

NOTES:

- 1) "THE LANDOWNER IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL WETLANDS REGULATIONS, INCLUDING ANY PERMITTING AND SETBACK REQUIREMENTS REQUIRED UNDER THESE REGULATIONS."
- 2) "THE MINIMUM OPEN SPACE REQUIREMENT FOR THE NP-NEIGHBORHOOD PROFESSIONAL ZONING DISTRICT IS (25%)
- 3) "NO STRUCTURE OF ANY TYPE SHALL BE CONSTRUCTED ON THE EXISTING UTILITY EASEMENT (ON THE UNDEVELOPED LOT "B-1")"
- 4) THIS PARCEL DOES NOT LIE WITHIN A FLOOD ZONE. SEE FIRM COMMUNITY PANEL 330130 0401 E. MAP REVISED: MAY 17, 2005 AND LOMR: 18-01-014P, EFFECTIVE NOV. 5, 2018.
- 5) SHEET 2 IS ON FILE AT THE TOWN OF EXETER.

APPROVED BY THE EXETER PLANNING BOARD:

CHAIRPERSON
DATE:

(81/51)
RECORD OWNER
KINGSTON ROAD 12, LLC
12 KINGSTON ROAD, UNIT D
EXETER, NH 03833
BK. 6076 PG. 2609
80,149 S.F.
1.84 ACRES
LOT B
D-14703

THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.

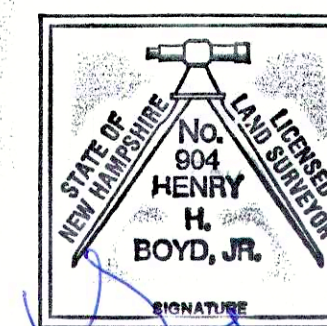
THE CERTIFICATIONS SHOWN HEREON ARE INTENDED TO MEET REGISTRY OF DEEDS REQUIREMENTS AND ARE NOT A CERTIFICATION TO TITLE OR OWNERSHIP OF PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE ACCORDING TO CURRENT TOWN/CITY ASSESSOR'S RECORDS.

I CERTIFY:

THAT THIS ACTUAL SURVEY WAS MADE ON THE GROUND BETWEEN AUGUST 2002 AND APRIL 2021.

THAT THIS PLAN CONFORMS TO THE REGISTER OF DEEDS.

THAT THIS SURVEY CONFORMS TO THE REQUIREMENTS FOR ACCURACY FOR N.H. URBAN SURVEY.



LICENSED LAND SURVEYOR

08-18-2021
DATE

PLAN REFERENCE

"SITE PLAN FOR BRICKYARD BUSINESS CONDOMINIUM IN EXETER, N.H." SCALE: 1"=50'
DATE: MAY 1981 REVISED
MAY 1984 BY: PARKER SURVEY ASSOC., INC.
D-14703

