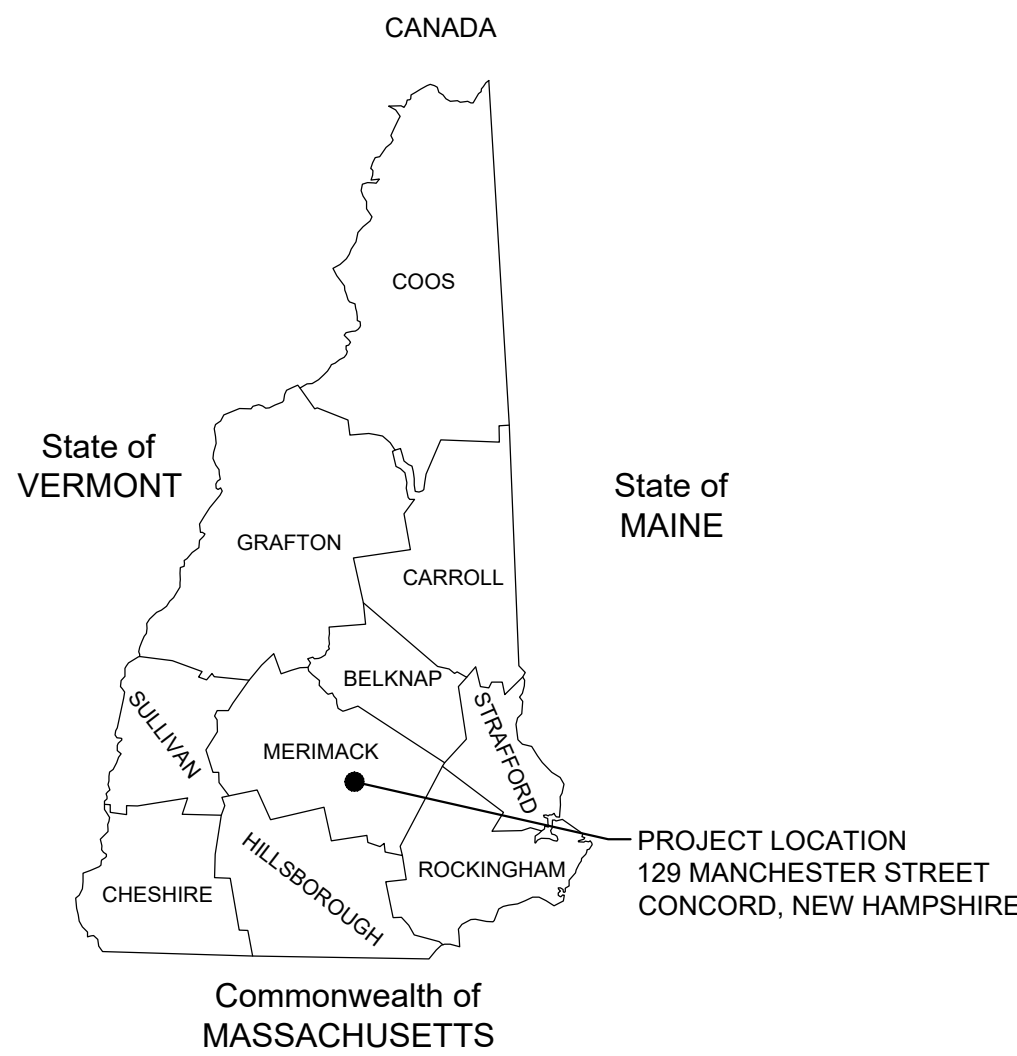


BANKS EXPANDED VEHICLE STORAGE

129 & 137 MANCHESTER STREET, CONCORD NH



Wilcox & Barton INC.

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#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

