

REVISION HISTORY

1.

ISSUED FOR

PERMITTING

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OWNER

**CONCORD COALITION
TO END HOMELESSNESS
PO BOX 3933
CONCORD, NH 03302**

APPLICANT

**FIRST CHURCH
HOLDINGS, LLC
80 SCHOOL ST
CONCORD, NH 03301**

SITE

**FIRST CHURCH
REDEVELOPMENT**

**177 NORTH MAIN ST.
CONCORD, NH**

MAP 6414Z, LOTS 37 & 38

DRAWING TITLE

OVERVIEW SITE PLAN

SCALE

1" = 20'

DATE

06/21/2023

DRAFTED BY

DRW

CHECKED BY

ERL

PROJECT MGR

ERL

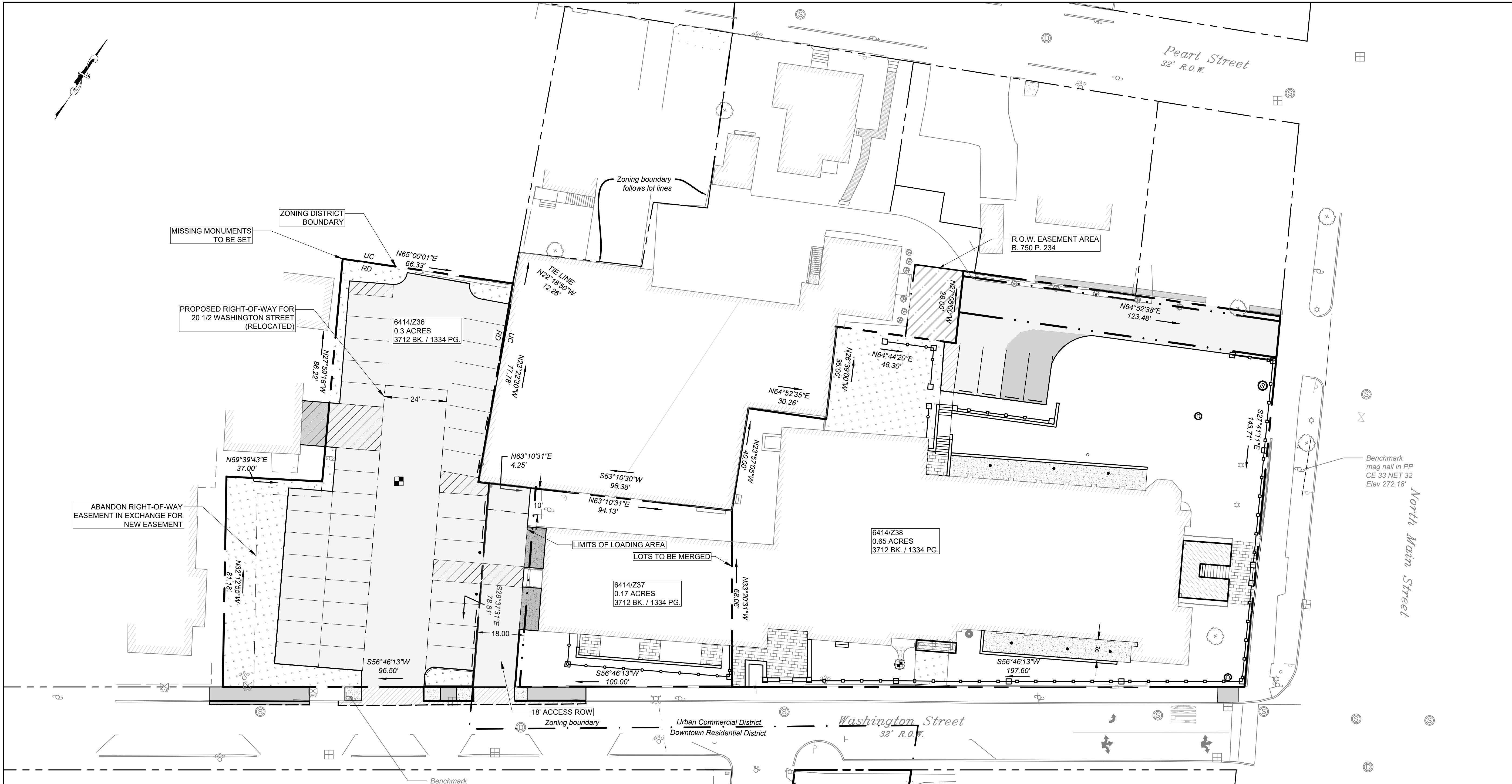
PROJECT NO.

