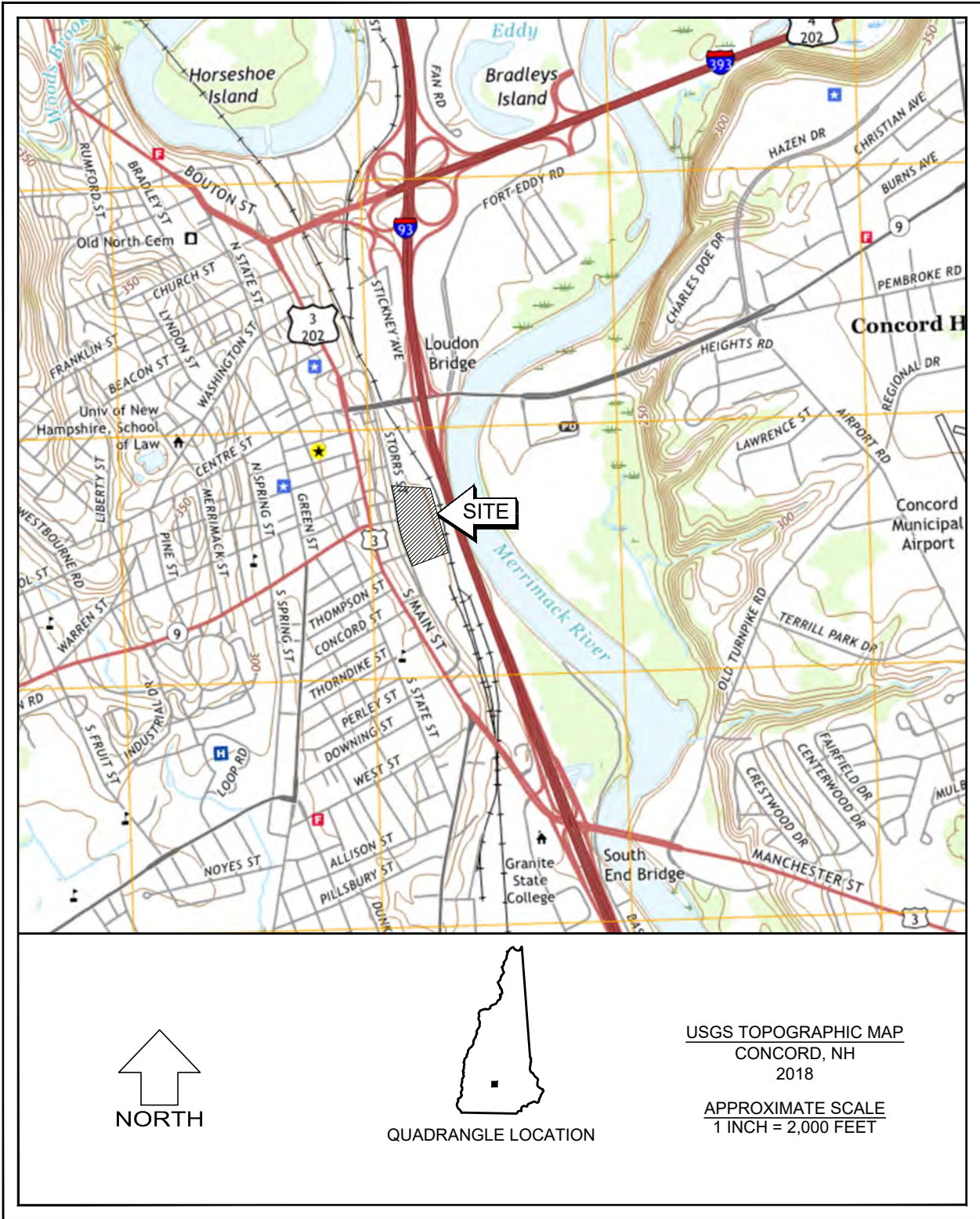


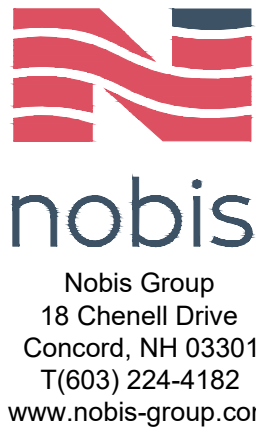
CAPITOL SHOPPING CENTER

80 STORRS STREET CONCORD, NEW HAMPSHIRE

OWNER
BRIXMOR CAPITOL SC, LLC - NEW YORK, NY
SITE ENGINEER
NOBIS GROUP - CONCORD, NH
LANDSCAPE ARCHITECT
WARRENSTREET ARCHITECTS INC - CONCORD, NH
LAND SURVEYOR
RICHARD D. BARTLETT & ASSOCIATES - CONCORD, NH

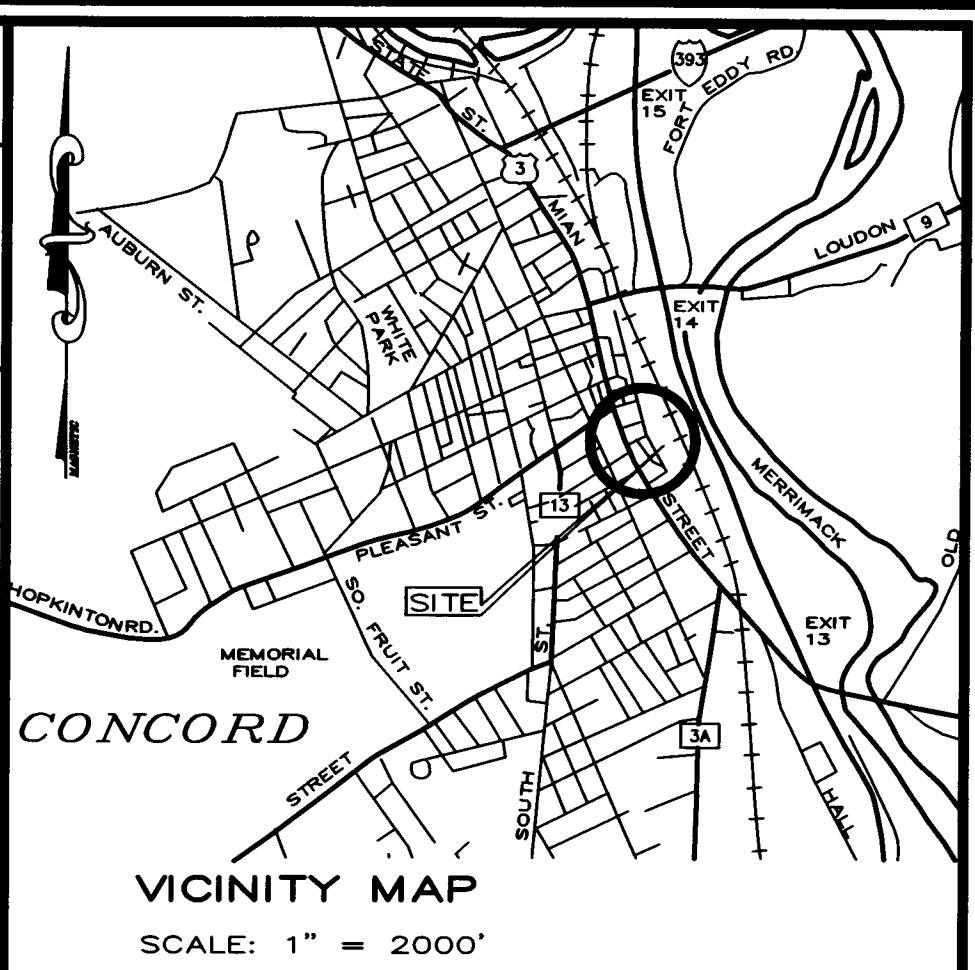
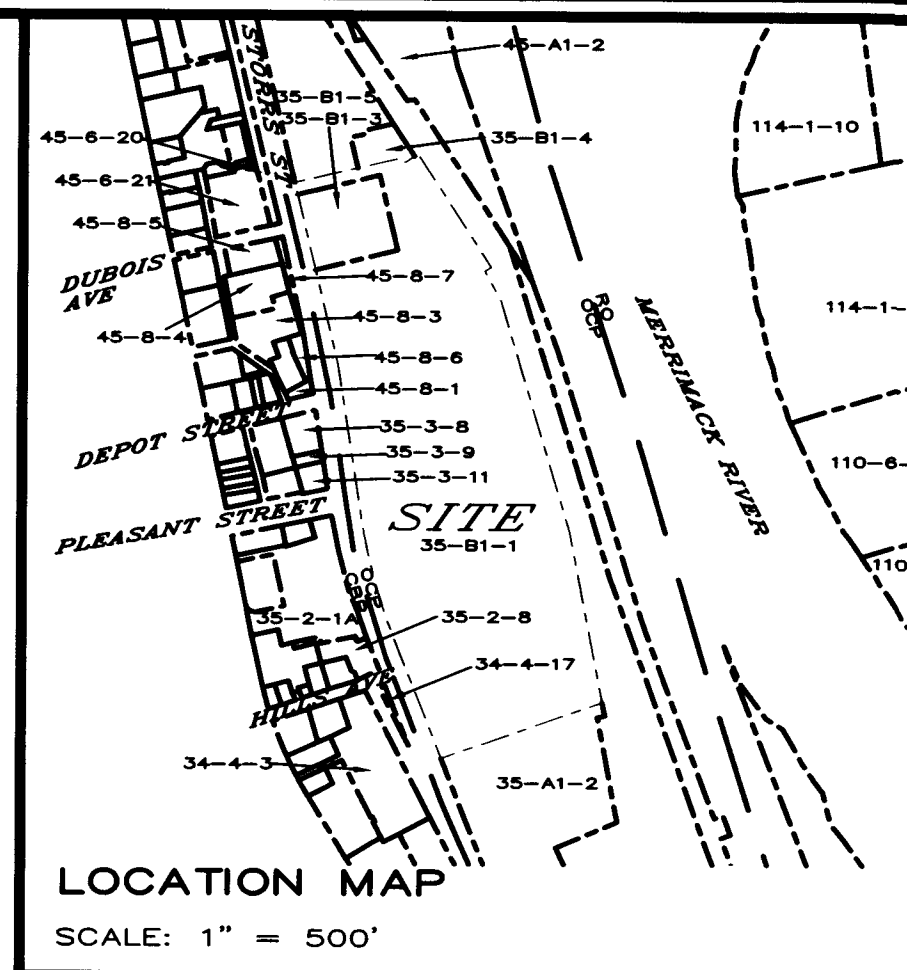
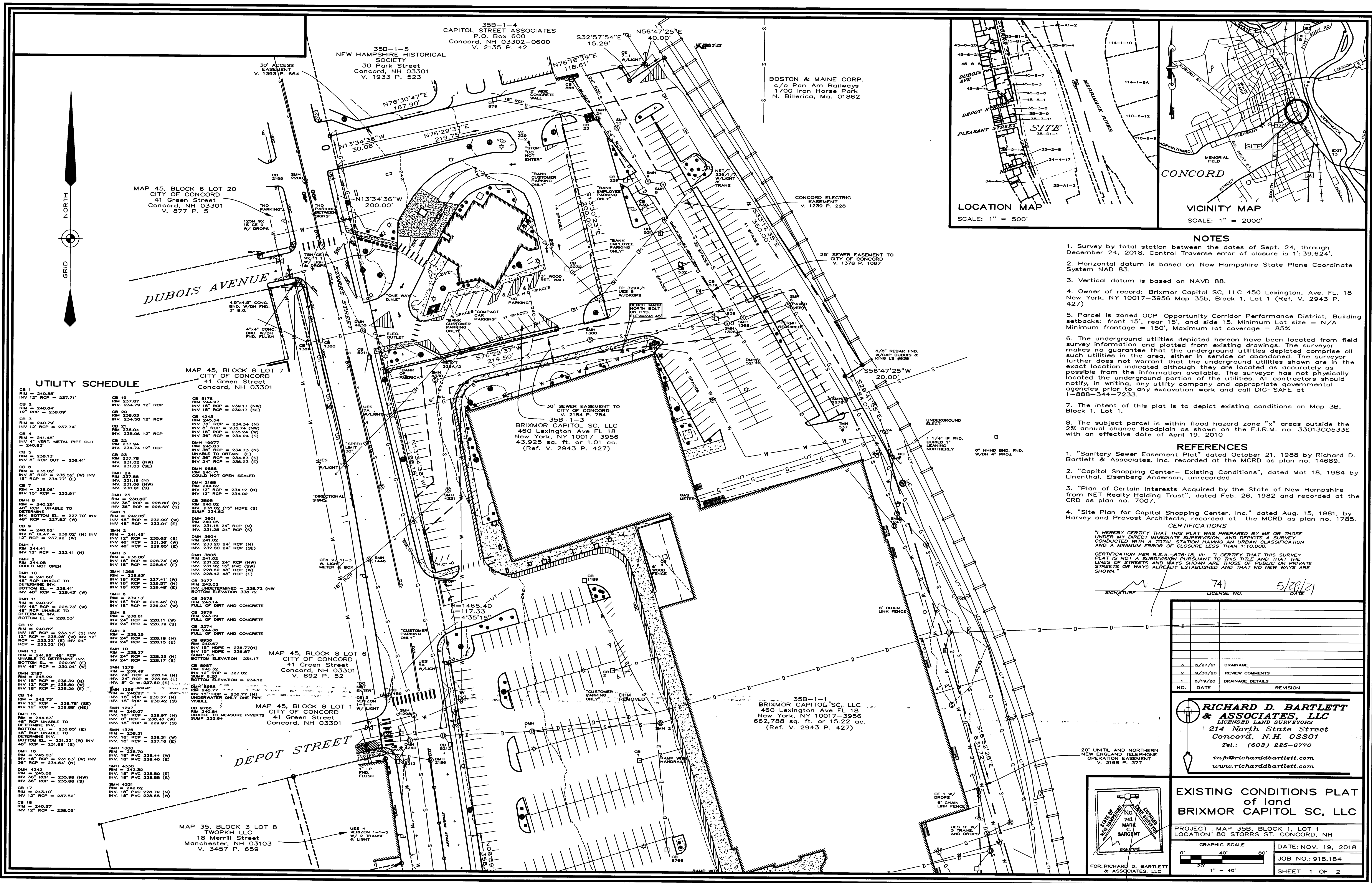


