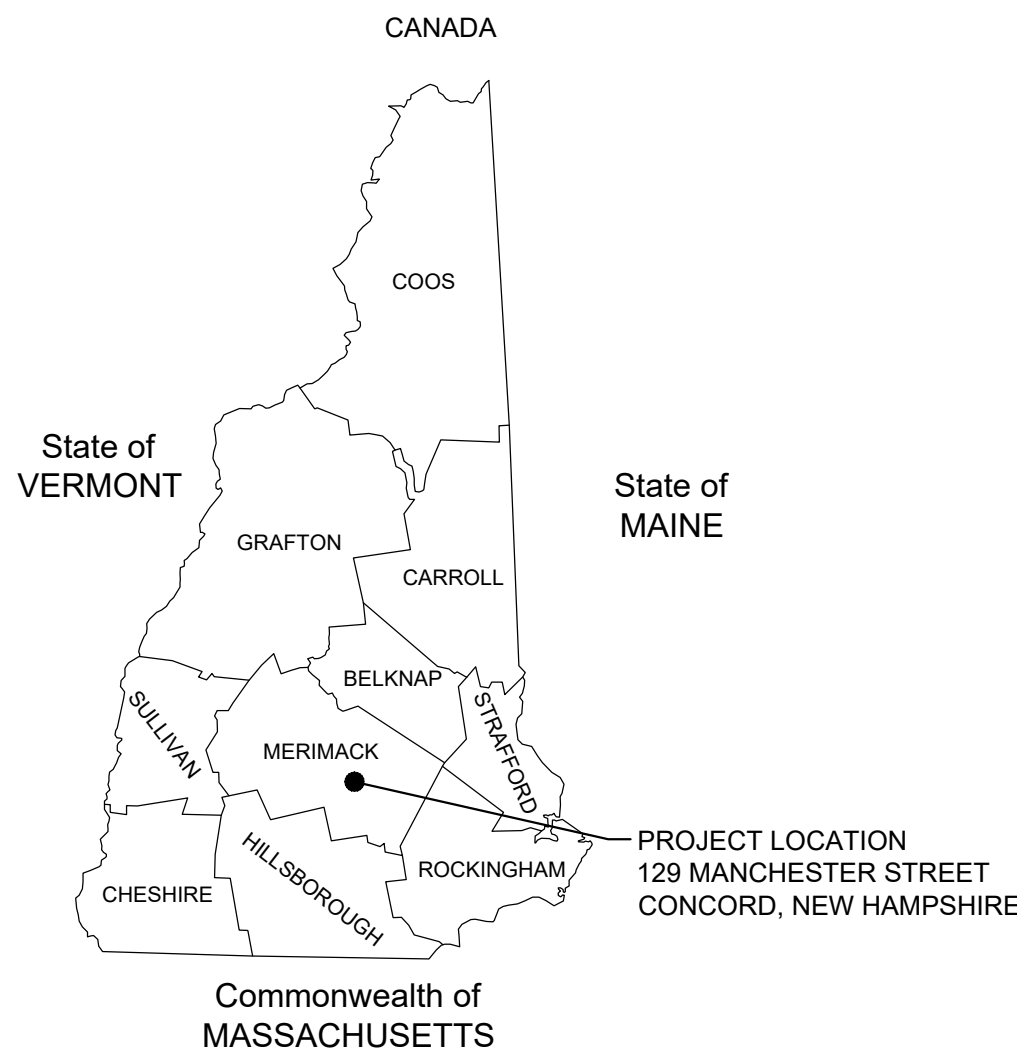


# BANKS EXPANDED VEHICLE STORAGE

129 & 137 MANCHESTER STREET, CONCORD NH



LOCATION MAP

**Wilcox & Barton INC.**

CIVIL • ENVIRONMENTAL • GEOTECHNICAL

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

Land Surveyor

**Holden Engineering &  
Surveying, Inc.**  
Bedford, NH

Landscape Architect

**KS Landscape Architecture**  
235 Hanover St. Suite 3  
Manchester, NH

Lighting Design

**Visible Light Inc.**  
24 Stickney Terrace, Suite 6  
Hampton, NH

REVISION HISTORY

1.

Owner

**Sanel/NAPA**  
129 Manchester St.  
Concord, NH

Site

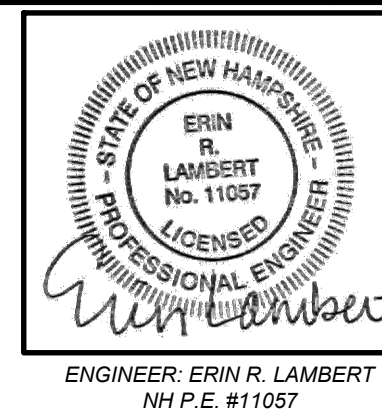
**Banks Chevrolet**  
129 & 137 Manchester  
St.  
Concord, NH

**Map/Block/Lot:**  
**110D/1/10**

Scale N.T.S. Date 06/19/2019

Drafted By RSR Checked By ARC Project Mgr ERL Project Number BACC0002

Sheet Number  
**C0.1**  
1 of 12



## PROJECT DESCRIPTION:

CONSTRUCT EXPANSION OF VEHICLE STORAGE PARKING, PERIMETER AND INTERNAL LANDSCAPING, AND STORMWATER CONTROLS (STORMTECH MC3500 UNDERGROUND INFILTRATION GALLERIES).

