

FOR REGISTRY OF DEEDS USE ONLY

NAD 83/96

MAP 1413P LOT 44  
LASZLO I. SZANTO &  
DANIELLE M. SZANTO  
245 VILLAGE STREET  
PENACOOK, NH 03303  
BOOK 3804 PAGE 314

MAP 1413P LOT 44  
LASZLO I. SZANTO &  
DANIELLE M. SZANTO  
245 VILLAGE STREET  
PENACOOK, NH 03303  
BOOK 3804 PAGE 314

MAP 1412P LOT 2  
PURPOSEFUL INVESTMENTS, LLC  
865 2ND STREET SUITE 11  
MANCHESTER, NH 03102-5265  
BOOK 3748 PAGE 748

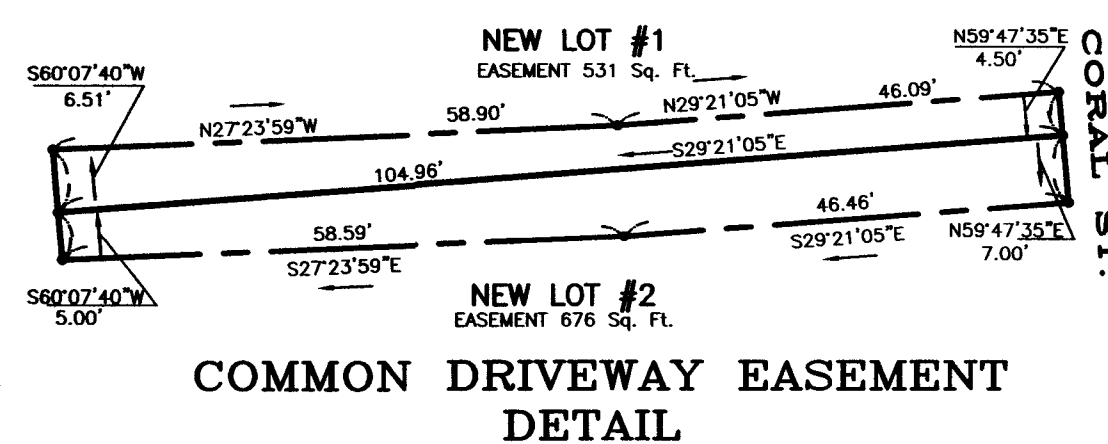
MAP 1412P LOT 3  
MIRIAM & BORAMA PALLANI  
20 CORAL STREET  
PENACOOK, NH 03303-4801  
BOOK 3647 PAGE 1933

MAP 1412P LOT 4  
TINA M. FIELDS FAMILY TRUST  
TINA M. FIELDS TRUSTEE  
116 CORAL STREET  
PENACOOK, NH 03303-4801  
BOOK 3816 PAGE 142

MAP 1413P LOT 27  
JASON T. CLEMENT  
JACQUELINE JACKSON CLEMENT  
15 CORAL STREET  
PENACOOK, NH 03303-4801  
BOOK 3804 PAGE 314

