

DRAINAGE TABLE

STRUCTURE	RIM EL.	INV. IN EL.	INV. IN EL.	INV. IN EL.	INV. OUT EL.	SUMP EL.
CB 1	350.0'	12" RCP (W) 344.8'			12" RCP (S) 344.5'	342.3'
CB 2	347.5'	12" RCP (N) 342.4'	12" RCP (W) 342.4'		12" RCP (S) 341.8'	339.3'
CB 3	347.5'	12" RCP (N) 339.4'	12" RCP (E) 340.7'	12" RCP (S) 339.4'	18" RCP (W) 339.4'	336.2'
CB 4	346.4'	12" RCP (N) 340.7'			12" RCP (W) 340.7'	338.7'
CB 5	347.9'				12" PVC (S) 344.4'	341.1'
DMH 6	347.0'	15" HDPE (N) 342.7'	15" HDPE (S) 342.7'		15" HDPE (SE) 342.6'	342.1'
CB 7	344.7'	8" PVC (N) 340.6'	8" PVC (E) 340.8'	8" PVC (W) 340.5'		342.1'
CB 8	345.0'	8" PVC (E) 341.0'	8" PVC (N) 340.0'	8" PVC (S) *		338.0'
DMH 9	348.4'	6" HDPE (W) 345.0'	15" HDPE (N) 343.5'		15" HDPE (S) 343.4'	342.9'
CB 10	346.8'	8" PVC (N) 342.7'	8" PVC (W) *	8" PVC (E) *		339.5'
CB 11	349.1'				4" PVC (E) 345.6'	344.8'
CB 12	347.0'	8" PVC (NW) *	8" PVC (E) *	8" PVC (S) 343.2'		340.0'

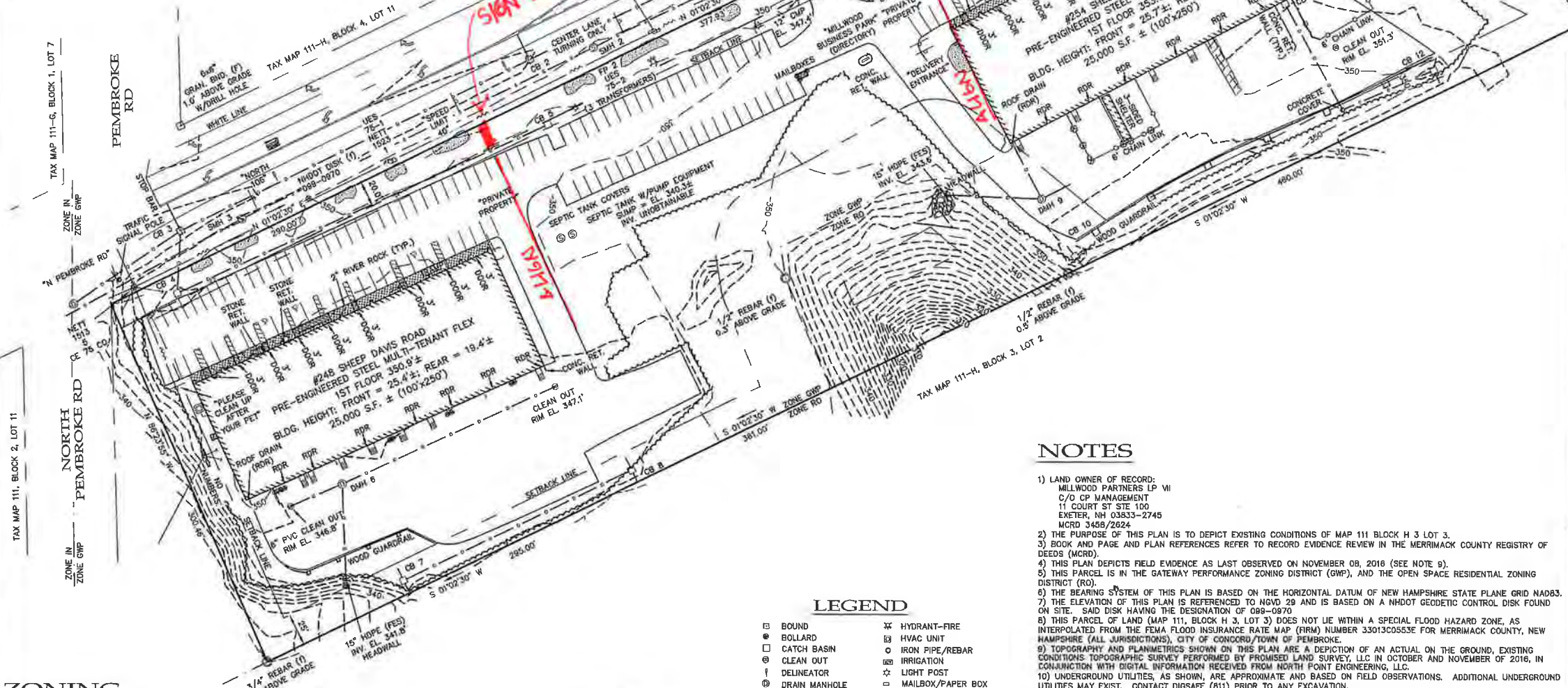
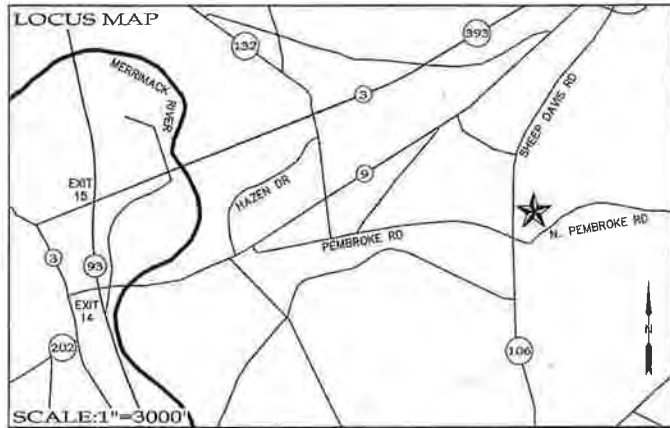
* = HOODED, INACCESSIBLE

