



- NOTES:
1. REFERENCE TAX MAP 2, LOTS 3 & 4
2. TOTAL PARCEL AREA: SEE LABELS ON PLAN
3. OWNERS OF RECORD: JESSE P. GANDNER REV. TRUST OF 2011
JULIE A. GANDNER REV. TRUST OF 2011
60 MAIN STREET
SANDS, NEW HAMPSHIRE 03264
S.C.R.D. BOOK 3945 PAGE 188
4. ZONE: CG (CENTRAL BUSINESS)
DIMENSIONAL REQUIREMENTS:
MIN. LOT AREA 5,000 sq.ft.
MIN. FRONT/REAR SETBACK N/A
MIN. SIDE SETBACK N/A
SETBACK REQUIREMENTS ARE OUTLINED IN THE "DEVELOPMENT STANDARD" SECTION OF THE DIRMAL ZONING ORDINANCE.
WELAND CONSERVATION OVERLAY DISTRICT SETBACKS:
POORLY DRAINLED SOILS 75 ft. (SETBACK), 50 ft. (BUILDING ACTIVITY)
NON-POORLY DRAINLED SOILS 75 ft. (BUILDING ACTIVITY)
SHOULDER OF PROTECTIVE EASEMENT (INCLUDES FELICE BROOK) SETBACKS:
STRUCTURES 60-75 ft.
PROTECTIVE EASEMENT 75 ft.
ARE LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY FEMA, AND ARE THEREFORE SUBJECT TO THE REGULATIONS CONTAINED IN THE FLOOD HAZARD OVERLAY DISTRICT PORTION OF THE DIRMAL ZONING ORDINANCE. THE PROPERTY IS SUBJECT TO ANY AND ALL APPLICABLE ZONING REGULATIONS NOT OUTLINED ABOVE.
5. FIELD SURVEY PREPARED BY C.R.C. & B.L.M. ON 4/6/15 USING A LEICA 1195 TOTAL STATION & A SOKKIA B20 AUTO LEVEL, AND BY P.J.S. & L.P.S. DURING 12/12/12 USING A TRIMBLE 56 TOTAL STATION WITH A TIMBLE TSC3 DATA COLLECTOR. TRAVERSE ADJUSTMENT BASED ON LEAST SQUARE ANALYSIS.
6. JURISDICTION: WELANDS ADJACENT BY GZA RECONVIRONMENTAL INC. DURING DECEMBER 2012 IN ACCORDANCE WITH 1997 CORPS OF ENGINEERS' WELANDS DRAINAGE MANUAL, TECHNICAL REPORT T-67-1.
7. FLOOD HAZARD ZONES: "X" (OUTSIDE THE 100 YEAR FLOOD ZONE) & "AE" (WITHIN 100 YEAR FLOOD ZONE) PER F.I.R.M. #3017020180, DATED 5/17/05.
8. HORIZONTAL DATUM BASED ON REFERENCE PLAN #1.
9. VERTICAL DATUM BASED ON NAVD83 PER DISK UNIT3 ELEVATION =76.72' (TO CONVERT TO NAD29 AND 6172).
10. THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH AND IN RELATION TO THE CURRENT LEGAL RIGHTS OF THE LAND AND TO DETERMINE THE EXTENT OF OWNERSHIP, OR DENY THE UNITS OF TITLE.
11. THE PLACES ARE SUBJECT TO, AND/OR IN BENEFIT OF, THE FOLLOWING EASEMENTS:
a) SUBJECT TO A 20' WIDE SEWER EASEMENT IN FAVOR OF THE TOWN OF DUNHAM, SEE S.C.R.D. BOOK 509 PAGE 319, OF NY ELECTRIC COMPANY AND NEW ENGLAND TELEPHONE & TELEGRAPH COMPANY, SEE S.C.R.D. BOOK 659 PAGE 41.
b) SUBJECT TO A 20' WIDE SEWER EASEMENT IN FAVOR OF THE NH COLLEGE OF THE PASTOR, SEE S.C.R.D. BOOK 659 PAGE 389.
c) SUBJECT TO A PARKING EASEMENT IN FAVOR OF TAX MAP 2, LOT 12, SEE S.C.R.D. BOOK 1060 PAGE 318.
d) IN BENEFIT OF AN 8' WIDE LANDSCAPING EASEMENT OVER TAX MAP 2 LOT 12.
f) SUBJECT TO THE RESTRICTION THAT THE NORTHERLY PORTION OF THE LOT, WHICH WAS ACQUIRED BY DEED 1060 PAGE 313, SHALL BE USED ONLY AS A PARKING LOT. IN ADDITION, ACCORDING TO REFERENCE PLAN #7, THIS PARCEL IS A NON-BUILDING LOT.
g) IN BENEFIT OF A NON-BUILDING LOT IN EASEMENT OVER TAX MAP 2 LOT 15-0, SEE S.C.R.D. BOOK 359 PAGE 389.
h) SUBJECT TO AND IN BENEFIT OF SEWER AND WATER RIGHTS, SEE S.C.R.D. BOOK 393 PAGE 364.