

48 CURRIER ROAD SUBDIVISION

TAX MAP 711Z LOT 6 · 48 CURRIER ROAD · CONCORD · NEW HAMPSHIRE

SUBDIVISION PLANS

MAY 20, 2026

PREPARED FOR

LIBERTY WOODS, LLC
118 PALMER ROAD
CANDIA, NH 03034

PREPARED BY

FUSS & O'NEILL

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PROJECT TEAM

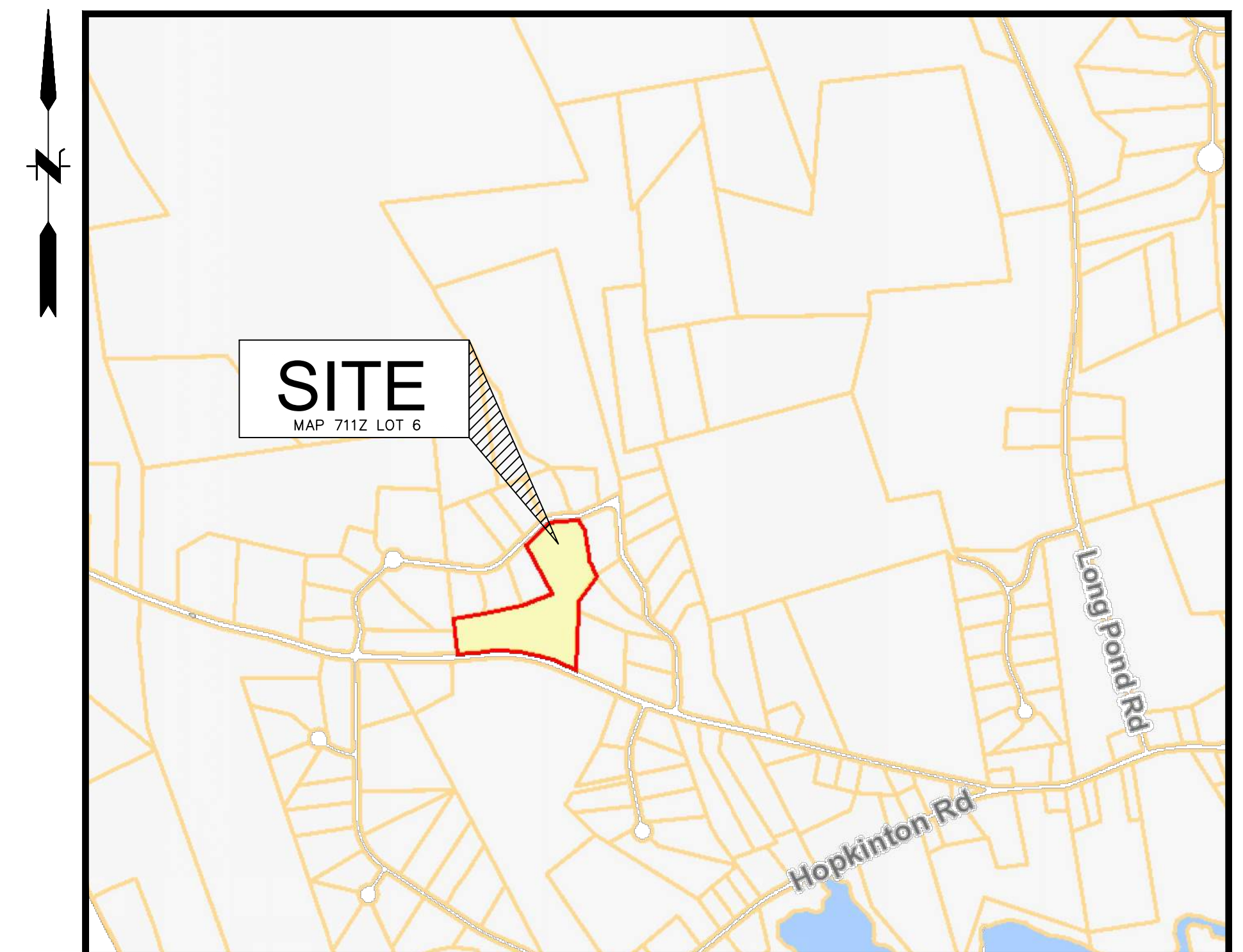
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LOCATION MAP
SCALE: 1" = 500'



THE LOCATION OF ANY UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. FUSS & O'NEILL MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UTILITIES SHOWN. 72 HOURS PRIOR TO ANY EXCAVATION ON SITE, THE CONTRACTOR SHALL CONTACT DIG-SAFE AT 1-888-DIG-SAFE.

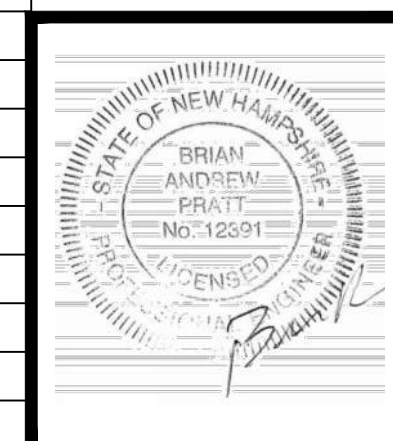
NPDES NOTE:

THIS PROJECT HAS TWO DISTINCT / SEPARATE LAND DISTURBANCES. LOT 6-1 DISTURBS 22,500 ± SF (0.52 AC) AND LOT 6-2 DISTURBS 30,800 ± SF (0.71 ± AC) OF LAND. SINCE NEITHER INDIVIDUAL LAND DISTURBANCE EXCEEDS THE NPDES THRESHOLD AMOUNT OF 43,560 SF (1 AC), THE PROJECT IS NOT REQUIRED TO OBTAIN NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT COVERAGE FOR DISCHARGES TO WATERS OF THE UNITED STATES, AS ISSUED BY THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY (EPA). THE OWNER/DEVELOPER AND "OPERATOR" (GENERAL CONTRACTOR) ARE NOT REQUIRED TO PREPARE AND SUBMIT A NOTICE OF INTENT (NOI) TO THE EPA PRIOR TO THE START OF CONSTRUCTION AND ARE NOT REQUIRED TO PREPARE AND IMPLEMENT A STORM WATER POLLUTION AND PREVENTION PLAN (SWPPP) MEETING THE REQUIREMENTS OF THE CURRENT NPDES PERMIT.

NO.	DATE	DESCRIPTION	DESIGNER	REVIEWER
8				
7				
6				
5				
4				
3				
2				
1			ARS	BAP

PERMITTING

	PERMIT NO.	DATE APPROVED	DATE EXPIRES
CITY OF CONCORD			
SUBDIVISION			
WAIVERS			
STATE OF NEW HAMPSHIRE			
WETLAND IMPACT	2026-00624	5.15.2026	5.15.2031
NHDOT DRIVEWAY PERMIT	05-099-0036	4.2.2024	
NHDES SEPTIC SUBDIVISION			
NHDES SEPTIC			



PROJ. No.: 120.26000125.000
DATE: 5.20.2026

GI-001

LEGEND	
EXIST	PROP
	PROPERTY LINE/RIGHT-OF-WAY
	CENTERLINE
	LIMIT OF DISTURBANCE
	EASEMENT
	BUILDING SETBACK
	STATE HIGHWAY BASELINE
	BASELINE
	ZONING LINE
	EDGE OF WATER
	WETLAND LINE
	BUFFER ZONE
	WETLAND SYMBOL
	GRAVEL ROAD
	EDGE OF PAVEMENT
	BITUMINOUS CURB
	CONCRETE CURB
	SLOPED GRANITE CURB
	VERT. GRAN. CURB
	LIMIT OF CURB TYPE
	SAW CUT
	MATCH LINE
	SOLID WHITE LINE
	SOLID YELLOW LINE
	BROKEN WHITE LINE
	BROKEN YELLOW LINE
	SOLID WHITE CHANNELIZING LINE
	SOLID YELLOW CHANNELIZING LINE
	DOUBLE YELLOW LINE
	STOP LINE
	GUARD RAIL
	STOCKADE FENCE
	WIRE FENCE
	CHAIN LINK FENCE
	TREE LINE
	SHRUB LINE
	STONE WALL
	RETAINING WALL
	MINOR CONTOUR
	MAJOR CONTOUR
	TOP OF SLOPE
	BOTTOM OF SLOPE
	BUILDING
	BOLLARD
	SIGN
	DOUBLE SIGN
	PARKING METER
	PARKING COUNT
	CROSSWALK
	CONC. PAVEMENT
	HANDICAP RAMP
	HANDICAP PARKING
	VAN-ACCESSIBLE HANDICAP PARKING
	TOP & BOTTOM ELEVATION
	SPOT ELEVATION W/LEADER
	SPOT ELEVATION
	SOIL BORING
	MONITORING WELL
	TEST PIT LOCATION
	IRON PIPE
	DRILL HOLE
	IRON PIN
	MONUMENT
	MAIL BOX
	CONTROL POINT
	SILT FENCE
	HAYBALES
	STORM DRAINAGE PIPE
	ELECTRIC/DATA LINE
	FOUNDATION DRAIN
	SANITARY SEWER PIPE
	OVERHEAD WIRES
	WATER MAIN
	UNDERGROUND GAS

LEGEND (CONT.)	
EXIST	PROP
	UNDERGROUND TELEPHONE
	UNDERGROUND ELECTRIC
	FOUNDATION DRAIN
	CABLE LINE
	RIPRAP
	SANITARY MANHOLE
	STORM MANHOLE
	ELECTRIC MANHOLE
	TELEPHONE MANHOLE
	CATCH BASIN
	FLAT TOP CATCHBASIN
	DOUBLE CATCHBASIN
	WATER VALVE
	FIRE HYDRANT
	UTILITY POLE
	BOLLARD/POST
	SIGN
	GAS GATE
	LIGHTPOLE
	FLARED END
	DECIDUOUS TREE

ABBREVIATIONS GENERAL	
APPROX. APPROXIMATE	R&D REMOVE AND DISPOSE
BIT. BITUMINOUS	R&R REMOVE AND RESET
PROP PROPOSED	R&S REMOVE AND STACK
EX EXISTING	TYP TYPICAL
BW BOTTOM OF WALL	CB CATCH BASIN
TW TOP OF WALL	SMH SEWER MANHOLE
BC BOTTOM OF CURB	DMH DRAIN MANHOLE
TC TOP OF CURB	CMP CORRUGATED METAL PIPE
CC CONCRETE CURB	DCB DOUBLE CATCH BASIN
VGC VERTICAL GRANITE CURB	DI DUCTILE IRON PIPE
SCC SLOPED GRANITE CURB	F&G FRAME AND GRATE
BCC BITUMINOUS CONCRETE CURB	F&C FRAME AND COVER
EL ELEVATION	HDPE HIGH DENSITY POLYETHYLENE PIPE
MAX MAXIMUM	PVC POLYVINYL CHLORIDE PIPE
MIN MINIMUM	RCP REINFORCED CONCRETE PIPE
NTS NOT TO SCALE	RD ROOF DRAIN
TOS TOP OF SLOPE	HYD HYDRANT
BOS BOTTOM OF SLOPE	INV INVERT ELEVATION
REM REMOVE	

TEST PIT DATA	
TP 1 0-6 ORGANIC 6-31' 10YR 5/6 GRANULAR FRIABLE FSL 31-53 2.5Y 4/3 FIRM PLATEY, SILTY ESHW 53 ROOTS 36	TP2 0-5 ORGANIC 6-32 10YR5/6 FSL LOOSE GRAN 32-50 2.5Y4/3 FIRM, PLATEY, SILTY ESHW 32
TP3 SAME AS TP2 6-26 10YR5/6 FSL LOOSE GRANULAR 26-36 2.5Y4/3 FIRM, PLATEY, SILTY ESHW 26 SEEPS 26	TP4 0-5 ORGANIC 5-60 10YR 6/8 GRANULAR FRIABLE NO SHWT - VERY BONEY ROOTS 30
TP5 0-6 ORGANIC 6-55 SANDY GRANULAR FSL 10YR5/8 BONEY AT BOTTOM ESHW - 53 SOME BOULDERS ROOTS 33	TP6 0-6 - ORGANIC 6-28 GRANULAR FRIABLE 10YR 5/6 FSL 28-48 FIRM, PLATEY 10YR 4/2 SILTY 48-53 GRANULAR FRIABLE FSL 10YR5/6 OBS WATER 35 ESHW 27

GENERAL PLAN NOTES:

- SYMBOLS AND LEGENDS OF PROJECT FEATURES ARE GRAPHIC REPRESENTATIONS AND ARE NOT NECESSARILY SHOWN ON THE DRAWINGS TO SCALE OR TO THEIR ACTUAL DIMENSION OR LOCATION. COORDINATE DETAIL SHEET DIMENSIONS, MANUFACTURERS' LITERATURE, SHOP DRAWINGS AND FIELD MEASUREMENTS OF SUPPLIED PRODUCTS FOR LAYOUT OF THE PROJECT FEATURES.
- DO NOT RELY SOLELY ON ELECTRONIC VERSIONS OF DRAWINGS, SPECIFICATIONS, AND DATA FILES THAT ARE PROVIDED BY THE ENGINEER. FIELD VERIFY LOCATION OF PROJECT FEATURES.
- SITE WORK SHALL BE CONSTRUCTED FROM A COMPLETE SET OF PLANS, NOT ALL FEATURES ARE DETAILED ON EVERY PLAN. THE ENGINEER IS TO BE NOTIFIED OF ANY CONFLICT WITHIN THIS PLAN SET. ALL PLAN SHEETS WILL BE ON FILE AT THE CITY OF CONCORD.

REGULATORY REQUIREMENTS

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SECURITY AND JOB SAFETY. ALL CONSTRUCTION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST OSHA STANDARDS, STATE AND LOCAL REQUIREMENTS, AND CITY OF CONCORD REQUIREMENTS, POLICIES, AND SPECIFICATIONS.
- CONTRACTOR TO CREATE TRAFFIC CONTROL PLAN FOR REVIEW AND APPROVAL WITH THE APPROPRIATE LOCAL AND/OR STATE AGENCIES PRIOR TO START OF CONSTRUCTION, AS APPLICABLE.

DEMOLITION

- REMOVE AND DISPOSE OF EXISTING UTILITIES, FOUNDATIONS, PAVEMENT, UNSUITABLE MATERIAL, STUMPS, AND OTHER DEMOLITION DEBRIS AS DESCRIBED IN THE PLANS AND SPECIFICATIONS UNLESS OTHERWISE NOTED.
- REMOVE AND DISPOSE OF EXISTING DEMOLITION MATERIALS IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, ORDINANCES AND STATUTES.
- NO CHANGES ARE PROPOSED OUTSIDE OF THE VISIBLE CONTENT PRESENTED ON THIS PLAN.
- ANY BUILDING TO BE REMOVED FROM THE SITE MUST HAVE A DEMOLITION PERMIT.

NHDES INVASIVE SPECIES NOTES

- IF INVASIVE SPECIES ARE ENCOUNTERED ON SITE THEY SHOULD BE REMOVED ACCORDING TO NHDES REQUIREMENTS.
- THE CONTRACTOR SHALL TAKE STEPS TO PREVENT THE SPREAD OF INVASIVE PLANT, INSECT, AND FUNGAL SPECIES BY MEETING THE REQUIREMENTS AND INTENT OF RSA 430:53 AND AGR 3800 RELATIVE TO INVASIVE SPECIES.
[HTTP://GENCOURT.STATE.NH.US/RULES/STATE_AGENCIES/AGR3800.HTML](http://gencourt.state.nh.us/rules/state_agencies/AGR3800.html)

SOILS

SYMBOL	SOIL NAME	HYDROLOGIC SOIL GROUP
480C	MILLSITE, WOODSTOCK, HENNIKER COMPLEX, 8 TO 15 PERCENT SLOPES	C
43B	CANTON, FINE SANDY LOAM 0 TO 8 PERCENT SLOPES	B

SITE, GRADING & DRAINAGE NOTES:

- THE PURPOSE OF THE SITE, GRADING & DRAINAGE PLAN IS TO ILLUSTRATE THE PROPOSED SITE IMPROVEMENTS ASSOCIATED WITH THE CONSTRUCTION A SINGLE FAMILY HOME WITH DRIVEWAY.
- THE SUBJECT PROPERTY IS ZONED RO, OPEN SPACE RESIDENTIAL. SEE SUBDIVISION PLANS FOR DIMENSIONAL LOT REQUIREMENTS.
- ALL PLAN SHEETS WILL BE ON FILE AT THE CITY OF CONCORD PLANNING DEPARTMENT.
- SITE WORK SHALL BE CONSTRUCTED FROM A COMPLETE SET OF PLANS, NOT ALL FEATURES ARE DETAILED ON EVERY PLAN. THE ENGINEER IS TO BE NOTIFIED OF ANY CONFLICT WITHIN THIS PLAN SET.
- IF DURING CONSTRUCTION, IT BECOMES APPARENT THAT DEFICIENCIES EXIST IN THE APPROVED DRAWINGS, THE OWNER SHALL BE REQUIRED TO CORRECT THE DEFICIENCIES TO MEET THE REQUIREMENTS OF THE REGULATIONS AT NO EXPENSE TO THE CITY.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE THEMSELVES WITH THE SITE AND EXISTING CONDITIONS SURROUNDING IT AND THEREON. THE CONTRACTOR SHALL ADVISE THE APPROPRIATE AUTHORITY OF HIS INTENTIONS AT LEAST 48 HOURS IN ADVANCE.
- THE CONTRACTOR SHALL BID AND PERFORM THE WORK IN ACCORDANCE WILL ALL LOCAL, STATE AND NATIONAL CODES, SPECIFICATIONS, REGULATIONS, AND STANDARDS.
- THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR CONDITIONS AT THE SITE. THESE PLANS, PREPARED BY FUSS & O'NEILL, INC. DO NOT EXTEND TO OR INCLUDE SYSTEM PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR THEIR EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE SEAL OF THE SURVEYOR OR ENGINEER HERE ON DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEM THAT MAY NOW OR HEREAFTER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PREPARE OR OBTAIN THE APPROPRIATE SAFETY SYSTEM WHICH MAY BE REQUIRED BY THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND/OR LOCAL REGULATIONS.
- WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS, IN CASE OF CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWING AND/OR SPECIFICATION, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY FOR CLARIFICATIONS.
- THE CONTRACTOR SHALL MAINTAIN EMERGENCY ACCESS TO ALL AREAS AFFECTED BY THEIR WORK AT ALL TIMES.
- IF AN ERROR OR OMISSION IN THESE PLANS IS DISCOVERED BY THE CONTRACTOR, THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD IMMEDIATELY IN WRITING FOR DIRECTION ON HOW TO PROCEED. THE CONTRACTOR SHALL DISCONTINUE WORK IN THE AFFECTED PROJECT AREA UNTIL AGREEMENT HAS BEEN REACHED WITH THIS FIRM ON CORRECTIVE ACTION.
- ALL CONSTRUCTION SHALL CONFORM WITH THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION (NHDT) "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" AND WITH THE CITY OF CONCORD STANDARD SPECIFICATIONS FOR CONSTRUCTION. THE MORE STRINGENT SPECIFICATIONS SHALL APPLY.
- TEMPORARY BENCH MARKS WILL NEED TO BE SET BY A LICENSED LAND SURVEYOR AND THE CONTRACTOR SHALL VERIFY TEMPORARY BENCH MARKS (TBM) PRIOR TO CONSTRUCTION AND NOTIFY THE CERTIFIED LAND SURVEYOR OF ANY DISCREPANCIES.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM THE LOCATION OF EXISTING FEATURES BOTH ABOVE GROUND AND BELOW. NO GUARANTEE IS MADE BY THIS OFFICE OR INDIVIDUALS OF LOCATION OF EXISTING FEATURES. IF UNDERGROUND UTILITIES ARE SHOWN, THEY APPROXIMATE BASED ON AVAILABLE REFERENCES PLANS, SEE SUBDIVISION PLANS.
- ALL DRAINAGE STRUCTURES IN PAVEMENT SHALL HAVE RIMS SET TO FINISH GRADE REGARDLESS OF ANY ELEVATIONS OTHERWISE SHOWN, AS APPLICABLE. THE CONTRACTOR SHALL FIRST CONFIRM ANY DISCREPANCY WITH THE ENGINEER.
- DRAINAGE PIPE LENGTHS NOTED ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL STABILIZE ALL DITCHES, SWALES, AND PONDS PRIOR TO DIRECTING STORM WATER RUN-OFF TO THEM.
- ALL EXCAVATIONS SHALL BE THOROUGHLY SECURED ON A DAILY BASIS BY THE CONTRACTOR AT THE COMPLETION OF CONSTRUCTION OPERATIONS IN THE IMMEDIATE AREA.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL EROSION AND SEDIMENT CONTROL DEVICES AS SHOWN IN THE PLANS THROUGHOUT THE DURATION OF THE PROJECT IN ACCORDANCE WITH APPLICABLE NHDES STANDARDS. THE LOCATIONS SHOWN ON THE PLANS AND DETAILS ARE PROVIDED AS A GUIDE ONLY. THE CONTRACTOR SHALL PROVIDE ADDITIONAL SEDIMENT AND EROSION CONTROLS AND MAINTAIN THEM IN A FUNCTIONING ORDER, AS REQUIRED BY THE ACTUAL SITE CONDITIONS.
- IF, DURING CONSTRUCTION, IT BECOMES APPARENT THAT ADDITIONAL EROSION CONTROL MEASURES ARE REQUIRED TO STOP ANY EROSION ON THE CONSTRUCTION SITE, THE PROPERTY OWNER SHALL BE REQUIRED TO INSTALL THE NECESSARY EROSION PROTECTION AT NO EXPENSE TO THE CITY OF MANCHESTER.
- ALL PROPOSED AND EXISTING CATCH BASINS, OUTLET CONTROL STRUCTURES OR INLET PIPES, THAT MAY RECEIVE STORMWATER RUNOFF FROM THE DEVELOPMENT DURING CONSTRUCTION, SHOULD BE OUTFITTED WITH INLET PROTECTION.
- INSTALL UNDERDRAIN IN ALL CUT SECTIONS. DAYLIGHT TO STORMWATER BASIN, SWALE, OR CONNECT TO CATCH BASIN, IF AVAILABLE, AS REQUIRED.
- FLUSH CLEAN AND REMOVE ALL DEBRIS OF EXISTING AND PROPOSED CULVERTS DURING AND POST CONSTRUCTION.
- INSPECT EXISTING CONDITION OF ALL PIPES/CULVERTS/HEADWALLS DURING CONSTRUCTION, REPLACE AS NECESSARY.
- IF LEDGE IS DISCOVERED DURING EXCAVATION, REMOVE LEDGE A MINIMUM OF TWO (2) FEET BELOW GRAVELS AND REPLACE WITH SAND.
- REMOVE ALL UNSUITABLE MATERIALS ENCOUNTERED DURING EXCAVATIONS AND REPLACE WITH SUITABLE FILL. CONTRACTOR TO COORDINATE ADDITIONAL TEST BORINGS, TEST PITS, AND COORDINATE WITH A GEOTECHNICAL ENGINEER, IF NECESSARY.
- INSTALL EROSION CONTROL BLANKETS ON ALL GRADED SLOPES GREATER THAN 3:1, IF APPLICABLE. ALL EROSION CONTROL BLANKETS SHALL BE WILDLIFE FRIENDLY WITH NO PLASTIC OR WELDS.
- LOAM AND SEED ALL DISTURBED AREAS NOT OTHERWISE COVERED BY LANDSCAPE MATERIAL, MULCH, RIPRAP, BUILDING OR PAVEMENT, PER DETAIL LOCATED WITHIN THIS PLAN SET.

29. SEE OTHER PLAN SHEETS FOR RELATED NOTES AND ASSOCIATED INFORMATION.
30. ALL HDPE PIPE MUST BE DUAL WALLED ADS N-12 OR APPROVED EQUAL.

EROSION AND SEDIMENT CONTROL, AND BUFFER IMPACT PLAN NOTES:

- THE PURPOSE OF THIS PLAN IS TO SHOW EROSION AND SEDIMENT CONTROL PRACTICES FOR THE PROPOSED DEVELOPMENT AND THE PROPOSED WETLAND BUFFER IMPACTS.
- INSTALL EROSION CONTROL MEASURES PRIOR TO STARTING ANY WORK ON THE SITE. REFER TO THE EROSION AND SEDIMENT CONTROL DRAWINGS.
- IMPLEMENT ALL NECESSARY MEASURES REQUIRED TO CONTROL STORMWATER RUNOFF, DUST, SEDIMENT, AND DEBRIS FROM EXITING THE SITE. PERFORM CORRECTIVE ACTION AS NEEDED FOR EROSION CLEANUP AND REPAIRS TO OFF SITE AREAS, IF ANY, AT NO COST TO OWNER.
- INSTALL EROSION CONTROL BLANKETS ON ALL SLOPES GREATER THAN 3:1.
- INSPECT AND MAINTAIN EROSION CONTROL MEASURES PER THE SCHEDULE IN THE APPROVED SWPPP. DISPOSE OF SEDIMENT IN AN UPLAND AREA. DO NOT ENCUMBER OTHER DRAINAGE STRUCTURES AND PROTECTED AREAS.
- PERFORM CONSTRUCTION SEQUENCING IN SUCH A MANNER TO CONTROL EROSION AND TO MINIMIZE THE TIME THAT EARTH MATERIALS ARE EXPOSED BEFORE THEY ARE COVERED, SEED, OR OTHERWISE STABILIZED.
- UPON COMPLETION OF CONSTRUCTION AND ESTABLISHMENT OF PERMANENT GROUND COVER, REMOVE AND DISPOSE OF TEMPORARY EROSION CONTROL MEASURES. CLEAN SEDIMENT AND DEBRIS FROM TEMPORARY MEASURES AND FROM PERMANENT STORM DRAIN.

