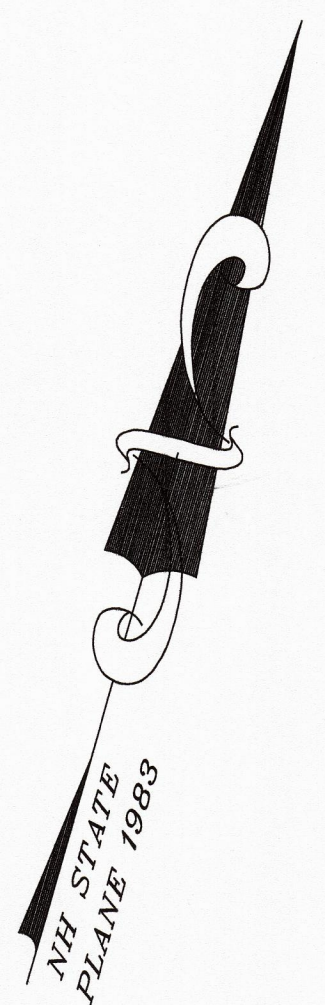


FOR MERRIMACK COUNTY REGISTRY OF DEEDS (M.C.R.D.) USE ONLY

LEGEND

- IRON PIPE/STEEL PIN FOUND
- DRILLED HOLE FOUND
- GRANITE/STONE BOUND FOUND
- DRILLED HOLE SET
- 1" REBAR WITH CAP SET
- 1" REBAR SET
- GRANITE BOUND SET
- BOUNDARY POINT
- TREE LINE
- STONE WALL
- EDGE OF PAVEMENT
- APPROXIMATE PROPERTY LINE
- OVERHEAD UTILITY LINES
- UTILITY POLE
- UTILITY POLE WITH GUY WIRE(S)
- UTILITY POLE WITH LIGHT
- WATER SHUTOFF
- FIRE HYDRANT
- SEWER MANHOLE
- GAS VALVE



TAX MAP 183D LOT 15-1
CHRISTOPHER & ROBYN BLANCHARD
160 NORTH MAIN STREET
BOSCAWEN, NH 03303
BK. 2897 PG. 821
(SEE PLAN REF. #3)

TAX MAP 183D LOT 15
CHRISTOPHER & ROBYN BLANCHARD
160 NORTH MAIN STREET
BOSCAWEN, NH 03303
BK. 3312 PG. 1295
(SEE PLAN REF. #3)

ADDITIONAL
ABUTTERS
(EAST SIDE OF KING STREET)

TAX MAP 183D LOT 6
MARSHALL REVOCABLE TRUST
AGNES MARSHALL, TRUSTEE
159 NORTH MAIN STREET
BOSCAWEN, NH 03303

TAX MAP 183D LOT 8
HIGHWAY VIEW TRUST
MARTHA C. CRETE, TRUSTEE
100 RIVER ROAD
BOSCAWEN, NH 03303

TAX MAP 183D
LOT 16-1
AREA =
838,100 SQ. FT.±
OR
19.24 AC.±

$\Delta = 10'13.34"$
 $L = 409.06'$
 $R = 2291.87'$
CHORD BEARING = S 31'16.37" E
CHORD DISTANCE = 408.51'

Tax Map 83
Lot 7
TOWN OF BOSCAWEN
116 North Main St.
Boscawen, NH 03303

Tax Map 83
Lot 8-5
MARY KIBBEE
157 North Main Street
Boscawen, NH 03303

Tax Map 83
Lot 8-4
YOUNG FAMILY REV. TRUST
41 Eel Street
Boscawen, NH 03303

Tax Map 83
Lot 8-3
MARIE FISK
153 North Main Street
Boscawen, NH 03303

Tax Map 183D
Lot 16B
BRADFORD K. MARSHALL
5 Water Street
Boscawen, NH 03303
BK. 1342 PG. 499
(SEE PLAN REFERENCE #1)

Tax Map 183D
Lot 16
CONNOR CARBONE
152 North Main Street
Boscawen, NH 03303
BK. 3729 PG. 173
(SEE PLAN REFERENCE #7)

Tax Map 183D
Lot 17
NATHAN R. HOFMAN
150 North Main Street
Boscawen, NH 03303
BK. 3547 PG. 2832
(SEE PLAN REFERENCE #4 & #5)

TAX MAP 183D LOT 20
KRYSTALL & THERESA CANEY
5 GAGE STREET
BOSCAWEN, NH 03303
BK. 3610 PG. 300
(SEE PLAN REF. #4 & #5)

TAX MAP 183D LOT 21
DAVID M. PETRANGELO
9 GAGE STREET, UNIT 2
BOSCAWEN, NH 03303
BK. 3604 PG. 2614
(SEE PLAN REF. #5)

TAX MAP 183D LOT 22
DAVID S. GORDON
13 GAGE STREET
BOSCAWEN, NH 03303
BK. 2535 PG. 527
(SEE PLAN REF. #5)

TAX MAP 183D LOT 23
THOMAS J. & DARLENE J. SMITH
1 BOYCE ROAD
BOSCAWEN, NH 03303
BK. 3460 PG. 396
(SEE PLAN REF. #5)

TAX MAP 183D LOT 25
RICHARD L. & JUDITH M. MASON
29 GAGE STREET
BOSCAWEN, NH 03303
BK. 1816 PG. 878

TAX MAP 183D LOT 28
ROBERT A. BISSON JR.
11 BAKER STREET
BOSCAWEN, NH 03303
BK. 2985 PG. 1754

TAX MAP 183D LOT 29
MELANIE L. GODSEY
6 BAKER STREET
BOSCAWEN, NH 03303
BK. 1881 PG. 1317

TAX MAP 183D LOT 31
TOWN OF BOSCAWEN
116 NORTH MAIN STREET
BOSCAWEN, NH 03303

CERTIFICATION

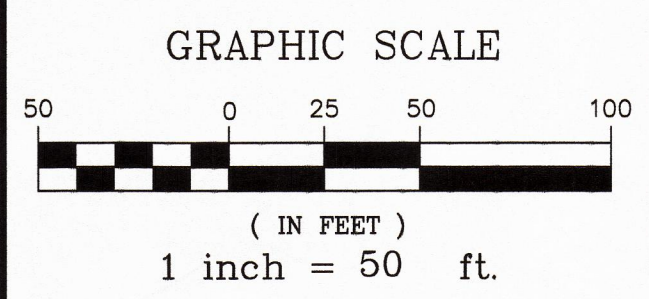
THIS MAP IS HEREBY APPROVED BY THE BOSCAWEN PLANNING BOARD AT AN OFFICIAL MEETING HELD ON _____
DATE _____ CHAIRPERSON OF THE BOSCAWEN PLANNING BOARD

I hereby certify that the survey and this plat was prepared by me or those under my direct immediate supervision.

Licensed Land Surveyor License No. Date

FWS LAND SURVEYING P.L.L.C.