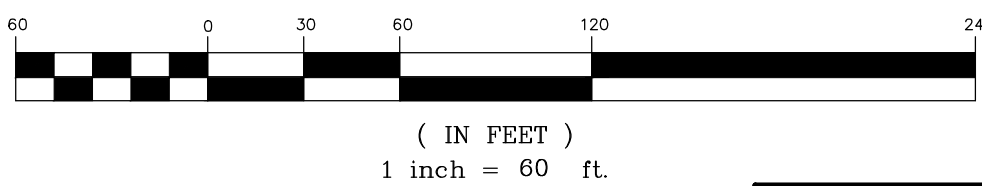
## SHEET INDEX

| Sheet | Number | Title                    | Date Issued | Latest Revision |
|-------|--------|--------------------------|-------------|-----------------|
| 1     | C0.1   | COVER SHEET              | 06/19/2019  | -               |
| 2     | C0.2   | LEGEND & NOTES           | 06/19/2019  | -               |
| 3     | S1.1   | EXISTING CONDITIONS PLAN | 03/15/2019  | -               |
| 4     | C1.1   | DEMOLITION PLAN          | 06/19/2019  | -               |
| 5     | C1.2   | OVERVIEW SITE PLAN       | 06/19/2019  | -               |
| 6     | C1.3   | SITE PLAN                | 06/19/2019  | -               |
| 7     | C1.4   | GRADING & DRAINAGE PLAN  | 06/19/2019  | -               |
| 8     |        | SITE LIGHTING PLAN       | 06/19/2019  | -               |
| 9     | L1.1   | LANDSCAPING PLAN         | 06/19/2019  | -               |
| 10    | C5.1   | CONSTRUCTION DETAILS     | 06/19/2019  | -               |
| 11    | C5.2   | CONSTRUCTION DETAILS     | 06/19/2019  | -               |
| 12    | C5.3   | CONSTRUCTION DETAILS     | 06/19/2019  | -               |

## ABUTTERS LIST

- 01 CITY OF CONCORD, 41 GREEN STREET CONCORD, NH 03301
- 02 SANEL REALTY COMPANY, INC., PO BOX 504 CONCORD, NH 03302
- 03 DAVAL REALTY ASSOCIATES LP, 137 MANCHESTER STREET CONCORD, NH 03301
- 04 PASQUALE F ALOSA REVOCABLE TRUST, PO BOX 1182 CONCORD, NH 03302
- 05 146 MANCHESTER STREET, LLC, 300 RIVER ROAD, APT 302 MANCHESTER, NH 03104
- 06 BIG STEP, LLC, 142 MANCHESTER STREET CONCORD, NH 03301
- 07 HLF EAST, LLC., PO BOX 1200 CONCORD, NH 03302
- 08 DAVID & JENNIFER ALBERT, 37 FERRIN ROAD CONCORD, NH 03303
- 09 DAVID & JENNIFER ALBERT, 37 FERRIN ROAD CONCORD, NH 03303
- 10 FREEDOM CONCORD, LLC., 110 MANCHESTER STREET CONCORD, NH 03301
- 11 118 SUMMIT PROPERTY, LLC., 33 DOMINIQUE DRIVE CONCORD, NH 03301
- 12 117 MANCHESTER, LLC., PO BOX 10483 BEDFORD, NH 03110

