

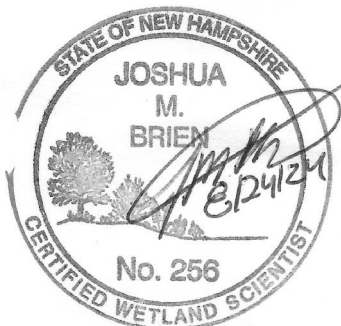
RESERVED FOR REGISTRY USE

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.

NOTES CONTINUED:

11. THERE ARE NO RECORDED COVENANTS OR RESTRICTIONS ON THE SUBJECT PARCEL.
12. THIS DEVELOPMENT IS SUBJECT TO ALL SUBSEQUENT CONDITIONS OF PLANNING BOARD APPROVAL GRANTED ON FOR APPLICATION 2025-60.
13. PROPOSED USE OF SUBDIVIDED LOT WILL BE RESIDENTIAL SINGLE FAMILY DWELLING.
14. SUBJECT PARCEL DOES NOT CONTAIN ANY BLUFFS.
15. SUBJECT PARCELS WILL BE SERVICED BY INDIVIDUAL SEPTIC AND WELLS. THERE IS NO MUNICIPAL SEWER OR WATER.



NO.	DATE	REVISION	BY
2	6-18-25	REVISIONS PER STAFF COMMENTS	PW
1	6-9-25	SECOND TEST PIT	JEB

MAP 92Z LOT 3
RICHARD CURTIS &
CHERYLE GUERIN
219 GARVINS FALLS RD
CONCORD, NH 03301-5135
BOOK 1566 PAGE 781

MAP 92Z LOT 4/1
1.00 AC
43,560 SQ. FT.
FRONTAGE = 150.00'
225 GARVINS FALL RD.

MAP 92Z LOT 4
4.81 ACRES
209,533 SQ. FT.
227 GARVINS FALLS RD.

MAP 91Z LOT 1
ERIC A. & VANESSA R. MARSH
233 GARVINS FALLS RD
CONCORD, NH 03301-5135
BOOK 3690 PAGE 324

LOT SYNOPSIS

LOT	PRE-SUBDIVISION		POST-SUBDIVISION			
	AREA	FRONTAGE	AREA	FRONTAGE	IMPERVIOUS AREA	% OF LOT
MAP 92Z LOT 4	5.81± AC. 253,093± S.F.	350.00'	4.81± AC. 209,533± S.F.	200.00'	0.24 AC. 10,391 S.F.	0.05%
MAP 92Z LOT 4/1			1.00 AC 43,560 S.F.	150.00' SEE NOTE #10	0.00 AC	0.00%

LEGEND

⊙ IRON PIPE	———— LOT LINE
■ GRANITE BOUND	———— PROPOSED LOT LINE
□ GRANITE BOUND TO BE SET	----- -540----- MAJOR CONTOUR (10')
○ REBAR WITH CAP TO BE SET	----- -538----- MINOR CONTOUR (2')
● DRILL HOLE	===== DRAIN PIPE
⊙ ELECTRIC METER/BOX	===== EDGE OF PAVEMENT
□ CATCH BASIN	===== STONE WALL
□ UTILITY POLE	----- 26B ----- SETBACK LINE
↑ ROAD SIGN	----- 26E ----- SOIL TYPE BOUNDARY
227 STREET ADDRESS	

APPROVED

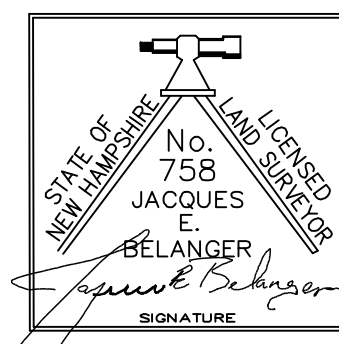
UNDER THE PROVISIONS OF R.S.A. 674:35 & R.S.A. 673:36