AUGUST 21, 2020
REVISED OCTOBER 2, 2020
REVISED NOVEMBER 20, 2020
REVISED JANUARY 20, 2021
REVISED FEBRUARY 18, 2021
REVISED MARCH 25, 2021
REVISED MAY 28, 2021



SHEET INDEX

I.D.	NO.	DRAWING NAME
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C-7.2	12	WATER PLAN AND PROFILE
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SL2.1	27	FIXTURE SPECIFICATION SHEETS



NOTES

1. Survey by total station between the dates of Sept. 24, through December 24, 2018. Control Traverse error of closure is 1":39,624".
2. Horizontal datum is based on New Hampshire State Plane Coordinate System NAD 83.
3. Vertical datum is based on NAVD 88.
4. Owner of record: Brixmor Capital SC, LLC 450 Lexington Ave. FL 18 New York, NY 10017-3956 Map 35B, Block 1, Lot 1 (Ref. V. 2943 P. 427)
5. Parcel is zoned OCP-Opportunity Corridor Performance District; Building setbacks: front 15', rear 15', and side 15'. Minimum Lot size = N/A Minimum frontage = 150', Maximum lot coverage = 85%
6. The underground utilities depicted hereon have been located from field survey information and plotted from existing drawings. The surveyor makes no guarantee that the underground utilities depicted comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although they are located as accurately as possible from the information available. The surveyor has not physically located the underground portion of the utilities. All contractors should notify, in writing, any utility company and appropriate governmental agencies prior to any excavation work and call DIG-SAFE at 1-888-344-7233.
7. The intent of this plat is to depict existing conditions on Map 3B, Block 1, Lot 1.
8. The subject parcel is within flood hazard zone "x" areas outside the 2% annual chance floodplain as shown on the F.I.R.M. no. 33013C0533E with an effective date of April 19, 2010.

REFERENCES

1. "Sanitary Sewer Easement Plat" dated October 21, 1988 by Richard D. Bartlett & Associates, Inc. recorded at the MCRD as plan no. 14689.
2. "Capital Shopping Center- Existing Conditions", dated Mar 18, 1984 by Linenthal, Eisenberg Anderson, unrecorded.
3. "Plan of Certain Interests Acquired by the State of New Hampshire from NET Realty Holding Trust", dated Feb. 26, 1982 and recorded at the CRD as plan no. 7007.
4. "Site Plan for Capital Shopping Center, Inc." dated Aug. 15, 1981, by Harvey and Provost Architects, recorded at the MCRD as plan no. 1785.

CERTIFICATIONS

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR THOSE UNDER MY DIRECT IMMEDIATE SUPERVISION, AND DEPICTS A SURVEY CONDUCTED WITH A TOTAL STATION HAVING AN URBAN CLASSIFICATION AND A MINIMUM ERROR OF CLOSURE LESS THAN 1:10,000.

CERTIFICATION PER R.S.A. - 676:18, III: "I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS, PUBLIC OR PRIVATE, SHOWN OR ALREADY ESTABLISHED AND THAT NO NEW LINES ARE SHOWN."

SIGNATURE

741

5/28/21

NO.	DATE	REVISION
1	5/28/21	DRAINAGE
2	5/28/21	REVIEW COMMENTS
3	5/28/21	DRAINAGE DETAILS

RICHARD D. BARTLETT & ASSOCIATES, LLC
LICENSED LAND SURVEYORS
214 North State Street
Concord, N.H. 03301
Tel.: (603) 225-6770
info@richarddbartlett.com
www.richarddbartlett.com

EXISTING CONDITIONS PLAT of land BRIXMOR CAPITAL SC, LLC

PROJECT: MAP 35B, BLOCK 1, LOT 1
LOCATION: 80 STORRS ST. CONCORD, NH

GRAPHIC SCALE
0' 40' 80'
1" = 40'

DATE: NOV. 19, 2018
JOB NO.: 918.184
SHEET 1 OF 2



MAP 35, BLOCK 3 LOT 9
EFFIE RAFT TRUST
MARIA MCGARR, DEAN RAFT & JASON
RAFT, TRUSTEES
95 Storrs Street
Concord, NH 03301
V. 3435 P. 1244

MAP 35, BLOCK 3 LOT 11
MICHAEL J. & JUDITH C. MONTORE REV.
TRUSTS
34 West Sugarball Road
Concord, NH 03301
V. 2146 P. 1419

MAP 35, BLOCK 2 LOT 1
CITY OF CONCORD
41 Green Street
Concord, NH 03301
V. 2870 P. 953

CERTIFICATIONS

"I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR THOSE UNDER MY DIRECT IMMEDIATE SUPERVISION, AND DEPICTS A SURVEY CONDUCTED WITH A TOTAL STATION HAVING AN IREAN CLASSIFICATION AND A MINIMUM ERROR OF CLOSURE LESS THAN 1:10,000."

CERTIFICATION PER R.S.A. - 676:18, III: "I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN."

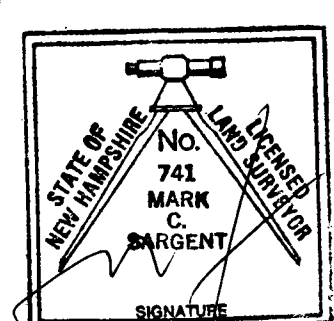
SIGNATURE: [Signature] LICENSE NO. 741 DATE: 5/28/21

LEGEND

- | | |
|----------------------------|--|
| --- PROPERTY LINE | ● CONIFEROUS TREE |
| --- EDGE OF PAVEMENT | ○ SHRUB |
| --- OVERHEAD UTILITY LINES | ○ DECIDUOUS TREE |
| --- DRAINAGE LINE | ○ MONITORING WELL |
| --- SEWER LINE | ○ IRON PIPE OR REBAR |
| --- GAS LINE | ○ GRANITE OR CONCRETE BOUND (GB OR CB) |
| --- TEL. LINE | ○ UTILITY POLE |
| --- UNDERGROUND ELECT. | ○ LIGHT POLE |
| --- DYL | ○ SEWER MANHOLE |
| --- SW | ○ DRAIN MANHOLE |
| --- VGC OR SGC | ○ CATCH BASIN |
| --- SHORE LINE | ○ HYDRANT |
| --- CHAIN LINK FENCE | ○ WATER SHUTOFF |
| --- STOCKADE FENCE | ○ WATER VALVE |
| --- STONE WALL | ○ IRRIGATION CONTROL VALVE |
| --- EDGE OF WOODS | ○ GAS SHUTOFF |
| --- CONCRETE | |

ZONING SUMMARY

	ZONING REQUIREMENT	EXISTING		ZONING REQUIREMENT	EXISTING
STREET FRONTAGE	150' MINIMUM	1,320.25'	BUILDING HEIGHT	45' MAXIMUM	
LOT AREA-SQ. FT.	NA MINIMUM	662,788	PARKING SPACES	MINIMUM	
OFFSETS TO PROPERTY LINES			LOADING SPACES	MINIMUM	
FRONT	15' MINIMUM	65.55'	BUILDING & PARKING COVERAGE	85% MAXIMUM	70%
SIDE	15' MINIMUM	46.36'	BUILDING COVERAGE	MAXIMUM	27%
REAR	15' MINIMUM	22.86'			



FOR: RICHARD D. BARTLETT & ASSOCIATES, LLC

MAP 35, BLOCK 2 LOT 8
CITY OF CONCORD
41 Green Street
Concord, NH 03301
V. 2360 P. 1958

MAP 34, BLOCK 4 LOT 17
CITY OF CONCORD
41 Green Street
Concord, NH 03301
V. 758 P. 384

MAP 34, BLOCK 4 LOT 3
STATE OF NEW HAMPSHIRE
C/O Secretary of State
107 N. Main Street
Concord, NH 03301
V. 676 P. 136

MAP 35A, BLOCK 1 LOT 2
STATE OF NEW HAMPSHIRE
C/O Secretary of State
107 N. Main Street
Concord, NH 03301
V. 953 P. 228

CONCORD ELECTRIC
EASEMENT
V. 858 P. 73

BOSTON & MAINE CORP.
c/o Pan Am Railways
1700 Iron Horse Park
N. Billerica, Ma. 01862

RICHARD D. BARTLETT & ASSOCIATES, LLC
214 North State Street
Concord, N.H. 03301
Tel.: (603) 225-6770
info@richarddbartlett.com
www.richarddbartlett.com
LICENSED LAND SURVEYORS

EXISTING CONDITIONS PLAT of land BRIXMOR CAPITOL SC, LLC

PROJECT: MAP 35B, BLOCK 1, LOT 1
LOCATION: 80 STORRS ST. CONCORD, NH

GRAPHIC SCALE
0' 40' 80'
1" = 40'

DATE: NOV. 19, 2018
JOB NO.: 918.184
SHEET 2 OF 2

ZONING ANALYSIS

TAX MAP/BLOCK/LOT: MAP 35B/ BLOCK 1/ LOT 1

ADDRESS: 80 STORRS STREET
CONCORD, NEW HAMPSHIRE

ZONING DISTRICT: OCP (OPPORTUNITY CORRIDOR PERFORMANCE DISTRICT)

TOTAL LOT AREA: MINIMUM N/A EXISTING 662,788 SF (15.22 AC)*

LOT FRONTAGE: 150 LF 1,320± LF

BUILDING SETBACKS: FRONT 15' BACK 15' SIDE 15'

PARKING SETBACKS: 15' 15' 15'

LOADING AREA SETBACKS: 10' 10' 10'

BUILDING AREA EXISTING 180,160 SF BUILDING AREA PROPOSED 180,160 SF

TOTAL BUILDINGS: 180,160 SF 180,160 SF

ADDITION: 14,005 SF

TOTAL: 180,160 SF TOTAL: 194,165 SF

EXISTING FLOOR/AREA RATIO = 0.27

PROPOSED FLOOR/AREA RATIO = 0.29

PARKING ANALYSIS:

GROSS AREA	REQ. SPACES	TOTAL
194,165 SF	1 PER 200 SF	971

SINGLE OR MULTI-TENANT RETAIL USE IN EXCESS OF 100,000 SF RETAIL / TRADE

	REQUIRED	EXISTING	PROPOSED
TOTAL SPACES	977	885	799
REQUIRED ACCESSIBLE SPACES (2% OF TOTAL)			25
REQUIRED VAN ACCESSIBLE SPACES (1 IN 6)			5

*EXCLUDES BANK LEASE LOT (43,894 SF)

LANDSCAPING ANALYSIS - ENTIRE LOT

MAX. ALLOWABLE LOT COVERAGE: 563,165 (85.0%)

EXISTING LOT COVERAGE: 632,760 SF (95.5%)

PROPOSED LOT COVERAGE: 625,633 SF (94.4%)

NET LOT COVERAGE DECREASE = 7,127 SF (1.1%)

EXISTING PARKING/ACCESS AREA: 452,600 SF

TOTAL REQUIRED INTERIOR LANDSCAPING: 31,682 SF (7.0%)

TOTAL EXISTING INTERIOR LANDSCAPING: 20,624 SF (4.5%)

PROPOSED PARKING/ACCESS AREA: 387,808 SF

TOTAL REQUIRED INTERIOR LANDSCAPING: 27,147 (7.0%)

TOTAL PROPOSED INTERIOR LANDSCAPING: 20,636 SF (5.3%)

NET INTERIOR LANDSCAPING INCREASE = 12 SF (0.8%)

LANDSCAPING ANALYSIS - PROPOSED PROJECT AREA ONLY

TOTAL PROPOSED PROJECT AREA: 120,503 SF*

EXISTING LOT COVERAGE: 112,875 SF (93.5%)

PROPOSED LOT COVERAGE: 105,546 SF (87.5%)

NET PROJECT AREA COVERAGE DECREASE = 7,127 SF (5.7%)

EXISTING PARKING/ACCESS AREA: 124,733 SF

TOTAL REQUIRED INTERIOR LANDSCAPING: 8,731 SF (7.0%)

TOTAL EXISTING INTERIOR LANDSCAPING: 6,197 SF (5.0%)

PROPOSED PARKING/ACCESS AREA: 79,792 SF

TOTAL REQUIRED INTERIOR LANDSCAPING: 5,585 SF (7.0%)

TOTAL PROPOSED INTERIOR LANDSCAPING: 7,840 SF (9.8%)

NET INTERIOR LANDSCAPING INCREASE = 2,255 SF (2.8%)

*ONLY 80,000 SF OF THE PROPOSED PROJECT AREA IS TO BE EXCAVATED, FILLED, AND RE-GRADED FOR CONSTRUCTION.

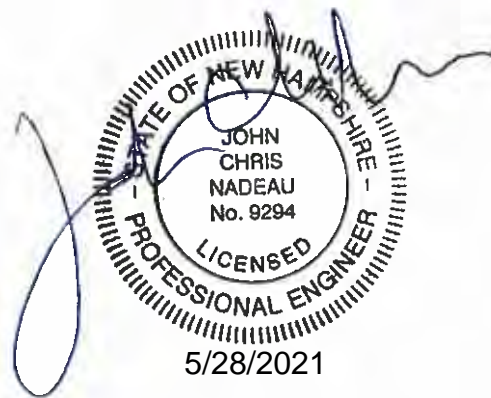
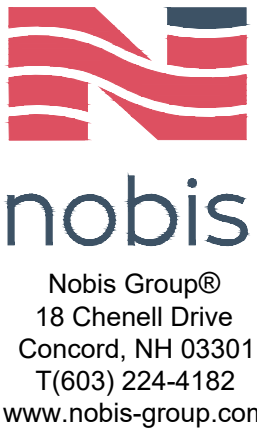
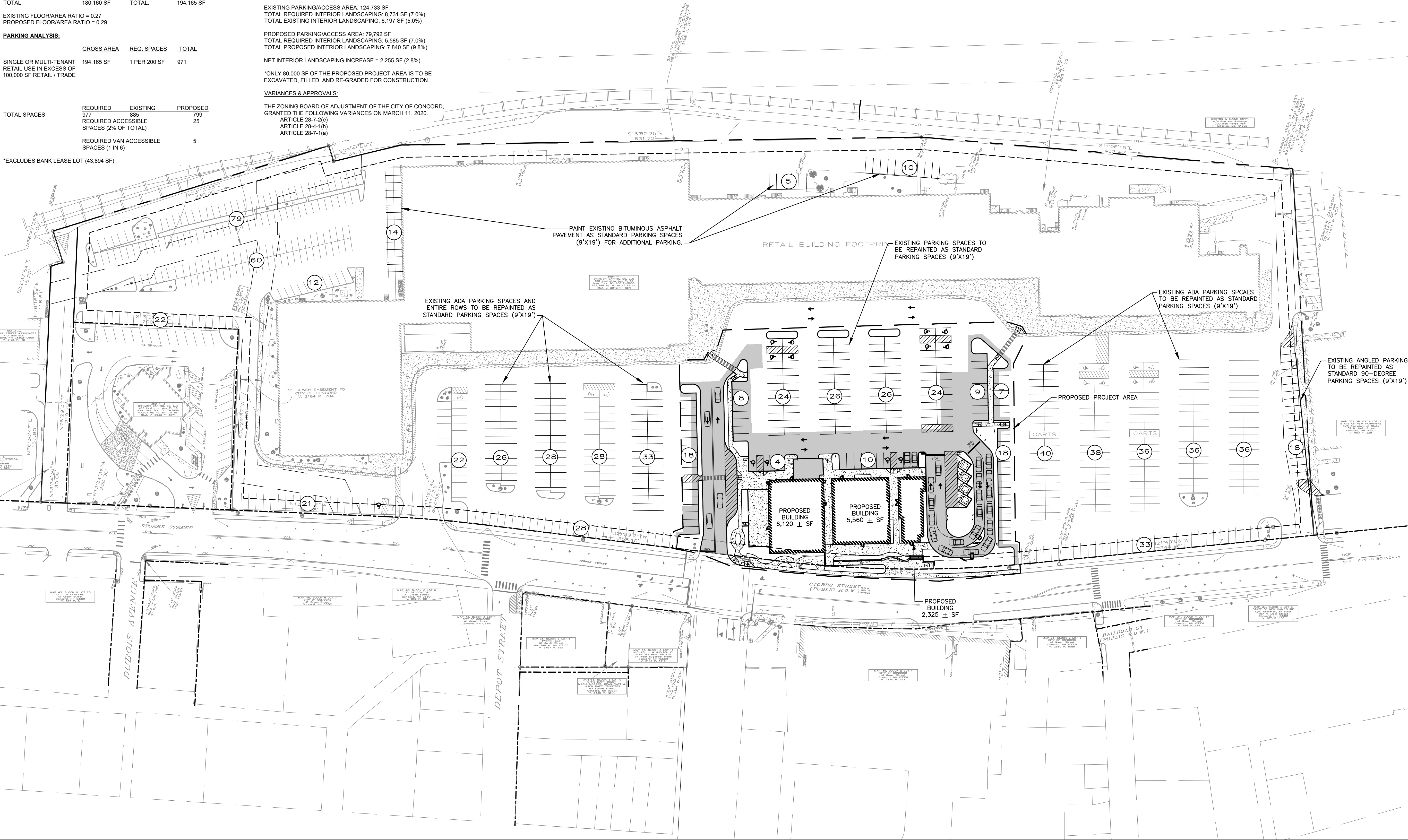
VARIANCES & APPROVALS:

THE ZONING BOARD OF ADJUSTMENT OF THE CITY OF CONCORD, GRANTED THE FOLLOWING VARIANCES ON MARCH 11, 2020.

ARTICLE 28-7-2(e)

ARTICLE 28-4-1(h)

ARTICLE 28-7-1(g)



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FOR
CONSTRUCTION

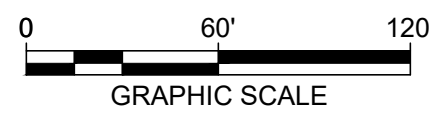
CAPITOL SHOPPING CENTER

MAP 7412Z, BLOCK 1, LOT 1
80 STORRS STREET
CONCORD, NEW HAMPSHIRE

OWNER/APPLICANT:
BRIXMOR CAPITOL SC, LLC
450 LEXINGTON AVE, 13TH FLOOR
NEW YORK, NEW YORK 10017

NO.	DATE	DESCRIPTION
6	5/28/2021	RESPONSE TO COMMENTS
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4	2/18/2021	REVISIONS
3	1/20/2021	RESPONSE TO COMMENTS
2	11/20/2020	REVISIONS
1	10/2/2020	RESPONSE TO COMMENTS

REVISIONS

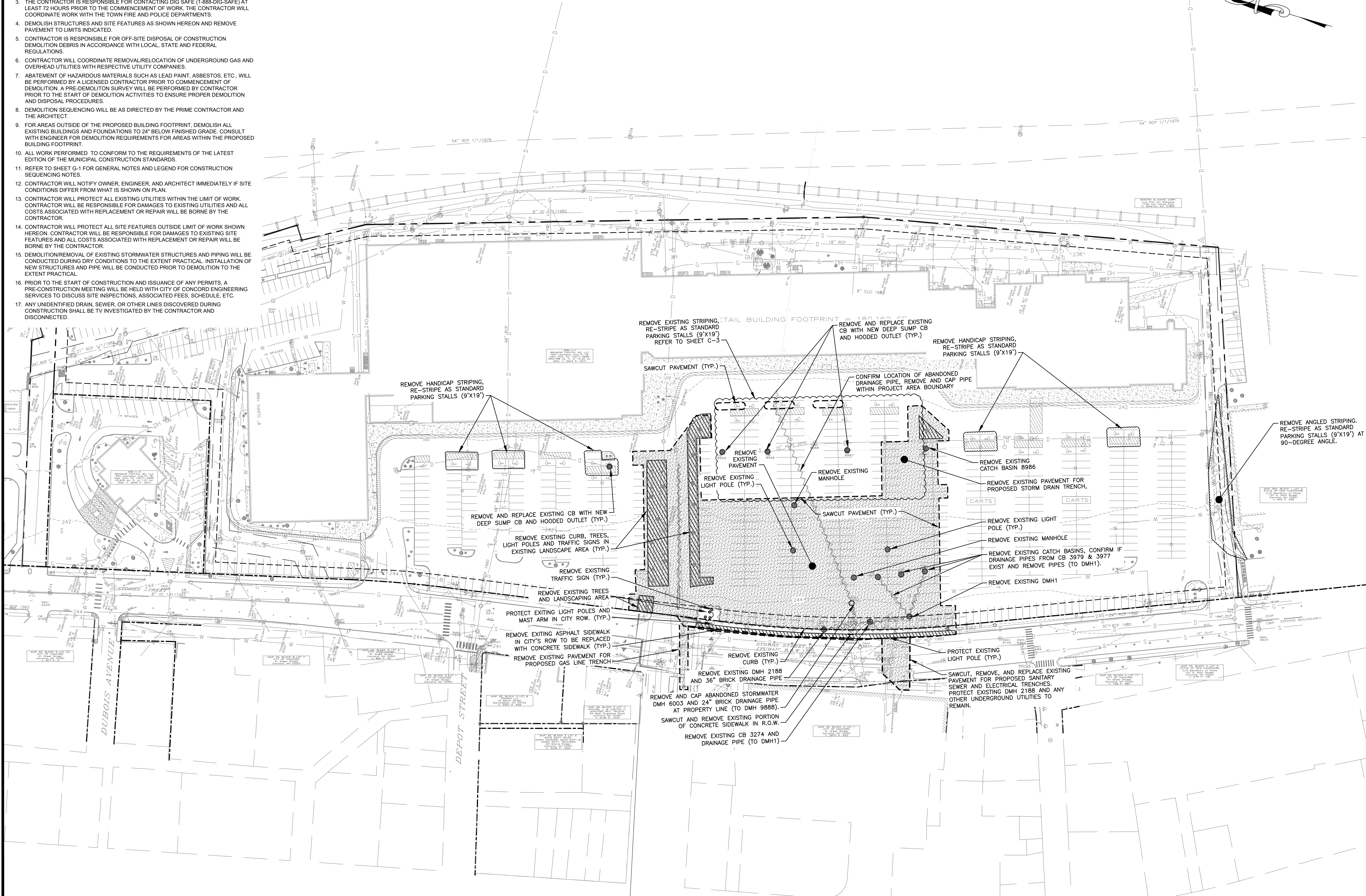


DATE: AUGUST 2020
NOBIS PROJECT NO. 95250.00
DRAWN BY: MD
CHECKED BY: JCN
CAD DRAWING FILE:
95250.00-C-200-SITE.dwg
SHEET TITLE

