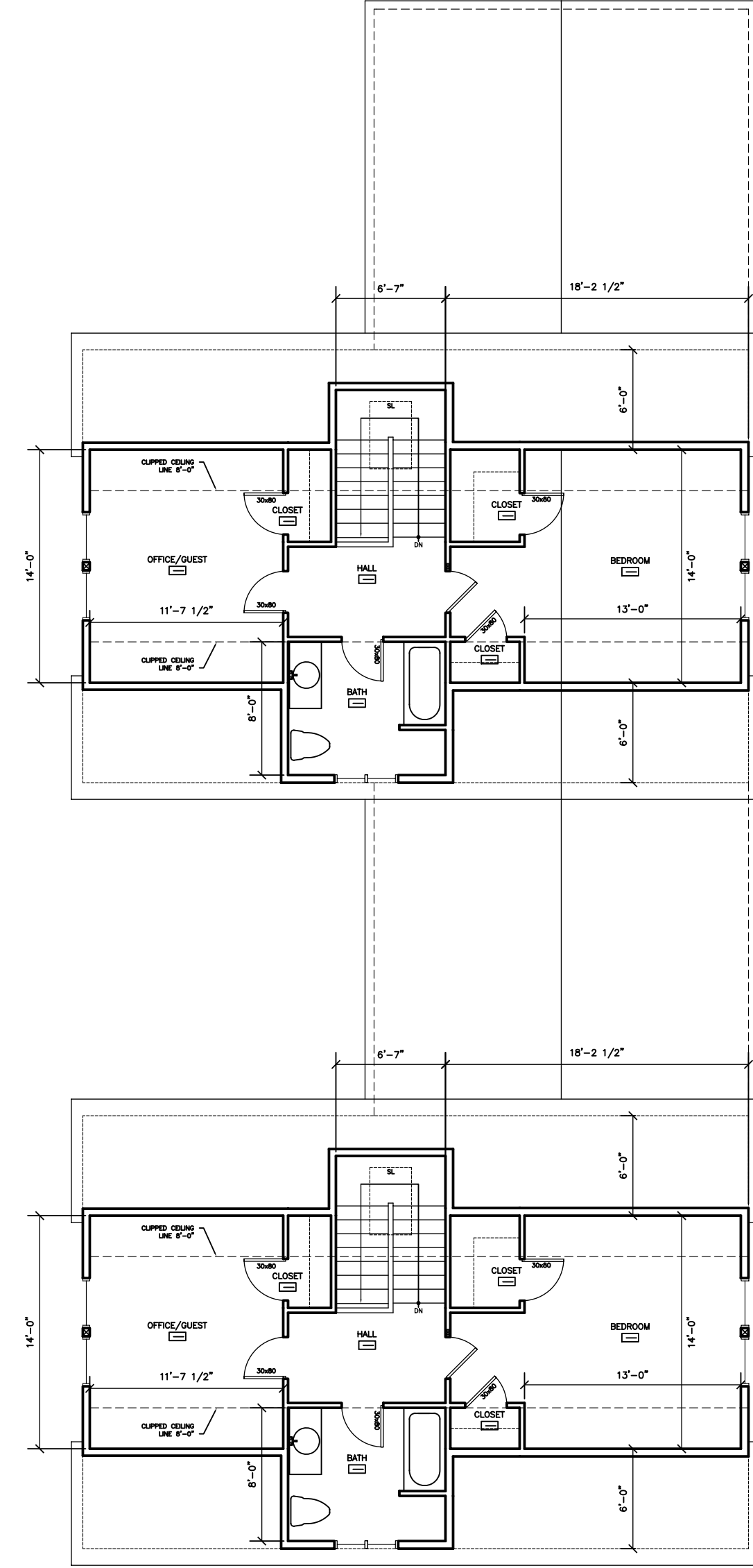




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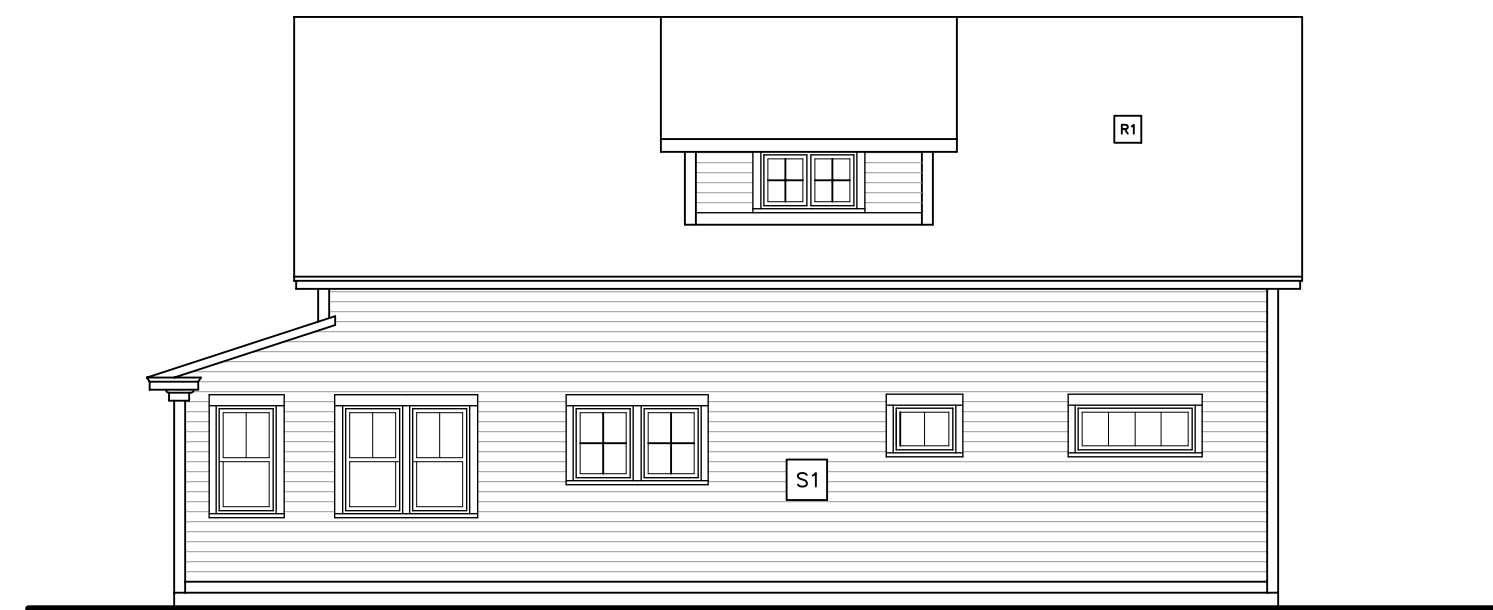
