

MINOR SUBDIVISION NEWSPAPERS OF NEW HAMPSHIRE, INC.

1 MONITOR DRIVE, CONCORD NEW HAMPSHIRE

GENERAL INFORMATION

OWNER / APPLICANT

NEWSPAPERS OF NH INC
 PO BOX 1177
 CONCORD, NH 03302-1177

PREPARED FOR

NEWSPAPERS OF NH INC
 PO BOX 1177
 CONCORD, NH 03302-1177

RESOURCE LIST

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT
 41 GREEN STREET, 3RD FLOOR
 CONCORD, NH 03301
 PHONE: (603) 225-8515
 CONTACT: CARLOS BAIA (DEPUTY CITY MANAGER - DEVELOPMENT) & HEATHER SHANK (CITY PLANNER)

ZONING DEPARTMENT

37 GREEN STREET, CONCORD, NH 03301
 PHONE: (603) 225-8580
 CONTACT: CHRIS CARLEY (CHAIR) & CRIAG WALKER (ZONING ADMINISTRATOR)

CODE ADMINISTRATION

37 GREEN STREET, CONCORD, NH 03301
 PHONE: (603) 225-8580
 CONTACT: MICHAEL SANTA (CODE ADMINISTRATOR)

CITY MANAGER

41 GREEN STREET, CONCORD, NH 03301
 PHONE: (603) 225-8570
 CONTACT: THOMAS J. ASPELL JR.

GENERAL SERVICES (PUBLIC WORKS)

