

MINOR SUBDIVISION NEWSPAPERS OF NEW HAMPSHIRE, INC.

1 MONITOR DRIVE, CONCORD NEW HAMPSHIRE

GENERAL INFORMATION

OWNER / APPLICANT

NEWSPAPERS OF NH INC
PO BOX 1177
CONCORD, NH 03302-1177

PREPARED FOR

NEWSPAPERS OF NH INC
PO BOX 1177
CONCORD, NH 03302-1177

RESOURCE LIST

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT
ONE CITY HALL PLAZA
MANCHESTER, NH 03101
(603) 624-6450
LEON LaFRENIERE, DIRECTOR
PAMELA GOUCHER, DEPUTY DIRECTOR
OF PLANNING AND ZONING

DEPARTMENT OF PUBLIC WORKS

475 VALLEY STREET
MANCHESTER, NH 03103
(603) 624-6444
KEVIN SHEPPARD, DIRECTOR

POLICE DEPARTMENT

405 VALLEY STREET
MANCHESTER, NH 03101
(603) 668-8711
CHIEF CARLO T. CAPANO

FIRE DEPARTMENT

100 MERRIMACK STREET
MANCHESTER, NH 03101
(603) 669-2256
CHIEF DANIEL GOONAN

MANCHESTER WATER WORKS

281 LINCOLN STREET
MANCHESTER, NH 03103
(603) 624-6494
GUY CHABOT, P.E.

GAS

LIBERTY UTILITIES
38 BRIDGE STREET
NASHUA, NH 03060
1-800-833-4200

ELECTRIC

EVERSOURCE
8 EAST POINT DRIVE
HOOKSETT, NH 03106
(603) 634-2076

TELEPHONE

FAIRPOINT COMMUNICATIONS
77 ELM STREET
MANCHESTER, NH 03103
(603) 984-3001

CABLE

COMCAST COMMUNICATIONS
322 NASHUA ROAD
1-800-2660-2278

ABUTTERS

6-P1
STATE OF NH
DEPARTMENT OF TRANSPORTATION
107 N. MAIN ST
CONCORD, NH 03301-4951

48-Z8

STATE OF NH
C/O SECRETARY OF STATE
107 N. MAIN ST
CONCORD, NH 03301-4951

12-Z16

JEREMIE R. & JENNIFER
L. GALIPEAULT
214 SEWALLS FALLS RD
CONCORD, NH 03301-4741

12-Z15

CITY OF CONCORD
COMMUNITY DEVELOPMENT
41 GREEN ST
CONCORD, NH 03301-4255

21-Z22

STATE OF NH
C/O SECRETARY OF STATE
107 N. MAIN ST
CONCORD, NH 03301-4951

202-Z19

STATE OF NH
2 1/2 BEACON ST
CONCORD, NH 03301-4447

13-P21

NORTHERN RAILROAD
C/O PAN AM RAILWAYS INC
1700 IRON HORSE PARK
NORTH BILLERICA, MA 01862-1681

13-P4

ROBERT D. & SHERRI A. MORRILL
REVOCABLE TRUST
278 N MAIN ST
CONCORD, NH 03301-5053

13-P4

THE HIGHWAY VIEW TRUST
100 RIVER RD
BOSCAWEN, NH 03303-2101

6-P7

WHEELABRATOR CONCORD CO LP
