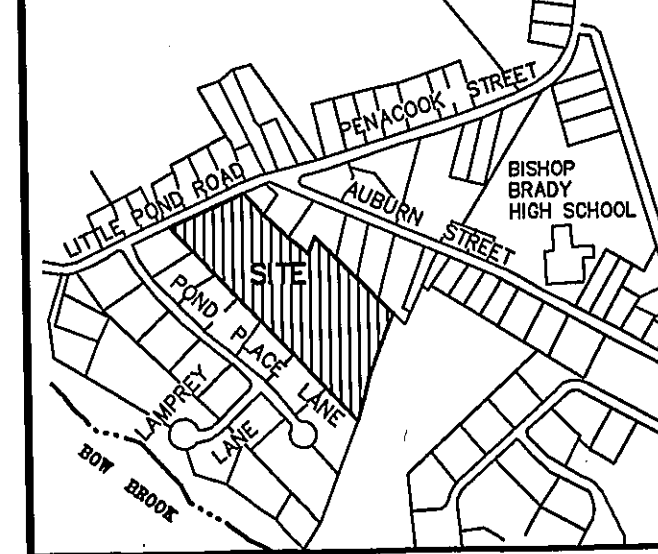
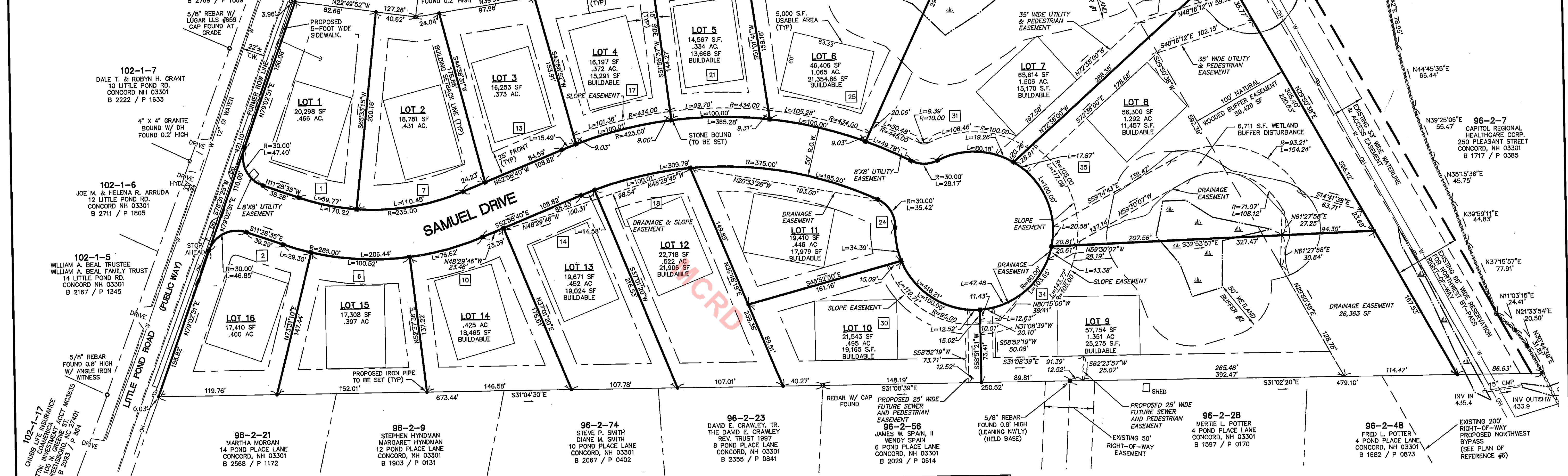


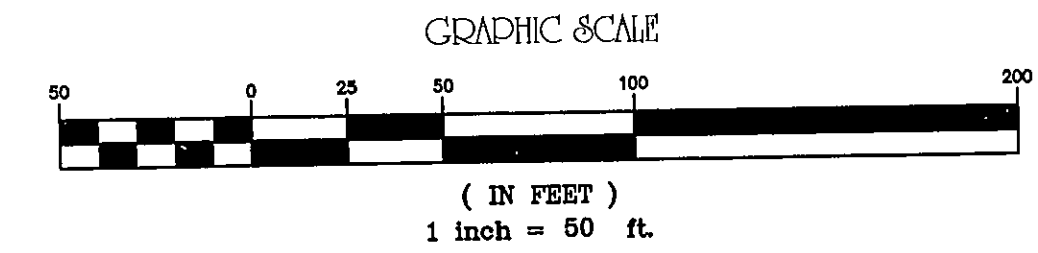
#17750 Recorded Feb. 24, 2013 AM 2:06
attest: *Carole J. Rando*
Deputy Registrar



