



# TURNER GROUP

**THE T.L. TURNER GROUP Inc.**  
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DISCLAIMER: THE T.L. TURNER GROUP INC. HAS PREPARED THESE PLANS TO THE BEST OF ITS KNOWLEDGE AND BELIEF. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND AUTHORITIES. THE ARCHITECT OR ENGINEER'S SEAL AND SIGNATURE ARE REQUIRED FOR ALL PERMITS AND APPROVALS. ANY MODIFICATIONS TO THE ORIGINAL PLANS MUST BE MADE BY THE ARCHITECT OR ENGINEER.

- ISSUED FOR
- PROGRESS
  - SCHEMATIC DESIGN
  - DESIGN DEVELOPMENT
  - BID
  - CONSTRUCTION
  - NOT FOR CONSTRUCTION

REVISIONS

CITY PLAN #13

PROPERTY TITLE / ADDRESS

**PENACOCK COMMUNITY CENTER**  
**VILLAGE STREET PROPERTIES**  
 95, 97 VILLAGE STREET  
 PENACOCK, NH

PROJ. NO.	2024	DATE	
SCALE	1"=30'		
DESIGN BY	MM		
DRAWN BY	MM		
CHECK BY	MM		
ISSUE DATE	06.11.24		

EXISTING CONDITIONS PLAN

SHEET OF

# C1

DATE: 06.11.24

**ZONING NOTES**

95, 97 Village St (CC, General Commercial)  
 Village St (RM, Medium Density Residential)

95: Map 143P Lot 29 [2004/1673]; 0.46 acres  
 97: Map 143P Lot 30 [310/1063]; 1.21 acres  
 Map 143P Lot 31 [0540/0517]; 2.2 acres

The parcels are transected by a zoning district boundary. When an existing lot of record is transected by a zoning district boundary, the regulations that are applicable to the larger part by area of such lot may be deemed to govern the smaller part of the lot beyond such district boundary but only to an extent of not more than 40% if beyond such zoning district boundary.

The following uses are **NOT PERMITTED** in the CC district:  
 Child day care facility or nursery school  
 Community Center

The following uses are **PERMITTED** by Special Excemption in the RM district:  
 Child day care facility or nursery school  
 Community Center

Dimensional Information	CC	RM
Min. Lot Size:	25,000 sf	12,000 sf
Buildable land:	12,500 sf	6,250 sf
Min. Frontage:	150 ft	100 ft
Setbacks:		
Front-	30'	25'
Rear-	30'	25'
Side-	25'	15'
Max. Coverage:	80%	40%
Max. Height:	45'	35'

**PARKING**

Use	Unit of Measurement	Min. spaces req'd. per unit of measmt.
Child day care	Gross Floor Area	1 per 250 sf
Facility or nursery school		
School		

Community Center: Seating capacity or gfo of public assembly use, plus classrooms, plus gfo of gym. Req'd. parking for public assembly use plus 7 per classroom, plus 1 per 200 gfo of gym.

Parking is not permitted within the front yard of any residential district. In nonresidential districts parking is not allowed within 10-feet of the front lot line in CC districts, off-street parking may not be located between the building and the street. Loading spaces: 14' wide, min. of 1000 sf. In nonresidential districts loading areas must be set back 50 from residential district boundaries. In residential districts loading areas must be at least 10-feet from property lines. No refuse containers shall be within 25-feet of a residential district boundary.

**GENERAL NOTES**

1. Base plan information obtained from City of Concord GIS Data.