



CITY OF CONCORD

Code Administration

37 Green Street ♦ Concord, New Hampshire 03301 ♦ 225.8580 ♦ Fax 225.8586

APPLICATION TO ERECT A SIGN

Permit # _____

1) Address where sign is to be erected: 116 Langley Parkway

2) **Message as shown on sign:**

Orthopaedic Surgery Center
Concord Orthopaedics | Concord Hospital

3)	Property Owner Information	Sign Installer Information	Sign Owner Information
Name >	Concord Hospital	Spectrum Marketing	Concord Hospital
Address >	250 Pleasant St	95 Eddy Rd Ste 101	250 Pleasant St
City/State/ Zip >	Concord, NH 03301	Manchester, NH 03102	Concord, NH 03301
Phone(s) >	603-415-6688	603-581-8483	603-415-6688
E-mail >	jgemmiti@crhc.org	njarvis@spectrummarketing.com	jgemmiti@crhc.org

4) Property Information: _____ ft _____ ft
Zone Building Frontage Lot Frontage

5) ☒ New ☐ Relocation ☐ Replacement
Type of Sign: ☐ Freestanding ☒ Monument
☐ Wall ☐ Projecting ☐ Window ☐ Awning ☐ Roof ☐ Marquee ☐ Marker

5) Materials to be used: aluminum, concrete, stone veneer

6) How & to what is sign supported: steel post/ base plate to concrete footing w/J-Bolts

7) Dimensions of sign: 8 ft x 6 ft equals 48 sf
Length Height Total

8) Height Overall: Ground to bottom of sign 2' - 4" ft Ground to top of sign 8' - 5" ft

9) Illumination: ☐ None ☐ External ☒ Internal **Internally illuminated signs are NOT permitted in CVP, IS, UT or any Residential Zones**

10) Does sign project over public property or sidewalk? ☒ No ☐ Yes* > _____ ft _____ in

11) How far back is leading edge of sign from any curb face? _____

NOTE: Any applicant for a permit to locate a projecting sign over a public right-of-way, in accordance with this Ordinance, shall file with the Code Administrator, a certificate of insurance indemnifying the City of Concord against any form of liability in a minimum amount as specified by the Finance Director. No permit shall be issued prior to the receipt of said certificate and the permit shall be valid only so long as the certificate remains in effect. The policy shall provide for advance notification to the Code Administrator in the event of cancellation. If the policy should lapse or be cancelled, the applicant shall remove the sign immediately. (Article 28-6-11.a)

12) Does the sign require Design Review? ☒ *Yes ☐ No Historic District Review? ☐ Yes ☒ No

*Design review is **required** per Article 28-6-9.f, if any of the following apply:

- The sign is to be located in a Performance (P) District
- The Development requires Major Site Plan Review, Article 28-9-4.d.1
- The sign area is greater than the maximum in Column 1 of Table 28-6-9.a
- The sign is the second or third freestanding sign on a lot.

Continued
on back →

MEMORIAL WEST MONUMENT SIGN - OPTION BLUE
ALUMINUM FACE IS ROUTED AND INTERNALLY ILLUMINATED WITH WHITE LEDS.
SIGN FACE IS PAINTED TO MATCH PMS 2748 BLUE.
TOP AND BOTTOM ARCHES ARE PAINTED TO MATCH PMS WARM GRAY 10C.
ORTHOPAEDIC LOGO & COPY ARE WHITE ACRYLIC PUSH-THRUS.
LINE, CONCORD ORTHOPAEDICS, AND CONCORD HOSPITAL LOGOS & COPY ARE APPLIED WHITE VINYL.
SIGN BASE: BLUE GRANITE STONE VENEER.



