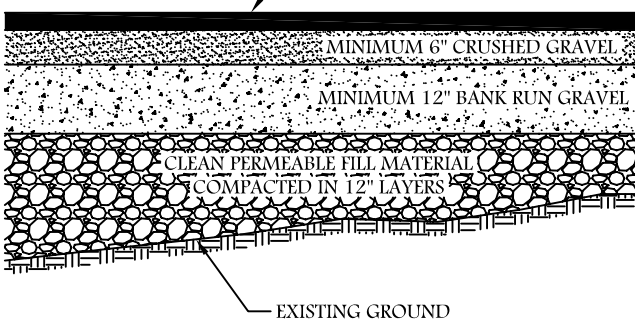


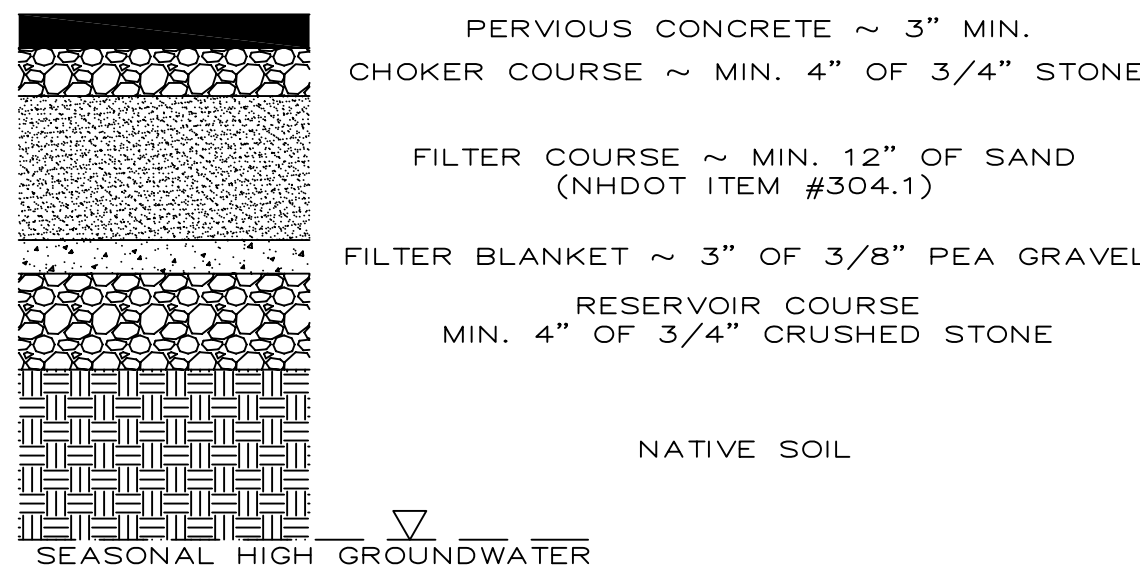
MAINTENANCE

1. NO WINTER SANDING OF PERMEABLE PAVEMENTS IS PERMITTED.
2. MINIMIZE APPLICATION OF SALT FOR ICE CONTROL.
3. NEVER RESEAL OR REPAVE WITH IMPERMEABLE MATERIALS.
4. INSPECT ANNUALLY FOR PAVEMENT DETERIORATION OR SPALLING.
5. MONITOR PERIODICALLY TO ENSURE THAT THE PAVEMENT SURFACE DRAINS EFFECTIVELY AFTER STORMS.
6. CLEAN TWO TIMES PER YEAR (MINIMUM) USING A VACUUM SWEEPER. POWER WASHING MAY BE REQUIRED PRIOR TO VACUUM SWEEPING, TO DISLODGE TRAPPED PARTICLES.

PAVEMENT DETAIL



PERVIOUS CONCRETE DETAIL



LOCATION MAP

SCALE: 1" = 100'

VICINITY MAP

SCALE: 1" = 2000'

LEGEND

- | | | |
|-----|---------------------------------|--------------------------------------|
| --- | PROPERTY LINE | CONIFEROUS TREE |
| --- | EDGE OF PAVEMENT | SHRUB |
| --- | EDGE OF GRAVEL | DECIDUOUS TREE |
| --- | OVERHEAD UTILITY LINES | IRON PIPE OR REBAR |
| --- | DRAINAGE LINE | GRANITE OR CONCRETE BOUND (GB OR CB) |
| --- | SEWER LINE | UTILITY POLE |
| --- | GAS LINE | TEL. LINE |
| --- | TEL. LINE | SEWER MANHOLE |
| --- | UG | DRAIN MANHOLE |
| --- | UNDERGROUND ELECT. | CATCH BASIN |
| --- | DOUBLE YELLOW LINE | HYDRANT |
| --- | SINGLE WHITE LINE | WATER SHUTOFF |
| --- | VERTICAL OR SLOPED GRANITE CURB | WATER VALVE |
| --- | CHAIN LINK FENCE | IRRIGATION CONTROL VALVE |
| --- | STOCKADE FENCE | GAS SHUTOFF |
| --- | EDGE OF WOODS | SIGN |
| --- | CONCRETE | HC--HANDICAPPED |
| | | HCV--VAN ACCESSIBLE |
| | | NP--NO PARKING |