56 BOYCE ROAD CANTERBURY, NH 03224
(603) 783 - 9924

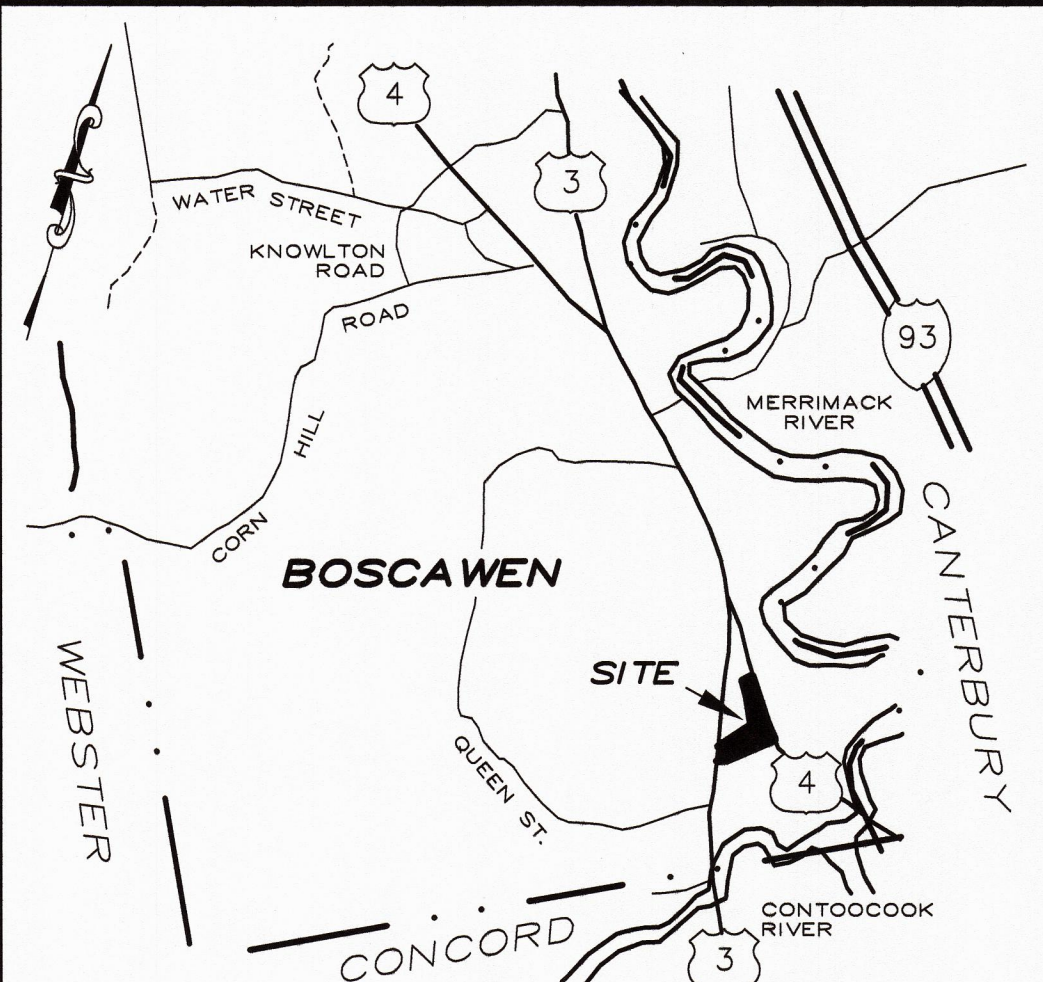


NO.	DATE	REVISION
2	11/16/2021	ADD NOTE NUMBERS 10, 11 & 12 ON SHEET S4
1	8/25/2021	ADD WETLAND IMPACT AREA & WETLAND DESIGNATIONS

DATE: APRIL 9, 2021
PROJECT NO. 21-03
RECORDING NO.:
DATE:
SHEET S1

EXISTING CONDITIONS PLAT
LAND OF
RIVEREDGE PROPERTIES LLC
LOCATION
NORTH MAIN STREET - NH ROUTE 3
BOSCAWEN, NH - MERRIMACK COUNTY
TAX MAP 183D LOT 16-1

FOR MERRIMACK COUNTY REGISTRY OF DEEDS (M.C.R.D.) USE ONLY



VICINITY MAP SCALE: 1" = 5000'±

LEGEND

- ⊙ IRON PIPE/STEEL PIN FOUND
- DRILLED HOLE FOUND
- GRANITE/STONE BOUND FOUND
- DRILLED HOLE SET
- 1" REBAR WITH CAP SET
- 1" REBAR SET
- ▲ GRANITE BOUND SET
- BOUNDARY POINT
- TREE LINE
- STONE WALL
- EDGE OF PAVEMENT
- APPROXIMATE PROPERTY LINE
- OVERHEAD UTILITY LINES
- UTILITY POLE
- UTILITY POLE WITH GUY WIRE(S)
- UTILITY POLE WITH LIGHT
- WATER SHUTOFF
- FIRE HYDRANT
- SEWER MANHOLE
- GAS VALVE

ZONING REQUIREMENTS

Property is Zoned: C = COMMERCIAL DISTRICT

With both water or sewer

Minimum Lot Size = 20,000 Sq. Ft. (0.459 Ac.)
 Minimum Frontage = 100 feet
 Coverage: Building = 40%

Structure Setbacks: Front = 50 feet
 Side = 10 feet
 Rear = 20 feet

With either water or sewer

Minimum Lot Size = 30,000 Sq. Ft. (0.689 Ac.)
 Minimum Frontage = 100 feet
 Coverage: Building = 40%

Structure Setbacks: Front = 50 feet
 Side = 10 feet
 Rear = 20 feet

SOILS DATA

Soils information shown has been electronically reproduced
 USDA - NRCS - Natural Resource Conservation Services

35C = CHAMPLAIN loamy fine sand, 3 to 8 percent slopes -
 excessively drained soil - soil group 1.

220A = BOSCAWEN fine sandy soils, 0 to 3 percent slopes -
 excessively drained soil - soil group 1.

789B = CHAMPLAIN-URBAN land complex, 0 to 8 percent slopes -
 somewhat excessively drained soil - soil group 1.

