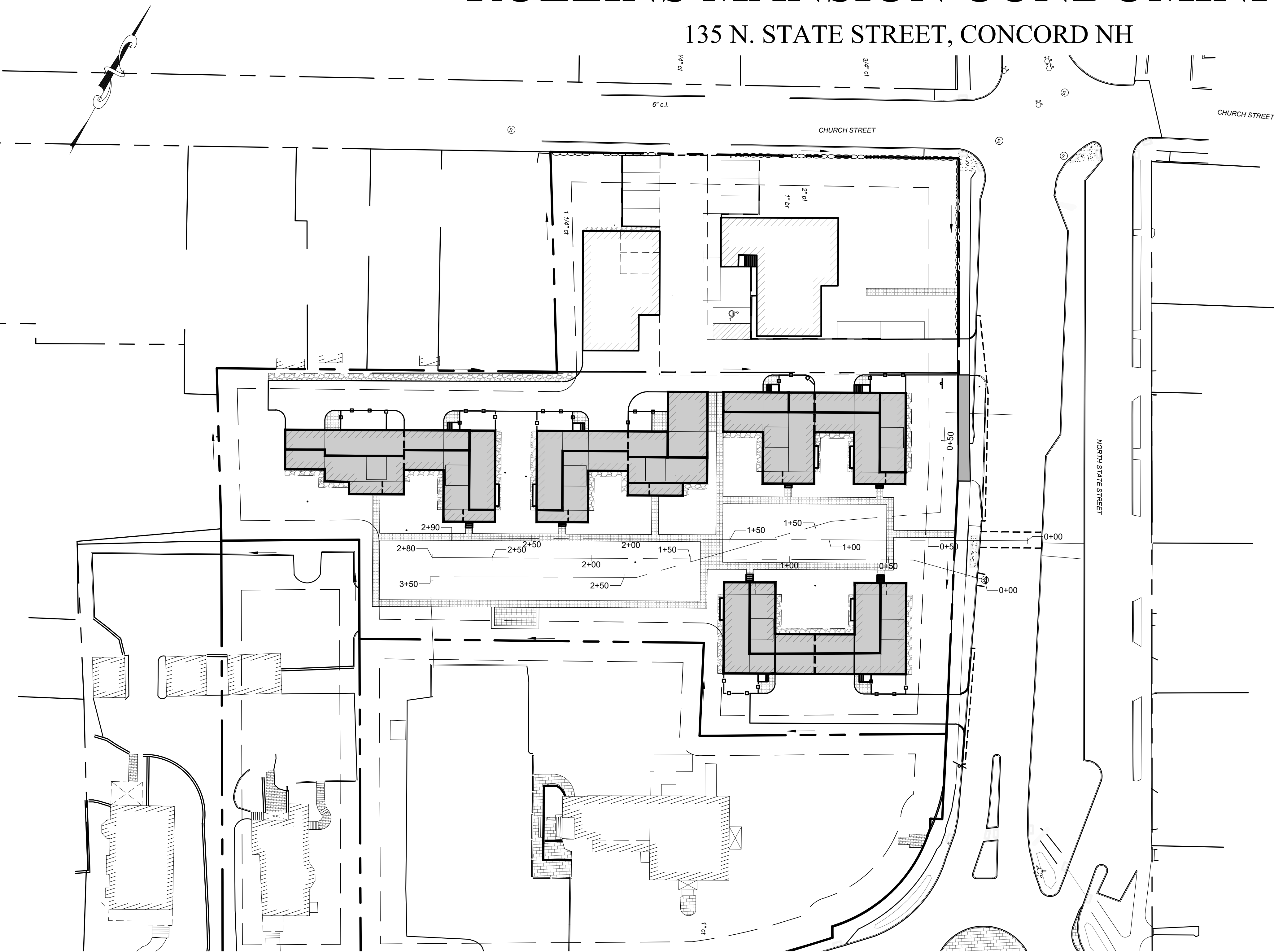


# ROLLINS COURT AND ROLLINS MANSION CONDOMINIUM

135 N. STATE STREET, CONCORD NH



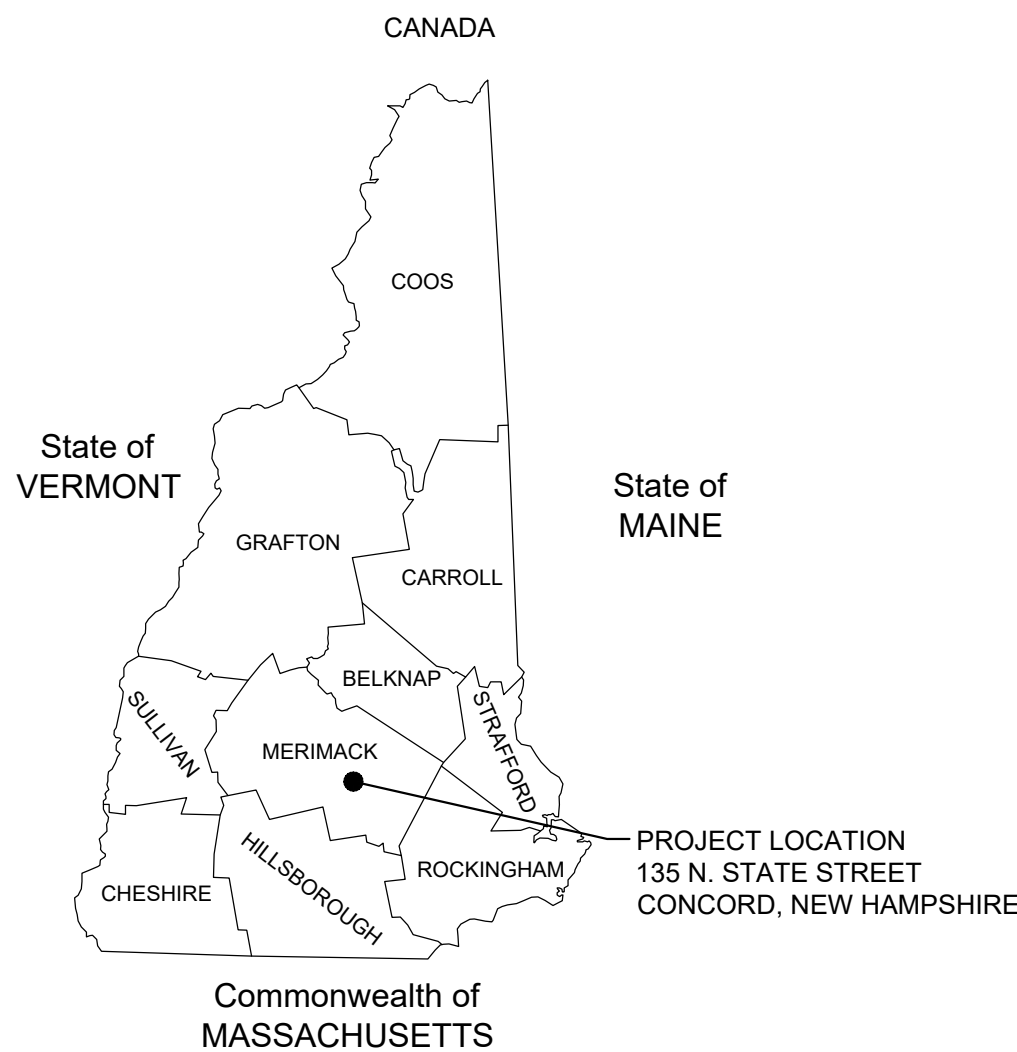
PROJECT DESCRIPTION:

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.

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

SHEET INDEX				
Sheet	Number	Title	Date Issued	Latest Revision
1	C0.1	COVER SHEET	06/04/2019	
2	C0.2	GENERAL NOTES AND LEGEND	04/17/2019	06/04/2019
3	S1.1	EXISTING CONDITIONS	04/17/2019	06/04/2019
4	S1.2	SUBDIVISION PLAN	04/17/2019	06/04/2019
5	C1.1	DEMOLITION PLAN	04/17/2019	06/04/2019
6	C1.2	SITE PLAN	04/17/2019	06/04/2019
7	C1.3	GRADING & DRAINAGE PLAN	04/17/2019	06/04/2019
8	C1.4	UTILITY PLAN	04/17/2019	06/04/2019
9	C2.1	UTILITY PROFILES	06/04/2019	06/04/2019
10	C3.1	CONSTRUCTION DETAILS	06/04/2019	06/04/2019
11	C3.2	CONSTRUCTION DETAILS	04/17/2019	06/04/2019
12	L-01	LANDSCAPE PLAN	04/17/2019	06/04/2019
13	A-100	BUILDING-1 PLANS & ELEVATIONS	04/15/2019	06/04/2019
	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	



LOCATION MAP

**Wilcox & Barton INC.**  
CIVIL • ENVIRONMENTAL • GEOTECHNICAL

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

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  
**Terrain Planning & Design, LLC**  
311 Kast Hill Road  
Hopkinton, NH

REVISION HISTORY  
1. RESPONSE TO CITY COMMENTS (06/04/2019)

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

Rollins Court and  
Rollins Mansion  
Condomium  
131, 133, and 135  
N. State Street

Map 60, Block 2, Lot 1

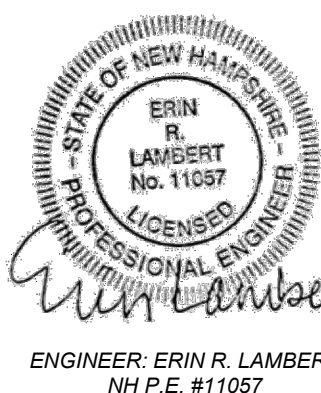
**APPROVED**  
UNDER THE PROVISIONS OF R.S.A. 674.35 & R.S.A. 674.36  
**CITY PLANNING BOARD**  
CITY OF CONCORD, NEW HAMPSHIRE  
in accordance with vote of the board dated:

Approval of this plan is limited to the date as shown

Chair

Clerk

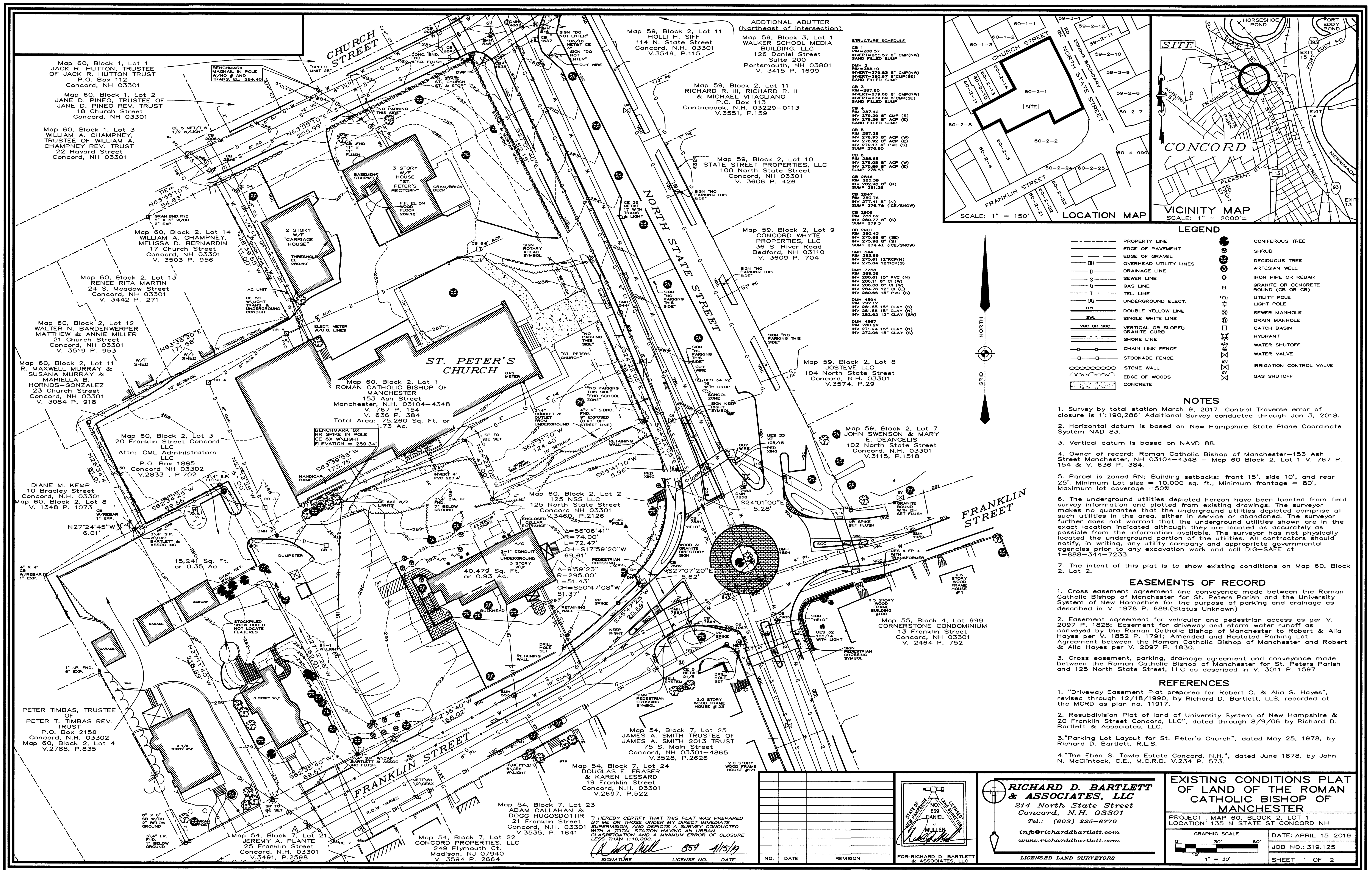
Scale N.T.S. Date 04/17/2019  
Drafted By GAG Checked By ERL Project Mgr ERL Project Number CHOR0001



**C0.1**

1 of 13







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

DEMOLITION PLAN

Scale

1" = 20'

