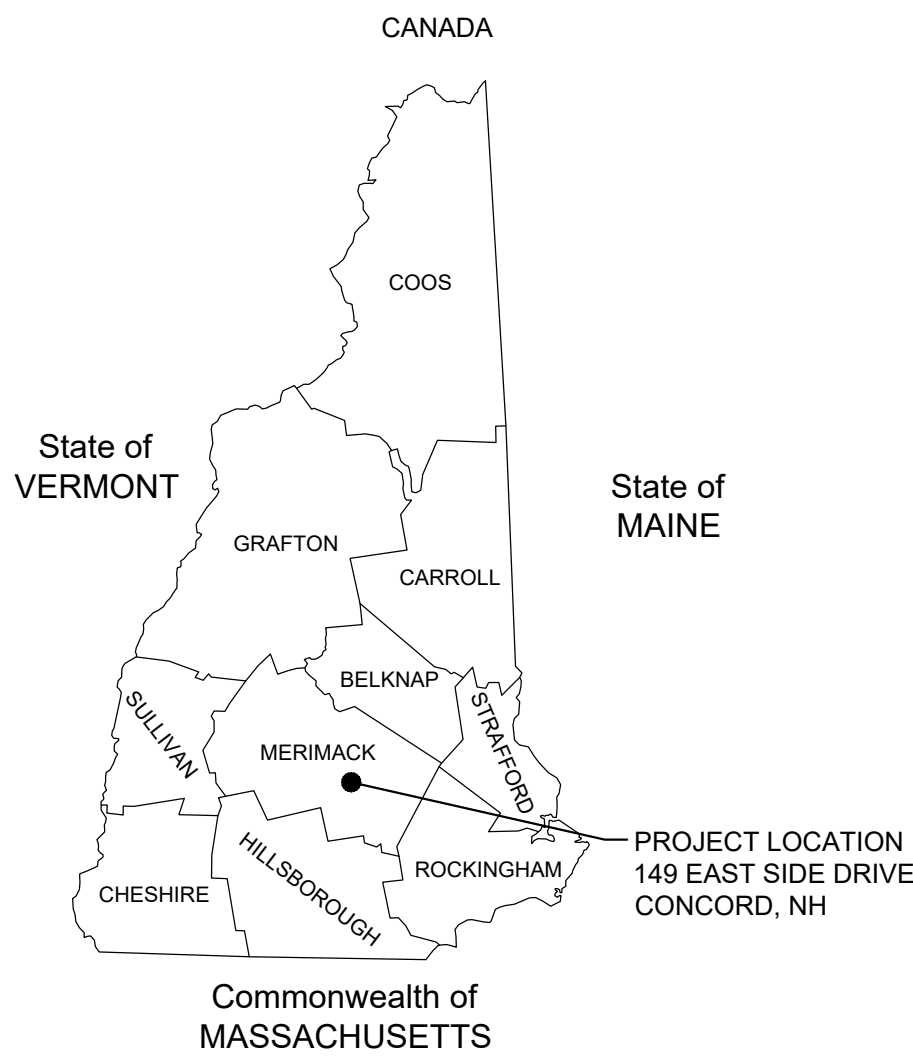


HAVENWOOD-HERITAGE HEIGHTS

SOUTH END REDEVELOPMENT

149 EAST SIDE DRIVE CONCORD, NH



PROJECT LOCATION
149 EAST SIDE DRIVE
CONCORD, NH

LOCATION MAP

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

Havenwood Heritage Heights
33 Christian Avenue
Concord, NH

Site

Havenwood Heritage Heights
149 East Side Drive
Concord, NH

Map/Lot: 474Z/4

Drawing Title

Cover Sheet

Scale

N.T.S.

