

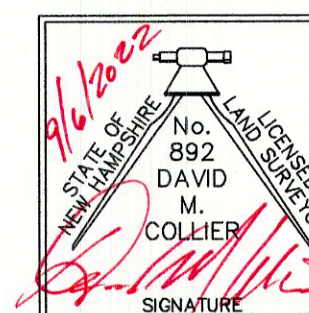
PLAN REFERENCES:

- "BOUNDARY SURVEY PLAN PREPARED FOR THE NEW LONDON HOSPITAL ASSOCIATION, INC. TOWN OF NEW LONDON, COUNTY OF MERRIMACK, STATE OF NEW HAMPSHIRE." DATED OCTOBER, 2013. SCALE 1" = 100'. PREPARED BY CHA. M.C.R.D. 20284.
- "SURVEY PLAN FOR THE NEW LONDON HOSPITAL ASSOCIATION, INC. COUNTY ROAD, NEW LONDON, MERRIMACK COUNTY, N.H." DATED JANUARY 31, 1995. SCALE 1" = 100'. PREPARED BY T&M ASSOCIATES, INC. M.C.R.D. 13205.
- "SUBDIVISION FOR NEW LONDON HOSPITAL ASSOCIATION, INC. COUNTY ROAD, NEW LONDON, NEW HAMPSHIRE." DATED NOVEMBER 20, 1986. SCALE 1" = 100'. PREPARED BY BRISTOL, SWEET & ASSOCIATES, INC. M.C.R.D. 9395.
- "STATE OF NEW HAMPSHIRE HIGHWAY DEPARTMENT, PLANS OF PROPOSED FEDERAL AID PROJECT NO. F 241(3), SUNAPEE LAKE ROAD, DATED OCTOBER 7, 1947. SCALE 1" = 50'. WITH RIGHT OF WAY MARKUPS. ON FILE AT THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION, PROJECT P-2066.

CERTIFICATION:

I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN UNADJUSTED LINEAR ERROR OF CLOSURE THAT EXCEEDS BOTH THE MINIMUM OF 1:10,000 AS DEFINED IN SECTION 503.04 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES AND THE MINIMUM OF 1:15,000 AS DEFINED IN SECTION 4.2 OF THE N.H.L.S.A. ETHICS AND STANDARDS.

