

WETLAND NOTES

Jurisdictional Wetlands were delineated by Stoney Ridge Environmental LLC in March, 2021 utilizing the following standards:

- 1) *Field Indicators of Hydric Soils in the United States*, Version 7.0, 2010. L.M. Vasilas, G.W. Hurt, and C.V. Noble (eds.). United States Department of Agriculture, Natural Resources Conservation Service, in cooperation with the National Technical Committee for Hydric Soils.
- 2) *Field Indicators for Identifying Hydric Soils in New England*, Version 3, April 2004. NEIWPCC Wetlands Workgroup. Wilmington, MA 01887.
- 3) *North American Digital Flora: National Wetland Plant List, version 2.1.0* (http://wetland_plants.usace.army.mil). U.S. Army Corps of Engineers, Engineer Research and Development Center, Cold Regions Research and Engineering Laboratory, Hanover, NH, and BONAP, Chapen Hill.
- 4) *National List of Plant Species That Occur in Wetlands: 1988 New Hampshire*. United States Department of the Interior. Fish and Wildlife Service. NERC-88/18.29.
- 5) *Corps of Engineers Wetlands Delineation Manual*, January 1987. Wetlands Research Program Technical Report Y-87-1.
- 6) *Interim Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region*, October 2009. U.S. Army Corps of Engineers, Environmental Laboratory ERDC/EL TR-09-19.
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SOIL LEGEND

- 196A MEADOWSEDGE PEAT ~ 0-1% SLOPES, PONDED
 - 498A URBAN LAND - FOOTBUCK COMPLEX ~ 0-3% SLOPES
 - 598B WINDSOR - URBAN LAND COMPLEX ~ 0-8% SLOPES
- SOILS DERIVED FROM THE NATURAL RESOURCES CONSERVATION SERVICE

LEGEND

- PROPERTY LINE
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- SETBACK LINE
- S SANITARY SEWER LINE
- W WATER LINE
- G GAS LINE
- D DRAINAGE LINE
- ZONING BOUNDARY
- O IRON PIPE OR REBAR
- B GRANITE OR CONCRETE BOUND
- UTILITY POLE
- SEWER MANHOLE
- DRAIN MANHOLE
- CATCH BASIN
- WATER SHUT-OFF
- GAS SHUT-OFF
- LIGHT POST
- GAS METER
- ELECTRIC METER
- WELL
- 15% AND GREATER SLOPES

498A

7943Z/5
CITY OF CONCORD
41 Green Street
Concord, NH 03301
V. 1123 P. 0391

793Z/20
CFA CORPORATION
Attn: Donal Loughery
47 Hall Street
Concord, NH 03301
Map 25A Blk. 1 Lot 5
V. 3119 P. 971

793Z/21
ATG CORPORATION
286 South Street
Concord, NH 03301
V. 3119 P. 0977

LOT AREA SYNOPSIS

TOTAL AREA	1,565,292 SQ. FT.	35.93 AC.
EXISTING CONDOMINIUM		
LAND UNIT 1	65,152 SQ. FT.	1.50 AC.
LAND UNIT 2 (PORTION OFF LANGDON AVE.) (PORTION OFF S. MAIN ST.)	840,659 SQ. FT. 18,632 SQ. FT.	19.30 AC. 0.42 AC.
TOTAL LAND UNIT 2	859,291 SQ. FT.	19.72 AC.
LIMITED COMMON AREA FOR LAND UNIT 2 (CONSERVATION EASEMENT)	589,907 SQ. FT.	13.54 AC.
COMMON AREA "A" (ROADWAYS)	50,942 SQ. FT.	1.17 AC.

SOUTH END MARSH

LIMITED COMMON AREA FOR LAND UNIT 2 (CONSERVATION EASEMENT)

196A

RO

OCP

LAND UNIT 2

793Z/24
PROLERIZED NEW ENGLAND CO. LLC
69 Rover Street
Everett, MA 02149
V. 2952 P. 0455

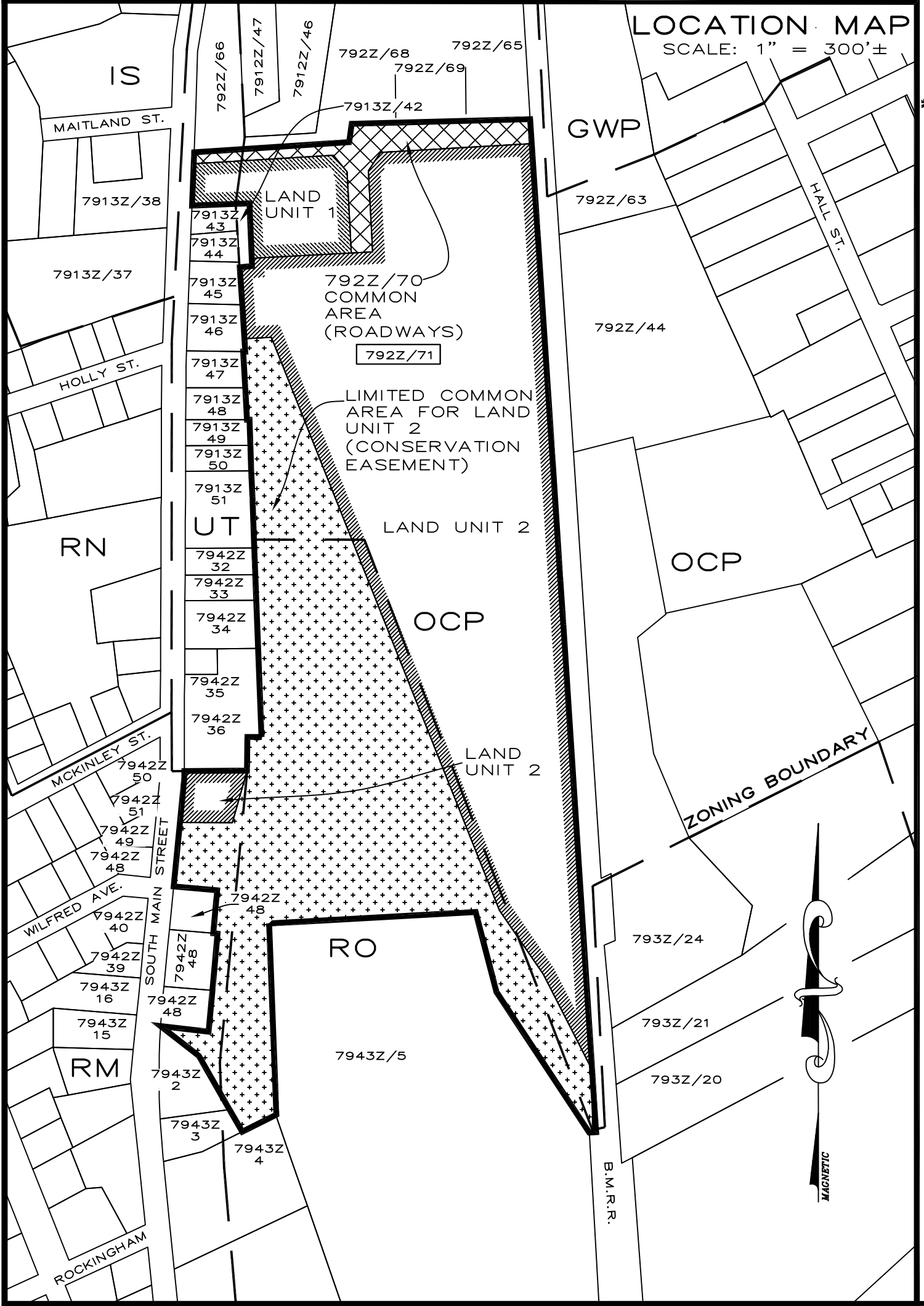
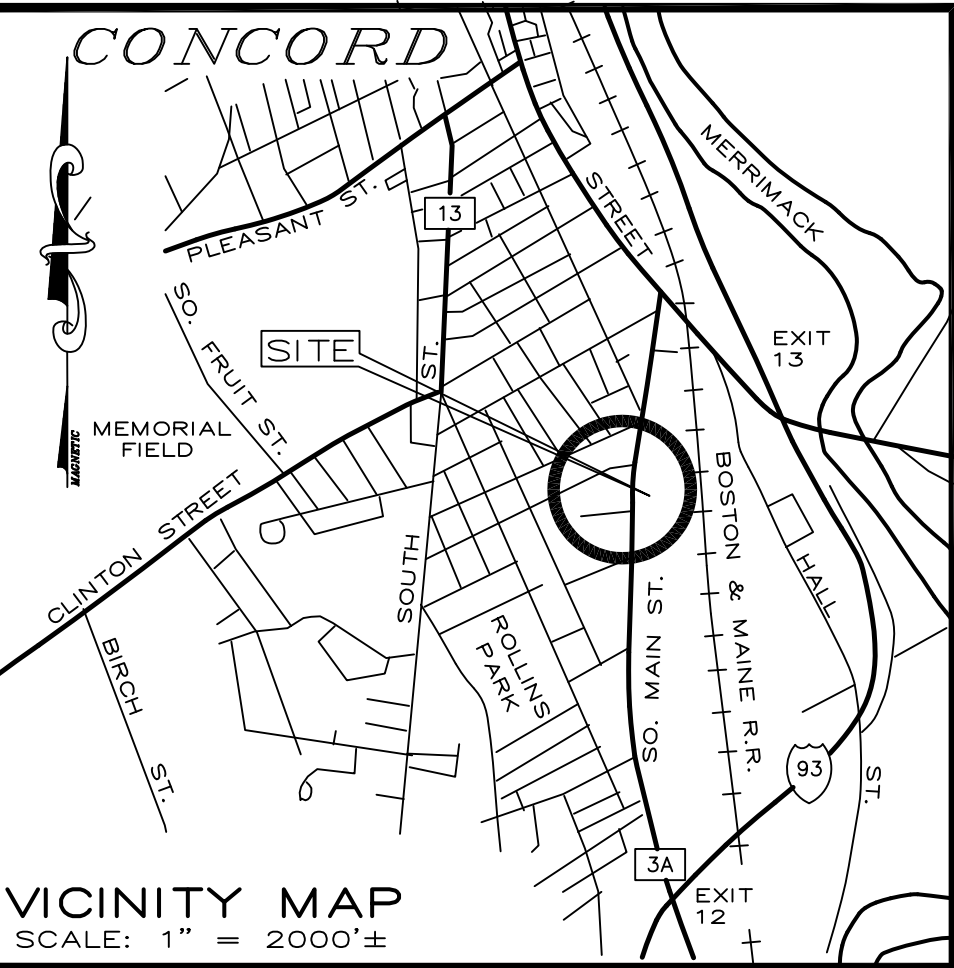
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Richard D. Bartlett
SIGNATURE

