

RESERVED FOR REGISTRY USE

SOILS LEGEND

2A: SUNCOOK LOAMY FINE SAND, 0 TO 3 PERCENT SLOPES, OCCASIONALLY FLOODED
26B: WINDSOR LOAMY SAND, 3 TO 8 PERCENT SLOPES
26C: WINDSOR LOAMY SAND, 8 TO 15 PERCENT SLOPES
26E: WINDSOR LOAMY SAND, 15 TO 60 PERCENT SLOPES

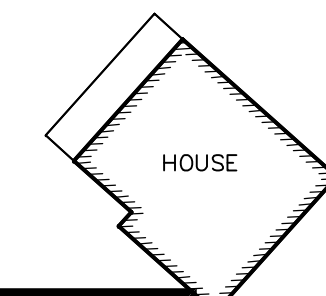
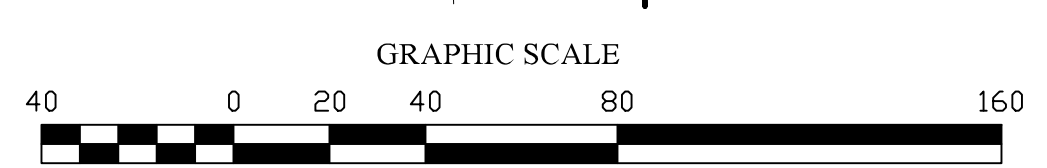
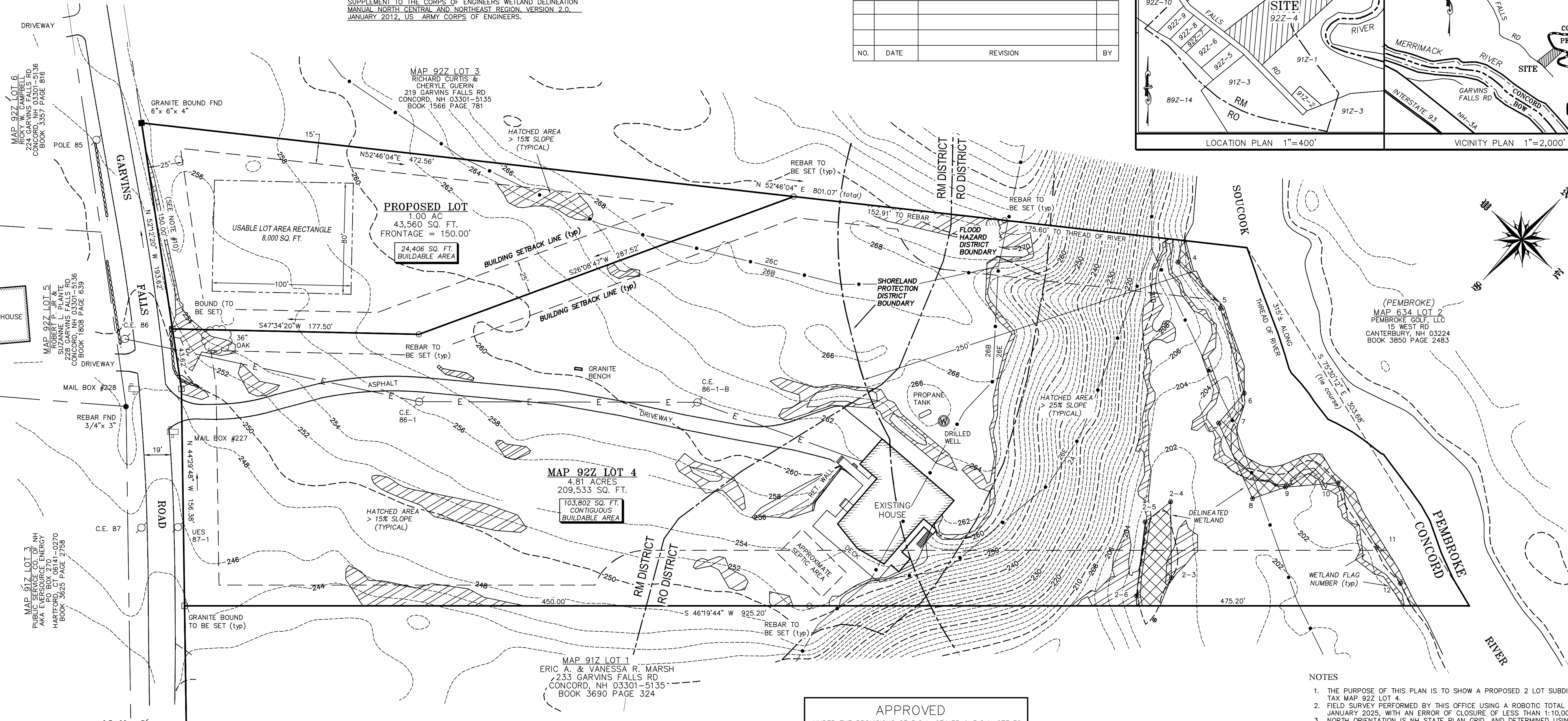