100 ARBORETUM DR. SUITE 310
NEWINGTON, NH 03801-7833

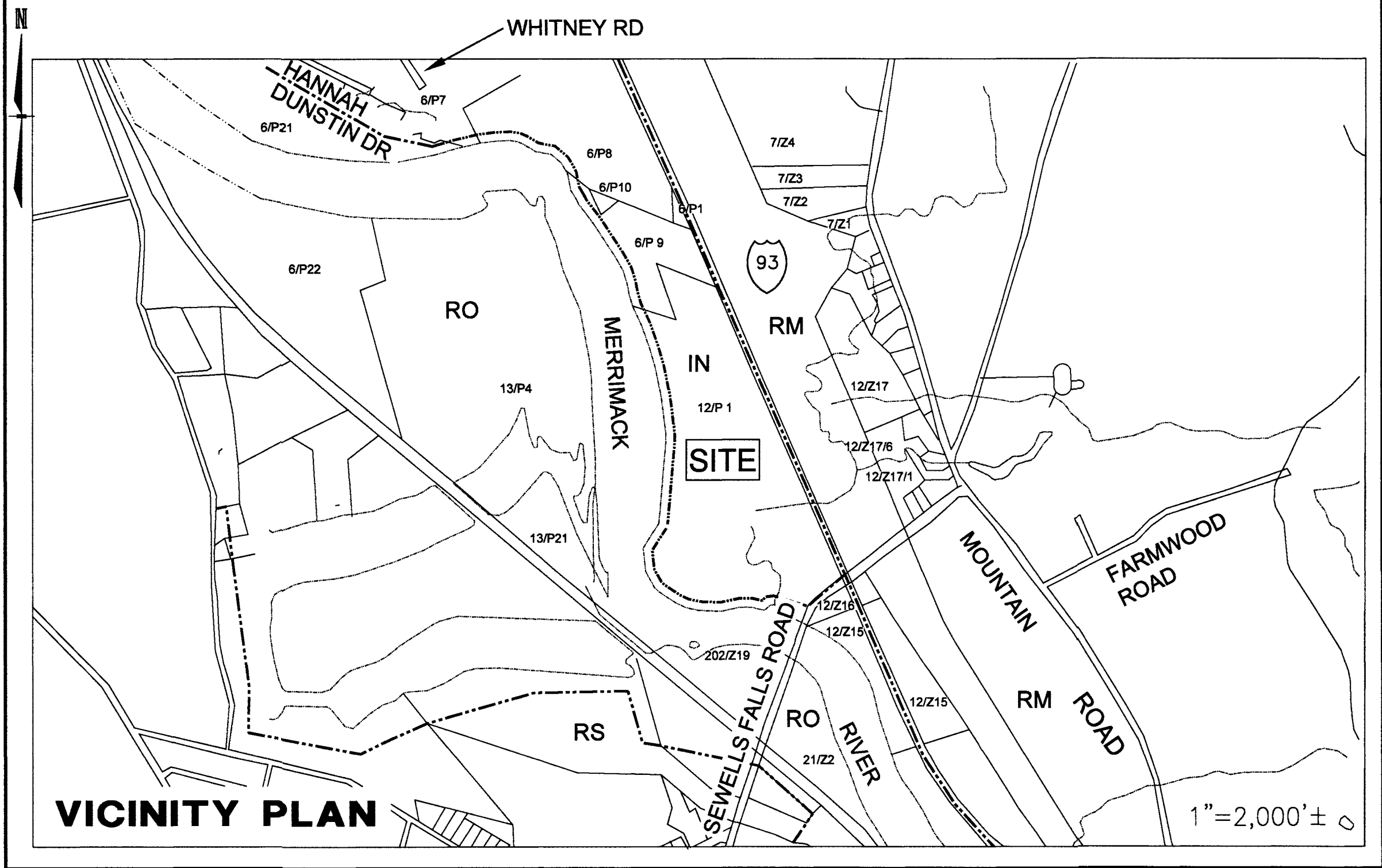
6-P8

CONCORD REGIONAL SOLID WASTE
3479 VILLAGE ST
PENACOOK, NH 03303-4516

6-P10

W900 LIMITED PARTNERSHIP
286 SOUTH ST
CONCORD, NH 03301-2664

LOCATION PLAN



VICINITY PLAN



Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

LEGEND

CONCRETE BOUND
STONE BOUND
IRON PIPE
IRON PIN
DRILL HOLE
NAIL OR RAILROAD SPIKE

BITUMINOUS CONCRETE CURB
SLOPED GRANITE CURB
VERTICAL GRANITE CURB
INTEGRAL CONCRETE CURB
CONCRETE CURB
EDGE OF PAVEMENT
EDGE OF GRAVEL
SINGLE BROKEN WHITE LINE
SINGLE SOLID WHITE LINE
DOUBLE SOLID YELLOW LINE
SINGLE SOLID YELLOW LINE
SINGLE BROKEN YELLOW LINE

SIGN
MAILBOX
PAINTED ARROW
GAS VALVE
LIGHT POLE
HYDRANT
WATER MANHOLE
ELECTRIC MANHOLE
TELEPHONE MANHOLE
ELECTRIC METER
PULL BOX
GUY ANCHOR

EXISTING

CONCRETE BOUND
STONE BOUND
IRON PIPE
IRON PIN
DRILL HOLE
NAIL OR RAILROAD SPIKE

BITUMINOUS CONCRETE CURB
SLOPED GRANITE CURB
VERTICAL GRANITE CURB
INTEGRAL CONCRETE CURB
CONCRETE CURB
EDGE OF PAVEMENT
EDGE OF GRAVEL
SINGLE BROKEN WHITE LINE
SINGLE SOLID WHITE LINE
DOUBLE SOLID YELLOW LINE
SINGLE SOLID YELLOW LINE
SINGLE BROKEN YELLOW LINE

SIGN
MAILBOX
PAINTED ARROW
GAS VALVE
LIGHT POLE
HYDRANT
WATER MANHOLE
ELECTRIC MANHOLE
TELEPHONE MANHOLE
ELECTRIC METER
PULL BOX
GUY ANCHOR

SEWER MANHOLE
DRAIN MANHOLE
CATCH BASIN
TRANSFORMER PAD
WATER GATE
UTILITY POLE
WELL

INDEX CONTOUR
INTERMEDIATE CONTOUR
EDGE OF WETLAND
BROOK, STREAM OR RIVER
ZONING BOUNDARY
S.C.S. SOILS BOUNDARY
EDGE OF WATER
TREELINE

HAYBALE
DRAINAGE FLOW
RIP-RAP
SEWER LINE
WATER LINE
DRAIN LINE
GAS LINE
OVERHEAD UTILITIES
UNDERGROUND UTILITIES
BOLLARD
WATER SHUTOFF

OWNER'S STATEMENT

IT IS HEREBY AGREED THAT, AS THE OWNER (NEWSPAPERS OF NEW HAMPSHIRE) OF THE PROPERTY, I WILL CONSTRUCT THE PROJECT AS APPROVED AND AS SHOWN ON THE ENCLOSED SET OF PLANS. FURTHER, I AGREE TO MAINTAIN THE SITE IMPROVEMENTS FOR THE DURATION OF THE USE.

