

REFERENCE PLANS:

- 1) "Subdivision and Consolidation Plan of Tax Map 118, Block 1, Lots 3 & 7, Tax Map 118 G, Block 1, Lots 4 & 5, and Tax Map 114 I, Block 1, Lot 10, Concord, NH," prepared for : City of Concord School District and City of Concord, New Hampshire, dated June 9, 1999, revised through 8/6/99, prepared by True Engineering and Surveying, Inc., recorded at M.C.R.D. as plan #14850
- 2) "Subdivision Plan entitled "Carriage Hill Estates, Concord, NH," dated 6/16/98 amended through 6/24/99, by Holden Engineering & Surveying, Inc. and recorded in M.C.R.D. as plan #15458.

NOTES:

- 1) Owners of record: Tax Lot 471Z-22 Roger A. & Marion A. Clattenburg Recovable Trust - 2004 Roger A. & Marion A. Clattenburg, Trustees 15 Frost Road Concord, NH 03301 3148/1023 8/5/09
- 2) Zone: RS - Area of Tax Lot 471Z-22 before subdivision - 14.43 Acres (628,565 SF) Tax Lot 471Z-22 is in Current Use Assessment.
- 3) Zoning Requirements: Building Setbacks: Front 25', Rear 25', Side 15'

	Required	Tax Lot 471Z-22	Tax Lot 471Z-22-1
Area	12,500 sq.ft.	550,038 sq.ft.	78,527 sq.ft.
Frontage	100.00'	702.94' (Frost Road)	236.59' 878.35" (Curtisville Road)

- Usable Area - 486,723 sq.ft. 58,156 sq.ft.
- Buildable area, no wetland no slopes >15% 534,670 sq.ft. 78,527 sq.ft.
- Buildable area, no wetland no slopes >15% 486,731 sq.ft. 58,154 sq.ft.
- Impervious (existing) 2,625 sq.ft.(0.0048%) Zero sq.ft.(0%)
- Impervious (proposed) No increase. 5,550 sq.ft.(0.071%)
- 4) Tax Lot 471Z-22 is not in a Flood Hazard Zone. See Flood Insurance Rate Map 33013C0532E, Effective Date April 19, 2010.
- 5) This will be the only plan recorded at the Merrimack County Registry of Deeds and also filed at the City of Concord Planning Division.
- 6) State Subdivision Approval for Tax Lot 471Z-22-1 is eSA2018052102, dated 5/21/18.
- 7) All utilities shall be installed underground in accordance with Section 26.02(1) of the Subdivision Regulations. Waiver requested for Lot 471Z-22.

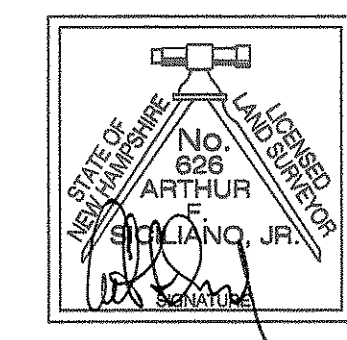
I hereby certify this plan is based on an actual field survey dated 12/20/17 and 1/29/18 and has as a maximum error of closure of 1/10,000 on all property lines in and bordering the subject.

Licensed Land Surveyor

PURPOSE OF PLAN:
To subdivide Tax Lot 471Z-22 into 2 lots. The existing house shown on this lot has an existing well and leach field. The new lot will be serviced by an on site drilled well and an on site leach field for a single family home.

REVISIONS:
6/8/18 - Revised plans as per City review, dated 7/18/18

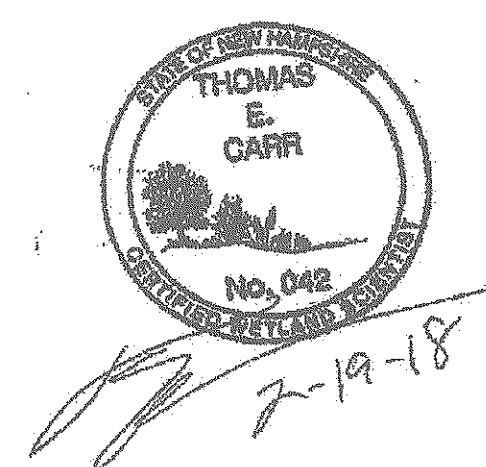
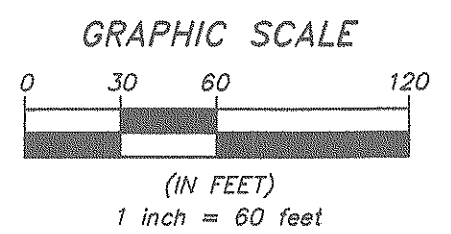
APPROVED
CITY PLANNING BOARD
CITY OF CONCORD, NEW HAMPSHIRE
In accordance with vote of the board dated:
Approval of this plat is limited to lots as shown.



