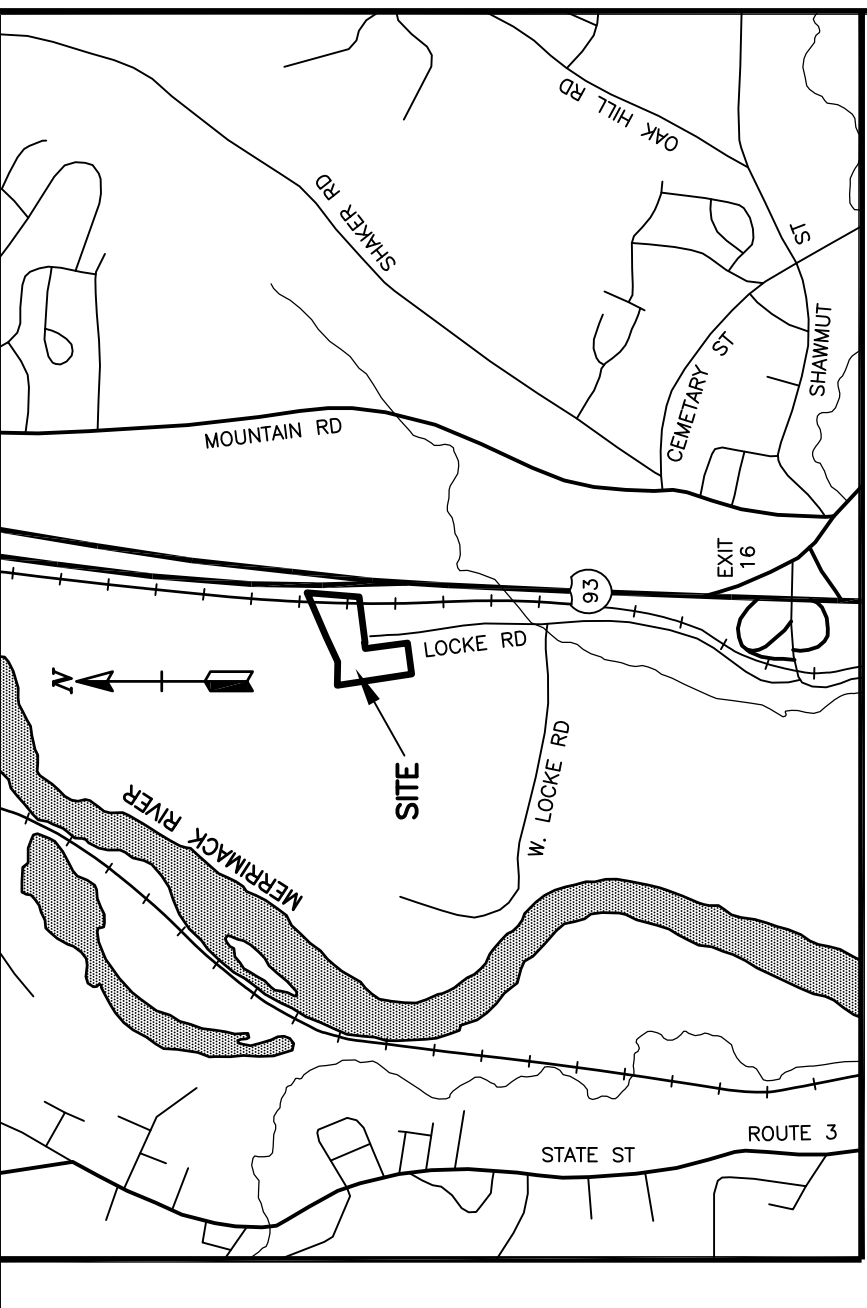


**WETLAND NOTES**

1. WETLANDS WERE DELINEATED BY SCHAUER ENVIRONMENTAL CONSULTANTS, LLC, DURING APRIL 2014.
2. WETLAND DELINEATION WAS PERFORMED TO THE STANDARDS OF THE CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, TECHNICAL REPORT Y-87-1, (JANUARY, 1987)
3. DOMINANT HYDRIC SOIL CONDITIONS WITHIN THE WETLANDS WERE IDENTIFIED USING THE CRITERIA ENVIRONMENTAL CONSULTANTS UTILIZING THE FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 3, APRIL 2004.
4. DOMINANCE OF WETLAND VEGETATION WAS ASSESSED BY SCHAUER ENVIRONMENTAL CONSULTANTS UTILIZING THE NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN REGIONS 1-10, NORTH-EAST (REGION 1) PORTER ET AL. (1988).
5. WETLANDS WERE CLASSIFIED BY SCHAUER ENVIRONMENTAL CONSULTANTS, UTILIZING THE CRITERIA OF THE U.S. FISH AND WILDLIFE SERVICE MANUAL FWS/OBS-79/31 CLASSIFICATION OF WETLANDS AND DEEP WATER HABITATS OF THE UNITED STATES (COMARIN ET AL., 1979).