Date

04/17/2019

Drafted By

ERL

Checked By

DLF

Project Mgr

ERL

Project Number

CHOR0001

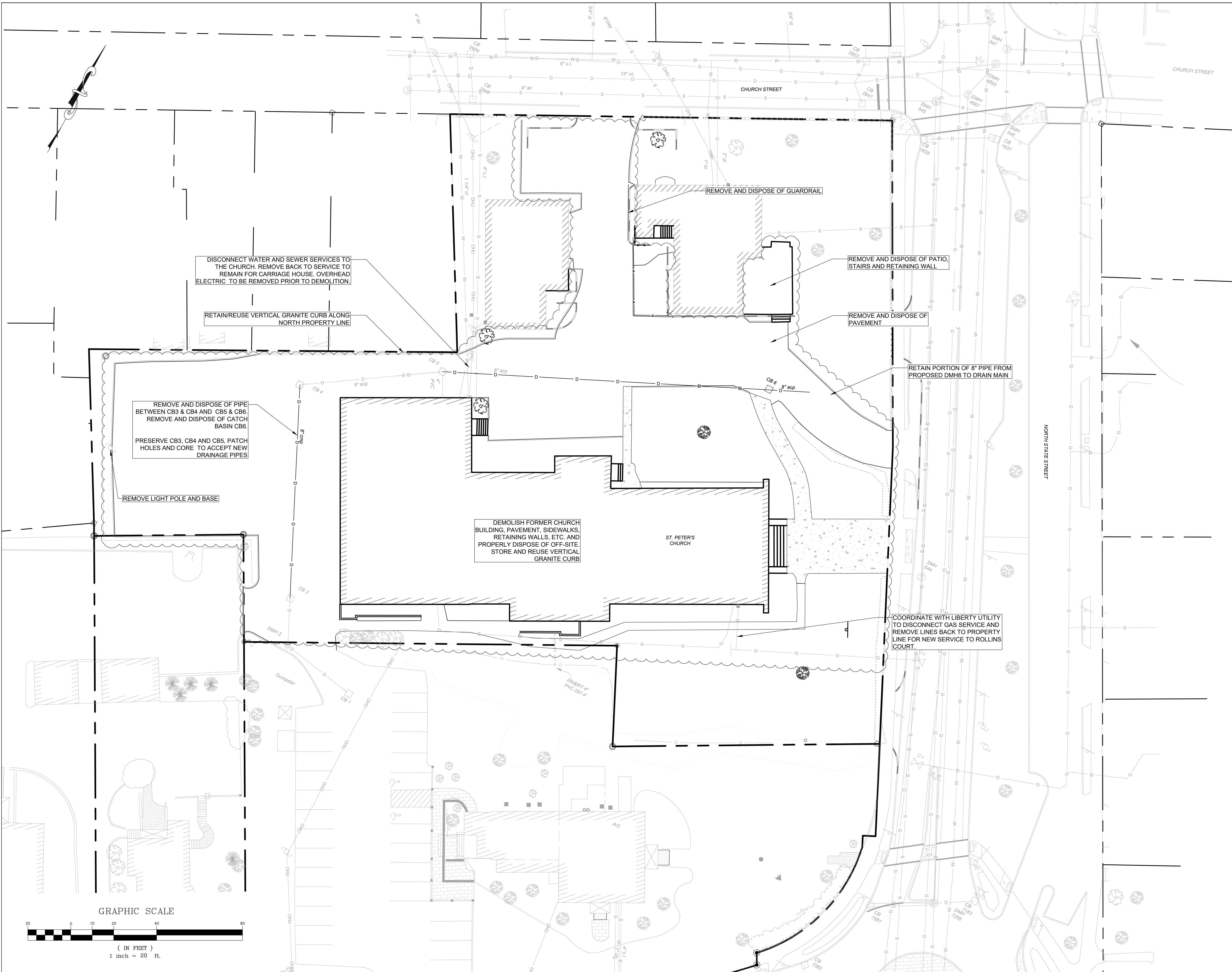
Sheet Number



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

C1.1

5 of 12





REVISION HISTORY

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Owner/Applicant

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

Site

**Rollins Court and  
Rollins Mansion  
Condomium**  
131, 133, and 135  
N. State Street

Map 60, Block 2, Lot 1

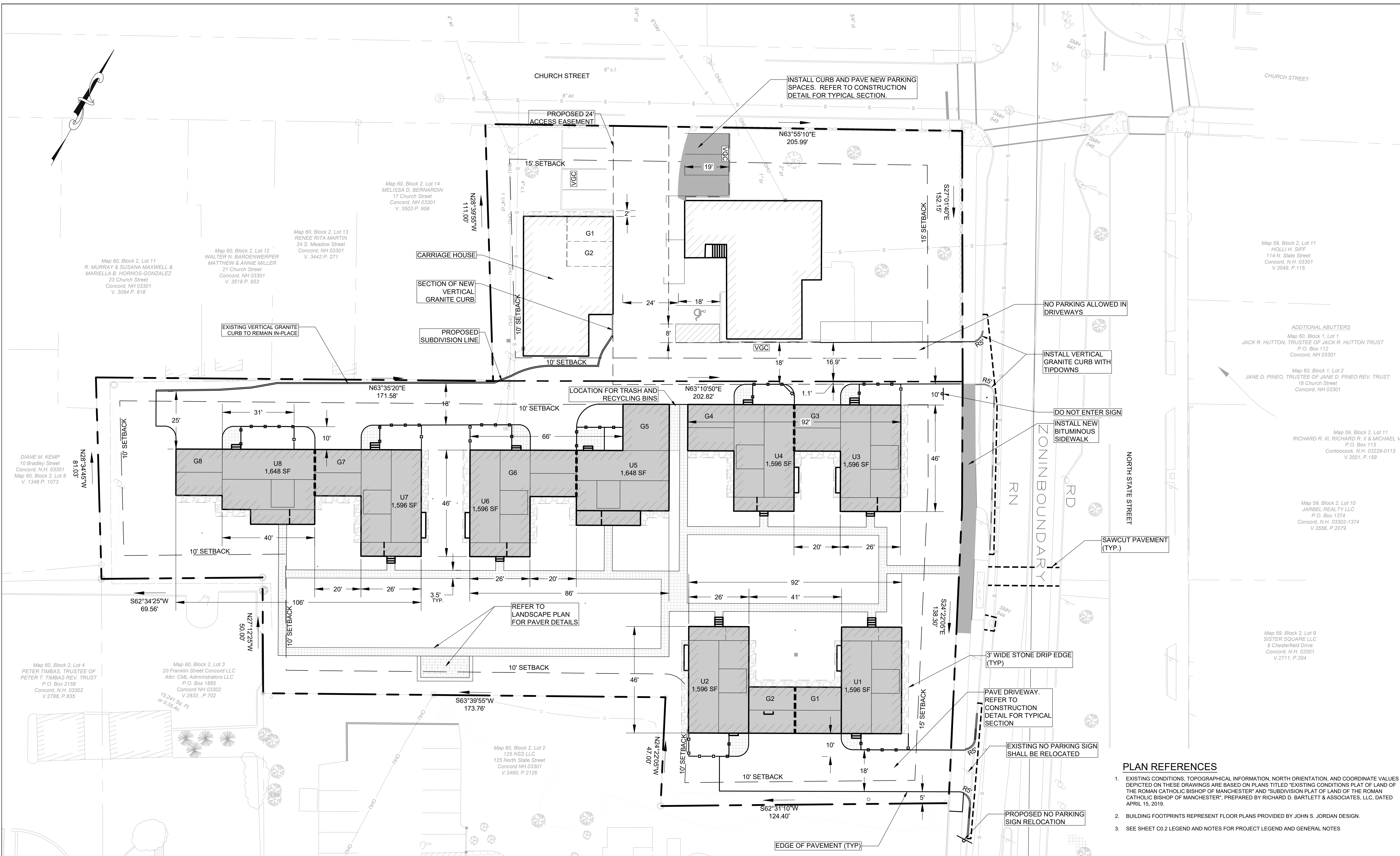
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**SITE PLAN**

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

Sheet Number

**C1.2**



ZONING ANALYSIS

TAX MAP/BLOCK/LOT:	MAP 60 /BLOCK 2 /LOT 1
ADDRESS:	131, 133, 135 NORTH STATE STREET AND 15 CHURCH STREET CONCORD, NH
ZONING DISTRICT:	NEIGHBORHOOD RESIDENT (RN) DISTRICT
AREA:	1.73 ACRES
MINIMUM LOT AREA	PROVIDED 52,860 SF (ROLLINS COURT LOT) 22,400 SF (ROLLINS MANSION LOT)
MINIMUM LOT FRONTAGE	PROVIDED 205' ALONG CHURCH STREET 290' ALONG NORTH STATE STREET
MAXIMUM LOT COVERAGE	PROVIDED 45% (23,787 SF) ROLLINS COURT 58% (12,992 SF) ROLLINS MANSION* 63% (46,926 SF) EXISTING

BUILDING & STRUCTURE COVERAGE

ROLLINS COURT	12,824 SF (24%)		
ROLLINS MANSION	4,604 SF (21%)		
DRIVEWAY/PARKING/WALKWAYS	10,963 SF (21%)		
ROLLINS COURT	8,388 SF (37%)		
ROLLINS MANSION			
BUILDING SETBACKS REQUIRED	REQUIRED	PROVIDED	
FRONT YARD	15'	15'	
SIDE YARD	10'	25'	
REAR YARD	25'	33'	
PROPOSED USES			
ROLLINS COURT LOT			8 RESIDENTIAL UNITS
ROLLINS MANSION LOT			OFFICE / LIVE WORK
REQUIRED & PROVIDED PARKING SPACE	REQUIRED	PROVIDED	
ROLLINS COURT LOT:			
2 PARKING SPACES PER RESIDENCE	16 SPACES	16 SPACES	
ROLLINS MANSION LOT:			
14 SPACES PER VARIANCE	14 SPACES	14 SPACES	
TOTAL	30 SPACES	30 SPACES	

PROPOSED ADDRESSES

SITE PLAN LABEL	ADDRESS
U1	131 NORTH STATE STREET, UNIT 1
U2	131 NORTH STATE STREET, UNIT 2
U3	133 NORTH STATE STREET, UNIT 3
U4	133 NORTH STATE STREET, UNIT 4
U5	133 NORTH STATE STREET, UNIT 5
U6	133 NORTH STATE STREET, UNIT 6
U7	133 NORTH STATE STREET, UNIT 7
U8	133 NORTH STATE STREET, UNIT 8
ROLLINS MANSION	135 NORTH STATE STREET

PLAN REFERENCES

1. EXISTING CONDITIONS, TOPOGRAPHICAL INFORMATION, NORTH ORIENTATION, AND COORDINATE VALUES DEPICTED ON THESE DRAWINGS ARE BASED ON PLANS TITLED "EXISTING CONDITIONS PLAT OF LAND OF THE ROMAN CATHOLIC BISHOP OF MANCHESTER" AND "SUBDIVISION PLAT OF LAND OF THE ROMAN CATHOLIC BISHOP OF MANCHESTER", PREPARED BY RICHARD D. BARTLETT & ASSOCIATES, LLC, DATED APRIL 15, 2015.
2. BUILDING FOOTPRINTS REPRESENT FLOOR PLANS PROVIDED BY JOHN S. JORDAN DESIGN.
3. SEE SHEET C02.2 LEGEND AND NOTES FOR PROJECT LEGEND AND GENERAL NOTES

**APPROVED**

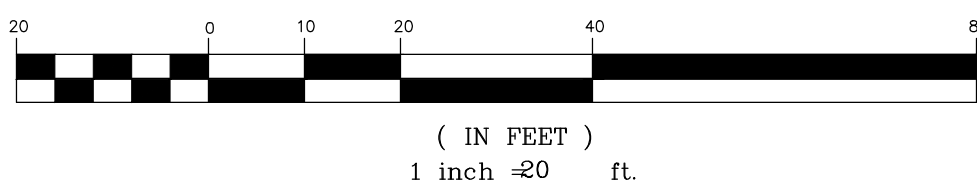
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**CITY PLANNING BOARD**  
CITY OF CONCORD, NEW HAMPSHIRE  
in accordance with vote of the board dated:

Approval of this plan is limited to the date as shown

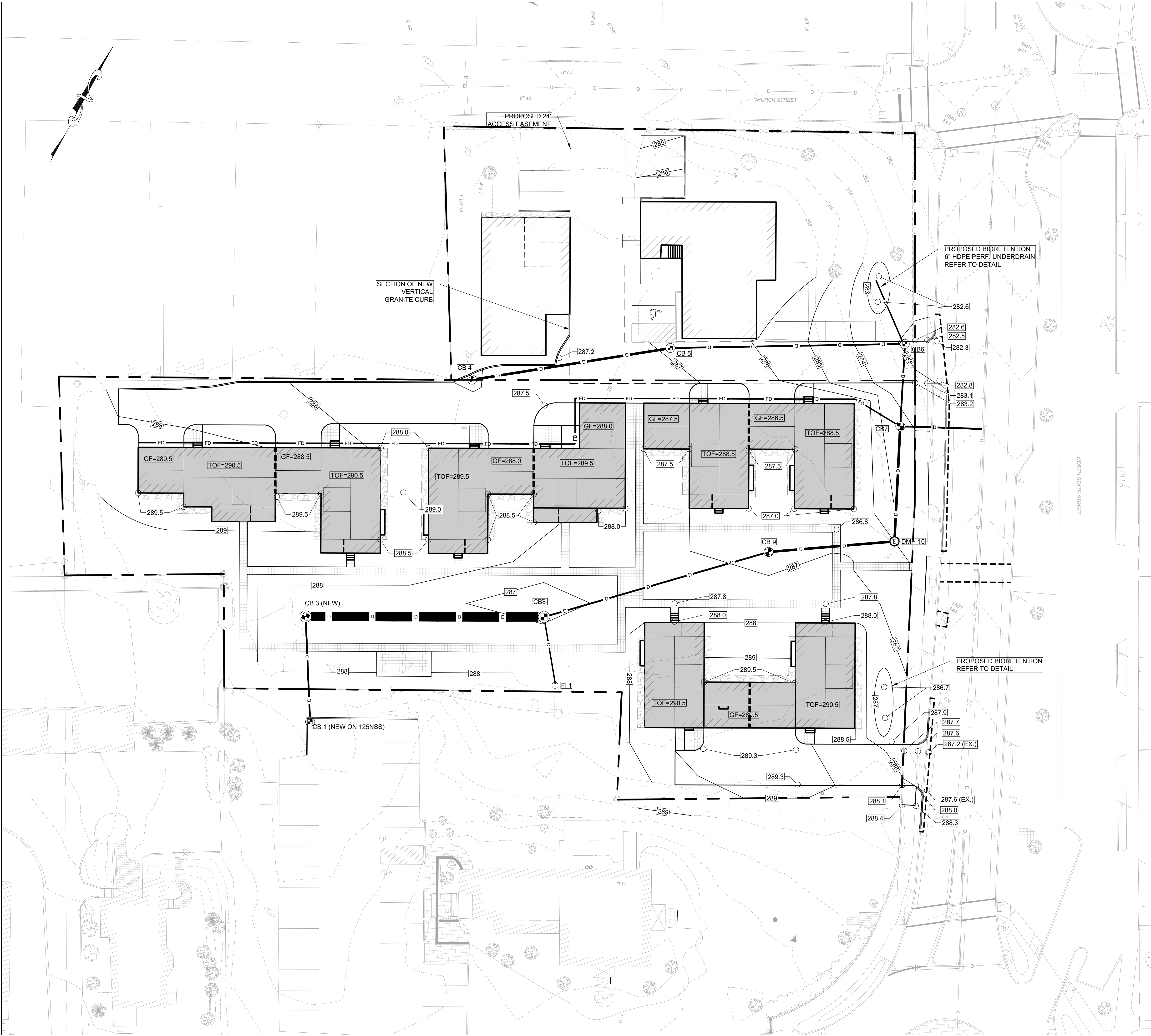
Chair

Clerk

GRAPHIC SCALE







DRAINAGE SCHEDULE

CB 1 (NEW)  
RIM=288.7  
INV. OUT = 284.2 (TO CB 3)  
12" Ø HDPE, L=42 LF  
S= 0.028 FT/FT

CB 3 (NEW) (5' ID)  
RIM = 287.6  
INV. IN = 283.0 (FROM CB 1)  
INV. OUT = 279.0 (TO CB 8)  
48" Ø HDPE, L=100 LF  
S= 0.005 FT/FT

