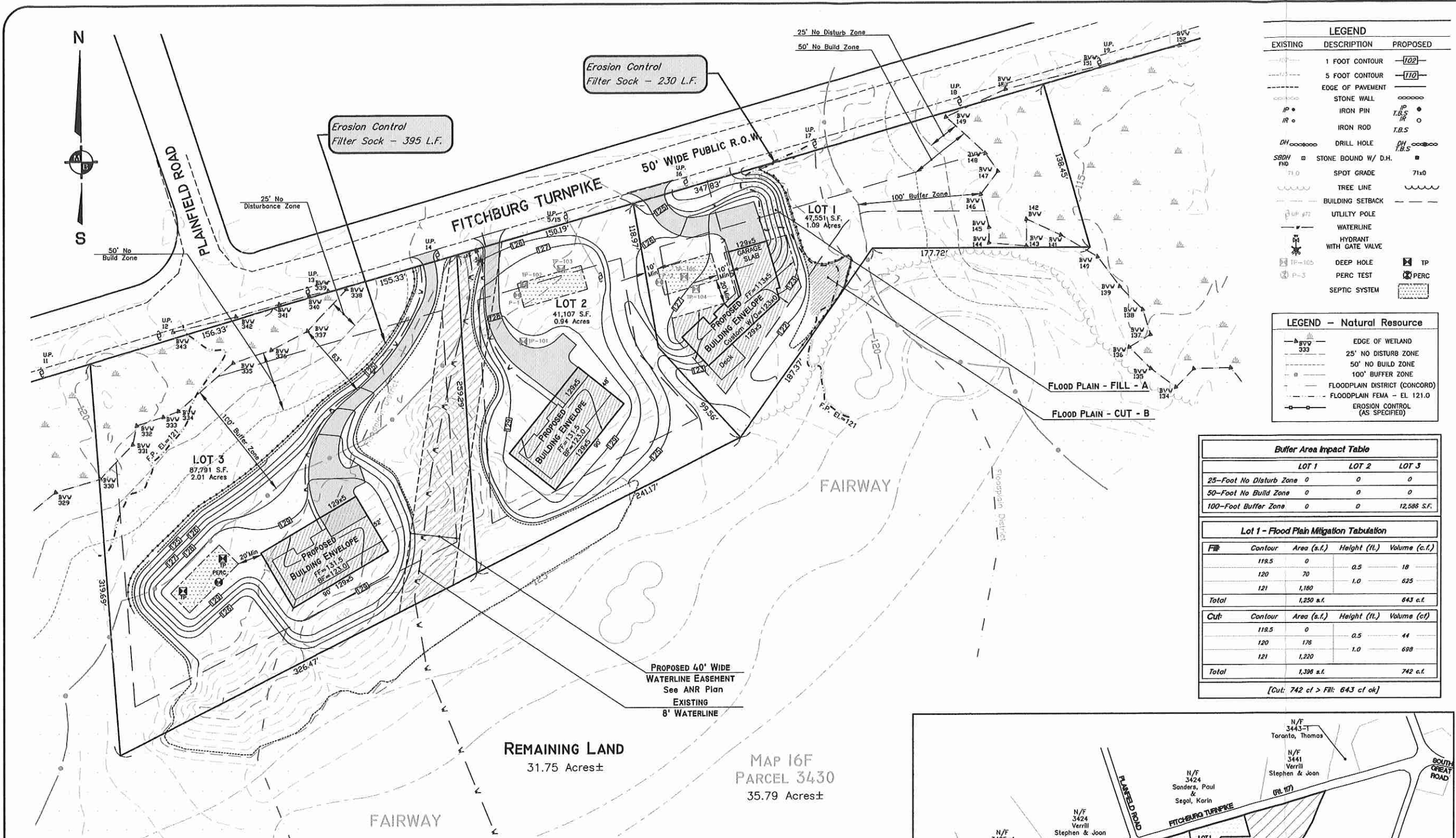


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 TOWN OF CONCORD
 NATURAL RESOURCES