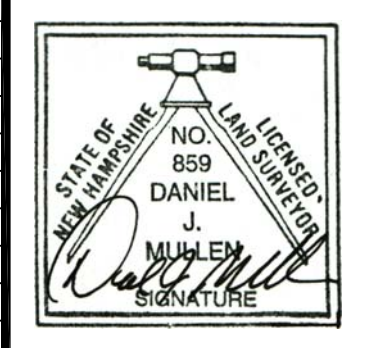
859 LICENSE NO. 6/30/21 DATE

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:

Clerk _____ Chair



NO.	DATE	REVISION
1	6/30/21	CITY COMMENTS



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
CONDOMINIUM PLAT PREPARED FOR THE STEAM POWER BUSINESS CENTER CONDOMINIUM - LAND OF: P & M REALTY OF CONCORD, LLC
PROJECT: MAP 792Z LOT 71
LOCATION: LANGDON AVE. CONCORD N.H.
GRAPHIC SCALE: 0' 25' 50' 100'
DATE: APRIL 15, 2021
JOB NO.: 321.127
SCALE: 1" = 50'
SHEET 1 OF 7

REFERENCES

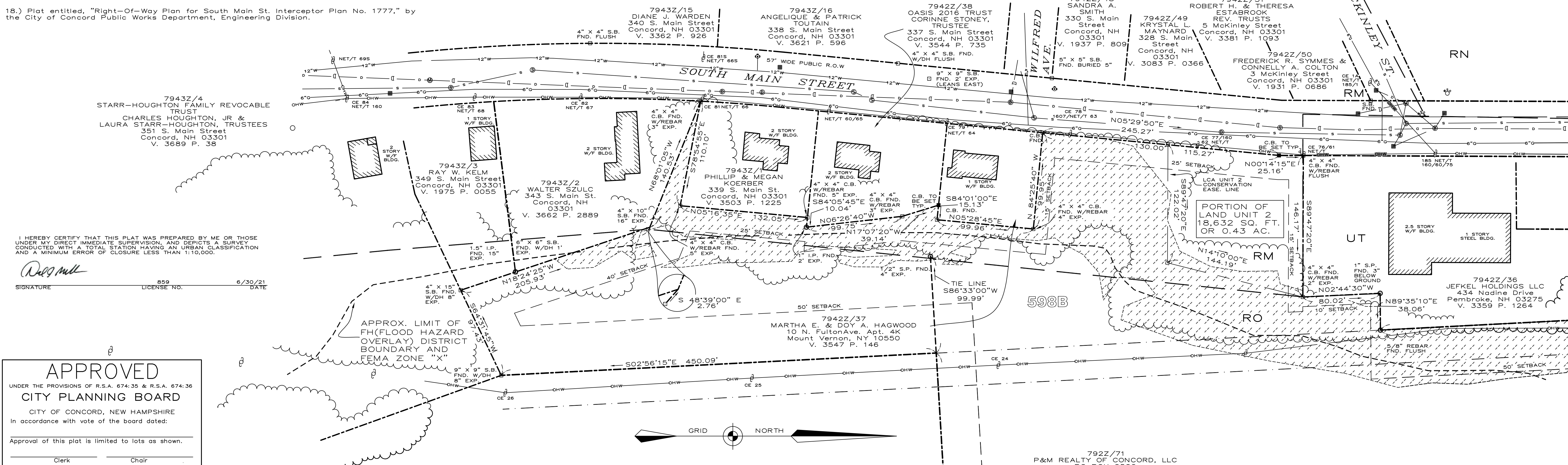
- 1.) Plat entitled "Concord & Montreal Railroad, Concord Electric Branch, Plan of Land, Rolfe & Rumford Asylum to C. & M. R.R.," by Frank Merrill, Recorded at the M.C.R.D as Plan No. 117.
- 2.) Plat entitled, "Plan of Land of Frances E. Whitaker Concord, NH," by Lloyd & Mann.
- 3.) Plat entitled, "Land in Concord, NH Boston and Maine to Sanel realty co., Inc.," by B & M Railroad, recorded at the M.C.R.D as Plan No. 1193.
- 4.) Plat entitled, "Concord & Montreal Railroad, Concord Electric Branch, Plan of Land at Concord, NH, Henry W. Stevens & Henry P. Lamprey Executors of the Will of John H. Lamprey to Concord & Montreal R.R.," by Frank Merrill, recorded at the M.C.R.D as Plan No. 109.
- 5.) Plat entitled, "Land in Concord, NH Boston and Maine Railroad to Arthur E. Hurd," by B & M Railroad, recorded at the M.C.R.D as Plan No. 1827.
- 6.) Plat entitled, "Land in Concord, NH Boston and Maine Railroad to Sanel Realty Co., Inc.," by B & M Railroad, recorded at the M.C.R.D as Plan No. 1818.
- 7.) Plat entitled, "Land in Concord, NH Boston and Maine railroad to Concord Gas Company," by B & M railroad, recorded at the M.C.R.D as Plan No. 457.
- 8.) Plat entitled, "Transmission Line Easements Concord, NH Boston and Maine Railroad to Concord Electric Co.," by B & M Railroad, recorded at the M.C.R.D as Plan No. 860.
- 9.) Plat entitled, "Land in Concord, NH Boston and Maine Railroad to B & M Realty Corporation," by B & M Railroad, recorded at the M.C.R.D as Plan No. 1617.
- 10.) Plat entitled, "Land and rights in Concord, NH Boston and Maine Railroad to State of New Hampshire," by B & M Railroad, recorded at the M.C.R.D as Plan No. 1180.
- 11.) Plat entitled, "Land in Concord, NH Boston and Maine Railroad to State of New Hampshire (Forestry Div.)," by B & M Railroad, recorded at the M.C.R.D as Plan No. 1578.
- 12.) Plat entitled, "Land in Concord, NH Boston and Maine Railroad to Krekor Sampadian," by B & M Railroad, recorded at the M.C.R.D as Plan No. 999.
- 13.) Plat entitled, "Re-Subdivision for B & M Realty Company," by Richard D. Bartlett.
- 14.) Plat entitled, "Land in Concord, NH Boston and Maine Railroad to B & M Realty Corporation," by B & M Railroad, recorded at the M.C.R.D as Plan No. 1776.
- 15.) City of Concord Sewer Separation Sheets 2, 3, 4, 17, 18 & 19.
- 16.) Plat entitled, "Right-Of-Way and Track Map Boston and Maine Railroad Station 1735+40 to Station 1788+20," by B & M Railroad.
- 17.) Plat entitled, "Supplement Plan to Plan entitled Land in Concord, NH Boston and Maine Railroad to B & M Realty Corporation," by Gordon E. Ainsworth & Associates, recorded at the M.C.R.D as Plan No. 1878.
- 18.) Plat entitled, "Right-Of-Way Plan for South Main St. Interceptor Plan No. 1777," by the City of Concord Public Works Department, Engineering Division.