STORMWATER MAINTENANCE NOTES:

- PIPES AND OUTLET STRUCTURES
- AT A MINIMUM, IT IS RECOMMENDED THAT OUTLET STRUCTURES BE INSPECTED AT LEAST TWICE ANNUALLY, ONCE FOLLOWING SNOW-MELT AND ONCE FOLLOWING LEAF-DROP, AND CLEANED AS INDICATED BY INSPECTION.
- SEDIMENT SHOULD BE REMOVED WHEN IT APPROACHES HALF THE SUMP DEPTH.
- IF FLOATING HYDROCARBONS ARE OBSERVED DURING AN INSPECTION, THE MATERIAL SHOULD BE REMOVED IMMEDIATELY BY SKIMMING, ABSORBENT MATERIALS, OR OTHER METHOD AND DISPOSED IN CONFORMANCE WITH APPLICABLE STATE AND FEDERAL REGULATIONS.
- REMOVE ALL DEBRIS FROM PIPE INLETS AND OUTLETS.
- MAINTAIN, REPAIR OR REPLACE INLET CONTROLS

INFILTRATION POND AND SWALES

- INSPECT PERIODICALLY AND AT LEAST ANNUALLY FOR SEDIMENT ACCUMULATION AND EROSION.
- REMOVE SEDIMENT, TRASH, AND DEBRIS AT INSPECTION.
- MOW VEGETATED CHANNELS AT LEAST ONCE PER YEAR (NO SHORTER THAN 4 INCHES).
- REPAIR ERODED AREAS, REMOVE INVASIVE SPECIES AND DEAD VEGETATION, AND RESEED WITH APPLICABLE GRASS MIX AS WARRANTED BY INSPECTION.

OUTLET PROTECTION

- INSPECT OUTLET PROTECTION ANNUALLY FOR DAMAGE AND DETERIORATION.
- REPAIR DAMAGE OR DISPLACED STONE IMMEDIATELY.

SCALE:	HORIZ:	VERT:	DATUM:	HORIZ:	VERT:	NO.	DATE	DESIGNER	REVIEWER
FUSS & O'NEILL 50 COMMERCIAL STREET MANCHESTER, NH 03101 www.fandco.com									
TM 711Z LOT 6 LIBERTY WOODS, LLC GENERAL NOTES PLAN 48 CURRIER ROAD SUBDIVISION CONCORD NEW HAMPSHIRE									
PROJ. No. 120.26000125.000 DATE: 5.20.2026									
CN-001									

NOTES

- 1) THE PURPOSE OF THIS PLAN IS TO DEPICT THE SUBDIVISION OF MAP 711Z LOT 6, LOCATED AT 48 CURRIER ROAD IN CONCORD, NEW HAMPSHIRE
- 2) THIS PLAN IS BASED ON FIELD CONDITIONS AND RECORD EVIDENCE LAST OBSERVED IN SEPTEMBER OF 2025.
- 3) SURVEY MONUMENTS DEPICTED AS 'TO BE SET' SHALL BE SET OR BONDED PRIOR TO THE CONCORD PLANNING BOARD SIGNING OF THIS PLAT.
- 4) THIS PLAN IS INTENDED TO BE AT THE DEPICTED SCALE/S WHEN PLOTTED ON ANSI D (22x34) SIZE PAPER.
- 5) AS REQUIRED BY SECTION 28.04, EXISTING TREES AND STANDS OF TREES SHALL BE PRESERVED AS MUCH AS POSSIBLE. WHERE THE REMOVAL OF EXISTING TREES IS REQUIRED, ONE STREET TREE SHALL BE PLANTED FOR EVERY 50' OF FRONTAGE.

PLAN OF REFERENCE

- 1) "CORRECTIVE SUBDIVISION PLAN 'ABBOTT HILL SUBDIVISION, PHASE III,' ASSESSORS MAP 99 BLOCK 2 LOTS 9, 13, 83, & 91, CURRIER ROAD, CONCORD, NEW HAMPSHIRE"; PREPARED FOR: JEFFREY C. PROCTOR, LESLIE J. MILLS REV TRUST, AND TIMOTHY & JAYNE GOLDE; PREPARED BY: GOLDE PLANNING & DESIGN, INC.; DATED: JAN. 1, 2007; SCALE: 1"=100'. SEE MCRD PLAN No. 18298.

FEMA

THIS PARCEL OF LAND (MAP 711Z LOT 6) DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS INTERPOLATED FROM THE FEMA FLOOD INSURANCE RATE MAP (FIRM) FOR MERRIMACK COUNTY, NEW HAMPSHIRE (ALL JURISDICTIONS) #33013C0530E, HAVING AN EFFECTIVE DATE OF APRIL 19, 2010.

STATE

- 1) NHDES SUBDIVISION APPROVAL: PENDING
- 2) NHDOT DRIVEWAY PERMIT: PENDING
- 3) NO MATERIAL CONTAINING ANY LIVING OR VIABLE PORTION OF PLANTS ON THE NEW HAMPSHIRE PROHIBITED INVASIVE SPECIES LIST (ARC3800 TABLE 3800.1) SHALL BE TRANSPORTED TO OR FROM CONSTRUCTION SITES WITHOUT NOTIFICATION AND APPROVAL FROM THE NEW HAMPSHIRE DEPARTMENT OF AGRICULTURE PER RSA 430:55

TOPOGRAPHIC NOTE:

THE TOPOGRAPHY SHOWN ON THIS PLAN IS A COMBINATION OF AN ON-THE-GROUND TOPOGRAPHICAL FIELD SURVEY IN CONJUNCTION WITH LIDAR OBTAINED FROM NHGRANT.

WETLAND NOTE:

JURISDICTIONAL WETLAND BOUNDARIES SHOWN ON THIS PLAN WERE DELINEATED ON DECEMBER 27 & 29, 2022 BY JOHN ST. JOHN, CWS #221; IN ACCORDANCE WITH THE TECHNIQUES OUTLINED IN THE MOST RECENT CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL AND REGIONAL SUPPLEMENTS FOR IDENTIFYING HYDRIC SOILS AND VEGETATION.

ZONING

RO (OPEN SPACE RESIDENTIAL DISTRICT) MINIMUM:
 LOT AREA: 2.00 ACRES
 BUILDABLE AREA: 20,000 Sq. Ft.
 FRONTAGE: 200'
 SETBACKS:
 FRONT - 50'
 SIDE - 40'
 REAR - 50'
 WETLANDS > 3,000 Sq. Ft. IN SIZE - 50'

DATUM

HORIZONTAL: NAD83-2011
 VERTICAL: NAVD88 - GEOID18

TABULATION TABLE

LOT	6	6-1	6-2
ZONING	RO	RO	RO
ORIGINAL LOT AREA	641,299 Sq.Ft. (14.722 Ac.)		
NEW LOT AREA	123,021 Sq.Ft. (2.824 Ac.)	149,540 Sq.Ft. (3.433 Ac.)	368,738 Sq.Ft. (8.465 Ac.)
WETLAND AREA	20,911 Sq.Ft.	38,284 Sq.Ft.	64,635 Sq.Ft.
15%-25% SLOPES	39,800 Sq.Ft.	45,203 Sq.Ft.	124,845 Sq.Ft.
>25% SLOPES	23,907 Sq.Ft.	44,102 Sq.Ft.	99,511
BUILDABLE AREA	72,526 Sq.Ft.	34,052 Sq.Ft.	122,398 Sq.Ft.
USABLE AREA	28,982 Sq.Ft.	16,150 Sq.Ft.	72,679 Sq.Ft.
DWELLING FOOTPRINT	1,356 Sq.Ft.	1,735 Sq.Ft.	1,735 Sq.Ft.
*BASEMENT	0 Sq.Ft.	253 Sq.Ft.	253 Sq.Ft.
FIRST FLOOR	996 Sq.Ft.	1,735 Sq.Ft.	1,735 Sq.Ft.
SECOND FLOOR	996 Sq.Ft.	1,111 Sq.Ft.	1,111 Sq.Ft.
BUILDING USE	RESIDENTIAL (SINGLE-FAMILY)	RESIDENTIAL (SINGLE-FAMILY)	RESIDENTIAL (SINGLE-FAMILY)
IMPERVIOUS COVERAGE	3,944± Sq.Ft. (3.21%±)	5,455± Sq.Ft. (3.65%±)	5,989± Sq.Ft. (1.62%±)

* = FINISHED PORTION



SHEET INDEX

DESCRIPTION	SHEET NO.
OVERVIEW PLAN	1
TOPOGRAPHIC SUBDIVISION PLANS	2-3
SUBDIVISION PLATS	4-5
SIGHT DISTANCE PLAN	6
SIGHT DISTANCE PROFILES	7

NOTE:
 SHEETS 1, 4, & 5 OF 5 SHALL BE RECORDED AT THE MERRIMACK COUNTY REGISTRY OF DEEDS UPON APPROVAL BY THE CONCORD PLANNING BOARD. ALL 7 SHEETS WHICH CONSTITUTE THE APPLICATION APPROVED BY THE CONCORD PLANNING BOARD SHALL BE ON FILE AT THE CONCORD PLANNING DEPARTMENT.

AREAS

MAP 711Z LOT 6
 ORIGINAL TOTAL AREA: 641,299 Sq.Ft. (14.722 Ac.)
 MAP 711Z LOT 6
 NEW TOTAL AREA: 123,021 Sq.Ft. (2.824 Ac.)
 UPLAND AREA: 102,111 Sq.Ft. (2.344 Ac.)
 WETLAND AREA: 20,911 Sq.Ft. (0.480 Ac.)
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 TOTAL AREA: 149,540 Sq.Ft. (3.433 Ac.)
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 WETLAND AREA: 64,635 Sq.Ft. (1.484 Ac.)

MAP 702Z LOT 1
 N/F KODEY R. CONVERSE
 MADELYN R. EDGAR
 70 RESERVE PL
 CONCORD, NH 03301
 ZONING: RO
 MCRD: 3783/2109
 MAP 702Z LOT 2
 N/F JESSE DEVITE
 64 RESERVE PL
 CONCORD, NH 03301
 ZONING: RO
 MCRD: 3845/1791
 MAP 702Z LOT 3
 N/F BRUCE & MELISSA RUSSELL
 58 RESERVE PL
 CONCORD, NH 03301
 ZONING: RO
 MCRD: 3854/1981

MAP 702Z LOT 4
 N/F SEAN & AMY CAMPBELL
 30 RESERVE PLACE
 CONCORD, NH 03301
 ZONING: RO
 MCRD: 3712/2314
 MAP 702Z LOT 6
 N/F DANA & PATRICIA BOULEY
 RYAN SCOTT BOULEY
 6 RESERVE PLACE
 CONCORD, NH 03301
 ZONING: RO
 MCRD: 3727/2074
 MAP 702Z LOT 7
 N/F PAMELA R. TARBELL TRUST
 PAMELA R. TARBELL, TR
 236 HOPKINTON ROAD
 CONCORD, NH 03301
 ZONING: RO
 MCRD: 3322/1827

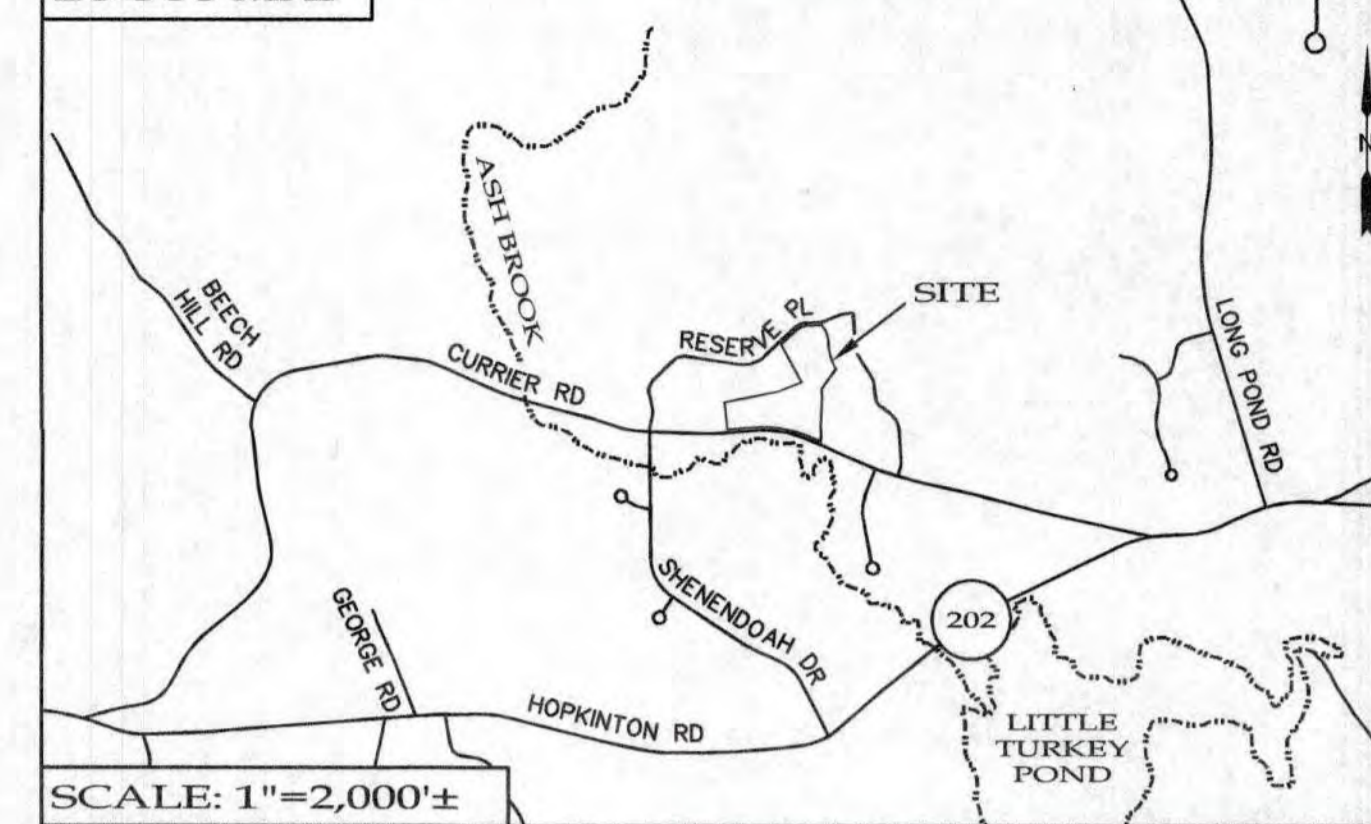
MAP 702Z LOT 18
 N/F KYLE MARK HERSHBERGER
 KELSY ALAINE BROADAWAY
 77 RESERVE PL
 CONCORD, NH 03301
 ZONING: RO
 MCRD: 3790/0804
 MAP 702Z LOT 19
 N/F PETER THOMPSON 2015 REV. TRUST
 JENNIFER THOMPSON 2015 REV. TRUST
 83 RESERVE PLACE
 CONCORD, NH 03301
 ZONING: RO
 MCRD: 3811/1401

MAP 711Z LOT 1
 N/F HARRISON FAMILY REV TRUST
 MICHAEL T. HARRISON, TR
 CATHERINE M. HARRISON, TR
 38 CURRIER ROAD
 CONCORD, NH 03301
 ZONING: RO
 MCRD: 3807/0903
 MAP 711Z LOT 3
 N/F SEAN T. & ELIZABETH M. REESE
 35 TIMBERLINE DRIVE
 CONCORD, NH 03301
 ZONING: RO
 MCRD: 2759/1651
 MAP 711Z LOT 4
 N/F DANIEL RYAN MARSTALLER
 43 TIMBERLINE DRIVE
 CONCORD, NH 03301
 ZONING: RO
 MCRD: 3651/2150

MAP 711Z LOT 5
 N/F HANNAH J. MURRAY
 STEPHEN R. MURRAY
 100 RESERVE PLACE
 CONCORD, NH 03301
 ZONING: RO
 MCRD: 3124/0713
 MAP 711Z LOT 7
 N/F JAKUB & SARA JASTRZEBSKI
 91 RESERVE PLACE
 CONCORD, NH 03301
 ZONING: RO
 MCRD: 3803/1581
 MAP 711Z LOT 8
 N/F ERIC & SARA LIND
 105 RESERVE PLACE
 CONCORD, NH 03301
 ZONING: RO
 MCRD: 3681/1932

ABUTTERS

LOCUS MAP

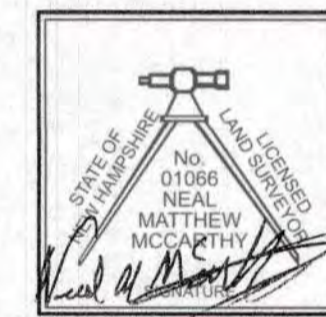


APPROVED
 UNDER THE PROVISIONS OF: RSA 674:35 & RSA 674:36
 CITY PLANNING BOARD
 CITY OF CONCORD, NEW HAMPSHIRE
 IN ACCORDANCE WITH VOTE OF THE BOARD, DATED: _____
 APPROVAL OF THIS PLAT IS LIMITED TO LOTS AS SHOWN
 _____ CHAIR
 _____ CLERK

LAND SURVEYOR'S CERTIFICATION

I CERTIFY THAT THIS BOUNDARY PLAT WAS PREPARED BY ME, AND/OR OTHERS UNDER MY DIRECT SUPERVISION AND THAT THE FIELD WORK PERFORMED IN THE PREPARATION OF THIS PLAT HAS A LINEAR ERROR OF CLOSURE NO GREATER THAN ONE FOOT IN TEN THOUSAND FEET.

I FURTHER CERTIFY THAT I HAVE FILED A COPY OF THIS PLAT WITH THE CITY OF CONCORD, NH IN ACCORDANCE WITH RSA 676:18 IV.



THE SURVEY CONFORMS TO A CATEGORY 1 CONDITION 1 SUBURBAN SURVEY AS DEFINED IN SECTION 4.1 OF OF THE NHLSA ETHICS AND STANDARDS. THIS SURVEY HAS A MINIMUM LINEAR ERROR OF CLOSURE NO GREATER THAN ONE FOOT IN FIFTEEN THOUSAND FEET IN ACCORDANCE WITH SECTION 4.2. OF SAID STANDARDS.

NEAL M. MCCARTHY, LLS DATE: 04-21-2026

LAND OWNERS OF RECORD

LIBERTY WOODS, LLC
 118 PALMER ROAD
 CANDIA, NH 03034
 MERRIMACK COUNTY REGISTRY OF DEEDS BOOK 3791 / PAGE 0393
 LIBERTY WOODS, LLC DATE: _____

SUBDIVISION OVERVIEW PLAN

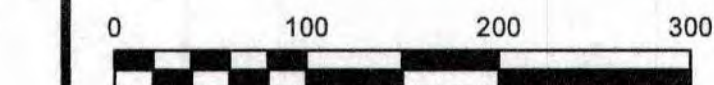
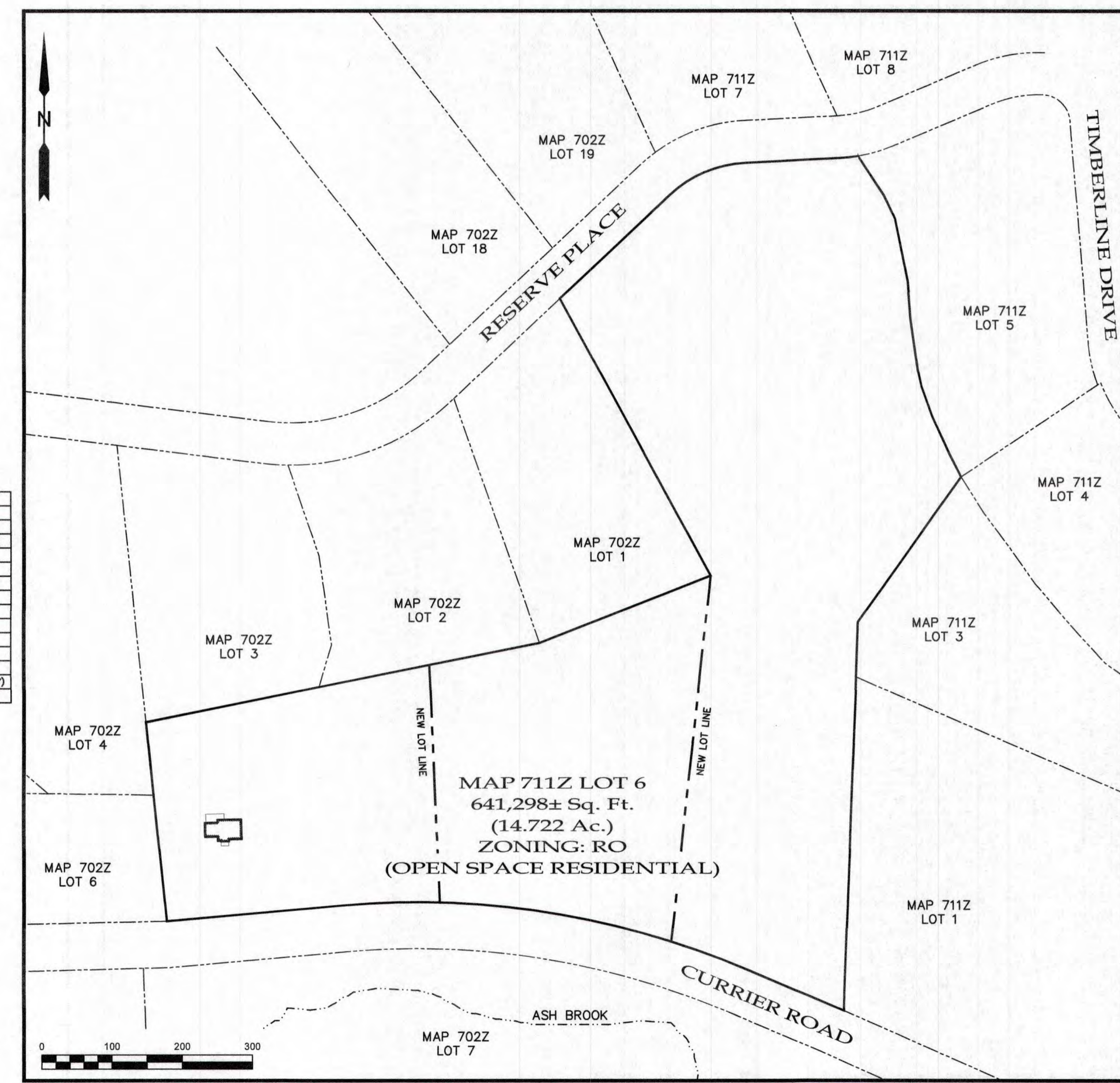
MAP 711Z LOT 6
 LIBERTY WOODS, LLC
 48 CURRIER ROAD
 CONCORD, NEW HAMPSHIRE
 JULY 18, 2023
 LAND OWNER OF RECORD: LIBERTY WOODS, LLC
 118 PALMER ROAD
 CANDIA, NEW HAMPSHIRE
 SCALE: 1"=100' SHEET 1 OF 7

PREPARED BY:

Promised Land Survey, LLC
 PO Box 447
 Derry, New Hampshire 03038
 Tel: (603) 432-2112
 www.PromisedLandSurvey.com
 Land Surveying • Mapping • Planning • Permitting • Layout

REVISIONS

NO.	DATE	DESCRIPTION	BY
2	04/21/2026	PER ENGINEER REVIEW/COMMENTS	BJW
1	04/01/2026	ADD SHEETS 6 & 7; VARIOUS - PER CITY REVIEW/COMMENTS	BJW



N:\Carlison\2023\3582\DWG\d3582s1.dwg

NOTES

- 1) THE PURPOSE OF THIS PLAN IS TO DEPICT THE SUBDIVISION OF MAP 711Z LOT 6, LOCATED AT 48 CURRIER ROAD IN CONCORD, NEW HAMPSHIRE
- 2) THIS PLAN IS BASED ON FIELD CONDITIONS AND RECORD EVIDENCE LAST OBSERVED IN SEPTEMBER OF 2025.
- 3) SURVEY MONUMENTS DEPICTED AS 'TO BE SET' SHALL BE SET OR BONDED PRIOR TO THE CONCORD PLANNING BOARD SIGNING OF THIS PLAN.
- 4) THIS PLAN IS INTENDED TO BE AT THE DEPICTED SCALE/S WHEN PLOTTED ON ANSI D (22x34) SIZE PAPER.
- 5) AS REQUIRED BY SECTION 28.04, EXISTING TREES AND STANDS OF TREES SHALL BE PRESERVED AS MUCH AS POSSIBLE. WHERE THE REMOVAL OF EXISTING TREES IS REQUIRED, ONE STREET TREE SHALL BE PLANTED FOR EVERY 50' OF FRONTAGE.

