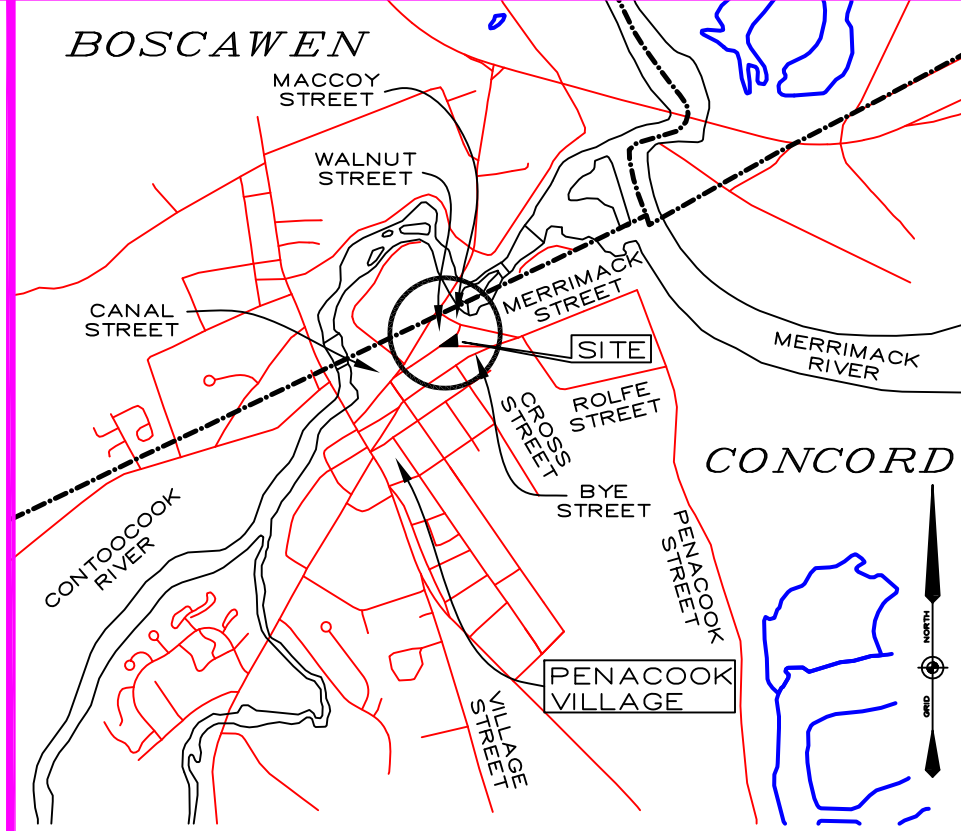


SEWER SERVICE NOTES

- Existing sewer service shall be cut at the building and plugged with a flexible cap secured with a stainless steel strap and hardware.
- Existing service connection at manhole shall be sealed inside the manhole as it exists. The service is to be sealed with a flexible cap secured with a stainless steel strap and hardware or a gripper/wing nut plug with stainless hardware.
- Proposed sewer line to be constructed with listed force main sewer materials 9' on both sides of water main crossing.



VICINITY MAP

SCALE: 1" = 2000'

LEGEND

- PROPERTY LINE
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- OVERHEAD UTILITY LINES
- DRAINAGE LINE
- SEWER LINE
- EDGE OF WOODS
- CONCRETE
- CONIFEROUS TREE
- DECIDUOUS TREE
- IRON PIPE OR REBAR
- GRANITE OR CONCRETE BOUND (GB OR CB)
- UTILITY POLE
- SEWER MANHOLE
- DRAIN MANHOLE
- HYDRANT
- WATER SHUTOFF
- WATER VALVE