OWNER'S SIGNATURE (NEWSPAPERS OF NEW HAMPSHIRE)

DATE

TAX MAP 12 LOT P-1
MINOR SUBDIVISION
1 MONITOR DRIVE AND
SEWALLS FALLS ROAD CONCORD, NH
OWNED BY/PREPARED FOR
NEWSPAPERS OF NEW HAMPSHIRE INC.

SCALE: AS NOTED

SEPTEMBER 18, 2019



Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

48 Constitution Drive
Bedford, NH 03110
Phone (603) 472-4488
Fax (603) 472-9747
www.tfmoran.com

95936.02

DR JMO

FB

—

OK JMO

CADFILE

95936-02-Survey

SHEET 1 OF 5

Copyright 2019 © Thomas F. Moran, Inc.
48 Constitution Drive, Bedford, N.H. 03110

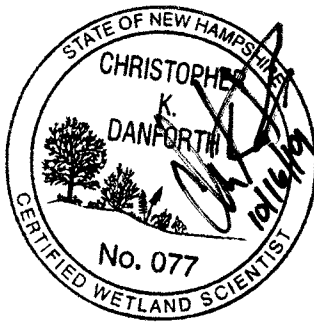
All rights reserved. These plans and materials may not be copied, duplicated, replicated or otherwise reproduced in any form whatsoever without the prior written permission of Thomas F. Moran, Inc.

This plan is not effective unless signed by a duly authorized officer of Thomas F. Moran, Inc.

