

PLANNING BOARD CONDITIONS

The development is subject to all subsequent conditions of Planning Board approval Case \_\_\_\_\_ dated \_\_\_\_\_

APPROVED WAIVERS

Based on Planning Board approval date of \_\_\_\_\_

- 15.02(3) Scale - To allow a scale of 1" = 10' where normally a scale of 1"=20', 1"=30', 1"=40', 1"=50', or 1"=60' is required.
- 15.03(11) Municipal Sewer - To not provide location, size, rim, and invert elevations of existing and proposed sanitary and storm sewers including manholes, catch basins, and culverts

ADDITIONAL NOTES

- The site is not serviced by wells or septic systems.
- The site does not contain any wetlands
- The site does not contain any water system protection area.
- The site is not located within any protected shoreland overlay districts.
- There are no outside solid waste storage facilities.
- The site does not require any wetland, shoreland protection, or bluff buffers, nor does it require any residential district buffers.
- There are no recorded easements for drainage found.

REFERENCES

- Plat entitled "Storrs Street Ext. Plan of Land of City Coal C/O Edwin H. Firth" by the City of Concord Engineering Div., dated October, 1971 on file at the Concord Engineering Dept. as plan no. 1766.
- Plat entitled "Subdivision of Land of the Boston & Maine Corp., City of Concord, NH & Capital Plumbing & Heating Supply Co. Inc." by the City of Concord Public Works Dept. Engineering Div., dated December 26, 1980 on file at the Concord Engineering Dept. as plan no. 2768, and recorded at the M.C.R.D. as plan no. 6703.
- Plat entitled "Boundary Plan Map 28, Blk 4, Lot 22 Aranco Realty Inc." by Granite State Surveying, dated January 24, 1992 and recorded at the M.C.R.D. as plan no. 12452.
- Plat entitled "Plan of Property Acquired by State of New Hampshire from Exxon Corporation in Concord N.H." dated Feb. 26, 1982 and recorded at the M.C.R.D. as plan no. 7006.
- Plat entitled "Subdivision of Humble Oil & Refining Company" by the City of Concord Engineering Div., dated Sept. 1974 on file at the Concord Engineering Dept. as plan no. 1705.
- Plat entitled "ALTA/ACSM Land Title Survey prepared for The Duprey Center LLC, land of The City of Concord" by Richard D. Bartlett & Assoc. LLC dated April 22, 2010, on file at this office.
- NHDOT project no. C-2421-B recorded at the M.C.R.D. as plan. no. 7014.
- Plat entitled "Existing Conditions Plat of the land of Sanel Realty Co., Inc." by Richard D. Bartlett & Assoc. LLC dated May 21, 2009.
- Plat entitled "Boundary Plat of the land of the City of Concord", revised through Nov. 20, 2009, by Richard D. Bartlett & Associates, LLC, recorded at the MCRD as plan no. 19381.
- "Condominium Plat of the Carriage House Condominium" dated through 7/24/25 by Richard D. Bartlett & Associates, LLC and recorded at the MCRD as plan no. 202500011701.

SITE SYNOPSIS

LOT AREA INCLUSIVE OF TURNER AVE. 18,538 SQ. FT. (ALL BUILDABLE-6,250 SQ. FT. REQUIRED)

EXISTING BUILDINGS 3,290 SQ. FT. (COMM.-1,824 SQ. FT., RES.-1,466 SQ. FT.)

IMPERVIOUS SURFACES 9,893 SQ. FT.

EXISTING COVERAGE 13,183 SQ. FT. OR 71%.

