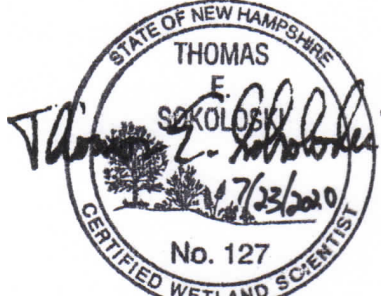


REFERENCE PLANS

1. "PHYSICAL EVIDENCE SURVEY FOR L.C. & LEILA H. KNORR." DATED DECEMBER 1982 AND PREPARED BY TWIN STATE SURVEYS. M.C.R.D. PLAN #7337.
2. "SUBDIVISION OF THE LAND OF RALPH R. & NANCY L. BORTONE, CONCORD, N.H." DATED APRIL 28, 1981 AND PREPARED BY DICKSON, HOLDEN AND ASSOCIATES, INC. M.C.R.D. PLAN #7508.
3. "LOT MERGER / RESUBDIVISION PLAT, LAND OF LEE DAY, LESLIE DAY, WILLIAM FAY AND MARLENE WILLIAMS, TAX MAP 106 BLOCK 4, LOTS 4, 7 & 24, BLACKWATER ROAD, CONCORD, NEW HAMPSHIRE, MERRIMACK COUNTY." LAST REVISED JANUARY 6, 2005 AND PREPARED BY P.C. BOFINGER LAND SURVEYING PLLC. M.C.R.D. PLAN #17242.

WETLAND CERTIFICATION

THOMAS SOKOLOSKI, CERTIFIED WETLAND SCIENTIST #127, OF TES ENVIRONMENTAL CONSULTANTS, L.L.C. OF BOW, NH, PERFORMED THE WETLAND MAPPING IN MARCH AND JULY, 2020 ACCORDING TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012, US ARMY CORPS OF ENGINEERS.



BUILDABLE AREA

LOT NUMBER	LOT AREA	WETLAND AREA	SLOPES >15%	SLOPES 15-25%	SLOPES <25%	EASEMENT AREA	CONTIGUOUS BUILDABLE AREA
EXIST. 33Z-15	829,467 S.F.	0 S.F.	280,853 S.F.	333,357 S.F.	215,257 S.F.	93,568 S.F.	66,182 S.F.
PRO. 33Z-15	738,155 S.F.	0 S.F.	251,506 S.F.	310,586 S.F.	176,069 S.F.	93,568 S.F.	36,835 S.F.
PRO. 33Z-15-1	91,312 S.F.	0 S.F.	29,347 S.F.	22,771 S.F.	39,188 S.F.	0 S.F.	29,347 S.F.

