

GENERAL INFORMATION

OWNER
MAP 44 LOT Z 37
KRJ FINANCE, LLC
254 DEAKE HILL ROAD
STRAFFORD, NH 03864-6809
(603) 0-0

APPLICANT/SURVEYOR
TFMORAN, INC.
C/O BRENDA KOLBOW, LLS
170 COMMERCE WAY STE. 102
PORTSMOUTH, NH 03801
(603) 431-2222

SOIL SCIENTIST
THOMAS E. SOKOLOSKI
CERTIFIED SOIL SCIENTIST #063
1494 ROUTE 3A, UNIT 1
BOW, NH 03304
(603) 856-8925

WETLAND SCIENTIST
CHRISTOPHER DANFORTH, CWS
170 COMMERCE WAY STE. 102
PORTSMOUTH, NH 03801
(603) 431-2222

RESOURCE LIST
CITY OF CONCORD
PLANNING BOARD
RICHARD S. WOODFIN, CHAIR
41 GREEN STREET, 3RD FLOOR
CONCORD, NH 03301
CONTACT: HEATHER SHANK, CITY PLANNER
(603) 225-8515

MINOR SUBDIVISION PLANS
WITCHER FRONTAGE SUBDIVISION
KRJ FINANCE, LLC

462 JOSIAH BARTLETT ROAD
CONCORD, NH
JANUARY 20, 2021

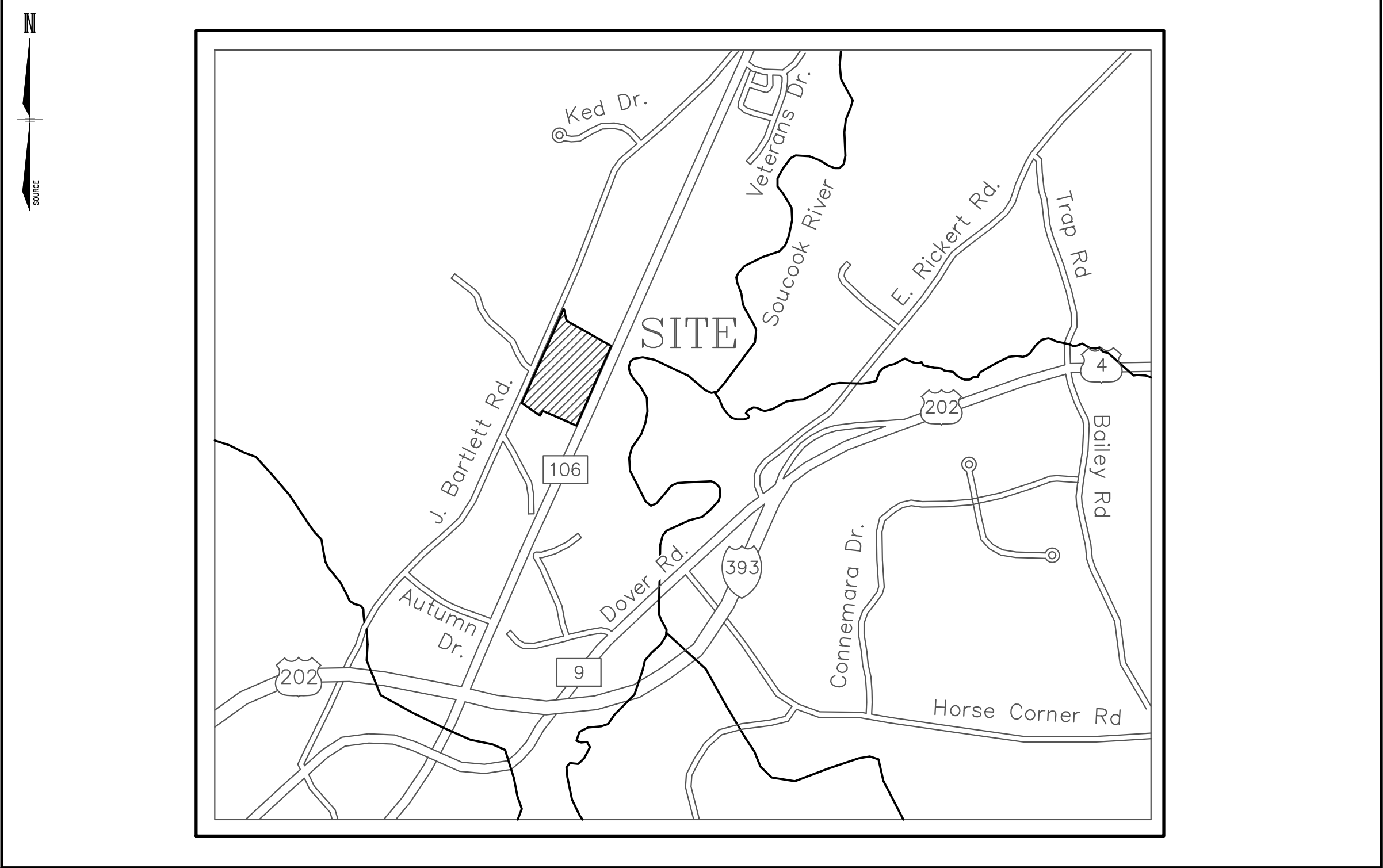
INDEX OF SHEETS

SHEET	SHEET TITLE
S-0	COVER SHEET
S-1	EXISTING CONDITIONS PLAN
S-2	SUBDIVISION PLAN (TO BE RECORDED)

PERMITS / APPROVALS

	NUMBER	APPROVED	EXPIRES
CITY OF CONCORD PLANNING BOARD	PENDING	PENDING	
NHDES SUBDIVISION	PENDING	PENDING	

VICINITY PLAN



Seacoast Division



Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

170 Commerce Way, Suite 102
Portsmouth, NH 03801
Phone (603) 431-2222
Fax (603) 431-0910
