

ZONING REQUIREMENTS

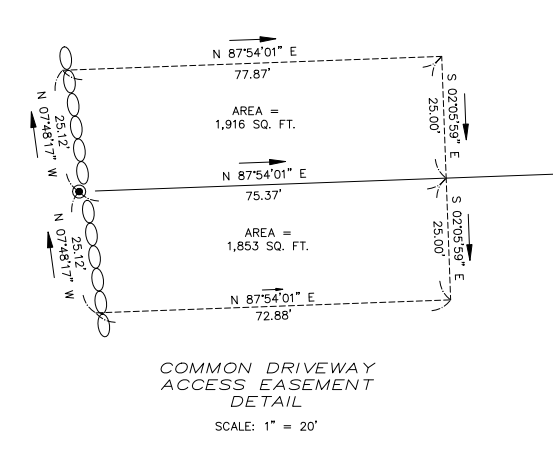
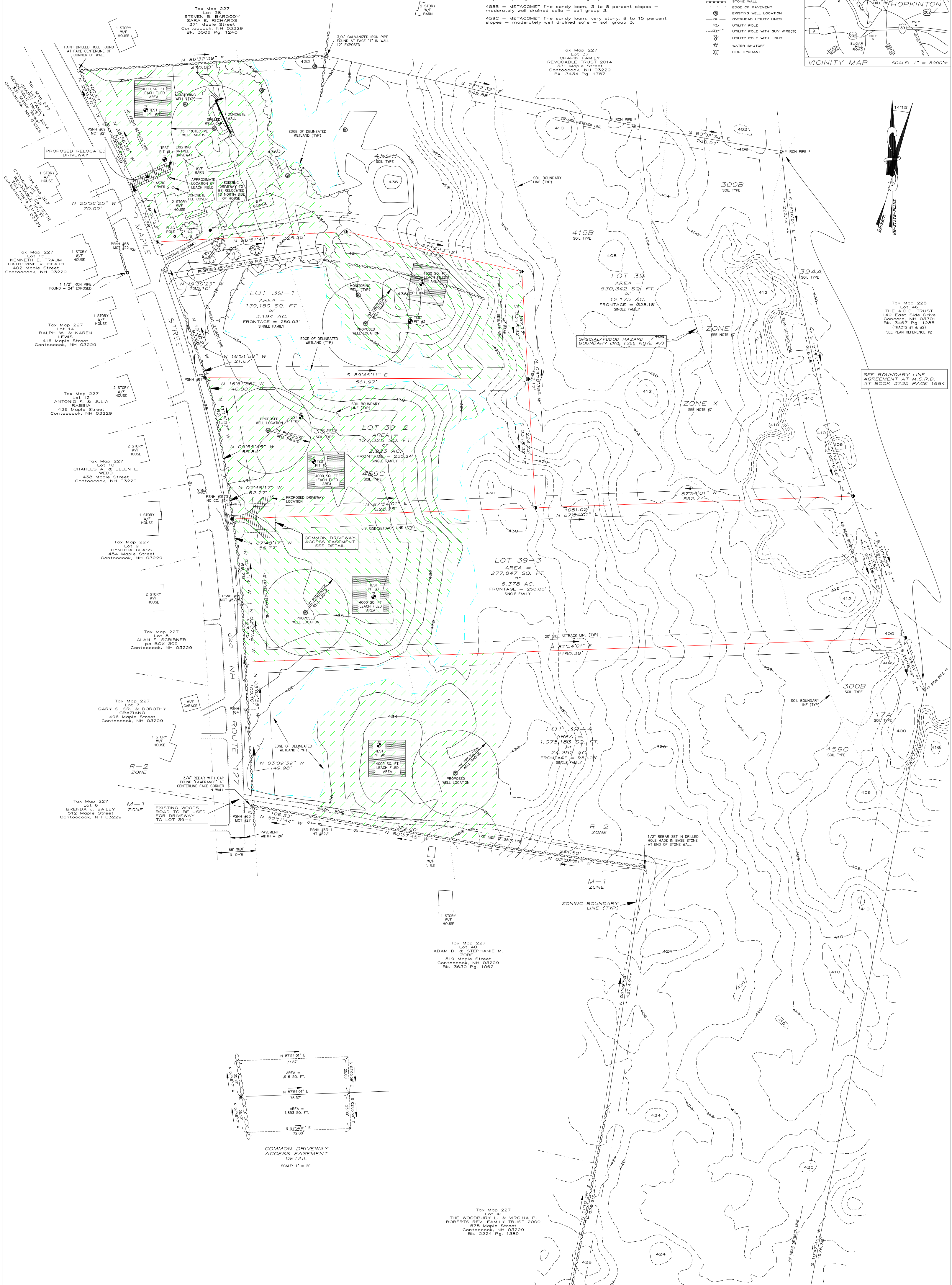
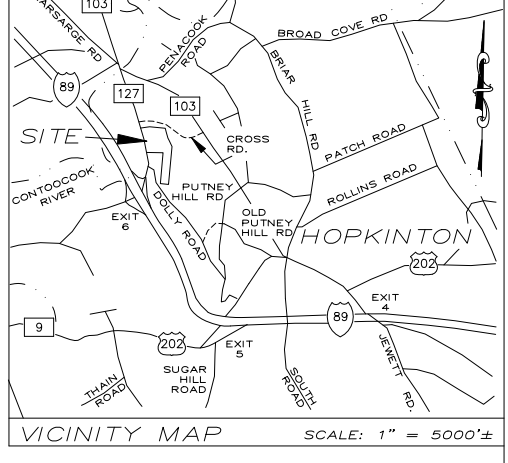
Property is Zoned R-2 = MEDIUM DENSITY RESIDENTIAL DISTRICT
Minimum Lot Size = 80,000 Sq. Ft. or 1.836 Ac.
Minimum Frontage = 250 Feet
Minimum Lot Depth = 140 Feet
Maximum Building Coverage = 30 percent
Structure Setbacks: Front = 40 feet
Side = 20 feet
Rear = 20 feet