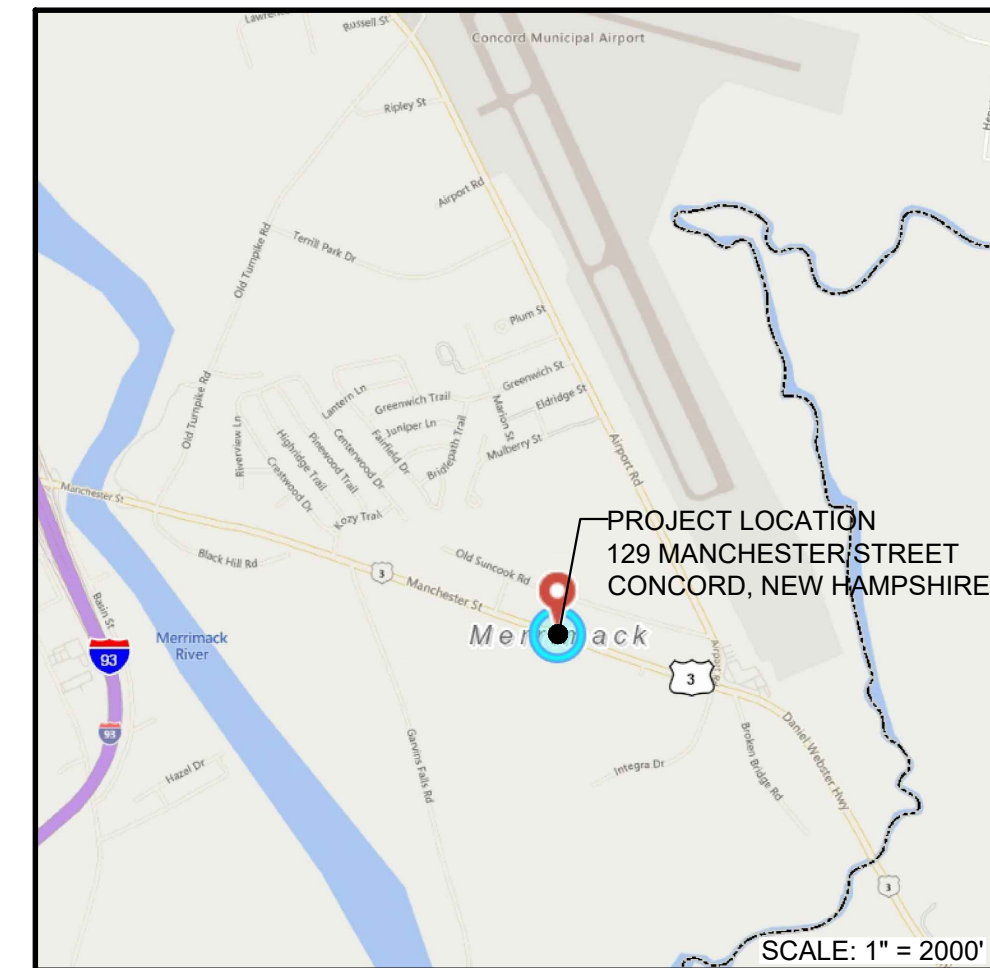
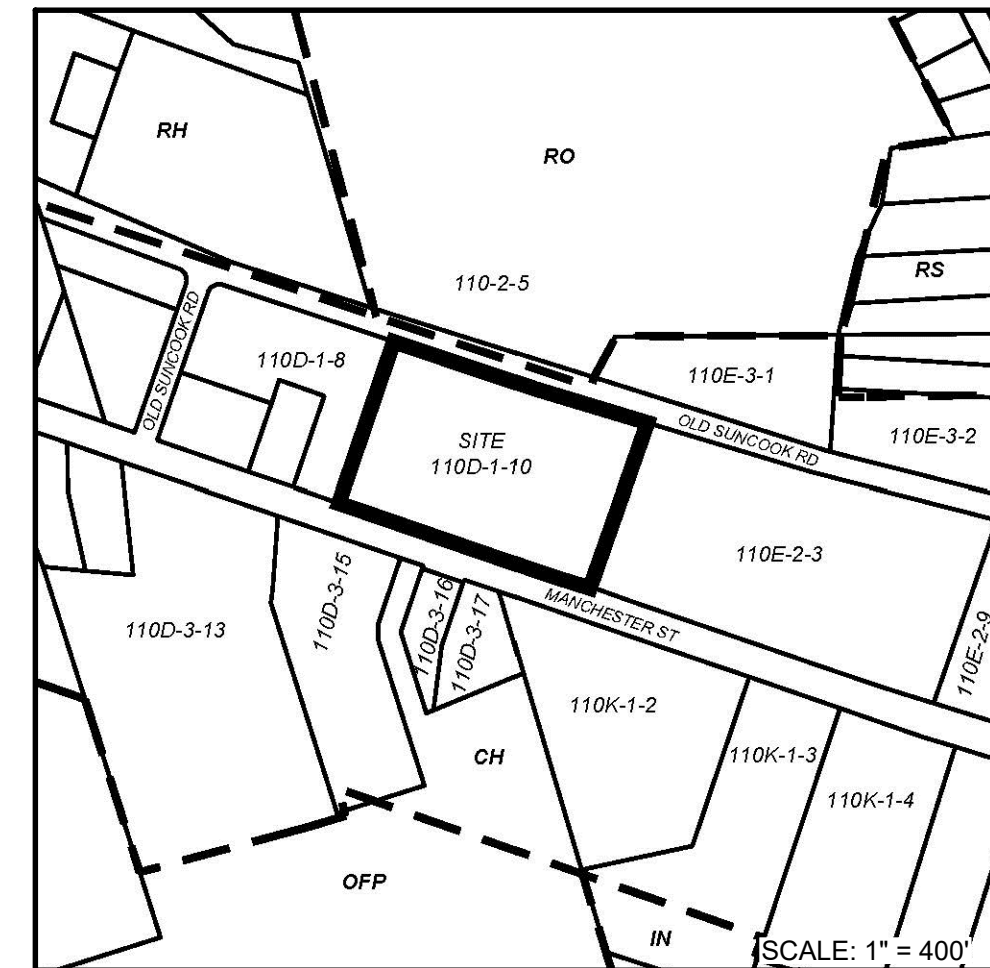
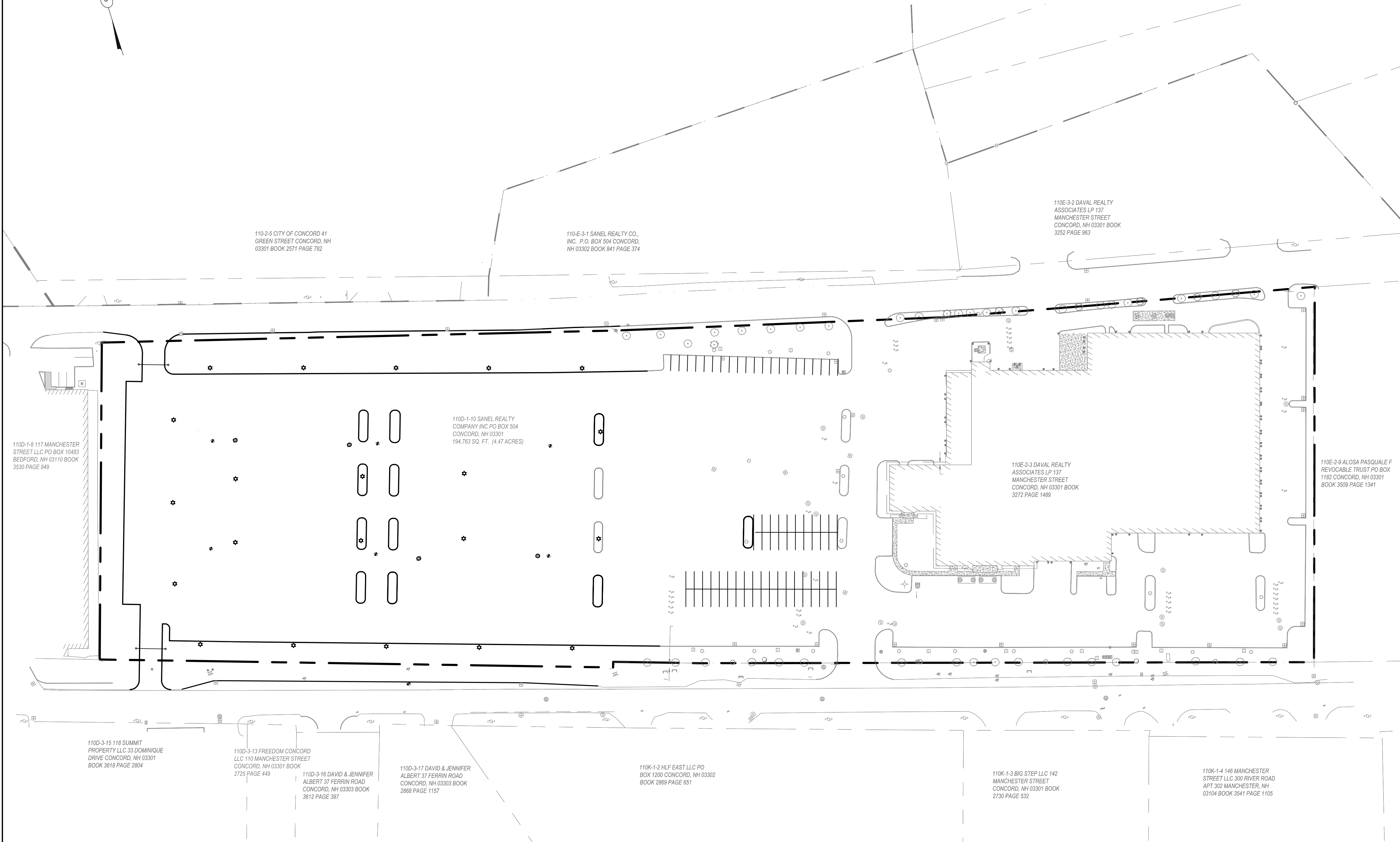
Map/Block/Lot:
110D/1/10

