

LEGEND

- GRANITE/STONE/CONCRETE BOUND FOUND
- IRON ROD FOUND/SET
- IRON PIPE FOUND
- DRILL HOLE FOUND/SET
- UTILITY POLE
- CONIFEROUS TREE
- WETLAND
- 2' CONTOUR
- 10' CONTOUR

ABBREVIATIONS

- IPF IRON PIPE FOUND
- IRF IRON ROD FOUND
- DHF DRILL HOLE FOUND
- DHS DRILL HOLE SET

USEABLE LOT AREA RECTANGLE

SLOPES GREATER THAN 15%

LOCATION PLAN

1"=400'±

NOTES:

- THE PURPOSE OF THIS PLAN IS TO SHOW A SUBDIVISION OF LOT 28 AS SEEN ON THE CITY OF CONCORD ASSESSOR'S MAP 42Z INTO TWO RESIDENTIAL SINGLE-FAMILY BUILDING LOTS WITH INDIVIDUAL SEPTIC SYSTEMS AND WELLS.
- THE PARCEL SHOWN HEREON IS LOCATED IN THE "RO" OPEN SPACE RESIDENTIAL DISTRICT AND SUBJECT TO THE FOLLOWING DIMENSIONAL RESTRICTIONS:
MINIMUM LOT SIZE: 2 Ac.
TOTAL AREA: 20,000 S.F.
BUILDABLE AREA: 8,712 S.F.
USEABLE AREA: 200 FEET
MINIMUM FRONTAGE: 50 FEET
BUILDING SETBACKS: 50 FEET
FRONT: 50 FEET
SIDE: 40 FEET
REAR: 50 FEET
WETLANDS: 50 FEET
BUFFER TO BLUFFS: 50 FEET
MAX. LOT COVERAGE: 10%
- THE INFORMATION SHOWN HEREON IS FROM FIELD SURVEYS PERFORMED BY THIS OFFICE IN FEBRUARY AND JUNE 2013 WITH UPDATES IN SEPTEMBER 2024 USING A TOTAL STATION INSTRUMENT. THE TRAVERSE HAS AN ERROR OF CLOSURE OF 1 PART IN 15,000 OR BETTER. THIS SURVEY WAS COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF A STANDARD PROPERTY SURVEY AS DEFINED IN NH CODE OF ADMINISTRATIVE RULES LAM 500.
- THE HORIZONTAL DATUM IS NAD 83/11 BASED ON GPS OBSERVATIONS PERFORMED BY THIS OFFICE IN FEBRUARY 2013. THE VERTICAL DATUM IS NAVD 1988, USING GEOID12A GRAVITY MODEL.
- THE SUBJECT PARCEL DOES NOT LIE WITHIN A 100-YEAR FLOOD HAZARD AREA AS DEFINED ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF CONCORD, COMMUNITY PANEL 33013C0532E DATED APRIL 19, 2010.
- THE WETLANDS SHOWN HEREON WERE DELINEATED UNDER THE SUPERVISION OF TIMOTHY F. BERNIER, CWS #052, IN SEPTEMBER 2024 IN ACCORDANCE WITH THE 1987 ARMY CORP WETLAND DELINEATION MANUAL AND REGIONAL SUPPLEMENT.
- THERE ARE NO CITY, STATE OR FEDERAL PERMITS REQUIRED.

TOPOGRAPHIC PLAN

LAND OF

BRAYDIN R. & KELSEY E. CLOUTHIER

ASSESSOR'S MAP 42Z LOT 28

CURTISVILLE ROAD

CONCORD, NH

SCALE 1"=60' DATE: MARCH 2025

SHEET 2 OF 2

OWNERS OF RECORD

MAP 42Z LOT 28
BRAYDIN R. &
KELSEY E. CLOUTHIER
110 CURTISVILLE ROAD
CONCORD, NH 03301
BOOK 3814 LOT 2436

Prepared By

HOYLE TANNER

50 Pleasant Street, Suite #1
Concord, NH 03301
(603) 224-4148
www.hoyletanner.com

NO.	REVISION	DATE

DESIGNED BY	DRAWN BY	CHECKED BY	F.B.	P.G.	JOB #
					046-012

DRAWING NAME

01_Topographic.dwg

SOILS LEGEND

FROM NRS WEB SOIL SURVEY
43C - CANTON FINE SANDY LOAM 8-15% SLOPES
VERY STONY, WELL DRAINED
313A - DEERFIELD LOAMY FINE SAND
0-3% SLOPES, MODERATELY WELL DRAINED