Date

8/21/2019

Drafted By

ARC

Checked By

ERL

Project Mgr

ERL

Project Number

LBPA0002

Sheet Number

C0.1

1 of 12

PROJECT DESCRIPTION:

THE PROJECT INCLUDES THE DEMOLITION OF COTTAGES 42 AND 44 TO BE REPLACED WITH NEW PROPOSED DUPLEX BUILDINGS WITH AN ATTACHED ONE-CAR GARAGE PER UNIT. COTTAGE 43 SHALL BE RENOVATED FROM A 7-UNIT RESIDENTIAL BUILDING DOWN TO A 5-UNIT BUILDING INCLUDING ONE-CAR ATTACHED GARAGES FOR EACH UNIT. THE EXISTING TRAVELWAY SHALL BE WIDENED TO 24-FEET AND HAVE PRIVATE DRIVEWAYS TO EXTEND TO EACH GARAGE. OTHER ASSOCIATED SURFACE FEATURES AND FACILITIES SHALL BE MODIFIED AS NECESSARY FOR REDEVELOPMENT.

SHEET INDEX

Sheet	Number	Title	Date Issued	Latest Revision
1	C0.1	COVER SHEET	08/21/2019	-
2	C0.2	LEGEND & NOTES	08/21/2019	-
3	S1.1	TOPOGRAPHIC PLAN	08/09/2019	-
4	S1.2	TOPOGRAPHIC PLAN	08/09/2019	-
5	C1.1	DEMOLITION PLAN	08/21/2019	-
6	C1.2	SITE PLAN	08/21/2019	-
7	C1.3	GRADING & DRAINAGE PLAN	08/21/2019	-
8	C1.4	UTILITY PLAN	08/21/2019	-
9	L1.1	LANDSCAPING PLAN	08/21/2019	-
10	C5.1	CONSTRUCTION DETAILS	08/21/2019	-
11	C5.2	CONSTRUCTION DETAILS	08/21/2019	-
12	C5.3	CONSTRUCTION DETAILS	08/21/2019	-

ABUTTERS LIST

01 602/23: JOSEPH F. JR. & DONNA PARIS, 34 W SUGAR BALL ROAD CONCORD, NH 03301
02 602/24: KAUFMAN-MANYPENNY JOINT TRUST 2008, 20 W SUGAR BALL ROAD CONCORD, NH 03301
03 474Z/3: ISAAC & MABEL S. RODRIGUEZ, 99 EAST SIDE DRIVE CONCORD, NH 03301
04 474Z/96: THELMA H. BRUDNER, 2 BROKEN GROUND DRIVE CONCORD, NH 03301
05 474Z/82: VALERIE LEE PARKER, 104 EAST SIDE DRIVE CONCORD, NH 03301
06 474Z/81: RUSSEL & FLORETTE TILTON REVOCABLE TRUST, 1 POOR RICHARDS DRIVE BOW, NH 03304
07 474Z/21: BENJAMIN P. CHALLOUX 114 EAST SIDE DRIVE CONCORD, NH 03301
08 474Z/20: ARTHUR T. JR. & SANDY M. HAZZARD, 118 EAST SIDE DRIVE CONCORD, NH 03301
09 474Z/19: PATRICE RUSSELL, 124 EAST SIDE DRIVE CONCORD, NH 03301
10 474Z/18: MARY E. GARABRANT, 126 EAST SIDE DRIVE CONCORD, NH 03301
11 474Z/17: BRIAN A. PICHETTE & DONNA MACKENZIE, 128 EAST SIDE DRIVE CONCORD, NH 03301
12 474Z/16: VINCENT DENNIS JR. & TRACIE ELIZABETH MCHUGH, 130 EAST SIDE DRIVE CONCORD, NH 03301
13 474Z/15: STEPHEN P. & SHARON A. WAREING, 134 EAST SIDE DRIVE CONCORD, NH 03301
14 474Z/14: MARK & TAMMY M. PATNAUDE, 138 EAST SIDE DRIVE CONCORD, NH 03301
15 474Z/13: DOUGLAS & ALICIA DESCHENES, 142 EAST SIDE DRIVE CONCORD, NH 03301
16 474Z/12: ROBERT V. & DEBORAH CUNHA, 146 EAST SIDE DRIVE CONCORD, NH 03301
17 474Z/11: JOSEPH E. & DORIS B. SCHWINDT, 150 EAST SIDE DRIVE CONCORD, NH 03301
18 474Z/10: DANIEL HR. & MARGARET MCDONALD, 154 EAST SIDE DRIVE CONCORD, NH 03301
19 474Z/9: RICKY E. DEMMONS & AMY LYNN, 158 EAST SIDE DRIVE CONCORD, NH 03301
20 474Z/8: FAITH TABERNACLE, 164 EAST SIDE DRIVE CONCORD, NH 03301
21 474Z/5: STEPHEN LEBRETON, 183 EAST SIDE DRIVE CONCORD, NH 03301
22 4802/1: LYNNE M. & MICHAEL ARSENAULT, 183 EAST SIDE DRIVE CONCORD, NH 03301
23 4802/14: SOCIETY FOR THE PROTECTION OF NH FORESTS, 54 PORTSMOUTH STREET CONCORD, NH 03301
24 592/9: STATE OF NH, 107 N MAIN 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

