

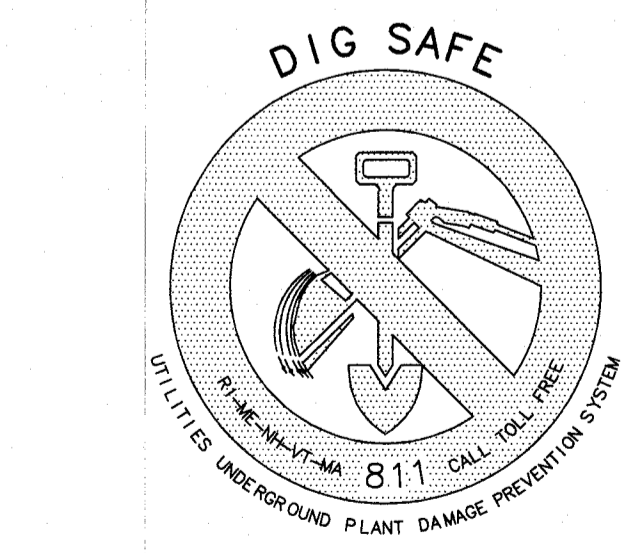
- LEGEND**
- ⊙ IP-F IRON PIN FOUND
 - ⊙ IP-S IRON PIN SET
 - ⊙ UTILITY POLE
 - PROPERTY LINE
 - R.O.W. LINE
 - RETAINING WALL
 - EOP EDGE OF PAVEMENT
 - 10' CONTOUR
 - 2' CONTOUR
 - POND
 - S SEWER LINE

- DECIDUOUS TREES
- CONIFEROUS TREES
- DEAD TREES

SCS SOILS LEGEND

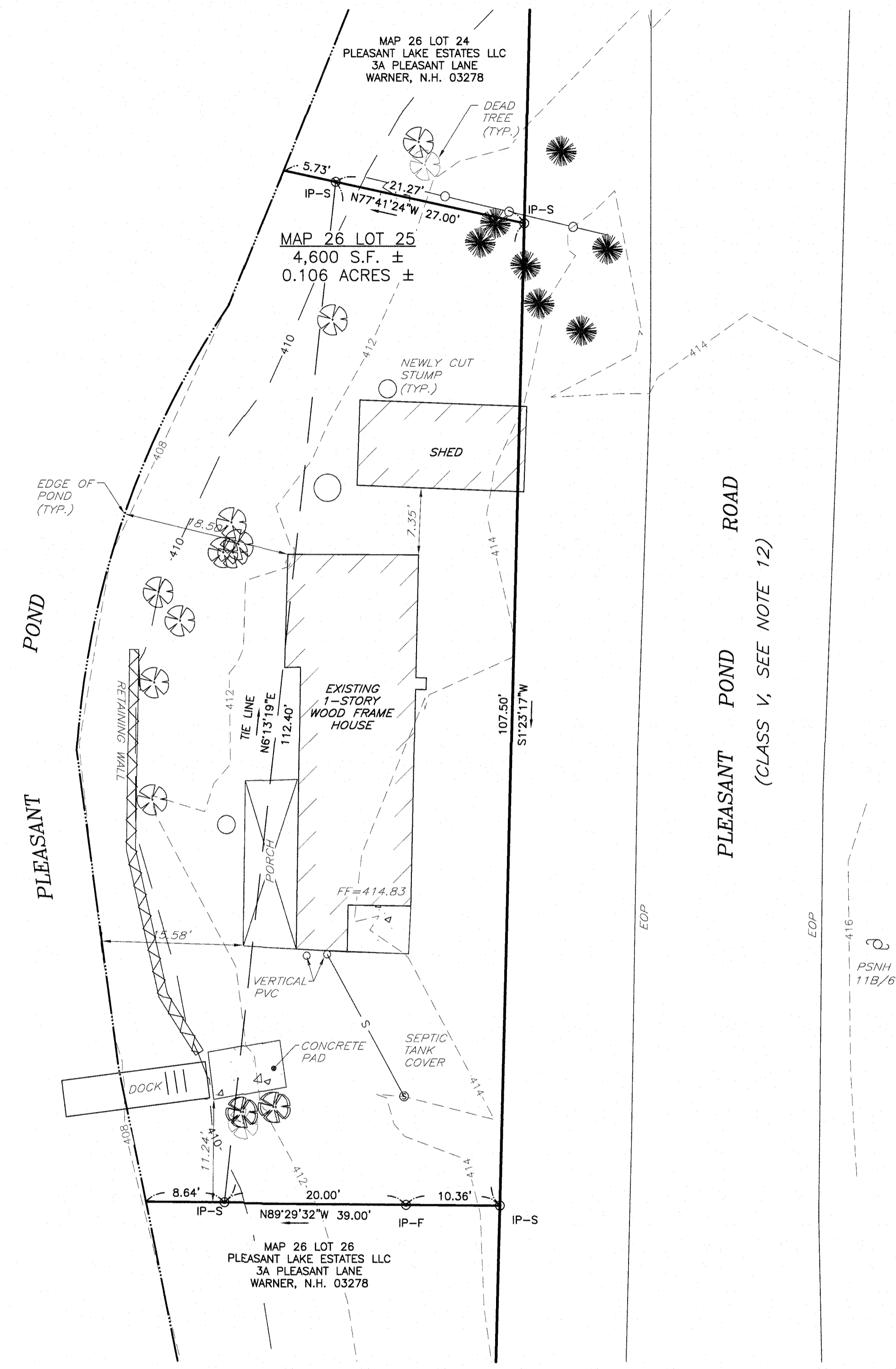
35B CHAMPLAIN LOAMY FINE SAND
3 TO 8 PERCENT SLOPES