SITE OVERVIEW

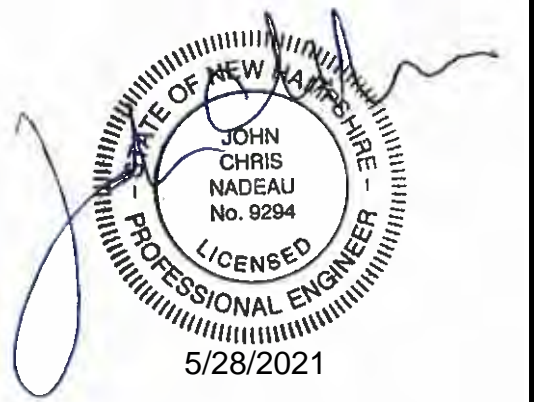
SHEET
C-1

- NOTES:
1. REFER TO SURVEYOR'S PLAN FOR PLAN REFERENCES ADDITIONAL NOTES, EXISTING DRAINAGE AND SANITARY SEWER INVERT INFORMATION.
 2. LOCATION AND ELEVATION OF UTILITIES ARE APPROXIMATE ONLY AND ARE BASED ON 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.
 3. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING DIG SAFE (1-888-DIG-SAFE) AT LEAST 72 HOURS PRIOR TO THE COMMENCEMENT OF WORK. THE CONTRACTOR WILL COORDINATE WORK WITH THE TOWN FIRE AND POLICE DEPARTMENTS.
 4. DEMOLISH STRUCTURES AND SITE FEATURES AS SHOWN HEREON AND REMOVE PAVEMENT TO LIMITS INDICATED.
 5. CONTRACTOR IS RESPONSIBLE FOR OFF-SITE DISPOSAL OF CONSTRUCTION DEMOLITION DEBRIS IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS.
 6. CONTRACTOR WILL COORDINATE REMOVAL/RELOCATION OF UNDERGROUND GAS AND OVERHEAD UTILITIES WITH RESPECTIVE UTILITY COMPANIES.
 7. ABATEMENT OF HAZARDOUS MATERIALS SUCH AS LEAD PAINT, ASBESTOS, ETC., WILL BE PERFORMED BY A LICENSED CONTRACTOR PRIOR TO COMMENCEMENT OF DEMOLITION. A PRE-DEMOLITION SURVEY WILL BE PERFORMED BY CONTRACTOR PRIOR TO THE START OF DEMOLITION ACTIVITIES TO ENSURE PROPER DEMOLITION AND DISPOSAL PROCEDURES.
 8. DEMOLITION SEQUENCING WILL BE AS DIRECTED BY THE PRIME CONTRACTOR AND THE ARCHITECT.
 9. FOR AREAS OUTSIDE OF THE PROPOSED BUILDING FOOTPRINT, DEMOLISH ALL EXISTING BUILDINGS AND FOUNDATIONS TO 24" BELOW FINISHED GRADE. CONSULT WITH ENGINEER FOR DEMOLITION REQUIREMENTS FOR AREAS WITHIN THE PROPOSED BUILDING FOOTPRINT.
 10. ALL WORK PERFORMED TO CONFORM TO THE REQUIREMENTS OF THE LATEST EDITION OF THE MUNICIPAL CONSTRUCTION STANDARDS.
 11. REFER TO SHEET G-1 FOR GENERAL NOTES AND LEGEND FOR CONSTRUCTION SEQUENCING NOTES.
 12. CONTRACTOR WILL NOTIFY OWNER, ENGINEER, AND ARCHITECT IMMEDIATELY IF SITE CONDITIONS DIFFER FROM WHAT IS SHOWN ON PLAN.
 13. CONTRACTOR WILL PROTECT ALL EXISTING UTILITIES WITHIN THE LIMIT OF WORK. CONTRACTOR WILL BE RESPONSIBLE FOR DAMAGES TO EXISTING UTILITIES AND ALL COSTS ASSOCIATED WITH REPLACEMENT OR REPAIR WILL BE BORNE BY THE CONTRACTOR.
 14. CONTRACTOR WILL PROTECT ALL SITE FEATURES OUTSIDE LIMIT OF WORK SHOWN HEREON. CONTRACTOR WILL BE RESPONSIBLE FOR DAMAGES TO EXISTING SITE FEATURES AND ALL COSTS ASSOCIATED WITH REPLACEMENT OR REPAIR WILL BE BORNE BY THE CONTRACTOR.
 15. DEMOLITION/REMOVAL OF EXISTING STORMWATER STRUCTURES AND PIPING WILL BE CONDUCTED DURING DRY CONDITIONS TO THE EXTENT PRACTICAL. INSTALLATION OF NEW STRUCTURES AND PIPE WILL BE CONDUCTED PRIOR TO DEMOLITION TO THE EXTENT PRACTICAL.
 16. PRIOR TO THE START OF CONSTRUCTION AND ISSUANCE OF ANY PERMITS, A PRE-CONSTRUCTION MEETING WILL BE HELD WITH CITY OF CONCORD ENGINEERING SERVICES TO DISCUSS SITE INSPECTIONS, ASSOCIATED FEES, SCHEDULE, ETC.
 17. ANY UNIDENTIFIED DRAIN, SEWER, OR OTHER LINES DISCOVERED DURING CONSTRUCTION SHALL BE INVESTIGATED BY THE CONTRACTOR AND DISCONNECTED.



nobis

Nobis Group®
18 Chenell Drive
Concord, NH 03301
T(603) 224-4182
www.nobis-group.com



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CAPITOL SHOPPING CENTER

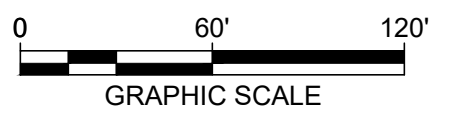
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OWNER/APPLICANT:
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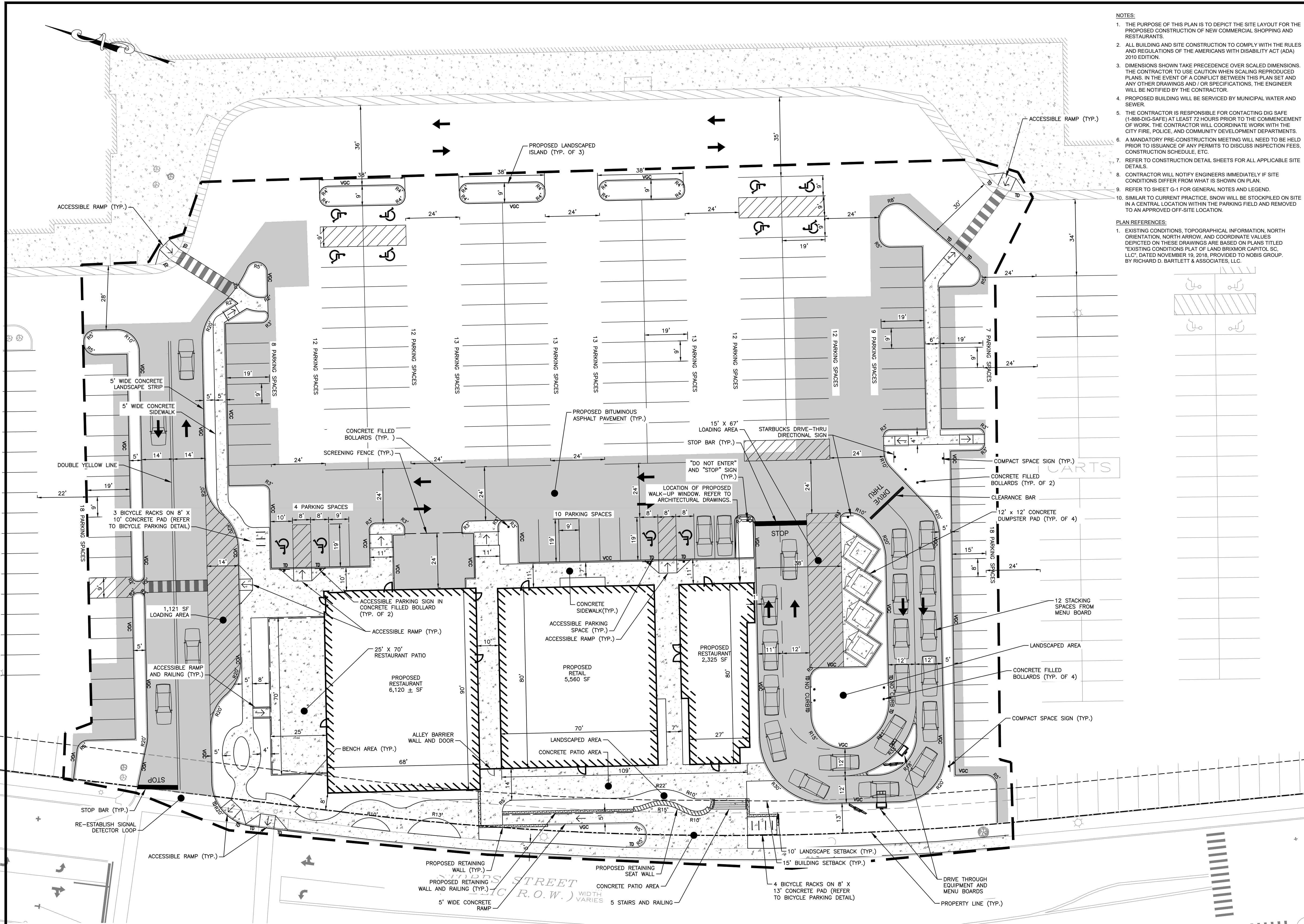
DATE: AUGUST 2020
NOBIS PROJECT NO. 95250.00
DRAWN BY: MD
CHECKED BY: JCN
CAD DRAWING FILE:
95250.00-C-100-DEMO.dwg

SHEET TITLE

DEMOLITION
PLAN

SHEET
C-2

\\95250.00 - Capitol Shopping Center Concord, NH\\240 (2/18/21)\\dwg\\95250.00-C-200-SITE.dwg, 5/28/2021 10:40 AM



NOTES:

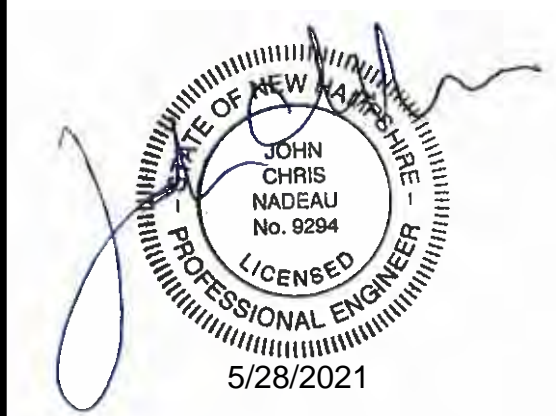
1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE SITE LAYOUT FOR THE PROPOSED CONSTRUCTION OF NEW COMMERCIAL SHOPPING AND RESTAURANTS.
2. ALL BUILDING AND SITE CONSTRUCTION TO COMPLY WITH THE RULES AND REGULATIONS OF THE AMERICANS WITH DISABILITY ACT (ADA) 2010 EDITION.
3. DIMENSIONS SHOWN TAKE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR TO USE CAUTION WHEN SCALING REPRODUCED PLANS. IN THE EVENT OF A CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWINGS AND/OR SPECIFICATIONS, THE ENGINEER WILL BE NOTIFIED BY THE CONTRACTOR.
4. PROPOSED BUILDING WILL BE SERVICED BY MUNICIPAL WATER AND SEWER.
5. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING DIG SAFE (1-888-DIG-SAFE) AT LEAST 72 HOURS PRIOR TO THE COMMENCEMENT OF WORK. THE CONTRACTOR WILL COORDINATE WORK WITH THE CITY FIRE, POLICE, AND COMMUNITY DEVELOPMENT DEPARTMENTS.
6. A MANDATORY PRE-CONSTRUCTION MEETING WILL NEED TO BE HELD PRIOR TO ISSUANCE OF ANY PERMITS TO DISCUSS INSPECTION FEES, CONSTRUCTION SCHEDULE, ETC.
7. REFER TO CONSTRUCTION DETAIL SHEETS FOR ALL APPLICABLE SITE DETAILS.
8. CONTRACTOR WILL NOTIFY ENGINEERS IMMEDIATELY IF SITE CONDITIONS DIFFER FROM WHAT IS SHOWN ON PLAN.
9. REFER TO SHEET G-1 FOR GENERAL NOTES AND LEGEND.
10. SIMILAR TO CURRENT PRACTICE, SNOW WILL BE STOCKPILED ON SITE IN A CENTRAL LOCATION WITHIN THE PARKING FIELD AND REMOVED TO AN APPROVED OFF-SITE LOCATION.

