



- NOTES:**
- OWNER OF RECORD FOR EXISTING TAX MAP 7412 LOTS 225 & 226 IS THE CITY OF CONCORD, 41 GREEN STREET, CONCORD, NH 03301-4255. THE REFERENCE DEED FOR THE LOTS IS BK.3460 PG.218 DATED FEBRUARY 28, 2020 IN THE MERRIMACK COUNTY REGISTRY OF DEEDS.
  - THE PURPOSE OF THIS PLAN IS TO SHOW A 84,180 S.F., 6 STORY MULTI-FAMILY RESIDENTIAL BUILDING WITH LOWER LEVEL PARKING AREA ON TAX MAP LOTS 7412-225 & 7412-226.
  - THE TOTAL AREA OF TAX MAP LOT 7412-225 IS 28,481 SQ.FT. OR 0.0654 ACRES WITH 185.34 FT. OF FRONTAGE ALONG FAYETTE STREET, 123.99 FT. OF FRONTAGE ALONG SOUTH MAIN STREET AND 54.31 FT. OF FRONTAGE SOUTH STATE STREET. THE TOTAL AREA OF TAX MAP LOT 7412-226 IS 5,564 SQ.FT. OR 0.128 ACRES WITH 101.16 FT. OF FRONTAGE ALONG SOUTH STATE STREET AND 50.58 FT. OF FRONTAGE ALONG FAYETTE STREET.
  - CURRENT ZONING IS THE CENTRAL BUSINESS PERFORMANCE DISTRICT "CBP".
- ZONING REQUIREMENTS:**
- MINIMUM LOT SIZE = NONE
  - FRONT SETBACK DISTANCE = NONE
  - SIDE & REAR SETBACK DISTANCE = NONE
  - MINIMUM FRONTAGE = NONE FT.
  - MAXIMUM LOT COVERAGE = NONE
  - MAXIMUM BUILDING HEIGHT = 80 FT.
- THE BOUNDARY INFORMATION SHOWN FOR LOTS 7412-225 AND 7412-226 IS BASED ON REFERENCE PLANS #1 CITED HEREON TOGETHER WITH A PRECISE FIELD SURVEY PERFORMED BY THIS OFFICE IN JANUARY 2022.
  - HORIZONTAL ORIENTATION IS NH STATE PLANE COORDINATE SYSTEM. VERTICAL DATUM IS NAVD83. BOTH ARE BASED ON REFERENCE PLAN #1.
  - THE SURFACE FEATURES AND SITE TOPOGRAPHY SHOWN ARE THE RESULT OF AN ON-SITE FIELD SURVEY PERFORMED BY THIS OFFICE DURING THE MONTH JANUARY 2022 TOGETHER WITH THE REFERENCE PLANS CITED HEREON AND GIS INFORMATION AVAILABLE FROM THE CITY OF CONCORD.
  - NO JURISDICTIONAL WETLANDS WERE FOUND ON THE SUBJECT LOTS.
  - THE SUBJECT PARCEL IS NOT LOCATED IN A FLOOD HAZARD AREA AS DETERMINED FROM THE FLOOD INSURANCE STUDY (FIRM), MERRIMACK COUNTY, CITY OF CONCORD, NEW HAMPSHIRE, COMMUNITY NO. 330110, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NUMBER: 33013C0533E, EFFECTIVE DATE: APRIL 19, 2010.
  - THE LOTS ARE LOCATED WHOLLY WITHIN THE AQUIFER PROTECTION OVERLAY DISTRICT (AP).
  - THE EXISTING BUILDING ON LOT 7412-225 IS SERVICED BY OVERHEAD AND UNDERGROUND UTILITIES, MUNICIPAL WATER AND SEWER AND GAS PROVIDED BY LIBERTY UTILITIES.
  - ALL OTHER UTILITIES SHOWN HAVE BEEN COMPILED IN PART FROM PLANS OF RECORD AND FIELD LOCATION. THE LOCATION OF UNDERGROUND UTILITIES SHOULD BE CONSIDERED APPROXIMATE AND SHOULD BE FIELD VERIFIED PRIOR TO ANY EXCAVATION OR CONSTRUCTION ACTIVITIES.
  - EXISTING TAX MAP LOT 7412-225 HAS THE BENEFIT OF AN 8 FT. WIDE AND A 10 FT. WIDE RIGHT-OF-WAY GRANTED TO EDWARD F. DONOVAN BY ST. MARY'S SCHOOL FOR GIRLS. SEE BOOK 551 PAGE 28 DATED OCTOBER 8, 1936 AND REFERENCE PLAN #2 CITED HEREON.
  - EXISTING TAX MAP LOT 7412-226 HAS THE BENEFIT OF AN 10 FT. WIDE RIGHT-OF-WAY GRANTED TO WILLIAM E. SLEEPER BY ST. MARY'S SCHOOL FOR GIRLS. SEE BOOK 553 PAGE 473 DATED JUNE 22, 1937.
  - FIRE ACCESS TO THE SITE WILL BE FROM CITY STREETS AND THE PARKING LOT.