PLAN REFERENCES

- Plan entitled "SUBDIVISION OF LAND BELONGING TO SUMNER E. & AGNES MARSHALL" dated August 30, 1977. Prepared by Gilbert C. Castle and recorded at the M.C.R.D. as plan number 5689.
- Plan entitled "SUBDIVISION OF LAND BELONGING TO KENNETH R. MARSHALL" dated August 30, 1977. Prepared by Gilbert C. Castle and recorded at the M.C.R.D. as plan number 5598.
- Plan entitled "SUBDIVISION PLAN LAND OF DURANT FAMILY TRUST" dated April 2006. Prepared by T. F. Bernier, Inc. and recorded at the M.C.R.D. as plan number 17901.
- Plan entitled "PROPOSED BOUNDARY AGREEMENT LAND OF DAVID E. & HEATHER G. HART" Prepared by H. H. Amsden & Sons and recorded at the M.C.R.D. as plan number 12255.
- Plan entitled "PLAN SHOWING SUBDIVISION OF LAND BELONGING TO HELEN S. DANFORTH" dated August 1924. Prepared by Lloyd & Mann and recorded at the M.C.R.D. as plan number 435.
- Plan entitled "A PLAN OF THE FARM OF WILLIAM H. GAGE, ESQ." dated November 1862. Prepared by George S. Morrill and on file at this office.
- Plan entitled "MINOR SUBDIVISION PLAT LAND OF RIVEREDGE PROPERTIES LLC" dated January 11, 2021 with a revision date of February 10, 2021. Prepared by this office and recorded at the M.C.R.D. as plan number 202100001234.

NOTES

- Owner of Record: Tax Map 183D Lot 16-1 - Riveredge Properties, LLC LLC having a mailing address of 140 Peaceful Lane - Penacook, NH 03303. For deed reference see M.C.R.D. at Bk. 2304 Pg. 1035.
- Boundary information shown is from a field survey performed by this office between the dates of January 9 and January 11, 2021 with an electronic robotics instrument having a control traverse error of closure of 1 in 97093. Performed according to the NH Code of Administration Rules (Lan 503.04-Classification "U") for the surveys of real property.
- The horizontal datum of this plan is NAD 83 (CORS 96). This datum was established at the site per plan reference #3.
- The existing dwelling is serviced by municipal water and sewer.
- The subject property is located in ZONE X as shown on the FIRM - Flood Insurance Rate Map, Merrimack County, Community Panel number 33013C0336E with an effective date of April 19, 2010.
 ZONE X = Areas determined to be outside the 0.2% annual chance flood.
- Michael Seraikas, Certified Wetland Scientist #9, of Beaver Brook Planning and Design LLC of Concord, NH performed the wetland mapping on April 16, 2021 according to the Corps of Engineers Wetland Delineation Manual and the Interim Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region, October 2009, US Army Corps of Engineers.
 Hydrophytic vegetation was identified using the National List of Plant Species that Occur in Wetlands: New Hampshire, published by the United States Fish and Wildlife Service, May 1998.
- The location of the utilities shown hereon have been compiled from visible structures located in the field and information obtained from various sources. The actual location of all utilities and underground structures shall be considered approximate and shall be verified by the owner or contractor prior to any construction. The surveyor makes no guarantees that the underground utilities shown hereon comprises all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown hereon are in the exact location as shown.
- The existing total gross "buildable area" of this project = 686,480 Sq. Ft.± or 15.76 Ac.±
 The total gross "buildable area" after the development = 578,200 Sq. Ft.± or 13.27 Ac.± (excludes right of way for road, 15% slopes or greater and wetlands).
 The existing total gross "wetland area" of this project = 22,270 Sq. Ft.± or 0.51 Ac.±
 The total gross "wetland area" after the development = 20,895 Sq. Ft.± or 0.48 Ac.±
- Topography shown is from a topographic field survey performed by this office between the dates of January and April 2021.
 The vertical datum of this plan is NAVD88. The orthometric elevations were derived using Geoid 99. This datum was established at the site per plan reference #3.

CERTIFICATION

THIS MAP IS HEREBY APPROVED BY THE BOSCAWEN PLANNING BOARD AT AN OFFICIAL MEETING HELD ON _____

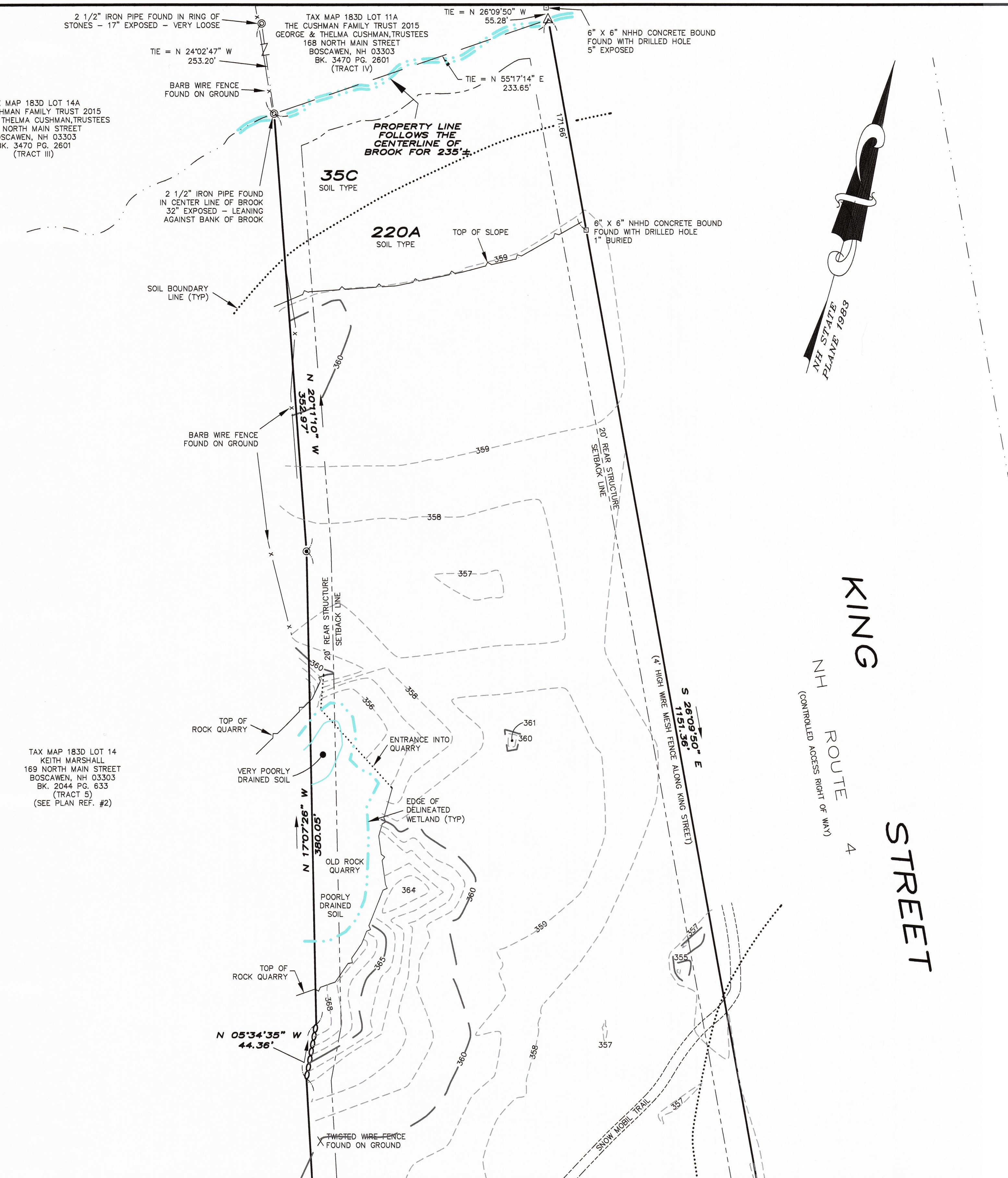
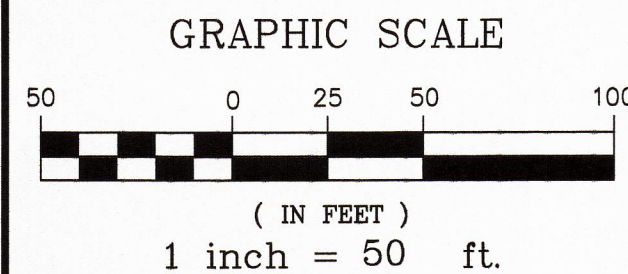
DATE _____ CHAIRPERSON OF THE BOSCAWEN PLANNING BOARD