311 NORTH STREET, CONCORD, NH 03301
 PHONE: (603) 228-2737
 CONTACT: CHIP CHESLEY (DIRECTOR)

POLICE DEPARTMENT

35 GREEN STREET, CONCORD, NH 03301
 PHONE: (603) 225-8600
 CONTACT: BRADLEY C. OSGOOD (CHIEF OF POLICE)

FIRE DEPARTMENT

41 GREEN STREET, CONCORD, NH 03301
 PHONE: (603) 225-8570
 CONTACT: DANIEL ANDRUS (FIRE CHIEF)

ABUTTERS

MAP 06P, LOT 1
 STATE OF NH
 DEPARTMENT OF TRANSPORTATION
 107 N. MAIN ST
 CONCORD, NH 03301-4951

MAP 48Z, LOT 8
 STATE OF NH
 C/O SECRETARY OF STATE
 107 N. MAIN ST
 CONCORD, NH 03301-4951

MAP 12Z, LOT 16
 JEREMIE R. & JENNIFER L. GALIPEAULT
 214 SEWALLS FALLS RD
 CONCORD, NH 03301-4741

MAP 12Z, LOT 15
 CITY OF CONCORD
 COMMUNITY DEVELOPMENT
 41 GREEN ST
 CONCORD, NH 03301-4255

MAP 21Z, LOT 2
 STATE OF NH
 C/O SECRETARY OF STATE
 107 N. MAIN ST
 CONCORD, NH 03301-4951

MAP 202Z, LOT 19
 STATE OF NH
 2 1/2 BEACON ST
 CONCORD, NH 03301-4447

MAP 13P, LOT 21
 NORTHERN RAILROAD
 C/O PAN AM RAILWAYS INC
 1700 IRON HORSE PARK
 NORTH BILLERICA, MA 01862-1681

MAP 13P, LOT 4
 ROBERT D. & SHERRI A. MORRILL
 REVOCABLE TRUST
 278 N. MAIN ST
 CONCORD, NH 03301-5053

MAP 06P, LOT 21
 THE HIGHWAY VIEW TRUST
 100 RIVER RD
 BOSCAWEN, NH 03303-2101

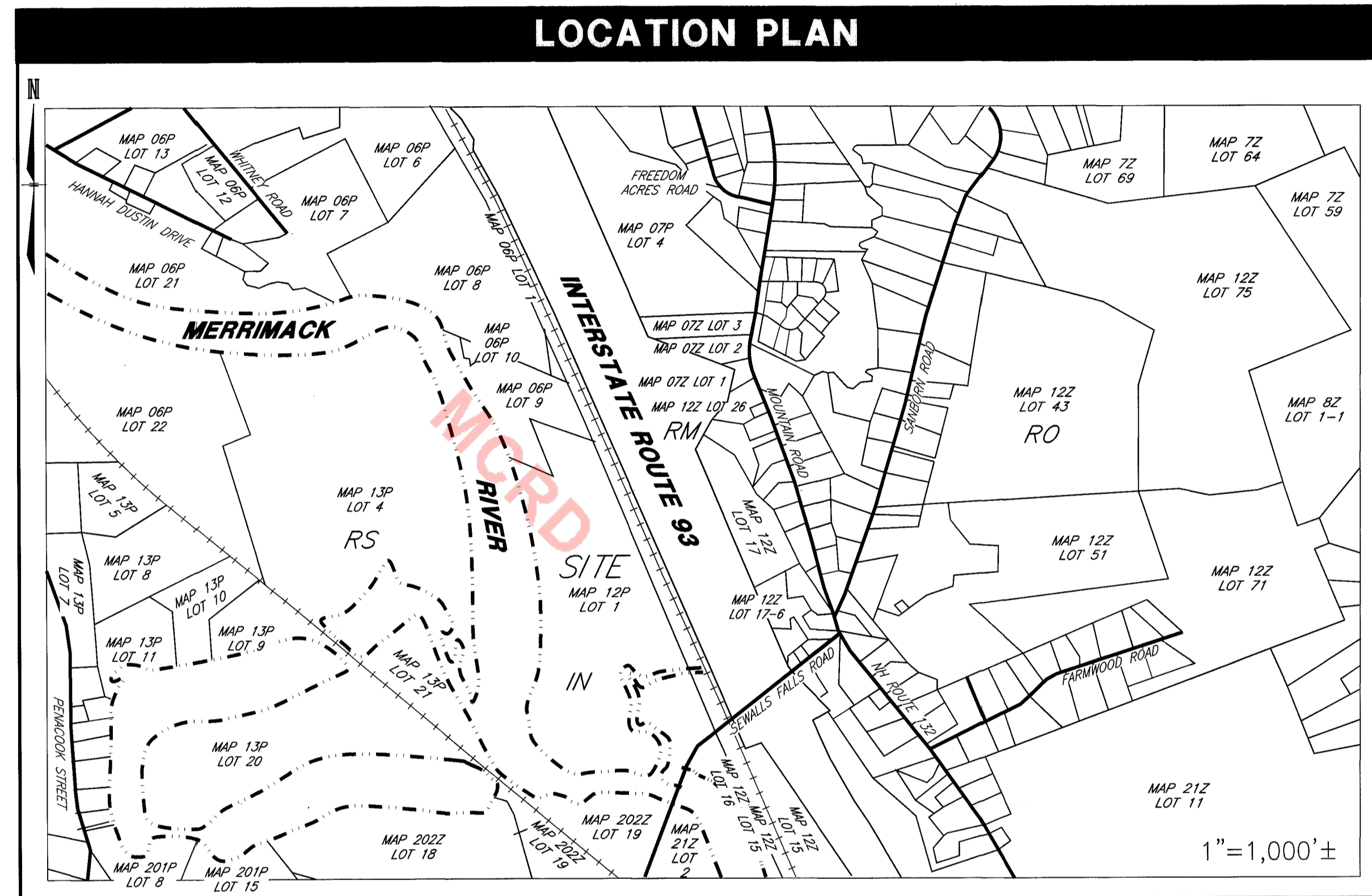
MAP 06P, LOT 7
 WHEELABRATOR CONCORD CO LP
 100 ARBORETUM DR. SUITE 310
 NEWINGTON, NH 03801-7833