PLAN OF REFERENCE

- 1) "CORRECTIVE SUBDIVISION PLAN 'ABBOTT HILL SUBDIVISION, PHASE III,' ASSESSORS MAP 99 BLOCK 2 LOTS 9, 13, 83, & 91, CURRIER ROAD, CONCORD, NEW HAMPSHIRE"; PREPARED FOR: JEFFREY C. PROCTOR, LESLIE J. MILLS REV TRUST, AND TIMOTHY & JAYNE GOLDE; PREPARED BY: GOLDE PLANNING & DESIGN, INC.; DATED: JAN. 1, 2007; SCALE: 1"=100'. SEE MCRD PLAN NO. 18298.

DATUM

HORIZONTAL: NAD83-2011
VERTICAL: NAVD88 - GEOD18

LEGEND

- BOUND
- GUYWIRE
- IRON PIPE/REBAR
- MAILBOX
- 43B NCRS SOIL
- ⊙ ROCK
- ⊞ TELEPHONE BOX
- ⊞ UTILITY POLE
- ⊞ WETLAND
- CONTOUR MAJOR
- CONTOUR MINOR
- - - DELINEATED WETLAND
- D DRAINAGE LINE
- - - EDGE OF PAVEMENT
- - - OVERHEAD ELECTRIC
- - - NCRS SOIL LINE
- - - RETAINING WALL
- - - TREE LINE
- 15%-25% SLOPES
- >25% SLOPES

FEMA

THIS PARCEL OF LAND (MAP 711Z LOT 6) DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS INTERPOLATED FROM THE FEMA FLOOD INSURANCE RATE MAP (FIRM) FOR MERRIMACK COUNTY, NEW HAMPSHIRE (ALL JURISDICTIONS) #33013C0530E, HAVING AN EFFECTIVE DATE OF APRIL 19, 2010.

STATE

- 1) NHDES SUBDIVISION APPROVAL: PENDING
- 2) NHDOT DRIVEWAY PERMIT: PENDING
- 3) NO MATERIAL CONTAINING ANY LIVING OR Viable PORTION OF PLANTS ON THE NEW HAMPSHIRE PROHIBITED INVASIVE SPECIES LIST (ARCS900 TABLE 3800.1) SHALL BE TRANSPORTED TO OR FROM CONSTRUCTION SITES WITHOUT NOTIFICATION AND APPROVAL FROM THE NEW HAMPSHIRE DEPARTMENT OF AGRICULTURE PER RSA 430:55

SOILS LEGEND (NRCS-WSS)

43B - CANTON FINE SANDY LOAM, 0%-8% SLOPES, VERY STONY
480B - MILLSITE-WOODSTOCK-HENNIKER COMPLEX, 3%-8% SLOPES, VERY STONY
480C - MILLSITE-WOODSTOCK-HENNIKER COMPLEX, 8%-15% SLOPES, VERY STONY

AREAS

MAP 711Z LOT 6
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TOPOGRAPHIC NOTE:

THE TOPOGRAPHY SHOWN ON THIS PLAN IS A COMBINATION OF AN ON-THE-GROUND TOPOGRAPHICAL FIELD SURVEY IN CONJUNCTION WITH LIDAR OBTAINED FROM NHGRANT.

WETLAND NOTE:

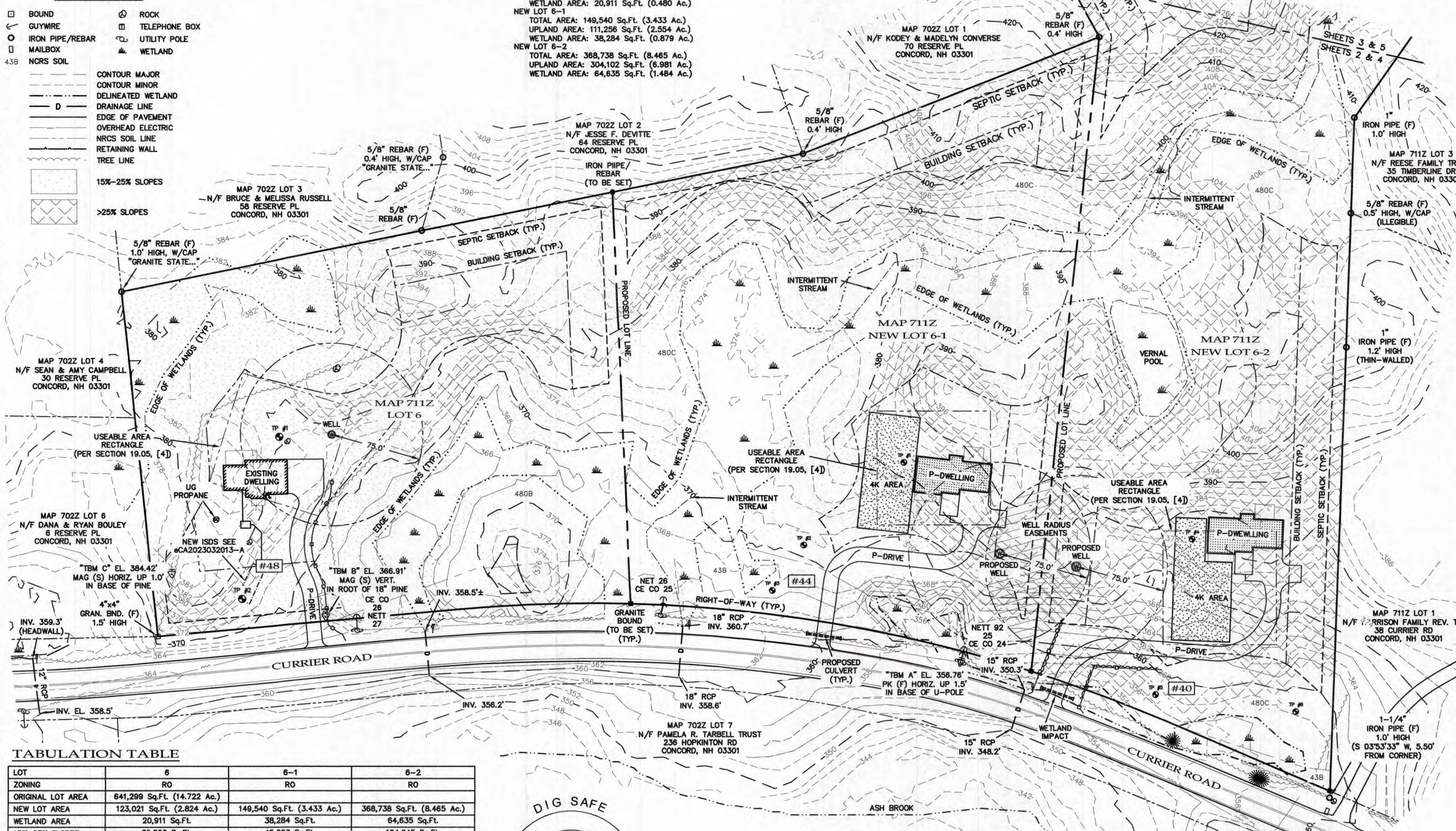
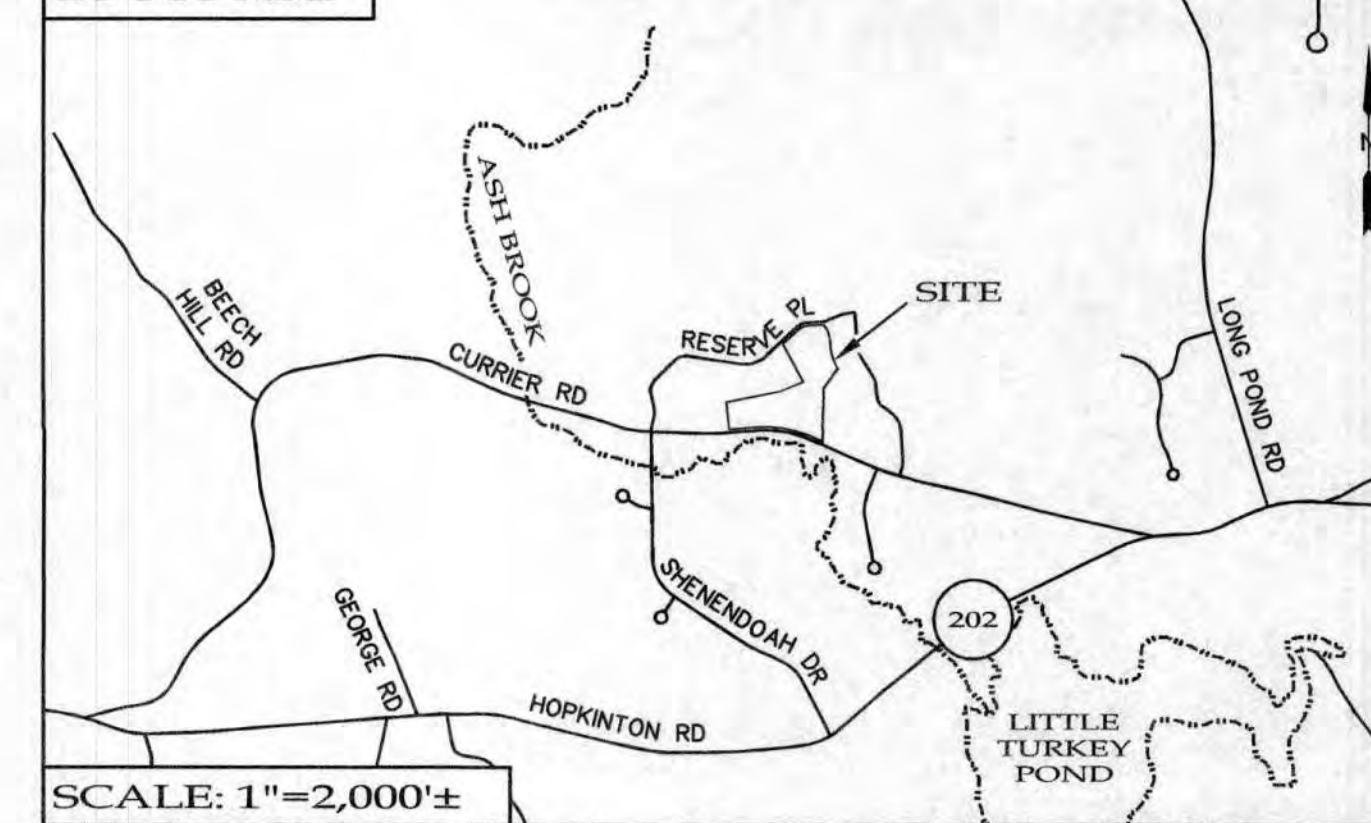
JURISDICTIONAL WETLAND BOUNDARIES SHOWN ON THIS PLAN WERE DELINEATED ON DECEMBER 27 & 29, 2022 BY JOHN ST. JOHN, CWS #221; IN ACCORDANCE WITH THE TECHNIQUES OUTLINED IN THE MOST RECENT CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL AND REGIONAL SUPPLEMENTS FOR IDENTIFYING HYDRIC SOILS AND VEGETATION.

ZONING

RO (OPEN SPACE RESIDENTIAL DISTRICT) MINIMUM:
LOT AREA: 2.00 ACRES
BUILDABLE AREA: 20,000 Sq. Ft.
FRONTAGE: 200'
SETBACKS:
FRONT - 50'
SIDE - 40'
REAR - 50'
WETLANDS > 3,000 Sq. Ft. IN SIZE - 50'



LOCUS MAP



LAND OWNERS OF RECORD
LIBERTY WOODS, LLC
118 PALMER ROAD
CANDIA, NH 03034
MERRIMACK COUNTY REGISTRY OF DEEDS BOOK 3791 / PAGE 0393

TOPOGRAPHIC SUBDIVISION PLAN
MAP 711Z LOT 6
LIBERTY WOODS, LLC
48 CURRIER ROAD
CONCORD, NEW HAMPSHIRE
JULY 18, 2023

LAND OWNER OF RECORD: LIBERTY WOODS, LLC
118 PALMER ROAD
CANDIA, NEW HAMPSHIRE
SCALE: 1"=50'
SHEET 2 OF 7

PREPARED BY:
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REVISIONS

NO.	DATE	DESCRIPTION	BY
2	04/21/2026	PER ENGINEER REVIEW/COMMENTS	BJW
1	04/01/2026	ADD SHEETS 6 & 7; VARIOUS - PER CITY REVIEW/COMMENTS	BJW

TABULATION TABLE

LOT	6	6-1	6-2
ZONING	RO	RO	RO
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* = FINISHED PORTION



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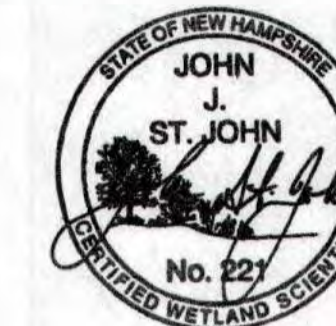
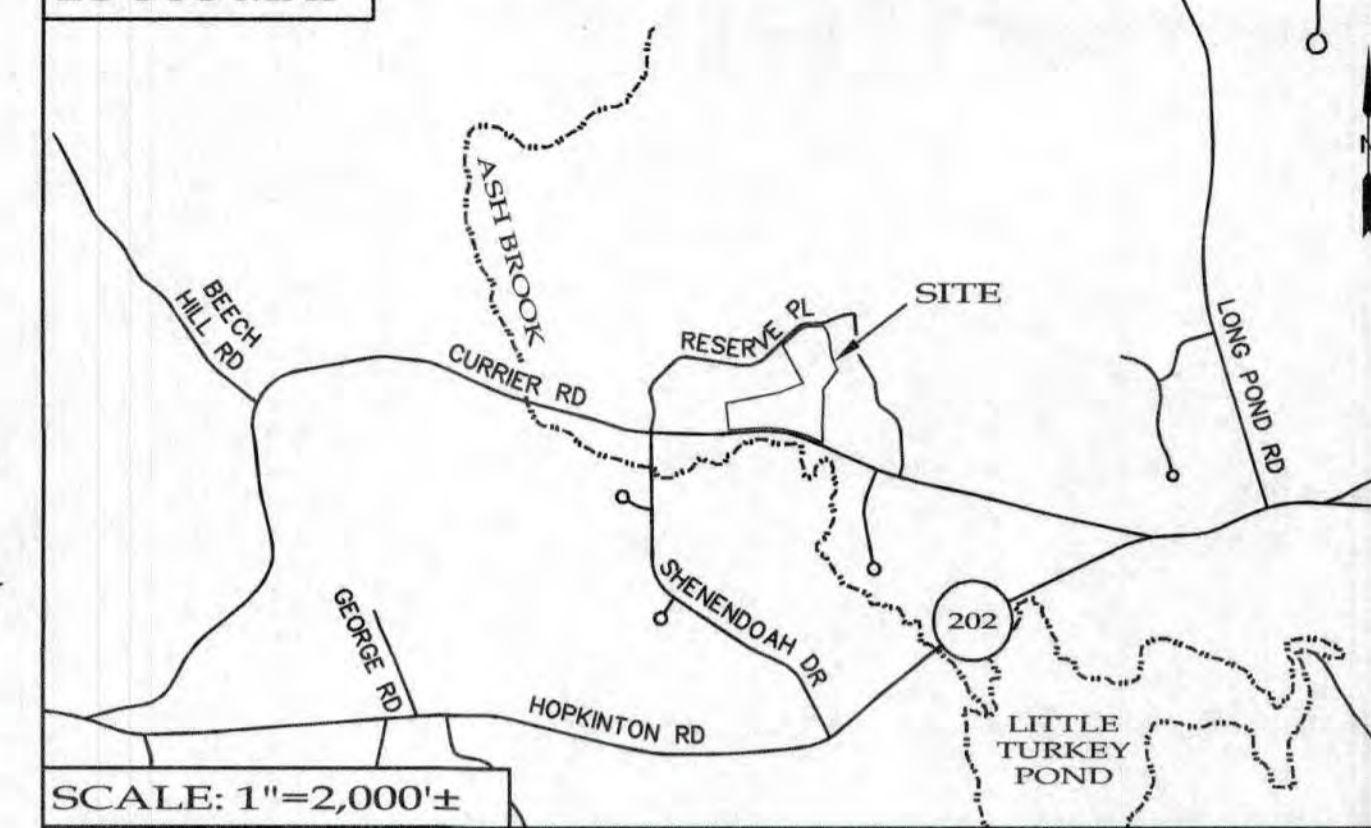
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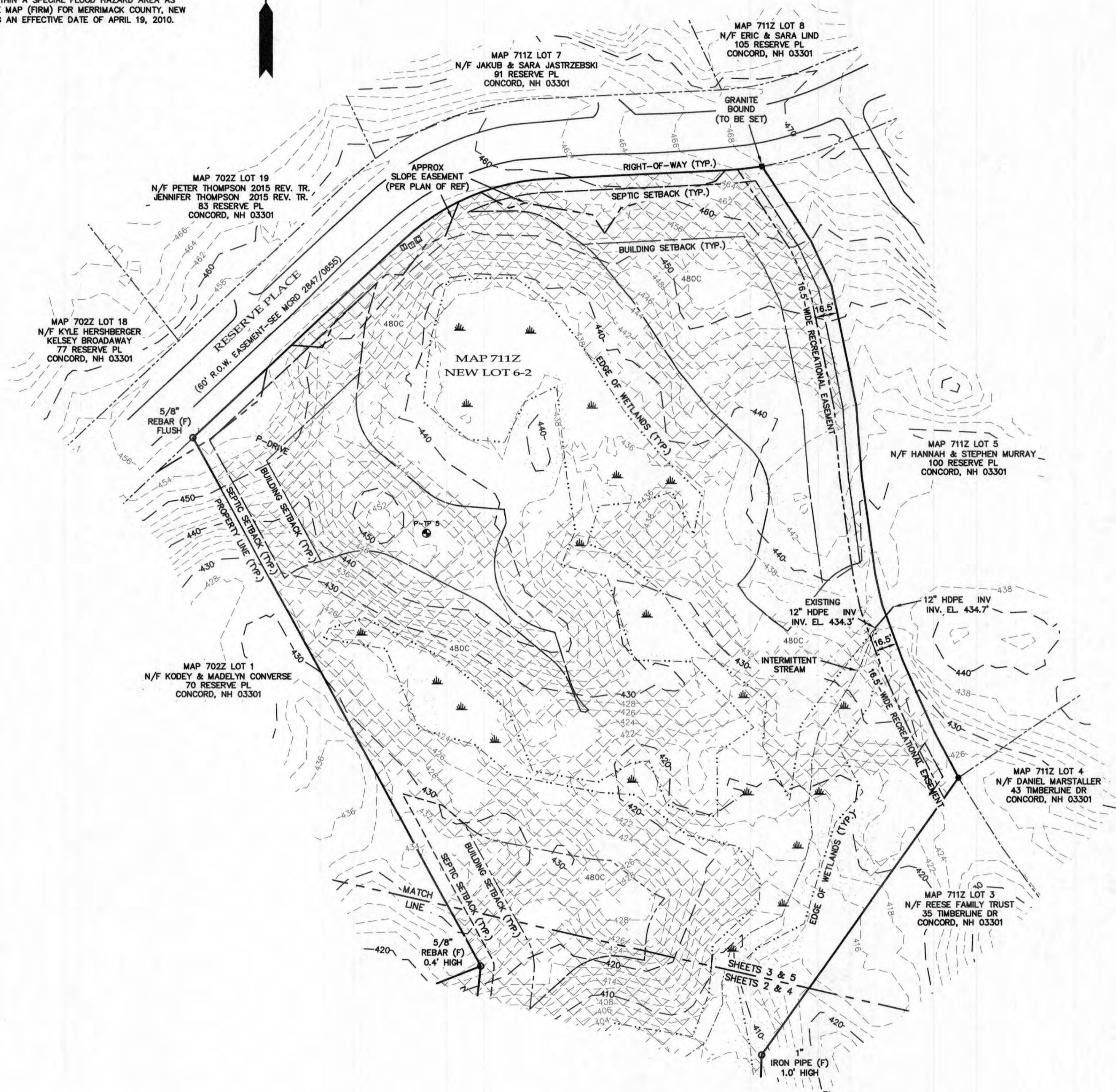
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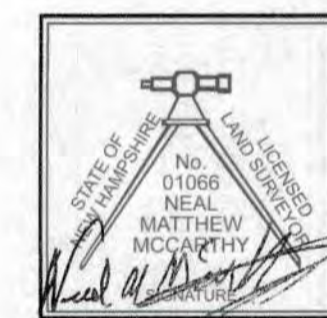
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- MAILBOX
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- UTILITY POLE
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- CONTOUR MINOR
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118 PALMER ROAD
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48 CURRIER ROAD
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JULY 18, 2023

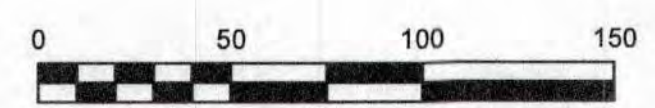
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118 PALMER ROAD
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SCALE: 1"=50' SHEET 3 OF 7

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N:\Carlison2023\3582\DWG\d3582s1.dwg

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PLAN OF REFERENCE

- 1) "CORRECTIVE SUBDIVISION PLAN 'ABBOTT HILL SUBDIVISION, PHASE III,' ASSESSORS MAP 99 BLOCK 2 LOTS 9, 13, 83, & 91, CURRIER ROAD, CONCORD, NEW HAMPSHIRE"; PREPARED FOR: JEFFREY C. PROCTOR, LESLIE J. MILLS REV TRUST, AND TIMOTHY & JAYNE GOLDE; PREPARED BY: GOLDE PLANNING & DESIGN, INC.; DATED: JAN. 1, 2007; SCALE: 1"=100'. SEE MCRD PLAN NO. 18298.

DATUM

HORIZONTAL: NAD83-2011
VERTICAL: NAVD88 - GEOID18

FEMA

THIS PARCEL OF LAND (MAP 711Z LOT 6) DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS INTERPOLATED FROM THE FEMA FLOOD INSURANCE RATE MAP (FIRM) FOR MERRIMACK COUNTY, NEW HAMPSHIRE (ALL JURISDICTIONS) #33013C0530E, HAVING AN EFFECTIVE DATE OF APRIL 19, 2010.

STATE

- 1) NHDES SUBDIVISION APPROVAL: PENDING
- 2) NHDOT DRIVEWAY PERMIT: PENDING
- 3) NO MATERIAL CONTAINING ANY LIVING OR VIABLE PORTION OF PLANTS ON THE NEW HAMPSHIRE PROHIBITED INVASIVE SPECIES LIST (ARG3800 TABLE 3800.1) SHALL BE TRANSPORTED TO OR FROM CONSTRUCTION SITES WITHOUT NOTIFICATION AND APPROVAL FROM THE NEW HAMPSHIRE DEPARTMENT OF AGRICULTURE PER RSA 430:55

AREAS

MAP 711Z LOT 6
ORIGINAL TOTAL AREA: 641,299 Sq.Ft. (14.722 Ac.)
MAP 711Z LOT 6
NEW TOTAL AREA: 123,021 Sq.Ft. (2.824 Ac.)
UPLAND AREA: 102,111 Sq.Ft. (2.344 Ac.)
WETLAND AREA: 20,911 Sq.Ft. (0.480 Ac.)
NEW LOT 6-1
TOTAL AREA: 149,540 Sq.Ft. (3.433 Ac.)
UPLAND AREA: 111,256 Sq.Ft. (2.554 Ac.)
WETLAND AREA: 38,284 Sq.Ft. (0.879 Ac.)
NEW LOT 6-2
TOTAL AREA: 388,738 Sq.Ft. (8.465 Ac.)
UPLAND AREA: 304,102 Sq.Ft. (6.981 Ac.)
WETLAND AREA: 64,635 Sq.Ft. (1.484 Ac.)

TOPOGRAPHIC NOTE:

THE TOPOGRAPHY SHOWN ON THIS PLAN IS A COMBINATION OF AN ON-THE-GROUND TOPOGRAPHICAL FIELD SURVEY IN CONJUNCTION WITH LIDAR OBTAINED FROM INGHANIT.