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).

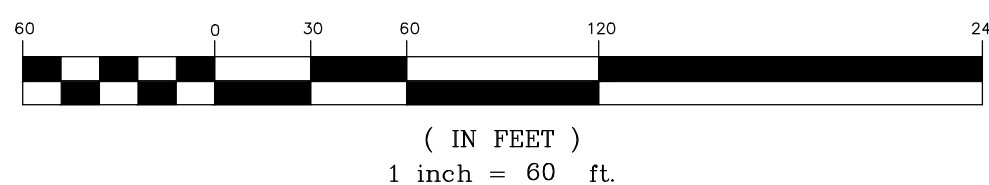
SHEET INDEX

Sheet	Number	Title	Date Issued	Latest Revision
1	C0.1	COVER SHEET	06/19/2019	07/25/2019
2	C0.2	LEGEND & NOTES	06/19/2019	07/25/2019
3	S1.1	EXISTING CONDITIONS PLAN	03/15/2019	03/15/2019
4	C1.1	DEMOLITION PLAN	06/19/2019	07/25/2019
5	C1.2	OVERVIEW SITE PLAN	06/19/2019	07/25/2019
6	C1.3	SITE PLAN	06/19/2019	07/25/2019
7	C1.4	GRADING & DRAINAGE PLAN	06/19/2019	07/25/2019
8		SITE LIGHTING PLAN	06/19/2019	07/24/2019
9	L1.1	LANDSCAPING PLAN	06/19/2019	06/19/2019
10	C5.1	CONSTRUCTION DETAILS	06/19/2019	07/25/2019
11	C5.2	CONSTRUCTION DETAILS	06/19/2019	07/25/2019
12	C5.3	CONSTRUCTION DETAILS	06/19/2019	07/25/2019