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PROJECT	47405-01	DR	IID	FB		S-0
		CK	BMK	CADFILE		

LEGEND:

MAP 137 LOT 11

ASSASSORS MAP AND LOT NUMBER

A.G. ABOVE GRADE

B.G. BELOW GRADE

BK. PG. BOOK / PAGE

B.N.D.F. BOUND FOUND

C.M.P. CORRUGATED METAL PIPE

E.L. ELEVATION

E.M. ELECTRIC METER

E.P. EDGE OF PAVEMENT

F.F. FINISHED FLOOR

F.P. FAIRPOINT UTILITY COMPANY

G.M. GAS METER

I.N.V. INVERT

I.P.F. IRON PIPE FOUND

N.H.H.B. NEW HAMPSHIRE HIGHWAY BOUND

N.F. NOW OR FORMERLY

M.C.R.D. MERRIMACK COUNTY REGISTRY OF DEEDS

R.C.P. REINFORCED CONCRETE PIPE

R.O.W. RIGHT OF WAY

S.F. SQUARE FEET

T.B.M. TEMPORARY BENCHMARK

V.C.C. VERTICAL GRANITE CURB

V.Z. VERIZON UTILITY COMPANY

U.G.U. UNDERGROUND UTILITIES

W. WITH

W.P. WHITE PINE

W.P. IRON PIPE/ROD FOUND

W.P. BOUND FOUND

W.P. UTILITY POLE

W.P. CATCH BASIN

W.P. MAILBOX

W.P. POST

W.P. CONIFEROUS TREE

W.P. TEST PIT

W.P. SIGN

W.P. OVERHEAD UTILITIES

W.P. CHAINLINK FENCE

W.P. BOUNDARY LINE

W.P. SETBACK LINE

W.P. TREE LINE

W.P. DRAIN LINE

W.P. GAS LINE

W.P. EXISTING CONTOUR

W.P. STONEWALL

W.P. EDGE OF WETLAND

W.P. 50' STRUCTURE SETBACK

W.P. PAVEMENT

W.P. WETLANDS

W.P. GRAVEL

W.P. STONE RETAINING WALL

W.P. RIPRAP

SOILS NOTE:

THIS DETAILED SITE-SPECIFIC SOIL MAP, PREPARED ON DECEMBER 4, 2020 BY THOMAS E. SOKOLOSKI, CERTIFIED SOIL SCIENTIST #063 OF TES ENVIRONMENTAL CONSULTANTS, L.L.C. IN BOW, NEW HAMPSHIRE, CONFORMS TO THE STANDARDS OF SSSNE PUBLICATION NO. 4, AS AMENDED, "SITE-SPECIFIC SOIL MAPPING STANDARDS FOR NEW HAMPSHIRE AND VERMONT", FEBRUARY 2011. THIS MAP HAS BEEN PREPARED TO COMPLY WITH SOIL MAPPING REQUIREMENTS OF RSA 485-A:17 AND NHDES ENV-WO 1500, ALTERATION OF TERRAIN. SEE ACCOMPANYING REPORT FOR METHODOLOGY, MAP SYMBOL LEGEND, AND INTERPRETATIONS.

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I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY THOSE UNDER MY DIRECT SUPERVISION AND ARE THE RESULT OF A FIELD SURVEY CONDUCTED IN NOVEMBER 2020. THIS SURVEY CONFORMS TO THE ACCURACY REQUIREMENTS OF AN URBAN SURVEY OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS. I FURTHER CERTIFY THAT THIS SURVEY IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, AND THE FIELD TRAVERSE SURVEY EXCEEDS A PRECISION OF 1:15,000.