LOCATION MAP
SCALE: 1" = 1000'

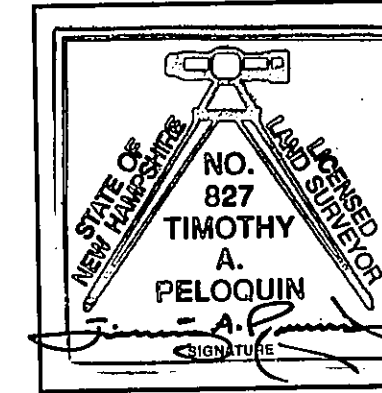


- NOTES:**
- THE PURPOSE OF THIS PLAN IS TO DEPICT THE SUBDIVISION OF LOT 96-2-8 INTO 17 NEW LOTS. SIXTEEN LOTS WILL BE UTILIZED FOR SINGLE FAMILY RESIDENTIAL CONSTRUCTION AND ONE LOT WILL BE CONVEYED TO THE CITY OF CONCORD.
 - OWNER OF RECORD: SANDRA E. ELLISON HEIRS
PO BOX 13
HILLSBOROUGH, NH 03244
M.C.R.D. BOOK 1058 PAGE 46.
 - TOTAL LOT AREA: 570,029 SF OR 13.086 AC.
 - ZONING DISTRICT: SINGLE FAMILY RESIDENTIAL.
SETBACKS:
FRONT 25'
SIDE 15'
REAR 25'
MINIMUM LOT FRONTAGE: 100' SO. FT.
MINIMUM LOT SIZE: 12,500 SQ. FT.
MINIMUM BUILDABLE LAND: 6,250 SQ. FT.
MAXIMUM LOT COVERAGE: 40%
CONTIGUOUS USABLE LAND: 40% X 12,500 SQ. FT. = 5,000 SQ. FT.
MAXIMUM BUILDING HEIGHT = 35' (60' X 83.33' RECTANGULAR AREA PER LOT)
 - ALL PROPOSED BUILDING LOTS DEPICTED ON THESE PLANS ARE TO BE SERVED BY CITY SEWER AND WATER.
 - ALL PROPOSED UTILITY AND DRAINAGE EASEMENTS SHOWN HEREON SHALL BE CONVEYED TO THE CITY OF CONCORD FOR MAINTENANCE PURPOSES.
 - THE DEVELOPER SHALL CONSULT WITH THE ENGINEERING SERVICES DIVISION AT THE TIME A BUILDING PERMIT IS REQUESTED TO DETERMINE IF LOTS 1 AND 16 SHOULD HAVE A LITTLE POND ROAD ADDRESS OR A SAMUEL DRIVE ADDRESS.



REFERENCE PLANS

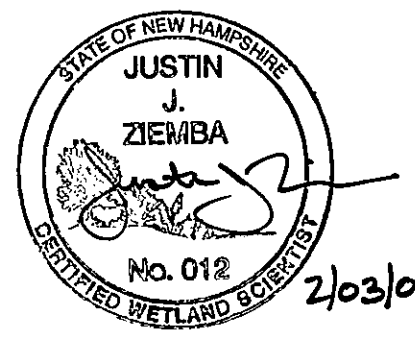
- LOT LINE RELOCATION PLAN LOTS 12 & 13; SURVEYED FOR: ARDESHIR SASSAN, SCALE: 1"=50', BY GRANITE STATE SURVEYING, INC. DATED JANUARY 2, 1990. SEE MCRD PLAN No. 11545.
- CONSERVATION EASEMENT PLAT PREPARED FOR: CAPITOL REGION HEALTH CARE CORP., LOCATION: 250 PLEASANT STREET CONCORD, NH; SURVEY BY: RICHARD D. BARTLETT & ASSOC., INC., JUNE 3, 1993. SEE MCRD PLAN No. 13855.
- SUBDIVISION PLAT PREPARED FOR: STEPHEN E. LEE & SALLY L. WRIGHT; LOCATION 134 PENACOOK ST CONCORD, NH; SCALE 1"=40'; DATED NOVEMBER 11, 1996. SEE MCRD PLAN No. 14286.
- CROSS COUNTRY WATER MAIN & ACCESS ROAD PLAN & PROFILE; DRAWN BY WESTON DESIGNERS CONSULTANTS; SCALE 1"=40'; DATED OCTOBER 1985. OBTAINED FROM THE CITY OF CONCORD, NOT FOUND RECORDED.
- SUBDIVISION OF LAND OF DONALD J. DUSSAULT; SURVEY BY: R. JOOS, P.E.; SCALE 1"=50'; DATED NOVEMBER, 14 1973. SEE MCRD PLAN No. 3815.
- PROPOSED SUBDIVISION OF THE LAND OF PARKER L. & ELEANOR J. HANCOCK & THE BOGUE FAMILY TRUST; SURVEY BY: HOLDEN ENGINEERING & SURVEY INC.; DATED JUNE 26, 1984; SCALE 1"=100'. SEE MCRD PLAN No. 8231.
- CITY OF CONCORD, NEW HAMPSHIRE ENGINEERING DEPARTMENT, NORTHWEST BYPASS, PLEASANT TO NO. STATE, DATED MAY 1990, APPROVED BY CITY OF CONCORD MAY 2, 1990. OBTAINED FROM CITY OF CONCORD ENGINEERING DEPARTMENT, NOT FOUND RECORDED.