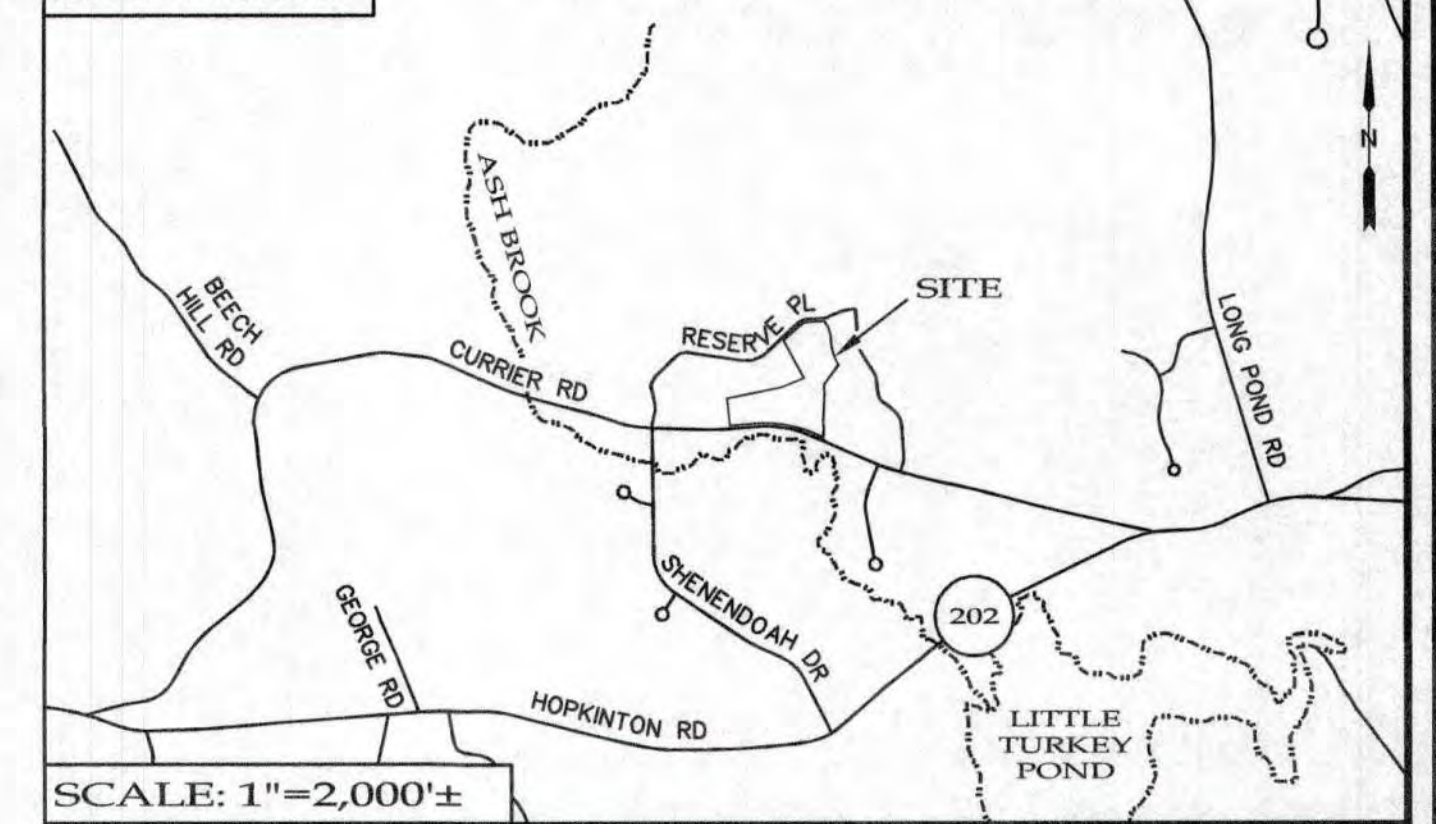
WETLAND NOTE:

JURISDICTIONAL WETLAND BOUNDARIES SHOWN ON THIS PLAN WERE DELINEATED ON DECEMBER 27 & 29, 2022 BY JOHN ST. JOHN, CWS #221; IN ACCORDANCE WITH THE TECHNIQUES OUTLINED IN THE MOST RECENT CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL AND REGIONAL SUPPLEMENTS FOR IDENTIFYING HYDRIC SOILS AND VEGETATION.

ZONING

RO (OPEN SPACE RESIDENTIAL DISTRICT) MINIMUM:
LOT AREA: 2.00 ACRES
BUILDABLE AREA: 20,000 Sq. Ft.
FRONTAGE: 200'
SETBACKS:
FRONT - 50'
SIDE - 40'
REAR - 50'
WETLANDS > 3,000 Sq. Ft in SIZE - 50'

LOCUS MAP



APPROVED
UNDER THE PROVISIONS OF: RSA 674:35 & RSA 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 _____

LAND SURVEYOR'S CERTIFICATION
I CERTIFY THAT THIS BOUNDARY PLAT WAS PREPARED BY ME, AND/OR OTHERS UNDER MY DIRECT SUPERVISION AND THAT THE FIELD WORK PERFORMED IN THE PREPARATION OF THIS PLAT HAS A LINEAR ERROR OF CLOSURE NO GREATER THAN ONE FOOT IN TEN THOUSAND FEET.
I FURTHER CERTIFY THAT I HAVE FILED A COPY OF THIS PLAT WITH THE CITY OF CONCORD, NH IN ACCORDANCE WITH RSA 676:18 IV.
THE SURVEY CONFORMS TO A CATEGORY 1 CONDITION 1 SUBURBAN SURVEY AS DEFINED IN SECTION 4.1 OF OF THE NHLSA ETHICS AND STANDARDS. THIS SURVEY HAS A MINIMUM LINEAR ERROR OF CLOSURE NO GREATER THAN ONE FOOT IN FIFTEEN THOUSAND FEET IN ACCORDANCE WITH SECTION 4.2. OF SAID STANDARDS.
NEAL M. MCCARTHY, LLS
DATE: 04-21-2026

LAND OWNERS OF RECORD
LIBERTY WOODS, LLC
118 PALMER ROAD
CANDIA, NH 03034
MERRIMACK COUNTY REGISTRY OF DEEDS BOOK 3791 / PAGE 0393
LIBERTY WOODS, LLC
DATE

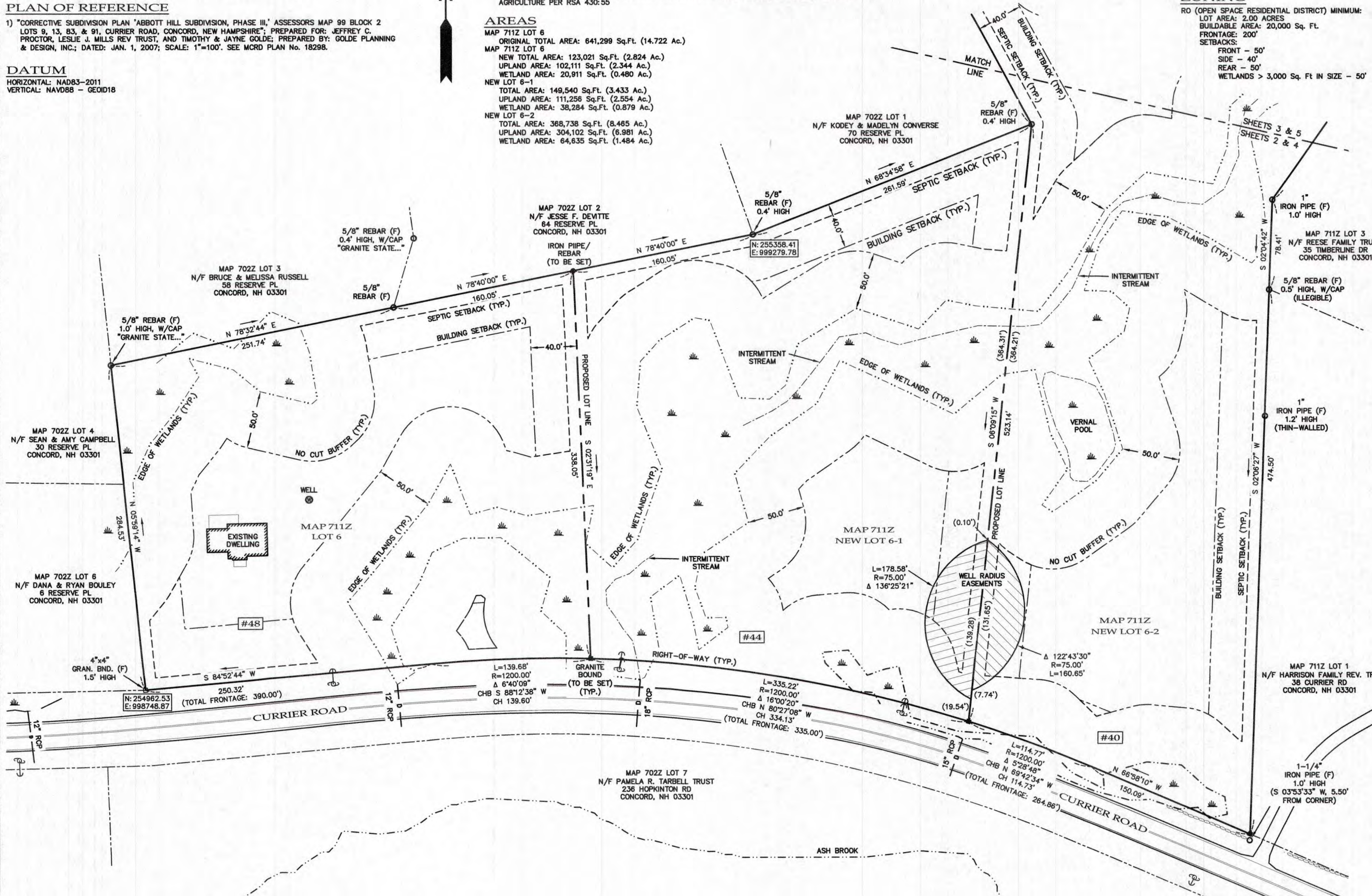
SUBDIVISION PLAT
MAP 711Z LOT 6
LIBERTY WOODS, LLC
48 CURRIER ROAD
CONCORD, NEW HAMPSHIRE
JULY 18, 2023
LAND OWNER OF RECORD: LIBERTY WOODS, LLC
118 PALMER ROAD
CANDIA, NEW HAMPSHIRE
SCALE: 1"=50'
SHEET 4 OF 7

PREPARED BY:

Promised Land Survey, LLC
PO Box 447
Derry, New Hampshire 03038
Tel: (603) 432-2112
www.PromisedLandSurvey.com
Land Surveying • Mapping • Planning • Permitting • Layout

REVISIONS

NO.	DATE	DESCRIPTION	BY
2	04/21/2026	PER ENGINEER REVIEW/COMMENTS	BJW
1	04/01/2026	ADD SHEETS 6 & 7; VARIOUS - PER CITY REVIEW/COMMENTS	BJW



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NOTES

- 1) THE PURPOSE OF THIS PLAN IS TO DEPICT THE SUBDIVISION OF MAP 711Z LOT 6, LOCATED AT 48 CURRIER ROAD IN CONCORD, NEW HAMPSHIRE
- 2) THIS PLAN IS BASED ON FIELD CONDITIONS AND RECORD EVIDENCE LAST OBSERVED IN SEPTEMBER OF 2022.
- 3) SURVEY MONUMENTS DEPICTED AS 'TO BE SET' SHALL BE SET OR BONDED PRIOR TO THE CONCORD PLANNING BOARD SIGNING OF THIS PLAN.
- 4) THIS PLAN IS INTENDED TO BE AT THE DEPICTED SCALE/S WHEN PLOTTED ON ANSI D (22x34) SIZE PAPER.
- 5) AS REQUIRED BY SECTION 28.04, EXISTING TREES AND STANDS OF TREES SHALL BE PRESERVED AS MUCH AS POSSIBLE. WHERE THE REMOVAL OF EXISTING TREES IS REQUIRED, ONE STREET TREE SHALL BE PLANTED FOR EVERY 50' OF FRONTAGE.

PLAN OF REFERENCE

- 1) "CORRECTIVE SUBDIVISION PLAN 'ABBOTT HILL SUBDIVISION, PHASE III,' ASSESSORS MAP 99 BLOCK 2 LOTS 9, 13, 83, & 91, CURRIER ROAD, CONCORD, NEW HAMPSHIRE"; PREPARED FOR: JEFFREY C. PROCTOR, LESLIE J. MILLS REV TRUST, AND TIMOTHY & JAYNE GOLDE; PREPARED BY: GOLDE PLANNING & DESIGN, INC.; DATED: JAN. 1, 2007; SCALE: 1"=100'. SEE MCRD PLAN No. 18298.

FEMA

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STATE

- 1) NHDES SUBDIVISION APPROVAL: PENDING
- 2) NHDOT DRIVEWAY PERMIT: PENDING
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SIDE - 40'
REAR - 50'
WETLANDS > 3,000 Sq. Ft IN SIZE - 50'

DATUM

HORIZONTAL: NAD83-2011
VERTICAL: NAVD88 - GEOID18

TOPOGRAPHIC NOTE:

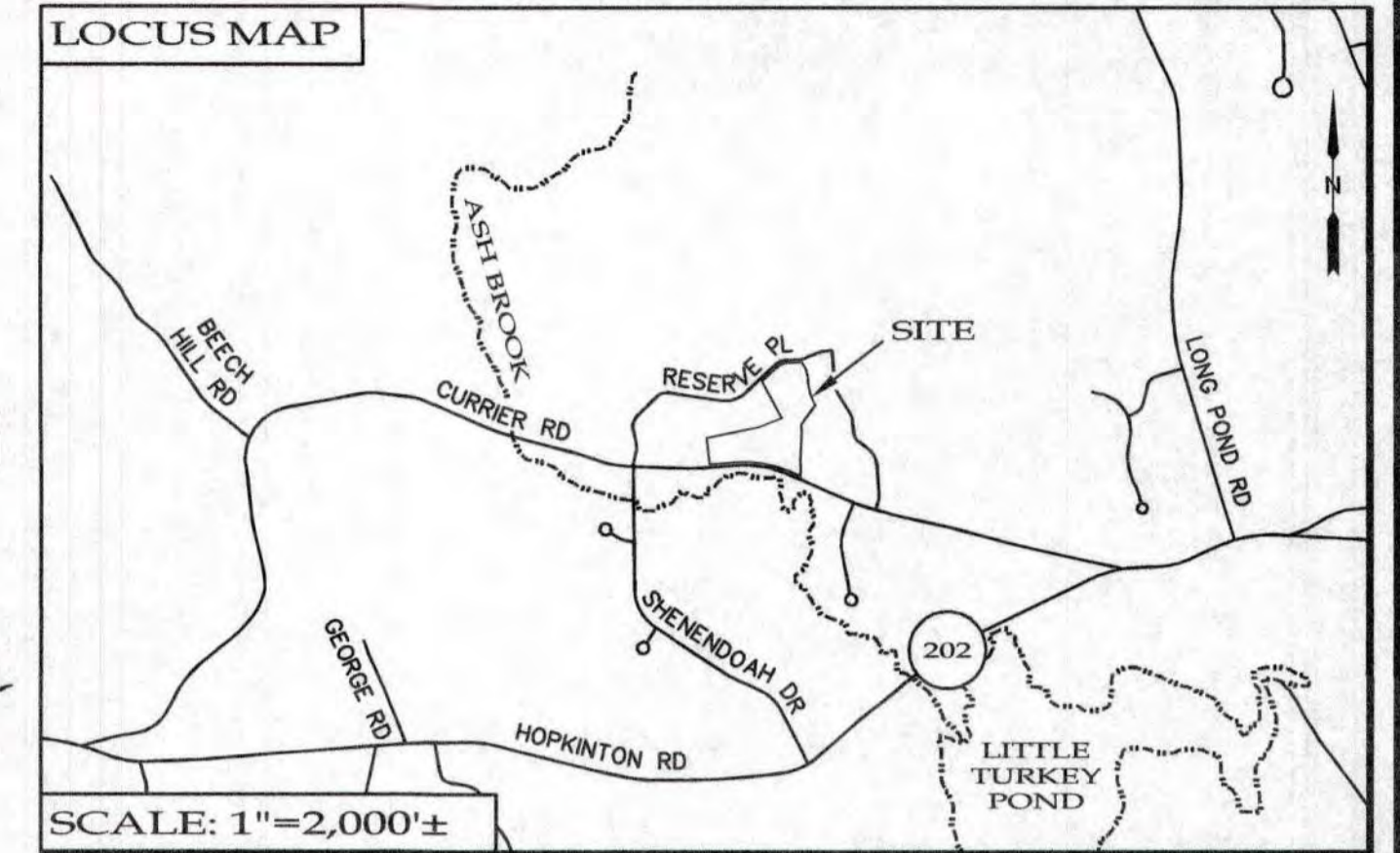
THE TOPOGRAPHY SHOWN ON THIS PLAN IS A COMBINATION OF AN ON-THE-GROUND TOPOGRAPHICAL FIELD SURVEY IN CONJUNCTION WITH LIDAR OBTAINED FROM NHGRANT.

WETLAND NOTE:

JURISDICTIONAL WETLAND BOUNDARIES SHOWN ON THIS PLAN WERE DELINEATED ON DECEMBER 27 & 29, 2022 BY JOHN ST. JOHN, CWS #221; IN ACCORDANCE WITH THE TECHNIQUES OUTLINED IN THE MOST RECENT CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL AND REGIONAL SUPPLEMENTS FOR IDENTIFYING HYDRIC SOILS AND VEGETATION.

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	230.00'	27.41'	6°49'41"	N 83°49'41" E	27.39'

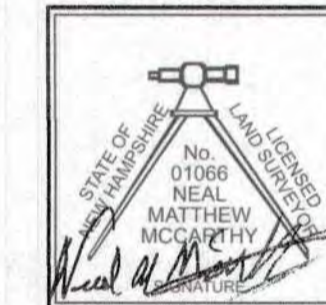


APPROVED
UNDER THE PROVISIONS OF: RSA 674:35 & RSA 674:36
CITY PLANNING BOARD
CITY OF CONCORD, NEW HAMPSHIRE
IN ACCORDANCE WITH VOTE OF THE BOARD, DATED: _____
APPROVAL OF THIS PLAT IS LIMITED TO LOTS AS SHOWN
CLERK _____ CHAIR _____

LAND SURVEYOR'S CERTIFICATION

I CERTIFY THAT THIS BOUNDARY PLAT WAS PREPARED BY ME, AND/OR OTHERS UNDER MY DIRECT SUPERVISION AND THAT THE FIELD WORK PERFORMED IN THE PREPARATION OF THIS PLAT HAS A LINEAR ERROR OF CLOSURE NO GREATER THAN ONE FOOT IN TEN THOUSAND FEET.

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NEAL M. MCCARTHY, LLS

THE SURVEY CONFORMS TO A CATEGORY 1 CONDITION 1 SUBURBAN SURVEY AS DEFINED IN SECTION 4.1 OF OF THE NHLSA ETHICS AND STANDARDS. THIS SURVEY HAS A MINIMUM LINEAR ERROR OF CLOSURE NO GREATER THAN ONE FOOT IN FIFTEEN THOUSAND FEET IN ACCORDANCE WITH SECTION 4.2. OF SAID STANDARDS.

04-21-2026
DATE

LAND OWNERS OF RECORD

LIBERTY WOODS, LLC
118 PALMER ROAD
CANDIA, NH 03034
MERRIMACK COUNTY REGISTRY OF DEEDS BOOK 3791 / PAGE 0393

LIBERTY WOODS, LLC

DATE

SUBDIVISION PLAT
MAP 711Z LOT 6
LIBERTY WOODS, LLC
48 CURRIER ROAD
CONCORD, NEW HAMPSHIRE
JULY 18, 2023

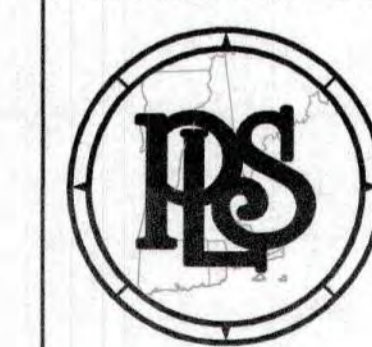
LAND OWNER OF RECORD:

LIBERTY WOODS, LLC
118 PALMER ROAD
CANDIA, NEW HAMPSHIRE

SCALE: 1"=50'

SHEET 5 OF 7

PREPARED BY:



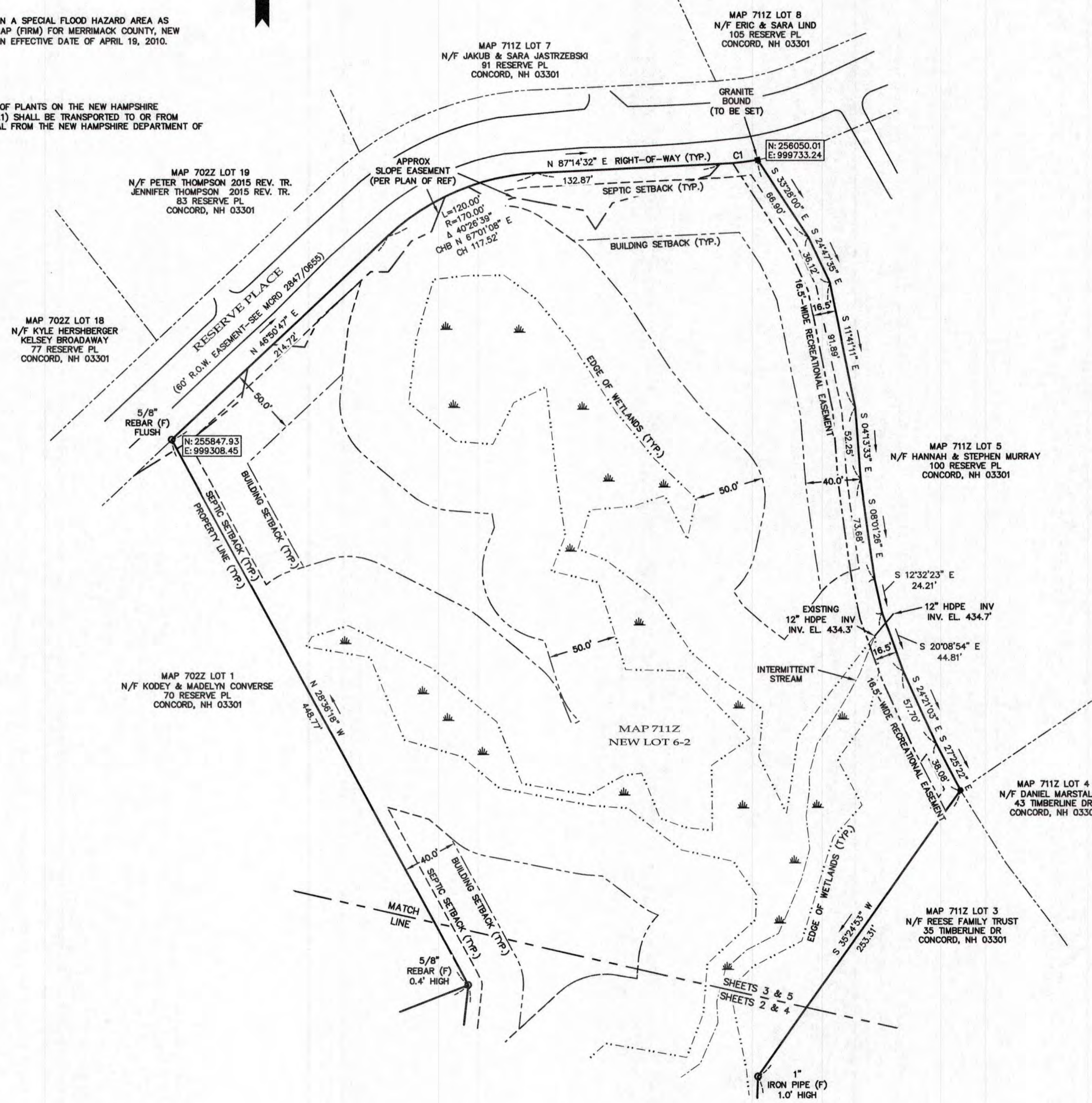
Promised Land Survey, LLC

PO Box 447
Derry, New Hampshire 03038
Tel: (603) 432-2112
www.PromisedLandSurvey.com

