

REFERENCE PLANS

1. NOTICE OF CONDEMATION DATED: APRIL 10, 1995 DOCUMENT #619-912
2. "SUBDIVISION PLAN OF LAND HELEN FRENCH" SCALE: 1"=100', DATED: AUGUST 6, 1974, PREPARED BY: TFM INC. CIVIL ENGINEERS AND SURVEYORS, H.R.C.D. PLAN #7716
3. "RIGHT-OF-WAY PLANS OF PROPOSED FEDERAL AID SURFACE TRANSPORTATION PROGRAM TRAFFIC SIGNAL INSTALLATION PROJECT" DATED: FEBRUARY 8, 1995, PREPARED BY: MBDOT, PLAN #11005
4. "E.O. J. & KATHERINE M. McLAUGHLIN" SCALE: 1"=100', DATED: SEPTEMBER 23, 1980, PREPARED BY: TFM INC. CIVIL ENGINEERS AND SURVEYORS, H.R.C.D. PLAN #3529
5. "SUBDIVISION PLAN OF LAND LEON H. & ETTA S. FRENCH" SCALE: 1"=40', DATED: NOVEMBER 26, 1986, PREPARED BY: BEDFORD PLANNING BOARD, H.R.C.D. PLAN #20372
6. "LEASE LOT SUBDIVISION PLAN ATMWOOD MARKETPLACE" SCALE: 1"=40', DATED: OCTOBER 24, 2003, PREPARED BY: TFM INC. CIVIL ENGINEERS AND SURVEYORS, H.R.C.D. PLAN #33147
7. "SURVEY PLANS HORACE GREELY HIGHWAY NEW HAMPSHIRE ROUTE 101" SCALE: 1"=60', DATED: APRIL 2014, PREPARED BY: T.F. BERNIER, INC. H.R.C.D. PLAN #38664
8. "HORACE GREELY HIGHWAY NH ROUTE 101 RIGHT-OF-WAY DESIGN PLANS SCALE SURVEY DATED: FEBRUARY 2006 PREPARED BY: DODGET SURVEYING INC. H.R.C.D. PLAN #39667
9. "RIDDLEBROOK CONDOMINIUM" SCALE: 1"=40', DATED: OCTOBER 3, 2019, PREPARED BY: TFM INC. CIVIL ENGINEERS AND SURVEYORS, H.R.C.D. PLAN #40794
10. "LOT LINE ADJUSTMENT PLAN WILLELUUM RUNNING" SCALE: 1"=50', DATED: JUNE 24, 2022, PREPARED BY: BEDFORD DESIGN CONSULTANTS, H.R.C.D. PLAN #41689