NOTES

- Survey by total station March 5, 2020. Control Traverse error of closure is less than 1':15,000'.
- 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: Winter Street Investments, LLC - 26 Hayes Avenue, Manchester, NH 03103 - Map 0534P, Lot 54 - V. 3667 P. 2935
- Parcel is zoned RN; Building setbacks: front 15', rear 25', and side 10'. Minimum Lot size = 10,000 sq. ft., Minimum frontage = 80', Maximum lot coverage = 50%.
- 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 intent of this plat is to convert an existing two family dwelling into a two unit condominium.
- Both sheets of this plan set are to be recorded at the Merrimack County Registry of Deeds.
- Soil type-789B - Champlain-Urban, Inad complex - 0-8% slopes, somewhat excessively drained. NHDES Group #1.
- A waiver was granted for Section 15.02(3) Final Plan Requirements- Scale: to allow the plat to be at a larger scale of 1"=10' which is not one of the required scales per the regulation.
- The site is serviced by municipal water and sewer.
- Engineering details provided by Anthony Costello, PE, -A.C. Engineering and Consulting-43 Bear Hill Road Washington, N.H. 03280.

CERTIFICATIONS

"I HEREBY CERTIFY THAT THIS PLAN 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."

Richard D. Bartlett 859 5/14/20
SIGNATURE LICENSE NO. DATE

"I CERTIFY THAT THIS PLAN FULLY AND ACCURATELY DEPICTS THE LOCATION AND DIMENSIONS OF THE LAND AND EXISTING IMPROVEMENTS SHOWN THEREON AND, TO THE EXTENT FEASIBLE, ALL EASEMENTS APPURTENANT THERETO. THAT ALL UNITS DEPICTED THEREON AS COMPLETED HAVE BEEN SUBSTANTIALLY COMPLETED AND THAT THIS PLAT COMPLIES WITH THE PROVISIONS OF RSA 356-B:20 I-V."

SIGNATURE LICENSE NO. DATE

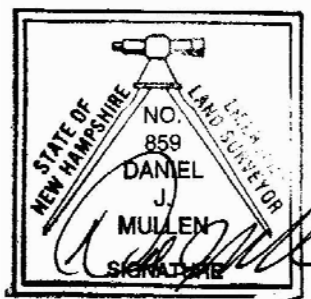
APPROVED
CITY PLANNING BOARD
CITY OF CONCORD, NEW HAMPSHIRE
In accordance with vote of the board dated:
Approval of this plat is limited to lots as shown.
Clerk Chair

CONDOMINIUM SITE PLAT prepared for WINTER STREET PROPERTIES, LLC

PROJECT: MAP 0534P, LOT 54
LOCATION: 1 & 3 BYE STREET CONCORD, NH
GRAPHIC SCALE
DATE: MAR. 16, 2020
JOB NO.: 220.115
SHEET 1 OF 2