EASEMENTS OF RECORD

1. Vol. 1364, page 421 Roger Bloomfield dba B&M Realty Corp. to the City of Concord--Sanitary sewer easement.
2. Vol. 876, page 373 B&M Realty Corp. to Concord Natural Gas Corp.--20' wide Gas transmission line easement.
3. Vol. 885, page 107 B&M Realty Corp. to Concord Electric Co. Electrical transmission line easement, no width given.
4. Vol. 956, page 72 B&M Realty Corp. to Concord Electric Co. 35' wide Electrical transmission line easement, and Access easement running from South Main Street to the land of Concord Electric Co. the exact location of said access easement is not defined.
5. Vol. 1057, page 141 Roger G. Bloomfield dba B&M Realty Corp. to Concord Electric Co.--Electrical transmission line easement, no width given.
6. Vol. 1092, page 159 Roger G. Bloomfield dba B&M Realty Corp. to Concord Electric Co.-- Electrical transmission line easement, no width given.
7. Vol. 1163, page 116 Roger G. Bloomfield dba B&M Realty Corp. to Concord Electric Co.-- Electrical transmission line easement, no width given.
8. Vol. 1323, page 451--Road Maintenance Agreement between Roger Bloomfield dba B&M Realty Corp. and Edgcomb Steel of New England, Inc., refers to easement "A" shown on plat.
9. Vol. 1798, Page 1143--Water Line Agreement between Rachel J. and Peter G. Bloomfield and Edgcomb Metals Co., refers to right to take water from an existing water line running through easement "A" shown on plat.
10. Vol. 853, page 221--Boston & Maine Railroad reserved rights to use sidetracks, poles, wires, cables and transformers located on the property granted to the B&M Realty Corp. Also reserves a 50' wide access way from South Main Street to the former Capital Transit Building now or formerly the Concord Coach Lines, Inc.
11. Vol. 1322, page 899 Roger G. Bloomfield dba B&M Realty Corp. to Albert S. Abbott--The right of access over easements "A", "B" and "C" shown on plat, also the right to extend an existing railroad siding to the land of Abbott (now or formerly Concord Coach Lines, Inc. and maintain the same back to the B&M Realty track.
12. Vol. 1323, page 441 Roger G. Bloomfield dba B&M Realty Corp. to Edgcomb Steel of New England, Inc.--The grantor reserves access and utility easements over easement "A" as shown on the plat and grants to Edgcomb Steel the same and the rights to use, maintain and relocate portions of the spur track over the land of the grantor. (Easements now terminated by Vol. 3294 P. 254)
13. Vol. 896, page 156 B&M Realty Corp. to Concord Electric Co. 20' wide Electrical transmission line easement.
14. Vol. 977, page 56 Capital Transit, Inc. to Concord Electric Co. 35' wide Electrical transmission line easement, exact location unknown.
15. Vol. 3288 page 1116 P & M Realty of Concord, LLC to City of Concord-- 13.54 Ac. Conservation Easement
16. Vol. 3288 page 1206 P & M Realty of Concord, LLC to J--F--K Investment Properties, LLC for Drainage & Detention Pond Easement with Vegetated Buffer.
17. Vol. 3305 page 410 - Partial Termination of Passage Easement by P & M Realty of Concord, LLC over land of J & S Leasing.
18. Vol. 3555 page 1396 Notice of Groundwater Management.
19. Vol. 3288 page 1095 P & M Realty of Concord, LLC to City of Concord--15' wide Recreation Easement.
20. Vol. 3288 page 1099 P & M Realty of Concord, LLC to City of Concord--Utility Easement over Common Area "A".
21. Vol. 3288 page 1108 P & M Realty of Concord, LLC to City of Concord--Agreement to Convey an Easement for a public way over Langdon Avenue
22. Vol. 3294 page 260 P & M Realty of Concord, LLC and J & S Leasing--Agreement to Convey an Easement for installation of steam lines (status unknown).
23. Vol. 3288 page 1104 P & M Realty of Concord, LLC to City of Concord--30' Drainage Easement
24. The premises is subject to the provision in the Declaration of Condominium for Steam Power Business Condominium Vol. 3288 page 1130.

NOTES

1. Survey by total station between the dates of December 11, 1998 and January 7, 1999. Control traverse error of closure less than 1:15,000. The site was revisited on January 17, 2011 to review major site features only due to heavy snow cover. Additional survey conducted between the dates of March 19 through April 14, 2021. Traverse error of closure is 1:17,223'.
2. Horizontal datum based on the N.H. State Plane Coordinate System.
3. Vertical datum based on NAVD 88.
4. Owner of record: P&M Realty of Concord LLC - 8 Sherwood Drive Hollis, NH 03049 - Map 792Z, Lot 71 V. 3015 P. 0951.
5. The subject premises are zoned RO--Open Space Residential Building setbacks: front 50', rear 50', side 40', the maximum building height is 35' and maximum lot coverage is 10%. Portions also lie within the RM--Medium Density Residential; building setbacks: front 25', rear 25' and side 15', maximum building height is 35' and maximum lot coverage is 40%, also within the OCP--Opportunity Corridor performance; building setbacks: front 15', rear 15', side 15', maximum building height is 45' and maximum lot coverage is 85%, also within the UT--Urban Transitional; building setbacks: front 15', rear 25', side 10', maximum building height is 35', and maximum lot coverage is 75%. The premises is also subject to the provisions of the Shoreland Protection--SP District and the Flood Hazard FH District.
6. The subject premises lies within Zone X, areas of 0.2% annual chance of flood; areas of 1% annual chance of flood with average depth of less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from 1% annual chance flood, as depicted on the Flood Insurance rate Maps 33013C0533E, 33013C0534E, 33013C0541E, & 33013C0542E effective date April 19, 2010.
7. The underground utilities depicted herein have been located from field survey information and plotted from existing drawings. The surveyor makes no guarantees 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.
8. The intent of this plat is to depict existing conditions on Map 792Z, Lot 71
9. The required minimum finished floor elevation is 233.0' (NAVD 1988 per the City of Concord Code Enforcement Dept. on March 24, 2021.)
10. Sheets 4 through 6 of this plan set are to be recorded. Sheets 1 through 3 depicting existing conditions will be on file at the City of Concord.
11. For additional details see site plans developed by Nobis Group in conjunction with this plan set.
12. All work shall be performed in accordance with the City of Concord's Construction Standards and Details (latest edition), and City standards shall take precedence in case of any details or plans in conflict.
13. All utilities shall be installed underground in accordance with Section 25.02(1) of the Site Plan Regulations.
14. Upon completion of construction the contractor shall submit as-built drawings to the Engineering Services Division prior to issuance of a Certificate of Occupancy.



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Daniel J. Mullen
 SIGNATURE 859 LICENSE NO. 6/30/21 DATE

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 _____

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 Concord, N.H. 03301
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 LICENSED LAND SURVEYORS

EXISTING CONDITIONS
 CONDOMINIUM PLAT PREPARED FOR THE STEAM POWER BUSINESS CENTER CONDOMINIUM - LAND OF: P & M REALTY OF CONCORD, LLC
 PROJECT: MAP 792Z LOT 71 LOCATION: LANGDON AVE., CONCORD N.H.
 GRAPHIC SCALE: 0' 25' 50' 100'
 SCALE: 1" = 50'
 DATE: APRIL 15, 2021
 JOB NO.: 321.127
 SHEET 2 OF 7