SOURCE: USDA-SCS WEB SOIL SURVEY
MERRIMACK COUNTY

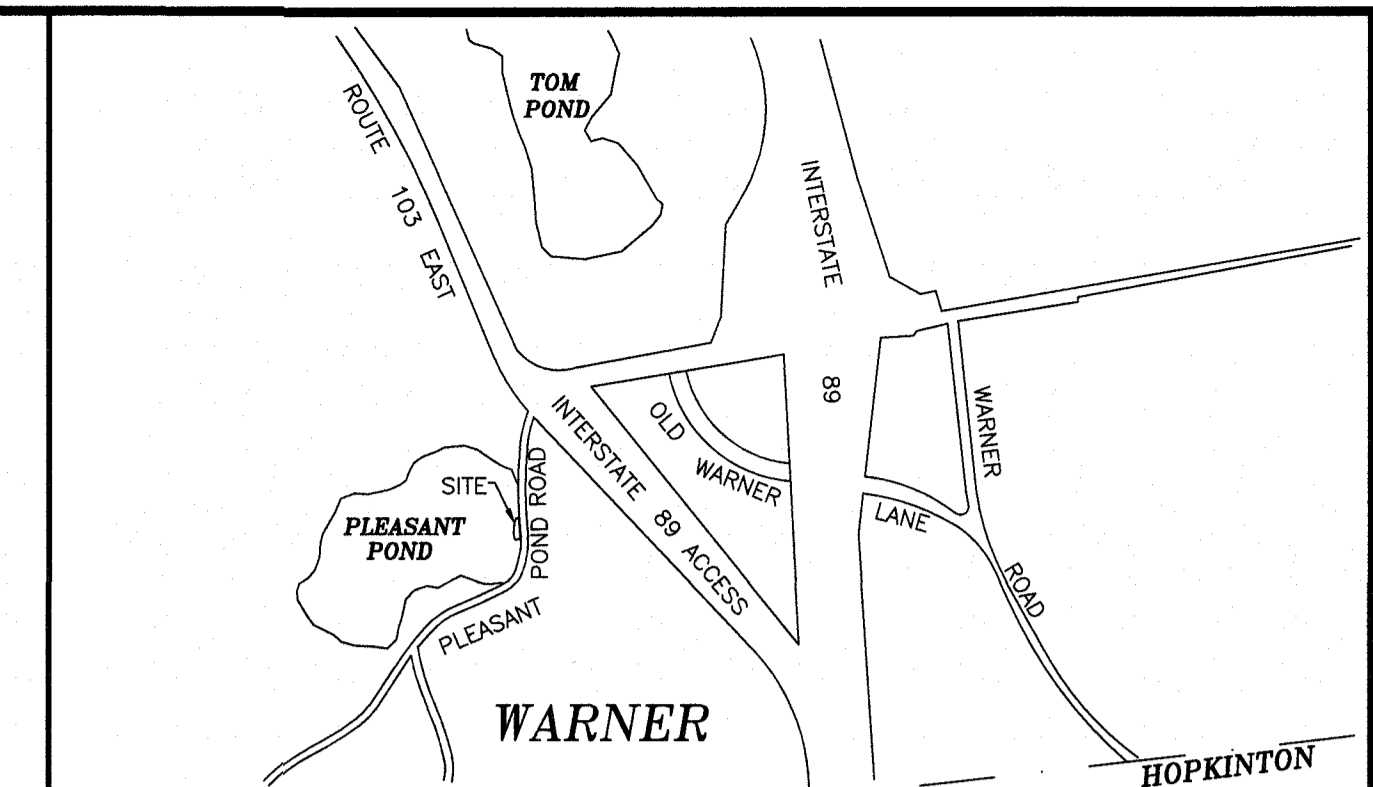
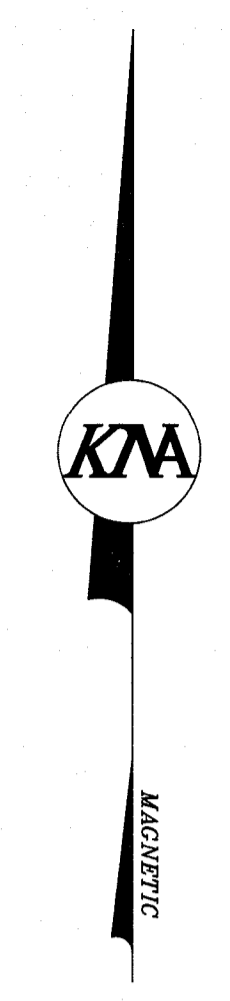