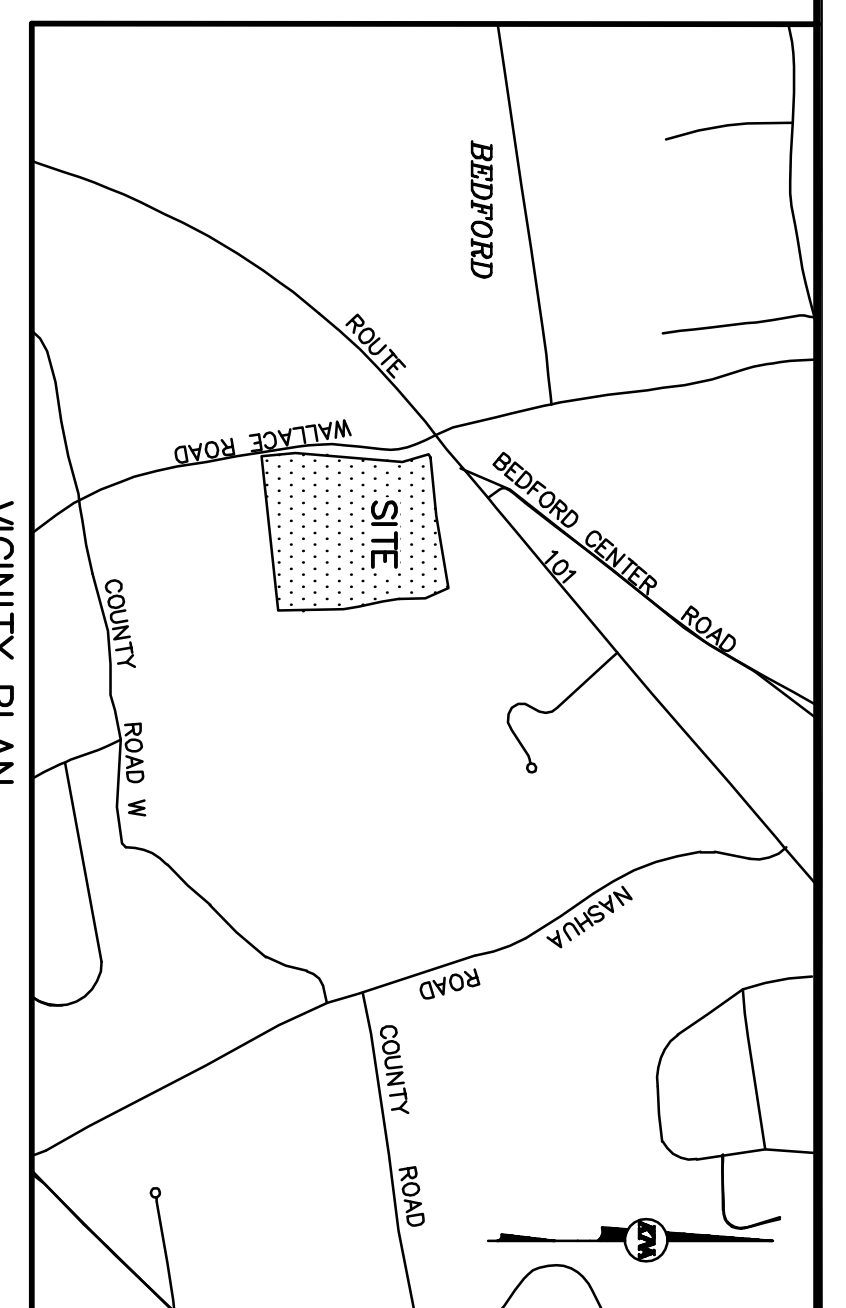
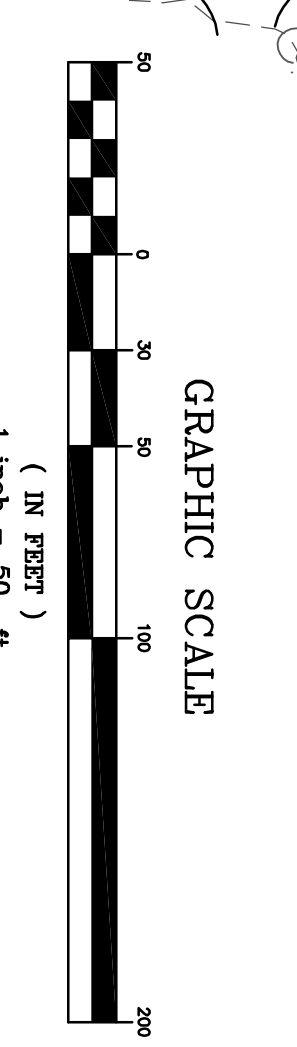
