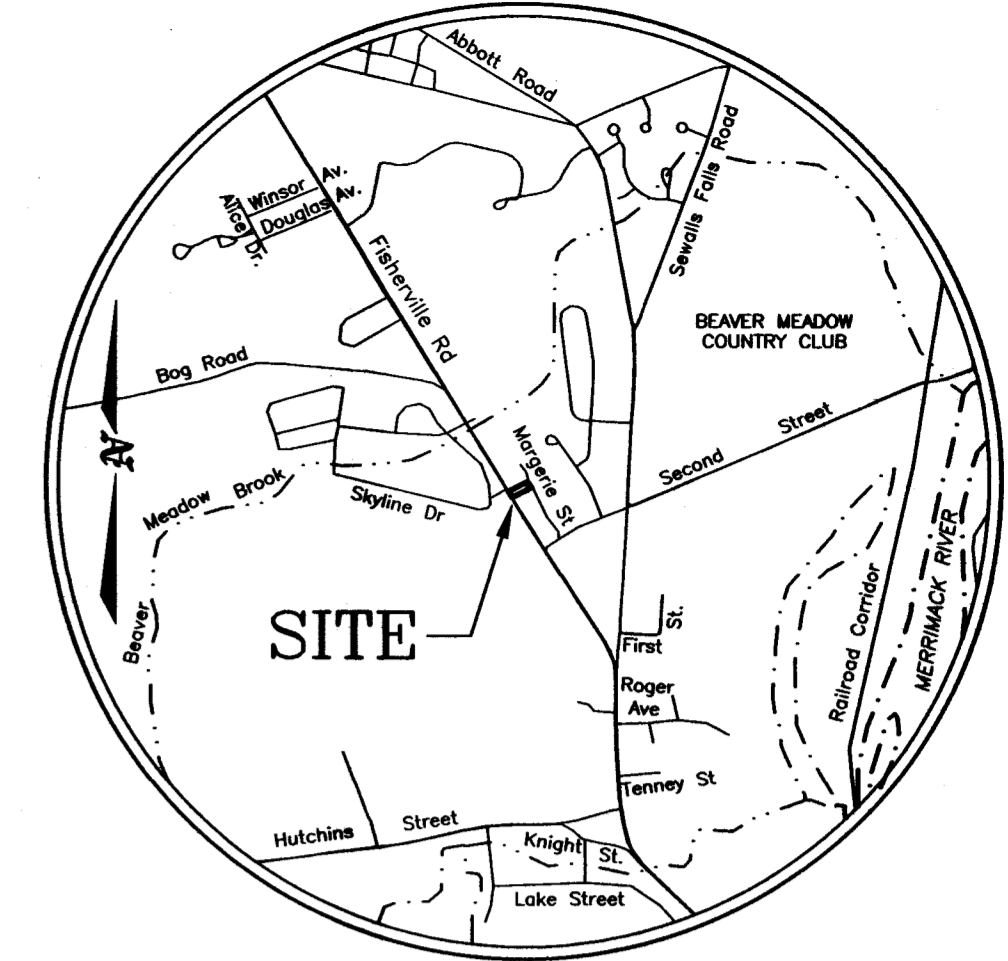