Land Surveying • Mapping • Planning • Permitting • Layout

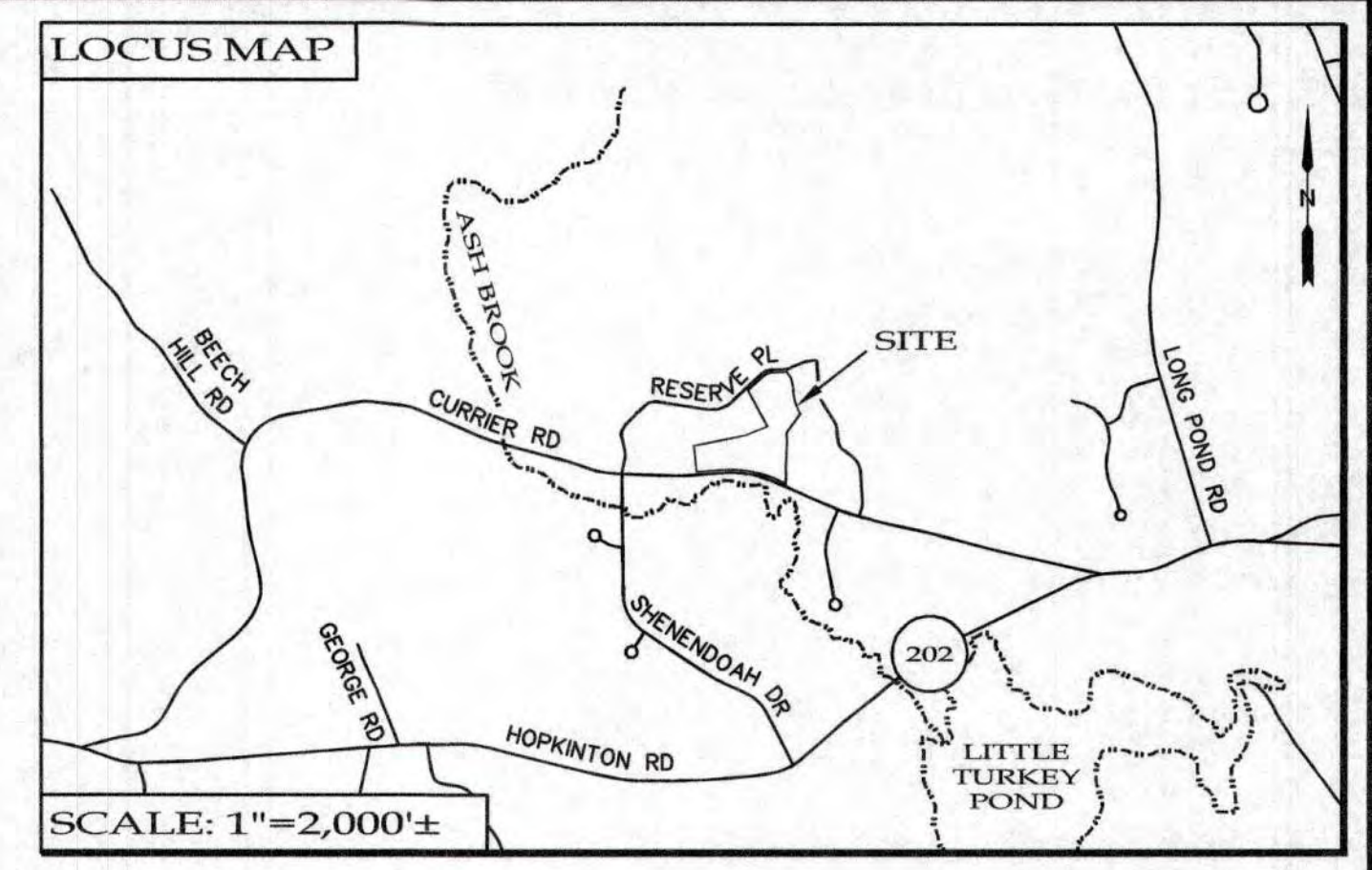
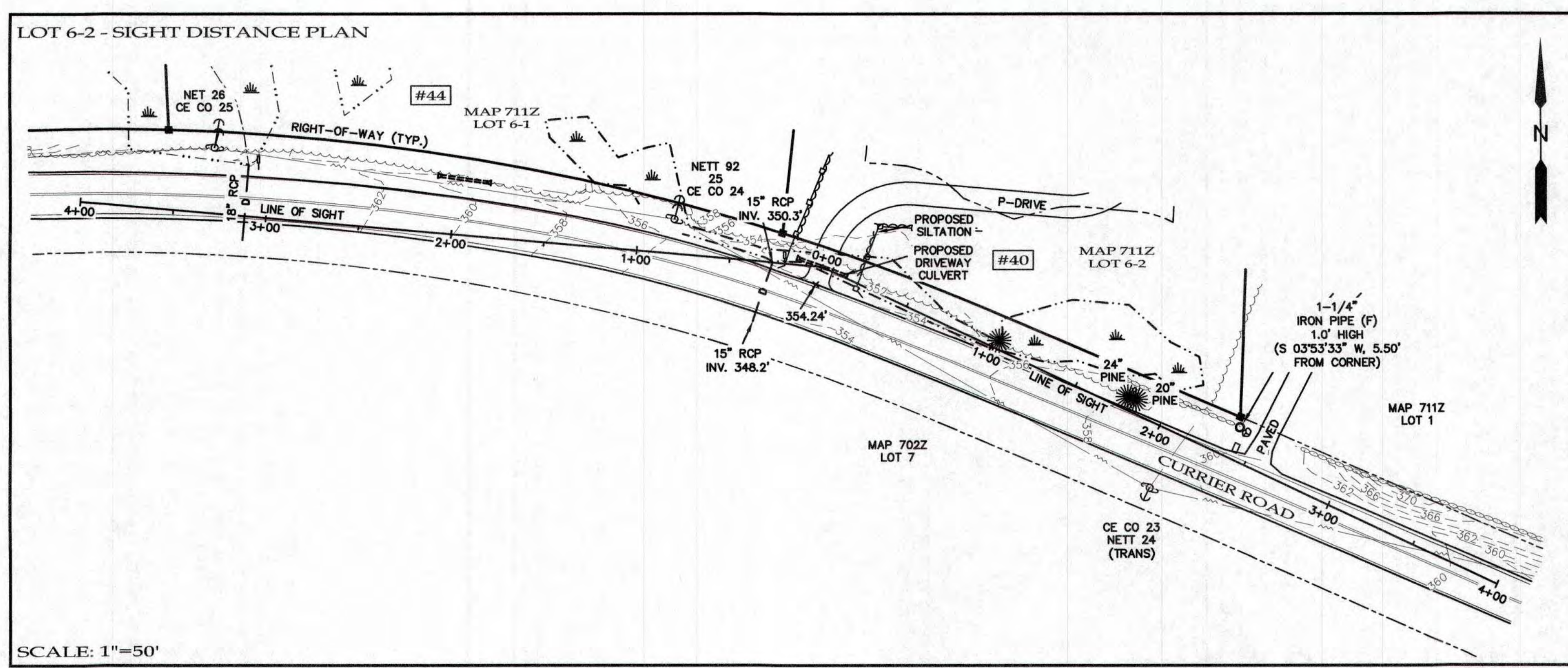
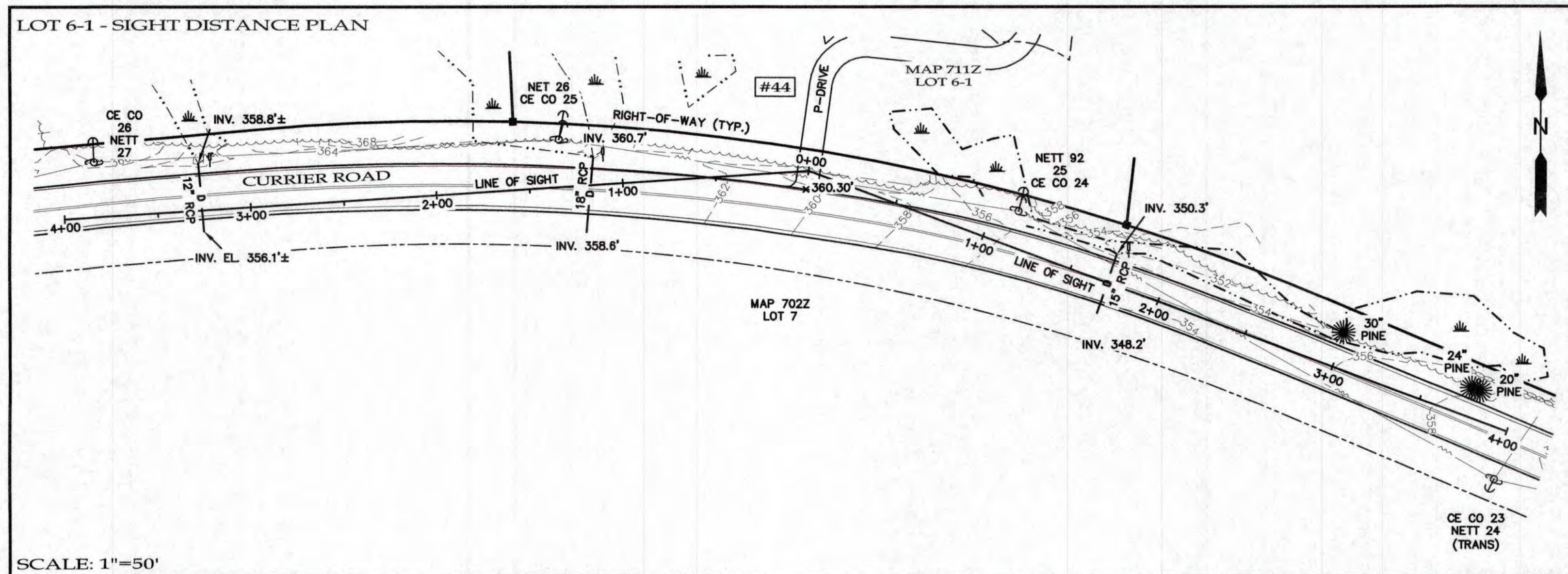
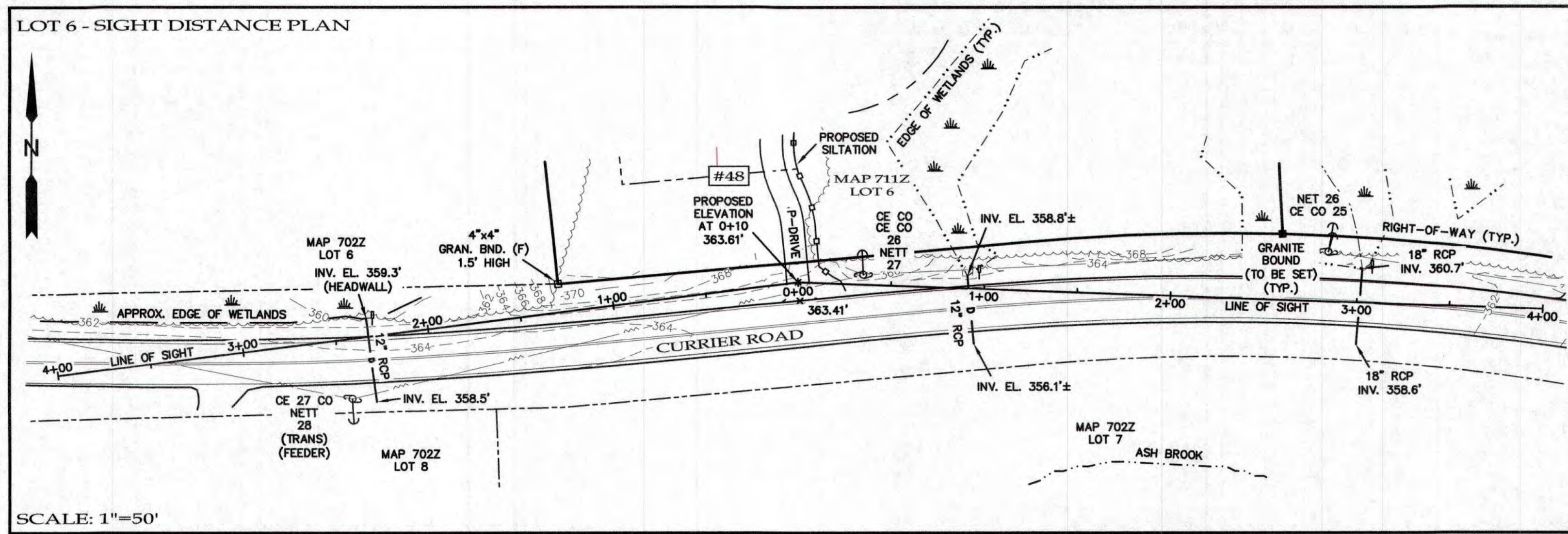
REVISIONS

NO.	DATE	DESCRIPTION	BY
2	04/21/2026	PER ENGINEER REVIEW/COMMENTS	BJW
1	04/01/2026	ADD SHEETS 6 & 7; VARIOUS - PER CITY REVIEW/COMMENTS	BJW



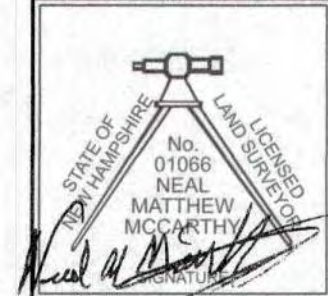
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SIGHT DISTANCE CERTIFICATIONS

I HEREBY CERTIFY THAT ALL SEASON SAFE SIGHT DISTANCE IN ACCORDANCE WITH THE NHDOT AND THE AASHTO REGULATIONS SHALL BE ACHIEVED UPON COMPLETION OF THE IMPROVEMENTS SHOWN ON THIS PLAN.



NEAL M. MCCARTHY, LLS

01-21-2026

DATE

LAND OWNERS OF RECORD

LIBERTY WOODS, LLC
 118 PALMER ROAD
 CANDIA, NH 03034
 MERRIMACK COUNTY REGISTRY OF DEEDS BOOK 3791 / PAGE 0393


SIGHT DISTANCE PLAN
 MAP 711Z LOT 6
 LIBERTY WOODS, LLC
 48 CURRIER ROAD
 CONCORD, NEW HAMPSHIRE
 AUGUST 01, 2023

LAND OWNER OF RECORD: LIBERTY WOODS, LLC
 118 PALMER ROAD
 CANDIA, NEW HAMPSHIRE

SCALE: AS SHOWN

SHEET 6 OF 7

PREPARED BY:

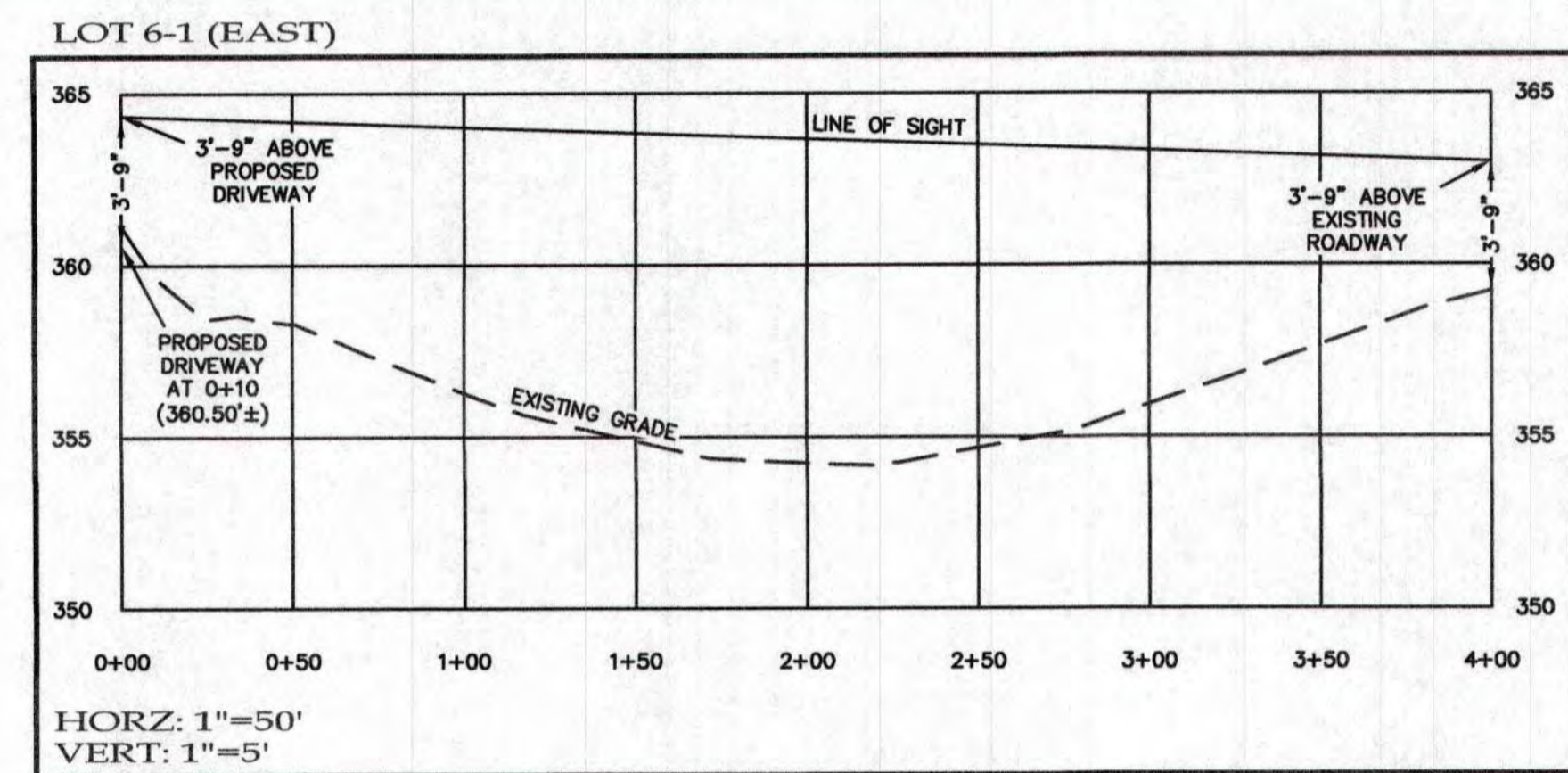
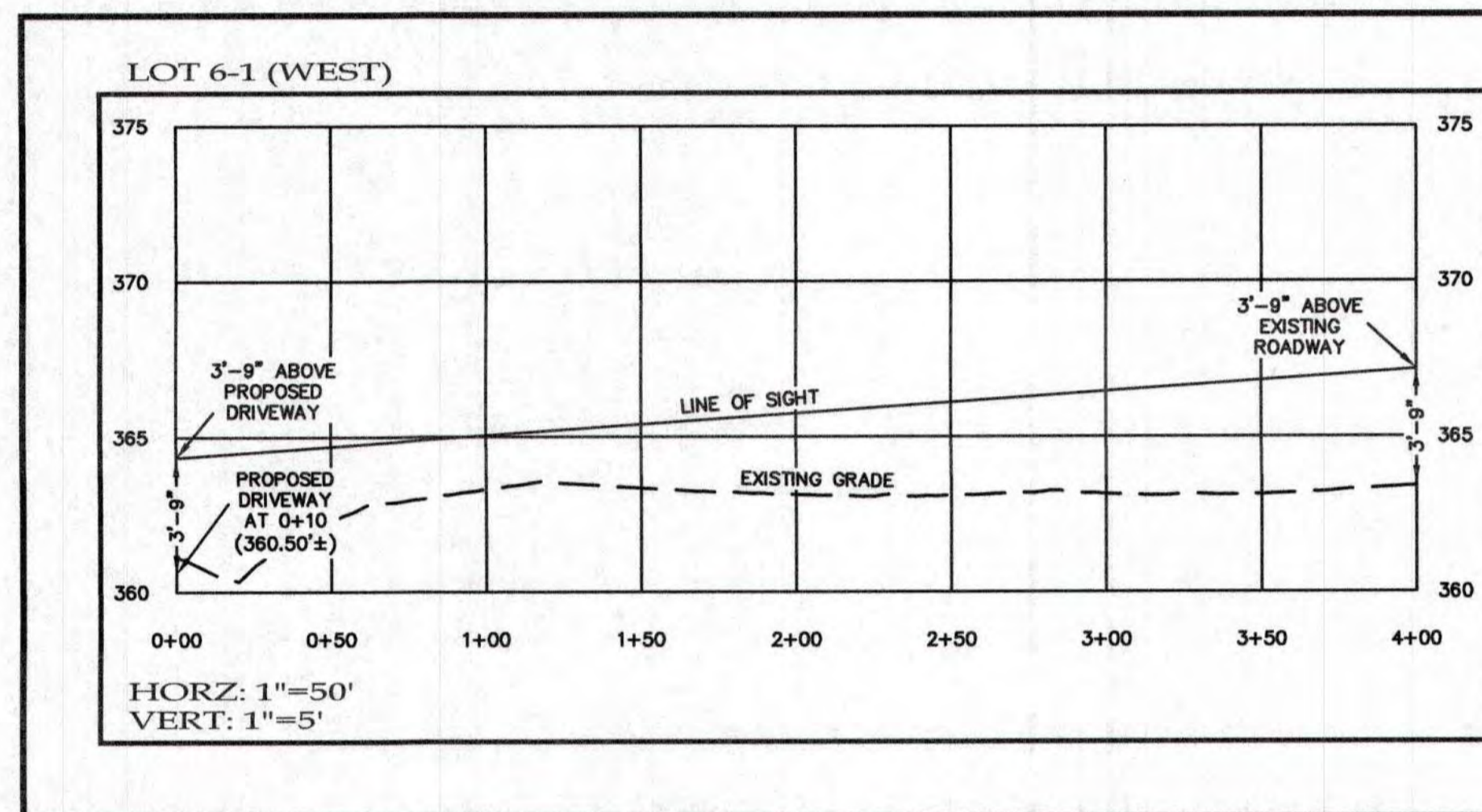
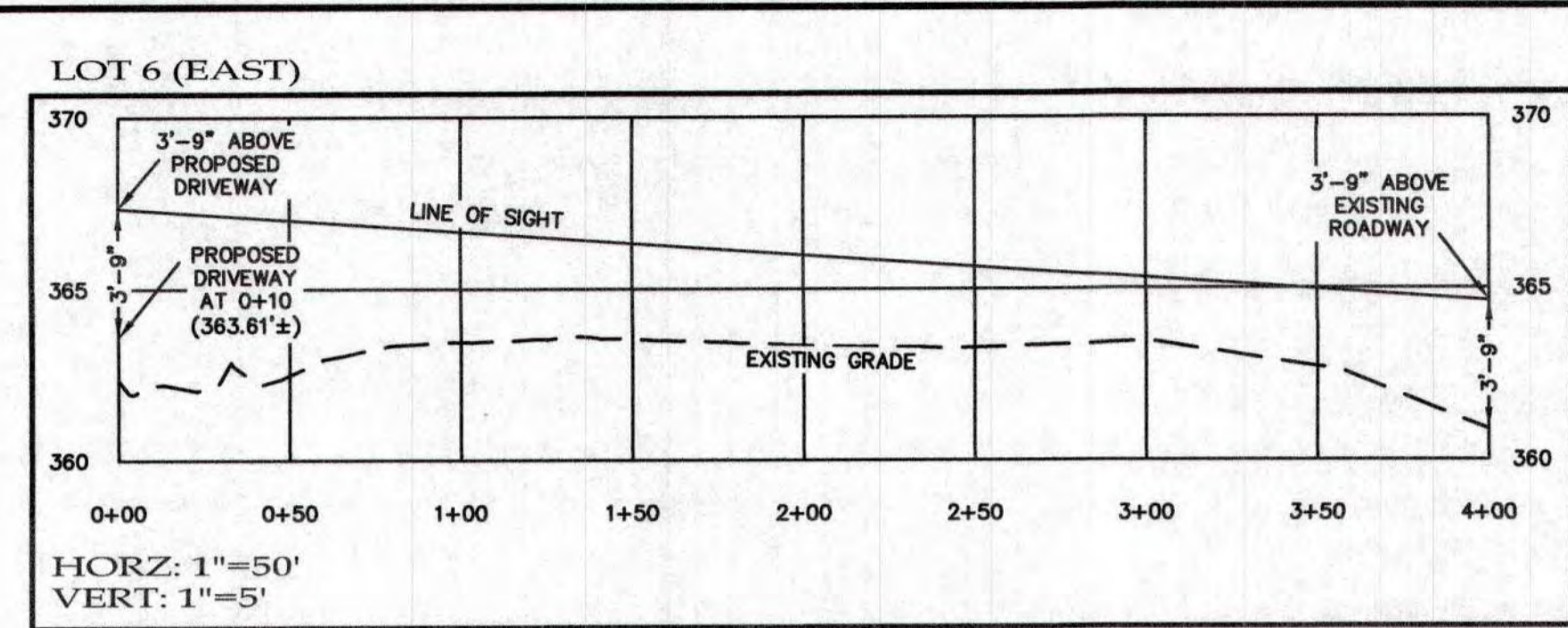
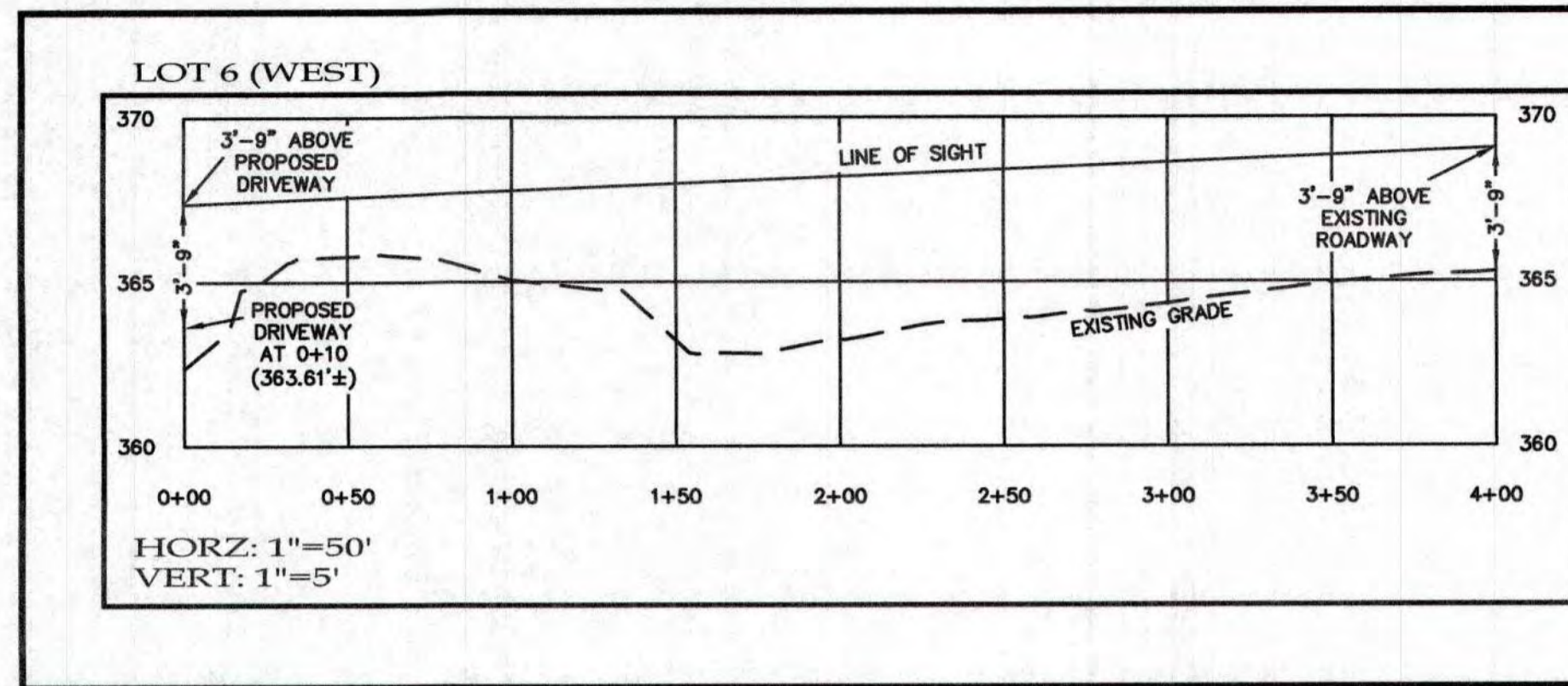
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REVISIONS

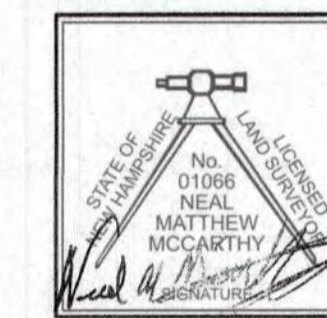
NO.	DATE	DESCRIPTION	BY
2	04/21/2026	PER ENGINEER REVIEW/COMMENTS	BJW
1	04/01/2026	ADD SHEETS 6 & 7; VARIOUS - PER CITY REVIEW/COMMENTS	BJW

N:\Carlson\2023\3582\DWG\d3582s1.dwg





SIGHT DISTANCE CERTIFICATIONS
I HEREBY CERTIFY THAT ALL SEASON SAFE SIGHT DISTANCE IN ACCORDANCE WITH THE NHDOT AND THE AASHTO REGULATIONS SHALL BE ACHIEVED UPON COMPLETION OF THE IMPROVEMENTS SHOWN ON THIS PLAN.