NIGHT-TIME VIEW

DESIGN SPECS

SINGLE SIDED MONUMENT SIGN: SCALE; 1/2" =1'



SPECTRUM
MARKETING COMPANIES

95- 97 Eddy Rd, Suite 4
Manchester, NH 03102
603-627-0042 603-657-7079
signs@spectrummarketing.com
print@printh.com



PRINT
NEW HAMPSHIRE

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95 Eddy Road, Manchester NH 03102 603.627.0042
www.spectrummarketing.com

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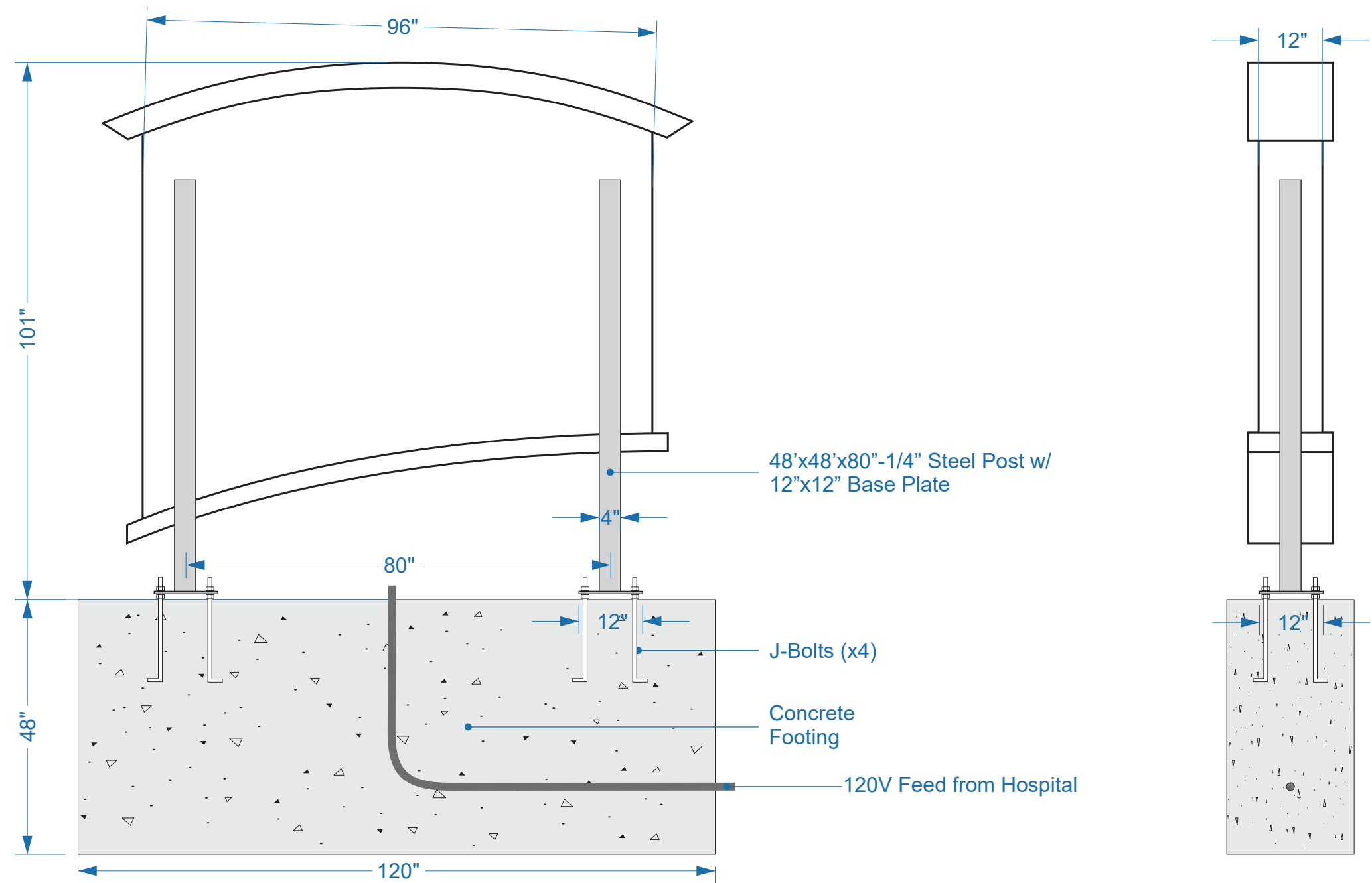
Rev#	Revision Notes	DATE	BY
0	Initial sketch	12/20/19	KD
1	new designs based off 1st set	01/24/20	KD
2	NEW DESIGN BY CM	1/28/20	KD
3	small logos reverse sides	2/13/20	KD
4	Updated color options	2/18/20	CM