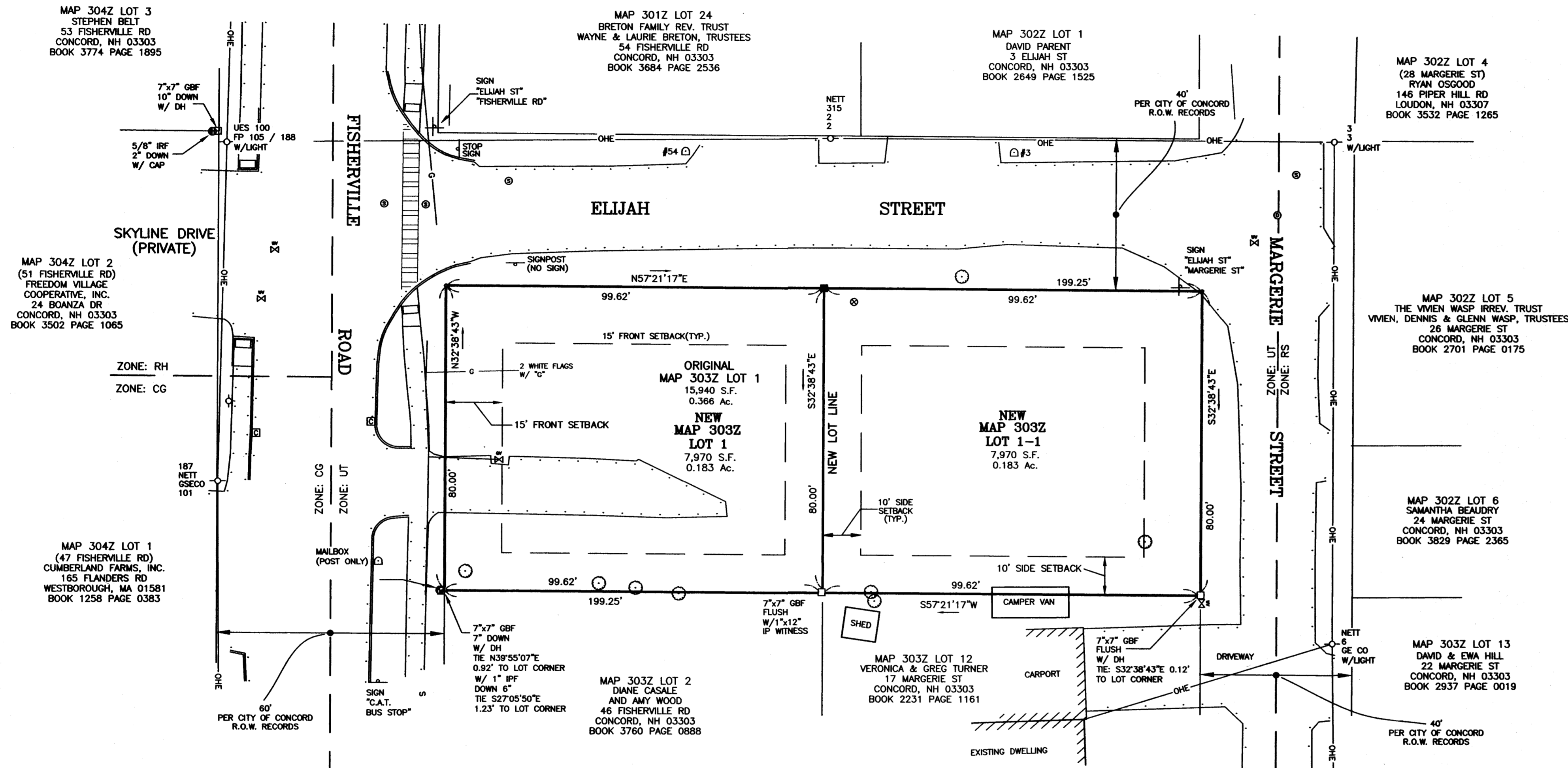