UTILITY NOTE

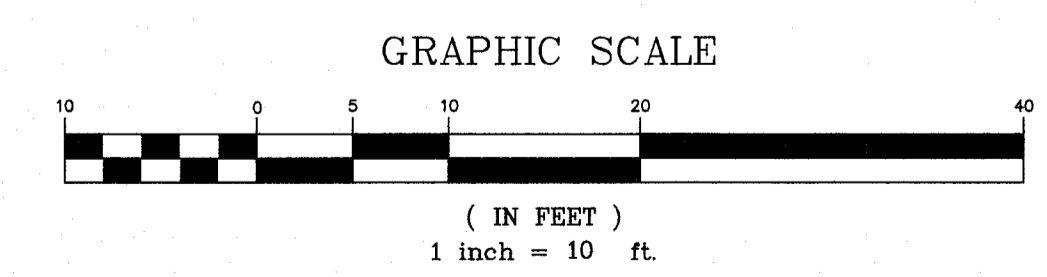
THE UNDERGROUND UTILITIES DEPICTED HEREON HAVE BEEN DRAWN FROM FIELD SURVEY INFORMATION AND OR PLOTTED FROM EXISTING DRAWINGS. KEACH-NORDSTROM ASSOCIATES, INC. MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES DEPICTED COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHER, KEACH-NORDSTROM ASSOCIATES, INC. DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. KEACH-NORDSTROM ASSOCIATES, INC. HAS NOT PHYSICALLY LOCATED THE UNDERGROUND PORTIONS OF THE UTILITIES.



