

# New Hampshire Council on Resources and Development

NH Office of Energy and Planning  
107 Pleasant Street, Johnson Hall  
Concord, NH 03301  
Phone: 603-271-2155  
Fax: 603-271-2615



TDD Access: Relay NH  
1-800-735-2964

## MEMORANDUM

**TO:** CORD Members and  
Other Interested Parties

Merrimack County Board of Commissioners  
333 Daniel Webster Highway, Suite #2,  
Boscawen, NH 03303

Thomas J. Aspell, City Manager  
41 Green Street  
Concord, NH 03301

Michael Tardiff, Executive Director  
Central NH Regional Planning Commission  
28 Commercial Street, Suite 3  
Concord, NH 03301

**FROM:** Susan Slack, NH Office of Energy and Planning

**DATE:** February 24, 2015

**SUBJECT:** *State Owned Land, Surplus Land Review, City of Concord, NH  
SLR 15-001*

**RESPONSE DATE:** March 26, 2015

Please review the attached information to determine if your organization has any interest in this transaction. If there is an interest, please notify this office of your intent in writing by the response date indicated above. Responses may be emailed to [susan.slack@nh.gov](mailto:susan.slack@nh.gov). The Council on Resources and Development will consider this request at its *next meeting on March 26, 2015*. Further information regarding upcoming CORD meetings may be obtained at: <http://www.nh.gov/oep/programs/CORD/>.

The Department of Cultural Resources is asked to review this request in accordance with RSA 227-C:9.

Members of the Public Water Access Advisory Board are asked to review this request in accordance with RSA 233-A.

The Lakes Management and Protection Program, through the Lakes Coordinator, is asked to review this request in accordance with RSA 483-A:5, II.

The Rivers Management and Protection Program, through the Rivers Coordinator, is asked to review this request in accordance with RSA 483:8, VII and 14.



# New Hampshire Fish and Game Department

**HEADQUARTERS:** 11 Hazen Drive, Concord, NH 03301-6500  
(603) 271-3421  
FAX (603) 271-1438

**www.WildNH.com**  
e-mail: [info@wildlife.nh.gov](mailto:info@wildlife.nh.gov)  
TDD Access: Relay NH 1-800-735-2964

February 19, 2015

Meredith Hatfield, Director  
NH Office of Energy and Planning  
Governor Hugh J. Gallen State Office Park  
Johnson Hall, 3rd Floor  
107 Pleasant Street  
Concord, NH 03301

Dear Ms. Hatfield:

The New Hampshire Fish and Game Department requests the Council on Resources and Development review the attached surplus property application to determine if the proposed permanent and temporary easements associated with the replacement of the Sewall's Falls Bridge are surplus to the needs of the State. The Department proposes to transfer easements on 34,382 square feet (0.79 acres) to the City of Concord for drainage, temporary construction access and the creation of a "heritage park" to inform the public about historic resources found in the area.

The easements will be located on a 94 acres parcel owned by the State and managed by the Fish and Game Department as a Multi-use Recreation Area. The Department has determined that this small area will not negatively impact the use of the property and, in-fact, will enhance the recreational opportunities found on the site.

Attached please find a completed Request for Surplus Land Review Action application and several maps and documents for consideration by the Council. If you require any additional information or have questions about the application, please contact Richard Cook, Land Agent at 271-1133.

Thank you.

Sincerely,



Glenn Normandeau, Executive Director

**REGION 1**  
629B Main Street  
Lancaster, NH 03584-3612  
(603) 788-3164  
FAX (603) 788-4823  
email: [reg1@wildlife.nh.gov](mailto:reg1@wildlife.nh.gov)

**REGION 2**  
PO Box 417  
New Hampton, NH 03256  
(603) 744-5470  
FAX (603) 744-6302  
email: [reg2@wildlife.nh.gov](mailto:reg2@wildlife.nh.gov)

**REGION 3**  
225 Main Street  
Durham, NH 03824-4732  
(603) 868-1095  
FAX (603) 868-3305  
email: [reg3@wildlife.nh.gov](mailto:reg3@wildlife.nh.gov)

**REGION 4**  
15 Ash Brook Court  
Keene, NH 03431  
(603) 352-9669  
FAX (603) 352-8798  
email: [reg4@wildlife.nh.gov](mailto:reg4@wildlife.nh.gov)

**Council on Resources and Development**  
**REQUEST FOR SURPLUS LAND REVIEW ACTION**

**Name of Requesting Agency:** NH Fish and Game Department

**Agency Contact Person:** Richard Cook, Land Agent  
Address: NH Fish and Game Department  
11 Hazen Drive, Concord, NH 03301  
Phone Number: (603) 271-2155  
E-Mail: richard.cook@wildlife.nh.gov

**Applicant Contact Person:** Edward Roberge, PE, City Engineer  
Address: City of Concord, Engineering Services Division  
41 Green Street, Concord, NH 03301  
Phone Number: (603) 225-8520  
E-Mail: eroberge@concordnh.gov

**Location of Property:** Sewalls Falls Multi-Use Recreational Facility  
Sewalls Falls Road, Concord, NH

**Acreage:** Approximately 34,425 SF (0.79 acres)

**Requested Action:** Grant permanent and temporary easements to the City of Concord in conjunction with the replacement of the Sewalls Falls Bridge. LPA project – CONCORD 12004, BRF-X-5099(021).

**Term of Lease or Easement:** In perpetuity for permanent easements. Term of construction for temporary access easements.

.....

Please complete ALL questions below, submit one digital copy, one hardcopy original, and three photocopies of the complete application to the Office of Energy and Planning, Johnson Hall, 3<sup>rd</sup> Floor, 107 Pleasant Street, Concord, NH 03301, susan.slack@nh.gov.

**1. What is the current use of this property?**

The property is currently used as a multi-use recreational facility along Sewalls Falls Road in Concord, NH. See Sewalls Falls Multi-Use Recreation Area Plan and Site Aerial Map for more information.

**2. What is the proposed use of this property if surplused?** Please note if proposed use is intended to create a public benefit.