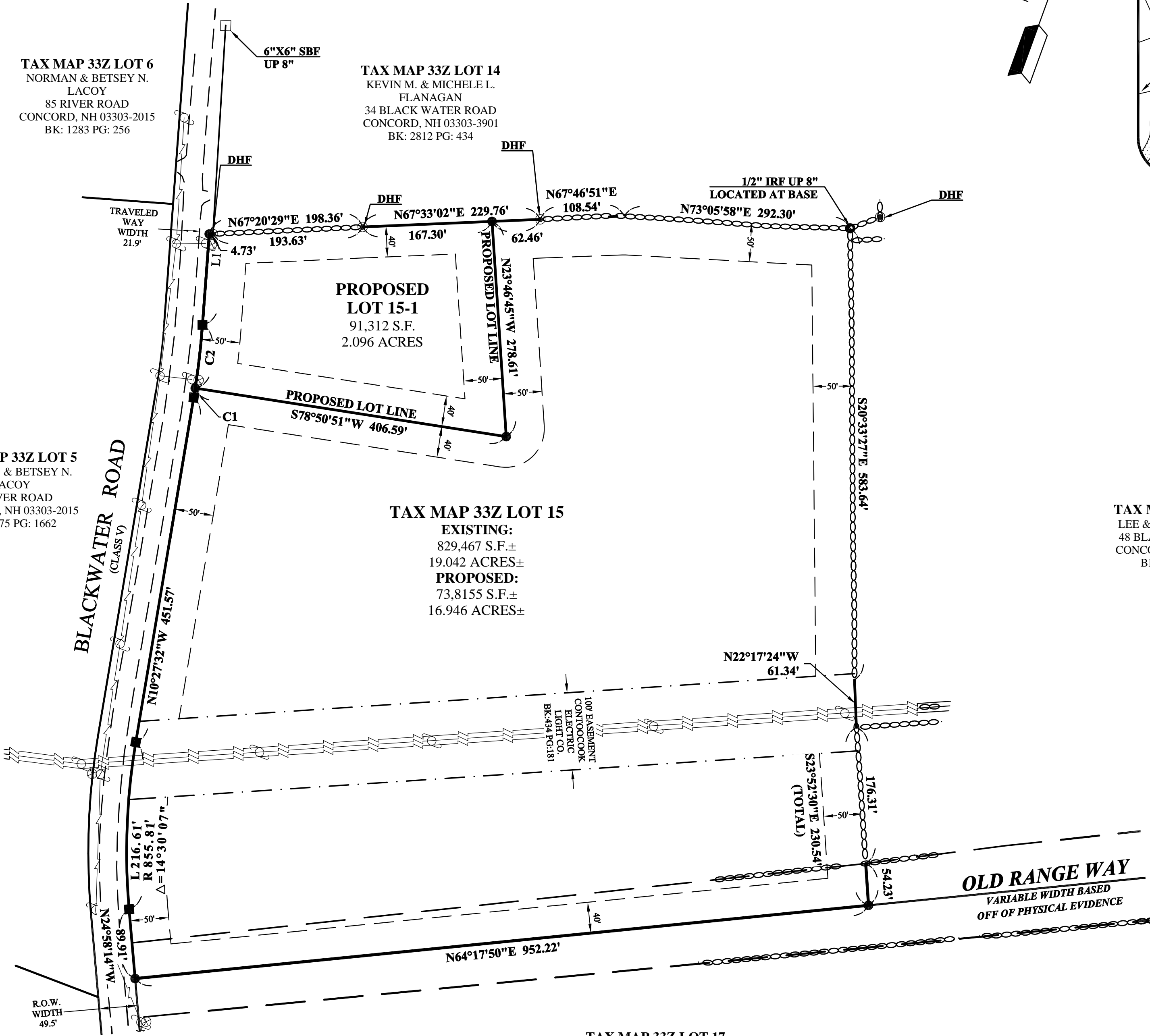
CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	12.41'	1024.75'	10°41'38"	N10°48'21"W	12.41'
C2	82.25'	1024.75'	14°35'55"	S13°27'07"E	82.22'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S15°45'04"E	117.75'

TAX MAP 33Z LOT 5  
NORMAN & BETSEY N. LACOY  
85 RIVER ROAD  
CONCORD, NH 03303-2015  
BK: 3475 PG: 1662



TAX MAP 33Z LOT 6  
NORMAN & BETSEY N. LACOY  
85 RIVER ROAD  
CONCORD, NH 03303-2015  
BK: 1283 PG: 256

TAX MAP 33Z LOT 14  
KEVIN M. & MICHELE L. FLANAGAN  
34 BLACK WATER ROAD  
CONCORD, NH 03303-3901  
BK: 2812 PG: 434

TAX MAP 33Z LOT 15  
EXISTING:  
829,467 S.F.±  
19.042 ACRES±  
PROPOSED:  
73,8155 S.F.±  
16.946 ACRES±

TAX MAP 33Z LOT 11  
LEE & PATRICIA A. DAY  
48 BLACKWATER ROAD  
CONCORD, NH 03303-3901  
BK: 3160 PG: 736

TAX MAP 33Z LOT 4  
THE LAURA M. JOBIN FAMILY TRUST OF 2006  
RICHARD D. JOBIN - TRUSTEE  
75 S. MAIN STREET, UNIT 7 PMB 176  
CONCORD, NH 03301-4865  
BK: 2890 PG: 1148