CB 4 (NEW)  
RIM = 286.9  
INV. OUT = 282.4 (TO CB 5)  
12" Ø HDPE, L=84 LF  
S= 0.02 FT/FT

CB 5  
RIM = 286.8  
INV. IN = 280.7 (FROM CB 4)  
INV. OUT = 280.6 (TO CB 6)  
12" Ø HDPE, L=98 LF  
S= 0.02 FT/FT

CB 6  
RIM = 282.9  
INV. IN = 275.6 (FROM CB 6)  
INV. IN = 279.0 (FROM BIORETENTION)  
INV. OUT = 278.5 (DMH7)  
12" Ø HDPE, L=27 LF  
S= 0.015 FT/FT

CB 7  
RIM = 284.5  
INV. IN = 278.0 (FROM CB 6)  
INV. IN = 275.4 (FROM DMH 10)  
INV. OUT = 275.3 (APPROX. EX.)  
8" Ø ACP

CB 8 (5' ID)  
RIM = 286.5  
INV. IN = 280.0 (FROM FI 1)  
INV. IN = 278.35 (FROM CB 3)  
INV. OUT = 276.6 (TO CB 9)  
8" Ø HDPE, L=96 LF  
S= 0.005 FT /FT

CB 9  
RIM = 286.5  
INV. IN = 276.1 (FROM CB 8)  
INV. OUT = 276.0 (TO DMH 10)  
12" Ø HDPE, L=51 LF  
S= 0.005 FT /FT

DMH 10  
RIM = 285.9  
INV. IN = 275.7 (FROM CB 9)  
INV. OUT = 275.6 (TO DMH 7)  
12" Ø HDPE, L=46 LF  
S= 0.005 FT /FT

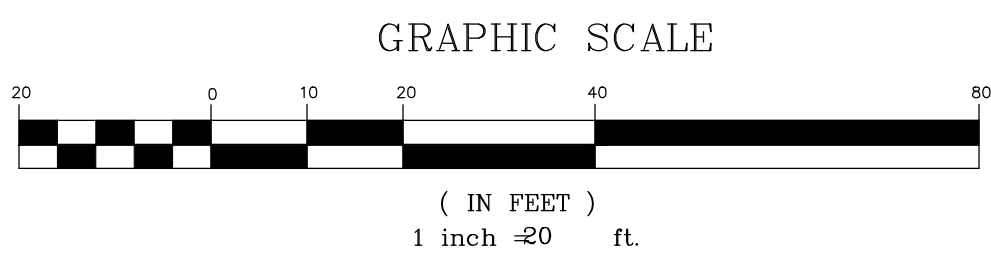
FI 1  
RIM = 287.0  
INV. OUT = 280.9 (TO CB 8)  
6" Ø HDPE, L=45 LF  
S= 0.020 FT /FT

\* **BOLD** INDICATES EXISTING

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

NOTES:

1. REFER TO EXISTING CONDITIONS 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. CONTRACTOR SHALL NOTIFY OWNER & ENGINEER IMMEDIATELY IF SITE CONDITIONS DIFFER FROM WHAT IS SHOWN ON PLAN.
4. SPOT ELEVATIONS SHOWN AT BUILDING CORNERS ARE PROPOSED GROUND ELEVATIONS.
5. FINISH WALK AND CURB ELEVATIONS SHALL BE 6" ABOVE FINISH PAVEMENT.
6. ALL ELEVATIONS SHOWN ARE IN REFERENCE TO THE BENCHMARK AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR AT GROUNDBREAK.
7. 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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REVISION HISTORY

1. RESPONSE TO CITY COMMENTS (06/04/2019)

Issued For

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Owner/Applicant

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

Site

**Rollins Court and**  
**Rollins Mansion**  
**Condomium**  
**131, 133, and 135**  
**N. State Street**

**Map 60, Block 2, Lot 1**

Drawing Title

**GRADING &  
DRAINAGE PLAN**

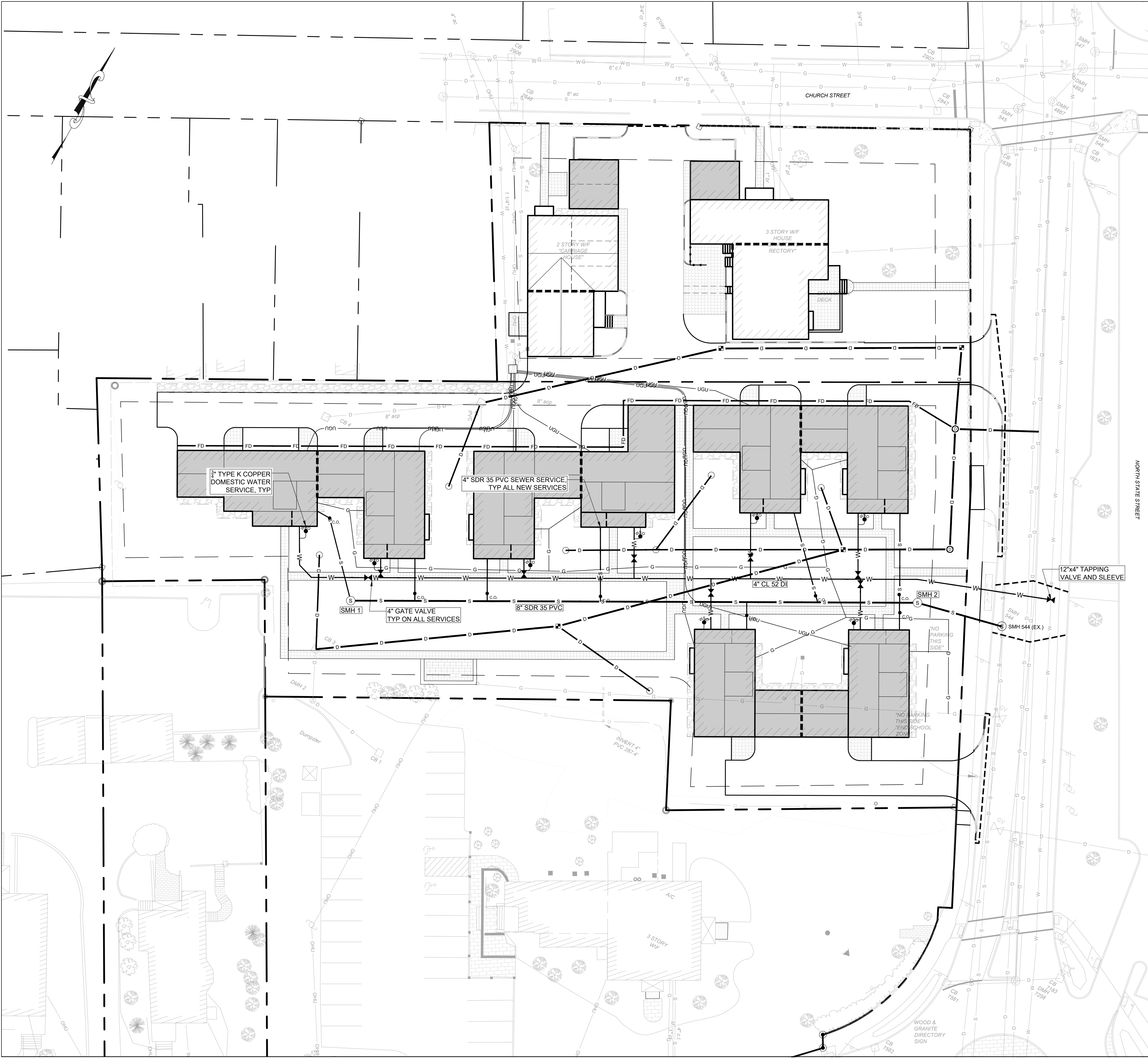
Scale	1" = 20'	Date	04/17/2019
Drafted By	ERL	Checked By	DLF
Project Mgr	ERL	Project Number	CHOR0001

**C1.3**

7 of 13

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





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

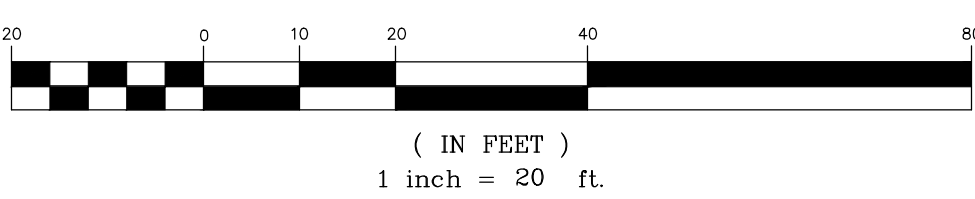
SMH 544 (EXISTING)  
RIM = 285.69  
INV. = 276.64 12" RCP (S)  
INV. = 276.61 12" RCP (N)  
NEW INV. IN = 276.0 (FROM SMH2)

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 THE WATER MAIN.
- 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 TO 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 SHELF 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

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	Project Number	CHOR0001
Sheet Number			

STATE OF NEW HAMPSHIRE  
ERIN R. LAMBERT  
No. 11057  
PROFESSIONAL ENGINEER  
ENGINEER: ERIN R. LAMBERT, P.E.  
(NH) P.E. #11057

**C1.4**

8 of 12



1. BASE PLAN DEVELOPED FROM INFORMATION PROVIDED BY  
ROKEH CONSULTING LLC, DRAWING TITLE, "ST PETERS PLAN &  
DETAILS"

3. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE TOWN OF CONCORD & STATE OF NH. NOTIFY APPROPRIATE AGENCIES AT LEAST 48 HOURS PRIOR TO PERFORMING THE WORK UNDER THEIR JURISDICTION.

5. ALL WORK SHALL BE OF WORKMANLIKE QUALITY AND IN CONFORMANCE WITH ALL APPLICABLE CODES. CONTRACTOR SHALL READ ALL ZONING AND ENVIRONMENTAL PERMITS WHICH PERTAIN TO THE PROJECT AND SHALL COMPLY WITH ALL THE CONDITIONS THEREIN.

7. CONTRACTOR IS RESPONSIBLE FOR REPAIR OF DAMAGE OR DISTURBANCE TO OTHER AREAS WHICH MAY OCCUR AS THE RESULT OF HIS/HER WORK WHETHER WITHIN OR OUTSIDE OF THE CONTRACT LIMIT LINES.

9. IT IS INTENDED THAT THE WORK BE EXECUTED IN ACCORDANCE WITH THE BEST CUSTOMARY BUILDING PRACTICES. IF WORK IS REQUIRED IN A MANNER TO MAKE IT IMPOSSIBLE TO PRODUCE FIRST-CLASS WORK OR IF ERRORS, CONFLICTS OR DISCREPANCIES APPEAR AMONG THE CONTRACT DOCUMENTS, INFORM THE LANDSCAPE ARCHITECT IMMEDIATELY AND REQUEST INTERPRETATION BEFORE PROCEEDING WITH THE WORK.

11. CONTRACTOR IS RESPONSIBLE FOR ALL MATERIALS AND EQUIPMENT STORED AT SITE.

13. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE LANDSCAPE ARCHITECT FOR DIRECTION AND RESOLUTION PRIOR TO ANY FURTHER WORK.

15. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS. IN CASE OF CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWING AND/OR SPECIFICATION, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY FOR CLARIFICATIONS.

17. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE HIMSELF WITH THE SITE AND ALL EXISTING CONDITIONS SURROUNDING IT AND THEREON. THE CONTRACTOR SHALL ADVISE THE APPROPRIATE AUTHORITY OF HIS INTENTIONS AT LEAST 48 HOURS IN ADVANCE.

19. TERRAIN PLANNING & DESIGN LLC ASSUMES NO LIABILITY FOR WORK PERFORMED WITHOUT AN ACCEPTABLE PROGRAM OF TESTING AND INSPECTION AS APPROVED BY THE LANDSCAPE ARCHITECT OF RECORD.

21. SITE CONTRACTOR IS RESPONSIBLE FOR CONTACTING DIG SAFE PRIOR TO ANY EXCAVATION, 1-888-DIG-SAFE.

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.