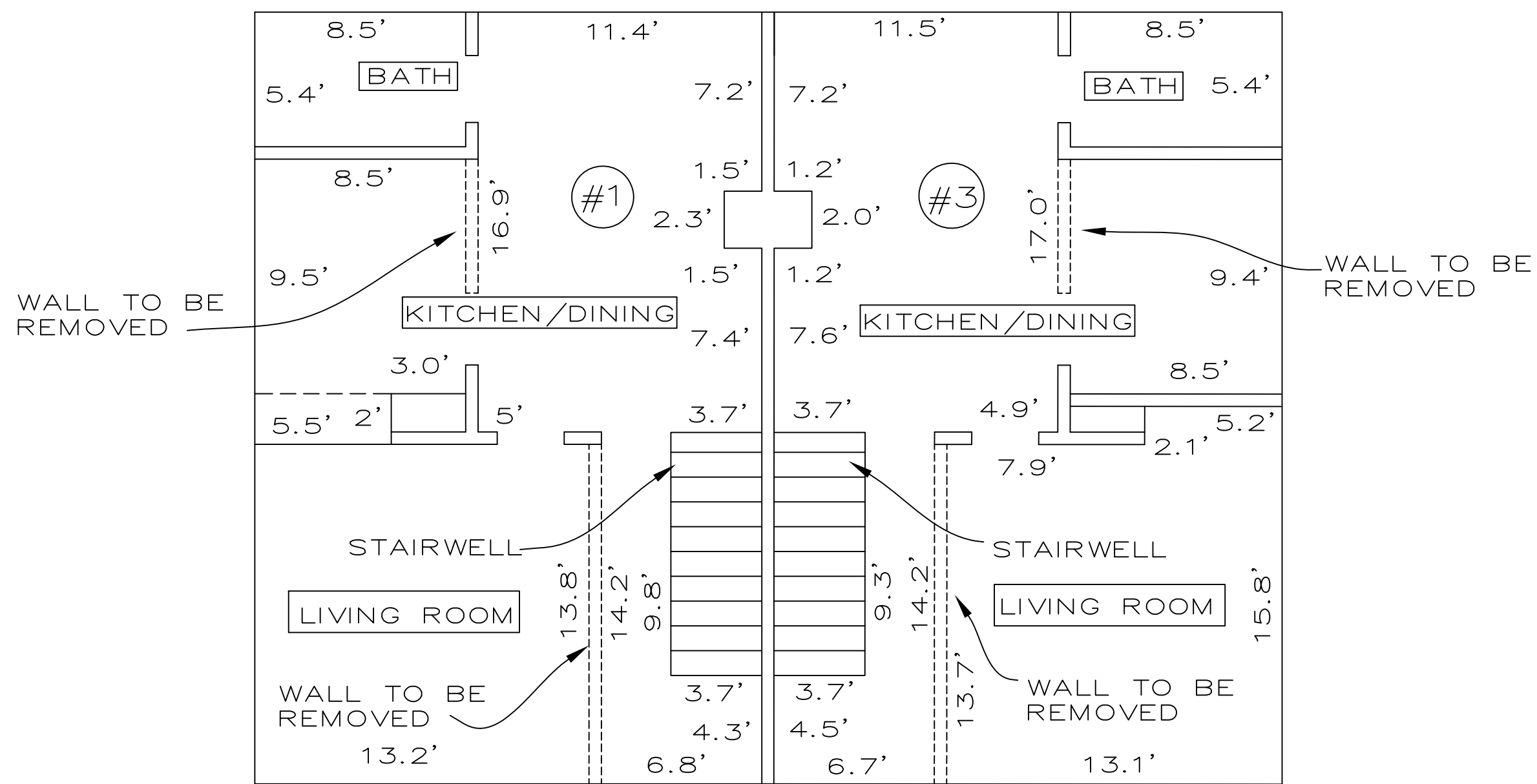
RICHARD D. BARTLETT & ASSOCIATES, LLC

214 North State Street
Concord, N.H. 03301
Tel.: (603) 225-6770
info@richarddbartlett.com
www.richarddbartlett.com
LICENSED LAND SURVEYORS