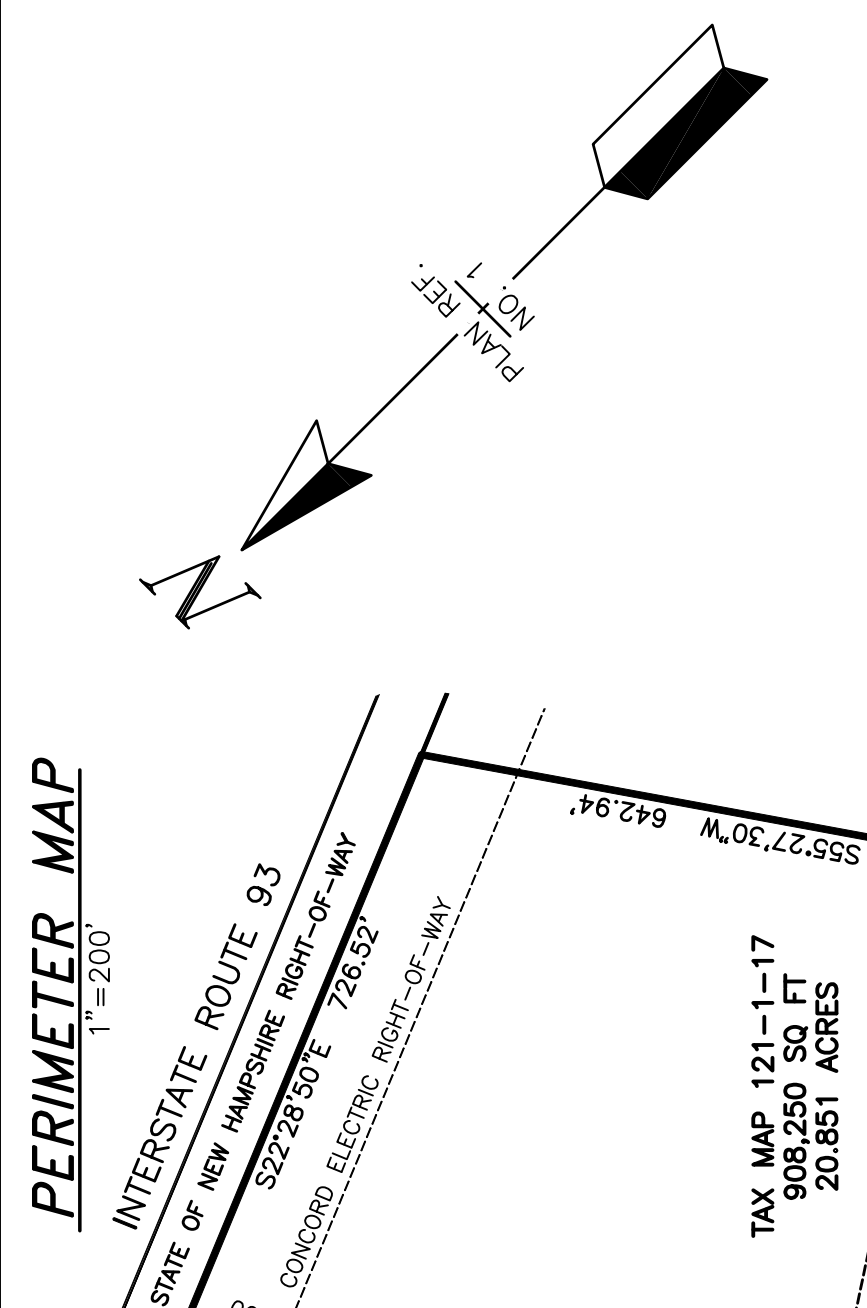
**REFERENCE PLANS**

1. "KEEWAYDIN LIMITED PARTNERSHIP, LACONIA, NEW HAMPSHIRE/ CONCORD BUSINESS AND INDUSTRIAL PARK SUBDIVISION PLAN", PREPARED BY RIESLAND ASSOCIATES, INC. DATED SEPTEMBER 22, 1989, RECORDED AT THE M.C.R.D. PLAN NUMBER 11807.
2. "SUBDIVISION PLAN, CONCORD BUSINESS AND INDUSTRIAL PARK, PREPARED FOR KEEWAYDIN SHORES, INC." PREPARED BY STORCH & BURD, DATED JUNE 24, 1986, RECORDED AT THE M.C.R.D. PLAN NO. 9120.
3. "FINAL PLAT, CONCORD BUSINESS AND INDUSTRIAL PARK, CONCORD, NEW HAMPSHIRE SUBDIVISION PLAN", PREPARED BY RIESLAND ASSOCIATES, INC. DATED SEPTEMBER 22, 1989, RECORDED AT THE M.C.R.D. PLAN NUMBER 11807.
4. "RECORDING LIMITED PARTNERSHIP", PREPARED BY STORCH ASSOCIATES, DATED MAY 20, 1986, RECORDED AT THE M.C.R.D. PLAN NO. 10570.

