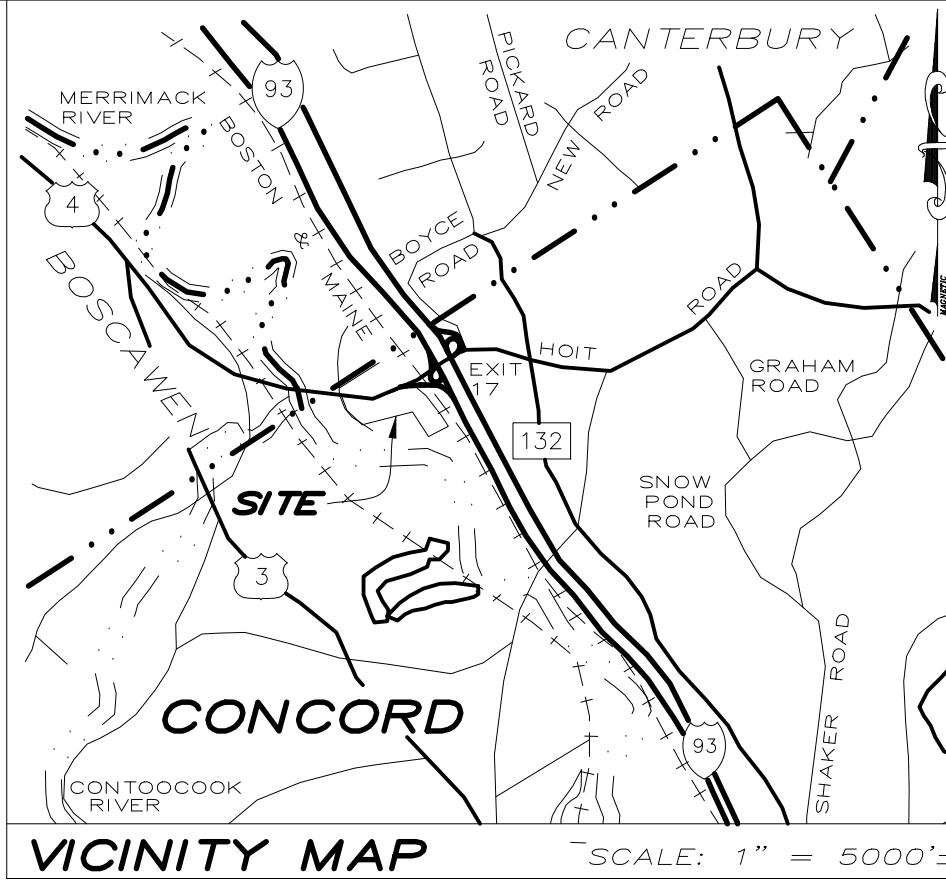


LEGEND

- IRON PIPE/STEEL PIN FOUND
- DRILLED HOLE FOUND
- GRANITE/STONE BOUND FOUND
- DRILLED HOLE SET
- 1" REBAR WITH CAP SET
- 1" REBAR SET
- GRANITE BOUND SET
- BOUNDARY POINT
- TREE LINE
- STONE WALL
- EDGE OF PAVEMENT
- OVERHEAD UTILITY LINES
- WATER LINE
- UTILITY POLE
- UTILITY POLE WITH GUY WIRE(S)
- WATER SHUTOFF
- FIRE HYDRANT
- SEWER MANHOLE
- UNDERGROUND TELEPHONE
- UNDERGROUND CABLE



NOTES

- Owner of Record: Tax Map 06P Lot 6 - Bradley Whitney & Jennifer Habel having a mailing address of 78 North Pembroke Road - Epsom, NH 03234. For deed reference see Probate #15-02345. Owner of Record: Tax Map 06P Lot 5 - Interchange Development LLC having a mailing address of 152 Morrill Road - Concord, NH 03224. For deed reference see M.C.R.D. at Bk. 3219 Pg. 598.
- Boundary information shown for Lot 5 is from a field survey performed by this office between the dates of February, 2007 and December 2013 with an electronic total station instrument having a control traverse error of closure of 1 in 22165. Performed according to the NH Code of Administration Rules (Lan 503.04 - Classification "U") for the surveys of real property. Boundary information shown for Lot 6 is from plan ref. #1. No boundary survey has been performed by this office.
- Topography lines shown westerly of railroad tracks to "TOP OF SLOPE" line and at the southwesterly corner of lot 6 which are shown as solid lines have been electronically reproduced from the City of Concord GIS system. No topo survey by this office.
- Approximate location of wetlands outside of the project area.
- The limits of Jurisdictional wetlands as shown on this plan were delineated by Gove Environmental Services, Inc., on 10/18/2018 utilizing the following standards:
US Army Corps of Engineers Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region, Technical Report ERDC/EL TR-12-1, January 2012, Version 2.0. Field Indicators of Hydric Soils in the United States, A Guide for Identifying and Delineating Hydric Soils, Version 7.0. United States Department of Agriculture (2010). North American Digital Flora: National Wetland Plant List, current version.
- Floodplain boundary lines shown hereon have been electronically reproduced from the FIRM - Flood Insurance Rate Map - Panel 0337E - Map Number 33013C0337E with an effective date of April 19, 2010.
ZONE X = Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.
ZONE X = Areas determined to be outside the 0.2% annual chance floodplain (no shading).
ZONE A = Special Flood Hazard Areas (SFHAs) subject to inundation by the 1% annual chance flood - No base Flood Elevations determined.