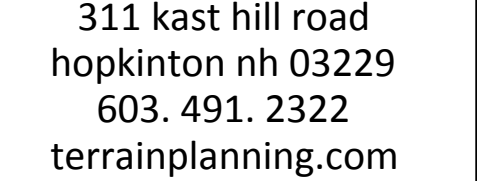
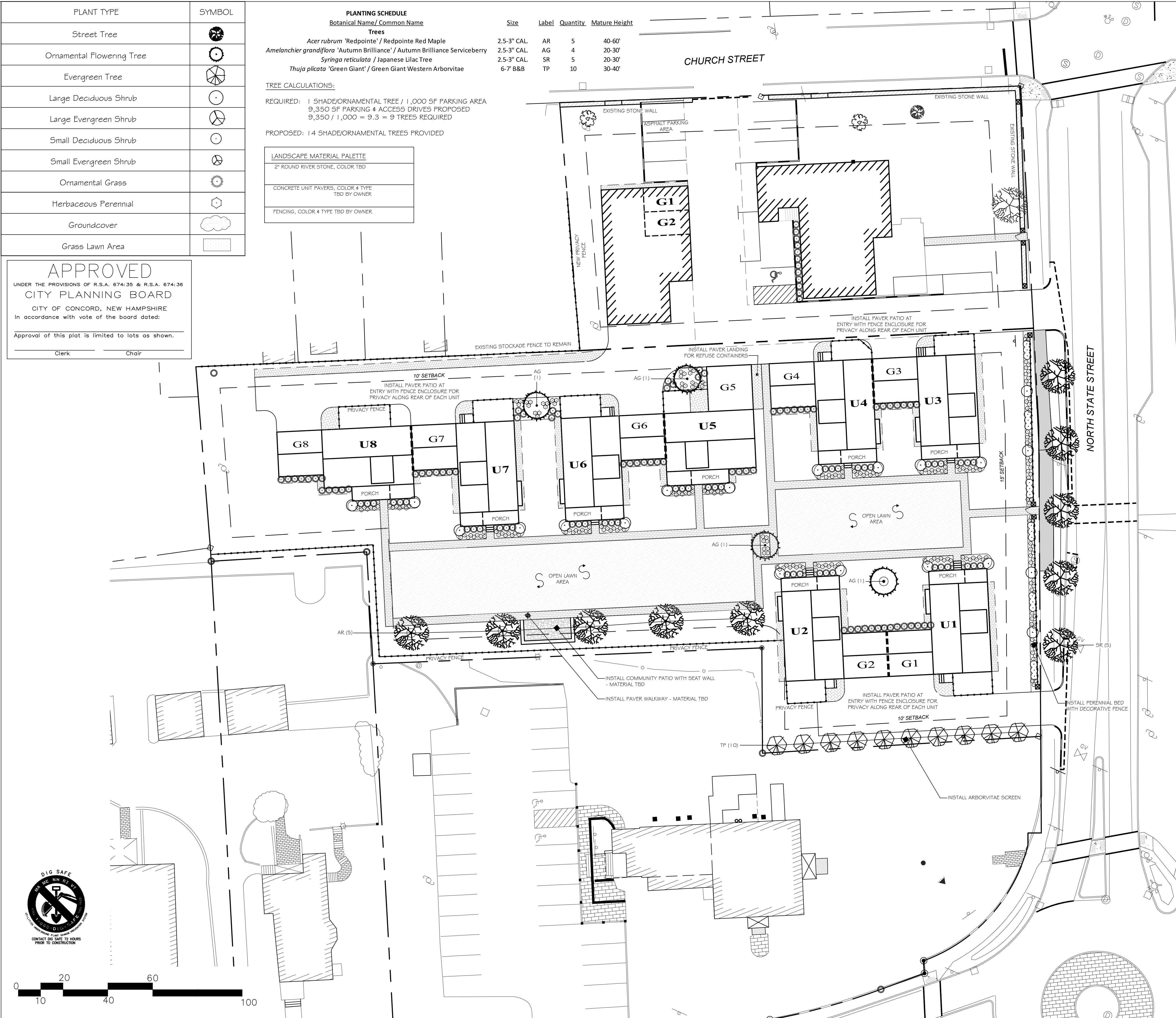
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_____ Clerk	_____ Chair
----------------	----------------

TREE CALCULATIONS:

PROPOSED: 14 SHADE/ORNAMENTAL TREES PROVIDED

LANDSCAPE MATERIAL PALETTE
2" ROUND RIVER STONE, COLOR TBD
CONCRETE UNIT PAVERS, COLOR & TYPE TBD BY OWNER
FENCING, COLOR & TYPE TBD BY OWNER



Location:  
 5 North State Street  
 Concord, NH 03301  
 Map:  
 #:

Prepared For:  
 In Chorlian  
 0 School Street  
 Concord, NH 03301

DATE: 4 - 17 - 19

SCALE: 1" = 20'

[illegible]

\_\_\_\_\_

REVISIONS: DATE:

Issued for Client Review

revised

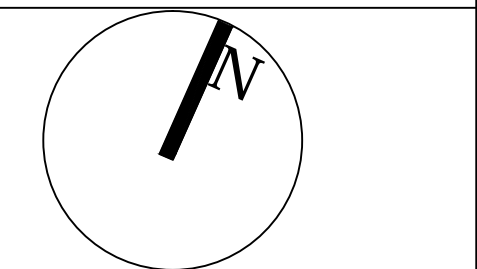
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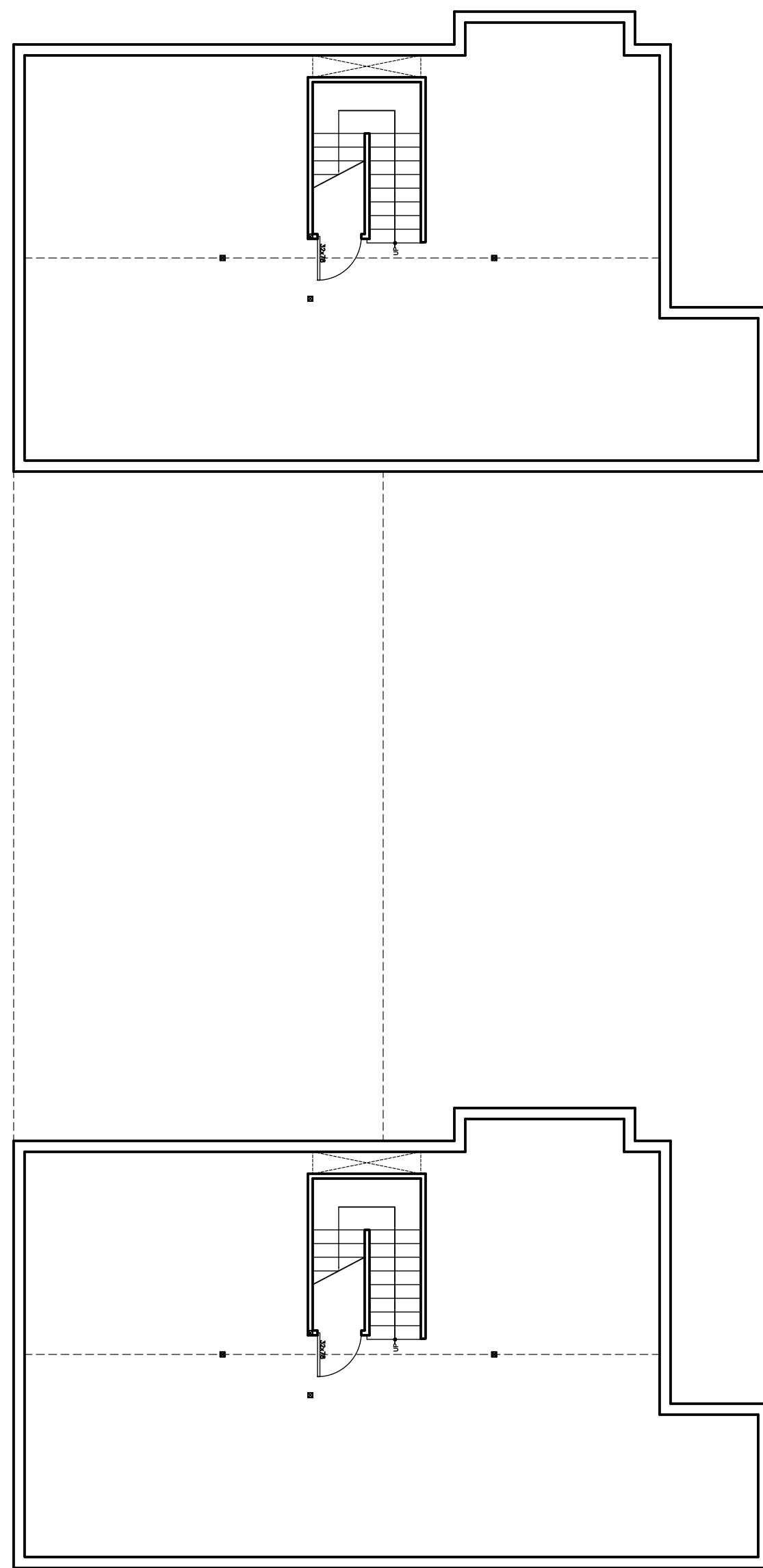
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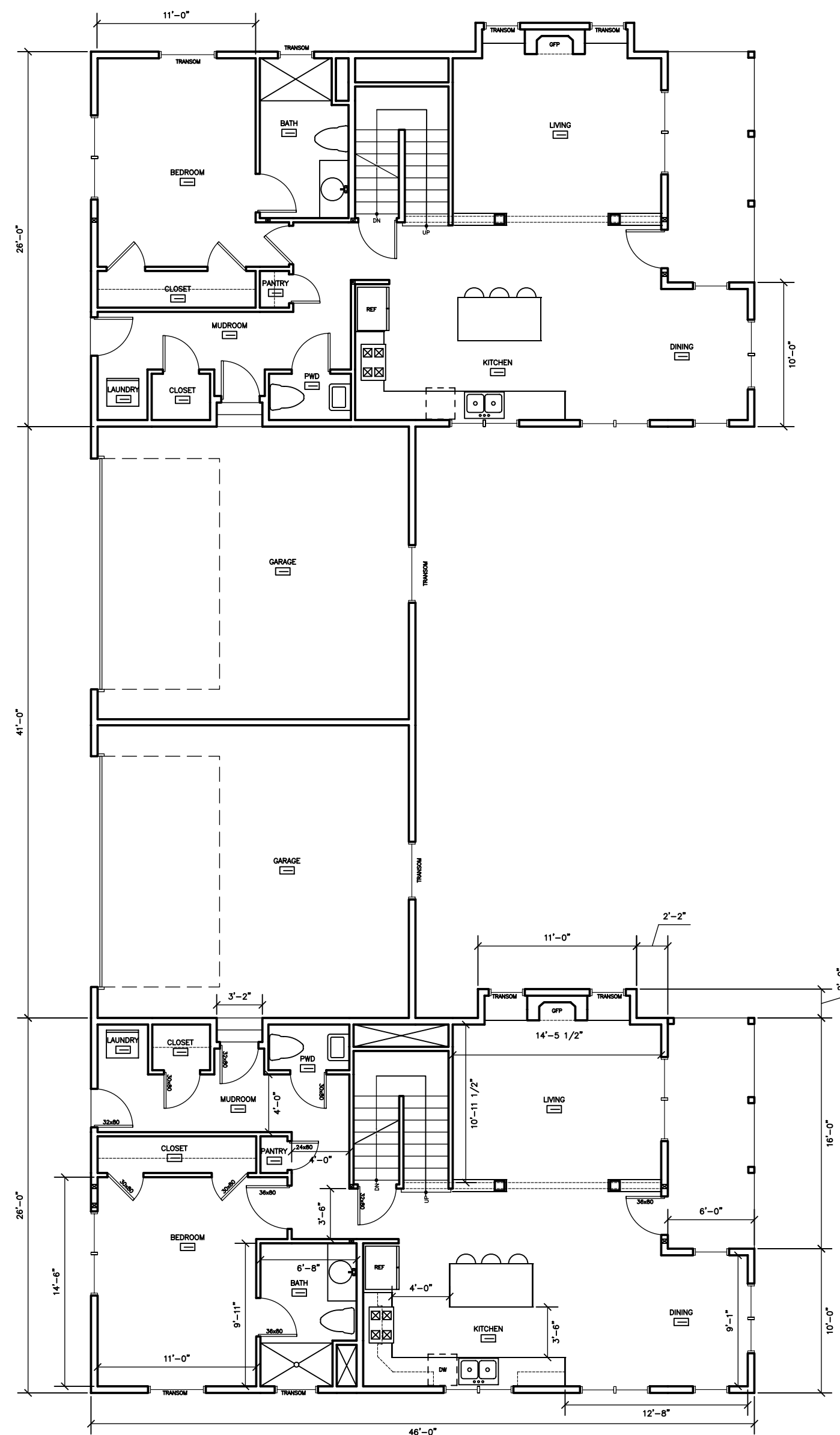
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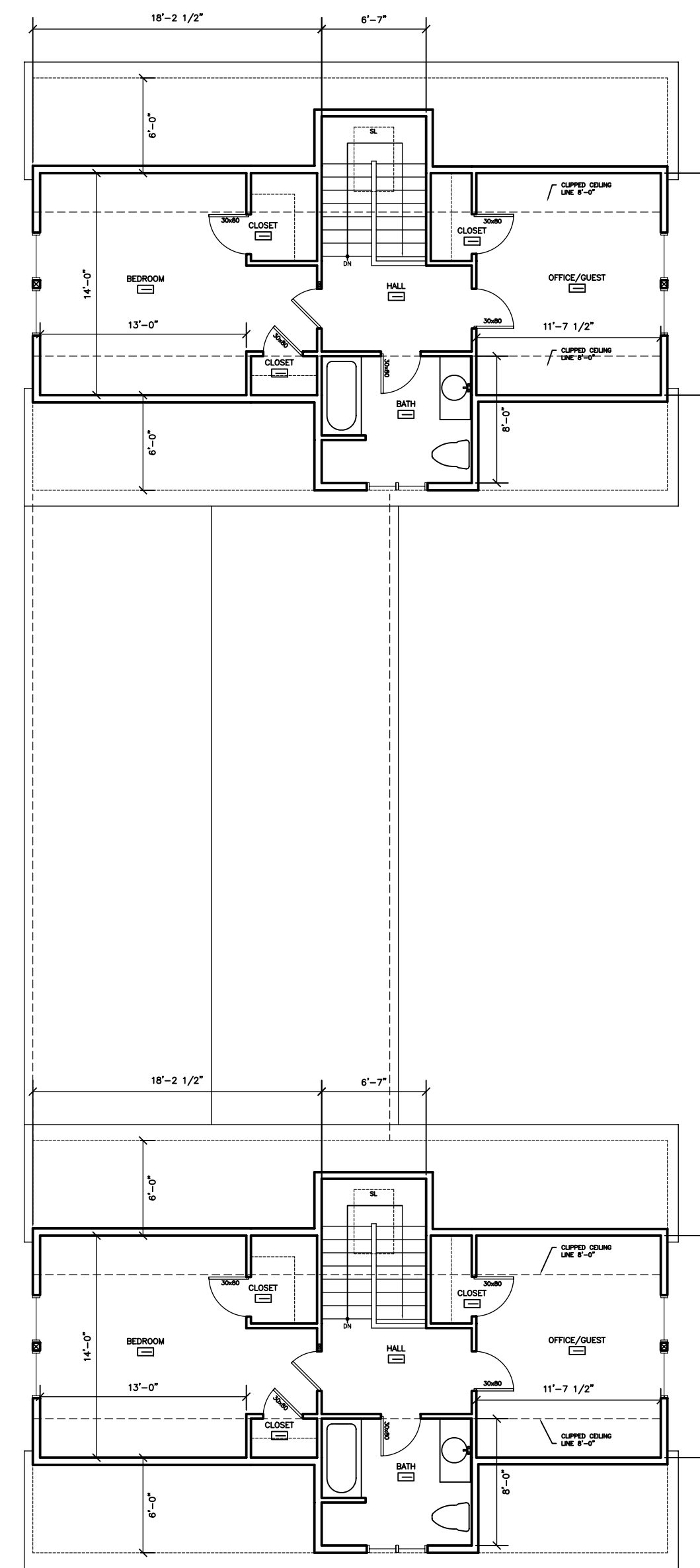