SOILS DATA

Soils information has been electronically reproduced from the USDA - NRCS - Natural Resource Conservation Service.
3008 = SEARSPORT-CHOICORUA-NAUMBURG complex, mucky sand, 0 to 3 percent slopes - very poorly drained soils - soil group 6.
3008 = UPTON-AMHERST heavy sand, 3 to 8 percent slopes - excessively drained soils - soil group 1.
3008 = CHOICORUA heavy sand, 0 to 3 percent slopes - very poorly drained soils - soil group 6.
3008 = CHOICORUA heavy sand, 3 to 8 percent slopes - poorly drained soils - soil group 3.
458B = METACOMET fine sandy loam, 3 to 8 percent slopes - poorly drained soils - soil group 3.
458C = METACOMET fine sandy loam, very stony, 8 to 15 percent slopes - moderately well drained soils - soil group 3.
458D = METACOMET fine sandy loam, very stony, 3 to 8 percent slopes - poorly drained soils - soil group 3.

LEGEND

- NON PIPE/TEL. PIN FOUND
- DRILLED HOLE FOUND
- GRAVEL/TINE FOUND
- DRILLED HOLE SET
- 1" REBAR WITH CAP SET
- 1" REBAR SET
- DRIVE SHAFT SET
- BOUNDARY POINT
- TREE LINE
- STONE WALL
- EDGE OF PAVEMENT
- EXISTING WALL LOCATION
- OVERHEAD UTILITY LINES
- UTILITY POLE
- UTILITY POLE WITH GUY WREDS
- UTILITY POLE WITH LIGHT
- WATER MAINLINE
- FIRE HYDRANT



AREA SYNOPSIS

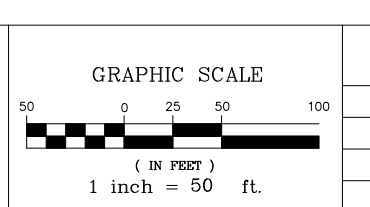
LOT	TOTAL LOT AREA	DELINEATED WETLAND AREA	CONTIGUOUS BULIDABLE AREA
39	13.176 ACRES	13,800 sq. ft.	31 ACRES
39-1	3.194 ACRES	35,800 sq. ft.	13 ACRES
39-2	2.893 ACRES	35,800 sq. ft.	21 ACRES
39-3	4.378 ACRES	7,000 sq. ft.	21 ACRES
39-4	24.702 ACRES	27,000 sq. ft.	19 ACRES

PLAN REFERENCES

- Plan entitled "BOUNDARY PLAN OWNED BY HELEN L. BARNARD REVOCABLE TRUST OF 1984" dated December 15, 2009. Drawn by Lawrence Technico Land Services and recorded at the M.C.R.D. as plan number 17817.
- Plan entitled "MAJOR SUBDIVISION FOR ANNEVATION SUBSIDIARIES OF THE RUSSELL C. DAY / A. DAVID DUPUIS PROPERTY" dated December 20, 1986. Drawn by Francis Tarrant Resource Conservation and recorded at the M.C.R.D. as plan number 13555.
- Plan entitled "RECE SUBDIVISION" with a revision date of May 1, 1974. Prepared by Shirley Assoc. and recorded at the M.C.R.D. as plan number 3360.
- Plan entitled "LOT LINE ADJUSTMENT FOR A. DAVID & KAREN B. DUPUIS" dated November 2004. Drawn by Lawrence Technico Land Services and recorded at the M.C.R.D. as plan number 13555.
- Plan entitled "PLAN OF LAND OWNED BY CHARLES & HANCI WETTERS" dated June 1988. Prepared by Charles & Nancy Engineering Inc. and recorded at the M.C.R.D. as plan number 2332.

