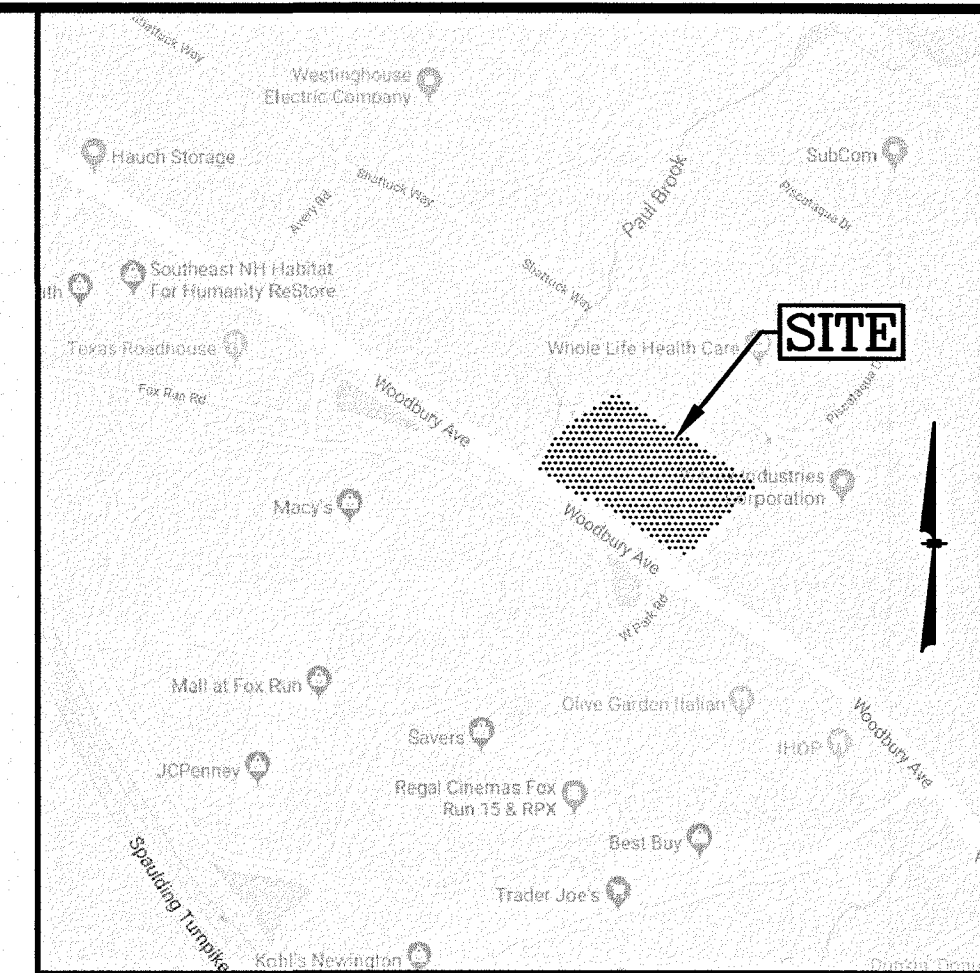


LEGEND

SGC	SLOPED GRANITE CURB
VGC	VERTICAL GRANITE CURB
G	GAS LINE (APPROXIMATE LOCATION)
W	WATER LINE (APPROXIMATE LOCATION)
-90-	CONTOUR ELEVATION
TREE	TREE
UTILITY POLE	UTILITY POLE
GUY WIRE	GUY WIRE
OVERHEAD WIRE	OVERHEAD WIRE
TREELINE	TREELINE
SIGN	SIGN
SPOT ELEVATION	SPOT ELEVATION
DRAIN MANHOLE	DRAIN MANHOLE
CATCH BASIN	CATCH BASIN
ROOF DRAIN	ROOF DRAIN
SEWER MANHOLE	SEWER MANHOLE
MANHOLE	MANHOLE
GAS VALVE	GAS VALVE
WATER VALVE	WATER VALVE
WATER SHUT OFF	WATER SHUT OFF
FIRE HYDRANT	FIRE HYDRANT
BOLLARD	BOLLARD
GAS METER	GAS METER
ELECTRIC METER	ELECTRIC METER
LIGHT POLE	LIGHT POLE