The proposed use of the site will remain as a multi-use recreational facility while supporting the replacement of the Sewalls Falls Bridge. Improvements include drainage, park, and trail elements. The improvements, while supporting the utility needs of the project, provide a public benefit to the recreational use of the site. See NH OEP/CORD Review Submission Plans and NH OEP/CORD Colored Easement Area Plan for more information.

**3. Does the proposed use of this property entail new development?**  **Yes**  **No**

a. If yes, is it consistent with adjacent and existing development?  **Yes**  **No**

b. Please describe how the proposed new development differs from or is similar to its surroundings. Also indicate how it may initiate a future change in the property or surroundings use.

As part of the Sewalls Falls Bridge Replacement Project, commitments to relocate the existing Heritage Trail to include historic educational panel signs of the Sewalls Falls area resulted in the design of a recreational area adjacent to and within the existing multi-use

recreational facility. A modest trail and seating area has been added within landscaped areas of the facility resulting in an attractive and beneficial public use of the property.

**4. Are there any structures located on this property?**  Yes  No

a. If yes, please describe the structures including how many and what kind?

While most of the site is undeveloped open space, the multi-use recreation facility includes paved driveways, parking areas, boat launch facilities, as well as small buildings for rest facilities and storage. The proposed improvements do not affect any existing structures.

**5. Are there historical architectural or archaeological resources identified on this site?**

Yes  No

a. If yes, describe the resource(s)?

It is noted that historic properties are located adjacent to this site and through the NEPA Section 106 review process, commitments to document those historic features are included on this property.

b. If no, contact the NH Division of Historical Resources prior to application submission.

**6. Is there any existing development or structures on adjacent sites?**  Yes  No

a. If yes, describe the use and number of structures of adjacent sites.  
If no, where is the nearest development? (Describe distance, use, and number)

The property is abutted by the Merrimack River and conservation properties along both sides of Sewalls Falls Road.

**7. Does the site represent the entire state property in this location?**  Yes  No

a. If no, please describe its relationship to the entire state holding (percentage of total acreage, percentage of overall rail length, etc).

The State owns 94 acres on the southeast side of Sewalls Falls Road (Sewalls Falls Multi-Use Recreation Area) and 28.8 acres on the northwest (Land Conservation Investment Program property). The State also holds an easement on an abutting 8.4 acres. The use of the site is limited to the developed portion of the entire Sewalls Falls Multi-Use Recreational Facility, about 0.79 acre of the total 94 acre parcel. Improvements are intended to support continued public access and connection of these properties.

**8. Is access to this property available?**  Yes  No

a. If yes, how is the site accessed? (from rail, water, across applicant's property, etc)

Access to the site will continue to be through the existing driveway off Sewalls Falls Road.

b. If yes, is there a potential for public access interruption?  Yes  No

**9. Are there water resources related to this property such as:**  
**Lakes/Ponds -**  Yes  No **OR** **Rivers -**  Yes  No?

a. If yes to either, please indicate the size or extent of such resources.

The site is adjacent to the Merrimack River.

b. If there are water resources, please describe current public or private access from the site to the water body?  Public  Private  No Access Available

Description: On the 94 acre parcel there are two public boat access areas. Shorebank

angling is allowed along the entire riverfront.

c. How would the proposal affect the access opportunities described in b?

Where construction is programmed in non-developed areas of this site, access to current facilities (boat launch and trail network) will not be affected.

**10. Please identify any other significant resources or sensitive environmental conditions known to be located on or adjacent to this property.**

	Yes (property)	Yes (adjacent property)	No
a. Steep slopes.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Wetlands (Prime and NWI) .....	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Threatened or endangered species .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Wildlife Action Plan Critical Habitats .....	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Increased impervious surface .....	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Potential stormwater flow changes.....	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Agricultural soils of prime, statewide, or local importance .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h. Potential river channel change .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i. Other special designations .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Please provide a description for any "yes" responses to question #10.

The bridge replacement project includes nominal widening of Sewalls Falls Road to meet current bridge width standards. Additionally, a solid bridge deck replaces an open steel deck resulting in stormwater collection and treatment. Wetlands, Shoreland Protection, and Alteration of Terrain permits have been submitted and are pending final approval. The adjacent Land Conservation Investment Program (LCIP) property required legislative action to approve similar permanent and temporary easements related to the bridge replacement project. HB1145 was approved in June 2014. The shorelines on both sides of the Merrimack River at this site are identified at "Highest Ranked Habitat in the State by Ecological Condition."

**11. Attach photographs and maps of the property. Maps should highlight the requested property location and help to adequately place the property within the town.**

- a. Municipal tax map copy showing all abutters
- b. General location map with scale, north arrow, nearby roads, and water bodies/features\*
- c. Aerial Photograph\*
- d. Any site plans for new or proposed development prepared at the time of application
- e. Maps depicting rail lines, wetlands, conservation lands, rare species and exemplary natural communities, or topographic features are welcome but not required

