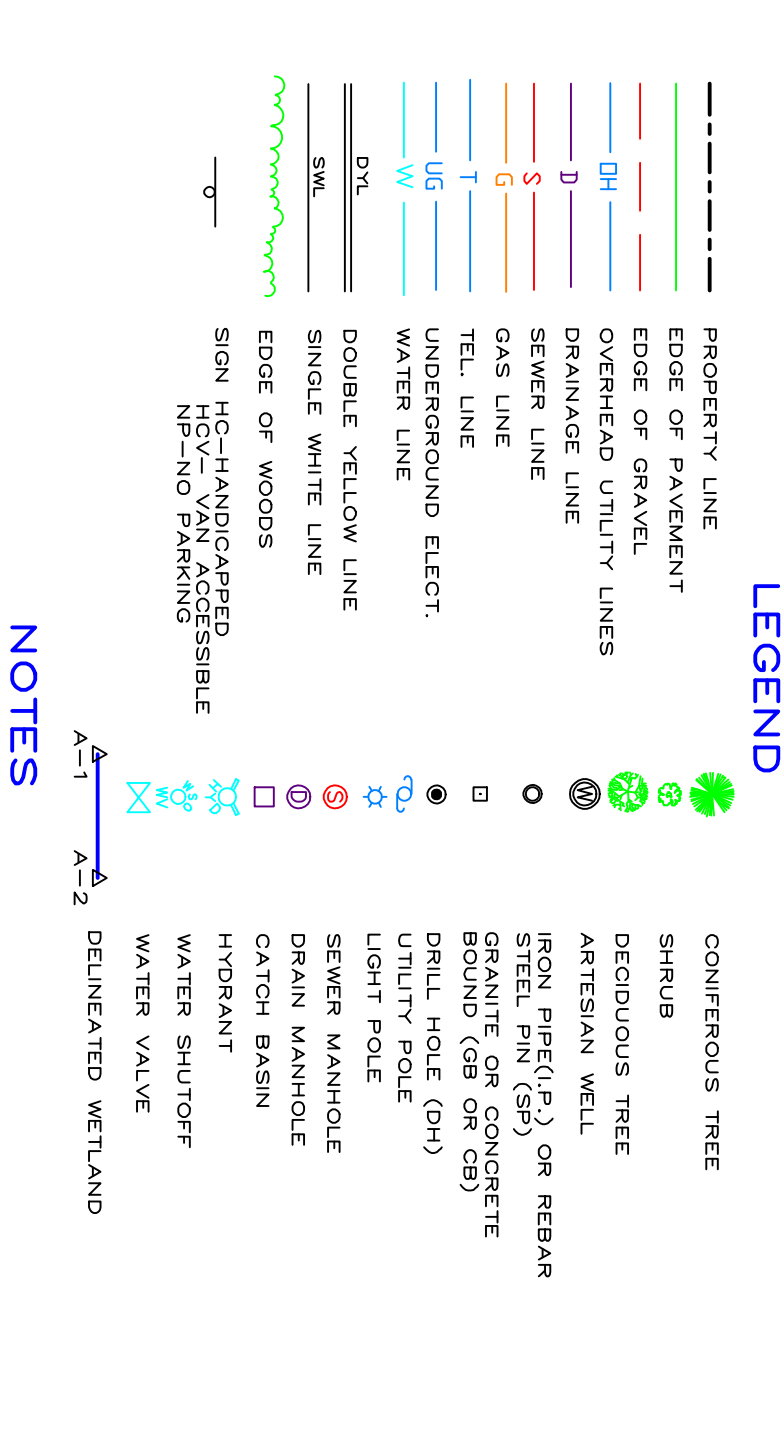
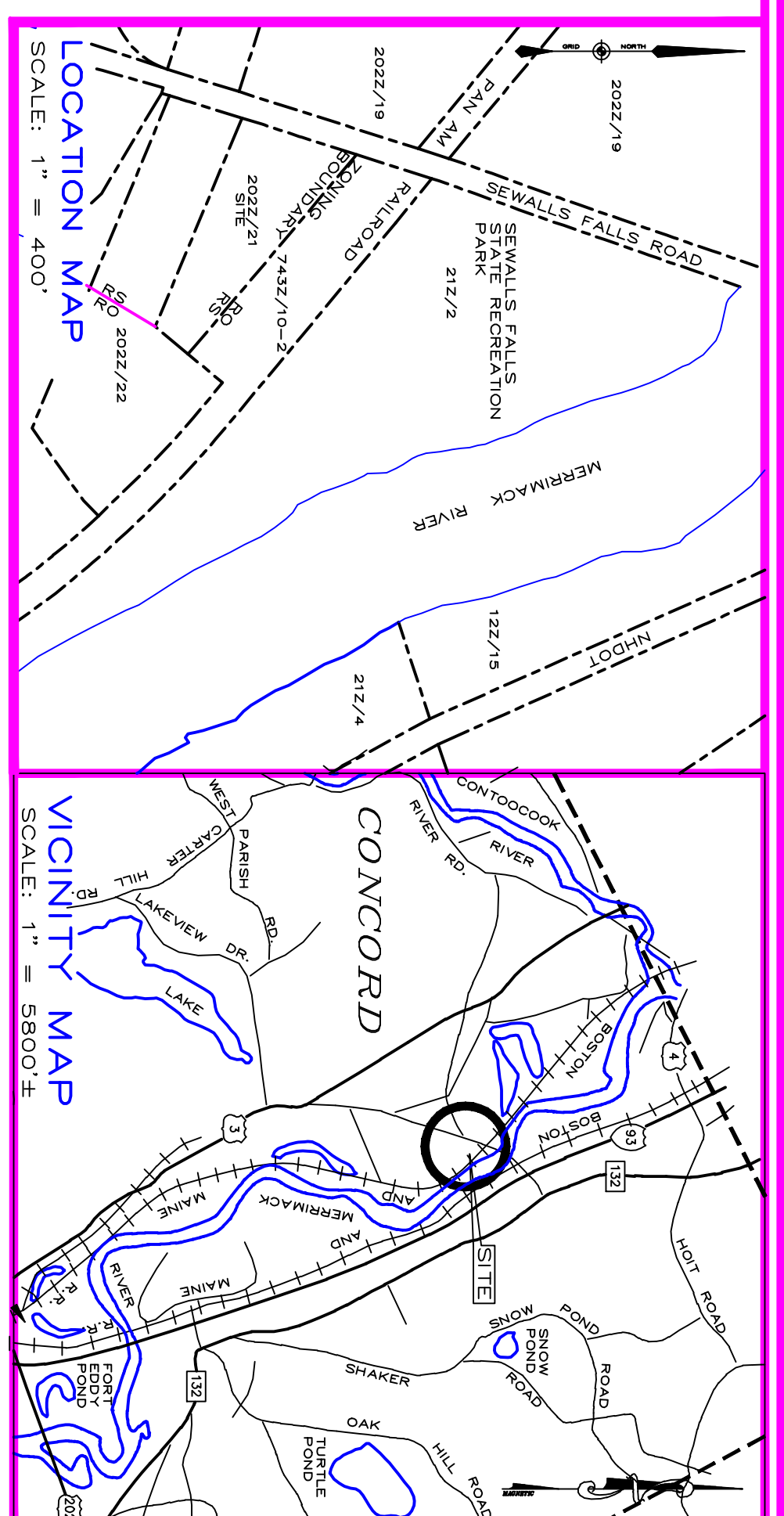