7943Z/5
 CITY OF CONCORD
 41 Green Street
 Concord, NH 03301
 V. 1123 P. 0391

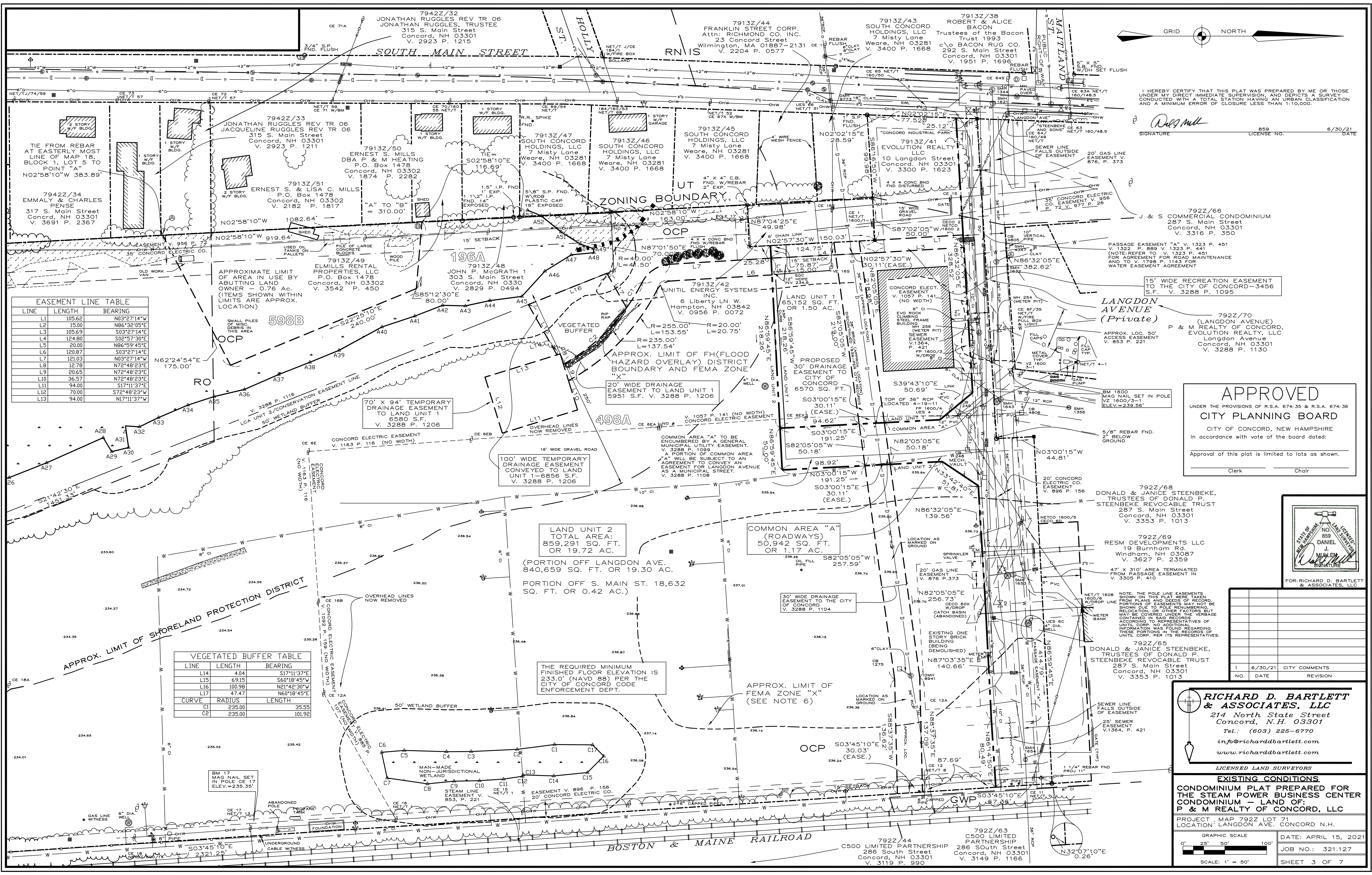
792Z/71
 P&M REALTY OF CONCORD, LLC
 PO BOX 2520
 CONCORD, NH 03302
 V. 3015 P. 0951

SOUTH END MARSH

196A

MATCH SHEET 2

MATCH SHEET 1



EASEMENT LINE TABLE

LINE	LENGTH	BEARING
L1	105.62	N03°27'14"W
L2	15.00	N86°32'05"E
L3	105.69	S03°27'14"E
L4	124.80	S02°57'30"E
L5	20.00	N86°59'45"E
L6	120.87	S03°27'14"E
L7	121.03	N03°27'14"W
L8	12.78	N72°48'23"E
L9	20.65	N72°48'23"E
L10	36.57	N72°48'23"E
L11	94.00	S17°11'37"E
L12	70.00	S72°48'23"W
L13	94.00	N17°11'37"W

VEGETATED BUFFER TABLE

LINE	LENGTH	BEARING
L14	4.04	S17°11'37"E
L15	69.15	S60°18'45"W
L16	100.98	N21°42'30"W
L17	47.47	N60°18'45"E

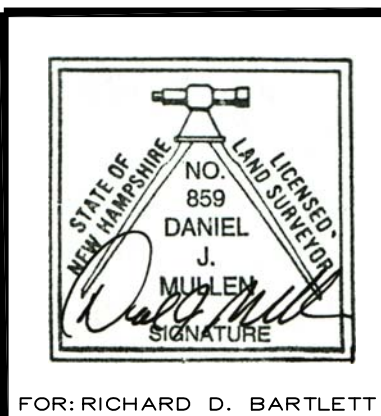
CURVE	RADIUS	LENGTH
C1	235.00	35.55
C2	235.00	101.92

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.

Richard D. Bartlett
 SIGNATURE LICENSE NO. 859 6/30/21 DATE

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) 225-6770
 info@richardbartlett.com
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LICENSED LAND SURVEYORS
EXISTING CONDITIONS
 CONDOMINIUM PLAT PREPARED FOR THE STEAM POWER BUSINESS CENTER CONDOMINIUM - LAND OF: P & M REALTY OF CONCORD, LLC

PROJECT: MAP 792Z LOT 71
 LOCATION: LANGDON AVE. CONCORD N.H.

GRAPHIC SCALE: 0' 25' 50' 100'
 SCALE: 1" = 50'

