

NAD 83/96



MAP 100 BLOCK 1 LOT 10
CITY OF CONCORD
PENACOOK LAKE WATER SUPPLY
41 GREEN STREET
CONCORD, NH 03301
BOOK 2295 PAGE 713

MAP 100 BLOCK 1 LOT 11
PETER J. MAHAR
219 LITTLE POND ROAD
CONCORD, NH 03301
BOOK 2677 PAGE 277

CITY OF CONCORD
4"x4" CONCRETE
BOUNDS FOUND FLUSH

4"x4" CONCRETE BOUND
FOUND 2" TALL W/
BARTLETT DISC

MAP 100 BLOCK 1 LOT 3
JOSEPH TATE CURTI REVOCABLE TRUST &
AMELIA LARSEN CURTI REVOCABLE TRUST
8 COVENTRY ROAD
CONCORD, NH 03301
BOOK 3489 PAGE 2911

MAP 100 BLOCK 1 LOT 21
JOHN M. GAGLIA & TRACI A. DEXTER
21 COVENTRY ROAD
CONCORD, NH 03301
BOOK 3527 PAGE 2207

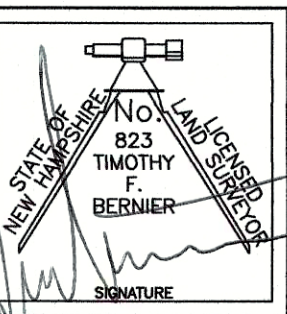
R.O.W. WIDTH 50' FROM
PLAN REFERENCE #2

12" RCP
INV. IN=±529.1' (BURIED)
INV. OUT=528.92'

CITY OF CONCORD
4.5"x4.5" CONCRETE
BOUND FOUND 5" TALL
LEANING 9" TO WEST

MAP 100 BLOCK 1 LOT 12
STRATEGIC CONTRACTING CO, LLC
P.O. BOX 4766
MANCHESTER, NH 03108
BOOK 3595 PAGE 1808

MAP 100 BLOCK 2 LOT 2
OPEN SPACE
WALKERS RESERVE SUBDIVISION
OWNER OF RECORD
WALKERS RESERVE HOMEOWNERS ASSOCIATION
P.O. BOX 330
CONCORD, NH 03302
BOOK 3029 PAGE 1277



APPROVED
CITY PLANNING BOARD

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

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

BUILDABLE AREA TABLE

LOT NAME	LOT AREA	WETLANDS	SLOPES >15%	EASEMENTS	CONTIGUOUS BUILDABLE AREA	OPEN SPACE
NEW LOT "A"	185,603 S.F.	59,856 S.F.	0 S.F.	0 S.F.	94,715 S.F.	0 S.F.
NEW LOT "B"	438,256 S.F.	90,232 S.F.	0 S.F.	0 S.F.	80,987 S.F.	265,278 S.F.

