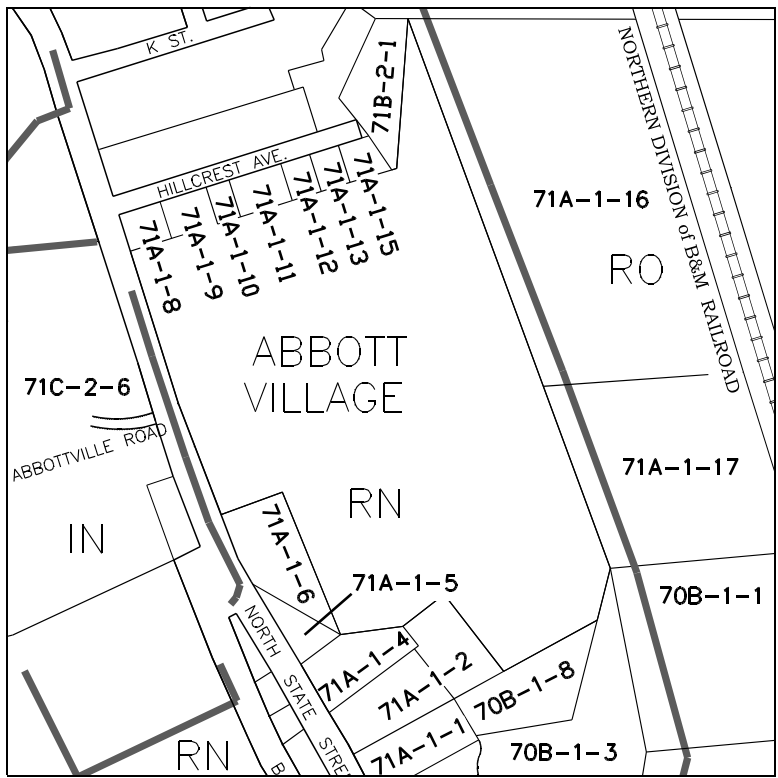




VICINITY PLAN
SCALE 1"=400'

LEGEND

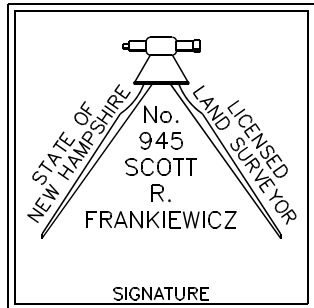
PARENT SUBJECT PARCEL	—————
PROPOSED LOT LINE	-----
EXISTING ABUTTER LINE	-----
PRIVATE WAY	-----
BUILDING SETBACK LINE	-----
EXIST. STONE BOUND	□
EXIST. DRILL HOLE	●
EXIST. REBAR	●
REBAR TO BE SET	●
GRANIT BOUND TO BE SET	■

NOTES:

- 1) THE PURPOSE OF THIS DRAWING IS TO SHOW A SUBDIVISION OF LOT "A" CREATING LOT "B" ON A PARCEL OF LAND IN CONCORD, NH KNOWN AS TAX MAP 71A BLOCK 1 LOT 7.
- 2) TAX MAP 71A BLOCK 1 LOT 7 IS 15.28 ACRES (665,643 S.F.)
PROPOSED LOT "B" CONTAINS 0.45 ACRES (19,537 S.F.)
PROPOSED LOT "A" CONTAINS 14.83 ACRES (646,106 S.F.)
- 3) THIS SITE IS IN THE RN ZONE.
- 4) IN THE RN ZONE THE FOLLOWING DIMENSIONAL CONTROLS ARE IN EFFECT:
MINIMUM LOT SIZE 10,000 S.F.
BUILDABLE LAND LAND 5,000 S.F.
MINIMUM LOT FRONTAGE 80 FT
MINIMUM YARD SETBACKS
FRONT 15 FT
REAR 25 FT
SIDE 10 FT
MAXIMUM LOT COVERAGE 50% REQUIRED 25% PROVIDED
- 5) PROPOSED LOT "B" SHALL BE ACCESSED BY AN EASMENT LABELED "ACCESS EASEMENT" SHOWN ON THIS PLAN
- 6) RESTRICTIVE COVENANTS PLACED UPON PROPOSED LOT "B" CAN BE FOUND WITHIN EXHIBIT C RECORDED HEREWITH