DATE: APRIL 15, 2021
 JOB NO.: 321.127
 SHEET 3 OF 7

WETLAND NOTES

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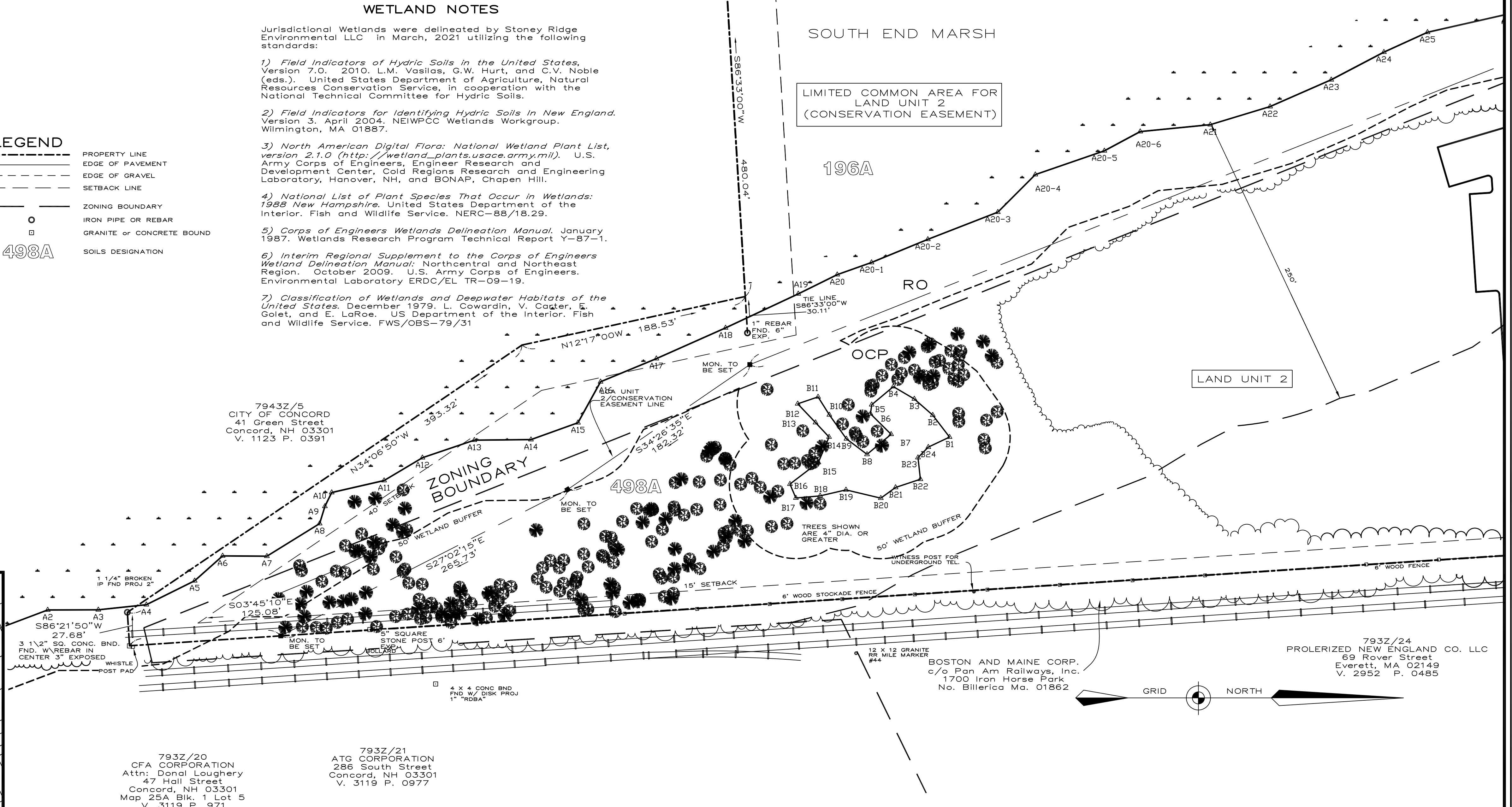
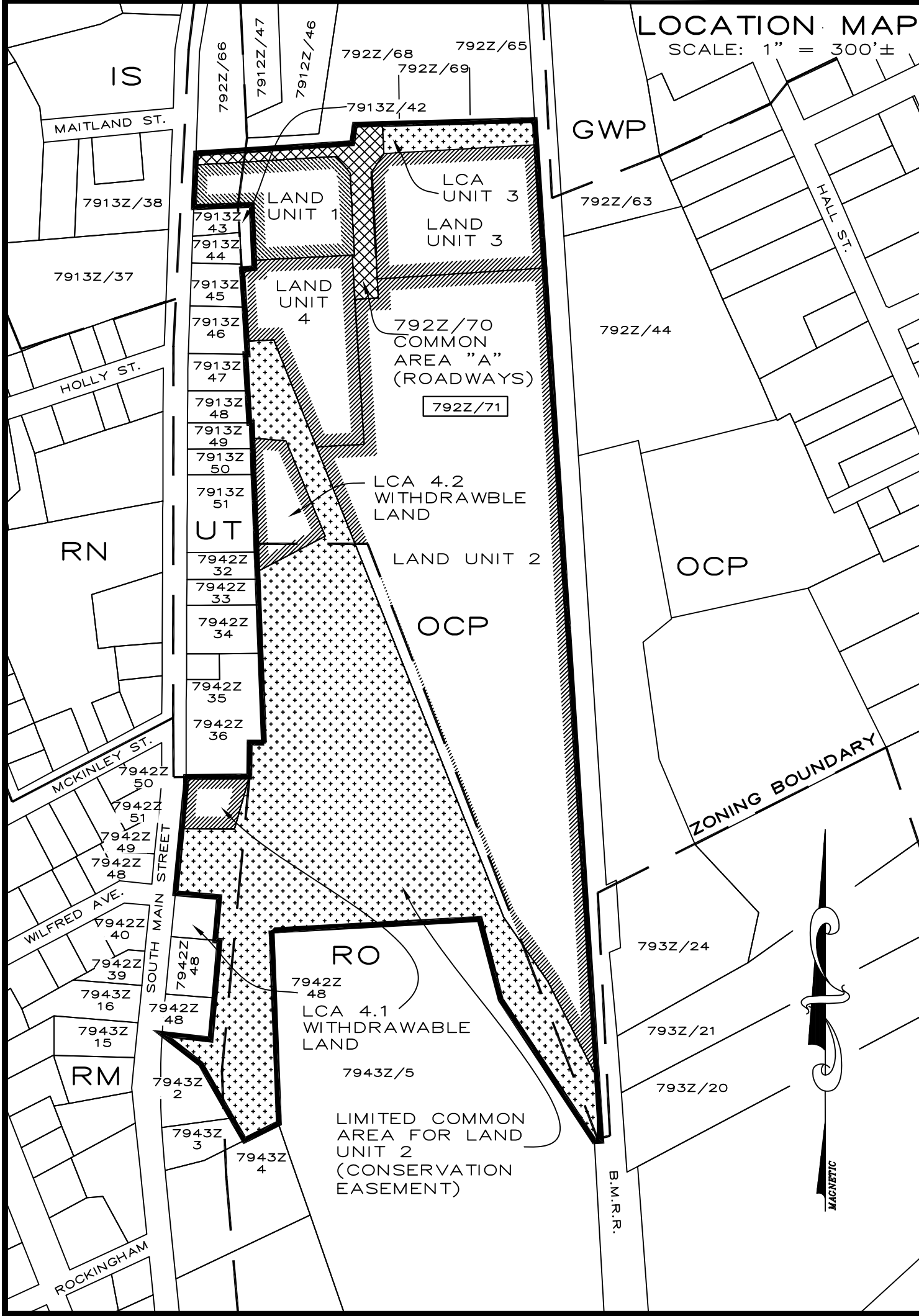
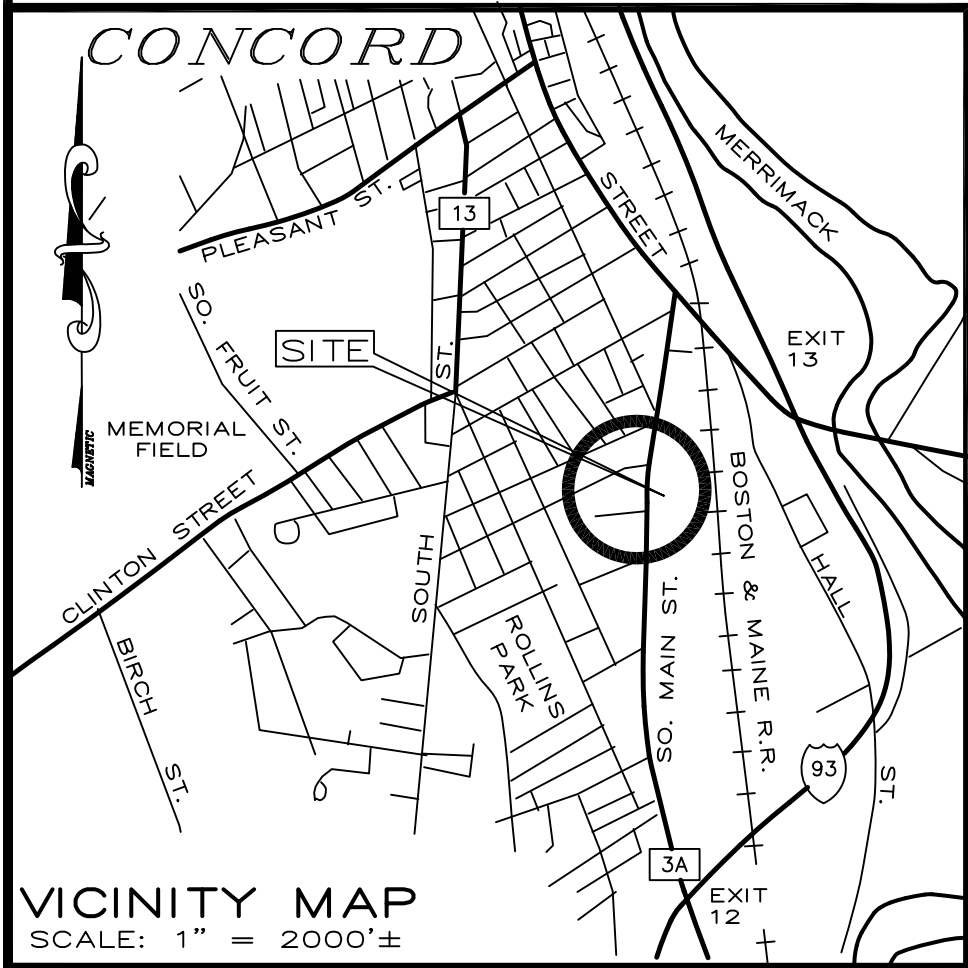
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SOIL LEGEND

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 - 498A URBAN LAND - FOOTATUCK COMPLEX ~ 0-3% SLOPES
 - 598B WINDSOR - URBAN LAND COMPLEX ~ 0-8% SLOPES
- SOILS DERIVED FROM THE NATURAL RESOURCES CONSERVATION SERVICE

LEGEND

- PROPERTY LINE
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- SETBACK LINE
- ZONING BOUNDARY
- IRON PIPE OR REBAR
- GRANITE OR CONCRETE BOUND
- SOILS DESIGNATION