PLAN REFERENCES

- Plan entitled "SUBDIVISION PLAN OF THE LAND OF ROBERT C. & SUSAN A. WHITNEY" dated March 15, 1990. Prepared by Golden Engineering & Surveying, Inc. and recorded at the M.C.R.D. as plan number 11669.
- Plan entitled "RE-SUBDIVISION PLAT LAND OF SUSAN A. WHITNEY" dated March 17, 2010. Prepared by this office and recorded at the M.C.R.D. as plan number 19568.
- Plan entitled "EASEMENT PLAN PREPARED FOR DRAKE PETROLEUM COMPANY, INC." dated January 22, 2013. Prepared by MHF Design Consultants, Inc. and recorded at the M.C.R.D. as plan number 201300027018.
- Plan entitled "RE-SUBDIVISION PLAT LAND OF SUSAN A. WHITNEY AND INTERCHANGE DEVELOPMENT LLC" dated February 10, 2014. Prepared by this office and recorded at the M.C.R.D. as plan number 201400012586.
- Plan entitled "RE-SUBDIVISION PLAT LANDS OF BRADLEY WHITNEY AND JENNIFER HABEL AND INTERCHANGE DEVELOPMENT LLC" dated November 10, 2018. Prepared by this office recorded at the M.C.R.D. as document number 2019-000-3556.

NOTES (CONTINUED)

- The proposed driveway location WILL BE in compliance with the existing easements along Whitney Road. See Bk. 3426 Pg. 691 for rights of the City of Concord.
- The horizontal datum of this plan is NAD88 (CORS 96). This datum was established at the site using GPS data from the State of New Hampshire Department of Transportation standard disk designation "073-0260" and Ashtech Promark 2 receivers at the site. Static field procedures were used.
- The vertical datum of this plan is NAVD88. The orthometric elevations were derived using Geoid 99. This datum was established at the site using GPS data from the State of New Hampshire Department of Transportation standard disk stamped "073-0260" and Ashtech Promark 2 receivers at the site. Static field procedures were used.
- The topography shown hereon is from a topographic survey performed by this office.
- Please refer to plans Titled "Interchange Development" prepared by TFMoran which are recorded at MCRD and available at City of Concord Planning & Community Development Dept.

EASEMENTS OF RECORD

- Sanitary Sewer Easement to the City of Concord at book 1839 page 2278. See survey.
- Slope Easements to the City of Concord at book 1777 page 464. See survey.
- Sanitary Sewer Easement to the City of Concord at book 3426 page 691. See survey.
- Fire Hydrant Easement to the City of Concord at book 3426 page 688. See survey.
- Sidewalk Easement to the City of Concord at book 3426 page 685. See survey.

I hereby certify that the survey and this plat was prepared by me or those under my direct immediate supervision.

Licensed Land Surveyor License No. Date

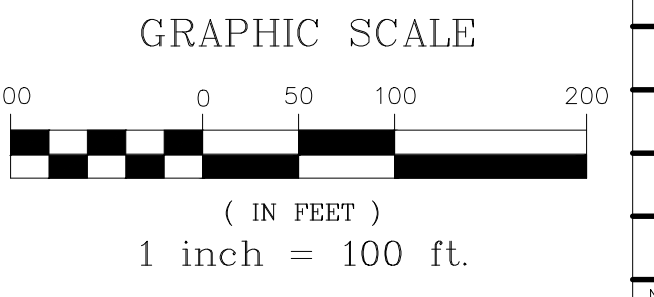
ZONING REQUIREMENTS

GWP = GATEWAY PERFORMANCE DISTRICT ZONE
Minimum Lot Size = 40,000 Sq. Ft.
Minimum Buildable Land = 6,250 Sq. Ft.
Minimum Frontage = 300 feet
Maximum Lot Coverage = 85%
Structure Setbacks:
Front = 25 feet
Side = 25 feet
Rear = 25 feet
IN = INDUSTRIAL DISTRICT
Minimum Lot Size = 40,000 Sq. Ft.
Minimum Buildable Land = 20,000 Sq. Ft.
Minimum Frontage = 200 feet
Maximum Lot Coverage = 85%
Structure Setbacks:
Front = 50 feet
Side = 25 feet
Rear = 30 feet

EASEMENT PLAN
1 inch = 100 ft.

FWS LAND SURVEYING P.L.L.C.

56 BOYCE ROAD CANTERBURY, NH 03224
(603) 783 - 9924



NO.	DATE	REVISION

DATE: NOVEMBER 20, 2020
PROJECT NO. 18-032
RECORDING NO:
DATE:
SHEET 1 OF 1

CONDOMINIUM SITE PLAN
LANDS OF
BRADLEY WHITNEY AND JENNIFER HABEL
INTERCHANGE DEVELOPMENT LLC
LOCATION
WHITNEY ROAD - CONCORD, NH - MERRIMACK COUNTY
TAX MAP 06P LOTS 5 & 6

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
Clerk Chair

The ways shown on this plan and labeled as Merchant Way and Interchange Drive are intended by the subdividers Bradley Whitney, Jennifer Habel, and Interchange Development LLC, and the City of Concord Planning Board to remain as private ways. The recording of this plan shall not be construed as an offer of dedication of those ways as public highways under the New Hampshire common law of dedication and acceptance, nor shall the approval of this plat constitute an approval of those ways as public streets pursuant to RSA 674:40.