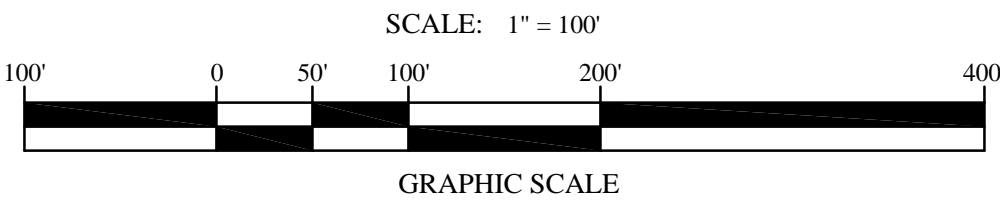
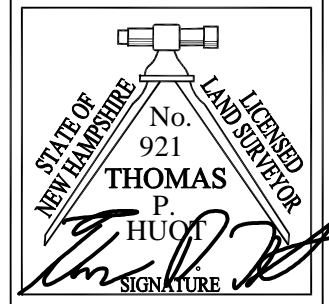
TAX MAP 33Z LOT 17  
THE LAURA M. JOBIN FAMILY TRUST OF 2006  
RICHARD D. JOBIN - TRUSTEE  
75 S. MAIN STREET, UNIT 7 PMB 176  
CONCORD, NH 03301-4865  
BK: 2890 PG: 1148

SURVEYOR'S CERTIFICATION

"I HEREBY CERTIFY THAT THIS SURVEY AND PLAT WERE PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS AN ERROR OF CLOSURE OF GREATER ACCURACY THAN ONE PART IN TEN THOUSAND (1:10,000)."

THOMAS SOKOLOSKI  
LICENSED LAND SURVEYOR

7/27/2020  
DATE



SYMBOL LEGEND

- BOUND TO BE SET
- REBAR TO BE SET
- IRON ROD FOUND
- DRILL HOLE FOUND
- UTILITY POLE
- GUY WIRE
- OVERHEAD WIRE
- STONE WALL
- EDGE OF RANGE WAY
- EASEMENTS LINE
- BUILDING SETBACK

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

CHAIR

CLERK

NO.	DATE	DESCRIPTION	BY

VICINITY PLAN

SCALE: 1" = 2,000'±

LOCATION PLAN

SCALE: 1" = 400'±

NOTES

1. OWNERS OF RECORD:

TAX MAP 33Z LOT 15  
THE LAURA M. JOBIN FAMILY TRUST OF 2006  
RICHARD D. JOBIN - TRUSTEE  
75 S. MAIN STREET, UNIT 7 PMB176  
CONCORD, NH 03301-4865  
BK: 2890 PG: 1148

2. THE INTENT OF THIS PLAN IS TO SHOW A 1 LOT SINGLE-FAMILY SUBDIVISION OF THE SUBJECT PARCEL AND THE IMPROVEMENTS THEREON.

3. THE SUBJECT AND ABUTTING PARCELS ARE ZONED "RO". SETBACKS ARE AS FOLLOWS:

FRONT = 50'  
SIDE = 40'  
REAR = 50'  
MIN. FRONTAGE = 200  
MIN. AREA = 2 ACRES  
MIN. BUILDABLE AREA = 20,000 S.F.  
WETLANDS OVER 3,000 S.F. = 50'

4. THIS PLAN REPRESENTS EXISTING CONDITIONS, BOUNDARY EVIDENCE, AND MONUMENTATION AS OBSERVED DURING A SURVEY BY THIS OFFICE IN MARCH 2020 & JUNE 2020.

5. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE 1% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR MERRIMACK COUNTY, NEW HAMPSHIRE. MAP NUMBER 33013C0319E. EFFECTIVE DATE 04/09/2010.

6. ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE. THIS OFFICE HAS NOT LOCATED ANY UNDERGROUND UTILITIES. ALWAYS CALL DIG SAFE TO MARK OUT UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION ACTIVITIES.

7. HORIZONTAL DATUM IS NHSPC NAD83, VERTICAL DATUM IS NAVD88, TAKEN FROM STATIC GPS OBSERVATIONS.

8. ALL NON-MUNICIPAL UTILITIES FOR FUTURE DEVELOPMENT SHALL BE BURIED IN ACCORDANCE WITH SECTION 26.02 OF THE SUBDIVISION REGULATIONS.