MAP 06P, LOT 8
 CONCORD REGIONAL SOLID WASTE
 347B VILLAGE ST
 PENACOOK, NH 03303-4516

MAP 06P, LOT 10
 W900 LIMITED PARTNERSHIP
 286 SOUTH ST
 CONCORD, NH 03301-2664

MAP 06P, LOT 9
 NEWSPAPERS OF NH INC
 PO BOX 1177
 CONCORD, NH 03302-1177

LOCATION PLAN



LEGEND

CONCRETE BOUND	EXISTING	SEWER MANHOLE	INDEX CONTOUR
STONE BOUND	CBF	DRAIN MANHOLE	INTERMEDIATE CONTOUR
IRON PIPE	SDF	CATCH BASIN	EDGE OF WETLAND
IRON PIN	IPF	TRANSFORMER PAD	BROOK, STREAM OR RIVER
DRILL HOLE	IPNF or IRF	WATER GATE	ZONING BOUNDARY
NAIL OR RAILROAD SPIKE	DHF	UTILITY POLE	S.C.S. SOILS BOUNDARY
CHAIN LINK FENCE	PK or RRS	WELL	EDGE OF WATER
BITUMINOUS CONCRETE CURB	BCC	INDEX CONTOUR	TREELINE
SLOPED GRANITE CURB	SGC	INTERMEDIATE CONTOUR	Trees
VERTICAL GRANITE CURB	VGC	EDGE OF WETLAND	HAYBALE
CONCRETE CURB	CC	BROOK, STREAM OR RIVER	RIP-RAP
EDGE OF PAVEMENT	SBW	ZONING BOUNDARY	SEWER LINE
EDGE OF GRAVEL	SSLW	S.C.S. SOILS BOUNDARY	WATER LINE
SINGLE BROKEN WHITE LINE	DSLW	EDGE OF WATER	DRAIN LINE
SINGLE SOLID WHITE LINE	SSLY	TREELINE	GAS LINE
DOUBLE SOLID YELLOW LINE	DSLY	UNDERGROUND UTILITIES	OVERHEAD UTILITIES
SINGLE SOLID YELLOW LINE	SPLY	UNDERGROUND UTILITIES	ELECTRIC METER
SINGLE BROKEN YELLOW LINE	SBLW	BOLLARD	PULL BOX
SIGN	MB	WATER SHUTOFF	GUY ANCHOR
MAILBOX	PAINTED ARROW		
	GAS VALVE		
	LIGHT POLE		
	HYDRANT		
	WATER MANHOLE		
	ELECTRIC MANHOLE		
	TELEPHONE MANHOLE		
	ELECTRIC METER		
	PULL BOX		
	GUY ANCHOR		

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:
November 20, 2019
 Approved of this plan is limited to the lots as shown:
 Chair: *[Signature]* Clerk: *[Signature]*
 7/30/20

TFM
 Civil Engineers
 Structural Engineers
 Traffic Engineers
 Land Surveyors
 Landscape Architects
 Scientists

VARIANCES / WAIVERS

THE PLANNING BOARD HAS GRANTED WAIVERS FROM THE FOLLOWING SECTIONS OF THE SUBDIVISION REGULATIONS RELATIVE TO PROVIDING THIS INFORMATION FOR LOT 2:

- SECTION 12.07 WETLAND DELINEATION WAIVER GRANTED NOVEMBER 20, 2019
- SECTION 12.08(1) FULL BOUNDARIES WAIVER GRANTED NOVEMBER 20, 2019
- SECTION 12.08(3) TOPOGRAPHY WAIVER GRANTED NOVEMBER 20, 2019
- SECTION 12.08(4) SOILS WAIVER GRANTED NOVEMBER 20, 2019

INDEX OF SHEETS

SHEET	SHEET TITLE
1	COVER SHEET
2	MINOR SUBDIVISION PLAN
3	MINOR SUBDIVISION TOPOGRAPHIC PLAN
4	MINOR SUBDIVISION OVERALL TOPOGRAPHIC PLAN
5	MINOR SUBDIVISION OVERALL PLAN
6	CONCEPTUAL SITE PLAN

DIG SAFE
 MA ME NH RI VT
 UTILITIES UNDER GROUND PLANT DAMAGE PREVENTION SYSTEM
 CALL 811 TOLL FREE
 CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION

REV.	DATE	DESCRIPTION	DR	CK
5	7/7/20	REVISE PER COMMENTS	TNB	HGM
4	6/30/20	REVISE PER COMMENTS	TNB	HGM
3	2/26/20	REVISE PROPOSED RIGHT-OF-WAY	TNB	HGM
2	1/31/20	REVISIONS PER CITY COMMENTS	TNB	HGM
1	11/19/19	REVISIONS PER CITY COMMENTS	JMO	JMO

OWNER'S STATEMENT
 IT IS HEREBY AGREED THAT, AS THE OWNER (NEWSPAPERS OF NEW HAMPSHIRE) OF THE PROPERTY, I WILL RECONSTRUCT THE PROJECT AS APPROVED AND AS SHOWN ON THE ENCLOSED SET OF PLANS. I AGREE TO MAINTAIN THE SITE IMPROVEMENTS FOR THE DURATION OF THE USE.
 OWNER'S SIGNATURE (NEWSPAPERS OF NEW HAMPSHIRE) *[Signature]* DATE 7/17/2020

TAX MAP 12P LOT 1
MINOR SUBDIVISION
1 MONITOR DRIVE AND
SEWALLS FALLS ROAD CONCORD, NH
 OWNED BY/PREPARED FOR
NEWSPAPERS OF NEW HAMPSHIRE INC.
 SCALE: AS NOTED SEPTEMBER 18, 2019

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 This plan is not effective unless signed by a duly authorized officer of Thomas F. Moran, Inc.