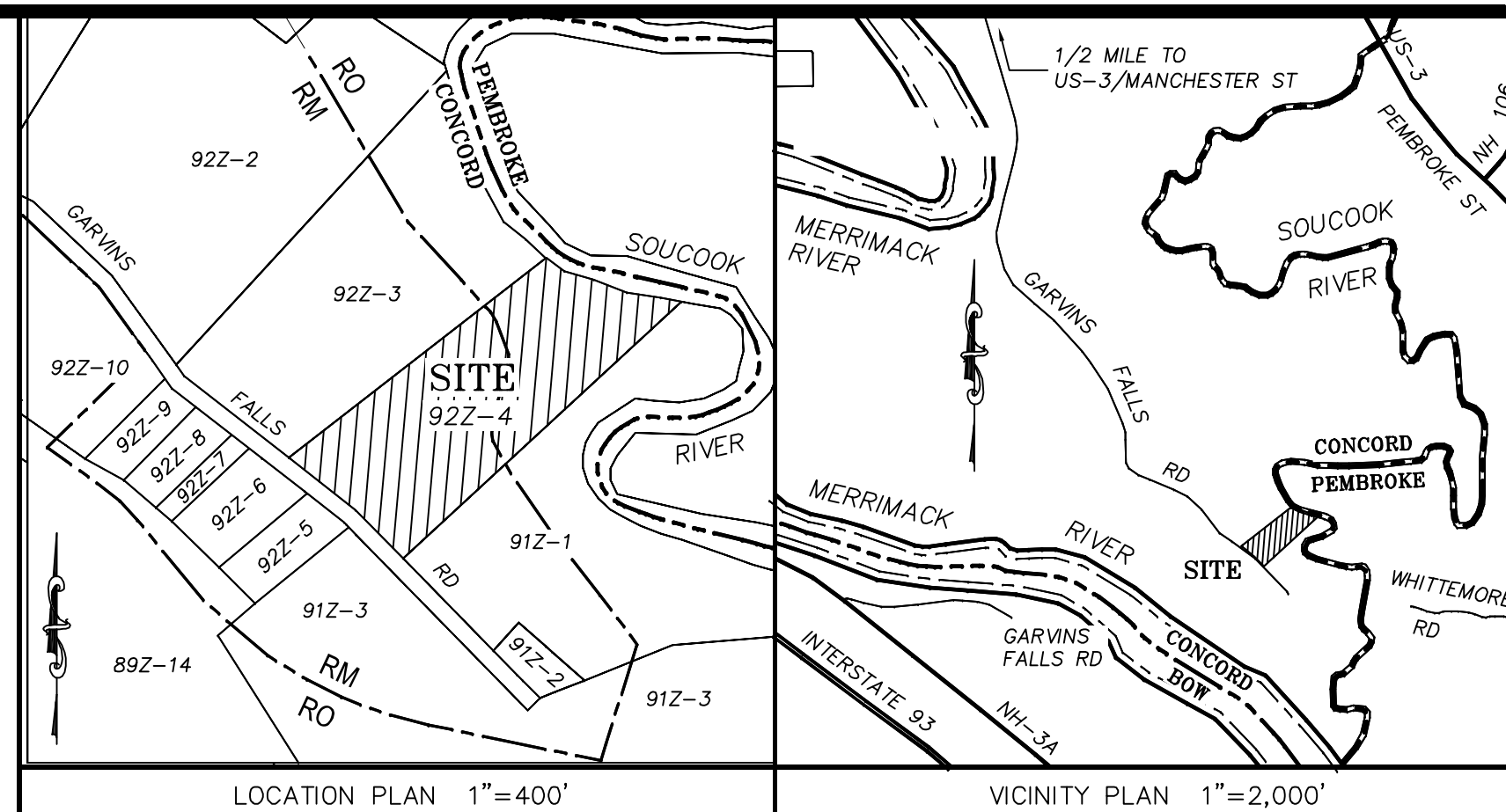
WETLAND CERTIFICATION:

JOSHUA BRIEN, CERTIFIED WETLAND SCIENTIST #256, OF 177 KING STREET, BOSCAWEN, NEW HAMPSHIRE, PERFORMED THE WETLAND MAPPING DURING JANUARY, 2025 ACCORDING TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL NORTH CENTRAL AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012, US ARMY CORPS OF ENGINEERS.