SEWER TABLE

STRUCTURE	RIM EL.	INV. IN EL.	INV. IN EL.
SMH 1	351.9'	12" CLAY (N) 334.0'	12" CLAY (S) 333.9'
SMH 2	350.5'	12" CLAY (N) 333.2'	12" CLAY (S) 333.1'
SMH 3	348.6'	12" CLAY (N) 332.3'	12" CLAY (S) 332.2'

LEGAL DESCRIPTION

BEGINNING AT A POINT ON THE EASTERLY SIDE OF SHEEP DAVIS ROAD AND BEING THE NORTHWESTERN-MOST CORNER OF HEREIN DESCRIBED PREMISES; THENCE N 53°01'30" E A DISTANCE OF 381.00' TO A POINT; THENCE S 01°02'30" W A DISTANCE OF 460.00' TO A REBAR; THENCE S 01°02'30" W A DISTANCE OF 381.00' TO A POINT; THENCE S 01°02'30" W A DISTANCE OF 295.00' TO A REBAR; THENCE N 86°23'55" W A DISTANCE OF 300.46' TO A POINT; THENCE N 01°02'30" E A DISTANCE OF 290.00' TO A POINT; THENCE N 01°02'30" E A DISTANCE OF 377.93' TO A POINT; THENCE N 01°02'30" E A DISTANCE OF 203.29' TO A CONCRETE NEW HAMPSHIRE HIGHWAY BOUND; THENCE N 01°02'07" E A DISTANCE OF 16.71' TO A POINT; WHICH IS THE POINT OF BEGINNING, HAVING AN AREA OF 303,751.6 SQUARE FEET, 6.973 ACRES



ZONING

GATEWAY PERFORMANCE DISTRICT (GWP) MINIMUM:
FRONTAGE = 300'
SETBACKS:
FRONT = 25'
SIDE = 25'
REAR = 25'
MAXIMUM:
LOT COVERAGE = 85%
BUILDING HEIGHT = 45'

PLAN OF REFERENCE

1) "SITE PLAN FOR SHEEP DAVIS BUSINESS PARK CONDOMINIUM", LOCATION: N.H. RTE 106, CONCORD, N.H.; PREPARED BY: RICHARD D. BARTLETT, L.L.S.; DATED: MARCH 8, 1987; SCALE: 1"=40'. PLAN FOUND ON RECORD AT MERRIMACK COUNTY REGISTRY OF DEEDS (MCRD) AS PLAN No. 9664.

LEGEND

BOUND	HYDRANT-FIRE
BOLLARD	HVAC UNIT
CATCH BASIN	IRON PIPE/REBAR
CLEAN OUT	IRRIGATION
DELINEATOR	LIGHT POST
DRAIN MANHOLE	MAILBOX/PAPER BOX
ELECTRIC BOX	SEWER MANHOLE
ELECTRIC HAND HOLE	SHRUB
ELECTRIC METER	SIGN
GAS GATE	UTILITY POLE
GAS METER	WATER GATE
GUYWIRE	WATER SHUTOFF
CONTOUR MAJOR	BUILDING
CONTOUR MINOR	CONCRETE
CURBING	CRUSHED STONE
DRAINAGE LINE	LANDSCAPING
EDGE OF PAVEMENT	RIPRAP
GAS LINE	
OVERHEAD ELECTRIC	
RETAINING WALL	
SEWER LINE	
TREE LINE	
WATER LINE	

