

SIGNATURE HOMES, LLC
305 MASSABESIC STREET
MANCHESTER, NH 03103

January 25, 2021

City of Concord Planning Department and
City Council
41 Green Street
Concord, NH 03301

Re Rezoning Request for a portion of Map 193P 54 Lot 117 to Residential RM Zone

To Whom it May Concern,

Please find this request to rezoning a portion of Map 193P Lot 117 from Residential Ro and RS to Residential RM. Please see the attached plans for reference.

This rezoning would be consistent with the neighborhood that borders the property to the South which has been developed with residential townhomes 124 in The Vineyards of Concord and 25 in Tuscany Village in the RM Zone. This is a strong need for this type of housing with in the area and would work well for a similar types of development. The area is serviced with sewer and water and natural gas, and drainage could be designed on site.

It is our hope that the Planning Department and the City Council would see the need for this rezoning and consider this rezoning on the next available meeting.

Sincerely,



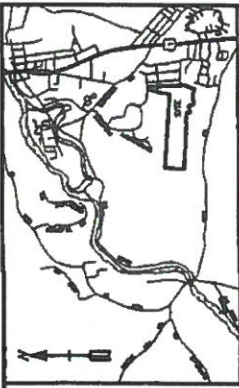
Reginald Moreau
Signature Homes, LLC
603-235-3575

RECEIVED

FEB 16 2021

Concord City Clerk's Office
41 Green Street
Concord, NH 03301

Requested Rezoning to RM



NOTES

1. PROPERTY NUMBER OF SUBJECT...
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ABUTTERS

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CONDITIONS OF APPROVAL

1. THE PROPERTY IS TO BE DEVELOPED IN ACCORDANCE WITH THE ZONING ORDINANCES OF THE CITY OF CONCORD, NEW HAMPSHIRE.

2. THE PROPERTY IS TO BE DEVELOPED IN ACCORDANCE WITH THE SUBDIVISION MAP ACT OF THE STATE OF NEW HAMPSHIRE.

3. THE PROPERTY IS TO BE DEVELOPED IN ACCORDANCE WITH THE PLANNING BOARD'S REQUIREMENTS.

4. THE PROPERTY IS TO BE DEVELOPED IN ACCORDANCE WITH THE CITY ENGINEER'S REQUIREMENTS.

5. THE PROPERTY IS TO BE DEVELOPED IN ACCORDANCE WITH THE CITY COMMISSIONER'S REQUIREMENTS.

6. THE PROPERTY IS TO BE DEVELOPED IN ACCORDANCE WITH THE CITY PLANNING BOARD'S REQUIREMENTS.

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20. THE PROPERTY IS TO BE DEVELOPED IN ACCORDANCE WITH THE CITY COMMISSIONER'S REQUIREMENTS.

TAX MAP 193P LOT 54

VINTAGE ESTATES (PHASE I)
OVERVIEW PLAN
R.J. MOREAU COMMUNITIES LLC
22 EASTMAN AVENUE
BEDFORD, NH
DATE SUBMITTED: JANUARY 23, 2011

KYLE ROAD & EMERY WAY, CONCORD NH

SCALE 1" = 200' SHEET 01 OF 01

Bedford Design Consultants

SURVEY CERTIFICATION

I HEREBY CERTIFY THAT THE SURVEY AND SURVEY PLANS WERE MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED LAND SURVEYOR IN THE STATE OF NEW HAMPSHIRE.

DATE: 9-21-11

LAND SURVEYOR: [Signature]

PLAN REFERENCES

1. THE MAP 123P LOT 10...

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WARRANTS GRANTED:

1. EASEMENT THROUGH THE PROPERTY...
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APPROVED

BY THE MEMBERS OF THE CITY ENGINEER & LAND SURVEYOR'S OFFICE

CITY PLANNING BOARD

IN ACCORDANCE WITH VOTE OF THE BOARD AS SHOWN.

APPROVAL OF THIS PLAN IS LIMITED TO LOTS AS SHOWN.

