

1. Field Procedures: Trimble 56 Robotic Total Station Instrument
Error of closure better than 1 in 10,000
Standard Property Survey - Rural

3. Dead Reference:

a. Richard C. Goonan and Staci L. Goonan to John T. Radley, Recorded at MCRD Book 3591, Page 1228.

4. Plan Reference:

a. City of Concord Tax Map

5. Total Lot Area = 0.299 Acres

6. Zoning District - RN - Neighborhood Residential
Minimum Lot Area - 10,000 sf
Minimum Lot Frontage - 80'
Minimum Setback - Front - 15'
Side - 10'
Rear - 25'

7. The intention of this plan is to show a conversion of a single Family Home to a Three Unit Apartment Building. The existing structure will not change and the existing pavement will remain the same.

Notes (continued)

8. Property is not within a flood zone based on review of the FIRM maps Panel 13013C0337E

9. There are no wetlands or steep slopes on this lot.

10. Lot 5 is one soil type, based on the NRCS Web Soil Survey.

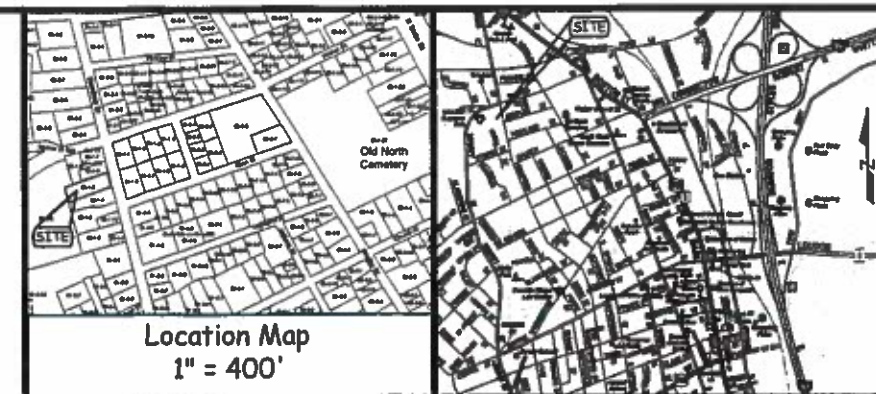
598B Wilder-Urban Land Complex 0-8 % slopes

11. All underground utilities shown are approximate, based on structures and house locations.

12. Lot 5 is serviced by Municipal Water, Sewer and Natural Gas.

13. Usable Land calculations; both lots are allowed to use the entire lot area as usable land as there are no restrictive properties that would limit use.

14. Contiguous Land calculations; both lots are allowed to use the entire lot area as there are no restrictive properties that would limit use.



Vicinity Map

Tax Map 64, Block 1, Lot 1
Kosmas E. Smirnioudis
172 Loudon Road
Concord, NH 03301

Tax Map 64, Block 1, Lot 8
 James C. Carter
 2 Albin Street
 Concord, NH 03301

CONCORD'S APPROVAL

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 UNITS AS SHOWN

**Tax Map 63, Block 1, Lot 5
Proposed Site Plan**

for

John Radley
159 Rumford Street
Concord, New Hampshire
Merrimack County

Scale 1" = 10' October 8, 2019

Owner of Record
Tax Map 63, Block 1, Lot 5
John T. Radley
15 Liberty Lane
Dedham, MA 02026
(Deed: 3591/1228 MCRD)

Legend

- | | | | |
|--|--------------------|--|-----------------------------------|
| | Stone Wall | | Bound Fnd (8/1/2018) |
| | Boundary Line | | Drill Hole Fnd (8/1/2018) |
| | Contour Line (2') | | Iron Pipe or Rebar Fnd (8/1/2018) |
| | Contour Line (10') | | Utility Pole |
| | Setback Line | | Gas Valve |
| | Stockade Fence | | Sewer Manhole |
| | Chain Linked Fence | | Water Shutoff |
| | Natural Gas Line | | Wall Light |
| | Sewer Line | | Spot Elevation |
| | Water Line | | |



Certifications:

I certify that this survey plan is not a subdivision pursuant to this title and that the lines of streets and ways shown are those of public or private streets or ways already established and that no new ways are shown.

I certify that this plan was prepared by me or those under my direct supervision.

Impervious Calculations

Tex Map 63, Block 1, Lot 5

Buildings	2,261 sf
Pavement etc.	4,119 sf
Total coverage	6,380 sf
Lot Size	13,013 sf
Percent of coverage	49%

GRAPHIC SCALE



RECEIVED

OCT -9 2019

Planning Division
Concord, NH

Project No. JL618026