NOTES

- The intent of this plat is to subdivide four (4) additional residential lots from Tax Map 227, Lot 39, per the Town of Hopkinton's Zoning Ordinance Regulations as set forth at the time of approval of this subdivision. Exceeding any conditions or waivers granted by the zoning board.
- Owner of Record Tax Map 227, Lot 39 - Riveredge Properties, LLC, having a mailing address of 1100 N. Main Street, Hopkinton, NH 03229. For deed reference see M.C.R.D. of Bk. 3735 Pg. 1263. Total area of lot 39 prior to subdivision = 48,422 Acres +/-.
- Boundary information shown is from a field survey performed by the office between the dates of January 9 and January 10, 2021 with an electronic total station instrument having a control traverse error of closure of 1:12,228. Performed according to the Me. Code of Administration Rules (25A-CMRS-121) and recorded at the M.C.R.D. as plan number 17817.
- The boundary information shown designated with a single * is per plan reference number 2 with field verification of monuments found.
- The horizontal datum of this plan is NAD 83 (CGRS 96). This datum was established at the site using GPS observations from a CORS station (US Army Corps of Engineers Civil Engineering 1988) and Aerial Photographs 2 received at the site. Static field procedures were used.
- The limits of jurisdictional wetlands as shown on this plan were determined by means shown on DWG #208 on May 17, 2021 in accordance with:
US Army Corps of Engineers Regional Supplement to the Corps of Engineers Wetland Delineation Manual, Northeast and Midwest Region, Technical Report EROD/R-12-1, January 2010, version 2.0.
New England Hydrologic Surveying Committee, 2018 Version 4. Field instructions for identifying Hydrologic Soils in New England. New England Interstate Water Pollution Control Commission, Lowell, MA.
North American Digital Elevation Model (DEM) current version.
- The Flood Hazard Boundary Line as shown herein has been electronically reproduced from the FEMA Flood Insurance Rate Map - Merrimack County - Map Number 33013C0504E having an effective date of April 16, 2010.
ZONE A = Special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood. No Base Flood Elevations determined.
ZONE X = Areas determined to be outside the 0.2% annual chance floodplain.
- See State of New Hampshire Department of Transportation driveway permit number 37-1777 dated 11/17/21, 37-3221.
- State of New Hampshire Department of Environmental Services - Subsurface Systems Bureau Subdivision approval number 15A02071777 dated 11/17/21, 37-3221 (for lots 39-1 & 39-2 only).
- Topography shown shows the front portions of the property from a topographic survey performed by the office. The topography shown on the remainder of the property is a USGS topographic reproduction from the USGS GRANT sheet site of the property.
- The vertical datum of this plan is NAVD 88. The orthometric elevations were determined by means shown on DWG #208 on May 17, 2021 in accordance with:
US Army Corps of Engineers Civil Engineering 1988
and Aerial Photographs 2 received at the site. Static field procedures were used.



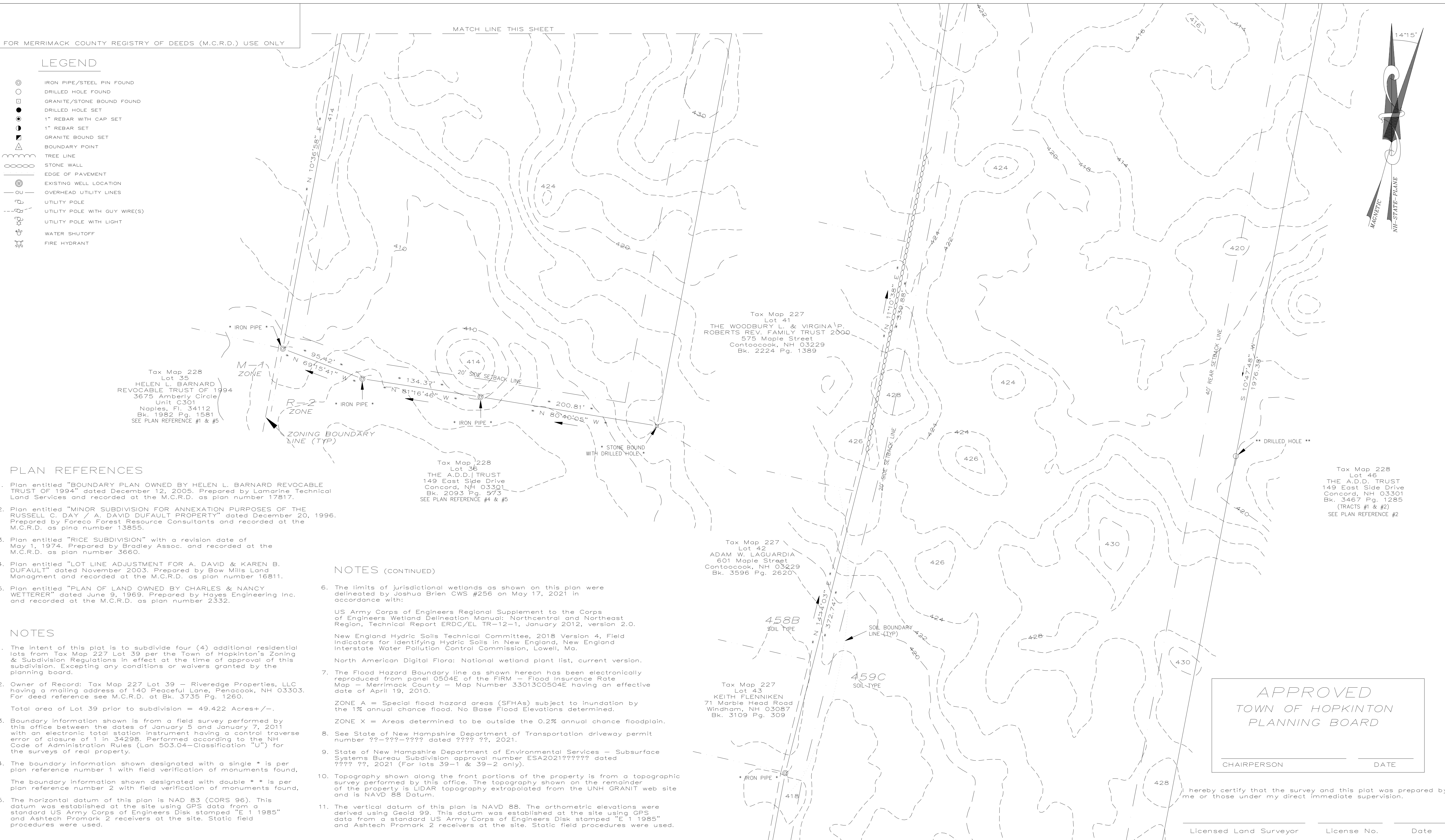
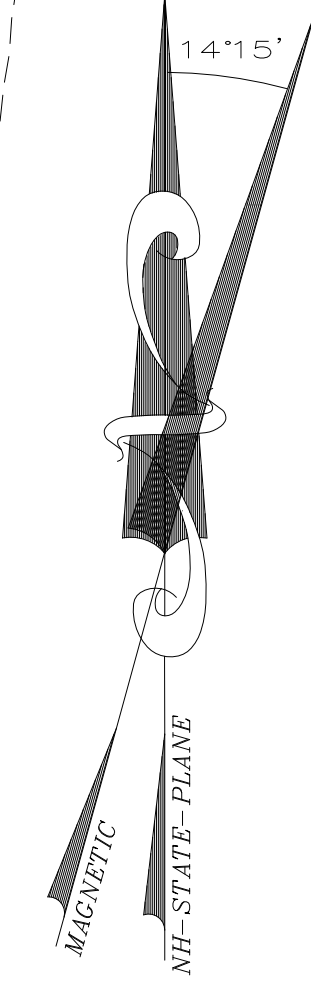
DATE: JUNE 15, 2021
PROJECT NO. 21-15
RECORDING NO.
DATE:
SHEET 1 OF 3