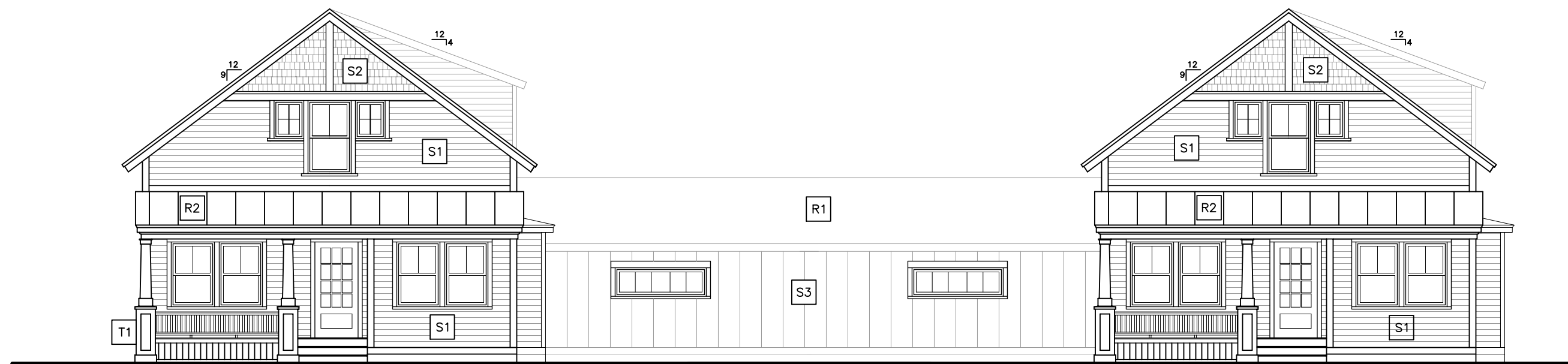
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B FIRST FLOOR PLAN  
1/8"=1'-0"



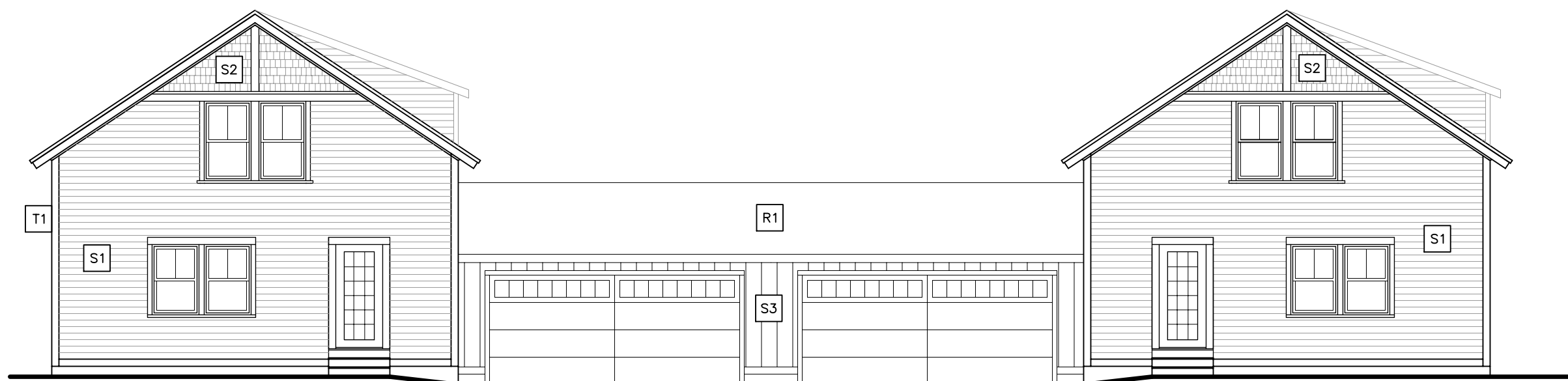
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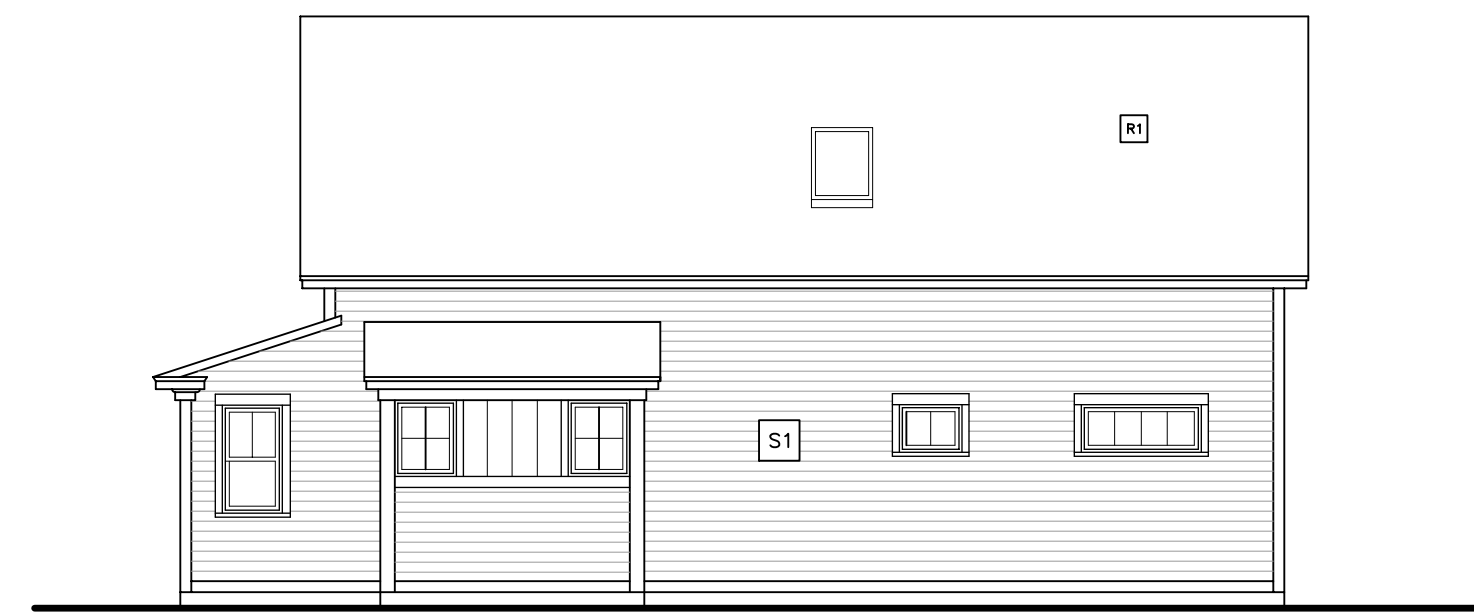
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1/8"=1'-0"



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

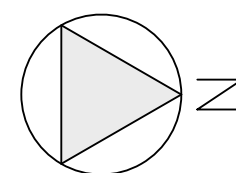


F SOUTH ELEVATION  
1/8"=1'-0"



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



JOHN S.  
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19 SHOE STRING ROAD CANTERBURY, NH 03224  
603.753.6920 fax 603.753.6921  
john@jordandesign.biz

No.	Revision/Issue	Date

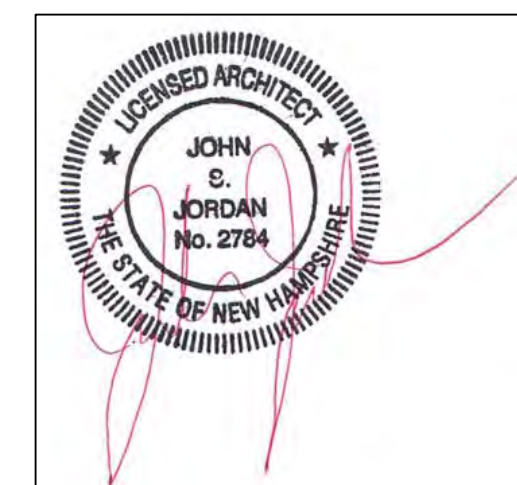
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ROLLINS COURT  
A POCKET NEIGHBORHOOD  
CONCORD, NH

CONTENT:  
BUILDING-1  
PLANS & ELEVATIONS

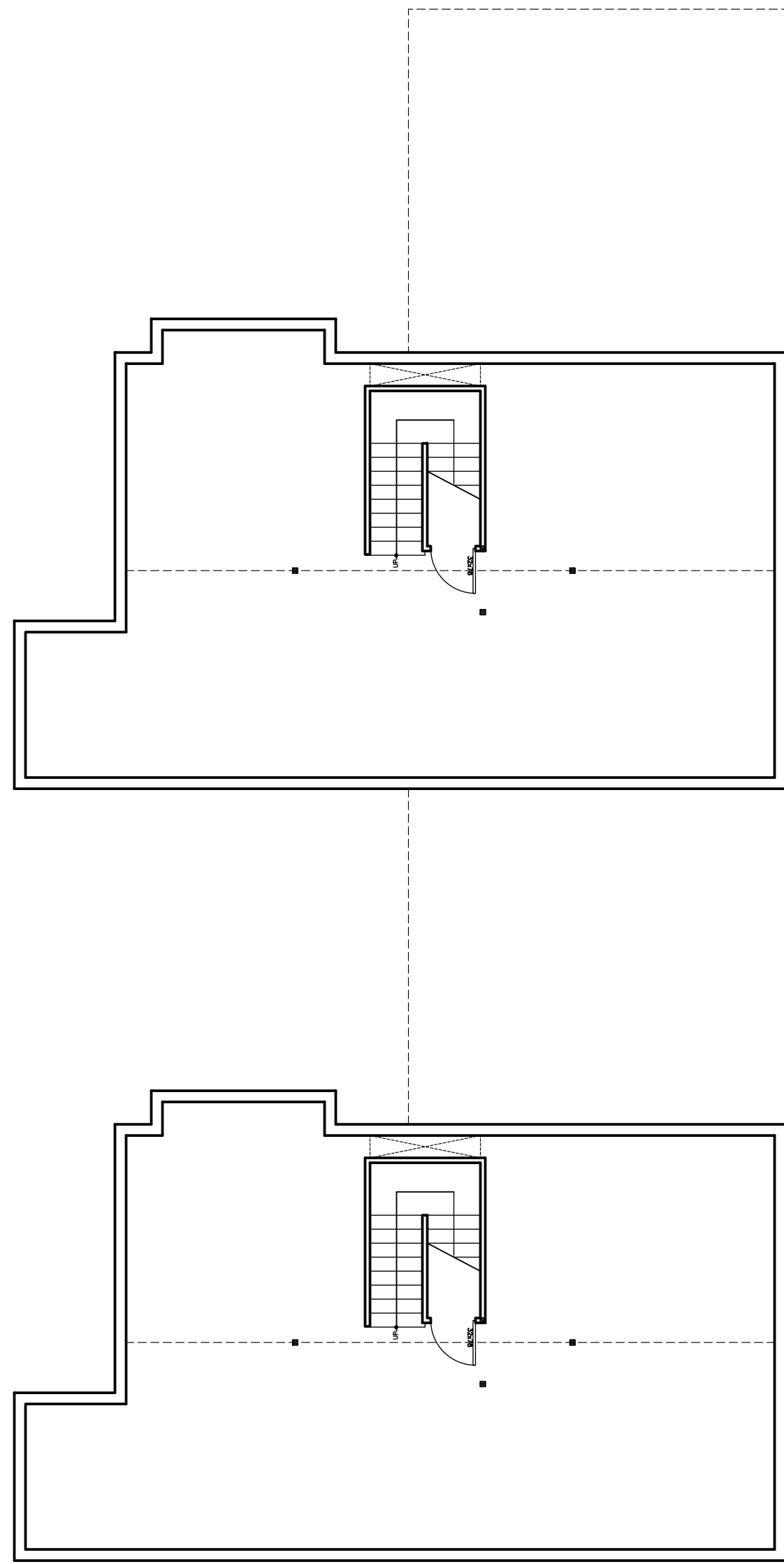
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PROJECT NO.: CHOR-SP  
DATE: —  
SCALE: AS SHOWN