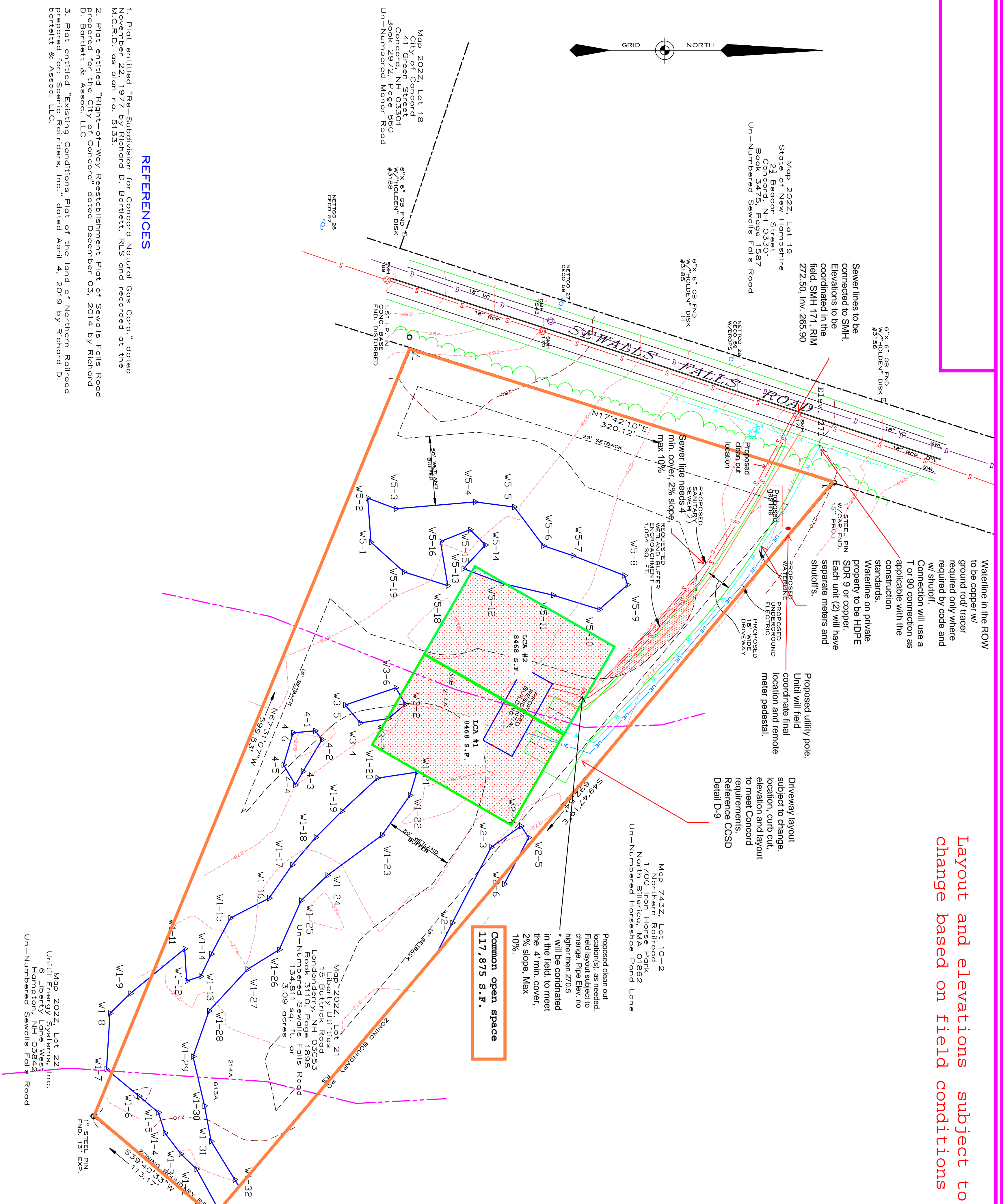


