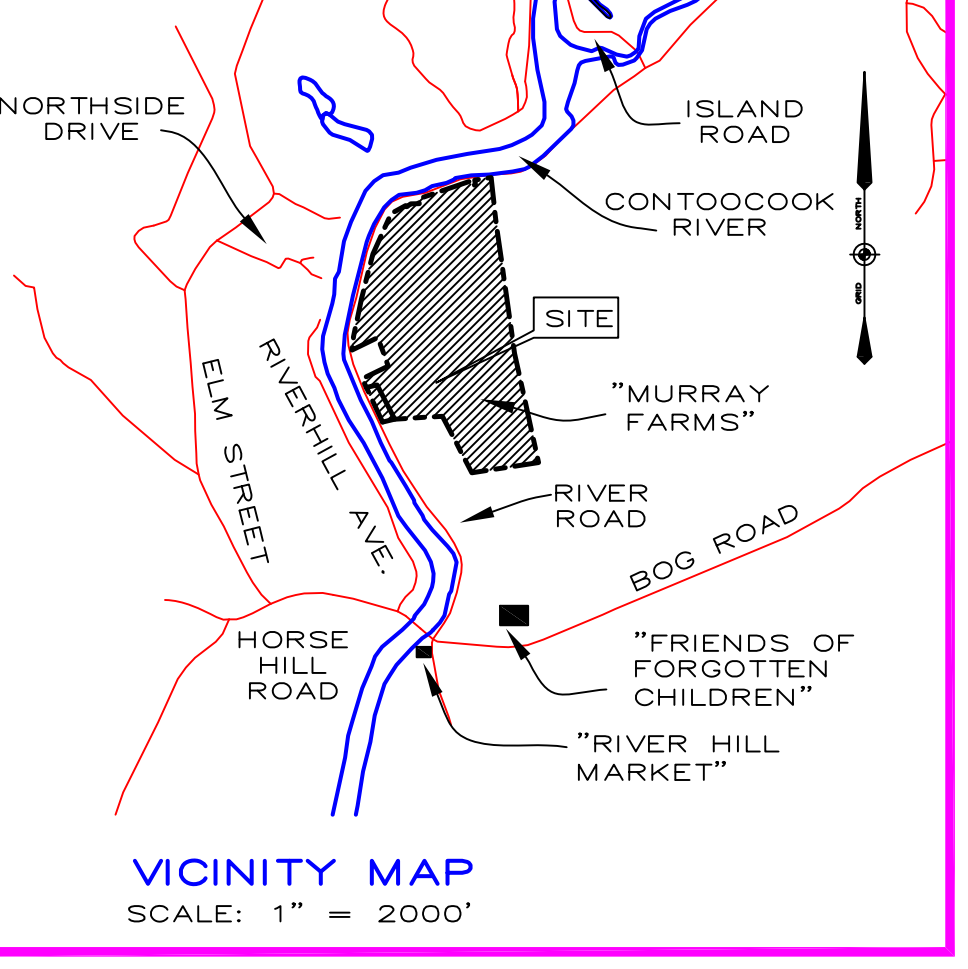


WAIVERS

- Based on Planning Board approval date of
12.08(3) Minimum Flood Elevation
12.08(10 & 11) Municipal & Non-Municipal Utilities
12.08(18) Lighting
12.08(23) & Appendix B-partial waiver
15.01(3) Wetlands
15.03(4) Topography
15.03(11) Municipal Sewer
15.03(15) Other utilities



PLANNING BOARD CONDITIONS

The development is subject to all subsequent conditions of Planning Board approval Case dated

LOT LOADING

Total Land Area for Lot Loading: 40,097 Sq. Ft. Less Well Radius: 17,106 Sq. Ft. Lot Loading Area: 22,991 Sq. Ft. (0.53 Ac.)

