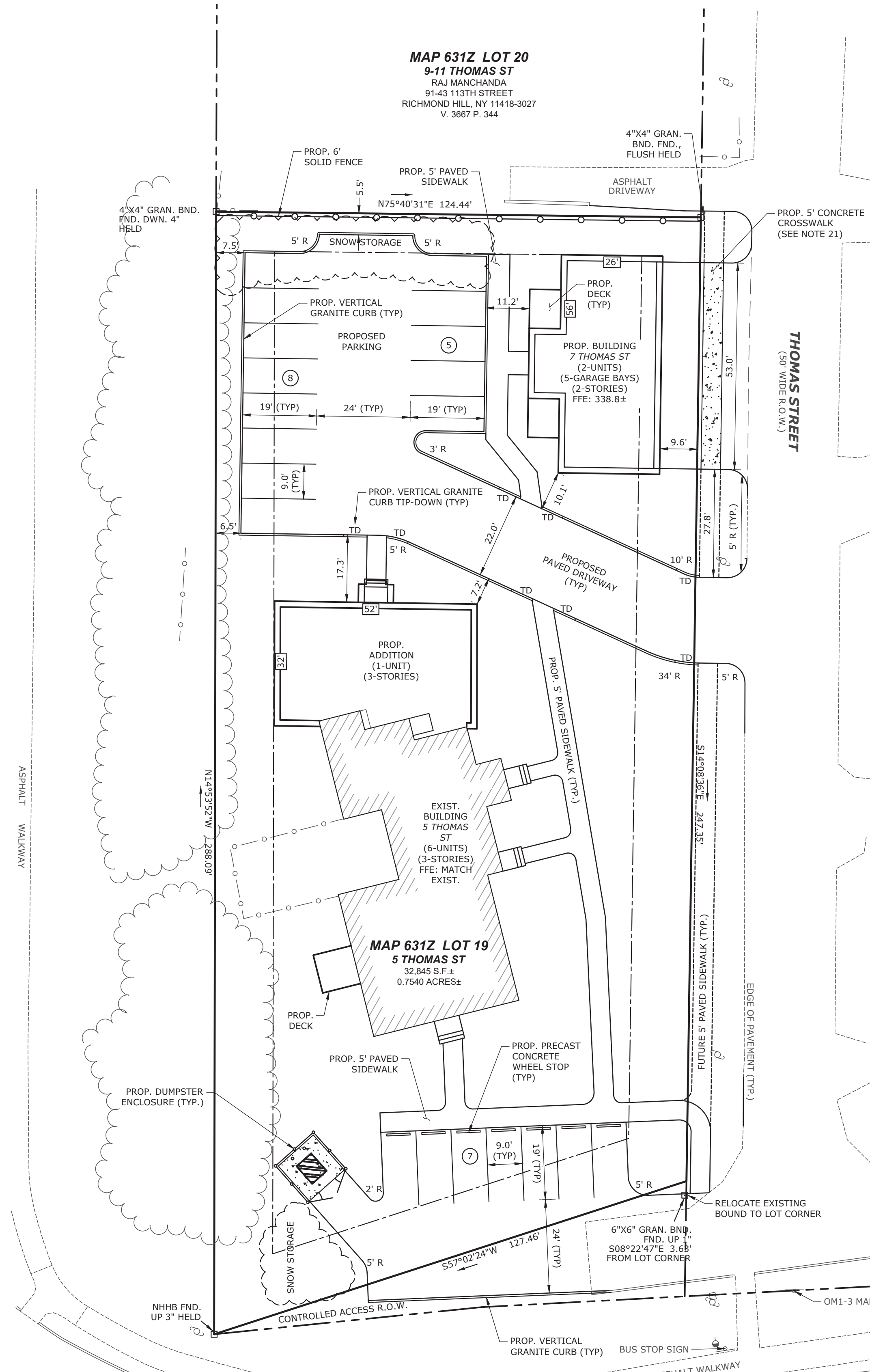


**MAP 60Z LOT 19**  
STATE OF NEW HAMPSHIRE  
107 N. MAIN STREET  
CONCORD, NH 03301  
V. 1336 P. 587

**HAZEN DRIVE**  
(VARIABLE WIDTH R.O.W.)



**MAP 631Z LOT 15**  
**8 THOMAS ST**  
JEFFREY A. & SCILLA BAUMAN  
8 THOMAS STREET  
CONCORD, NH 03301  
V. 2378 P. 374