I hereby certify that the survey and this plat was prepared by me or those under my direct immediate supervision.

Licensed Land Surveyor License No. Date

FWS LAND SURVEYING P.L.L.C.

56 BOYCE ROAD CANTERBURY, NH 03224
 (603) 783 - 9924



TAX MAP 183D LOT 14
 KEITH MARSHALL
 169 NORTH MAIN STREET
 BOSCAWEN, NH 03303
 BK. 2044 PG. 633
 (TRACT 5)
 (SEE PLAN REF. #2)

NO.	DATE	REVISION
2	11/16/2021	ADD NOTE NUMBERS 10, 11 & 12 ON SHEET S4
1	8/25/2021	ADD WETLAND IMPACT AREA & WETLAND DESIGNATIONS

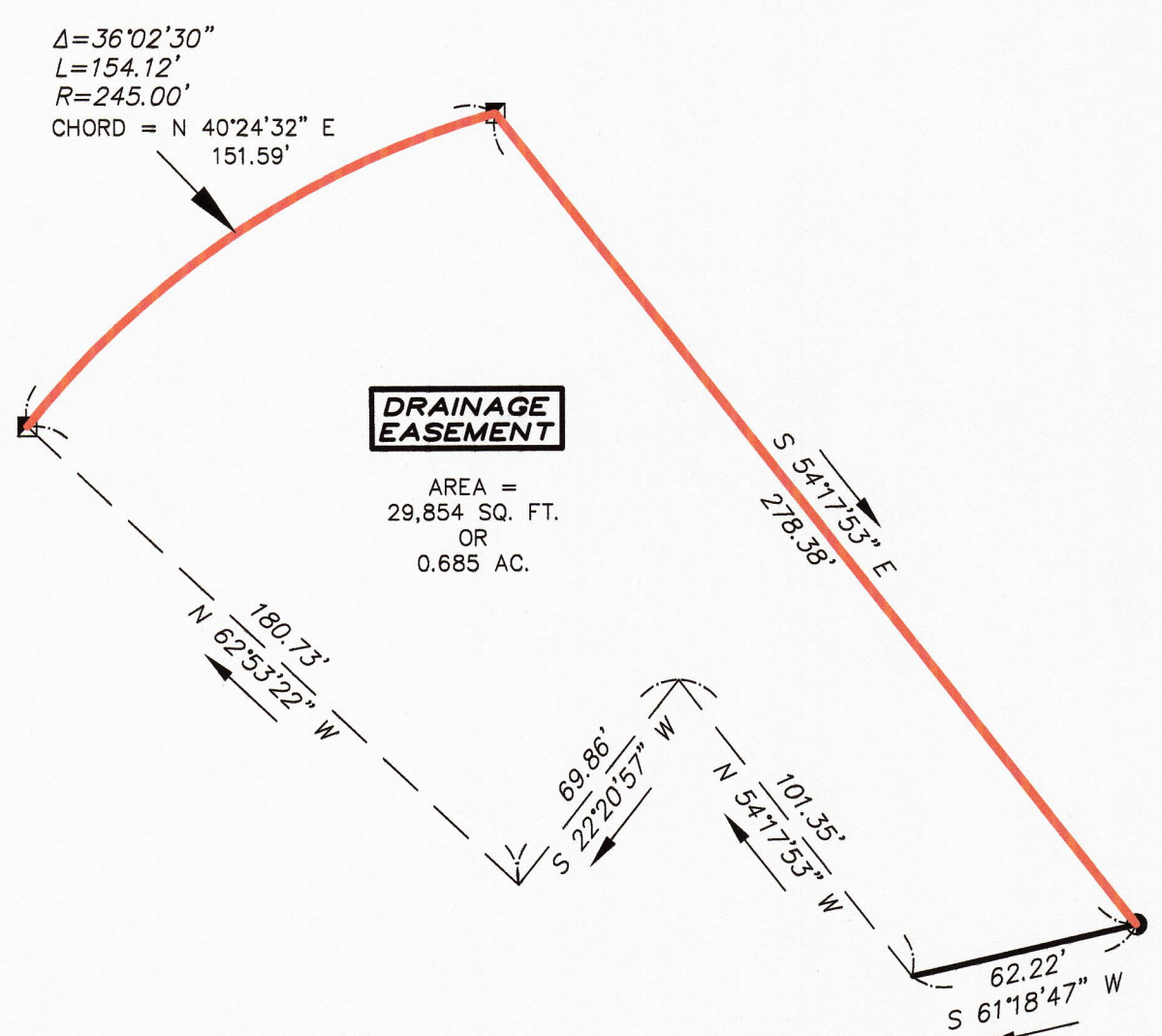
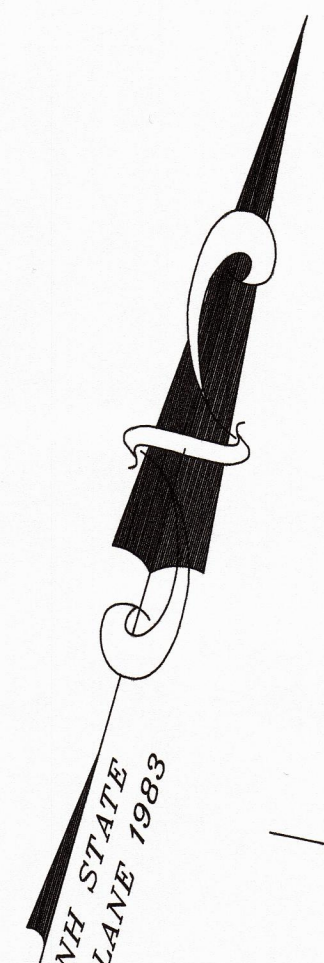
DATE: APRIL 9, 2021
PROJECT NO. 21-03
RECORDING NO:
DATE:
SHEET S2

