

LEGEND

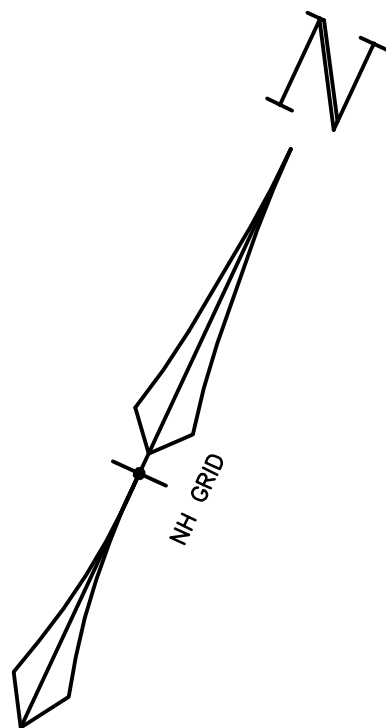
- ZONE DISTRICT LINE
- PROPERTY LINE
- - - BUILDING SETBACK
- - - EXISTING EDGE OF PAVEMENT
- - - PROPOSED EDGE OF PAVEMENT
- - - VGC EXISTING EDGE OF CONCRETE
- - - VCC VERTICAL GRANITE CURB
- - - VERTICAL CONCRETE CURB
- - - EXISTING CHAIN LINK FENCE
- - - EXISTING STOCKADE FENCE
- - - PROPOSED VINYL FENCE
- IR (F) IRON ROD FOUND
- IR (S) IRON ROD FOUND
- ⊗ WATER VALVE
- ⊙ SEWER MANHOLE
- ⊕ UTILITY POLE
- GUY WIRE
- SPOT ELEVATION

REV.	DATE	DESCRIPTION	BY
REVISIONS			



SHEET INDEX

- | | |
|---------|----------------------------------|
| SHEET 1 | CONDOMINIUM CONVERSION SITE PLAN |
| SHEET 2 | FLOOR PLANS AND ELEVATIONS |
| SHEET 3 | EXISTING CONDITIONS |



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:

Chair Clerk

EXISTING CONDITIONS

TAX MAP/BLOCK 7413/Z LOT 14
6 & 6-1/2 THORNDIKE STREET
CONCORD, NH

OWNER

CMAF ENTERPRISES LLC

97 NORTH STREET LACONIA, NH 03246-2437
DEED BK. 3651 PG. 1635

JANUARY 24, 2022

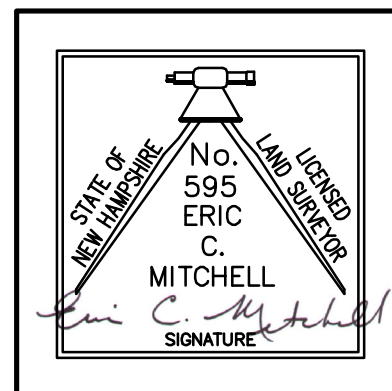
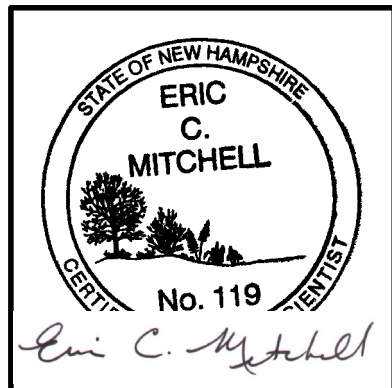
0 25 50 100 150 200 FEET

SCALE: 1" = 10'

PREPARED BY

ERIC C. MITCHELL & ASSOC. INC.
SURVEYING SITE DESIGN - LAND PLANNING - ENVIRONMENTAL
P.O. BOX 10298, 38 SO. RIVER RD., BEDFORD NH. 03110-0298
PH. (603) 627-1181

THERE ARE NO WETLANDS ON SITE.