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

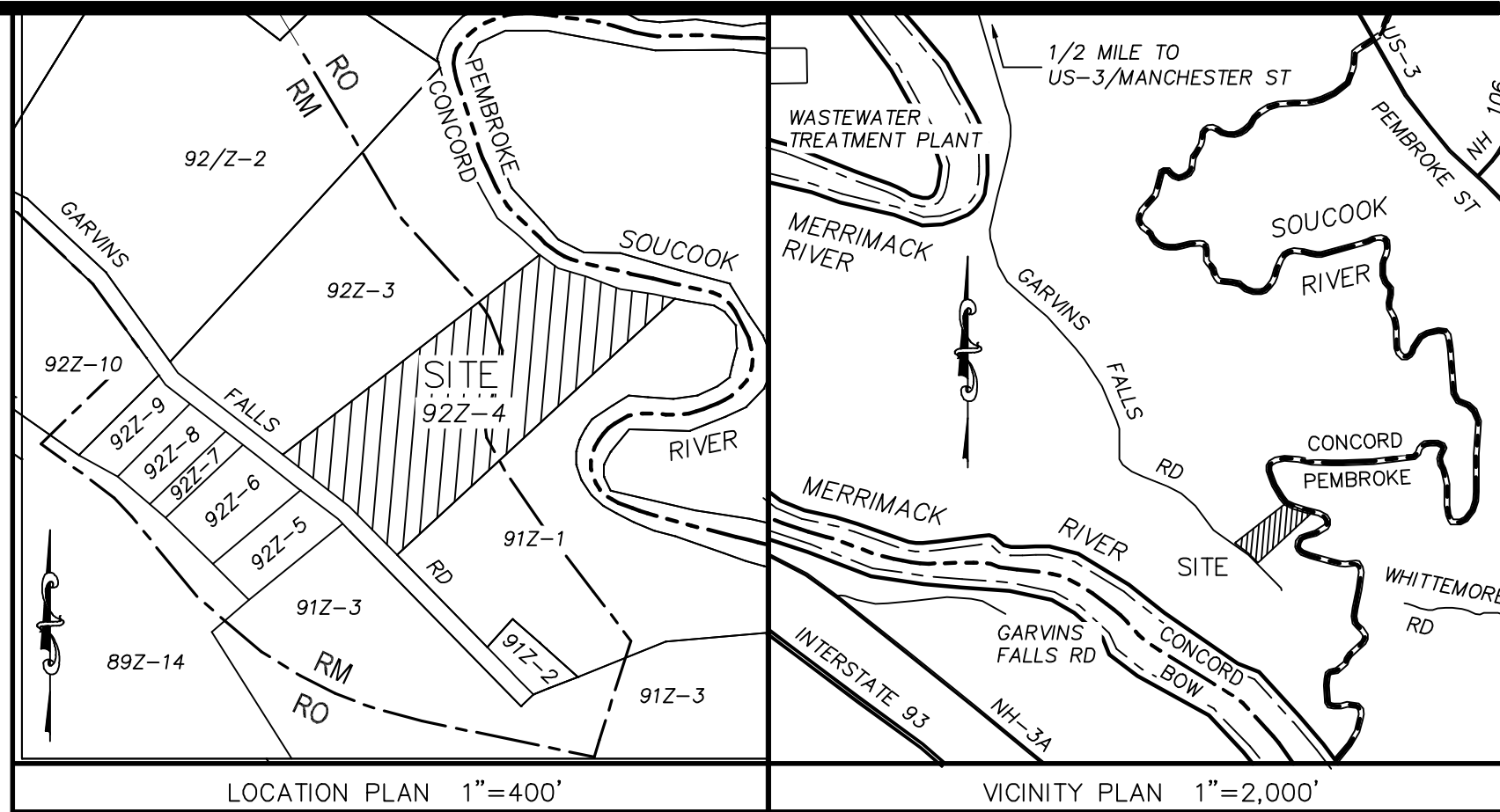
GRAPHIC SCALE



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.

07/03/2025
DATE

J.E. Belanger
LICENSED LAND SURVEYOR



REFERENCE PLANS

1. "PROPOSED SUBDIVISION OF THE LAND OF GEORGE & FLORENCE ASH, CONCORD, NH" SCALE 1"=100', PREPARED BY DICKSON, HOLDEN & ASSOCIATES, DATED JUNE 19, 1976, AND RECORDED IN THE MERRIMACK COUNTY REGISTRY OF DEEDS AS PLAN 5556.
2. "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.a. 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.