MAJOR SUBDIVISION PLAT
LAND OF
RIVEREDGE PROPERTIES, LLC
LOCATION
NH RTE 127 900 MARBLE STREET - VILLAGE OF CONTOODOOK
TOWN OF HOPKINTON, NH - MERRIMACK COUNTY
TAX MAP 227 LOT 39

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
- ⊙ EXISTING WELL LOCATION
- OVERHEAD UTILITY LINES
- UTILITY POLE
- UTILITY POLE WITH GUY WIRE(S)
- UTILITY POLE WITH LIGHT
- WATER SHUTOFF
- FIRE HYDRANT



PLAN REFERENCES

1. Plan entitled "BOUNDARY PLAN OWNED BY HELEN L. BARNARD REVOCABLE TRUST OF 1994" dated December 12, 2005. Prepared by Lamarine Technical Land Services and recorded at the M.C.R.D. as plan number 17817.
2. Plan entitled "MINOR SUBDIVISION FOR ANNEXATION PURPOSES OF THE RUSSELL C. DAY / A. DAVID DUFALDT PROPERTY" dated December 20, 1996. Prepared by Foreco Forest Resource Consultants and recorded at the M.C.R.D. as plan number 13855.
3. Plan entitled "RICE SUBDIVISION" with a revision date of May 1, 1974. Prepared by Bradley Assoc. and recorded at the M.C.R.D. as plan number 3660.
4. Plan entitled "LOT LINE ADJUSTMENT FOR A. DAVID & KAREN B. DUFALDT" dated November 2003. Prepared by Bow Mills Land Management and recorded at the M.C.R.D. as plan number 16811.
5. Plan entitled "PLAN OF LAND OWNED BY CHARLES & NANCY WETTERER" dated June 9, 1969. Prepared by Hayes Engineering Inc. and recorded at the M.C.R.D. as plan number 2332.

NOTES

1. The intent of this plat is to subdivide four (4) additional residential lots from Tax Map 227 Lot 39 per the Town of Hopkinton's Zoning & Subdivision Regulations in effect at the time of approval of this subdivision. Excepting any conditions or waivers granted by the planning board.
2. Owner of Record: Tax Map 227 Lot 39 - Riveredge Properties, LLC having a mailing address of 140 Peaceful Lane, Penacook, NH 03303. For deed reference see M.C.R.D. at Bk. 3735 Pg. 1260.
Total area of Lot 39 prior to subdivision = 49.422 Acres+/-.
3. Boundary information shown is from a field survey performed by this office between the dates of January 5 and January 7, 2011 with an electronic total station instrument having a control traverse error of closure of 1 in 34298. Performed according to the NH Code of Administration Rules (Lan 503.04-Classification "U") for the surveys of real property.
4. The boundary information shown designated with a single * is per plan reference number 1 with field verification of monuments found. The boundary information shown designated with double * is per plan reference number 2 with field verification of monuments found.
5. The horizontal datum of this plan is NAD 83 (CORS 96). This datum was established at the site using GPS data from a standard US Army Corps of Engineers Disk stamped "E 1 1985" and Ashtech Promark 2 receivers at the site. Static field procedures were used.