LAND SURVEYOR'S CERTIFICATION

THIS SUBDIVISION PLAT WAS PREPARED BY ME, AND/OR OTHERS UNDER MY DIRECT SUPERVISION AND THAT THE FIELD WORK PERFORMED IN THE PREPARATION OF THIS PLAT HAS A LINEAR ERROR OF CLOSURE NO GREATER THAN ONE FOOT IN TEN THOUSAND FEET.

Timothy A. Pelequin
TIMOTHY A. PELEQUIN, LLS
DATE: 02-03-2006



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:
DECEMBER 21, 2005
Approval of this plat is limited to lots as shown.
Justin J. Ziemba Clerk

WETLAND NOTES:

- THE WETLANDS WERE DELINEATED ON December 22, 2004 BY JUSTIN J. ZIEMBA, CERTIFIED WETLAND SCIENTIST #012, OF PROMISED LAND SURVEY, LLC. ACCORDING TO THE FOLLOWING METHODS:
A) ARMY CORPS OF ENGINEERS WETLAND DELINEATION MANUAL (TECHNICAL REPORT Y-87-1), JANUARY, 1987
B) FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND VERSION II, JULY, 1998
C) NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS: NH US FISH AND WILDLIFE SERVICE, MAY, 1998.
- WETLAND DELINEATION ON THIS SITE WAS LIMITED TO THE BOUNDARY OF THIS PARCEL. PROMISED LAND SURVEY, LLC TAKES NO RESPONSIBILITY FOR ANY WETLANDS OUTSIDE THE SCOPE OF THIS PROJECT.

- LEGEND**
- EDGE OF DELINEATED WETLANDS
 - EDGE OF PAVEMENT
 - OVERHEAD UTILITY LINE
 - WATER LINE
 - TREELINE
 - STONE WALL
 - UTILITY POLE
 - SIGN
 - IRON PIPE
 - STONE BOUND
 - DRILL HOLE
 - PROPOSED STONE BOUND
 - PROPOSED IRON PIPE
 - DENOTES STREET NUMBER



Promised Land Survey, LLC
25 Nashua Road, Suite B1
Londonderry, NH 03053
Tel: (603) 432-2112 • Fax: (603) 432-8800
www.PromisedLandSurvey.com
Land Surveying • Wetlands • Planning • Permitting • Layout

SUBDIVISION PLAN
ASSESSOR'S MAP 96; BLOCK 2; LOT 8
CONCORD, NEW HAMPSHIRE
MERRIMACK COUNTY
PREPARED FOR:
LITTLE POND ESTATES
LITTLE POND ROAD
CONCORD, NH

OWNER OF RECORD: SANDRA ELLISON HEIRS PO BOX 13 HILLSBOROUGH, NH 03244 M.C.R.D. BK. 1058 PG. 46	APPLICANT: SAMUEL DRIVE LLC 559 PEMBROKE STREET PEMBROKE, NH 03275
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KNA
KEACH-NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Planning Landscape Architecture
10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-2881

REVISIONS		DATE	DESCRIPTION
07-11-05	REVISED PER CITY COMMENTS		
08-24-05	REVISED PER CITY COMMENTS		
09-20-05	REVISED PER CITY COMMENTS		
09-30-05	REVISED PER CITY COMMENTS		
01-03-06	ADDED SIDEWALK		
01-18-06	REVISED PER CITY COMMENTS		
01-25-06	REVISED PER REVIEW COMMENTS		

DATE: MAY, 2005
SCALE: 1" = 50'
SHEET 2 OF 15