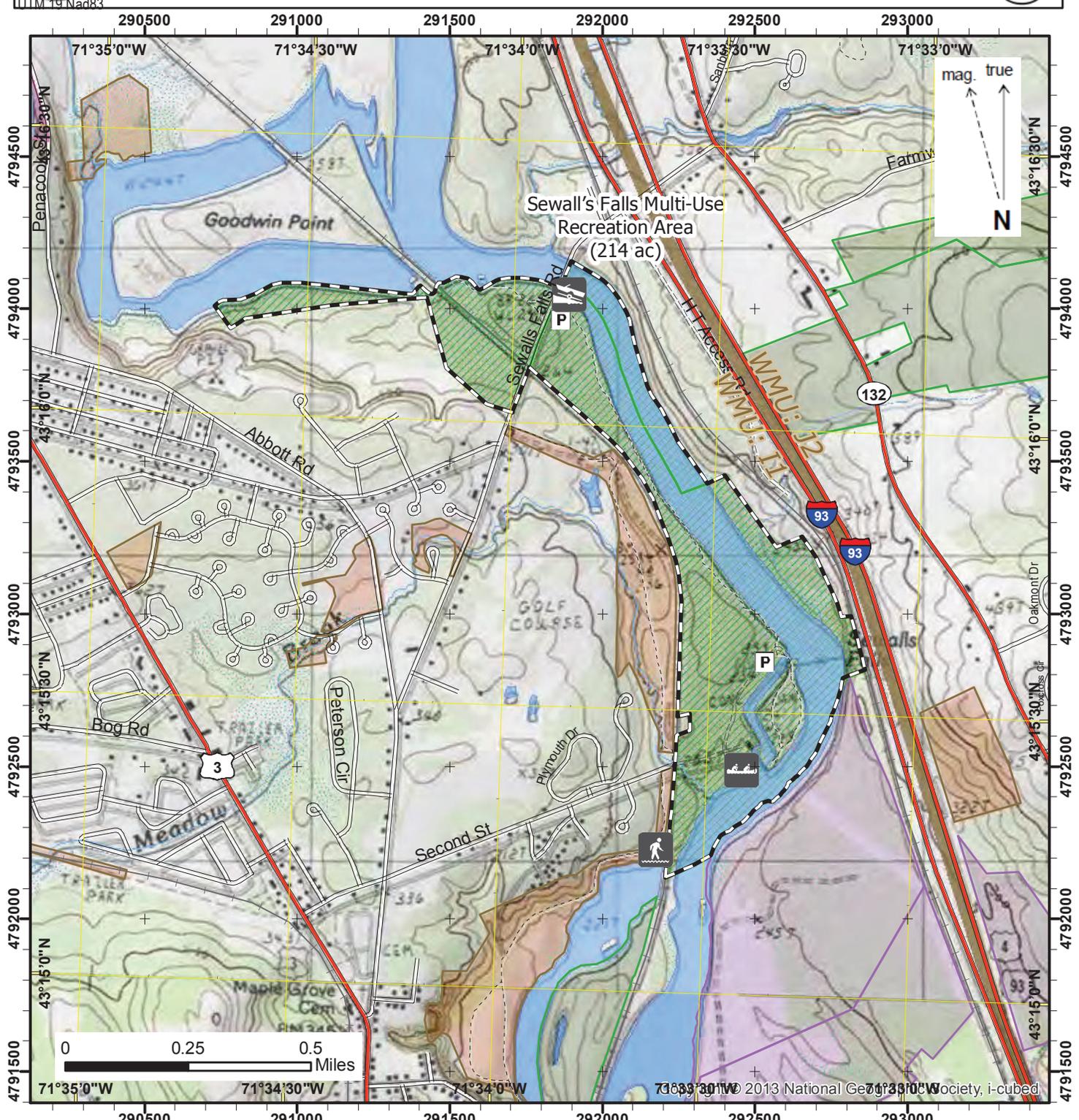
\* Maps can be created with GIS, Google, Mapquest, GRANIT data mapper, or any other readily available mapping service.

Please paste any maps and photographs submitted as part of this application here.

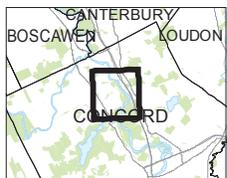


# NH Fish and Game Department Wildlife Management Areas

## Sewall's Falls Multi-Use Recreation Area (town: Concord, wmu: I1)



**Access and/or activities may be Restricted.**  
 Not all conservation land is open to hunting and NHFGD highly recommends that each hunter personally contact landowners whenever possible and seek permission to hunt.  
 For further information, please contact:  
 NH Fish and Game Department, Wildlife Division  
 11 Hazen Dr, Concord NH 03301-6500  
 603-271-2461 Email: [wildlife@wildlife.nh.gov](mailto:wildlife@wildlife.nh.gov)



- NH Wildlife Management Area
- Parcel for which NH Fish and Game or NH Dept of Resources & Economic Dev. is fee owner or holds an easement.
- Other Conservation or Public Land**
- Municipal
- State or Federal
- Other Public
- Private
- Wildlife Mgt. Unit boundary
- Road or Street
- Unmaintained
- Trail

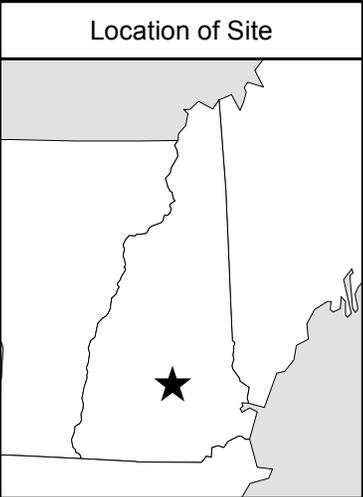
Most data presented on this map represent stock data sets obtained from NH GRANIT, at Complex Systems Research Center, UNH. CSRC, under contract to the NH Office of Energy and Planning (OEP), and in consultation with cooperating agencies, maintains a continuing program to identify and correct errors in these data. OEP, CSRC, NHFGD and the cooperating agencies make no claim as to the validity or reliability or to any implied uses of these data.



Sewalls Falls Bridge

Proposed Easement

**Site Aerial Map**  
City of Concord  
Proposed Easement located  
on the NH Fish  
and Game Multi-Use  
Recreational Area  
Concord, New Hampshire



**Figure 1**

 Proposed Easement  
 Area

0 50 100 200 Feet

N





Sewalls Falls Bridge

Proposed Easement

State of NH  
M/B/L 76B-1-68  
2 1/2 Beacon Street

State of NH  
C/O Secretary of Street  
M/B/L 76-2-1  
107 N Main Street

Sewalls Falls Rd

Merrimack River

**Municipal Tax Parcel Map**

City of Concord  
Proposed Easement located  
on the NH Fish  
and Game Multi-Use  
Recreational Area

Concord, New Hampshire

Location of Site

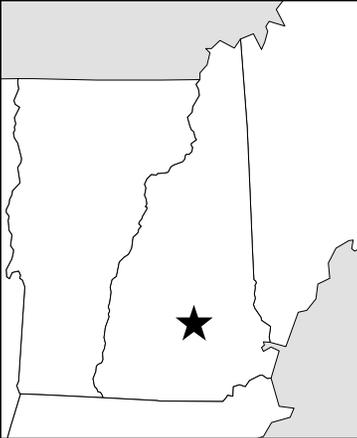


Figure 2

-  Proposed Easement
-  Area

0 50 100 200 Feet



RETURN TO:  
CITY OF CONCORD  
COMMUNITY DEVELOPMENT DEPARTMENT  
ENGINEERING SERVICES DIVISION  
41 GREEN STREET  
CONCORD, NH 03301