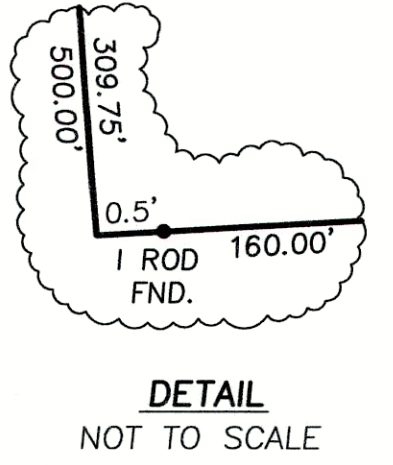
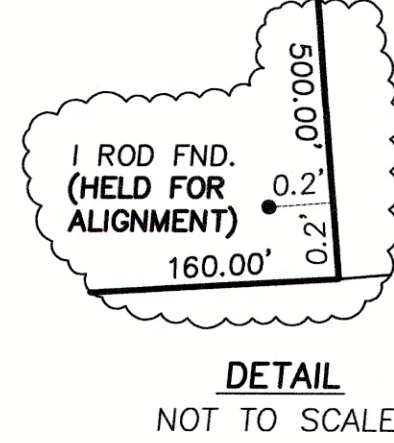
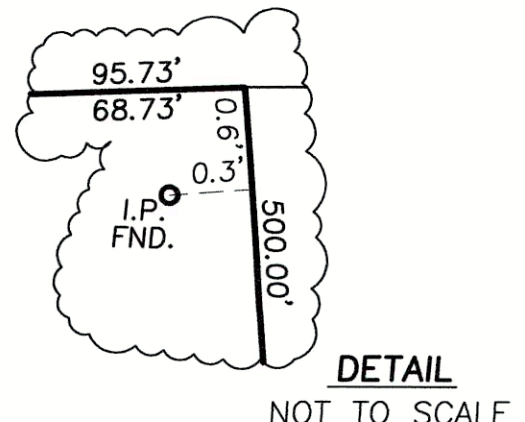
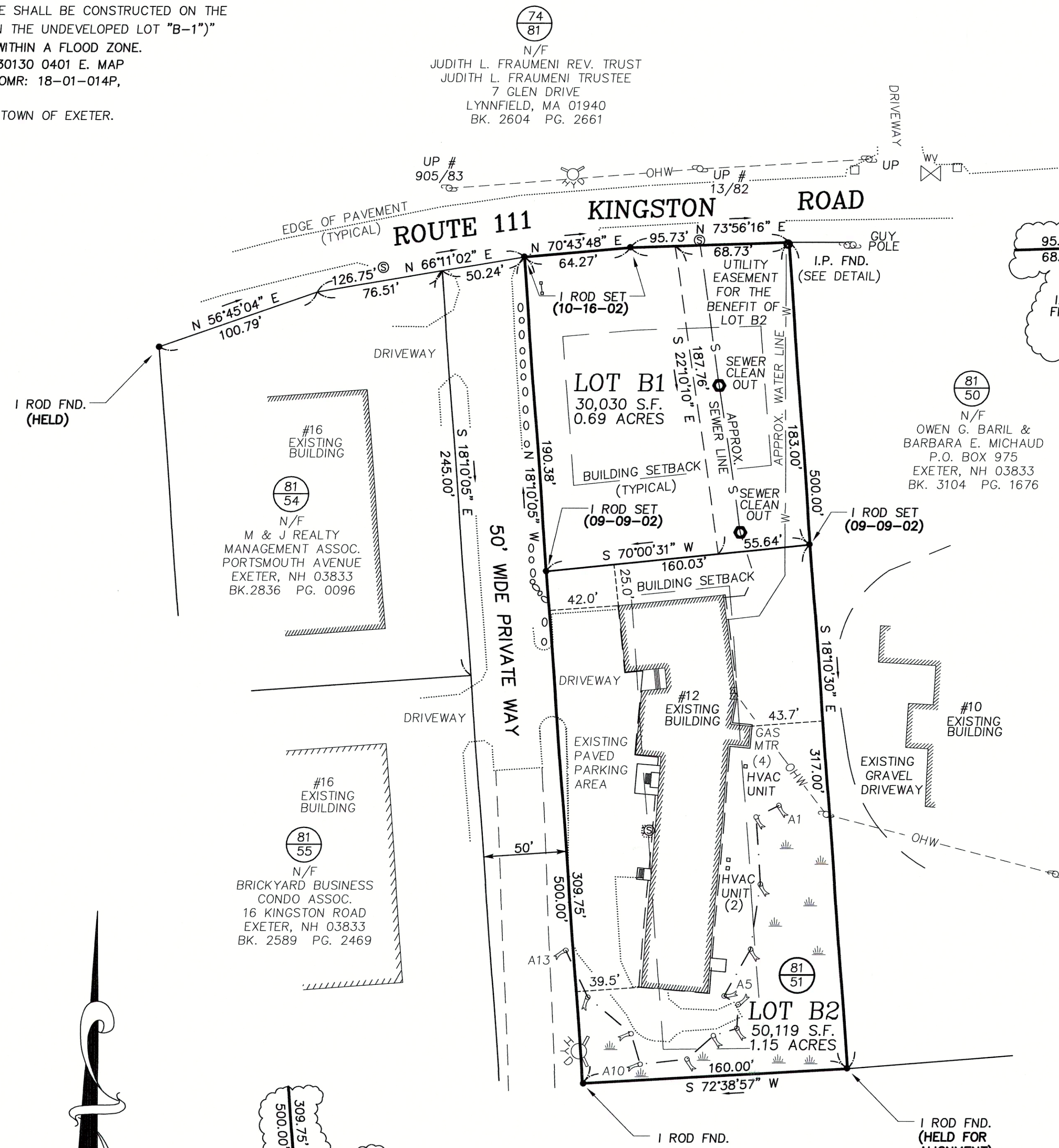
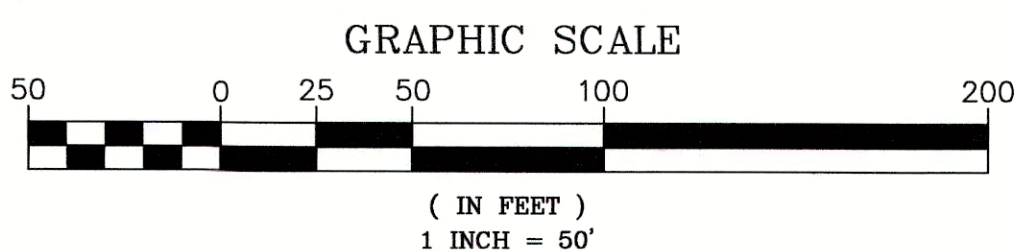
WETLANDS DELINEATION BY MISSION WETLAND & ECOLOGICAL SERVICES LLC SERGIO BONILLA CERTIFIED WETLAND SCIENTIST (#261)