File name: Concord Hospital Monument

Customer: CONCORD HOSP.
Contact Name: NICK JARVIS
Contact Tel:
Site Address: 116 Langley Parkway
Concord, NH

Job#: 5556PNH
Designer: KAREDAVIS
Date: 12/20/19
Page: 1-r4

MEMORIAL WEST MONUMENT SIGN MOUNTING DETAILS



FOOTING DETAILS

SINGLE SIDED MONUMENT SIGN: SCALE; 1/2" =1'

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NOTES:

1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE SITE LAYOUT FOR THE PROPOSED AMBULATORY HEALTH CARE BUILDING AND ASSOCIATED SITE FEATURES.
2. HORIZONTAL DATUM IS BASED ON NH STATE PLANE COORDINATES NAD83.
3. VERTICAL DATUM IS BASED ON NAVD 1988.
4. JURISDICTIONAL WETLANDS HAVE NOT BEEN IDENTIFIED ON THE SUBJECT PARCEL.
5. ALL WORK PERFORMED IN THE RIGHT OF WAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF CONCORD.
6. THE PROPOSED BUILDINGS SHALL BE CONSTRUCTED TO MEET LOCAL, STATE, AND FEDERAL CODES RELATIVE TO BUILDING CONSTRUCTION AND FIRE PROTECTION REQUIREMENTS.
7. PROPOSED BUILDINGS SHALL BE SERVICED BY CITY WATER AND SEWER.
8. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING DIG SAFE (1-888-DIG-SAFE) AT LEAST 72 HOURS PRIOR TO THE COMMENCEMENT OF WORK. THE CONTRACTOR SHALL COORDINATE WORK WITH THE CITY FIRE, POLICE, AND COMMUNITY DEVELOPMENT DEPARTMENTS.
9. A MANDATORY PRECONSTRUCTION MEETING WILL NEED TO BE HELD PRIOR TO ISSUANCE OF ANY PERMITS TO DISCUSS INSPECTION FEES, CONSTRUCTION SCHEDULE, ETC.
10. REFER TO CONSTRUCTION DETAIL SHEETS FOR ALL APPLICABLE SITE DETAILS.
11. CONTRACTOR SHALL NOTIFY ENGINEERS IMMEDIATELY IF SITE CONDITIONS DIFFER FROM WHAT IS SHOWN ON PLAN.
12. REFER TO COVER SHEET FOR GENERAL NOTES AND LEGEND.
13. UPON PROJECT COMPLETION CONTRACTOR SHALL PROVIDE AS-BUILT DRAWINGS SURVEYED ON NH STATE PLAN COORDINATES AND NAVD 88 DATUM SUBMITTED IN ELECTRONIC FORMAT FOR INCLUSION INTO THE CITY OF CONCORD GIS DATABASE.
14. NO CERTIFICATE OF OCCUPANCY FOR ANY BUILDING OR USE SHALL BE ISSUED UNTIL ALL PUBLIC IMPROVEMENTS HAVE BEEN COMPLETED TO THE SATISFACTION OF THE CITY ENGINEER.
15. THE FOLLOWING DECISION WAS MADE BY THE BOARD OF ADJUSTMENT ON JANUARY 3, 2018.
- 15.1. SECTION 28-5-14 OF

- THE ZONING ORDINANCE APPLIES TO THE OVERALL CONCORD HOSPITAL CAMPUS AS A SINGLE ENTITY AND NOT TO INDIVIDUAL BUILDINGS THEREON.
- PLAN REFERENCES:
1. EXISTING CONDITIONS, TOPOGRAPHICAL INFORMATION, NORTH ORIENTATION, NORTH ARROW, AND COORDINATE VALUES DEPICTED ON THESE DRAWINGS ARE BASED ON PLANS TITLED "EXISTING CONDITIONS PLAT CONCORD HOSPITAL CAMPUS", DATED FEBRUARY 2018, PROVIDED TO NOBIS ENGINEERING, INC. BY RICHARD D. BARTLETT & ASSOCIATES, LLC.
 2. BUILDING FOOTPRINT PROVIDED TO NOBIS ENGINEERING, INC. BY LAVALLEE BRENSINGER ARCHITECTS ON APRIL 12, 2018. REFER TO ARCHITECTURAL/STRUCTURAL PLANS FOR FOUNDATION AND BUILDING DIMENSIONS.