B FIRST FLOOR PLAN  
1/8"=1'-0"



C SECOND FLOOR PLAN  
1/8"=1'-0"



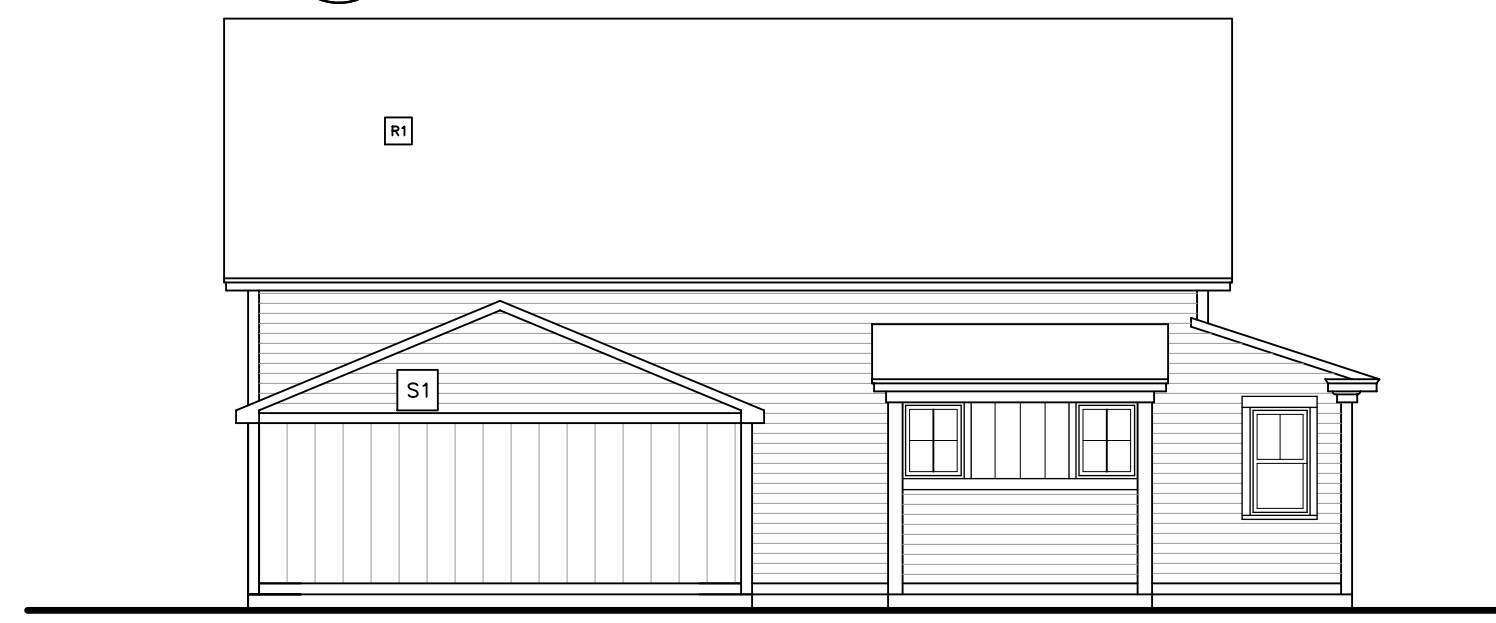
D SOUTH ELEVATION  
1/8"=1'-0"