10-20-2021

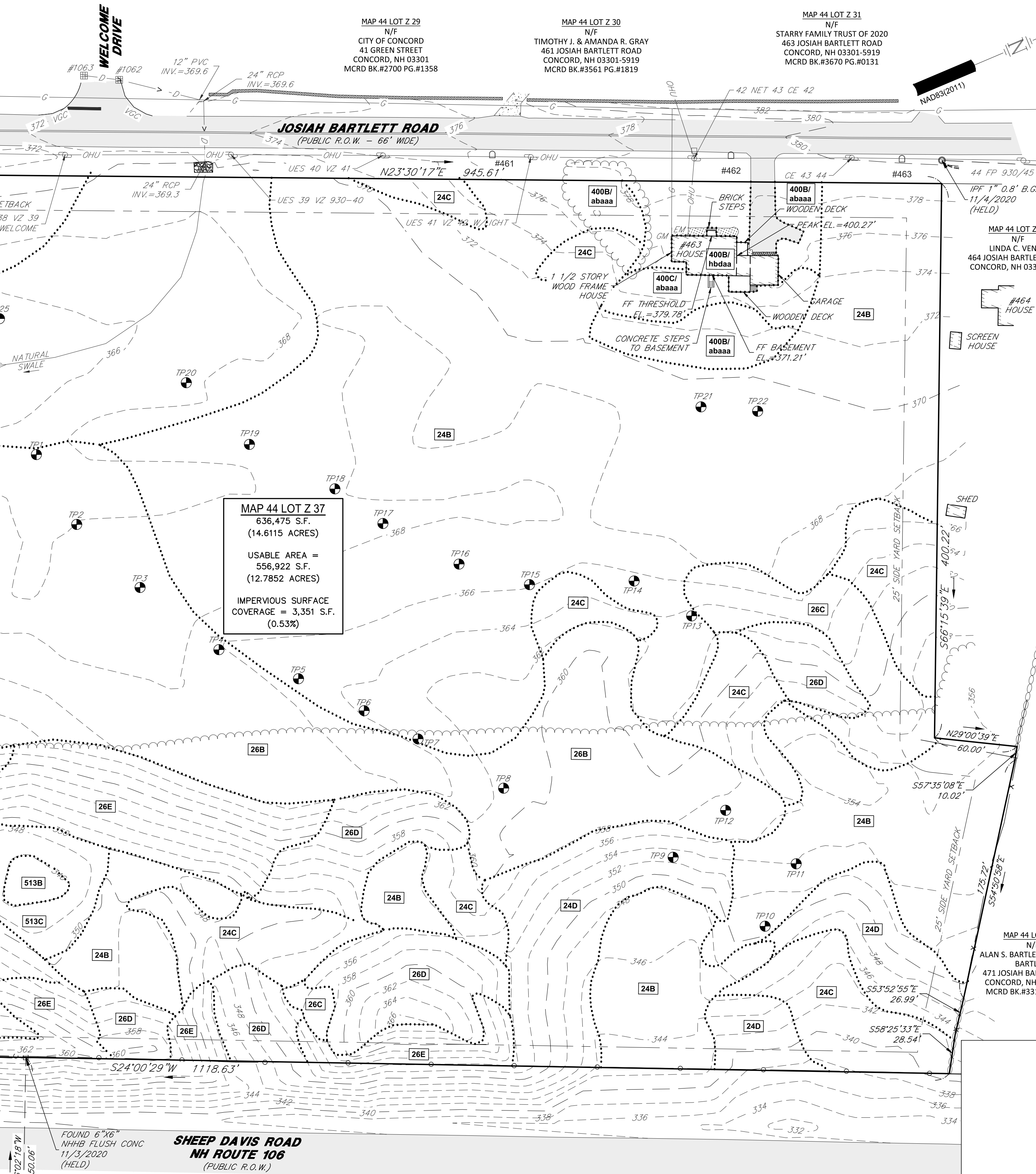
DATE

SOILS LEGEND:

SYMBOL*	MAP UNIT	SLOPE CLASS	DRAINAGE CLASS	HISS SYMBOL	HYDRO. SOIL GROUP
24B	AGAWAM FINE SANDY LOAM	0-8%	WELL	21BH	B
24C	AGAWAM FINE SANDY LOAM	8-15%	WELL	21CH	B
24D	AGAWAM FINE SANDY LOAM	15-25%	WELL	21DH	B
26B	WINDSOR LOAMY SAND	0-8%	EXCESSIVELY	LL LBH	A
26C	WINDSOR LOAMY SAND	8-15%	EXCESSIVELY	LL LOH	A
26D	WINDSOR LOAMY SAND	15-25%	EXCESSIVELY	LL LPH	A
26E	WINDSOR LOAMY SAND	25%+	EXCESSIVELY	LL LEH	A
400B/ABAAA	UDORTHENTS, SANDY	0-8%	EXCESSIVELY	161BH	A
400B/HBAAA	UDORTHENTS, SANDY	0-8%	UNDETERMINABLE	761BH	A**
513B	NINIGRET FINE SANDY LOAM	0-8%	MODERATELY WELL	311BH	B
513C	NINIGRET FINE SANDY LOAM	8-15%	MODERATELY WELL	311CH	B
546B	WALPOLE FINE SANDY LOAM	0-8%	POORLY	511BH	C

*REFER TO ACCOMPANYING REPORT FOR 5-UNIT SUPPLEMENTAL SYMBOL EXPLANATION FOR DISTURBED SOIL MAP UNITS.

**ASSUMED BASED ON ADJACENT DISTURBED SOILS.



- NOTES:
- THE PARCEL IS LOCATED IN THE MEDIUM DENSITY RESIDENTIAL (RM) ZONING DISTRICT.
 - THE PARCEL IS SHOWN ON THE CITY OF CONCORD ASSESSOR'S MAP 44 AS LOT Z 37.
 - THE PARCEL IS LOCATED IN FLOOD ZONE X AS SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM (NFIP), FLOOD INSURANCE RATE MAP (FIRM) MERRIMACK COUNTY, NEW HAMPSHIRE, PANEL 552 OF 7051, MAP NUMBER 33013C0552E, WITH AN EFFECTIVE DATE OF APRIL 19, 2010.
 - | DIMENSIONAL REQUIREMENTS: | REQUIRED: |
|---------------------------|-------------|
| MINIMUM LOT SIZE: | 40,000 S.F. |
| TOTAL AREA: | 20,000 S.F. |
| LOT FRONTAGE: | 200' |

MINIMUM YARD REQUIREMENTS:	REQUIRED:
FRONT:	25'
SIDE:	25'
REAR:	15'

MAXIMUM LOT COVERAGE: 20%

MAXIMUM HEIGHT: 35'