CERTIFICATIONS

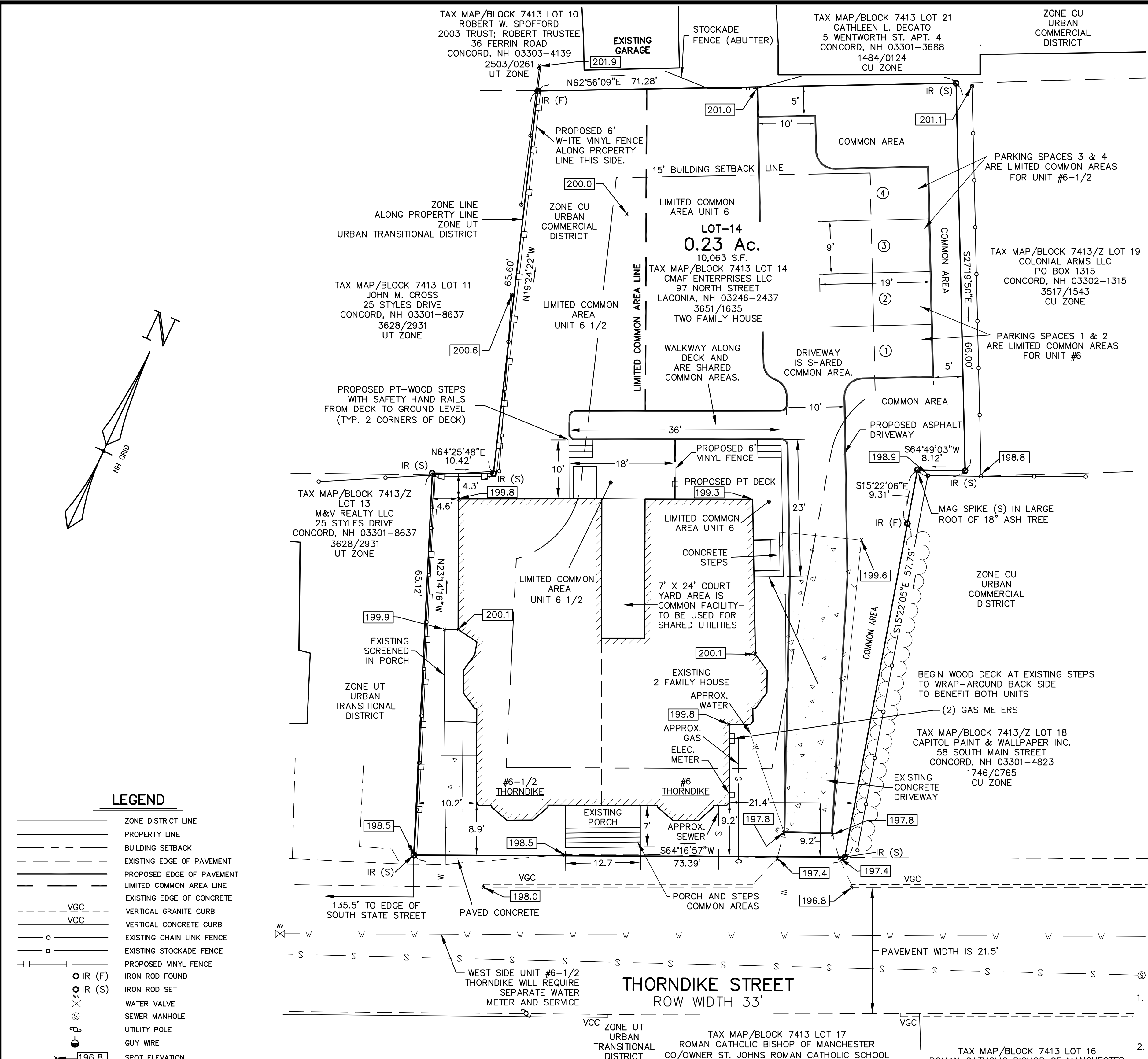
1. I CERTIFY THAT THE BOUNDARY LINES SHOWN ARE THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND PLAN REFERENCES AND HAS A RELATIVE ERROR OF CLOSURE NOT GREATER THAN ONE PART IN TEN THOUSAND.