THIS SURVEY CONFORMS TO A CATEGORY 1 CONDITION 1 SURVEY AS DEFINED IN SECTION 4.1 OF THE N.H.L.S.A. ETHICS AND STANDARDS

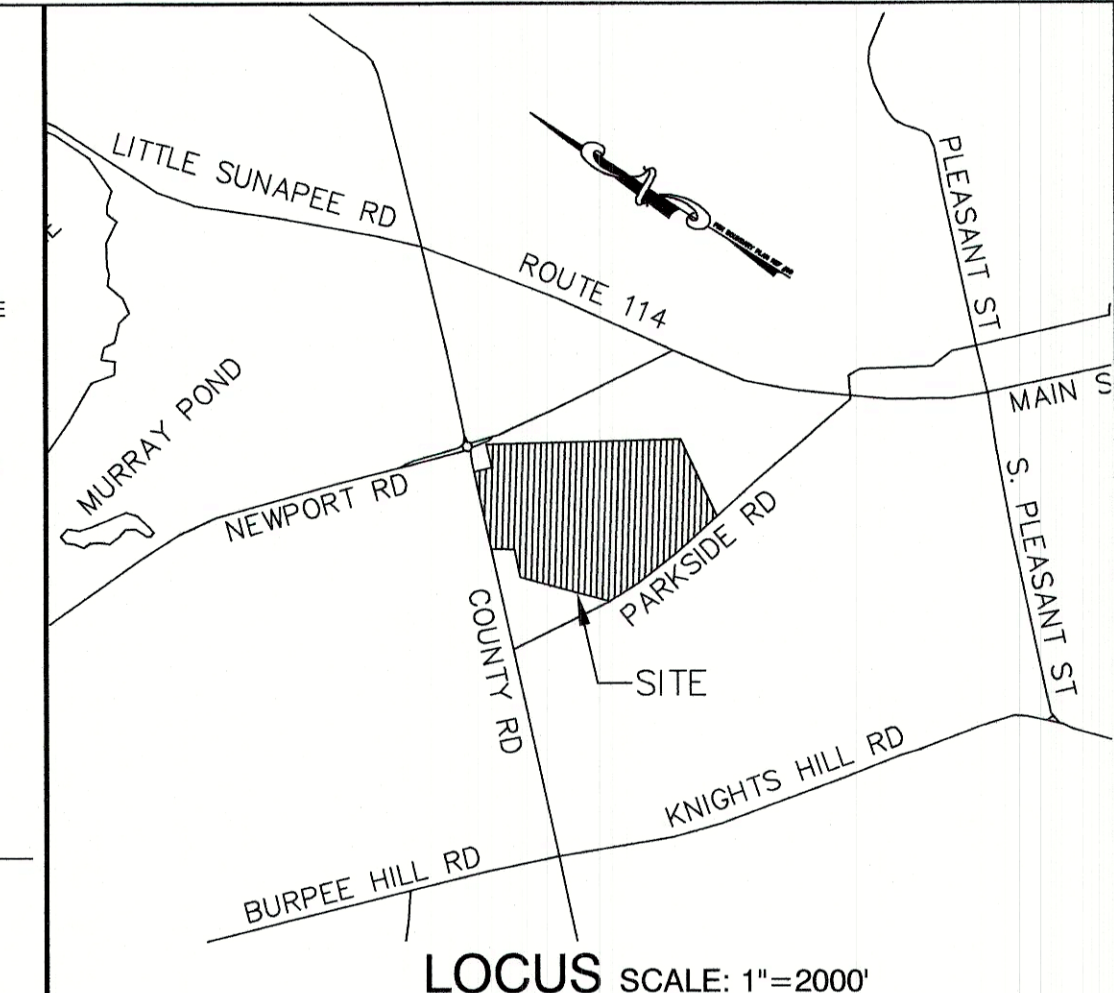