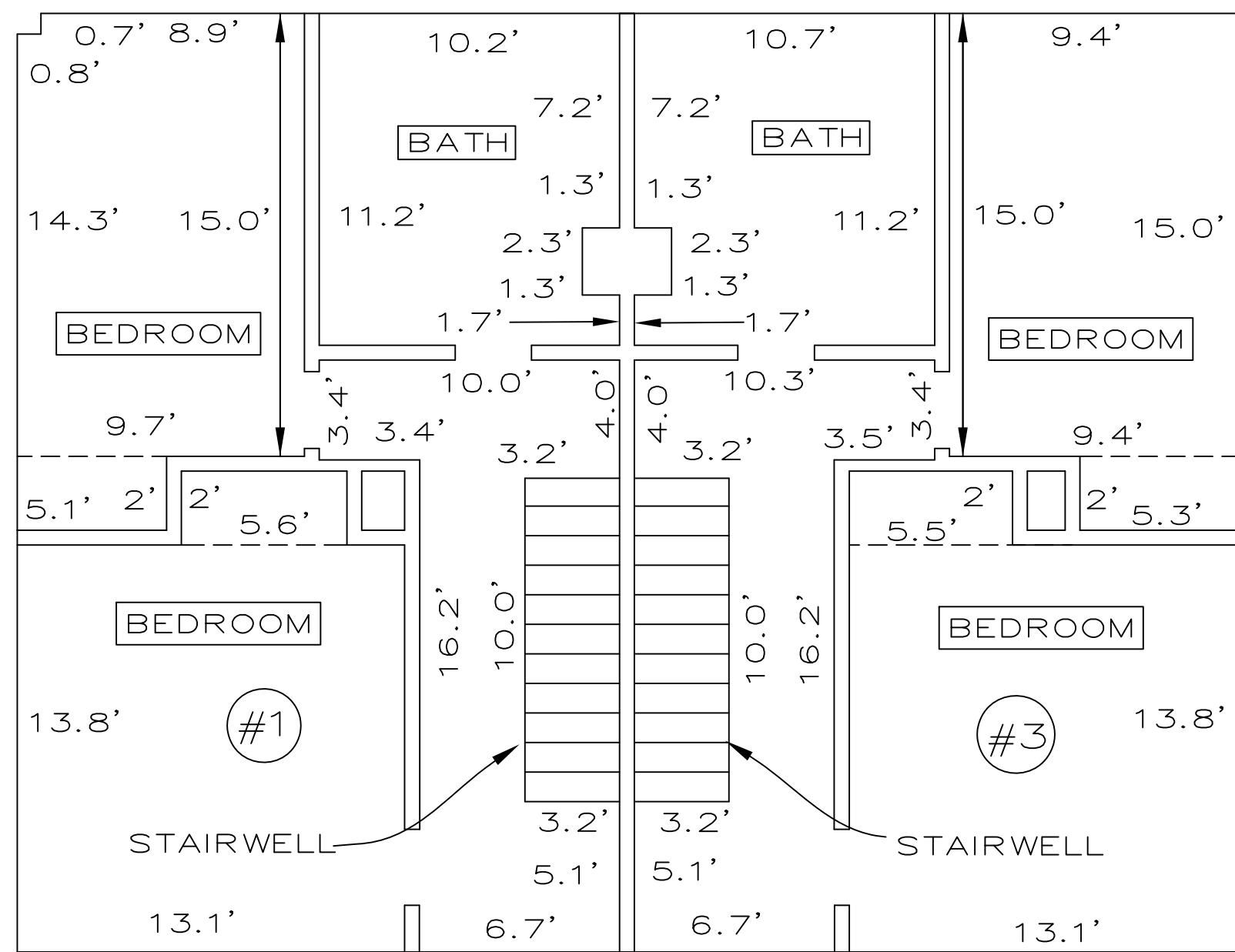


FOR: RICHARD D. BARTLETT & ASSOCIATES, LLC