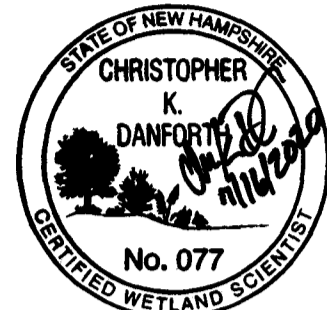
TFM
 Civil Engineers
 Structural Engineers
 Traffic Engineers
 Land Surveyors
 Landscape Architects
 Scientists

48 Constitution Drive
 Bedford, NH 03110
 Phone (603) 472-4488
 Fax (603) 472-9747
 www.tfmoran.com

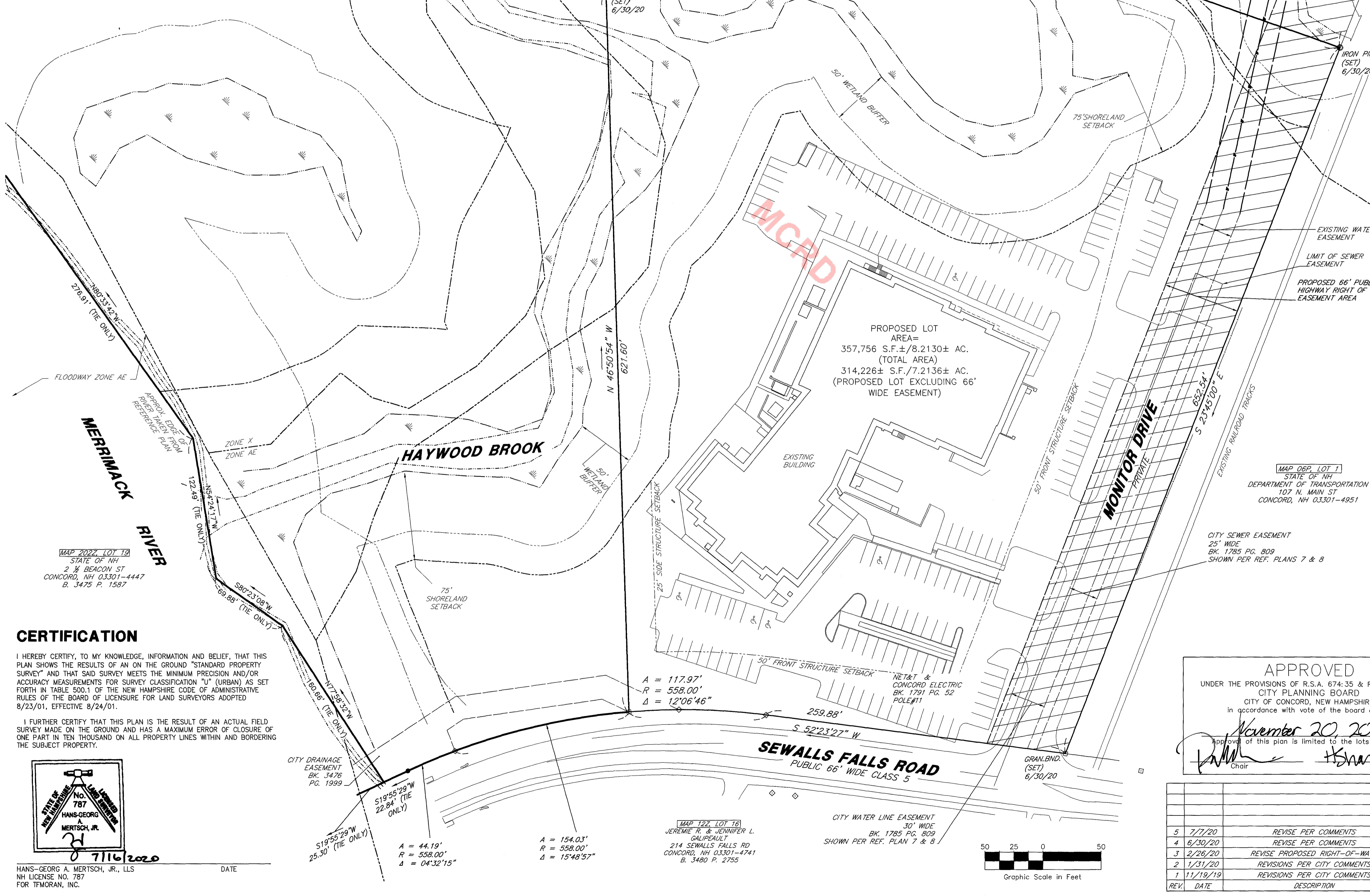
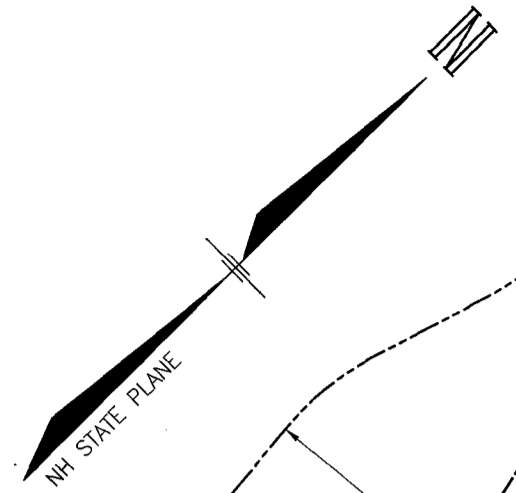
95936.02 DR JMO FB 2155, 2156, RR9, 2151
 CK JMO CADFILE 95936-02-Survey SHEET 1 OF 6

