

REFERENCE PLANS

1. "LAND OF VERNON M. & CONCEPTA G. JOHN, 112 ELM ST., PENACOOK, N.H. 03301, TOWN OF BOSCAWEN, COUNTY OF MERRIMACK, STATE OF NEW HAMPSHIRE" DATED JANUARY 1980 AND PREPARED BY ROBERT T. FRENCH, R.L.S. M.C.R.D. PLAN #7224.
2. "PHYSICAL EVIDENCE SURVEY & DEED PLAN SHOWING PROPERTY OF ROBERT & BARBARA STEVENS, LOT 7498 CITY TAX MAP, LOCATED AT ELM AND CHANDLER STREETS, PENACOOK, CONCORD, N.H." DATED APRIL 10, 1985 AND PREPARED BY M. C. FOOTE, JR., L.L.S. M.C.R.D. PLAN #8419.
3. "SUBDIVISION PLAN PREPARED FOR WALDON & PHYLLIS WOODSIDE, LOCATION: 79 ELM ST., PENACOOK, N.H." DATED APRIL 21, 1988 AND PREPARED BY RICHARD D. BARTLETT, L.L.S. M.C.R.D. PLAN #10395.
4. "RESUBDIVISION PLAN PREPARED FOR WALDON & PHYLLIS WOODSIDE, LOCATION: 79 ELM ST., PENACOOK, N.H." DATED FEBRUARY 13, 1986 AND PREPARED BY RICHARD D. BARTLETT, L.L.S. M.C.R.D. PLAN #8800.

TAX MAP 83 LOT 88
WOODY HOLLOW
COOPERATIVE, INC.
100 ELM STREET, BOX 100
BOSCAWEN, NH 03303
BK: 3251 PG: 363

TAX MAP 83 LOT 87
STEVE M. DEMERITT
CYNTHIA M. LANGDON
80 CHANDLER STREET
BOSCAWEN, NH 03303
BK: 3573 PG: 1187

TAX MAP 83 LOT 96
SUSAN A. ALEXANDER
85 CHANDLER STREET
BOSCAWEN, NH 03303
BK: 3564 PG: 1965

TAX MAP 141 LOT P 24
JULIE A. KRASNECKI
JOHN A. C. KRASNECKI
150 HACKLEBORO ROAD
CANTERBURY, NH 03224
BK: 3582 PG: 2184

TAX MAP 141 LOT P 25
STEPHEN T. LIBBY
PATRICIA G. LIBBY
89 CHANDLER STREET
PENACOOK, NH 03303
BK: 1860 PG: 1578

TAX MAP 141 LOT P 20
WOODY HOLLOW
COOPERATIVE, INC.
100 ELM STREET, BOX 100
BOSCAWEN, NH 03303
BK: 1995 PG: 505

TAX MAP 141 LOT P 19
AMELIA A. LESMERISES
68 ELM STREET
PENACOOK, NH 03303
BK: 3206 PG: 707

TAX MAP 141 LOT P 21
14,632 S.F.±
0.336 ACRES±
14,632 S.F.±
BUILDABLE
7,912 S.F.±
USEABLE

TAX MAP 141 LOT P 12
JENNIFER L. CONLEY
KIMBERLY J. AUSTIN
75 ELM STREET
PENACOOK, NH 03303
BK: 2944 PG: 1105

TAX MAP 141 LOT P 11
MICHAEL A. BOURQUE
42 WASHINGTON STREET
PENACOOK, NH 03303
BK: 3401 PG: 1568

SYMBOL LEGEND

- MONUMENT TO BE SET ✕ SIGN
- BOUND FOUND ⊗ GUY WIRE
- IRON PIPE FOUND — — — EDGE OF PAVEMENT
- IRON PIN FOUND ∞ ∞ ∞ STONE WALL
- ▣ CATCH BASIN ✕ WIRE FENCE
- ⊙ SEWER MANHOLE ~ ~ ~ TREELINE
- ⊕ WATER SHUTOFF — S — UNDERGROUND SEWER
- ⊗ WATER GATE VALVE — W — UNDERGROUND WATER
- ⚡ FIRE HYDRANT — D — UNDERGROUND DRAIN
- ⊕ UTILITY POLE — — — OVERHEAD WIRE