LOT AREA TABLE

	ORIGINAL LOT 28	NEW LOT 28	NEW LOT 28-1
TOTAL AREA	506,594 S.F.	275,929 S.F.	230,665 S.F.
FRONTAGE	1,148.66'	490.20'	658.46'
WETLAND	211,183 S.F.	103,060 S.F.	102,167 S.F.
SLOPES	9,979 S.F.	6,810 S.F.	3,181 S.F.
EASEMENT	62,086 S.F.	0 S.F.	62,086 S.F.
BUILDABLE	229,498 S.F.	166,258 S.F.	63,239 S.F.
CONTIGUOUS USEABLE		44,822 S.F.	14,141 S.F.

APPROVED

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

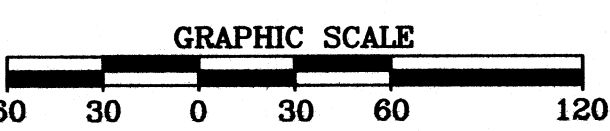
CITY PLANNING BOARD

CITY OF CONCORD, NEW HAMPSHIRE

In accordance with vote of the board dated:

Approval of this plot is limited to lots as shown.

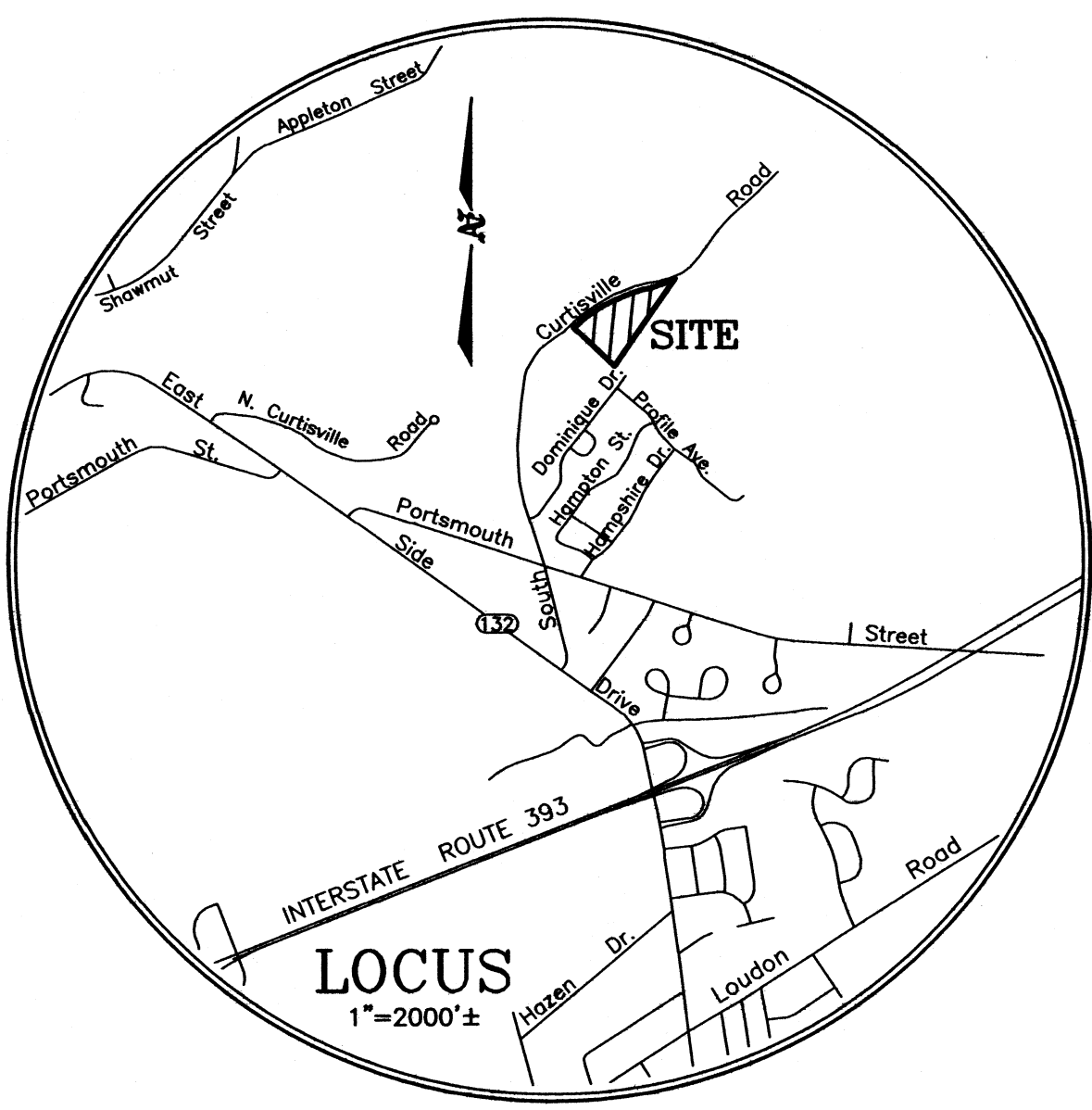
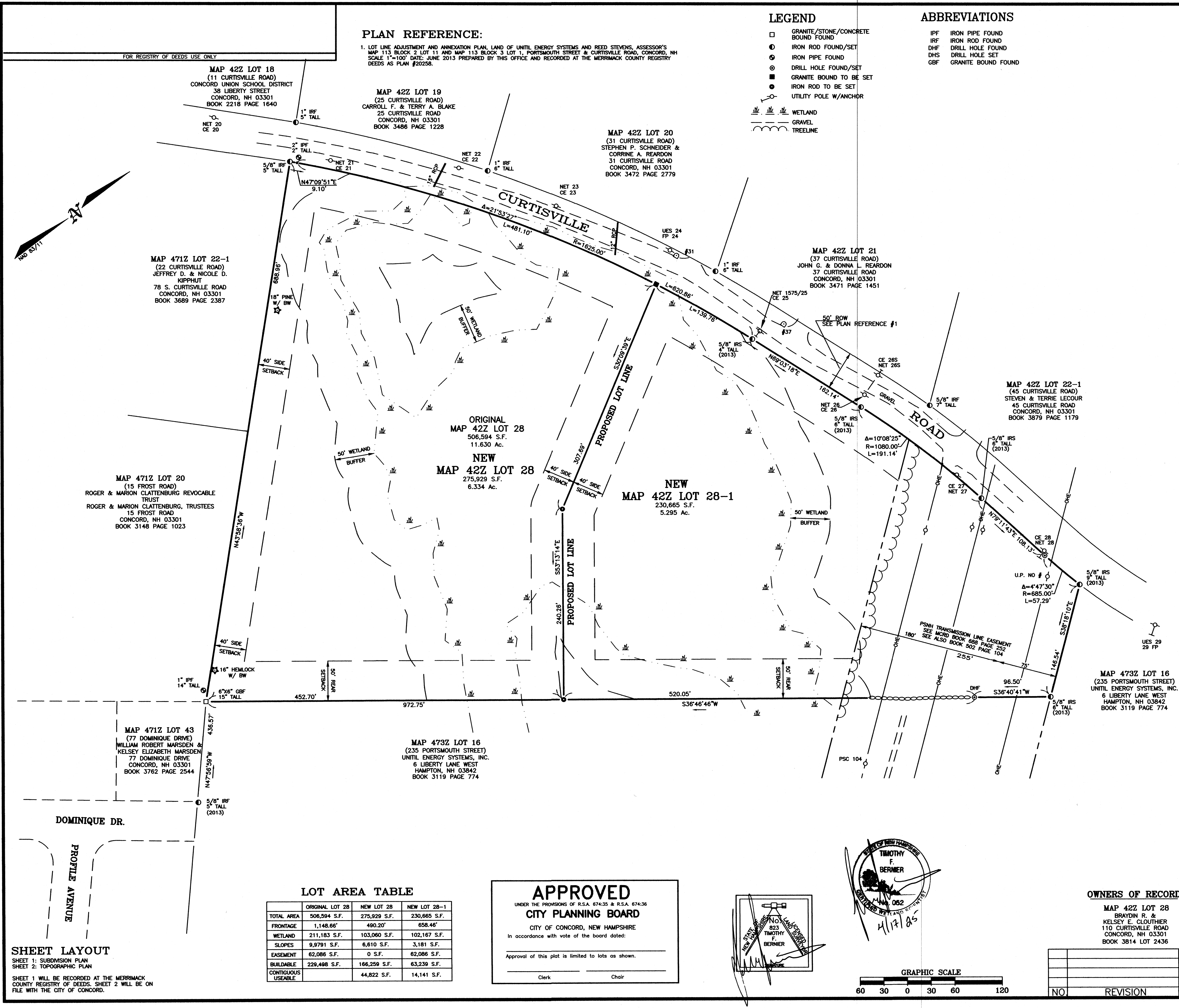
Clerk Chair



