

REFERENCES

1. Plat entitled "Plat of Subdivision for Robert S. Hicks Property" dated July, 1971 by Richard D Bartlett, RLS, unrecorded.
2. Plat entitled "Resubdivision Plat prepared for Matthew & Allyson Hicks, & Douglas W. Hicks 2000 Trust" dated October 12, 2018 by Richard D. Bartlett & Assoc, LLC and recorded at the M.C.R.D. as plan no. 201800022159.
3. Plat entitled "Resubdivision Plat between the lands of Douglas W. Hicks 2000 Trust & Douglas W. & Patricia R. Hicks" dated February, 2024 by Richard D. Bartlett & Assoc LLC and recorded at the M.C.R.D. as plan no. 202400005220.

SOIL TYPES

26C Windsor loamy sand 8-15% slopes
46B Henniker fine sandy loam 3-+8% slopes
459B Metacomet fine sandy loam 3-8% slopes
459C Metacomet fine sandy loam 8-15% slopes
W Water

CONCORD COUNTRY CLUB INC.
22 Country Club Lane
Concord, NH 03301
Map 28Z, Lot 16
V. 2218 P. 1646

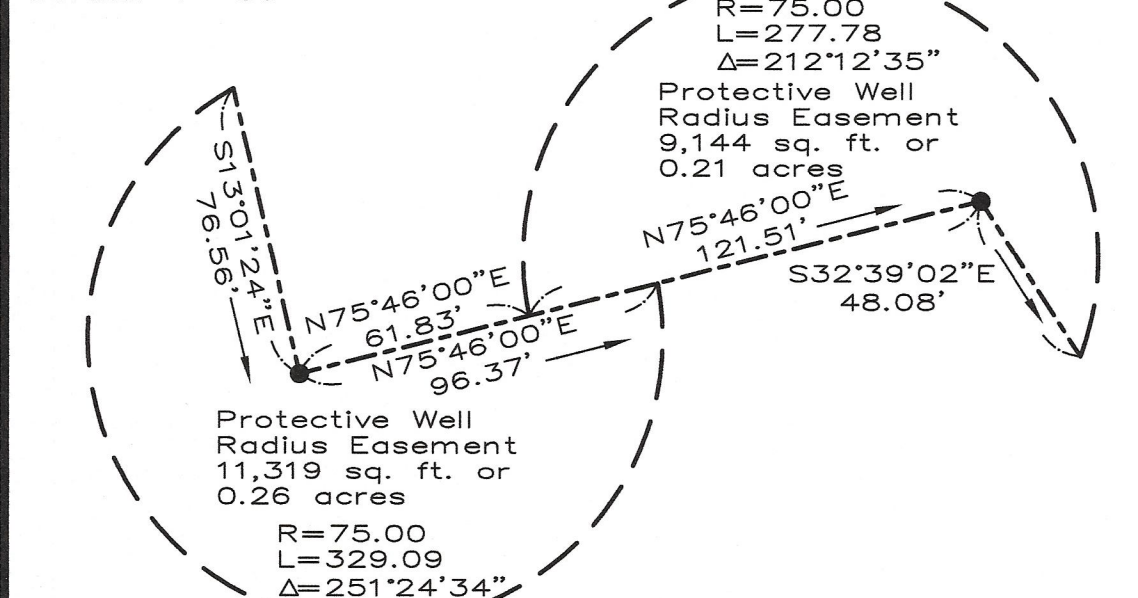
NOTES

1. Survey by total station between the dates of January 8 and 15, 2024. Control Traverse error of closure 1:21,526.
2. Horizontal datum is based on New Hampshire State Plane Coordinate System NAD 83 based on GPS observations and OPUS solutions.
3. Vertical datum is based on NAVD 88.
4. Owner of record: Map 28Z, Lot 33 Douglas W. Hicks 2000 Trust 131 Shaker Road Concord, NH 03301 Book 3624, Page 3624. Map 28Z, Lot 34 Douglas W. & Patricia R. Hicks 131 Shaker Road Concord, NH 03301 Book 1280, Page 1096.0
5. The subject premises is within the Medium Density Residential zoning district, Minimum lot size = 40,000 sq. ft., Minimum buildable land 20,000 sq. ft. Minimum frontage = 200', Building setbacks: front=25'; rear=25'; side=15', Maximum lot coverage = 20%.
6. The underground utilities depicted hereon have been located from field survey information and plotted from existing drawings. The surveyor makes no guarantee that the underground utilities depicted comprise all such utilities in the area, either in service or abandoned. The surveyor further 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. The surveyor has not physically located the underground portion of the utilities. All contractors should notify, in writing, any utility company and appropriate governmental agencies prior to any excavation work and call DIG-SAFE at 811.