NOTES (CONTINUED)

6. The limits of jurisdictional wetlands as shown on this plan were delineated by Joshua Brien CWS #256 on May 17, 2021 in accordance with:
US Army Corps of Engineers Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region, Technical Report ERDC/EL TR-12-1, January 2012, version 2.0.
New England Hydric Soils Technical Committee, 2018 Version 4, Field Indicators for Identifying Hydric Soils in New England, New England Interstate Water Pollution Control Commission, Lowell, Ma.
North American Digital Flora: National wetland plant list, current version.
7. The Flood Hazard Boundary line as shown hereon has been electronically reproduced from panel 0504E of the FIRM - Flood Insurance Rate Map - Merrimack County - Map Number 33013C0504E having an effective date of April 19, 2010.
ZONE A = Special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood. No Base Flood Elevations determined.
ZONE X = Areas determined to be outside the 0.2% annual chance floodplain.
8. See State of New Hampshire Department of Transportation driveway permit number ??-??-???? dated ????, 2021.
9. State of New Hampshire Department of Environmental Services - Subsurface Systems Bureau Subdivision approval number ESA2021????? dated ????, 2021 (For lots 39-1 & 39-2 only).
10. Topography shown along the front portions of the property is from a topographic survey performed by this office. The topography shown on the remainder of the property is LIDAR topography extrapolated from the UNH GRANIT web site and is NAVD 88 Datum.
11. The vertical datum of this plan is NAVD 88. The orthometric elevations were derived using Geoid 99. This datum was established at the site using GPS data from a standard US Army Corps of Engineers Disk stamped "E 1 1985" and Ashtech Promark 2 receivers at the site. Static field procedures were used.

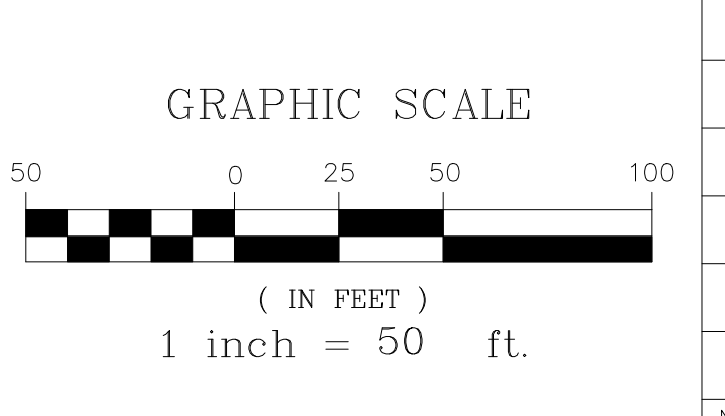
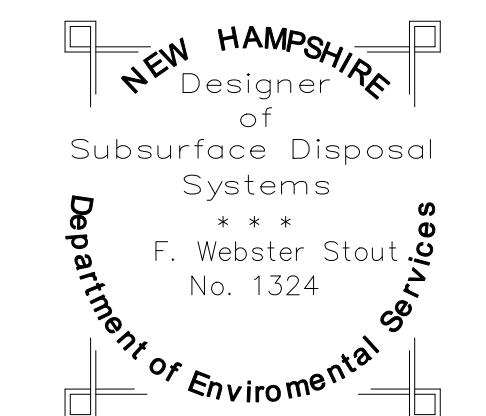
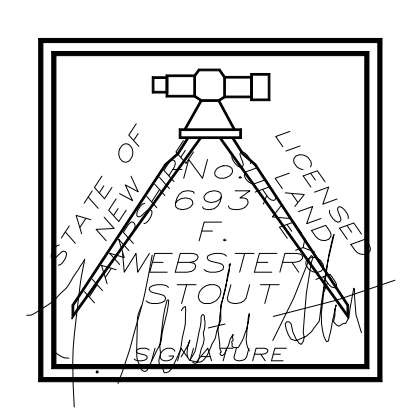
APPROVED
TOWN OF HOPKINTON
PLANNING BOARD

CHAIRPERSON _____ DATE _____

_____ 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

DATE: JUNE 15, 2021
PROJECT NO. 21-15
RECORDING NO:
DATE:
SHEET 1 OF 3

MAJOR SUBDIVISION PLAT
LAND OF
RIVEREDGE PROPERTIES, LLC
LOCATION
NH RTE 127 aka MAPLE STREET - VILLAGE OF CONTOOCCOOK
TOWN OF HOPKINTON, NH - MERRIMACK COUNTY
TAX MAP 227 LOT 39

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
- EXISTING WELL LOCATION
- OVERHEAD UTILITY LINES
- UTILITY POLE
- UTILITY POLE WITH GUY WIRE(S)
- UTILITY POLE WITH LIGHT
- WATER SHUTOFF
- FIRE HYDRANT

Tax Map 227
Lot 9
CYNTHIA GLASS
454 Maple Street
Contoocook, NH 03229

Tax Map 227
Lot 8
ALAN F. SCRIBNER
PO BOX 309
Contoocook, NH 03229

Tax Map 227
Lot 7
GARY S. SR. & DOROTHY
GRAZIANO
496 Maple Street
Contoocook, NH 03229

