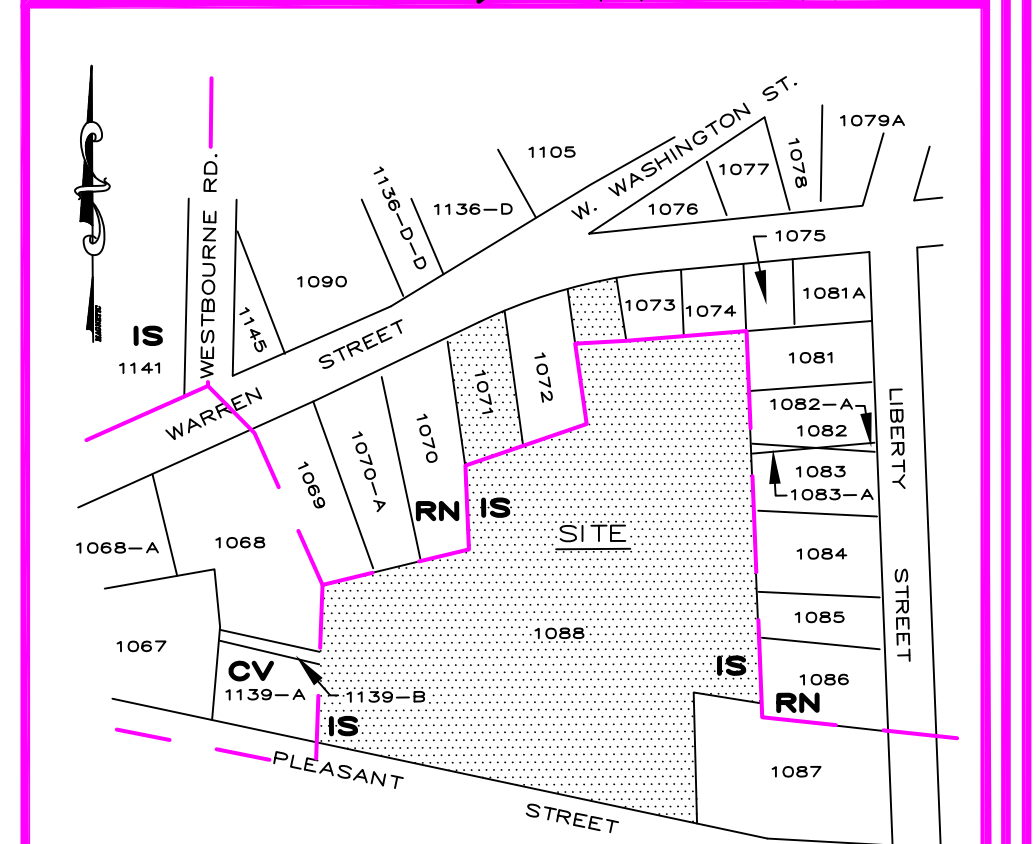
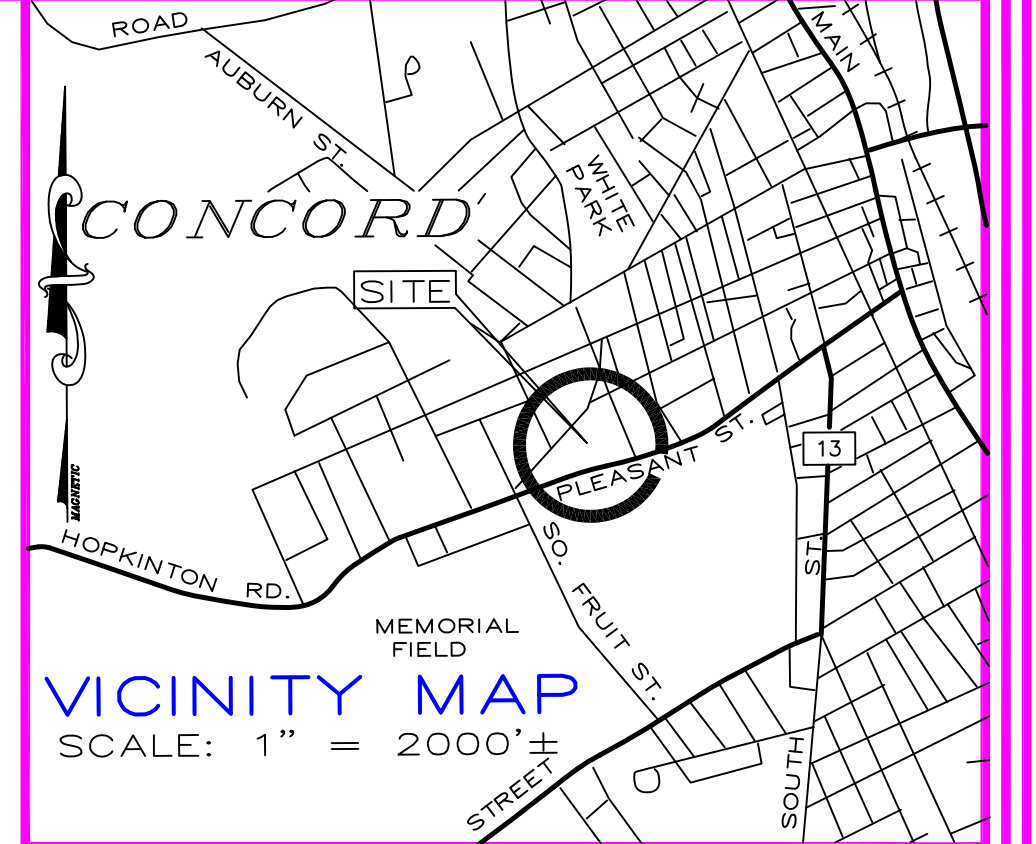