REFERENCE PLANS:

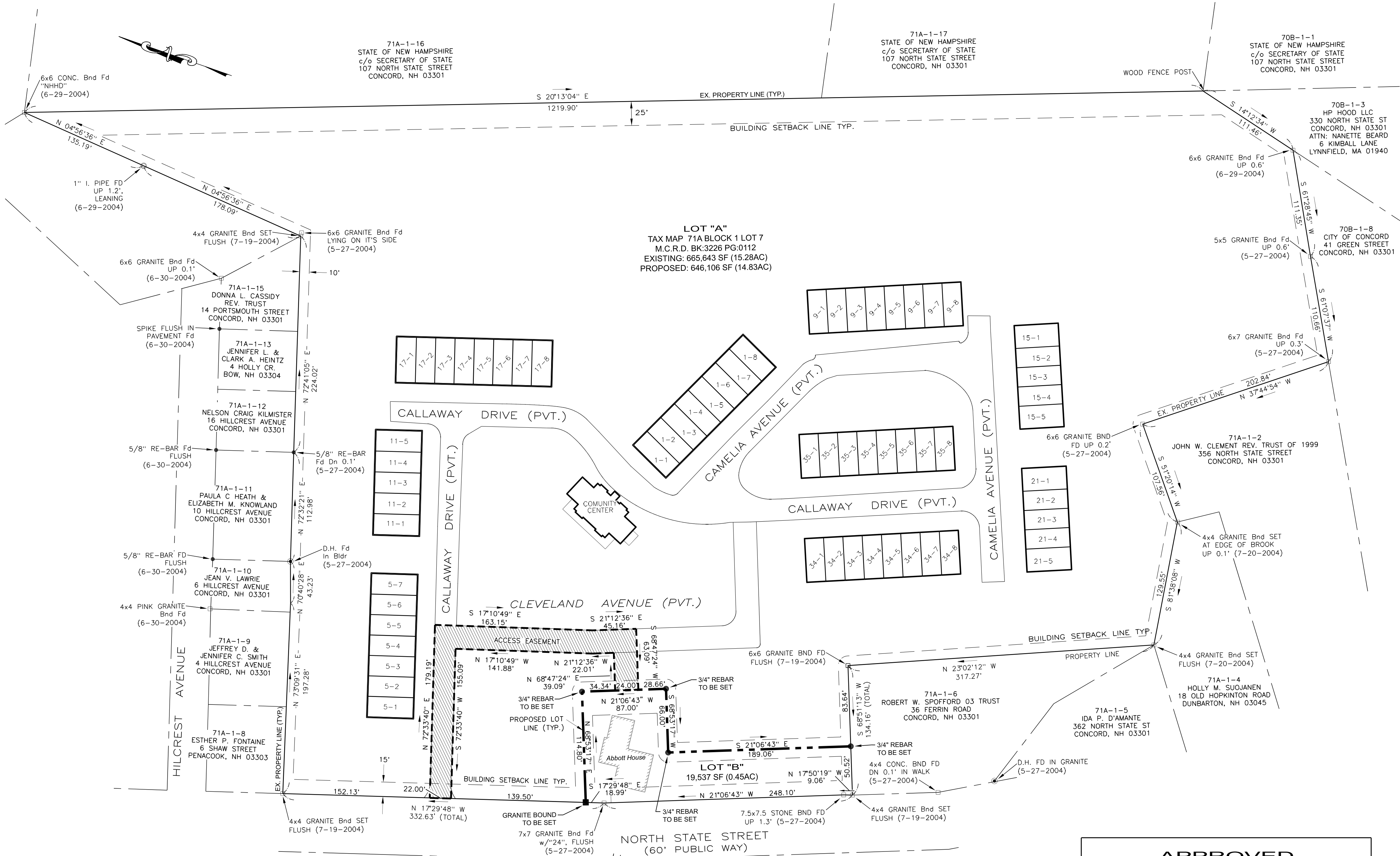
- 1) "2003 WATER MAIN CLEAN AND LINE PROJECT, CITY OF CONCORD GENERAL SERVICES DEPARTMENT", PROJ. # B41-03, DATED MAY 2, 2003, BY THE COMMUNITY DEVELOPMENT DEPARTMENT, ENGINEERING DIVISION.
- 2) "BOUNDARY PLAN OF LAND IN CONCORD, NEW HAMPSHIRE, MAP 71B, BLOCK 2, LOT 6166E", SCALE 1" = 20', DATED DEC. 16, 1996, BY DAHLBERG LAND SERVICES INC., RECORDED M.C.R.D. 14237.
- 3) "RE-SUBDIVISION FOR WEEKS CONCORD INC., NORTH STATE ST., CONCORD, NH", SCALE 1" = 50', DATED MAR. 13, 1979, BY RICHARD D. BARTLETT RLS, RECORDED M.C.R.D. 5736.
- 4) CITY OF CONCORD, NEW HAMPSHIRE, DEPARTMENT OF PUBLIC WORKS, WATER POLLUTION ABATEMENT FACILITIES, OUTSKIRTS SEPARATION - CONTRACT NO. 2, WEST CONCORD, DATED JUNE 1978, BY CAMP DRESSER & MCKEE INC. ON FILE AT CITY OF CONCORD ENGINEERING DEPARTMENT
- 5) "PLAN OF LAND BELONGING TO ANDREW J. ABBOTT, CONCORD, NH", SCALE 1" = 40', DATED AUG. 1931, BY LLOYD & MANN, RECORDED M.C.R.D.
- 6) "PLAN OF LAND BELONGING TO SARAH E. GAY, WEST CONCORD, NH", SCALE 1" = 20', DATED MAR. 1924, BY LLOYD & MANN, RECORDED M.C.R.D.
- 7) "CONDOMINIUM PLAN ABBOTT VILLAGE", SCALE 1" = 60', DATED MAY 30, 2006 REVISED NOV. 19, 2010 REVISED PHASING LINE RECORDED PLAN# 20140003738 M.C.R.D.
- 8) "CONDOMINIUM PLAN ABBOTT VILLAGE", SCALE 1" = 60', DATED JANUARY 2007 REVISED JANUARY 5, 2007 RECORDED PLAN# 18462 M.C.R.D.



