

LEGEND

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

NOTES

- Survey by total station between the dates of October 30 through November 4, 2020. Control Traverse error of closure is 1:19,149.
- 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: Jarbel Realty, LLC - P.O. Box 1374 Concord, NH 03302-1374 - Map 55, Block 4, Lot 1 - V. 3546 P. 2890
- Parcel is zoned Urban Commercial: Building setbacks: front 15', rear 15', and side 15'. Minimum Lot size = 12,500 sq. ft., Minimum frontage = 100', Maximum lot coverage = 80%
- 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 depict existing conditions on Map 55, Block 4, Lot 1.

REFERENCES

- "Resubdivision for Victorian Associates of Concord", dated April 2, 1982 by Richard D. Bartlett, RLS, on file at this office.
- "Existing Conditions Plat of land of Diane M. Stewart Clarner Trustee of Diane M. Stewart Clarner Trust", Dated Aug. 25, 2017, by Richard D. Bartlett & Associates, LLC, of file at this office.

CERTIFICATIONS

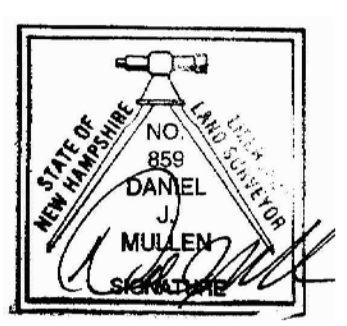
"I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR THOSE UNDER MY DIRECT IMMEDIATE SUPERVISION, AND DEPICTS A SURVEY CONDUCTED WITH A TOTAL STATION HAVING AN URBAN CLASSIFICATION AND A MINIMUM ERROR OF CLOSURE LESS THAN 1:10,000.

CERTIFICATION PER R.S.A.-676:18, III: "I CERTIFY THAT THIS SURVEY PLAT 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."

Richard D. Bartlett
SIGNATURE

859 LICENSE NO. 11/10/20 DATE

NO.	DATE	REVISION



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

EXISTING CONDITIONS PLAT
of land of
JARBEL REALTY, LLC

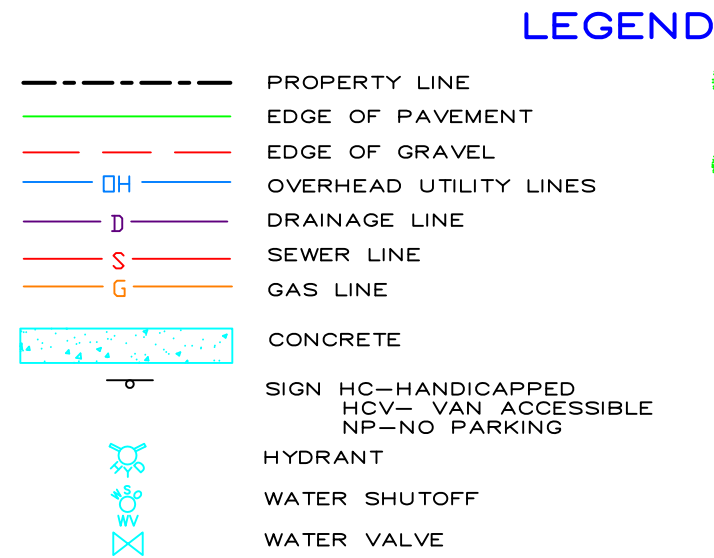
PROJECT: MAP 55, BLOCK 4, LOT 1
LOCATION: 189 NORTH MAIN ST. CONCORD, NH

GRAPHIC SCALE
0' 20' 40'
1" = 20'