REV.	DATE	DESCRIPTION	C/O	DR	CK

**OVERVIEW PRESENTATION PLAN**  
**TAX MAP 7412Z LOTS 25 & 26**  
**(32-34 S. MAIN STREET & 33 S. STATE STREET)**  
**CONCORD, NEW HAMPSHIRE**

PREPARED FOR:  
**JOHN FLATLEY COMPANY**  
 45 DAN ROAD, SUITE 320, CANTON, MA 02021

LAND OF:  
**CITY OF CONCORD**  
 41 GREEN STREET, CONCORD, NH 03301

SCALE: 1"=20' FEBRUARY 16, 2022

Surveying ♦ Engineering ♦ Land Planning ♦ Permitting ♦ Septic Designs

**FIELDSTONE**  
LAND CONSULTANTS, PLLC

206 Elm Street, Milford, NH 03055  
 Phone: (603) 672-5456 Fax: (603) 413-5456  
 www.FieldstoneLandConsultants.com

- REFERENCE PLANS:**
- "ALTA/NSPS LAND TITLE - SURVEY OF LAND OF - THE CITY OF CONCORD - MAP 34, BLOCK 3, LOTS 2 & 3 - PROJECT LOCATION: 32-34 S. MAIN ST. & 33 S. STATE ST. - CONCORD, NH 03301", SCALE 1"=20', DATED APRIL 4, 2018, BY RICHARD D. BARTLETT ASSOCIATES, LLC.
  - "PLAN OF LAND - BELONGING TO - ST. MARY'S SCHOOL - CONCORD, N.H.", SCALE 1"=20', DATED SEPTEMBER 1936, BY LLOYD & MANN, CIVIL ENGINEERS. RECORDED IN THE MERRIMACK COUNTY REGISTRY OF DEEDS IN PLAN BK.840, PG.1.
- PERMITS REQUIRED:**
- SITE PLAN APPROVAL - CITY OF CONCORD
  - ZONING BOARD APPROVAL - PENDING VARIANCES
  - BUILDING PERMIT - CITY OF CONCORD

**LEGEND: PROPOSED FEATURES**

	TRAFFIC FLOW (NOT PAINTED ARROWS)		BUILDING MOUNTED LIGHT		UTILITY POLE
	PARKING SPACE COUNT		POLE MOUNTED LIGHT		OVERHEAD WIRE - ELECTRIC
	PAVED AREA		CATCH BASIN W/ SILT SACK		UNDERGROUND ELECTRIC
	BUILDING		SILT FENCE		WATER LINE
	FENCE		1 FT. CONTOUR		SEWER LINE
	CURB LINE		5 FT. CONTOUR		UTILITY BOX LOCATION
	TO BE REMOVED		SPOT ELEVATION		GAS LINE
	CONCRETE SIDEWALK/PAD		SANITARY SEWER MANHOLE		V.G.C. VERTICAL GRANITE CURB
			DMH #1		

\*\*SEE EXISTING CONDITIONS FOR EXISTING LEGEND.

**TABULATIONS:**

- GROSS ACREAGE: COMBINED LOT 0.782 ACRES (34,045 SF)
- BUILDING USE: EXISTING 100% OFFICE, 4 FLOORS, 26,102 SF  
PROPOSED: PARKING GARAGE AT GROUND LEVEL, FLOORS 1-5 ARE RESIDENTIAL HOUSING; TOTAL BUILDING GROSS AREA = 84,436 SF
- AREA OF PARKING GARAGE = 14,286 SF (INCLUDES AISLES, PARKING, UTILITY, STAIRWELLS AND ELEVATOR); TOTAL HOUSING AREA = 57,865 SF (14,030 SF/FLOOR GROSS), 64 UNITS, 103 BEDROOMS
- BUILDING COVERAGE = 14,286 SF/34,045 SF = 42.0 %, PARKING COVERAGE = 7834 SF, 23%
- IMPERVIOUS COVERAGE = 6,789 SF GREEN, 27,256 SF IMPERVIOUS, 80.0 %
- BUILDING OCCUPANCY FOR PARKING = 103 BEDS (64 UNITS)
- REQUIRED PARKING (ZONING 28-7-13 CBP): 2 SPACES PER 60K-100K SF RESIDENTIAL SPACE
- PROPOSED PARKING: 35 GARAGE SPACES, 26 OUTDOOR SPACES, 3 ADA SPACES (61 TOTAL SPACES)