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A100  
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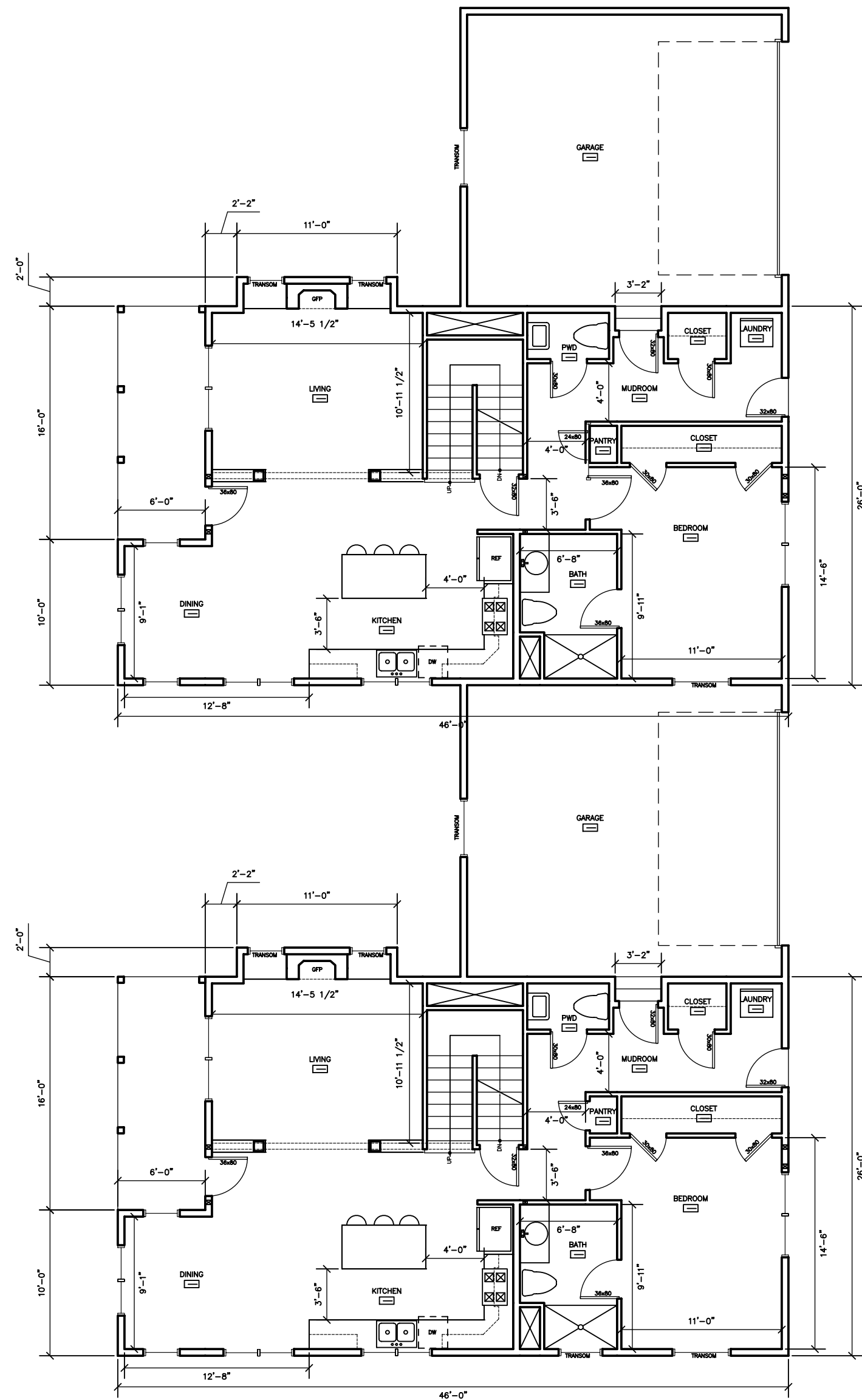
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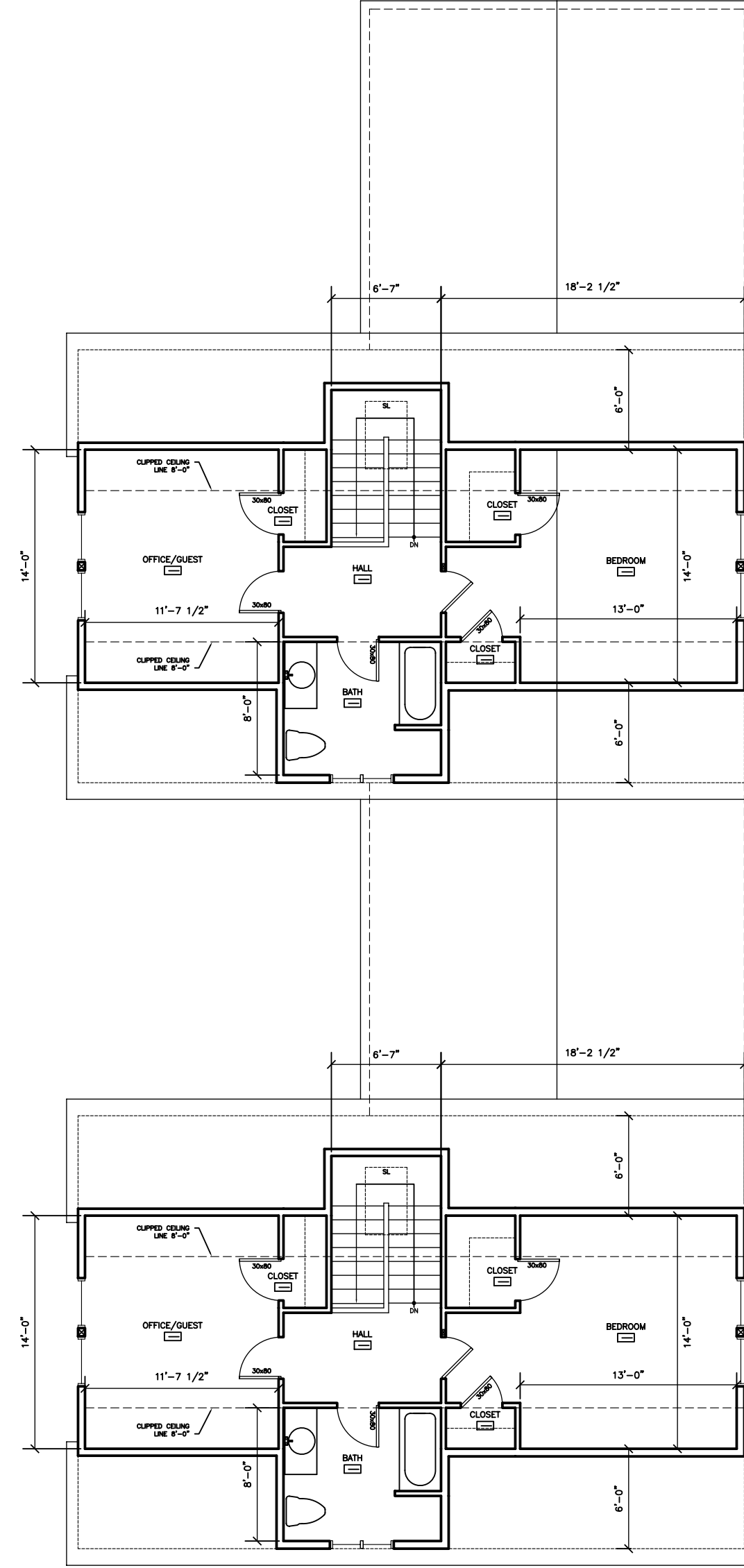




A BASEMENT PLAN  
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B FIRST FLOOR PLAN  
1/8"=1'-0"



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



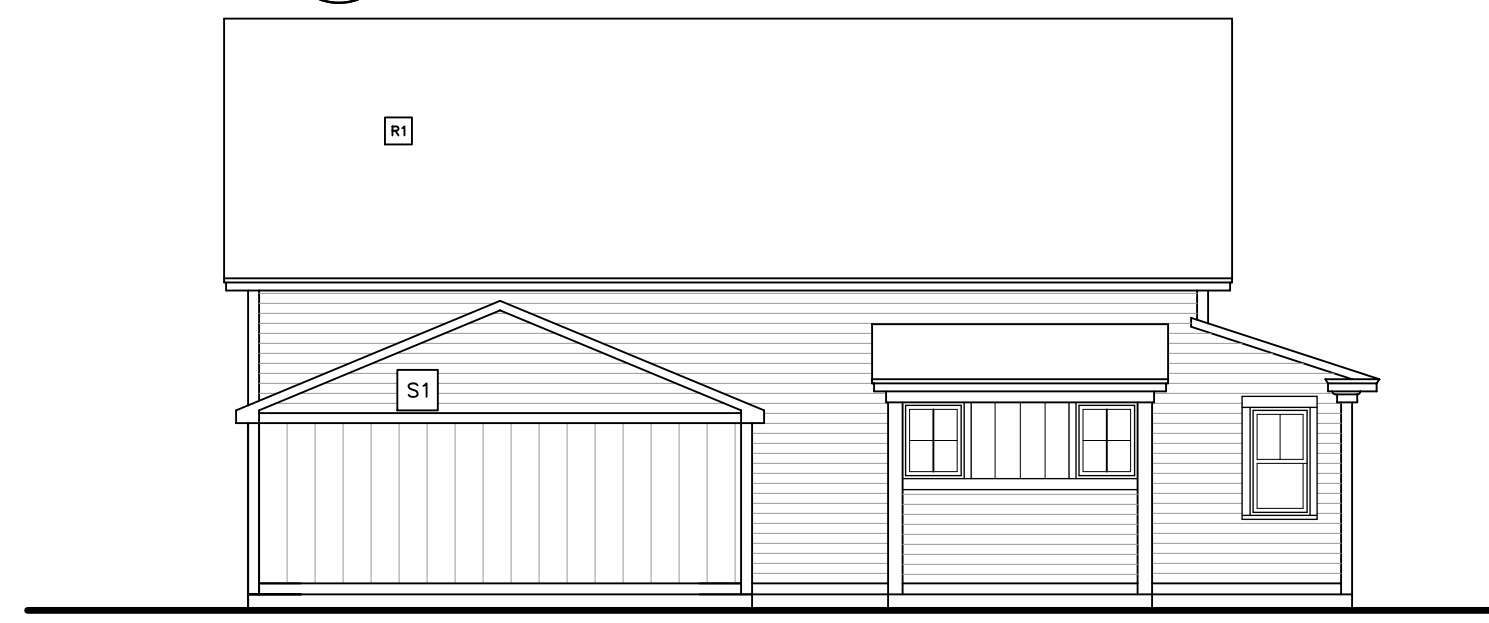
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1/8"=1'-0"