Eric C. Mitchell

ERIC C. MITCHELL L.L.S. NO. 595

4/20/22

DATE

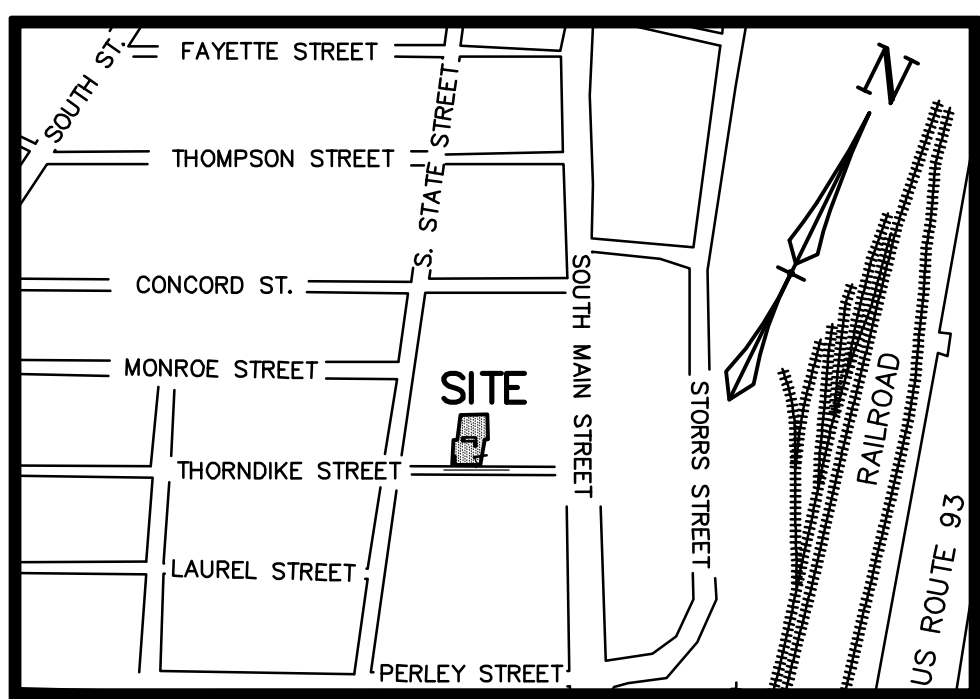


- LEGEND**
- ZONE DISTRICT LINE
 - PROPERTY LINE
 - BUILDING SETBACK
 - EXISTING EDGE OF PAVEMENT
 - PROPOSED EDGE OF PAVEMENT
 - LIMITED COMMON AREA LINE
 - EXISTING EDGE OF CONCRETE
 - VGC VCC
 - VERTICAL GRANITE CURB
 - VERTICAL CONCRETE CURB
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 - IRON ROD FOUND
 - IRON ROD SET
 - WATER VALVE
 - SEWER MANHOLE
 - UTILITY POLE
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 - SPOT ELEVATION

REV.	DATE	ADD CONDOMINIUM NOTES	DESCRIPTION	NRF	BY
A	4/20/22	ADD CONDOMINIUM NOTES			
REVISIONS					



- NOTES**
- THE PURPOSE OF THIS PLAN IS TO CONVERT AN EXISTING 2 FAMILY RESIDENCE INTO A 2 UNIT CONDOMINIUM.
 - TOTAL PARCEL AREA = 0.23 ACRES.
 - THE LOT IS SERVICED BY THE CITY OF CONCORD SEWER AND WATER.
 - THE CURRENT ZONING IS URBAN COMMERCIAL (CU).
THE CURRENT REQUIREMENTS FOR CU ARE:
MINIMUM LOT SIZE TOTAL = 12,500 SF
MINIMUM LOT SIZE BUILDABLE LAND = 6,250 SF 4,623 SF EXISTING
MINIMUM LOT FRONTAGE = 100'
MINIMUM FRONT SETBACK = 15'
MINIMUM SIDE SETBACKS = 15'
MINIMUM REAR SETBACKS = 15'
MAXIMUM LOT COVERAGE = 80% 8,050 SF 4,927 SF PROPOSED
MAXIMUM BUILDING HEIGHT = 45'
MINIMUM WETLANDS SETBACK FROM DEVELOPMENT = 50'
MINIMUM PARKING REQUIREMENTS FOR 2 FAMILY DWELLING IS 2 SPACES/UNIT.
 - THE SITE IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PLAIN PER FEMA FLOOD INSURANCE RATE MAP 33013C0533E WITH AN EFFECTIVE DATE OF APRIL 19, 2010.
 - THIS PLAN CONTAINS A TOTAL OF 3 SHEETS. SHEETS 1 AND 2 WILL BE RECORDED AT THE MERRIMACK COUNTY REGISTRY OF DEEDS AND THE ENTIRE SET WILL BE ON FILE AT THE CITY OF CONCORD.
 - IF, DURING CONSTRUCTION, IT BECOMES APPARENT THAT DEFICIENCIES EXIST IN THE APPROVED DESIGN DRAWINGS, THE OWNER SHALL BE REQUIRED TO CORRECT THE DEFICIENCIES TO MEET THE REQUIREMENTS OF THE REGULATIONS AT NO EXPENSE TO THE TOWN.
 - THE CONTRACTOR/OWNER SHALL BE AWARE OF HIS RESPONSIBILITY TO CONTACT "DIG-SAFE" AT 11 UPTON DRIVE, WILMINGTON, MA. (1-888-344-7233) AT LEAST 72 WORKING HOURS PRIOR TO THE START OF ANY EXCAVATION.
 - NATURAL GAS IS PROVIDED BY LIBERTY UTILITIES
116 NORTH MAIN STREET CONCORD, NH 03301
INDIVIDUAL METERS LOCATED IN BASEMENT.
 - ELECTRIC SERVICE IS PROVIDED BY UNITIL CORPORATION
6 LIBERTY LANE WEST, HAMPTON, NH 03842-1720.
INDIVIDUAL ELECTRICAL PANELS LOCATED IN BASEMENT.
 - THERE ARE NO WETLANDS ON SITE.
 - THE SITE IS SERVICED BY MUNICIPAL WATER AND SEWER.
 - FIRE SPRINKLERS ARE TO BE PROVIDED IF REQUIRED.
 - SOLID WASTE DISPOSAL IS THE RESPONSIBILITY OF EACH UNIT OWNER.
 - WAIVERS
 - PLAN SCALE TO PERMIT 1"=10'.
 - VICINITY PLAN TO BE 1"=400'.
 - TO NOT REQUIRE A LOCATION PLAN.