EXISTING CONDITIONS PLAT
 LAND OF
RIVEREDGE PROPERTIES LLC
 LOCATION
 NORTH MAIN STREET - NH ROUTE 3
 BOSCAWEN, NH - MERRIMACK COUNTY
 TAX MAP 183D LOT 16-1

FOR MERRIMACK COUNTY REGISTRY OF DEEDS (M.C.R.D.) USE ONLY

LEGEND

- IRON PIPE/STEEL PIN FOUND
- DRILLED HOLE FOUND
- ◐ GRANITE/STONE BOUND FOUND
- ◑ DRILLED HOLE SET
- ◒ 1" REBAR WITH CAP SET
- ◓ 1" REBAR SET
- ◔ GRANITE BOUND SET
- ◕ BOUNDARY POINT
- ◖ TREE LINE
- ◗ STONE WALL
- ◘ EDGE OF PAVEMENT
- ◙ APPROXIMATE PROPERTY LINE
- ◚ OVERHEAD UTILITY LINES
- ◛ UTILITY POLE
- ◜ UTILITY POLE WITH GUY WIRE(S)
- ◝ UTILITY POLE WITH LIGHT
- ◞ WATER SHUTOFF
- ◟ FIRE HYDRANT
- ◠ SEWER MANHOLE
- ◡ GAS VALVE



DRAINAGE EASEMENT DETAIL
SCALE: 1" = 50'

TAX MAP 183D LOT 15-1
CHRISTOPHER & ROBYN BLANCHARD
160 NORTH MAIN STREET
BOSCAWEN, NH 03303
BK. 2897 PG. 821
(SEE PLAN REF. #3)

Tax Map 183D
Lot 16B
BRADFORD K. MARSHALL
5 Water Street
Boscawen, NH 03303
Bk. 1342 Pg. 499
(SEE PLAN REFERENCE #1)

Tax Map 183D
Lot 16
CONNOR CARBONE
152 North Main Street
Boscawen, NH 03303
Bk. 3729 Pg. 173
(SEE PLAN REFERENCE #7)

Tax Map 183D
Lot 17
NATHAN R. HOFMAN
150 North Main Street
Boscawen, NH 03303
Bk. 3547 Pg. 2832
(SEE PLAN REFERENCE #4 & #5)

TAX MAP 183D LOT 20
KRYSYLL & THERESA CANEY
5 GAGE STREET
BOSCAWEN, NH 03303
BK. 3610 PG. 300
(SEE PLAN REF. #4 & #5)

TAX MAP 183D LOT 21
DAVID M. PIETRANGILO
9 GAGE STREET, UNIT 2
BOSCAWEN, NH 03303
BK. 3604 PG. 2614
(SEE PLAN REF. #5)

TAX MAP 183D LOT 22
DAVID S. GORDON
13 GAGE STREET
BOSCAWEN, NH 03303
BK. 2535 PG. 527
(SEE PLAN REF. #5)

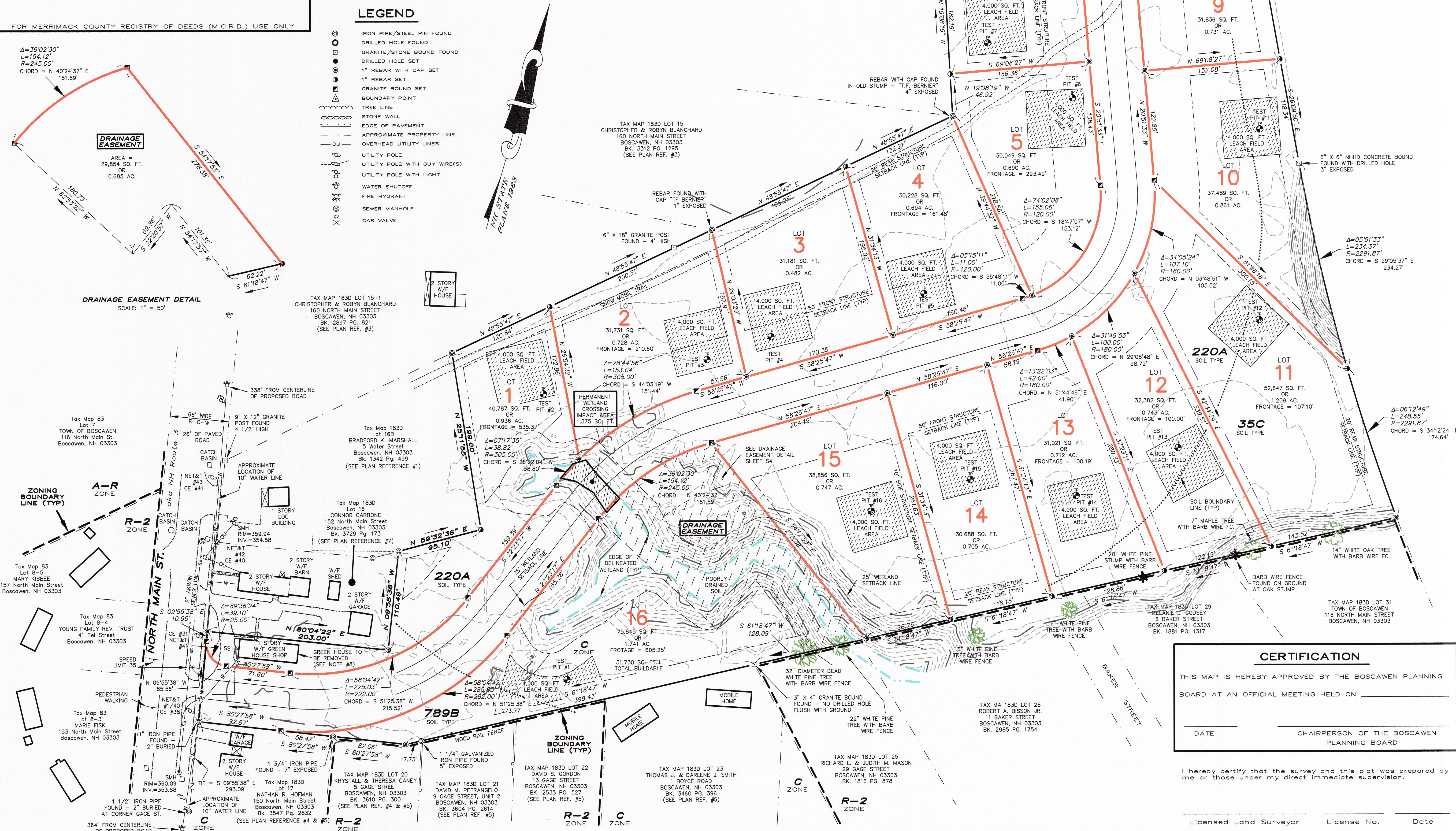
TAX MAP 183D LOT 23
THOMAS J. & DARLENE J. SMITH
1 BOYCE ROAD
BOSCAWEN, NH 03303
BK. 3460 PG. 396
(SEE PLAN REF. #5)