REQUIRED PARKING GROSS COMMERCIAL FLOOR AREA = 3648 SQ. FT. 3648 SQ. FT. / 300 = 12.1 SPACES REQ. RESIDENTIAL = 2 SPACES REQ. TOTAL REQUIRED SPACES = 15

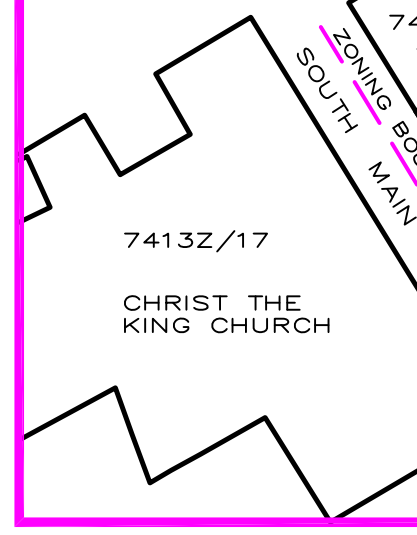
EXISTING PARKING 11 STANDARD SPACES, 1 HANDICAPPED, 3 GARAGE BAYS - 15 SPACES (NONE PROPOSED)

BUILDING BREAKDOWN UNIT 1 1ST FLOOR - 1,824 SQ. FT. COMMERCIAL OFFICES BASEMENT - 1644 SQ. FT. COMMERCIAL OFFICES 180 SQ. FT. STORAGE/UTILITIES

UNIT 2 GROUND FLOOR - 603 SQ. FT.-COMMERCIAL STORAGE BAYS FOR UNIT 1, 863 SQ. FT.-GARAGE/STORAGE & MECHANICAL FOR UNIT 2 2ND FLOOR - 1,466 SQ. FT. RESIDENTIAL UNIT 2

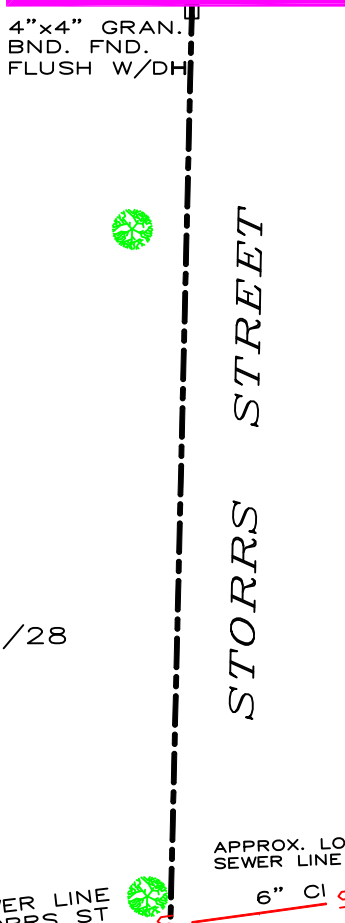
LOCATION MAP

SCALE: 1" = 200'±



VICINITY MAP

SCALE: 1" = 2000'±



LEGEND

- PROPERTY LINE
- EDGE OF PAVEMENT
- VERTICAL GRANITE CURB
- OVERHEAD UTILITY LINES
- DRAINAGE LINE
- SEWER LINE
- GAS LINE
- TREELINE
- CONCRETE
- IRON PIPE OR REBAR
- GRANITE OR CONC. BOUND
- UTILITY POLE
- DECIDUOUS TREE
- SHRUB
- MONITORING WELL
- SEWER MANHOLE
- DRAIN MANHOLE
- CATCH BASIN
- GAS SHUTOFF
- WATER SHUTOFF
- HYDRANT

