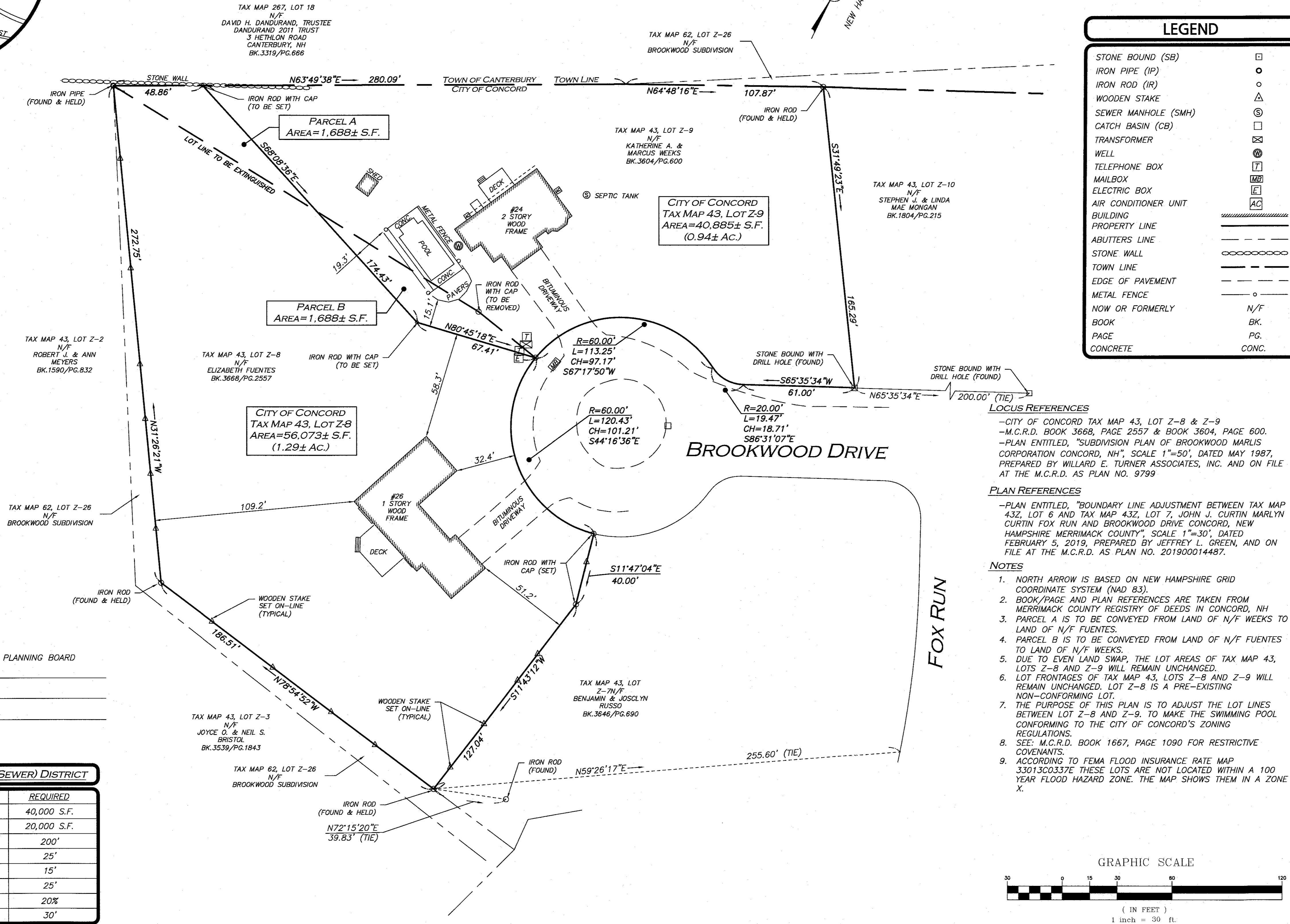


LOCUS MAP
(NOT TO SCALE)



FOR REGISTRY USE ONLY

LEGEND

STONE BOUND (SB)	□
IRON PIPE (IP)	○
IRON ROD (IR)	△
WOODEN STAKE	△
SEWER MANHOLE (SMH)	⊗
CATCH BASIN (CB)	⊗
TRANSFORMER	⊗
WELL	⊗
TELEPHONE BOX	⊗
MAILBOX	⊗
ELECTRIC BOX	⊗
AIR CONDITIONER UNIT	⊗
BUILDING	▭
PROPERTY LINE	---
ABUTTERS LINE	---
STONE WALL	---
TOWN LINE	---
EDGE OF PAVEMENT	---
METAL FENCE	---
NOW OR FORMERLY	N/F
BOOK	BK.
PAGE	PG.
CONCRETE	CONC.