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

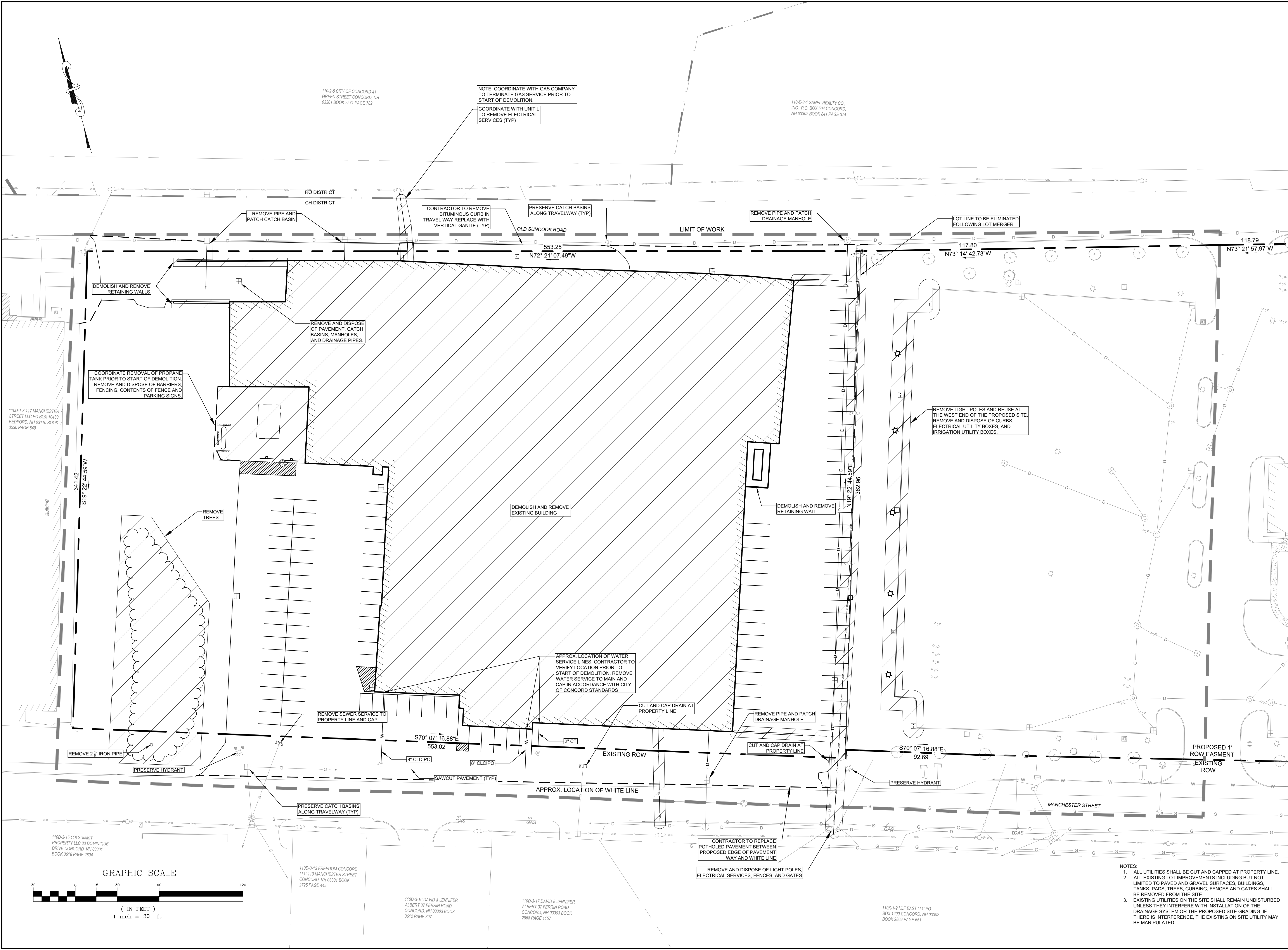
CITY PLANNING BOARD

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





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REVISION HISTORY

1.

Issued For

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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

Demolition Plan

Scale	1" = 30'	Date	06/15/2019
Drafted By	GAG	Checked By	DLF
Project Mgr	ERL	Project Number	BACC0002

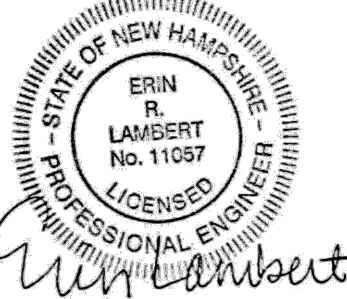
Sheet Number

C1.1

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NOTES:

1. ALL UTILITIES SHALL BE CUT AND CAPPED AT PROPERTY LINE.
2. ALL EXISTING LOT IMPROVEMENTS INCLUDING BUT NOT LIMITED TO PAVED AND GRAVEL SURFACES, BUILDINGS, TANKS, PADS, TREES, CURBING, FENCES AND GATES SHALL BE REMOVED FROM THE SITE.
3. EXISTING UTILITIES ON THE SITE SHALL REMAIN UNDISTURBED UNLESS THEY INTERFERE WITH INSTALLATION OF THE DRAINAGE SYSTEM OR THE PROPOSED SITE GRADING. IF THERE IS INTERFERENCE, THE EXISTING ON SITE UTILITY MAY BE MANIPULATED.