7. The area within the 150' protective well radius is subject to the provisions of the Aquifer Protection Overlay District. The area is within a "Transient Non-community (TNC) Water systems Protection Area."
8. The subject premises is within zone "X" areas of minimal flooding as shown on the Flood Insurance Rate Map no. 33013C0343E with an effective date of April 19, 2010. The premises is not located within the Flood Hazard Overlay District.
9. The subject premises is not located in a Flood Hazard Overlay District.
10. The site is and will be serviced by wells and septic systems, NHDES Subdivision approval is required no other state, or federal permits are required, there are no restrictions or existing easements, and the site does not contain any water protection areas.
11. The intent of this plat is to depict a two lot subdivision for single family detached dwellings.
12. The site was assessed for the presence of wetlands by Deidra L. Benjamin CWS No. 295 in December, 2023 in accordance with the techniques outlined in the Corps of Engineers Wetlands Delineation Manual, Technical Report Y-87-1, January 1987 using current soil indicators, and plant list.
13. A plat depicting topography is on file at the Planning Division 41 Green Street Concord, NH
14. The development is subject to all subsequent conditions of Planning Board approval granted on

DOUGLAS W. & PATRICIA HICKS
131 Shaker Road
Concord, NH 03301
Map 28Z, Lot 34
V. 1280 P. 1096
Total Area
641,760 sq. ft. or 14.73 acres
Area after Subdivision
601,699 sq. ft. or 13.81 acres

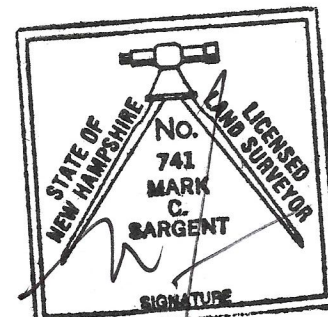
DOUGLAS W. HICKS 2000 TRUST
Douglas W. Hicks, Trustee
131 Shaker Road
Concord, NH 03301
Map 28Z, Lot 33
V. 3624 P. 2849

WELL EASEMENTS
SCALE: 1"=50'