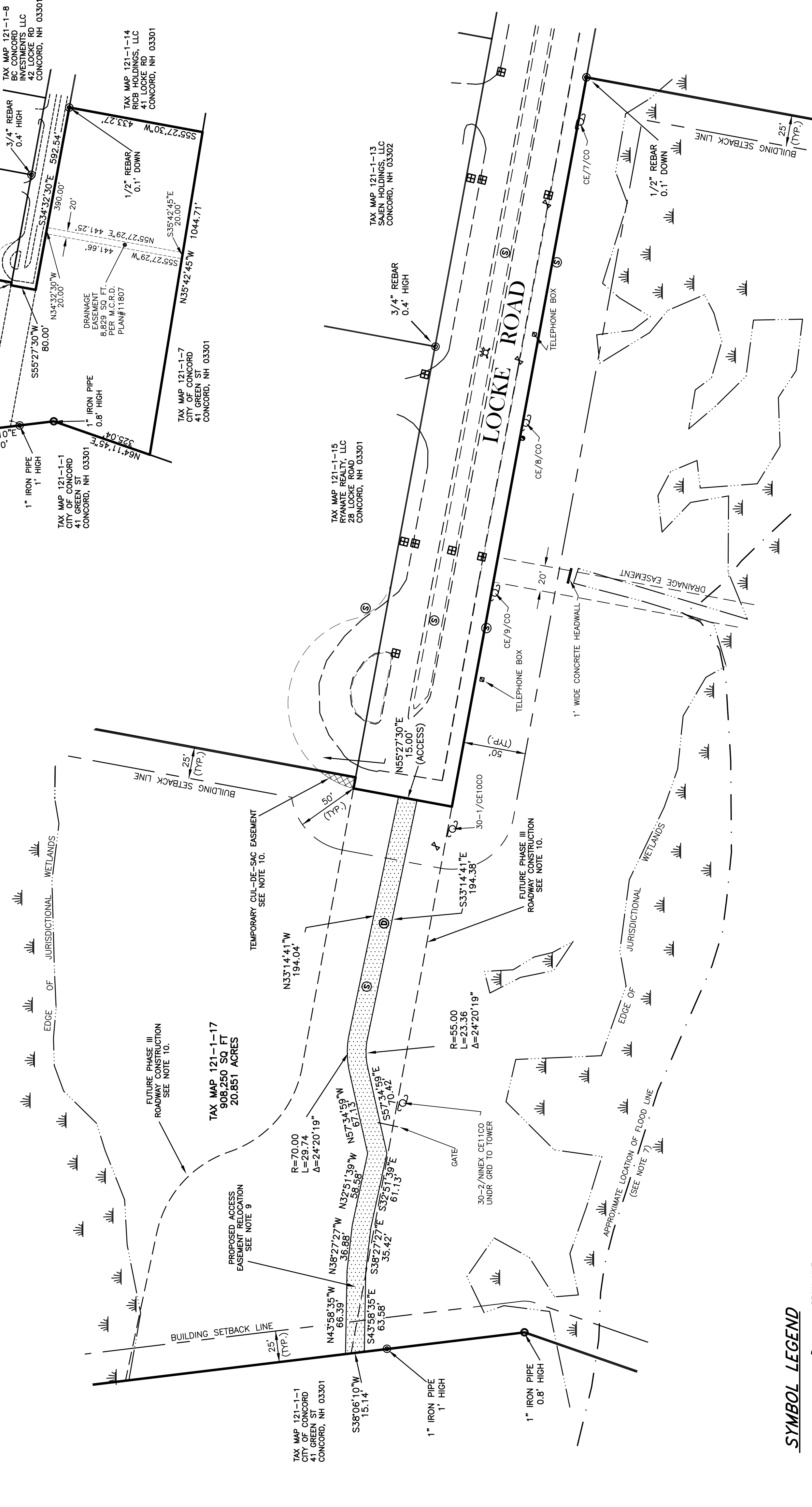


**LOCUS MAP**  
1" = ±2000'

- NOTES**
1. OWNER: JAY W. STEWART REALTY HOLDINGS, LLCs  
P. O. BOX 2824  
CONCORD, NH 03302  
BOOK 3118 PAGE 650
  2. THE INTENT OF THIS PLAN IS TO DERIVAT THE EXISTING EASEMENTS BURDENING THE PROPERTY AND TO SHOW THE PROPOSED EASEMENTS.
  3. THE AREA OF THE PARCEL IS: 908,250 SQ. FT. 20.851 ACRES
  4. THE HORIZONTAL DATUM=NA83. VERTICAL DATUM=NAVD88.
  5. BOUNDARY AND TOPOGRAPHIC INFORMATION IS BASED ON AN ACTUAL FIELD SURVEY BY BEDFORD DESIGN CONSULTANTS DURING AUGUST 2008. THE WETLANDS WERE LOCATED BY FIELD SURVEY IN APRIL 2014.
  6. SUBJECT ZONED: IN (INDUSTRIAL) AND RO (RESIDENTIAL)
- DIMENSIONAL REQUIREMENTS**  
 MIN. LOT SIZE = 40,000 S.F.  
 MIN. BUILDABLE LAND = 20,000 S.F.  
 USEABLE LAND:  
 MIN. FRONTAGE = 200'  
 FRONT SETBACK = 50'  
 REAR SETBACK = 30'  
 SIDE SETBACK = 25'  
 MAX. LOT COVERAGE = 85%  
 MAX. HEIGHT = 35'  
 WETLAND BUFFER = 50' (FOR WETLANDS GREATER THAN 3,000 S.F.)