### PLAN NOTES

- THE PURPOSE OF THIS PLAN IS TO SHOW THE SUBDIVISION OF LOT 28 AS SHOWN ON ASSESSORS MAP 1413P INTO TWO LOTS. THE INTENT IS TO PUT THE TWO EXISTING SINGLE FAMILY HOUSES ON ITS OWN LOT.
- THE PARCEL SHOWN HEREON IS LOCATED IN THE "CU" URBAN COMMERCIAL DISTRICT AND IS SUBJECT TO THE FOLLOWING DIMENSIONAL RESTRICTIONS:  
MINIMUM LOT SIZE: 12,000 SQ. FT., 6,250 SQ. FT. BUILDABLE  
MINIMUM FRONTAGE: 100 FEET  
BUILDING SETBACKS:  
FRONT: 15 FEET  
SIDE: 15 FEET  
REAR: 15 FEET  
WETLANDS: 50 FEET (NO WETLANDS W/IN 50')  
BUFFER TO BLUFFS: 50 FEET (NO BLUFFS W/IN 50')  
MAXIMUM LOT COVERAGE BOX  
MAXIMUM HEIGHT 35 FEET
- THE INFORMATION SHOWN HEREON IS FROM A FIELD SURVEY PERFORMED BY THIS OFFICE IN NOVEMBER 2011 2024 USING A TOTAL STATION. THIS SURVEY WAS COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF A STANDARD PROPERTY SURVEY AS DEFINED IN NH CODE OF ADMINISTRATIVE RULES Lot 500.
- THE HORIZONTAL DATUM IS NAD 83 / 11 BASED ON GPS OBSERVATIONS PERFORMED BY THIS OFFICE IN FEBRUARY 2013. THE VERTICAL DATUM IS NAVD 1988, USING GEOID12A GRAVITY MODEL.
- 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 33013C0339E DATED APRIL 19, 2010.
- THIS PARCEL WAS EVALUATED BY A NH CERTIFIED WETLAND SCIENTIST AND FOUND TO CONTAIN NO WETLANDS.
- THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HERE IS BASED ON A COMBINATION OF FIELD EVIDENCE OBSERVED DURING THE SURVEY AND RECORDS OBTAINED FROM THE CITY OF CONCORD ENGINEERING DEPARTMENT.
- THE SOILS ON THIS SITE ACCORDING TO THE USDA NRCS WEB SOIL SURVEY ARE CHAMPLAIN-URBAN LAND COMPLEX WITH 0 TO 8 PERCENT SLOPES.
- THERE ARE NO CITY, STATE OR FEDERAL PERMITS REQUIRED.
- THIS ONE SHEET SUBDIVISION PLAN SHALL BE RECORDED AT THE MERRIMACK COUNTY REGISTRY OF DEEDS, AND THERE ARE NO OTHER SHEETS NECESSARY FOR THE PROJECT.
- THE PROJECT MUST COMPLY WITH ALL SUBSEQUENT CONDITIONS OF CASE 2024-046 FOR COMPLIANCE WITH SECTION 12.02(4), SECTION 15.04(17), AND APPENDIX B OF THE SUBDIVISION REGULATIONS.
- NO RECORDED ACCESS, DRAINAGE OR UTILITY EASEMENTS WERE FOUND FOR THE PROPERTY. NO COVENANTS, RESTRICTIONS OR SELF IMPOSED RESTRICTIONS WERE FOUND FOR THE PROPERTY.
- NO EXTERIOR LIGHTING ON THE SITE OTHER THAN TYPICAL RESIDENTIAL ENTRY LIGHTS AT DOORS.



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

**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 plot is limited to lots as shown.  
Clerk \_\_\_\_\_ Chair \_\_\_\_\_

- ### LEGEND
- GRANITE / STONE BOUND
  - IRON ROD FOUND
  - IRON PIPE FOUND
  - GRANITE BOUND TO BE SET
  - IRON ROD TO BE SET
  - "MAG" NAIL TO BE SET
  - △ MAILBOX
  - UTILITY POLE
  - GAS METER
  - CURB STOP
  - CATCH BASIN
  - DRAIN MANHOLE
  - SEWER MANHOLE
  - CONTOUR (MAJOR)
  - - - CONTOUR (MINOR)