LOT LOADING

LOT 34-1
24,487 SQ. FT./43560 x 2000 GPD/AC / 1.6 = 703 GPD



FOR: RICHARD D. BARTLETT
& ASSOCIATES, LLC

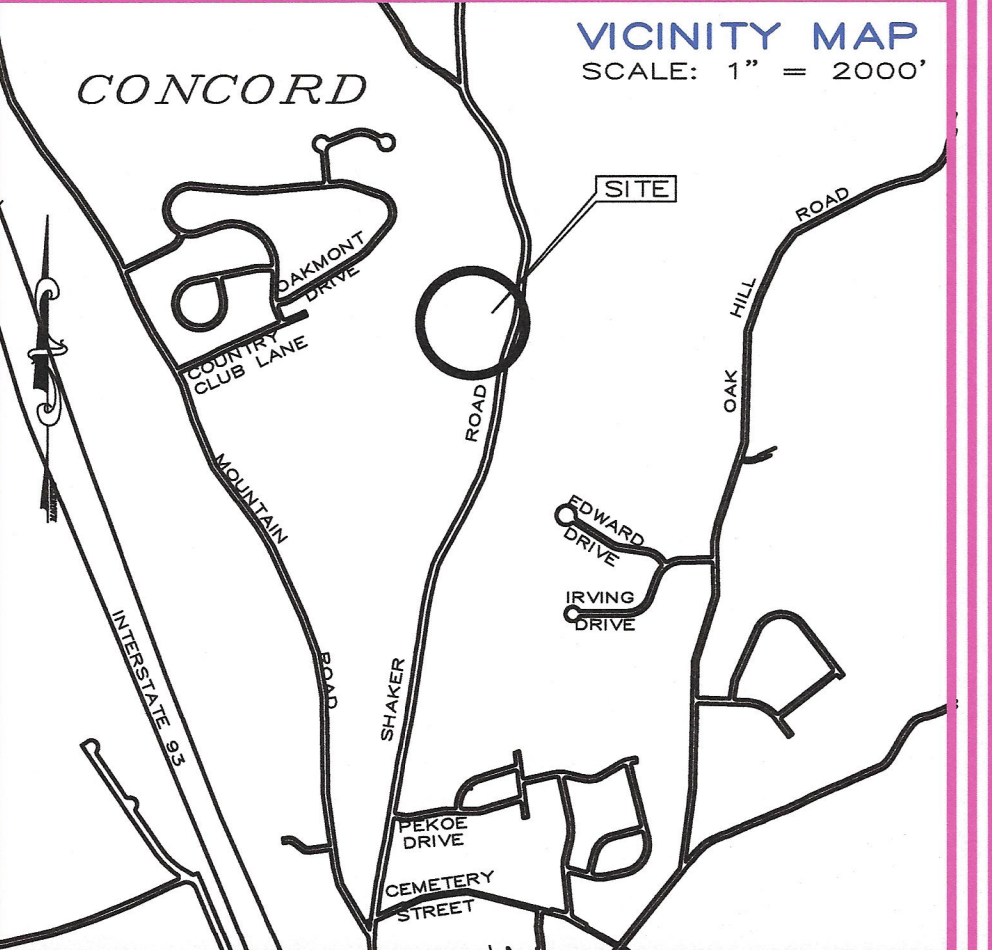
"I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR THOSE UNDER MY DIRECT IMMEDIATE SUPERVISION, AND DEPICTS A SURVEY CONDUCTED WITH A TOTAL STATION HAVING AN URBAN CLASSIFICATION AND A MINIMUM ERROR OF CLOSURE LESS THAN 1:10,000."

SIGNATURE

LICENSE NO.

DATE

ELIZABETH E. TERRILL
183 Shaker Road
Concord, NH 03301
Map 28Z, Lot 35
V. 1716 P. 365



Brian, K & Maryann S. Lewis
136 Shaker Road
Concord, NH 03301
Map 28Z, Lot 36
V. 1983 P. 663

ELIZABETH E. TERRILL
183 Shaker Road
Concord, NH 03301
Map 28Z, Lot 35
V. 1716 P. 365

LEGEND

- PROPERTY LINE
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- OVERHEAD UTILITY LINES
- DRAINAGE LINE
- D/L
- DOUBLE YELLOW LINE
- SINGLE WHITE LINE
- VERTICAL OR SLOPED GRANITE CURB
- STONE WALL
- EDGE OF WOODS
- CONCRETE
- MAILBOX
- CONIFEROUS TREE
- SHRUB
- DECIDUOUS TREE
- ARTESIAN WELL
- STEEL PIN (SP)
- GRANITE OR CONCRETE BOUND (GB OR CB)
- DRILL HOLE (DH)
- MONUMENT TO BE SET
- UTILITY POLE
- DELINEATED WETLAND
- STEEP SLOPES

WAIVERS

The following waivers were granted by the Concord Planning Board on:

- a. Section 12.03(5) Wetland
- b. Section 12.07 Wetland Delineations
- c. Section 12.08 Topography
- d. Section 15.02(8) Addresses
- e. Section 15.03(3) Tabulations
- f. Section 15.03(4) Topography

APPROVED
UNDER THE PROVISIONS OF R.S.A. 674:35 & R.S.A. 674:36
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.

Clerk Chair

**RICHARD D. BARTLETT
& ASSOCIATES, LLC**

214 North State Street
Concord, N.H. 03301
Tel.: (603) 225-6770

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www.richarddbartlett.com

LICENSED LAND SURVEYORS

SUBDIVISION PLAT
the land of
DOUGLAS W. & PATRICIA R. HICKS

PROJECT: 131 SHAKER ROAD CONCORD, NH
LOCATION: MAP 28Z, LOTS 34

GRAPHIC SCALE
0' 100' 200'
50'
SCALE: 1" = 100'

DATE: SEPT. 2025
JOB NO.: 1123.209
SHEET 1 OF 1

LOCATION MAP
SCALE: 1" = 400'