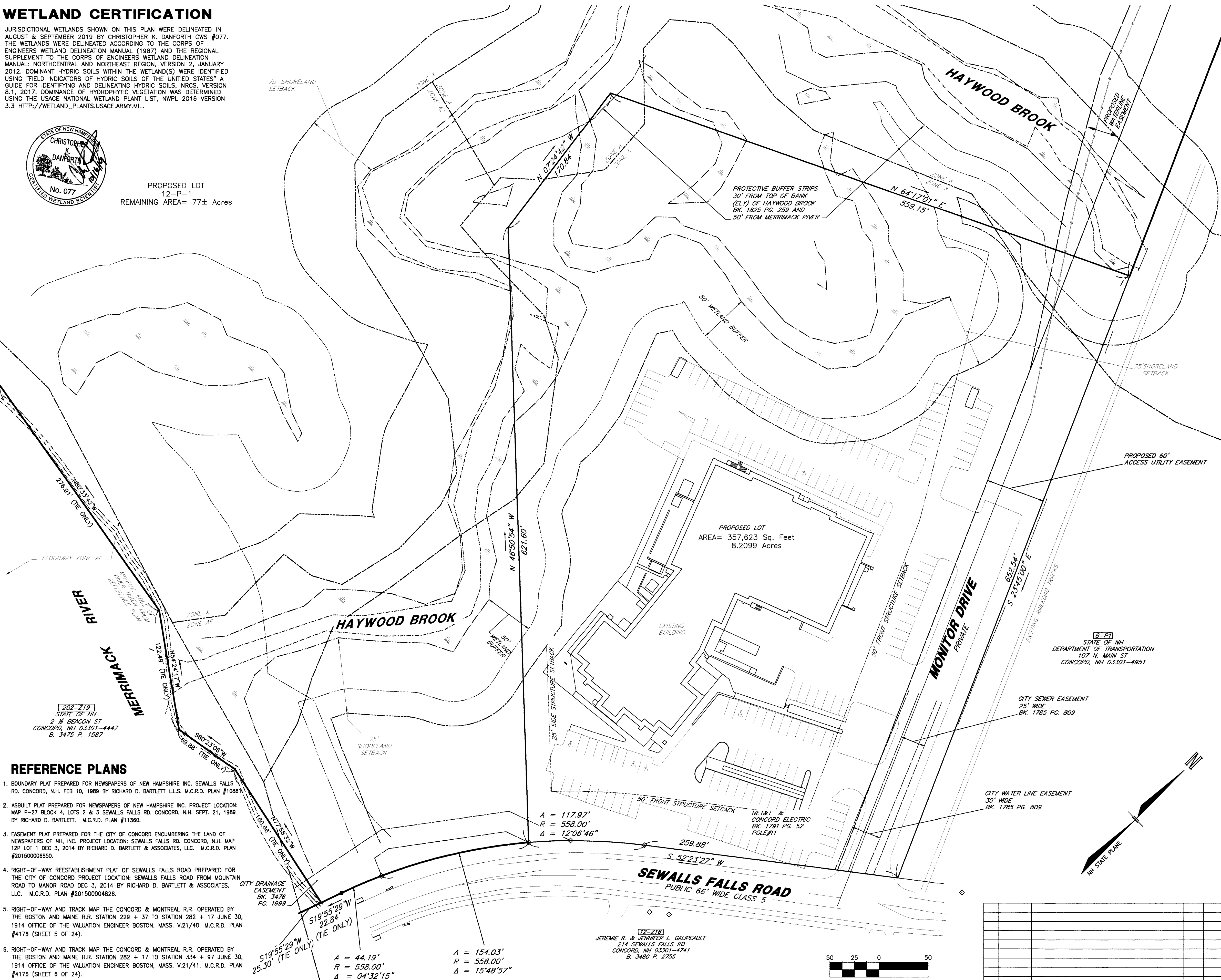


WETLAND CERTIFICATION

JURISDICTIONAL WETLANDS SHOWN ON THIS PLAN WERE DELINEATED IN AUGUST & SEPTEMBER 2019 BY CHRISTOPHER K. DANFORTH CWS #077. THE WETLANDS WERE DELINEATED ACCORDING TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL (1987) AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2, JANUARY 2012. DOMINANT HYDRIC SOILS WITHIN THE WETLAND(S) WERE IDENTIFIED USING "FIELD INDICATORS OF HYDRIC SOILS OF THE UNITED STATES" A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, NRCS, VERSION 8.1, 2017. DOMINANCE OF HYDROPHYTIC VEGETATION WAS DETERMINED USING THE USACE NATIONAL WETLAND PLANT LIST, NWPL 2016 VERSION 3.3 HTTP://WETLAND_PLANTS.USACE.ARMY.MIL.



PROPOSED LOT
12-P-1
REMAINING AREA= 77± Acres



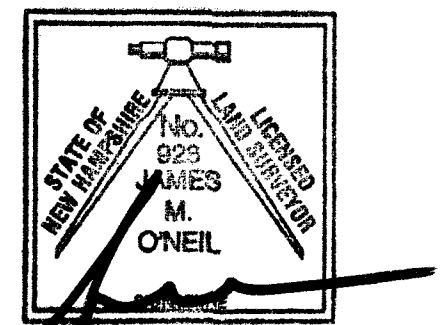
NOTES

- OWNER OF RECORD OF MAP 12 LOT P 1 IS NEWSPAPERS OF NEW HAMPSHIRE, INC PO BOX 1177 CONCORD NH 03302-1177. PROPERTY ADDRESS: 1 MONITOR DRIVE, CONCORD, NH
DEED REFERENCE TO PARCEL IS BK. 1732 PG. 145 IN THE MCRD.
- 12-P-1 INDICATES TAX MAP AND LOT NUMBER.
- THE PURPOSE OF THIS PLAN IS TO SHOW A SUBDIVISION OF LOT 12-P-1 INTO 2 LOTS. A 8.2099 ACRE LOT AND A REMAINDER LOT OF 77 ACRES±.
- CURRENT ZONING IS IN- INDUSTRIAL DISTRICT. OVERLAY DISTRICTS MAY APPLY.
MIN. LOT SIZE 40,000, BUILDABLE LAND 20,000
MIN FRONTAGE 200'
MAX HEIGHT 45'
MIN. BUILDING SETBACKS ARE 50' FRONT, 30' REAR, 25' SIDE
MAX LOT COVERAGE 85%
- EXAMINATION OF THE FLOOD INSURANCE RATE MAP FOR MERRIMACK COUNTY, NEW HAMPSHIRE, (ALL JURISDICTIONS) MAP NUMBER 3301300339E EFFECTIVE DATE: APRIL 19, 2010 INDICATES THAT A PORTION OF THE SUBJECT PARCEL IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA, ZONE A AND AE.
- BENCHMARK USED: NHCO CORS BASE STATION