NEAL M/ MCCARTHY, LLS

04/21/2026
DATE

LAND OWNERS OF RECORD
LIBERTY WOODS, LLC
118 PALMER ROAD
CANDIA, NH 03034
MERRIMACK COUNTY REGISTRY OF DEEDS BOOK 3791 / PAGE 0393

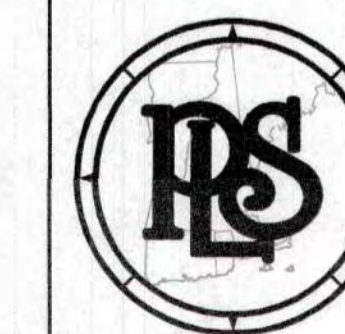
SIGHT DISTANCE PROFILE PLAN
MAP 711Z LOT 6
LIBERTY WOODS, LLC
48 CURRIER ROAD
CONCORD, NEW HAMPSHIRE
AUGUST 01, 2023

LAND OWNER OF RECORD:
LIBERTY WOODS, LLC
118 PALMER ROAD
CANDIA, NEW HAMPSHIRE

SCALE: AS SHOWN

SHEET 7 OF 7

PREPARED BY:



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N:\Carlson\2023\3582\DWG\d3582s1.dwg

TABULATION TABLE

LOT	6	6-1	6-2
ZONING	RO	RO	RO
ORIGINAL LOT AREA	641,299 Sq.Ft. (14.722 Ac.)		
NEW LOT AREA	123,021 Sq.Ft. (2.824 Ac.)	149,540 Sq.Ft. (3.433 Ac.)	368,738 Sq.Ft. (8.465 Ac.)
WETLAND AREA	20,911 Sq.Ft.	38,284 Sq.Ft.	64,635 Sq.Ft.
15%-25% SLOPES	39,800 Sq.Ft.	45,203 Sq.Ft.	124,645 Sq.Ft.
>25% SLOPES	23,907 Sq.Ft.	44,102 Sq.Ft.	99,511
BUILDABLE AREA	72,526 Sq.Ft.	34,052 Sq.Ft.	122,398 Sq.Ft.
USABLE AREA	28,962 Sq.Ft.	16,150 Sq.Ft.	72,679 Sq.Ft.
DWELLING FOOTPRINT	1,356 Sq.Ft.	1,735 Sq.Ft.	1,735 Sq.Ft.
*BASEMENT	0 Sq.Ft.	253 Sq.Ft.	253 Sq.Ft.
FIRST FLOOR	996 Sq.Ft.	1,735 Sq.Ft.	1,735 Sq.Ft.
SECOND FLOOR	996 Sq.Ft.	1,111 Sq.Ft.	1,111 Sq.Ft.
BUILDING USE	RESIDENTIAL (SINGLE-FAMILY)	RESIDENTIAL (SINGLE-FAMILY)	RESIDENTIAL (SINGLE-FAMILY)
IMPERVIOUS COVERAGE	3,944± Sq.Ft. (3.21%±)	5,455± Sq.Ft. (3.65%±)	5,989± Sq.Ft. (1.62%±)

* = FINISHED PORTION

PLAN OF REFERENCE

- 1) "CORRECTIVE SUBDIVISION PLAN 'ABBOTT HILL SUBDIVISION, PHASE III,' ASSESSORS MAP 99 BLOCK 2 LOTS 9, 13, 83, & 91, CURRIER ROAD, CONCORD, NEW HAMPSHIRE"; PREPARED FOR: JEFFREY C. PROCTOR, LESLIE J. MILLS REV TRUST, AND TIMOTHY & JAYNE GOLDE; PREPARED BY: GOLDE PLANNING & DESIGN, INC.; DATED: JAN. 1, 2007; SCALE: 1"=100'. SEE MCRD PLAN No. 18298.

TOPOGRAPHIC NOTE:

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ZONING

RO (OPEN SPACE RESIDENTIAL DISTRICT) MINIMUM:
 LOT AREA: 2,000 ACRES
 BUILDABLE AREA: 20,000 Sq. Ft.
 FRONTAGE: 200'
 SETBACKS:
 FRONT - 50'
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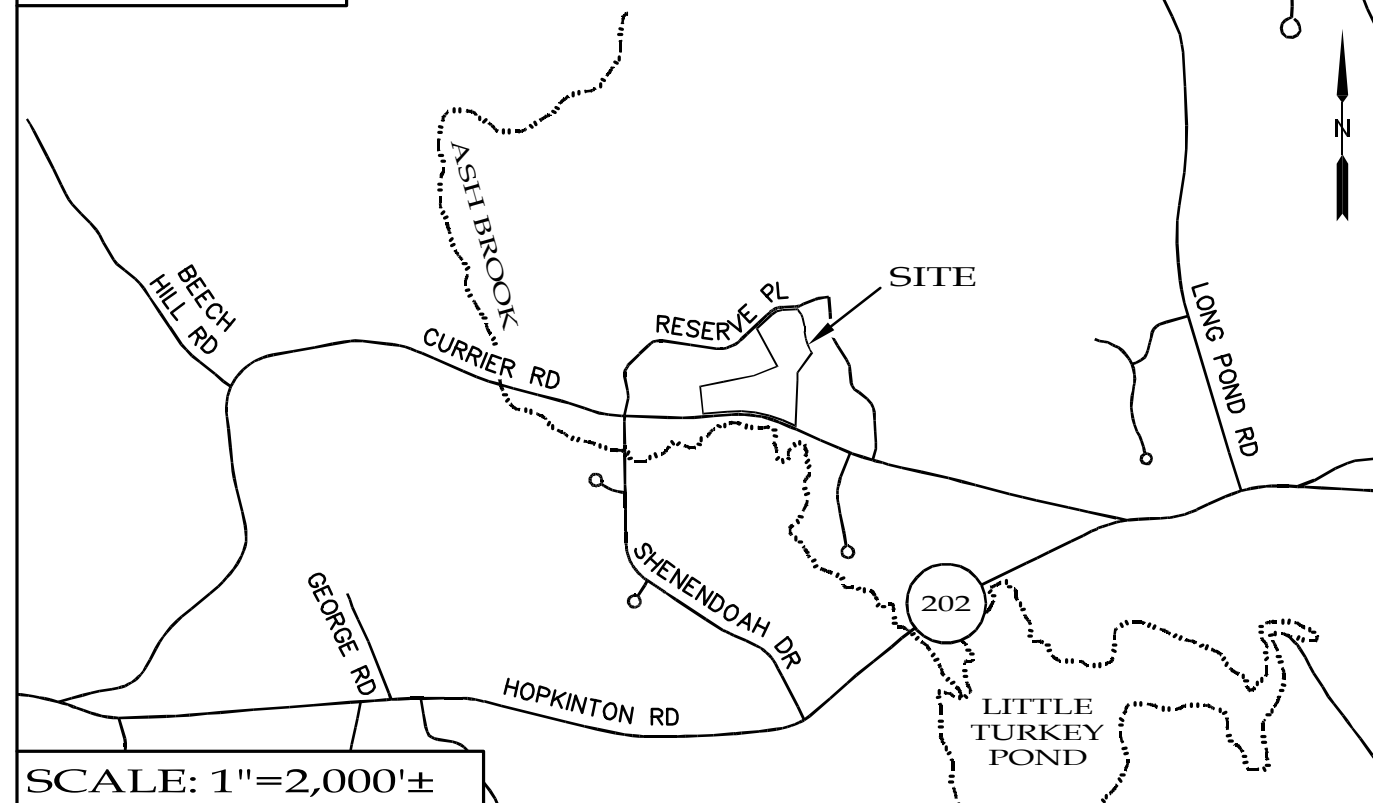
DATUM

HORIZONTAL: NAD83-2011
 VERTICAL: NAVD88 - GEOID18

ECOLOGICAL REVIEW NOTES

1. ALL OPERATORS AND PERSONNEL WORKING ON OR ENTERING THE SITE SHALL BE MADE AWARE OF THE POTENTIAL PRESENCE OF THESE SPECIES AND SHALL BE PROVIDED FLYERS THAT HELP TO IDENTIFY THESE SPECIES, ALONG WITH NHFG BIOLOGIST CONTACT INFORMATION. PLEASE REFER TO THE NHFG WEBSITE FOR UPDATED PROTECTED SPECIES FLYERS.
2. TURTLES MAY BE ATTRACTED TO DISTURBED GROUND DURING NESTING SEASON (MAY 15TH TO JULY 15TH). TURTLE NESTS ARE PROTECTED BY NH LAWS (RSA 212-B:4, FIS 1401.03). IF A NEST IS OBSERVED OR SUSPECTED, OPERATORS SHALL CONTACT NHFG IMMEDIATELY FOR FURTHER CONSULTATION. SEE SPECIES FLYERS, SEE COVER SHEET OR SHEET IMMEDIATELY PROCEEDING FOR NHFG CONTACT INFORMATION.
3. FOR PROJECT ACTIVITIES OCCURRING DURING THE ACTIVE SEASON FOR TURTLES (BETWEEN APRIL 15TH AND OCTOBER 15TH), SEARCHES AND SWEEPS SHALL BE CONDUCTED IMMEDIATELY BEFORE THE START OF WORK DAILY AND AFTER AN EXTENDED BREAK IN ACTIVITY. INDIVIDUALS CONDUCTING SEARCHES AND SWEEPS OF THE WORK SITE SHALL REVIEW SPECIES IDENTIFICATION AND REPORTING INFORMATION FROM SPECIES FLYERS. SEE COVER SHEET OR SHEET IMMEDIATELY PROCEEDING.
4. ALL MANUFACTURED EROSION AND SEDIMENT CONTROL PRODUCTS, WITH THE EXCEPTION OF TURF REINFORCEMENT MATS, UTILIZED FOR, BUT NOT LIMITED TO, SLOPE PROTECTION, RUNOFF DIVERSION, SLOPE INTERRUPTION, PERIMETER CONTROL, INLET PROTECTION, CHECK DAMS, AND SEDIMENT TRAPS SHALL NOT CONTAIN PLASTIC, OR MULTILAYERED POLYPROPYLENE NETTING OR MESH WITH AN OPENING SIZE OF GREATER THAN 1/8 INCHES.
5. ALL OBSERVATIONS OF THREATENED OR ENDANGERED SPECIES ON THE PROJECT SITE SHALL BE REPORTED IMMEDIATELY TO THE NHFG NONGAME AND ENDANGERED WILDLIFE ENVIRONMENTAL REVIEW PROGRAM BY PHONE AT 603-271-2461 AND BY EMAIL AT NHFOREVIEW@WILDLIFE.NH.GOV, WITH THE EMAIL SUBJECT LINE CONTAINING THE DATACHECK TOOL RESULTS LETTER ASSIGNED NUMBER, THE PROJECT NAME, AND THE TERM WILDLIFE SPECIES OBSERVATION. PHOTOGRAPHS OF THE OBSERVED SPECIES AND NEARBY ELEMENTS OF HABITAT OR AREAS OF LAND DISTURBANCE SHALL BE PROVIDED TO NHFG IN DIGITAL FORMAT AT THE ABOVE EMAIL ADDRESS FOR VERIFICATION, AS FEASIBLE.
6. IN THE EVENT A PROTECTED SPECIES IS OBSERVED ON THE PROJECT SITE DURING THE TERM OF THE PERMIT, THE SPECIES SHALL NOT BE DISTURBED, HANDLED, OR HARMED IN ANY WAY PRIOR TO CONSULTATION WITH AND IMPLEMENTATION OF CORRECTIVE ACTIONS RECOMMENDED BY NHFG.
7. THE ECOLOGICAL REVIEW SECTION, ITS EMPLOYEES AND AUTHORIZED AGENTS, SHALL HAVE ACCESS TO THE PROPERTY DURING THE TERM OF THE PERMIT.

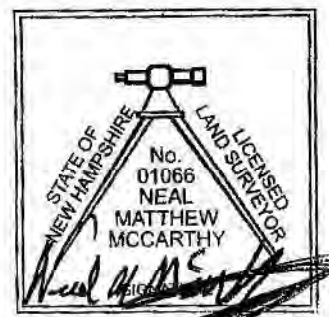
LOCUS MAP



SCALE: 1"=2,000'±

NOTES

- 1) THE PURPOSE OF THIS PLAN IS TO DEPICT A PROPOSED DRIVEWAY (WITH ITS PROPOSED WETLAND IMPACT) FOR MAP 711Z, LOT 6, LOCATED ON CURRIER ROAD IN CONCORD, NEW HAMPSHIRE. THIS PLAN IS INTENDED TO SUPPORT AN EXPEDITED MINIMUM IMPACT WETLANDS PERMIT FOR A WETLANDS CROSSING FOR A NEW, SINGLE-FAMILY RESIDENTIAL DRIVEWAY.
- 2) THIS LOT IS IN THE EARLY STAGES OF THE SUBDIVISION APPROVAL PROCESS. THE SUBDIVISION PROPOSES THREE SINGLE-FAMILY RESIDENTIAL ROAD FRONTAGE LOTS (TWO NEW LOTS AND A REMAINDER).
- 3) THE TOTAL AREA OF THE PARENT PARCEL 14.722 ACRES. THIS IMPACT IS PROPOSED ON NEW LOT "6-2," WHICH WILL BE 8.465 ACRES.
- 4) THIS PLAN IS BASED ON FIELD EVIDENCE (PHOTOS) LAST OBSERVED IN FEBRUARY OF 2026.
- 5) THIS PARCEL OF LAND (MAP 711Z LOT 6) DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS INTERPOLATED FROM THE FEMA FLOOD INSURANCE RATE MAP (FIRM) FOR MERRIMACK COUNTY, NEW HAMPSHIRE (ALL JURISDICTIONS) #33013C0530E, HAVING AN EFFECTIVE DATE OF APRIL 19, 2010.
- 6) THERE IS AN OVERALL TEMPORARY WETLAND IMPACT AREA OF APPROXIMATELY 422± Sq. Ft. FOR THE RECONSTRUCTION OF THE EXISTING RESIDENTIAL DRIVEWAY (319 Sq. Ft. OF PERMANENT IMPACT AND 103 Sq. Ft. OF TEMPORARY IMPACT).
- 7) THE SUBJECT LOT SHALL BE SERVICED BY A PRIVATE, ONSITE SEPTIC AND WELL.
- 8) THE BEARING SYSTEM OF THIS PLAN IS BASED ON THE NEW HAMPSHIRE NAD83-2011 STATE PLANE COORDINATE SYSTEM.
- 9) THIS PLAN IS INTENDED TO BE AT THE DEPICTED SCALE WHEN PLOTTED ON 22x34 (ANSI D) SIZE PAPER.
- 10) ALL DISTANCES, UNLESS OTHERWISE INDICATED, ARE US SURVEY FEET HORIZONTAL DISTANCES.
- 11) ALL ZONING INFORMATION SHALL BE VERIFIED PRIOR TO ANY BUILDING OR CONSTRUCTION ACTIVITY THAT DOES NOT FALL UNDER CURRENT PERMITTING.
- 12) WETLANDS DEPICTED HEREON WERE DELINEATED ON DECEMBER 27 & 29, 2022 BY JOHN ST. JOHN, CWS #221, IN ACCORDANCE WITH THE TECHNIQUES OUTLINED IN THE MOST RECENT CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL AND REGIONAL SUPPLEMENTS FOR IDENTIFYING HYDRIC SOILS AND VEGETATION.
- 13) THE PROPOSED DRIVEWAY HAS AN NHDOT-PERMITTED CURB-CUT. SEE PERMIT No. 05-099-0038.
- 14) THIS DRIVEWAY CONSTRUCTION, PENDING APPROVAL, IS PROPOSED DURING THE SUMMER MONTHS OF 2026, OR AS SOON AS PERMITS ARE IN-HAND.
- 15) THERE IS A NEW HOME UNDER CONSTRUCTION ON THE WESTERN PORTION OF THIS PARCEL. (SEE NOTE 2)
- 16) THIS WETLAND IMPACT PROJECT HAS NOT BEGUN AND NO PORTION OF THE PROJECT HAS BEEN COMPLETED.
- 17) PER THE NHDES ECOLOGICAL REVIEW SECTION, THERE ARE NO CHANGES OR UPDATES REQUIRED TO UPGRADE THIS APPLICATION FROM A PBI TO AN EXP.



LAND OWNERS OF RECORD
 LIBERTY WOODS, LLC
 118 PALMER ROAD
 CANDIA, NH 03034
 MERRIMACK COUNTY REGISTRY OF DEEDS BOOK 3791 / PAGE 0393

EXPEDITED MINIMUM IMPACT OVERVIEW PLAN
 MAP 711Z LOT 6-1
 LIBERTY WOODS, LLC
 48 CURRIER ROAD
 CONCORD, NEW HAMPSHIRE
 APRIL 13, 2026

LAND OWNER OF RECORD: LIBERTY WOODS, LLC
 PO BOX 299
 CANDIA, NEW HAMPSHIRE

SCALE: 1"=80' SHEET 1 OF 2

PREPARED BY:

Promised Land Survey, LLC
 PO Box 447
 Derry, New Hampshire 03038
 Tel: (603) 432-2112
 www.PromisedLandSurvey.com
 Land Surveying • Wetlands • Planning • Permitting • Layout

REVISIONS

NO.	DATE	DESCRIPTION	BY
3	05/14/2026	INCREASE PROPOSED CULVERT FROM 12" TO 15"	BJW
2	05/13/2026	ADDED ECOLOGICAL REVIEW WILDLIFE CONSERVATIONS MEASURES	BJW
1	04/03/2026	UPDATED TO EXP AND VARIOUS PER NHDES RFMI	BJW

LEGEND

- BOUND
- GUYWIRE
- IRON PIPE/REBAR
- MAILBOX
- ROCK
- TELEPHONE BOX
- UTILITY POLE
- WETLAND
- CONTOUR MAJOR
- CONTOUR MINOR
- DELINEATED WETLAND
- DRAINAGE LINE
- EDGE OF PAVEMENT
- OVERHEAD ELECTRIC
- NRCS SOIL LINE
- RETAINING WALL
- TREE LINE
- PERMANENT IMPACT
- TEMPORARY IMPACT



N:\Carlison2023\3582\DWG\d3582s1.dwg

PLAN OF REFERENCE

1) "CORRECTIVE SUBDIVISION PLAN 'ABBOTT HILL SUBDIVISION, PHASE III,' ASSESSORS MAP 99 BLOCK 2 LOTS 9, 13, 83, & 91, CURRIER ROAD, CONCORD, NEW HAMPSHIRE"; PREPARED FOR: JEFFREY C. PROCTOR, LESLIE J. MILLS REV TRUST, AND TIMOTHY & JAYNE GOLDE; PREPARED BY: GOLDE PLANNING & DESIGN, INC.; DATED: JAN. 1, 2007; SCALE: 1"=100'. SEE MCRD PLAN No. 18298.

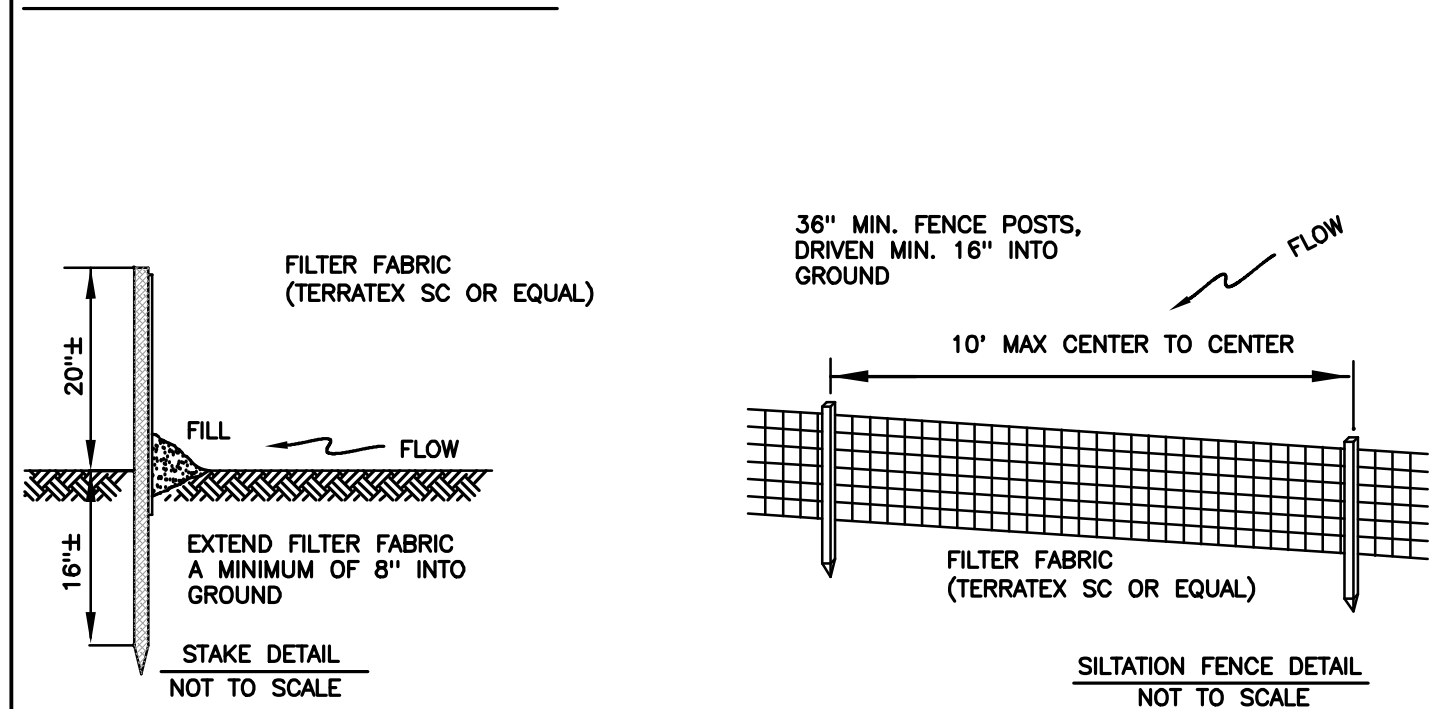
ZONING

RO (OPEN SPACE RESIDENTIAL DISTRICT) MINIMUM:
 LOT AREA: 2.00 ACRES
 BUILDABLE AREA: 20,000 Sq. Ft.
 FRONTAGE: 200'
 SETBACKS:
 FRONT - 50'
 SIDE - 40'
 REAR - 50'
 WETLANDS > 3,000 Sq. Ft. IN SIZE - 50'