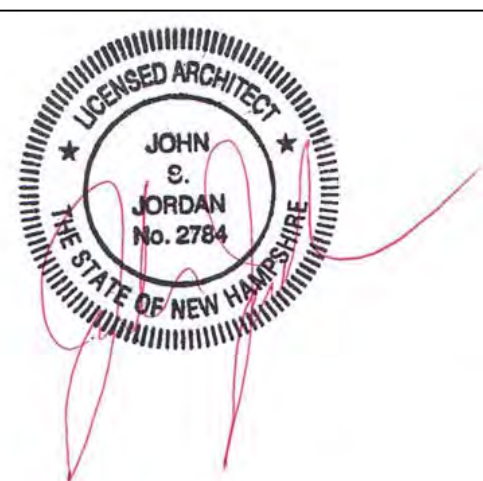


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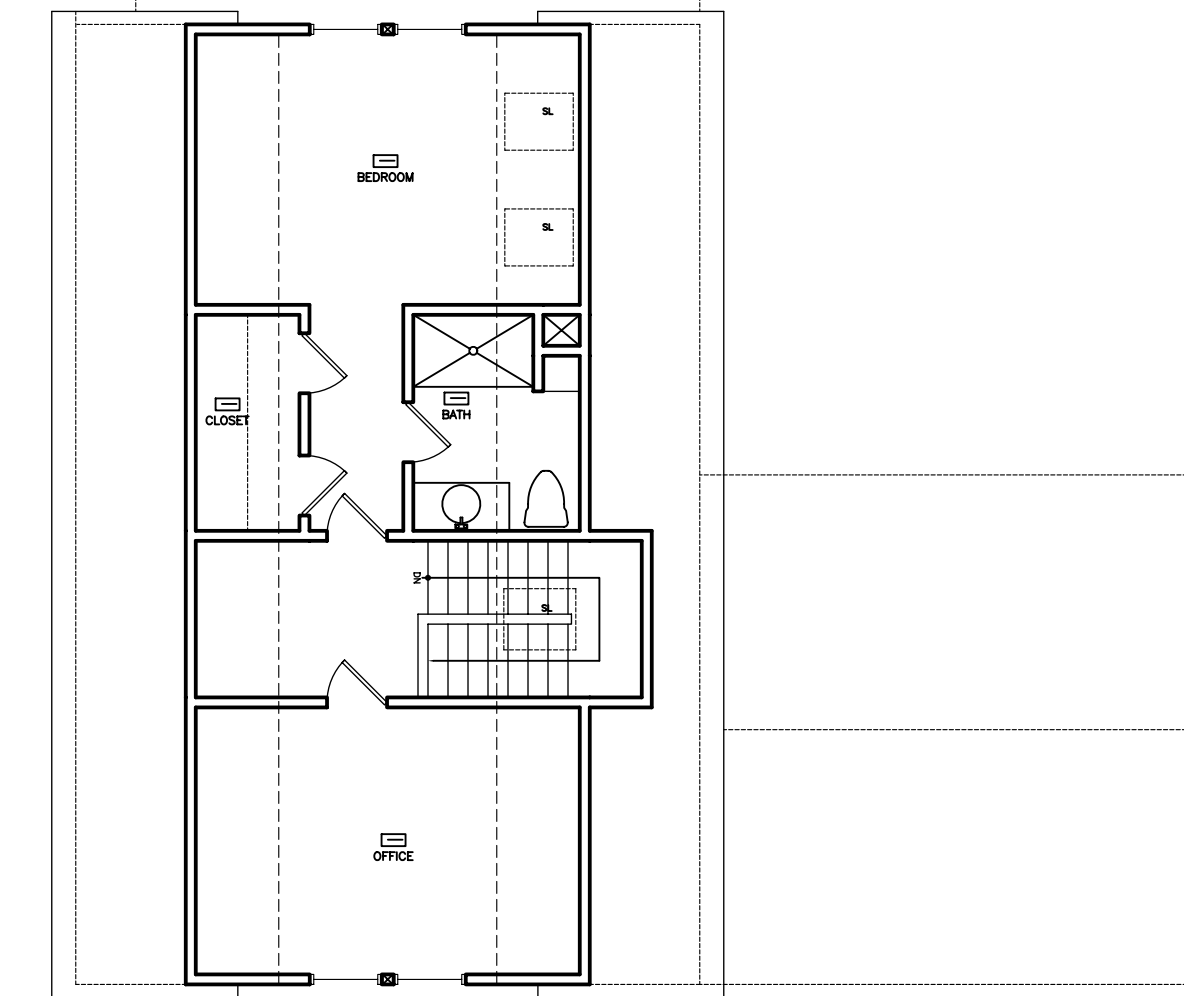
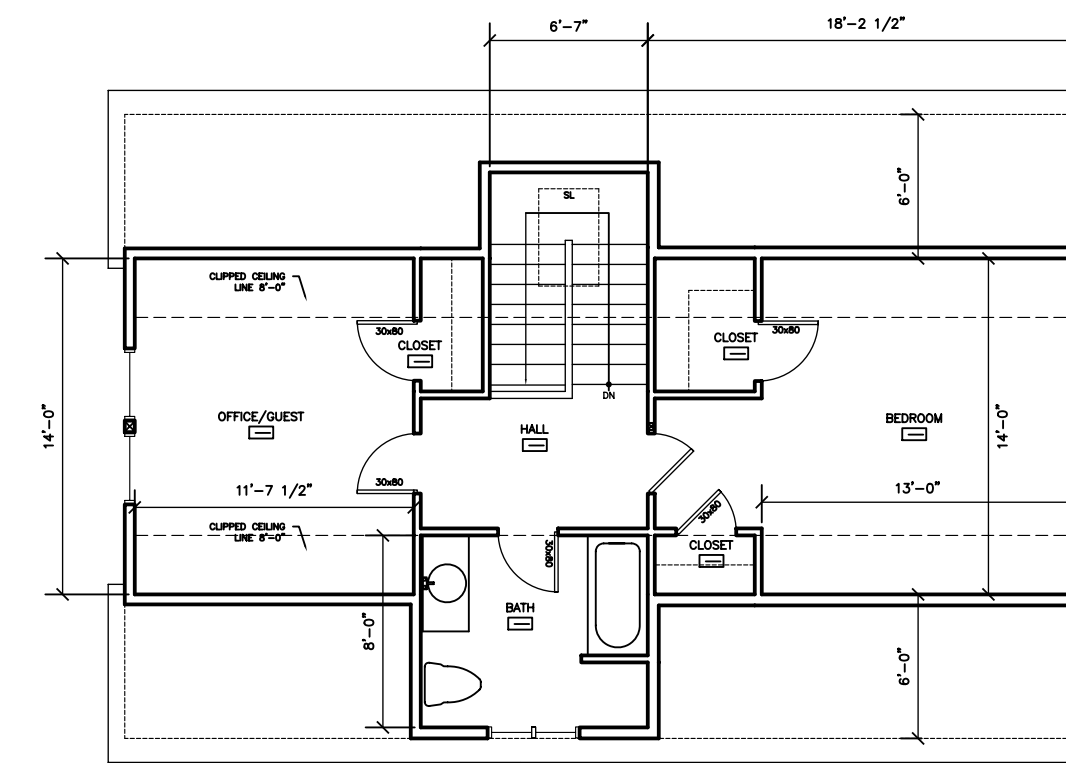
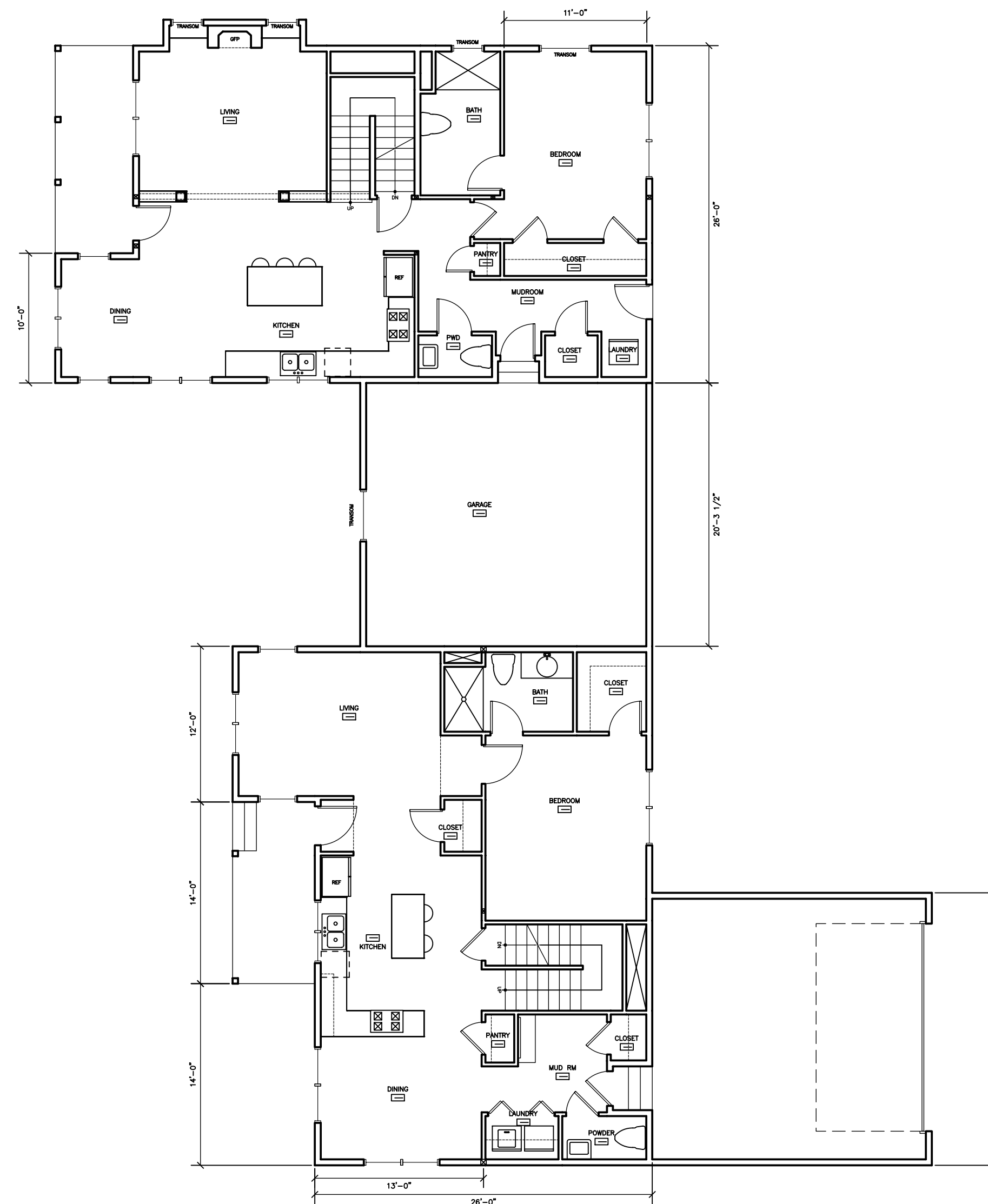
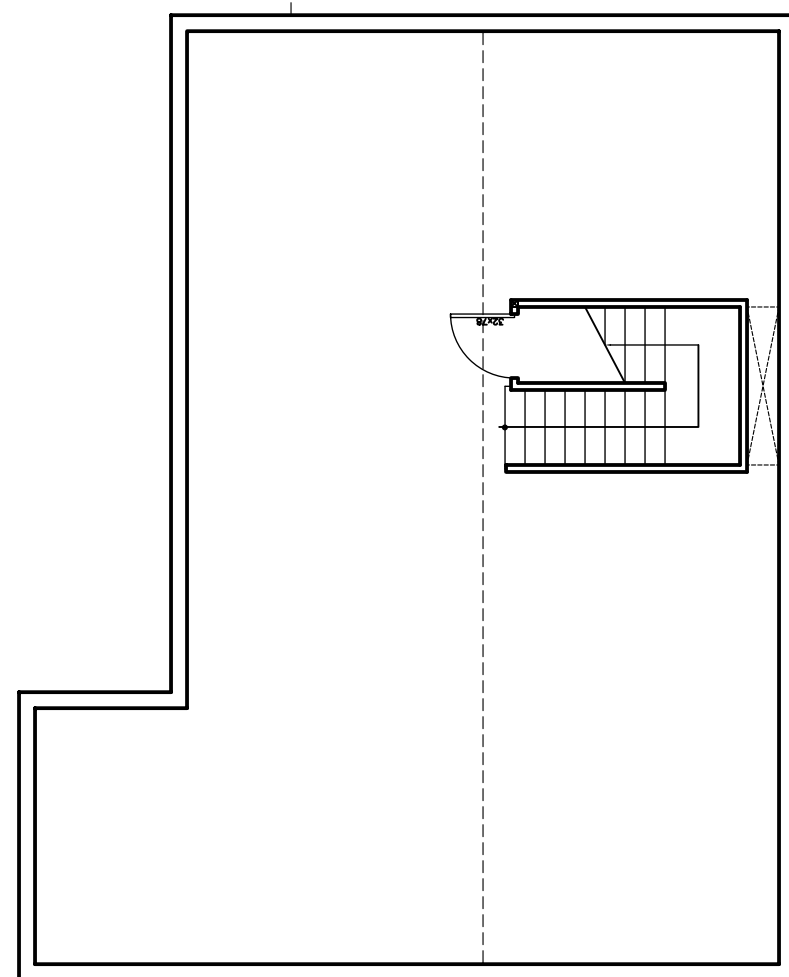
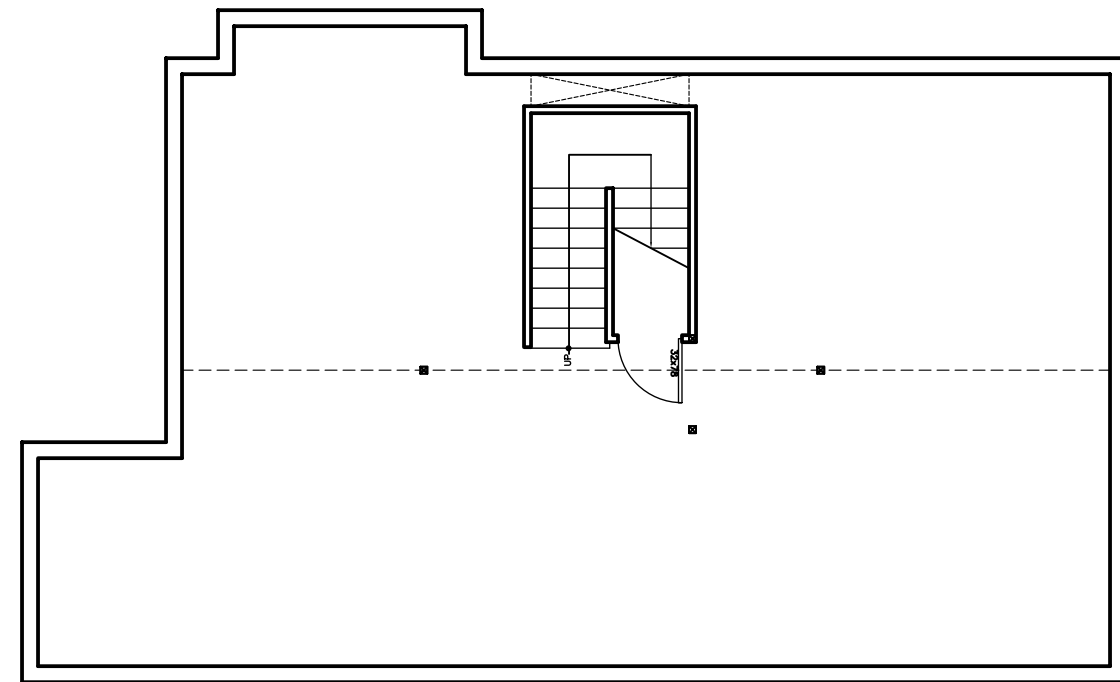
G WEST ELEVATION  
1/8"=1'-0"

PROGRESS PRINT 4-15-19



<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>
No.	Revision/Issue	Date					

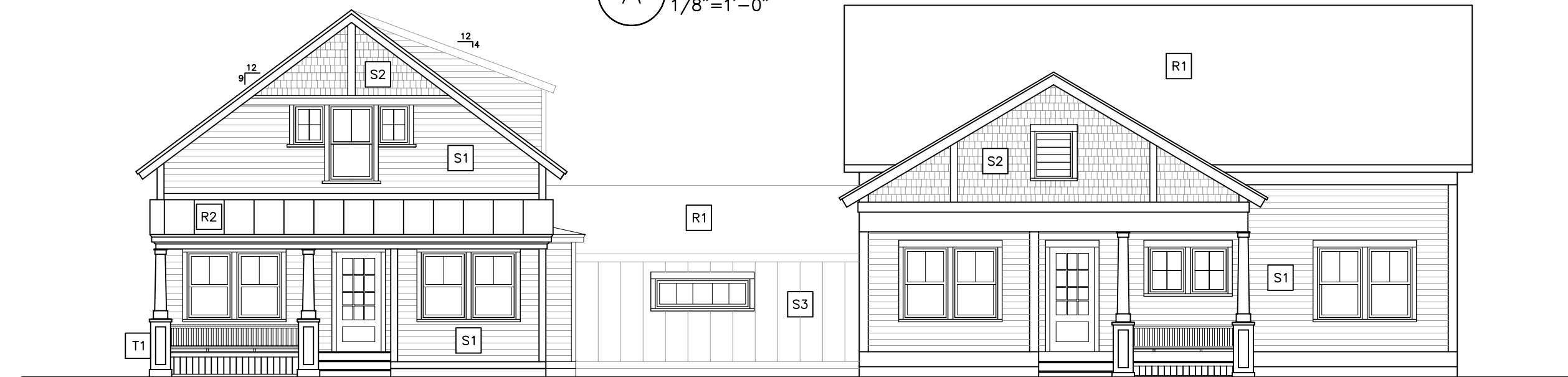




A BASEMENT PLAN  
1/8"=1'-0"