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



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

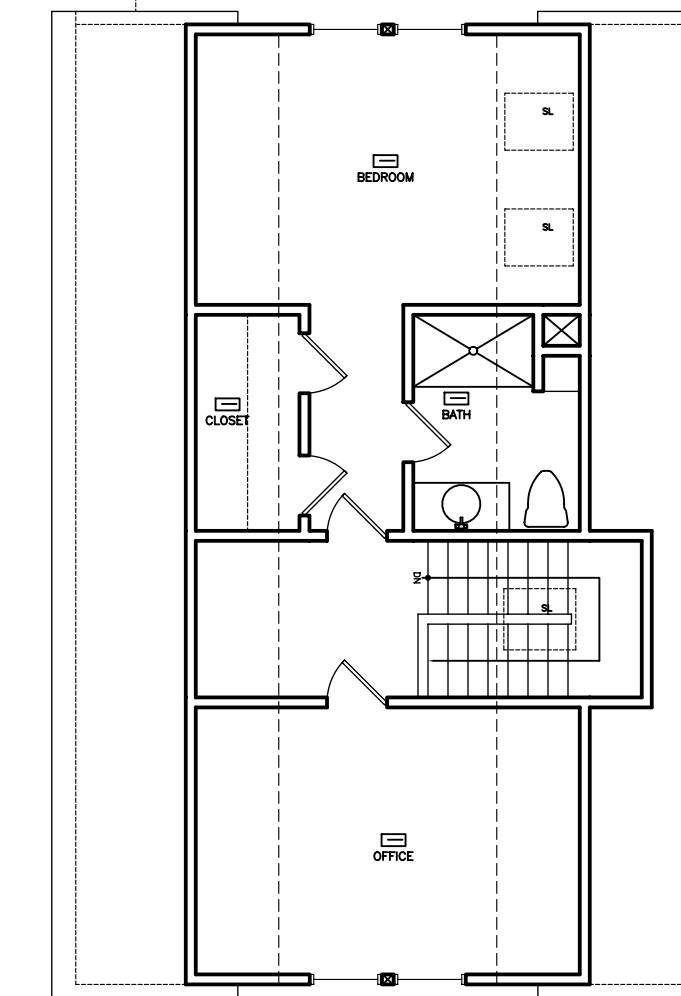
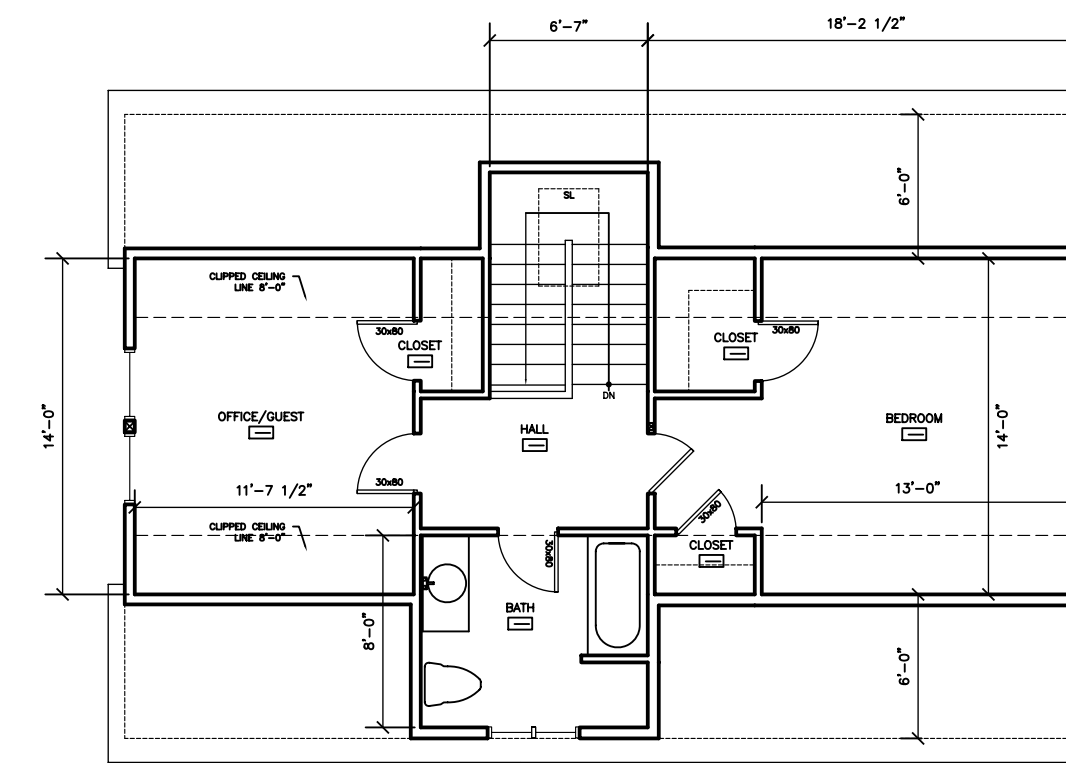