## GRAPHIC SCALE



**APPROVED**

UNDER THE PROVISIONS OF R.S.A. 674.35 & R.S.A. 674.36

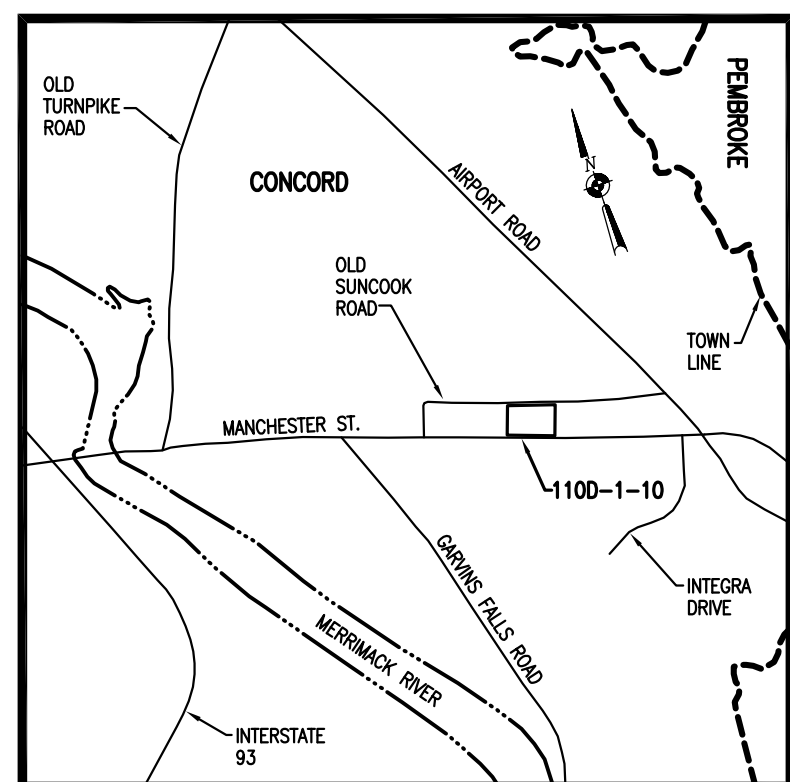
**CITY PLANNING BOARD**

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

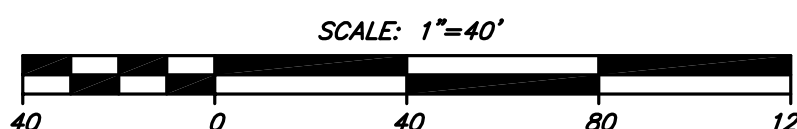


VICINITY MAP  
NOT TO SCALE

1. "SANEL REALTY CO., INC., CONCORD NH. PROPERTY SURVEY TRACTS 4371-F & 4487-A" DATED APRIL 2, 1959 BY E. R. ROBERTS, M.C.R.D. PLAN # 1588.
2. "SUBDIVISION FOR SANEL REALTY CO. INC., SOUTHEASTERLY INTR. OF OLD SUNKOOK RD. & MANCHESTER ST., CONCORD, NH" DATED SEPT. 27, 74 BY R.D. BARTLETT, RLS, M.C.R.D. PLAN # 10983.
3. "SITE PLAN FOR GLORIA & PASQUALE F. ALOSA, CONCORD, NH" DATED 1-17-91 BY HOLDEN ENGINEERING & SURVEYING, INC. M.C.R.D. PLAN # 13706
4. "PLAN OF LAND BELONGING TO WILLIAM A. LEE, CONCORD, NH" DATED JULY, 1930 BY LLOYD & MANN, M.C.R.D. PLAN #649.
5. "AS-BUILT SITE PLAN, BANKS CHEVROLET, CONCORD, NH" DATED 11-05-12 BY HOLDEN ENGINEERING & SURVEYING, INC., UNRECORDED.
6. "RE-SUBDIVISION/ SUBDIVISION PLAN, MAP 1100/ BLOCK 2/ LOTS 3 & 4 PREPARED FOR CONCORD AREA TRUST FOR COMMUNITY HOUSING (C.A.T.C.H.), 110 OLD SUNKOOK ROAD, CITY OF CONCORD, MERRIMACK COUNTY, NEW HAMPSHIRE" DATED 10/10/08 BY SANDFORD SURVEYING & ENGINEERING, M.C.R. PLAN # 18641.
7. "SUBDIVISION PLAN OF THE LANDS OF SANEL REALTY COMPANY, INC. & THE CITY OF CONCORD, NH. FIRST LOT OF SUBDIVISION SURVEYED & VALUED BY STREET, CONCORD NH MAP 110B, BLOCK 1, LOT 1 & MAP 110B, BLOCK 2, LOT 4 & 5" DATED APRIL 1, 2003 BY RICHARD D. BARTLETT & ASSOCIATES, INC., M.C.R.D. PLAN # 16577.
8. "RESUBDIVISION OF LAND OF PASQUALE F. ALOSA & VALLEY OIL CO., MANCHESTER STREET & OLD SUNKOOK ROAD, CONCORD, NEW HAMPSHIRE" DATED MAY 3, 1976 BY D. M. TILLOTSON, M.C.R.D. PLAN # 4496

1. REFERENCE THIS PARCEL AS CITY OF CONCORD TAX MAP LOT 110D-1-10.
2. OWNER OF RECORD IS SANEL REALTY COMPANY, INC., PO BOX 504, CONCORD, NH 03302-0504.
3. DEED REFERENCES FOR THIS PARCEL ARE MERRIMACK COUNTY REGISTRY OF DEEDS BOOK 841 PAGE 374 AND BOOK 1085 PAGE 457.
4. TOTAL AREA OF THIS PARCEL IS 194,763 SQ. FT. OR 4.47 ACRES.
5. THIS PARCEL IS SERVED BY MUNICIPAL SEWER AND WATER SYSTEMS.

I HEREBY CERTIFY THAT THIS PLAN IS  
BASED ON AN ACTUAL FIELD SURVEY AND  
HAS A MAX. ERROR OF CLOSURE OF  
1:10,000 ON ALL PROPERTY LINES WITHIN  
AND BORDERING THE SUBJECT PROPERTY.



| Date: | Revisions<br>Description | Dr.<br>By | Chk.<br>By | Book | Page                 |
|-------|--------------------------|-----------|------------|------|----------------------|
|       |                          |           |            |      | Date: 03-15-19       |
|       |                          |           |            |      | Scale: 1"=40'        |
|       |                          |           |            |      | Dr. By: DS Ck By: D. |
|       |                          |           |            |      | Job No. 1920041      |
|       |                          |           |            |      | Sheet no 1 of 1      |

# **HOLDEN** **ENGINEERING & SURVEYING, inc.**

☐ 56 Old Suncook Road - Unit #4  
PO Box 480 Concord, N.H. 03302  
(603) 225-6449

