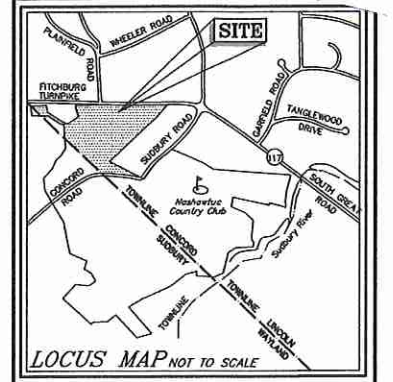


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 TOWN OF CONCORD  
 NATURAL RESOURCES

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**NOTES:**

1. 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.
2. SUBJECT PROPERTY:  
 MAP 16F PARCEL 3430  
 TOTAL AREA = 35.79 ACRES±  
 RECORD OWNER:  
 NASHAWTUC 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'

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

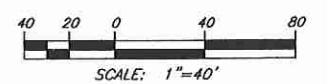
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**Residential Site Plan & NOI Plan**  
**Map 16F Parcel 3430**  
 1844 SUDBURY ROAD  
 CONCORD, MASSACHUSETTS

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

DECEMBER 12, 2019



**MEISNER BREM CORPORATION**  
 142 WILKINSON ROAD, STE. 14, WESTFORD, MA 01886 - (978) 692-1333  
 202 MAIN STREET, SALEM, NH 03079 - (603) 893-3300

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

**LEGEND**

EXISTING	DESCRIPTION	PROPOSED
---	1 FOOT CONTOUR	---(102)
---	5 FOOT CONTOUR	---(170)
---	EDGE OF PAVEMENT	---
---	STONE WALL	---
IP •	IRON PIN	I.P. •
IR •	IRON ROD	I.R. •
DH	DRILL HOLE	DH
SDH	STONE BOUND W/ D.H.	SDH
71x0	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)

**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**

FF#	Contour	Area (s.f.)	Height (ft.)	Volume (c.f.)
	119.5	0	0.5	18
	120	70	1.0	625
	121	1,180	1.0	625
<b>Total</b>		<b>1,250 s.f.</b>		<b>643 c.f.</b>

Cut#	Contour	Area (s.f.)	Height (ft.)	Volume (c.f.)
	119.5	0	0.5	44
	120	178	1.0	698
	121	1,220	1.0	698
<b>Total</b>		<b>1,398 s.f.</b>		<b>742 c.f.</b>

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