LOCUS REFERENCES

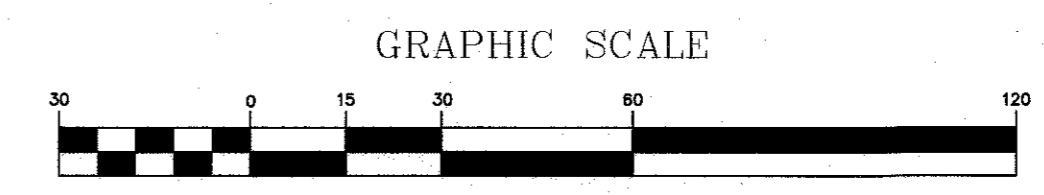
-CITY OF CONCORD TAX MAP 43, LOT Z-8 & Z-9
-M.C.R.D. BOOK 3668, PAGE 2557 & BOOK 3604, PAGE 600.
-PLAN ENTITLED, "SUBDIVISION PLAN OF BROOKWOOD MARLIS CORPORATION CONCORD, NH", SCALE 1"=50', DATED MAY 1987, PREPARED BY WILLARD E. TURNER ASSOCIATES, INC. AND ON FILE AT THE M.C.R.D. AS PLAN NO. 9799

PLAN REFERENCES

-PLAN ENTITLED, "BOUNDARY LINE ADJUSTMENT BETWEEN TAX MAP 43Z, LOT 6 AND TAX MAP 43Z, LOT 7, JOHN J. CURTIN MARLYN CURTIN FOX RUN AND BROOKWOOD DRIVE CONCORD, NEW HAMPSHIRE MERRIMACK COUNTY", SCALE 1"=30', DATED FEBRUARY 5, 2019, PREPARED BY JEFFREY L. GREEN, AND ON FILE AT THE M.C.R.D. AS PLAN NO. 201900014487.

NOTES

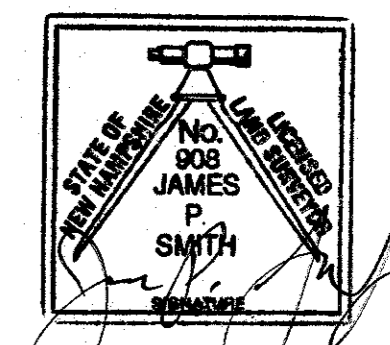
1. NORTH ARROW IS BASED ON NEW HAMPSHIRE GRID COORDINATE SYSTEM (NAD 83).
2. BOOK/PAGE AND PLAN REFERENCES ARE TAKEN FROM MERRIMACK COUNTY REGISTRY OF DEEDS IN CONCORD, NH
3. PARCEL A IS TO BE CONVEYED FROM LAND OF N/F FUENTES TO LAND OF N/F WEEKS.
4. PARCEL B IS TO BE CONVEYED FROM LAND OF N/F FUENTES TO LAND OF N/F WEEKS.
5. DUE TO EVEN LAND SWAP, THE LOT AREAS OF TAX MAP 43, LOTS Z-8 AND Z-9 WILL REMAIN UNCHANGED.
6. LOT FRONTS OF TAX MAP 43, LOTS Z-8 AND Z-9 WILL REMAIN UNCHANGED. LOT Z-8 IS A PRE-EXISTING NON-CONFORMING LOT.
7. THE PURPOSE OF THIS PLAN IS TO ADJUST THE LOT LINES BETWEEN LOT Z-8 AND Z-9, TO MAKE THE SWIMMING POOL CONFORMING TO THE CITY OF CONCORD'S ZONING REGULATIONS.
8. SEE: M.C.R.D. BOOK 1667, PAGE 1090 FOR RESTRICTIVE COVENANTS.
9. ACCORDING TO FEMA FLOOD INSURANCE RATE MAP 33013C0337E THESE LOTS ARE NOT LOCATED WITHIN A 100 YEAR FLOOD HAZARD ZONE. THE MAP SHOWS THEM IN A ZONE X.



R:\PROJECTS\2929-01\SURVEY\DRAWINGS\CURRENT\5-2929-01-LL.DWG
FB# 53 PG. 16

THIS PLAN IS THE RESULT OF AN ACTUAL ON THE GROUND SURVEY PERFORMED ON OR BETWEEN OCTOBER 20, 2020 THRU APRIL 09 2021, AND HAD AN ERROR OF CLOSURE OF NO GREATER THAN 1/10,000.

ALLEN & MAJOR ASSOCIATES, INC.



JAMES P. SMITH NH LLS #908

4-30-2021
DATE

REV	DATE	DESCRIPTION
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APPLICANT/OWNER:

MARCUS S. & KATHERINE A. WEEKS
24 BROOKWOOD DRIVE
CONCORD, NH 03301

APPLICANT/OWNER:

RAYMOND D. & ELIZABETH J. FUENTES
26 BROOKWOOD DRIVE
CONCORD, NH 03301

PROJECT:

MAP 43, LOT Z-8 & Z-9
24 & 26 BROOKWOOD DRIVE
CONCORD, NH

PROJECT NO.	2842-01	DATE:	4/30/21
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SCALE:	1" = 30'	DWG. NAME:	S-2842-01-PL
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DRAFTED BY:	AJR	CHECKED BY:	JPS
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PREPARED BY:

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environmental consulting • landscape architecture
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DRAWING TITLE: SHEET No.

LOT LINE ADJUSTMENT
PLAN OF LAND

1

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ZONING TABLE - RM(WITHOUT SEWER) DISTRICT	
ITEM	REQUIRED
LOT AREA (MIN)	40,000 S.F.
BUILDABLE LAND (MIN)	20,000 S.F.
LOT FRONTAGE (MIN)	200'
FRONT YARD SETBACK (MIN)	25'
SIDE YARD SETBACK (MIN)	15'
REAR YARD SETBACK (MIN)	25'
LOT COVERAGE (MAX)	20%
BUILDING HEIGHT (MAX)	30'

APPROVED:

CITY OF CONCORD PLANNING BOARD

CHAIR/VICE CHAIR _____

DATE APPROVED: _____

DATE SIGNED: _____