

## 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

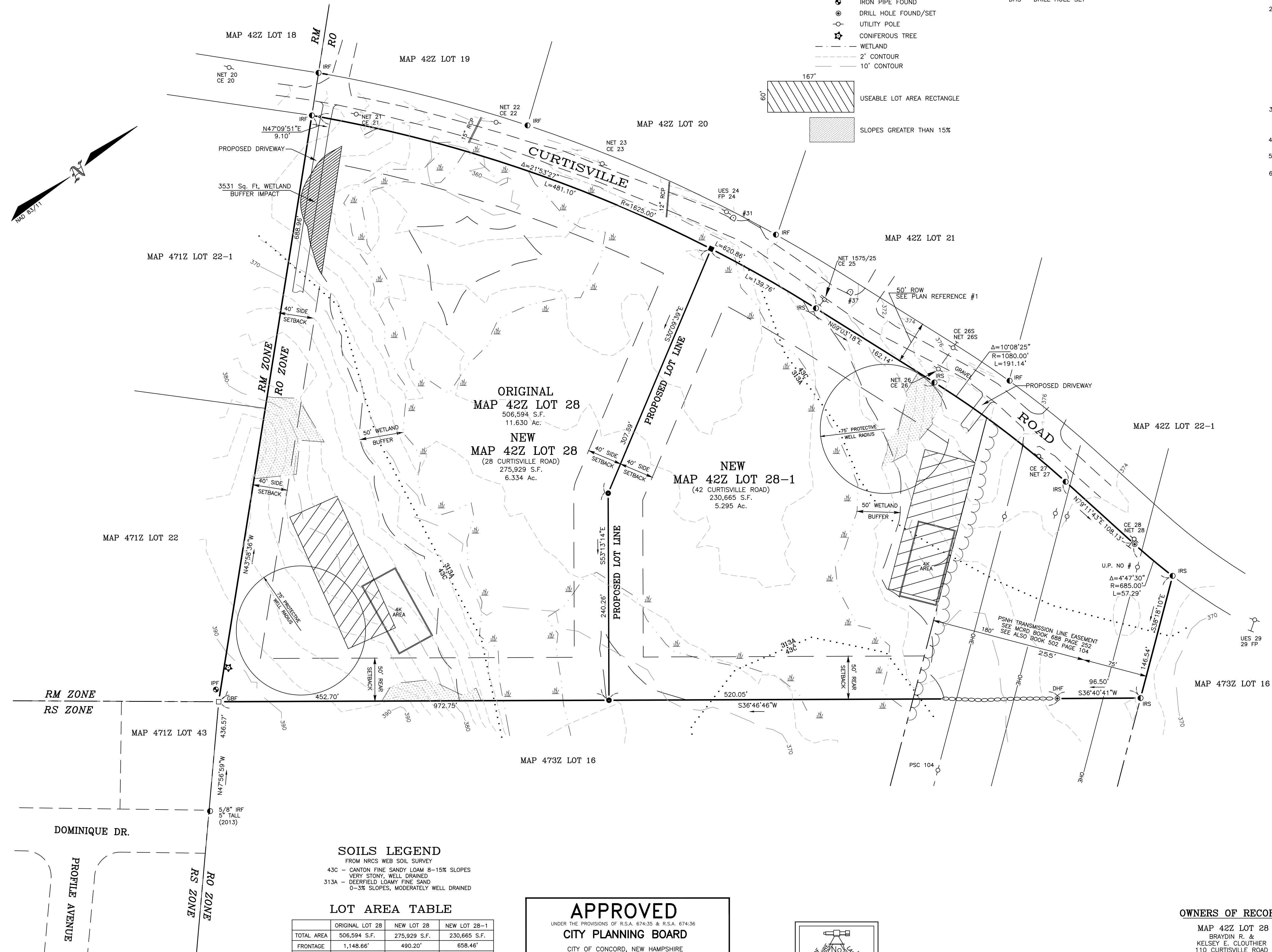
## ABBREVIATIONS

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

## 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:	40 FEET
SIDE:	50 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.



ORIGINAL  
MAP 42Z LOT 28  
506,594 S.F.  
11.630 Ac.

NEW  
MAP 42Z LOT 28  
(28 CURTISVILLE ROAD)  
275,929 S.F.  
6.334 Ac.

NEW  
MAP 42Z LOT 28-1  
(42 CURTISVILLE ROAD)  
230,665 S.F.  
5.295 Ac.

## SOILS LEGEND

FROM NRCS 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	9,9791 S.F.	6,610 S.F.	3,181 S.F.
EASEMENT	62,086 S.F.	0 S.F.	62,086 S.F.
BUILDABLE	229,498 S.F.	166,259 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

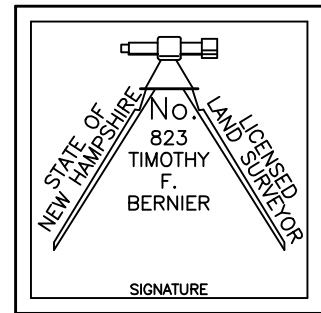
CITY OF CONCORD, NEW HAMPSHIRE

In accordance with vote of the board dated:

Approval of this plot is limited to lots as shown.

Clerk

Chair



## GRAPHIC SCALE

60 30 0 30 60 120

## OWNERS OF RECORD

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

## 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

Prepared By



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Concord, NH 03301  
(603) 224-4148  
www.hoyletanner.com

## 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.

NO.	CITY COMMENTS	REVISION	DATE
1	CITY COMMENTS		5/19/25

DESIGNED BY	DRAWN BY	CHECKED BY	F.B.	PG.	JOB #
	TJB	TFB	003	37	046-012

DRAWING NAME  
01\_Topographic.dwg