I CERTIFY THAT THIS PLAT IS BASED UPON THE PLAN REFERENCES AND A FIELD SURVEY CONDUCTED ON THE GROUND IN SPRING OF 2020, MEETING THE MINIMUM REQUIREMENTS FOR ACCURACY, 1:10,000 AND COMPLETENESS PER THE STATE OF NEW HAMPSHIRE AND THE CITY OF CONCORD, NH.

SCOTT R. FRANKIEWICZ, LLS

DATE:



APPROVED

UNDER THE PROVISIONS OF R.S.A. 674: 35 & R.S.A. 674:36
CITY PLANNING BOARD
CITY OF CONCORD, NEW HAMPSHIRE
APPROVAL OF THIS PLAT IS LIMITED TO LOTS AS SHOWN
IN ACCORDANCE WITH VOTE OF THE BOARD AS DATED:

CLERK

CHAIR

REV.	DATE	DESCRIPTION	BY

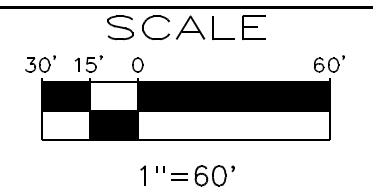
SUBDIVISION PLAN
TAX MAP 71A BLOCK 1 LOT 7
" ABBOTT VILLAGE "

