

**PLAN REFERENCES:**

- 1.) "PROPERTY SURVEY FOR VIRGINIA B. PARKER, 9 THOMAS ST., MERRIMACK COUNTY, CONCORD, N.H.," DATED APRIL 25, 1977 BY RONALD J. NATOLI AND RECORDED AS MCRD 4823.
- 2.) "ABUTTERS AGREEMENT, OWNER- JAMES J. & LENA OUILLETTE, OWNER- MARY HUNEAU CARRIERO & ROBERT J. HUNEAU," DATED 25 MAY 1979 BY RAY S. COWAN & RICHARD D. BARTLETT AND RECORDED AS MCRD 12529.
- 3.) "STATE OF NEW HAMPSHIRE, DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS, PLANS OF PROPOSED FEDERAL AID PRIMARY-URBAN PROJECT, M-5099(001), N.H. PROJECT NO. P-2421-K, CONTRACT 2, M-5099(002), N.H.PROJRCT NO. C-2424-A, CONTRACT 3, U.S. ROUTES 4 & 202, N.H. ROUTE 9", DATED 3/7/1978 ON FILE AT THE NHDOT.

**NRCS SOIL DATA:**  
598B - WINDSOR-URBAN LAND COMPLEX, 0-8% SLOPES  
SOIL DATA GENERATED APRIL 12, 2023

**TAX MAP 631Z LOT 20**  
RAJ MANCHANDA  
9 THOMAS STREET  
CONCORD, NH 03301  
V. 3667 P. 344

**TAX MAP 631Z LOT 15**  
JEFFREY A. & SCILLA BAUMAN  
8 THOMAS STREET  
CONCORD, NH 03301  
V. 2378 P. 374

**TAX MAP 631Z LOT 16**  
DEBORAH Y. LAFAVE  
6 THOMAS STREET  
CONCORD, NH 03301  
V. 3368 P. 182

**TAX MAP 631Z LOT 17**  
KELLY J. SMITH  
4 THOMAS STREET  
CONCORD, NH 03301  
V. 3516 P. 771

**TAX MAP 631Z LOT 18**  
CJ REALTY LLC  
496 BROCKWAY ROAD  
HOPKINTON, NH 03229  
V. 3873 P. 2589

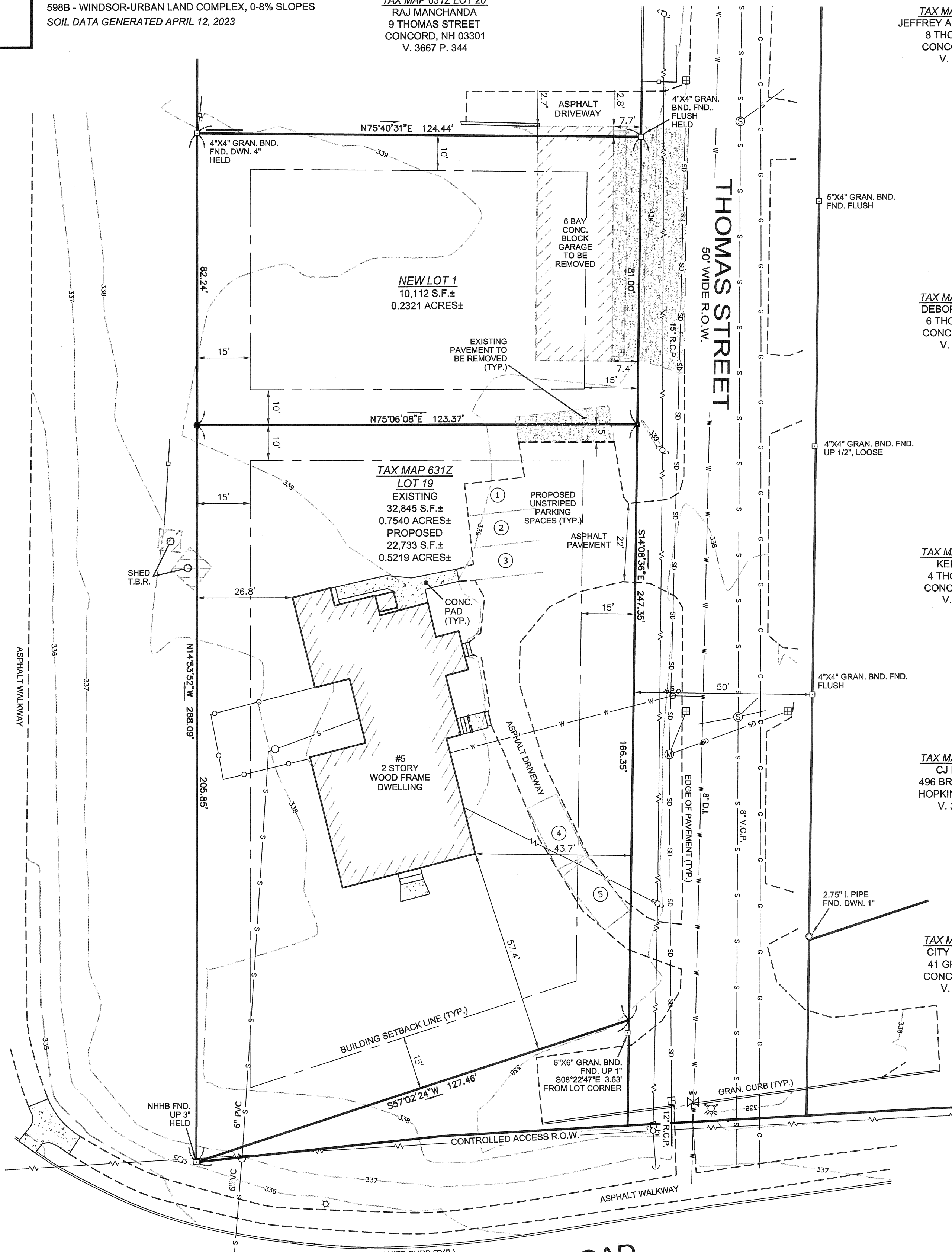
**TAX MAP 631Z LOT 1**  
CITY OF CONCORD  
41 GREEN STREET  
CONCORD, NH 03301  
V. 1392 P. 864