PLAN REFERENCES:

1. PLAN OF PROSPECT PARK, CITY OF CONCORD NH, BELONGING TO LEAVITT & WOODWORTH PREPARED BY JOHN MCCLINTOCK SCALE 1"=30' DATED OCTOBER 23, 1900 RECORDED AT THE MERRIMACK COUNTY REGISTRY OF DEEDS AS PLAN #77.
2. RESIDENTIAL SITE PLAN PREPARED FOR WILLIAM YOUNG PROPERTIES, LLC, ASSESSOR'S MAP 301Z LOT 26, 57 FISHERVILLE RD, CONCORD NH, SCALE 1"=20' DATE: JULY 2020. PREPARED BY THIS OFFICE AND ON FILE WITH THE CITY OF CONCORD ENGINEERING DEPARTMENT.
3. STREET LAYOUT SHEETS P7A, P7B & 102B ON FILE AT THE CITY OF CONCORD ENGINEERING DEPARTMENT.



VICINITY PLAN
SCALE: 1"=1000'



PLAN NOTES

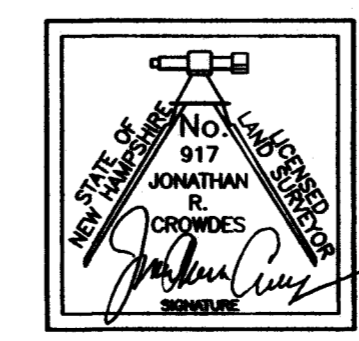
1. THE PURPOSE OF THIS PLAN IS TO SHOW THE SUBDIVISION OF ASSESSORS MAP 303Z LOT 1 INTO 2 RESIDENTIAL BUILDING LOTS IN ACCORDANCE WITH VARIANCE GRANTED BY THE CITY OF CONCORD ZONING BOARD OF ADJUSTMENT #0306-2025 ON AUGUST 6, 2025: A VARIANCE FROM SECTION 28-4-1(b), MINIMUM LOT SIZE/(b) TABLE OF DIMENSIONAL REGULATIONS, TO ALLOW TWO LOTS OF LESS THAN 10,000 S.F. IN AREA.
2. THE SUBJECT PARCEL IS LOCATED IN THE "U" URBAN TRANSITIONAL DISTRICT AND IS SUBJECT TO THE FOLLOWING DIMENSIONAL RESTRICTIONS:
MINIMUM LOT SIZE: 10,000 S.F. (5,000 S.F. BUILDABLE; 7,500 S.F. USEABLE)
MINIMUM FRONTAGE: 80 FEET
BUILDING SETBACKS:
FRONT: 15 FEET
SIDE: 10 FEET
REAR: 25 FEET
CORNER LOTS: TWO FRONT, THE OTHER LINES ARE SIDE
MAX. LOT COVERAGE: 75%
MAX. BUILDING HEIGHT: 35'
3. THE INFORMATION SHOWN HEREON IS FROM A FIELD SURVEY PERFORMED BY THIS OFFICE IN DECEMBER 2024 AND APRIL 2026 USING A TOTAL STATION INSTRUMENT. THE TRAVERSE HAS AN ERROR OF CLOSURE OF 1 PART IN 15,000 OR BETTER. THIS SURVEY WAS COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF A STANDARD PROPERTY SURVEY AS DEFINED IN THE NH CODE OF ADMINISTRATIVE RULES LAM 500.
4. THE BEARINGS SHOWN HEREON ARE REFERENCED TO NH STATE PLANE NAD 83/11 BASED ON GPS OBSERVATIONS PERFORMED BY THIS OFFICE IN JUNE 2020.
5. THE SUBJECT PARCEL DOES NOT LIE WITHIN A 100-YEAR FLOOD HAZARD AREA AS DEFINED ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF CONCORD, COMMUNITY PANEL 3301300339F DATED JANUARY 23, 2026. THE PARCEL IS ALSO NOT LOCATED WITHIN THE CITY OF CONCORD FLOOD HAZARD (FH) OVERLAY ZONE.
6. THIS PARCEL WAS EVALUATED BY A NH CERTIFIED WETLAND SCIENTIST AND FOUND TO CONTAIN NO WETLANDS.

- LEGEND**
- ANGLE POINT
 - IRON ROD TO BE SET
 - GRANITE BOUND TO BE SET
 - GRANITE / STONE BOUND
 - IRON ROD FOUND
 - ⊙ IRON PIPE FOUND
 - ⊞ MAILBOX
 - ⊕ UTILITY POLE W/ANCHOR
 - ⊙ DECIDUOUS TREE
 - ⊕ GAS VALVE
 - ⊙ CURB-STOP
 - ⊕ WATER GATE
 - ⊕ HYDRANT
 - ⊕ CATCH BASIN
 - ⊕ DRAIN MANHOLE
 - ⊕ SEWER MANHOLE
 - ⊕ SIGN