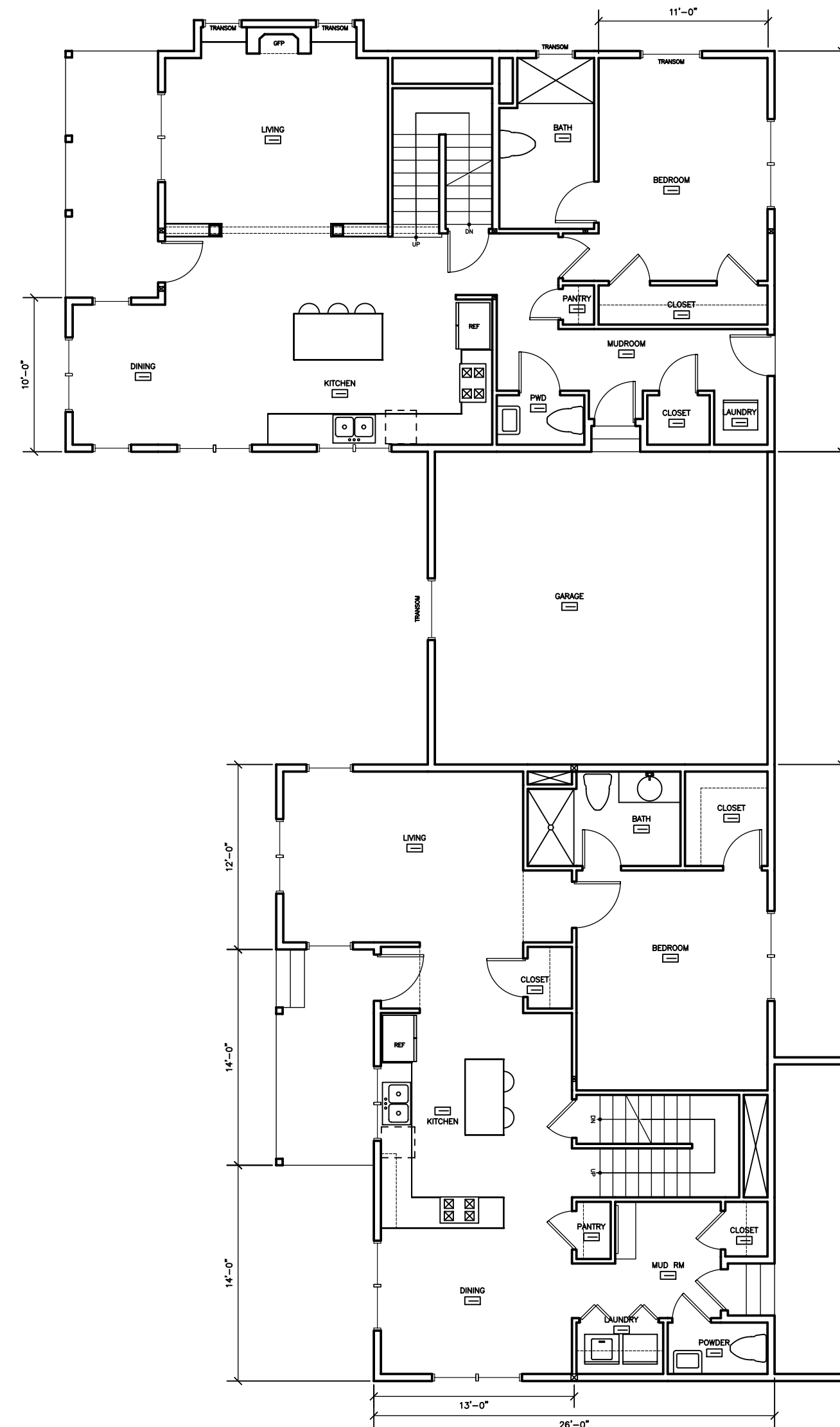
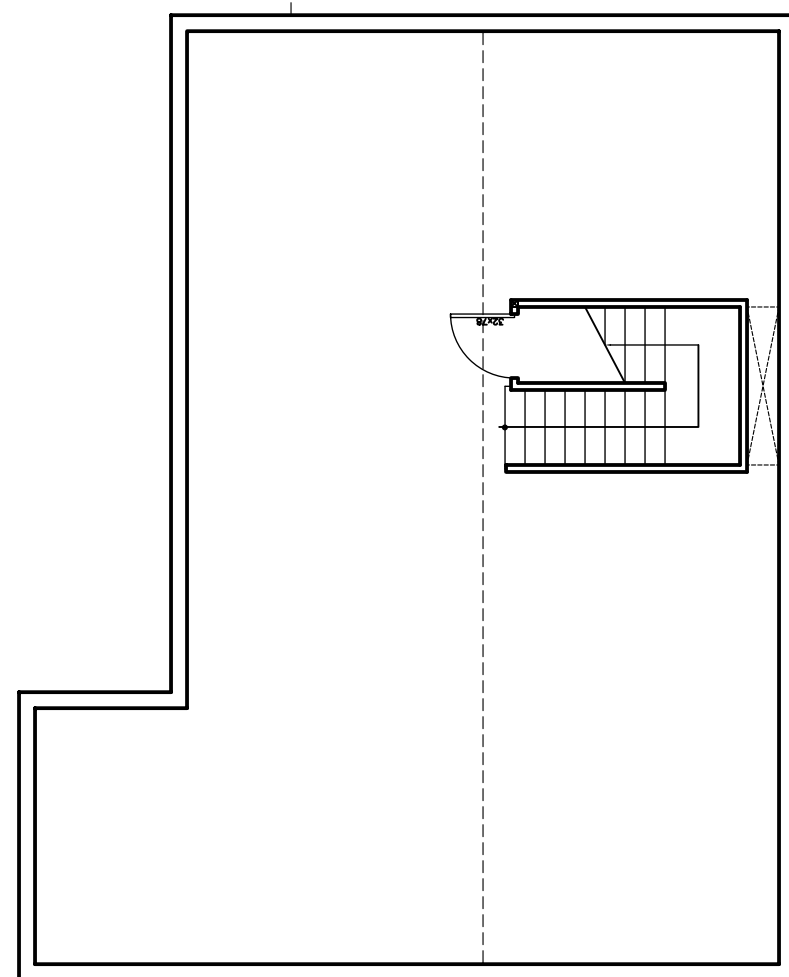
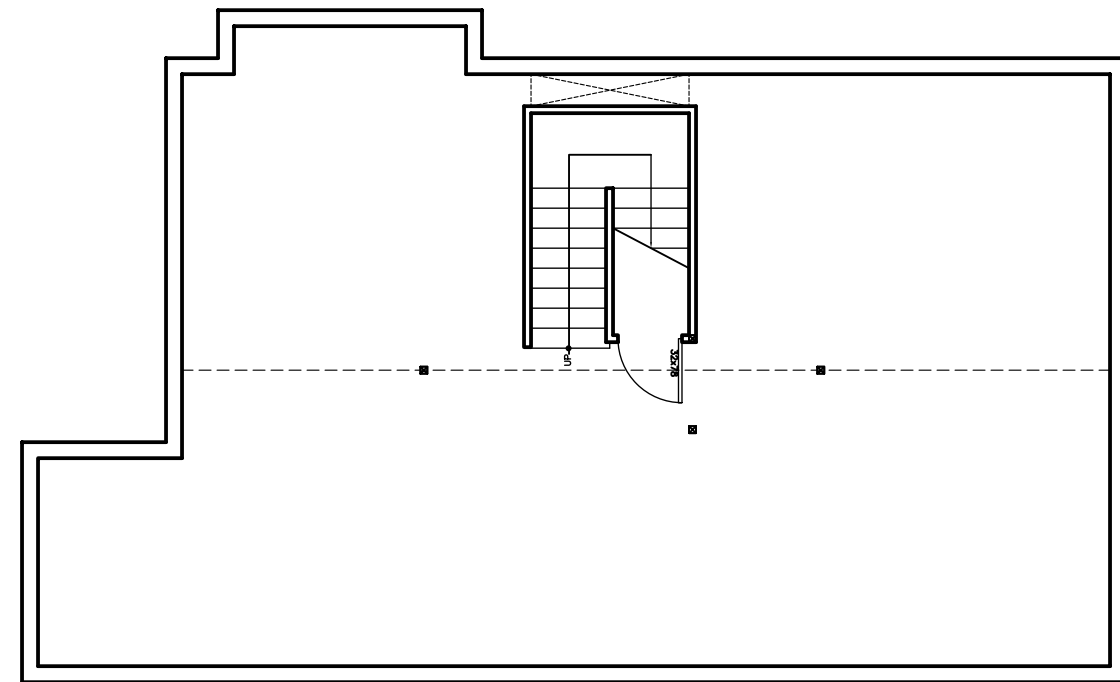