**TAX MAP 60 LOT 19**  
STATE OF NEW HAMPSHIRE  
107 N. MAIN STREET  
CONCORD, NH 03301  
V. 1336 P. 587

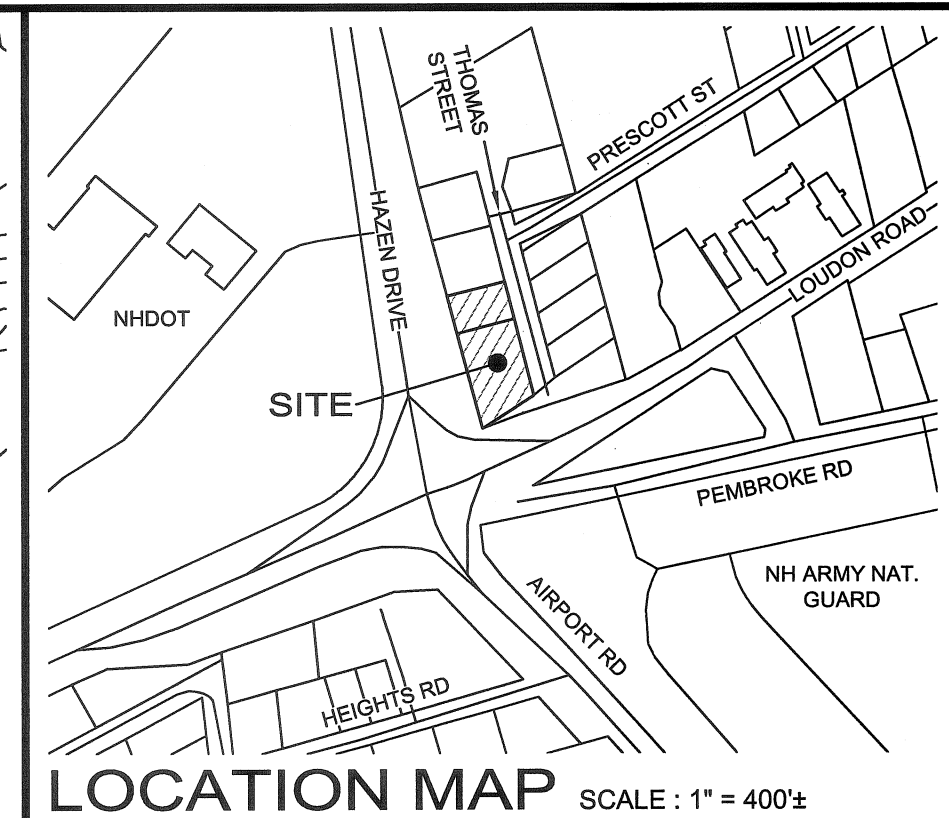
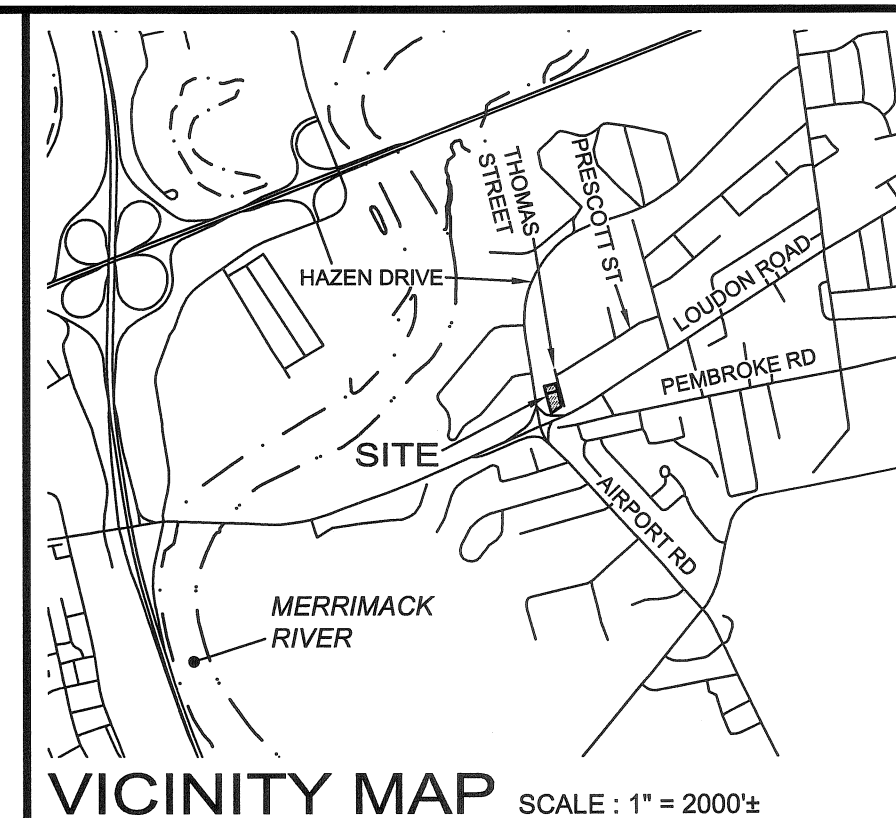


**HAZEN DRIVE**  
VARIABLE WIDTH R.O.W.

ASPHALT WALKWAY



| DIMENSION TABLE |              |                |            |           |
|-----------------|--------------|----------------|------------|-----------|
| LOT #           | USEABLE AREA | BUILDABLE AREA | TOTAL AREA | FRONTAGE  |
| 631Z / 19       | 14,777 SF    | 22,733 SF      | 22,733 SF  | 166.35 FT |
| NEW LOT 1       | 5,786 SF     | 10,112 SF      | 10,112 SF  | 81.00 FT  |