SUBDIVISION PLAN
Tax Lot 471Z-22
for
Roger & Marion Clattenburg
15 Frost Road
Concord, NH Merrimack County
EDM & Theodolite Survey
Control Traverse: 1/10,000+
Scale: 1"=60' March 15, 2018
Notebook #220 Job #2289
Prepared by:
ARTHUR F. SICILIANO JR.
Land Surveyor
Sewage Disposal System Designer
52A HALL AVENUE, HENNIKER NH 03242
603-529-2857 / 603-529-2857

- KEY**
- Stonewall
 - Barbed Wire
 - SBL - Minimum Building Setback Line
 - Soil Type Boundary
 - UP - Utility Pole
 - GBS - Granite Bound Set
 - GBF - Granite Bound Found
 - IPF - Iron Pipe Found
 - IRS - Iron Rod Set W/Cap
 - IRF - Iron Rod Found
 - DHS - Drill Hole Set
 - MN/DHS - Magnetic Nail in Drill Hole Set
 - MTBS - Monument to be set
 - Well
 - Test Pit & Perc Test Site
 - Wetland

Soils from Granit View
43C - Canton fine sandy loam
26B - Winsor loamy sand
313A - Deerfield fine sandy loam



There are no wetlands on the entire 14.43 Acres

Wetlands were delineated on the basis of hydrophytic vegetation, hydric soils and wetland hydrology in accordance with the techniques outlined in the Corps of Engineers Wetland Delineation Manual, Technical report Y-87-1, January 1987, and the regional supplement. The delineation was performed by Thomas Carr, Certified Wetland Scientist from Meridian Land Services, Inc. Amherst, N.H.

Tax Lot 471Z-38
Russell W. Payne
53 Dominique Drive
Concord, NH 03301
2659/0528 5/24/04

Tax Lot 471Z-39
Venomdhay Ippalapati
Neelima Kalagara
61 Dominique Drive
Concord, NH 03301
2812/0970 8/22/05

Tax Lot 471Z-40
Rajumar C. & Anagha R. Gandhi
65 Dominique Drive
Concord, NH 03301
2345/1180 3/5/02

Tax Lot 471Z-41
Frederick & Lachagelle
89 Dominique Drive
Concord, NH 03301
3267/0350 8/6/11

Tax Lot 471Z-42
Frederick & Lachagelle
75 Dominique Drive
Concord, NH 03301
2789/0788 12/30/04

Tax Lot 471Z-43
Andrew Demaris
Ashley Grover
77 Dominique Drive
Concord, NH 03301
3288/0607 12/16/11

473Z-16
Unitil Energy Systems
6 Liberty Lane W
Hampton, NH 03842
3490/2158 9/4/15

Tax Lot 471Z-20
CUSD & Broken Ground School
38 Liberty Street
Concord, NH 03301
2218/1640 8/18/00

Tax Lot 471Z-21
Fred & Ellen Sprague
1 Curtisville Road
Concord, NH 03301
1031/0457

Tax Lot 42Z-18
CUSD
38 Liberty Street
Concord, NH 03301
2218/1640 8/18/00

Tax Lot 42Z-19
Carroll F. Blake
25 Curtisville Road
Concord, NH 03301
3486/1228 7/29/15

Tax Lot 471Z-23
Karen Desmarais
78 South Curtisville Road
Concord, NH 03301
2455/0020 1/28/03

Tax Lot 471Z-24
Angelina Sadowski Irrevoc. Trust
68 South Curtisville Road
Concord, NH 03301
3409/1705 9/10/13