IN ACCORDANCE WITH THE U.S. ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, TECHNICAL REPORT Y-87-1 (JANUARY 1987), AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTH-CENTRAL AND NORTHEAST REGION (JANUARY 2012).

LEGEND

- I.P. IRON PIPE
- I ROD IRON ROD
- FND. FOUND
- ASSESSORS MAP AND PARCEL
- ⊕ HYDRANT
- ⊕ WATER SHUT OFF
- OHW --- OVER HEAD WIRE
- UTILITY POLE
- SEWER MAN HOLE
- S --- APPROX. SEWER LINE
- W --- APPROX. WATER LINE
- SEWER CLEAN OUT
- WETLANDS
- WETFLAG
- ⊕ WATER VALVE
- CATCH BASIN

D-14703



LOT B1
VACANT

LOT B2
80,149 S.F.

EXISTING BUILDING
12,303 S.F. = 15.4% OF LOT AREA
EXISTING LOT COVERAGE
22,330 S.F. = 27.9% OF LOT AREA
OPEN SPACE = 72.1% OF LOT AREA

ZONING DISTRICT
NP COMMERCIAL
MINIMUM REQUIREMENTS

AREA	20,000 S.F.
LOT WIDTH	150'
LOT DEPTH	100'
BUILDING SETBACKS	
FRONT	50'
SIDE	20'
REAR	50'
WETLAND	75'
BUILDING COVERAGE	
MAXIMUM	30%
OPEN SPACE	
MINIMUM	25%

UTILITIES NOTE

THE LOCATION OF UTILITIES SHOWN HEREON IS BASED ON INFORMATION PROVIDED BY OTHERS, AND WHERE POSSIBLE FROM MEASUREMENTS TAKEN IN THE FIELD, AND ARE FOR INFORMATIONAL PURPOSES ONLY. THE CONTRACTOR SHALL CONTACT "DIGSAFE" AT 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION TO REQUEST MARKING OF UNDERGROUND UTILITIES. MILLENNIUM ENGINEERING, INC., ASSUMES NO RESPONSIBILITY FOR ANY DAMAGES INCURRED DIRECTLY OR INDIRECTLY RESULTING THEREFROM.

NO.	DATE	DESCRIPTION	BY

PLANNING BOARD CASE NUMBER 21-XX

LOT LAYOUT SHEET

PLAT OF LAND

IN
EXETER, N.H.

SHOWING
A SUBDIVISION OF LOT B AT
12 KINGSTON ROAD EXETER, NH 03833
(ASSESSORS MAP 81 LOT 51)

RECORD OWNER
12 KINGSTON ROAD, LLC
12 KINGSTON ROAD UNIT D EXETER, NH 03833

MILLENNIUM ENGINEERING INC.
ENGINEERS AND LAND SURVEYORS
P.O. BOX 745 13 HAMPTON ROAD EXETER, NH 03833
PHONE: (603) 778-0528 FAX: (603) 772-0689 WWW.MEI-NH.COM

SCALE: 1"=50'
DATE: MAY 17, 2021

DRWN. BY: K.I.R.
CHKD. BY: H.H.B.

PROJECT: E212640
SHEET: 1 OF 2