WETLAND CERTIFICATION

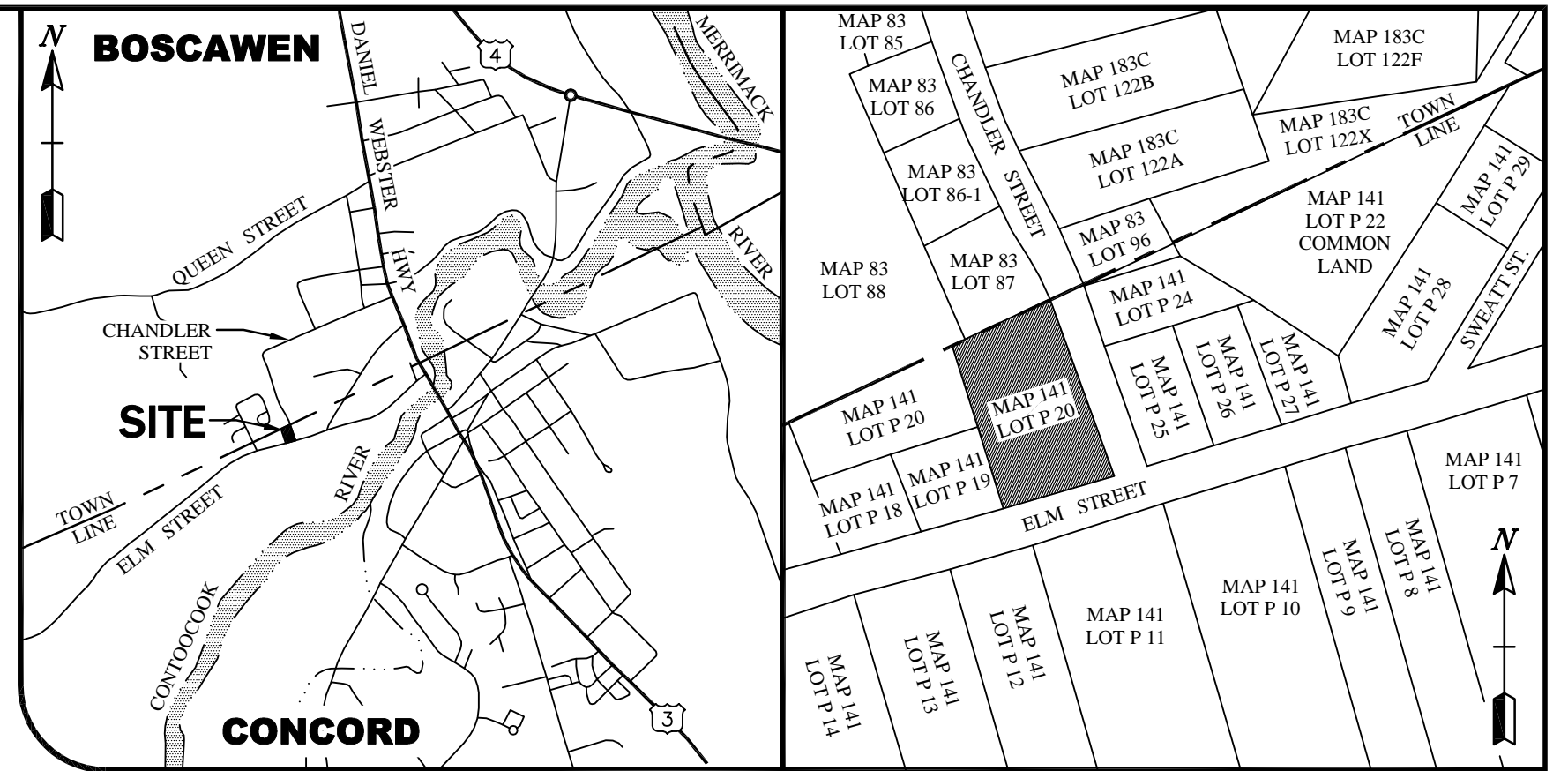
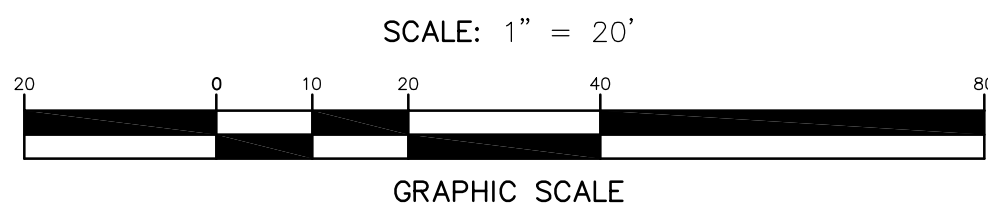
WETLANDS SHOWN ON THIS PLAN HAVE BEEN DELINEATED ON MAY 15, 2019 IN ACCORDANCE WITH THE 1987 ARMY CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, AND THE N.E. REGIONAL SUPPLEMENT, DATED JANUARY 2012, BY ALDEN BEAUCHEMIN, N.H. CERTIFIED WETLAND SCIENTIST #29, OF KEYLAND ENTERPRISES, LLC, 412 WEST RIVER ROAD, HOOKSETT, NH 03106, (603) 485-5125.