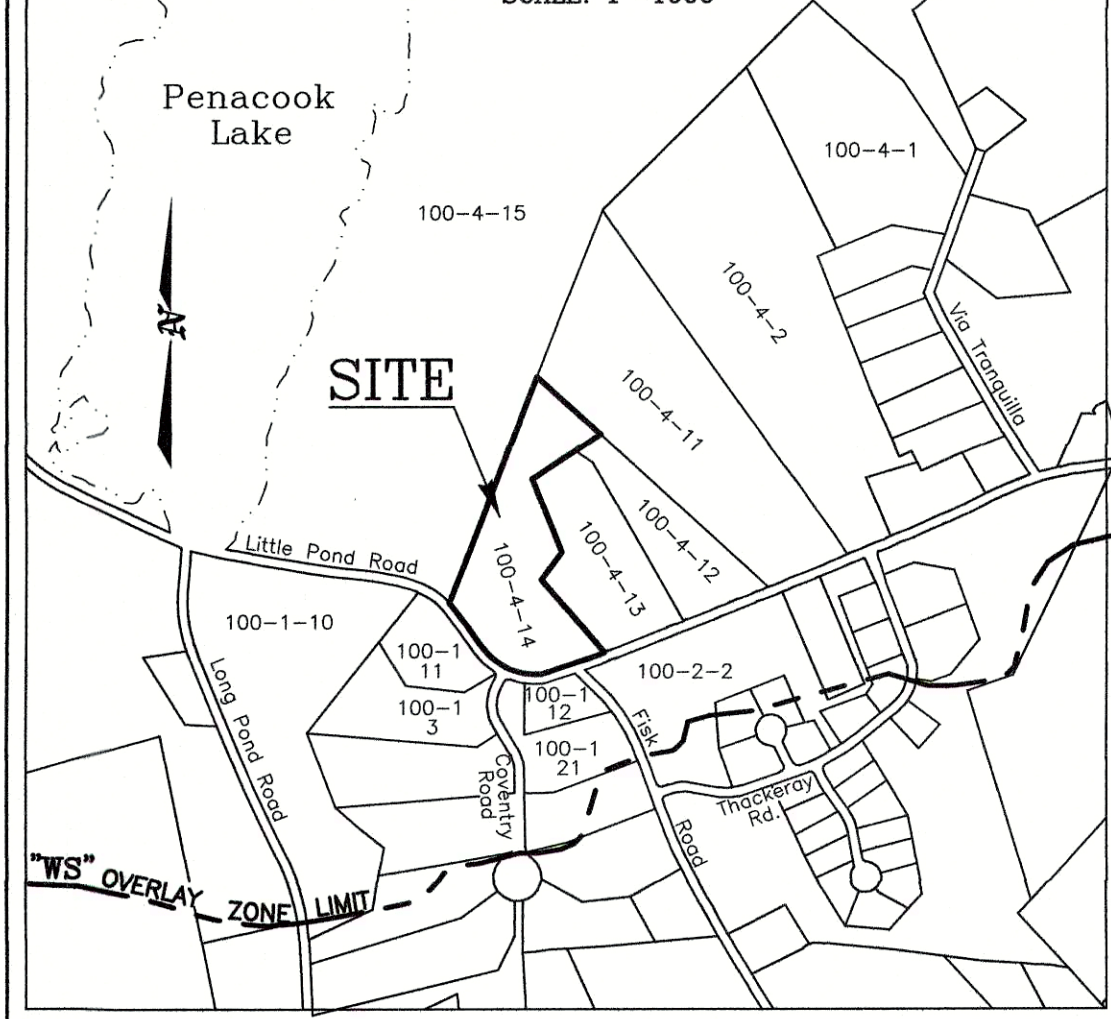
MAP 39 BLOCK Z LOT 20
CITY OF CONCORD
PENACOOK LAKE WATER SUPPLY
41 GREEN STREET
CONCORD, NH 03301
BOOK 1425 PAGE 707

MAP 100 BLOCK 4 LOT 13
COPOCO, INC.
P.O. BOX 2245
CONCORD, NH 03301
BOOK 1194 PAGE 127

MAP 100 BLOCK 4 LOT 12
WAYNE A. CAMPBELL
LORENE W. CAMPBELL
160 LITTLE POND ROAD
CONCORD, NH 03301
BOOK 3536 PAGE 787

LOCUS PLAN

SCALE: 1"=1000'



PLAN REFERENCES:

- "SUBDIVISION PLAN OF LAND CHARLES M. SAWYER CONCORD, N.H. SCALE: 1"=50' DATE: AUG. 13, 1973" PREPARED BY THOMAS F. MORAN INC. OF BEDFORD, NH AND RECORDED AT THE MERRIMACK COUNTY REGISTRY OF DEEDS AS PLAN #3414.
- "SUBDIVISION PLAT OF THE LAND OF JEAN VOGT" PROJECT LOCATION: 219 LITTLE POND ROAD CONCORD, NH MAP 100 BLOCK 1 LOTS 9 & 11. DATE: MAY 16, 2001 SCALE: 1"=50' PREPARED BY RICHARD D. BARTLETT & ASSOCIATES, INC. OF CONCORD, NH AND RECORDED AT THE MERRIMACK COUNTY REGISTRY OF DEEDS AS PLAN #15593.

NOTES:

- THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE LOT 14, AS SHOWN ON THE CITY OF CONCORD ASSESSING MAP 100 BLOCK 4, INTO 2 SINGLE FAMILY RESIDENTIAL HOUSE LOTS.
- THE PARCEL SHOWN HEREON IS LOCATED IN THE "RO" OPEN SPACE, RESIDENTIAL DISTRICT, AND ALSO WITHIN THE PENACOOK LAKE WATERSHED PROTECTION DISTRICT "WS". THE PARCEL IS SUBJECT TO THE FOLLOWING DIMENSIONAL RESTRICTIONS:

	"RO" DISTRICT	"WS" DISTRICT
MINIMUM LOT SIZE	2 Ac.	4 Ac. (ONE DWELLING UNIT/ 4 Ac.)
BUILDABLE LAND	20,000 S.F.	20,000 S.F.
MINIMUM FRONTAGE	200'	
MINIMUM SETBACKS		
FRONT	50'	
REAR	50'	
SIDE	40'	
MAXIMUM LOT COVERAGE	10%	
MAXIMUM HEIGHT	35'	

- THIS PLAN IS BASED UPON A FIELD SURVEY MADE ON THE GROUND IN JUNE 2007 AND 2018, WHICH HAD AN ERROR OF CLOSURE BETTER THAN 1 PART IN 15,000. HORIZONTAL DATUM IS NAD 83/96 BASED UPON GPS OBSERVATIONS MADE BY THIS OFFICE, ADJUSTED TO NHDOT COMMUNITY BASE STATION 'CONCORD'.
- THE SUBJECT PARCEL DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL #33013C00530E FOR THE CITY OF CONCORD, EFFECTIVE DATE: APRIL 19TH, 2010.
- WETLANDS WERE DELINEATED BY TIMOTHY F. BERNIER, CERTIFIED WETLAND SCIENTIST NUMBER 52 OF T.F. BERNIER, INC. IN JULY 2007 AND RE-DELINEATED IN 2018 UTILIZING THE STANDARDS OF THE CORP. OF ENGINEERS "WETLAND DELINEATION MANUAL" AND THE NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES WETLAND BUREAU "CODE OF ADMINISTRATIVE RULES".
- SHEET 2 SHALL BE RECORDED AT THE MERRIMACK COUNTY REGISTRY OF DEEDS. SHEET 1 SHALL REMAIN ON FILE WITH THE CITY OF CONCORD AND CONTAIN NO ADDITIONAL LAND TITLE INFORMATION.

LEGEND

- ANGLE POINT
- GRANITE BOUND TO BE SET
- IRON ROD TO BE SET
- GRANITE / CONCRETE BOUND
- IRON ROD FOUND
- DRILL HOLE FOUND/SET
- MAILBOX
- UTILITY POLE W/ANCHOR
- LIGHT
- WELL
- CATCHBASIN
- SIGN
- DECIDUOUS TREE
- CONIFEROUS TREE
- STONEWALL
- EDGE OF WETLAND
- TREELINE

OWNER OF RECORD

MAP 100 BLOCK 4 LOT 14
DELFAUSSE FAMILY REVOCABLE TRUST OF 2016
PETER B. & OLIVIA H. DELFAUSSE-TRUSTEES
224 LITTLE POND ROAD
CONCORD, NH 03301
BOOK 3539 PAGE 2629