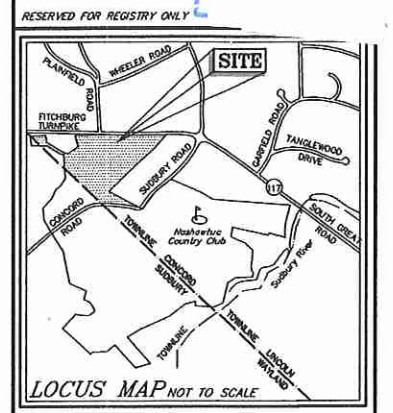


LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	1 FOOT CONTOUR	---(102)---
---	5 FOOT CONTOUR	---(170)---
---	EDGE OF PAVEMENT	---
---	STONE WALL	---
IP	IRON PIN	I.P.S
IR	IRON ROD	I.R.S
DH	DRILL HOLE	DH I.B.S
SDOH	STONE BOUND W/ D.H.	---
71.0	SPOT GRADE	71x0
---	TREE LINE	---
---	BUILDING SETBACK	---
---	UTILITY POLE	---
---	WATERLINE	---
---	HYDRANT WITH GATE VALVE	---
TP-105	DEEP HOLE	TP
P-3	PERC TEST	PERC
---	SEPTIC SYSTEM	---

LEGEND - Natural Resource

---	EDGE OF WETLAND
---	25' NO DISTURB ZONE
---	50' NO BUILD ZONE
---	100' BUFFER ZONE
---	FLOODPLAIN DISTRICT (CONCORD)
---	FLOODPLAIN FEMA - EL. 121.0
---	EROSION CONTROL (AS SPECIFIED)



NOTES:

- THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE OUT FROM EXISTING PARCEL, MAP 16F PARCEL 3430 THREE NEW BUILDABLE LOTS AND REMAINING LAND AND THE DESIGN OF THE 3 PROPOSED LOTS FOR PLANNING AND CONSERVATION PURPOSES.
- SUBJECT PROPERTY:
 MAP 16F PARCEL 3430
 TOTAL AREA = 35.79 ACRES±
 RECORD OWNER:
 NASHAWTIC COUNTRY CLUB
 1861 SUDBURY ROAD
 CONCORD, MASSACHUSETTS

ZONING - CONCORD

RA - RESIDENCE A
 MINIMUM LOT AREA - 40,000 S.F.
 MINIMUM LOT FRONTAGE - 150'

SETBACKS:
 FRONT - 40'
 SIDE - 15'
 REAR - 30'

- PROPERTY SURVEY PERFORMED BY MEISNER BREM CORPORATION IN OCTOBER OF 2019.
- TOPOGRAPHY PERFORMED BY MEISNER BREM CORPORATION IN THE FALL OF 2019.
 1' CONTOUR INTERVAL SHOWN ON THIS PLAN.
- WETLAND DELINEATION BY BSC GROUP AND FIELD LOCATED BY BSC GROUP AND MEISNER BREM IN OCTOBER OF 2019.
- LOTS TO BE SERVICED BY MUNICIPAL WATER AND PRIVATE ON-SITE SEPTIC SYSTEMS.