MAP 26 LOT 24
PLEASANT LAKE ESTATES LLC
3A PLEASANT LANE
WARNER, N.H. 03278



- NOTES:**
- THE PURPOSE OF THIS PLAN IS TO DEPICT THE EXISTING CONDITIONS PRESENT ON MAP 26 LOT 25 IN THE TOWN OF WARNER, NEW HAMPSHIRE AS SHOWN HEREON.
 - EXISTING AREA OF PARCEL = 4,600 S.F. +/- OR 0.106 ACRES +/-.
 - SUBJECT PARCEL IS SUBJECT TO BOUNDARY LINE AGREEMENT WITH LOTS 25-24 & 25-26, PER M.C.R.D. BK. 2318 PG. 728
 - OWNER OF RECORD:
STEVE SHUMSKY
14 BROOKFIELD ROAD
HUDSON, N.H. 03051
BK. 3731 PG. 83
 - THE SUBJECT PARCEL IS LOCATED ENTIRELY WITHIN MEDIUM DENSITY RESIDENTIAL (R2) ZONING DISTRICT. DIMENSIONAL REQUIREMENTS ARE AS FOLLOWS:
- FRONT 40 FT
- SIDE 25 FT*
- REAR 25 FT*
*NO BUILDING SHALL BE LOCATED NEARER THAN 25 FEET TO AN ADJUTTER'S PROPERTY LINE.
 - PARCEL IS SUBJECT TO SHORELAND WATER QUALITY PROTECTION ACT.
WATERFRONT BUFFER 50'
WOODLAND BUFFER 150'
PROTECTED SHORELAND 250'
 - TOPOGRAPHIC AND BOUNDARY INFORMATION SHOWN HEREON ARE BASED ON AN ACTUAL FIELD SURVEY MADE BY THIS OFFICE IN JULY OF 2021.
 - HORIZONTAL AND VERTICAL DATUM IS ASSUMED. NORTH ORIENTATION IS MAGNETIC.
 - EXAMINATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR THE TOWN OF WARNER N.H., MERRIMACK COUNTY, MAP NUMBER 3301300485E, PANEL 485 OF 705, EFFECTIVE DATE: APRIL 19, 2010 INDICATES THAT A PORTION OF THE SUBJECT PARCEL IS LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA ZONE A (NO BASE FLOOD ELEVATIONS DETERMINED).
 - THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS APPROXIMATE. KEACH-NORDSTROM ASSOCIATES, INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF THE UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR OR OWNER SHALL CONTACT DIG-SAFE AT 811.
 - EASEMENTS, RIGHTS AND RESTRICTIONS SHOWN OR IDENTIFIED HEREON ARE THOSE FOUND DURING RESEARCH AT THE MERRIMACK COUNTY REGISTRY OF DEEDS. OTHER EASEMENTS, RIGHTS AND RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF THE SUBJECT PREMISES MAY DETERMINE.
 - PLEASANT POND ROAD WAS ORIGINALLY LAID OUT IN 1794 PER THE TOWN OF WARNER ROAD RECORDS PAGE 240 (44-45) HOWEVER, NO WIDTH WAS MENTIONED. IN 1862, A WARRANT ARTICLE DATED FEB. 21 WAS APPROVED ON MARCH 11, 1862 TO WIDEN THE HIGHWAY TO 3 RODS WIDE (49.5') AND TO DISCONTINUE THE OLD ROAD. ON SEPTEMBER 24, 1866 ANOTHER PETITION WAS GRANTED TO STRAIGHTEN AND REBUILD THE ROAD ON BETTER GROUND. ON MARCH 12, 1867 THE TOWN VOTED TO DISCONTINUE THE 64 ROD ROAD, WHICH IS BELIEVED TO BE THE LAYOUT FROM 1862.
PER AN ONSITE MEETING WITH THE ROAD AGENT, IT WAS DETERMINED THAT PLEASANT POND ROAD AND THE CURRENT IMPROVEMENTS DO NOT SUPPORT A 3 ROD ROAD. THE WESTERLY SIDE OF PLEASANT POND ROAD WAS ESTABLISHED HOLDING 24.75 FEET FROM THE EXISTING CENTERLINE TO BEST REPRESENT THE 1867 LAYOUT.



REFERENCE PLANS

- "PLAN OF LAND, PROPERTY OF FRANK A. & CAROL HEBERT" LOCATED IN WARNER, NEW HAMPSHIRE. SCALE: 1"=100'. DATED: SEPTEMBER, 1990. PREPARED BY: JEFFREY A. EVANS, LAND CONSULTANT. M.C.R.D. PLAN #2485

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION. FURTHER, THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY MADE BY THIS OFFICE DURING JULY OF 2021. SAID SURVEY HAS A RELATIVE ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND (1:10,000) OR BETTER.