REFERENCE PLANS

- "PROPOSED SUBDIVISION OF THE LAND OF GEORGE & FLORENCE ASH, CONCORD, NH" SCALE 1"=100', PREPARED BY DICKSON, HOLDEN & ASSOCIATES, DATED JUNE 19, 1978, AND RECORDED IN THE MERRIMACK COUNTY REGISTRY OF DEEDS AS PLAN 5556
- "EASEMENT PLAN, 109-4-12, 109-5, 109-6-4, 109-6-6, 109-6-8, 109-6-10, & 109-6-16, PUBLIC SERVICE OF NH d.b.g. EVERSOURCE ENERGY" SCALE 1"=200', PREPARED BY HOLDEN ENGINEERING & SURVEYING, INC., DATED SEPTEMBER 2, 2015, REVISED MARCH 5, 2018, AND RECORDED IN THE MERRIMACK COUNTY REGISTRY OF DEEDS AS PLAN 201800006633

NO.	DATE	REVISION	BY



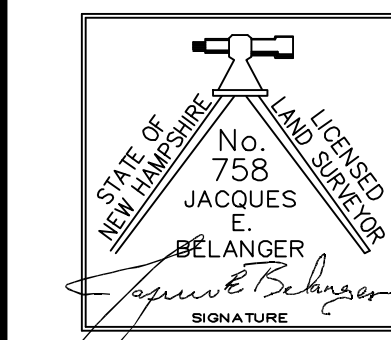
LOT SYNOPSIS

LOT	PRE-SUBDIVISION		POST-SUBDIVISION	
	AREA	FRONTAGE	AREA	FRONTAGE
MAP 92Z LOT 4	5.81 AC	350.00'	4.81 AC	200.00'
PROPOSED NEW LOT			1.00 AC	150.00'
				SEE NOTE #10

APPROVED
UNDER THE PROVISIONS OF R.S.A. 674:35 & R.S.A. 673:36
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
CHAIR

LEGEND

- IRON PIPE
- GRANITE BOUND
- GRANITE BOUND TO BE SET
- REBAR WITH CAP TO BE SET
- REBAR
- DRILL HOLE
- ELECTRIC METER/BOX
- CATCH BASIN
- UTILITY POLE
- ROAD SIGN
- LOT LINE
- PROPOSED LOT LINE
- MAJOR CONTOUR (10')
- MINOR CONTOUR (2')
- DRAIN PIPE
- EDGE OF PAVEMENT
- STONE WALL
- SETBACK LINE
- SOIL TYPE BOUNDARY



I HEREBY CERTIFY THAT THIS MAP HAS BEEN MADE UNDER MY DIRECT SUPERVISION, AND DEPICTS AN ACTUAL FIELD SURVEY CONDUCTED WITH A TOTAL STATION HAVING A MAXIMUM ERROR OF CLOSURE OF 1:10,000 ON ALL PROPERTY LINES IN & BORDERING THE SUBJECT PROPERTY.

DATE LICENSED LAND SURVEYOR

NOTES

- THE PURPOSE OF THIS PLAN IS TO SHOW A PROPOSED 2 LOT SUBDIVISION OF TAX MAP 92Z LOT 4.
- FIELD SURVEY PERFORMED BY THIS OFFICE USING A ROBOTIC TOTAL STATION IN JANUARY 2025, WITH AN ERROR OF CLOSURE OF LESS THAN 1:10,000
- NORTH ORIENTATION IS NH STATE PLAN GRID, AND DETERMINED USING POST-PROCESSED STATIC AND RTK GNSS.
- VERTICAL DATUM IS NAVD83, AND DETERMINED USING POST-PROCESSED STATIC GNSS AND GGD18.
- CONTOURS SHOWN WERE PRODUCED FROM PUBLICLY AVAILABLE LIDAR DATA SOURCED FROM NH GRANIT
- THE SUBJECT PARCEL LIES PARTIALLY WITHIN THE 100 YEAR FLOOD HAZARD ZONE (SFHA) ACCORDING TO FLOOD INSURANCE RATE MAP #33013C0561E, EFFECTIVE 4/19/2010
- THIS TRACT IS LOCATED PARTIALLY IN THE OPEN SPACE RESIDENTIAL (RO) ZONING DISTRICT AND PARTIALLY IN THE MEDIUM DENSITY RESIDENTIAL (RM) ZONING DISTRICT AND IS SUBJECT TO THE FOLLOWING DIMENSIONAL REQUIREMENTS:

RO		RM (w/o sewer)	
MINIMUM YARD REQUIREMENTS		MINIMUM YARD REQUIREMENTS	
FRONT:	25'	FRONT:	25'
REAR:	50'	REAR:	25'
SIDE:	40'	SIDE:	15'
MIN. FRONTAGE:	200'	MIN. FRONTAGE:	200'
MIN. TOTAL AREA:	2 AC	MIN. TOTAL AREA:	40,000 SF
MIN. BUILDABLE AREA:	20,000 SF	MIN. BUILDABLE AREA:	20,000 SF
MAX. LOT COVERAGE:	10%	MAX. LOT COVERAGE:	20%
MAX. BLDG HEIGHT:	35'	MAX. BLDG HEIGHT:	35'
- THE SUBJECT PARCEL IS NOT SERVICED BY MUNICIPAL WATER OR SEWER
- OWNER OF RECORD:
MCCARTHY FAMILY TRUST OF 2021
KEVIN J. & KAREN F. MCCARTHY, TRUSTEES
227 GARVINS FALLS RD
CONCORD, NH 03301-5135
BOOK 3769 PAGE 953
- VARIANCE WAS GRANTED BY THE CITY OF CONCORD ZONING BOARD OF ADJUSTMENT AT THEIR MEETING ON APRIL 2, 2025. THE VARIANCE DEALT WITH SECTION 28-4-1(C), MINIMUM LOT FRONTAGE/SECTION 28-4-1(h) TABLE OF DIMENSIONAL REGULATIONS TO ALLOW 150 FEET OF FRONTAGE WHERE 200 FEET IS REQUIRED.