PLANNING BOARD ACTION

The Concord Planning Board granted the following waivers at it's regular meeting on February 17, 2021:

- Section 12.03(5) Wetlands
- Section 12.07 Wetland Delineation
- Section 12.08(3) Topography
- Section 12.08(5) Natural Features
- Section 12.08(d) Useable Land

The Planning Board also granted a Conditional Use Permit per Article 28-7-11 Alternative Parking Arrangements.



NOTES

- Original survey by total station between the dates of April 4 and 14, 1994, control traverse error of closure less than 1:10,000. Supplemental survey by total station on December 22 and 23, 2020, control traverse error of closure 1: 39,075.
- Horizontal datum is based on New Hampshire State Plane Coordinate System NAD 83 based on GPS observations and OPUS solutions.
- Owner of record: Concord School District, 38 Liberty Street Concord, NH 03301 Map 41, Block 1, Lot 7 Book 1953, Page 512.
- The subject premises is within the Institutional Zoning District, Minimum lot size = 25,000 sq. ft., Minimum buildable land = 12,500 sq. ft. Minimum frontage = 150'. Building setbacks: front=30'; rear=30'; rear=25'. Maximum lot coverage = 75%.
- Site features beyond the parcel to be subdivided are from the 1994 site plan.
- 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 not within a flood hazard zone.
- The intent of this plat is to create an additional parcel, fronting on Warren Street and encompassing the 1.5 story building on the property.

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 _____

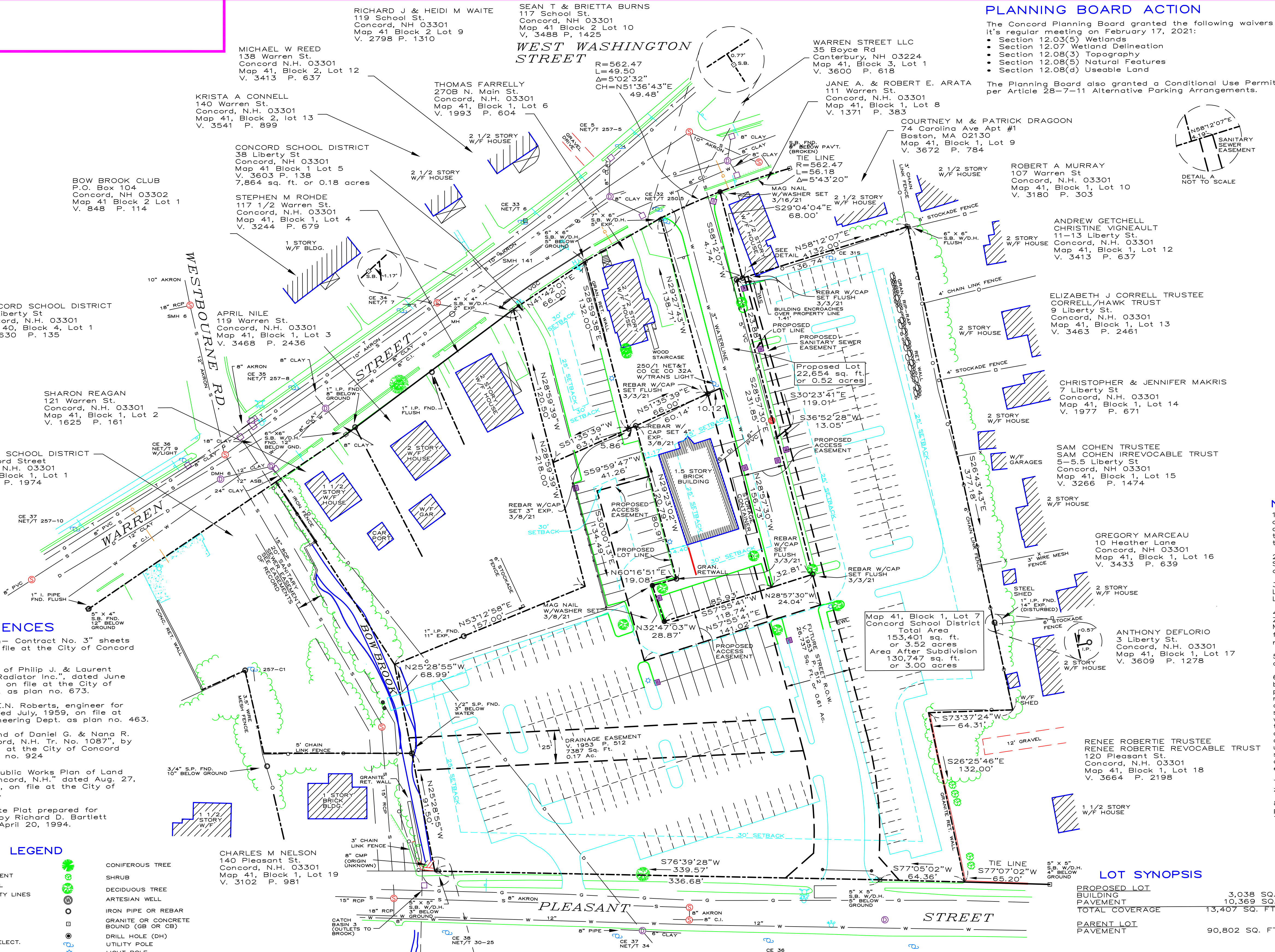
SUBDIVISION PLAT of the land of the CONCORD SCHOOL DISTRICT