LOT AREA SYNOPSIS EXISTING CONDOMINIUM

TOTAL AREA	1,565,292 SQ. FT.	35.93 AC.
LAND UNIT 1	65,152 SQ. FT.	1.50 AC.
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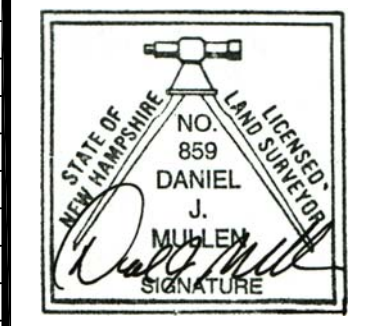
LOT AREA SYNOPSIS PROPOSED CONDOMINIUM

TOTAL AREA	1,565,292 SQ. FT.	35.93 AC.
LAND UNIT 1	65,152 SQ. FT.	1.50 AC.
LAND UNIT 2	634,942 SQ. FT.	14.58 AC.
LIMITED COMMON AREA FOR LAND UNIT 2 (CONSERVATION EASEMENT)	556,801 SQ. FT.	12.78 AC.
LAND UNIT 3	109,176 SQ. FT.	2.50 AC.
LAND UNIT 4	90,925 SQ. FT.	2.09 AC.
LIMITED COMMON AREA FOR LAND UNIT 3	24,647 SQ. FT.	0.56 AC.
LIMITED COMMON AREA 4.2 WITHDRAWABLE LAND	33,106 SQ. FT.	0.76 AC.
LIMITED COMMON AREA 4.1 WITHDRAWABLE LAND	18,632 SQ. FT.	0.43 AC.
NEW COMMON AREA "A" (ROADWAYS)	31,911 SQ. FT.	0.73 AC.

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 LICENSE NO. 6/30/21 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 PLAN COMPLIES WITH THE PROVISIONS OF RSA 356-B:20 - V.

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 plot is limited to lots as shown.
Clerk _____ Chair _____

NO.	DATE	CITY COMMENTS/UNITS
1	6/30/21	CITY COMMENTS/UNITS 2-4



RICHARD D. BARTLETT & ASSOCIATES, LLC
214 North State Street
Concord, N.H. 03301
Tel.: (603) 225-6770
info@richarddbartlett.com
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LICENSED LAND SURVEYORS

CONDOMINIUM PLAT PREPARED FOR THE STEAM POWER BUSINESS CENTER CONDOMINIUM - LAND OF P & M REALTY OF CONCORD, LLC
PROJECT: MAP 792Z LOT 71 LOCATION: LANGDON AVE. CONCORD N.H.
GRAPHIC SCALE: 0' 25' 50' 100'
DATE: MAY 10, 2021
JOB NO.: 321.127
SHEET 4 OF 7

REFERENCES

1.) "Existing Conditions Condominium Plat prepared for The Steam Power Business Center Condominium—Land of: P & M Realty of Concord, LLC", dated April 15, 2021 by Richard D. Bartlett & Associates, LLC, on file at this office.

NOTES

- Survey by total station between the dates of December 11, 1998 and January 7, 1999. Control traverse error of closure less than 1:15,000. The site was revisited on January 17, 2011 to review major site features only due to heavy snow cover. Additional survey conducted between the dates of March 19 through April 14, 2021. Traverse error of closure is 1:17,223.
- Horizontal datum based on the N.H. State Plane Coordinate System.
- Vertical datum based on NAVD 88.
- Owner of record: P&M Realty of Concord LLC — 8 Sherwood Drive Hollis, NH 03049 — Map 792Z, Lot 71 V. 3015 P. 0951.
- The subject premises are zoned RO—Open Space Residential Building setbacks: front 50', rear 50', side 40', the maximum building height is 35' and maximum lot coverage is 10%. Portions also lie within the RM—Medium Density Residential: building setbacks: front 25', rear 25' and side 15', maximum building height is 35' and maximum lot coverage is 40%, also within the OCP—Opportunity Corridor Performance; building setbacks: front 15', rear 15', side 15', maximum building height is 45' and maximum lot coverage is 85%, also within the UT—Urban Transitional; building setbacks: front 15', rear 25', side 10', maximum building height is 35', and maximum lot coverage is 75%. The premises is also subject to the provisions of the Shoreland Protection—SP District and the Flood Hazard FH District.
- The subject premises lies within Zone X, areas of 0.2% annual chance of flood; areas of 1% annual chance of flood with average depth of less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from 1% annual chance flood, as depicted on the Flood Insurance rate Maps 33013C0533E, 33013C0534E, 33013C0541E, & 33013C0542E effective date April 19, 2010.
- 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.
- The intent of this plat is to depict a phased condominium for mixed use.
- The required minimum finished floor elevation is 233.0' (NAVD 1988 per the City of Concord Code Enforcement Dept. on March 24, 2021.)
- Sheets 4 through 6 of this plan set are to be recorded. Sheets 1 through 3 depicting existing conditions will be on file at the City of Concord.
- For additional details see site plans developed by Nobis Group in conjunction with this plan set.
- All work shall be performed in accordance with the City of Concord's Construction Standards and Details (latest edition), and City standards shall take precedence in case of any details or plans in conflict.
- All utilities shall be installed underground in accordance with Section 25.02(1) of the Site Plan Regulations.
- Upon completion of construction the contractor shall submit as-built drawings to the Engineering Services Division prior to issuance of a Certificate of Occupancy.

EASEMENTS OF RECORD

- Vol. 1364, page 421 Roger Bloomfield dba B&M Realty Corp. to the City of Concord—Sanitary sewer easement.
- Vol. 876, page 373 B&M Realty Corp. to Concord Natural Gas Corp.—20' wide Gas transmission line easement.
- Vol. 885, page 107 B&M Realty Corp. to Concord Electric Co. Electrical transmission line easement, no width given.
- Vol. 956, page 72 B&M Realty Corp. to Concord Electric Co. 35' wide Electrical transmission line easement, and Access easement running from South Main Street to the land of Concord Electric Co. the exact location of said access easement is not defined.
- Vol. 1057, page 141 Roger G. Bloomfield dba B&M Realty Corp. to Concord Electric Co.—Electrical transmission line easement, no width given.
- Vol. 1092, page 159 Roger G. Bloomfield dba B&M Realty Corp. to Concord Electric Co.— Electrical transmission line easement, no width given.
- Vol. 1163, page 116 Roger G. Bloomfield dba B&M Realty Corp. to Concord Electric Co.— Electrical transmission line easement, no width given.
- Vol. 1323, page 451—Road Maintenance Agreement between Roger Bloomfield dba B&M Realty Corp. and Edgcomb Steel of New England, Inc., refers to easement "A" shown on plat.
- Vol. 1798, Page 1143—Water Line Agreement between Rachel J. and Peter G. Bloomfield and Edgcomb Metals Co., refers to right to take water from an existing water line running through easement "A" shown on plat.
- Vol. 853, page 221—Boston & Maine Railroad reserved rights to use sidetracks, poles, wires, cables and transformers located on the property granted to the B&M Realty Corp. Also reserves a 50' wide access way from South Main Street to the former Capital Transit Building now or formerly the Concord Coach Lines, Inc.
- Vol. 1322, page 889 Roger G. Bloomfield dba B&M Realty Corp. to Albert S. Abbott—The right of access over easements "A", "B" and "C" shown on plat, also the right to extend an existing railroad siding to the land of Abbott (now or formerly Concord Coach Lines, Inc. and maintain the same back to the B&M Railroad track.
- Vol. 1323, page 441 Roger G. Bloomfield dba B&M Realty Corp. to Edgcomb Steel of New England, Inc.—The grantor reserves access and utility easements over easement "A" as shown on the plat and grants to Edgcomb Steel the same and the rights to use, maintain and relocate portions of the spur track over the land of the grantor. (Easements now terminated by Vol. 3294 P. 254)

- Vol. 896, page 156 B&M Realty Corp. to Concord Electric Co. 20' wide Electrical transmission line easement.
- Vol. 977, page 56 Capital Transit, Inc. to Concord Electric Co. 35' wide Electrical transmission line easement, exact location unknown.
- Vol. 3288 page 1116 P & M Realty of Concord, LLC to City of Concord— 13.54 Ac. Conservation Easement
- Vol. 3288 page 1206 P & M Realty of Concord, LLC to J—F—K Investment Properties, LLC for Drainage & Detention Pond Easement with Vegetated Buffer.
- Vol. 3305 page 410 — Partial Termination of Passage Easement by P & M Realty of Concord, LLC over land of J & S Leasing.
- Vol. 3555 page 1396 Notice of Groundwater Management.
- Vol. 3288 page 1095 P & M Realty of Concord, LLC to City of Concord—15' wide Recreation Easement.
- Vol. 3288 page 1099 P & M Realty of Concord, LLC to City of Concord—Utility Easement over Common Area "A".
- Vol. 3288 page 1108 P & M Realty of Concord, LLC to City of Concord—Agreement to Convey an Easement for a public way over Langdon Avenue
- Vol. 3294 page 260 P & M Realty of Concord, LLC and J & S Leasing—Agreement to Convey an Easement for installation of steam lines (status unknown).
- Vol. 3288 page 1104 P & M Realty of Concord, LLC to City of Concord—30' Drainage Easement
- The premises is subject to the provision in the Declaration of Condominium for Steam Power Business Condominium Vol. 3288 page 1130.