PLAN REFERENCES:

1. EXISTING CONDITIONS, TOPOGRAPHICAL INFORMATION, NORTH ORIENTATION, NORTH ARROW, AND COORDINATE VALUES DEPICTED ON THESE DRAWINGS ARE BASED ON PLANS TITLED "EXISTING CONDITIONS PLAT OF LAND BRIXMOR CAPITOL SC, LLC", DATED NOVEMBER 19, 2018, PROVIDED TO NOBIS GROUP, BY RICHARD D. BARTLETT & ASSOCIATES, LLC.



nobis
Nobis Group®
18 Chenell Drive
Concord, NH 03301
T(603) 224-4182
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CAPITOL SHOPPING CENTER

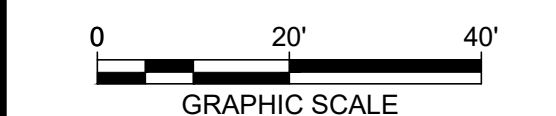
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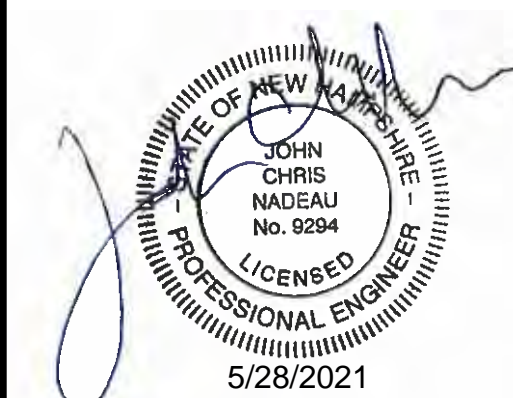
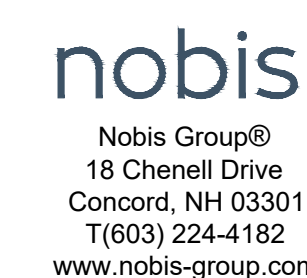
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CAD DRAWING FILE:
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PROPOSED SITE PLAN

SHEET
C-3



NOT ISSUED
FOR
CONSTRUCTION

CAPITOL SHOPPING
CENTER

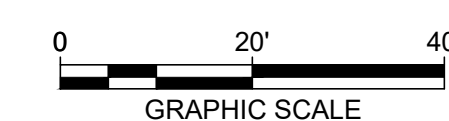
MAP 7412Z, BLOCK 1, LOT 1

80 STORRS STREET
CONCORD, NEW HAMPSHIRE

OWNER/APPLICANT:
BRIXMOR CAPITOL SC, LLC
450 LEXINGTON AVE. 13TH FLOOR
NEW YORK, NEW YORK 10017

<u>6</u>	5/28/2021	RESPONSE TO COMMENTS
<u>5</u>	3/25/2021	REVISIONS
<u>4</u>	2/18/2021	REVISIONS
<u>3</u>	1/20/2021	RESPONSE TO COMMENTS
<u>2</u>	11/20/2020	REVISIONS
<u>1</u>	10/2/2020	RESPONSE TO COMMENTS
NO.	DATE	DESCRIPTION

REVISIONS



DATE: AUGUST 2020

NOBIS PROJECT NO. 95250.00

DRAWN BY: MD

CHECKED BY:

CAD DRAWING FILE

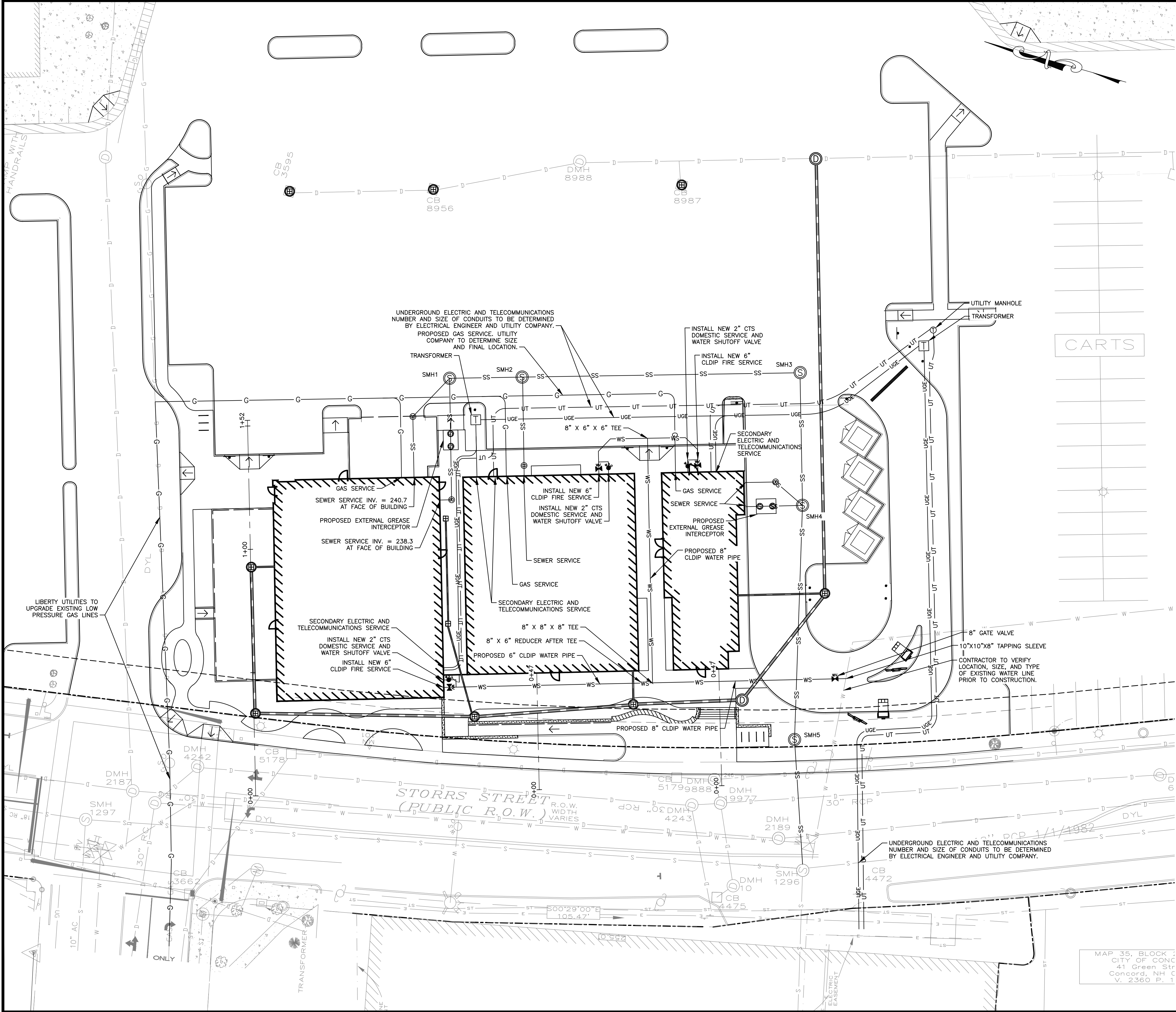
95250.00-C-300-G&D

SHEET TITLE

GRADING AND DRAINAGE

SHEET

C-4

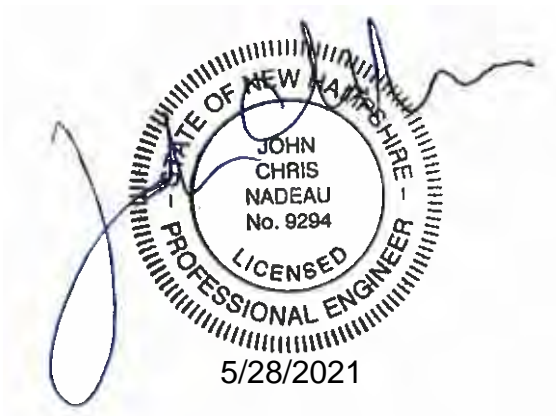
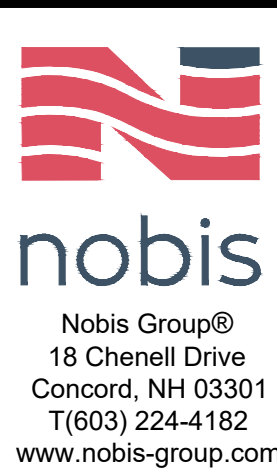


- NOTES:
- REFER TO SURVEYOR'S PLAN, FOR BASE PLAN REFERENCES AND ADDITIONAL NOTES.
 - ALL ELEVATIONS SHOWN ARE IN REFERENCE TO THE SURVEY PLAN AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
 - THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION 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-DISSAFE AT LEAST THREE BUSINESS DAYS BEFORE PERFORMING ANY CONSTRUCTION.
 - 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.
 - 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 RADI ESTABLISHED IN ENV-WQS 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:
 - VERTICAL SEPARATION OF THE SEWER AND WATER MAIN WILL BE NOT LESS THAN 18 INCHES, WITH WATER ABOVE SEWER; AND
 - SEWER PIPE JOINTS WILL BE LOCATED AT LEAST 6 FEET HORIZONTALLY FROM THE WATER MAIN.
 - 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.
 - THE LOCATION, SIZE, DEPTH AND SPECIFICATIONS FOR CONSTRUCTION OF PROPOSED PRIVATE UTILITY SERVICES WILL BE TO THE STANDARDS AND REQUIREMENTS OF THE RESPECTIVE UTILITY COMPANIES (ELECTRIC, TELEPHONE, CABLE TELEVISION, FIRE ALARM, GAS, WATER, AND SEWER).
 - ALL CONSTRUCTION WILL CONFORM TO THE TOWN STANDARDS AND REGULATIONS, UNLESS OTHERWISE SPECIFIED. ALL CONSTRUCTION ACTIVITIES WILL CONFORM TO LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) RULES AND REGULATIONS.
 - THE CONTRACTOR IS TO VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITY STUBS PRIOR TO CONSTRUCTION AND DISCONNECT ALL EXISTING SERVICE CONNECTIONS AT THEIR RESPECTIVE MAINS IN ACCORDANCE WITH THE RESPECTIVE UTILITY COMPANYS STANDARDS AND SPECIFICATIONS. ENGINEER TO BE NOTIFIED.
 - AS-BUILT PLANS WILL BE SUBMITTED TO DEPARTMENT OF PUBLIC WORKS.
 - INVERTS AND SHELVES: MANHOLES WILL HAVE A BRICK PAVED SHELVE 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 WILL CONSIST OF GRADE SS HARD BRICK MASONRY.
 - FRAMES AND COVERS: MANHOLE FRAMES AND COVERS WILL BE OF HEAVY DUTY DESIGN AND PROVIDE A 30 INCH DIA. CLEAR OPENING. THE WORD "SEWER" WILL BE CAST INTO THE CENTER OF THE UPPER FACE OF EACH COVER WITH RAISED, 3" LETTERS.
 - 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.
 - CONTRACTOR WILL PLACE 2" WIDE METAL WIRE IMPREGNATED GREEN PLASTIC WARNING TAPE OVER ENTIRE LENGTH OF ALL GRAVITY SEWERS, SERVICES, AND FORCE MAINS.
 - ALL SANITARY STRUCTURE INTERIOR DIAMETERS (4" MIN) WILL BE DETERMINED BY THE MANUFACTURER BASED ON THE PIPE CONFIGURATIONS SHOWN ON THESE PLANS.
 - PROPOSED RIM ELEVATIONS OF SANITARY 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.
 - 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.
 - DIMENSIONS ARE SHOWN TO CENTERLINE OF PIPE OR FITTING.
 - 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 704.06 GRAVITY SEWER PIPE TESTING:
GRAVITY SEWERS WILL BE TESTED FOR WATER TIGHTNESS BY USE OF LOW-PRESSURE AIR TESTS CONFORMING WITH ASTM F1417-92(2005) OR UNI-BELL PVC PIPE ASSOCIATION UNI-B-6. LINES WILL BE CLEANED AND VISUALLY INSPECTED USING A LAMP TEST AND BY INTRODUCING WATER TO DETERMINE THAT THERE IS NO STANDING WATER IN THE SEWER, AND TRUE TO LINE AND GRADE FOLLOWING INSTALLATION AND PRIOR TO USE. DEFLECTION TESTS WILL TAKE PLACE NOT LESS THAN 30 DAYS NOR MORE THAN 90 DAYS FOLLOWING INSTALLATION. THE MAXIMUM ALLOWABLE DEFLECTION OF FLEXIBLE SEWER PIPE SHALL BE 5% PERCENT OF AVERAGE INSIDE DIAMETER. A RIGID BALL OR MANDREL WITH A DIAMETER OF AT LEAST 85% OF THE AVERAGE INSIDE PIPE DIAMETER SHALL BE USED FOR TESTING PIPE DEFLECTION. THE DEFLECTION TEST SHALL BE CONDUCTED WITHOUT MECHANICAL PULLING DEVICES.