NOTES

- Original perimeter survey done by total station during July 2009. Concord traverse error of closure 1:40,602. Additional boundary survey done on September 26, 2012. Site was revisited August 6, 2024 to survey as built information.
- Horizontal datum based on New Hampshire State Plane Coordinates NAD 83.
- Vertical datum based on NAVD 1988.
- Owner of Record: 87 South Main St. LLC, -87 South Main Street Concord, NH 03301 Vol. 2685, Page 1400 & Vol. 3369 Page 1633. Tax Lot 7413Z/38
- The subject premises is within the Urban Commercial District (CU). Minimum lot size=12,500 sq. ft.; Minimum buildable area=6,250 sq. ft.; Minimum frontage=100'; Building setbacks: front=15'; rear=15'; side=15'; Maximum lot coverage = 80%; Maximum building height = 40'
- The intent of this plat is to amend Limited Common Areas on an existing two unit condominium. (see MCRD plan 202500011701)
- The subject premises is within zone "X" Areas determined to be outside of the 500 year flood plain as shown on the Flood Insurance Rate Map, City of Concord, N.H. Community-Panel No. 330110 0020 B with a revised date of August 23, 1999. The site does not fall within any F1 or F2 Flood hazard area or FH- Flood Hazard Overlay District.
- The underground utilities depicted hereon have been located from field survey information and plotted from existing drawings. The surveyor makes no guarantees 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 state governmental agencies prior to any excavation work and call DIG-SAFE at 1-888-344-7233.
- This two sheet plan set to be recorded at MCRD.
- Soil type - 699B - Urban Land 0-8% slopes.
- A variance to Article 28-2-4(j) was granted on April 2, 2022 to allow construction of a single family dwelling on the upper story of a parking structure.
- No state, or federal permits are required.

(SEE ADDITIONAL NOTES AT UPPER LEFT)

CERTIFICATIONS

"I HEREBY CERTIFY THAT THIS PLAN 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.

SIGNATURE: [Signature] LICENSE NO. 825 DATE 12/12/25

"I HEREBY CERTIFY THAT THIS PLAN FULLY AND ACCURATELY DEPICTS THE LOCATION AND DIMENSIONS OF THE LAND AND EXISTING IMPROVEMENTS SHOWN THEREON AND TO THE EXTENT FEASIBLE, ALL EASEMENTS APPURTENANT THERETO, THAT ALL UNITS DEPICTED THEREON AS COMPLETED HAVE BEEN SUBSTANTIALLY COMPLETED AND THAT THIS PLAN COMPLIES WITH THE PROVISIONS OF RSA 356-B:20 I-V.

SIGNATURE: [Signature] LICENSE NO. 859 DATE 12/12/25

EASEMENTS OF RECORD

- The parcel is subject to the reservation of a right-of-way and passway in favor of others with rights of termination of said easement over Turner Avenue as described in the deed from Penny Pitou 1989 Trust to 87 South Main Street, LLC in V. 2685 P. 1400 and as recited in prior deeds of record. (Current status of easement rights unknown).
- The parcel may also be subject to a 10' passway shown hereon as Turner Place as described in V. 266 P. 445 and as shown on plan reference number 1- City Engineering plan no. 1766. (Current passway status unknown).
- Slope easement from HWH, LLC to 87 South Main Street, LLC as described in V. 3379 P. 748.
- Utility easement for underground electric and fiber optics from HWH, LLC to 87 South Main Street, LLC as described in V. 3893 P. 2930

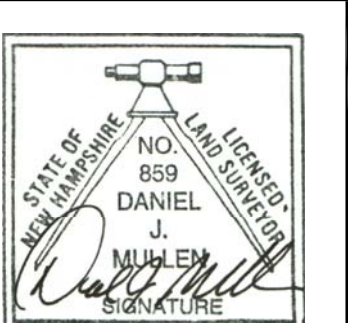
APPROVED CITY PLANNING BOARD

UNDER THE PROVISIONS OF R.S.A. 674:35 & R.S.A. 674:36

CITY OF CONCORD, NEW HAMPSHIRE In accordance with vote of the board dated:

Approval of this plot is limited to lots as shown.