TAX MAP 183D LOT 25
RICHARD L. & JUDITH M. MASON
29 GAGE STREET
BOSCAWEN, NH 03303
BK. 1816 PG. 878

TAX MAP 183D LOT 28
ROBERT A. BISSON JR.
11 BAKER STREET
BOSCAWEN, NH 03303
BK. 2985 PG. 1754

TAX MAP 183D LOT 29
WELANIE L. GODSEY
6 BAKER STREET
BOSCAWEN, NH 03303
BK. 1881 PG. 1317

TAX MAP 183D LOT 31
TOWN OF BOSCAWEN
116 NORTH MAIN STREET
BOSCAWEN, NH 03303



CERTIFICATION

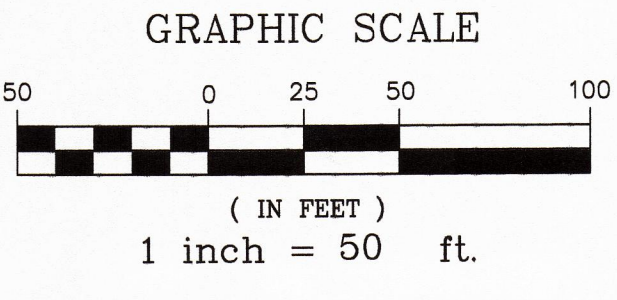
THIS MAP IS HEREBY APPROVED BY THE BOSCAWEN PLANNING BOARD AT AN OFFICIAL MEETING HELD ON _____

DATE _____ CHAIRPERSON OF THE BOSCAWEN PLANNING BOARD _____

I hereby certify that the survey and this plat was prepared by me or those under my direct immediate supervision.

Licensed Land Surveyor License No. _____ Date _____

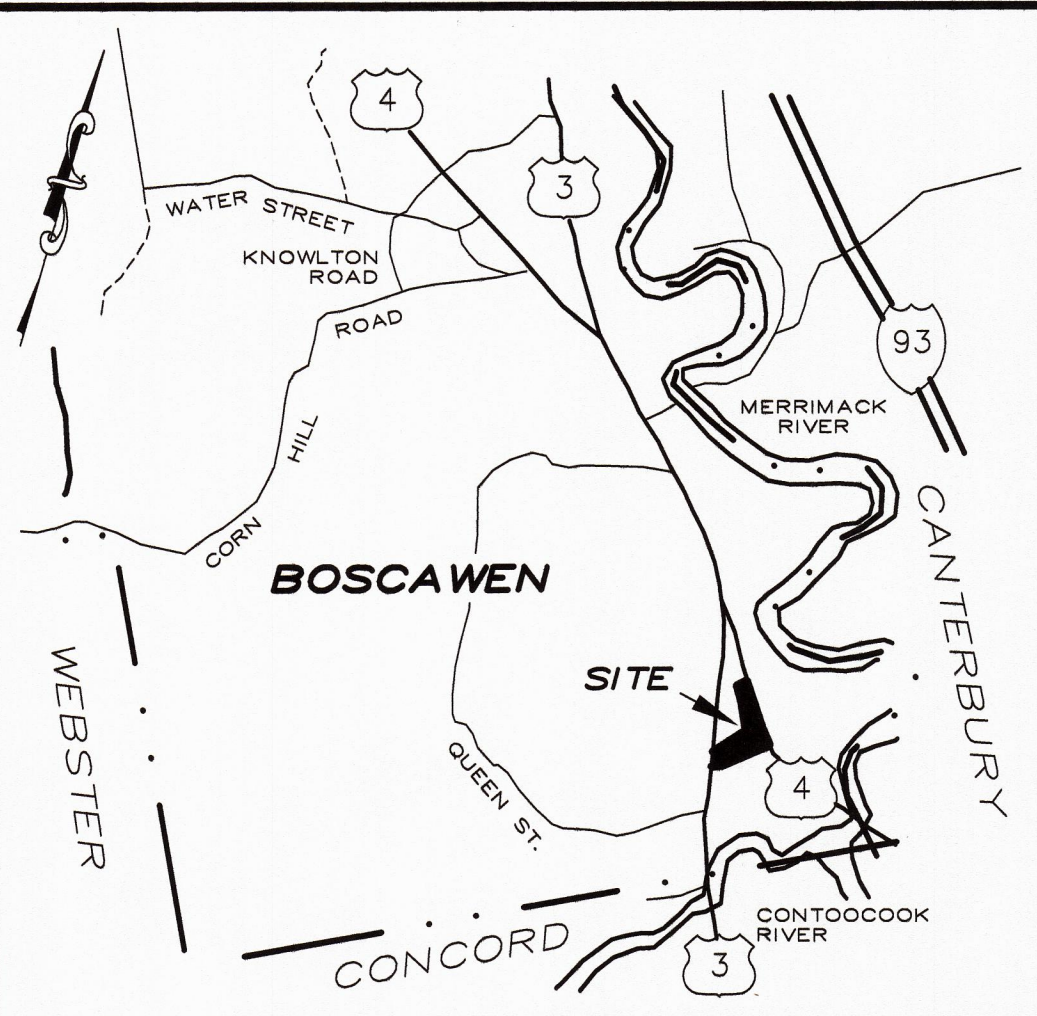
FWS LAND SURVEYING P.L.L.C.
56 BOYCE ROAD CANTERBURY, NH 03224
(603) 783 - 9924



DATE:	JUNE 21, 2021	
PROJECT NO.:	21-03 REVS3	
RECORDING NO.:		
DATE:		
SHEET S3		
NO.	DATE	REVISION
2	11/16/2021	ADD NOTE NUMBERS 10, 11 & 12
1	8/25/2021	ADD WETLAND IMPACT AREA & WETLAND DESIGNATIONS

MAJOR SUBDIVISION PLAT
LAND OF
RIVEREDGE PROPERTIES LLC
LOCATION
NORTH MAIN STREET - NH ROUTE 3
BOSCAWEN, NH - MERRIMACK COUNTY
TAX MAP 183D LOT 16-1

FOR MERRIMACK COUNTY REGISTRY OF DEEDS (M.C.R.D.) USE ONLY



VICINITY MAP SCALE: 1" = 5000'±

LEGEND

- ⊙ IRON PIPE/STEEL PIN FOUND
- DRILLED HOLE FOUND
- GRANITE/STONE FOUND
- DRILLED HOLE SET
- 1" REBAR WITH CAP SET
- 1" REBAR SET
- △ GRANITE BOUND SET
- BOUNDARY POINT
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- - - OVERHEAD UTILITY LINES
- UTILITY POLE
- UTILITY POLE WITH GUY WIRE(S)
- UTILITY POLE WITH LIGHT
- WATER SHUTOFF
- FIRE HYDRANT
- SEWER MANHOLE
- GAS VALVE

SOILS DATA

Soils information shown has been electronically reproduced USDA - NRCS - Natural Resource Conservation Services

- 35C = CHAMPLAIN loamy fine sand, 3 to 8 percent slopes - excessively drained soil - soil group 1.
- 220A = BOSCAWEN fine sandy soils, 0 to 3 percent slopes - excessively drained soil - soil group 1.
- 789B = CHAMPLAIN-URBAN land complex, 0 to 8 percent slopes - somewhat excessively drained soil - soil group 1.