WETLAND CERTIFICATION

JURISDICTIONAL WETLANDS SHOWN ON THIS PLAN WERE DELINEATED IN AUGUST & SEPTEMBER 2019 BY CHRISTOPHER K. DANFORTH CWS #077. THE WETLANDS WERE DELINEATED ACCORDING TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL (1987) AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTH-CENTRAL AND NORTHEAST REGION, VERSION 2, JANUARY 2012. DOMINANT HYDRIC SOILS WITHIN THE WETLAND(S) WERE IDENTIFIED USING "FIELD INDICATORS OF HYDRIC SOILS OF THE UNITED STATES" A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, NRCS, VERSION 8.1, 2017. DOMINANCE OF HYDROPHYTIC VEGETATION WAS DETERMINED USING THE USACE NATIONAL WETLAND PLANT LIST, NWPL 2016 VERSION 3.3 HTTP://WETLAND_PLANTS.USACE.ARMY.MIL.



PROPOSED LOT
 MAP 12P, LOT 1
 REMAINING AREA = 77± ACRES

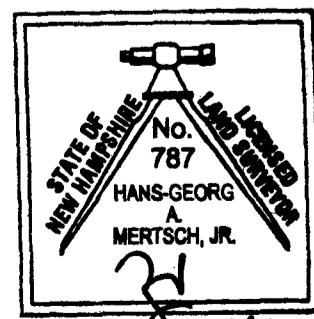


MAP 202X, LOT 1B
 STATE OF NH
 2 1/2 BEACON ST
 CONCORD, NH 03301-4447
 D. 3475 P. 1387

CERTIFICATION

I HEREBY CERTIFY, TO MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THIS PLAN SHOWS THE RESULTS OF AN ON THE GROUND "STANDARD PROPERTY SURVEY" AND THAT SAID SURVEY MEETS THE MINIMUM PRECISION AND/OR ACCURACY MEASUREMENTS FOR SURVEY CLASSIFICATION "U" (URBAN) AS SET FORTH IN TABLE 500.1 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS ADOPTED 8/23/01, EFFECTIVE 8/24/01.

I FURTHER CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS A MAXIMUM ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY.



HANS-GEORG A. MERTSCH, JR., LLS DATE
 NH LICENSE NO. 787
 FOR TMORAN, INC.

