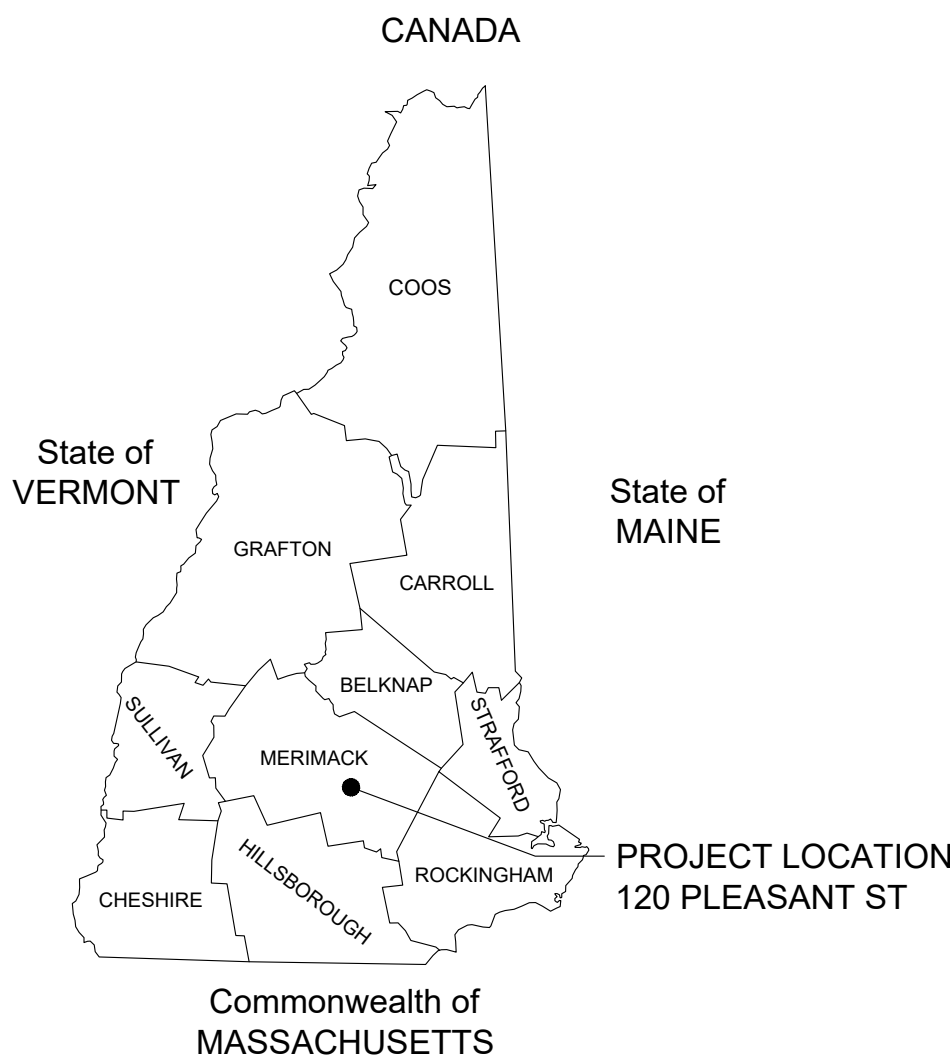
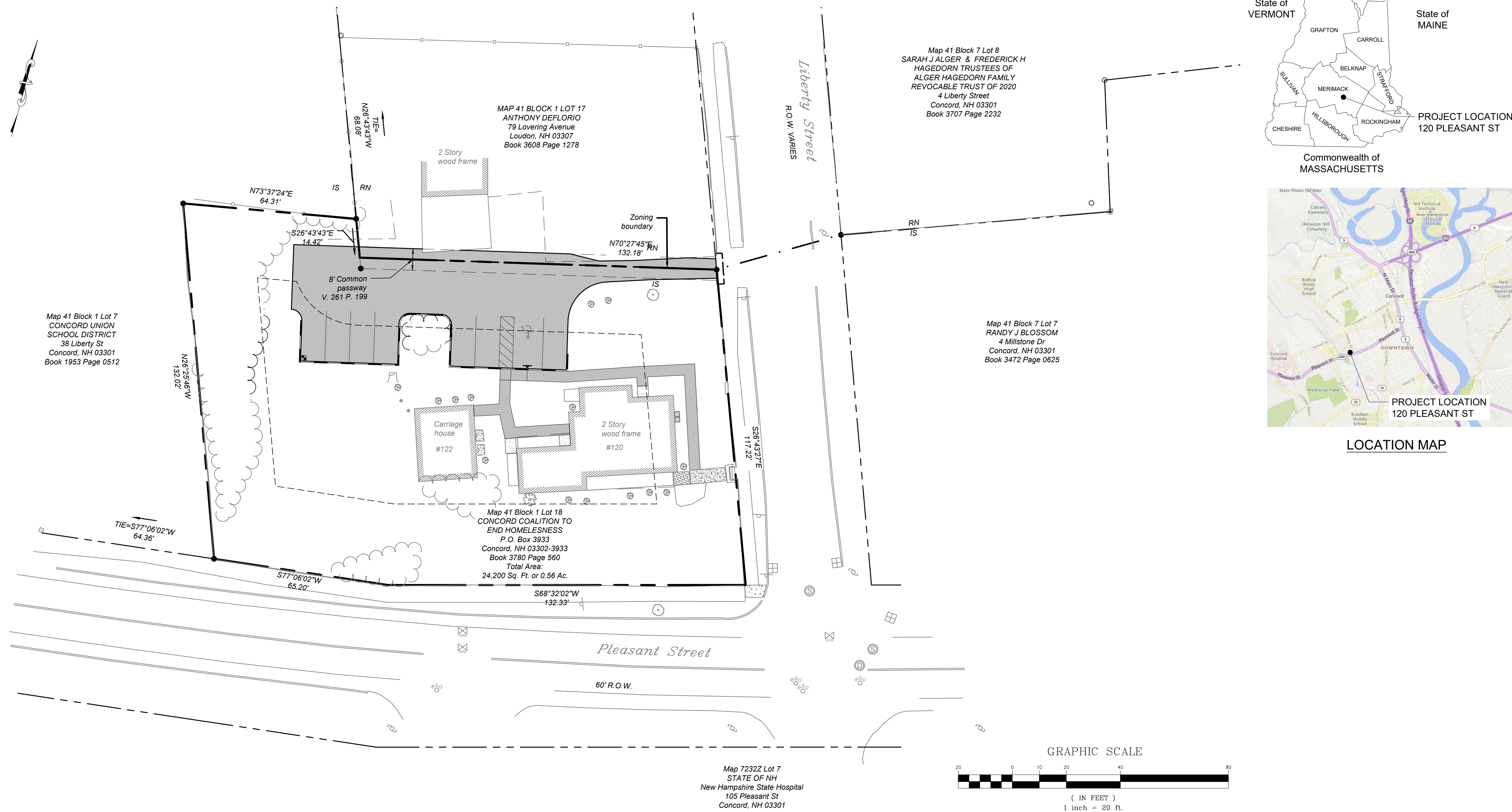