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

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	16
			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	191,615	64
			TOTAL	254
PROVIDED PARKING:	SURFACE SPACES		220	
	SERVICE ENTRY SPACES		16	
	RECON SPACES		12	
	EXTERIOR DELIVERY SPACES		6	
			TOTAL	254
ADA PARKING:	REQUIRED ADA SPACES		7	
	PROPOSED ADA SPACES		7	
PARKING LOT LANDSCAPING				
AREA OF PROPOSED PARKING SPACES AND AISLES = 16,529 SF				
REQUIRED 1 TREE/1000 SF				
INTERIOR LANDSCAPING AREA	REQUIRED	PROPOSED		
	5% (827 SF)	7% (1,134 SF)		
NO. OF TREES	17 TREES	SEE L1.1 LANDSCAPING PLAN		

ZONING ANALYSIS		
TAX MAP/BLOCK/LOT:	110D/1/10	
ADDRESS:	129 MANCHESTER ST CONCORD, NEW HAMPSHIRE	
ZONING DISTRICT:	CH - HIGHWAY COMMERCIAL	
MINIMUM LOT AREA	PROVIDED	
40,000 SF	6.63 AC/288,966 SF (137 MANCHESTER STREET)	
	4.47 AC/194,763 SF (129 MANCHESTER STREET)	
MINIMUM FRONTAGE	PROVIDED	
200'	553' ALONG MANCHESTER STREET (129 MANCHESTER STREET)	
	553' ALONG OLD SUNCOOK ROAD (129 MANCHESTER STREET)	
MAXIMUM LOT COVERAGE:	PROVIDED	
80%	77%	
PARKING SETBACKS	REQUIRED	PROVIDED
FRONT YARD	10'	21'
SIDE YARD	5'	24'
BACK YARD	5'	N/A
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%)

110

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
- (21) 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

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LONDONDERRY, NH 03053
603-369-4190
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REVISION HISTORY

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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