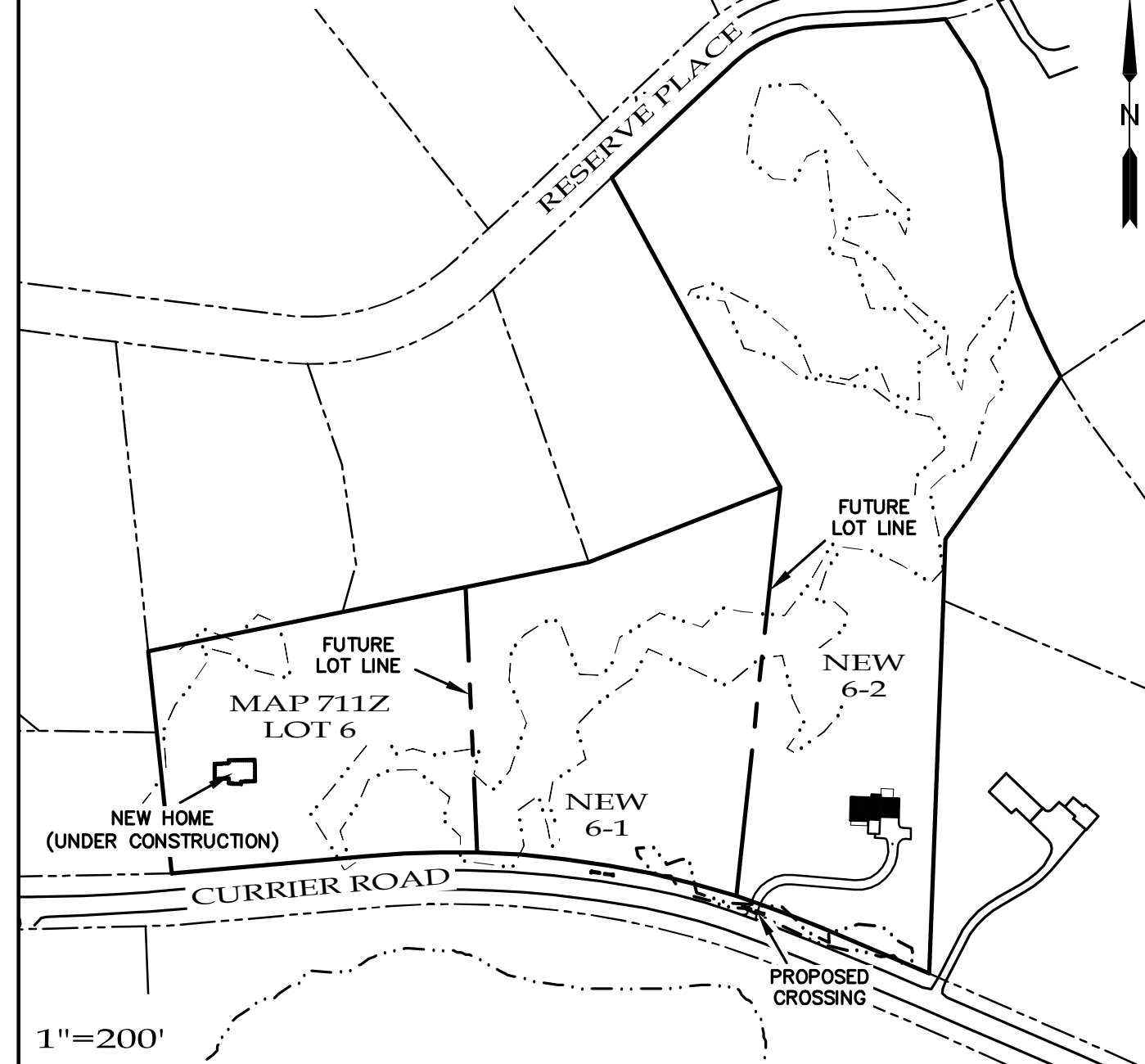
DATUM

HORIZONTAL: NAD83-2011
 VERTICAL: NAVD88 - GEOID18

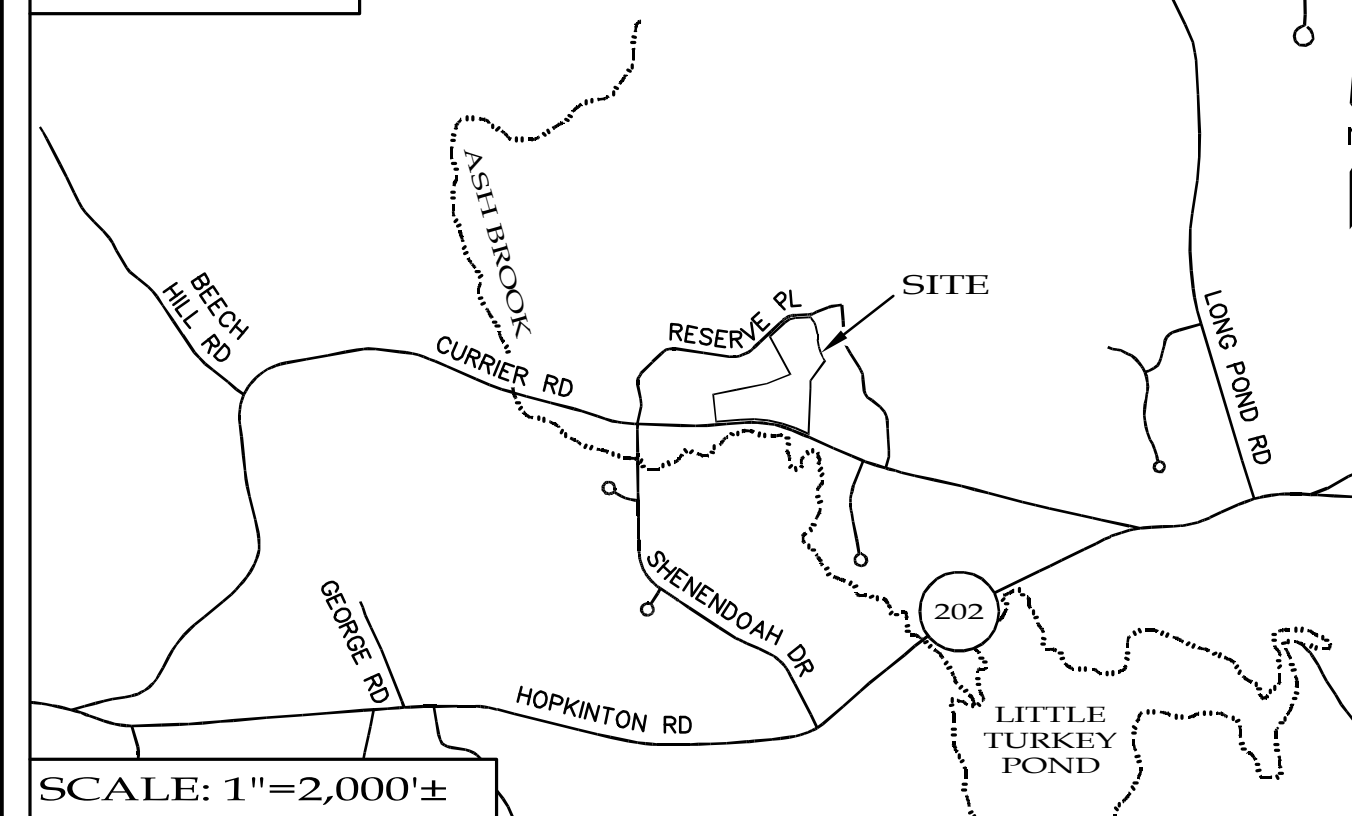
EROSION CONTROLS



BOUNDARY OVERVIEW

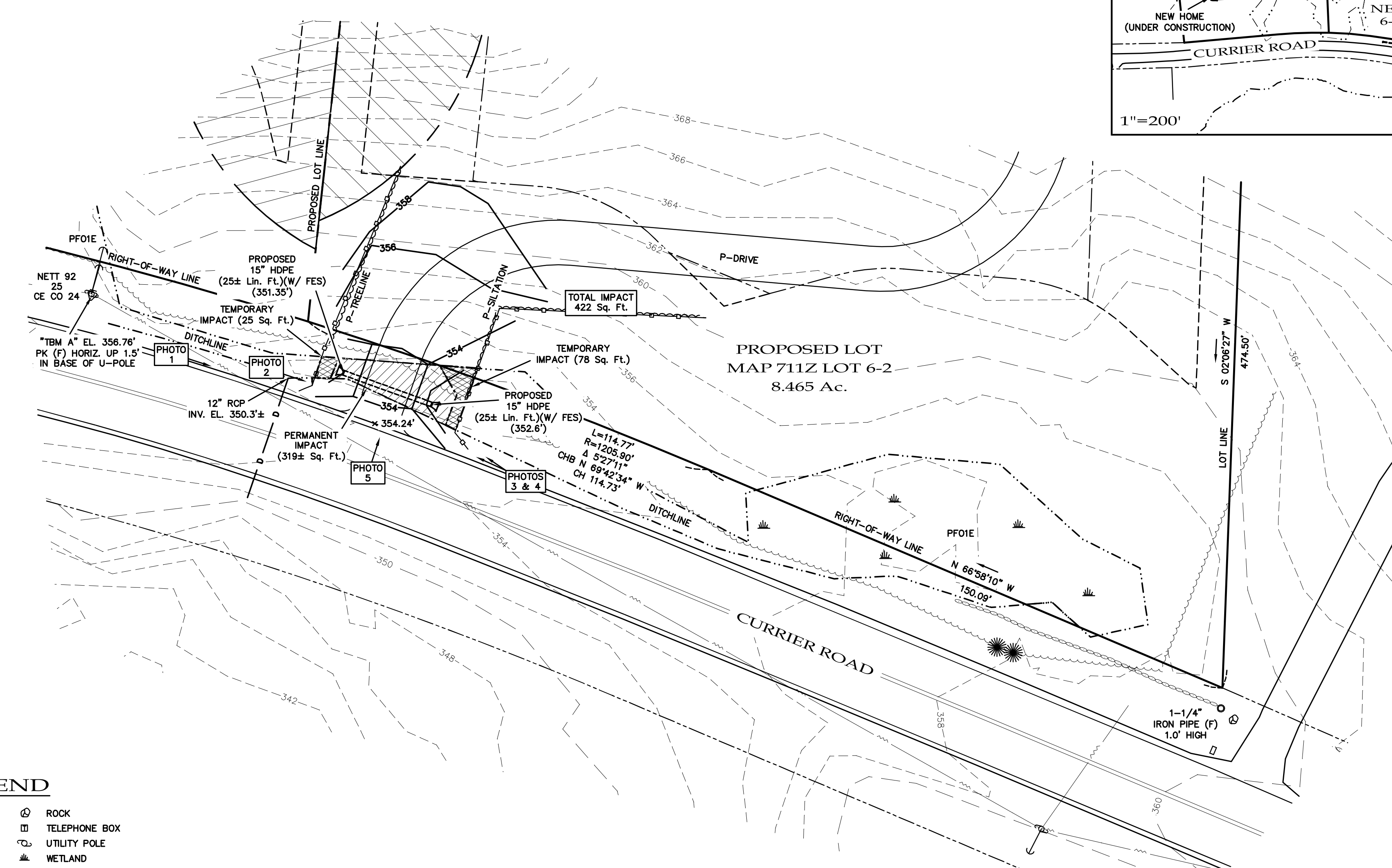


LOCUS MAP



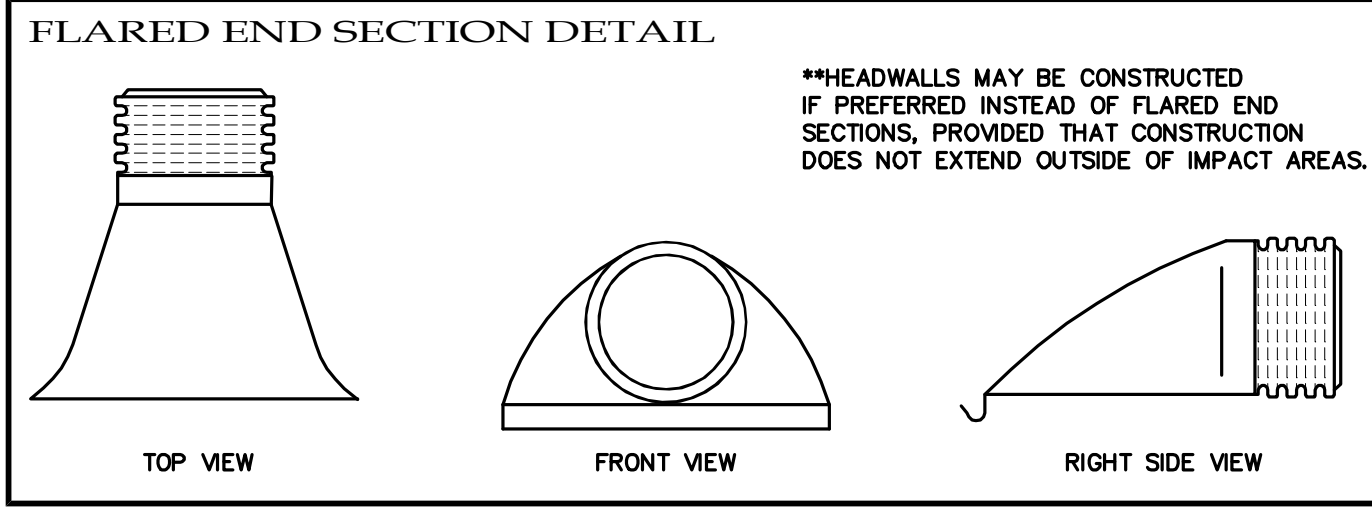
NOTES

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LEGEND

- BOUND
- GUYWIRE
- IRON PIPE/REBAR
- MAILBOX
- ROCK
- TELEPHONE BOX
- UTILITY POLE
- WETLAND
- CONTOUR MAJOR
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- D
- EDGE OF PAVEMENT
- OVERHEAD ELECTRIC
- NRCS SOIL LINE
- RETAINING WALL
- TREE LINE
- PERMANENT IMPACT
- TEMPORARY IMPACT



CONSTRUCTION SEQUENCE

- THE DRIVEWAY CONSTRUCTION SHOULD BE COMPLETED DURING SUMMER MONTHS/DRY CONDITIONS AND SHOULD FOLLOW THE SEQUENCE BELOW:
1. PRE-CONSTRUCTION MEETING WITH OWNER, EXCAVATOR, AND NH CERTIFIED WETLAND SCIENTIST.
 2. MARK ALL UTILITIES PRIOR TO CONSTRUCTION.
 3. INSTALL SILTATION/EROSION CONTROL MEASURES AT LIMITS OF DISTURBANCE PER PLAN AT LIMITS OF WORK.
 4. REMOVE VEGETATION AS NEEDED WITHIN THE DRIVEWAY/IMPACT LOCATION.
 5. EXCAVATE AND REMOVE EARTH MATERIAL TO A SUITABLE DEPTH FOR PROPER DRIVEWAY/CULVERT SUBGRADE.
 6. GRADE DRIVEWAY AREA AND INSTALL NEW CULVERT TO ALLOW FLOW TOWARD THE EXISTING CULVERT CROSSING CURRIER ROAD.
 7. CONSTRUCT HEADWALLS (IF PREFERRED) CONCURRENTLY WITH ITEM 6.
 8. GRADE SIDE SLOPES OF DRIVEWAY WITH LOAM.
 9. SEED SIDE SLOPES AND STRAW MULCH.
 10. REMOVE SILT SOCK WHEN AREA IS VEGETATED.

LAND OWNERS OF RECORD
 LIBERTY WOODS, LLC
 118 PALMER ROAD
 CANDIA, NH 03034
 MERRIMACK COUNTY REGISTRY OF DEEDS BOOK 3791 / PAGE 0393

EXPEDITED MINIMUM IMPACT PLAN
 MAP 711Z LOT 6-1
 LIBERTY WOODS, LLC
 48 CURRIER ROAD
 CONCORD, NEW HAMPSHIRE
 APRIL 13, 2026

LAND OWNER OF RECORD: LIBERTY WOODS, LLC
 PO BOX 299
 CANDIA, NEW HAMPSHIRE

SCALE: 1"=20' SHEET 2 OF 2

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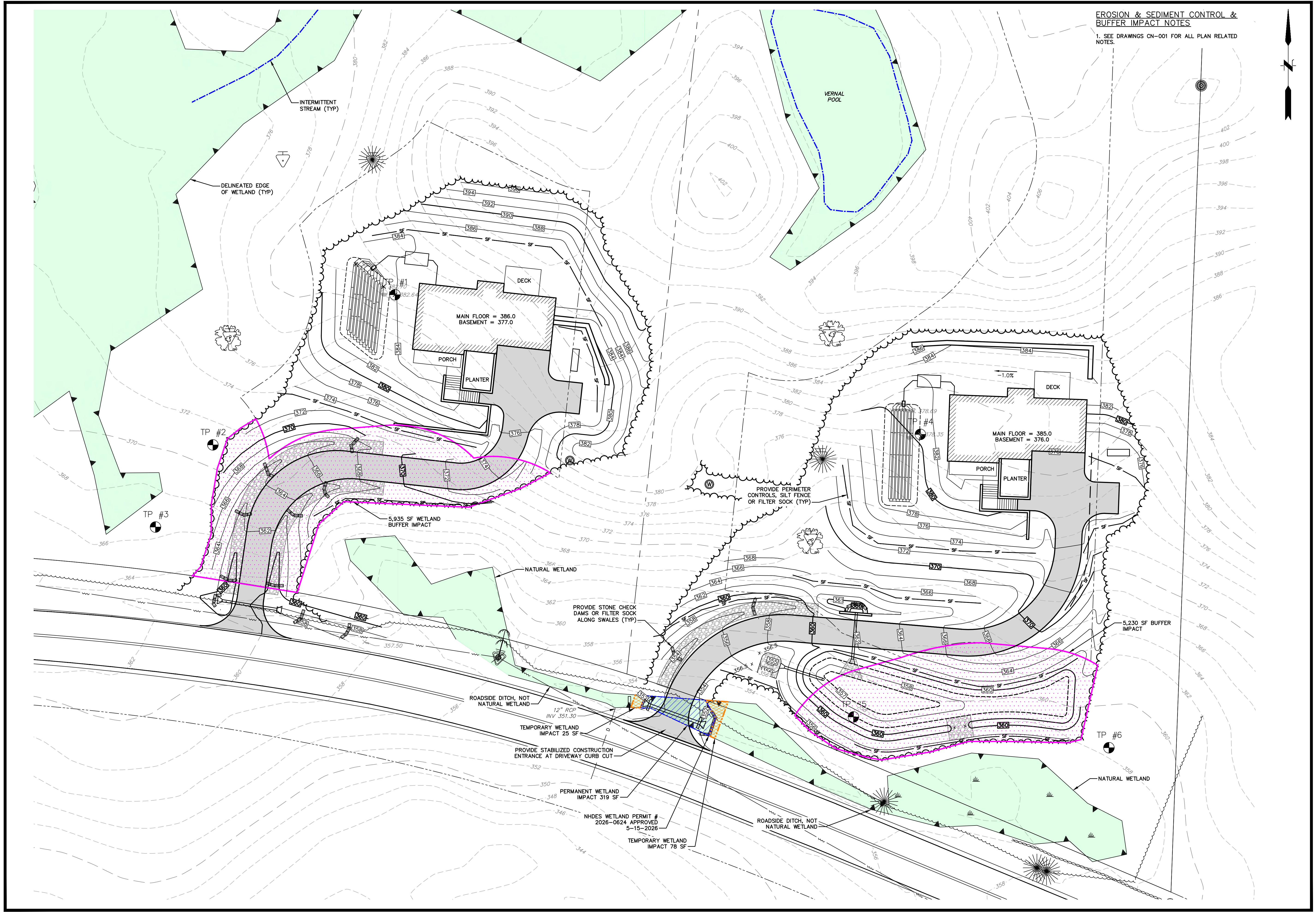
NO.	DATE	DESCRIPTION	BY
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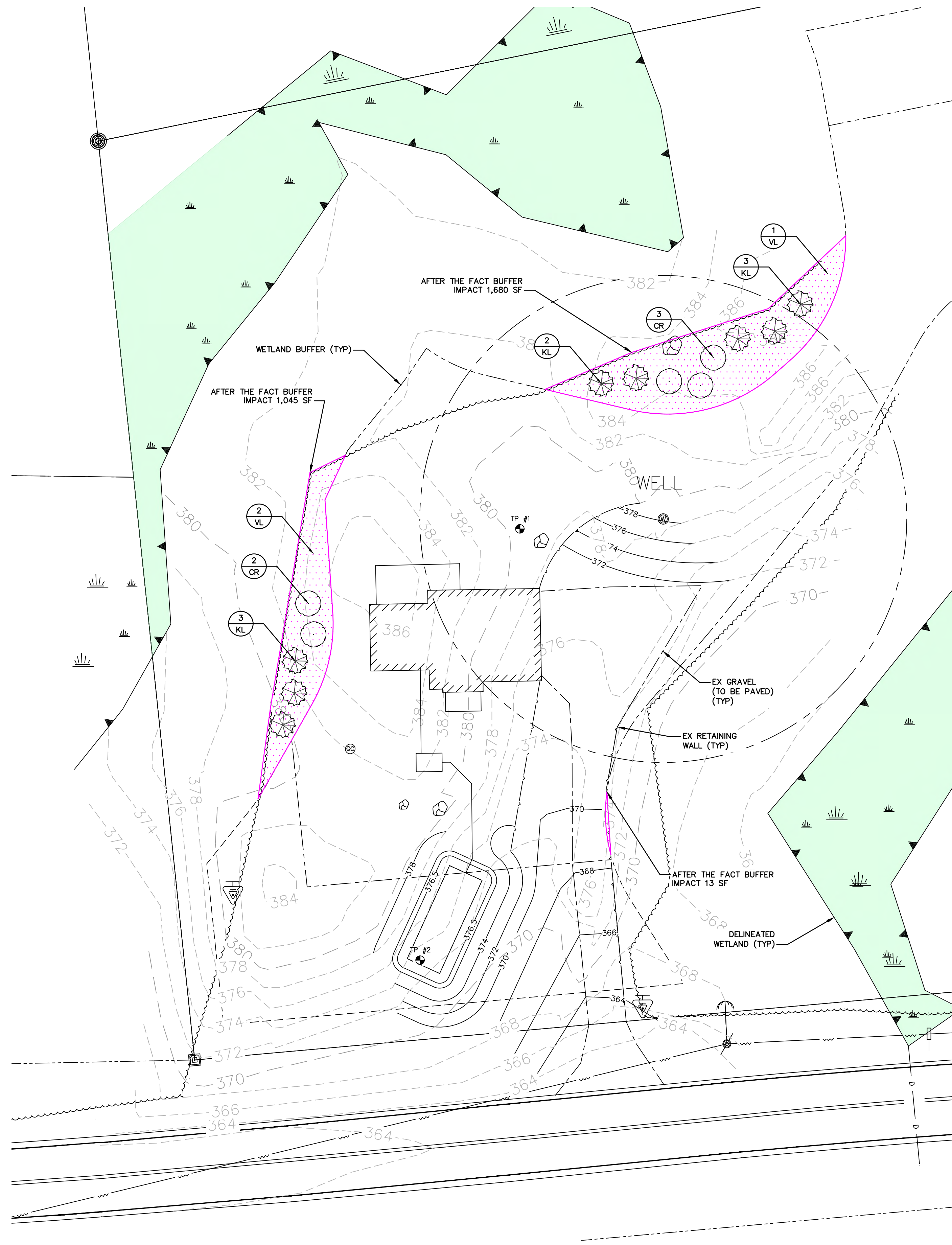
SCALE: HORIZ: 1" = 20' VERT: 1" = 20' DATUM: HORIZ: - VERT: -	GRAPHIC SCALE 0 10' 20' 40'		
FUSS & O'NEILL 50 COMMERCIAL STREET MANCHESTER, NH 03101 www.fandob.com			
TM 711Z LOT 6 LIBERTY WOODS, LLC LOTS 6-1 & 6-2 PLAN SITE, GRADING AND DRAINAGE 48 CURRIER ROAD SUBDIVISION CONCORD NEW HAMPSHIRE			
PROJ. No. 120.26000125.000 DATE: 5.20.2026			
No. DATE DESCRIPTION DESIGNER REVIEWER			

File: J:\DWG\Tilon120.2600125.000\CivilPlan120.26000125.000_STP01.dwg Layout: CE-101 Plotted: 2026-05-20 10:10 AM Saved: 2026-05-15 12:34 PM User: Amy Sanders
 PC3: NONE STRICT: FO STB
 LAYER STATE: []



EROSION & SEDIMENT CONTROL & BUFFER IMPACT NOTES
 1. SEE DRAWINGS CN-001 FOR ALL PLAN RELATED NOTES.

		<p>FUSS & O'NEILL 50 COMMERCIAL STREET MANCHESTER, NH 03101 www.fandob.com</p>					
<p>TM 711Z LOT 6 LIBERTY WOODS, LLC LOTS 6-1 & 6-2 EROSION & SEDIMENT CONTROL, & BUFFER IMPACT PLAN 48 CURRIER ROAD SUBDIVISION CONCORD NEW HAMPSHIRE</p>							
<p>PROJ. No. 120.26000125.000 DATE: 5.20.2026</p>							
CE-101							

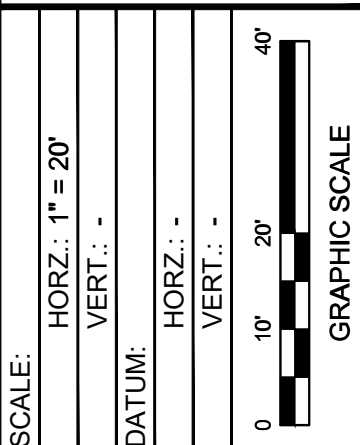
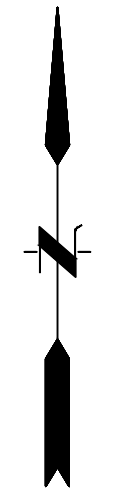


PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE
SHRUBS				
CR	CORNUS RACEMOSA	GRAY DOGWOOD	5	1 GAL.
KL	KALMIA LATIFOLIA	MOUNTAIN LAUREL	8	1 GAL.
VL	VIBURNUM LENTAGO	NANNYBERRY	3	1 GAL.