CONCORD COALITION TO END HOMELESSNESS

120 PLEASANT STREET, CONCORD, NH



LOCATION MAP

PROJECT DESCRIPTION:

THIS PROJECT INCLUDES CONVERSION OF EXISTING TWO-BEDROOM APARTMENT BUILDING INTO SIX ONE-BEDROOM APARTMENT UNITS AND TWO APARTMENTS IN CARRIAGE HOUSE. EXTERIOR IMPROVEMENTS INCLUDE ADA ACCESSIBLE ENTRANCE AND WALKWAYS AND IMPROVED SHARED DRIVEWAY ACCESS AND PARKING.

SHEET INDEX

SHEET	NUMBER	TITLE	DATE ISSUED	LATEST REVISION
1	C0.1	COVER SHEET	04/20/2022	--/--/----
2	C0.2	NOTES & LEGEND	04/20/2022	--/--/----
3	S1.1	EXISTING CONDITIONS PLAN	04/15/2022	--/--/----
4	C1.1	DEMOLITION PLAN	04/20/2022	--/--/----
5	C1.2	SITE PLAN	04/20/2022	--/--/----
6	C1.3	GRADING & DRAINAGE PLAN	04/20/2022	--/--/----
7	C5.1	CONSTRUCTION DETAILS	04/20/2022	--/--/----
8	C5.2	EROSION CONTROL DETAILS	04/20/2022	--/--/----

ABUTTERS LIST

- 01 MAP 41 BLK 1 LOT 7, BK 1953 PG 0512: CONCORD UNION SCHOOL DISTRICT, 38 LIBERTY STREET, CONCORD, NH 03301
02 MAP 41 BLOCK 1 LOT 17, BK 3608 PG 1278: ANTHONY DEFLORIO, 79 LOVERING AVENUE, LOUDON, NH 03307
03 MAP 41 BLOCK 7 LOT 7, BK 3472 PG 0625: RANDY J BLOSSOM, 4 MILLSTONE DRIVE, CONCORD, NH 03301
04 MAP 41 BLOCK 7 LOT 8, BK 3707 PG 2232: SARAH J ALGER & FREDERICK H HAGEDORN TRUSTEES OF ALGER HAGEDORN FAMILY REVOCABLE TRUST OF 2020, 4 LIBERTY STREET, CONCORD, NH 03301
05 MAP 7232Z LOT 7: STATE OF NH, NEW HAMPSHIRE STATE HOSPITAL, 105 PLEASANT STREET, CONCORD, NH 03301

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

Wilcox & Barton INC.
CIVIL • ENVIRONMENTAL • GEOTECHNICAL

2 CAPITAL PLAZA, SUITE 305
CONCORD, NH 03301
603-369-4190
www.wilcoxandbarton.com

LAND SURVEYOR
RICHARD D. BARTLETT & ASSOCIATES, LLC
214 NORTH STATE STREET
CONCORD, NH 03301

ARCHITECT
WARRENSTREET ARCHITECTS, INC.
27 WARREN STREET
CONCORD, NH 03301

REVISION HISTORY
1.