Tax Map 227
Lot 6
BRENDA J. BAILEY
512 Maple Street
Contoocook, NH 03229

Tax Map 227
Lot 40
ADAM D. & STEPHANIE M.
ZOBEL
519 Maple Street
Contoocook, NH 03229
Bk. 3630 Pg. 1062

AREA SYNOPSIS

LOT	TOTAL LOT AREA	DELINEATED WETLAND AREA	CONTIGUOUS BUILDABLE AREA
39	12.175 ACRES	17,800 Sq. Ft.+	2.1 ACRES+
39-1	3.194 ACRES	30,900 Sq. Ft.	1.5 ACRES+
39-2	2.923 ACRES	15,900 Sq. Ft.	2.1 ACRES
39-3	6.378 ACRES	7,500 Sq. Ft.+	2.1 ACRES
39-4	24.752 ACRES	27,000 Sq. Ft.+	1.9 ACRES+

APPROVED
TOWN OF HOPKINTON
PLANNING BOARD

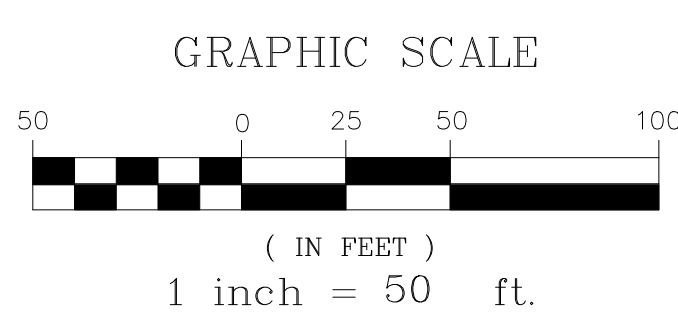
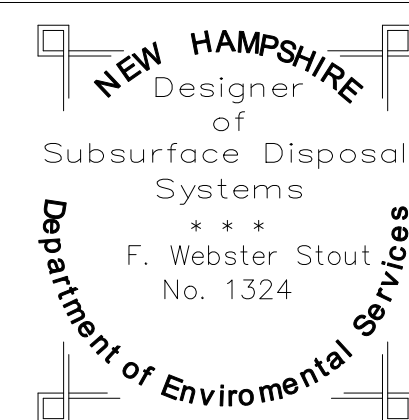
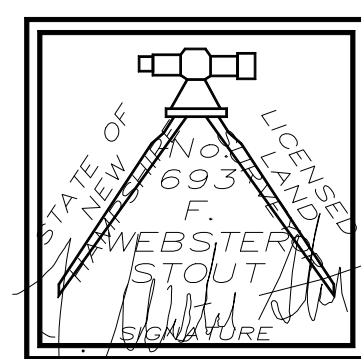
CHAIRPERSON _____ DATE _____

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

DATE: JUNE 15, 2021
PROJECT NO. 21-15
RECORDING NO:
DATE:
SHEET 2 OF 3

MAJOR SUBDIVISION PLAT
LAND OF
RIVEREDGE PROPERTIES, LLC
LOCATION
NH RTE 127 aka MAPLE STREET - VILLAGE OF CONTOOCCOOK
TOWN OF HOPKINTON, NH - MERRIMACK COUNTY
TAX MAP 227 LOT 39

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

ZONING REQUIREMENTS

Property is Zoned: R-2 = MEDIUM DENSITY RESIDENTIAL DISTRICT
 Minimum Lot Size = 80,000 Sq. Ft., or 1.836 Ac.
 Minimum Frontage = 250 feet
 Minimum Lot Depth = 140 feet
 Maximum Building Coverage = 30 percent
 Structure Setbacks: Front = 40 feet
 Side = 20 feet
 Rear = 40 feet