CHOR0002

SHEET NO.

C1.2

05 OF 01



ZONING NOTES:

MAP / BLOCK / LOT(S):	6414Z / LOT 37 6414Z / LOT 38 6414Z / LOT 36 (OFF-SITE PARKING) 6414Z / LOT 40 (OFF-SITE PARKING)
PROPERTY ADDRESS:	177 NORTH MAIN STREET
OWNER:	CONCORD COALITION TO END HOMELESSNESS
APPLICANT:	FIRST CHURCH HOLDINGS, LLC
DEED REGISTRATION:	3712 BK. / 1334 PG.
ZONE:	URBAN COMMERCIAL (CU) DISTRICT DOWNTOWN RESIDENTIAL (RD) DISTRICT
FACILITY USE:	MULTI-FAMILY HOUSING
LOT AREA:	
	REQUIRED EXISTING PROPOSED
MIN. AREA	12,500 SF (0.29 AC) 7,110 SF (0.16 AC) 35,552 SF (0.82 AC)
	28,442 SF (0.65 AC)
FRONTAGE 100 LF	100.0' / 341.31 LF 441.31 LF
BUILDING SETBACKS:	
FRONT	15 LF 23 LF / 8.4 LF / 26 LF 8.4 LF / 26 LF
SIDE	15 LF 23 LF / 4 LF 23 LF / 4 LF
REAR	15 LF 12 LF / 14 LF 12 LF / 14 LF
BUILDING HEIGHT:	
MAX.	45 FT N/A N/A

IMPERVIOUS COVERAGE CALCULATIONS:

	ALLOWED	EXISTING	PROPOSED
MAX.	28,441 SF (80.0%)	XX,XXX SF (X%)	XX,XXX SF (X%)
IMPERVIOUS AREAS:			
PAVING	12,748 SF	13,052 SF	
SIDEWALK/CONC PADS	2,897 SF	3,371 SF	
BUILDING AREA	9,071 SF	9,035 SF	
TOTAL	24,716 SF	25,458 SF	

PARKING CALCULATIONS:

	REQUIRED	EXISTING	PROPOSED
MIN.	50 SPACES [1]	0 SPACES	4 SPACES
		LOT 36 27 SPACES	27 STANDARD SPACES 3 COMPACT SPACES 8 TANDEM SPACES
		LOT 40 8 SPACES	8 SPACES
		TOTAL 35 SPACES	50 SPACES
ADA SPACES			
MIN.	2 SPACES	0 SPACES	2 SPACES

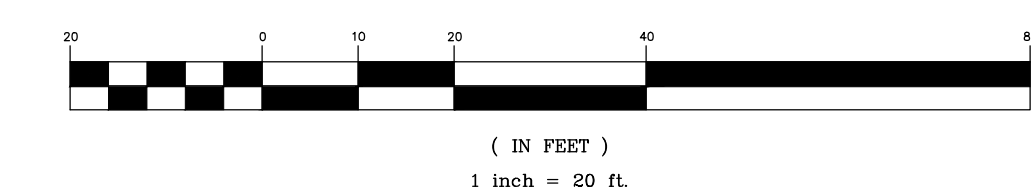
- APPLICANT REQUESTS A CONDITIONAL USE PERMIT IN ACCORDANCE WITH ARTICLE 28-7-11(A) ALTERNATIVE PARKING ARRANGEMENTS OFF-SITE PARKING TO ALLOW OFF-SITE PARKING THAT IS WITHIN 500 FT OF THE PRINCIPAL USE.
- VARIANCES ARE REQUESTED FROM THE CONCORD ZONING BOARD OF ADJUSTMENT. THE HEARING WILL BE HELD ON JULY 12, 2023.
 - RELIEF FROM 28-4-5(d)(2) TO PERMIT 34 DWELLING UNITS ON A 0.74 BUILDABLE ACRE PARCEL WHERE 8 UNITS ARE PERMITTED.
 - RELIEF FROM 28-4-5(d)(5) TO PERMIT PARKING AND PATIOS WITH THE PERIMETER BUFFER REQUIRED FOR MULTIFAMILY DEVELOPMENT.
 - RELIEF FROM 28-4(d)(4) TO PERMIT RESIDENTIAL UNITS WITH DIRECT OUTDOOR ACCESS TO HAVE PRIVATE YARD AREAS OF 100 SF, WHERE 300 SF PRIVATE YARDS ARE REQUIRED.

