

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) THE ELEVATIONS AS SHOWN ARE BASED ON AN ASSUMED VERTICAL DATUM.

LOCUS MAP
NOT TO SCALE

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

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'

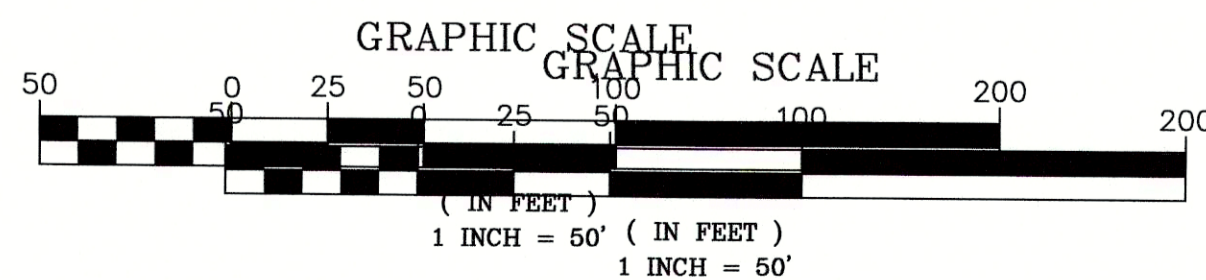
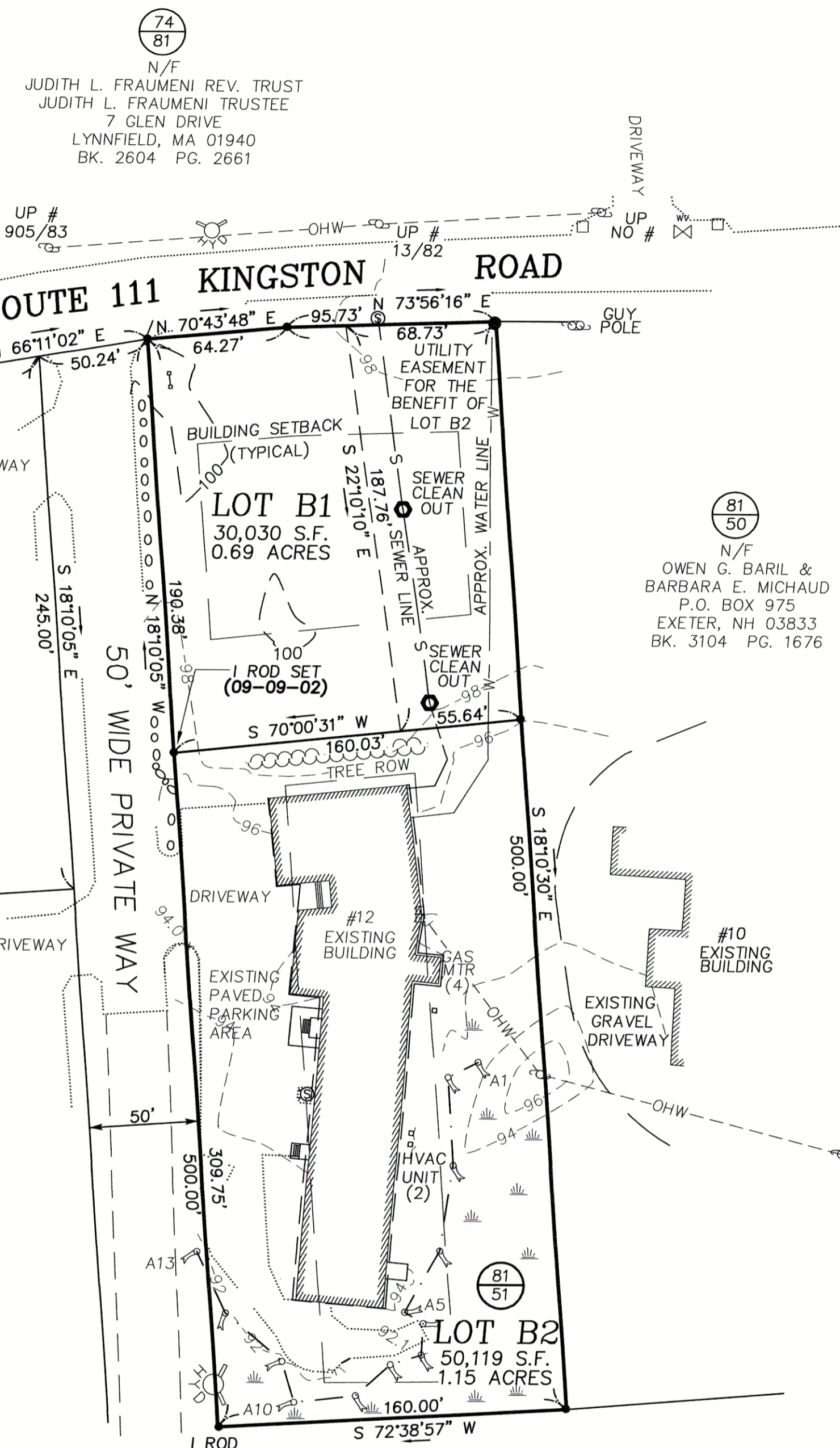
BUILDING COVERAGE

MAXIMUM 30%
OPEN SPACE 25%

LEGEND

- I.P. IRON PIPE
- I ROD IRON ROD FOUND
- ASSESSORS MAP AND PARCEL
- ⊕ HYDRANT
- ⊕ WATER SHUT OFF
- OHW OVER HEAD WIRE
- UTILITY POLE
- ⊕ SEWER MAN HOLE
- APPROX. SEWER LINE
- 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

(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

APPROVED BY THE EXETER PLANNING BOARD:

CHAIRPERSON _____
DATE: _____

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.

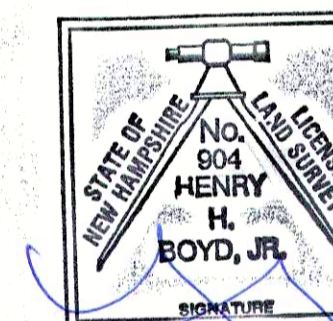
I CERTIFY:

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

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

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: NORTHCENTRAL AND NORTHEAST REGION (JANUARY 2012).



08-18-2021
DATE

PLANNING BOARD CASE NUMBER 21-XX

TOPOGRAPHY/UTILITIES 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' DRWN. BY: K.I.R. PROJECT: E212640
DATE: MAY 20, 2021 CHKD. BY: H.H.B. SHEET: 2 OF 2

NO.	DATE	DESCRIPTION	BY