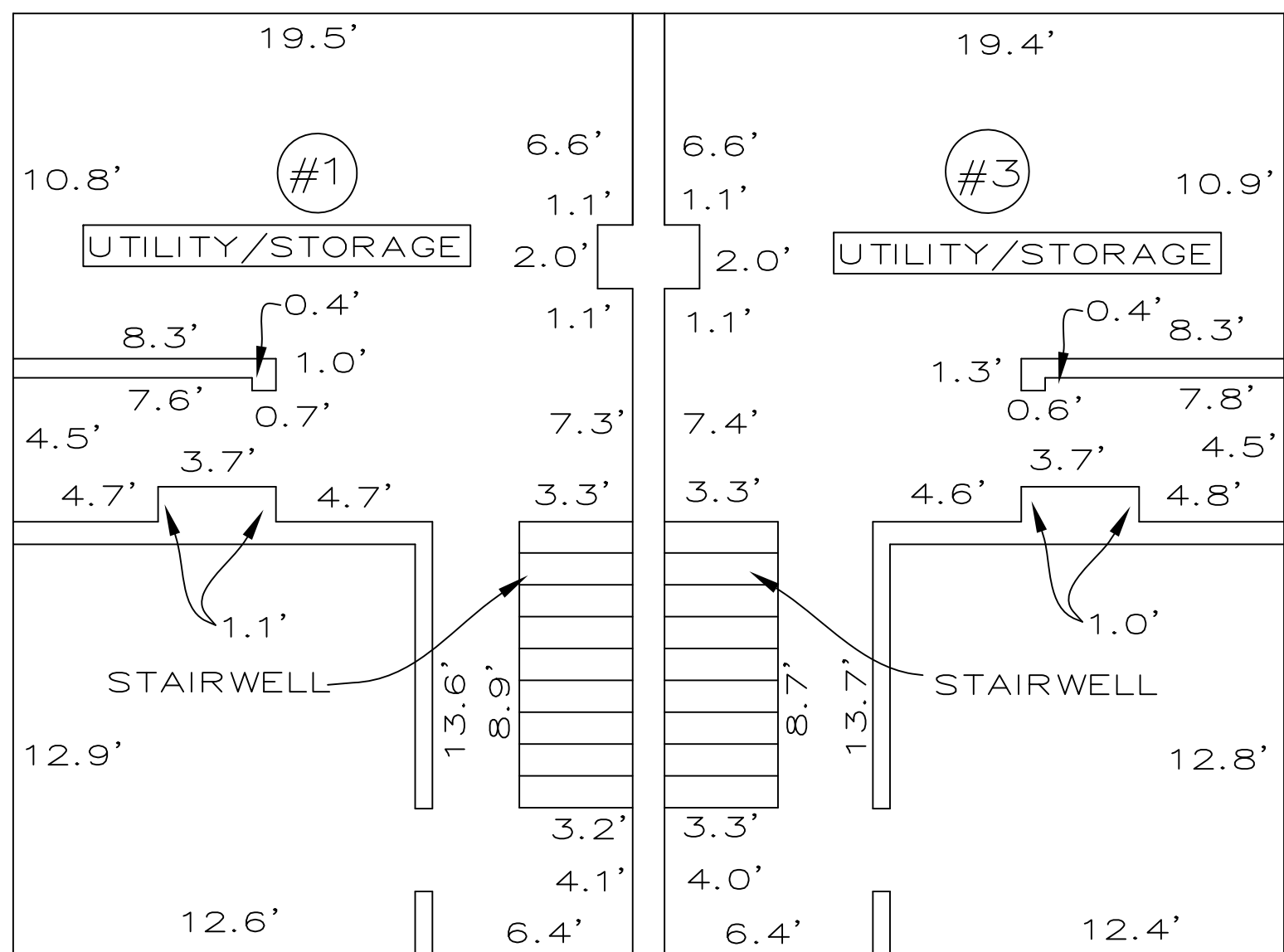
NO.	DATE	REVISION
1	5/14/20	CITY COMMENTS