☒ 9 Constitution Drive  
Bedford, N.H. 03110  
(603) 472-2078

EXISTING CONDITIONS PLAN  
SANEL AUTO PARTS  
CONCORD, NH

ZONING NOTES

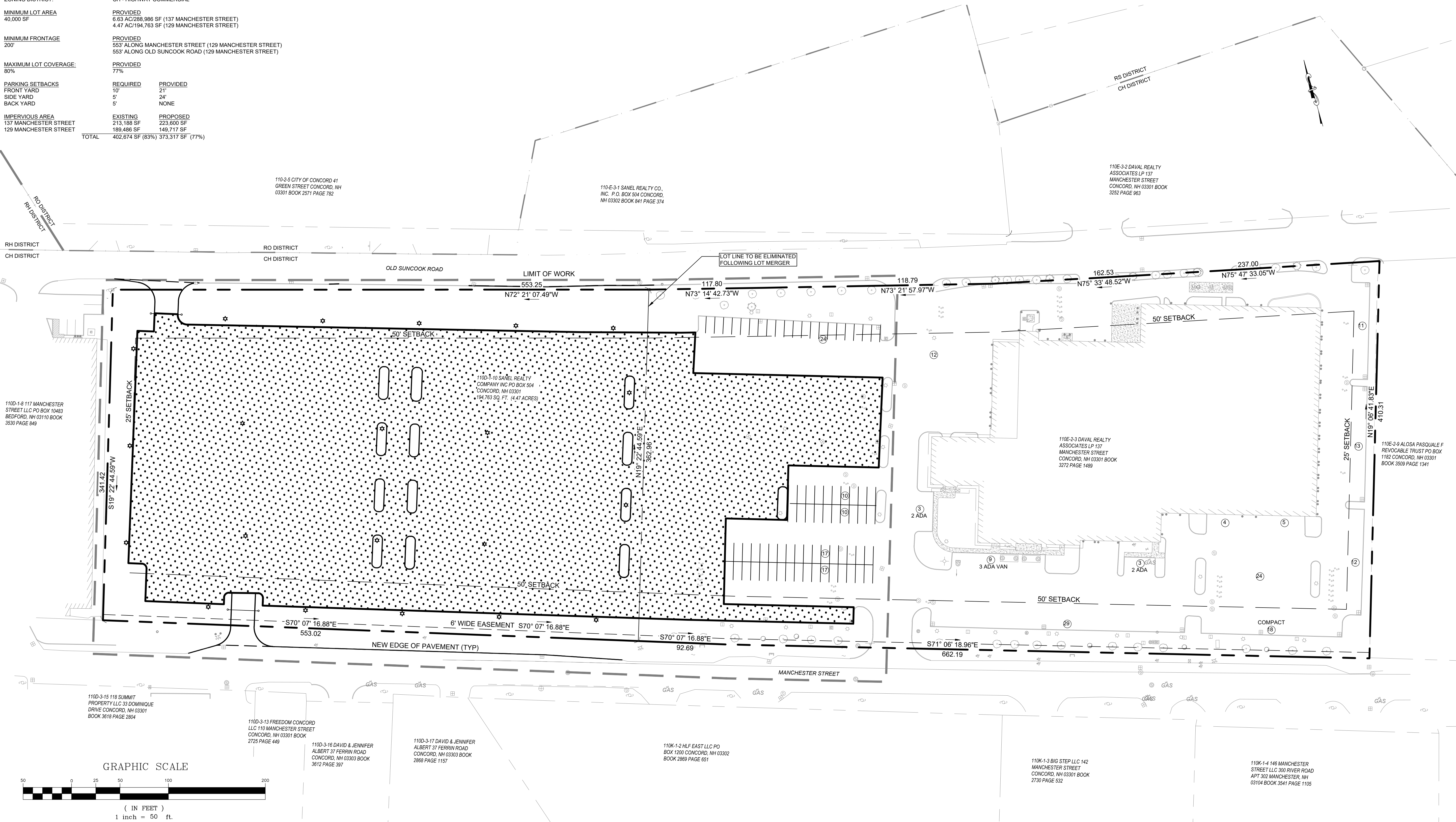
| PARKING REQUIREMENTS |                          |                    |          |                  |
|----------------------|--------------------------|--------------------|----------|------------------|
| EXISTING SITE:       | USE                      | REQUIREMENT        | QUANTITY | PARKING REQUIRED |
|                      | SALES/SERVICE/PARTS      | 1 SP/ 600 SF GROSS | 51,623   | 86               |
|                      | REPAIR BAY               | 4 SP/ BAY          | 26       | 104              |
|                      | DISPLAY AREA             | 1 SP/ 3,000 SF     | 52,883   | 18               |
|                      |                          |                    | TOTAL    | 208              |
| PROPOSED SITE:       | USE                      | REQUIREMENT        | QUANTITY | PARKING REQUIRED |
|                      | SALES/SERVICE/PARTS      | 1 SP/ 600 SF GROSS | 51,623   | 86               |
|                      | REPAIR BAY               | 4 SP/ BAY          | 26       | 104              |
|                      | DISPLAY AREA             | 1 SP/ 3,000 SF     | 192,411  | 64               |
|                      |                          |                    | TOTAL    | 254              |
| PROVIDED PARKING:    | SURFACE SPACES           | 221                |          |                  |
|                      | SERVICE ENTRY SPACES     | 16                 |          |                  |
|                      | RECON SPACES             | 12                 |          |                  |
|                      | EXTERIOR DELIVERY SPACES | 6                  |          |                  |
|                      |                          | TOTAL              | 255      |                  |
| ADA PARKING:         | REQUIRED ADA SPACES      | 7                  |          |                  |
|                      | PROPOSED ADA SPACES      | 7                  |          |                  |