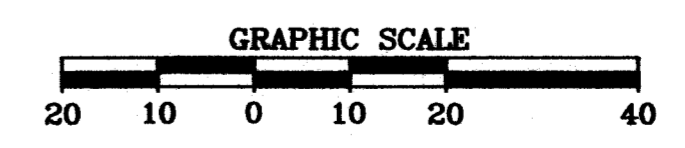
LOT AREA TABLE

	LOT AREA	FRONTAGE	IMPERVIOUS COVERAGE	USEABLE AREA	BUILDABLE AREA
ORIGINAL LOT 1	15,940 S.F. (0.366 Ac.)	359.25'	985 S.F. (12%)	9,308 S.F.	15,940 S.F.
NEW LOT 1	7,970 S.F. (0.183 Ac.)	179.62'	985 S.F. (12%)	4,104 S.F.	7,970 S.F.
NEW LOT 1-1	7,970 S.F. (0.183 Ac.)	179.62'	0	4,104 S.F.	7,970 S.F.

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 _____



OWNER OF RECORD
MAP 303Z LOT 1
52 FISHERVILLE ROAD LLC
17 KYLE RD
CONCORD, NH 03303
BOOK 3872 PAGE 2122



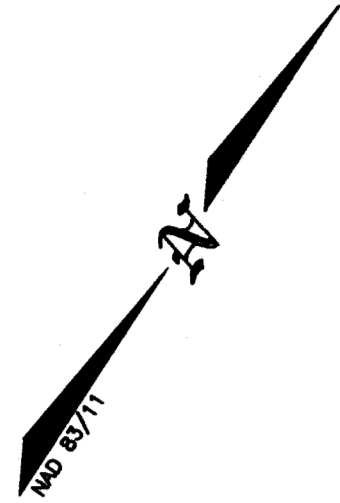
NO.	REVISION	DATE

HOYLE TANNER
50 Pleasant Street, Suite #1
Concord, NH 03301
(603) 224-4148
www.hoyletanner.com

DESIGNED BY	DRAWN BY	CHECKED BY	F.B.	PG.	JOB #
			001	02	046-016

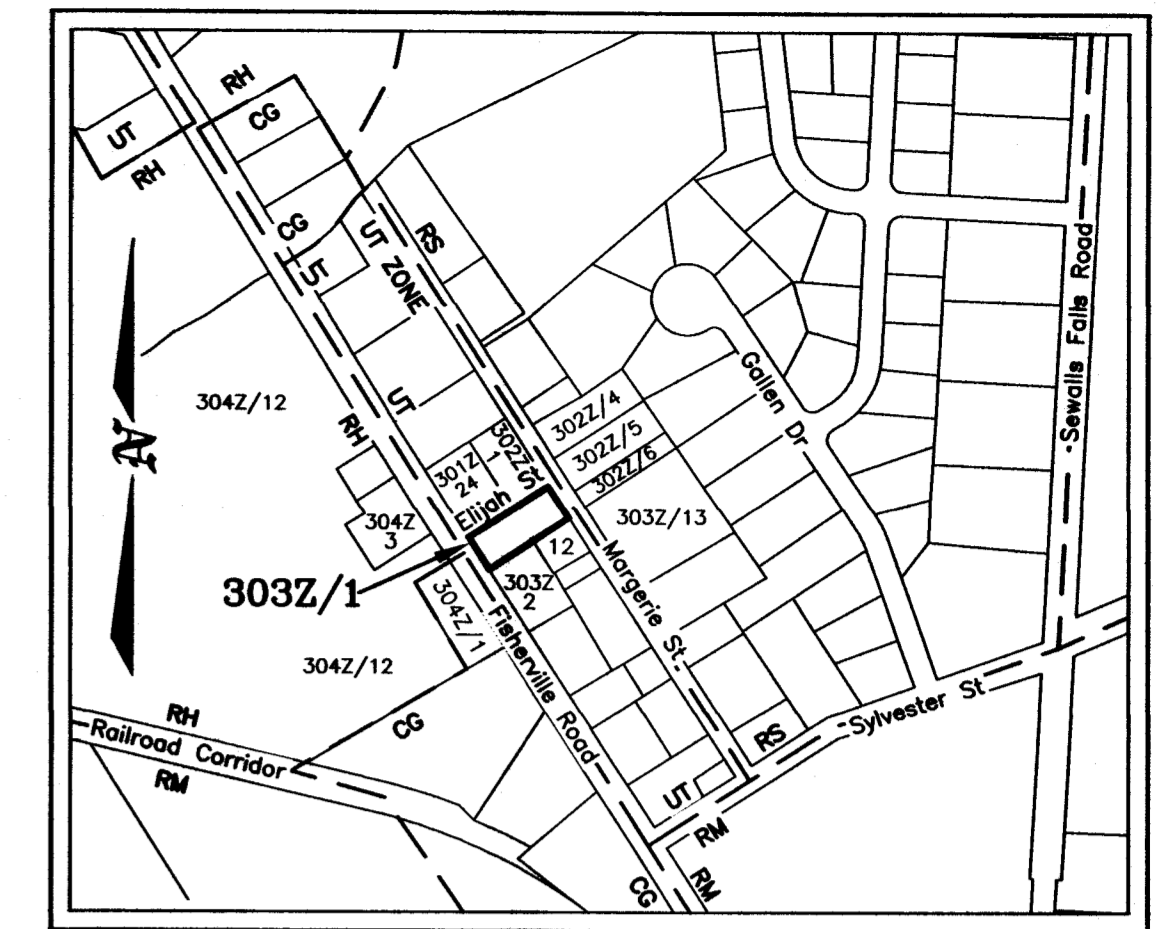
Prepared By
Hoyle, Tanner & Associates, Inc.
150 Dow Road, Suite 402
Manchester, NH 03101

