

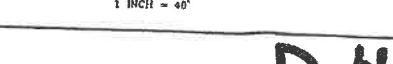
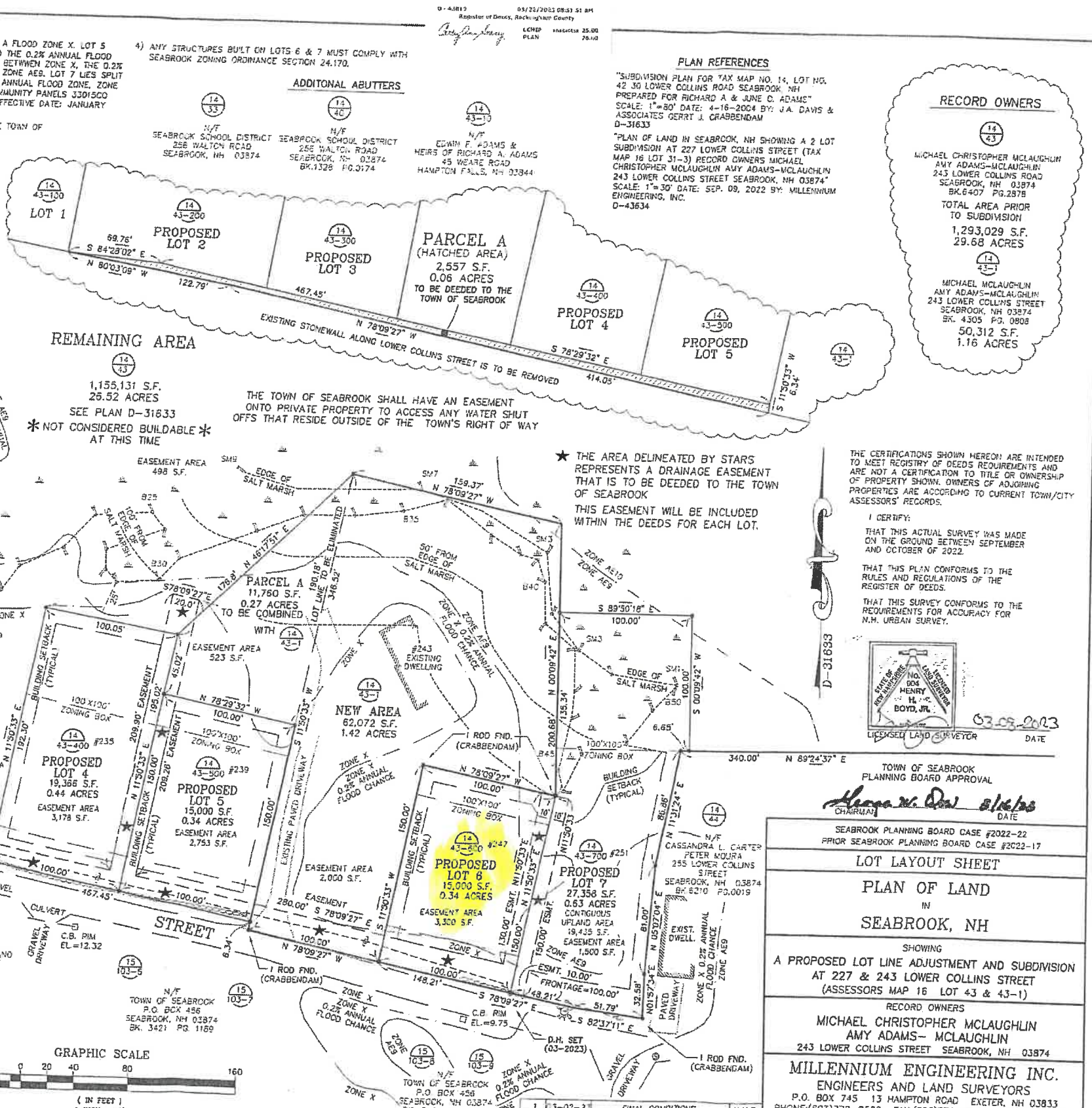
NOTES:

- THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
- PROPOSED LOTS 2-4 LIE WITHIN A FLOOD ZONE X. LOT 5 LIES SPLIT BETWEEN ZONE X AND THE 0.2% ANNUAL FLOOD CHANGE ZONE. LOT 6 LIES SPLIT BETWEEN ZONE X, THE 0.2% ANNUAL FLOOD CHANGE ZONE & ZONE AEB. LOT 7 LIES SPLIT BETWEEN ZONE X AND THE 0.2% ANNUAL FLOOD ZONE, ZONE AEB & ZONE AEO. SEE FIRM COMMUNITY PANELS J301500 04.3BF, 04.3CF, 05.2BF & 05.2CF EFFECTIVE DATE: JANUARY 29, 2021.
- SHEETS 2-4 ARE ON FILE AT THE TOWN OF SEABROOK.
- ANY STRUCTURES BUILT ON LOTS 6 & 7 MUST COMPLY WITH SEABROOK ZONING ORDINANCE SECTION 24.170.

ZONING DISTRICT 4 CONSERVATION		ZONING DISTRICT 2R RESIDENTIAL	
MINIMUM REQUIREMENTS		MINIMUM REQUIREMENTS	
FRONTAGE	N/A	FRONTAGE	100 FT.
AREA (UPLAND)	N/A	AREA (UPLAND)	15,000 S.F.
MIN. OPEN SPACE	N/A	MIN. OPEN SPACE	12,000 S.F.
MAX. HEIGHT	N/A	MAX. HEIGHT	35 FT.
BUILDING SETBACKS		BUILDING SETBACKS	
FRONT	N/A	FRONT	20 FT.
REAR	N/A	REAR	10 FT.
WET	N/A	WET	25 FT.
SEE VARIANCE GRANTED FOR RESIDENTIAL USE IN CONSERVATION ZONE. CASE #2022-01 DATE: JUNE 22, 2022		STREAM	
			50 FT.

WETLANDS DELINEATION BY MISSION WETLAND & ECOLOGICAL SERVICES LLC SERGIO BONILLA CERTIFIED WETLAND SCIENTIST (#261)

IN ACCORDANCE WITH THE U.S. ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, TECHNICAL REPORT Y-87-1 (JANUARY 1987), AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTH-CENTRAL AND NORTHEAST REGION (JANUARY 2012).



LEGEND

- D.H. DRILL HOLE
- I ROD IRON ROD SET UNLESS STATED OTHERWISE FOUND
- FND. FOUND
- ASSASSORS MAP AND PARCEL
- UTILITY POLE
- WATER SHUT OFF
- HYDRANT
- OVER HEAD WIRE
- WET FLAG
- WETLANDS
- APPROXIMATE SEWER SERVICE
- APPROXIMATE WATER SERVICE
- APPROXIMATE GAS SERVICE
- CATCH BASIN
- SEWER MANHOLE

UTILITIES NOTE

THE LOCATION OF UTILITIES SHOWN HEREON IS BASED ON INFORMATION PROVIDED BY OTHERS, AND WHERE POSSIBLE FROM MEASUREMENTS TAKEN IN THE FIELD, AND ARE FOR INFORMATIONAL PURPOSES ONLY. THE CONTRACTOR SHALL CONTACT "DISSAFE" AT 1-800-344-7233 AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION TO REQUEST MARKING OF UNDERGROUND UTILITIES. MILLENNIUM ENGINEERING, INC., ASSUMES NO RESPONSIBILITY FOR ANY DAMAGES INCURRED DIRECTLY OR INDIRECTLY RESULTING THEREFROM.