DATE: NOV. 10, 2020
JOB NO.: 1020.228
SHEET 1 OF 1

CONSTRUCTION NOTES

- A. All Work shall be performed in accordance with the City of Concord's Construction Standards Details (latest edition).
- B. All utilities shall be installed underground in accordance with Section 25.02(1) of the Site Plan Regulations.
- C. Upon completion of construction, the contractor shall submit as-built drawings to the Engineering Services Division prior to Certificate of Occupancy sign-off. The drawings shall be compliant with the ESD private development checklist and reflect all constructed site improvements.
- D. The contractor shall set up a preconstruction meeting with the Engineering Services Division to discuss construction requirements, site inspections, associated fees, schedules, etc. The meeting will be scheduled at least two weeks in advance, and after the required items noted below are received.
- E. The Contractor shall obtain an Excavation Permit from the Engineering Services Division for work within the ROW.
- F. The contractor shall obtain Utility Connection Permits from the Engineering Services Division for the proposed water and sewer services; and storm drain connection.
- G. A Temporary Traffic Control Plan (TTCP) will be required for all work in and adjacent to the City ROW that will require lane closures. The TTCP should be submitted to the ESD for review and approval a minimum of two weeks prior to the construction activities that require the lane closure(s).
- H. The drainage system on the property is privately owned and it is the landowners responsibility maintain the system and the tie-in to the manhole connection on Pearl Street.
- I. Catch basins shall be appropriately cleaned prior to the completion of construction and final City sign-off.
- J. No lighting is proposed for the parking lot.



MAP 55, BLOCK 4, LOT 1
JARBEL REALTY, LLC
P.O. Box 1374
Concord, NH 03302-1374
V. 3546 P. 2890
Total Area:
22,885 Sq. Ft.
or 0.53 Ac.

MAP 55, BLOCK 4, LOT 16
ABBOTT HOUSE, LLC
193 North Main Street
Concord, NH 03301
V. 1778 P. 208

MAP 55, BLOCK 5, LOT 12
236 NORTH MAIN STREET, LLC
236 North Main Street
Concord, NH 03301
V. 3569 P. 260

MAP 55, BLOCK 5, LOT 11
BUJ INVESTMENTS, INC.
15 Camelia Ave. Unit 5
Concord, NH 03301
V. 2099 P. 1977

MAP 55, BLOCK 5, LOT 10
230 NORTH MAIN STREET, LLC
P.O. Box 1374
Concord, NH 03302-1374
V. 2366 P. 234

MAP 55, BLOCK 3, LOT 1
ELLMILLS RENTAL
PROPERTIES, LLC
P.O. BOX 1478
Concord, NH 03302-1478
V. 3542 P. 450

MAP 55, BLOCK 3, LOT 2
JOSHURA MURRAY &
GHARA PULICE
5 Pearl Street
Concord, NH 03301
V. 3675 P. 2100

MAP 55, BLOCK 3, LOT 15 & 15A
IGRA ISLAMIC SOCIETY OF
GREATER CONCORD
181 North Main Street
Concord, NH 03301
V. 3585 P. 2018

MAP 55, BLOCK 3, LOT 4
IGRA ISLAMIC SOCIETY OF
GREATER CONCORD
181 North Main Street
Concord, NH 03301
V. 3633 P. 1224

MAP 55, BLOCK 4, LOT 3
KIMBERLY MURDOCH &
EDWARD ROY
74 Sidetrack Road
North Conway, NH 03860
V. 2985 P. 186

ZONING BOUNDARY
FOLLOWS LOT LINE

LOT SYNOPSIS

EXISTING LOT COVERAGE 3,841 SQ. FT.
BUILDING 204 SQ. FT.
OTHER IMPERVIOUS SURFACES 12,439 SQ. FT.
PAVEMENT 16,484 SQ. FT.
EXISTING COVERAGE = 72% OF LOT AREA

PARKING
PROFESSIONAL OFFICE 4,500 SQ. FT. = 15 SPACES
5 RESIDENTIAL UNITS = 10 SPACES
TOTAL REQUIRED = 25 SPACES
TOTAL PROVIDED = 30 SPACES

