

6442Z/5  
CITY OF CONCORD  
41 Green Street  
Concord, NH 03301  
V. 3456 P. 302  
[No# Storrs Street]

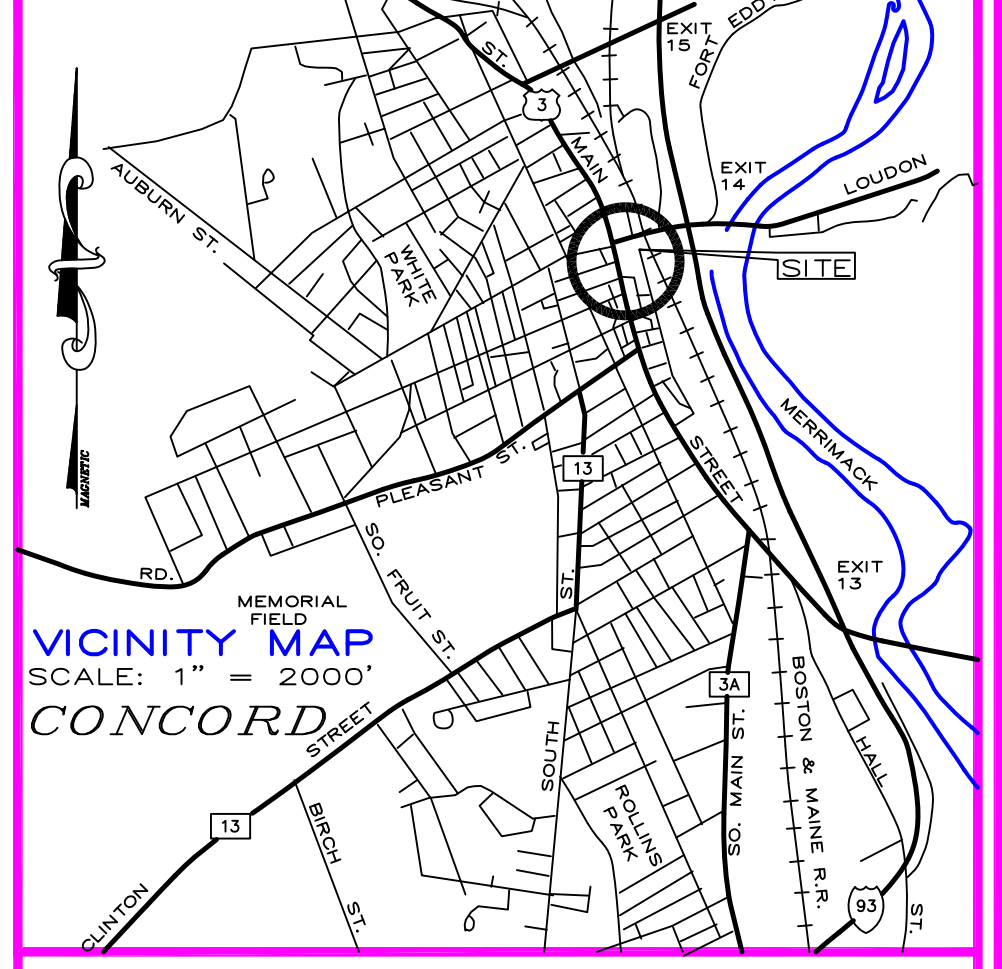
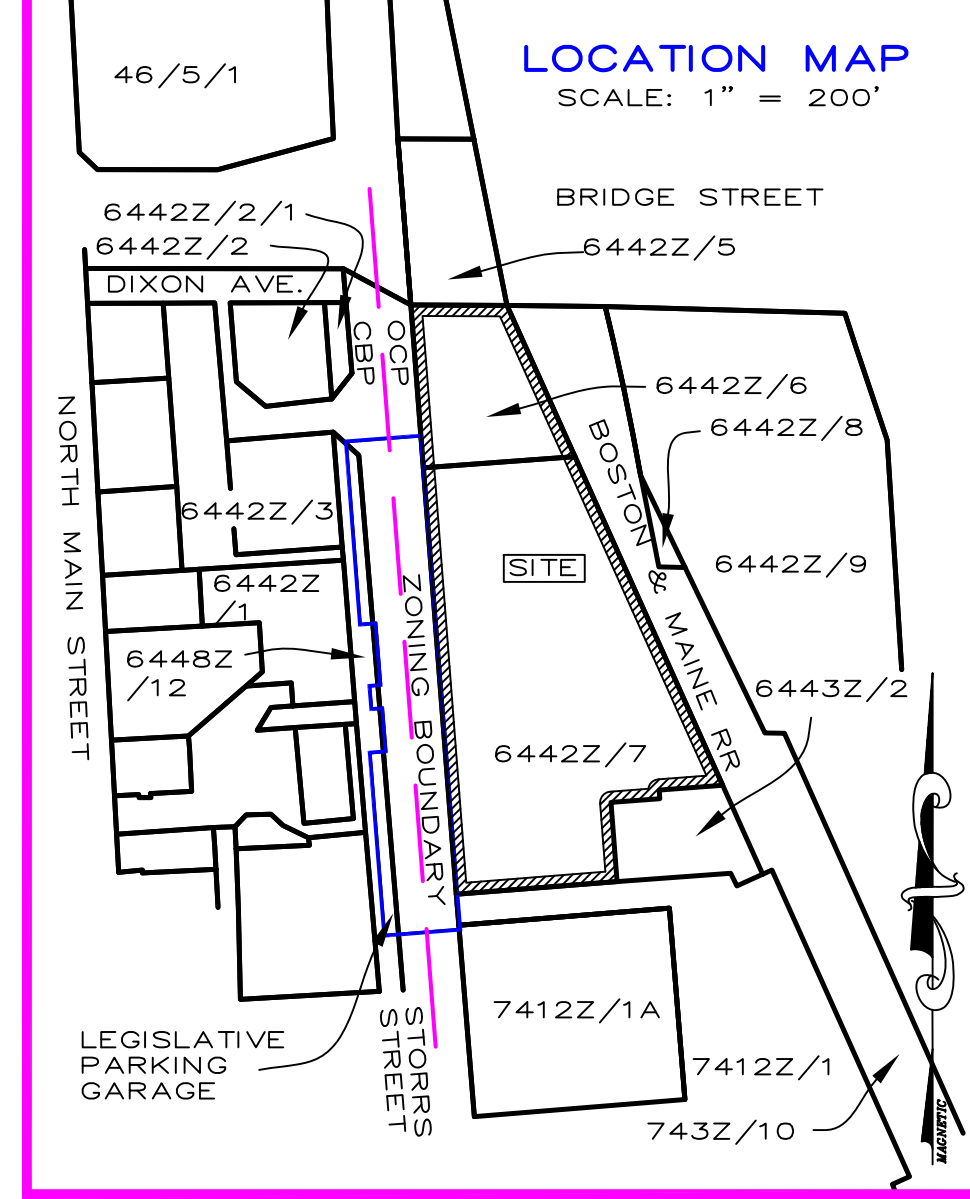
**PLANNING BOARD CONDITIONS**  
The development is subject to all subsequent conditions of Planning Board approval Case dated \_\_\_\_\_

