

Map 202Z, Lot 19  
State of New Hampshire  
21 Beacon Street  
Concord, NH 03301  
Book 3475, Page 1587  
Un-Numbered Sewalls Falls Road

Map 202Z, Lot 18  
City of Concord  
41 Green Street  
Concord, NH 03301  
Book 2972, Page 860  
Un-Numbered Manor Road

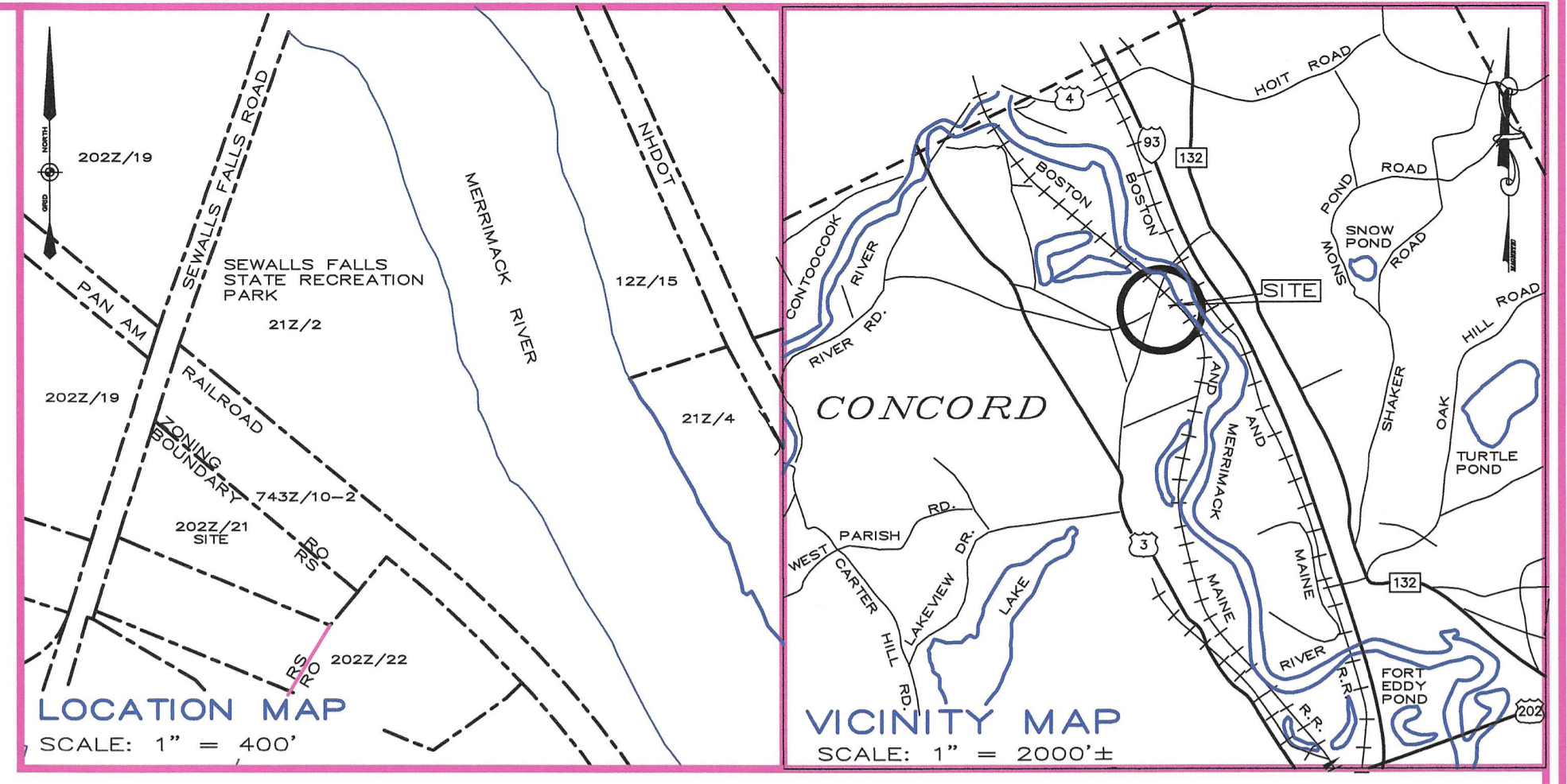
Map 743Z, Lot 10-2  
City of Concord  
41 Green Street  
Concord, NH 03301  
Book 3921, Page 50  
Un-Numbered Horseshoe Pond Lane