9. THIS PLAN SET CONSISTS OF 2 SHEETS. SHEET 1 IS TO BE RECORDED AT THE MERRIMACK COUNTY REGISTRY OF DEEDS. ALL SHEETS TO REMAIN ON FILE WITH THE CITY OF CONCORD

10. LOTS ARE TO BE SERVICED BY ON SITE WATER AND SEWAGE DISPOSAL SYSTEMS. NHDES STATE SUB PENDING.

MINOR SUBDIVISION  
TAX MAP 33Z LOT 15  
SUBDIVISION PLAN

PREPARED FOR:  
THE LAURA M. JOBIN FAMILY  
TRUST OF 2006

LOCATED AT:  
BLACK WATER ROAD  
CONCORD, NEW HAMPSHIRE

PAGE: 1 OF 2

S&H LAND SERVICES, LLC  
SHLANDSERVICES.COM  
1600 CANDIA ROAD, SUITE #5 - MANCHESTER, NH  
PHONE: (603)-628-8300, FAX: (603)-546-7791

SCALE: 1" = 100' DATE: JULY 22, 2020 FB: 25 PG: 74 & TSC3 JOB #2020115



NRCS SOILS LEGEND

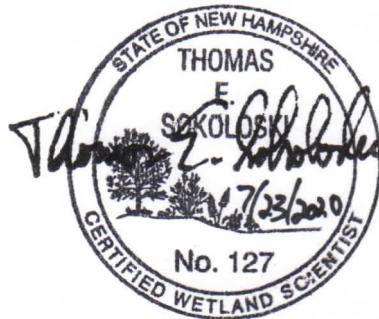
35A - CHAMPLAIN LOAMY FINE DAND, 0-3% SLOPES

480D - MILLSITE-WOODSTOCK-HENNIKER COMPLEX, 15-25% SLOPES, VERY STONEY

480E - MILLSITE-WOODSTOCK-HENNIKER COMPLEX, 25-60% SLOPES, VERY STONEY

WETLAND CERTIFICATION

THOMAS SOKOLOSKI, CERTIFIED WETLAND SCIENTIST #127, OF TES ENVIRONMENTAL CONSULTANTS, L.L.C. OF BOW, NH, PERFORMED THE WETLAND MAPPING IN MARCH AND JULY, 2020 ACCORDING TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012, US ARMY CORPS OF ENGINEERS.



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CONCORD, NH 03303-2015  
BK: 1283 PG: 256

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BK: 3160 PG: 736

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BK: 2890 PG: 1148

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75 S. MAIN STREET, UNIT 7 PMB176  
CONCORD, NH 03301-4865  
BK: 2890 PG: 1148

SYMBOL LEGEND

- BOUND TO BE SET
- REBAR TO BE SET
- IRON PIPE FOUND
- IRON ROD FOUND
- DRILL HOLE FOUND
- BOUND FOUND
- UTILITY POLE
- GUY WIRE
- NRCS SOILS
- LEDGE/BOULDERS
- OVERHEAD WIRE
- STONE WALL
- EASEMENTS LINE
- RANGE WAY
- BUILDING SETBACK
- <15% SLOPES
- BUILDING RECTANGLE

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:

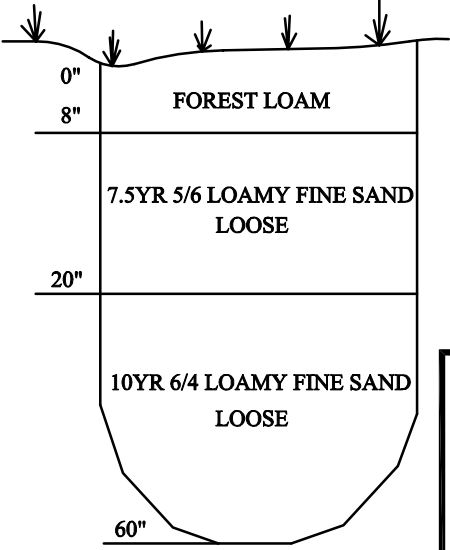
APPROVAL OF THIS PLAT IS LIMITED TO LOTS AS SHOWN

CHAIR CLERK

NO.	DATE	DESCRIPTION	BY

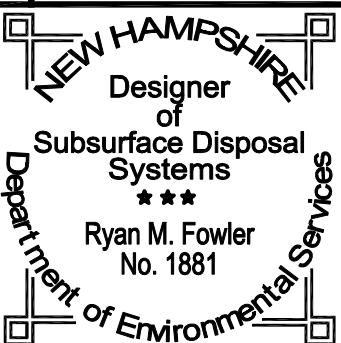
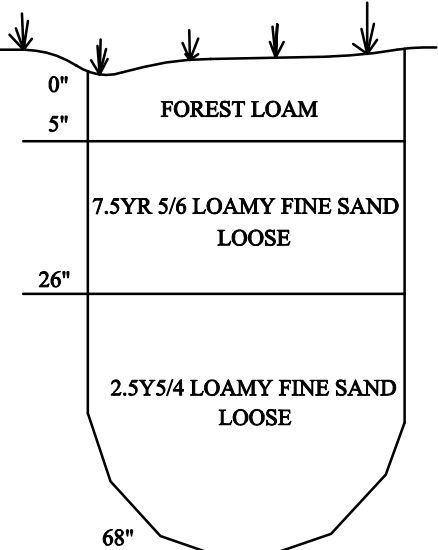
TEST PIT DATA – TP#1

TEST PIT BY : R.M.F.  
DATED : 06-04-20  
DEPTH TO LEDGE : N/O  
ESTIMATED SEASONAL HIGH WATER TABLE : N/O  
DEPTH TO OBSERVED WATER TABLE : SEEPS N/O  
DEPTH TO ROOT LINE : 32"  
PERCOLATION RATE: 4 MIN./INCH



TEST PIT DATA – TP#2

TEST PIT BY : R.M.F.  
DATED : 06-04-20  
DEPTH TO LEDGE : N/O  
ESTIMATED SEASONAL HIGH WATER TABLE : N/O  
DEPTH TO OBSERVED WATER TABLE : SEEPS N/O  
DEPTH TO ROOT LINE : 48"  
PERCOLATION RATE: 4 MIN./INCH



JOB #:2020115

TEST PIT DATA

NOTES CONTINUED

11. TOPOGRAPHY WITHIN THE TOPOGRAPHY LIMITS WAS TAKEN FROM AN ON THE GROUND SURVEY. TOPOGRAPHY OUTSIDE OF THIS AREA SHOWN WAS TAKEN FROM THE CONNECTICUT RIVER WATERSHED 2015 LIDAR FOUND AT THE GRANT WEBSITE. (DEM RESOLUTION 2.5FT, VERTICAL ACCURACY 9CM).

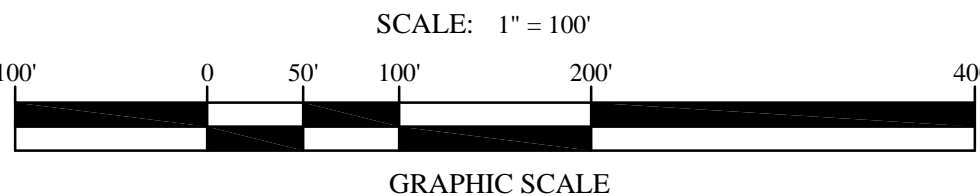
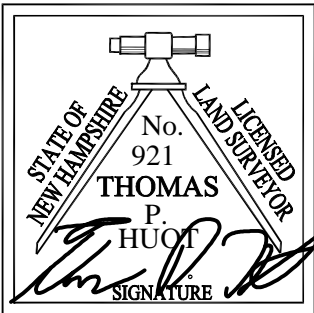
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Signature of Thomas Sokoloski

LICENSED LAND SURVEYOR

7/27/2020  
DATE



MINOR SUBDIVISION  
TAX MAP 33Z LOT 15  
TOPOGRAPHY PLAN

PREPARED FOR:  
THE LAURA M. JOBIN FAMILY  
TRUST OF 2006

LOCATED AT:  
BLACK WATER ROAD  
CONCORD, NEW HAMPSHIRE

PAGE: 2 OF 2

S&H LAND SERVICES, LLC  
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