[Signature]
LICENSED LAND SURVEYOR

10/24/22
DATE

REVISIONS		
No.	DATE	DESCRIPTION

DATE: OCTOBER 20, 2022
PROJECT NO: 21-0614-3

SCALE: 1"=10'
SHEET 1 OF 2

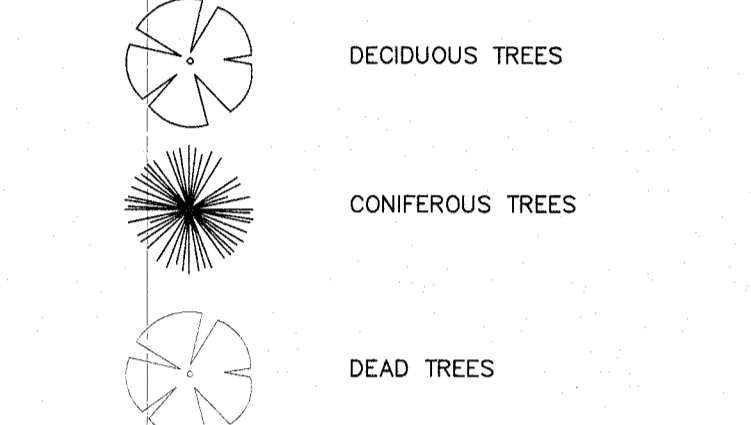
EXISTING CONDITIONS PLAN
PLEASANT POND ROAD
MAP 26 LOT 25
PLEASANT POND ROAD
WARNER, NEW HAMPSHIRE
MERRIMACK COUNTY

OWNER/APPLICANT:
STEVE SHUMSKY
14 BROOKFIELD ROAD
HUDSON, N.H. 03051
M.C.R.D. BK. 3731 PG. 83

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

LEGEND

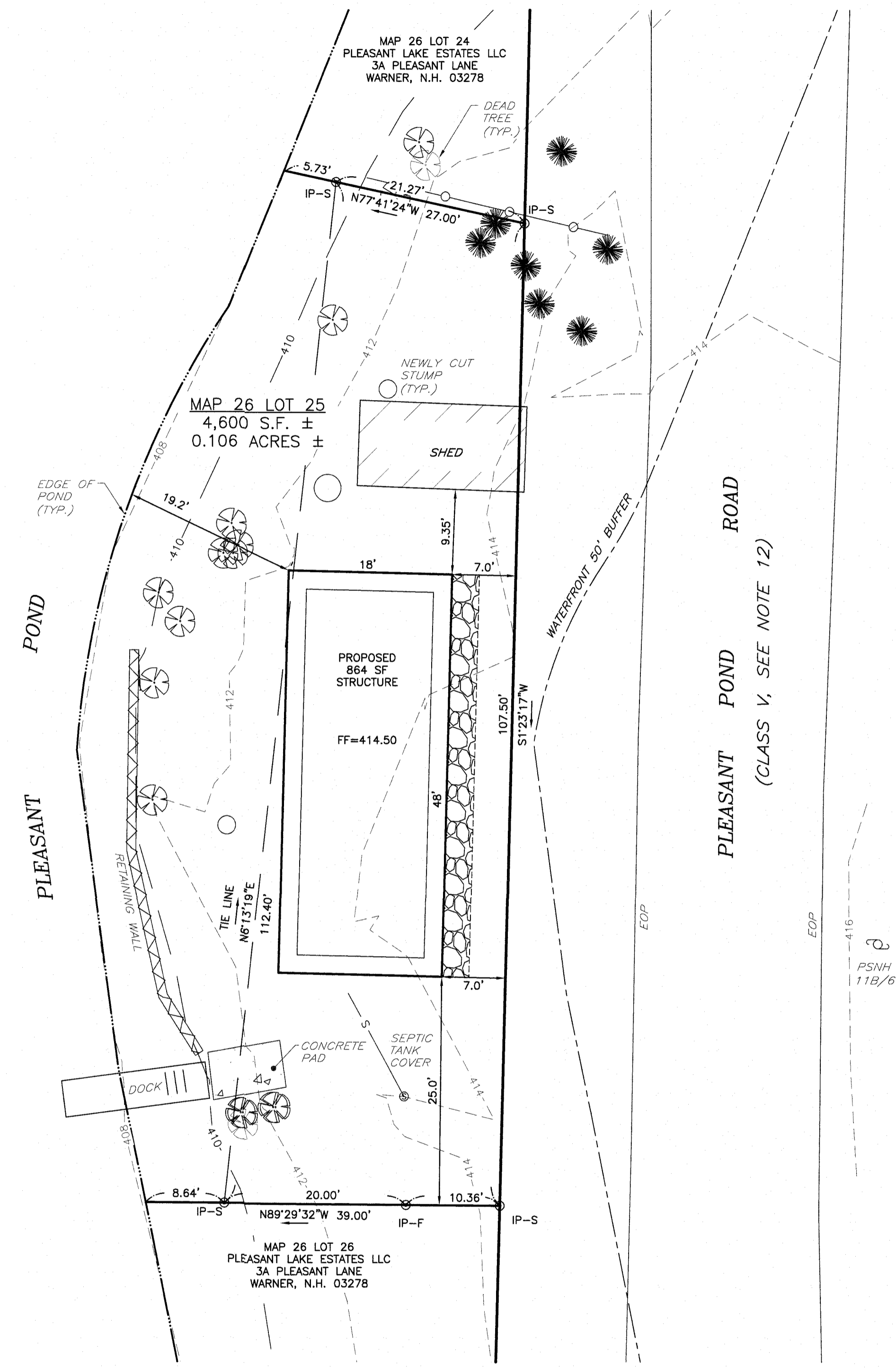
⊙ IP-F	IRON PIN FOUND
⊙ IP-S	IRON PIN SET
⊙ U	UTILITY POLE
---	PROPERTY LINE
---	R.O.W. LINE
---	RETAINING WALL
---	EDGE OF PAVEMENT
---	10' CONTOUR
---	2' CONTOUR
---	POND
---	SEWER LINE
---	PROPOSED TREELINE
---	PROPOSED EDGE OF PAVEMENT
---	PROPOSED 2' CONTOUR