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

NOTES

1. THE PURPOSE OF THIS PLAN IS TO SHOW A PROPOSED 2 LOT SUBDIVISION OF TAX MAP 92/Z LOT 4.
2. 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.
3. NORTH ORIENTATION IS NH STATE PLAN GRID, AND DETERMINED USING POST-PROCESSED STATIC AND RTK GNSS.
4. VERTICAL DATUM IS NAVD83, AND DETERMINED USING POST-PROCESSED STATIC GNSS AND GEOD18.
5. CONTOURS SHOWN WERE PRODUCED FROM PUBLICLY AVAILABLE LIDAR DATA SOURCED FROM NH GRANIT.
6. THE SUBJECT PARCEL LIES PARTIALLY WITHIN THE 100 YEAR FLOOD HAZARD ZONE (SFHA) ACCORDING TO FLOOD INSURANCE RATE MAP #33013C0561E, EFFECTIVE 4/19/2010.
7. 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:

RM (w/o sewer)	MINIMUM YARD REQUIREMENTS	MINIMUM YARD REQUIREMENTS
FRONT:	50'	25'
REAR:	50'	25'
SIDE:	40'	15'
MIN. FRONTAGE:	200'	200'
MIN. TOTAL AREA:	2 AC	40,000 SF
MIN. BUILDABLE AREA:	20,000 SF	20,000 SF
MAX. LOT COVERAGE:	10%	20%
MAX. BLDG HEIGHT:	35'	35'
8. THE SUBJECT PARCEL IS NOT SERVICED BY MUNICIPAL WATER OR SEWER.
9. 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
10. 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.

APPLICANT:
ZACHARY J. LETOURNEAU
253 PAGE ROAD
DUBLIN, NH 03444

MINOR SUBDIVISION
PLAN
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
TEL (603) 774-3601
PLAN DATE: APRIL 25, 2025
SCALE: 1" = 40'
PROJECT NO.: 242665
SHEET 1 OF 1

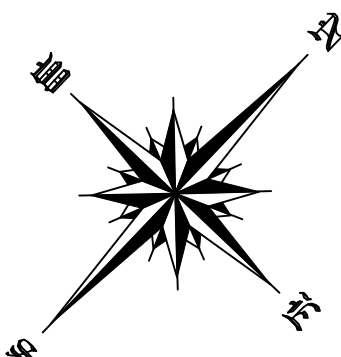
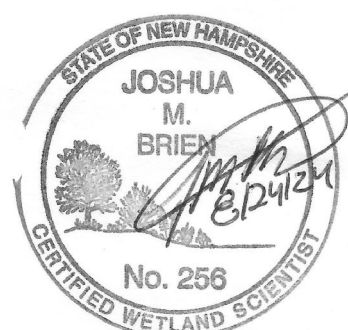
SOILS LEGEND

