

LOT SYNOPSIS

MAP 6443Z, LOTS 28 & 28A
TOTAL AREA
9,550 SQ. FT. OR 0.22 ACRES
PORTION OF PHENIX AVE TO BE
ANNEXED 2,313 SQ. FT.
NEW AREA 11,863 SQ. FT. OR 0.27 ACRE

MAP 6443Z, LOT 27
TOTAL AREA
14,454 SQ. FT. OR 0.33 ACRES
PORTION OF PHENIX AVE TO BE
ANNEXED 257 SQ. FT.
NEW AREA 14,711 SQ. FT. OR 0.34 ACRES

WAIVERS

The following waivers were granted by the
Concord Planning Board on :
a. Section 12.03(5) Wetland
b. Section 12.07 Wetland Delineations
c. Section 15.01(3) Wetlands & Wetland Buffers

6443Z/22
CAPITAL PLAZA COMMON LLC
PO Box 1438
Concord, NH 03301
Vol. 3545, Page 2751
57-81 North Main Street

6444Z/23
VINO LLC
75 South Main Street Unit 7
Concord, NH 03301
Vol. 2568, Page 599
53-55 North Main Street

6444Z/33
PRM HOLDINGS, LLC
40 Stark Street
Manchester, NH 03101
Vol. 3453, Page 725
41-51 North Main Street

6443Z/39
HAROLD A ECKSTROM
36 Warren Street, Ste 2
Concord, NH 03301
Vol. 2133, Page 177
25-35 North Main Street

LEGEND

---	PROPERTY LINE	CONIFEROUS TREE
---	EDGE OF PAVEMENT	SHRUB
---	EDGE OF GRAVEL	DECIDUOUS TREE
---	OVERHEAD UTILITY LINES	ARTESIAN WELL
---	DRAINAGE LINE	IRON PIPE OR REBAR
---	SEWER LINE	GRANITE OR CONCRETE BOUND (GB OR CB)
---	GAS LINE	UTILITY POLE
---	TEL. LINE	LIGHT POLE
---	UNDERGROUND ELECT.	SEWER MANHOLE
---	DYL	DRAIN MANHOLE
---	SWL	CATCH BASIN
---	VOC OR SGC	HYDRANT
---	VERTICAL OR SLOPED GRANITE CURB	WATER SHUTOFF
---	EDGE OF WOODS	WATER VALVE
---	CONCRETE	IRRIGATION CONTROL VALVE
---		GAS SHUTOFF

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 _____ DATE 10/8/25
LICENSE NO. 741

6443Z/26
BERAT HOLDINGS LLC
64 N. Main Street
Concord, NH 03301
Vol. 3614 Page 163
58-68 North Main Street

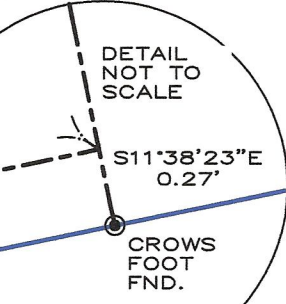
6443Z/27
CIBOROWSKI ASSOCIATES, LLC
18 N. Main St. Suite 202
Concord, NH 03301
Vol. 3816, Page 1974
14,454 sq. ft. or 0.33 acres
46-56 North Main Street

6443Z/28 & 28A
PHENIX HALL, LLC
18 N. Main St. Suite 202
Concord, NH 03301
Vol. 3662, Page 411
9,550 sq. ft. or 0.22 acres
34-42 North Main Street

6443Z/29
HADGES PROPERTY HOLDINGS, LLC
27 Conant Dr.
Concord, NH 03301
Vol. 3607, Page 1991
24-32 North Main Street

6443Z/30
JAMES ON DEPOT, LLC
68 Industrial Way
Wilmington, MA 01887
Vol. 3826, Page 2685
1-5 Depot Street

6443Z/31
7-7.5 DEPOT STREET LLC
119 N. Main Street
Nashua, NH 03060
Vol. 3568, Page 1264
7-7.5 Depot Street



LOCATION MAP

SCALE: 1" = 100'

VICINITY MAP

SCALE: 1" = 2000'

NOTES

- Survey by total station on April 5, 2018. Control traverse error of closure 1: 69,409. Supplemental survey conducted on November 11, 2023.
- Horizontal datum based on the NH State Plane Coordinate System, NAD 83.
- Vertical datum based on NAVD 88.
- The subject premises are within the Central Business Performance District, Minimum lot frontage = 22', Maximum building height = 80'.
- Owners of Record:
Ciborowski Associates, LLC - 18 N. Main St. Suite 202 Concord, NH 03301 Map 6443Z Lot 27
Vol. 3816, Page 1974
Phenix Hall, LLC - 18 N. Main St. Suite 202 Concord, NH 03301 Map 6443Z, Lot 28 Vol. 3662, Page 411
- 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 annex a portion of Phenix Ave. to 27 and 28.
- Soil Type: 699B Urban Land 0-8% slopes.
- The site does not fall within the AP or SP overlay districts.
- The applicant intends to petition the City of Concord for a discontinuance of Phenix Ave. and release of ownership as shown on plan, reserving to the City an access and utility easement over a portion of Phenix Ave. the final configuration of said easement to be determined.

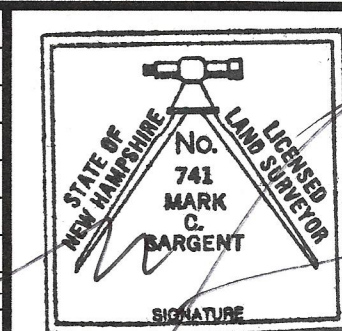
APPROVED

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 _____



RICHARD D. BARTLETT & ASSOCIATES, LLC

214 North State Street
Concord, N.H. 03301
Tel.: (603) 226-6770

info@richarddbartlett.com
www.richarddbartlett.com

LICENSED LAND SURVEYORS

RESUBDIVISION PLAT
prepared for: CIBOROWSKI ASSOCIATES, LLC & PHENIX HALL, LLC

PROJECT: MAP 6443Z, LOTS 27 & 28
LOCATION: 34-56 N. MAIN ST. CONCORD, NH

DATE: OCTOBER, 2025
JOB NO.: 318.116

SHEET 1 OF 1