VERTICAL DATUM: NAVD 88 (CORS)
BENCHMARKS SET: AS NOTED
HORIZONTAL COORDINATES: PROJECTION: NH STATE PLANE
HORIZONTAL DATUM: NAD 83
- EASEMENTS, RIGHTS AND RESTRICTIONS
B. 3476 P. 1999 CITY OF CONCORD PUBLIC DRAINAGE EASEMENT
B. 1825 P. 959 DECLARATION OF RESTRICTIVE COVENANTS
B. 1821 P. 341 AGREEMENT REGARDING OFFSITE IMPROVEMENTS
B. 1791 P. 52 EASEMENT TO NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY & CONCORD ELECTRIC COMPANY
B. 1785 P. 809 CITY OF CONCORD WATER AND SEWER EASEMENTS
EASEMENTS, RIGHTS AND RESTRICTIONS SHOWN OR IDENTIFIED ARE THOSE WHICH WERE FOUND DURING RESEARCH PERFORMED AT THE MERRIMACK COUNTY REGISTRY OF DEEDS. OTHER EASEMENTS, RIGHTS OR RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF THE SUBJECT PARCELS WOULD DETERMINE.
- UNDERGROUND UTILITIES SHOWN HEREON ARE SHOWN ENTIRELY FROM REFERENCE PLANS 7 & 8. THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. TFMORAN INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UNDERGROUND UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE AT 811.
- THE ENTIRE PLAN SET WILL BE ON FILE AT THE CITY OF CONCORD PLANNING DEPARTMENT. SHEET 2 WILL BE RECORDED IN THE MERRIMACK COUNTY REGISTRIES OF DEEDS.
- REFERENCE LETTER DATED DECEMBER 28, 2015 FROM HINCKLEY, ALLEN SNYDER LLP REGARDING THE CONCORD MONITOR'S PARKING ENCROACHMENT AND WAIVER OF SETBACK REQUIREMENTS.

CERTIFICATION

I HEREBY CERTIFY, TO MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THIS PLAN SHOWS THE RESULTS OF AN ON THE GROUND "STANDARD PROPERTY SURVEY" AND THAT SAID SURVEY MEETS THE MINIMUM PRECISION AND/OR ACCURACY MEASUREMENTS FOR SURVEY CLASSIFICATION "U" (URBAN) AS SET FORTH IN TABLE 500.1 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS ADOPTED 8/23/01, EFFECTIVE 8/24/01.