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

- 12.03(5), & 15.01(3) Wetlands
- 12.07 Wetland delineations
- 15.02(11) Multiple sheets
- 15.03(11) Municipal Sewer

**VARIANCES GRANTED**  
Based on Zoning Board approval date of \_\_\_\_\_

Section 28-4-1(h)-Lot Coverage  
Case 0255-2025



**LEGEND**

---	PROPERTY LINE
---	EDGE OF PAVEMENT
---	EDGE OF GRAVEL
---	OVERHEAD UTILITY LINES
---	DRAINAGE LINE
---	SEWER LINE
---	GAS LINE
---	TEL. LINE
---	UNDERGROUND ELECT.
---	DOUBLE YELLOW LINE
---	SINGLE WHITE LINE
---	VERTICAL OR SLOPED GRANITE CURB
---	CHAIN LINK FENCE
---	CONCRETE
---	SIGN (NP=NO PARKING, HC=HANDICAPPED, HCV=HANDICAPPED VAN ACCESSIBLE)
---	IRON PIPE OR REBAR
---	GRANITE OR CONCRETE BOUND (GB OR CB)
---	UTILITY POLE
---	LIGHT POLE
---	SEWER MANHOLE
---	DRAIN MANHOLE
---	CATCH BASIN
---	HYDRANT
---	WATER SHUTOFF
---	WATER VALVE
---	IRRIGATION CONTROL VALVE
---	GAS SHUTOFF