REVISION HISTORY

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Owner

Havenwood Heritage
Heights
33 Christian Avenue
Concord, NH

Site

Havenwood Heritage
Heights
149 East Side Drive
Concord, NH

Map/Lot: 474Z/4

Drawing Title

Site Plan

Scale

1" = 20'

Date

8/21/2019

Drafted By

ARC

Checked By

ERL

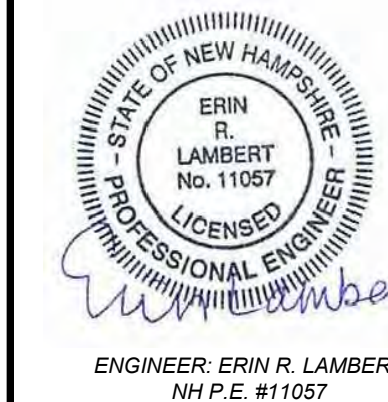
Project Mgr

ERL

Project Number

LBPA0002

Sheet Number



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

C1.2

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ZONING AND PARKING ANALYSIS

TAX MAP/BLOCK/LOT:	474Z/4
ADDRESS:	149 EAST SIDE DRIVE
ZONING DISTRICT:	RM - MEDIUM DENSITY RESIDENTIAL
AREA:	39.13 ACRES
MINIMUM LOT AREA	PROVIDED 12,500 SF
MINIMUM LOT FRONTAGE	PROVIDED 100 FT
MAXIMUM LOT COVERAGE	PROVIDED RS ZONE: 40% RM ZONE: 40% [1] RO ZONE: 10%
MAXIMUM BUILDING HEIGHT	PROVIDED 35 FT
BUILDING SETBACKS REQUIRED	REQUIRED FRONT YARD 30 FT SIDE YARD 30 FT REAR YARD 30 FT

REQUIRED PARKING SPACES FOR RESIDENTIAL SOCIAL SERVICE CENTER

1 SPACE REQUIRED PER 4 BEDS
18 TOTAL BEDS IN PROJECT AREA = 5 SPACES

TOTAL SPACES:	REQUIRED 5	PROPOSED 24
ACCESSIBLE:	1	1

THE PROJECT AREA IS SUBJECT TO A 50' BUFFER TO THE BLUFF AS DEFINED IN ARTICLE 28-4.4 OF THE CITY OF CONCORD ZONING ORDINANCE.

VARIANCES GRANTED AT 3/6/13 ZBA HEARING:

- DIMENSIONAL VARIANCE TO ALLOW LOT COVERAGE OF 48% IN THE RM ZONING DISTRICT WHERE A MAXIMUM OF 40% IS PERMITTED.