PLAN REFERENCES

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2. Plan entitled "SUBDIVISION OF LAND BELONGING TO KENNETH R. MARSHALL" dated August 30, 1977. Prepared by Gilbert C. Castle and recorded at the M.C.R.D. as plan number 5598.
3. Plan entitled "SUBDIVISION PLAN LAND OF DURANT FAMILY TRUST" dated April 2006. Prepared by T. F. Bernier, Inc. and recorded at the M.C.R.D. as plan number 17901.
4. Plan entitled "PROPOSED BOUNDARY AGREEMENT LAND OF DAVID E. & HEATHER G. HART" dated August 1924. Prepared by H. H. Arnsden & Sons and recorded at the M.C.R.D. as plan number 12255.
5. Plan entitled "PLAN SHOWING SUBDIVISION OF LAND BELONGING TO HELEN S. DANFORTH" dated August 1924. Prepared by Lloyd & Mann and recorded at the M.C.R.D. as plan number 435.
6. Plan entitled "A PLAN OF THE FARM OF WILLIAM H. GAGE, ESQ." dated November 1862. Prepared by George S. Morrill and on file at this office.
7. Plan entitled "MINOR SUBDIVISION PLAT LAND OF RIVEREDGE PROPERTIES LLC" dated January 11, 2021 with a revision date of February 10, 2021. Prepared by this office and recorded at the M.C.R.D. as plan number 202100001234.

NOTES

1. Owner of Record: Tax Map 183D Lot 16-1 - Riveredge Properties, LLC LLC having a mailing address of 140 Peaceful Lane - Penacook, NH 03303. For deed reference see M.C.R.D. at Bk. 2304 Pg. 1035.
2. Boundary information shown is from a field survey performed by this office between the dates of January 9 and January 11, 2021 with an electronic robotic instrument having a control traverse error of closure of 1" in 97093. Performed according to the NH Code of Administration Rules (Lan 503.04-Classification "U") for the surveys of real property.
3. The horizontal datum of this plan is NAD 83 (CORS 96). This datum was established at the site per plan reference #3.
4. The existing dwelling is serviced by municipal water and sewer.
5. The subject property is located in ZONE X as shown on the FIRM - Flood Insurance Rate Map, Merrimack County, Community Panel number 33013C0336E with an effective date of April 19, 2010.
ZONE X = Areas determined to be outside the 0.2% annual chance flood.
6. Michael Seralkas, Certified Wetland Scientist #9, of Beaver Brook Planning and Design LLC of Concord, NH performed the wetland mapping on April 16, 2021 according to the Corps of Engineers Wetland Delineation Manual and the Interim Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region, October 2009, US Army Corps of Engineers.
Hydrophytic vegetation was identified using the National List of Plant Species That Occur in Wetlands: New Hampshire, published by the United States Fish and Wildlife Service, May 1996.
7. The location of the utilities shown hereon have been compiled from visible structures located in the field and information obtained from various sources. The actual location of all utilities and underground structures shall be considered approximate and shall be verified by the owner or contractor prior to any construction. The surveyor makes no guarantees that the underground utilities shown hereon comprises all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown hereon are in the exact location as shown.
8. The office building and green house are to be removed within two years, starting August 2021. A bond will be issued in the amount of \$10,000 to ensure the removal of said office building and green house. This condition set by the Boscaawen Planning Board at a regular scheduled meeting held on February 2, 2021.

AREA SYNOPSIS

LOT #	TOTAL LOT AREA	DELINEATED WETLAND AREA	15% SLOPES OR GREATER	EASEMENT AREA	CONTIGUOUS BUILDBLE AREA
1	40,787 SQ. FT.	995 Sq. Ft.±	2,500 SQ. FT.±	0	37,290 SQ. FT.±
2	31,731 SQ. FT.	0	775 SQ. FT.±	0	30,950 SQ. FT.±
3	31,181 SQ. FT.	0	0	0	31,181 SQ. FT.
4	30,228 SQ. FT.	0	0	0	30,228 SQ. FT.
5	30,049 SQ. FT.	0	0	0	30,049 SQ. FT.
6	32,191 SQ. FT.	0	0	0	32,191 SQ. FT.
7	171,700 SQ. FT.±	9,400 Sq. Ft.±	51,430 SQ. FT.±	0	110,870 SQ. FT.±
8	33,860 SQ. FT.	0	750 SQ. FT.±	0	33,110 SQ. FT.±
9	31,836 SQ. FT.	0	0	0	31,836 SQ. FT.
10	37,489 SQ. FT.	0	5,300 SQ. FT.±	0	32,190 SQ. FT.±
11	52,647 SQ. FT.	0	3,720 SQ. FT.±	0	48,930 SQ. FT.±
12	32,382 SQ. FT.	0	1,790 SQ. FT.±	0	30,590 SQ. FT.±
13	31,021 SQ. FT.	0	0	0	31,021 SQ. FT.
14	30,688 SQ. FT.	0	160 SQ. FT.±	0	30,520 SQ. FT.
15	38,856 SQ. FT.	0	7,610 SQ. FT.±	0	31,250 SQ. FT.
16	75,845 SQ. FT.	2,750 SQ. FT.	10,800 SQ. FT.±	29,854 SQ. FT.	32,440 SQ. FT.±

CERTIFICATION

THIS MAP IS HEREBY APPROVED BY THE BOSCAWEN PLANNING BOARD AT AN OFFICIAL MEETING HELD ON _____

DATE _____ CHAIRPERSON OF THE BOSCAWEN PLANNING BOARD

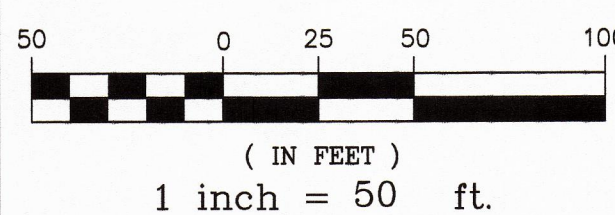
I hereby certify that the survey and this plat was prepared by me or those under my direct immediate supervision.

Licensed Land Surveyor License No. _____ Date _____

FWS LAND SURVEYING P.L.L.C.

