

LEGEND

- PROPERTY LINE  
EDGE OF PAVEMENT  
EDGE OF GRAVEL  
OVERHEAD UTILITY LINES  
DRAINAGE LINE  
SEWER LINE  
GAS LINE  
TEL. LINE  
UNDERGROUND ELECT.  
WATER LINE  
DOUBLE YELLOW LINE  
SINGLE WHITE LINE  
VERTICAL OR SLOPED GRANITE CURB  
CHAIN LINK FENCE  
STOCKADE FENCE  
EDGE OF WOODS  
CONCRETE  
SIGN HC-HANDICAPPED  
HCV-VAN ACCESSIBLE  
NP-NO PARKING
- CONIFEROUS TREE  
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  
WATER SHUTOFF  
WATER VALVE  
GAS SHUTOFF

MAP 7414Z LOT 118  
JAMES R AUDET  
PO Box 338  
Concord, NH 03302  
Book 1722 Page 3  
40-42 Concord Street

MAP 7414Z LOT 119  
JAMES R & SANDRA AUDET  
PO Box 338  
Concord, NH 03302  
V. 1390 P. 930  
34-36 Concord Street

MAP 7414Z LOT 136  
JASON SCHACKAI  
2 Beaver St  
Concord, NH 03301  
Book 3296 Page 2965

MAP 7414Z LOT 135  
FREEDOM PROPERTIES LLC  
PO Box 22  
Concord, NH 03302  
Book 3582 Page 200  
26-32 Monroe Street

VARIANCES GRANTED

Based on Zoning Board of Adjustment approval date of June 4, 2025  
A variance from Section 28-4-1(e) Maximum Lot Coverage/(h) Table of Dimensional Regulations, to allow two proposed lots with more lot coverage than the 60% allowed maximum.  
A variance from Section 28-4-1(d) Minimum Yard Requirement/(h) Table of Dimensional Regulations, to allow structures on two proposed lots that do not meet the minimum setback requirements of 10 feet front, 20 feet rear, and 10 feet sides.  
A variance from Section 28-4-1(c) Minimum Lot Frontage/(h) Table of Dimensional Regulations, to allow two proposed lots with less than the required 75 feet of lot frontage.  
A variance from Section 28-4-1(b) Minimum Lot Size/(h) Table of Dimensional Regulations, to allow two proposed lots of less than the required 7,500-square-foot area minimum.

LOCATION MAP  
SCALE: 1" = 100'

VICINITY MAP  
SCALE: 1" = 2000'

NOTES

- Survey by total station between the dates of June 3 and 6, 2025. Control Traverse error of closure 1:57,779.
- Horizontal datum is based on New Hampshire State Plane Coordinate System NAD 83 based on GPS observations and OPUS solutions.
- Vertical datum is based on NAVD 88.
- Owner of record: Seth Hipple 45 Concord Street Concord, NH 03301 Book 3255, Page 1532 Map 7414Z, Lot 127.
- The subject premises is within the Downtown Residential zoning district. Minimum lot size = 7,500 sq. ft., Minimum buildable area = 5,000 sq. ft., Minimum frontage = 75', Building setbacks: front=10', rear=20', side=10'. Maximum lot coverage = 60%.
- 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 811.
- The subject premises is served by municipal water and sewer.
- 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. 33013C533E with a revised date of April 19, 2010. The site does not fall within any F1 or F2 Flood Hazard area or within the flood hazard overlay district.
- The site is not serviced by wells or septic systems, no state, or federal permits are required, there are no restrictions or existing easements, and the site does not contain any water protection areas.
- The intent of this plat is to depict a two lot subdivision for single family detached dwellings.
- Soil Type: Windsor-Urban land complex 0-8% slopes.
- A plat depicting topography is on file at the Planning Division 41 Green Street Concord, NH.
- The development is subject to all subsequent conditions of Planning Board approval granted on August 20, 2025.

REFERENCES

- Plat entitled "Subdivision Plan prepared for: Elinor E. Yeaton" dated July, 2024 by T.F. Bernier and recorded at the M.C.R.D. as plan no. 202400013245.
- Plat entitled "Subdivision Plan of Bowers Property" dated August 25, 1990 by Bellantone, Foote, Howard, Inc. and recorded at the M.C.R.D. as plan no. 6577.

"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] 741 LICENSE NO. DATE: 7/28/25

SUBDIVISION SYNOPSIS

Map 7414Z, Lot 27  
Current Total Area  
6,282 sq. ft. or 0.14 acres  
Lot Coverage = 2,073 sq. ft. or 33%  
Proposed Lot 27-1  
3,519 sq. ft. or 0.08 acres  
Buildable area 3,519 sq. ft.  
Lot Coverage = 1,020 sq. ft. or 29%  
Remaining portion of Lot 27  
2,763 sq. ft. or 0.06 acres  
Buildable Area = 2,763 sq. ft.  
Lot Coverage = 1,077 sq. ft. or 39%

MAP 7414Z LOT 128  
RICHARD & JAMIE LAVALLEY  
24 Monroe St  
Concord, NH 03301  
Book 3693 Page 2510

MAP 7414Z LOT 129  
JESSICA DINAN  
BRYANT BORRE  
22 Monroe St  
Concord, NH 03301  
Book 3757 Page 991

APPROVED  
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

SUBDIVISION PLAT  
prepared for  
SETH HIPPLE

PROJECT: 45 CONCORD STREET CONCORD, NH  
LOCATION: MAP 7414Z, Lot 127

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

DATE: JUNE, 2025  
JOB NO.: 425.144  
SHEET 1 OF 1



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

NO.	DATE	PLANNING REVIEW COMMENTS	REVISION
1	7/28/25		

FOR: RICHARD D. BARTLETT  
& ASSOCIATES, LLC