NOTES

1. Survey by total station between the dates of June 9, & 10, 2020. Control Traverse error of closure is 1":57,577".
2. Horizontal datum is based on New Hampshire State Plane Coordinate System NAD 83 based on GPS observations and OPUS solutions.
3. Vertical datum is based on NAVD 88.
4. Owner of record: Mountain Lake Heating/Fuel, LLC - 8 Merrill Crossing, Bow, NH 03304 - Map 7414Z, Lot 53 - V. 3674 P. 1746
5. Parcel is zoned RD - Downtown Residential: Building setbacks: front 10', rear 20', and side 10'. Minimum Lot size = 7500 sq. ft., Minimum frontage = 75', Maximum lot coverage = 60%
6. 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.
7. The intent of this plat is to depict existing conditions on Map 7414Z, Lot 53 for planning of a future parking area for 4 residential units.
8. The site does not fall within a special flood hazard area as shown on the Flood Insurance Rate Map 33013C0533E effective date 4/19/2010.
9. Soil Type = NH609-Windsor Urban Land Complex, 0-8% slopes, excessively drained, NHDES Group 1
10. A variance from Article 28-4-1(h) Lot Coverage was granted by the Zoning Board of Adjustment on August 5, 2020 to allow lot coverage to be 65% where only 60% is allowed.
11. A variance from Article 87-7-7(f) Driveway Widths, was granted by the Zoning Board of Adjustment on September 2, 2020 to maintain a driveway width with a minimum width of 10 feet where a minimum width of 18 feet is allowed (with a CUP) and 24 is standard.
12. The site is serviced by municipal water and sewer.

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

SITE PLAT
prepared for
MOUNTAIN LAKE
HEATING/FUEL, LLC

PROJECT: MAP 7414Z, LOT 53
LOCATION: 28 SOUTH ST. CONCORD, NH

GRAPHIC SCALE
0' 10' 20'
1" = 10'

DATE: JUNE 15, 2020
JOB NO.: 520.146
SHEET 1 OF 1

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

REFERENCES

1. "Subdivision of Land of Grace B. Tilton", dated Feb., 1980 by Donald Tiltonson, recorded at the MCRD as plan no. 9109.
2. "Boundary Plan prepared for Kimberly Ann Castle", dated May 19, 2014, by S & H Land Services, recorded at the MCRD as plan no. 2014000010036.

LOT SYNOPSIS

EXISTING LOT COVERAGE 3160 SQ. FT.
BUILDINGS 4 UNITS = 8 SPACES
PORTION OF GARAGE TO BE REMOVED 264 SQ. FT.
SUBTOTAL 2896 SQ. FT.
OTHER IMPERVIOUS SURFACES 2256 SQ. FT.
EXISTING COVERAGE 5152 SQ. FT.

EXISTING COVERAGE = 49% OF LOT AREA

ADDITIONAL NEW PERVIOUS CONCRETE-1220 SQ. FT.
ADDITIONAL PAVEMENT (IMPERVIOUS) - 462 SQ. FT.

PROPOSED COVERAGE = 53%

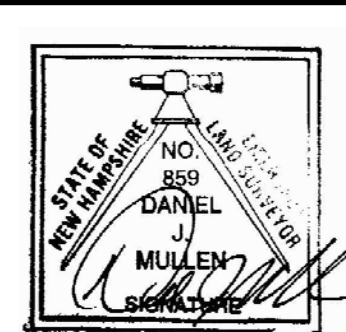
PROPOSED PARKING
4 UNITS = 8 SPACES
2 EXISTING GARAGE BAYS
6 PROPOSED SPACES=5-9' x 19', 1-8' x 19' HC

CERTIFICATIONS

"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."

DATE: 6/15/2020
LICENSE NO. 859
DATE: 9/14/20

Site engineering provided by:
A.C. Engineering Consulting,
43 Bear Hill Rd. Washington, NH
(603) 325-5114



FOR: RICHARD D. BARTLETT
& ASSOCIATES, LLC

NO.	DATE	REVISION
3	9-14-20	CITY COMMENTS
2	8-12-20	PERVIOUS CONCRETE DETAIL
1	7-16-20	HANDICAP SPACE