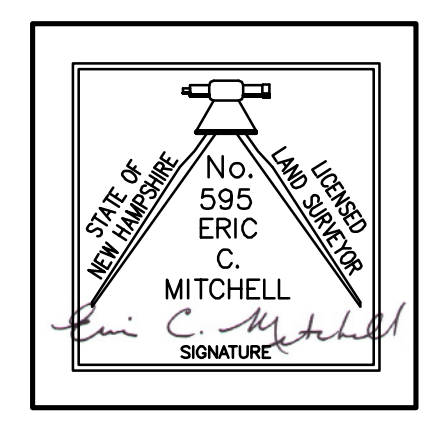


VICINITY PLAN
SCALE: 1" = 500'

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CITY PLANNING BOARD
CITY OF CONCORD, NEW HAMPSHIRE
in accordance with vote of the board dated: _____
Approval of this plan is limited to the lots as shown
Chair _____ Clerk _____

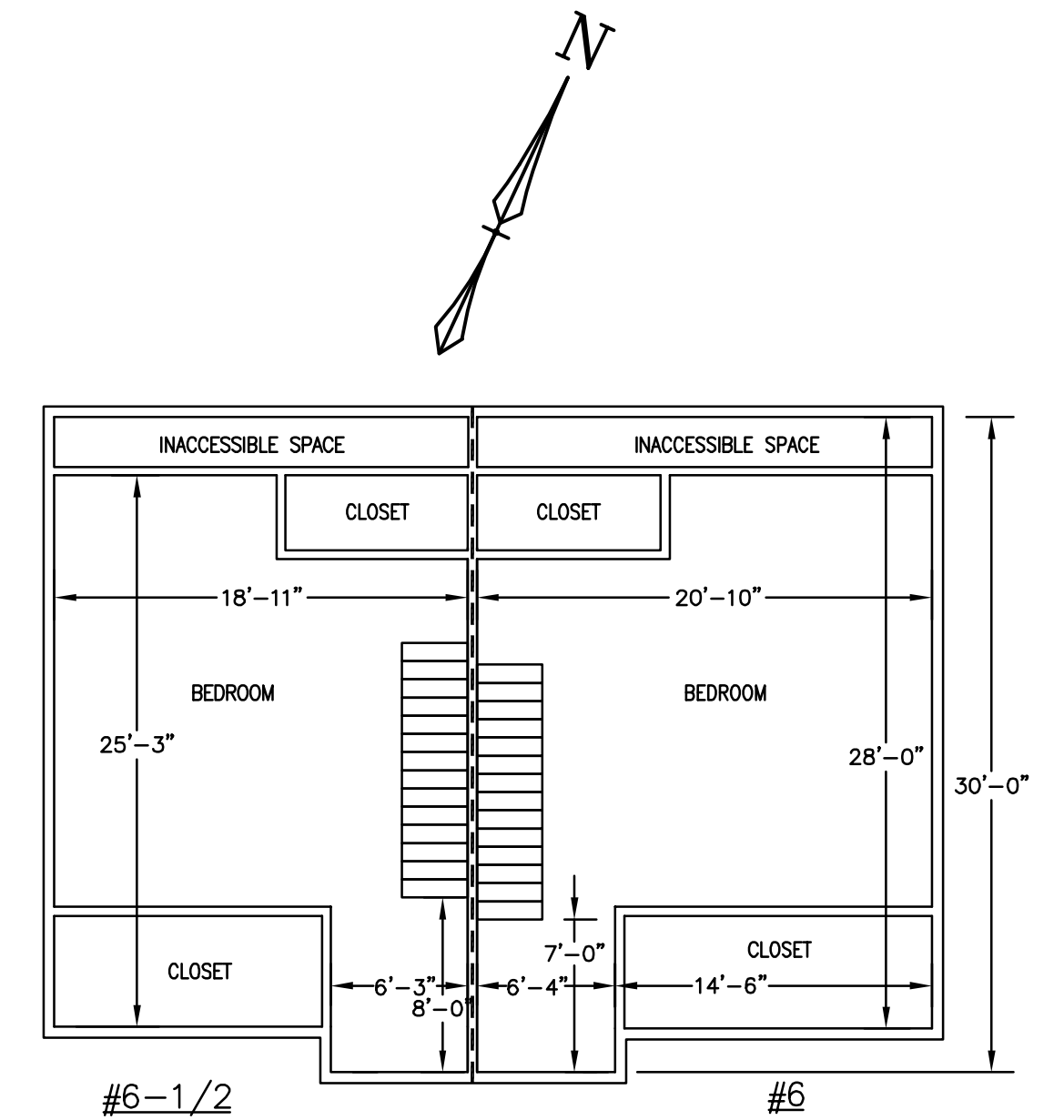