***DEED OF EASEMENT  
PUBLIC DRAINAGE EASEMENT, HERITAGE PARK / TRAIL EASEMENT,  
AND TEMPORARY CONSTRUCTION EASEMENT***

**THE STATE OF NEW HAMPSHIRE**, acting by and through the Fish and Game Department with its principal office at 11 Hazen Drive, Concord, Merrimack County, State of New Hampshire 03301 (“Grantor”), for consideration paid, grants to the **CITY OF CONCORD**, a municipal corporation with a usual place of business at 41 Green Street, Concord, Merrimack County, State of New Hampshire 03301 (“Grantee”), with QUITCLAIM COVENANTS, a Public Drainage Easement, a Heritage Park / Trail Easement, and two Temporary Construction Easements. All of the easements are located on a piece of property adjacent to the mapped limits of Sewalls Falls Road, Concord, Merrimack County, New Hampshire, known as Map 76, Block 2, Lot 1 on the City of Concord Assessor’s Maps. The portion of the property subject to the easements is known as the Sewalls Falls Multi-Use Recreation Area, and said easements are more particularly identified and described as follows:

***Public Drainage Easement***

The Grantor conveys a Public Drainage Easement, and the perpetual right and easement to enter upon and to construct, lay, or build, and to reenter as necessity may require, to repair, replace, or maintain a pipe or pipes, swales, storm water detention areas and outfall, and appurtenances in, on, or through a portion of the Grantor’s land as described above, said easement is more particularly identified and described as follows:

Beginning at a granite bound to be set on the easterly right-of-way line of Sewalls Falls Road at the southwest corner of the herein described easement, said granite bound being northeasterly of the southwest corner of the land of the Grantor along the following two courses: North 17° 44' 55" East along the easterly right-of-way line of Sewalls Falls Road a distance of 20 feet, more or less, to a point, thence North 19° 22' 45" East along the easterly right-of-way line of Sewalls Falls Road a distance of 321.11 feet to said granite bound to be set; thence North 19° 22' 45" East along the easterly right-of-way line of Sewalls Falls Road a distance of 325.37 feet to a second granite bound to be set; thence North 64° 33' 55" East across land of the Grantor a distance of 252 feet, more or less, to the Merrimack River; thence Southeasterly along the Merrimack River a distance of 22 feet, more or less, to a point; thence South 64° 33' 55" West across along land of the Grantor a distance of 226 feet, more or less, to a point South 20° 09' 40" West across land of the Grantor a distance of 77.32 feet to a point; thence South 21° 52' 15" West across land of the Grantor a distance of 257.67 feet to a point; thence North 70° 45' 19" West across land of the Grantor a distance of 25.60 feet to said first granite bound to be set on the easterly right-of-way line of Sewalls Falls Road and the point of beginning.

Containing 15,515 square feet, more or less, and meaning and intending to describe a perpetual public drainage easement across a portion of land conveyed to the Grantor by deed of Concord Electric Company, recorded at the Merrimack County Registry of Deeds on December 23, 1969, at Book 1065, Page 370, said easement is shown on a plan entitled "Easement Plat prepared for the City of Concord encumbering the land of the State of New Hampshire, Project Location: Sewalls Falls Road, Concord, NH, Map 76, Block 2, Lot 1," dated Dec. 03, 2014, prepared by Richard D. Bartlett & Associates, LLC, to be recorded herewith at the Merrimack County Registry of Deeds.

The Grantor, its successors, and assigns, agree that they will not, without the consent of the Grantee, alter, erect, or maintain any building or other improvement, including landscaping, upon the above-described easement area that may unreasonably interfere with or endanger the above-granted rights and easement or the operation and maintenance thereof, and that the Grantee may cause to have removed any such building or improvement, including landscaping, that may be wholly or partly within the above-described easement area at the expense of the then owner of the land upon which the above-described easement lies.

***Heritage Park / Trail Easement***

In addition to the Public Drainage Easement described above, the Grantor also conveys a Heritage Park / Trail Easement, and the perpetual right and easement to enter upon and to construct, lay, or build, and to reenter as necessity may require, to repair, replace, or maintain a park and trail, and appurtenances in, on, or through a portion of the Grantor's land as described above, said easement is more particularly identified and described as follows:

Beginning at a granite bound to be set on the easterly right-of-way line of Sewalls Falls Road at the most westerly corner of the herein described easement, said granite bound being northeasterly of the southwest corner of the land of the Grantor along the following four courses: North 17° 44' 55" East along the easterly right-of-way line of Sewalls Falls Road a distance of 20 feet, more or less to a point, thence North 19° 22' 45" East along the easterly right-of-way line of Sewalls Falls Road a distance of 321.11 feet to a granite bound to be set at the southwest corner of the public drainage easement as described above, thence North 19° 22' 45" East along the easterly right-of-way line of Sewalls Falls Road a distance of 325.37 feet to a second granite bound to be set at the northwest corner of the public drainage easement as described above, thence North 19° 22' 45" East along the easterly right-of-way line of Sewalls Falls Road a distance of 87.86 feet to said granite bound to be set; thence

North 19° 22' 45" East along the easterly right-of-way line of Sewalls Falls Road a distance of 112.81 feet to a point; thence

South 14° 36' 10" East across land of the Grantor a distance of 43.70 feet to a point; thence

South 23° 41' 30" West across land of the Grantor a distance of 58.84 feet to a point;  
thence

South 66° 35' 30" East across land of the Grantor a distance of 97.82 feet to a point on a  
non-tangent curve; thence

Southwesterly by a curve to the right having a radius of 157.00 feet, a delta angle of 48°  
13' 26", and a length of 132.14 feet to a point; thence

Along a non-tangent line North 16° 02' 30" West across land of the Grantor a distance of  
136.67 to said granite bound to be set on the easterly right-of-way line of Sewalls Falls Road and  
the point of beginning.