ENV-WQ 704.08 FORCE MAIN AND PRESSURE SEWER TESTING:
WILL BE TESTED IN ACCORDANCE WITH SECTION 4 OF AWWA C600-05, 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 704.17 SEWER MANHOLES:
WILL BE TESTED FOR LEAKAGE USING A VACUUM TEST. TESTING WILL BE CONDUCTED PRIOR TO PLACEMENT OF SHELVES AND INVERTS.
 - 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 WIDTH WAIVER IS NEEDED IF THE MINIMUM REQUIRED DEPTH CANNOT BE MET.
 - 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 OWNERS EXPENSE).
 - 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.
 - SERVICE LATERAL LOCATIONS SHOWN ARE APPROXIMATE AND MAY BE ADJUSTED IN THE FIELD BASED ON INPUT FROM TOWN INSPECTOR AND/OR PROJECT CLERK OF THE WORKS.
 - REFER TO SHEET G-1 FOR GENERAL NOTES AND LEGEND.



NOT ISSUED
FOR
CONSTRUCTION

CAPITOL SHOPPING CENTER

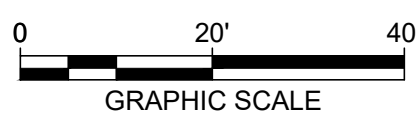
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5/28/2021	3/25/2021	REVISIONS
4/28/2021	2/18/2021	REVISIONS
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2/28/2021	11/20/2020	REVISIONS
1/28/2021	10/2/2020	RESPONSE TO COMMENTS
NO.	DATE	DESCRIPTION

REVISIONS

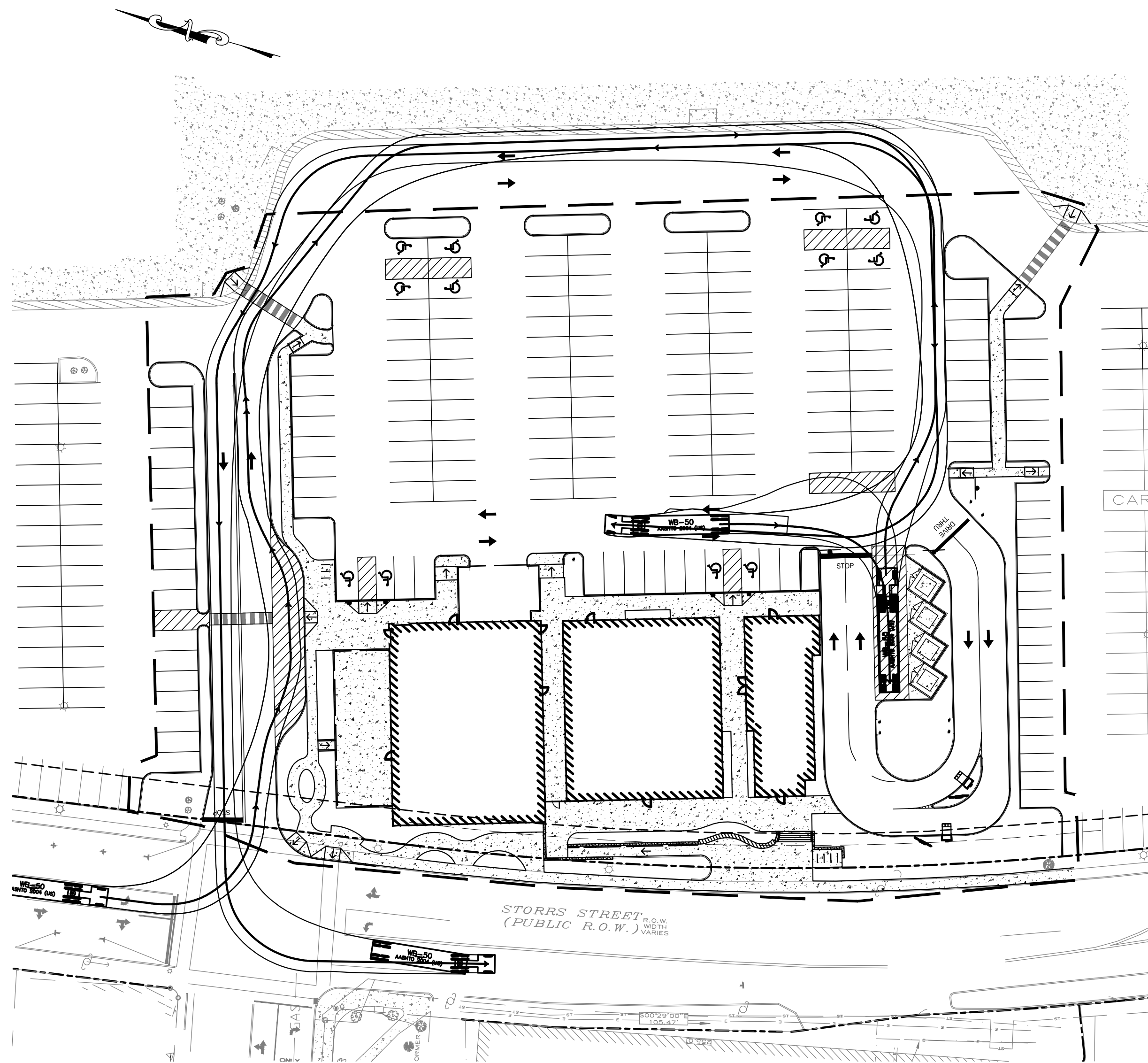


DATE:	AUGUST 2020
NOBIS PROJECT NO.	95250.00
DRAWN BY:	MD
CHECKED BY:	JCN
CAD DRAWING FILE:	95250.00-C-400-UTILITY.dwg
SHEET TITLE	