*PER SEC. 28-4-1 DIMENSIONAL STANDARDS OF THE CONCORD, NH CODE OF ORDINANCE
 - OWNER OF RECORD: MAP 44 LOT Z 37: KRJ FINANCE LLC, 254 DRAKE HILL ROAD, STRAFFORD, NH 03884-6809, MCRD BK.#3687 PG.#1174.
 - PARCEL AREA: MAP 44 LOT Z 37: 636,475 S.F. (14.6115 ACRES).
 - THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH THE CURRENT LEGAL DESCRIPTIONS. IT IS NOT AN ATTEMPT TO DEFINE THE EXTENT OF OWNERSHIP OR DEFINE THE LIMITS OF TITLE.
 - THE PURPOSE OF THIS PLAN IS TO SHOW THE BOUNDARY LINES AND CURRENT SITE FEATURES OF MAP 44 LOT Z 37.
 - FIELD SURVEY COMPLETED BY TODD C. EMERSON IN NOVEMBER 2020 USING A TOPCON DS103 AND A TOPCON FC-5000 DATA COLLECTOR.
 - HORIZONTAL DATUM IS NAD83 (2011) PER STATIC GPS OBSERVATIONS. THE VERTICAL DATUM IS NAVD88 PER STATIC GPS OBSERVATIONS. THE CONTOUR INTERVAL IS 2 FEET.
 - EASEMENTS, RIGHTS, AND RESTRICTIONS SHOWN OR IDENTIFIED ARE THOSE WHICH WERE FOUND DURING RESEARCH PERFORMED AT THE MERRIMACK COUNTY REGISTRY OF DEEDS. OTHER RIGHTS, EASEMENTS, OR RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF SUBJECT PARCEL(S) WOULD DETERMINE.
 - THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. TFMORAN, INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UNDERGROUND UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE.
 - JURISDICTIONAL WETLANDS SHOWN ON THIS PLAN WERE DELINEATED ON OCTOBER 28, 2020 BY CHRISTOPHER K. DANFORTH, CWS #077 OF TFMORAN, INC. THE WETLANDS WERE DELINEATED ACCORDING TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL (1987) AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2, JANUARY 2012.
 - DOMINANT HYDRIC SOILS WITHIN THE WETLAND(S) WERE IDENTIFIED USING EITHER FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, (VERSION 3), NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION (NEIWPCC), APRIL 2004 OR FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 7.0, USDA, NRCS, IN COOPERATION WITH THE NATIONAL TECHNICAL COMMITTEE FOR HYDRIC SOILS, 2010.DOMINANCE OF HYDROPHYTIC VEGETATION WAS DETERMINED USING THE NORTHCENTRAL AND NORTHEAST 2013 REGIONAL WETLAND PLANT LIST, US ARMY CORPS OF ENGINEERS, 2013, (VER. 3.1).

TAX MAP 44 LOT Z 37

EXISTING CONDITIONS PLAN

JOSIAH BARTLETT ROAD

462 JOSIAH BARTLETT ROAD

CONCORD, NEW HAMPSHIRE

COUNTY OF MERRIMACK

OWNED BY

KRJ FINANCE, LLC

SCALE: 1" = 50' (22x34)

1" = 100' (11x17)