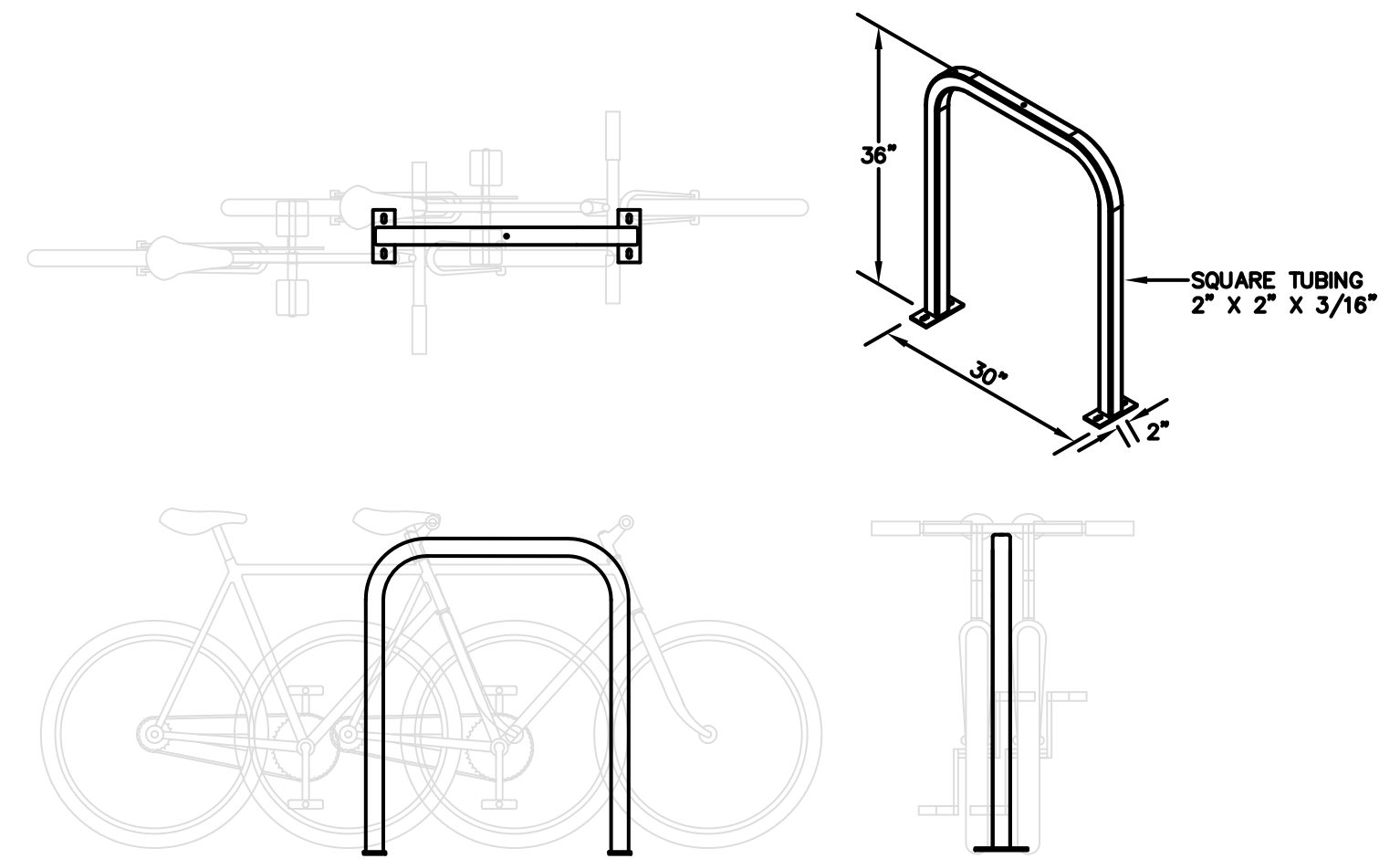
ZONING SUMMARY

	ZONING REQUIREMENT	PROPOSED	ZONING REQUIREMENT	PROPOSED
STREET FRONTAGE	100' MINIMUM	101.64' 228.00'	BUILDING HEIGHT	MAXIMUM
LOT AREA-SQ. FT.	12,500 MINIMUM	22,885	PARKING SPACES	25 MINIMUM 30
OFFSETS TO PROPERTY LINES	FRONT 15' MINIMUM	7.12'		
	SIDE 15' MINIMUM	24.53'		
	REAR 15' MINIMUM	NA		
BUILDING & PARKING COVERAGE	80% MINIMUM	72%		