REFERENCE PLANS

- BOUNDARY PLAT PREPARED FOR NEWSPAPERS OF NEW HAMPSHIRE INC. SEWALLS FALLS RD. CONCORD, N.H. FEB 10, 1989 BY RICHARD D. BARTLETT L.L.S. M.C.R.D. PLAN #10881.
- ASBUILT PLAT PREPARED FOR NEWSPAPERS OF NEW HAMPSHIRE INC. PROJECT LOCATION: MAP P-27 BLOCK 4, LOTS 2 & 3 SEWALLS FALLS RD. CONCORD, N.H. SEPT. 21, 1989 BY RICHARD D. BARTLETT. M.C.R.D. PLAN #11360.
- EASEMENT PLAT PREPARED FOR THE CITY OF CONCORD ENCUMBERING THE LAND OF NEWSPAPERS OF NH, INC. PROJECT LOCATION: SEWALLS FALLS RD. CONCORD, N.H. MAP 12P LOT 1 DEC 3, 2014 BY RICHARD D. BARTLETT & ASSOCIATES, LLC. M.C.R.D. PLAN #20150006850.
- RIGHT-OF-WAY REESTABLISHMENT PLAT OF SEWALLS FALLS ROAD PREPARED FOR THE CITY OF CONCORD PROJECT LOCATION: SEWALLS FALLS ROAD FROM MOUNTAIN ROAD TO MANOR ROAD DEC 3, 2014 BY RICHARD D. BARTLETT & ASSOCIATES, LLC. M.C.R.D. PLAN #20150004826.
- RIGHT-OF-WAY AND TRACK MAP THE CONCORD & MONTREAL R.R. OPERATED BY THE BOSTON AND MAINE R.R. STATION 229 + 37 TO STATION 282 + 17 JUNE 30, 1914 OFFICE OF THE VALUATION ENGINEER BOSTON, MASS. V.21/40. M.C.R.D. PLAN #4176 (SHEET 5 OF 24).
- RIGHT-OF-WAY AND TRACK MAP THE CONCORD & MONTREAL R.R. OPERATED BY THE BOSTON AND MAINE R.R. STATION 282 + 17 TO STATION 334 + 97 JUNE 30, 1914 OFFICE OF THE VALUATION ENGINEER BOSTON, MASS. V.21/41. M.C.R.D. PLAN #4176 (SHEET 6 OF 24).
- NEWSPAPERS OF NEW HAMPSHIRE "WATER MAIN EXTENSION" PREPARED BY WESTON CONSULTANTS DATED SEPTEMBER 1988 ON FILE AT CITY OF CONCORD PLANNING.
- THE NEW PUBLISHING FACILITY FOR THE CONCORD MONITOR PREPARED BY WESTON CONSULTANTS DATED MARCH 1988 ON FILE AT CITY OF CONCORD PLANNING.