7. THE SUBJECT PARCEL IS PARTIALLY LOCATED IN THE FLOOD HAZARD AND IN THE FLOOD ZONE X. DEFINED AS AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD. AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBERS 3301300531E, EFFECTIVE DATE APRIL 19, 2010.
  8. THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND SHOULD BE VERIFIED IN THE FIELD PRIOR TO ANY CONSTRUCTION. ALWAYS CALL DIGSAFE PRIOR TO ANY EXCAVATION.
  9. THE PROPERTY IS ENCUMBERED BY AN EASEMENT TO CITY OF CONCORD (SEE DEED BOOK 3153 PAGE 38 AND AN AGREEMENT WITH SPRINT SPECTRUM REALTY COMPANY, L.P. (SEE DEED BOOK 2767 PAGE 727). THESE EASEMENTS ARE TO BE REDEFINED TO INCLUDE THE PROPOSED ACCESS EASEMENT AS SHOWN HEREON.
  10. TEMPORARY CUL-DE-SAC EASEMENTS AND THE FUTURE PHASE III ROADWAY CONSTRUCTION ARE SHOWN PER REFERENCED PLAN. THESE ENCUMBRANCES ARE TO BE RELEASED FROM PUBLIC SERVITUDE BY A VOTE OF THE CITY COUNCIL.
  11. THE CONCORD ELECTRIC RIGHT-OF-WAY IS SHOWN PER THE REFERENCE PLANS.