7943Z/4
STARR—HOUGHTON FAMILY REVOCABLE TRUST
CHARLES HOUGHTON, JR & LAURA STARR—HOUGHTON, TRUSTEES
351 S. Main Street
Concord, NH 03301
V. 3689 P. 38

7943Z/3
RAY W. KELM
349 S. Main Street
Concord, NH 03301
V. 1975 P. 0055

7943Z/2
WALTER SZULC
343 S. Main St.
Concord, NH
V. 3662 P. 2889

7943Z/1
PHILLIP & MEGAN KOERBER
339 S. Main St.
Concord, NH 03301
V. 3503 P. 1225

7942Z/38
OASIS 2016 TRUST
CORINNE STONEY, TRUSTEE
337 S. Main Street
Concord, NH 03301
V. 3544 P. 735

7942Z/48
SANDRA A. SMITH
330 S. Main Street
Concord, NH 03301
V. 1937 P. 809

7942Z/49
KRYSTAL L. MAYNARD
328 S. Main Street
Concord, NH 03301
V. 3083 P. 0366

7942Z/51
ROBERT H. & THERESA ESTABROOK
REV. TRUSTS
5 McKinley Street
Concord, NH 03301
V. 3381 P. 1093

7942Z/50
FREDERICK R. SYMMES & CONNELLY A. COLTON
3 McKinley Street
Concord, NH 03301
V. 1931 P. 0686

7942Z/40
BRJ PROPERTIES, LLC
54 Harglen Lane
Laconia, NH 03246
V. 3712 P. 130

7942Z/36
JEFKEL HOLDINGS LLC
434 Nadine Drive
Pembroke, NH 03275
V. 3359 P. 1264

7942Z/37
MARTHA E. & DOY A. HAGWOOD
10 N. Fulton Ave. Apt. 4K
Mount Vernon, NY 10550
V. 3547 P. 146

7942Z/71
P&M REALTY OF CONCORD, LLC
PO BOX 2520
CONCORD, NH 03302
V. 3015 P. 0951

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."

[Signature]
SIGNATURE LICENSE NO. 859 DATE 6/30/21

"I CERTIFY THAT THIS PLAN FULLY AND ACCURATELY DEPICTS THE LOCATION AND DIMENSIONS OF THE LAND AND EXISTING IMPROVEMENTS SHOWN HEREON, TO THE EXTENT FEASIBLE, AND THE 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]
SIGNATURE LICENSE NO. 859 DATE 6/30/21

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) 225-6770
info@richarddbartlett.com
www.richarddbartlett.com

LICENSED LAND SURVEYORS

CONDOMINIUM PLAT PREPARED FOR THE STEAM POWER BUSINESS CENTER CONDOMINIUM — LAND OF: P & M REALTY OF CONCORD, LLC

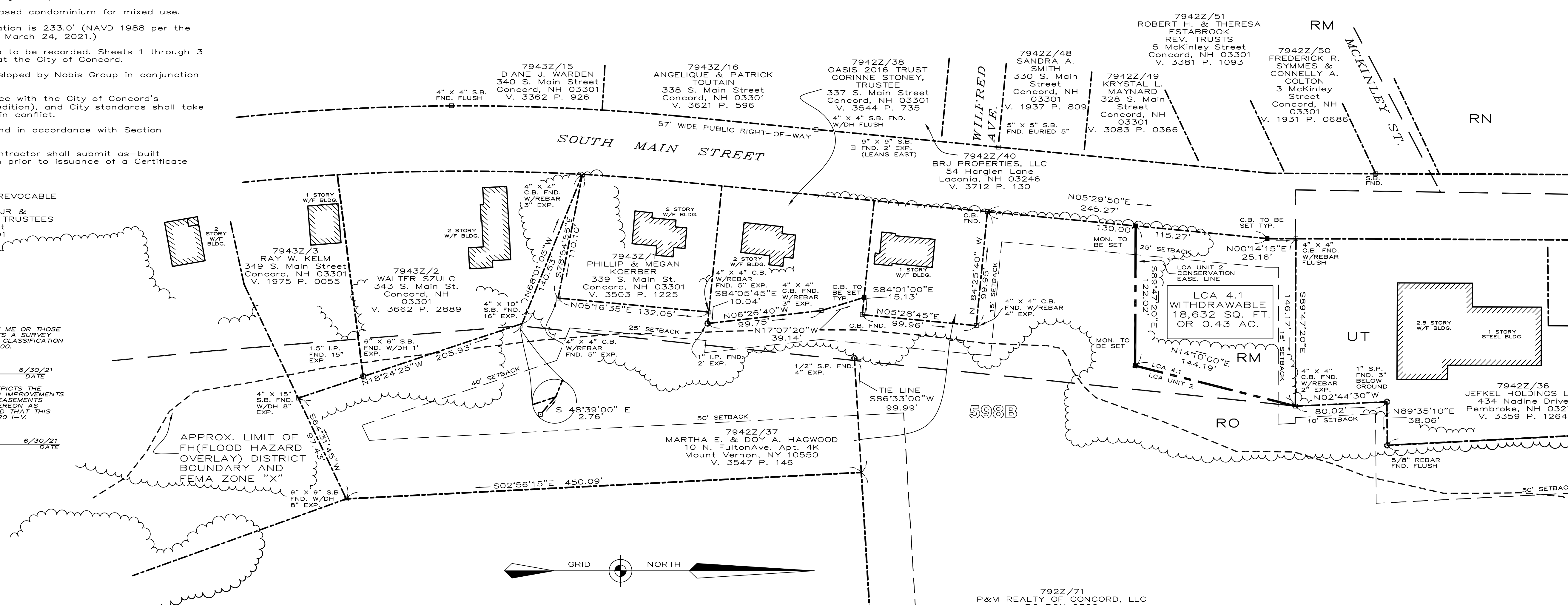
PROJECT: MAP 792Z LOT 71
LOCATION: LANGDON AVE. CONCORD N.H.

GRAPHIC SCALE
0' 25' 50' 100'

SCALE: 1" = 50'