Layout and elevations subject to change based on field conditions



- NOTES**
- Survey by total station on June 18 & 19, 2025. Control Traverse error of closure less than 1:15,000.
 - Horizontal datum is based on New Hampshire State Plane Coordinate System NAD 83 based on GPS observations and OPUS solutions.
 - Vertical datum is based on NAVD 88.
 - Owner of record: Map 2022, Lot 21 Liberty Utilities 15 Buttrick Road Londonderry, NH 03053 Book 3110, Page 1898 Un-Numbered Seawalls Falls Road 134,811 sq. ft. or 3.09 acre.
 - The subject premises is within the Single-Family Residential zoning district. Minimum lot size = 12,500 sq. ft., Minimum buildable area = 10,000 sq. ft., Minimum setbacks: front=25; rear=25; side=15; Maximum lot coverage = 40%.
 - The underground utilities depicted hereon have been located from field observations and/or utility records. The surveyor does not warrant or guarantee that the underground utilities depicted comprise all such utilities in the area, either in service or abandoned. The surveyor further warrants that the location of the utilities is as shown on this plan, and that the location indicated although they are located as accurately as possible from the information available. All contractors should notify in writing, the surveyor, of any underground utilities not shown on this plan, and of any excavation work and call DIG-SAFE at 811.
 - The intent of this plat is to depict a proposed encroachment of a wetland buffer.
 - Wetland delineation by others.
 - The subject premises is served by municipal water and sewer.
 - The subject premises is within flood hazard zone "X". Areas determined to be outside of the 500 year flood plain as shown on the Flood Insurance Rate Map, City of Concord, N.H., Community-Panel No. 33013C533E with a revised date of April 19, 2010. The site does not fall within any F1 or F2 Flood Hazard area or within the flood hazard overlay district.
 - The site is not serviced by wells or septic systems, no state, or federal wetland protection areas, restrictions, and the site does not contain any wetland protection areas.
 - Soil Type: 35B-Chomplain (sandy fine sand 3-8% slopes, 2-4% minimum long term sand 0% slopes, 513A-Cogon (loamy fine sand 0-8% slopes).

REFERENCES

- Plat entitled "Re-Subdivision for Concord Natural Gas Corp." dated November 22, 1977 by Richard D. Bartlett, RLS and recorded at the M.C.R.D. as plan no. 5133.
- Plat entitled "Right-of-Way Reestablishment Plat of Seawalls Falls Road Prepared for the City of Concord" dated December 03, 2014 by Richard D. Bartlett & Assoc. LLC
- Plat entitled "Existing Conditions Plat of the land of Northern Railroad Prepared for: Seawalls Falls Road, Inc." dated April 4, 2019 by Richard D. Bartlett & Assoc. LLC.

LOT SYNOPSIS

Map 2022, Lot 21
 Total Area
 135,811 sq. ft. or 3.09 acres
 Proposed Impervious Area
 21,610 sq. ft.
 7,224 sq. ft.
 Proposed Lot Coverage = 5%

NO.	DATE	REVISION

FOR: RICHARD D. BARTLETT & ASSOCIATES, LLC

RICHARD D. BARTLETT & ASSOCIATES, LLC
 214 North State Street
 Concord, N.H. 03301
 Tel.: (603) 226-6770
 rdb@richardbartlett.com
 www.richardbartlett.com
 LICENSED LAND SURVEYORS

CONDITIONAL USE PERMIT PLAT on the land of LIBERTY UTILITIES

PROJECT: SEAWALLS FALLS ROAD CONCORD, NH
 LOCATION: MAP 2022, LOT 21
 DATE: JUNE, 2025
 JOB NO.: 625,169
 SHEET 1 OF 1

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.

Glick _____ Chair