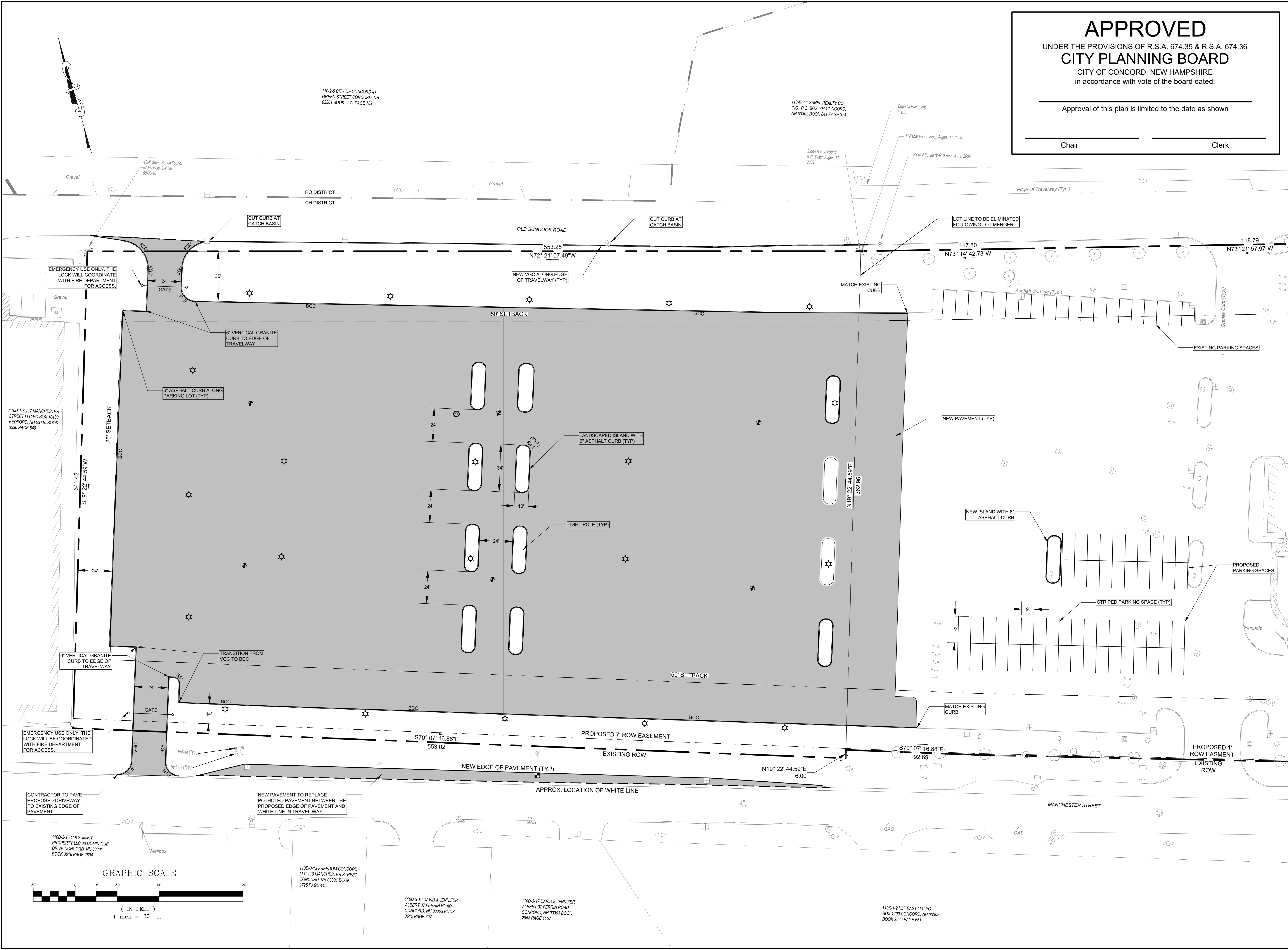
Project Number

BACC0002

Sheet Number

C1.2

5 of 12



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

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LONDONDERRY, NH 03053
603-369-4190
www.wilcoxandbarton.com

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
Site Plan

Scale 1" = 30'	Date 06/19/2019
Drafted By GAG	Checked By DLF
Project Mgr ERL	Project Number BACC0002
Sheet Number C1.3	
6 of 12	

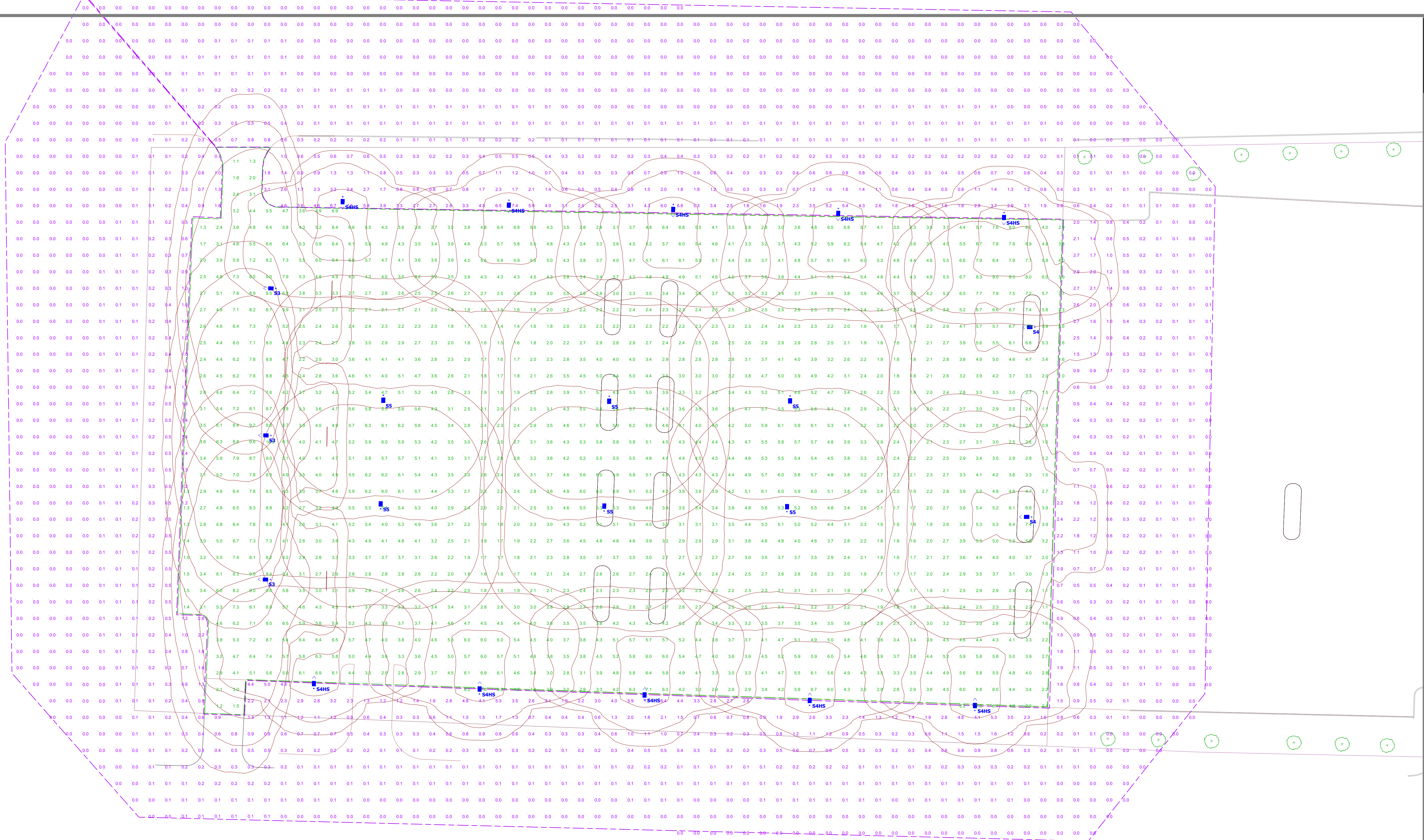
ENGINEER: ERIN R. LAMBERT
NH P.E. #11057



VISUAL

BANKS CHEVROLET CADILLAC
Site Lighting Layout

Designer
Heidi G. Connors
Visible Light, Inc.
24 Stickney Terrace
Suite 6
Hampton, NH 03842
Date
7/24/2019
Scale
1"=30'
Drawing No.
Summary

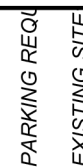


Plan View
Scale - 1" = 30ft.