- 15.2. A BUILDING WITH MULTIPLE HEIGHTS WILL HAVE MULTIPLE SETBACKS.
- 15.3. SETBACKS ARE DETERMINED FROM THE CONCORD HOSPITAL CAMPUS PERIMETER BOUNDARY AND NOT BETWEEN INDIVIDUAL BUILDINGS WITHIN THE HOSPITAL CAMPUS.
- 15.4. A 45' TALL BUILDING CURRENTLY REQUIRES 30' FRONT AND REAR SETBACKS AND 25' SIDE SETBACKS. INCREASED BUILDING HEIGHT OVER 45' WILL HAVE INCREASED SETBACKS ONLY FOR THE HIGHER PORTION

- 6-4" CONDUITS,
2-2" CONDUITS

- MEMORIAL BUILDING
3 STORY BRICK

- CONCRETE SIDEWALK RAMP TYPE 1

- INSTALL BOLLARD (TYP OF 9)
REFER TO DETAIL

- PROVIDE 4' WIDE CURB BREAK FOR
TREEBOX WITH TIP-DOWNS ON EITHER
SIDE OF CURB BREAK (TYP. OF 5).

- TREEBOX (TYP. OF 5). REFER TO DETAILS.

- EMERGENCY CALL BOX
POST (TYP OF 5)

- INSTALL BOLLARD (TYP OF 11)

- PAINT WHITE PAVEMENT MARKINGS
& CROSSWALKS (TYP)

- PAINT WHITE NO PARKING
STRIPING (TYP)

- INSTALL NEW PAVEMENT SECTION
REFER TO DETAIL

- EXISTING CURB TO REMAIN

- START OF NEW
VERTICAL GRANITE CURB

- INSTALL VERTICAL
GRANITE CURB (TYP)

- 60' FRONT YARD SETBACK
BASED ON HEIGHT OF AHCB

- 30' FRONT YARD SETBACK

- INSTALL CONCRETE
TOILET ENCLOSURE

- INSTALL
BOLLARD
FOR
TRANSFORMER
PAD (TYP
OF 6)

- SNOW STORAGE
(TYP.)

- PROPOSED CANOPY

- INSTALL HEATED CONCRETE SIDEWALK

- INSTALL BIKE RACK. REFER TO DETAIL

- PROPOSED PAVER PUBLIC SITTING AREA. PROVIDE OPENINGS IN
THE PAVER LAYOUT FOR LANDSCAPING AS SHOWN ON SHEET L-1.

- SITE LIGHT BOLLARD (TYP OF 3)

- INSTALL BOLLARD
(TYP. OF 5)

- INSTALL 5' WIDE
ASPHALT SIDEWALK

- PROPOSED 4-STORY
AMBULATORY HEALTH CARE BUILDING
146,300+/- SF

- INSTALL NEW 5' WIDE
ASPHALT SIDEWALK

- INSTALL BOLLARD
(TYP OF 10)

- INSTALL BOLLARD
(TYP OF 9)

- INSTALL BOLLARD
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SIGN LEGEND	
SIGN	LETTER
R8-3A	A
R7-8, G13	B
R7-8, R7-8A, G13	C

ZONING ANALYSIS

TAX MAP/BLOCK/LOT: MAP 95 / BLOCK 3 / LOT 4A

PROPERTY OWNER: CAPITAL REGION HEALTH CARE CORPORATION

ADDRESS: 250 PLEASANT STREET
CONCORD, NH

DEED REFERENCE: BOOK 2297 / PAGE 1597

ZONING DISTRICT: IS DISTRICT

MINIMUM LOT AREA
25,000 SF

PROVIDED
55,547 AC (2,416,709 SF)