Containing 11,033 square feet, more or less, and meaning and intending to describe a  
perpetual heritage park / trail easement across a portion of land conveyed to the Grantor by deed  
of Concord Electric Company, recorded at the Merrimack County Registry of Deeds on  
December 23, 1969, at Book 1065, Page 370, said easement is shown on a plan entitled  
"Easement Plat prepared for the City of Concord encumbering the land of the State of New  
Hampshire, Project Location: Sewalls Falls Road, Concord, NH, Map 76, Block 2, Lot 1," dated  
Dec. 03, 2014, prepared by Richard D. Bartlett & Associates, LLC, to be recorded herewith at  
the Merrimack County Registry of Deeds.

### ***Temporary Construction Easements***

In addition to the Public Drainage Easement and the Heritage Park / Trail Easement  
described above, the Grantor also conveys two Temporary Construction Easements, and the  
temporary construction access to construct, improve, grade, landscape, and other necessary work,  
including the operation of equipment, upon and across the land of the Grantor, together with the  
right of ingress and egress to enter upon and to construct, lay, or build appurtenances in, on, or  
through a portion of the Grantor's land as described above, said easements contain 7,877 square  
feet and are more particularly identified as Temporary Construction Easement and shown on the  
plan entitled "Easement Plat prepared for the City of Concord encumbering the land of the State  
of New Hampshire, Project Location: Sewalls Falls Road, Concord, NH, Map 76, Block 2, Lot  
1," dated Dec. 03, 2014, prepared by Richard D. Bartlett & Associates, LLC, to be recorded  
herewith at the Merrimack County Registry of Deeds. The temporary construction easements

shall automatically expire upon the date that construction of the improvements is completed. Upon the expiration of the temporary construction easements, all of the rights and benefits of Grantee in, to, and under this easement with respect to only the temporary construction easements shall automatically terminate and be of no further force and effect.

For a more particular description of the improvements within the above described easement areas see the plan set entitled “City of Concord, New Hampshire, Bridge Replacement Project, Sewalls Falls Road Over The Merrimack River, Bridge No. 070 / 117, Project No. CIP 22, NHDOT Project No. 12004,” prepared by McFarland Johnson, dated December, 2014, and on file at the City of Concord Community Development Department’s Engineering Services Division.

*Executed* by the State of New Hampshire, acting through its Fish and Game Department on this \_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
Glenn Normandeau, Executive Director

State of New Hampshire  
County of Merrimack

Personally appeared on this \_\_\_\_ day of \_\_\_\_\_, 2015, Glenn Normandeau, who acknowledges himself to be the Executive Director for the New Hampshire Fish and Game department, and as such is duly authorized to execute the foregoing instrument for the purposes therein contained, by signing his name on behalf of the State of New Hampshire.

\_\_\_\_\_  
Justice of the Peace/Notary Public  
My commission expires: \_\_\_\_\_

City Council approval for the acceptance of this easement deed was granted on \_\_\_\_\_, 2015.

ACCEPTED: City of Concord

\_\_\_\_\_  
By: Thomas J. Aspell, Jr.  
Title: City Manager  
Date: \_\_\_\_\_, 2015

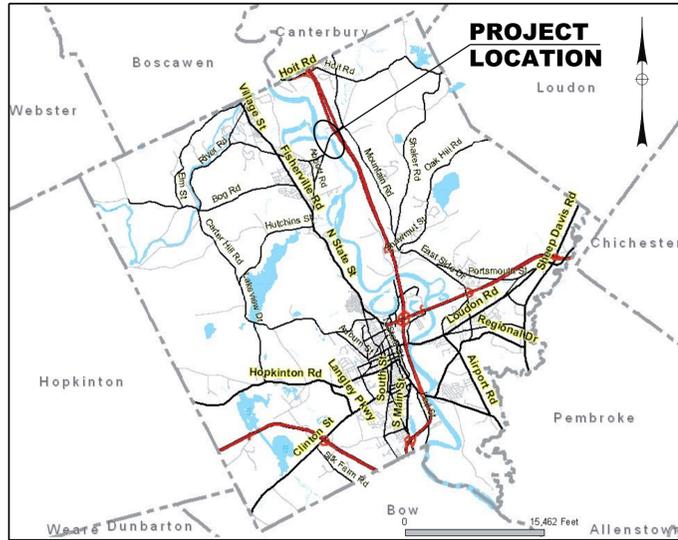
State of New Hampshire  
County of Merrimack

Personally appeared Thomas J. Aspell, Jr., City Manager of the City of Concord, this  
\_\_\_\_\_ day of \_\_\_\_\_, 2015, and acknowledged the foregoing on behalf of the  
City of Concord.

\_\_\_\_\_  
Justice of the Peace/Notary Public  
My commission expires:\_\_\_\_\_

# CITY OF CONCORD, NEW HAMPSHIRE

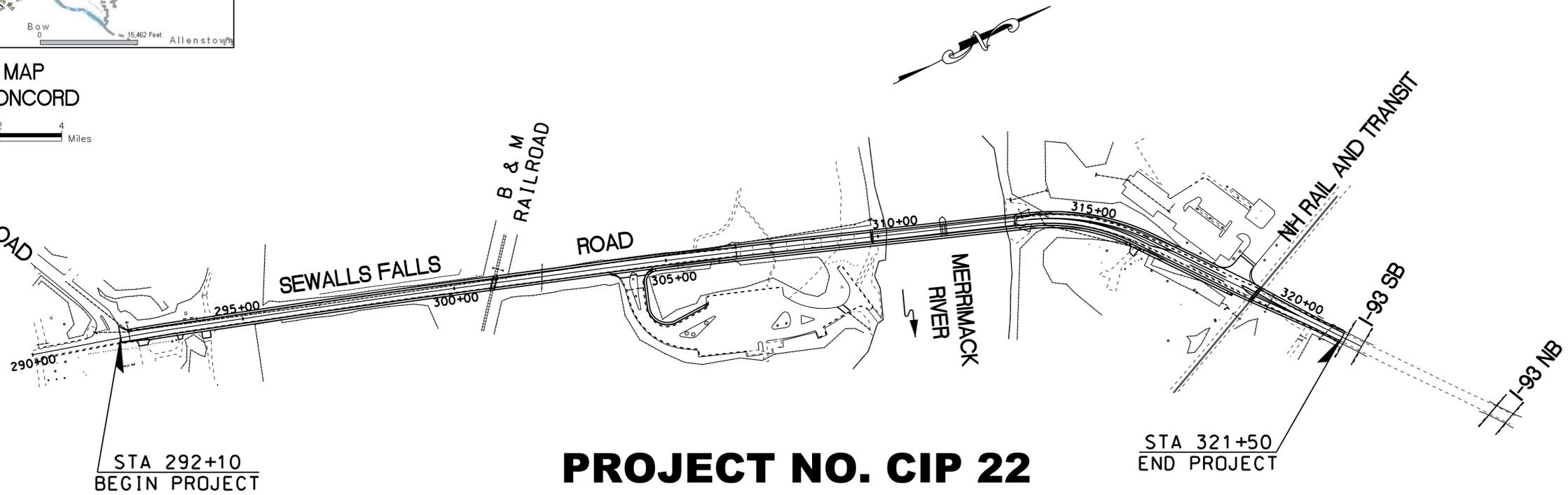
## BRIDGE REPLACEMENT PROJECT SEWALLS FALLS ROAD OVER THE MERRIMACK RIVER BRIDGE NO. 070 / 117