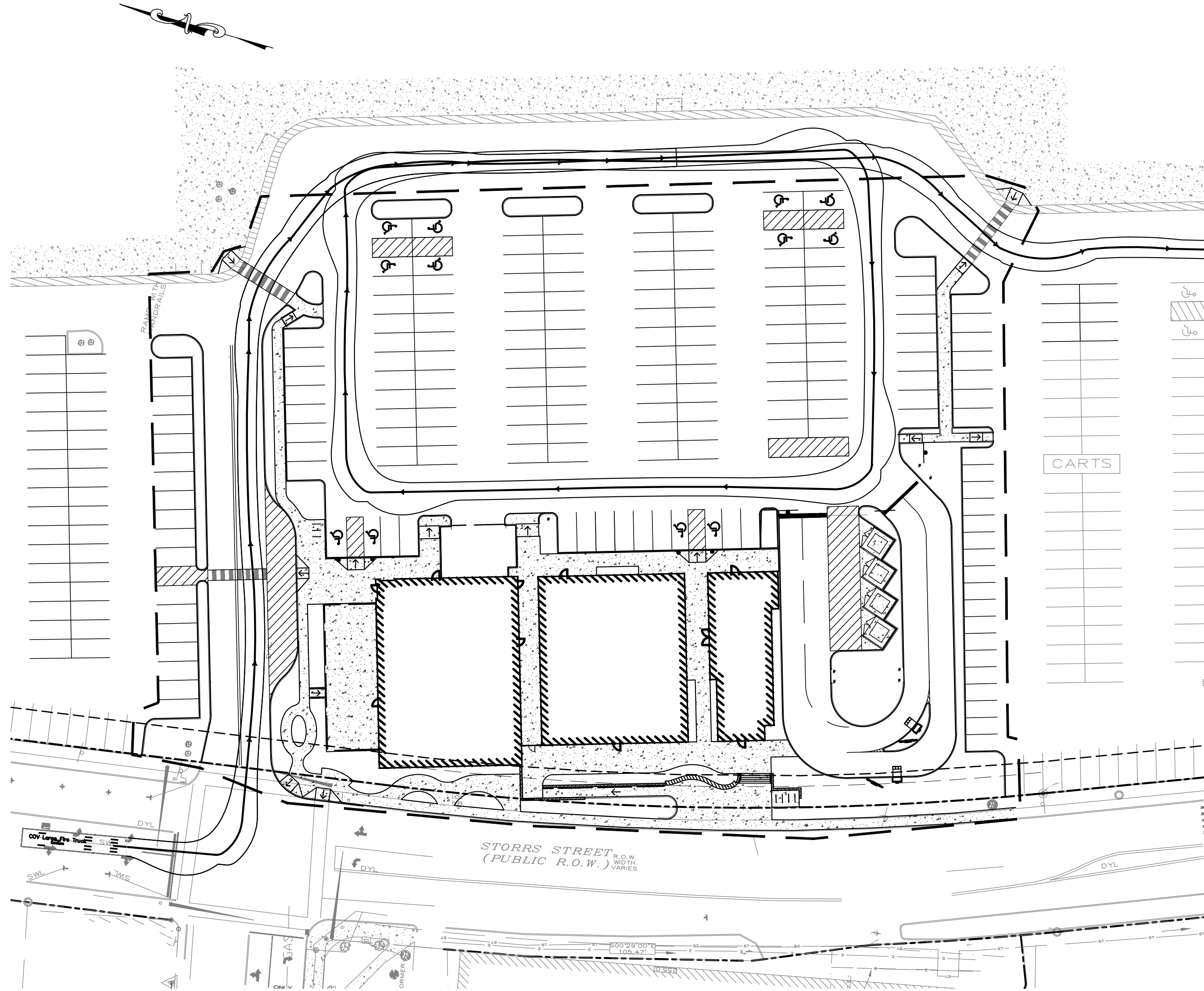
UTILITY PLAN

SHEET
C-5

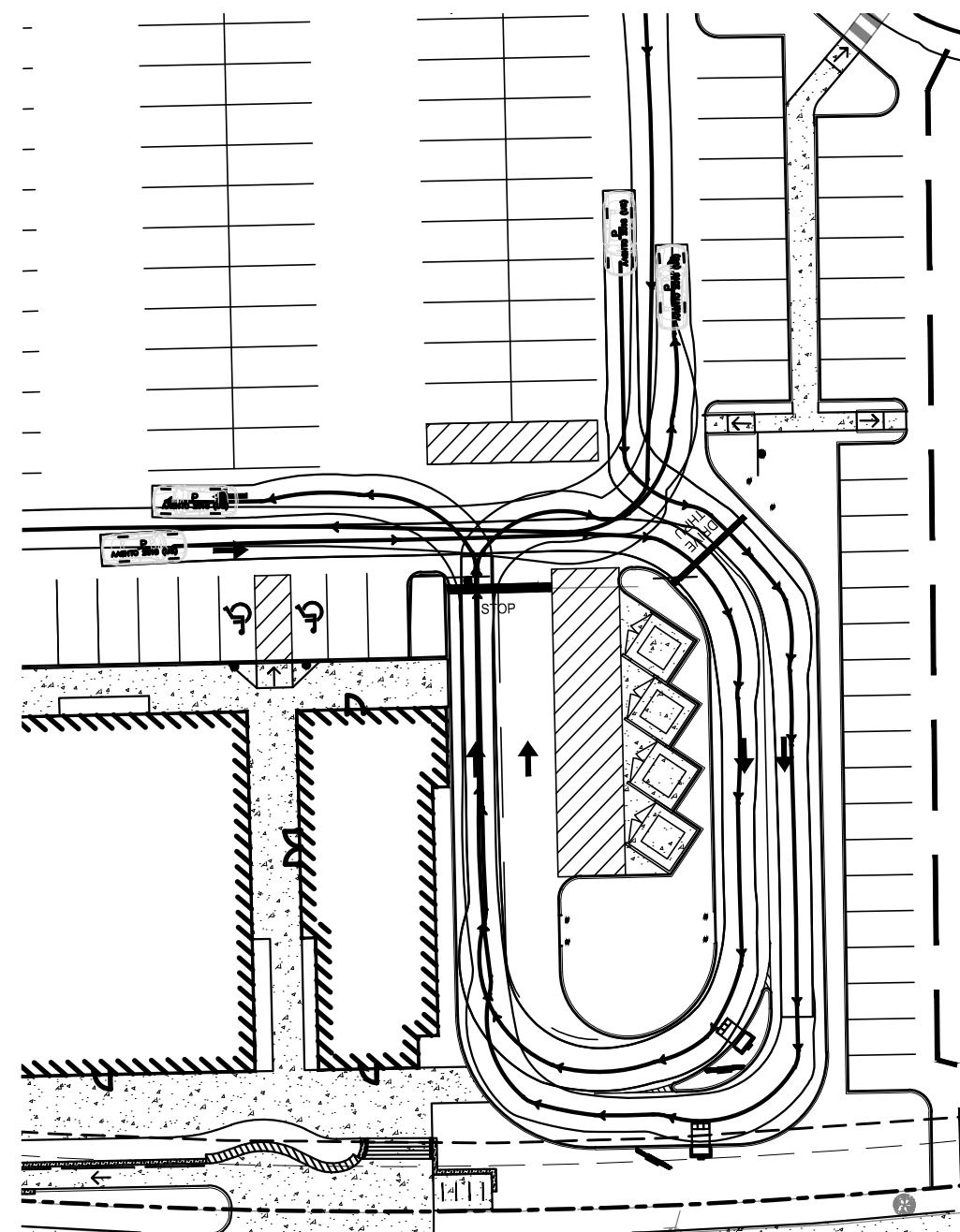
J:\95250.00 - Capitol Shopping Center Concord, NH\240 (2018)\dwg\95250.00-C-200-SITE.dwg 5/28/2021 9:13 AM



WB-50 TRUCK TURNS
PLAN VIEW
SCALE: 1" = 40'



FIRE TRUCK TURNS
PLAN VIEW
SCALE: 1" = 40'

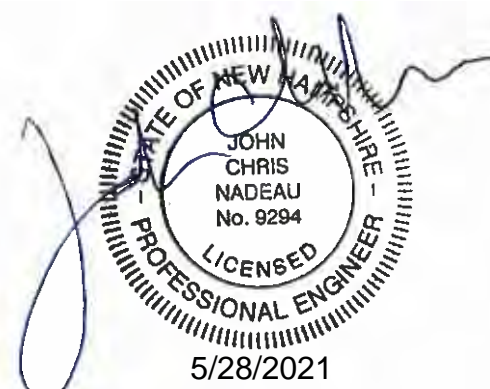


DRIVE-THRU CAR TURNS
PLAN VIEW
SCALE: 1" = 40'



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CAPITOL SHOPPING CENTER

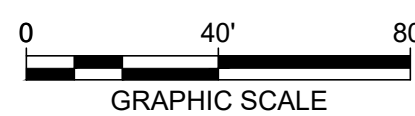
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1	10/2/2020	RESPONSE TO COMMENTS
NO.	DATE	DESCRIPTION

REVISIONS



DATE: AUGUST 2020

NOBIS PROJECT NO. 95250.00

DRAWN BY: MD

CHECKED BY: JCN

CAD DRAWING FILE:

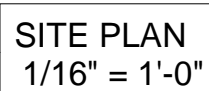
95250.00-C-200-SITE.dwg

SHEET TITLE











TURNING
MOTION PLAN

SHEET

C-8



three inches = one foot
one and one half inches = one foot
one inch = one foot
three quarter inch = one foot
one quarter inch = one foot
one eighth inch = one foot
P:\PROJECTS\628 CAPITAL PLAZA LA3628 CAPITAL PLAZA LANDSCAPE.dwg
TEMPLATE DATE: 03/05/2019

Planting Schedule													
Trees, Shrubs, Ground Cover, Flowers, Bedding and Seeding - See Specification, General Notes and Details on the Accompanying Drawings.													
USDA Plant Hardiness Zones - NH North of Laconia Zone 4 - Southern NH Zone 5 - Western Massachusetts Zone 5, - Eastern Massachusetts Zone 6													
Photo	Type	Sym	Qty	Common Name	Botanical Name	Hardiness Zone	Habit of Growth		Sun Exposure	Installed Size	Type	Use	Description & Notes (Height, Exposure, Bloom, Color)
							Height	Spread					
	Deciduous Large Tree	AST	1	American Sycamore Tree	Platanus accidentalis	4-9	70'	50'	Full-Partial Sun	2 1/2" - 3" cal	B&B	NA	The sycamore is a grand, stately shade tree for a larger site. It has broad green leaves but is most recognizable by its peeling bark, with patches of white and gray. Native to the Chicago region, sycamores have very high wildlife value, attracting a wide range of birds that use the tree for many purposes.
	Deciduous Large Tree	CKM	6	Crimson King Maple	Acer Platanoides Schwedleri Nigra	4-7	40'-50'	35'40'	Full-Partial Sun	2 1/2" - 3" cal	B&B	NA	Regular Maples provide brilliant color in fall...but the Crimson King Maple Tree shows off its beautiful purple leaves all summer long. In fact, Crimson King Maples are known for their striking, rich purple foliage in colder climates, too, and are one of the few trees to give you excellent color in the Northern states. And it doesn't matter what soil you plant your trees in because your Crimson King Maples will give you beautiful color anywhere. These trees will give you long-lasting color, keeping their purple foliage from spring until fall, hassle-free. Plus, the Crimson King Maple will give you dense shade, blocking the hot sun from your home and yard
	Deciduous Large Tree	CPT	2	Chanticleer Pear Tree	Pyrus calleryana 'Cleveland Select'	5-8	30-40'	15-20'	Full Sun	2 1/2" - 3" cal	B&B	Preferred Concord Street Tree	The Cleveland Pear is a perfectly uniform tree, growing in a tight, symmetrical shape without the need for pruning. It grows naturally in a clean oval, mak But no matter where you plant, you'll witness a long-lasting explosion of pure white flowers each spring. And Cleveland Pears are a great improvement over Bradford Pears and Aristocrat Pears, since you get their perfect, symmetrical shape in a much hardier, stronger tree. Plus, the Cleveland Pear has a pleasant aroma...unlike the Bradford, which is famous for its unpleasant scenting it ideal as a featured front yard tree or borders along roads and driveways.
	Deciduous Large Tree	CRC	4	Canada Red Choke Cherry	Prunus virginia 'Canada Red'	2-9	20-25'	15-20'	Sun Partial Shade	2 1/2" - 3" cal	B&B	Preferred Concord Street Tree	Deciduous tree, to 20-25 ft (6-7.5 m) tall, somewhat less of a spread, oval to rounded crown, straight trunk. Leaves have a shape similar to that of species type, although they are green at first then becoming dark purple, by June about 90% of the foliage is purple (Jacobson, 1996), leaves on new growth and root suckers at this time are green
	Deciduous Large Tree	GGK	10	Ginkgo Tree	Biloba 'Autumn Gold'	4-8	40-50'	25-30'	Full Sun	2 1/2" - 3" cal	B&B	Preferred Concord Street Tree	The strong, full growth of the Ginkgo is incomparable. From its thick, full and vibrantly green foliage to its easy-growing shade. With the Autumn Gold, you get these classic benefits and the perk of dazzling gold in the fall. And the Autumn Gold's open branching means you see more color than with other varieties. This bigger size means that it's even more colorful and carefree since larger trees rely on less water and sun. The Ginkgo is the world's oldest tree for good reason...it survives and thrives, long after others fade. It's tolerant of pollution, disease, insects and more, so whether you're a city dweller or rural homeowner, the Autumn Gold is perfect for you.
	Deciduous Large Tree	GRT	5	Golden Raintree Tree	Koelreuteria paniculata 'Golden Rain'	5-9	30'	30'	Full Sun	2 1/2" - 3" cal	B&B	Preferred Concord Street Tree	Golden Raintrees give you an incredible show year-round. When the leaves first bud out in early spring, they're a unique pink-red color, and eventually turn a deep green. It's one of the few trees to feature yellow flowers that erupt in a glorious cascade all over the canopy in midsummer. The show gets even better when the seed pods start to form in late summer. They turn a deep, rich orange and look like tiny, golden-orange paper lanterns. These versatile champions stand up to heat, harsh climates and city pollution equally well. You often see them as street trees in urban environments and as fabulous focal points in groups of three to five in landscapes.
	Deciduous Large Tree	JLT	3	Japanese Lilac Tree	Syringa reticulata 'Ivory Silk'	4-7	20-25'	25-30'	Full-Partial Sun	2 1/2" - 3" cal	B&B	Preferred Concord Street Tree	Delivering incomparable fragrance and cream blooms in the spring and summer months, the Ivory Silk Japanese Lilac lives up to its name, giving you a smooth, elegant look that fits in nearly anywhere. You'll enjoy its velvety white blooms on a naturally rounded crown. Vibrant green foliage pops against its reddish-brown bark, perfect for livening up bare areas...whether you plant it as a focal point in your flower beds or along driveway borders for extra color. Plus, it attracts graceful wildlife like hummingbirds to your garden.
	Deciduous Large Tree	PAT	1	Kwanzan Cherry	Prunus a. "Kwanzan"	3-9	40'-60'	35'-45'	Full-Partial Sun	2 1/2" - 3" cal	B&B	NA	Cloaked in a profusion of cascading pink flowers, Kwanzan Cherry Tree is known as the most prolific bloomer in the flowering cherry family. Plus, the Kwanzan thrives in tough conditions while still delivering unmatched color and eye-catching blooms, making it perfect for effortless elegance in almost any landscape area.
	Deciduous Large Tree	POK	7	Pin Oak Tree	Quercus palustris	3-8	60-70'	35-45'	Full Sun	2 1/2" - 3" cal	B&B	NA	One of the easiest oaks to grow and transplant, is a fast-growing, large deciduous tree adorned with a dense, pyramidal crown. Its lower branches are pendulous, the middle branches are horizontal and the upper branches are upright. The foliage of deeply cut, lustrous dark green leaves, adorned with 5-7 sharply pointed lobes, turns russet-red to bright crimson in the fall. Its smooth gray-brown bark usually develops ridging with age. Handsome in all seasons, tolerant of many soil conditions, heat and air pollution, Pink Oak is highly popular in eastern North America, having been widely planted as both a shade and street tree.
	Deciduous Large Tree	SWT	2	Sourwood Tree	Oxydendrum arboreum	5-9	25-30'	20'	Full Sun	2 1/2" - 3" cal	B&B	Preferred Concord Street Tree	Blooms from June to early July, with fragrant white flowers on drooping stalks that look very similar to lilies-of-the-valley. Features simple, elliptic or oblong leaves that are dark green in color and range from 4-8" long. Provides great fall color, with leaves turning crimson, purplish-red and sometimes yellow in the fall. Can live 100-200 years if planted in the right site. Yields an oval-shaped fruit that is under 1/2" in diameter. Grows in an oval shape. Is used by bees to produce highly prized honey.