ISSUED FOR
PERMITTING

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OWNER
CONCORD COALITION TO END HOMELESSNESS

SITE
120 PLEASANT STREET
CONCORD, NH
MAP 41, BLOCK 1,
LOT 18

DRAWING TITLE
COVER SHEET

SCALE N.T.S.	DATE 04/15/2022
DRAFTED BY CDM	CHECKED BY ERL
PROJECT MGR ERL	PROJECT NO. CCEH0003

STATE OF NEW HAMPSHIRE
ERIN R. LAMBERT
No. 11057
LICENSED PROFESSIONAL ENGINEER

C0.1

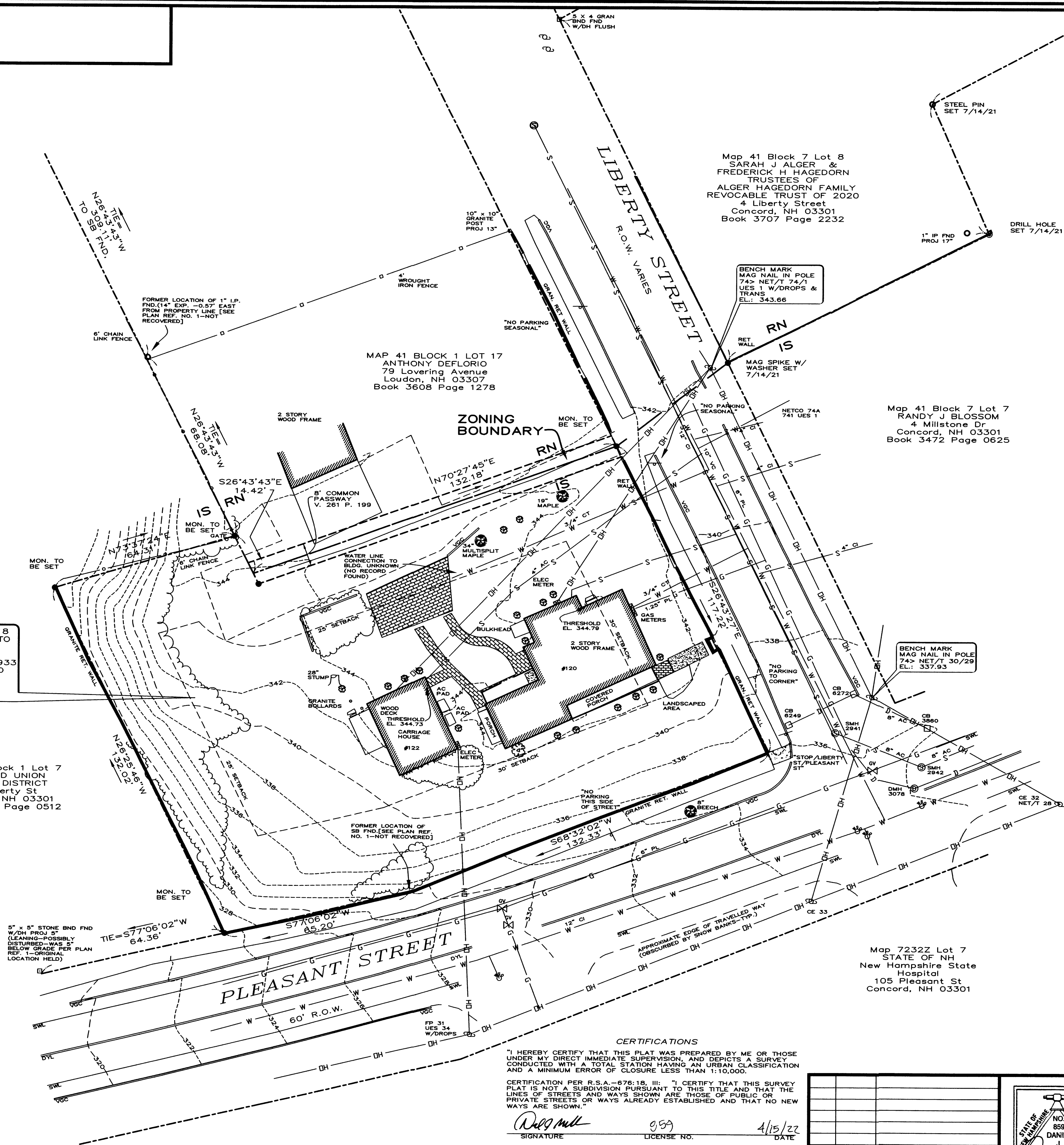
01 OF 08



Map 41 Block 1 Lot 18
CONCORD COALITION TO
END HOMELESSNESS
P.O. Box 3933
Concord, NH 03302-3933
Book 3780 Page 560
Total Area:
24,200 Sq. Ft.
or 0.56 Ac.