SCS SOILS LEGEND
35B CHAMPLAIN LOAMY FINE SAND
 3 TO 8 PERCENT SLOPES
 SOURCE: USDA-SCS WEB SOIL SURVEY
 MERRIMACK COUNTY

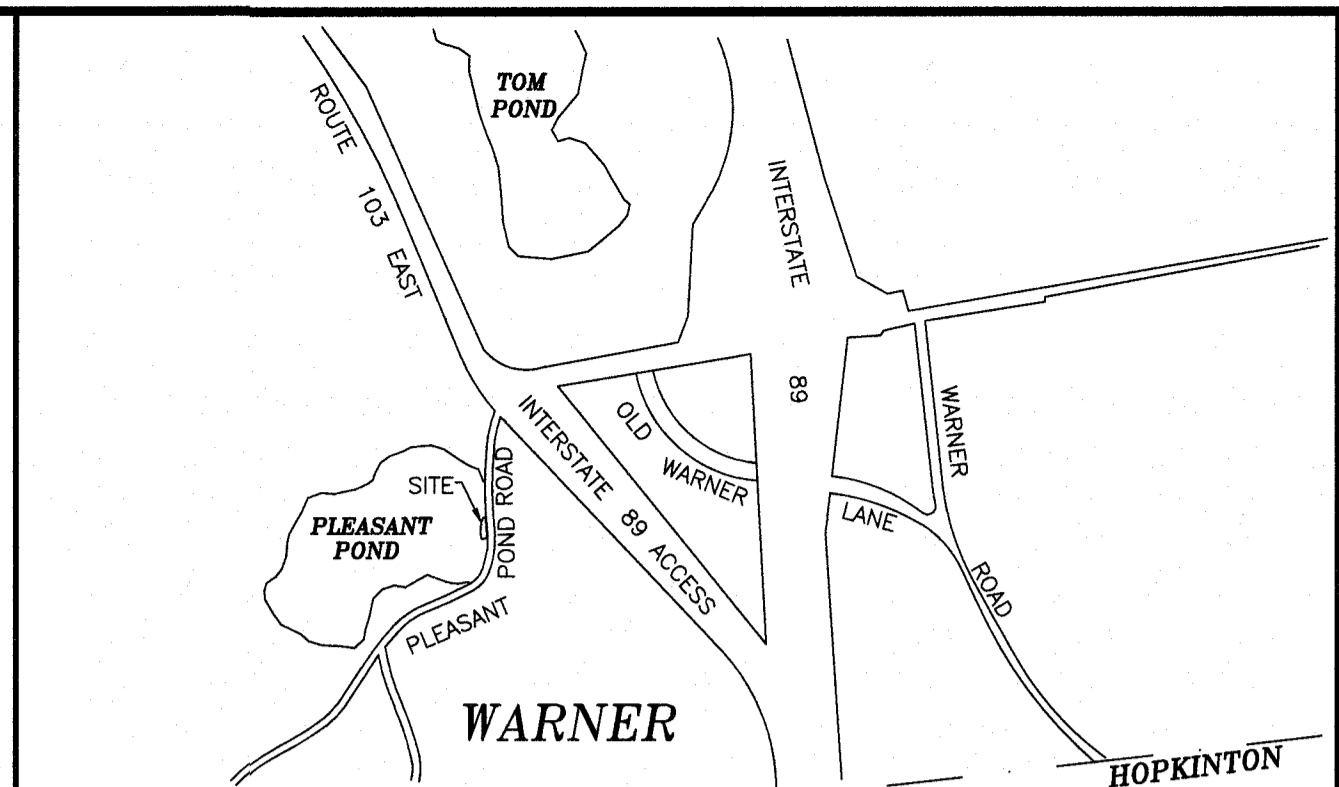


UTILITY NOTE
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MAP 26 LOT 24
 PLEASANT LAKE ESTATES LLC
 3A PLEASANT LANE
 WARNER, N.H. 03278

