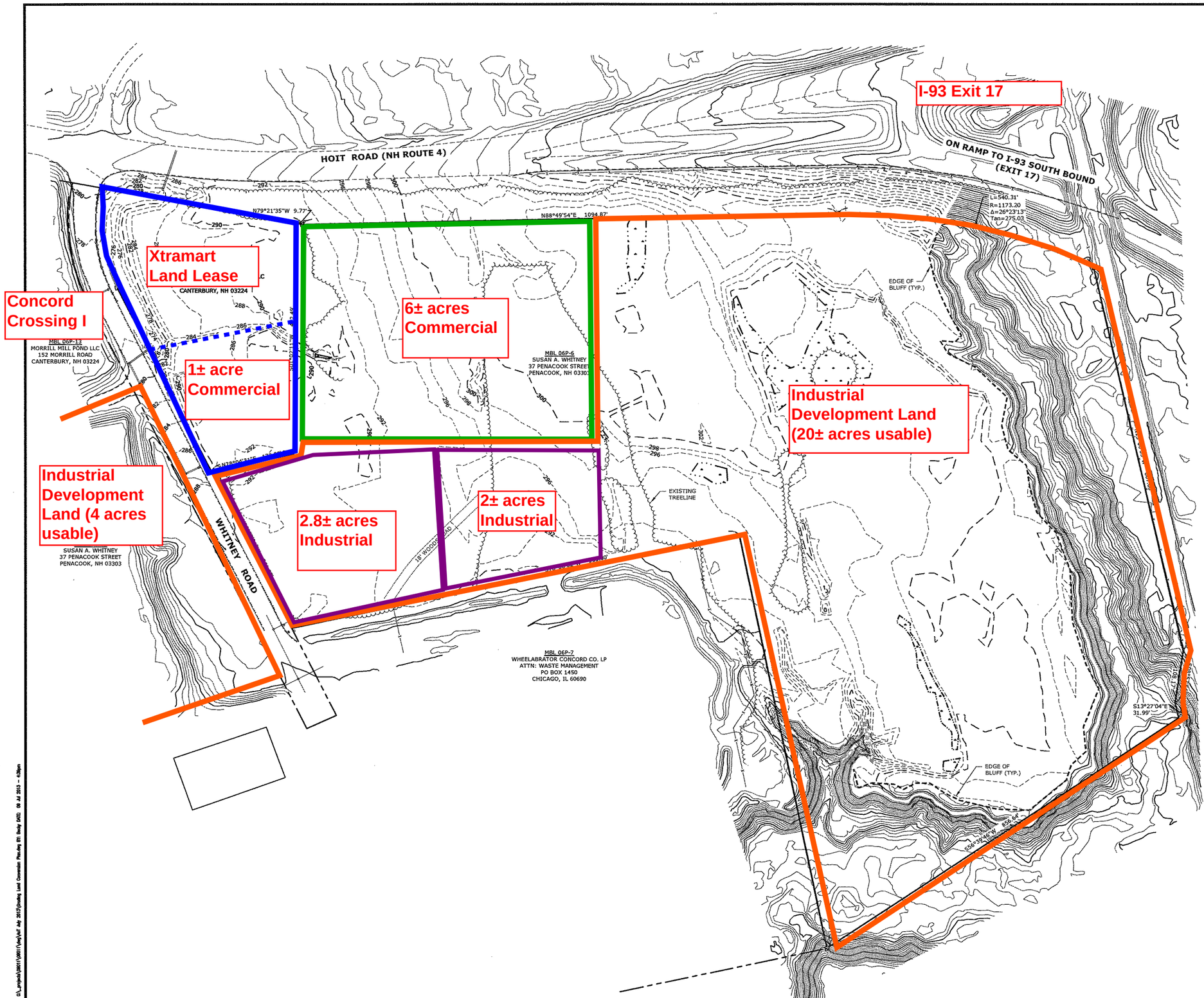

NOTES:

1. REFERENCE THE SUBJECT PARCEL AS CITY OF CONCORD MAP/BLOCK/LOT 06P-6.

   OWNER OF RECORD IS: SUSAN A. WHITNEY
   37 PENACOOK STREET
   PENACOOK, NH 03303

2. THE PURPOSE OF THIS PLAN IS TO DEPICT THE EXISTING CONDITIONS OF THE SUBJECT PARCEL.
3. BOUNDARY INFORMATION SHOWN HEREON IS PER PLAN REFERENCE #1.
4. TOPOGRAPHIC INFORMATION SHOWN HEREON IS PER REFERENCE PLAN #2 AND HAS BEEN SUPPLEMENTED WITH CITY OF CONCORD GIS TOPOGRAPHY.
5. JURISDICTIONAL WETLANDS SHOWN ON THIS PLAN WERE FIELD DELINEATED BY JAMES P. GOVE, CERTIFIED WETLAND SCIENTIST #004, IN APRIL 2012. (SEE WETLAND NOTES, THIS SHEET)
6. TOTAL AREA OF THE SUBJECT PARCEL IS 39.29 ACRES.
7. THE PARCEL IS SPLIT-ZONED, AS SHOWN, BETWEEN THE CU-URBAN COMMERCIAL AND IN-INDUSTRIAL ZONING DISTRICTS.

PLAN REFERENCES:

1. "RE-SUBDIVISION PLAT, LAND OF SUSAN A. WHITNEY, WHITNEY ROAD, CONCORD, NH, MERRIMACK COUNTY, TAX MAP P027 BLOCK 2 LOTS 18 & 19," PREPARED BY FWS LAND SURVEYING, PLLC, DATED MARCH 17, 2010.
2. "EXISTING CONDITIONS PLAT, PREPARED FOR DAVID & LAURIE RAUSEO; LOCATION, WHITNEY ROAD - CONCORD, NH - MERRIMACK COUNTY, TAX MAP R102 BLOCK 2 LOT 18 & 19"; PREPARED BY FWS LAND SURVEYING, PLLC; DATED FEB. 19, 2007.
3. PLAN ENTITLED "LAND RESUBDIVISION OF ROBERT C. WHITNEY" DATED APRIL 1986. PREPARED BY ROSTRON ASSOCIATES AND RECORDED AT THE MERRIMACK COUNTY REGISTRY OF DEEDS AS PLAN NUMBER 12695.

WETLAND NOTES:

1. WETLANDS SHOWN HEREON HAVE BEEN DELINEATED BY GOVE ENVIRONMENTAL SERVICES, INC. ON APRIL 26 & 27, 2012. WETLANDS WERE EVALUATED UTILIZING THE FOLLOWING STANDARDS:

   US ARMY CORPS OF ENGINEERS INTERIM REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, TECHNICAL REPORT ERDC/EL TR-09-19 (OCT2009).

   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, VERSION 2.2.1 (2009).

   CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES. USFW MANUAL FWS/OBS-79/31 (1979).

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

EXISTING CONDITIONS PLAN

PREPARED FOR:

CONCORD CROSSING II

(MAP/BLOCK/LOT: 06P-5 & 06P-6) WHITNEY ROAD
CONCORD, NEW HAMPSHIRE

PREPARED FOR: DAVID & LAURIE RAUSEO
2 WHITNEY ROAD
CONCORD, NH 03301

REVISIONS:

NO.	DATE	DESCRIPTION

NORTHPOINT ENGINEERING, LLC
Civil Engineering / Land Planning / Construction Services
5 Sheep Davis Rd, Ste F
Pembroke, NH 03275
Tel 603-226-1166
Fax 603-226-1160
www.northpointeng.com

DATE: JULY 2013
PROJ: 09011
SCALE: 1"=100'
SHEET: 1 of 5

FILE: G:_projects\09011\09011\dwg\Apr 2013\Existing Land Conversion Plan.dwg BY: Becky DATE: 09 Jul 2013 - 4:39pm