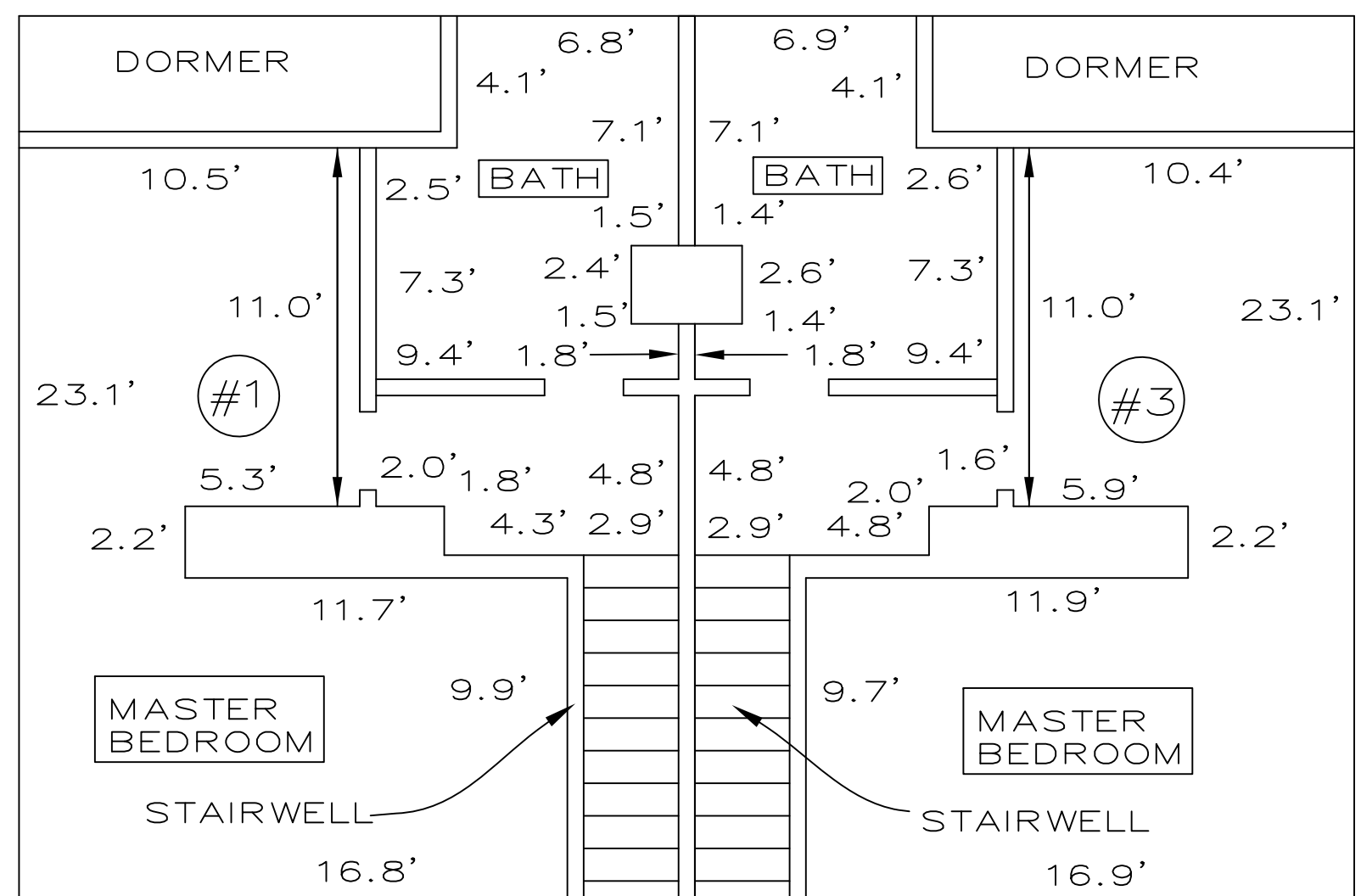
FIRST FLOOR



SECOND FLOOR

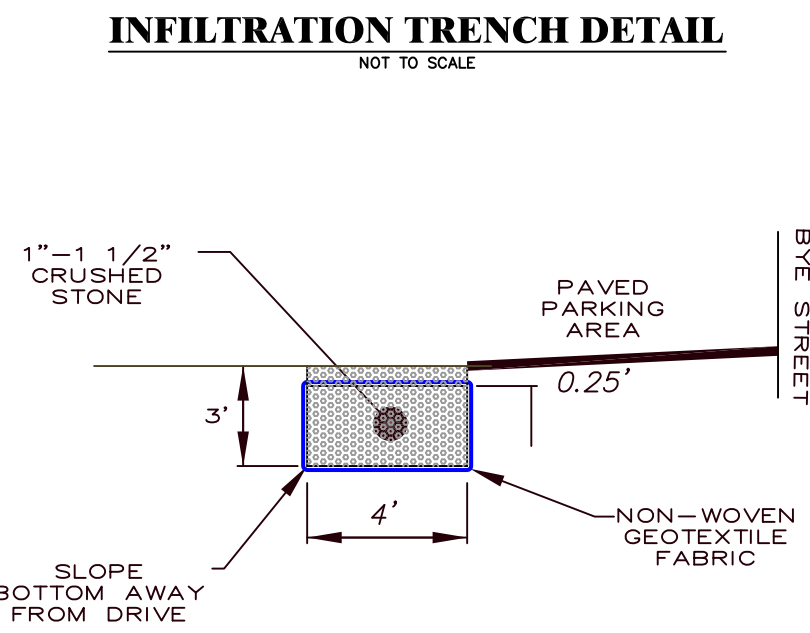
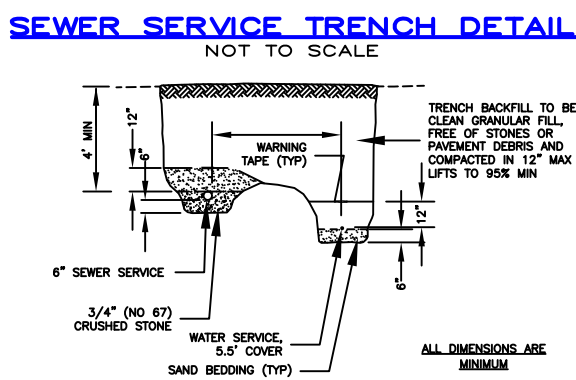
