

Jurisdictional Wetlands were delineated by Pond View Wetland Consultants in September, 2021 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 2.0. 2004. NEIWPCC Wetlands Workgroup. Wilmington, MA. 01887.
- 3) *North American Digital Flora: National Wetland Plant List, Version 1.0* (<http://wetlands.danr.state.nv.gov/nwpl/>). U.S. Army Corps of Engineers, Engineer Research and Development Center, Cold Regions Research and Engineering Laboratory, Hanover, NH, and BONAP, Chapen Hill.
- 4) *National List of Plant Species That Occur in Wetlands: 1988 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. L. Cowardin, V. Carter, F. Turner, and U.S. Army Department of the Interior. Fish and Wildlife Service, FWS/OBS-79/31

Map 3Z, Lot 6
Daniel J. & Jennifer L. Poirier
572 Mountain Road
Concord, NH 03301
Book 3634, Page 967

Map 3Z, Lot 7
Community Bridges, Inc.
70 Pembroke Road Suite 5
Concord, NH 03301
Book 3308, Page 642

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|--|------------------------|--|--------------------------------------|
| | PROPERTY LINE | | CONIFEROUS TREE |
| | EDGE OF PAVEMENT | | SHRUB |
| | EDGE OF GRAVEL | | DECIDUOUS TREE |
| | OVERHEAD UTILITY LINES | | ARTESIAN WELL |
| | DRAINAGE LINE | | IRON PIPE OR REBAR |
| | EDGE OF WOODS | | GRANITE OR CONCRETE BOUND (GB OR CB) |
| | DELINEATED WETLAND | | DRILL HOLE (DH) |
| | | | UTILITY POLE |

1. Survey by total station between the dates of September 1 and 8, 2021. Control Traverse error of closure 1:22,831.
2. Horizontal datum is based on New Hampshire State Plane Coordinate System NAD 83 based on GPS observations and OPUS solutions.
3. Vertical datum is based on NAVD 88.
4. Owner of record: Patrick J. Lafave and Kelly A. Mulroy 569 Mountain Road Concord, NH 03301 Map 32, Lot 1 Book 3291, Page 1550 Total Area = 274,285 sq. ft. or 6.30 acres.
5. The subject premises is within the Medium Density Residential zoning district. Minimum lot size = 40,000 sq. ft., Minimum buildable land = 20,000 sq. ft., Minimum frontage = 200', Maximum building coverage = 20%, Building setbacks: front=25'; rear=25'; side=15'.
6. The underground utilities depicted hereon have been located from field survey information and plotted from existing drawings. The surveyor has no way of knowing whether the underground utilities depicted comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the area, or that the information shown hereon is accurate as far as is possible from the information available. The surveyor has not physically located the underground portion of the utilities. All contractors should notify, in writing, any utility company and appropriate governmental agencies prior to excavation work and call 811 or 800-SAFE at 811.
7. The intent of this plat is to create two additional single family lots leaving a remaining parcel with an existing single family home.
8. A portion of the subject premises (associated with Burnham Brook are within Flood Hazard Zone A 1% annual chance of flooding depicted on Flood Insurance Rate Map 33013C0337E with an effective date of 4/19/00

1. Plat entitled "Subdivision of Land Belonging to Albert G. & Constance H. Wescott" dated October 17, 1976 by Gilbert C. Castle and recorded at the M.C.R.D. as plan no. 4619.
2. Plat entitled "Subdivision of Land Belonging to Albert G. & Constance H. Wescott" dated April 6, 1977 by Gilbert C. Castle and recorded at the M.C.R.D. as plan no. 4941.
3. Plat entitled "A Subdivision of Land Belonging to Heritage Homes & Land Development Co. Inc." dated June 11, 1977 by Gilbert C. Castle and recorded at the M.C.R.D. as plan no. 5066.
4. Plat entitled "A Subdivision of Land Belonging to Heritage Homes & Land Development Co. Inc." dated August 23, 1978 by Gilbert C. Castle and recorded at the M.C.R.D. as plan no. 5530.
5. Plat entitled "Resubdivision between Albert G. & Constance H. Wescott and George J. & Laura M. Roberts" dated October 3, 1989 by Cornerstone Surveyors Inc. and recorded at the M.C.R.D. as plan no. 11445.

Proposed Lot 1
Total Area 40,011 sq. ft. or 0.92 acres
Buildable Area 35,281 sq. ft.
Wetland Area None

Proposed Lot 2
Total Area 46,179 sq. ft. or 1.06 acres
Buildable Area 20,346
Wetland Area 11,948± sq. ft.

Remaining Parcel
Total Area 188,095 sq. ft. or 4.32 acres
Buildable Area 66,630 sq. ft.
Wetland Area 92,010± sq. ft.

Map 3Z, Lot 8
Gordon & Monica McGlothlen
550 Mountain Road
Concord, NH 03301
Book 2203, Page 955

Map 7Z, Lot 32
Tilton Variety, Inc
202 Beacon Hill Road
Pembroke, NH 03275
Book 3717, Page 519

FOR: RICHARD D. BARTLETT
& ASSOCIATES, LLC

**RICHARD D. BARTLETT
& ASSOCIATES, LLC**
214 North State Street
Concord, N.H. 03301
Tel.: (603) 225-6770

*E-mail: info@richarddbartlett.com
World Wide Web Page:
www.richarddbartlett.com*

LICENSED LAND SURVEYORS

SUBDIVISION PLAT
prepared for:
PATRICK J. LAFAVE &
KELLY A MULROY

PROJECT: 569 MOUNTAIN ROAD CONCORD, NH
LOCATION: MAP 3Z, LOT 1

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|----------------------|---------------------|
| GRAPHIC SCALE 50' | DATE: OCTOBER, 2021 |
|----------------------|---------------------|

JOB NO.: 721.191

25' 100'
SCALE: 1" = 50'

SHEET 1 OF 1

"I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR THOSE UNDER MY DIRECT IMMEDIATE SUPERVISION, AND DEPICTS A SURVEY CONDUCTED WITH A TOTAL STATION HAVING AN URBAN CLASSIFICATION AND A MINIMUM ERROR OF CLOSURE LESS THAN 1:10,000.

SIGNATURE _____ LICENSE NO. _____ DATE _____

35B Champlain loamy fine sand 3–8% slopes group 1 soil type

35C Champlain loamy fine sand 8–15% slopes group 1 soil type

35E Champlain loamy fine sand 15–60% slopes group 1 soil type

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