AFTER THE FACT BUFFER IMPACT NOTES:

- SEE DRAWINGS CN-001 FOR ALL PLAN RELATED NOTES.
- PLANT SPECIES SELECTED FROM "NATIVE SHORELAND/RIPARIAN BUFFER PLANTINGS FOR NEW HAMPSHIRE" PREPARED BY NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES.



FUSS & O'NEILL
 50 COMMERCIAL STREET
 MANCHESTER, NH 03101
 www.fandob.com

TM 711Z LOT 6
 LIBERTY WOODS, LLC
 LOTS 6
**AFTER THE FACT
 BUFFER IMPACT PLAN**
 48 CURRIER ROAD SUBDIVISION
 CONCORD
 NEW HAMPSHIRE

PROJ. No. 120.26000125.000
 DATE: 5.20.2026

CE-102

No.	DATE	DESCRIPTION	DESIGNER/REVIEWER

Requirements

The Flared End Section shall be high density polyethylene meeting ASTM D3350 minimum cell classification 213320C; contact manufacturer for additional cell classification information. When provided, the metal threaded fastening rod shall be stainless steel.

Installation

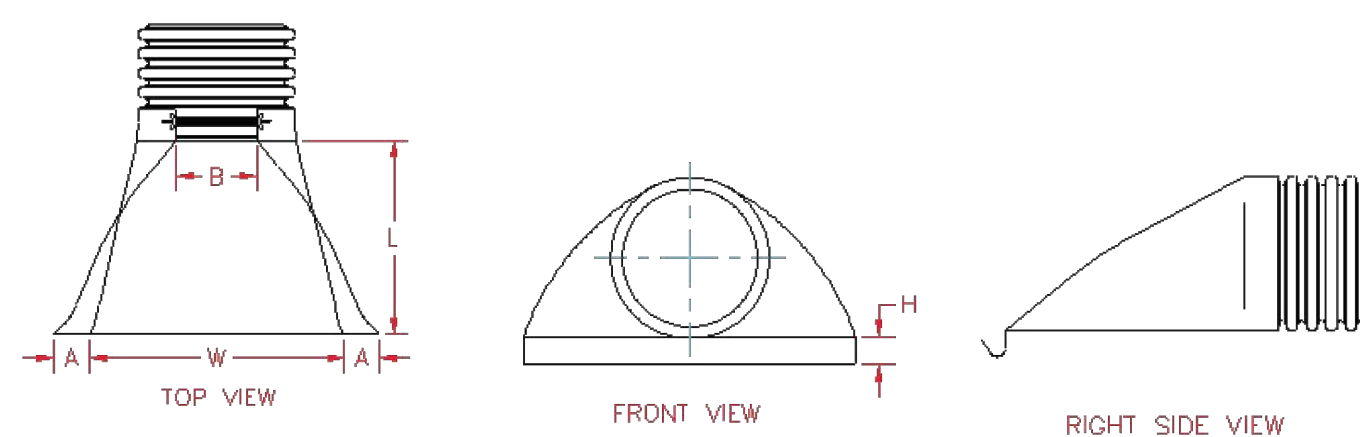
Installation shall be in accordance with ADS installation instructions and with those issued by state or local authorities. Contact your local ADS representative or visit www.adspipe.com for the latest installation instructions.

Build America, Buy America (BABA)

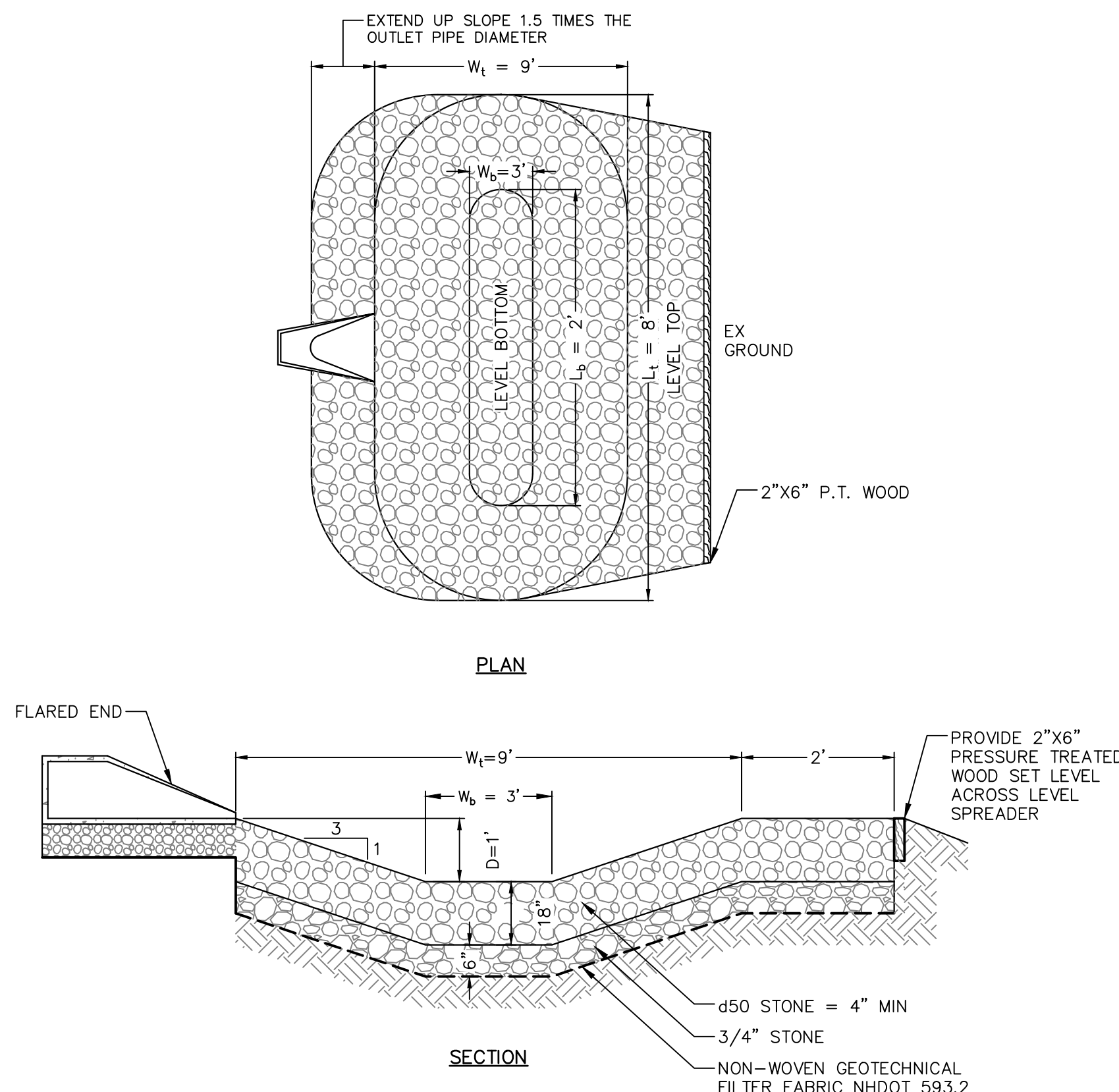
The ADS Flared End Section complies with the requirements in the Build America, Buy America (BABA) Act.

	Pipe Diameter, in (mm)	
Diameter in (mm)	12 (300)	15 (375)
A in (mm)	6.5 (165)	6.5 (165)
B (max) in (mm)	10.0 (254)	10.0 (254)
H in (mm)	6.5 (165)	6.5 (165)
L in (mm)	25.0 (635)	25.0 (635)
W in (mm)	29.0 (737)	29.0 (737)

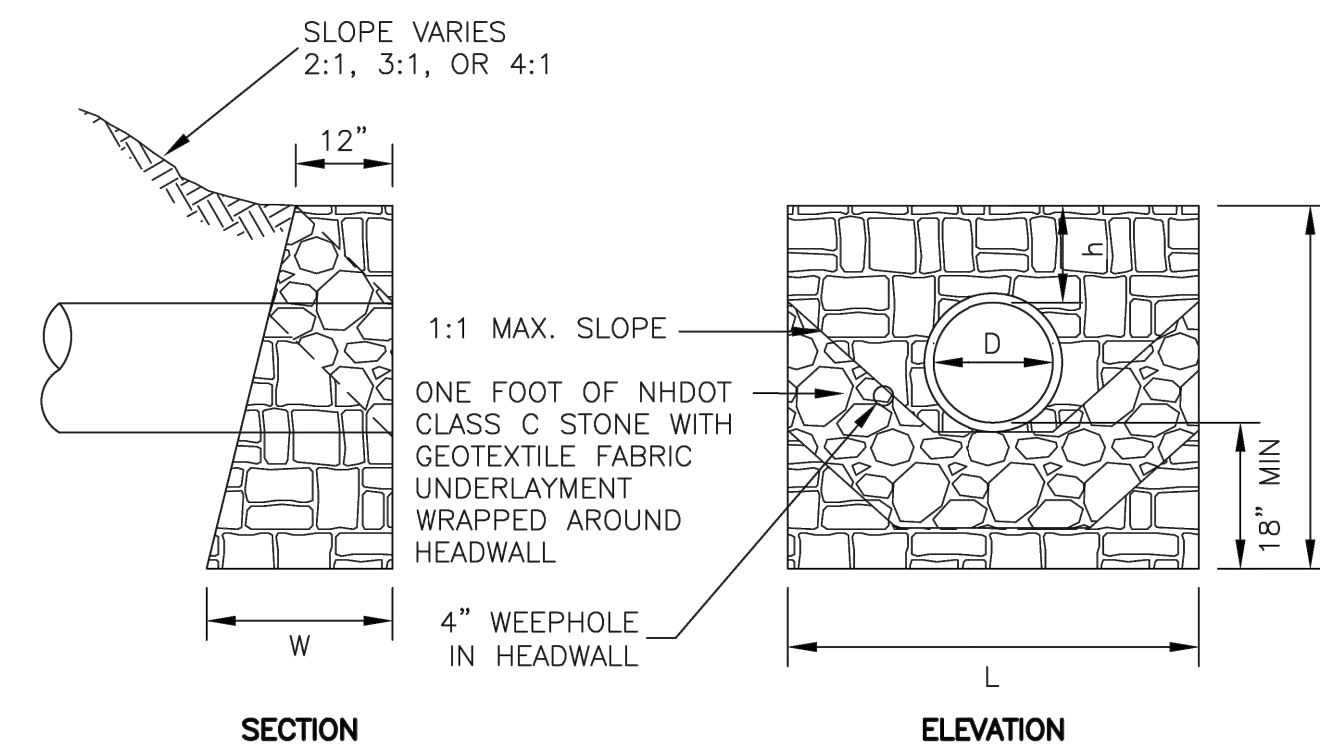
* Product detail may differ slightly from actual product appearance.



ADS Flared End Section (or Approved Equal)
N.T.S.



Plunge Pool with Stone Berm Level Spreader
N.T.S.

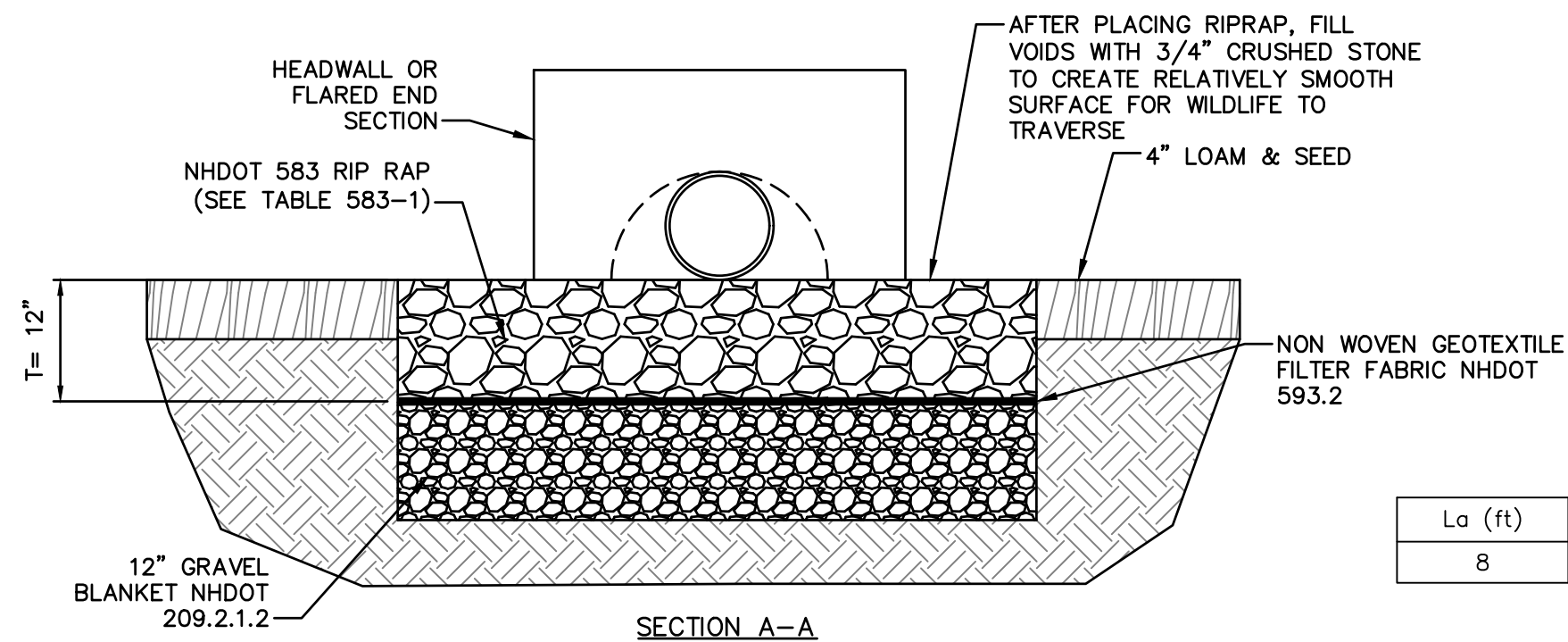


SECTION

ELEVATION

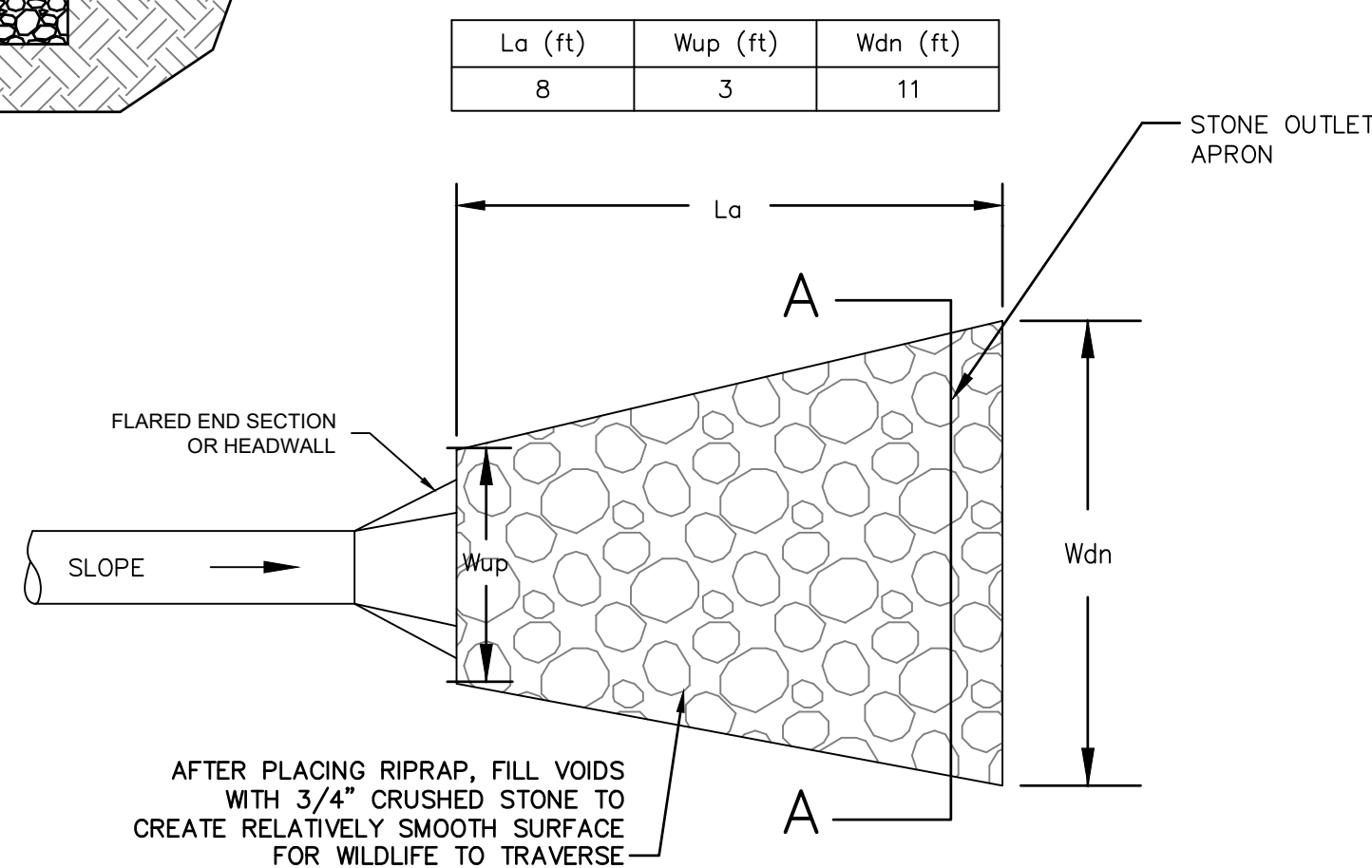
DIAMETER D INCHES	L	H	W	h
12	4'-6"	4'-0"	1'-11"	1'-6"
15	6'-0"	4'-6"	2'-0"	1'-9"
18	7'-0"	4'-6"	2'-0"	1'-6"
24	9'-0"	5'-0"	2'-2"	1'-6"
30	11'-0"	5'-6"	2'-4"	1'-6"
36	13'-0"	6'-0"	2'-6"	1'-6"
42	16'-0"	7'-0"	2'-8"	1'-9"
48	17'-9"	8'-0"	2'-8"	2'-0"
54	17'-6"	8'-0"	2'-8"	1'-9"
60	21'-9"	8'-3"	3'-1"	1'-9"
66	23'-0"	8'-9"	3'-0"	1'-9"
72	25'-9"	9'-4"	3'-4"	1'-10"

Mortar Rubble Headwall Detail
N.T.S.

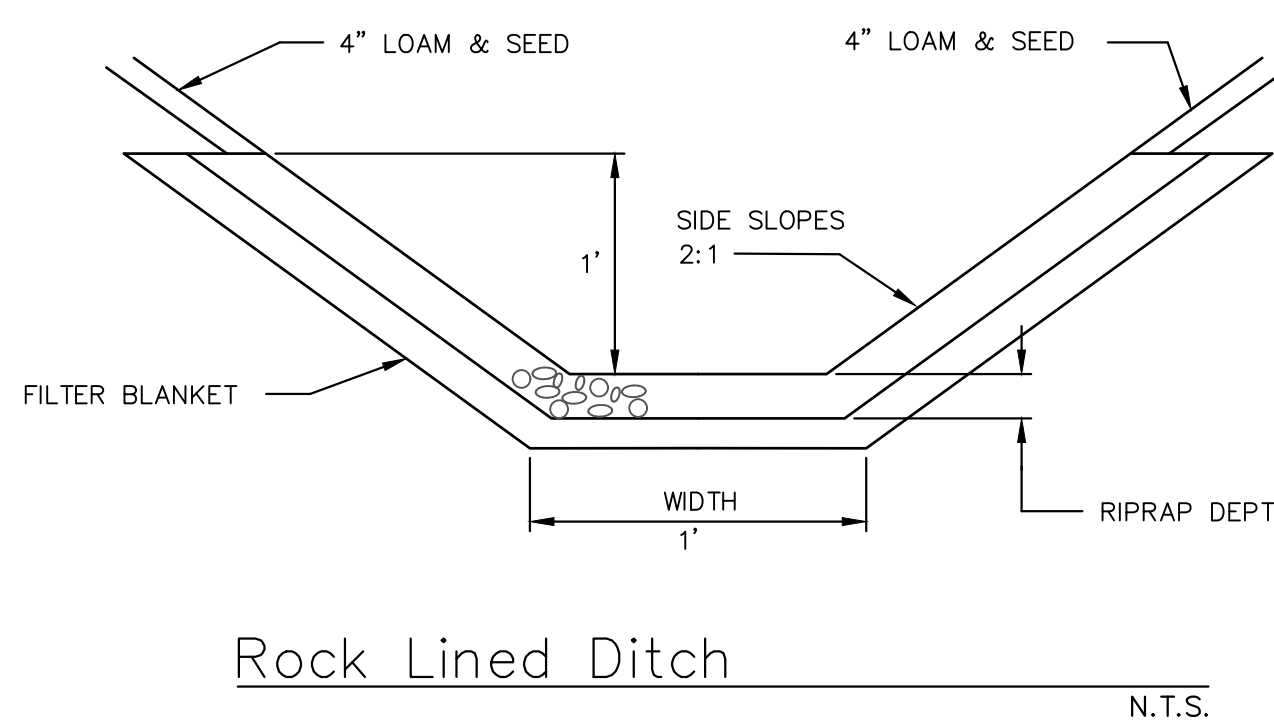


NHDOT RIPRAP TABLE 583-1						
RIPRAP CLASSES AND SIZES			PERCENTAGE DISTRIBUTION OF PARTICLE SIZES BY VOLUME (CUBIC FEET)			
CLASS	NOMINAL SIZE (IN)	MAXIMUM SIZE (IN)	<15%	15%-85%	>85%	MAXIMUM
I	6	12	0.05	0.14	0.31	1.00
III	12	24	0.40	1.00	2.50	6.50
V	18	36	1.30	3.50	8.50	22.00
VII	24	48	3.00	8.00	19.00	53.00
IX	36	72	10.00	27.00	65.00	179.00

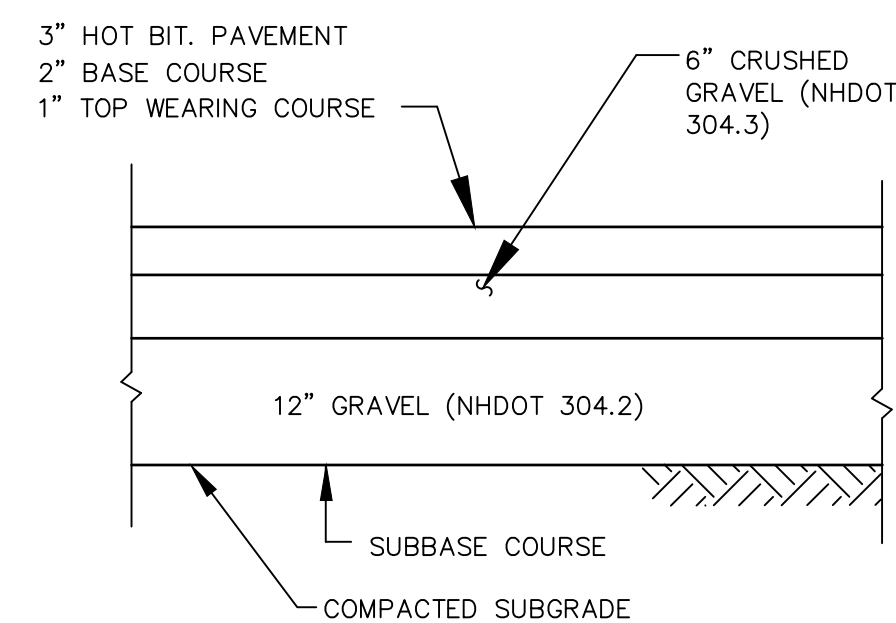
NOTES:
1. PROVIDE CLASS I RIP RAP AT ALL PIPE OUTLETS AS SHOWN ON THE DESIGN PLANS.



Rip Rap Apron Outlet Protection
N.T.S.

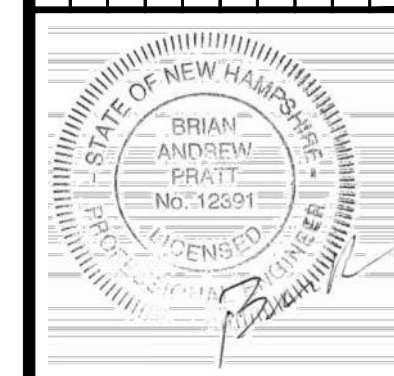


Rock Lined Ditch
N.T.S.



Pavement Section For Driveways
N.T.S.

NO.	DATE	DESCRIPTION	DESIGNER	REVIEWER



SCALE:	HORIZ.: NOT TO SCALE
VERT.:	
DATUM:	HORIZ.: -
VERT.:	-

FUSS & O'NEILL
50 COMMERCIAL STREET
MANCHESTER, NH 03101
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TM 711Z LOT 6
LIBERTY WOODS, LLC
DRAINAGE AND PAVEMENT DETAILS
48 CURRIER ROAD SUBDIVISION
CONCORD
NEW HAMPSHIRE

PROJ. No. 120.26000125.000
DATE: 5.20.2026

CD-501