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"

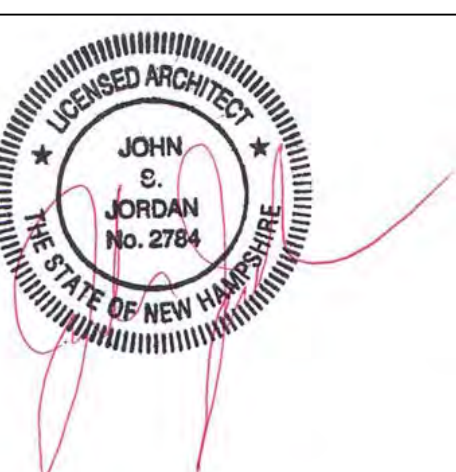


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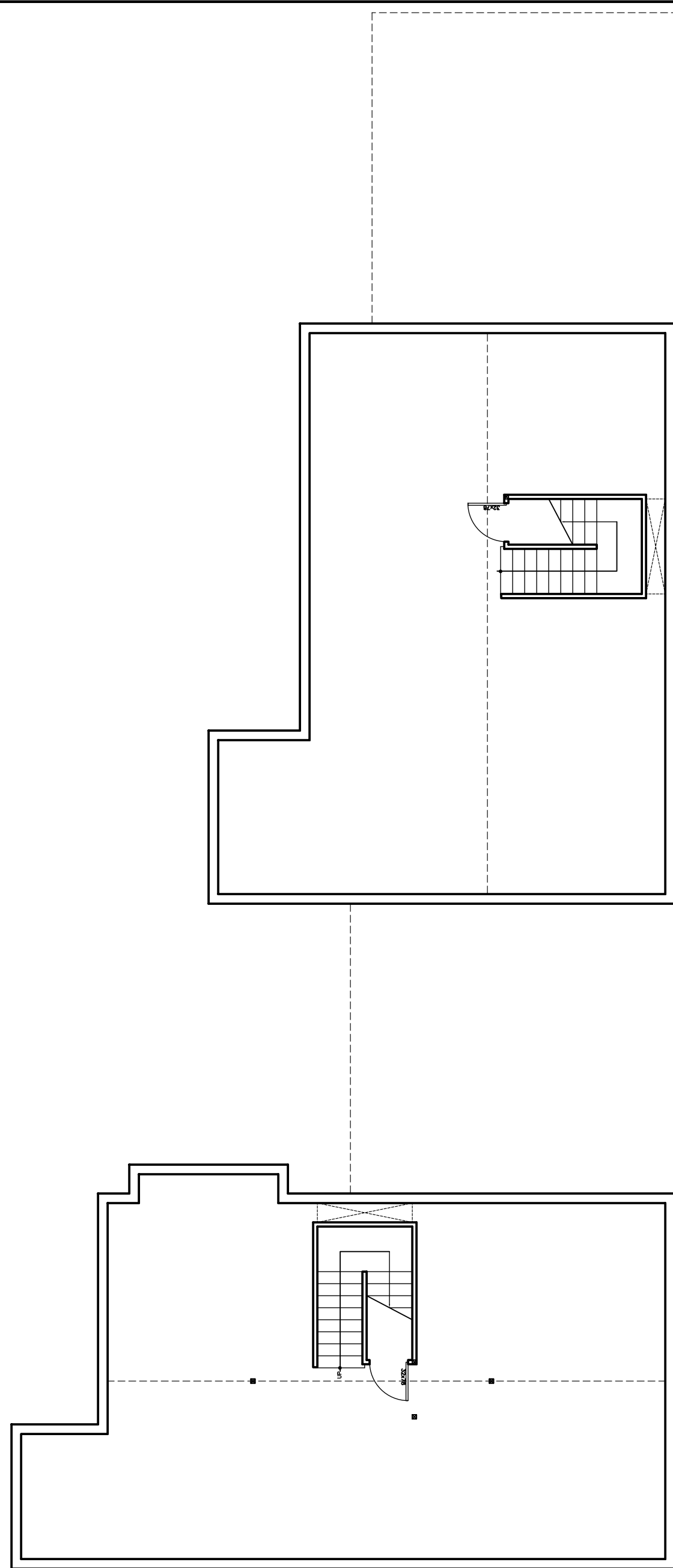
G WEST ELEVATION  
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PROGRESS PRINT 4-15-19

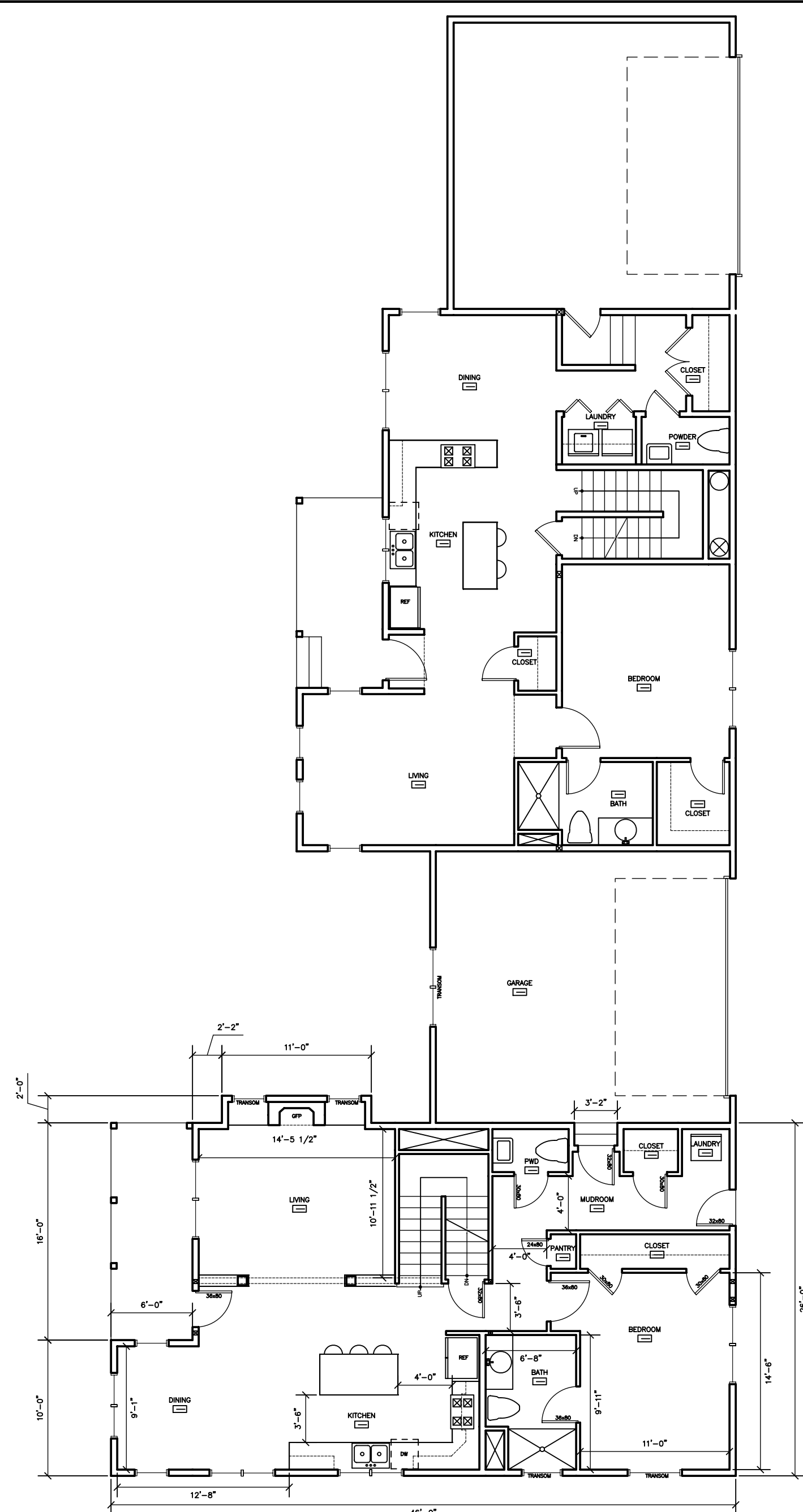


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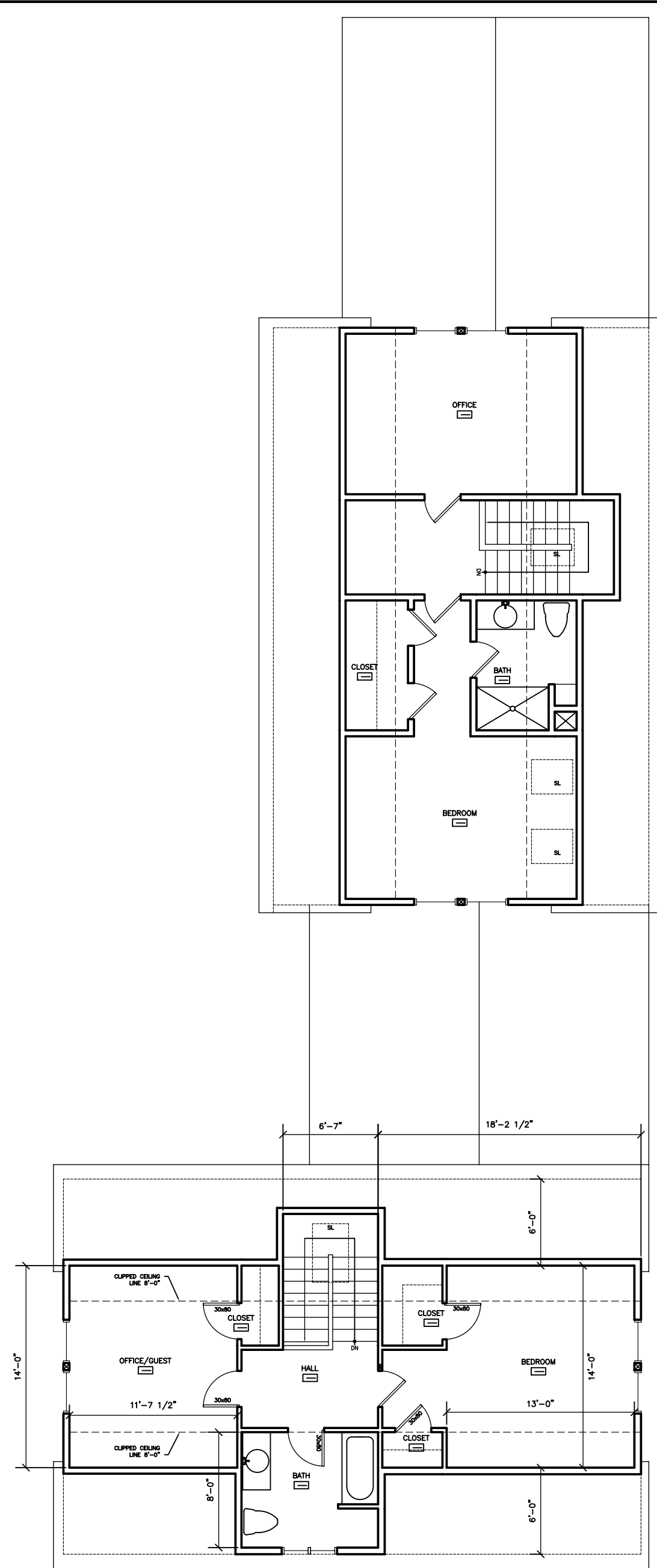




A BASEMENT PLAN  
1/8"=1'-0"



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



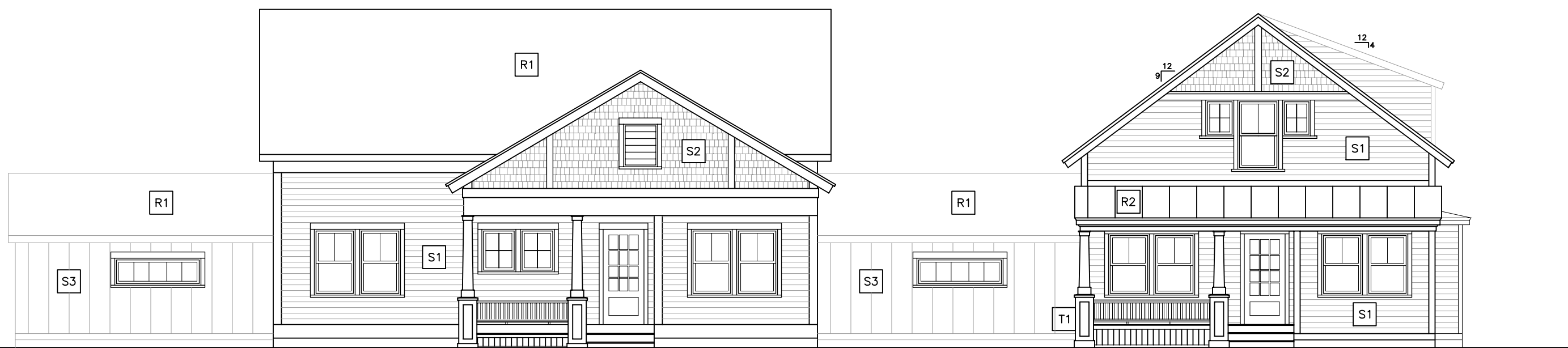
C SECOND FLOOR PLAN  
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F EAST ELEVATION  
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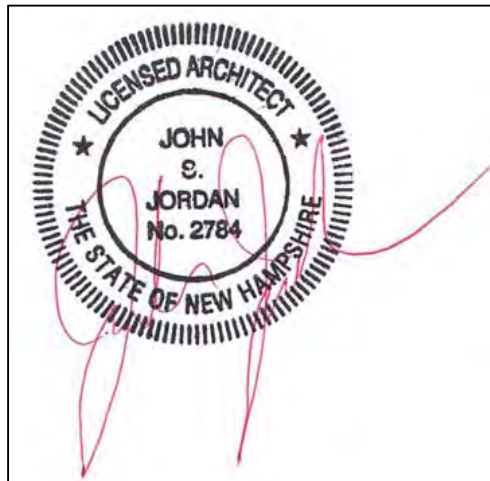
G WEST ELEVATION  
1/8"=1'-0"



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



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



PROGRESS PRINT 4-15-19

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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

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