

FOR MERRIMACK COUNTY REGISTRY OF DEEDS (M.C.R.D.) USE ONLY

Tax Map 06P Lot 4 FRANK E. & LISA M. BECK 10 Shoestring Rd. Canterbury, NH 03224

Tax Map 06P Lot 3 PETER PELILLO & ANDREA WADDELL 18 Shoestring Rd. Canterbury, NH 03224

Tax Map 06P Lot 2 SANDRA L. COCHRANE 24 Shoestring Rd. Canterbury, NH 03224

Tax Map 267 Lot 28 ROBERT & MARY ANN WOLFE 98 South Street Concord, NH 03301

Tax Map 06P Lot 13 MORRILL MILL POND LLC 152 Morrill Rd. Canterbury, NH 03224

Tax Map 06P Lot 12-1 MORRILL MILL POND LLC 75 South Main Street Unit 7 FMB 230 Concord, NH 03301

Tax Map 06P Lot 12 MORRILL MILL POND LLC 152 Morrill Rd. Canterbury, NH 03224

Tax Map 06P Lot 11 ROYAL TIMBER REALTY LLC 14 Whitney Road Concord, NH 03301

SIDEWALK EASEMENT BK. 3426 PG. 685
FIRE HYDRANT EASEMENT AREA 2 (19.00' X 25.00') BK. 3426 PG. 688

SIDEWALK EASEMENT BK. 3426 PG. 685
FIRE HYDRANT EASEMENT AREA 1 (12.50' X 25.00') BK. 3426 PG. 688

EASEMENT PLAN
1 inch = 100 ft.

EASEMENTS OF RECORD

- Sanitary Sewer Easement to the City of Concord at book 1839 page 2278. See survey.
- Slope Easements to the City of Concord at book 1777 page 464. See survey.
- Sanitary Sewer Easement to the City of Concord at book 3426 page 691. See survey.
- Fire Hydrant Easement to the City of Concord at book 3426 page 688. See survey.
- Sidewalk Easement to the City of Concord at book 3426 page 685. See survey.

I hereby certify that the survey and this plat was prepared by me or those under my direct immediate supervision.

Licensed Land Surveyor License No. Date

NOTES (CONTINUED)

- Topography lines shown westerly of railroad tracks to "TOP OF SLOPE" line and at the southwestern corner of lot 6 which are shown as solid lines have been electronically reproduced from the City of Concord GIS system. No topo survey by this office.
- One foot topography shown is from a drone flown on August 19, 2020 with RTK Network corrections. The two foot contours shown are from a topographic survey performed by this office.
- The vertical datum of this plan is NAVD83. The orthometric elevations were derived using Geoid 99. This datum was established at the site using GPS data from the State of New Hampshire Department of Transportation disk stamped "073-0260" and Ashtech Promark 2 receivers at the site. Static field procedures were used.

ZONING REQUIREMENTS

GWP = GATEWAY PERFORMANCE DISTRICT ZONE

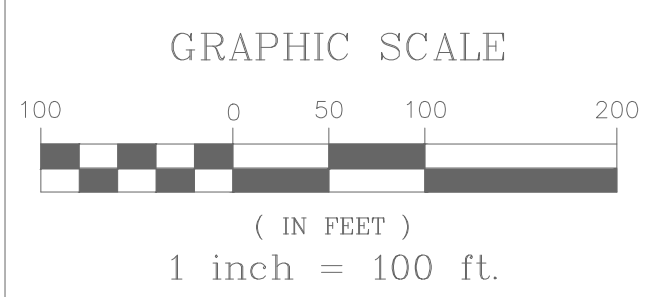
Minimum Lot Size = 40,000 Sq. Ft.
Minimum Buildable Land = 6,250 Sq. Ft.
Minimum Frontage = 300 feet
Maximum Lot Coverage = 85%