PROJECT : 111 1/2 WARREN STREET CONCORD, NH
LOCATION : MAP 41, BLOCK 1, LOT 7
GRAPHIC SCALE
DATE: JANUARY, 2021
JOB NO.: 1220.249
SHEET 1 OF 1

RICHARD D. BARTLETT & ASSOCIATES, LLC
214 North State Street
Concord, N.H. 03301
Tel.: (603) 225-6770
Fax.: (603) 224-6261
E-mail: info@richarddbartlett.com
www.richarddbartlett.com
LICENSED LAND SURVEYORS

NO.	DATE	REVISION	FOR: RICHARD D. BARTLETT & ASSOCIATES, LLC
2	3/17/21	ADDRESS CITY COMMENTS	
1	3/11/21	CORNERS SET	

STATE OF N.H.
N.H. Hospital Grounds
State House Annex
Concord, N.H. 03301
Map 7323Z, Lot 7
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 _____ LICENSE NO. _____ DATE _____



REFERENCES

- "City Proper Separation-Contract No. 3" sheets 114-115, & 124-126, on file at the City of Concord Engineering Dept.
- "Resubdivision of Land of Philip J. & Laurent Denoncourt and Merrill's Radiator Inc.", dated June 1972, by Donald Tilletson, on file at the City of Concord Engineering Dept. as plan no. 673.
- "Tract No. 1063", by E.N. Roberts, engineer for Cities Service Oil Co., dated July, 1959, on file at the City of Concord Engineering Dept. as plan no. 463.
- "Subdivision Survey Land of Daniel G. & Nana R. Ellison Pleasant St. Concord, N.H. Tr. No. 1087", by Site Services, Inc., on file at the City of Concord Engineering Dept. as plan no. 924.
- "City Yards Dept. of Public Works Plan of Land owned by The City of Concord, N.H.", dated Aug. 27, 1953, revised Oct. 1967, on file at the City of Concord Engineering Dept.
- "Existing Conditions Site Plat prepared for Concord School District" by Richard D. Bartlett & Assoc. Inc and dated April 20, 1994.

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
- STOCKADE FENCE
- EDGE OF WOODS
- CONCRETE
- SIGN HC-HANDICAPPED
- HCV-VAN ACCESSIBLE
- NP-NO PARKING
- CONIFEROUS TREE
- SHRUB
- DECIDUOUS TREE
- ARTESIAN WELL
- IRON PIPE OR REBAR
- 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
- IRRIGATION CONTROL VALVE
- GAS SHUTOFF
- MONITORING WELL

LOT SYNOPSIS

PROPOSED LOT BUILDING PAVEMENT	3,038 SQ. FT.
TOTAL COVERAGE	13,407 SQ. FT. OR 59%
PARENT LOT PAVEMENT	90,802 SQ. FT. OR 69%