



- | PROPERTY LINE | CONFEROUS TREE |
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| | SHRUB |
| | DECIDUOUS TREE |
| | IRON PIPE(1/2") OR F |
| | STEEL PIPE (3/4") |
| | GRANITE OR CONCRETE |
| | DRILL HOLE (1/4") |
| | UTILITY POLE |
| | LEAD POLE |
| | SEWER MANHOLE |
| | DRAIN MANHOLE |
| | CATCH BASIN |
| | HYDRANT |
| | WATER SUTURE |
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NOTES

1. Survey block 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: 2023 Map Book 2021, Lot 21 Liberty Utilities 15 Buttrick Road Londonderry, NH 03053, 2023, 310 Page 1898 Un-Numbered Sewalls Falls Road 134,511 sq. ft. or 3.09 acres.
5. The subject premises is within the Single-Family Residential zoning district. Minimum lot size = 12,500 sq. ft.. Minimum bulldozer area = 12,500 sq. ft.. Minimum driveway coverage = 40%.
6. The underground utilities depicted hereon have been located from field observation and/or utility records. The surveyor has no knowledge of 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 as shown on the drawings. The surveyor is not responsible for 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-5416 at 811.
7. The intent of this plot is to depict a proposed encroachment of a wetland buffer..
8. Wetland delineation by others.
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 of the City of Londonderry, New Hampshire, dated 12/15/2010, are located outside of the Flood Hazard area or within the flood hazard overlay district.
11. The site is not serviced by well or septic systems, nor state or federal permits are required, there are no restrictions, and the site does not contain any water protection areas.
12. Soil Type: 35B-Crompond loamy fine sand 3-8% slopes.
13. Soil Type: 35C-Namurung loamy sand 0-2% slopes, 613A-Croghan loamy fine sand 1-8% slopes.

APPROVED

UNDER THE PROVISIONS OF R.S.A. 674:35 & R.S.A. 674:36

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
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CONDITIONAL USE PERMIT PLAY on the land of LIBERTY UTILITIES

PROJECT: SEWALLS FALLS ROAD CONCORD, NH
LOCATION: MAP 2022: LOT 21

GRAPHIC SCALE

DATE: JUNE, 2025

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

LICENSED LAND SURVEYORS

LOT SYNOPSIS

Map 2022, Lot 21

Total Area	7 00
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135,811 sq. ft. or 3.09 acres
Wetland Area

Welch's Area
21,611 sq. ft.

Proposed Impervious Area

7,224 sq. ft.

Proposed Lot Coverage = 5%

REFERENCES

1. Plot entitled "Resubdivision for Concord Natural Gas Corp.," dated November 22, 1977 by Richard D. Bartlett; RLS and recorded at the Recording, or plat no. 5135.
2. Plot entitled "Right-of-Way Reestablishment Plot of Swails Pools Road," dated December 20, 1978 by Richard D. Bartlett & Assoc. LLC
3. Plot entitled "Easement Conditions Plat of the land of Northern Railroad prepared for Seaside Refiners, Inc.," dated April 4, 2019 by Richard D. Bartlett & Assoc. LLC.

Map 743Z, Lot 10-2
Northern Railroad
1700 Iron Horse Park
North Billerica, MA 01862
Un-Numbered Horseshoe Pond Lane