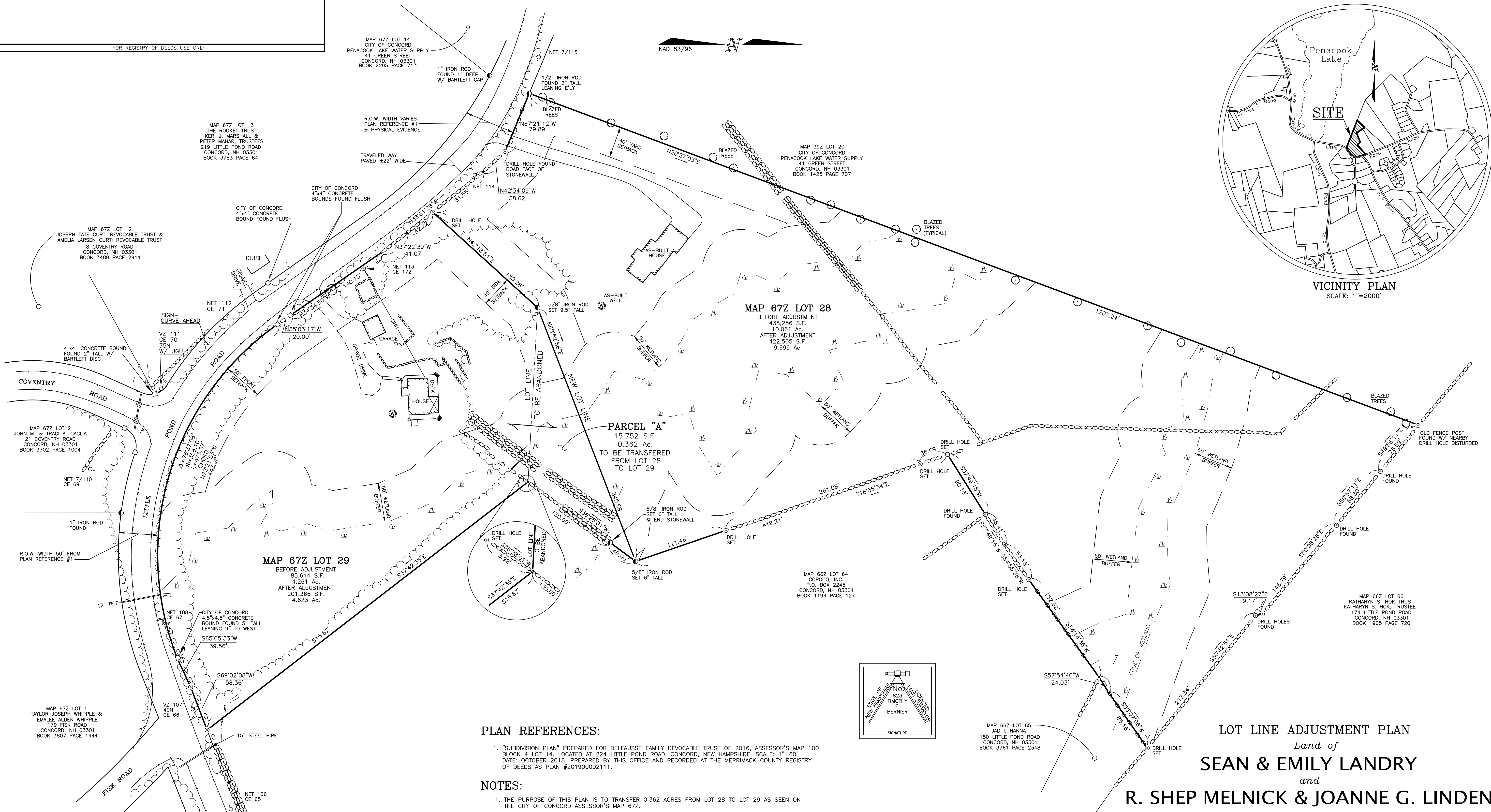
VICINITY PLAN
SCALE: 1"=2000'

PLAN REFERENCES:

- "SUBDIVISION PLAN" PREPARED FOR DELFAUSSE FAMILY REVOCABLE TRUST OF 2016, ASSESSOR'S MAP 100 BLOCK 4 LOT 14, LOCATED AT 224 LITTLE POND ROAD, CONCORD, NEW HAMPSHIRE. SCALE: 1"=60'. DATE: OCTOBER 2018. PREPARED BY THIS OFFICE AND RECORDED AT THE MERRIMACK COUNTY REGISTRY OF DEEDS AS PLAN #201900002111.