JANUARY 20, 2021

Seacoast Division

TFM

Civil Engineers

Structural Engineers

Traffic Engineers

Land Surveyors

Landscape Architects

Scientists

170 Commerce Way, Suite 102

Portsmouth, NH 03801

Phone (603) 431-2222

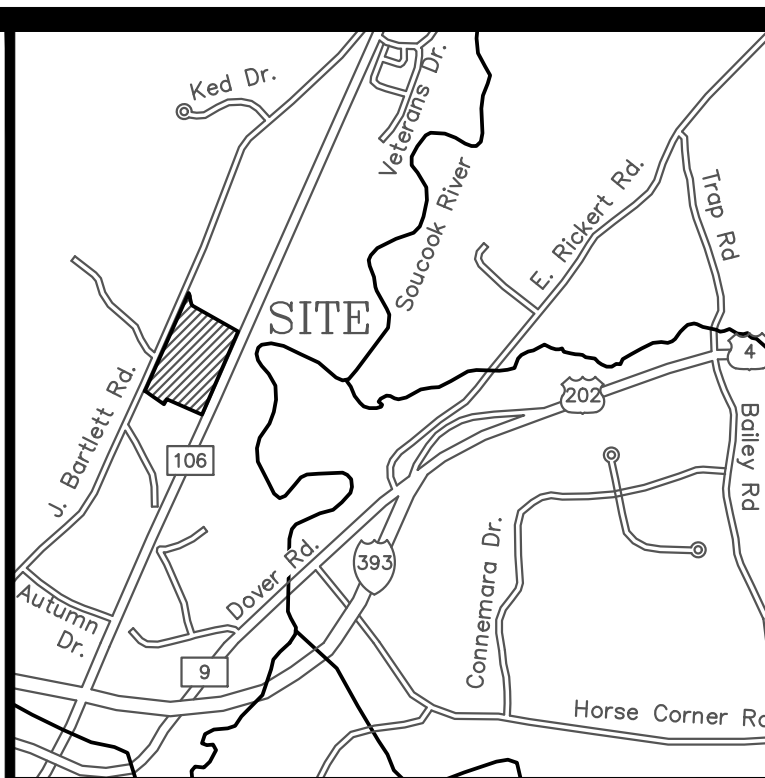
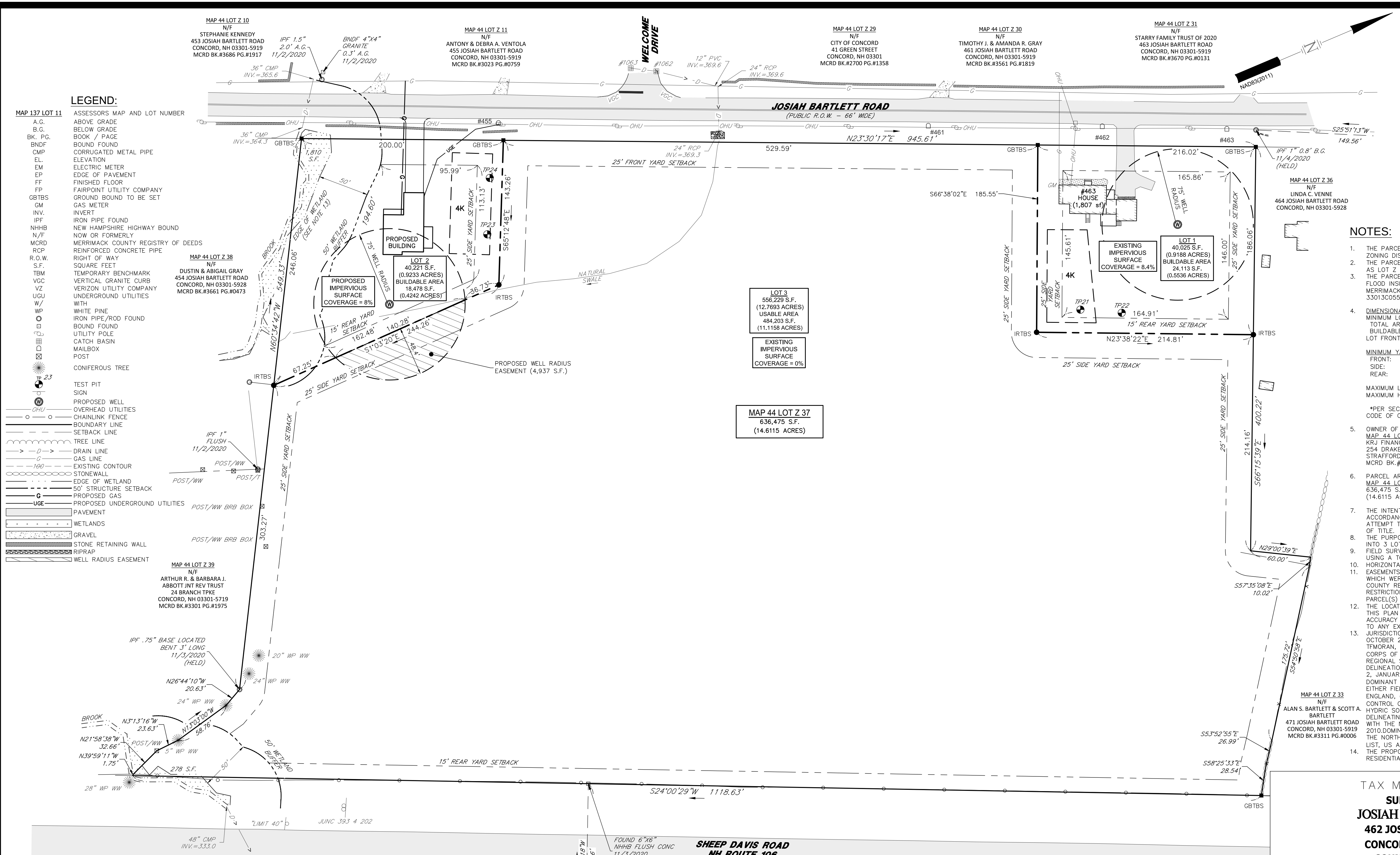
Fax (603) 431-0910