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 50K TFTM MVOLT SPA DDBXD with SSS 25 4G DM19AS DDBXD	DSX2 LED Area Fixture; mounted at 25ft	LED	1	DSX2_LED_P6_50K_TFTM_MVO LT.ies	41303	0.9	343
	S4HS	10	Lithonia Lighting	DSX2 LED P6 50K TFTM MVOLT HS SPA DDBXD with SSS 25 4G DM19AS DDBXD	DSX2 LED Area Fixture with houseside shield; mounted at 25ft	LED	1	DSX2_LED_P6_50K_TFTM_MVO LT_HS.ies	32248	0.9	343
	S5	6	Lithonia Lighting	DSX2 LED P6 50K T5M MVOLT SPA DDBXD with SSS 25 4G DM19AS DDBXD	DSX2 LED Area Fixture; mounted at 25ft	LED	1	DSX2_LED_P6_50K_T5M_MVOL T.ies	42883	0.9	343
	S3	3	Lithonia Lighting	DSX2 LED P6 50K T2M MVOLT SPA DDBXD with SSS 25 4G DM19AS DDBXD	DSX2 LED Area Fixture; mounted at 25ft	LED	1	DSX2_LED_P6_50K_T2M_MVOL T.ies	41217	0.9	343

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Outside of Parking Lot		0.4 fc	7.5 fc	0.0 fc	N/A	N/A
Parking Lot		4.0 fc	10.5 fc	0.9 fc	11.7:1	4.4:1



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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