SHEET INDEX
SHEET 1: SUBDIVISION PLAN
SHEET 2: TOPOGRAPHIC PLAN
SHEET 1 IS TO BE RECORDED AT THE MERRIMACK COUNTY REGISTRY OF DEEDS. SHEET 2 WILL BE ON FILE WITH THE CITY OF CONCORD.



UTILITY STRUCTURE INVERTS

DMH #1*	CB #1	SMH #1
RM=336.55'	RM=341.79'	RM=341.42'
INV. IN(SW)(12" VC)=325.75'		
INV. OUT(SE)(12" VC)=325.65'	CB #2	SMH #2
*CONVERTED	RM=341.83'	RM=341.46'
FROM COMBINED		
PER CITY OF CONCORD	SMH #3	
RECORDS, BUT STILL	RM=340.36'	
HAS "SEWER" COVER	INV. IN(S)(18" RCP)=326.16	
	INV. OUT(NE)(18" RCP)=326.06'	
	SMH #4	
	RM=336.26'	
	INV. IN(SW)(18" RCP)=325.66'	
	INV. OUT(SE)(18" RCP)=325.56'	



LOCATION PLAN
SCALE: 1"=400'

MAP 304Z LOT 3
STEPHEN BELT
53 FISHERVILLE RD
CONCORD, NH 03303
BOOK 3774 PAGE 1895

MAP 301Z LOT 24
BRETON FAMILY REV. TRUST
WAYNE & LAURIE BRETON, TRUSTEES
54 FISHERVILLE RD
CONCORD, NH 03303
BOOK 3684 PAGE 2536

MAP 302Z LOT 1
DAVID PARENT
3 ELJAH ST
CONCORD, NH 03303
BOOK 2649 PAGE 1525

MAP 302Z LOT 4
(28 MARGERIE ST)
RYAN OSGOOD
146 PIPER HILL RD
LOUDON, NH 03307
BOOK 3532 PAGE 1265

MAP 304Z LOT 2
(51 FISHERVILLE RD)
FREEDOM VILLAGE
COOPERATIVE, INC.
24 BOANZA DR
CONCORD, NH 03303
BOOK 3502 PAGE 1065

MAP 302Z LOT 5
THE VMIEN WASP IRREV. TRUST
VMIEN, DENNIS & GLENN WASP, TRUSTEES
26 MARGERIE ST
CONCORD, NH 03303
BOOK 2701 PAGE 0175

