

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.

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

THIS PLAN IS HEREBY APPROVED BY THE
BOSCAWEN PLANNING BOARD

AT AN OFFICIAL MEETING HELD ON _____
AND SHALL BE FILED ON OR BEFORE _____
WITH THE MERRIMACK COUNTY REGISTRY OF DEEDS.

DATE

CHAIRMAN OF THE BOSCAWEN
PLANNING BOARD

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
- Ⓜ STREET ADDRESS

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

TAX MAP 83 LOT 88

WOODY HOLLOW
COOPERATIVE, INC.
100 ELM STREET, BOX 100
BOSCAWEN, NH 03303
BK: 3251 PG: 363

TAX MAP 141P LOT 20

WOODY HOLLOW
COOPERATIVE, INC.
100 ELM STREET, BOX 100
BOSCAWEN, NH 03303
BK: 1995 PG: 505

TAX MAP 141P LOT 19

AMELIA A. LESMERISES
68 ELM STREET
PENACOOK, NH 03303
BK: 3206 PG: 707

TAX MAP 141P LOT 12

JENNIFER L. CONLEY
KIMBERLY J. AUSTIN
75 ELM STREET
PENACOOK, NH 03303
BK: 2944 PG: 1105

TAX MAP 83 LOT 87

STEVE M. DEMERITT
CYNTHIA M. LANGDON
80 CHANDLER STREET
BOSCAWEN, NH 03303
BK: 3573 PG: 1187

NEW LOT 1

15,017 S.F.±
0.345 ACRES±
14,608 S.F.±
BUILDABLE
8,585 S.F.±
USABLE
(INCLUDES LAND
IN BOSCAWEN)

TAX MAP 141P LOT 21

14,593 S.F.±
0.335 ACRES±
14,593 S.F.±
BUILDABLE
7,873 S.F.±
USABLE

TAX MAP 141P LOT 11

MICHAEL A. BOURQUE
42 WASHINGTON STREET
PENACOOK, NH 03303
BK: 3401 PG: 1568

TAX MAP 83 LOT 96

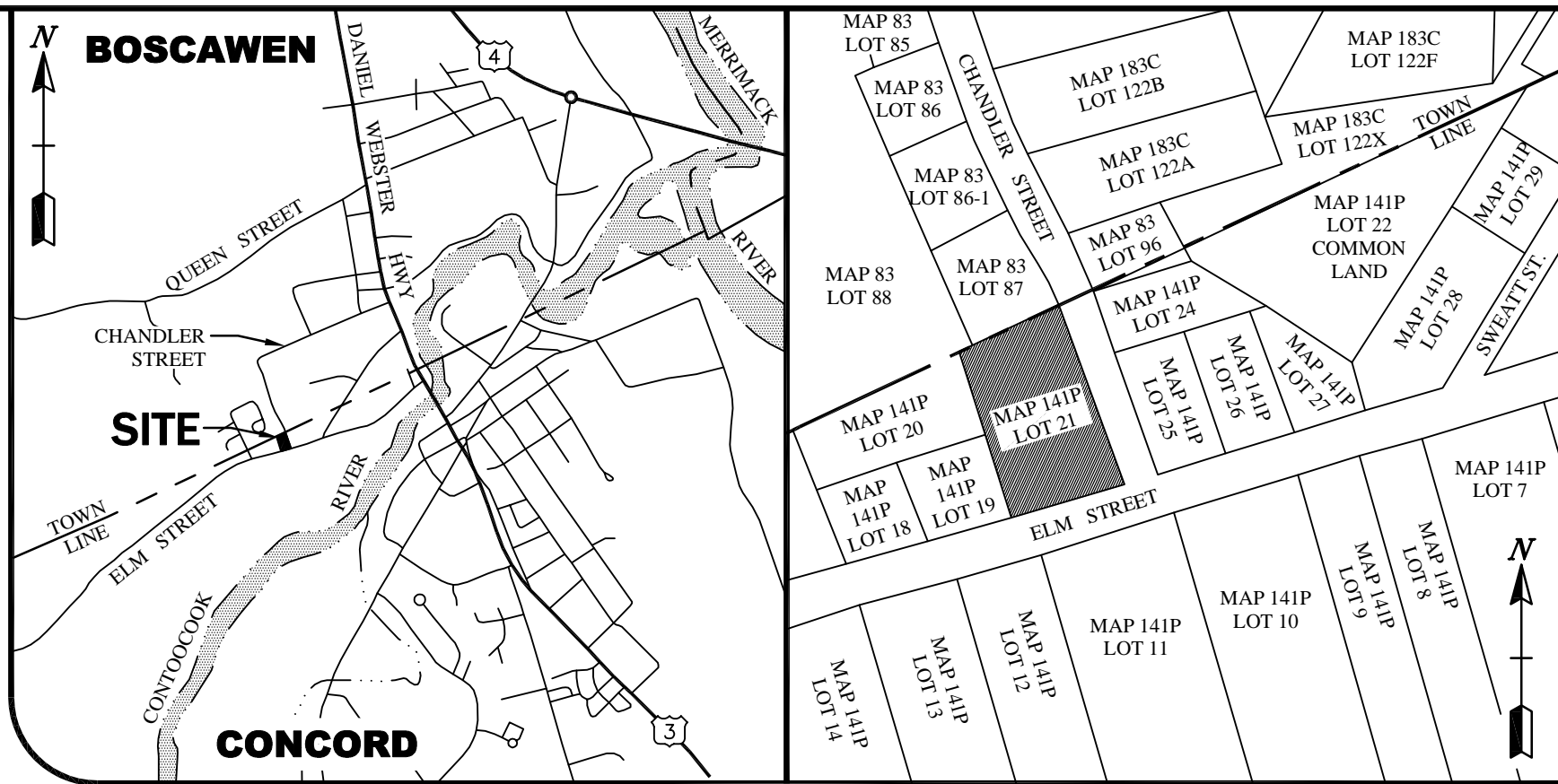
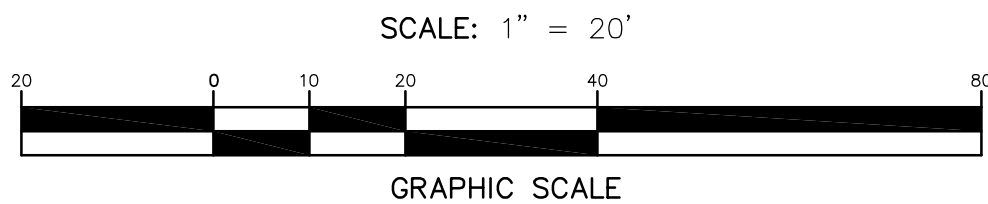
SUSAN A. ALEXANDER
85 CHANDLER STREET
BOSCAWEN, NH 03303
BK: 3564 PG: 1965