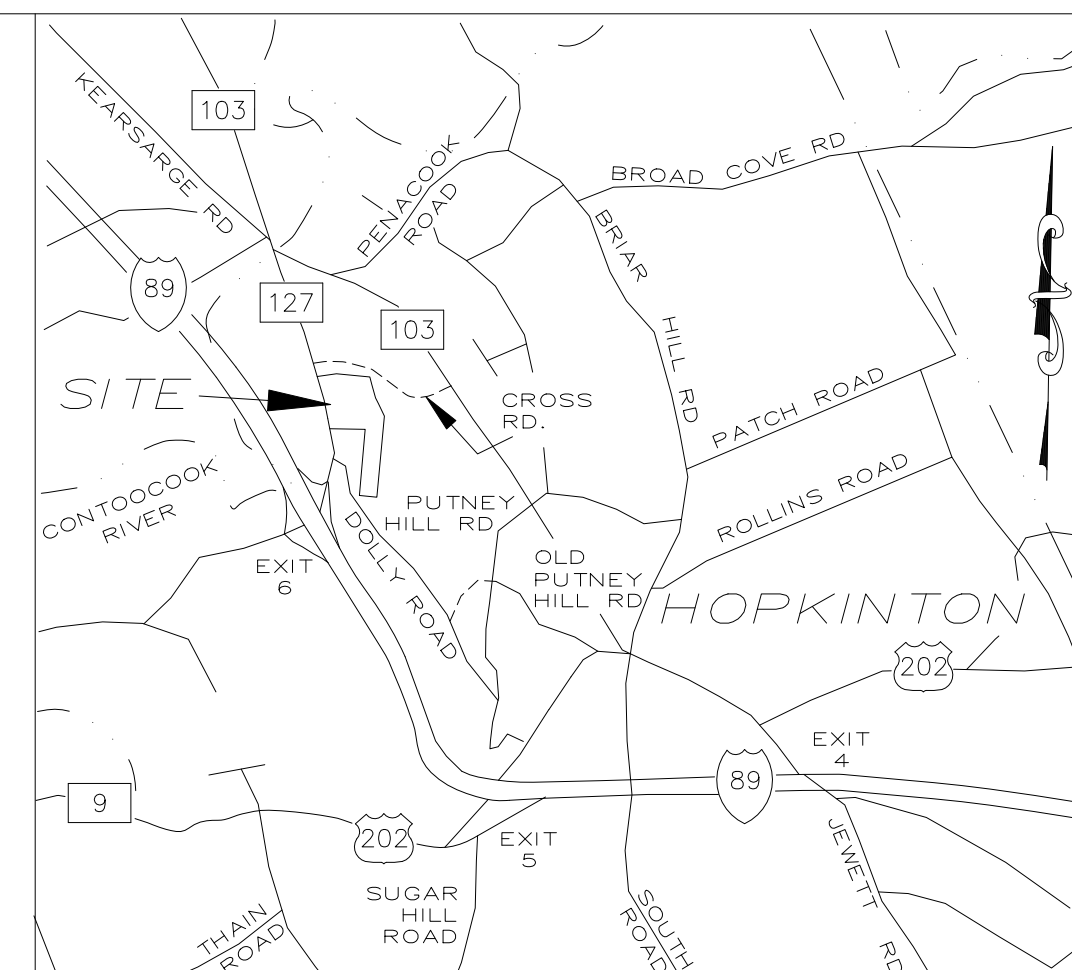
SOILS DATA

Soils information has been electronically reproduced from the USDA - NRCS - Natural Resource Conservation

- 17A = SEARSPORT-CHOCORUA-NAUMBURG complex mucky peat, 0 to 3 percent slopes - very poorly drained soils - soil group 6.
- 300B = UDIPDAMMENTS loamy sand, 3 to 8 percent slopes - excessively drained soils - soil group 1.
- 394A = CHOCORUA mucky peat, 0 to 3 percent slopes - very drained soils - soil group 6.
- 415B = MOOSILAUKE fine sandy loam, very stony, 3 to 8 percent slopes - poorly drained soils - soil group 5.
- 458B = METACOMET fine sandy loam, 3 to 8 percent slopes - moderately well drained soils - soil group 3.
- 459C = METACOMET fine sandy loam, very stony, 8 to 15 percent slopes - moderately well drained soils - soil group 3.

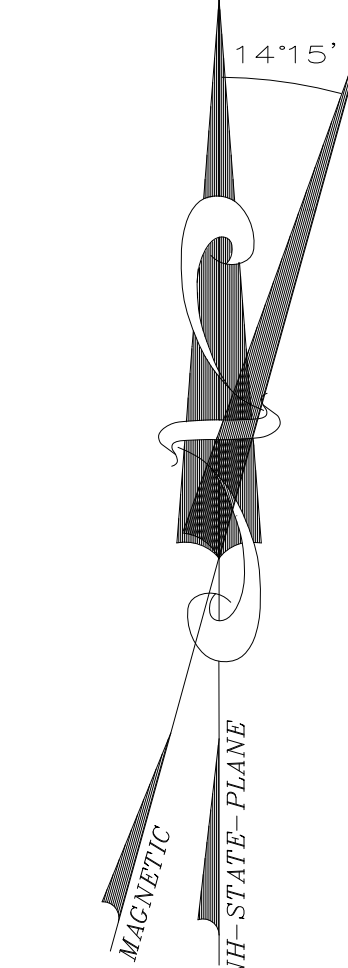
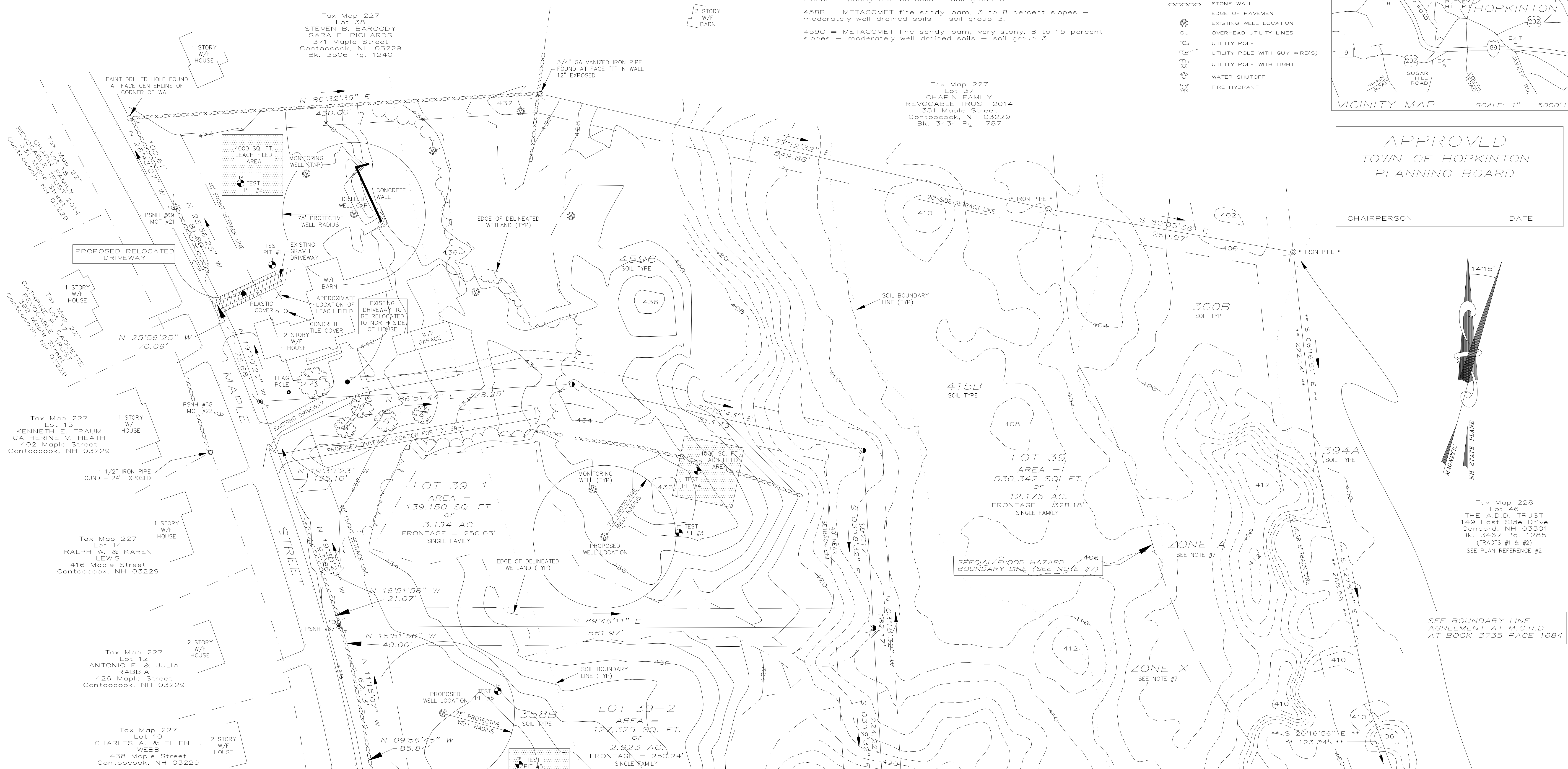
LEGEND