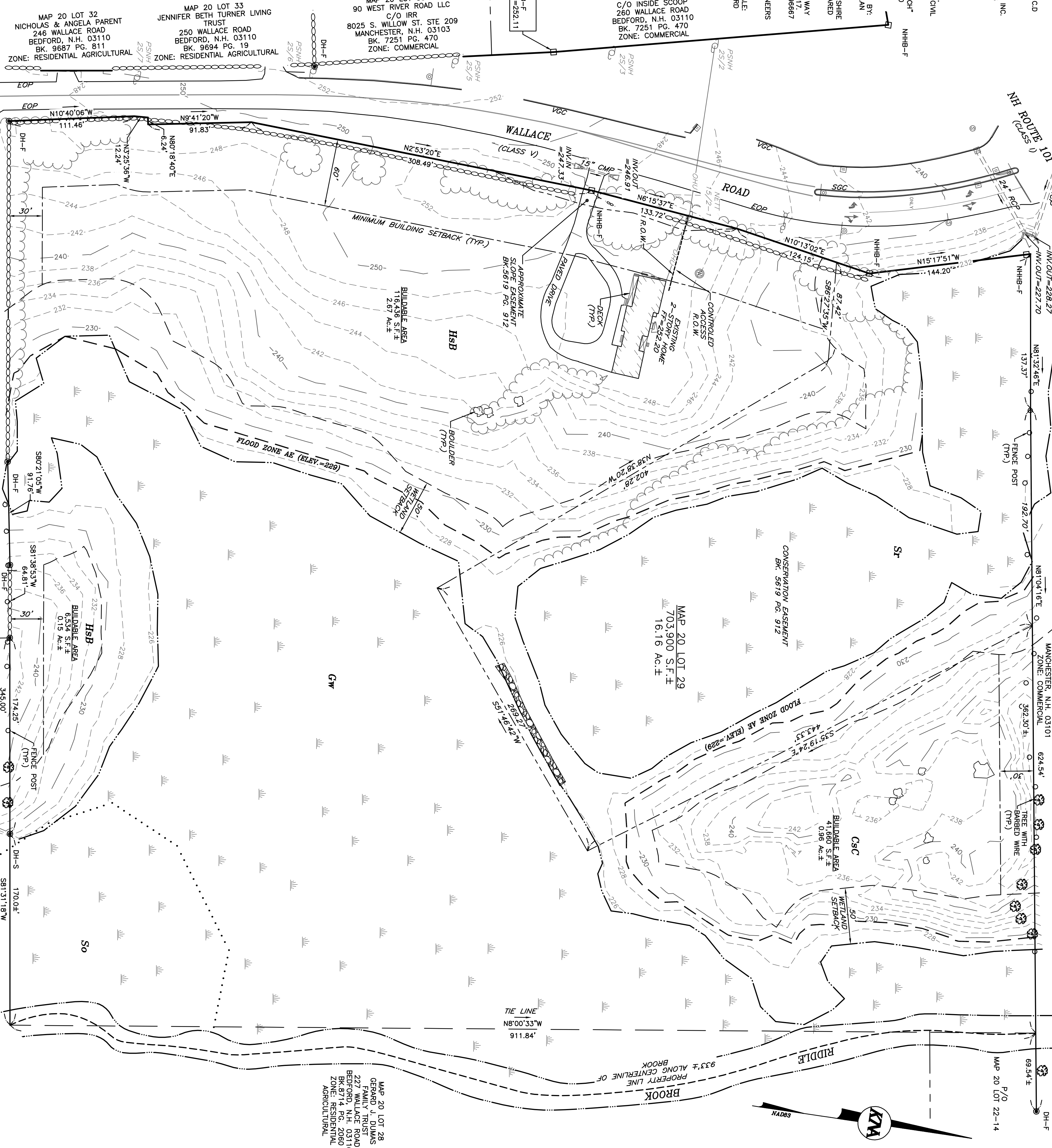
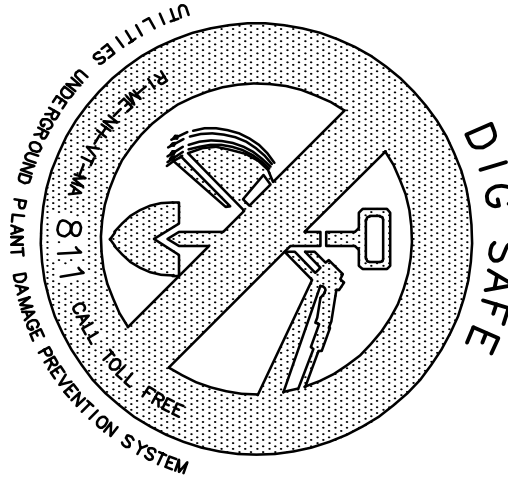
LEGEND

