



- NOTES**
- Original perimeter survey done by total station during March 1985. Control traverse error of closure less than 1:10,000. Additional survey work conducted thru August, 1995 using the existing control traverse.
  - Horizontal datum based on New Hampshire State Plane Coordinates NAD 83.
  - Owner of Record: Alden Place Condominium Association 6 McKinley Street Unit 4 Concord, NH 03301 Vol. 3303 Page 1297 Tax Lot 7942Z/31
  - The subject premises is within the Neighborhood Residential Zoning District (RN). Minimum lot size=10,000 sq. ft.; Minimum buildable area=5,000 sq. ft.; Minimum frontage=80'; Building setback: front=15'; rear=25'; side=10'; Maximum lot coverage = 30%; Maximum building height = 35'
  - The intent of this plat is to amend an existing condominium to eliminate any convertible land so that all lands beyond the units is common land.
  - The subject premises is within flood hazard 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.
  - The underground utilities depicted hereon have been located from field survey information and plotted from existing drawings. The surveyor makes no guarantee 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 governmental agencies prior to any excavation work and call DIG-SAFE at 1-888-344-7233.
  - Soil type - 598B - Windsor Urban Land Complex O-8% slopes.
  - The site is not serviced by wells or septic systems, there are no jurisdictional wetlands and is not within a shoreland protection district, no state, or federal permits are required, there are no restrictions, there are no buffer requirements and the site does not contain any water protection areas.
  - Reference plat entitled "Condominium Site Plan for the Alden Place Condominium" dated August 25, 1994 by Richard D Bartlett & Assoc Inc. and recorded at the M.C.R.D. as plan no. 13878.
  - Subject to a 15' wide utility easement (exact location unknown) in favor of the Concord Electric Co. and NET&T Company vol. 2036, page 1225.
  - The development is subject to all subsequent conditions of the Planning Board approval from Case 2024-072.
  - Floor plans recorded with the M.C.R.D. as plan no. 14256.
  - All areas not designated as a Unit or Limited Common Area are Common Area.

- LEGEND**
- PROPERTY LINE
  - EDGE OF PAVEMENT
  - EDGE OF GRAVEL
  - OVERHEAD UTILITY LINES
  - DRAINAGE LINE
  - SEWER LINE
  - GAS LINE
  - WATER LINE
  - STOCKADE FENCE
  - EDGE OF WOODS
  - CONCRETE
  - SHRUB
  - DECIDUOUS TREE
  - ARTESIAN WELL
  - IRON PIPE (I.P.) OR REBAR STEEL PIN (SP)
  - GRANITE OR CONCRETE BOUND (GB OR CB)
  - DRILL HOLE (DH)
  - UTILITY POLE
  - LIGHT POLE
  - SEWER MANHOLE
  - DRAIN MANHOLE
  - CATCH BASIN
  - HYDRANT

**ADDITIONAL ABUTTERS**

Map 7913Z Lot 51 MILLS REVOCABLE TRUST OF 2023 PO Box 1478 Concord, NH 03302 V. 3835 P. 2245 311 South Main St.

Map 7942Z Lot 19 ARLENE F O'CONNOR REVOCABLE TRUST 50 Dunklee St Concord, NH 03301 V. 3487 P. 534

Map 7942Z Lot 32 JONATHAN RUGGLES REVOCABLE TRUST 05 4 Rockingham St Concord, NH 03301 V. 2923 P. 1215 313 South Main St.

Map 7942Z Lot 33 JONATHAN RUGGLES REV TR 2006 & JACQUILINE RUGGLES REV TR 4 Rockingham St Concord, NH 03301

Map 7942Z Lot 52 ARIANNA MACNEILL JAMES LAVALLEY III 7 McKinley St Concord, NH 03301 V. 3836 P. 635

Map 7942Z Lot 20 ROBERT & JEANETTE LAROCHE 57 Dunklee St Concord, NH 03301 V. 1274 P. 769

Map 7913Z Lot 58 TRUST & FRENCH FAMILY TRUST 12 Watson Court Concord, NH 03301 V. 3824 P. 2724

Map 7913Z Lot 57 FRENCH TRUST & FRENCH FAMILY TRUST 12 Watson Court Concord, NH 03301 V. 3824 P. 2724

Map 7942Z Lot 21 GARY SAMSON 59 Dunklee St Concord, NH 03301

Map 7942Z Lot 22 EDGERLY FAMILY TRUST 61 Dunklee St Concord, NH 03301 V. 3813 P. 2113

Map 7942Z Lot 23 MARGO BOWIE 65 Dunklee St Concord, NH 03301 V. 3605 P. 1297

Map 7942Z Lot 24 CYNTHIA DALTON 67 Dunklee St Concord, NH 03301 V. 3302 P. 1071

Map 7942Z Lot 26 ANNE ROSSELOT 8 McKinley St Concord, NH 03301 V. 3500 P. 48

Map 7942Z Lot 27 STEPHEN NOLAN 4 McKinley St Concord, NH 03301 V. 3541 P. 708

Map 7942Z Lot 28 CRYSTAL MORTON 2 McKinley St Concord, NH 03301 V. 3629 P. 860

Map 7942Z Lot 30 WILLIAM & JANET ULBRICH 314 S. Main St. Concord, NH 03301 V.2479 P 217

Map 7942Z Lot 29 KAREN ELLOS 318 S. Main St. Concord, NH 03301

Map 7942Z Lot 51 ROBERT & THERESA EASTBROOK REVOCABLE TRUST 5 McKinley St Concord, NH 03301 V. 3384 P. 1093

Map 7942Z Lot 50 FREDERICK SYMMES CONNELLY COLTONI 3 McKinley St Concord, NH 03301 V. 1931 P. 686

NO.	DATE	REVISION
1	12/18/24	REVIEW COMMENTS

FOR: RICHARD D. BARTLETT & ASSOCIATES, LLC

**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: [Signature] LICENSE NO. 741 DATE: 12/18/24

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 PERMISSIBLE, ALL EASEMENTS APPURTENANT THERETO, THAT ALL UNITS DEPICTED THEREON AS COMPLETED HAVE BEEN SURVEYED AND COMPLETED AND THAT THIS PLAT COMPLIES WITH THE PROVISIONS OF RSA 356-B:20 (1-V).

SIGNATURE: [Signature] LICENSE NO. 741 DATE: 12/18/24

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

214 North State Street  
Concord, N.H. 03301  
Tel.: (603) 225-6770

info@richarddbartlett.com  
www.richarddbartlett.com

LICENSED LAND SURVEYORS

**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 \_\_\_\_\_

**AMENDED CONDOMINIUM SITE PLAN ALDEN PLACE CONDOMINIUM ASSOC.**

6 MCKINLEY STREET CONCORD, NH

PROJECT: 310 SOUTH MAIN STREET CONCORD, NH  
LOCATION: MAP 7942Z, LOT 31

GRAPHIC SCALE: 0' 30' 60'

DATE: OCT. 2024  
JOB NO.: 924.186  
SHEET 1 OF 1