**MAP 631Z LOT 16**  
**6 THOMAS ST**  
DEBORAH Y. LAFAYE  
6 THOMAS STREET  
CONCORD, NH 03301  
V. 3368 P. 182

**MAP 631Z LOT 17**  
**4 THOMAS ST**  
KELLY J. SMITH  
4 THOMAS STREET  
CONCORD, NH 03301  
V. 3516 P. 771

**MAP 631Z LOT 18**  
**2 THOMAS ST**  
JANELLE CORCORAN &  
JESUS MARQUEZ  
2 THOMAS STREET  
CONCORD, NH 03301  
V. 2552 P. 1669

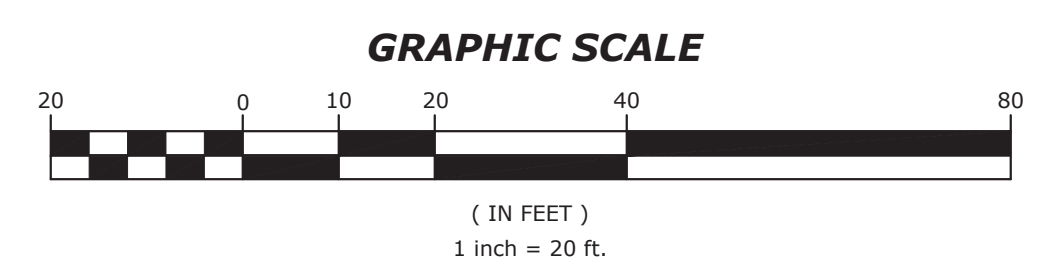
**TAX MAP 631Z LOT 1**  
CITY OF CONCORD  
41 GREEN STREET  
CONCORD, NH 03301  
V. 1392 P. 864

**NOTES:**

- THE PURPOSE OF THIS PLAN IS TO DEPICT THE PROPOSED SITE IMPROVEMENTS ASSOCIATED WITH THE EXPANSION OF AN EXISTING MULTI-FAMILY DEVELOPMENT FROM 3-UNITS TO 9-UNITS ON THE SUBJECT PARCEL OF LAND.
- REFERENCE THE SUBJECT PARCEL OF LAND AS LOT OF RECORD KNOWN AS CITY OF CONCORD TAX MAP/BLOCK/LOT (MBL) 631Z-19 LOCATED AT 5 THOMAS STREET.
- THE SUBJECT PARCEL CONTAINS APPROXIMATELY 32,845-SF OR 0.754 ACRES.
- OWNER OF RECORD: **MBL 631Z-19**  
ZV INVESTMENTS, LLC  
PO BOX 10711  
BEDFORD, NH 03110  
(V. 3688 P. 2782 MCRD)
- THE SUBJECT PARCEL IS SITUATED WITHIN THE 'RH' HIGH-DENSITY RESIDENTIAL ZONING DISTRICT. THE PROPOSED IMPROVEMENTS ARE SUBJECT TO THE FOLLOWING DIMENSIONAL REGULATIONS PER THE CITY OF CONCORD ZONING ORDINANCE:
 