Clerk: \_\_\_\_\_ Chair: \_\_\_\_\_



FOR: RICHARD D. BARTLETT & ASSOCIATES, LLC

**RICHARD D. BARTLETT & ASSOCIATES, LLC**  
214 North State Street  
Concord, N.H. 03301  
Tel.: (603) 225-6770  
E-mail: info@richarddbartlett.com  
www.richarddbartlett.com  
LICENSED LAND SURVEYORS

AMENDED CONDOMINIUM PLAT of THE CARRIAGE HOUSE CONDOMINIUM

RECORD OWNER: 87 SOUTH MAIN STREET, LLC 87 SOUTH MAIN ST. CONCORD, NH

PROJECT: TAX LOT 7413Z/38

LOCATION: 87 SOUTH MAIN ST. CONCORD, NH

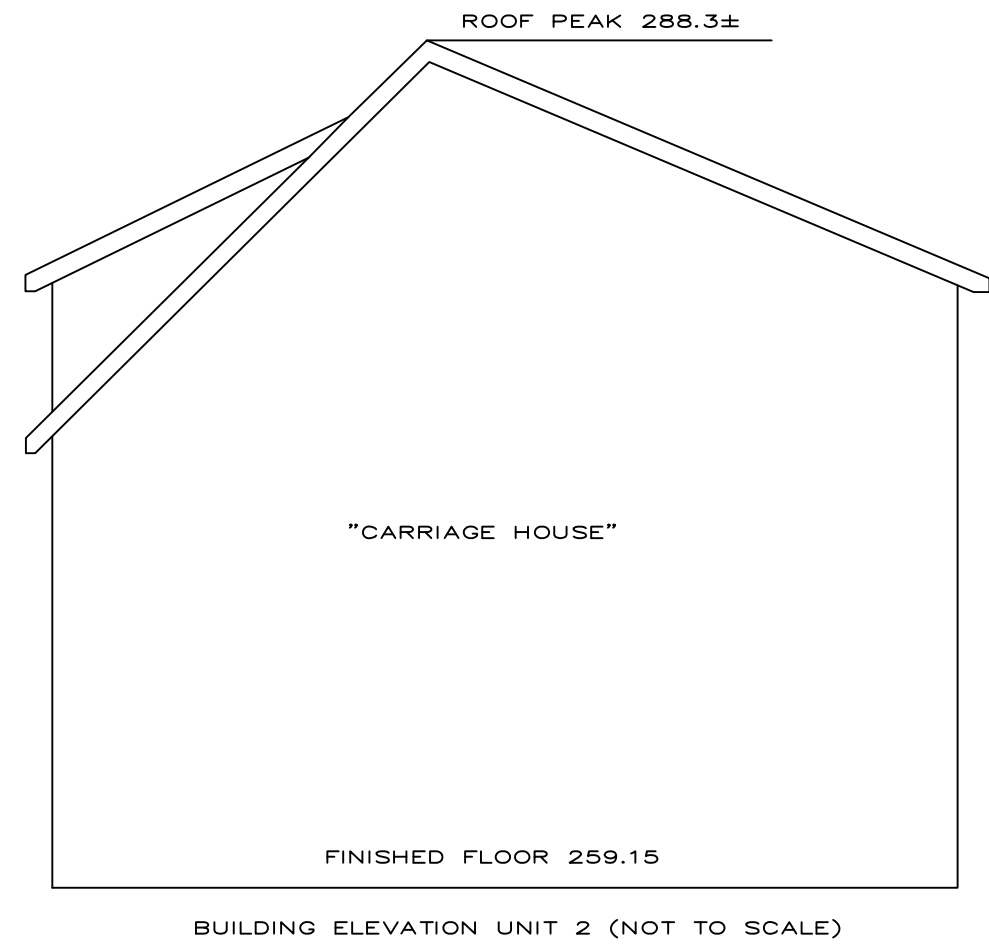
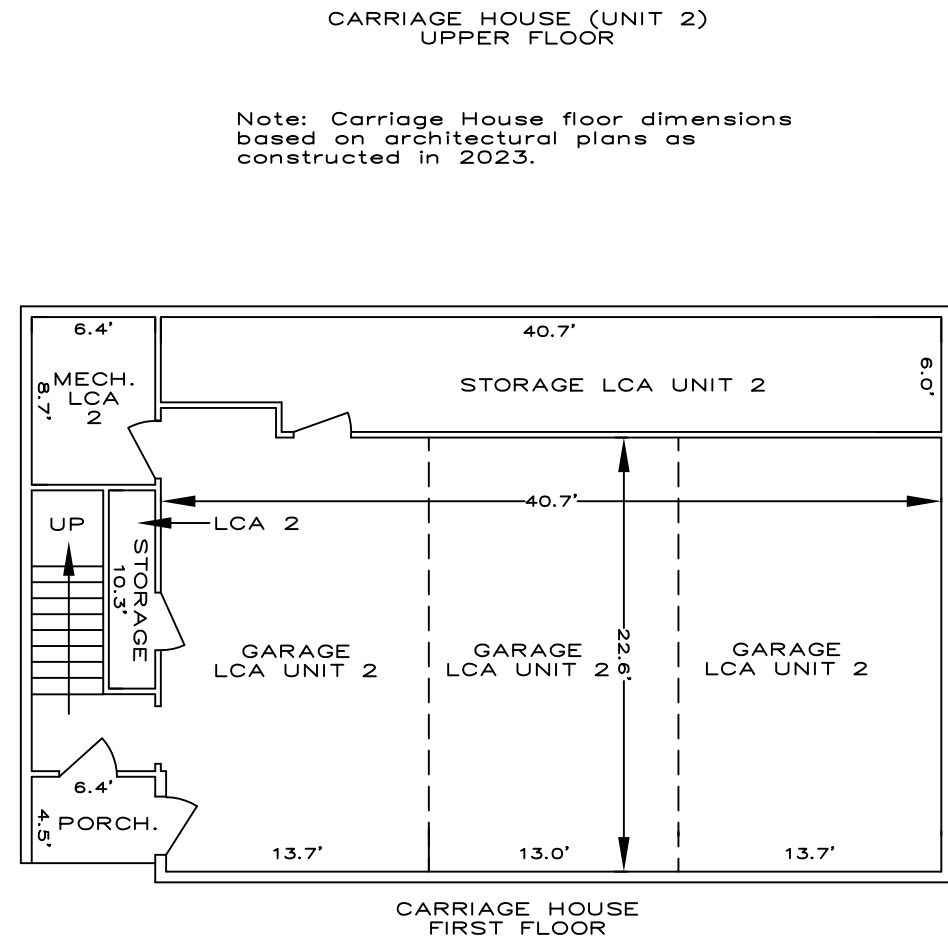