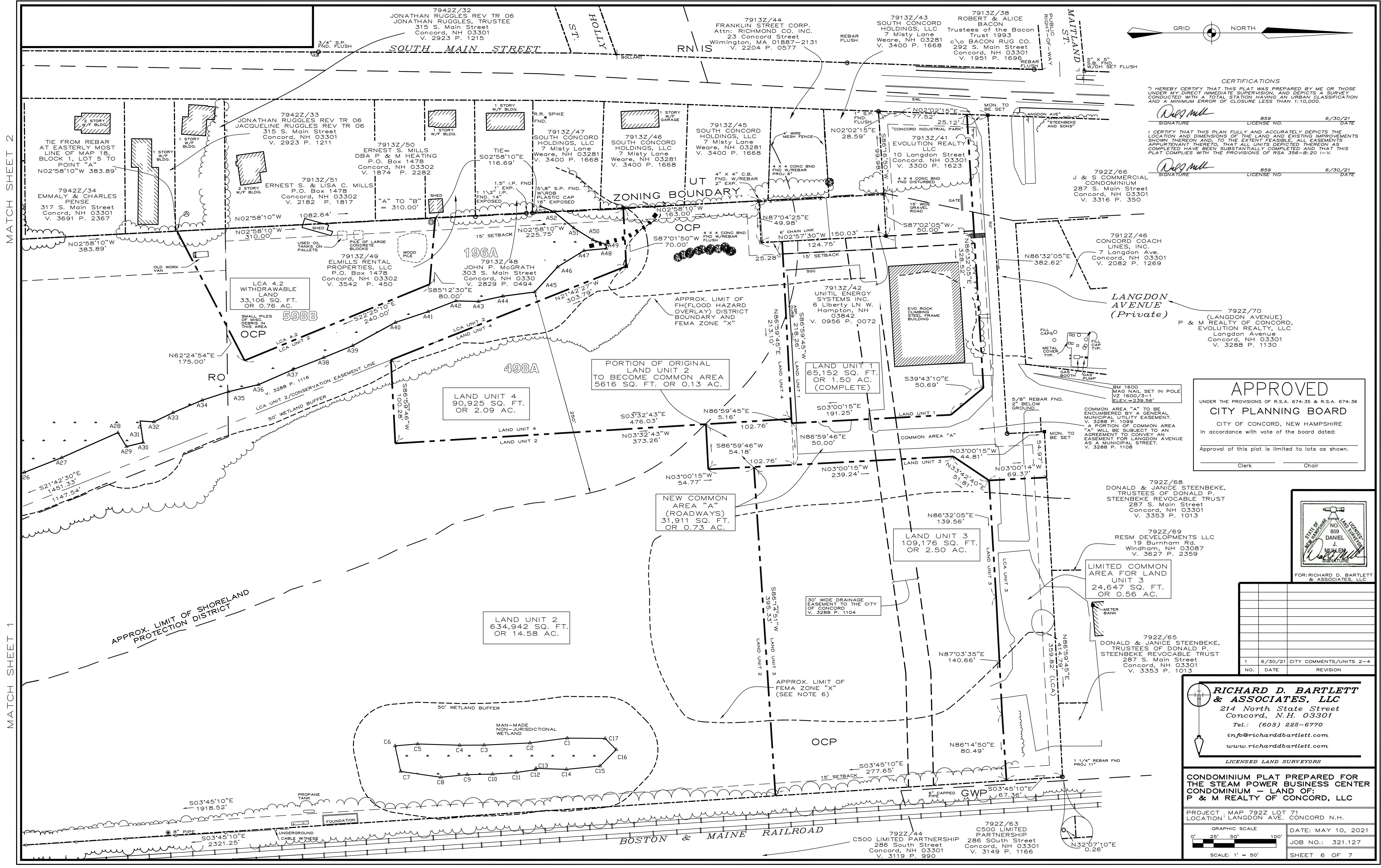
DATE: MAY 10, 2021
JOB NO.: 321.127
SHEET 5 OF 7

7943Z/5
CITY OF CONCORD
41 Green Street
Concord, NH 03301
V. 1123 P. 0391



LIMITED COMMON AREA FOR LAND UNIT 2 (CONSERVATION EASEMENT) 556,801 SQ. FT. OR 12.78 AC.

196A



MATCH SHEET 2

MATCH SHEET 1

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
 SIGNATURE 859 LICENSE NO. 6/30/21 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 PLAN COMPLIES WITH THE PROVISIONS OF RSA 356-B:20 1-V.

Richard D. Bartlett
 SIGNATURE 859 LICENSE NO. 6/30/21 DATE

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 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 plot is limited to lots as shown.
 Clerk Chair

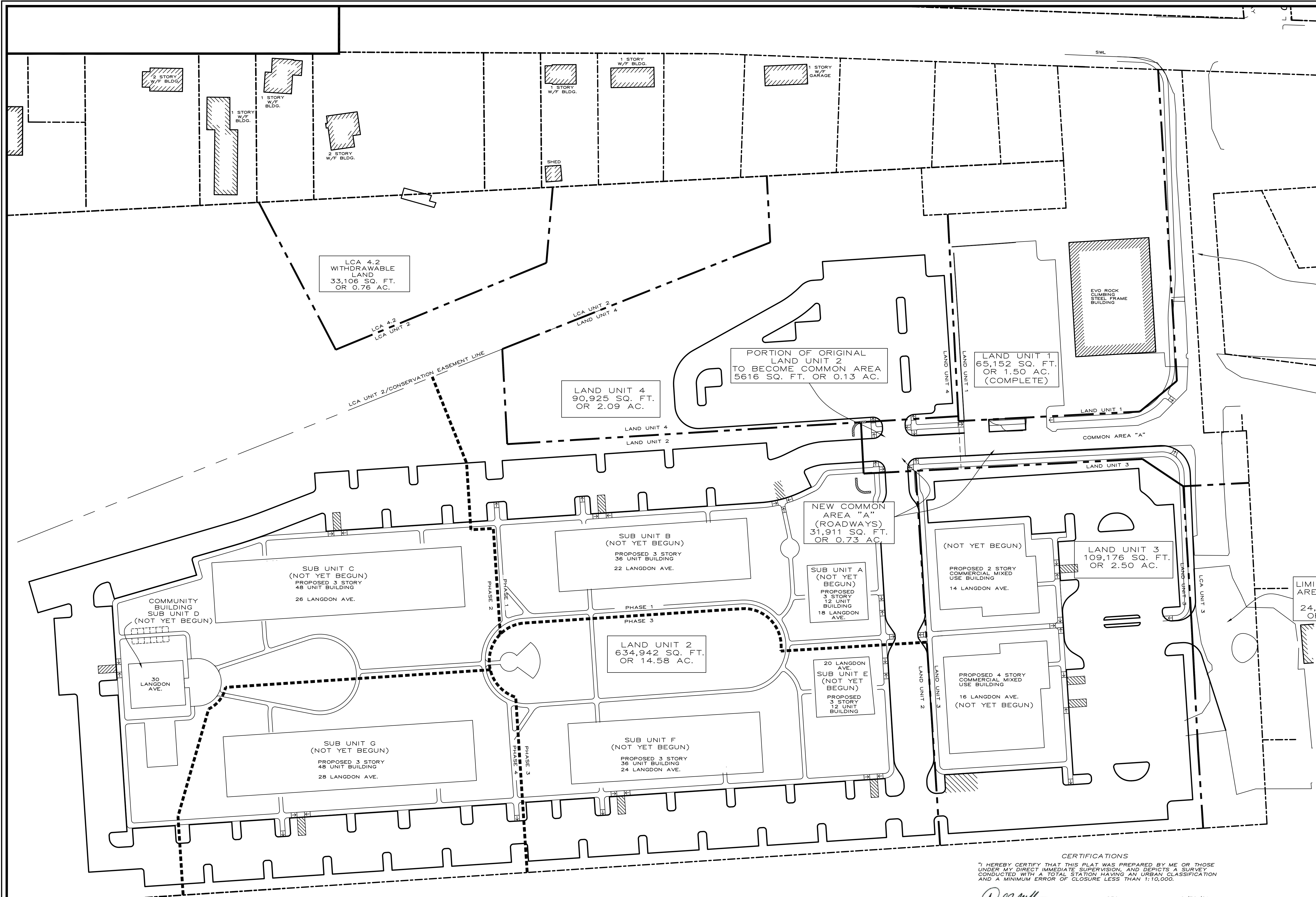
NO. 859
 DANIEL J. WILLEN
 SIGNATURE
 FOR: RICHARD D. BARTLETT & ASSOCIATES, LLC

NO.	DATE	REVISION
1	6/30/21	CITY COMMENTS/UNITS 2-4

RICHARD D. BARTLETT & ASSOCIATES, LLC
 214 North State Street
 Concord, N.H. 03301
 Tel.: (603) 225-6770
 info@richardbartlett.com
 www.richardbartlett.com
 LICENSED LAND SURVEYORS

CONDOMINIUM PLAN PREPARED FOR THE STEAM POWER BUSINESS CENTER CONDOMINIUM - LAND OF: P & M REALTY OF CONCORD, LLC

PROJECT: MAP 7922 LOT 71
 LOCATION: LANGDON AVE. CONCORD N.H.
 GRAPHIC SCALE: 0' 25' 50' 100'
 DATE: MAY 10, 2021
 JOB NO.: 321.127
 SCALE: 1" = 50'
 SHEET 6 OF 7



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 _____

NO. 859
 DANIEL J. MULLEN
 J. MULLEN
 SIGNATURE

FOR RICHARD D. BARTLETT & ASSOCIATES, LLC

NO.	DATE	REVISION
1	6/30/21	CITY COMMENTS/UNITS 2-4

RICHARD D. BARTLETT & ASSOCIATES, LLC
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 Tel.: (603) 225-6770
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 LICENSED LAND SURVEYORS

CONDOMINIUM PLAT PREPARED FOR THE STEAM POWER BUSINESS CENTER CONDOMINIUM - LAND OF: P & M REALTY OF CONCORD, LLC

PROJECT: MAP 792Z LOT 71
 LOCATION: LANGDON AVE. CONCORD N.H.
 GRAPHIC SCALE: 0' 25' 50' 100'
 DATE: MAY 10, 2021
 JOB NO.: 321.127
 SCALE: 1" = 50'
 SHEET 7 OF 7

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.

[Signature] 859 6/30/21
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[Signature] 859 6/30/21
 SIGNATURE LICENSE NO. DATE