Structure Setbacks:
Front = 25 feet
Side = 25 feet
Rear = 25 feet

IN = INDUSTRIAL DISTRICT

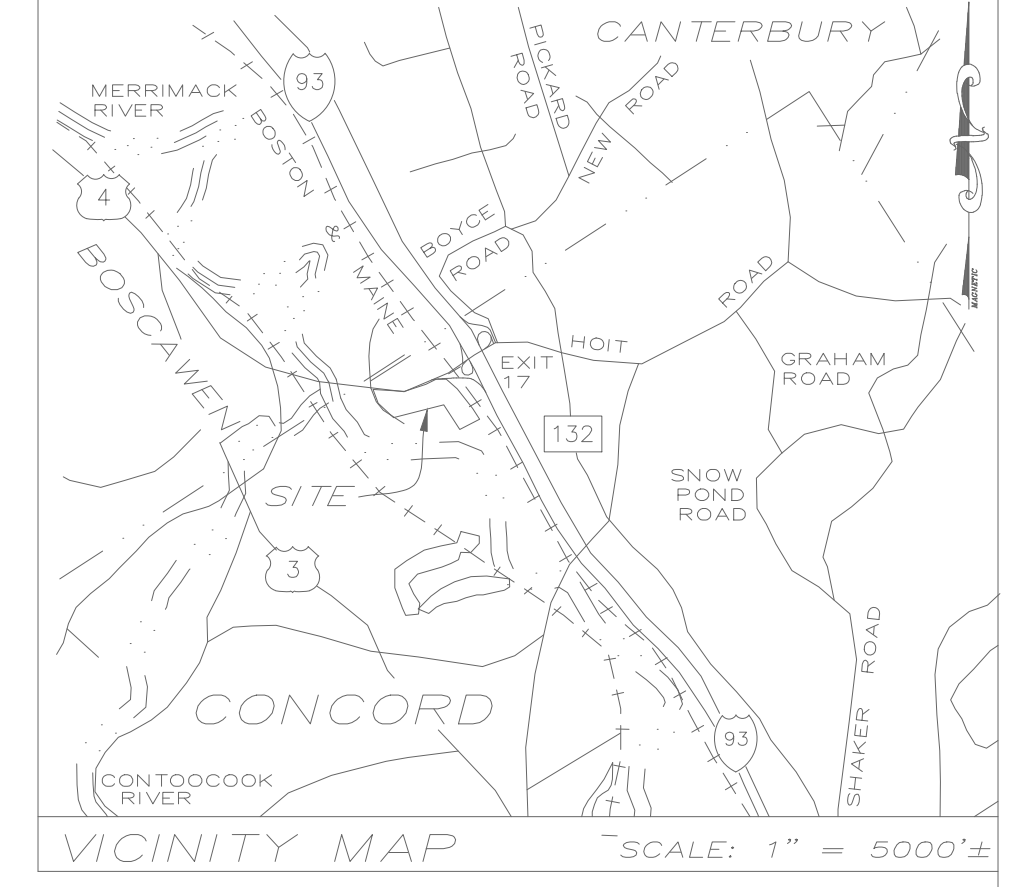
Minimum Lot Size = 40,000 Sq. Ft.
Minimum Buildable Land = 20,000 Sq. Ft.
Minimum Frontage = 200 feet
Maximum Lot Coverage = 85%

Structure Setbacks:
Front = 50 feet
Side = 25 feet
Rear = 30 feet



LEGEND

- IRON PIPE/STEEL PIN FOUND
- DRILLED HOLE FOUND
- GRANITE/STONE BOUND FOUND
- DRILLED HOLE SET
- 1" REBAR WITH CAP SET
- 1" REBAR SET
- GRANITE BOUND SET
- BOUNDARY POINT
- TREE LINE
- STONE WALL
- EDGE OF PAVEMENT
- OVERHEAD UTILITY LINES
- WATER LINE
- UTILITY POLE
- UTILITY POLE WITH GUY WIRE(S)
- WATER SHUTOFF
- FIRE HYDRANT
- SEWER MANHOLE
- UNDERGROUND TELEPHONE
- UNDERGROUND CABLE



NOTES

- Owner of Record: Tax Map 06P Lot 6 - Bradley Whitney & Jennifer Habel having a mailing address of 78 North Pembroke Road - Epsom, NH 03234. For deed reference see Probate #15-02345
- Owner of Record: Tax Map 06P Lot 5 - Interchange Development LLC having a mailing address of 152 Morrill Road - Canterbury, NH 03224. For deed reference see M.C.R.D. at Bk. 3219 Pg. 598.