- NHHB-F N.H. HIGHWAY BOUND FOUND
- DH-F DRILL HOLE FOUND
- DH-S DRILL HOLE SET
- STREET LIGHT
- UTILITY POLE
- SIGN
- FLARED END SECTION
- CATCH BASIN
- ABUTTER LINE
- PROPERTY LINE
- R.O.W.
- STREAM
- WETLAND
- OVERHEAD UTILITIES
- TIE LINE
- SLOPED GRANITE CURB
- VERTICAL GRANITE CURB
- EDGE OF PAVEMENT
- 10' CONTOUR
- 2' CONTOUR
- SOIL LINE
- SETBACK
- EASEMENT
- FLOOD LINE
- TREE WITH BARBED WIRE

SCS SOILS LEGEND

- C8C** CHATTIED-HOLDS COMPLEX 8 TO 15 PERCENT SLOPES
- GW** FRETOWN MUCKY PEAT 0-2 PERCENT SLOPES
- H5B** HINCKLEY LOAMY SAND 3 TO 8 PERCENT SLOPES
- S0** SCARBORO MUCKY FINE SANDY LOAM 0 TO 3 PERCENT SLOPES
- ST** SCARBORO STONY MUCKY LOAMY SAND

SOURCE: USA-SCS WEB SOIL SURVEY HILLSBOROUGH COUNTY



NOTES:

1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE EXISTING CONDITIONS PRESENT ON MAP 20 LOT 29 IN THE TOWN OF BEDFORD, NEW HAMPSHIRE.
2. EXISTING AREA OF PARCEL = 703,900 SF ± OR 16.16 ACRES ±.
3. OWNER OF RECORD: SUSAN C FULENWERDER & THOMAS F CURRY 5 MOHAWK STREET RYE, N.Y. 10580 BK. 9671 PG. 548
4. THE SUBJECT PARCEL IS LOCATED WITHIN THE COMMERCIAL (CO) ZONING DISTRICT.
5. DIMENSIONAL REQUIREMENTS ARE AS FOLLOWS:
 - FRONT 60'
 - SIDE 30' ABUTTING A LOT
 - REAR 60' ABUTTING A STREET
 - REAR 30'
6. TOPOGRAPHIC AND BOUNDARY INFORMATION SHOWN HEREON IS BASED ON AN ACTUAL FIELD SURVEY MADE BY THIS OFFICE IN AUGUST OF 2023.
7. HORIZONTAL DATUM IS NAVD83 AND VERTICAL DATUM IS NAVD83 OBTAINED USING REAL TIME GPS SURVEYING METHODS.
8. EXAMINATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR THE TOWN OF BEDFORD N.H., HILLSBOROUGH COUNTY, MAP NUMBER 3301C0367D, PANEL 367 OF 701, EFFECTIVE DATE: SEPTEMBER 25, 2009 INDICATES THAT A PORTION OF THE SUBJECT PARCEL IS WITHIN A DESIGNATED FLOOD HAZARD AREA AE WITH BASE ELEVATION 229 (NAVD 83).
9. THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS APPROXIMATE. RESEARCH-NORSTROM ASSOCIATES INC. MAKES NO CLAIM TO THE ACCURACY OF ANY INFORMATION SHOWN HEREON. THE CONTRACTOR SHALL CONTRACT DIG-SAFE AT 811 ON SITE. THE CONTRACTOR OR OWNER SHALL CONTRACT DIG-SAFE AT 811.
10. EASEMENTS, RIGHTS AND RESTRICTIONS SHOWN OR DENIED HEREON ARE THOSE OTHER EASEMENTS, RIGHTS AND RESTRICTIONS WHICH EXIST WHICH A TITLE EXAMINATION OF THE SUBJECT PREMISES MAY DETERMINE.

WETLAND SCIENTIST CERTIFICATION

CHRIS DANFORTH, CERTIFIED WETLAND SCIENTIST 0774, OF KEACH-NORSTROM ASSOCIATES INC. OF BEDFORD, NH PERFORMED THE WETLAND MAPPING IN JULY OF 2023 ACCORDING TO THE TECHNICAL CRITERIA OF THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL (TECHNICAL REPORT 1-87-1, JANUARY 1987)

SURVEYOR'S CERTIFICATION:

CERTIFY THAT THIS SURVEY PLAN IS BASED ON AN ACTUAL FIELD SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION. I AM A LICENSED LAND SURVEYOR IN THE STATE OF NEW HAMPSHIRE AND THIS SURVEY PLAN IS BASED ON THE DATA AND INFORMATION PROVIDED TO ME BY THE CLIENT. I HAVE REVIEWED THE PLAN AND IT IS ACCURATE AND COMPLETE. I HAVE REVIEWED THE PLAN AND IT IS ACCURATE AND COMPLETE. I HAVE REVIEWED THE PLAN AND IT IS ACCURATE AND COMPLETE.

EXISTING CONDITIONS PLAN

257 WALLACE ROAD
BEDFORD, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

OWNER/APPLICANT:
SUSAN C FULENWERDER &
THOMAS F CURRY
5 MOHAWK STREET
RYE, N.Y. 10580
BK. 9671 PG. 548

KMA
KEACH-NORSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-2881

No.	DATE	REVISIONS	BY

DATE: AUGUST 10, 2023 SCALE: 1" = 50'
PROJECT NO: 23-0613-1 SHEET 1 OF 1