*LOT COVERAGE CALCULATION

TOTAL AREA	RS	RO	RM
AREA BY ZONE	97,091	408,064	1,200,783
AREA BY ZONE (EXTENDING 40' INTO RO)		307,378	1,301,468
TOTAL			1,705,938

TOTAL IMPERVIOUS AREA			
**NORTH END REDEV.	36,173	0	603,572
BARROW'S ADDITION	0	0	1,397
PATIO	0	0	200
PRE-DEVELOPMENT TOTAL			605,169
SOUTH END REDEV.	0	0	3,057
POST-DEVELOPMENT TOTAL	36,173	0	608,226

LOT COVERAGE 37% 0% 47%

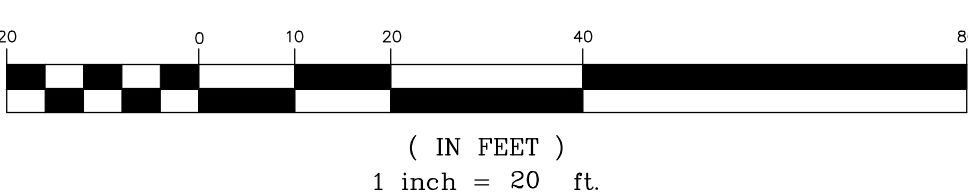
TOTAL COVERAGE = TOTAL IMPERVIOUS / TOTAL AREA = 644,399 SF / 1,705,938 SF = 38%

*AREAS TAKEN FROM 2014 NORTH END REDEVELOPMENT PLANS BY NOBIS ENGINEERING, INC.
*IMPERVIOUS AREA UP TO AND INCLUDING THE NORTH END REDEVELOPMENT.

NOTES:

- EXISTING CONDITIONS, TOPOGRAPHICAL INFORMATION, NORTH ORIENTATION, AND COORDINATE VALUES DEPICTED ON THESE DRAWINGS ARE BASED ON PLANS TITLED "TOPOGRAPHIC PLAN" PREPARED FOR HAVENWOOD-HERITAGE HEIGHTS, DATED JULY 3, 2019, PROVIDED TO WILCOX & BARTON, INC. BY DOUCET SURVEY, LLC.
- BOUNDARY INFORMATION ON THESE DRAWINGS ARE BASED ON PLANS TITLED "LOT LINE CONSOLIDATION PLAN" PREPARED FOR UNITED CHURCH OF CHRIST RETIREMENT COMMUNITY II, INC. DATED MAY 5, 1989 BY KIMBALL CHASE.
- BUILDING FOOTPRINT REPRESENTS A FLOOR PLAN PROVIDED TO WILCOX & BARTON, INC. BY LAVALLÉ-BRESINGER ARCHITECTS ON AUGUST 5, 2019, REFER TO ARCHITECTURAL/STRUCTURAL PLANS FOR FOUNDATION AND BUILDING DIMENSIONS.
- THE PROJECT USE IS A RESIDENTIAL SOCIAL SERVICE CENTER AS DETERMINED BY THE CITY OF CONCORD CODE ENFORCEMENT.
- 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