Map 202Z, Lot 21  
Eastern Development, LLC  
PO Box 2671  
Concord, NH 03302  
Book 3921, Page 987  
184 Sewalls Falls Road  
134,811 sq. ft. or  
3.09 acres

Map 202Z, Lot 22  
Unit1 Energy Systems, Inc.  
6 Liberty Lane West  
Hampton, NH 03842  
Un-Numbered Sewalls Falls Road

**LEGEND**

- PROPERTY LINE
- EDGE OF PAVEMENT
- OVERHEAD UTILITY LINES
- DRAINAGE LINE
- SEWER LINE
- GAS LINE
- TEL. LINE
- UNDERGROUND ELECT.
- WATER LINE
- DOUBLE YELLOW LINE
- SINGLE WHITE LINE
- EDGE OF WOODS
- SIGN HC-HANDICAPPED
- SIGN VAN ACCESSIBLE
- SIGN NP-NO PARKING
- PERMITTED WETLAND
- BUFFER ENCROACHMENT
- CONIFEROUS TREE
- SHRUB
- DECIDUOUS TREE
- ARTESIAN WELL
- IRON PIPE(I.P.) OR REBAR
- STEEL PIN (SP)
- GRANITE OR CONCRETE BOUND (GB OR CB)
- DRILL HOLE (DH)
- UTILITY POLE
- LIGHT POLE
- SEWER MANHOLE
- DRAIN MANHOLE
- CATCH BASIN
- HYDRANT
- WATER SHUTOFF
- WATER VALVE
- DELINEATED WETLAND



**NOTES**

1. Survey by total station on June 18 & 19, 2025. Control Traverse error of closure less than 1:15,000.
2. Horizontal datum is based on New Hampshire State Plane Coordinate System NAD 83 based on GPS observations and OPUS solutions.
3. Vertical datum is based on NAVD 88.
4. Owner of record: Map 202Z, Lot 21 Eastern Development, LLC PO Box 2671 Concord, NH 03302 Book 3921, Page 987 184 Sewalls Falls Road 134,811 sq. ft. or 3.09 acre.
5. The subject premises is within the Single-Family Residential zoning district, Minimum lot size = 12,500 sq. ft., Minimum buildable area = 6,250 sq. ft., Minimum frontage = 100', Building setbacks: front=25; rear=25; side=15', Maximum lot coverage = 40%.
6. The underground utilities depicted hereon have been located from field survey information and plotted from existing drawings. The surveyor makes no guarantee that the underground utilities depicted comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although they are located as accurately as possible from the information available. The surveyor has not physically located the underground portion of the utilities. All contractors should notify, in writing, any utility company and appropriate governmental agencies prior to any excavation work and call DIG-SAFE at 811.
7. The intent of this plat is to depict a two-unit residential condominium.
8. Wetland delineation by Blue Moon Environmental, Inc PO Box 368 Concord, NH 03302 Nancy Rendall NHCWS #73.
9. The subject premises is served by municipal water and sewer.
10. 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.
11. The site is not serviced by wells or septic systems, there are no restrictions that the land surveyor is aware of, and the site does not contain any water protection areas.
12. Soil Type: 35B-Champlain loamy fine sand 3-8% slopes, 214A-Naumburg loamy sand 05% slopes, 613A-Croghan loamy fine sand 0-8% slopes.
13. The site is not located in the Aquifer Protection (AP) Overlay District.
14. The site is not located in the Shoreland Protection (SP) Overlay District.
15. There are no State or Federal permits required for this application.
16. The site is serviced by municipal sanitary sewer and potable water.
17. This plat is intended to be recorded at the Merrimack County Registry of Deeds.