G WEST ELEVATION  
1/8"=1'-0"

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<div>JOHN S. JORDAN DESIGN PLLC ARCHITECTS + PLANNERS</div> <div>19 SHOE STRING ROAD CANTERBURY, NH 03224 603.753.6920 fax 603.753.6921 john@jordandesign.biz</div>				<div>PROJECT NAME AND LOCATION:</div> <div>ROLLINS COURT A POCKET NEIGHBORHOOD CONCORD, NH</div>	<div>CONTENT:</div> <div>BUILDING-2 PLANS &amp; ELEVATIONS</div>	<div>DRAWN BY: JSJ</div> <div>PROJECT NO.: CHOR-SP</div> <div>DATE: -</div> <div>SCALE: AS SHOWN</div>	<div>DRAWING NO:</div> <div>A101</div> <div><small>COPYRIGHT © 2019 BY JOHN S. JORDAN DESIGN PLLC ALL RIGHTS RESERVED NO REPRODUCTION WITHOUT PERMISSION</small></div>
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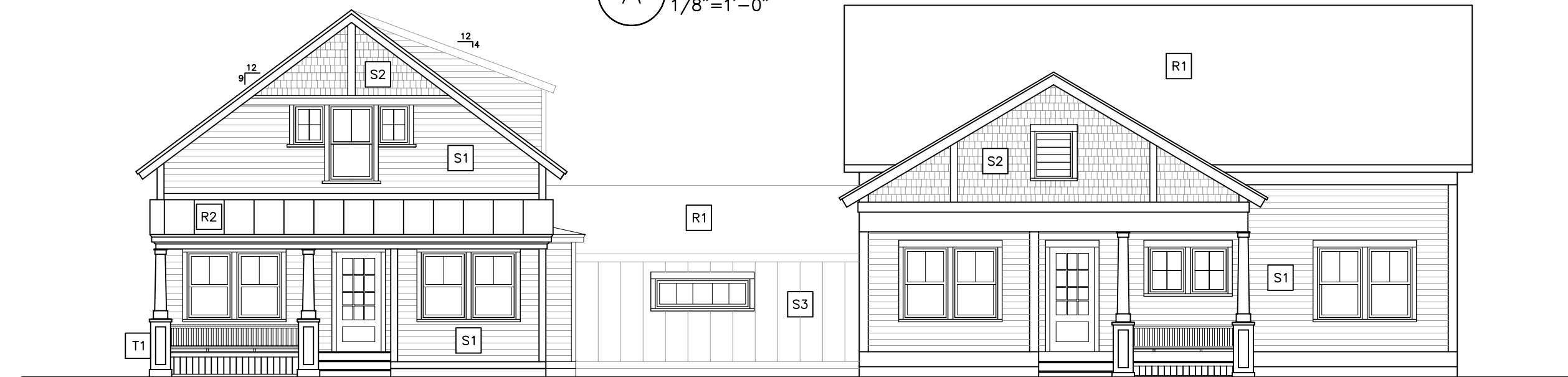




A BASEMENT PLAN  
1/8"=1'-0"

B FIRST FLOOR PLAN  
1/8"=1'-0"

C SECOND FLOOR PLAN  
1/8"=1'-0"