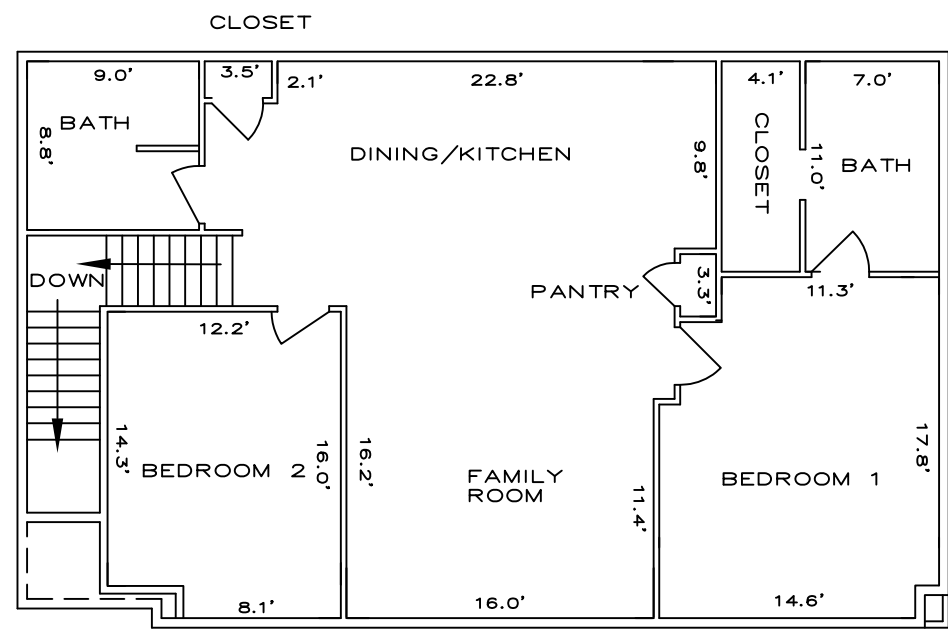
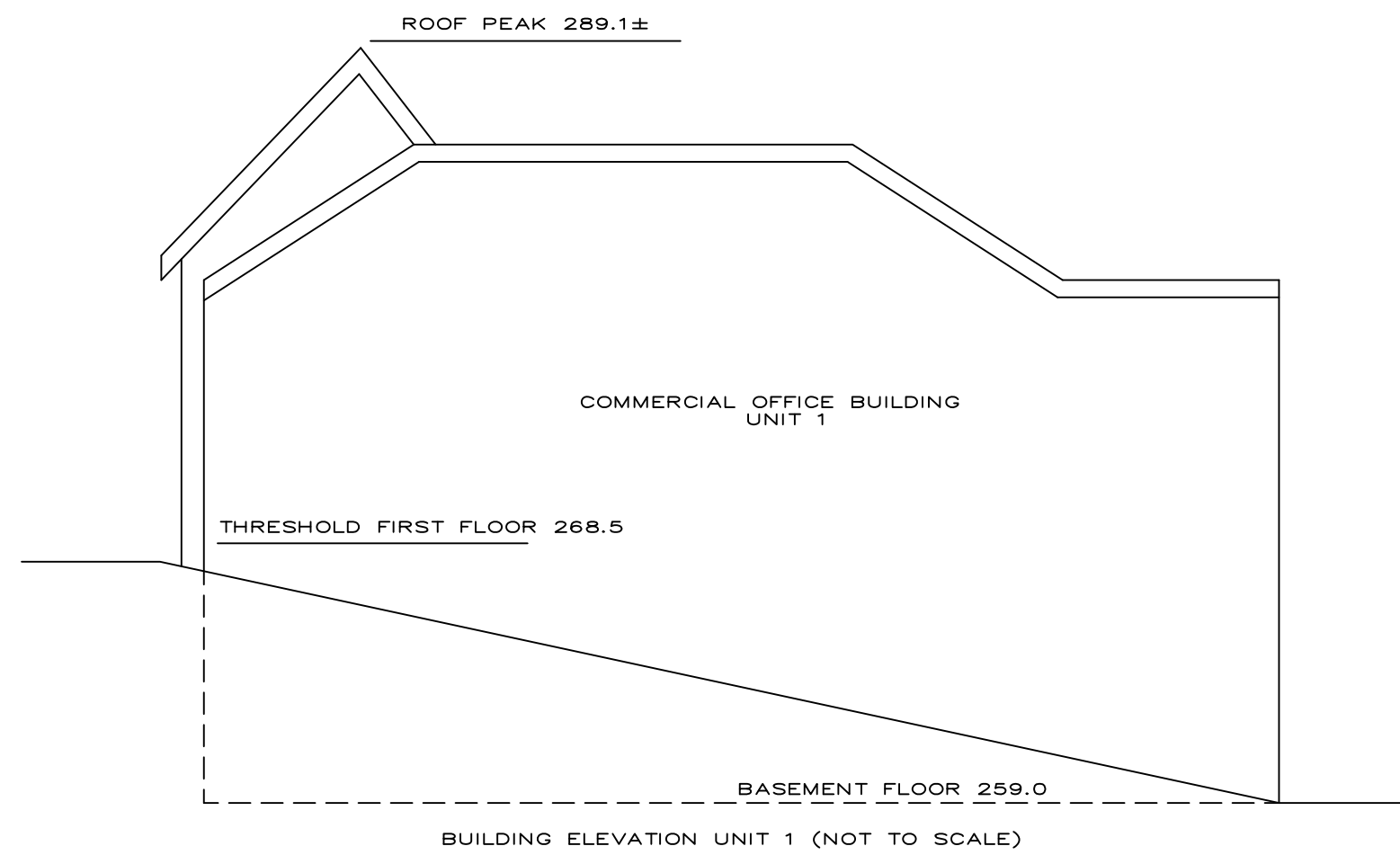
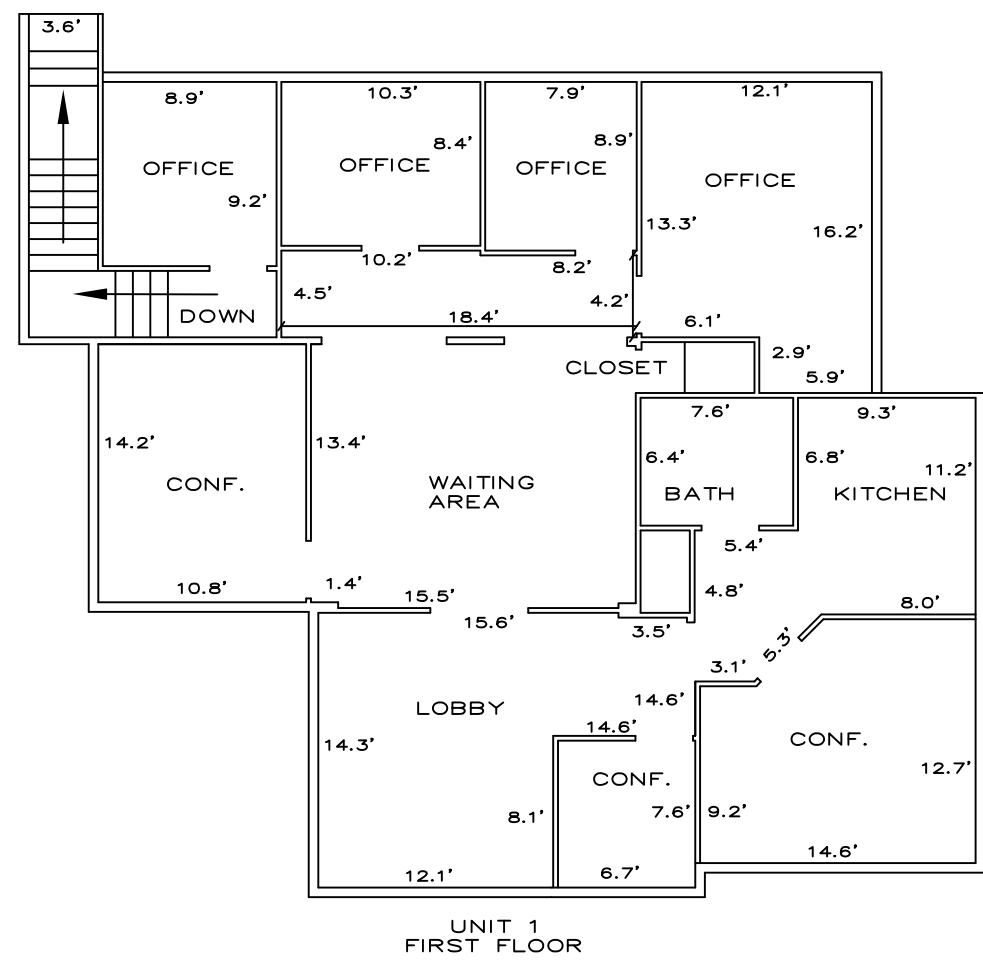
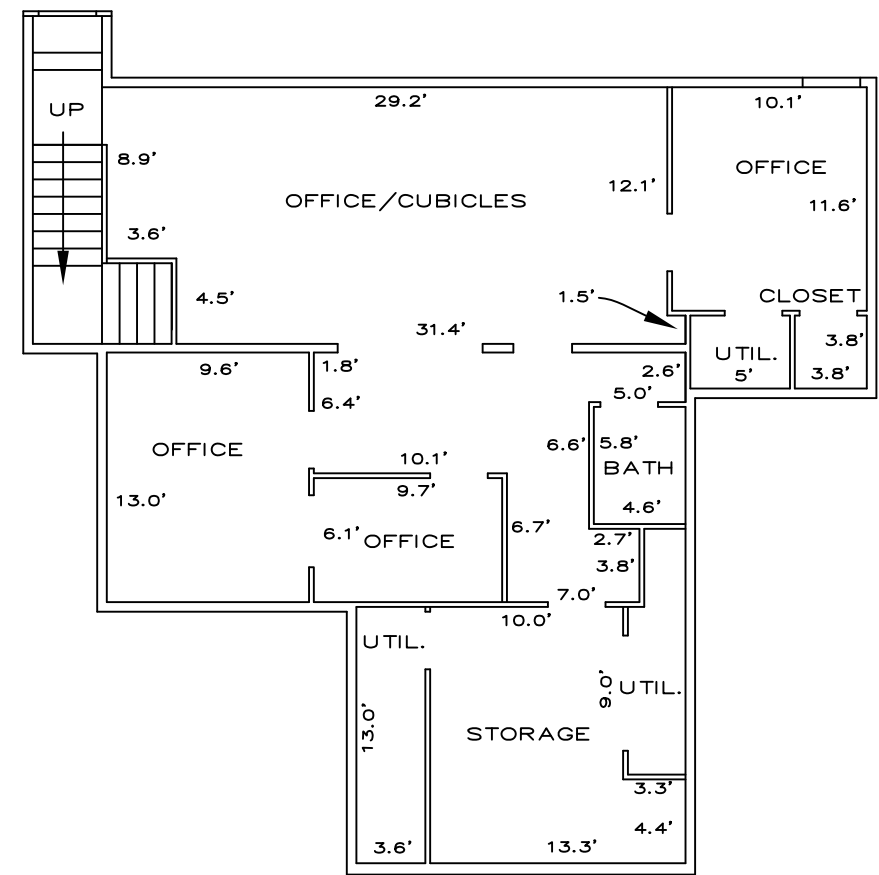
GRAPHIC SCALE 0' 10' 20'