ADDITIONAL ABUTTERS

- 14 43-300 N/F SEABROOK SCHOOL DISTRICT 255 WALTON ROAD SEABROOK, NH 03874
- 14 43-300 N/F SEABROOK SCHOOL DISTRICT 255 WALTON ROAD SEABROOK, NH 03874 BK.1328 PG.3174
- 14 43-100 N/F EDWIN F. ADAMS & HEIRS OF RICHARD A. ADAMS 45 WEARE ROAD HAMPTON FALLS, NH 03844

PLAN REFERENCES

"SUBDIVISION PLAN FOR TAX MAP NO. 14, LOT NO. 42 30 LOWER COLLINS ROAD SEABROOK, NH PREPARED FOR RICHARD A. & JUNE O. ADAMS" SCALE: 1"=80' DATE: 4-16-2004 BY: J.A. DAVIS & ASSOCIATES GERRIT J. CRABBENDAM D-31633

"PLAN OF LAND IN SEABROOK, NH SHOWING A 2 LOT SUBDIVISION AT 277 LOWER COLLINS STREET (TAX MAP 16 LOT 31-3) RECORD OWNERS MICHAEL CHRISTOPHER MCLAUGHLIN AMY ADAMS-MCLAUGHLIN 243 LOWER COLLINS STREET SEABROOK, NH 03874" SCALE: 1"=30' DATE: SEP. 09, 2022 BY: MILLENNIUM ENGINEERING, INC. D-43634

RECORD OWNERS

14 43-300 MICHAEL CHRISTOPHER MCLAUGHLIN AMY ADAMS-MCLAUGHLIN 243 LOWER COLLINS ROAD SEABROOK, NH 03874 BK.6407 PG.2878 TOTAL AREA PRIOR TO SUBDIVISION 1,293,029 S.F. 29.68 ACRES

14 43-100 MICHAEL MCLAUGHLIN AMY ADAMS-MCLAUGHLIN 243 LOWER COLLINS STREET SEABROOK, NH 03874 BK. 4305 PG. 0808 50,312 S.F. 1.16 ACRES

★ THE AREA DELINEATED BY STARS REPRESENTS A DRAINAGE EASEMENT THAT IS TO BE DEEDED TO THE TOWN OF SEABROOK THIS EASEMENT WILL BE INCLUDED WITHIN THE DEEDS FOR EACH LOT.

THE CERTIFICATIONS SHOWN HEREON ARE INTENDED TO MEET REQUIRMENTS OF DEEDS REQUIREMENTS AND ARE NOT A CERTIFICATION TO TITLE OR OWNERSHIP OF PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE ACCORDING TO CURRENT TOWN/CITY ASSESSORS' RECORDS.

I CERTIFY: THAT THIS ACTUAL SURVEY WAS MADE ON THE GROUND BETWEEN SEPTEMBER AND OCTOBER OF 2022. THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS. THAT THIS SURVEY CONFORMS TO THE REQUIREMENTS FOR ACCURACY FOR N.H. URBAN SURVEY.

THESE PLANS WERE PREPARED BY: HENRY H. BOYD, JR. LICENSED LAND SURVEYOR DATE: 03.09.2023

TOWN OF SEABROOK PLANNING BOARD APPROVAL
 Chairman: *Alanna M. Dow* DATE: 03/16/23

SEABROOK PLANNING BOARD CASE #2022-22 PRIOR SEABROOK PLANNING BOARD CASE #2022-17	
LOT LAYOUT SHEET	
PLAN OF LAND IN SEABROOK, NH	
SHOWING A PROPOSED LOT LINE ADJUSTMENT AND SUBDIVISION AT 227 & 243 LOWER COLLINS STREET (ASSESSORS MAP 16 LOT 43 & 43-1)	
RECORD OWNERS MICHAEL CHRISTOPHER MCLAUGHLIN AMY ADAMS-MCLAUGHLIN 243 LOWER COLLINS STREET SEABROOK, NH 03874	
MILLENNIUM ENGINEERING INC. ENGINEERS AND LAND SURVEYORS P.O. BOX 745 13 HAMPTON ROAD EXETER, NH 03833 PHONE:(603)778-0528 FAX:(603)772-0689 WWW.MEI-NH.COM	
NO. DATE DESCRIPTION BY	SCALE: 1"=40' CALC. BY: H.H.B. PROJECT: E222947
1 03-02-23 FINAL CONDITIONS H.H.B.	DATE: NOV. 29, 2022 CHKD. BY: R.S.G. SHEET: 1 OF 4
1 01-04-23 REVISE PER I.R.C. H.H.B.	

D-43819

14-43-0
 14-43-200, 300, 400, 500, 600, 700