LOCUS MAP  
CITY OF CONCORD



MANOR ROAD



STA 292+10  
BEGIN PROJECT

**PROJECT NO. CIP 22  
NHDOT PROJECT NO. 12004**

STA 321+50  
END PROJECT

**NH OEP / CORD REVIEW SUBMISSION  
FEBRUARY 2015**



CITY OF CONCORD, NH  
SEWALLS FALLS BRIDGE  
REPLACEMENT PROJECT

TITLE SHEET



**McFarland Johnson**  
53 REGIONAL DRIVE, CONCORD, NH 03301-5022  
PH: 603-225-2978 FAX: 603-225-0095

REV	DATE	DESCRIPTION	BY

SCALE: AS SHOWN	DESIGN: BRC	SHEET: 1
DRAWN: MAL	PROJECT: 17842.04	
CHECKED: EWM	DATE: DECEMBER 2014	

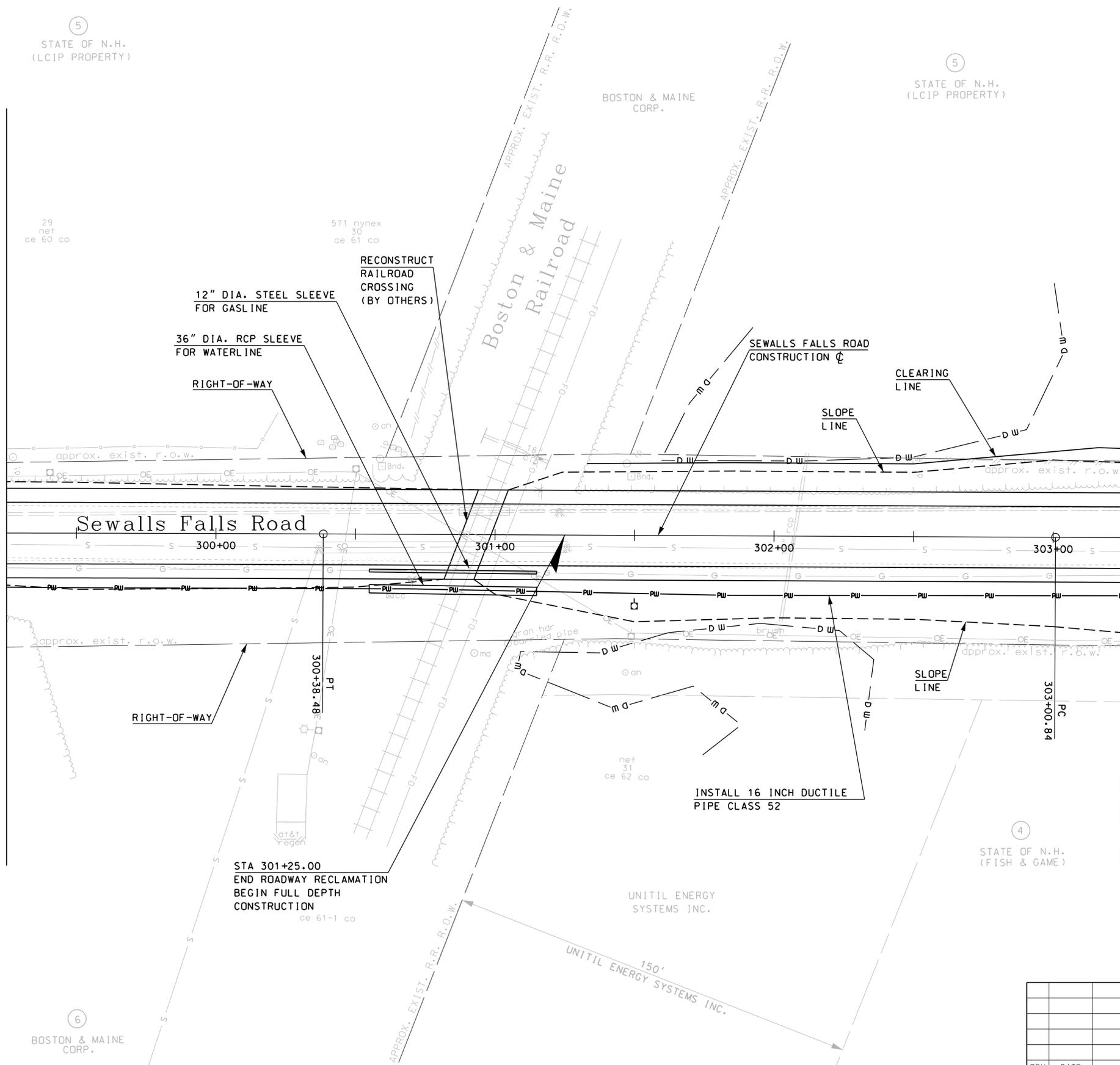
5  
STATE OF N.H.  
(LCIP PROPERTY)