I FURTHER CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS A MAXIMUM ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY.



OWNER'S STATEMENT

IT IS HEREBY AGREED THAT, AS THE OWNER (NEWSPAPERS OF NEW HAMPSHIRE) OF THE PROPERTY, I WILL CONSTRUCT THE PROJECT AS APPROVED AND AS SHOWN ON THE ENCLOSED SET OF PLANS. FURTHER, I AGREE TO MAINTAIN THE SITE IMPROVEMENTS FOR THE DURATION OF THE USE.

OWNER'S SIGNATURE (NEWSPAPERS OF NEW HAMPSHIRE) _____ DATE _____

TAX MAP 12 LOT P-1
MINOR SUBDIVISION PLAN
1 MONITOR DRIVE AND
SEWALLS FALLS ROAD CONCORD, NH
OWNED BY/PREPARED FOR
NEWSPAPERS OF NEW HAMPSHIRE INC.

SCALE: 1"=50'

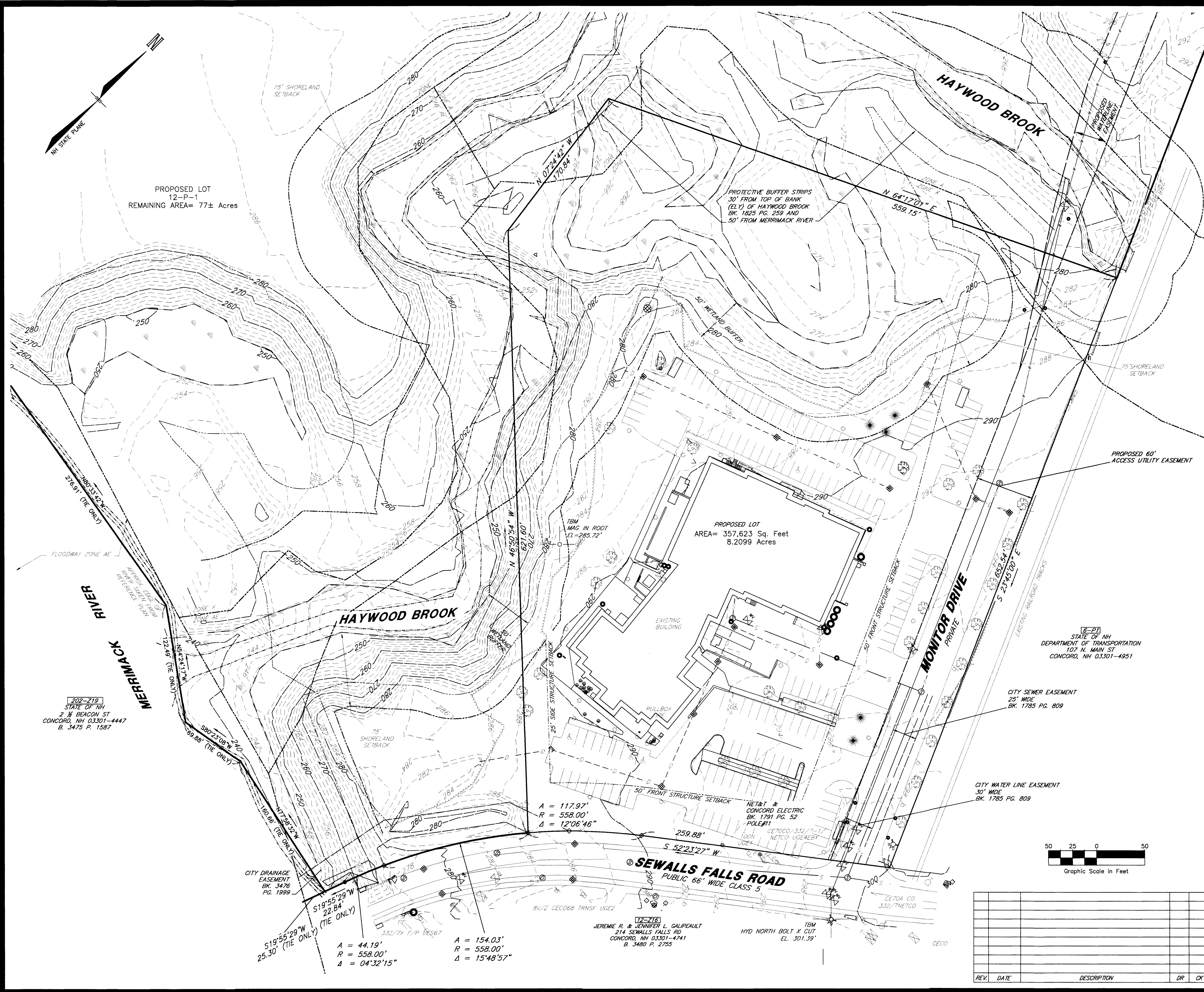
SEPTEMBER 18, 2019



Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

48 CONSTITUTION DRIVE
BEDFORD, NH 03110
PHONE (603) 472-4488
FAX (603) 472-9747
WWW.TFMORAN.COM

95936.02 DR STB FB
CK HGM CADFILE 95936-02 Survey SHEET 2 OF 5



WETLAND CERTIFICATION

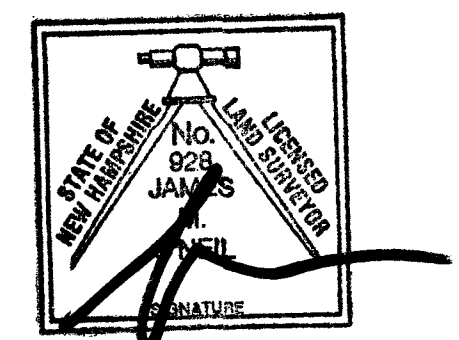
JURISDICTIONAL WETLANDS SHOWN ON THIS PLAN WERE DELINEATED IN AUGUST & SEPTEMBER 2019 BY CHRISTOPHER K. DANFORTH CWS #077. THE WETLANDS WERE DELINEATED ACCORDING TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL (1987) AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2, JANUARY 2012. DOMINANT HYDRIC SOILS WITHIN THE WETLAND(S) WERE IDENTIFIED USING "FIELD INDICATORS OF HYDRIC SOILS OF THE UNITED STATES" A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, NRCS, VERSION 8.1, 2017. DOMINANCE OF HYDROPHYTIC VEGETATION WAS DETERMINED USING THE USACE NATIONAL WETLAND PLANT LIST, NWPL 2016 VERSION 3.3 [HTTP://WETLAND_PLANTS.USACE.ARMY.MIL](http://wetland_plants.usace.army.mil).



CERTIFICATION

I HEREBY CERTIFY, TO MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THIS PLAN SHOWS THE RESULTS OF AN ON THE GROUND "STANDARD PROPERTY SURVEY" AND THAT SAID SURVEY MEETS THE MINIMUM PRECISION AND/OR ACCURACY MEASUREMENTS FOR SURVEY CLASSIFICATION "U" (URBAN) AS SET FORTH IN TABLE 500.1 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS ADOPTED 8/23/01, EFFECTIVE 8/24/01.

I FURTHER CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS A MAXIMUM ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY.



OWNER'S STATEMENT

IT IS HEREBY AGREED THAT, AS THE OWNER (NEWSPAPERS OF NEW HAMPSHIRE) OF THE PROPERTY, I WILL CONSTRUCT THE PROJECT AS APPROVED AND AS SHOWN ON THE ENCLOSED SET OF PLANS. FURTHER, I AGREE TO MAINTAIN THE SITE IMPROVEMENTS FOR THE DURATION OF THE USE.

OWNER'S SIGNATURE (NEWSPAPERS OF NEW HAMPSHIRE) _____ DATE _____

TAX MAP 12 LOT P-1
MINOR SUBDIVISION TOPOGRAPHIC PLAN
1 MONITOR DRIVE AND
SEWALLS FALLS ROAD CONCORD, NH
OWNED BY/PREPARED FOR
NEWSPAPERS OF NEW HAMPSHIRE INC.

SCALE: 1"=50'