NO.	REVISION	DATE

SUBDIVISION PLAN

PREPARED FOR

DELFAUSSE FAMILY REVOCABLE TRUST OF 2016

ASSESSOR'S MAP 100 BLOCK 4 LOT 14

224 LITTLE POND ROAD
CONCORD, NEW HAMPSHIRE

SCALE: 1"=60' * DATE: OCTOBER 2018

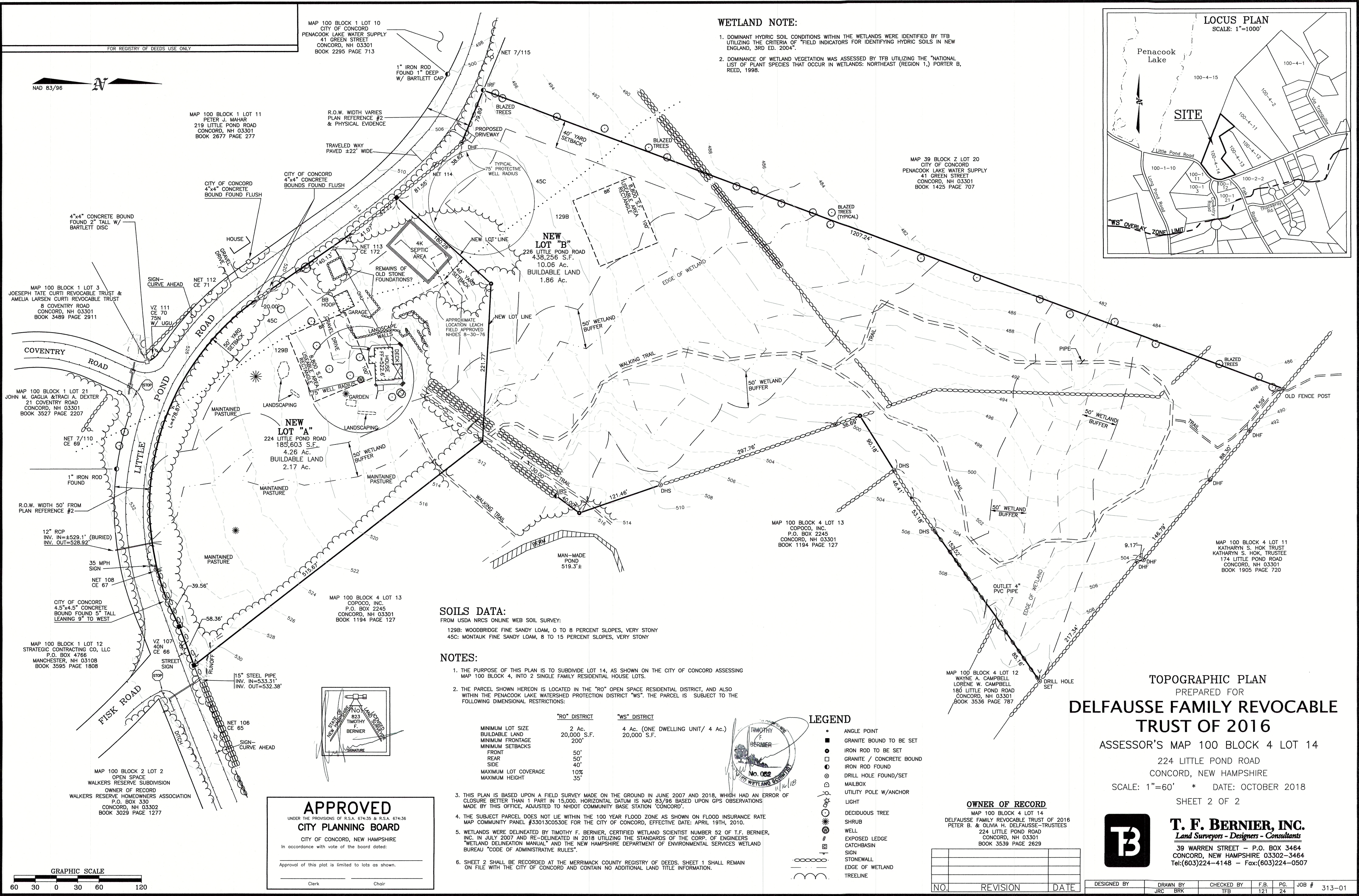
SHEET 1 OF 2



T. F. BERNIER, INC.
Land Surveyors - Designers - Consultants

39 WARREN STREET - P.O. BOX 3464
CONCORD, NEW HAMPSHIRE 03302-3464
Tel:(603)224-4148 - Fax:(603)224-0507

DESIGNED BY	DRAWN BY	CHECKED BY	F.B.	PG.	JOB #
JRC	BRK	TFB	121	24	313-01
DRAWING NAME					
Subdivision.dwg					

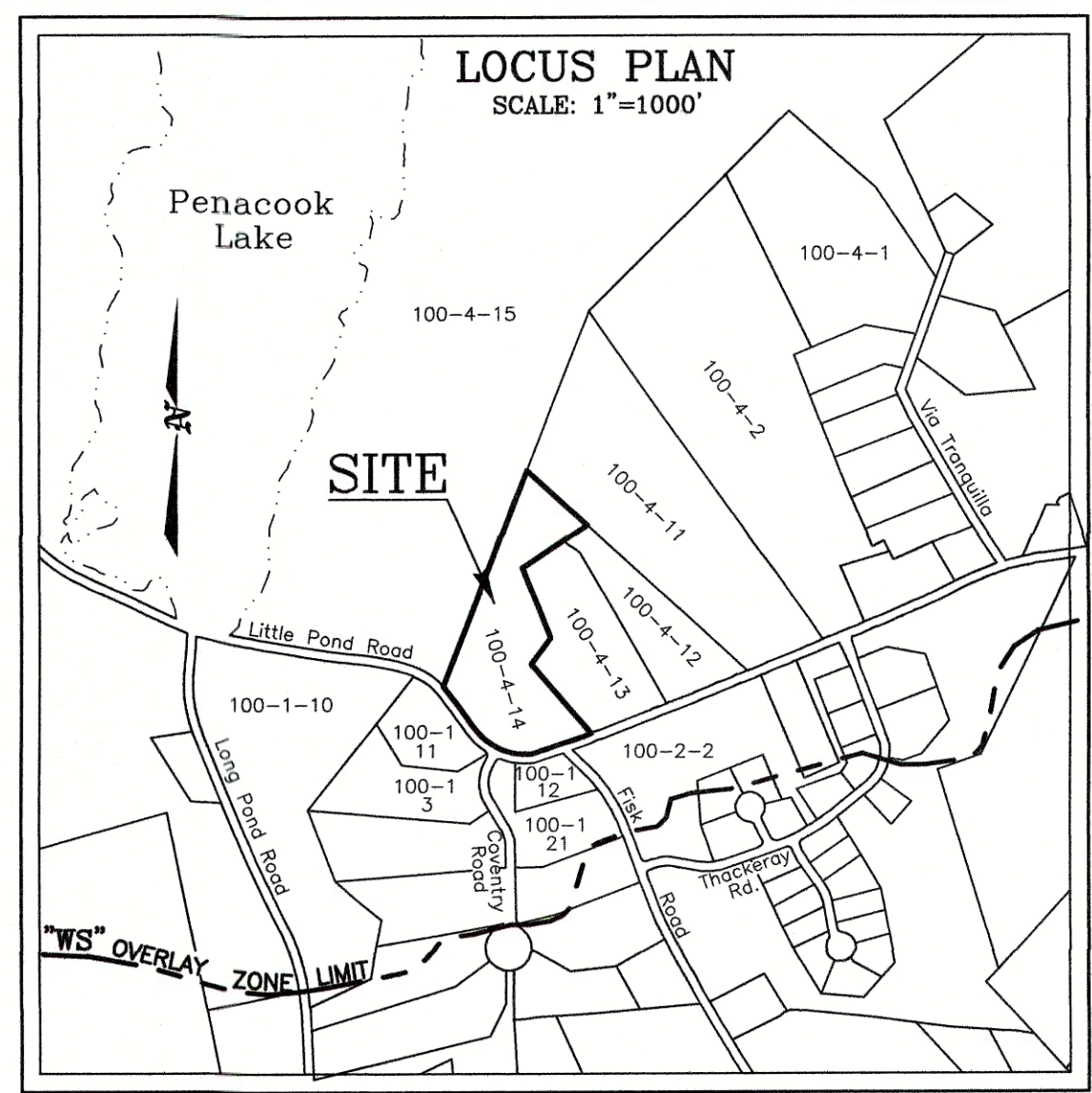


WETLAND NOTE:

1. DOMINANT HYDRIC SOIL CONDITIONS WITHIN THE WETLANDS WERE IDENTIFIED BY TFB UTILIZING THE CRITERIA OF "FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, 3RD ED. 2004".
2. DOMINANCE OF WETLAND VEGETATION WAS ASSESSED BY TFB UTILIZING THE "NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS: NORTHEAST (REGION 1), PORTER B. REED, 1998.

LOCUS PLAN

SCALE: 1"=1000'



SOILS DATA:

FROM USDA NRCS ONLINE WEB SOIL SURVEY:

129B: WOODBRIDGE FINE SANDY LOAM, 0 TO 8 PERCENT SLOPES, VERY STONY