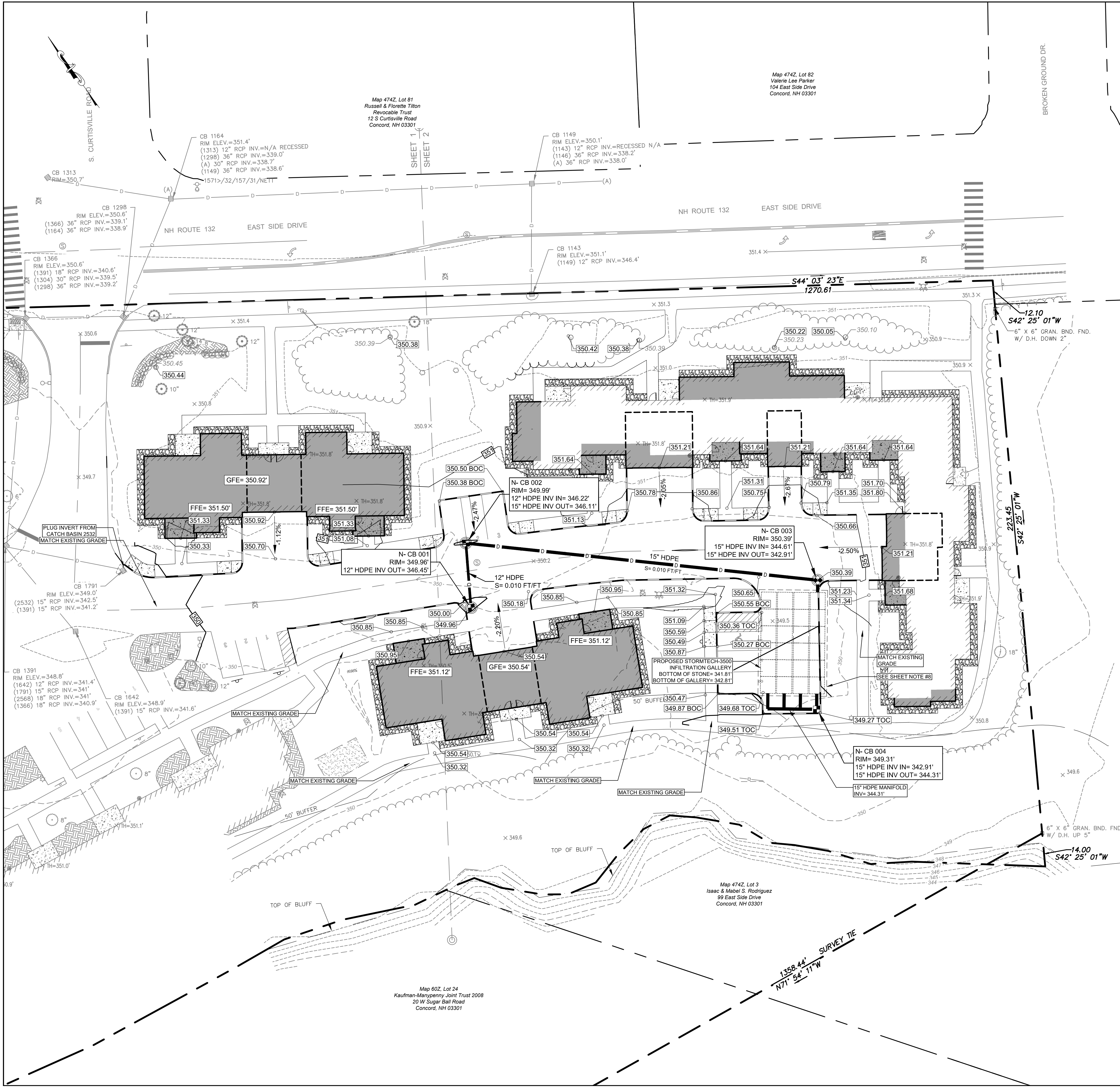
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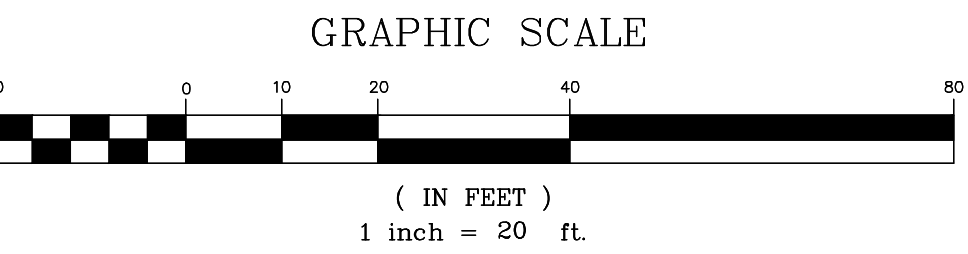
Clerk



DRAINAGE SCHEDULE (NOT UPDATED)