NOTES

- 1) LAND OWNER OF RECORD: MILLWOOD PARTNERS LP VI C/O CP MANAGEMENT 11 COURT ST SITE 100 EXETER, NH 03833-2745 MCRD 3458/2624
- 2) THE PURPOSE OF THIS PLAN IS TO DEPICT EXISTING CONDITIONS OF MAP 111 BLOCK H 3 LOT 3.
- 3) BOOK AND PAGE AND PLAN REFERENCES REFER TO RECORD EVIDENCE REVIEW IN THE MERRIMACK COUNTY REGISTRY OF DEEDS (MCRD).
- 4) THIS PLAN DEPICTS FIELD EVIDENCE AS LAST OBSERVED ON NOVEMBER 09, 2016 (SEE NOTE 9).
- 5) THIS PARCEL IS IN THE GATEWAY PERFORMANCE ZONING DISTRICT (GWP), AND THE OPEN SPACE RESIDENTIAL ZONING DISTRICT (RO).
- 6) THE BEARING SYSTEM OF THIS PLAN IS BASED ON THE HORIZONTAL DATUM OF NEW HAMPSHIRE STATE PLANE GRID NAD83.
- 7) THE ELEVATION OF THIS PLAN IS REFERENCED TO NGVD 29 AND IS BASED ON A NHDOT GEODETIC CONTROL DISK FOUND ON SITE. SAID DISK HAVING THE DESIGNATION OF 089-0970
- 8) THIS PARCEL OF LAND (MAP 111, BLOCK H 3, LOT 3) DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE, AS INTERPOLATED FROM THE FEMA FLOOD INSURANCE RATE MAP (FIRM) NUMBER 33013C0553E FOR MERRIMACK COUNTY, NEW HAMPSHIRE (ALL JURISDICTIONS), CITY OF CONCORD/TOWN OF PEMBROKE.
- 9) TOPOGRAPHY AND PLANIMETRICS SHOWN ON THIS PLAN ARE A DEPICTION OF AN ACTUAL ON THE GROUND, EXISTING CONDITIONS TOPOGRAPHIC SURVEY PERFORMED BY PROMISED LAND SURVEY, LLC IN OCTOBER AND NOVEMBER OF 2016, IN CONJUNCTION WITH DIGITAL INFORMATION RECEIVED FROM NORTH POINT ENGINEERING, LLC.
- 10) UNDERGROUND UTILITIES, AS SHOWN, ARE APPROXIMATE AND BASED ON FIELD OBSERVATIONS. ADDITIONAL UNDERGROUND UTILITIES MAY EXIST. CONTACT DIGSAFE (811) PRIOR TO ANY EXCAVATION.
- 11) AREA OF PARCEL = 6.97 AC.±/303,752 S.F.±
- 12) DEED OF RECORD IS BOOK BOOK 3458 PAGE 2624 RECORDED AT THE MERRIMACK COUNTY REGISTRY OF DEEDS (MCRD).
- 13) SEE BOOK 1595, PAGE 68 RECORDED AT THE MCRD FOR 20-FOOT WIDE WATER LINE EASEMENT TO THE CITY OF CONCORD.
- 14) SEE BOOK 1648, PAGE 154 RECORDED AT THE MCRD FOR EASEMENTS FOR POLE CE 76-1 CO AND CE 8-1 CO.
- 15) PER SURVEY WITHIN THE DATES HEREIN STATED, PLS FOUND NO EVIDENCE OF SITE BEING USED AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
- 16) NO WETLANDS WERE OBSERVED OR DELINEATED ON SITE AS PART OF THIS SURVEY.
- 17) PARKING STRIPING OF VARIOUS ORIENTATION WAS OBSERVED AND LOCATED ON THE PARCEL WITH PARKING SPACES TOTALING ONE HUNDRED AND FIFTY-NINE (159) IN NUMBER WITH FIVE (5) OF THEM BEING DESIGNATED AS HANDICAPPED PARKING.
- 18) BOUNDARY AS SHOWN ON THIS PLAN IS BASED ON FIELD LOCATIONS IN CONJUNCTION WITH DEED AND PLAN EVIDENCE OBTAINED FROM THE MERRIMACK COUNTY REGISTRY OF DEEDS AS WELL AS DIGITAL BOUNDARY INFORMATION OBTAINED FROM ENGINEER. AS SUCH, THIS DOES NOT CONSTITUTE A BOUNDARY SURVEY.
- 19) LOT CALCULATIONS:
BUILDING AREA = 49,184 Sq. Ft.
PAVEMENT & CONCRETE = 109,796 Sq. Ft.
TOTAL IMPERVIOUS = 158,980 Sq. Ft.
MAXIMUM LOT COVERAGE = 85%
LOT COVERAGE = 158,980 Sq. Ft. / 303,752 Sq. Ft. = 52.3%