TAX MAP 141P LOT 24

JULIE A. KRASNECKI
JOHN A. C. KRASNECKI
150 HACKLEBORO ROAD
CANTERBURY, NH 03224
BK: 3582 PG: 2184

TAX MAP 141P LOT 25

STEPHEN T. LIBBY
PATRICIA G. LIBBY
89 CHANDLER STREET
PENACOOK, NH 03303
BK: 1860 PG: 1578



VICINITY PLAN

SCALE: 1" = 2,000'±

LOCATION PLAN

SCALE: 1" = 300'±

NOTES

1. THE OWNER OF RECORD OF TAX MAP 141P LOT 21 IS MDR REHAB & DEVELOPMENT, LLC, P.O. BOX 653, GOFESTOWN, NH 03045. TITLE REFERENCE IS BK: 3625 PG: 1012.
2. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE THE SUBJECT PARCEL INTO TWO BUILDING LOTS, CREATING ONE ADDITIONAL ONE OR TWO-FAMILY RESIDENTIAL LOT.
3. THE SUBJECT AND ABUTTING PARCELS ARE ZONED "RN". DIMENSIONAL REQUIREMENTS ARE AS FOLLOWS:
- | | REQUIRED | MAP 141P LOT 21 | NEW LOT 1 |
|-----------------|--------------|---------------------|-----------------------|
| LOT SIZE: | 10,000 SQ FT | 14,593 SQ FT | 15,017 SQ FT |
| BUILDABLE AREA: | 5,000 SQ FT | 14,593 SQ FT | 14,608 SQ FT |
| USEABLE AREA: | 5,000 SQ FT | 7,873 SQ FT | 8,585 SQ FT |
| LOT COVERAGE: | MAX 50% | 1,649 SQ FT (11.3%) | 0 SQ FT (0.0%) |
| FRONTAGE: | 80' | 136.30' (ELM ST) | 122.30' (CHANDLER ST) |
- 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 141P LOT 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. MUNICIPAL SEWER SERVICE IS MAINTAINED BY THE CITY OF CONCORD. MUNICIPAL WATER IS PROVIDED BY THE PENACOOK/BOSCAWEN WATER PRECINCT.
10. ALL NON-MUNICIPAL UTILITIES FOR FUTURE DEVELOPMENT SHALL BE BURIED IN ACCORDANCE WITH SECTION 26.02 OF THE SUBDIVISION REGULATIONS.
11. 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 FOR THE BOUNDARY LINE. BOSCAWEN MAP 83 LOT 87-1 IS A PART OF NEW LOT 1 AS SHOWN HEREON, AND NOT TO BE CONSIDERED A SEPARATE LOT FOR CONVEYANCE.
12. 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.
13. A WAIVER IS REQUESTED FROM SECTION 19.05(4) OF THE SUBDIVISION REGULATIONS TO PERMIT THE USEABLE LAND BOX ON THE NEW LOT TO HAVE A NON-STANDARD SHAPE.
14. A SEWER AND DRAINAGE EASEMENT FOR THE BENEFIT OF THE OWNERS OF MAP 141P LOT 20 IS PROPOSED FOR THE EXISTING CROSS-COUNTRY SEWER AND DRAINAGE DITCH SERVICING LOT 20.

SUBDIVISION PLAN
TAX MAP 141P LOT 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

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IN ACCORDANCE WITH VOTE OF THE BOARD DATED:

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CHAIR

CLERK

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BOSCAWEN PLANNING BOARD

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AND SHALL BE FILED ON OR BEFORE _____
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DATE

CHAIRMAN OF THE BOSCAWEN
PLANNING BOARD

SYMBOL LEGEND

- MONUMENT TO BE SET ——— SIGN
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- ▣ CATCH BASIN —*— WIRE FENCE
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BK: 3251 PG: 363

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SCALE: 1" = 20'



GRAPHIC SCALE

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TOPOGRAPHIC PLAN
TAX MAP 141P LOT 21

PREPARED FOR:

MDR REHAB & DEVELOPMENT, LLC

LOCATED AT:

64 ELM STREET
PENACOOK, NEW HAMPSHIRE

PAGE: 2 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

NO.	DATE	DESCRIPTION	BY
1	9-3-2019	BOSCAWEN LAND/APP. BLOCK	JRD
2	9-17-2019	PER PLANNING STAFF REVIEW	JRD