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

RESERVED FOR REGISTRY USE

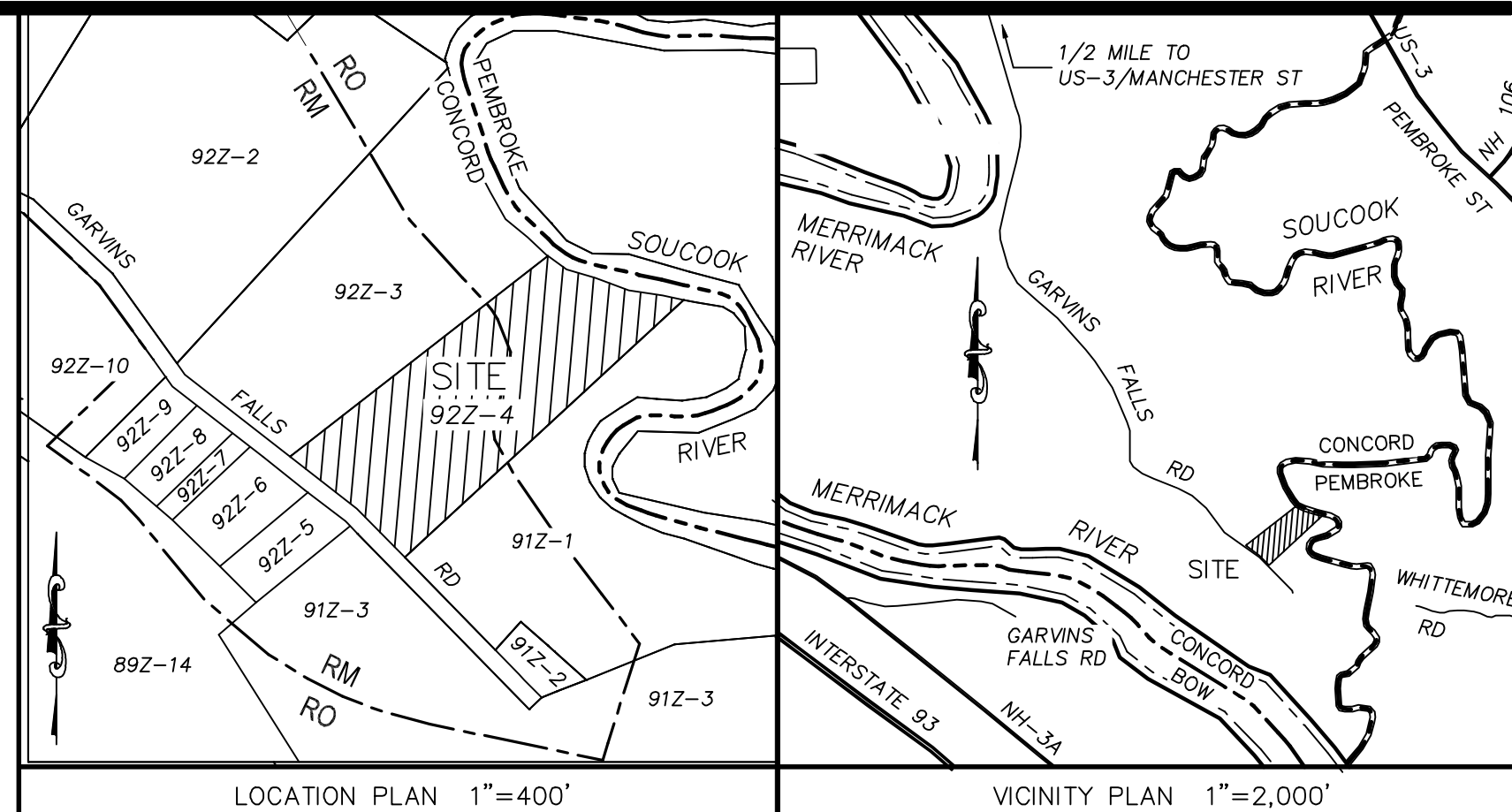
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NOTES CONTINUED:

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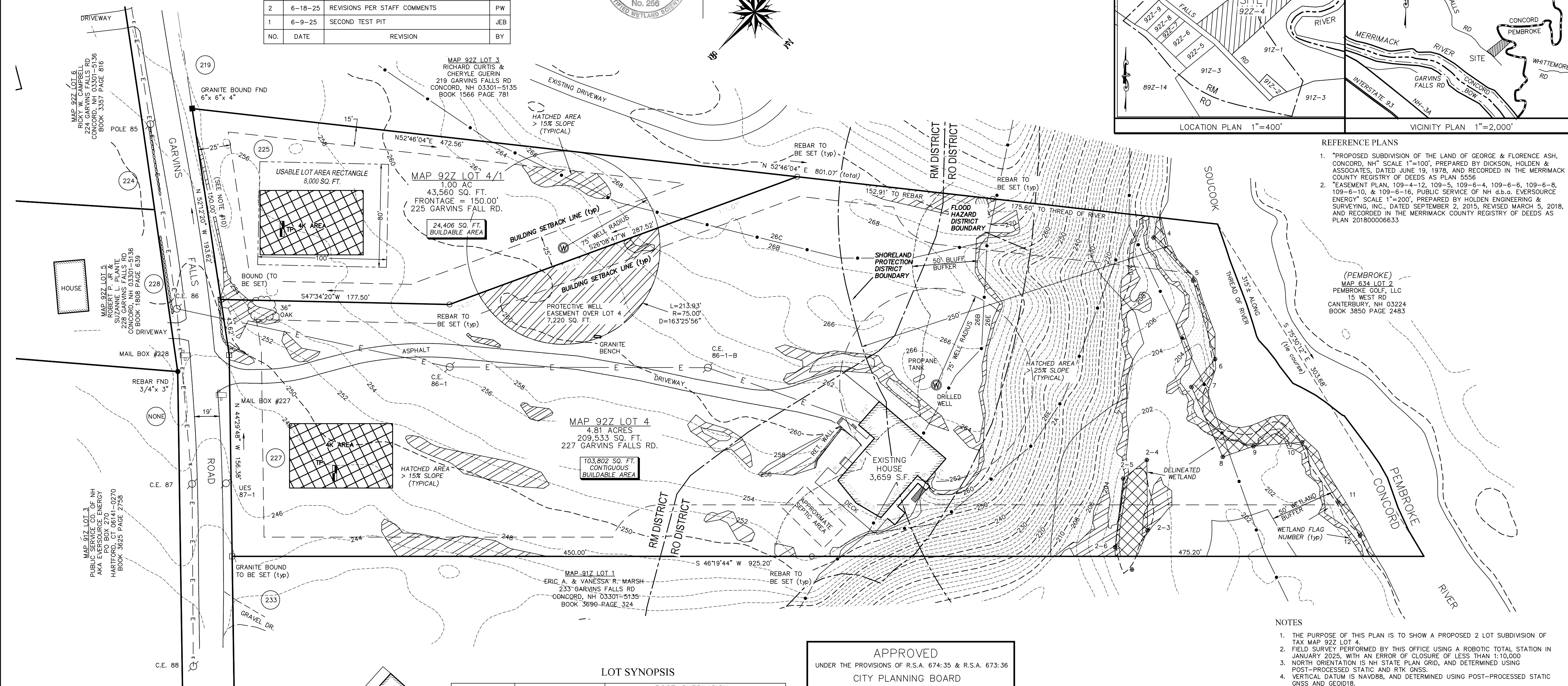


