

Jurisdictional Wetlands were delineated by Stoney Ridge Environmental LLC in December, 2018 utilizing the following standards:

- 1) *Field Indicators of Hydric Soils in the United States*, Version 7.0. 2010. L.M. Vasilas, G.W. Hurt, and C.V. Noble (eds.). United States Department of Agriculture, Natural Resources Conservation Service, in cooperation with the National Technical Committee for Hydric Soils.
- 2) *Field Indicators for Identifying Hydric Soils in New England*, version 3, April 2004, NIEWPCC Wetlands Workgroup, Wilmington, MA 01887.
- 3) *North American Digital Flora: National Wetland Plant List, version 2.1.0* ([http://wetland\\_plants.usace.army.mil/](http://wetland_plants.usace.army.mil/)). U.S. Army Corps of Engineers, Engineer Research and Development Center, Cold Regions Research and Engineering Laboratory, Hanover, NH, and BONAP, Chopen Hill.
- 4) *National List of Plant Species That Occur in Wetlands: 988 New Hampshire*. United States Department of the Interior, Fish and Wildlife Service. NERC-88/18.29.
- 5) *Corps of Engineers Wetlands Delineation Manual*, January 1987. Wetlands Research Program Technical Report Y-87-1.
- 6) *Interim Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region*. October 2009. U.S. Army Corps of Engineers, Environmental Laboratory ERDC/EL TR-09-19.
- 7) *Classification of Wetlands and Deepwater Habitats of the United States*, December 1979. Howard W. Gleason, Jr. and E. LaRoe, US Department of the Interior, Fish and Wildlife Service. FWS/OBS-79/31

Lot 1  
Total Area 92,830 sq. ft. or 2.13 acres  
Buildable Area 62,236± sq. ft. or 1.43± acres  
Useable Area 30,104± sq. ft. or 0.69± acres  
Wetland Area 11,336± sq. ft.  
Frontage 334.4'  
Impervious Area 4,845 sq. ft or 5.2%

Lot 2  
Total Area 87,206 sq. ft. or 2.00 acres  
Buildable Area 57,223± sq. ft. or 1.31± acres  
Useable Area 15,466± sq. ft. or 0.35± acres  
Wetlands 16,965± sq. ft.  
Frontage 258.44'

1. Survey by total station between the dates of December 11 and January 3, 2018. Control Traverse error of closure is 1' 22.622'.
2. Horizontal datum is based on New Hampshire State Plane Coordinate System NAD 83.
3. Vertical datum is based on NAVD 88.
4. Owner of record: Matthew J. & Kara L. Adams  
10 Pavilion Drive Peacock, NH 03303 -Map 22Z Lot 20 V. 3418 P. 1059 Total Area 2,413,423 sq. ft. or 55.40 acres.
5. Parcel is zoned RO: Building setbacks: front 50', rear 50', and side 40'. Minimum Lot size = 2 Acres, Minimum frontage = 200', Maximum lot coverage = 10%.
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 are complete and true to the actual utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in fact located as depicted although they are located as accurately as possible from the information available. The surveyor has not physically located the underground utilities. All contractors should notify, in writing, any utility company and appropriate governmental agencies prior to any excavation work and call DIG-SAFE at 1-888-344-7233.
7. The intent of this plat is to depict a three lot conventional subdivision.

1. "Resubdivision prepared for David M. Zietz, Paul M. Mack & Hugh W. Emerson", dated January 18, 1987, by Richard D. Bartlett, LLS, on file at this office.
2. "Resubdivision prepared for David M. Zietz", dated October 14, 1986, by Richard D. Bartlett, RLS, recorded at the MCRD as plan no. 9409.
3. "Subdivision Land of Dean E. & Margaret F. Wilber", dated February 1, 1994, by the NLS Group, recorded at the MCRD as plan no. 13249.
4. "Boundary Survey Land of Charles G. & Kathleen M. Davis", dated April 7, 1981, by Stanley H. Prescott II, (unrecorded).
5. "Plan of Land belonging to John E. and Alice Davis in the County of Hampshire", dated April 21, 1974, by Gilbert C. Castle, on file at the City of Concord as private plan no. 789.
6. "Resubdivision for Charles J. & Nancy D. Murray", dated July 1, 1981, by Richard D. Bartlett, RLS, recorded at the MCRD as plan no. 6767.
7. "Boundary Survey of Oak Hill Lot S/S Shaker Road Concord, N.H. owned by the City of Concord", dated February, 1989 by Forest Resource Consultants, on file at the City of Concord as plan no. 1834.
8. "Subdivision of land of Margaret & Alois Klein", dated April 11, 1981, date unknown, recorded at the MCRD as plan no. 2625.

|                                                                                       |                        |                                                                                       |                     |
|---------------------------------------------------------------------------------------|------------------------|---------------------------------------------------------------------------------------|---------------------|
|  | PROPERTY LINE          |  | CONIFEROUS TREE     |
|  | EDGE OF PAVEMENT       |  | SHRUB               |
|  | EDGE OF GRAVEL         |  | DECIDUOUS TREE      |
|  | OVERHEAD UTILITY LINES |  | ARTESIAN WELL       |
|  | CHAIN LINK FENCE       |  | IRON PIPE OR RIB    |
|  | STOCKADE FENCE         |  | GRANITE OR CONCRETE |
|  | STONE WALL             |  | BOUND (GB OR CB)    |
|  | EDGE OF WOODS          |  | UTILITY POLE        |
|  | CONCRETE               |  | WETLAND             |
|  | SOIL BOUNDARY          |  | A59 A60             |

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 plot is limited to lots as shown

Clerk \_\_\_\_\_ Chair \_\_\_\_\_

SUBDIVISION PLAT  
prepared for  
MATTHEW & KARA ADAMS

PROJECT: MAP 22Z LOT 20  
LOCATION: 131 OAK HILL ROAD—CONCORD, NH

DATE: MAY 7, 2019

JOB NO.: 1018.194

SHEET 1 OF 2

GRAPHIC SCALE

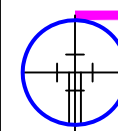
0' 25' 50' 100'

1" = 50'

| SYMBOL | DESCRIPTION                           | NHDES GROUP # |
|--------|---------------------------------------|---------------|
| 647A   | Pillsbury sandy loam 0-3% slopes      | 5             |
| 459B   | Metacomet fine sandy loam 3-8% slopes | 3             |
| 46C    | Henniker fine sandy loam 8-15% slopes | 3             |

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| NO. | DATE | REVISION |

FOR: RICHARD D. BARTLETT  
& ASSOCIATES, L.L.C.



*RICHARD D. BARTLETT  
& ASSOCIATES, LLC*

214 North State Street

Concord, N.H. 0330

Ref.: (003) 225-0770

LICENSED LAND SURVEYORS