| ZONING ANALYSIS               |                                                                                                                         |
|-------------------------------|-------------------------------------------------------------------------------------------------------------------------|
| TAX MAP/BLOCK/LOT:            | 110D/1/10                                                                                                               |
| ADDRESS:                      | 129 MANCHESTER ST CONCORD, NEW HAMPSHIRE                                                                                |
| ZONING DISTRICT:              | CH - HIGHWAY COMMERCIAL                                                                                                 |
| MINIMUM LOT AREA<br>40,000 SF | PROVIDED<br>6.63 AC/288,966 SF (137 MANCHESTER STREET)<br>4.47 AC/194,763 SF (129 MANCHESTER STREET)                    |
| MINIMUM FRONTAGE<br>200'      | PROVIDED<br>553' ALONG MANCHESTER STREET (129 MANCHESTER STREET)<br>553' ALONG OLD SUNCOOK ROAD (129 MANCHESTER STREET) |
| MAXIMUM LOT COVERAGE:<br>80%  | PROVIDED<br>77%                                                                                                         |
| PARKING SETBACKS              | REQUIRED PROVIDED                                                                                                       |
| FRONT YARD                    | 10' 21'                                                                                                                 |
| SIDE YARD                     | 5' 24'                                                                                                                  |
| BACK YARD                     | 5' NONE                                                                                                                 |
| IMPERVIOUS AREA               | EXISTING PROPOSED                                                                                                       |
| 137 MANCHESTER STREET         | 213,188 SF 223,600 SF                                                                                                   |
| 129 MANCHESTER STREET         | 189,486 SF 149,717 SF                                                                                                   |
| TOTAL                         | 402,674 SF (83%) 373,317 SF (77%)                                                                                       |

GENERAL NOTES

- THESE DRAWINGS SHOULD BE REVIEWED IN CONJUNCTION WITH THE ACCOMPANYING DESIGN REPORT ENTITLED "STORMWATER MANAGEMENT REPORT FOR DAVAL REALTY ASSOCIATES" DATED 06/19/19 PREPARED BY WILCOX & BARTON INC.
- EXISTING CONDITIONS, TOPOGRAPHICAL INFORMATION, NORTH ORIENTATION, NORTH ARROW, AND COORDINATE VALUES DEPICTED ON THESE DRAWINGS ARE BASED ON A PLAN TITLED "EXISTING CONDITIONS PLAN," DATED 03/15/2019, BY HOLDEN ENGINEERING AND SURVEYING INC.
- THESE DRAWINGS AND ACCOMPANYING TEXT HAVE BEEN PREPARED FOR DAVAL REALTY ASSOCIATES FOR REVIEW BY THE CITY OF CONCORD PLANNING BOARD, CODE ENFORCEMENT, GENERAL SERVICES, POLICE, AND FIRE DEPARTMENTS.
- ALL EXISTING UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE. THE CONTRACTOR SHALL CONTACT DIG-SAFE (1-888-DIG-SAFE) AT LEAST 48 HOURS AND LESS THAN 30 DAYS PRIOR TO STARTING CONSTRUCTION AND SHALL VERIFY ALL UTILITY LOCATIONS IN THE FIELD.
- REFER TO CONSTRUCTION DETAIL SHEETS FOR ALL APPLICABLE SITE DETAILS.
- CONTRACTOR WILL NOTIFY ENGINEERS IMMEDIATELY IF SITE CONDITIONS DIFFER FROM WHAT IS SHOWN ON PLAN.
- ALL WORK PERFORMED ON BEHALF OF THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF CONCORD'S CONSTRUCTION STANDARDS AND DETAILS, LATEST EDITION.

LEGEND  
24 PARKING COUNT



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

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

Permitting  
Not for Construction

ALL DOCUMENTS PREPARED BY WILCOX & BARTON, INC. ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY WILCOX & BARTON, INC. FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO WILCOX & BARTON, INC. OWNER SHALL INDEMNIFY AND HOLD HARMLESS WILCOX & BARTON, INC. FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

Owner/Applicant

Sanel/NAPA  
129 Manchester St.  
Concord, NH

Site

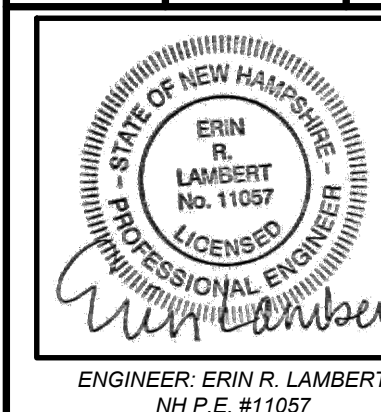
Banks Chevrolet  
129 & 137 Manchester  
St.  
Concord, NH

Map/Block/Lot:  
110D/1/10

Drawing Title

Overview Site Plan

|             |          |                |            |
|-------------|----------|----------------|------------|
| Scale       | 1" = 50' | Date           | 06/19/2019 |
| Drafted By  | GAG      | Checked By     | DLF        |
| Project Mgr | ERL      | Project Number | BACC0002   |



C1.2

5 of 12



REVISION HISTORY

1.