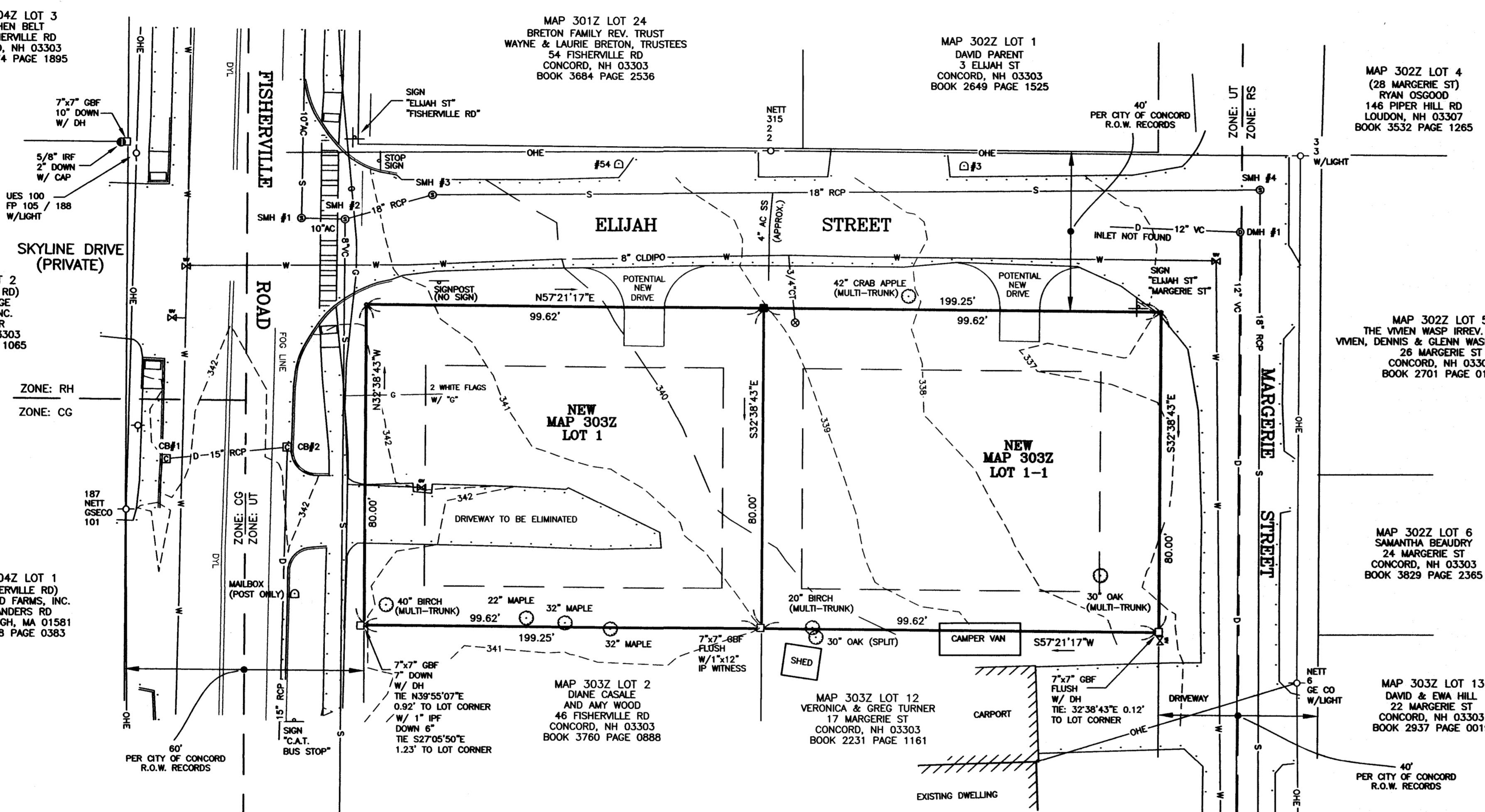
MAP 302Z LOT 6
SAMANTHA BEAUDRY
24 MARGERIE ST
CONCORD, NH 03303
BOOK 3829 PAGE 2385