PLEASANT POND ROAD
 (CLASS V, SEE NOTE 12)



LOCATION PLAN
 SCALE: 1" = 1000'

- NOTES:**
- THE PURPOSE OF THIS PLAN IS TO DEPICT THE PROPOSED RESIDENTIAL BUILDING ON MAP 26 LOT 25 IN THE TOWN OF WARNER, NEW HAMPSHIRE AS SHOWN HEREON.
 - EXISTING AREA OF PARCEL = 4,600 S.F. +/- OR 0.106 ACRES +/-.
 - SUBJECT PARCEL IS SUBJECT TO BOUNDARY LINE AGREEMENT WITH LOTS 25-24 & 25-26, PER M.C.R.D. BK. 2318 PG. 728
 - OWNER OF RECORD:
 STEVE SHUMSKY
 14 BROOKFIELD ROAD
 HUDSON, N.H. 03051
 BK. 3731 PG. 83
 - THE SUBJECT PARCEL IS LOCATED ENTIRELY WITHIN THE MEDIUM DENSITY RESIDENTIAL DISTRICT (R-2) ZONING DISTRICT. DIMENSIONAL REQUIREMENTS ARE AS FOLLOWS:

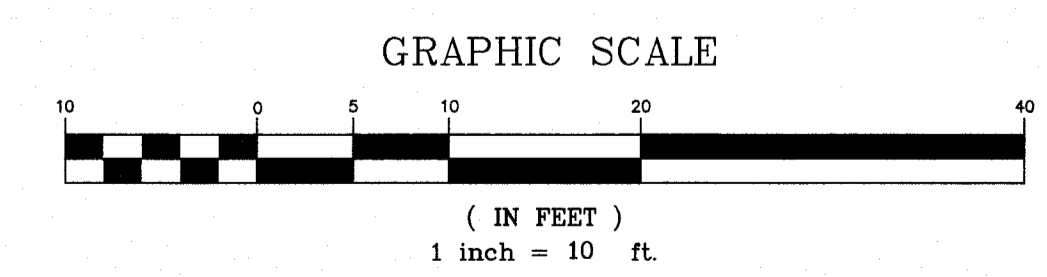
TABLE OF ZONING REQUIREMENTS			
DESCRIPTION	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT SIZE	87,120 SF	4,600 SF	4,600 SF
MINIMUM LOT FRONTAGE	200 FT	107.5 FT	107.5 FT
FRONT YARD SETBACK	40 FT	10.63 FT	7 FT
SIDE YARD SETBACK	25 FT	20.20 FT	20.20 FT
REAR YARD SETBACK	25 FT	15.5 FT	18.5 FT

- *NO BUILDING SHALL BE LOCATED NEARER THAN 25 FEET TO AN ADJUTER'S PROPERTY LINE.
- PARCEL IS SUBJECT TO SHORELAND WATER QUALITY PROTECTION ACT.
 WATERFRONT BUFFER 50'
 WOODLAND BUFFER 150'
 PROTECTED SHORELAND 250'
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ZONING BOARD OF ADJUSTMENT PLAN
PLEASANT POND ROAD
 MAP 26 LOT 25
 PLEASANT POND ROAD
 WARNER, NEW HAMPSHIRE
 MERRIMACK COUNTY

OWNER/APPLICANT:
 STEVE SHUMSKY
 14 BROOKFIELD ROAD
 HUDSON, N.H. 03051
 M.C.R.D. BK. 3731 PG. 83

KMA KEACH-NORDSTROM ASSOCIATES, INC.
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[Signature]
 LICENSED LAND SURVEYOR

10/24/22
 DATE

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REVISIONS		
No.	DATE	DESCRIPTION

DATE: OCTOBER 20, 2022 SCALE: 1"=10'
 PROJECT NO: 21-0614-3 SHEET 2 OF 2