NOTES:

- THE PURPOSE OF THIS PLAN IS TO TRANSFER 0.362 ACRES FROM LOT 28 TO LOT 29 AS SEEN ON THE CITY OF CONCORD ASSESSOR'S MAP 67Z.
- THE PARCELS SHOWN HEREON ARE LOCATED IN THE "RO" OPEN SPACE RESIDENTIAL DISTRICT, AND ALSO WITHIN THE PENACOOK LAKE WATERSHED PROTECTION DISTRICT "WS". THE PARCEL IS SUBJECT TO THE FOLLOWING DIMENSIONAL RESTRICTIONS:

	"RO" DISTRICT	"WS" DISTRICT
MINIMUM LOT SIZE	2 Ac.	4 Ac. (ONE DWELLING UNIT/ 4 Ac.)
BUILDABLE LAND	20,000 S.F.	20,000 S.F.
MINIMUM FRONTAGE	200'	
MINIMUM SETBACKS		
FRONT	50'	
REAR	50'	
SIDE	40'	
MAXIMUM LOT COVERAGE	10%	
MAXIMUM HEIGHT	35'	

- THIS PLAN IS BASED UPON A FIELD SURVEY MADE ON THE GROUND IN JUNE 2007 WITH UPDATES IN 2018. THE TRAVERSE HAD AND ERROR OF CLOSURE OF 1 PART IN 15,000 OR BETTER. THE HORIZONTAL DATUM IS NAD 83/96 BASED ON GPS OBSERVATIONS MADE BY THIS OFFICE, ADJUSTED TO NHDOT COMMUNITY BASE STATION IN CONCORD.
- THE SUBJECT PARCEL DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL #3301300530E FOR THE CITY OF CONCORD, EFFECTIVE DATE: APRIL 19, 2010.
- WETLANDS WERE DELINEATED BY TIMOTHY F. BERNIER, CWS #052 IN JULY 2007 AND RE-DELINEATED IN 2018 USING THE STANDARDS OF THE UNITED STATES ARMY CORP OF ENGINEERS WETLAND DELINEATION MANUAL AND THE NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES WETLAND BUREAU CODE OF ADMINISTRATIVE RULES.

LEGEND

- ANGLE POINT
- GRANITE BOUND TO BE SET
- GRANITE / CONCRETE BOUND
- IRON ROD FOUND
- ⊙ DRILL HOLE FOUND/SET
- ⊙ MAILBOX
- ⊙ UTILITY POLE W/ANCHOR
- ⊙ WELL
- ⊙ CATCHBASIN
- ⊙ SIGN
- ⊙ STONEWALL
- ⊙ EDGE OF WETLAND
- ⊙ TREELINE

OWNERS OF RECORD

MAP 67Z LOT 28
R. SHEP MELNICK & JOANNE G. LINDEN
226 LITTLE POND ROAD
CONCORD, NH 03301
BOOK 3711 PAGE 1457

MAP 67Z LOT 29
SEAN & EMILY LANDRY
224 LITTLE POND ROAD
CONCORD, NH 03301
BOOK 3636 PAGE 2624

NO.	REVISION	DATE
1	LOT 28 HOUSE AND WELL ADDED	4/25/24

LOT LINE ADJUSTMENT PLAN

Land of

SEAN & EMILY LANDRY

and

R. SHEP MELNICK & JOANNE G. LINDEN

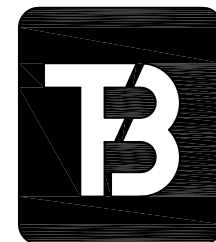
ASSESSOR'S MAP 67Z LOTS 28 & 29

224 & 226 LITTLE POND ROAD

CONCORD, NEW HAMPSHIRE

SCALE: 1"=60' * DATE: DECEMBER 2023

SHEET 1 OF 1



T. F. BERNIER, INC.
Land Surveyors - Designers - Consultants

50 PLEASANT STREET - P.O. BOX 3464
CONCORD, NEW HAMPSHIRE 03302-3464
Tel:(603)224-4148 - Fax:(603)224-0507

DESIGNED BY TFB	DRAWN BY TJH	CHECKED BY TFB	F.B. 121	PG. 24	JOB # 313-01
DRAWING NAME LLA_2023.dwg					

GRAPHIC SCALE

60 30 0 30 60 120

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