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Owner

**Sanel/NAPA  
129 Manchester St.  
Concord, NH**

Site

**Banks Chevrolet  
129 & 137 Manchester  
St.  
Concord, NH**

**Map/Block/Lot:  
110D/1/10**

Drawing Title

**Grading & Drainage  
Plan**

Scale

1" = 30'

Date

06/19/2019

Drafted By

GAG

Checked By

DLF

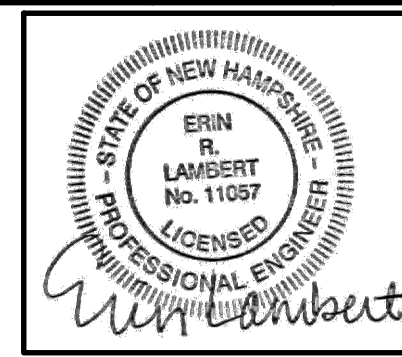
Project Mgr

ERL

Project Number

BACC0002

Sheet Number



ENGINEER: ERIN R. LAMBERT  
NH P.E. #11057

**C1.4**

7 of 12

110-3-5 CITY OF CONCORD 41  
GREEN STREET CONCORD, NH  
03301 BOOK 2571 PAGE 782

110-E-3-1 SANEL REALTY CO.,  
INC. P.O. BOX 504 CONCORD,  
NH 03302 BOOK 841 PAGE 374

110D-1-8 117 MANCHESTER  
STREET LLC PO BOX 10483  
BEDFORD, NH 03110 BOOK  
3530 PAGE 949

110D-3-15 118 SUMMIT  
PROPERTY LLC 33 DOMINIQUE  
DRIVE CONCORD, NH 03301  
BOOK 3618 PAGE 2804

110D-3-13 FREEDOM CONCORD  
LLC 110 MANCHESTER STREET  
CONCORD, NH 03301 BOOK  
2725 PAGE 449

110D-3-16 DAVID & JENNIFER  
ALBERT 37 FERRIN ROAD  
CONCORD, NH 03303 BOOK  
3612 PAGE 381

110D-3-17 DAVID & JENNIFER  
ALBERT 37 FERRIN ROAD  
CONCORD, NH 03303 BOOK  
2868 PAGE 1151

110K-1-2 HLF EAST LLC PO  
BOX 1200 CONCORD, NH 03302  
BOOK 2869 PAGE 651

NOTE

1. SOIL TYPE FOR THE ENTIRETY OF THE  
SITE IS 408B abas SANDY UDORTMENTS.  
SEE SOIL REPORT IN AOT APPLICATION.

GRAPHIC SCALE



( IN FEET )  
1 inch = 30 ft.



VISUAL

BANKS CHEVROLET CADILLAC  
Site Lighting Layout

Designer  
Field G. Connors  
Visible Light, Inc.  
24 Stickney Terrace  
Suite 6  
Hampton, NH 03842  
Date  
6/17/2019  
Scale  
1"=30'  
Drawing No.  
Summary

| Schedule                                                                            |       |          |                   |                                                                     |                                                              |      |              |                                    |                 |                   |         |
|-------------------------------------------------------------------------------------|-------|----------|-------------------|---------------------------------------------------------------------|--------------------------------------------------------------|------|--------------|------------------------------------|-----------------|-------------------|---------|
| Symbol                                                                              | Label | Quantity | Manufacturer      | Catalog Number                                                      | Description                                                  | Lamp | Number Lamps | Filename                           | Lumens Per Lamp | Light Loss Factor | Wattage |
|  | S4    | 2        | Lithonia Lighting | DSX2 LED P6 40K TFTM MVOLT SPA DDBXD with SSS 25 4G DM19AS DDBXD    | DSX2 LED Area Fixture; mounted at 25ft                       | LED  | 1            | DSX2_LED_P6_40K_TFTM_MVO LT.ies    | 40787           | 0.9               | 343     |
|  | S4HS  | 13       | Lithonia Lighting | DSX2 LED P6 40K TFTM MVOLT SPA HS DDBXD with SSS 25 4G DM19AS DDBXD | DSX2 LED Area Fixture with houseside shield; mounted at 25ft | LED  | 1            | DSX2_LED_P6_40K_TFTM_MVO LT_HS.ies | 31845           | 0.9               | 343     |
|  | S5    | 6        | Lithonia Lighting | DSX2 LED P6 40K T5M MVOLT SPA DDBXD with SSS 25 4G DM19AS DDBXD     | DSX2 LED Area Fixture; mounted at 25ft                       | LED  | 1            | DSX2_LED_P6_40K_T5M_MVOL T.ies     | 42347           | 0.9               | 343     |

Statistics

| Description            | Symbol | Avg    | Max    | Min    | Max/Min | Avg/Min |
|------------------------|--------|--------|--------|--------|---------|---------|
| Outside of Parking Lot | +      | 0.4 fc | 7.7 fc | 0.0 fc | N/A     | N/A     |
| Parking Lot            | +      | 3.8 fc | 8.9 fc | 1.0 fc | 8.9:1   | 3.8:1   |