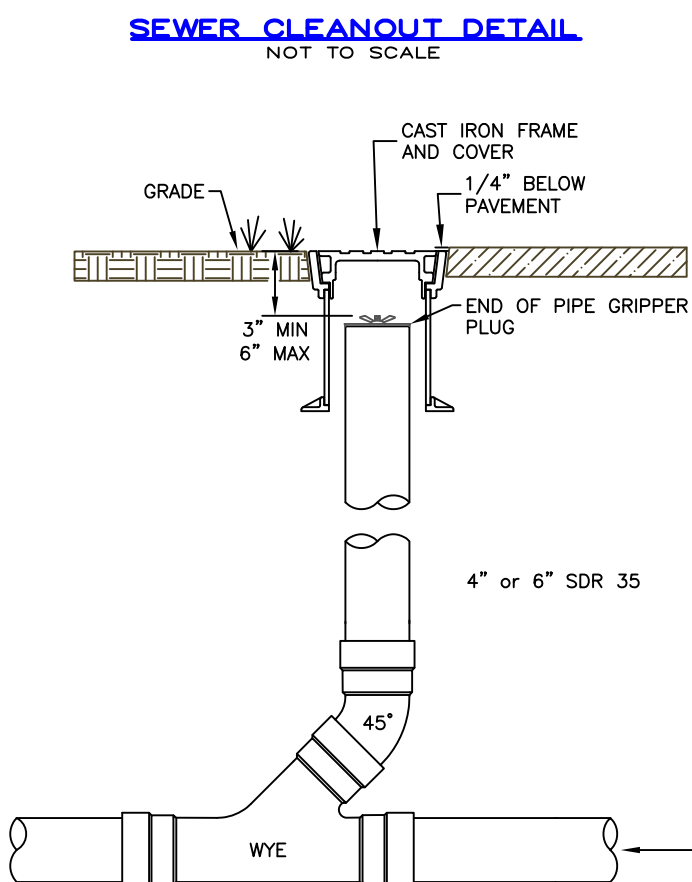
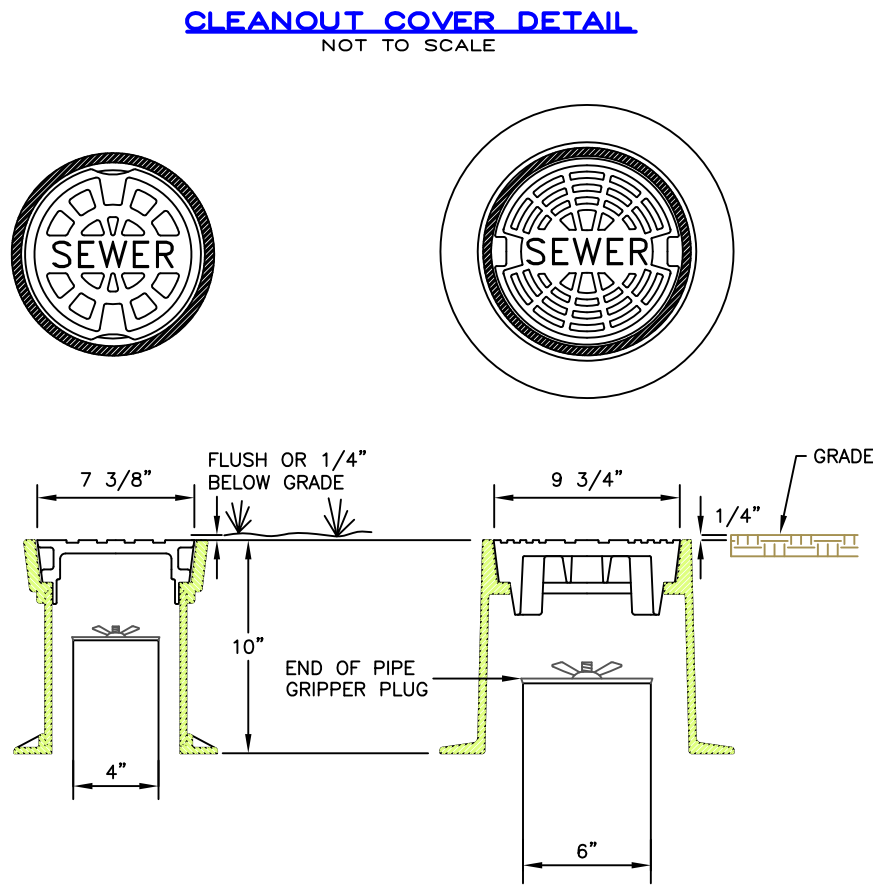
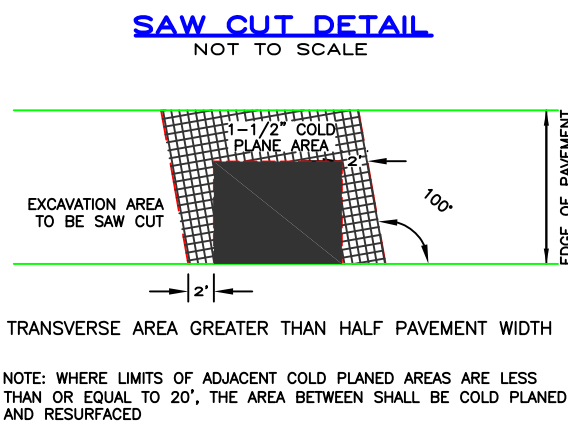