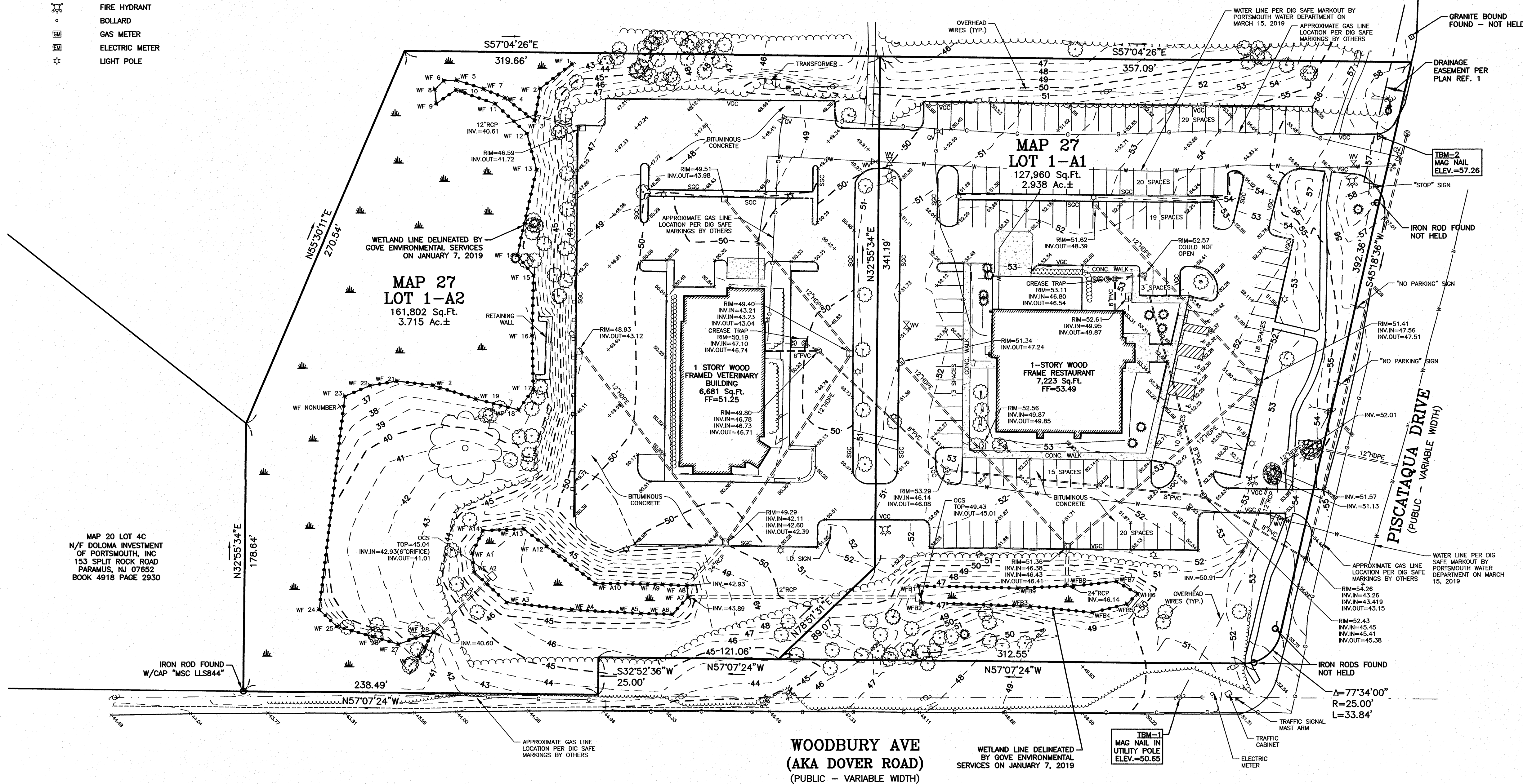
MAP 27 LOT 1-3
N/F GREAT BAY COMMONS UNIT OWNERS ASSOCIATION
c/o CP MGMT INC
11 COURT STREET
BAXTER, NH 03833
BOOK 4596 PAGE 1372



LOCATION MAP (NOT TO SCALE)

NOTES:

- 1) ZONE: OFFICE DISTRICT (O)
MIN. LOT SIZE: 120,000 Sq.Ft.
MIN. LOT FRONTAGE: 300 Ft.
SETBACKS:
FRONT 75 Ft.
SIDE 30 Ft.
REAR 30 Ft.
REFER TO THE TOWN OF NEWINGTON ZONING ORDINANCE FOR VERIFICATION, ADDITIONAL RESTRICTIONS AND PERMITTED USES. THE ZONING INFORMATION SHOWN HEREON IS BASED ON A REVIEW OF THE NEWINGTON ZONING ORDINANCE.
- 2) THIS PLAN IS THE RESULT OF AN ON-THE-GROUND FIELD SURVEY PERFORMED BY THIS OFFICE BETWEEN JANUARY 18 AND MARCH 18, 2019.
- 3) WETLAND FLAGS WERE DELINEATED BY GOVE ENVIRONMENTAL SERVICES ON JANUARY 7, 2019.
- 4) BEARINGS SHOWN HEREON ARE BASED ON NAD83 PER GPS OBSERVATIONS PERFORMED BY THIS OFFICE ON JANUARY 18, 2019.
- 5) ELEVATIONS SHOWN HEREON ARE BASED ON NAVD88 PER GPS OBSERVATIONS PERFORMED BY THIS OFFICE ON JANUARY 18, 2019.
- 6) LOCATION OF UNDERGROUND UTILITIES IS APPROXIMATE ONLY. ADDITIONAL UNDERGROUND UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED. INVERTS ARE LISTED IN A CLOCKWISE DIRECTION ENDING WITH THE INVERT OUT (UNLESS OTHERWISE NOTED).
- 7) THE SURVEY TRACT IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA (100 YEAR FLOOD) PER FLOOD INSURANCE RATE MAP NUMBER 33015C0260E, WITH AN EFFECTIVE DATE OF MAY 17, 2005.
- 8) A TOTAL OF 147 (142 REGULAR, 5 ACCESSIBLE) CLEARLY IDENTIFIABLE PARKING SPACES WERE OBSERVED IN CONDUCTING THIS SURVEY.



MAP 20 LOT 4C
N/F DOLOMA INVESTMENT
OF PORTSMOUTH, INC
153 SPLIT ROCK ROAD
PARMUS, NH 07852
BOOK 4918 PAGE 2930

WOODBURY AVE
(AKA DOVER ROAD)
(PUBLIC - VARIABLE WIDTH)

WETLAND LINE DELINEATED
BY GOVE ENVIRONMENTAL
SERVICES ON JANUARY 7, 2019

OWNER OF RECORD:

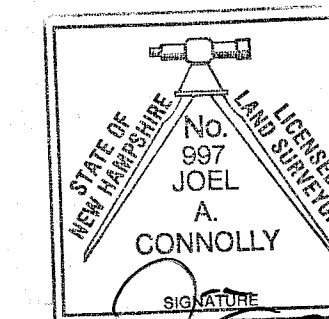
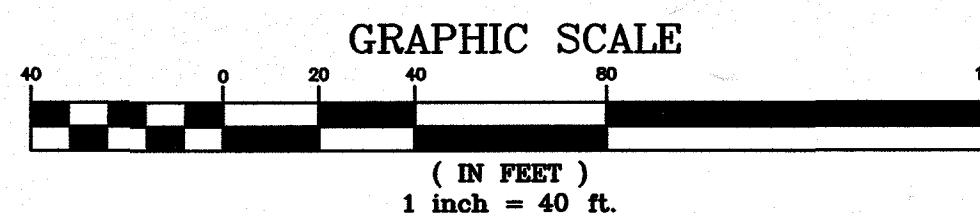
MAP 27 LOT 1-A1
MINDDRIFT, LLC
210 COMMERCE WAY, SUITE 300
PORTSMOUTH, NH 03801
BOOK 4177 PAGE 1217

MAP 27 LOT 1-A2
UNDERDOG REALTY, LLC
281 NORTH HAVERHILL ROAD
KENSINGTON, NH 03833
BOOK 4910 PAGE 2275

PLAN REFERENCES:

ROCKINGHAM COUNTY REGISTRY OF DEEDS

- 1) R.C.R.D. PLAN D-31024
- 2) PROPOSED SITE PLAN, WOODBURY AVENUE NEWINGTON, NH FOR THE RICHMOND COMPANY, PREPARED BY NORWAY PLAINS ASSOCIATES, INC, REVISED THROUGH JUNE 9, 2003 PROVIDED BY CLIENT



1.	UPDATED UTILITY INFORMATION	AKC	3/20/2019
NO.	DESCRIPTION	BY	DATE
REVISIONS			
EXISTING CONDITIONS PLAN			
ASSESSORS MAP 27 LOTS 1-A1 & 1-A2 5 & 15 PISCATAQUA DRIVE NEWINGTON, NH 03801 PREPARED FOR: MINDDRIFT, LLC 210 COMMERCE WAY SUITE 300 PORTSMOUTH, NH 03801			
44 Stiles Road, Suite One Salem, New Hampshire 03079 (603) 893-0720 ENGINEERS • PLANNERS • SURVEYORS www.mhfdesign.com			
SCALE: 1"=40'	DATE: FEBRUARY 28, 2019	DRAWING NO. 45581WS.dwg	SHEET NO. 1 OF 1
DRAWN BY: AKC	CHECKED BY: JAC	PROJECT NO. 455819	