- CB 1 (NEW)
RIM=349.96
INV. OUT = 346.45 (TO CB 2)
12" Ø HDPE, L=25 LF
S= 0.010 FT/FT
- CB 2 (NEW)
RIM = 349.99
INV. IN = 346.22 (FROM CB 1)
INV. OUT = 346.11 (TO CB 3)
15" Ø HDPE, L=150 LF
S= 0.010 FT/FT
- CB 3 (NEW)
RIM = 350.39
INV. IN = 344.61 (FROM CB 2)
INV. OUT = 342.91 (TO CB 4)
15" Ø HDPE
- CB 4 (NEW)
RIM = 349.31
INV. IN = 342.91 (FROM CB 3)
INV. OUT = 344.31 (TO INFILTRATION GALLERY)
15" Ø HDPE
- CB 1791
RIM = 349.0
INV. IN = 342.5 (FROM CB 2532)
INV. OUT = 341.2 (CB 1391)
15" Ø RCP
NOTE: PLUG INV. IN FROM CB 2532
- **BOLD** INDICATES EXISTING

- NOTES:**
- REFER TO EXISTING CONDITIONS PLAN FOR BASE PLAN REFERENCES AND ADDITIONAL NOTES.
 - ALL ELEVATIONS SHOWN ARE IN REFERENCE TO THE SURVEY PLAN AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
 - CONTRACTOR SHALL NOTIFY OWNER & ENGINEER IMMEDIATELY IF SITE CONDITIONS DIFFER FROM WHAT IS SHOWN ON PLAN.
 - SPOT ELEVATIONS SHOWN AT BUILDING CORNERS ARE PROPOSED GROUND ELEVATIONS.
 - FINISH WALK AND CURB ELEVATIONS SHALL BE 6" ABOVE FINISH PAVEMENT.
 - ALL ELEVATIONS SHOWN ARE IN REFERENCE TO THE BENCHMARK AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR AT GROUNDBREAK.
 - ALL STORM DRAIN PIPING WITH LESS THAN 3.0 FEET OF COVER SHALL BE OVERLAID WITH 2" THICK RIGID INSULATION FOR THE FULL WIDTH OF PIPE TRENCH.
 - SOILS BELOW THE INFILTRATION GALLERY SHALL BE AMENDED TO REDUCE THE INFILTRATION RATE TO 10 INCHES PER HOUR. THE AMENDMENT OF THE SOILS SHALL BE ACCOMPLISHED BY BLENDING COMPOST INTO SOILS DIRECTLY BELOW THE INFILTRATION GALLERY TO A DEPTH OF AT LEAST 24".



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Concord, NH**

Site
**Havenwood Heritage Heights
149 East Side Drive
Concord, NH**

Drawing Title
Grading & Drainage Plan

Scale
1" = 20'