SHEET LAYOUT

SHEET 1: SUBDIVISION PLAN
SHEET 2: TOPOGRAPHIC PLAN

SHEET 1 WILL BE RECORDED AT THE MERRIMACK COUNTY REGISTRY OF DEEDS. SHEET 2 WILL BE ON FILE WITH THE CITY OF CONCORD.



SUBDIVISION PLAN
LAND OF
BRAYDIN R. & KELSEY E. CLOUTHIER
ASSESSOR'S MAP 42Z LOT 28
CURTISVILLE ROAD
CONCORD, NH
SCALE 1"=60' DATE: MARCH 2025
SHEET 1 OF 2

OWNERS OF RECORD

MAP 42Z LOT 28
BRAYDIN R. &
KELSEY E. CLOUTHIER
110 CURTISVILLE ROAD
CONCORD, NH 03301
BOOK 3814 LOT 2436

Prepared By

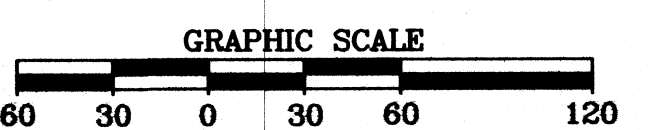
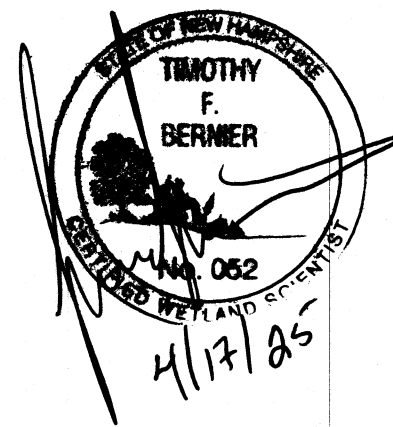
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UNDER THE PROVISIONS OF R.S.A. 674:35 & R.S.A. 674:36
CITY PLANNING BOARD
CITY OF CONCORD, NEW HAMPSHIRE
In accordance with vote of the board dated:
Approval of this plot is limited to lots as shown.
Clerk _____ Chair _____



NO.	REVISION	DATE

DESIGNED BY	DRAWN BY	CHECKED BY	F.B.	P.G.	JOB #
	TJB	TFB	003	37	046-012
DRAWING NAME					
01_Subdivision.dwg					