BASEMENT FLOOR



THIRD FLOOR

NOTE: UNITS ARE IN THE PROCESS OF BEING RENOVATED AS OF MARCH 11, 2020 AND ARE NOT YET COMPLETE



CERTIFICATIONS

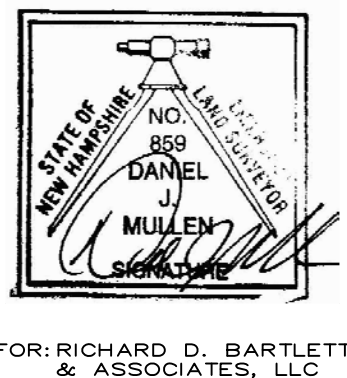
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Dan J. Mullen 859 5/14/20
SIGNATURE LICENSE NO. DATE

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____ SIGNATURE _____ LICENSE NO. _____ DATE

NO.	DATE	REVISION
1	5/14/20	CITY COMMENTS



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214 North State Street
Concord, N.H. 03301
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info@richarddbartlett.com
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LICENSED LAND SURVEYORS

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

CONDOMINIUM SITE PLAT
prepared for WINTER STREET PROPERTIES, LLC

PROJECT: MAP 0534P, LOT 54
LOCATION: 1 & 3 BYE STREET CONCORD, NH

GRAPHIC SCALE: 0' 5' 10'
1" = 5'

DATE: MAR. 16, 2020
JOB NO.: 220.115
SHEET 2 OF 2