5  
STATE OF N.H.  
(LCIP PROPERTY)



MATCHLINE STA 299+25  
SEE GENERAL PLAN 02

MATCHLINE STA 303+25  
SEE GENERAL PLAN 04



6  
BOSTON & MAINE  
CORP.

4  
STATE OF N.H.  
(FISH & GAME)



CITY OF CONCORD, NH  
SEWALLS FALLS BRIDGE  
REPLACEMENT PROJECT

GENERAL PLAN 03

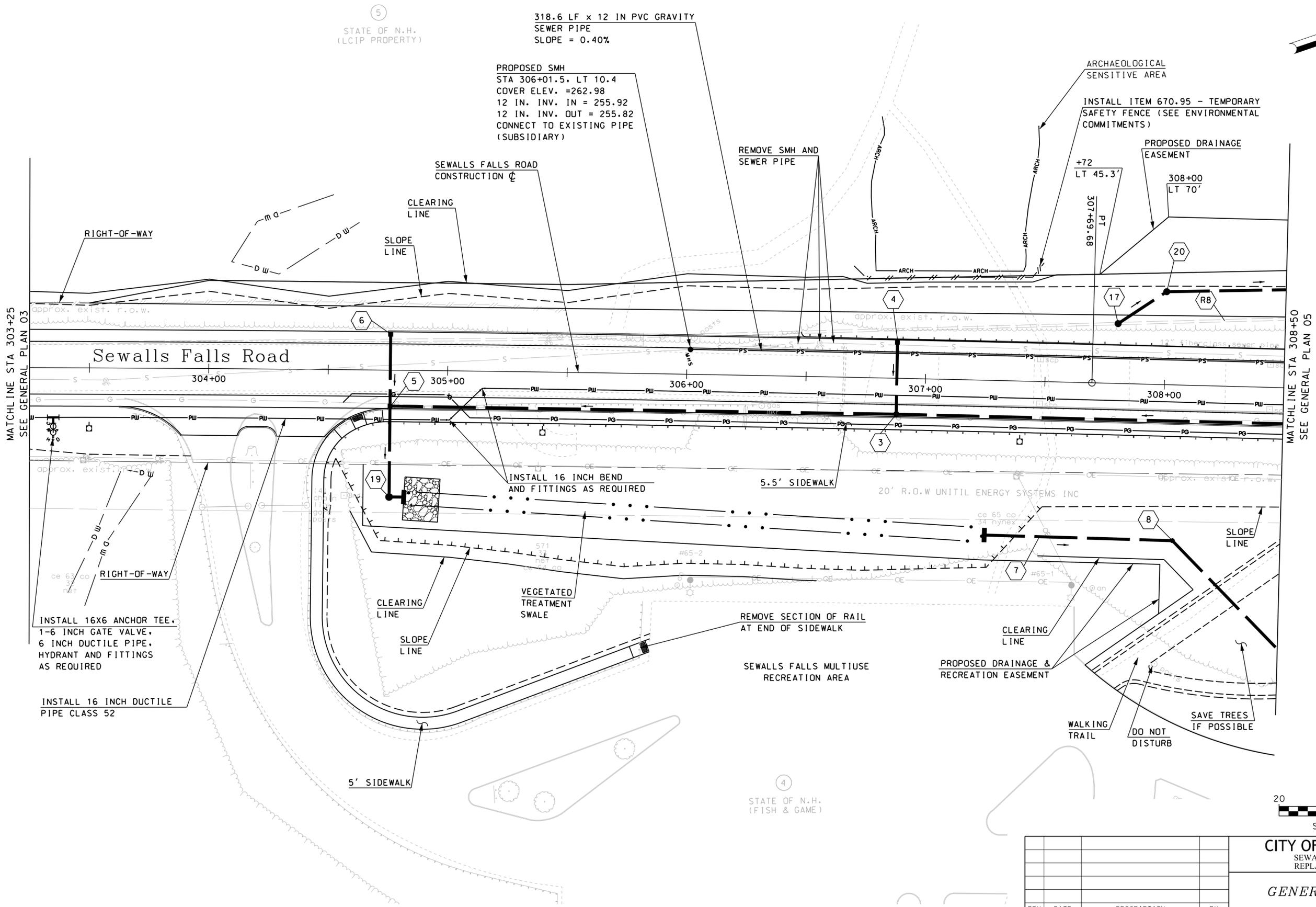
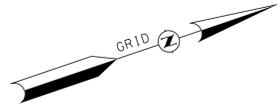
REV	DATE	DESCRIPTION	BY

**McFarland Johnson**  
53 REGIONAL DRIVE, CONCORD, NH 03301-5022  
PH: 603-225-2978 FAX: 603-225-0095

SCALE: AS SHOWN  
DRAWN: MAL  
CHECKED: EWM

DESIGN: BRC  
PROJECT: 17842.04  
DATE: DECEMBER 2014

SHEET: 12



5  
STATE OF N.H.  
(LCIP PROPERTY)

318.6 LF x 12 IN PVC GRAVITY  
SEWER PIPE  
SLOPE = 0.40%

PROPOSED SMH  
STA 306+01.5. LT 10.4  
COVER ELEV. = 262.98  
12 IN. INV. IN = 255.92  
12 IN. INV. OUT = 255.82  
CONNECT TO EXISTING PIPE  
(SUBSIDIARY)

ARCHAEOLOGICAL  
SENSITIVE AREA  
INSTALL ITEM 670.95 - TEMPORARY  
SAFETY FENCE (SEE ENVIRONMENTAL  
COMMITMENTS)