### LOT AREA TABLE

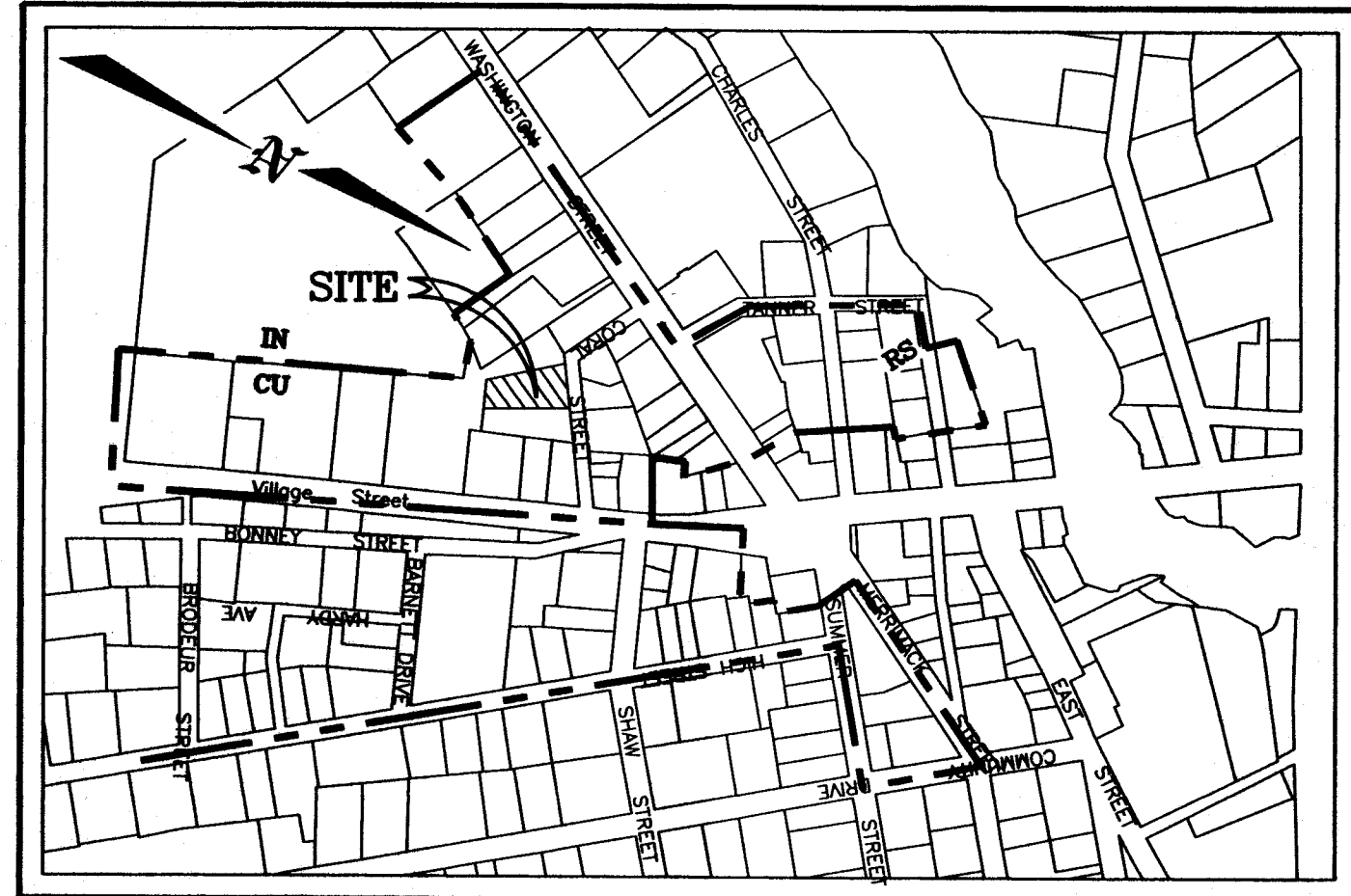
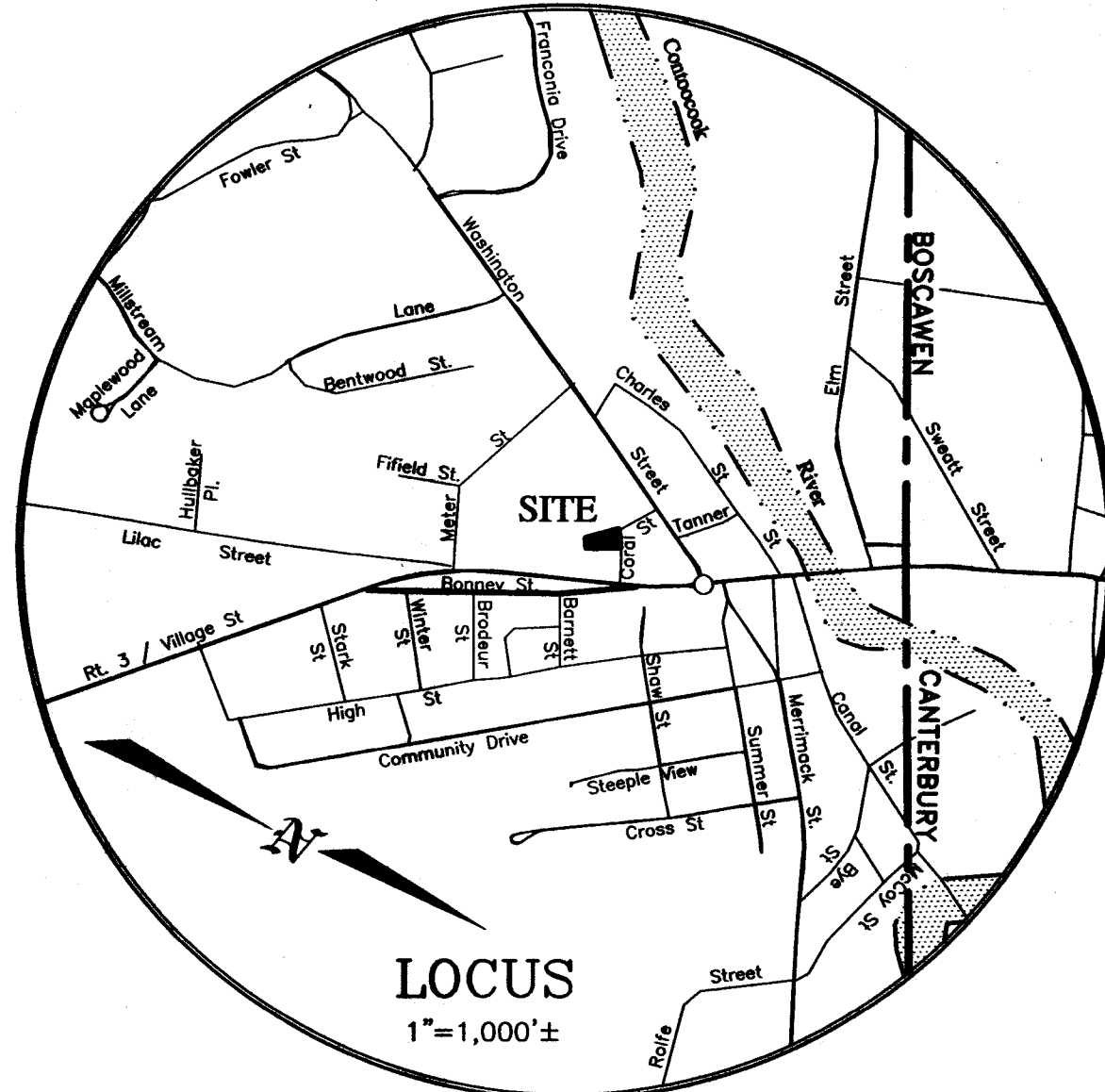
	LOT AREA	FRONTAGE	IMPERVIOUS COVERAGE	USEABLE AREA	BUILDABLE AREA
ORIGINAL LOT 28	6,356 S.F. (0.146 Ac.)	103.72'	4,351 S.F. (68.5%)	7,764 S.F.	6,356 S.F.
NEW LOT 1	8,564 S.F. (0.197 Ac.)	63.53'	2,373 S.F. (28%)	2,517 S.F.	8,033 S.F.
NEW LOT 2	6,289 S.F. (0.144 Ac.)	40.18'	2,341 S.F. (38%)	625 S.F.	5,613 S.F.