**NOTES**

- Survey by total station December 14-17, 2018. Control Traverse error of closure is 1:43,510. Additional; detail survey performed on Nov. 26, 2024.
- Horizontal datum is based on New Hampshire State Plane Coordinate System NAD 83.
- Vertical datum is based on NAVD 88.
- Owners of record: New Hampshire Historical Society - 30 Park Street Concord, NH 03301 - Map 6442Z, Lot 7 - V. 1933 P. 523
- The parcel is zoned OCP; Building setbacks: front 15', rear 15', and side 15'. No minimum lot size, No minimum buildable area, Minimum frontage-150'. Maximum lot coverage = 85%. Maximum building height is 45'. A portion of the premises lies within the 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 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.
- The intent of this plat is to adjust the lot line between Tax Map 6442Z, Lot 7 and Tax Map 6442Z, Lot 6.
- Portions are located within Zone X - Areas of 0.2% annual chance flood hazard, areas of 1% annual chance flood with average depth of less than 1 foot, or drainage areas of less than one square mile as depicted on the Flood Insurance Rate Map for the City of Concord, NH Map number 33013C0533E having an effective date of April 19, 2010.
- The parcels front on Storrs Street, a public right of way, and have vehicular access via a 30' access easement abutting the southern border of Map 6442Z, Lot 7 via a 30' wide access easement across Tax Map 7412Z, Lot 1. Both parcels are utilized as private parking lots.
- Soil Type = 699B - Urban Land 0-8% slopes (Not prime farmland).
- This two page plan set is intended to be recorded at the Merrimack County Registry of Deeds.
- This surveyor is not aware of any recorded covenants or restrictions regarding the use of the land.
- The site is not located within an Aquifer Protection (AP) overlay district, nor does it fall within a Shoreland Protection (SP) Overlay District.
- There are no wells or subsurface waste disposal areas in the vicinity that this surveyor is aware of nor or there any proposed for this site.
- There are no State or Federal permits required for this application.

743Z/10  
NORTHERN RAILROAD  
c/o Pan Am Railways  
1700 Iron Horse Park  
N. Billerica, Ma. 01862  
[8 Water Street]

**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

859 3/12/25  
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 plot is limited to lots as shown.  
Clerk \_\_\_\_\_ Chair \_\_\_\_\_

**LOT LINE ADJUSTMENT PLAT**  
between lands of NEW HAMPSHIRE HISTORICAL SOCIETY and GRANITE CENTER, LLC

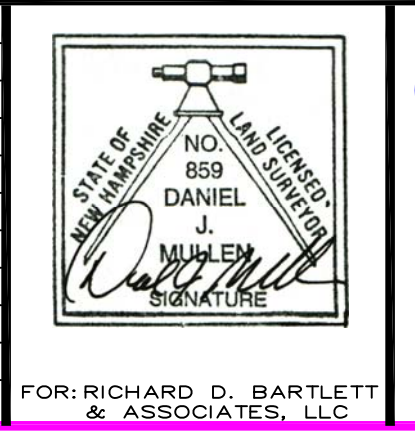
NH HISTORICAL SOCIETY-30 PARK STREET  
CONCORD NH 03301  
GRANITE CENTER, LLC - P.O. BOX 1438  
CONCORD NH 03302