- RELIEF FROM 28-4-1(h) TO PERMIT VARIOUS PRIVATE PATIOS WITHIN 5' OF THE RELEVANT LOT LINE, WHERE 15' FRONT/REAR/SIDE SETBACK FOR STRUCTURES ARE REQUIRED.
- RELIEF FROM 28-7-2 TO PERMIT 50 PARKING SPACES FOR A 34 UNIT MULTI-FAMILY DEVELOPMENT WHERE 68 PARKING SPACES ARE REQUIRED.
- RELIEF FROM 28-7-13 TO PERMIT A LOADING AREA REQUIRING BACKING INTO OR FROM A STREET; BEING WITHIN 0 FEET OF A RESIDENTIAL BOUNDARY WHERE 25' SETBACK IS REQUIRED; AND HAVING NO FENCE OR LANDSCAPE BUFFER WHERE A FENCE OR LANDSCAPE BUFFER IS REQUIRED.
- RELIEF FROM 28-7-14 TO PERMIT REFUSE CONTAINERS TO BE LOCATED WITHIN 0 FEET OF A RESIDENTIAL DISTRICT BOUNDARY, WHERE A 25' SETBACK IS REQUIRED.
- RELIEF FROM 28-7-8(b) TO PERMIT A 15' SEPARATION BETWEEN DRIVEWAYS WHERE A 30' SEPARATION IS REQUIRED
- RELIEF FROM 28-7-7 TO PERMIT 8 "TANDEM PARKING SPACES, WHERE TANDEM SPACES ARE NOT PERMITTED.
- RELIEF FROM 28-7-7(a) TO PERMIT PARKING SPACES TO MEASURE 8 1/2 FEET WIDE BY 17 FEET LONG, WHERE STANDARD SPACES ARE REQUIRED TO MEASURE 9 FEET BY 19 FEET.

PLAN NOTES:

- EXISTING CONDITIONS, TOPOGRAPHICAL INFORMATION, NORTH ORIENTATION, AND COORDINATE VALUES DEPICTED ON THESE DRAWINGS ARE BASED ON PLAN TITLED "EXISTING CONDITIONS PLAT OF THE LAND OF CONCORD COALITION TO END HOMELESSNESS", DATED JUNE 9, 2022, PREPARED BY RICHARD D. BARTLETT & ASSOCIATES, INC.
- SEE SHEET C0.2 LEGEND AND NOTES FOR PROJECT LEGEND AND GENERAL NOTES