DATE: DEC 12, 2025

JOB NO.: 724.166

SHEET 1 OF 2





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.

*[Signature]* 859 12/12/25  
SIGNATURE LICENSE NO. DATE

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*[Signature]* 859 12/12/25  
SIGNATURE LICENSE NO. DATE

**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 plat is limited to lots as shown.

Clerk \_\_\_\_\_ Chair \_\_\_\_\_

NO.	DATE	REVISION

FOR: RICHARD D. BARTLETT & ASSOCIATES, LLC

*[Signature]*

**RICHARD D. BARTLETT & ASSOCIATES, LLC**

214 North State Street  
Concord, N.H. 03301  
Tel.: (603) 225-6770  
E-mail: info@richarddbartlett.com  
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LICENSED LAND SURVEYORS

**AMENDED CONDOMINIUM PLAT of THE CARRIAGE HOUSE CONDOMINIUM**

RECORD OWNER: 87 SOUTH MAIN STREET, LLC  
87 SOUTH MAIN ST. CONCORD, NH

PROJECT: TAX LOT 7413Z/38  
LOCATION: 87 SOUTH MAIN ST. CONCORD, NH

GRAPHIC SCALE  
0' 5' 10' 20'  
1" = 10'

DATE: DEC 12, 2025  
JOB NO.: 724.166  
SHEET 2 OF 2