**NOTES:**

- 1.) THE SUBJECT PARCEL IS LOT 19 ON THE CITY OF CONCORD TAX MAP 631Z. THE OWNER OF RECORD IS ZV INVESTMENTS, LLC OF PO BOX 10711, BEDFORD, NEW HAMPSHIRE 03110. SEE MCRD V. 3688 P. 2782
- 2.) THE SUBJECT PARCEL IS ZONED RH. MINIMUM LOT SIZE IS 10,000 SQ. FT. MINIMUM LOT FRONTAGE = 80'. SETBACKS ARE AS FOLLOWS: FRONT = 15', SIDE = 10' AND REAR = 25'. THE SETBACKS SHOWN ARE FOR REFERENCE ONLY AND NEED TO BE VERIFIED WITH THE ZONING COMPLIANCE OFFICER.
- 3.) THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY PERFORMED BY THIS OFFICE IN DECEMBER OF 2020 AND JANUARY OF 2021. I, JOSEPH M. WICHERT, NHLS #783, CERTIFY THAT THE WORK WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION.
- 4.) THE INTENT OF THIS PLAN IS TO SUBDIVIDE THE SUBJECT PARCEL AND CREATE ONE NEW RH BUILDING LOT. THE EXISTING LOT IS, AND THE PROPOSED LOT WILL BE SERVICED BY MUNICIPAL SEWER AND WATER.
- 5.) THE SUBJECT PARCEL IS IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON THE FLOOD INSURANCE RATE MAP, HILLSBOROUGH COUNTY, NEW HAMPSHIRE, MAP NUMBER 33013C0534E, EFFECTIVE DATE APRIL 19, 2010.
- 6.) THE VERTICAL DATUM IS NAVD 1988 AND THE HORIZONTAL DATUM IS NHSPC 1983/2011. THE DATUM WERE ESTABLISHED USING STATIC GPS OBSERVATIONS PERFORMED BY THIS OFFICE IN JANUARY OF 2021.
- 7.) THE UTILITY INFORMATION SHOWN IS BASED ON THE ABOVE GROUND LOCATION OF VISIBLE UTILITIES AND PLANS ON FILE AT THE CONCORD ENGINEERING DEPARTMENT AND VARIOUS UTILITIES, THE CONTRACTOR NEEDS TO FIELD VERIFY ALL UTILITIES PRIOR TO ANY CONSTRUCTION. THIS OFFICE DOES NOT GUARANTEE THE LOCATION AND ACCURACY OF THE UTILITY DATA. DIG SAFE SHALL BE CONTACTED 72 HOURS PRIOR TO COMMENCING ANY CONSTRUCTION (811).
- 8.) ALL PROPOSED NON-MUNICIPAL UTILITIES WILL BE BURIED IN ACCORDANCE WITH SECTION 26.02 OF THE CITY OF CONCORD SUBDIVISION REGULATIONS.

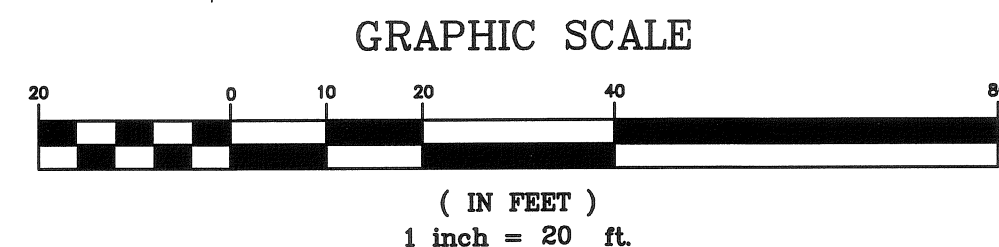
**SYMBOL LEGEND**

- 5/ 8" REBAR W/ID CAP TO BE SET
- GRANITE BOUND W/ID DISK TO BE SET
- BOUND FOUND
- IRON PIPE FOUND
- ⊞ CATCH BASIN
- ⊙ SEWER MANHOLE
- ⊙ MANHOLE
- ⊙ HYDRANT
- ⊙ WATER VALVE
- ⊙ UTILITY POLE
- ⊙ LIGHT POLE
- ⊙ SIGN
- POST & BEAM FENCE
- SEWER LINE
- WATER LINE
- DRAIN LINE
- OVERHEAD WIRE

I CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE WITH A TOPCON GT 503. THE ERROR OF CLOSURE ON ALL LOT LINES WITHIN AND BORDERING THE SUBJECT PROPERTY IS BETTER THAN 1 IN 10,000.

**19 APRIL 2024**  
DATE

STATE OF NEW HAMPSHIRE  
No. 783  
JOSEPH M. WICHERT  
LAND SURVEYOR  
SIGNATURE



**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 \_\_\_\_\_

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| NO. | DATE    | DESCRIPTION           | BY  |
|-----|---------|-----------------------|-----|
| 1   | 4/15/26 | ADD WIDTH OF DRIVEWAY | JMW |

**TOPOGRAPHIC SUBDIVISION PLAN**  
**ZV INVESTMENTS, LLC**  
**TAX MAP 631Z LOT 19**  
**5 THOMAS STREET**  
**CONCORD, NEW HAMPSHIRE**  
DATE: 24 FEBRUARY, 2026 SCALE: 1" = 20'

SUBDIVISION PLAN BY:

802 AMHERST STREET  
MANCHESTER, NH 03104  
TEL: (603) 647-4282 OR 736-8203  
FAX: (603) 623-1910  
WEB: WWW.JMWLLS.COM

**Joseph M. Wichert**  
LLS, INC.

**LAND SURVEYOR & SEPTIC SYSTEM DESIGNER**

SHEET S1 SHEET 1 OF 1 F.B. 587 P. 69 JOB #2020195 2026 SUB