MAP 304Z LOT 1
(47 FISHERVILLE RD)
CUMBERLAND FARMS, INC.
165 FLANDERS RD
WESTBOROUGH, MA 01581
BOOK 1258 PAGE 0383

MAP 303Z LOT 2
DIANE CASALE
AND AMY WOOD
46 FISHERVILLE RD
CONCORD, NH 03303
BOOK 3760 PAGE 0888

MAP 303Z LOT 12
VERONICA & GREG TURNER
17 MARGERIE ST
CONCORD, NH 03303
BOOK 2231 PAGE 1161

MAP 303Z LOT 13
DAVID & EWA HILL
22 MARGERIE ST
CONCORD, NH 03303
BOOK 2937 PAGE 0019



PLAN NOTES

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- THIS PARCEL WAS EVALUATED BY A NH CERTIFIED WETLAND SCIENTIST AND FOUND TO CONTAIN NO WETLANDS.
- ALL UNDERGROUND UTILITIES SHOWN HEREON ARE FROM SURFACE EVIDENCE FOUND DURING THE SURVEY AND INFORMATION OBTAINED FROM THE CITY OF CONCORD ENGINEERING DEPARTMENT. INVERT ELEVATIONS AS SHOWN ARE REFERENCED TO THE RIM ELEVATIONS AS MEASURED BY THIS OFFICE. THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE. CONTACT DIG-SAFE PRIOR TO ANY CONSTRUCTION.
- THE SOILS ON THIS SITE ACCORDING TO THE USDA NRCS WEB SOIL SURVEY ARE CHAMPLAIN-URBAN LAND COMPLEX (789B), 0-8% SLOPES, SOMEWHAT EXCESSIVELY DRAINED.

LEGEND

- ANGLE POINT
- IRON ROD TO BE SET
- GRANITE BOUND TO BE SET
- GRANITE / STONE BOUND
- IRON ROD FOUND
- IRON PIPE FOUND
- MAILBOX
- UTILITY POLE W/ANCHOR
- DECIDUOUS TREE
- GAS VALVE
- WATER GATE
- HYDRANT
- CATCH BASIN
- DRAIN MANHOLE
- SEWER MANHOLE
- SIGN
- 5' CONTOUR
- 1' CONTOUR
- - - APPROXIMATE SEWER LINE
- - - APPROXIMATE STORM DRAIN
- - - APPROXIMATE WATER LINE
- - - APPROXIMATE GAS LINE
- - - OVERHEAD ELECTRIC WIRES

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APPROVED

UNDER THE PROVISIONS OF R.S.A. 674:35 & R.S.A. 674:36

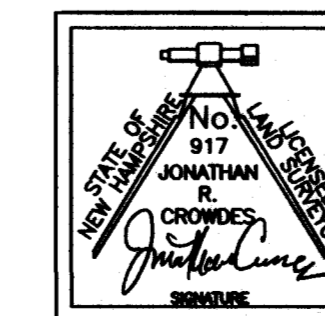
CITY PLANNING BOARD

CITY OF CONCORD, NEW HAMPSHIRE

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Clerk _____ Chair _____



OWNER OF RECORD

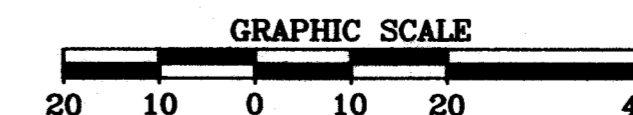
MAP 303Z LOT 1
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CONCORD, NH 03303
BOOK 3872 PAGE 2122

SCALE: 1"=20' DATE: MAY 2026
SHEET 2 OF 2

Prepared By



50 Pleasant Street, Suite #1
Concord, NH 03301
(603) 224-4148
www.hoyletanner.com



NO.	REVISION	DATE

DESIGNED BY	DRAWN BY	CHECKED BY	F.B.	PG.	JOB #
	DSJ/JRC	JRC/TFB	001	82	046-016

Prepared By
Hoyle, Tanner & Associates, Inc.
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