DAVID M. COLLIER, LLS 892
ON BEHALF OF JONES & BEACH ENGINEERS, INC.

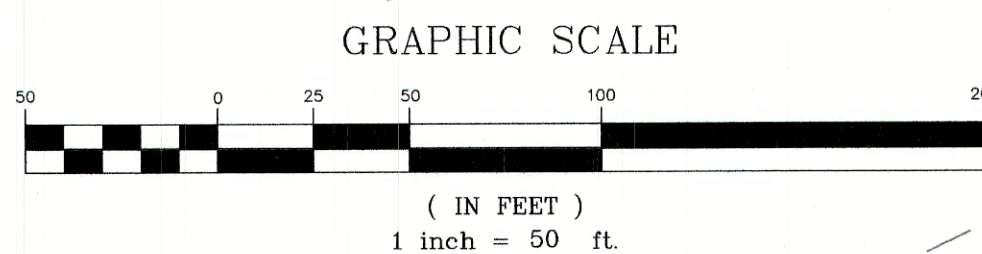
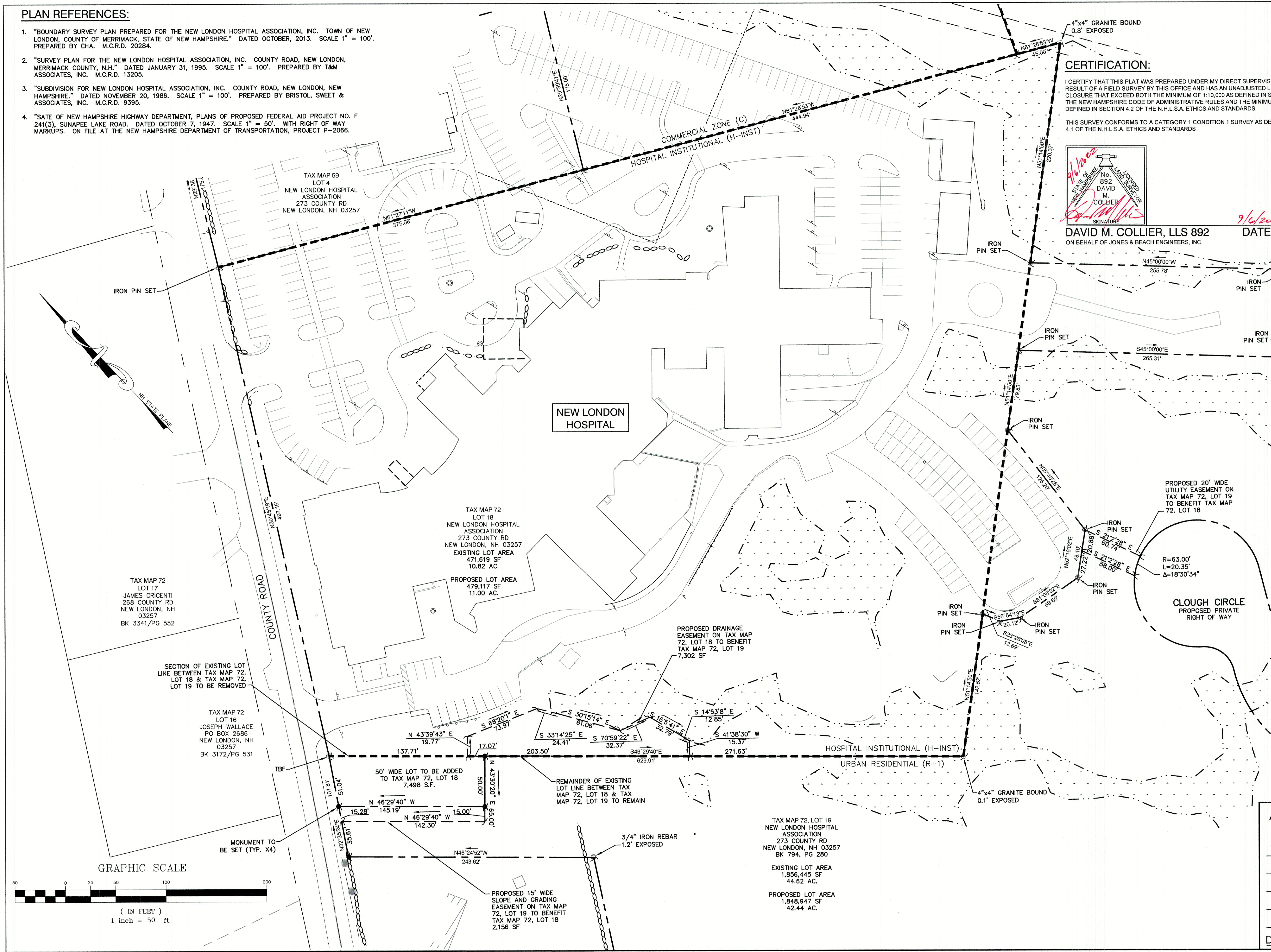
DATE: 9/6/2022