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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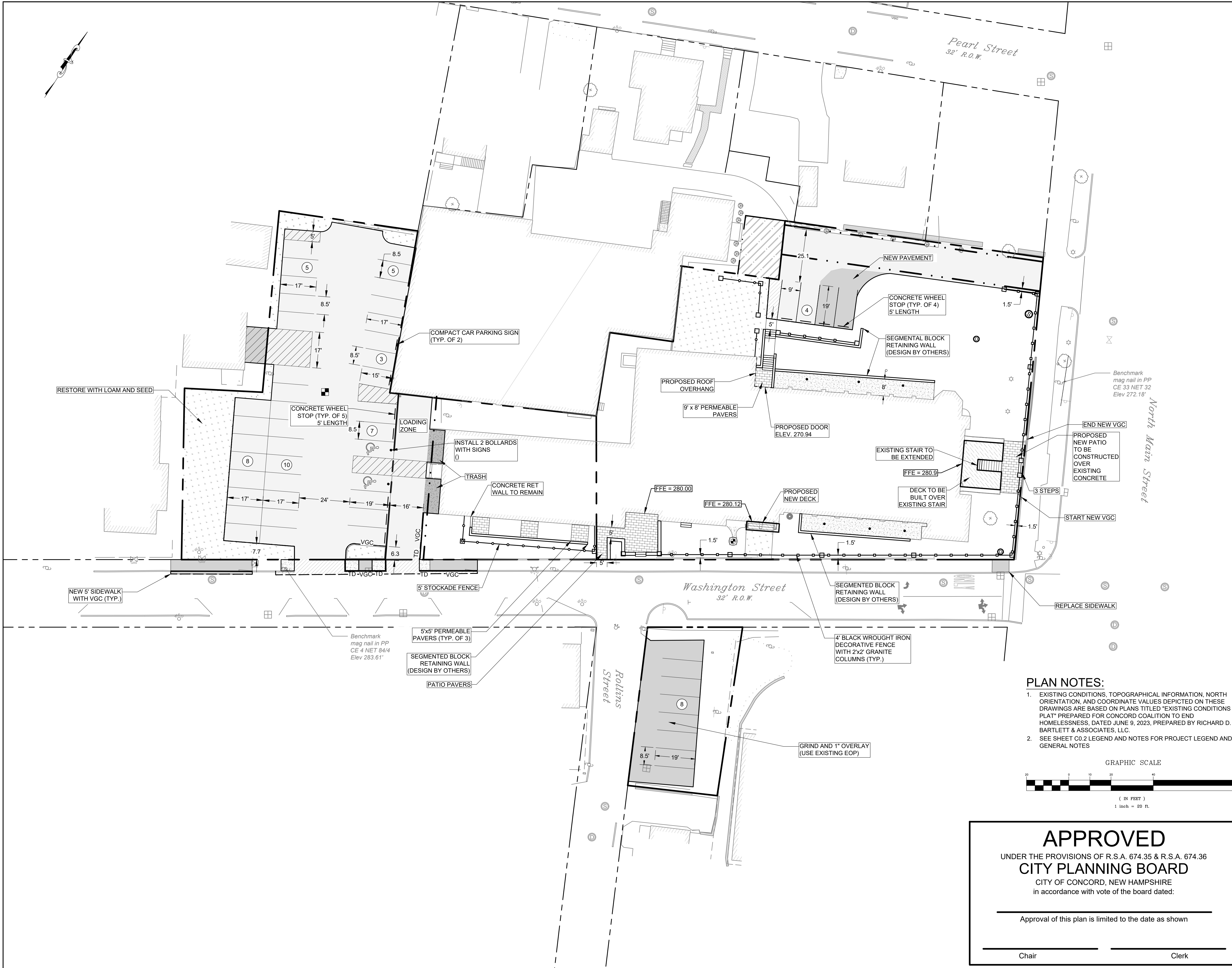
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SITE PLAN

SCALE	DATE		
1" = 20'	06/21/2023		
DRAFTED BY	CHECKED BY	PROJECT MGR	PROJECT NO.
DRW	ERL	ERL	CHOR0002

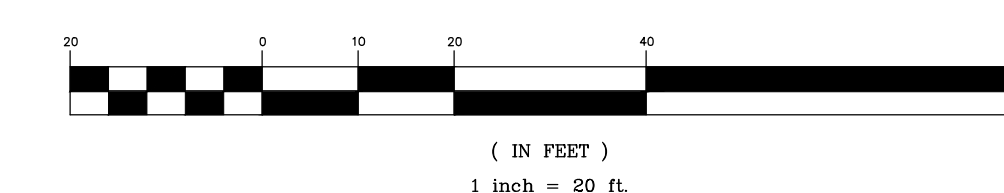
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