PROJECT: STORRS STREET CONCORD, NH  
LOCATION: MAP 6442Z LOTS 6 & 7

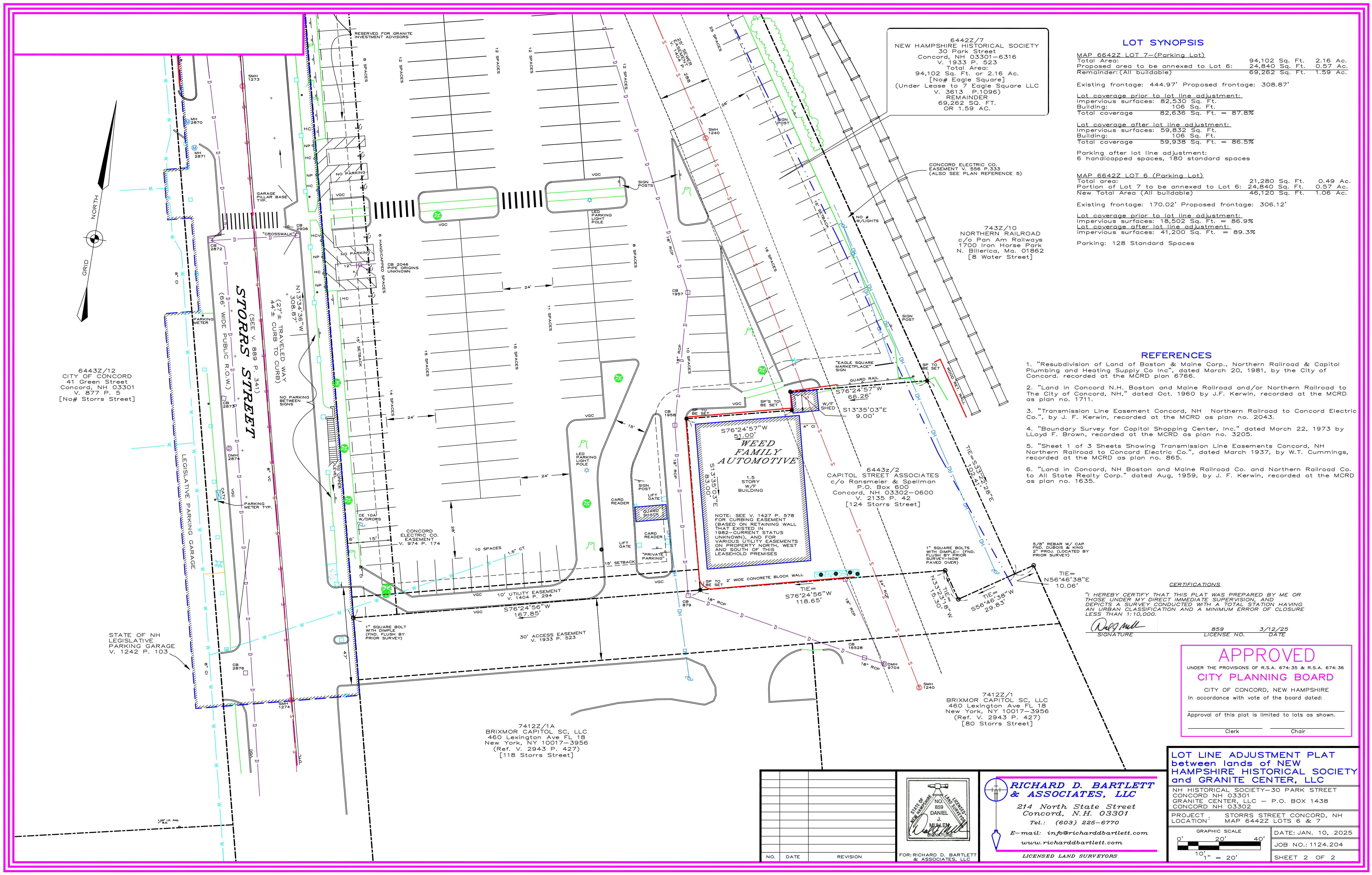
GRAPHIC SCALE  
0' 20' 40'  
1" = 20'

DATE: JAN. 10, 2025  
JOB NO.: 1124.204  
SHEET 1 OF 2

NO.	DATE	REVISION



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



6443Z/12  
CITY OF CONCORD  
41 Green Street  
Concord, NH 03301  
V. 877 P. 5  
[No# Storrs Street]

STATE OF NH  
LEGISLATIVE  
PARKING GARAGE  
V. 1242 P. 103

7412Z/1A  
BRIXMOR CAPITOL SC, LLC  
460 Lexington Ave FL 18  
New York, NY 10017-3956  
(Ref. V. 2943 P. 427)  
[118 Storrs Street]

6442Z/7  
NEW HAMPSHIRE HISTORICAL SOCIETY  
30 Park Street  
Concord, NH 03301-6316  
V. 1933 P. 523  
Total Area:  
94,102 Sq. Ft. or 2.16 Ac.  
[No# Eagle Square]  
(Under Lease to 7 Eagle Square LLC  
V. 3613 P.1096)  
REMAINDER  
69,262 SQ. FT.  
OR 1.59 AC.