MINOR SUBDIVISION
TOPOGRAPHIC PLAN
TAX MAP 92Z LOT 4
227 GARVINS FALLS RD
CONCORD, NH
MERRIMACK COUNTY

OWNER OF RECORD:
MCCARTHY FAMILY
TRUST OF 2021
227 GARVINS FALLS RD
CONCORD, NH 03301-5135
BOOK 3769 PAGE 953

J.E. BELANGER LAND SURVEYING PLLC
LICENSED LAND SURVEYOR
61 OLD HOPKINTON ROAD, DUNBARTON, NH 03046

* BOUNDARY SURVEYS
* SUBDIVISIONS
* LAND PLANNING

PLAN DATE: APRIL 25, 2025
SCALE: 1" = 40'
PROJECT NO.: 242665
SHEET 1 OF 1

TEL (603) 774-3601

RESERVED FOR REGISTRY USE

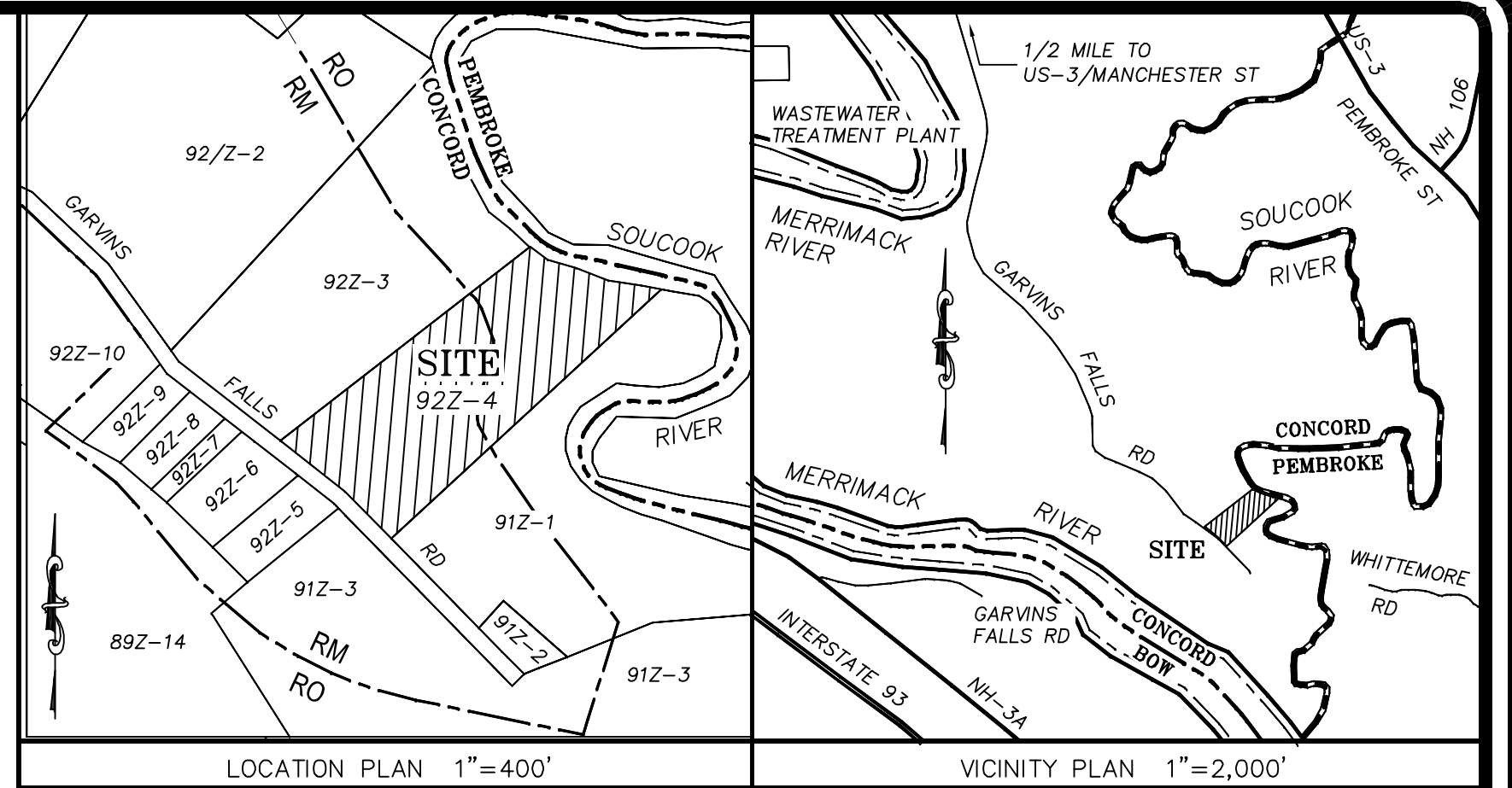
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NO.	DATE	REVISION	BY



MAP 92Z LOT 6
RICKY W. CAMPBELL
224 GARVINS FALLS RD
CONCORD, NH 03301-5135
BOOK 3357 PAGE 816

MAP 92Z LOT 5
ROBERT P. JOHNSON
SUZANNE L. PLANTE
228 GARVINS FALLS RD
CONCORD, NH 03301-5135
BOOK 1808 PAGE 639

MAP 91Z LOT 3
PUBLIC SERVICE OF NH
AKA EVERSOURCE ENERGY
PO BOX 270 - 0970
HARTCOCK, NH 03301-5135
BOOK 3625 PAGE 2758



MINOR SUBDIVISION
PLAN
MAP 92Z LOT 4
227 GARVINS FALLS RD
CONCORD, NH
MERRIMACK COUNTY

OWNER OF RECORD:
MC CARTHY FAMILY
TRUST OF 2021
227 GARVINS FALLS RD
CONCORD, NH 03301-5135
BOOK 3769 PAGE 953

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* BOUNDARY SURVEYS
* SUBDIVISIONS
* LAND PLANNING
TEL (603) 774-3601

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SHEET 1 OF 1

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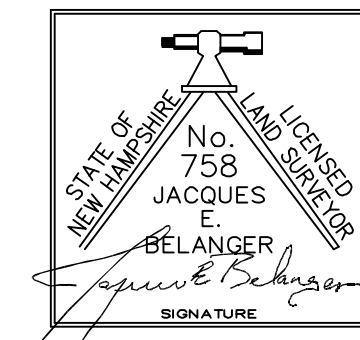
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CITY OF CONCORD, NEW HAMPSHIRE
IN ACCORDANCE WITH VOTE OF THE BOARD DATED:

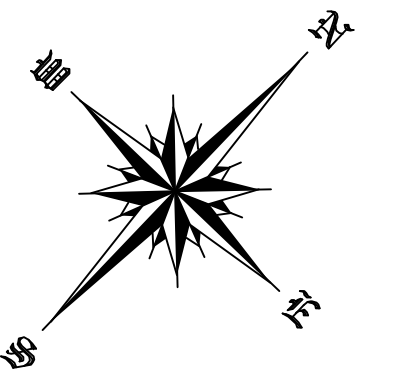
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DATE LICENSED LAND SURVEYOR



(PEMBROKE)
MAP 634 LOT 2
PEMBROKE GOLF, LLC
15 WEST RD
CANTERBURY, NH 03224
BOOK 3850 PAGE 2483

NOTES

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