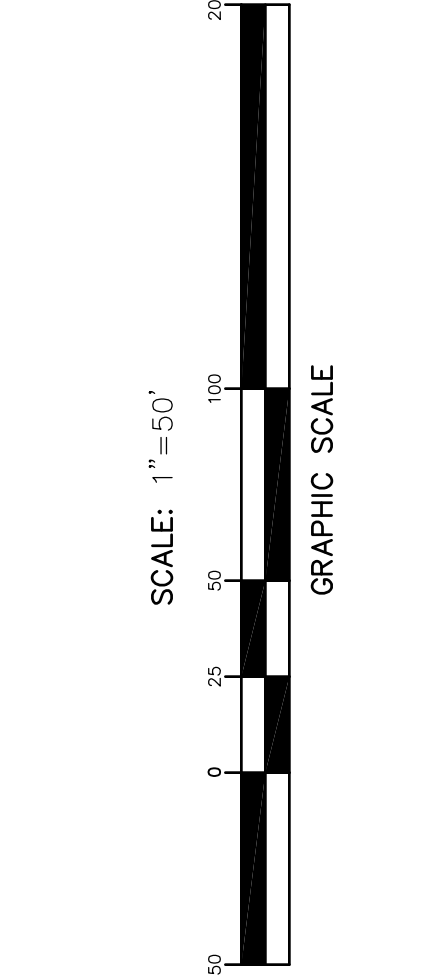


**PERIMETER MAP**  
1" = 200'



**SYMBOL LEGEND**

⊙	SEWER MANHOLE	— D	DRAIN LINE
⊙	DRAIN MANHOLE	— S	SEWER LINE
⊙	CATCH BASIN	— OHW	OVERHEAD ELECTRIC WIRE
⊙	FIRE HYDRANT	— W	WATER LINE
⊙	WATER SHUT OFF	— GAS	GAS LINE
⊙	UTILITY POLE	.....	SOS SOIL LINE
⊙	GUY WIRE	—	WETLAND
⊙	REBAR FOUND	—	CHAIN LINK FENCE
⊙	STONE BOUND FOUND	⊙	WETLAND SYMBOL



I HEREBY CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND HAS AN ERROR OF CLOSURE OF GREATER ACCURACY THAN ONE PART IN TEN THOUSAND (1:10,000).

DATE \_\_\_\_\_

LICENSED LAND SURVEYOR \_\_\_\_\_

**TAX MAP 121-1 LOT 17**

**ACCESS EASEMENT PLAN**  
 PREPARED FOR/APPLICANT:  
**FOURNIER FOODS LLC**  
 12 PLAZA AVE.  
 HUDSON, NEW HAMPSHIRE

LOCATED AT:  
 52 LOCKE ROAD  
 CONCORD, NEW HAMPSHIRE

OWNER:  
**JAY W STEWART REALTY HOLDINGS, LLC**  
 PO BOX 2824  
 CONCORD, NEW HAMPSHIRE

SCALE: AS NOTED  
 JUNE 5, 2014  
 SHEET 13 OF 14

DESIGN: \_\_\_\_\_  
 DRAWN: \_\_\_\_\_  
 M.D.M.  
 C.A.F.

CHECKED: \_\_\_\_\_  
 F.B.  
 C.A.F.

P.G. 62  
 F.B. 540  
 C.A.F. 1320-01

**Bedford Design Consultants Inc.**  
**ENGINEERS AND SURVEYORS**  
 177 East Industrial Park Drive, Manchester, NH 03109  
 Telephone: (603) 622-5533 Fax: (603) 622-4740  
 www.bedforddesign.com

DATE	DESCRIPTION	BY	REV.
6-10-15	REVISE TO SHOW ACCESS EASEMENT ONLY	CAF	D
9-23-14	REVISED PER PLANNING STAFF TECHNICAL COMMENTS	MDM	C
9-5-14	ADD PROPOSED ACCESS EASEMENT	CAF	B