NOTES

- OWNER OF RECORD OF MAP 12 LOT P 1 IS NEWSPAPERS OF NEW HAMPSHIRE, INC PO BOX 1177 CONCORD NH 03302-1177. PROPERTY ADDRESS: 1 MONITOR DRIVE, CONCORD, NH
 DEED REFERENCE TO PARCEL IS BK. 1732 PG. 145 IN THE MCRD.
- MAP 12P LOT 1 INDICATES TAX MAP AND LOT NUMBER.
- THE PURPOSE OF THIS PLAN IS TO SHOW THE SUBDIVISION OF MAP 12P, LOT 1, INTO AN 8.2130 ACRE LOT, AND A REMAINDER LOT OF 77 ACRES±.
- CURRENT ZONING IS IN- INDUSTRIAL DISTRICT. OVERLAY DISTRICTS MAY APPLY.
 LOT SIZE: 40,000, BUILDABLE LAND 20,000
 MIN. FRONTAGE: 200'
 MAX. HEIGHT: 45'
 MIN. BUILDING SETBACKS ARE 50' FRONT, 30' REAR, 25' SIDE
 MAX. LOT COVERAGE: 85%
- EXAMINATION OF THE FLOOD INSURANCE RATE MAP FOR MERRIMACK COUNTY, NEW HAMPSHIRE, (ALL JURISDICTIONS) MAP NUMBER 330130339E EFFECTIVE DATE: APRIL 19, 2010 INDICATES THAT A PORTION OF THE SUBJECT PARCEL IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA, ZONE A AND AE.
- BENCHMARK USED: NHCO CORS BASE STATION
 VERTICAL DATUM: NAVD 88 (CORS)
 BENCHMARKS SET: AS NOTED
 HORIZONTAL COORDINATES: PROJECTION: NH STATE PLANE
 HORIZONTAL DATUM: NAD 83
- EASEMENTS, RIGHTS AND RESTRICTIONS
 - 3476 P. 1999 CITY OF CONCORD PUBLIC DRAINAGE EASEMENT
 - 1825 P. 959 DECLARATION OF RESTRICTIVE COVENANTS
 - 1821 P. 341 AGREEMENT REGARDING OFFSITE IMPROVEMENTS
 - 1791 P. 52 EASEMENT TO NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY & CONCORD ELECTRIC COMPANY
 - 1785 P. 809 CITY OF CONCORD WATER AND SEWER EASEMENTS
- EASEMENTS, RIGHTS AND RESTRICTIONS SHOWN OR IDENTIFIED ARE THOSE WHICH WERE FOUND DURING RESEARCH PERFORMED AT THE MERRIMACK COUNTY REGISTRY OF DEEDS. OTHER EASEMENTS, RIGHTS OR RESTRICTIONS WHICH A TITLE EXAMINATION OF THE SUBJECT PARCELS WOULD DETERMINE.
- UNDERGROUND UTILITIES SHOWN HEREON ARE SHOWN ENTIRELY FROM REFERENCE PLANS 7 & 8.
 THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. TMORAN INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UNDERGROUND UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE AT 811.
- THE ENTIRE PLAN SET WILL BE ON FILE AT THE CITY OF CONCORD PLANNING DEPARTMENT. SHEET 2 WILL BE RECORDED IN THE MERRIMACK COUNTY REGISTRIES OF DEEDS.
- REFERENCE LETTER DATED DECEMBER 28, 2015 FROM HINCKLEY, ALLEN SNYDER LLP REGARDING THE CONCORD MONITOR'S PARKING ENCROACHMENT AND WAIVER OF SETBACK REQUIREMENTS.
- MUNICIPAL SEWER IS PROVIDED BY CONCORD GENERAL SERVICES WASTEWATER TREATMENT DIVISION AND MUNICIPAL WATER IS PROVIDED BY CONCORD GENERAL SERVICES WATER TREATMENT DIVISION.
- AREA TABULATION FOR PROPOSED LOT:

PROPOSED LOT AREA:	314,226 S.F.±/7,2136± AC.*
IMPERVIOUS SURFACE COVERAGE:	149,005 S.F.±/3,422± AC. (0.47%)*
WETLAND AREA:	9,874 S.F.±/0.23± AC. (0.03%)*
STEEP SLOPES:	32,445 S.F.±/0.75± AC. (0.10%)*
- * BASED ON TOTAL LOT AREA EXCLUDING THE 66 FOOT WIDE PUBLIC HIGHWAY RIGHT-OF-WAY EASEMENT AREA

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:
 November 20, 2019
 Approval of this plan is limited to the lots as shown

[Signature] Chair
[Signature] Clerk 7/3/20

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 OWNER'S SIGNATURE (NEWSPAPERS OF NEW HAMPSHIRE) *[Signature]* 7/17/2020 DATE

TAX MAP 12P, LOT 1
MINOR SUBDIVISION PLAN
1 MONITOR DRIVE AND
SEWALLS FALLS ROAD CONCORD, NH
 OWNED BY/PREPARED FOR
NEWSPAPERS OF NEW HAMPSHIRE INC.
 SCALE: 1"=50' SEPTEMBER 18, 2019

REV.	DATE	DESCRIPTION	DR	CK
5	7/7/20	REVISE PER COMMENTS	TNB	HGM
4	6/30/20	REVISE PER COMMENTS	TNB	HGM
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2	1/31/20	REVISIONS PER CITY COMMENTS	TNB	HGM
1	11/19/19	REVISIONS PER CITY COMMENTS	JMO	JMO

TFM Civil Engineers Structural Engineers Traffic Engineers Land Surveyors Landscape Architects Scientists

48 CONSTITUTION DRIVE
 BEDFORD, NH 03110
 PHONE (603) 472-4488
 FAX (603) 472-9747
 WWW.TFMORAN.COM

95936.02 DR STB FB 2155, 2156, RR9, 2151
 CK HGM CADFILE 95936-02 Survey SHEET 2 OF 6