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47405-00	DR	MVP	FB	575	
	CK	BMK	CADFILE		

S-1

Jan 20, 2021 - 3:01pm
F:\MSC Projects\7405 - Concord\7405-00 - Whittier - 462 Josiah Bartlett Rd\Carlson Survey\Drawings\7405-00 Survey.dwg



NOTES:

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- THE PARCEL IS SHOWN ON THE CITY OF CONCORD ASSESSOR'S MAP 44 AS LOT Z 37.
- THE PARCEL IS LOCATED IN FLOOD ZONE X AS SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM (NFIP), FLOOD INSURANCE RATE MAP (FIRM) MERRIMACK COUNTY, NEW HAMPSHIRE, PANEL 552 OF 7051, MAP NUMBER 33013C0552E, WITH AN EFFECTIVE DATE OF APRIL 19, 2010.
- | DIMENSIONAL REQUIREMENTS: | | REQUIRED: |
|----------------------------|---------------|-------------|
| MINIMUM LOT SIZE: | TOTAL AREA: | 40,000 S.F. |
| BUILDABLE LAND: | LOT FRONTAGE: | 20,000 S.F. |
| MINIMUM YARD REQUIREMENTS: | | |
| FRONT: | 25' | |
| SIDE: | 25' | |
| REAR: | 15' | |
| MAXIMUM LOT COVERAGE: | | 20% |
| MAXIMUM HEIGHT: | | 35' |

*PER SEC. 28-4-1 DIMENSIONAL STANDARDS OF THE CONCORD, NH CODE OF ORDINANCE
- OWNER OF RECORD:
MAP 44 LOT Z 37:
KRJ FINANCE LLC
254 DRAKE HILL ROAD
STRAFFORD, NH 03884-6809
MCRD BK.#3687 PG.#1174
- PARCEL AREA:
MAP 44 LOT Z 37:
636,475 S.F.
(14.6115 AC.)
- LOT 1:
40,025 S.F.
(0.9188 AC.)
- LOT 2:
40,221 S.F.
(0.9233 AC.)
- LOT 3:
556,229 S.F.
(12.7693 AC.)
- THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH THE CURRENT LEGAL DESCRIPTIONS. IT IS NOT AN ATTEMPT TO DEFINE THE EXTENT OF OWNERSHIP OR DEFINE THE LIMITS OF TITLE.
- THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE EXISTING MAP 44 LOT Z 37 INTO 3 LOTS.
- FIELD SURVEY COMPLETED BY TODD C. EMERSON IN NOVEMBER 2020 USING A TOPCON DS103 AND A TOPCON FC-5000 DATA COLLECTOR. HORIZONTAL DATUM IS NAD83 (2011) PER STATIC GPS OBSERVATIONS. EASEMENTS, RIGHTS, AND RESTRICTIONS SHOWN OR IDENTIFIED ARE THOSE WHICH WERE FOUND DURING RESEARCH PERFORMED AT THE MERRIMACK COUNTY REGISTRY OF DEEDS. OTHER RIGHTS, EASEMENTS, OR RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF SUBJECT PARCEL(S) WOULD DETERMINE.
- THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. TFMORAN, INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UNDERGROUND UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE, THE CONTRACTOR SHALL CONTACT DIG SAFE. JURISDICTIONAL WETLANDS SHOWN ON THIS PLAN WERE DELINEATED ON OCTOBER 28, 2020 BY CHRISTOPHER K. DANFORTH CWS #077 OF TFMORAN, INC. THE WETLANDS WERE DELINEATED ACCORDING TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL (1987) AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2, JANUARY 2012.
- DOMINANT HYDRIC SOILS WITHIN THE WETLAND(S) WERE IDENTIFIED USING EITHER FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, (VERSION 3), NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION (NEIWPCC), APRIL 2004 OR FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 7.0, USDA, NRCS, IN COOPERATION WITH THE NATIONAL TECHNICAL COMMITTEE FOR HYDRIC SOILS. JURISDICTIONAL WETLANDS SHOWN ON THIS PLAN WERE DETERMINED USING THE NORTHCENTRAL AND NORTHEAST 2013 REGIONAL WETLAND PLANT LIST, US ARMY CORPS OF ENGINEERS, 2013, (VER. 3.1).
- THE PROPOSED USE OF THIS PROPERTY IS TO BE SINGLE-FAMILY RESIDENTIAL.