OWNER
BRIXMORE CAPITAL SC, LLC

PROJECT TITLE / ADDRESS:
CAPITAL SHOPPING CENTER LANDSCAPE
80 STORRS STREET
CONCORD, NH 03301



SCALE: AS NOTED DWN BY: Author
JOB #: 3629 CHK BY: Checker

PRINT DATE: 5/28/2021 11:44:00 AM

ISSUE DATE:
05/28/2021
ISSUED FOR REVIEW
REVISION

REV.	DATE	COMMENTS

GRPAHC PLANTING SCHEDULES

LA107

three inches = one foot
one and one half inches = one foot
one inch = one foot
one inch = one foot
three quarter inch = one foot
one quarter inch = one foot
one eighth inch = one foot
P:\PROJECTS\628 CAPITAL PLAZA LA3628 CAPITAL PLAZA LANDSCAPE LAYOUT
TEMPLATE DATE: 03/05/2019

	Deciduous Accent Flowering Small Tree	YCT	4	Yoshino Cherry Tree	Prunus x yedoensis	5-8	20-30'	10-20'	Full-Partial Sun	6'-7' hgt.	B&B	NA	Create a spectacular show with masses of fragrant, double white to pink flowers on this large flowering cherry with a beautiful, spreading, arching crown. Glossy, dark green leaves turn bright yellow in fall. A stunning lawn specimen that is excellent for use as a shade tree. This is one of the largest of all flowering Cherry, with a habit that is more spreading than the usual vase shape. Broad canopy means it will provide shade for smaller patios, front yards, and other outdoor living spaces. A stunning single specimen in lawns or when used as a street tree. Even more lovely at your front-yard entry gate or to highlight a cottage garden.
	Evergreen Low Ground Cover	CBH	6	China Boy' Holly	Ilex x meserveae 'China Boy'	5-7	8-10'	6-8'	Full-Partial Sun	3 Gal	CTN	NA	Vigorous grower makes an ideal hedge or low screen. Its dense branching habit takes shearing well, displays deep green lustrous foliage. This male variety does not produce berries; it will provide pollen to enable berry set on nearby female hollies. Works well for borders, hedges, and screening. This pollenizer will serve many China Girl Holly females. It is excellent hedge material and a perfect candidate for formal gardens. Its dense habit takes oval or pyramidal forms. If left unsheared, it makes an ideal screen for planting strips between driveways, where it can take reflected heat and reduce glare.
	Evergreen Low Ground Cover	JAP	62	Juniper Andorra	(J. Horizontalis 'Plumosa')	5-9	18"	4'	Full-Partial Sun	5 Gal 18"-24"	CTN	NA	Andorra Juniper has attractive grayish green foliage. The scale-like leaves are highly ornamental and turn plum purple in fall. Neither the flowers nor the fruit are ornamentally significant. Andorra Juniper is a multi-stemmed evergreen shrub with a ground-hugging habit of growth. It lends an extremely fine and delicate texture to the landscape composition which should be used to full effect. This is a relatively low maintenance shrub, and is best pruned in late winter once the threat of extreme cold has passed. Deer don't particularly care for this plant and will usually leave it alone in favor of tastier treats. It has no significant negative characteristics.
	Evergreen Low Ground Cover	TAM	61	Tam Juniper	Juniperus sabina 'tamariscifolia'	4	1.5'	10'	Full Sun	5 Gal 18"-24"	CTN	NA	A densely branched, low-growing conifer that gracefully spreads to form mounds of soft, scale-like, rich green foliage. An excellent conifer for use as a large scale groundcover, on banks and slopes, or as a rock garden accent. Evergreen.
	Evergreen Accent Tree	HIY	2	Hicks Yew Hedge	Taxus x media 'Hicksii'	4-7	12-20'	8-12'	Full-Partial Sun	5 Gal	CTN	NA	Hicks Yew is a popular tree for growing into tall, narrow hedges. It has lovely, dark, evergreen needles, and it is dotted with bright red "fruits" in late summer and fall. It grows nearly straight upright and can mature up to 20 feet tall over time, making a nice, dense privacy hedge. It is also suitable for maintaining as a low hedge at 3-4' tall. It is versatile for use in many garden styles and is very easy to care for.
	Evergreen Accent Tree	MSA	8	Mission Arborvitae	Thuja Occidentalis "Techney"	3-8	10'-15'	6'-8'	Full-Partial Sun	6'-7' hgt	B&B	NA	Thuja Green Giants grow in a uniform shape and height. You get that classic French Renaissance look without having to prune or shear. In fact, you don't have to do anything to them. They're drought tolerant and have no significant insect or disease problems. With proper care, Thujas aren't typically prone to deer or bagworm problems. This is a tough tree. Resists ice and snow damage. Grows in almost any soil, even sandy loam or heavy clays. Prefers direct sunlight, but also does well in partial shade
	Evergreen Accent Tree	OMR	18	Olga Mezitt' Rhododendron	Rhododendron x 'Olga Mezitt'	4-8	3-4'	2-3'	Full-Partial Sun	5 Gal	CTN	NA	Stunning dome-shaped trusses of wavy, vibrant pink, lightly scented flowers blanket this cold hardy, compact evergreen in spring. Shiny, green, lobed, recurved foliage turns a rich mahogany color in late fall, holding through winter. More heat and sun tolerant than other varieties. An excellent choice for borders, mass planting, or containers.
	Evergreen Accent Tree	SKJ	8	Skyrocket Juniper	Juniperus virginiana 'Skyrocket'	3-9	15-20'	2-4'	Full-Partial Sun	6'-7' hgt.	B&B	NA	Stately, columnar form makes this likely the narrowest juniper available - so narrow and upright, in fact, it resembles a skyrocket! A durable and versatile evergreen with beautiful bluish green foliage, it works well grouped to form a colorful screen, or singly as a garden accent in a mixture of conifers. Requires very little care, once established. This thin columnar Juniper fits into very difficult places such as narrow side yards between homes. A super windbreak plant in both cold or hot climates. A hardy alternative to Italian Cypress in Mediterranean-inspired landscapes. Try planting in matched pairs or on four corners of a central courtyard.
	Evergreen Accent Tree	SPJ	2	Spartan Juniper Tree	Juniperus chinensis 'Spartan'	4-9	15-20'	5-10'	Full-Partial Sun	6'-7' hgt.	B&B	NA	A handsome, fast growing evergreen that forms a stately, dark green, densely branched column well-suited for use as a formal accent, screen or windbreak. In its natural form, the symmetrical, pyramidal shape rarely needs pruning. An excellent specimen for formal topiary. Tolerates heat, cold and drought.
	Evergreen Flowering Small Bush	PJM	6	PJM Rhododendron	Rhododendron x 'PJM'	4-8	3-5'	4-8'	Partial Sun	5 Gal	CTN	NA	A durable yet charming rhododendron with small trusses of bright lavender-purple blooms that contrast with the small, dark green leaves. The evergreen foliage takes on a mahogany-brown winter color. This variety is noted for its tolerance for heat as well as cold. An excellent choice for borders, mass plantings, or containers.
	Grasses	MAG	36	Maiden Grass	Miscanthus sinensis 'Variegatus'	5-9	5-9'	4-5'	Full Sun	1 Gal	CTN	NA	A classic ornamental grass, Variegated Miscanthus features beautiful, wide leaves. Rich cream-colored stripes on deep green run the length of the foliage, giving this plant a white appearance from a distance. Miscanthus sinensis 'Variegatus' grows in a traditional arching shape to four feet, five feet with mid-September, red-tinted blooms. It is tall enough to act as a screen or background plant, but it is also a good size for a border or bright specimen. Plant it in masses for drama or use it to cover a large landscape area. Site Variegated Miscanthus in full sun (shade may cause it to flop). Enjoy its arching shape and spectacular blooms.
	Perennial	CRO	100	Crocus Mixed Bulbs Spring (6 count)	Crocus vernus and Crocus chrysanthus	3-8	3-5"	6"	Full Sun-Partial Shade	-	-	NA	Hardy Snow Crocus and Giant Dutch Your landscape will erupt in a flurry of colour well before other gardens--and last up to two full months-- thanks to our special crocus blend. Hardy Snow Crocus appears in very early spring, even pushing up through snow to make its debut. Just as they start to fade, Giant Dutch Crocus makes its appearance. Great for mass plantings! Naturalizes nicely. Crocus bloom in succession to provide continuous colour.
	Perennial	DAF	100	Daffodil Mixed white yellow cream Bulbs Spring (6 count)	Daffodils (White, Yellow and Cream)	3-8	16-20"	12"	Full Sun-Partial Shade	-	-	NA	The gorgeous Daffodils derive their name from Narcissus, the legendary Greek hunter who fell in love with his own reflection - they're that good looking! Owing to their early blooming season, daffodil plants have long served as a symbol of renewal or hope around the world, been associated with Easter in the United States, as also with New Year celebrations in Eastern cultures.
	Perennial	TUL	100	Tulips mixed colors Bulbs Summer (6 count)	Tulipa triumph	3-8	2-28"	12"	Full Sun-Partial Shade	-	-	NA	Cream of the Crop' Dutch bulb experts have arranged to obtain special cream-of-the-crop tulips from leading Dutch growers. This excellent mix includes 35 prime-quality bulbs in a colour-coordinated mixture of reds, yellows, pinks, lavenders, whites and intriguing multicolours.
	Seasonal Color	IRI	3	Silver Edge Iris	Iris Sibirica 'Silver Edge'	3-8	30"	16"	Full Sun	1 yr potted	2 qt.	NA	Deep sky blue flowers, shaded with darker blue tones are exquisitely edged in silver. Each delicate petal of Iris 'Silver Edge' is painted with intricate yellow and white blazes. Blooms in early summer. More delicately flowered than Bearded Iris, Siberians are very adaptable and easy to grow. Equally at home in the flower border, or a moist (even bog) garden.
	Seasonal Color	BTF	3	Japanese Barberry	Berberi Thunbergii 'Fireball'	4-8	1-2'	1-2'	Full Sun-Partial Shade	#1	CTN	NA	The Fireball Japanese Barberry is a round, compact shrub with the richest and brightest red leaves of any barberry bush. It grows just 1 or 2 feet tall and broad, making it perfect for the front of beds, as edging, or as a low hedge. In spring it is bright red, holding its color all summer, and in fall taking darker tones, bringing brilliance to your garden for months and months. It doesn't flower or produce seeds, so it can be grown safely even in areas where Berberis is prohibited because of its invasion of natural areas.
	Seasonal Color	HRM	6	Invincibelle™ Ruby Mountain Hydrangea	Hydrangea arborescens 'NCHA3'	3-8	3-4'	2-3'	Full Sun-Partial Shade	1 yr. potted	1 gal.	NA	Hydrangea arborescens Invincibelle Ruby is a dwarf smooth hydrangea with very strong stems. It has dark burgundy-red flower buds that open to a two-toned combination of bright ruby red and silvery pink. It is dramatic and unique and makes excellent cut flowers. It blooms on new growth and is a strong rebloomer, producing gorgeous blossoms from summer into fall and can be used as a low hedge, specimen, in a mixed border, or foundation planting.

General Planting Notes

All planting beds shall be mulched with a minimum of 2" of shredded cedar "BLACK" bark mulch. All sod and/or seeded lawn areas to have minimum 6" topsoil blanket. All plant material to conform to current AAN, American Standard for Nursery Stock, ANSI Z60.1-2014. All fall bulbs shall be planted in the fall, plan accordingly, retainage will be held until plantings occur. All plantings shall be warranted for (1) one year from planting date. All mass planted shrubs beds and planters around building shall have minimum 18" deep topsoil blanket to compensate for the New England very sandy granular sub-grade material. The landscape Contractor shall be responsible for two (2) lawn mowings and weedings prior to acceptance of installation.

WA

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OWNER
BRIXMORE CAPITAL SC, LLC

PROJECT TITLE / ADDRESS:
CAPITAL SHOPPING CENTER LANDSCAPE
80 STORRS STREET
CONCORD, NH 03301



SCALE: AS NOTED DWN BY: Author
JOB #: 3629 CHK BY: Checker

PRINT DATE: 5/28/2021 11:44:01 AM

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05/28/2021
ISSUED FOR REVIEW
REVISION

REV.	DATE	COMMENTS

GRAPHIC PLANTING SCHEDULES

LA108

SHEET NUMBER: OF ARCHITECTURAL
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