- 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
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- TREE LINE
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- EDGE OF PAVEMENT
- EXISTING WELL LOCATION
- OVERHEAD UTILITY LINES
- UTILITY POLE
- UTILITY POLE WITH GUY WIRE(S)
- UTILITY POLE WITH LIGHT
- WATER SHUTOFF
- FIRE HYDRANT



VICINITY MAP SCALE: 1" = 5000'±

APPROVED
 TOWN OF HOPKINTON
 PLANNING BOARD
 CHAIRPERSON DATE

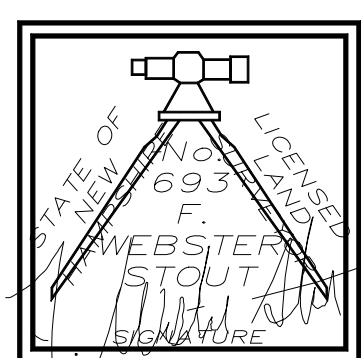


Tax Map 228 Lot 46 THE A.D.D. TRUST 149 East Side Drive Concord, NH 03301 Bk. 3467 Pg. 1285 (TRACTS #1 & #2) SEE PLAN REFERENCE #2

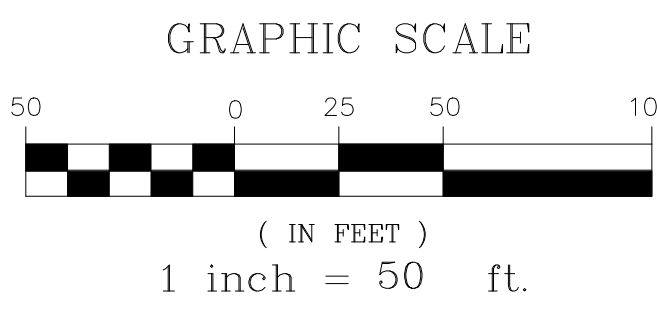
SEE BOUNDARY LINE AGREEMENT AT M.C.R.D. AT BOOK 3735 PAGE 1684

FWS LAND SURVEYING P.L.L.C.

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



NEW HAMPSHIRE
 Designer of Subsurface Disposal Systems
 F. Webster Stout No. 1324
 Department of Environmental Services



NO.	DATE	REVISION

DATE: JUNE 15, 2021
 PROJECT NO. 21-15
 RECORDING NO:
 DATE:
 SHEET 3 OF 3

MAJOR SUBDIVISION PLAT
 LAND OF RIVEREDGE PROPERTIES, LLC
 LOCATION NH RTE 127 aka MAPLE STREET - VILLAGE OF CONTOOCCOOK TOWN OF HOPKINTON, NH - MERRIMACK COUNTY TAX MAP 227 LOT 39