SURVEYOR'S CERTIFICATION

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

LICENSED LAND SURVEYOR

DATE



VICINITY PLAN

SCALE: 1" = 2,000'±

LOCATION PLAN

SCALE: 1" = 300'±

NOTES

1. OWNER OF RECORD:
- TAX MAP 141 LOT P 21
MDR REHAB & DEVELOPMENT, LLC
P.O. BOX 653
GOFFSTOWN, NH 03045
BK: 3625 PG: 1012
2. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE THE SUBJECT PARCEL INTO TWO BUILDING LOTS, CREATING ONE ADDITIONAL SINGLE-FAMILY RESIDENTIAL LOT.
3. THE SUBJECT AND ABUTTING PARCELS ARE ZONED "RN". DIMENSIONAL REQUIREMENTS ARE AS FOLLOWS:
- | | REQUIRED | MAP 141 LOT P 21 | NEW LOT 1 |
|-----------------|--------------|------------------|--------------|
| LOT SIZE: | 10,000 SQ FT | 14,632 SQ FT | 14,978 SQ FT |
| BUILDABLE AREA: | 5,000 SQ FT | 14,632 SQ FT | 14,569 SQ FT |
| USEABLE AREA: | 5,000 SQ FT | 7,912 SQ FT | 8,546 SQ FT |
- MIN. FRONTAGE: 80 FEET
MAXIMUM LOT COVERAGE: 50%
MINIMUM BUILDING SETBACKS:
FRONT = 15'
SIDE = 10'
REAR = 25'
WETLANDS = 50' BUFFER (EXCLUDES WETLANDS LESS THAN 3000 S.F.)
4. THIS PLAN REPRESENTS EXISTING CONDITIONS. BOUNDARY EVIDENCE, AND MONUMENTATION AS OBSERVED DURING A SURVEY BY THIS OFFICE IN MARCH AND APRIL, 2019.
5. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE 1% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR MERRIMACK COUNTY, NEW HAMPSHIRE. MAP NUMBER 33013C0338E. EFFECTIVE DATE APRIL 19, 2010.
6. ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE. THIS OFFICE HAS NOT LOCATED ANY UNDERGROUND UTILITIES. ALWAYS CALL DIG SAFE TO MARK OUT UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION ACTIVITIES.
7. THE ORIGINAL AREA OF MAP 141 LOT P 21 IS 0.680 ACRES (29,610 SQ FT).
8. HORIZONTAL DATUM IS NH STATE PLANE COORDINATES, NAD '83. VERTICAL DATUM IS NAVD '88. BASED ON GPS OBSERVATIONS BY THIS OFFICE.
9. LOTS ARE TO BE SERVICED BY MUNICIPAL SEWER AND WATER.
10. THE RECORD DEEDS FOR THE SUBJECT PARCEL AND FOR BOSCAWEN MAP 83 LOT 87 BOTH CALL FOR THE STONE WALL AND THE TOWN LINE TO BE THE COMMON BOUNDARY. THE TOWN LINE SITS SOUTH OF THE STONE WALL, AS DETERMINED BY LOCATING THE TOWN LINE BOUNDS. THE STONE WALL WAS HELD.
11. THIS PLAN SET CONSISTS OF 2 SHEETS. SHEET 1 IS TO BE RECORDED AT THE MERRIMACK COUNTY REGISTRY OF DEEDS. ALL SHEETS TO REMAIN ON FILE WITH THE CITY OF CONCORD.

SUBDIVISION PLAN
TAX MAP 141 LOT P 21

PREPARED FOR:

MDR REHAB & DEVELOPMENT, LLC

LOCATED AT:

**64 ELM STREET
PENACOOK, NEW HAMPSHIRE**

PAGE: 1 OF 2

S&H LAND SERVICES, LLC
SHLANDSERVICES.COM
1600 CANDIA ROAD, SUITE #5 - MANCHESTER, NH
PHONE: (603)-628-8500, FAX: (603)-546-7791

SCALE: 1" = 20'

DATE: AUGUST 13, 2019

FB: 25 PG: 31
& TSC3

JOB #2019127

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

CHAIR _____ CLERK _____

NO.	DATE	DESCRIPTION	BY