DATE: _____

BY: _____



NO.	DATE	DESCRIPTION
1	9-21-11	PREPARED FOR SUBMITTAL TO THE CITY ENGINEER & LAND SURVEYOR'S OFFICE
2	9-21-11	REVISIONS TO THE PLAN
3	9-21-11	REVISIONS TO THE PLAN
4	9-21-11	REVISIONS TO THE PLAN
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8	9-21-11	REVISIONS TO THE PLAN
9	9-21-11	REVISIONS TO THE PLAN
10	9-21-11	REVISIONS TO THE PLAN

Requested Rezoning to RM

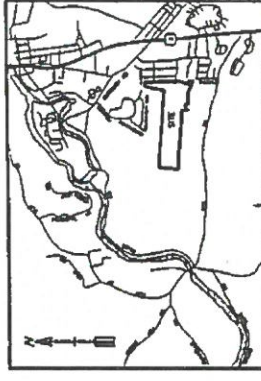
"VINTAGE ESTATES - PHASE I" 22 LOT SINGLE-FAMILY SUBDIVISION

NOVEMBER 14, 2014

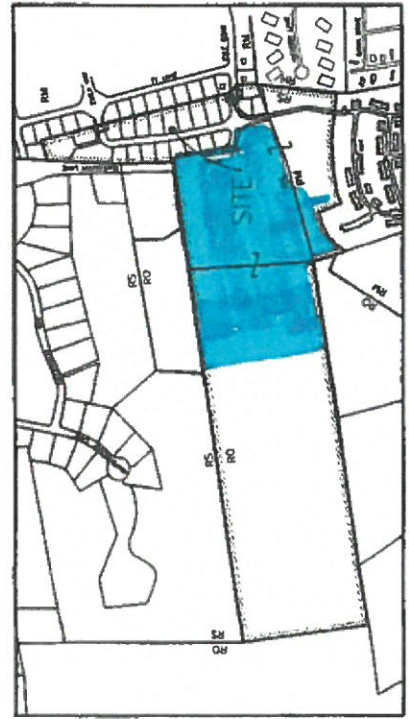
LOCATED AT:
KYLE ROAD
CONCORD, NEW HAMPSHIRE

NOTES

1. ALL NOTES ARE SUBJECT TO THE CITY OF CONCORD ZONING BY-LAW, AS AMENDED, AND THE SUBDIVISION MAP ACT, AS AMENDED, AND THE CONCORD SUBDIVISION MAP ACT, AS AMENDED.
2. THE SUBDIVISION MAP IS SUBJECT TO THE CITY OF CONCORD ZONING BY-LAW, AS AMENDED, AND THE SUBDIVISION MAP ACT, AS AMENDED, AND THE CONCORD SUBDIVISION MAP ACT, AS AMENDED.
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LOCUS MAP
NOT TO SCALE



VICINITY PLAN
1"=60'

PLAN INDEX	SHEET NO
COVER SHEET/PLAN INDEX	1
SUBDIVISION PLAN (RECORDING)	DVI
TOPOGRAPHIC SUBDIVISION PLAN	S1-S9
ROADWAY PLAN & PROFILES	T1-T3
GRADING PLAN	P1-P3
UTILITY PLAN	G1-G2
CROSS SECTIONS	U1-U2
EROSION CONTROL NOTES & DETAILS	X51-X54
EROSION CONTROL DETAILS	EC1
CONSTRUCTION DETAILS	EC2
LANDSCAPE PLANS	D1-D5
AUTOCAD DRIVE IMPROVEMENTS	LP1
	AD1

APPROVED
CITY PLANNING BOARD
CITY OF CONCORD
DATE: 11/14/14



Bedford Design Consultants Inc.
ENGINEERS AND SURVEYORS
177 East Industrial Park Drive, Manchester, NH 03109
Telephone: (603) 622-5533 Fax: (603) 622-4740
www.bedforddesign.com

CITY OF CONCORD
APPROVED FOR CONSTRUCTION

DATE: 2/17/17

NO.	DATE	DESCRIPTION
1	11-14-14	ISSUED FOR RECORDING
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