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



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



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



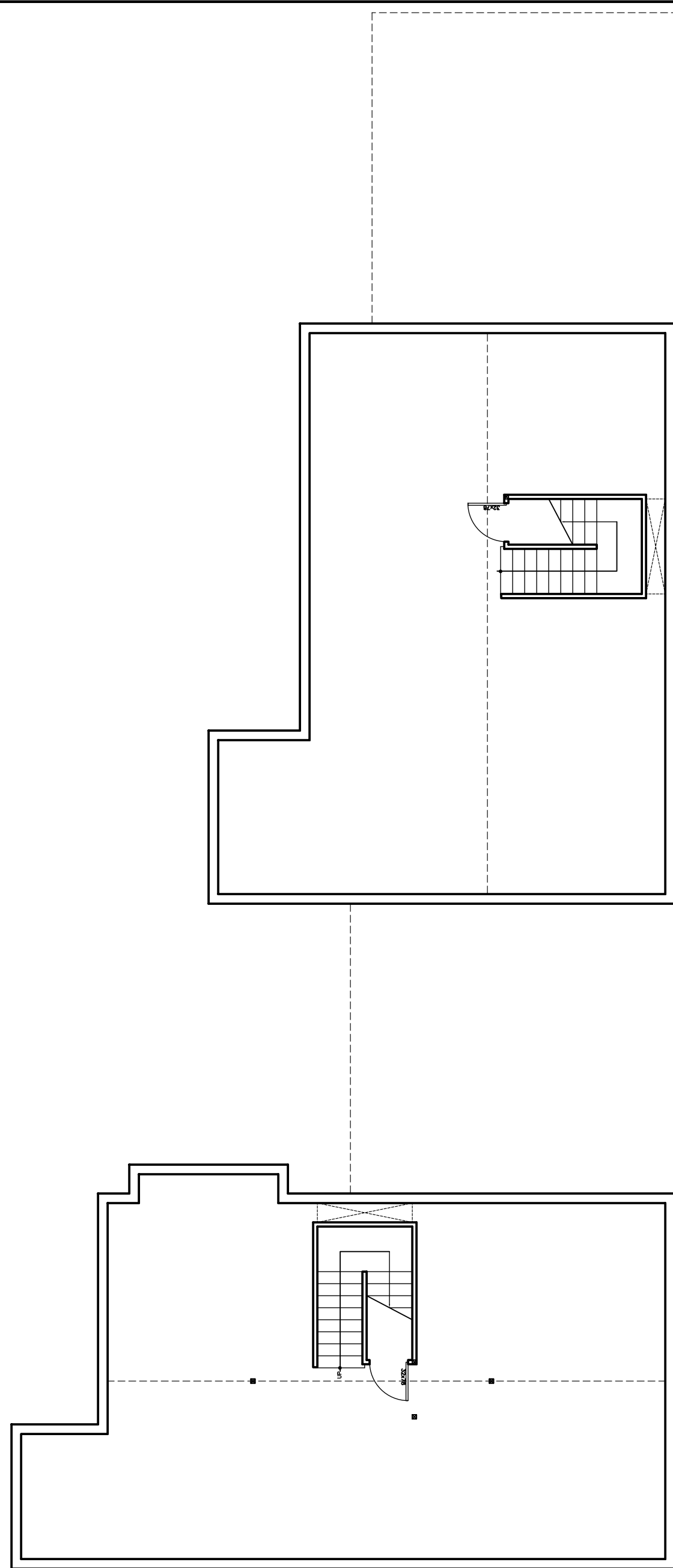
G WEST ELEVATION  
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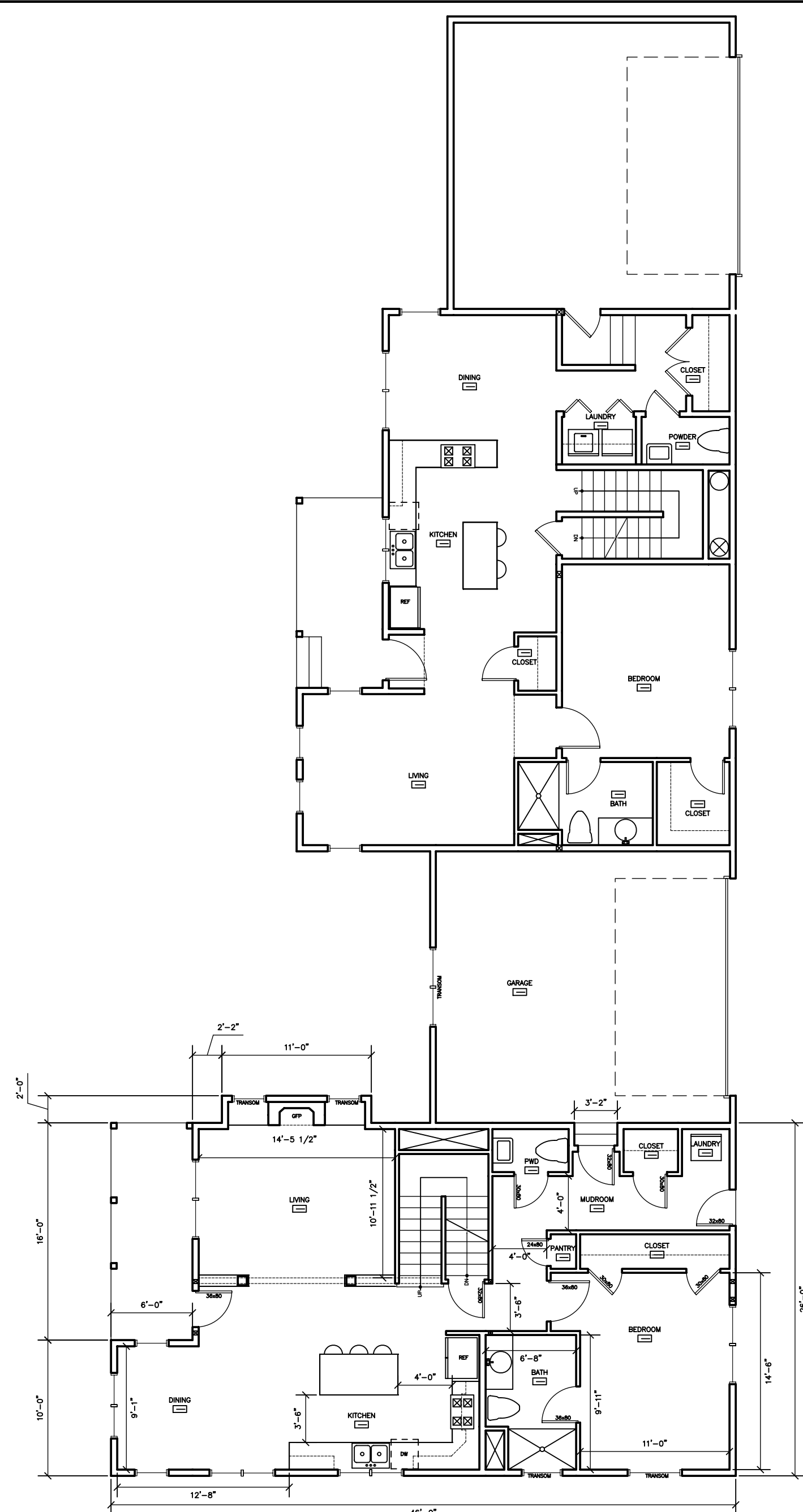