Date
8/21/2019

Drafted By
ARC

Checked By
ERL

Project Mgr
ERL

Project Number
LBPA0002

Sheet Number
C1.3
7 of 12

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



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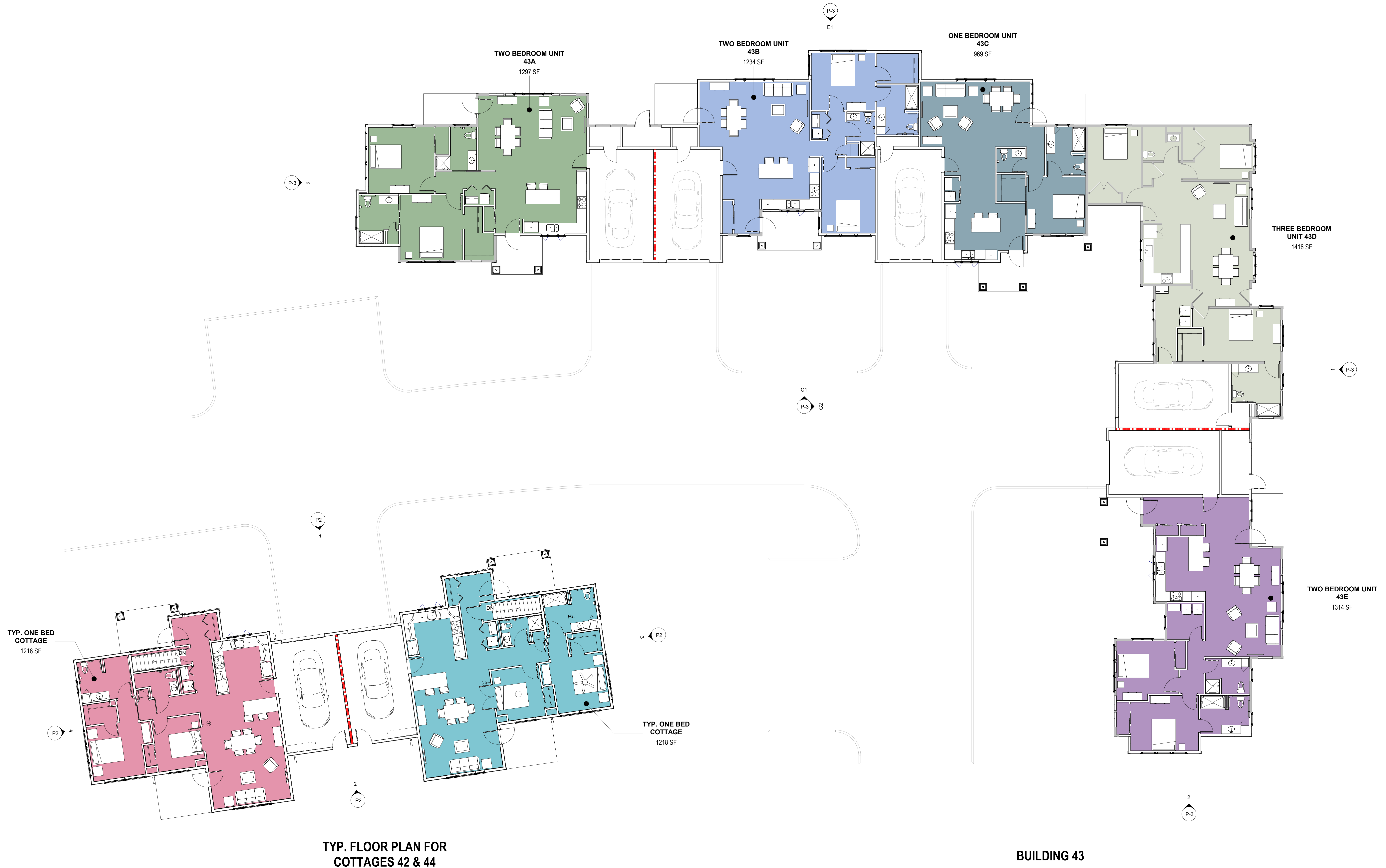
Map/Lot: 474Z/4

Drawing Title
Landscape Plan

Scale	1" = 20'	Date	8/21/2019
Drafted By	ARC	Checked By	ERL
Project Mgr	ERL	Project Number	LBPA0002
Sheet Number		L1.1	

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

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1 FRONT ELEVATION
P2 3/16" = 1'-0"



3 SIDE ELEVATION
P2 3/16" = 1'-0"



2 BACK ELEVATION
P2 3/16" = 1'-0"



4 SIDE ELEVATION
P2 3/16" = 1'-0"



C1 SOUTH ELEVATION
P-3 3/16" = 1'-0"



E1 NORTH ELEVATION
P-3 3/16" = 1'-0"



G2 WEST ELEVATION
P-3 3/16" = 1'-0"



2 SOUTH END ELEVATION
P-3 3/16" = 1'-0"



1 EAST ELEVATION
P-3 3/16" = 1'-0"



3 WEST END ELEVATION
P-3 3/16" = 1'-0"