CONCORD ELECTRIC CO.  
EASEMENT V. 556 P.333  
(ALSO SEE PLAN REFERENCE 5)

743Z/10  
NORTHERN RAILROAD  
c/o Pan Am Railways  
1700 Iron Horse Park  
N. Billerica, Ma. 01862  
[8 Water Street]

6443Z/2  
CAPITOL STREET ASSOCIATES  
c/o Ransmeier & Spellman  
P.O. Box 600  
Concord, NH 03302-0600  
V. 2135 P. 42  
[124 Storrs Street]

WEED FAMILY  
AUTOMOTIVE  
1.5  
STORY  
W/F  
BUILDING  
NOTE: SEE V. 1427 P. 578  
FOR CURBING EASEMENT  
(BASED ON RETAINING WALL  
THAT EXISTED IN  
1982-CURRENT STATUS  
UNKNOWN), AND FOR  
VARIOUS UTILITY EASEMENTS  
ON PROPERTY NORTH, WEST  
AND SOUTH OF THIS  
LEASEHOLD PREMISES

**LOT SYNOPSIS**

**MAP 6642Z LOT 7-(Parking Lot)**  
Total Area: 94,102 Sq. Ft. 2.16 Ac.  
Proposed area to be annexed to Lot 6: 24,840 Sq. Ft. 0.57 Ac.  
Remainder:(All buildable) 69,262 Sq. Ft. 1.59 Ac.  
Existing frontage: 444.97' Proposed frontage: 308.87'  
Lot coverage prior to lot line adjustment:  
Impervious surfaces: 82,530 Sq. Ft.  
Building: 106 Sq. Ft.  
Total coverage 82,636 Sq. Ft. = 87.8%  
Lot coverage after lot line adjustment:  
Impervious surfaces: 59,832 Sq. Ft.  
Building: 106 Sq. Ft.  
Total coverage 59,938 Sq. Ft. = 86.5%  
Parking after lot line adjustment:  
6 handicapped spaces, 180 standard spaces

**MAP 6642Z LOT 6 (Parking Lot)**  
Total area: 21,280 Sq. Ft. 0.49 Ac.  
Portion of Lot 7 to be annexed to Lot 6: 24,840 Sq. Ft. 0.57 Ac.  
New Total Area (All buildable) 46,120 Sq. Ft. 1.06 Ac.  
Existing frontage: 170.02' Proposed frontage: 306.12'  
Lot coverage prior to lot line adjustment:  
Impervious surfaces: 18,502 Sq. Ft. = 86.9%  
Lot coverage after lot line adjustment:  
Impervious surfaces: 41,200 Sq. Ft. = 89.3%  
Parking: 128 Standard Spaces

**REFERENCES**

- "Resubdivision of Land of Boston & Maine Corp., Northern Railroad & Capital Plumbing and Heating Supply Co Inc", dated March 20, 1981, by the City of Concord, recorded at the MCRD plan 6766.
- "Land in Concord N.H. Boston and Maine Railroad and/or Northern Railroad to The City of Concord, NH," dated Oct. 1960 by J.F. Kerwin, recorded at the MCRD as plan no. 1711.
- "Transmission Line Easement Concord, NH Northern Railroad to Concord Electric Co.", by J. F. Kerwin, recorded at the MCRD as plan no. 2043.
- "Boundary Survey for Capital Shopping Center, Inc." dated March 22, 1973 by Lloyd F. Brown, recorded at the MCRD as plan no. 3205.
- "Sheet 1 of 3 Sheets Showing Transmission Line Easements Concord, NH Northern Railroad to Concord Electric Co.", dated March 1937, by W.T. Cummings, recorded at the MCRD as plan no. 865.
- "Land in Concord, NH Boston and Maine Railroad Co. and Northern Railroad Co. to All State Realty Corp." dated Aug. 1959, by J. F. Kerwin, recorded at the MCRD as plan no. 1635.

**CERTIFICATIONS**

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*Richard D. Bartlett*  
SIGNATURE  
859 LICENSE NO. 3/12/25 DATE

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DATE: JAN. 10, 2025  
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SHEET 2 OF 2

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214 North State Street  
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Tel.: (603) 225-6770  
E-mail: info@richarddbartlett.com  
www.richarddbartlett.com  
LICENSED LAND SURVEYORS

FOR: RICHARD D. BARTLETT & ASSOCIATES, LLC

NO.	DATE	REVISION