TAX MAP 44 LOT Z 37
SUBDIVISION PLAN
JOSIAH BARTLETT ROAD
462 JOSIAH BARTLETT ROAD
CONCORD, NEW HAMPSHIRE
COUNTY OF MERRIMACK
OWNED BY
KRJ FINANCE, LLC

SCALE: 1" = 50' (22x34)
1" = 100' (11x17)

JANUARY 20, 2021

Seacoast Division



Civil Engineers
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Phone (603) 431-2222
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www.tfmoran.com

47405-01

DR MWP FB
CK BMK CADFILE

575

S-2

CITY OF CONCORD PLANNING BOARD

CHAIRPERSON DATE

CASE #

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This plan is not effective unless signed by a duly authorized officer of Thomas F. Moran, Inc.



LICENSED LAND SURVEYOR

01-20-2021
DATE

PURSUANT TO NEW HAMPSHIRE REVISED STATUTES ANNOTATED 676:18, II, III AND IV AND 672:14:

I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY THOSE UNDER MY DIRECT SUPERVISION AND ARE THE RESULT OF A FIELD SURVEY CONDUCTED IN NOVEMBER 2020. THIS SURVEY CONFORMS TO THE ACCURACY REQUIREMENTS OF AN URBAN SURVEY OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS. I FURTHER CERTIFY THAT THIS SURVEY IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, AND THE FIELD TRAVERSE SURVEY EXCEEDS A PRECISION OF 1:15,000.

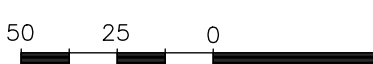
PLAN REFERENCES:

- "BOUNDARY PLAT PREPARED FOR ROBERT E. AND MARIE B. MARTEL PROJECT LOCATION: MAP 112, BLOCK 4, LOT 14 JOSIAH BARTLETT RD, CONCORD, N.H." SURVEY BY RICHARD D. BARTLETT & ASSOCIATES, INC., DATE: OCT. 18, 1990. MCRD PLAN #11880.
- "SUBDIVISION LAND OF LEIGH H. & CORA B. WELCOME IN CONCORD, N.H." BY CORNERSTONE SURVEYORS, INC., DATED MAY 16, 1988. MCRD PLAN #10422.
- "STATE OF NEW HAMPSHIRE DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS NO. US-521 (9) N.H. PROJECT NO. P-4608 LOUDON ROAD LAYOUT CITY OF CONCORD AND TOWN OF LOUDON COUNTY OF MERRIMACK" DATED 10-6-61 WITH LAST REVISION DATED OCT. 25, 1962.

MAP 44 LOT Z 63
N/F
STATE OF NEW HAMPSHIRE
C/O SECRETARY OF STATE
107 NORTH MAIN ST
CONCORD, NH 03301
MCRD BK.#913 PG.#176



CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION



Graphic Scale in Feet

REV.	DATE	DESCRIPTION	DR	CK