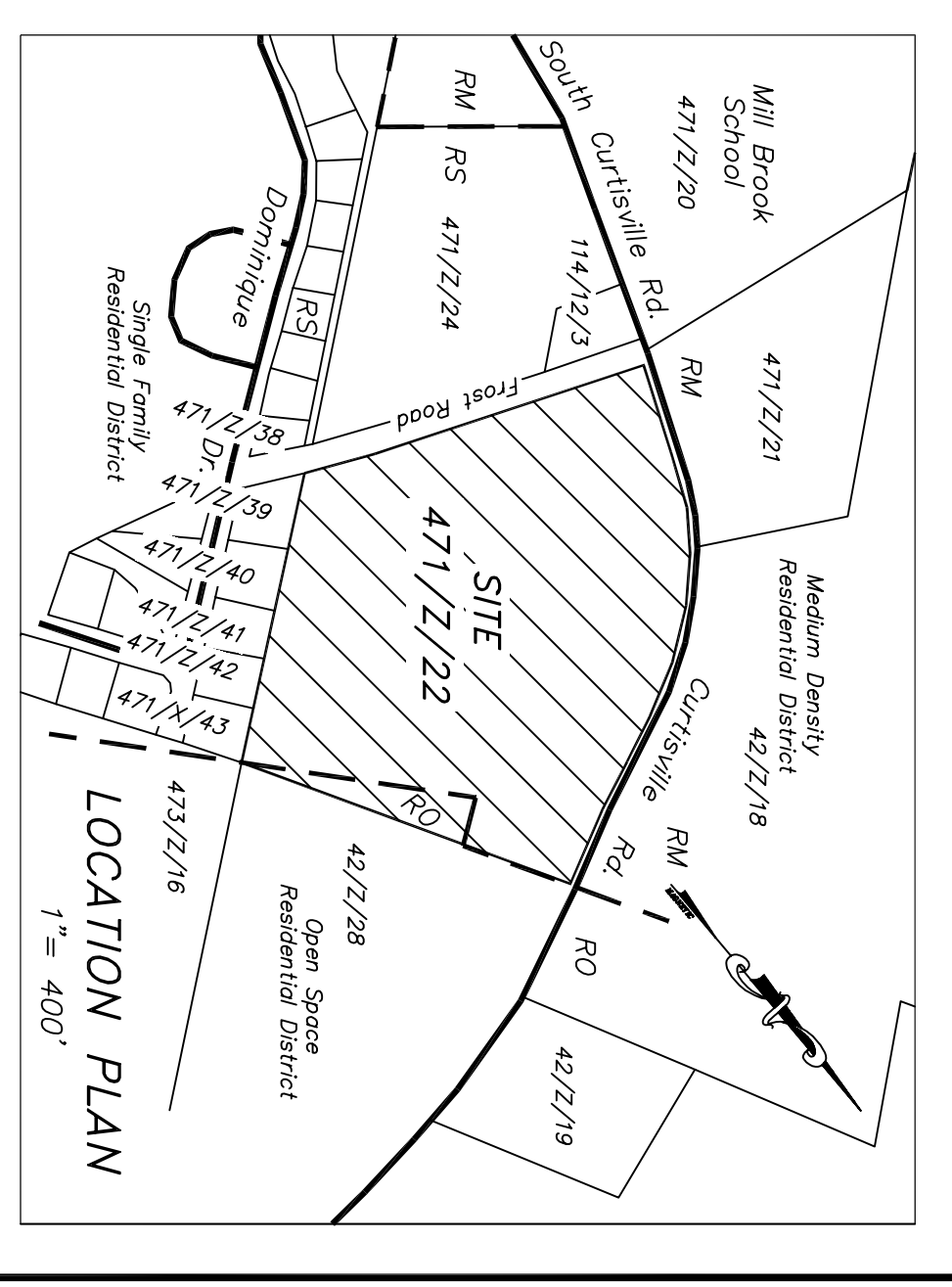
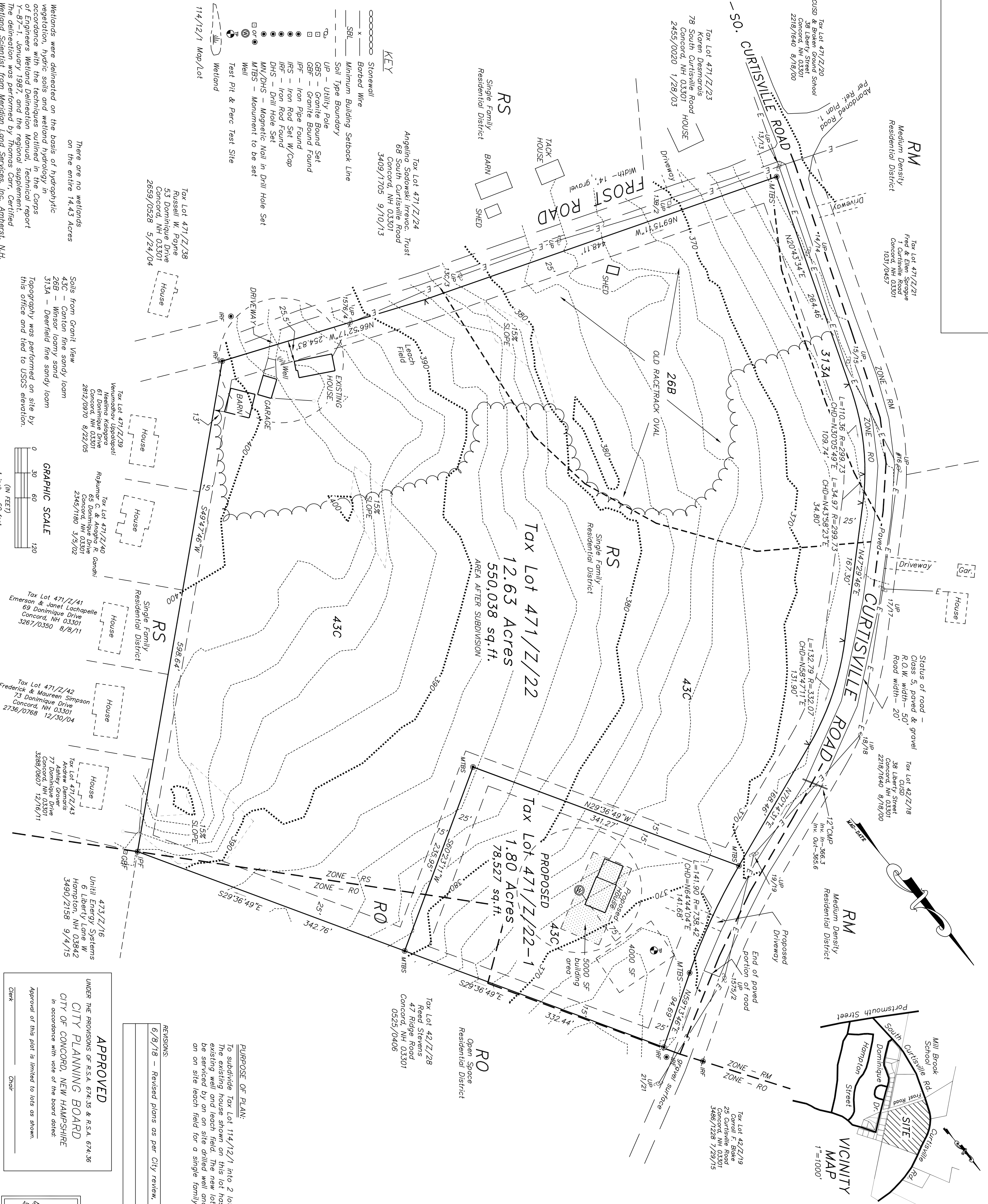