SEPTEMBER 18, 2019

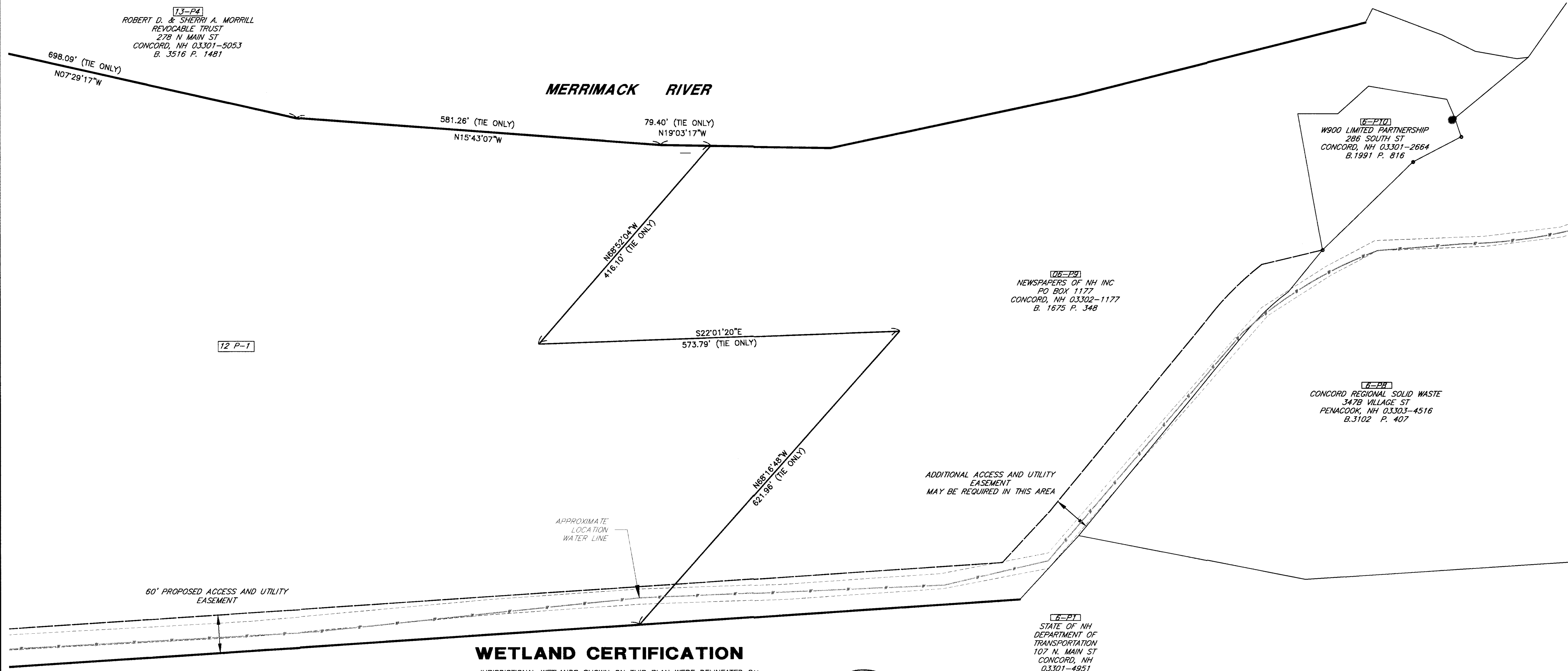


Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

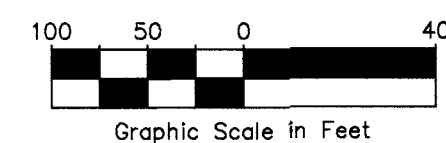
48 CONSTITUTION DRIVE
BEDFORD, NH 03110
PHONE (603) 472-4488
FAX (603) 472-9747
WWW.TFMORAN.COM

REV.	DATE	DESCRIPTION	DR	CK

95936.02	DR	STB	FB	—	95936-02 Survey	SHEET 3 OF 5
	CK	HGM	CADFILE			

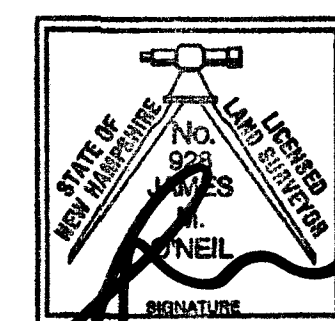


JURISDICTIONAL WETLANDS SHOWN ON THIS PLAN WERE DELINEATED ON DATE BY CHRISTOPHER K. DANFORTH CWS #077. THE WETLANDS WERE DELINEATED ACCORDING TO THE CORPUS OF ENGINEERS WETLAND DELINEATION MANUAL (1987) AND THE REGIONAL SUPPLEMENT TO THE CORPUS OF ENGINEERS WETLAND DELINEATION MANUAL, NORTHERN ARIZONA REGION, JANUARY 1992. DOMINANT HYDRIC SOILS WITHIN THE WETLAND(S) WERE IDENTIFIED USING "FIELD INDICATORS OF HYDRIC SOILS OF THE UNITED STATES" A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, NRCS, VERSION 8.1, 2017. DOMINANCE OF HYDROPHYTIC VEGETATION AND PERMANENTLY FLOODED AREAS WERE DETERMINED USING THE NWPL VERSION 3.3 [HTTP://WETLAND_PLANTS.USACE.ARMY.MIL](http://wetland_plants.usace.army.mil)

[illegible]

I HEREBY CERTIFY, TO MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THIS PLAN SHOWS THE RESULTS OF AN ON THE GROUND "STANDARD PROPERTY SURVEY" AND THAT SAID SURVEY MEETS THE MINIMUM PRECISION AND/OR ACCURACY MEASUREMENTS FOR SURVEY CLASSIFICATION "U" (URBAN) AS SET FORTH IN TABLE 500.1 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS ADOPTED 8/23/01, EFFECTIVE 8/24/01.

I FURTHER CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS A MAXIMUM ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY.



OWNER'S STATEMENT

IT IS HEREBY AGREED THAT, AS THE OWNER (NEWSPAPERS OF NEW HAMPSHIRE) OF THE PROPERTY, I WILL CONSTRUCT THE PROJECT AS APPROVED AND AS SHOWN ON THE ENCLOSED SET OF PLANS. FURTHER, I AGREE TO MAINTAIN THE SITE IMPROVEMENTS FOR THE DURATION OF THE USE.

OWNER'S SIGNATURE (NEWSPAPERS OF NEW HAMPSHIRE) _____ DATE _____

TAX MAP 12 LOT P-1
MINOR SUBDIVISION OVERALL PLAN
1 MONITOR DRIVE AND
SEWALLS FALLS ROAD CONCORD, NH
 OWNED BY/PREPARED FOR
NEWSPAPERS OF NEW HAMPSHIRE INC.