382 NORTH STATE STREET
CONCORD, MERRIMACK Co., NH

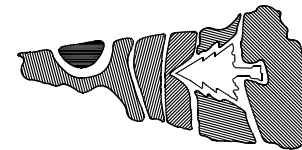
PREPARED FOR
ABBOTT FARM, LLC

100 MAIN STREET, SUITE 140, DOVER, NH 03820

SEPT 10, 2020

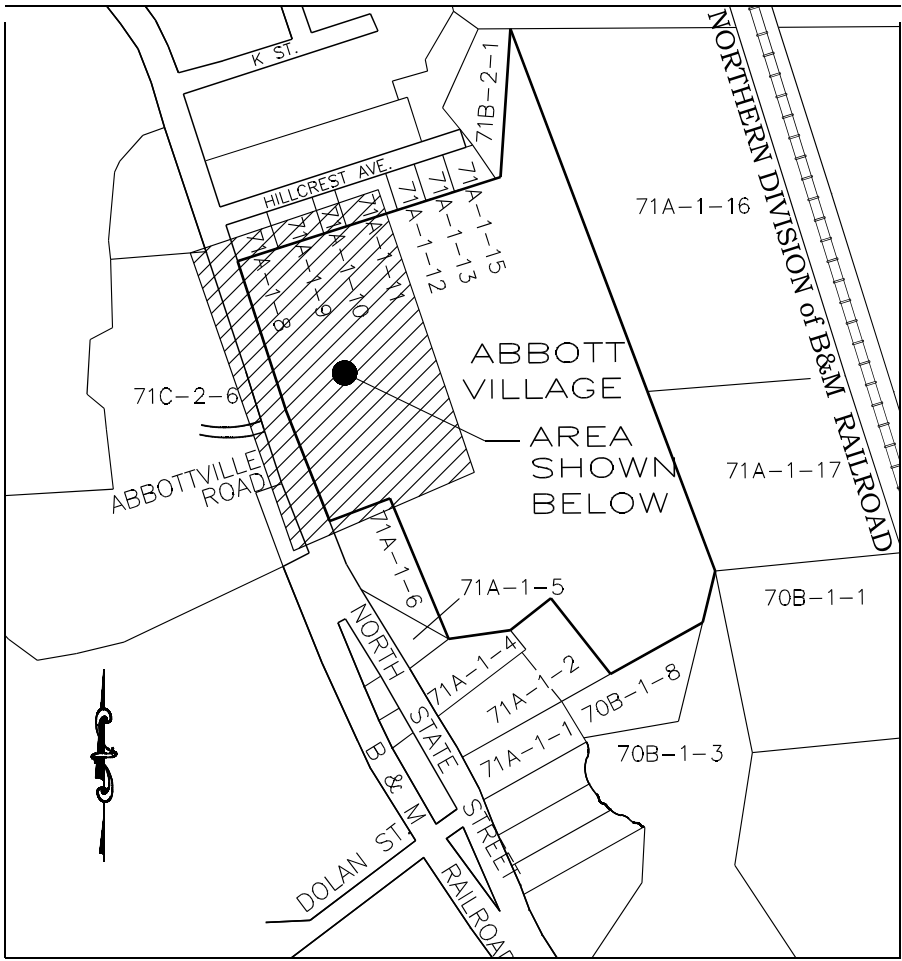


N.H. LAND
Consultants
SURVEYING • LAND PLANNING • REAL ESTATE
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SHEET 1
1 of 2
JOB NO. 4015-16

P:\New Hampshire Land Consultants projects\171.01 Brown Engineering-Abbott Village-Concord\200914.dwg from Mario\4015-16 Subdivision Plan-NHLC.dwg Sep 15, 2020-11:42am



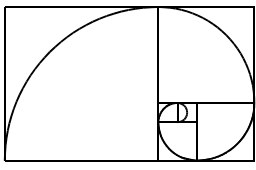
LOCATION PLAN SCALE 1"=400'

BROWN ENGINEERING, LLC

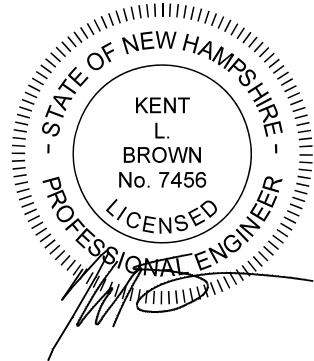
345 NH ROUTE 104 SUITE 7
NEW HAMPTON, NH, 03256
Tel: (603) 744-1044
www.browngineeringllc.com