300B-Group 1 = 0.53x2000/1=1,060 GPD

NOTES

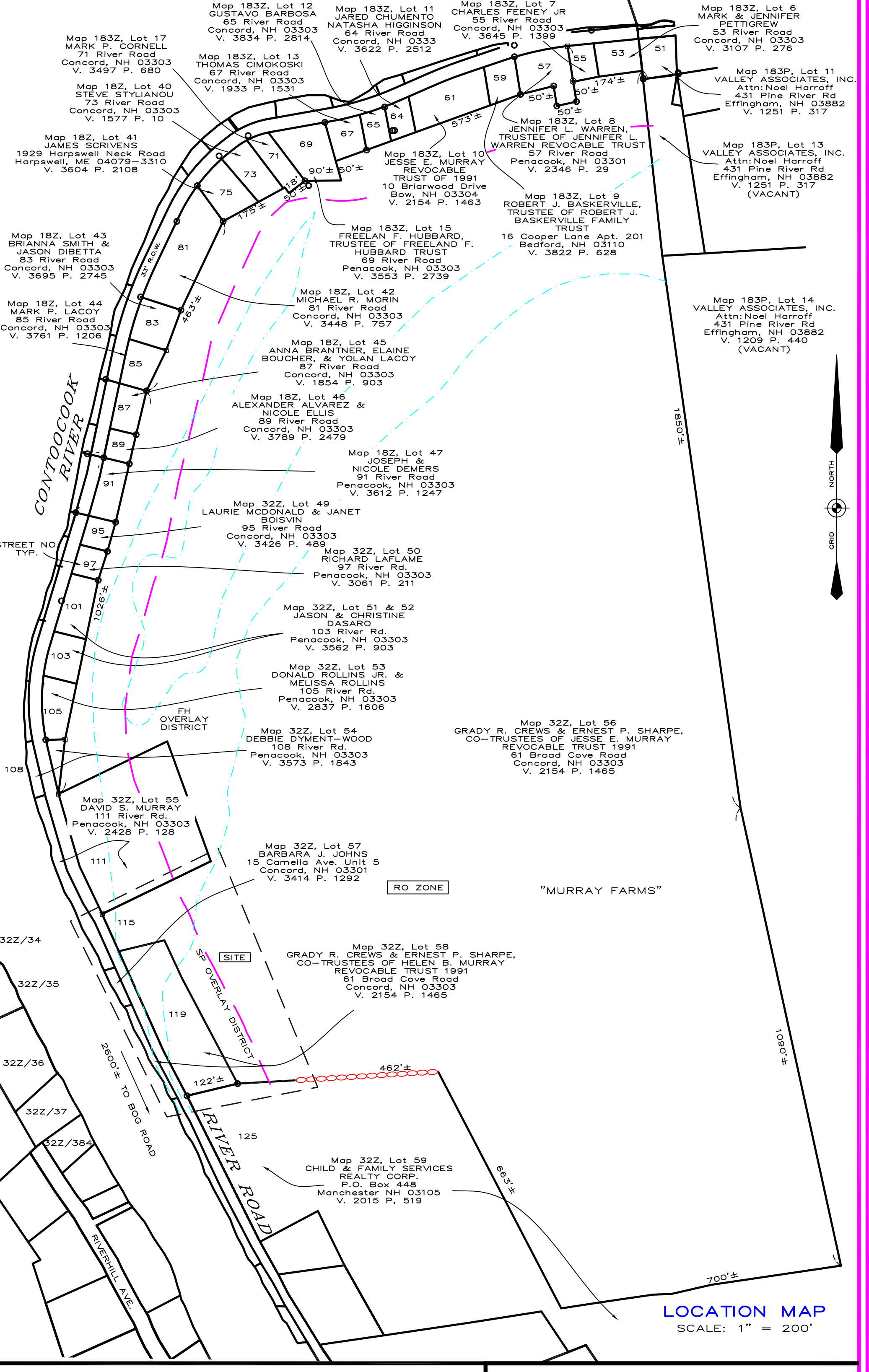
- 1. Survey by total station between the dates of October 4, & 8, 2024. Control Traverse error of closure is 1':68,884'
2. Horizontal datum is based on New Hampshire State Plane Coordinate System NAD 83 based on GPS observations and OPUS solutions.
3. Vertical datum is based on NAVD 88.
4. Owners of record: Grady R. Crews and Ernest P. Sharpe, Co-Trustees of the Jesse E. Murray Revocable Trust of 1991 and Helen B. Murray Revocable Trust of 1991 - 61 Broad Cove Dr. Concord, NH 03303 - V. 2154 P. 1465 & 1460.
5. Parcels are zoned RO; Building setbacks: front 50', rear 50', and side 40'. Minimum Lot size = 2 Acres, Minimum frontage = 200'. Maximum lot coverage = 10% The parcels are also subject to the provisions of the SP-Shoreland Protection Overlay District and the FH-Flood Overlay District of the City of Concord Zoning Ordinance.
6. A portion of the premises is located within the Flood Zone "X" (Other Flood Areas) and "AE" (Base Flood Elevations determined) as shown on the Flood Insurance Rate Map 33013C03383 having an effective date of April 19, 2010. (For the purposes of this plat, flood zone elevations were not determined).
7. 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.
8. The intent of this plat is to depict a lot line adjustment between Map 322, Lots 56 & 58 to separate the residential building lot from the business.
9. The site is subject to the provisions of the Shoreland Water Quality Protection Act RSA 483-B.
10. Soil type for affected area = 300B Udipsamments-0-6% slopes, Excessively drained - NHDES Group 1.
11. There are no recorded easements for access, utilities, or drainage, and none are proposed within the area surveyed that this surveyor is aware of.
12. There are no recorded covenants or restrictions related to land use in the area surveyed that this surveyor is aware of.
13. Wetlands were not delineated for the purposes of this plat.
14. Sanitary sewer and potable water supplies are on-site and not municipal.
15. There are no solid waste disposal facilities in the affected area.
16. This plat is to be recorded at the Merrimack County Registry of Deeds.
17. New Hampshire State Subdivision approval is required.
18. The site is not located in an Aquifer Protection District.
19. There are no defined parking areas/spaces in the vicinity of the subject area.