- Boundary information shown for Lot 5 is from a field survey performed by this office between the dates of February 2007 and December 2013 with an electronic total station instrument having a control traverse error of closure of 1 in 22165. Performed according to the NH Code of Administration Rules (Lan 603.04 - Classification "U") for the surveys of real property. Boundary information shown for Lot 6 is from plan ref. #1. No boundary survey has been performed by this office.
- The horizontal datum of this plan is NAD83 (GCS 96). This datum was established at the site using GPS data from the State of New Hampshire Department of Transportation standard disk designation "073-0260" and Ashtech Promark 2 receivers at the site. Static field procedures were used.
- Approximate location of wetlands outside of the project area.
- The limits of Jurisdictional wetlands as shown on this plat were delineated by Gove Environmental Services, Inc., on 10/18/2018 utilizing the following standards:
US Army Corps of Engineers Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region, Technical Report ERDC/EL TR-12-1, January 2012, Version 2.0.
Field Indicators of Hydric Soils in the United States, A Guide for Identifying and Delineating Hydric Soils, Version 7.0, United States Department of Agriculture (2010).
North American Digital Flora: National Wetland Plant List, current version.

- Floodplain boundary lines shown hereon have been electronically reproduced from the FIRM-Flood Insurance Rate Map-Panel 0337E - Map Number 3301300337E with an effective date of April 19, 2010.
ZONE X = Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.
ZONE X = Areas determined to be outside the 0.2% annual chance floodplain (no shading).
ZONE A = Special Flood Hazard Areas (SFHAs) subject to inundation by the 1% annual chance flood - No base Flood Elevations determined.

- A portion of Tax Map 06P Lot 6 is located within the Flood Hazard District. Said District consists of ZONE A and ZONE X (shaded area) as shown hereon.
- The proposed driveway location WILL BE in compliance with the existing easements along Whitney Road. See Bk. 3426 Pg. 691 for rights of the City of Concord.

PLAN REFERENCES

- Plan entitled "SUBDIVISION PLAN OF THE LAND OF ROBERT C. & SUSAN A. WHITNEY" dated March 15, 1990. Prepared by Holden Engineering & Surveying, Inc. and recorded at the M.C.R.D. as plan number 11669.
- Plan entitled "RE-SUBDIVISION PLAT LAND OF SUSAN A. WHITNEY" dated March 17, 2010. Prepared by this office and recorded at the M.C.R.D. as plan number 19568.
- Plan entitled "EASEMENT PLAN PREPARED FOR DRAKE PETROLEUM COMPANY, INC." dated January 22, 2013. Prepared by MHF Design Consultants, Inc. and recorded at the M.C.R.D. as plan number 201300027018.
- Plan entitled "RE-SUBDIVISION PLAT LAND OF SUSAN A. WHITNEY AND INTERCHANGE DEVELOPMENT LLC" dated February 10, 2014. Prepared by this office and recorded at the M.C.R.D. as plan number 201400012586.

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 _____

DATE: OCTOBER 19, 2020

PROJECT NO. 18-032 EXSDRONE

SHEET 1 OF 1

EXISTING CONDITIONS PLAT
LANDS OF
BRADLEY WHITNEY AND JENNIFER HABEL
INTERCHANGE DEVELOPMENT LLC
LOCATION
WHITNEY ROAD - CONCORD, NH - MERRIMACK COUNTY
TAX MAP 06P LOTS 5 & 6

FWS LAND SURVEYING P.L.L.C.
56 BOYCE ROAD CANTERBURY, NH 03224
(603) 783 - 9924

NO.	DATE	REVISION