NOTES:

- THE INTENT OF THIS PLAN IS TO GRANT A 50' WIDE LOT THAT IS CURRENTLY PART OF TAX MAP 72, LOT 19 TO TAX MAP 72, LOT 18. BOUNDARY LINES NOT ANNOTATED WITH BEARING AND DISTANCE ARE FROM RECORD PLAN #1.
- ZONING DISTRICT: URBAN RESIDENTIAL (R-1) HOSPITAL INSTITUTIONAL
MIN. LOT AREA = 20,000 S.F. (5 AC FOR P.U.D.) NO REQUIREMENT
MIN. FRONTAGE = 150' NO REQUIREMENT
BUILDING SETBACKS (MIN.):
FRONT = 25' FRONT = 25'
SIDE = 15' SIDE = 25'
REAR = 15' REAR = 25'
P.U.D. BUFFER = 75'
P.U.D. INTERNAL BUILDING SEP. = 25'
P.U.D. MIN. OPEN SPACE = 50%
- THE UTILITY LOCATIONS SHOWN HEREON WERE DETERMINED BY OBSERVED ABOVE GROUND EVIDENCE AND SHOULD BE CONSIDERED APPROXIMATE IN LOCATION ONLY. LOCATION, DEPTH, SIZE, TYPE, EXISTENCE OR NONEXISTENCE OF UNDERGROUND UTILITIES AND/OR UNDERGROUND STORAGE TANKS WAS NOT VERIFIED BY THIS SURVEY. ALL CONTRACTORS SHOULD NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES PRIOR TO ANY EXCAVATION WORK OR CALL DIG-SAFE AT 1-888-DIG-SAFE.
- THE SUBJECT PARCEL IS NOT LOCATED WITHIN AN AREA HAVING A SPECIAL FLOOD HAZARD AREA DESIGNATION (ZONE X) BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), AS SHOWN ON FLOOD INSURANCE RATE MAP NOS. 33013C0095E AND 33013C00115E, BOTH WITH EFFECTIVE DATE OF APRIL 19, 2010.
- BASIS OF BEARING: HORIZONTAL - NH STATE PLAN. VERTICAL - ASSUMED.
- CERTAIN DATA HEREON MAY VARY FROM RECORDED DATA DUE TO DIFFERENCES IN DECLINATION, ORIENTATION, AND METHODS OF MEASUREMENT.
- ALL BOOK AND PAGE NUMBERS REFER TO THE MERRIMACK COUNTY REGISTRY OF DEEDS.
- THE TAX MAP AND LOT NUMBERS ARE BASED ON THE TOWN OF NEW LONDON TAX RECORDS AND ARE SUBJECT TO CHANGE.
- RESEARCH WAS PERFORMED AT THE TOWN OF NEW LONDON ASSESSORS' OFFICE AND THE MERRIMACK COUNTY REGISTRY OF DEEDS.
- THIS SURVEY IS NOT A CERTIFICATION TO OWNERSHIP OR TITLE OF LANDS SHOWN. OWNERSHIP AND ENCUMBRANCES ARE MATTERS OF TITLE EXAMINATION NOT OF A BOUNDARY SURVEY. THE INTENT OF THIS PLAN IS TO RETRACE THE BOUNDARY LINES OF DEEDS REFERENCED HEREON. OWNERSHIP OF ADJOINING PROPERTIES IS ACCORDING TO ASSESSOR'S RECORDS. THIS PLAN MAY OR MAY NOT INDICATE ALL ENCUMBRANCES EXPRESSED, IMPLIED OR PRESCRIPTIVE.
- ANY USE OF THIS PLAN AND OR ACCOMPANYING DESCRIPTIONS SHOULD BE DONE WITH LEGAL COUNSEL, TO BE CERTAIN THAT TITLES ARE CLEAR, THAT INFORMATION IS CURRENT, AND THAT ANY NECESSARY CERTIFICATES ARE IN PLACE FOR A PARTICULAR CONVEYANCE, OR OTHER USES.
- THE LIMITS OF JURISDICTIONAL WETLANDS WERE DELINEATED BY BRENDEN WALDEN OF GOVE ENVIRONMENTAL SERVICES IN AUGUST 2017 IN ACCORDANCE WITH THE FOLLOWING GUIDANCE DOCUMENTS:
A. THE CORPS OF ENGINEERS FEDERAL MANUAL FOR IDENTIFYING AND DELINEATING JURISDICTIONAL WETLANDS.
B. THE NORTH CENTRAL & NORTHEAST REGIONAL SUPPLEMENT TO THE FEDERAL MANUAL.
C. THE CURRENT VERSION OF THE FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, AS PUBLISHED BY THE NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION AND/OR THE CURRENT VERSION OF THE FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, AS PUBLISHED BY THE USDA, NRCS, AS APPROPRIATE.
D. THE CURRENT NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS, AS PUBLISHED BY THE US FISH AND WILDLIFE SERVICE.
- THIS PLAN IS THE RESULT OF A CLOSED TRAVERSE WITH A RAW, UNADJUSTED LINEAR ERROR OF CLOSURE GREATER THAN 1 IN 15,000.
- SURVEY THE LINES SHOWN HEREON ARE NOT BOUNDARY LINES. THEY SHOULD ONLY BE USED TO LOCATE THE PARCEL SURVEYED FROM THE FOUND MONUMENTS SHOWN AND LOCATED BY THIS SURVEY.



LOCUS SCALE: 1"=2000'



APPROVED - TOWN OF NEW LONDON PLANNING BOARD	PROJECT PARCEL TOWN OF NEW LONDON TAX MAP 72, LOTS 18 & 19
APPLICANT CONTINUUM HEALTH SERVICES, INC. 250 GODDARD ROAD LEWISTON, ME 04240	TOTAL LOT AREA 2,328,064 SQ. FT. 53.44 ACRES
DATE:	

Design: BWG	Draft: EMP	Date: 7/3/18
Checked: WGM	Scale: AS NOTED	Project No.: 17190
Drawing Name: 17190-PLAN.dwg		
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.		

REV.	DATE	REVISION	BY
5	09/06/22	ISSUED REVISED DESIGN	DJM
4	03/02/22	REVISED UNIT ALLOCATION	EMP
3	01/12/22	REVISED PER AOT RESUBMISSION COMMENTS	EMP
2	07/12/21	AOT APPLICATION AMENDMENT SUBMISSION	EMP
1	01/18/21	SITE PLAN AMENDMENT	EMP

Designed and Produced in NH

J/B Jones & Beach Engineers, Inc.
Civil Engineering Services

85 Portsmouth Ave. PO Box 219 Stratham, NH 03885

603-772-4746
FAX: 603-772-0227
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	LOT LINE ADJUSTMENT PLAN
Project:	"NEW LONDON PLACE" COUNTY ROAD & PARKSIDE ROAD, NEW LONDON, NH
Owner of Record:	NEW LONDON HOSPITAL ASSOCIATION 273 COUNTY ROAD, NEW LONDON, NH 03257

DRAWING No.	SU-3
SHEET 4 OF 43 JBE PROJECT NO. 17190	