Map 41 Block 1 Lot 7
CONCORD UNION
SCHOOL DISTRICT
38 Liberty St
Concord, NH 03301
Book 1953 Page 0512

5' x 5' STONE BND FND
W/2H PROJ 5'
(LEANING-POSSIBLY
DISTURBED-WAS 5'
BELOW GRADE PER PLAN
REF. 1-ORIGINAL
LOCATION FIELD)



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 AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN."

[Signature] 999 4/15/22
SIGNATURE LICENSE NO. DATE

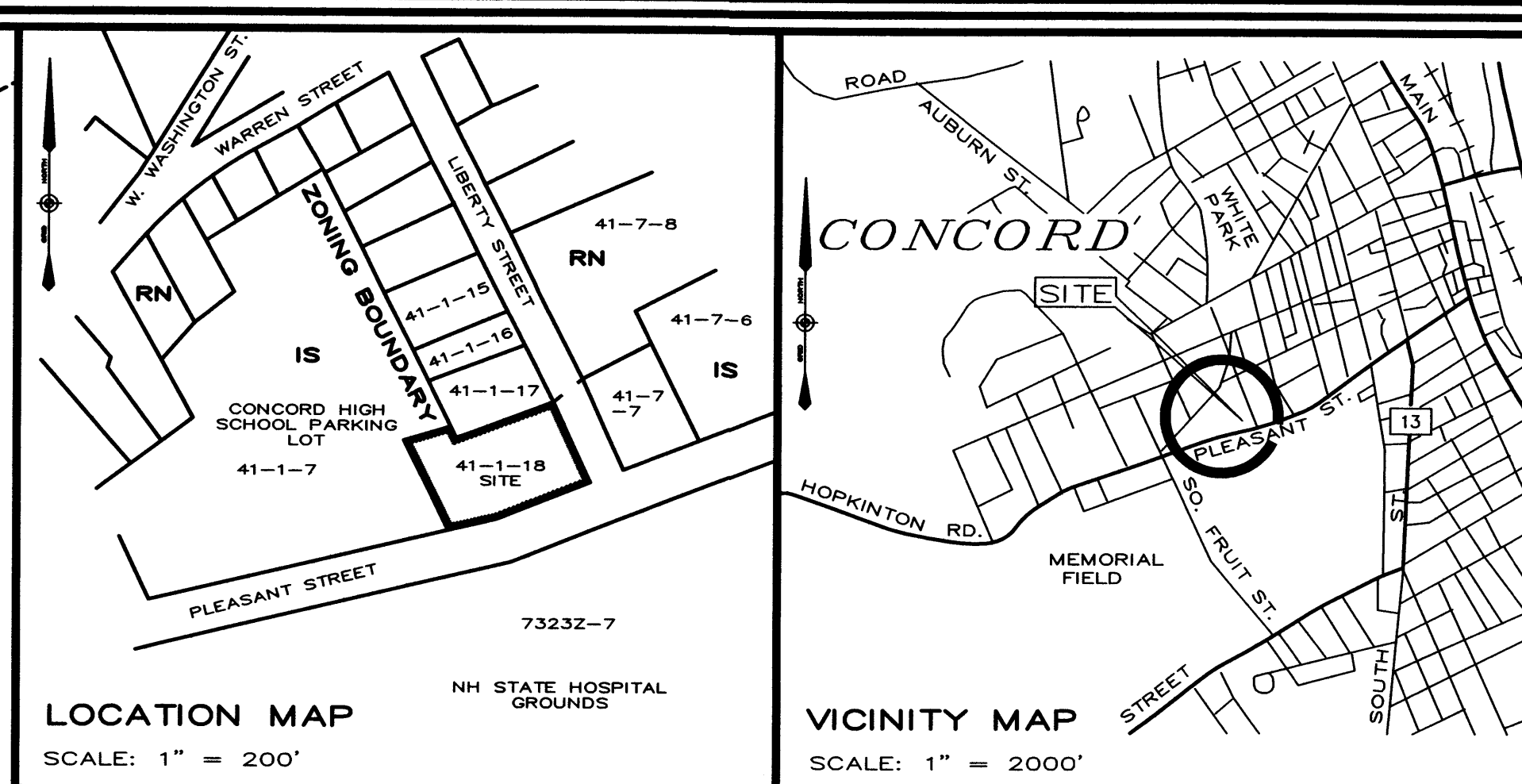
"I HEREBY CERTIFY THAT I HAVE FILED A COPY OF THIS PLAN WITH THE PLANNING BOARD OF THE CITY OF CONCORD IN ACCORDANCE WITH R.S.A.-676:18 (IV)."