Plan View  
Scale - 1" = 30ft



PARKING REQ.  
EXISTING SITE

PLANT SCHEDULE

| TREES                     |                                            |                                  |                |
|---------------------------|--------------------------------------------|----------------------------------|----------------|
| Quantity                  | Latin Name                                 | Common Name                      | Scheduled Size |
| 14                        | Abies concolor                             | White Fir                        | 8-10' B&B      |
| 14                        | Acer rubrum 'October Glory'                | October Glory Red Maple          | 3-3.5" Cal.    |
| 13                        | Gleditsia triacanthos 'Halka'              | Halka Honeylocust                | 3-3.5" Cal.    |
| 14                        | Malus 'Pink Spires'                        | Pink Spires Crabapple            | 2-2.5" Cal.    |
| 7                         | Platanus x acerifolia 'Bloodgood'          | Bloodgood London Plane Tree      | 3-3.5" Cal     |
| SHRUBS                    |                                            |                                  |                |
| Quantity                  | Latin Name                                 | Common Name                      | Scheduled Size |
| 94                        | Juniperus chinensis 'Pfitzeriana Compacta' | Compact Pfitzer Juniper          | #3             |
| 6                         | Rosa 'Knockout'                            | Knockout Rose                    | #5             |
| 30                        | Syringa meyeri 'Palibin'                   | Dwarf Korean Lilac               | 3-4' B&B       |
| 46                        | Taxus media 'Greenwave'                    | Greenwave Spreading Yew          | 2-2.5' B&B     |
| PERENNIALS & GROUNDCOVERS |                                            |                                  |                |
| Quantity                  | Latin Name                                 | Common Name                      | Scheduled Size |
| 12                        | Calamagrostis 'Karl Foerster'              | Karl Foerster Feather Reed Grass | #2             |
| 36                        | Rudbeckia 'Goldsturm'                      | Blackeyed Susan                  | #1             |
| 324                       | Waldsteinia ternata                        | Siberian Barren Strawberry       | 2 qt.          |



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

Sanel/NAPA  
129 Manchester St.  
Concord, NH

Site

Banks Chevrolet  
137 Manchester St.  
Concord, NH

Facility:  
Parcel ID: 110D-1-10

Drawing Title

Landscape Plan

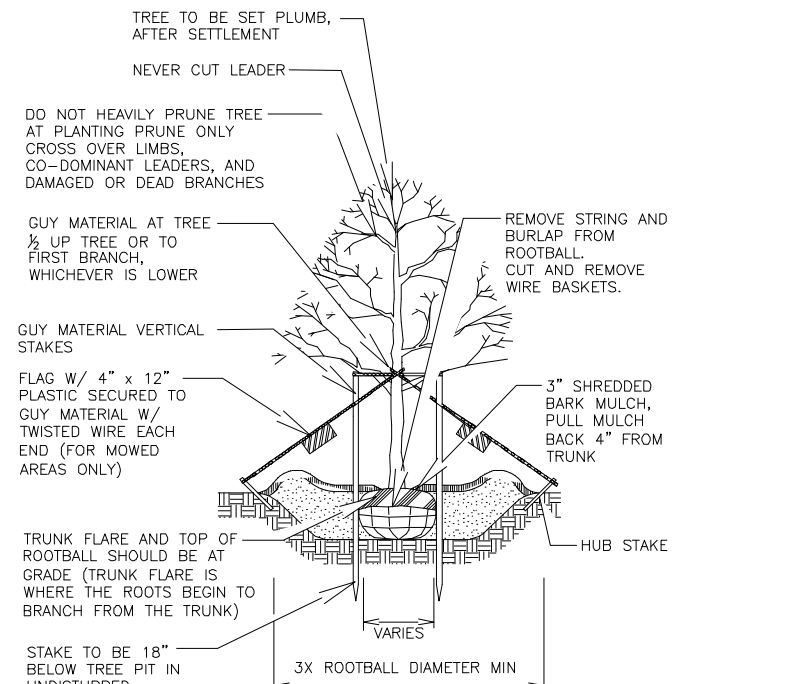
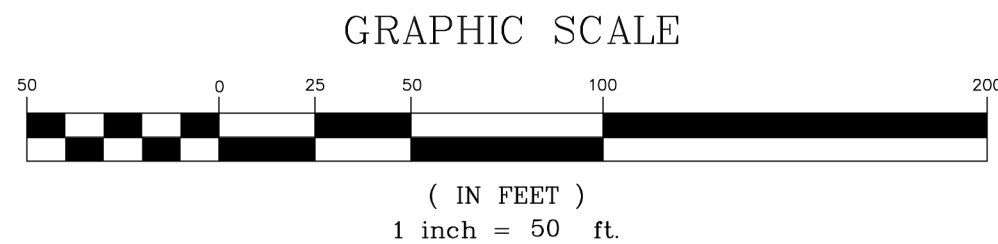
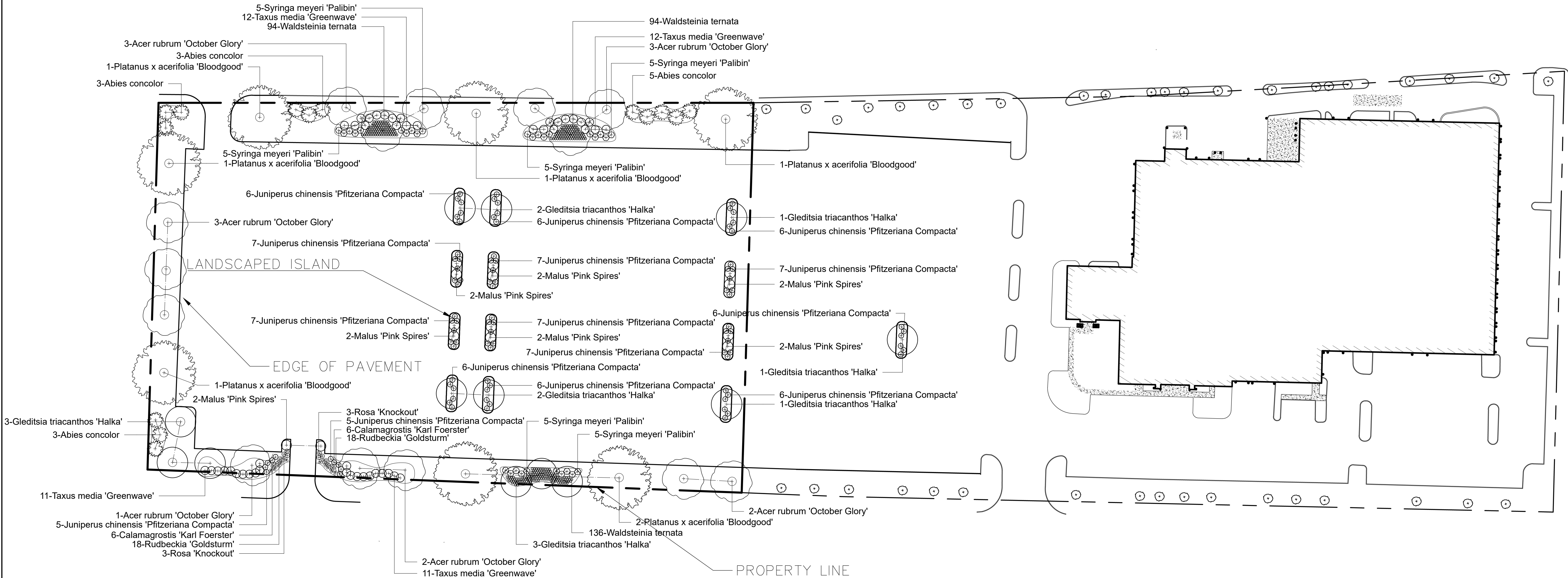
Scale 1" = 50' Date 06/19/2019