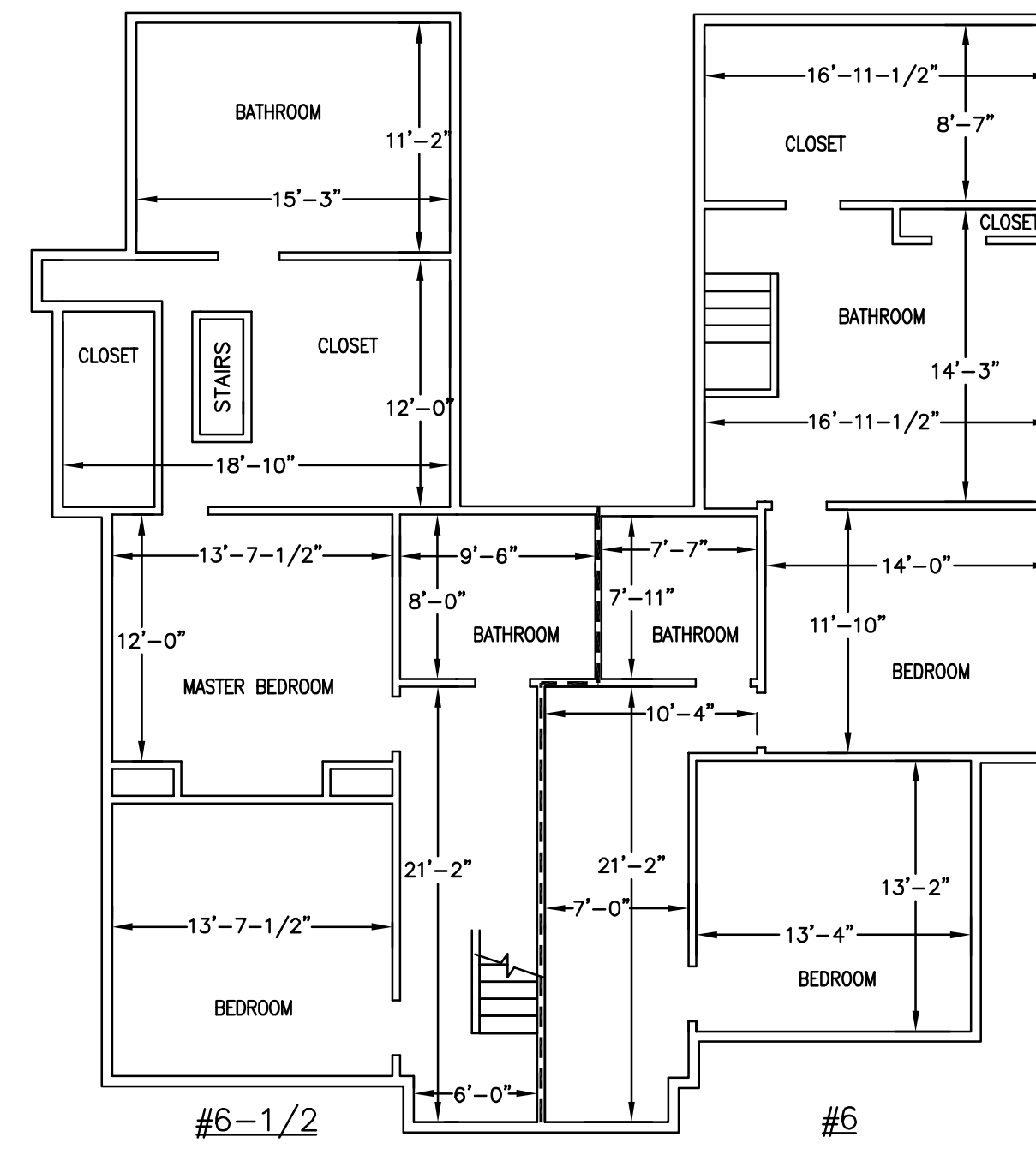
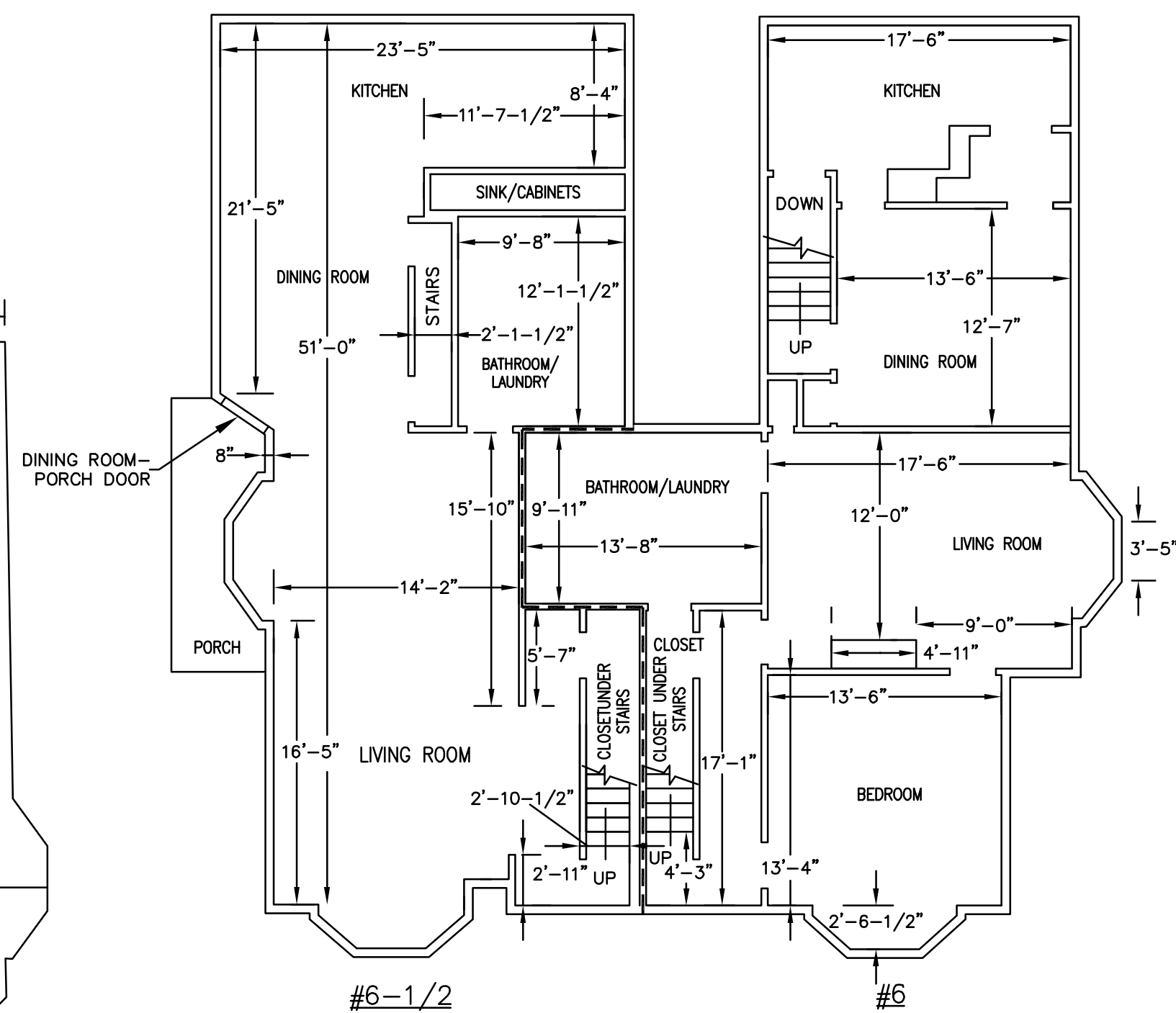
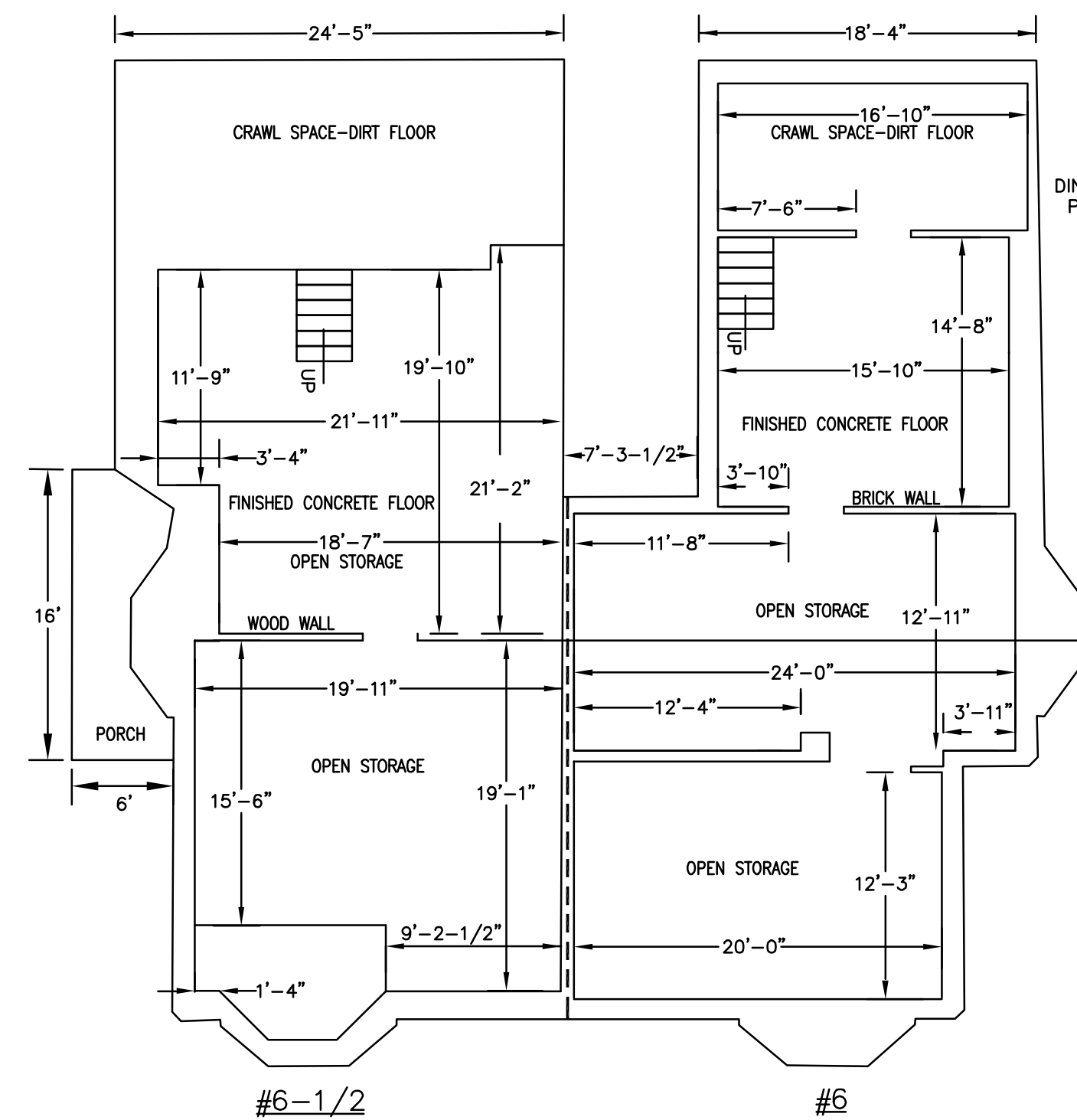