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 _____

LOCATION MAP
SCALE: 1" = 100'

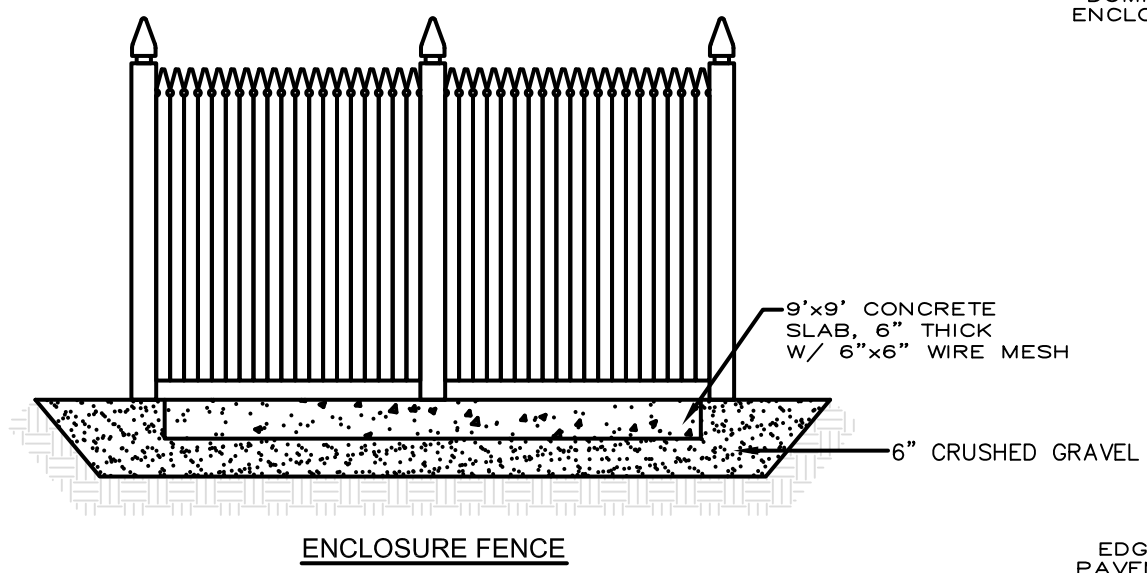
VICINITY MAP
SCALE: 1" = 2000'±



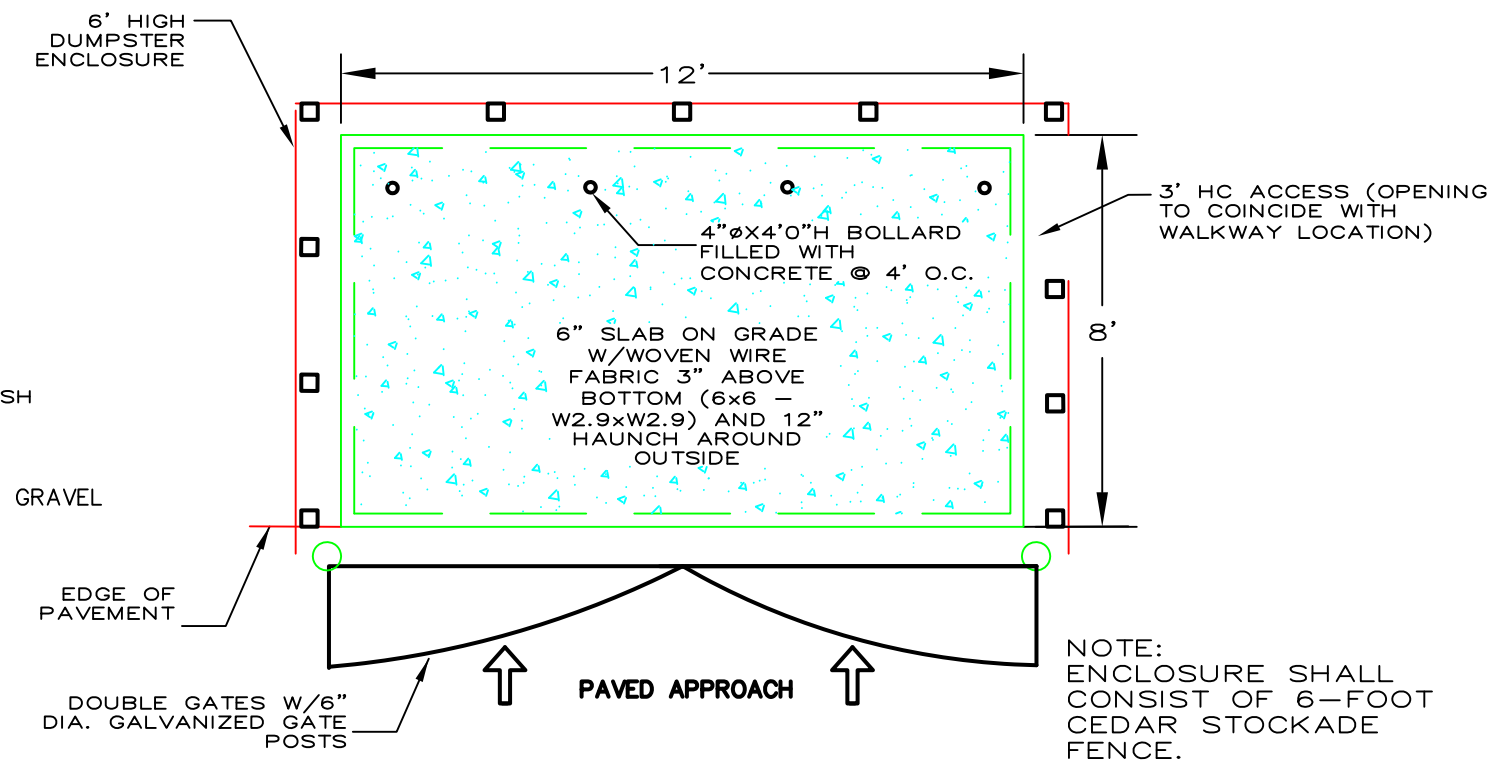
NOTES

- INSTALLATION METHODS:
 - IN-GROUND MOUNT IS EMBEDDED INTO CONCRETE BASE.
 - FLANGE MOUNT HAS TWO 2.5" X 6" X .25" FEET = 4 ANCHORS.
 - AVAILABLE IN-GROUND MOUNT, FOOT MOUNT, AND RAIL MOUNT MODELS ARE AVAILABLE.
- SETBACKS:
 - WALL SETBACK: FOR RACKS SET PARALLEL TO THE WALL, A MINIMUM OF 24" SHOULD BE LEFT BETWEEN THE WALL AND THE RACK. 36" IS THE RECOMMENDED SETBACK. FOR RACKS INSTALLED PERPENDICULAR TO THE WALL, A 34" SETBACK IS THE MINIMUM DISTANCE. 42" IS RECOMMENDED.
 - DISTANCE BETWEEN RACKS: 24" IS THE MINIMUM DISTANCE BETWEEN RACKS. 36" IS RECOMMENDED.
 - STREET SETBACK: 24" IS THE MINIMUM DISTANCE BETWEEN THE STREET AND THE RACK. 36" IS RECOMMENDED.
- ACCEPTABLE MANUFACTURERS
PROVIDE BICYCLE RACKS MANUFACTURED BY DERO BIKE RACK CO., 504 MALCOLM AVENUE SE, SUITE 100, MINNEAPOLIS, MN 55414, 1-888-337-6729. FAX: 612-331-3311. WEBSITE: WWW.DERO.COM

BIKE RACK NOT TO SCALE



DUMPSTER ENCLOSURE DETAIL NOT TO SCALE



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LICENSED LAND SURVEYORS

**SITE PLAN
prepared for
JARBEL REALTY, LLC**

PROJECT: MAP 55, BLOCK 4, LOT 1
LOCATION: 189 NORTH MAIN ST. CONCORD, NH
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