civil engineers, surveyors
construction managers

BROWN
ENGINEERING



civil engineers

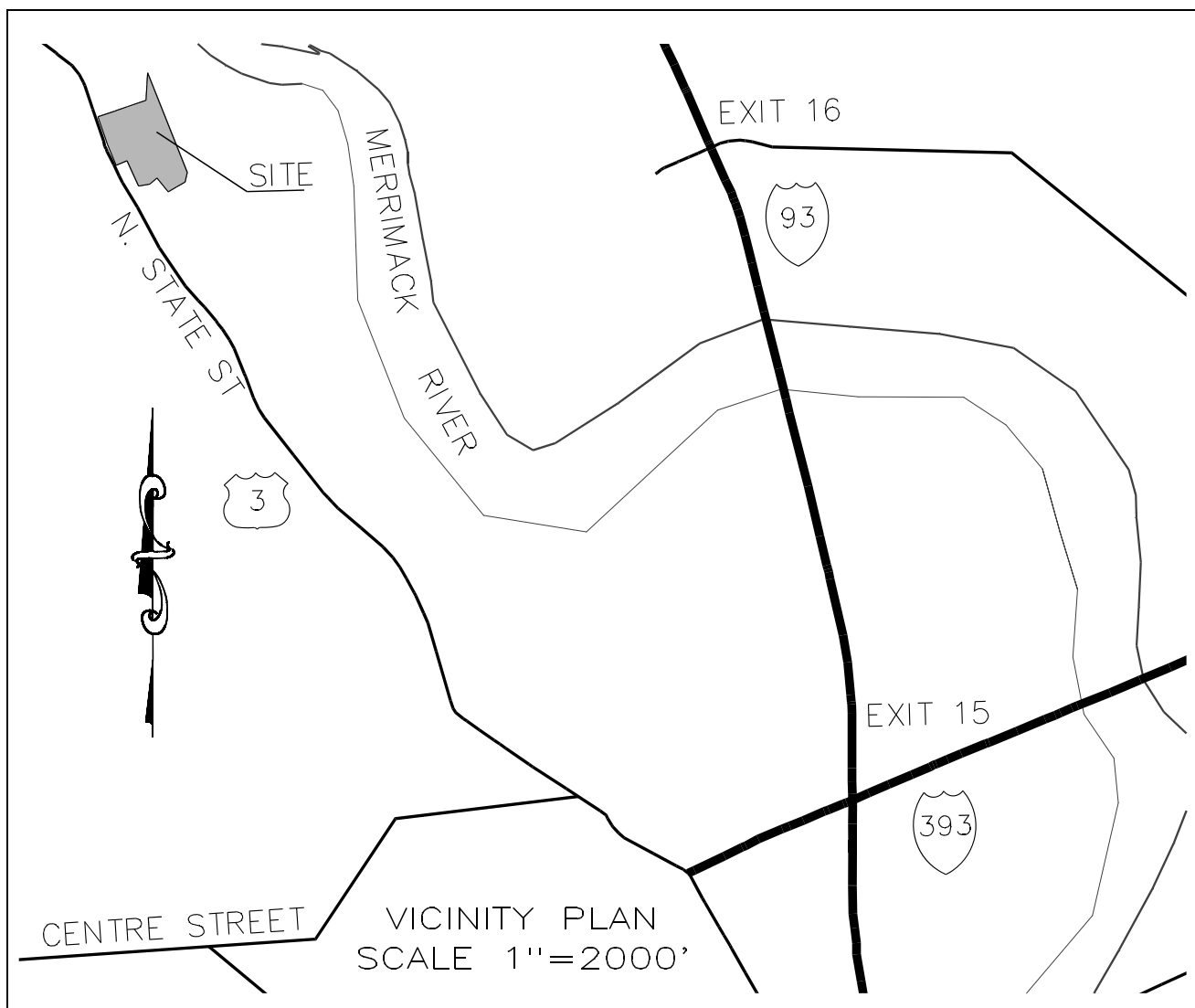


LEGEND

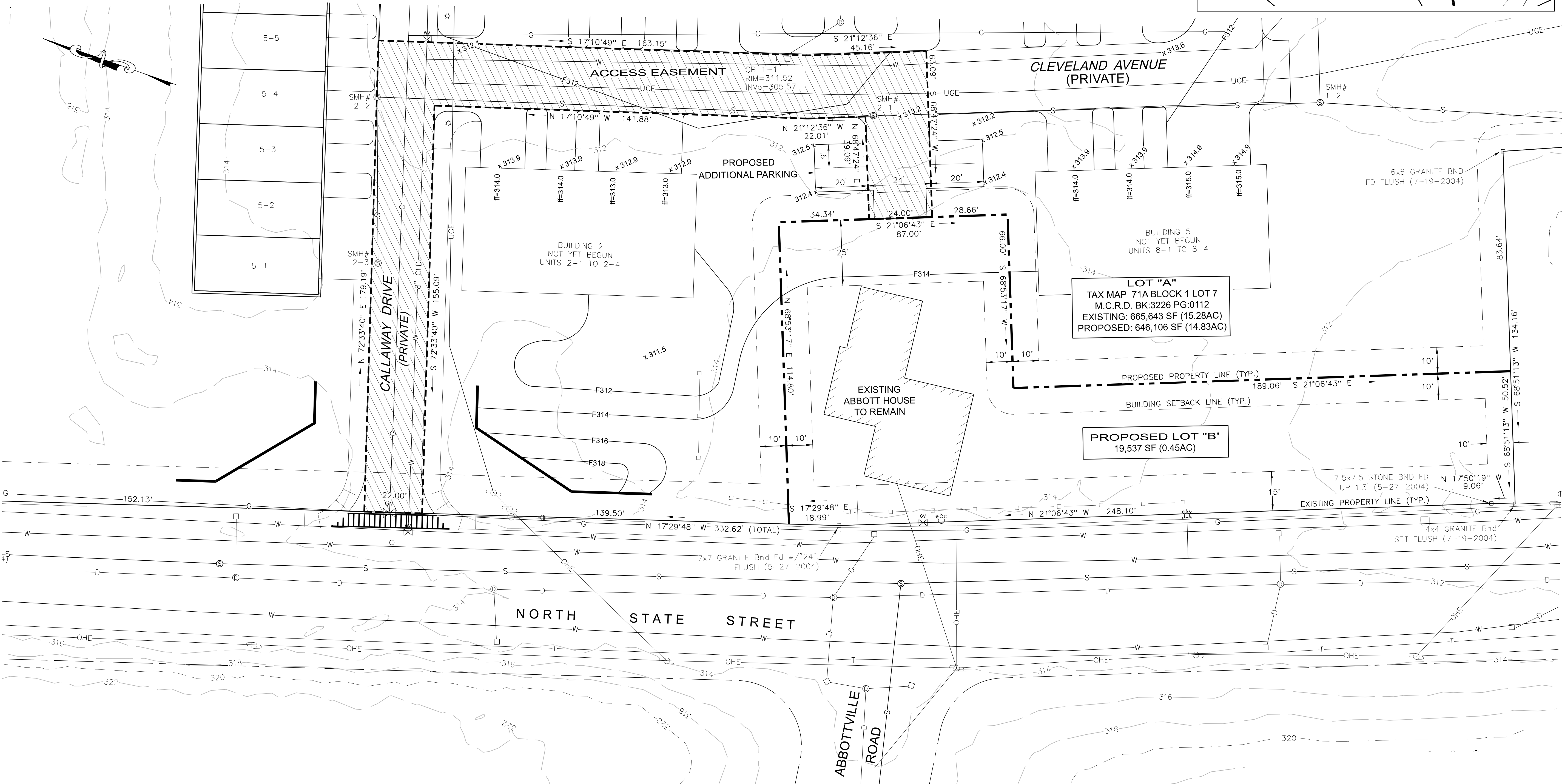
EXIST. PROPERTY LINES	— — — — —
EXIST. SEWER LINE	—S—S—
EXIST. WATER LINE	—W—W—
EXIST. OVERHEAD ELEC.	—OHE—
EXIST. UNDERGROUND ELEC. WITH JUNCTION BOX	—UGE—
EXIST. DRAIN LINE	—D—
EXIST. GAS LINE	—G—
EXIST. CONTOUR LINE	—312—
PROPOSED CONTOUR	—F312—
PROPOSED GRADE	x 312.5
PROPOSED LOT LINE	— — — — —
BUILDING SETBACK LINE	— — — — —

NOTES:

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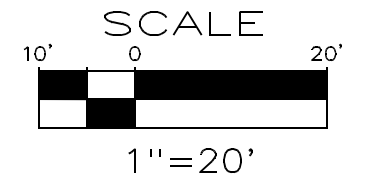


VICINITY PLAN SCALE 1"=2000'



PROPOSED SUBDIVISION
TAX MAP 71A BLOCK 1 LOT 7
"ABBOTT VILLAGE"
382 NORTH STATE STREET
CONCORD, MERRIMACK CO., NH
PREPARED FOR
ABBOTT FARM, LLC
100 MAIN STREET, SUITE 140, DOVER, NH 03820

SEPT 10, 2020



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683C FIRST NH TURNPIKE, NORTHWOOD, NH 03251 PH: 603-942-9220 WEBSITE: NHLANDCONSULTANTS.COM



SHEET 2
JOB NO. 4015-16