SCALE, 1"=100'

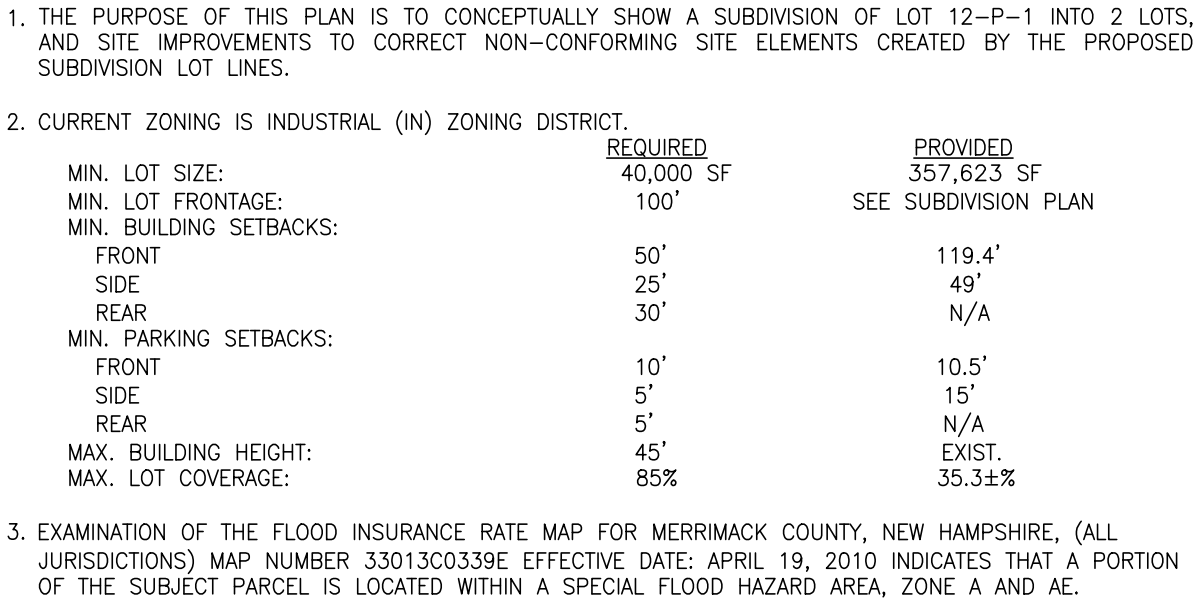
SEPTEMBER 18, 2019



Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

48 CONSTITUTION DRIVE
BEDFORD, NH 03110
PHONE (603) 472-4488
FAX (603) 472-9747
WWW.TFMORAN.COM

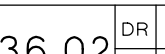
FILE	95936.02	DR	STB	FB	-	SHEET 5 OF 5
		CK	HGM	CADFILE	95936-02 Survey	



1. BOUNDARY PLAN PREPARED FOR NEWSPAPERS OF NEW HAMPSHIRE INC. SEWALLS FALLS RD. CONCORD, N.H. FEB 10, 1989 BY RICHARD D. BARTLETT L.L.S. M.C.R.D. PLAN #10891
2. ASBUILT PLAN PREPARED FOR NEWSPAPERS OF NEW HAMPSHIRE INC. PROJECT LOCATION: MAP P-27 BLOCK 4, LOTS 2 & 3 SEWALLS FALLS RD. CONCORD, N.H. SEPT. 21, 1989 BY RICHARD D. BARTLETT. M.C.R.D. PLAN #11360.
3. EASEMENT PLAN PREPARED FOR THE CITY OF CONCORD ENCUMBERING THE LAND OF NEWSPAPERS OF NH, INC. PROJECT LOCATION: SEWALLS FALLS RD. CONCORD, N.H. MAP 12P LOT 1 DEC 3, 2014 BY RICHARD D. BARTLETT & ASSOCIATES, LLC. M.C.R.D. PLAN #201500008650.
4. RIGHT-OF-WAY REESTABLISHMENT PLAN OF SEWALLS FALLS ROAD PREPARED FOR THE CITY OF CONCORD PROJECT LOCATION: SEWALLS FALLS ROAD FROM MOUNTAIN ROAD TO MANOR ROAD DEC 3, 2014 BY RICHARD D. BARTLETT & ASSOCIATES, C. LLC. M.C.R.D. PLAN #201500004826.
5. RIGHT-OF-WAY AND TRACK MAP THE CONCORD & MONTREAL R.R. OPERATED BY THE BOSTON AND MAINE R.R. STATION 229 & 37 TO STATION 282 & 17 JUNE 30, 1914 OFFICE OF THE VALUATION ENGINEER BOSTON, MASS. V.21/40. M.C.R.D. PLAN #4176 (SHEET 5 OF 24).
6. RIGHT-OF-WAY AND TRACK MAP THE CONCORD & MONTREAL R.R. OPERATED BY THE BOSTON AND MAINE R.R. STATION 282 & 17 TO STATION 334 & 97 JUNE 30, 1914 OFFICE OF THE VALUATION ENGINEER BOSTON, MASS. V.21/41. M.C.R.D. PLAN #4176 (SHEET 6 OF 24).

TAX MAP 12 LOT P-1
CONCEPTUAL SITE PLAN
 1 MONITOR DRIVE AND
 SEWALLS FALLS ROAD CONCORD, NH
 OWNED BY/PREPARED FOR
NEWSPAPERS OF NEW HAMPSHIRE INC.

SCALE: 1"=50' **OCTOBER 10, 2019**

	Civil Engineers Structural Engineers Traffic Engineers Land Surveyors Landscape Architects Scientists			48 CONSTITUTION DRIVE BEDFORD, NH 03110 PHONE (603) 472-4488 FAX (603) 472-9747 WWW.TFMORAN.COM	
	95936.02	DR CK	MSK DC	FB CADFILE	— 95936-02 Concept 10-10-19