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(PEMBROKE)

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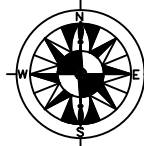
MINOR SUBDIVISION
TOPOGRAPHIC PLAN
TAX MAP 92Z LOT 4
227 GARVINS FALLS RD
CONCORD, NH
MERRIMACK COUNTY

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

LOT SYNOPSIS

LOT	PRE-SUBDIVISION		POST-SUBDIVISION			
	AREA	FRONTAGE	AREA	FRONTAGE	IMPERVIOUS AREA	% OF LOT
MAP 92Z LOT 4	5.81± AC. 253,093± S.F.	350.00'	4.81± AC. 209,533± S.F.	200.00'	0.24 AC. 10,391 S.F.	0.05%
MAP 92Z LOT 4/1	1.00 AC 43,560 S.F.	SEE NOTE #10	150.00'	0.00 AC.	0.00%	

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
- 227 STREET ADDRESS

- LOT LINE
- PROPOSED LOT LINE
- 540--- MAJOR CONTOUR (10')
- 538--- MINOR CONTOUR (2')
- DRAIN PIPE
- EDGE OF PAVEMENT
- STONE WALL
- 26B--- SETBACK LINE
- 26E--- SOIL TYPE BOUNDARY

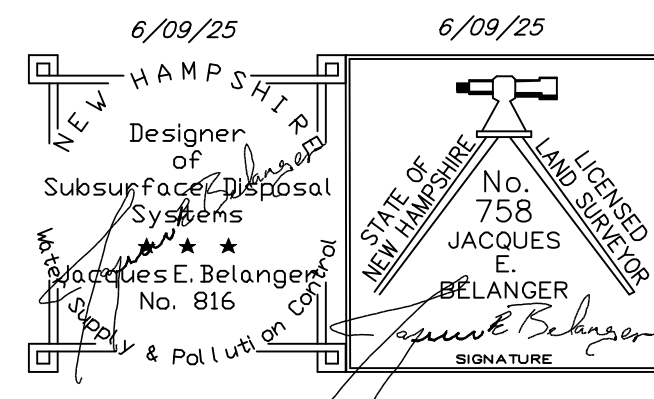
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UNDER THE PROVISIONS OF R.S.A. 674:35 & R.S.A. 673:36

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

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CHAIR



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.

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6. THE SUBJECT PARCEL LIES PARTIALLY WITHIN THE 100 YEAR FLOOD HAZARD ZONE (SFHA) ACCORDING TO FLOOD INSURANCE RATE MAP #3301300561E, EFFECTIVE 4/19/2010
7. 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'
8. THE SUBJECT PARCEL IS NOT SERVICED BY MUNICIPAL WATER OR SEWER
9. OWNER OF RECORD:
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