JOHN S. JORDAN DESIGN PLLC ARCHITECTS + PLANNERS 19 SHOE STRING ROAD CANTERBURY, NH 03224 603.753.6920 fax 603.753.6921 john@jordandesign.biz			PROJECT NAME AND LOCATION: <b>ROLLINS COURT A POCKET NEIGHBORHOOD CONCORD, NH</b>	CONTENT: BUILDING-3 PLANS & ELEVATIONS	DRAWN BY: JSJ PROJECT NO.: CHOR-SP DATE: - SCALE: AS SHOWN	DRAWING NO: <b>A102</b> <small>COPYRIGHT © 2019 BY JOHN S. JORDAN DESIGN PLLC ALL RIGHTS RESERVED NO REPRODUCTION WITHOUT PERMISSION</small>
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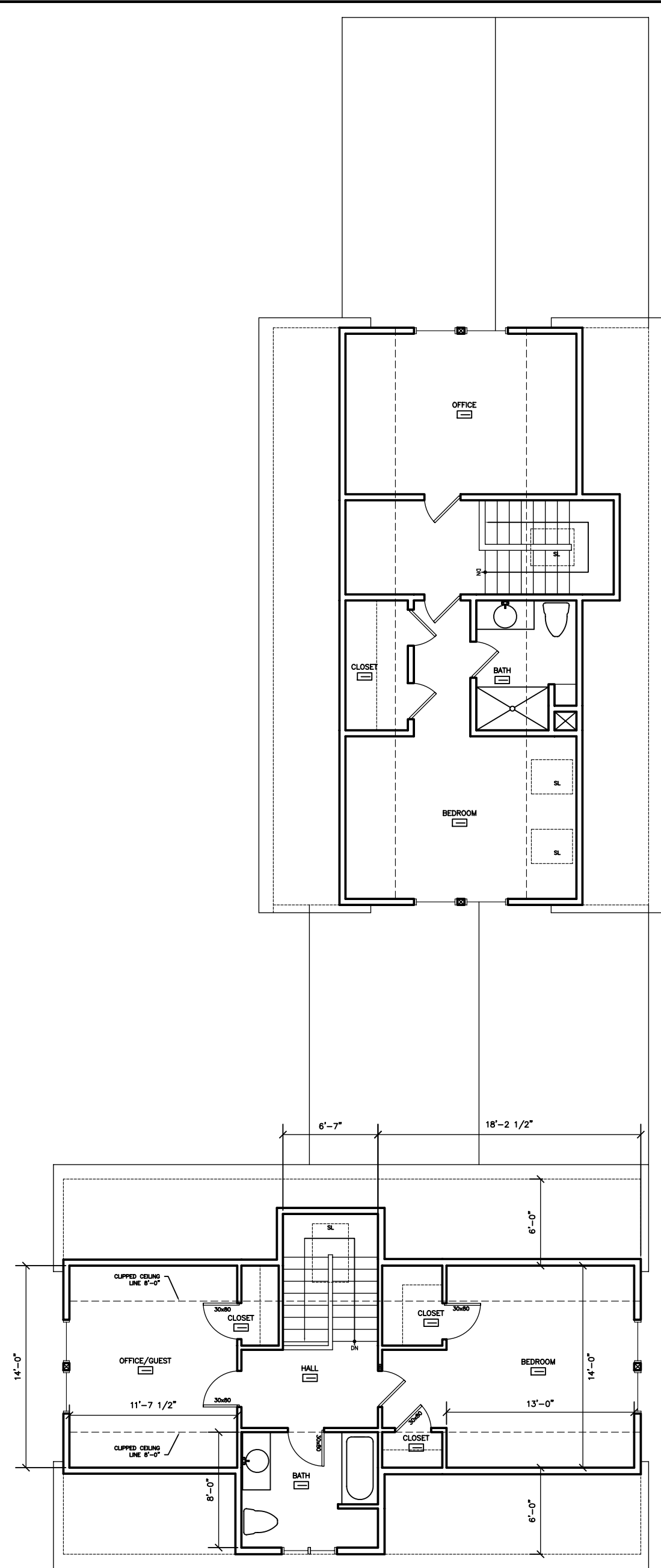




A BASEMENT PLAN  
1/8"=1'-0"



B FIRST FLOOR PLAN  
1/8"=1'-0"



C SECOND FLOOR PLAN  
1/8"=1'-0"



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



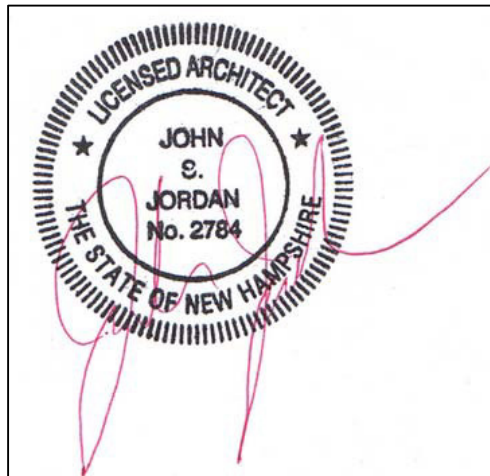
G WEST ELEVATION  
1/8"=1'-0"



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



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



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No.	Revision/Issue	Date

PROJECT NAME AND LOCATION:  
ROLLINS COURT  
A POCKET NEIGHBORHOOD  
CONCORD, NH

CONTENT:  
BUILDING-4  
PLANS & ELEVATIONS

DRAWN BY: JSJ  
PROJECT NO.: CHOR-SP  
DATE: -  
SCALE: AS SHOWN

DRAWING NO:  
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