	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA:	10,000 SF	32,845 SF	32,845 SF
MIN. BUILDABLE AREA:	5,000 SF	32,845 SF	32,845 SF
MIN. LOT FRONTAGE:	80 FT	247.35 FT	247.35 FT
MIN. SETBACKS (FRONT):	15 FT	7.4 FT	9.5 FT*
MIN. SETBACKS (REAR):	25 FT	N/A	N/A
MIN. SETBACKS (SIDE):	10 FT	0 FT	10 FT
MAX. LOT COVERAGE:	60%	23.9%	50.5%
MAX. BUILDING HEIGHT:	35 FT	<35 FT	<35 FT
- PARKING CALCULATIONS:  
REQUIRED PARKING IS AS DETERMINED FROM THE "TABLE OF OFF-STREET PARKING REQUIREMENTS" OF SECTION 28-7-2 OF THE ZONING ORDINANCE.  
REQUIRED PARKING: 9 UNITS @ 2 SPACES/UNIT = 18 SPACES  
PROPOSED PARKING: 20 CONVENTIONAL SPACES (9' x 19')  
5 GARAGE SPACES  
TOTAL PARKING = 25 SPACES
- THE AREA OF LAND DISTURBANCE PROPOSED BY THIS PROJECT IS APPROXIMATELY 37,000 SF.
- THIS PROJECT WILL REQUIRE THE FOLLOWING STATE AND/OR FEDERAL PERMIT(S) ASSOCIATED WITH THE SITE DESIGN:  
FAA OBSTRUCTION EVALUATION/AIRPORT AIRSPACE ANALYSIS (OE/AAA) - NOTICE OF PROPOSED CONSTRUCTION OR ALTERATION FORM (FORM FAA 7460-1)
- ON DECEMBER 7, 2022, THE CITY OF CONCORD ZONING BOARD OF ADJUSTMENT GRANTED VARIANCES TO ALLOW THE FOLLOWING:  
SECTION 28-4-1(d) REDUCTION IN THE FRONT YARD SETBACK TO 9.5 FT  
SECTION 28-4-5(d)(3) SEPARATION OF PARKING FROM PRIMARY STRUCTURES TO 7 FT  
SECTION 28-4-5(d)(5) REDUCTION OF THE PERIMETER BUFFER  
SECTION 28-7-7(g)(1) 5 PARKING SPACES IN THE FRONT YARD  
SECTION 28-7-8(a) 12 PARKING SPACES TO BACK ONTO DEAD END STREET
- ON JUNE 21, 2023, THE CITY OF CONCORD PLANNING BOARD GRANTED THE FOLLOWING CONDITIONAL USE PERMIT(S) ON THE SUBJECT PARCEL:  
SECTION 28-7-11(g) REDUCTION IN DRIVEWAY WIDTH TO 22 FT  
SECTION 28-7-11(f) ALLOW TWO DRIVEWAYS ON 247.35 FT OF ROAD FRONTAGE; REDUCE DRIVEWAY SEPARATION WIDTH TO 17.77 FT
- ON JUNE 21, 2023, THE CITY OF CONCORD PLANNING BOARD GRANTED THE FOLLOWING SITE PLAN REGULATION WAIVER(S) ON THE SUBJECT PARCEL:  
SECTION 19.03 ALLOW 53 FT WIDE DRIVEWAY  
SECTION 21.02 NOT PROVIDE A SIDEWALK ALONG THE FULL FRONTAGE OF THE PROPERTY; APPLICANT TO PAY IN LIEU OF FEE  
SECTION 22.07(5) ALLOW THOMAS STREET PARKING AREA STORMWATER RUNOFF TO NOT BE CAPTURED AND TREATED ONSITE
- ALL WORK PERFORMED SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST EDITION OF THE CITY OF CONCORD CONSTRUCTION STANDARDS, AND CITY STANDARDS SHALL TAKE PRECEDENCE IN CASE OF ANY DETAILS OR PLANS IN CONFLICT.
- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND IN ACCORDANCE WITH SECTION 25.02(1) OF THE SITE PLAN REGULATIONS.
- PER SITE PLAN REGULATION 12.09, UPON COMPLETION OF CONSTRUCTION THE CONTRACTOR SHALL SUBMIT AS-BUILT DRAWINGS TO THE ENGINEERING SERVICES DIVISION PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. DURING PROJECT CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE AS-BUILT SKETCHES OF ALL UNDERGROUND UTILITIES PRIOR TO BACKFILL AND PROVIDE TO ENGINEER OF RECORD. ALL INVERTS AND ELEVATIONS SHALL BE BASED ON A SURVEYED BENCHMARK PROVIDED BY THE SURVEYOR OF RECORD THE SURVEYOR SHALL PROVIDE AN AS-BUILT OF THE SITE UTILIZING NH STATE PLANE GRID COORDINATES AND N.A.V.D. 88 DATUM AND SUBMIT TO THE ENGINEERING SERVICES DIVISION IN ELECTRONIC FORMAT FOR INCLUSION IN THE CITY GIS DATABASE.
- PRIOR TO START OF ANY CONSTRUCTION THE CONTRACTOR SHALL ARRANGE A PRE-CONSTRUCTION MEETING WITH THE ENGINEERING SERVICES DIVISION TO DISCUSS CONSTRUCTION REQUIREMENTS, SITE INSPECTIONS, ASSOCIATED FEES, SCHEDULES, ETC.
- THE CONTRACTOR SHALL OBTAIN AN EXCAVATION PERMIT FROM THE ENGINEERING SERVICES DIVISION FOR WORK WITHIN THE RIGHT-OF-WAY.
- THE CONTRACTOR SHALL OBTAIN UTILITY CONNECTION PERMITS FROM THE ENGINEERING SERVICES DIVISION FOR THE PROPOSED WATER SERVICE, SEWER SERVICE, AND STORM DRAIN CONNECTION(S). INDIVIDUAL PERMITS WILL BE REQUIRED FOR EACH CONNECTION.
- THE CONTRACTOR SHALL OBTAIN A DRIVEWAY PERMIT FROM THE ENGINEERING SERVICES DIVISION FOR THE PROPOSED DRIVEWAY(S).
- A TEMPORARY TRAFFIC CONTROL PLAN (TTCP) WILL BE REQUIRED FOR ALL WORK IN AND ADJACENT TO THE CITY RIGHT-OF-WAY THAT WILL REQUIRE LANE CLOSURES. THE TTCP SHALL BE SUBMITTED TO THE ENGINEERING SERVICES DIVISION FOR REVIEW AND APPROVAL A MINIMUM OF TWO WEEKS PRIOR TO THE CONSTRUCTION ACTIVITIES THAT REQUIRE LANE CLOSURE(S).
- SOLID WASTE AND RECYCLING IS TO BE COLLECTED THROUGH RESIDENTIAL CONTAINERIZED SERVICE IN ACCORDANCE WITH CITY ORDINANCE 5-7-1.1.
- INSTALLATION OF A CONCRETE CROSSWALK FOR FUTURE SIDEWALK CONNECTION SHALL BE INSTALLED AT THE TIME OF SITE IMPROVEMENTS.
- IMPROVEMENTS FOR THIS PROJECT WILL BE CONSTRUCTED IN FOUR PHASES. PHASE 1 WILL INCLUDE DEMOLITION OF THE EXISTING GARAGE, CONSTRUCTION OF THE NEW GARAGE (2-UNITS), PLUS CONSTRUCTION OF THE NEW PARKING FACILITIES WITH ASSOCIATED SITE IMPROVEMENTS. PHASE 2 INCLUDES INTERIOR RENOVATION TO CONVERT THE EXISTING 3-UNIT PRIMARY STRUCTURE TO A 5-UNIT STRUCTURE. PHASE 3 INCLUDES FURTHER RENOVATION OF THE PRIMARY STRUCTURE TO CREATE AN ADDITIONAL UNIT, BRINGING THE PRIMARY STRUCTURE TO 6-UNITS. PHASE 4 INCLUDES CONSTRUCTION OF THE 1-UNIT ADDITION TO THE PRIMARY STRUCTURE.