REFERENCE PLANS:

- "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
- "Subdivision Plan entitled "Carrage 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 #15498.

NOTES:

- Owners of record:
Roger A. & Marion A. Clattenburg Recreable 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 471/Z/22 before subdivision – 14.43 Acres (628,565 SF) Tax Lot 471/Z/22 is in Current Use Assessment.	
3) Zoning Requirements:	
Building Setbacks: Front 25', Rear 25', Side 15'	
Required Area 12,500 sq.ft.	Tax Lot 471/Z/22 78,527 sq.ft.
Frontage 100.00'	702.94' (Frost Road) 236.59' 878.35' (Curtisville Road)
Buildable area, no wetland no slopes >15%	534,670 sq.ft. 78,527 sq.ft.
Buildable area, no wetland no slopes >10%	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 471/Z/22 is not in a Flood Hazard Zone. See Flood Insurance Rate Map 3301300532E, Effective Date April 19, 2010.	
5) This will be the only plan recorded and kept at the City of Concord Planning Division.	
6) State Subdivision Approval is required for Tax Lot 471/Z/22 and is pending.	

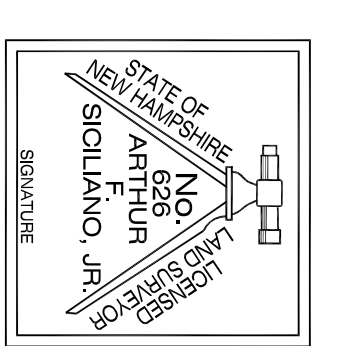
SUBDIVISION PLAN

Tax Lot 471/Z/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

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 _____



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.

Soils from Grant View
43C – Canton fine sandy loam
26B – Winsor loamy sand
313A – Deerfield fine sandy loam
Topography was performed on site by this office and tied to USGS elevation.