CERTIFICATIONS

- I CERTIFY THAT THE BOUNDARY LINES SHOWN ARE THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND PLAN REFERENCES AND HAS A RELATIVE ERROR OF CLOSURE NOT GREATER THAN ONE PART IN TEN THOUSAND.
- I HEREBY CERTIFY THAT THE IMPROVEMENTS SHOWN HEREON ACCURATELY REPRESENT THE 'AS-BUILT' DIMENSIONS OBTAINED FROM AN ACTUAL FIELD SURVEY, THAT THIS PLAN COMPLIES WITH THE PROVISIONS OF RSA 356-B:20, I, AND V. ALL UNITS SHOWN HAVE BEEN SUBSTANTIALLY COMPLETED. THE DECKING IS NOT YET COMPLETE AND THE PARKING IN THE REAR AND WATER SERVICE TO UNIT 6-1/2 IS NOT YET BEGUN.

Eric C. Mitchell 4/20/22
ERIC C. MITCHELL L.L.S. NO. 595 DATE

CONDOMINIUM CONVERSION SITE PLAN
TAX MAP/BLOCK 7413/Z LOT 14
6 & 6-1/2 THORNDIKE STREET
CONCORD, NH
Owner
CMF ENTERPRISES LLC
97 NORTH STREET LACONIA, NH 03246-2437
DEED BK. 3651 PG. 1635
JANUARY 24, 2022
SCALE: 1" = 10'
PREPARED BY
ERIC C. MITCHELL & ASSOC. INC.
SURVEYING SITE DESIGN - LAND PLANNING - ENVIRONMENTAL
P.O. BOX 10298, 38 SO. RIVER RD., BEDFORD NH. 03110-0298
PH. (603) 627-1181
SHEET 1 OF 3 [REV: DWG: 21-38 [FLD. BK/PG: JOB NO. 21-38



LEGEND

 DIVIDING LINE BETWEEN UNITS

DIVIDING LINE BETWEEN UNITS

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CITY PLANNING BOARD

CITY OF CONCORD, NEW HAMPSHIRE

in accordance with vote of the board dated:

Approval of this plan is limited to the lots as shown

Chair

Clerk

FLOOR PLANS AND ELEVATIONS

TAX MAP/BLOCK 7413/Z LOT 14

6 & 6-1/2 THORNDIKE STREET
CONCORD, NH

OWNER
CMAF ENTERPRISES LLC
 97 NORTH STREET LACONIA, NH 03246-2437
 DEED BK. 3651 PG. 1635
JANUARY 24, 2022

0 1 2 3 4 FEET
SCALE: $1/8" = 1'$

PREPARED BY
ERIC C. MITCHELL & ASSOC. INC.
SURVEYING SITE DESIGN - LAND PLANNING - ENVIRONMENTAL
P.O. BOX 10298, 38 SO. RIVER RD., BEDFORD NH. 03110-0298
PH. (603) 627-1181

SHEET 2 OF 3	REV:	DWG: 21-38	FLD. BK/PG:	JOB NO. 21-38
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CERTIFICATIONS

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2. I HEREBY CERTIFY THAT THE IMPROVEMENTS SHOWN HEREON ACCURATELY REPRESENT THE "AS-BUILT" DIMENSIONS OBTAINED FROM AN ACTUAL FIELD SURVEY, THAT THIS PLAN COMPLIES WITH THE PROVISIONS OF CHAPTER 136, ARTICLE II, AND THAT ALL UNITS SHOWN AND IMPROVEMENTS HAVE BEEN SUBSTANTIALLY COMPLETED.

ERIC C. MITCHELL

L.L.S. NO. 595

DATE _____

REV.	DATE	DESCRIPTION	BY
<i>REVISIONS</i>			