[Signature] 999 4/15/22
SIGNATURE LICENSE NO. DATE

Map 7232Z Lot 7
STATE OF NH
New Hampshire State
Hospital
105 Pleasant St
Concord, NH 03301

Map 41 Block 7 Lot 8
SARAH J. ALGER &
FREDERICK H. HAGEDORN
TRUSTEES OF
ALGER HAGEDORN FAMILY
REVOCABLE TRUST OF 2020
4 Liberty Street
Concord, NH 03301
Book 3707 Page 2232

Map 41 Block 7 Lot 7
RANDY J. BLOSSOM
4 Millstone Dr
Concord, NH 03301
Book 3472 Page 0625



LOCATION MAP
SCALE: 1" = 200'

VICINITY MAP
SCALE: 1" = 2000'

LEGEND	
---	PROPERTY LINE
---	EDGE OF PAVEMENT
---	EDGE OF GRAVEL
DH	OVERHEAD UTILITY LINES
D	DRAINAGE LINE
S	SEWER LINE
G	GAS LINE
T	TEL. LINE
UG	UNDERGROUND ELECT.
W	WATER LINE
DYL	DOUBLE YELLOW LINE
SWL	SINGLE WHITE LINE
VGC OR SGC	VERTICAL OR SLOPED GRANITE CURB
---	SHORE LINE
---	CHAIN LINK FENCE
---	STOCKADE FENCE
---	STONE WALL
---	EDGE OF WOODS
---	CONCRETE
HC	HANDICAPPED
HCV	VAN ACCESSIBLE
NP	NO PARKING
●	CONIFEROUS TREE
○	SHRUB
○	DECIDUOUS TREE
○	ARTESIAN WELL
○	IRON PIPE OR REBAR
○	GRANITE OR CONCRETE BOUND (GB OR CB)
○	DRILL HOLE (DH)
○	UTILITY POLE
○	LIGHT POLE
○	SEWER MANHOLE
○	DRAIN MANHOLE
○	CATCH BASIN
○	HYDRANT
○	WATER SHUTOFF
○	WATER VALVE
○	IRRIGATION CONTROL VALVE
○	GAS SHUTOFF
○	MONITORING WELL

NOTES

- Survey by total station between the dates of February 2 through 7, 2022. Control Traverse error of closure is 1':59,673".
- Horizontal datum is based on New Hampshire State Plane Coordinate System NAD 83 based on GPS observations and OPUS solutions.
- Vertical datum is based on NAVD 88.
- Owner of record: Concord Coalition to End Homelessness - P.O. Box 3933 Concord, NH 03301 - Map 41, Block 1, Lot 18 - V. 3780 P. 560.
- Parcel is zoned IS; Building setbacks: front 30', rear 30', and side 25'. Minimum Lot size = 25,000 sq. ft., Minimum frontage = 150', Maximum lot coverage = 75%.
- 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 811.
- The intent of this plat is to depict existing conditions of the premises known as #120 & #122 Pleasant St.

REFERENCES

- "Subdivision Plat of the land of the Concord School District", dated January 2021, by Richard D. Bartlett & Associates, LLC, recorded at the MCRD as plan no. 202100032491.
- "Subdivision Survey land of Daniel G. & Nana R. Ellison", dated June 2, 1977 by Site Services, Inc. recorded at the MCRD as plan no. 5281.
- "City Yards Dept. of Public Works Plan of land owned by the City of Concord", revised through October 1967, on file at the City of Concord Engineering Dept. as plan no. 174.
- "Boundary Worksheet prepared for the: Alger Hagedorn Family Revocable Trust of 2020", dated July 14, 2021 by Richard D. Bartlett & Associates, LLC, on file at this office.

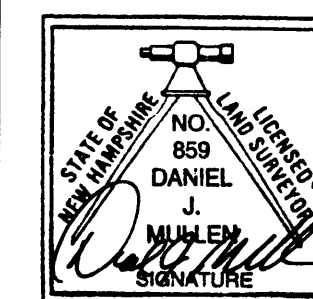
EXISTING CONDITIONS PLAT of land of CONCORD COALITION TO END HOMELESSNESS