**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.  
Clerk \_\_\_\_\_ Chair \_\_\_\_\_



**SITE PLAN**

PREPARED FOR:  
**5 THOMAS STREET MULTI-FAMILY**  
**5 THOMAS STREET (MBL 631Z-19)**  
**CONCORD, NEW HAMPSHIRE**

<b>APPLICANT</b> ZV INVESTMENTS, LLC. Attn: DAN MARTIN P.O. BOX 10711 BEDFORD, NH 03110	<b>OWNER</b> ZV INVESTMENTS, LLC. Attn: DAN MARTIN P.O. BOX 10711 BEDFORD, NH 03110
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NO.	DATE	DESCRIPTION
1	6/5/23	REVISED TO ADDRESS CITY REVIEW COMMENTS
2	7/27/23	REVISED TO ADDRESS CITY REVIEW COMMENTS

**REVISIONS:**

**STATE OF NEW HAMPSHIRE**  
JEFFREY W. LEWIS  
No. 10420  
Professional Engineer  
EXPIRES 12/31/2024

**NORTHPOINT ENGINEERING, LLC**  
Civil Engineering / Land Planning / Construction Services  
119 Storr's St, Ste 201  
Concord, NH 03301  
Tel 603-226-1166  
Fax 603-226-1160  
www.northpointeng.com

**DATE: APR. 2023**  
**PROJ.: 20057**  
**SCALE: 1"=20'**  
**SHEET: 4 OF 13**