56 BOYCE ROAD CANTERBURY, NH 03224
(603) 783 - 9924

GRAPHIC SCALE



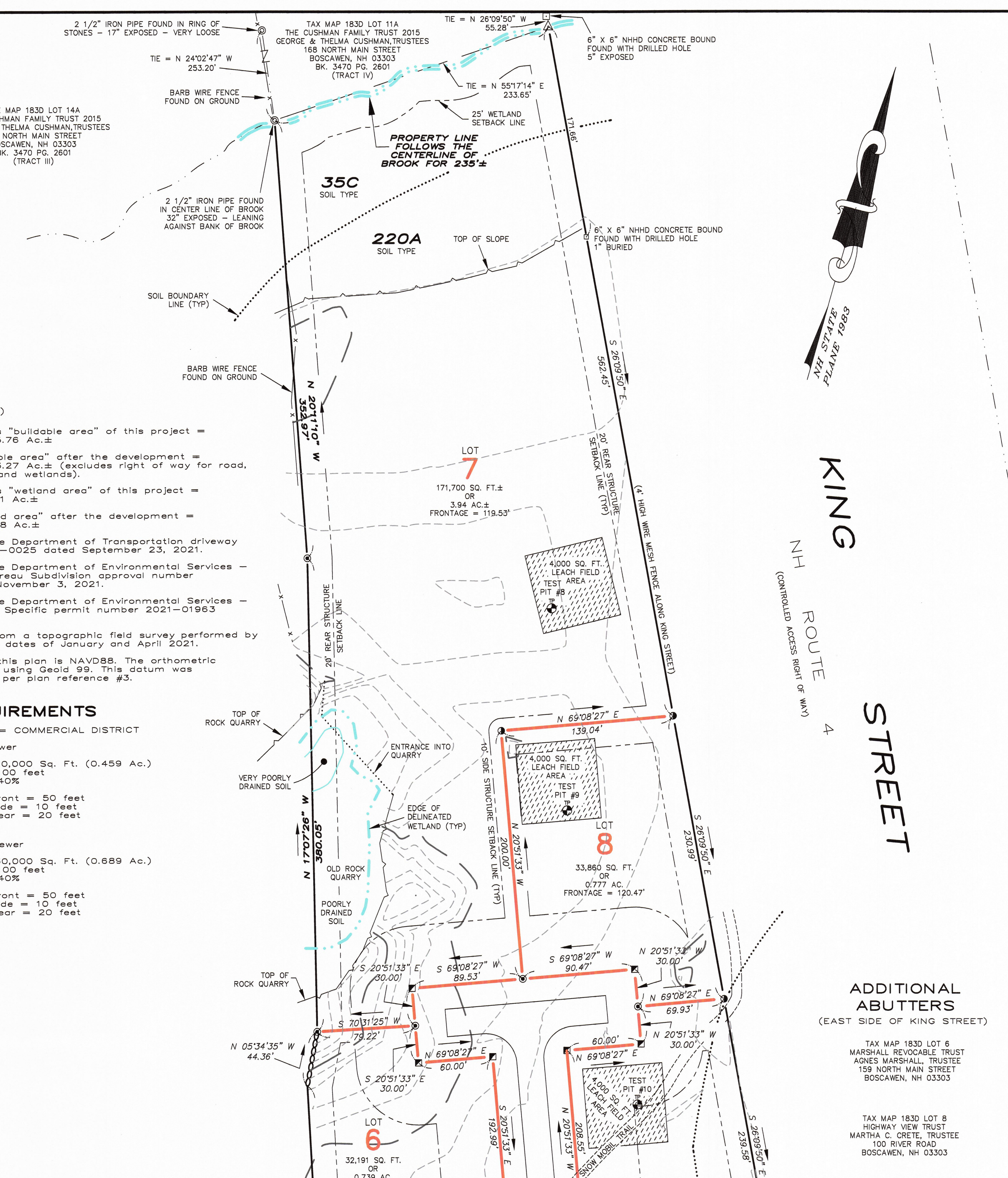
NOTES (CONTINUED)

9. The existing total gross "buildable area" of this project = 686,480 Sq. Ft.± or 15.76 Ac.±
The total gross "buildable area" after the development = 578,200 Sq. Ft.± or 13.27 Ac.± (excludes right of way for road, 15% slopes or greater and wetlands).
The existing total gross "wetland area" of this project = 22,270 Sq. Ft.± or 0.51 Ac.±
The total gross "wetland area" after the development = 20,895 Sq. Ft.± or 0.48 Ac.±
 10. State of New Hampshire Department of Transportation driveway permit number 05-049-0025 dated September 23, 2021.
 11. State of New Hampshire Department of Environmental Services - Subsurface Systems Bureau Subdivision approval number ESA2021110301 dated November 3, 2021.
 12. State of New Hampshire Department of Environmental Services - Wetlands and Non-Site Specific permit number 2021-01963 dated October 6, 2021.
 13. Topography shown is from a topographic field survey performed by this office between the dates of January and April 2021.
- The vertical datum of this plan is NAVD88. The orthometric elevations were derived using Geoid 99. This datum was established at the site per plan reference #3.

ZONING REQUIREMENTS

Property is Zoned: C = COMMERCIAL DISTRICT
With both water or sewer
Minimum Lot Size = 20,000 Sq. Ft. (0.459 Ac.)
Minimum Frontage = 100 feet
Coverage: Building = 40%
Structure Setbacks: Front = 50 feet
Side = 10 feet
Rear = 20 feet

With either water or sewer
Minimum Lot Size = 30,000 Sq. Ft. (0.689 Ac.)
Minimum Frontage = 100 feet
Coverage: Building = 40%
Structure Setbacks: Front = 50 feet
Side = 10 feet
Rear = 20 feet



KING STREET
 NH ROUTE 4
 (CONTROLLED ACCESS RIGHT OF WAY)

ADDITIONAL ABUTTERS
(EAST SIDE OF KING STREET)

TAX MAP 183D LOT 6
MARSHALL REVOCABLE TRUST
AGNES MARSHALL, TRUSTEE
159 NORTH MAIN STREET
BOSCAWEN, NH 03303

TAX MAP 183D LOT 8
HIGHWAY VIEW TRUST
MARTHA C. CRETE, TRUSTEE
100 RIVER ROAD
BOSCAWEN, NH 03303

MATCH LINE TO SHEET S3

DATE:	JUNE 21, 2021
PROJECT NO.:	21-03 REVS4
RECORDING NO.:	
DATE:	
SHEET S4	

MAJOR SUBDIVISION PLAT

LAND OF
RIVEREDGE PROPERTIES LLC
LOCATION
NORTH MAIN STREET - NH ROUTE 3
BOSCAWEN, NH - MERRIMACK COUNTY
TAX MAP 183D LOT 16-1

NO.	DATE	REVISION
2	11/16/2021	ADD NOTE NUMBERS 10, 11 & 12
1	8/25/2021	ADD WETLAND IMPACT AREA & WETLAND DESIGNATIONS