

APPLICATION FOR SITE PLAN REVIEW – CAPITAL REGION HEALTH CARE CORPORATION

Professional Support – Continued

Mark Sargent, RLA Richard D. Bartlett and Associates, LLC - Surveyor

214 North States Street

Concord, NH 03301

603-225-6770

msargent@richardbartlett.com

Project Narrative

The 55.5+/- acre subject parcel (Map 95, Block 3, Lot 4) is located at 250 Pleasant Street in Concord, NH. The site is located in the Institutional District (IS).

On March 21, 2018 the City of Concord Planning Board granted Major Site Plan approval for the proposed Concord Hospital Ambulatory Health Care Building. The proposed project consisted of building a new 4-story 146,300 square foot Ambulatory Health Care Building (AHCB) off the northwest corner of the existing Memorial Building to the west with associated parking, sidewalks, drainage controls, and utilities. Construction of the project required a disturbance of approximately 160,000 square feet, with no impacts to wetlands. Plans were signed off by the City of Concord Planning Board Chair and Clerk by May 17, 2018 prior to construction commencing.

As an amendment to the aforementioned Major Site Plan approval, the applicant is proposing to construct a pedestrian bridge from the M Lot Parking Garage to the AHCB crossing over Langley Parkway. The pedestrian bridge will be suspended above grade from the M Lot Parking Garage across Langley Parkway to a stair tower and from the stair tower to the AHCB. The stair tower will have access/egress to the parking lot serving the Pillsbury Building via an asphalt sidewalk. The stair tower and sidewalk have an approximate ground disturbance of 700 sq. ft. and 80 sq. ft. respectively and will be the only impervious area added as part of the amended site plan application. The stormwater system designed for the AHCB was designed to accommodate the negligible increase in impervious area as a result of the proposed stair tower.

In addition to the construction of the pedestrian bridge and stair tower, utilities including sewer, gas, and electric will need to be relocated to accommodate the proposed location of the stair tower. Utility relocations will happen in the vicinity of the stair tower and will generally be within the footprint of the original site plan application with an approximate total area of disturbance of 5,000 sq. ft.