checked By

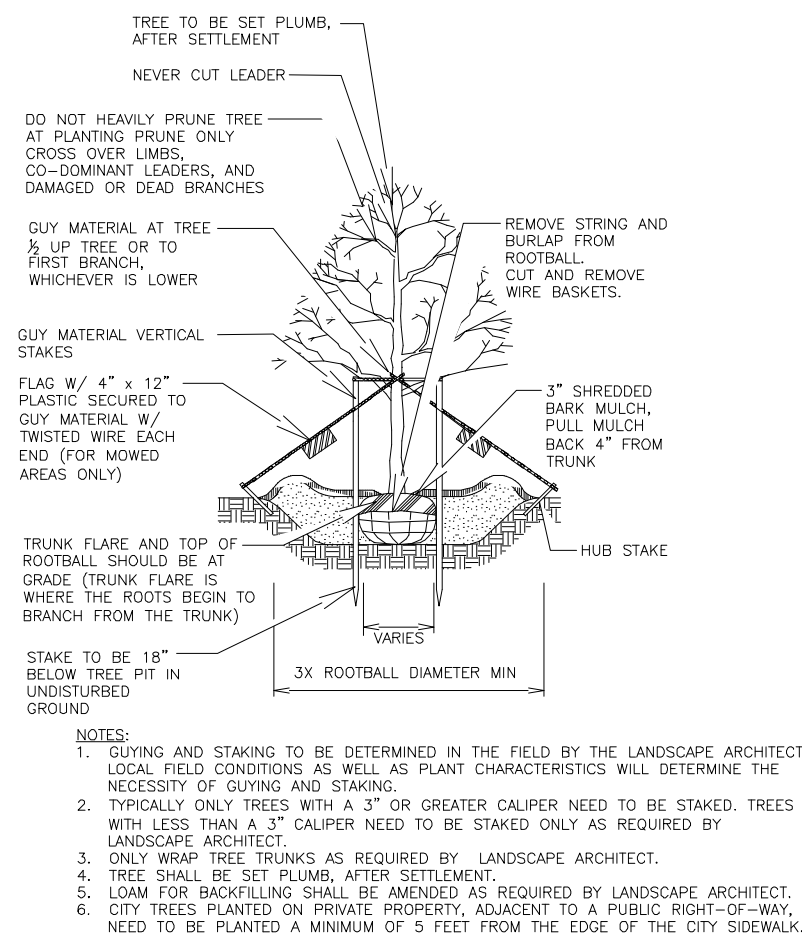
Project Man

Project Number

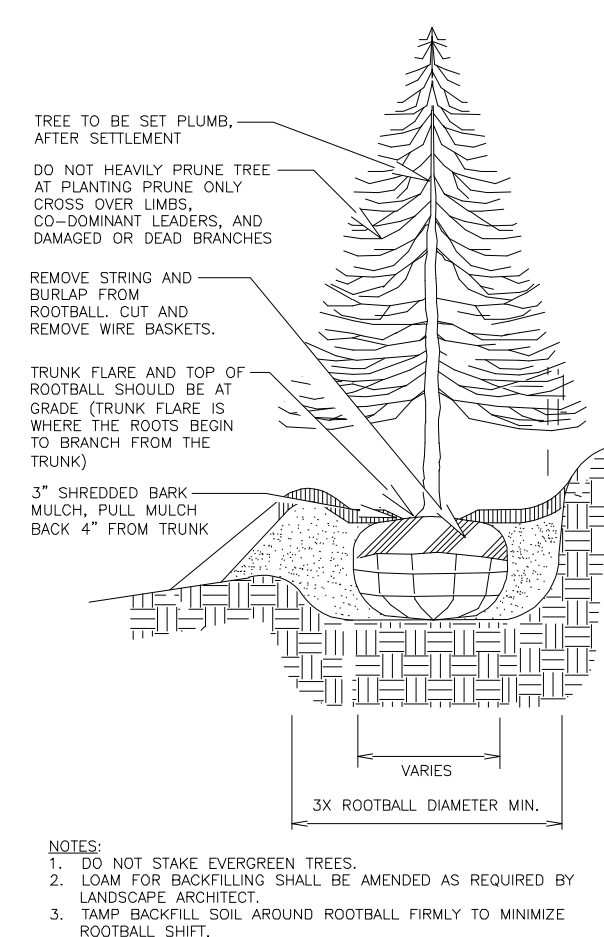
Sheet Number

L1.1

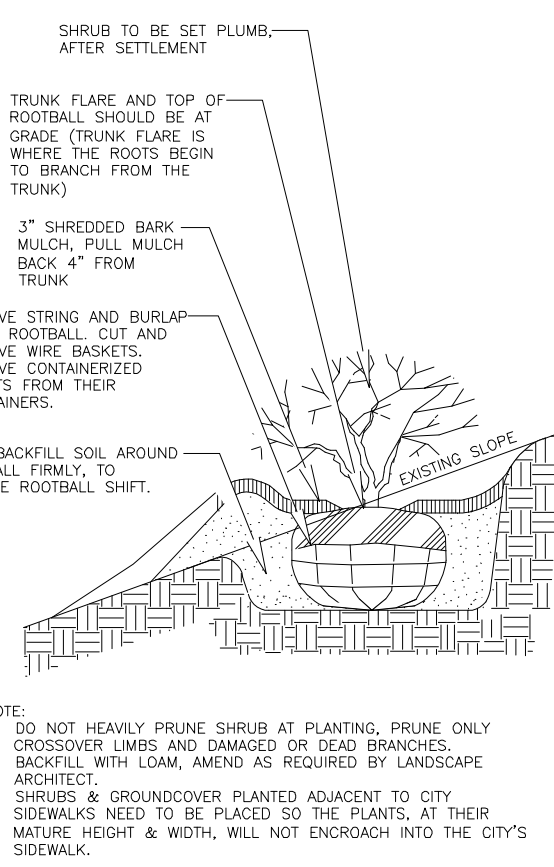
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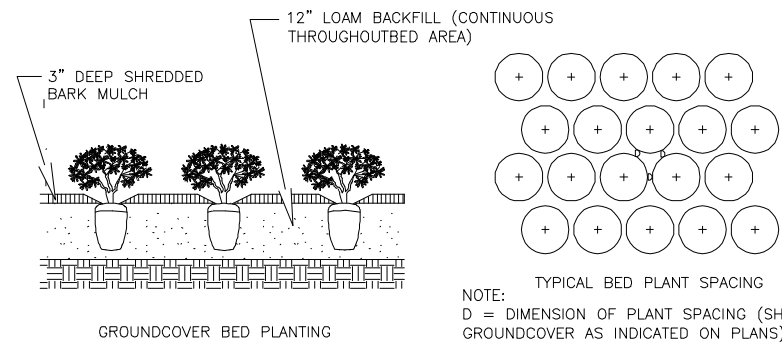
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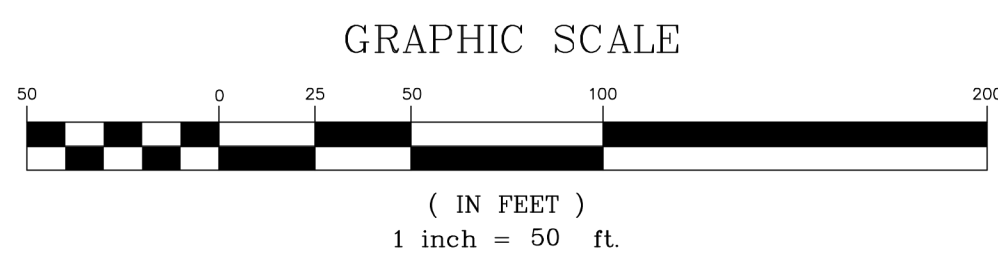
EVERGREEN PLANTING DETAIL



SHRUB PLANTING DETAIL



GROUNDCOVER PLANTING DETAIL



GRAPHIC SCALE

(IN FEET)
inch = 50 ft.