Buffer Area Impact Table

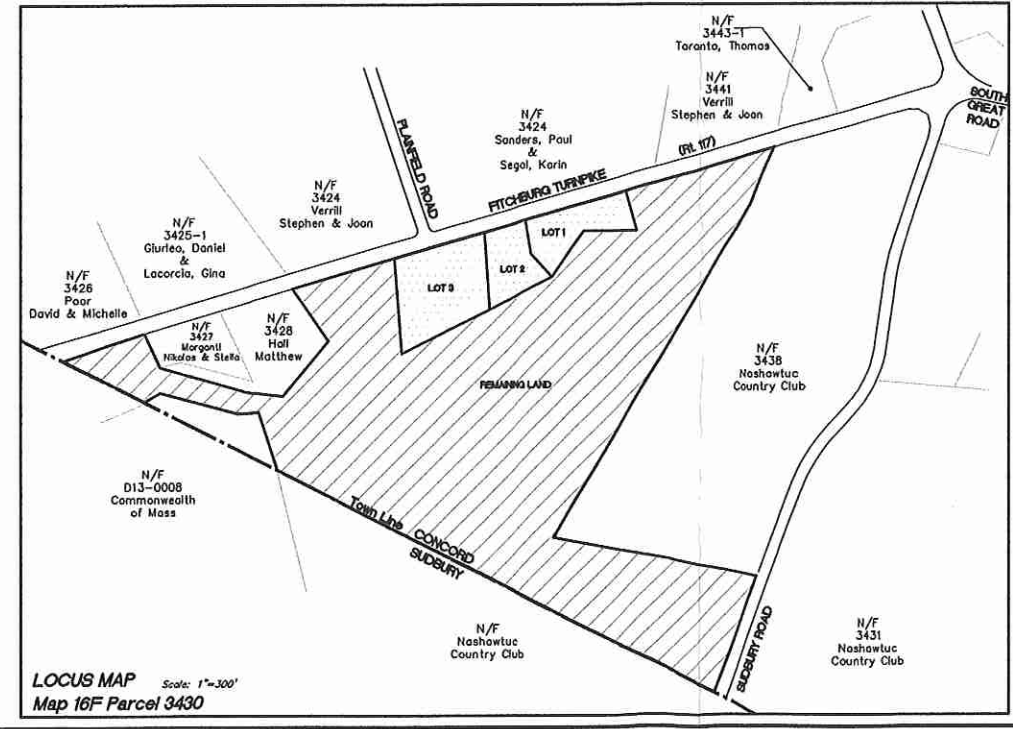
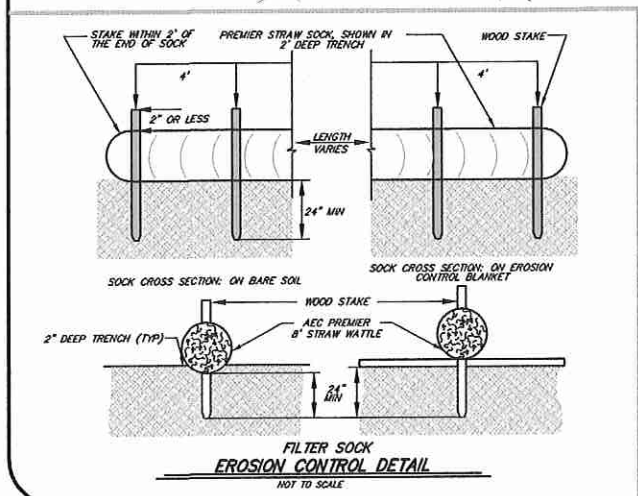
	LOT 1	LOT 2	LOT 3
25-Foot No Disturb Zone	0	0	0
50-Foot No Build Zone	0	0	0
100-Foot Buffer Zone	0	0	12,586 S.F.

Lot 1 - Flood Plain Mitigation Tabulation

Fill	Contour	Area (s.f.)	Height (ft.)	Volume (c.f.)
	118.5	0	0.5	18
	120	70	1.0	625
	121	1,180	1.0	625
Total		1,250 s.f.		643 c.f.

Cut	Contour	Area (s.f.)	Height (ft.)	Volume (c.f.)
	118.5	0	0.5	44
	120	178	1.0	698
	121	1,220	1.0	698
Total		1,398 s.f.		742 c.f.

[Cut: 742 c.f. > Fill: 643 c.f. ok]



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Residential Site Plan & NOI Plan
Map 16F Parcel 3430
 1844 SUDBURY ROAD
 CONCORD, MASSACHUSETTS

Prepared For:
 Nashawtic Country Club
 1861 SUDBURY ROAD
 CONCORD, MASSACHUSETTS

DECEMBER 12, 2019

SCALE: 1"=40'

MEISNER BREM CORPORATION
 143 UTTERBY ROAD, STE. 18, WESTFORD, MA 01086 (978) 893-1313
 202 MAIN STREET, SALEM, NH 03079 (603) 893-3301

DESIGNED BY: JAB SURVEYED BY: NM SP
 DRAFTER: PDM JOB NUMBER: 2120
 APPROVED BY: JAB 2120-Clubhouse-ANR PLAN.dwg