PROJECT: MAP 41, BLOCK 1, LOT 18
LOCATION: 120 PLEASANT ST CONCORD NH

DATE: FEB. 8, 2022

JOB NO.: 122.110

SHEET 1 OF 1



**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

REVISION HISTORY

1

ISSUED FOR

PERMITTING

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OWNER

CONCORD COALITION
TO END HOMELESSNESS

SITE

120 PLEASANT STREET
CONCORD, NH

MAP 41, BLOCK 1,
LOT 18

DRAWING TITLE

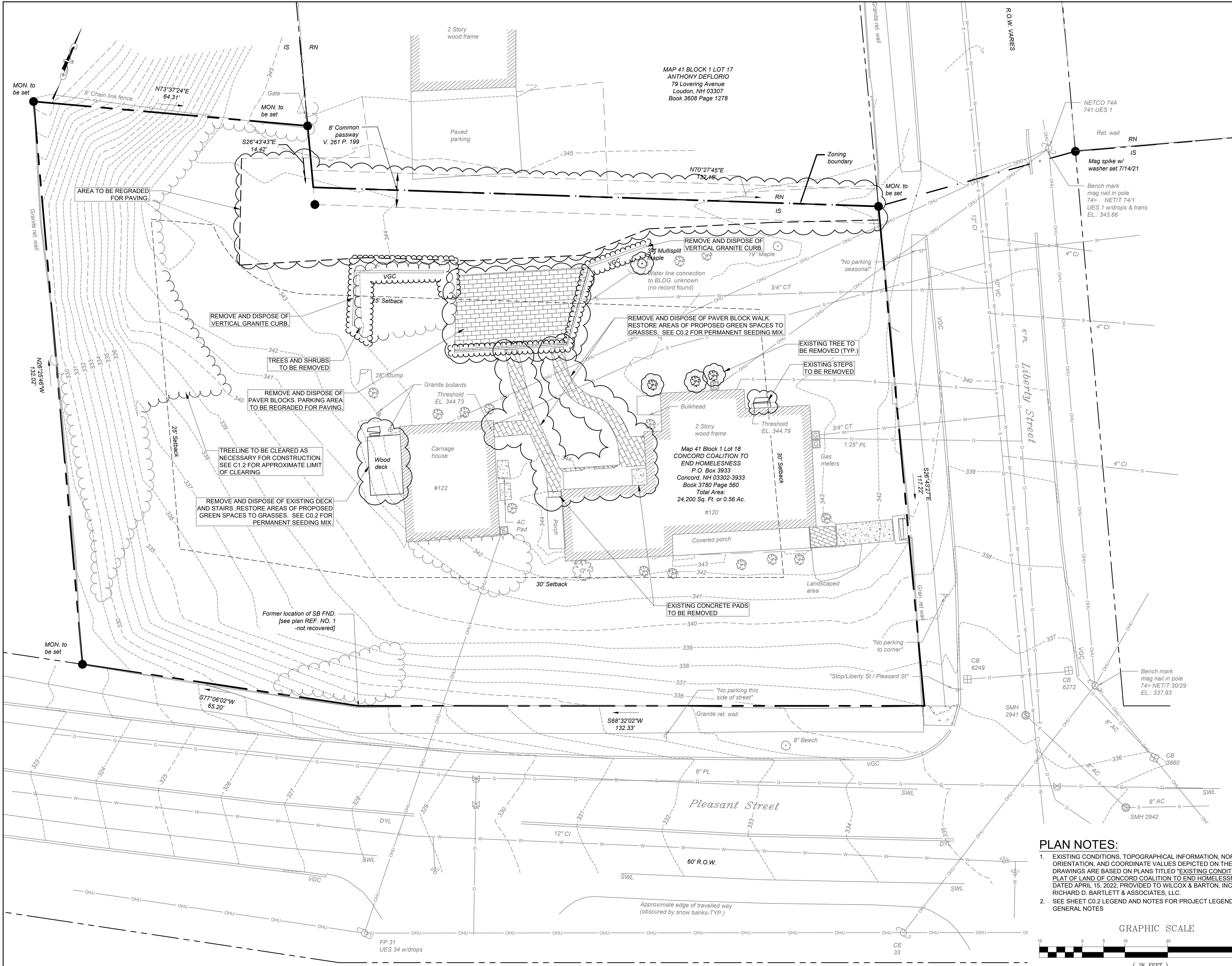
DEMOLITION PLAN

SCALE	1" = 10'	DATE	04/15/2022
DRAFTED BY	CDM	CHECKED BY	ERL
PROJECT MGR	ERL	PROJECT NO.	CCEH0003

STATE OF NEW HAMPSHIRE
ERIN R. LAMBERT
No. 11057
LICENSED PROFESSIONAL ENGINEER

C1.1

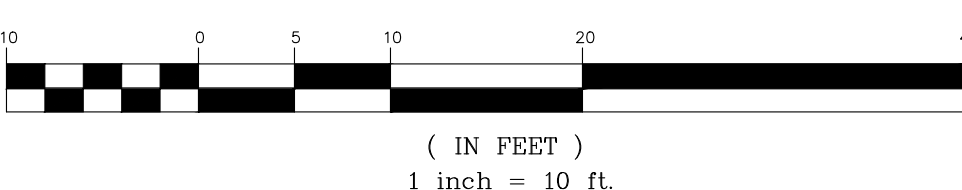
04 OF 08

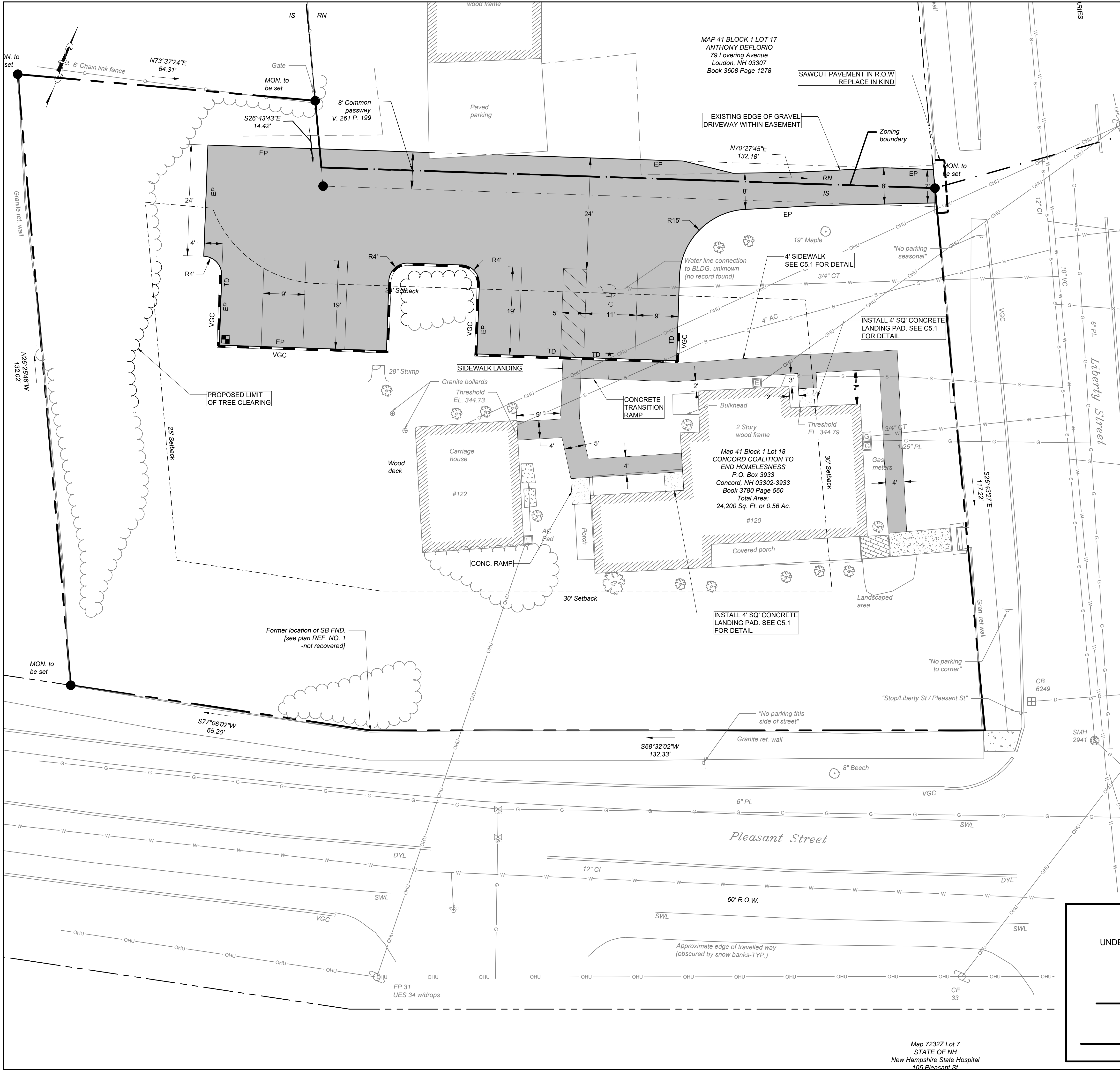


PLAN NOTES:

- EXISTING CONDITIONS, TOPOGRAPHICAL INFORMATION, NORTH ORIENTATION, AND COORDINATE VALUES DEPICTED ON THESE DRAWINGS ARE BASED ON PLANS TITLED "EXISTING CONDITIONS, PLAT OF LAND OF CONCORD COALITION TO END HOMELESSNESS" DATED APRIL 15, 2022, PROVIDED TO WILCOX & BARTON, INC. BY RICHARD D. BARTLETT & ASSOCIATES, LLC.
- SEE SHEET C0.2 LEGEND AND NOTES FOR PROJECT LEGEND AND GENERAL NOTES

GRAPHIC SCALE





ZONING NOTES:
MAP/BLOCK/LOT 41/1/18

PROPERTY ADDRESS	120-122 PLEASANT STREET
OWNER	CONCORD COALITION TO END HOMELESSNESS
DEED REGISTRATION	3780 BK. / 0560 PG.
ZONE	IS - INSTITUTIONAL DISTRICT
FACILITY USE	

COVERAGE CALCULATIONS:		
SIDEWALK & CONCRETE PADS	EXISTING 955.4 SF	PROPOSED 974.9 SF
PAVED PARKING AREAS & DRIVEWAYS	1,824.1 SF	3,964 SF
BUILDING AREA	2,561.1 SF	2,561.1 SF
TOTAL	5,340.6 SF	7,500 SF