REFERENCES

- 1. Resubdivision for Jesse & Helen Murray", dated Oct. 7, 1982 by Richard D. Bartlett, LLS, recorded at the MCRD as plan no. 7281.
2. "Subdivision of Land belonging to William, Jr. & Marjorie B. Johns", dated August 15, 1977 by Gilbert C. Castle, recorded at the MCRD as plan no. 7264.
3. "Existing Conditions Plan prepared for Nobis Group Assessors's Map 322, Lot 59", dated May 2024, by TF Bernier. (Unrecorded).

SITE SYNOPSIS

MAP 322 LOT 56 (Commercial Use) Area before lot line adjustment = 76.41 Ac. ± Portions of Lot 58 to be annexed to Lot 56: "A" - 10,540 Sq. Ft. or 0.24 Ac. "B" - 11,538 Sq. Ft. or 0.26 Ac. Total Area = 76.91 Ac. ± "D" - Portion to be annexed to lot 58: 944 Sq. Ft. or 0.02 Ac. Final Area of Lot 56 = 76.89 ± Ac. Greenhouses shown -39,917 Sq. Ft. footprint Lot coverage not determined
MAP 322 LOT 58 (Residential Use) Area before lot line adjustment = 47,604 Sq. Ft. or 1.09 Ac. (east of River Road) Portions of Lot 58 to be annexed to Lot 56: "A" - 10,540 Sq. Ft. or 0.24 Ac. "B" - 11,538 Sq. Ft. or 0.26 Ac. "C" - Remainder (east of River Road) = 25,526 Sq. Ft. or 0.59 Ac. (Area "C") "D" - portion of lot 56 to be annexed 944 Sq. Ft. or 0.02 Ac. Area of Lot 58 = 26,470 Sq. Ft. or 0.61 Ac. (east of River Road) = [18,856 Sq. Ft. buildable] Portion of Lot 58 west of River Road = 4,666 Sq. Ft. or 0.11 Ac. (Area "E")-[non buildable] Total Area of Lot 58 after lot line adjustment = 31,136 Sq. Ft. or 0.71 Ac.(Both sides of River Road) Lot Coverage Lot 58 House & Garage = 2,056 Sq. Ft. Impervious surfaces = 2,022 Sq. Ft. Lot coverage after lot line adjustment = 13%



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 STATION ERROR OF CLOSURE LESS THAN 1:10,000.
Richard D. Bartlett Signature License No. 859 Date 11/20/24

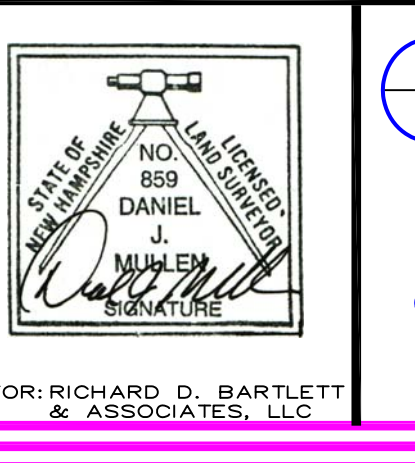
LOT LINE ADJUSTMENT PLAT between lands of JESSE E. MURRAY REVOCABLE TRUST OF 1991 & HELEN B. MURRAY REVOCABLE TRUST OF 1991

C/O GRADY R. CREWS & ERNEST P. SHARPE CO-TRUSTEES - 61 BROAD COVE DR. CONCORD, NH 03303

PROJECT: MAP 322, LOTS 56 & 58 LOCATION: 115 & 119 RIVER RD CONCORD NH GRAPHIC SCALE DATE: NOV 05, 2024 JOB NO.: 924.178 SHEET 1 OF 1

APPROVED 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

Table with columns: 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

LEGEND

- PROPERTY LINE
EDGE OF PAVEMENT
EDGE OF GRAVEL
OVERHEAD UTILITY LINES
GAS LINE
SHORE LINE
CHAIN LINK FENCE
STOCKADE FENCE
BARBED WIRE FENCE
STONE WALL
EDGE OF WOODS
CONCRETE
SIGN
CONFEROUS TREE
SHRUB
DECIDUOUS TREE
ARTESIAN WELL
IRON PIPE(I.P.) OR REBAR
STEEL PIN (SP)
GRANITE OR CONCRETE BOUND (GB OR CB)
DRILL HOLE (DH)
UTILITY POLE
GAS SHUTOFF

VARIANCES GRANTED

Based on a meeting of the Zoning Board of Adjustment dated June 5, 2024, the following variances were approved:
Case 0173-2024-119 River Road Article 28-4-1(h) for a setback of 8' where 40' is required.
Article 28-4-1(h) for a lot size of approximately .6 acres where 2.0 acres is required.
Case 0188-2024-115 River Road Article 28-4-1(h) for a setback of 15' where 40' is required.