45C: MONTAUK FINE SANDY LOAM, 8 TO 15 PERCENT SLOPES, VERY STONY

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MAXIMUM HEIGHT	35'	

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- EXPOSED LEDGE
- CATCHBASIN
- SIGN
- STONEWALL
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OWNER OF RECORD

MAP 100 BLOCK 4 LOT 14
DELFAUSSE FAMILY REVOCABLE TRUST OF 2016
PETER B. & OLIVIA H. DELFAUSSE-TRUSTEES
224 LITTLE POND ROAD
CONCORD, NH 03301
BOOK 3539 PAGE 2629

TOPOGRAPHIC PLAN

PREPARED FOR

DELFAUSSE FAMILY REVOCABLE TRUST OF 2016

ASSESSOR'S MAP 100 BLOCK 4 LOT 14

224 LITTLE POND ROAD
CONCORD, NEW HAMPSHIRE

SCALE: 1"=60' * DATE: OCTOBER 2018

SHEET 2 OF 2



T. F. BERNIER, INC.

Land Surveyors - Designers - Consultants

39 WARREN STREET - P.O. BOX 3464
CONCORD, NEW HAMPSHIRE 03302-3464
Tel:(603)224-4148 - Fax:(603)224-0507

NO.	REVISION	DATE

DESIGNED BY	DRAWN BY	CHECKED BY	F.B.	PG.	JOB #
JRC	BRK	TFB	121	24	313-01
DRAWING NAME					
Topographic.dwg					

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 _____