**REFERENCES**

1. 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.
2. Plat entitled "Right-of-Way Reestablishment Plat of Sewalls Falls Road prepared for the City of Concord" dated December 03, 2014 by Richard D. Bartlett & Assoc. LLC
3. Plat entitled "Existing Conditions Plat of the land of Northern Railroad prepared for: Scenic Railriders, Inc." dated April 4, 2019 by Richard D. Bartlett & Assoc. LLC.

**WETLAND MAPPING NOTES:**

1. Wetland boundaries as flagged were delineated on April 19, 2024 by Nancy B. Rendall, NH Certified Wetland Scientist, #073 and represent site conditions at that time.
2. Wetland delineation was performed to the standards in the "Regional Supplement to the Corps of Engineers Wetland Delineation Manual Northeast and Northwest Region (Version 2.0), USACE, January, 2012."
3. Hydric soils were determined in accordance with the protocol in "Field Indicators of Hydric Soils in the United States - A Guide for Identifying and Delineating Hydric Soils, NRCS, Version 8.0, 2016" and "Version 4 of the Field Indicators for Identifying Hydric Soils in New England."
4. Determination of wetland vegetation was assessed using the National Wetland Plant List, Version 3.3, U.S. Army Corps of Engineers 2021.
5. Wetlands were classified using the USFWS Methodology, "Classification of Wetlands and Deepwater Habitats, Cowardin, et al, 1979."

**LOT SYNOPSIS**  
Map 202Z, Lot 21  
Total Area  
135,811 sq. ft. or 3.09 acres  
Wetland Area  
21,811 sq. ft.  
Proposed Impervious Area  
7,224 sq. ft.  
Proposed Lot Coverage = 5%

**PLANNING BOARD CONDITIONS**

The development is subject to all subsequent conditions of Planning Board approval Case dated \_\_\_\_\_

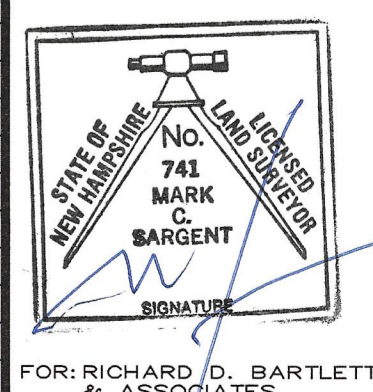
**WAIVERS**

Based on Planning Board approval date of \_\_\_\_\_

**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 \_\_\_\_\_

"I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR THOSE UNDER MY DIRECT IMMEDIATE SUPERVISION, AND DEPICTS A SURVEY CONDUCTED WITH A TOTAL STATION HAVING AN URBAN CLASSIFICATION AND A MINIMUM ERROR OF CLOSURE LESS THAN 1:10,000."  
SIGNATURE: [Signature] LICENSE NO. 741 DATE: 4/23/20  
"I HEREBY CERTIFY THAT THIS PLAN FULLY AND ACCURATELY DEPICTS THE LOCATION AND DIMENSIONS OF THE LAND AND EXISTING IMPROVEMENTS SHOWN THEREON AND, TO THE EXTENT FEASIBLE, ALL EASEMENTS APPURTENANT THERETO, THAT ALL UNITS DEPICTED THEREON AS COMPLETED HAVE BEEN SUBSTANTIALLY COMPLETED AND THAT THIS PLAN COMPLIES WITH THE PROVISIONS OF RSA 356-B:20"  
SIGNATURE: [Signature] LICENSE NO. 741 DATE: 4/23/20

NO.	DATE	REVISION



**RICHARD D. BARTLETT**  
& ASSOCIATES  
A Division of Esobis  
18 Chenell Drive  
Concord, NH 03301  
T(603) 224-4182

**CONDOMINIUM SITE PLAN**  
of the land of  
**EASTERN DEVELOPMENT, LLC**  
PROJECT: 184 SEWALLS FALLS ROAD  
LOCATION: CONCORD, NH MAP 202Z, LOT 21  
GRAPHIC SCALE: 0' 40' 80'  
DATE: APRIL, 2026  
JOB NO.: 426022  
SHEET 1 OF 1