LOT SIZE	REQUIRED	EXISTING	PROPOSED
	MIN. 25,000 SF (0.57 AC)	24,200 SF (0.56 AC)	24,200 SF (0.56 AC)
IMPERVIOUS COVERAGE	MAX. 18,750 SF (75.0%)	5,340.6 SF (22.0%)	7,500 SF (31.0%)
	MIN. 150 LF	196.7 LF	196.7 LF
BUILDING SETBACKS			
	FRONT	30 LF	34 LF
	SIDE	30 LF	20 LF
	REAR	25 LF	44 LF
BUILDING HEIGHT	MAX. 45 FT	-	-

[1] APPLICANT WAS GRANTED VARIANCE TO ARTICLE 28-2-4, TABLE OF PRINCIPAL USES, A11, CONVERSION OF A RESIDENTIAL BUILDING TO ACCOMMODATE MORE THAN FIVE (5) UNITS WHERE NOT MORE THAN FIVE (5) UNITS ARE PERMITTED ON MARCH 2, 2022 BY THE CITY OF CONCORD ZONING BOARD OF ADJUSTMENT.

[2] APPLICANT WAS GRANTED VARIANCE TO ARTICLE 28-5-3(B)(1), MINIMUM LOT SIZE, TO ALLOW A RESIDENTIAL CONVERSION ON A LOT CONTAINING 23,087 SF, WHERE 25,000 SF ARE REQUIRED ON MARCH 2, 2022 BY THE CITY OF CONCORD ZONING BOARD OF ADJUSTMENT.

[3] APPLICANT WAS GRANTED VARIANCE TO ARTICLE 28-5-3(B)(1), MINIMUM LOT SIZE, TO ALLOW A TOTAL OF 8 DWELLINGS IN 2 BUILDINGS (2 DWELLINGS IN ONE BUILDING AND 6 DWELLINGS IN THE OTHER BUILDING) ON A LOT CONTAINING 23,087 SF OF LAND, WHERE 4-6 DWELLINGS WOULD OTHERWISE BE ALLOWED ON MARCH 2, 2022 BY THE CITY OF CONCORD ZONING BOARD OF ADJUSTMENT.

[4] APPLICANT WAS GRANTED VARIANCE TO ARTICLE 28-5-3(B)(4), MINIMUM SIZE OF DWELLINGS, TO ALLOW DWELLINGS OF VARIOUS SIZES, WITH NO NEW DWELLING BEING LESS THAN 320 SF IN GROSS FLOOR AREA WHERE A MINIMUM DWELLING SIZE OF 600 SF FOR A ONE-BEDROOM CONVERSION IS REQUIRED ON MARCH 2, 2022 BY THE CITY OF CONCORD ZONING BOARD OF ADJUSTMENT.

[5] APPLICANT WAS GRANTED VARIANCE TO ARTICLE 28-7, ACCESS, CIRCULATION, PARKING AND LOADING, SECTION 1(A), APPLICABILITY TO ALLOW THE CONTINUATION OF THE CURRENT NON-CONFORMING PARKING LOT LAYOUT WITH 8 PARKING SPACES, WHERE A FULLY DESIGNED ENGINEERED, PAVED PARKING LOT PROVIDING 16 PARKING SPACES WOULD BE REQUIRED ON MARCH 2, 2022 BY THE CITY OF CONCORD ZONING BOARD OF ADJUSTMENT.

PLAN NOTES:

- EXISTING CONDITIONS, TOPOGRAPHICAL INFORMATION, NORTH ORIENTATION, AND COORDINATE VALUES DEPICTED ON THESE DRAWINGS ARE BASED ON PLANS TITLED "EXISTING CONDITIONS PLAT OF LAND OF CONCORD COALITION TO END HOMELESSNESS" DATED APRIL 15, 2022, PROVIDED TO WILCOX & BARTON, INC. BY RICHARD D. BARTLETT & ASSOCIATES, LLC.
- EXTERIOR SITE LIGHTING SHALL ONLY BE PROVIDED OVER DOORS AT BUILDING EGRESS LOCATIONS.
- SEE SHEET C0.2 LEGEND AND NOTES FOR PROJECT LEGEND AND GENERAL NOTES

GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

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

Wilcox & Barton INC.
CIVIL • ENVIRONMENTAL • GEOTECHNICAL

2 CAPITAL PLAZA, SUITE 305
CONCORD, NH 03301
603-369-4190
www.wilcoxandbarton.com

REVISION HISTORY

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OWNER

CONCORD COALITION TO END HOMELESSNESS

SITE

**120 PLEASANT STREET
CONCORD, NH**

**MAP 41, BLOCK 1,
LOT 18**

DRAWING TITLE

SITE PLAN

SCALE	1" = 10'	DATE	04/15/2022
DRAFTED BY	CDM	CHECKED BY	ERL
PROJECT MGR	ERL	PROJECT NO.	CCEH0003
SHEET NO.		C1.2	

ENGINEER ERIN R. LAMBERT
NH P.E. #11057

05 OF 08