MAXIMUM LOT COVERAGE
75%

PROVIDED
362,000 SF BUILDINGS
175,000 SF PARKING DECKS
670,000 SF PARKING LOTS & LOADING
1,209,000 SF

INT. LANDSCAPING MINIMUM
(FOR PARKING LOT J)
5% - 1,916 SF

PROVIDED
5.6% - 2,151 SF

(FOR PARKING LOT G)
5% - 1,286 SF

PROVIDED
5.0% - 1,299 SF

CONCORD HOSPITAL PARKING SUPPLY							
Current Parking Supply - 2018.01							
Location	Patient/Vis	Handicap	Staff	Physician	Reserved	TOTAL	PROPOSED
A-Lot	95	25				120	120
A2-Lot	17	3				20	20
A2-Lot (New Lot @ Yeaple Site)							113
B-Garage	66		240		20	326	326
D-Garage	65	6	34	68	1	174	174
E-Lot	214	39			2	255	255
E1-Lot	36					36	36
East Drive			26			26	26
F-Garage-Gnd	105	16		1		122	122
F-Garage-ramp & 1st Fl.			142	22		164	164
F-Garage-Ramp & 2nd Fl.			164			164	164
F-Garage-Ramp & 3rd Fl.			164			164	164
N-Lot			53	7		60	60
G-Lot	40	6	12	7		65	47
H-Lot					28	28	28
J-Lot			91		7	98	78
L-Lot		1	70	19	6	96	0
M-Garage			648			648	648
Yeaple Lot			7	15		22	22
Langley (contractor)						na	na
Learning Center	14	2	15			31	31
TOTAL	652	98	1723	139	64	2619	2598

Ambulatory Health Care Building Planning
Parking Needs

Building	Unit	Zoning	Quantity	Spaces Required	Spaces Req'd after new AHCB	Spaces Req'd after Yeaple Removal
Main Hospital	Inpatient Beds	2 spaces/Bed	295	590	590	590
Main Hospital	Outpatient Area	1 space/150 sf	32,353	216	216	216
Cancer Center	Outpatient Area	1 space/150 sf	8,340	56	56	56
Memorial Building	Gross Office	1 space/225 sf	67,034	298	298	298
Pillsbury Building	Gross Office	1 space/225 sf	92,107	409	409	409
Yeaple Building	Gross Office	1 space/225 sf	34,539	154	154	0
Learning Center	Gross Floor Area	1 space/250 sf	9,890	40	40	40
Sub-Total				1,762	1,762	1,608
NEW AHCB	Gross office	1 space/225 sf	147,000	0	653	653
TOTAL CH PARKING NEEDS Per ZONING:				1,762	2,415	2,261
Existing Parking SUPPLY				2,619		
Proposed Parking SUPPLY after New AHCB					2,493	
Proposed Parking SUPPLY after Yeaple Removal						2,598
Existing or Proposed PARKING DELTA: Under / Over				857	78	337

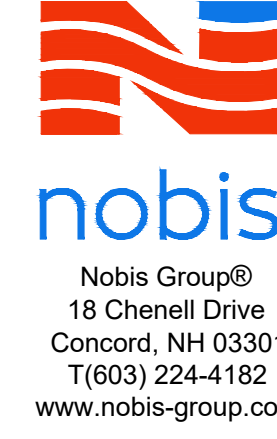
PLANNING BOARD APPROVAL

APPROVED BY CITY OF CONCORD, NH PLANNING BOARD

ON _____ DATE _____

CONCORD PLANNING BOARD CHAIR _____ DATE _____

CONCORD PLANNING BOARD CLERK _____ DATE _____



ISSUED FOR
BIDDING

AMBULATORY HEALTH
CARE BUILDING

CONCORD HOSPITAL

250 PLEASANT STREET
CONCORD, NEW HAMPSHIRE

NO.	DATE	DESCRIPTION
6	10/23/2019	UPDATED MEMORIAL DROP-OFF AREA
5	10/01/2018	UPDATED UTILITY SERVICES
4	09/18/2018	UPDATED BUILDING FOOTPRINT
3	04/16/2018	ISSUED FOR BIDDING
2	03/14/2018	RESPONSE TO NHDES COMMENTS
1	03/01/2018	RESPONSE TO CITY COMMENTS

REVISIONS		
0 30' 60'		
GRAPHIC SCALE		

DATE: JANUARY 2018

NOBIS PROJECT NO. 85060.06

DRAWN BY: SPM

CHECKED BY: JCN

CAD DRAWING FILE: 85060.06-C-200-SITE.dwg

SHEET TITLE

SITE PLAN

SHEET
C-3