### WAIVERS REQUESTED

THE FOLLOWING WAIVERS FROM THE CITY OF CONCORD SUBDIVISION REGULATIONS ARE BEING REQUESTED:  
SECTION 19.04(2): MONUMENTATION-FRONT LOT CORNERS.  
SECTION 19.05(4): USEABLE AREA RECTANGLE.  
SECTION 12.08(10): UTILITY STRUCTURE RIM/INVERT/TYPE  
SECTION 20.09(3): TO MAINTAIN EXISTING DRIVE WIDTH.

### ZONING VARIANCES GRANTED

THE FOLLOWING VARIANCES FROM THE CITY OF CONCORD ZONING ORDINANCE WERE GRANTED BY THE CITY OF CONCORD ZONING BOARD OF ADJUSTMENT ON MAY 6, 2026.  
SECTION 28-4-1(b) MINIMUM LOT SIZE  
SECTION 28-4-1(c) MINIMUM LOT FRONTAGE  
SECTION 28-4-1(d) MINIMUM YARD REQUIREMENTS  
SECTION 28-2-4(i) TO PERMIT SINGLE FAMILY HOMES IN THE CU ZONE



LOCATION PLAN  
1"=400'±

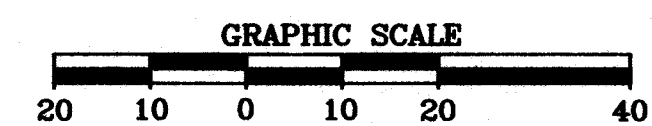
NO. 823  
TIMOTHY F. BERNER  
PLANNING ENGINEER

SUBDIVISION PLAN  
**19 & 23 CORAL STREET**  
ASSESSORS MAP 1413P - LOT 28  
PENACOOK VILLAGE  
CONCORD, NEW HAMPSHIRE

SCALE: 1"=20' DATE: MAY 2026

### OWNER OF RECORD

MAP 1413P LOT 28  
JOHNS TRUST  
ALAN B. JOHNS, TRUSTEE  
14 LORI LANE  
CONCORD, NH 03301  
BOOK 3186 PAGE 1782



**HOYLE TANNER**

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 #
			TFB	TFB	TFB			046-022