Drafted By GAG Checked By DLF Project Mgr ERL Project Number BACC0002

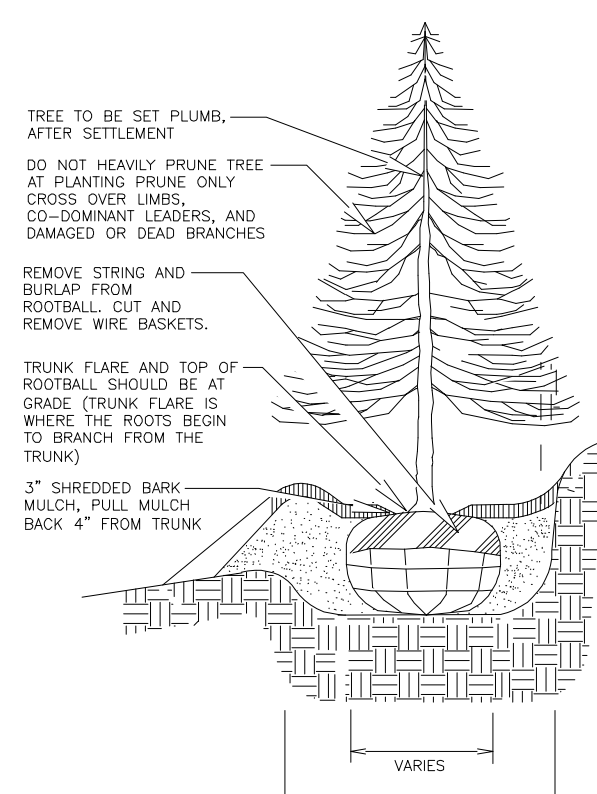
Sheet Number

L1.1

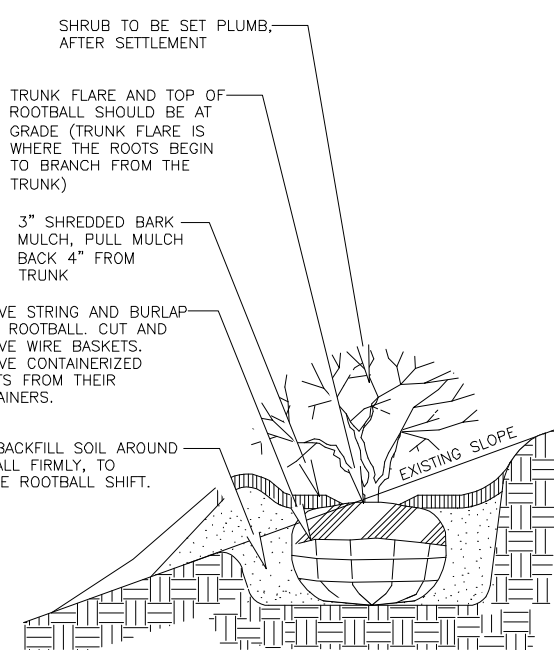
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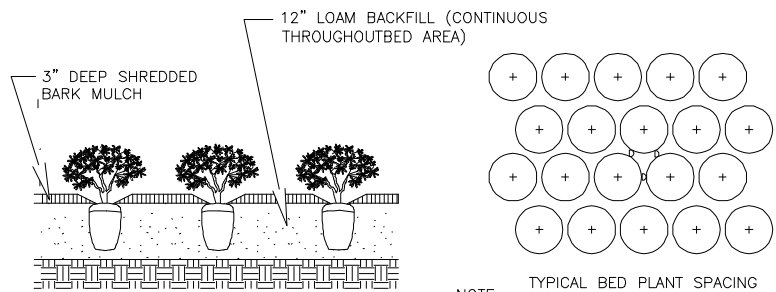
DECIDUOUS TREE PLANTING DETAIL  
Not to Scale



EVERGREEN PLANTING DETAIL  
Not to Scale



SHRUB PLANTING DETAIL  
Not to Scale



GROUNDCOVER PLANTING DETAIL  
Not to Scale