SURVEYOR CERTIFICATE

I AM A LICENSED LAND SURVEYOR IN THE STATE OF NEW HAMPSHIRE AND I HEREBY CERTIFY TO SHEEP DAVIS PARTNERS, LLC, FIRST AMERICAN TITLE INSURANCE COMPANY, AND HINCKLEY ALLEN & SNYDER, LLP. I UNDERSTAND THAT THE FOREMENTIONED TITLE INSURERS WILL RELY ON THE ACCURACY AND COMPLETENESS OF THE SURVEY PLAT AND THE TRUTH OF MY CERTIFICATIONS IN ISSUING A POLICY OF TITLE INSURANCE ASSURING THE VALIDITY AND PRIORITY OF THE LIEN OF A MORTGAGE OR DEED OF TRUST ON THE PREMISES AND LENDER WILL SO RELY IN DETERMINING WHETHER TO FUND THE RELATED LOAN. I FURTHER CERTIFY I HAVE SURVEYED, ON THE GROUND, THE PROPERTY LEGALLY DESCRIBED HEREON; THAT AT THE TIME OF THE SURVEY, THIS PLAT IS A TRUE, CORRECT AND ACCURATE DRAWING AND REPRESENTATION OF SAID PROPERTY AND OF THE SIZE, LOCATION, EXTERIOR DIMENSIONS AND BOUNDARIES THEREOF; THAT THE STREET ADDRESS(ES), LOCATIONS AND DIMENSIONS OF ALL BUILDINGS, AND THE LOCATIONS OF ALL PARKING AREAS, OR ANY OTHER IMPROVEMENTS UPON SAID PROPERTY, OF ALL FENCES THEREON, OF ALL RECORDED AND/OR VISIBLE EASEMENTS, OF ALL STREETS, ROADS, UTILITY LINES (TO THEIR POINTS OF CONNECTION WITH THE PUBLIC SYSTEMS) AND THE RIGHTS-OF-WAY WHICH AFFECT, BENEFIT OR BURDEN SAID PROPERTY ARE CORRECTLY AND CURRENTLY SHOWN HEREON; THAT THERE ARE NO KNOWN DISCREPANCIES, CONFLICTS, GAPS, BOUNDARY DISPUTES, SHORTAGES IN AREAS, ENCROACHMENTS OR IMPROVEMENTS OVER BOUNDARY LINES FROM OR ONTO SAID PROPERTY OR UPON EASEMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE EASEMENTS, OVERLAPPING OF EASEMENTS, ROADS, ALLEYS, RIGHT-OF-WAY OR BUILDING SETBACK LINES WHICH AFFECT SAID PROPERTY, EXCEPT AS SHOWN HEREON; THAT THERE ARE NO FENCES, LIGHT POSTS OR OTHER IMPROVEMENTS APPURTENANT TO SAID PROPERTY WHICH ARE LOCATED WITHIN THE BOUNDARY LINES OF ADJOINING PROPERTIES, EXCEPT AS SHOWN HEREON; THAT THE LEGAL DESCRIPTION OF SAID PROPERTY, AS SET OUT HEREON, IS CORRECT, COMPLETE AND ACCURATE; AND THAT ANY PORTION OF SAID PROPERTY WHICH IS LOCATED IN A FLOOD PLAIN OR IN ANY OTHER FLOOD HAZARD OR FLOOD DANGER AREA, AS DESIGNATED BY APPLICABLE GOVERNMENTAL AUTHORITIES IS SHOWN AND IDENTIFIED AS SUCH HEREIN.

"THIS IS TO CERTIFY THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS OF TABLE A- NAMELY, WHOLLY OR IN PART, ITEMS: 2, 3, 4, 5, 7(a) (b) (c), 8, 9, 11, 13, 16, 17, and 18; AND (II) PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, AOSM, AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT PROPER FIELD PROCEDURES, INSTRUMENTATION AND ADEQUATE SURVEY PERSONNEL WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS COMPARABLE TO THOSE OUTLINED IN THE "MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS."



TIMOTHY A. PELOQUIN, L.L.S.

11-14-2016
DATE

PREPARED BY:



Promised Land Survey, LLC

230 Rockingham Road
Derry, New Hampshire 03038
Tel: (603) 432-2112 Fax: (603) 432-8800
www.PromisedLandSurvey.com
• Land Surveying • Mapping • Planning • Permitting • Layout

EXISTING CONDITIONS SURVEY
MAP 111 BLOCK H 3 LOT 3
248-254 SHEEP DAVIS ROAD
CONCORD, NEW HAMPSHIRE
NOVEMBER 14, 2016

PREPARED FOR: NORTHPOINT ENGINEERING
5 SHEEP DAVIS ROAD, SUITE F
PEMBROKE, NH 03275

SCALE: 1"=50'

SHEET 1 OF 1