PROPOSED DRAINAGE  
EASEMENT

REMOVE SMH AND  
SEWER PIPE

SEWALLS FALLS ROAD  
CONSTRUCTION CL

CLEARING  
LINE

SLOPE  
LINE

RIGHT-OF-WAY

Sewalls Falls Road

INSTALL 16 INCH BEND  
AND FITTINGS AS REQUIRED

5.5' SIDEWALK

20' R.O.W UNITIL ENERGY SYSTEMS INC

INSTALL 16X6 ANCHOR TEE,  
1-6 INCH GATE VALVE,  
6 INCH DUCTILE PIPE,  
HYDRANT AND FITTINGS  
AS REQUIRED

INSTALL 16 INCH DUCTILE  
PIPE CLASS 52

CLEARING  
LINE

SLOPE  
LINE

VEGETATED  
TREATMENT  
SWALE

REMOVE SECTION OF RAIL  
AT END OF SIDEWALK

SEWALLS FALLS MULTIUSE  
RECREATION AREA

PROPOSED DRAINAGE &  
RECREATION EASEMENT

CLEARING  
LINE

WALKING  
TRAIL

DO NOT  
DISTURB

SAVE TREES  
IF POSSIBLE

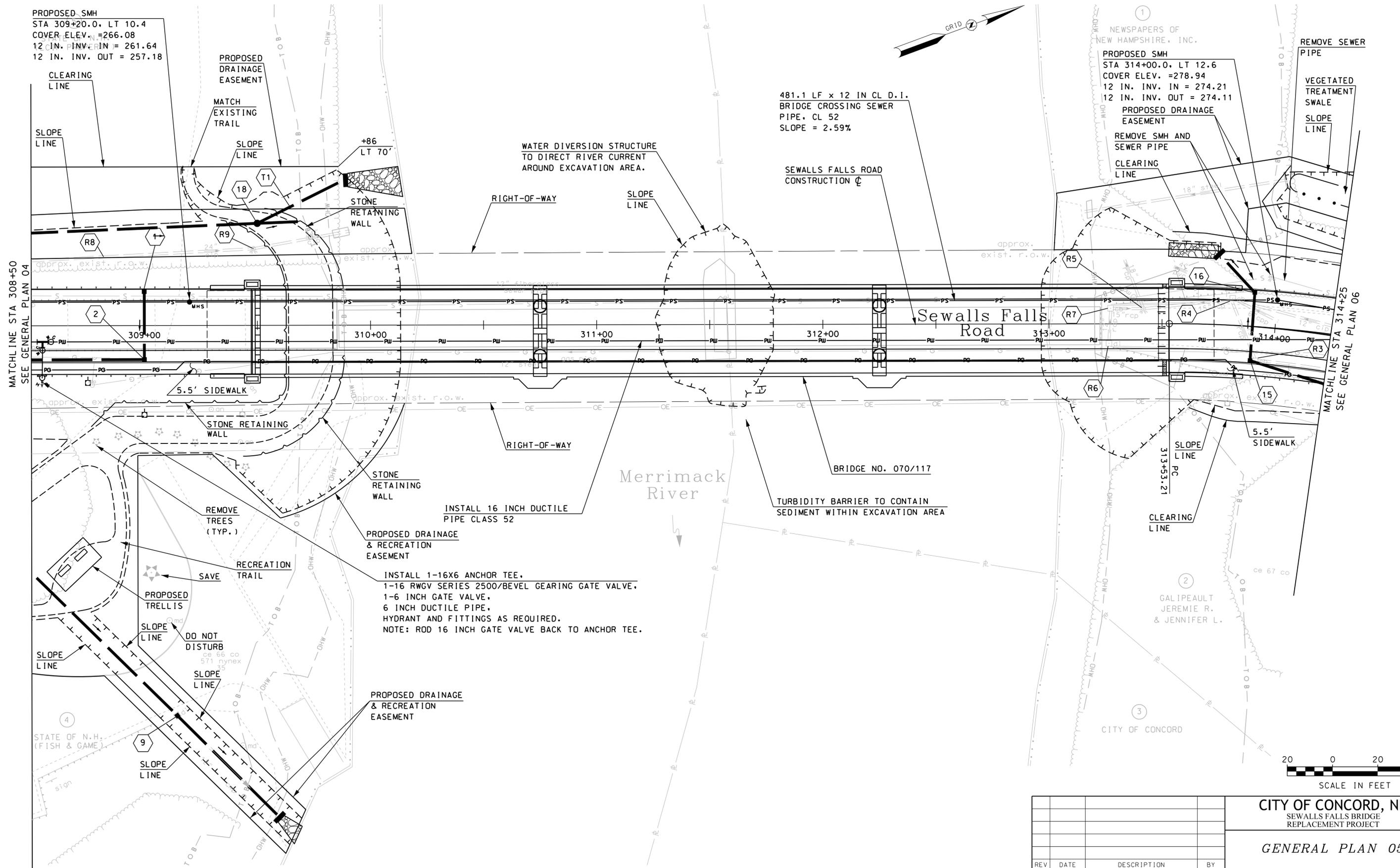
5' SIDEWALK

4  
STATE OF N.H.  
(FISH & GAME)



<b>CITY OF CONCORD, NH</b> SEWALLS FALLS BRIDGE REPLACEMENT PROJECT  <b>GENERAL PLAN 04</b>			
REV	DATE	DESCRIPTION	BY





PROPOSED SMH  
 STA 309+20.0, LT 10.4  
 COVER ELEV. = 266.08  
 12 IN. INV. IN = 261.64  
 12 IN. INV. OUT = 257.18

PROPOSED SMH  
 STA 314+00.0, LT 12.6  
 COVER ELEV. = 278.94  
 12 IN. INV. IN = 274.21  
 12 IN. INV. OUT = 274.11  
 PROPOSED DRAINAGE  
 EASEMENT

WATER DIVERSION STRUCTURE  
 TO DIRECT RIVER CURRENT  
 AROUND EXCAVATION AREA.

481.1 LF x 12 IN CL D.I.  
 BRIDGE CROSSING SEWER  
 PIPE, CL 52  
 SLOPE = 2.59%

SEWALLS FALLS ROAD  
 CONSTRUCTION

Sewalls Falls  
 Road

Merrimack  
 River

BRIDGE NO. 070/117

TURBIDITY BARRIER TO CONTAIN  
 SEDIMENT WITHIN EXCAVATION AREA

INSTALL 16 INCH DUCTILE  
 PIPE CLASS 52

INSTALL 1-16X6 ANCHOR TEE,  
 1-16 RWGV SERIES 2500/BEVEL GEARING GATE VALVE,  
 1-6 INCH GATE VALVE,  
 6 INCH DUCTILE PIPE,  
 HYDRANT AND FITTINGS AS REQUIRED.  
 NOTE: ROD 16 INCH GATE VALVE BACK TO ANCHOR TEE.

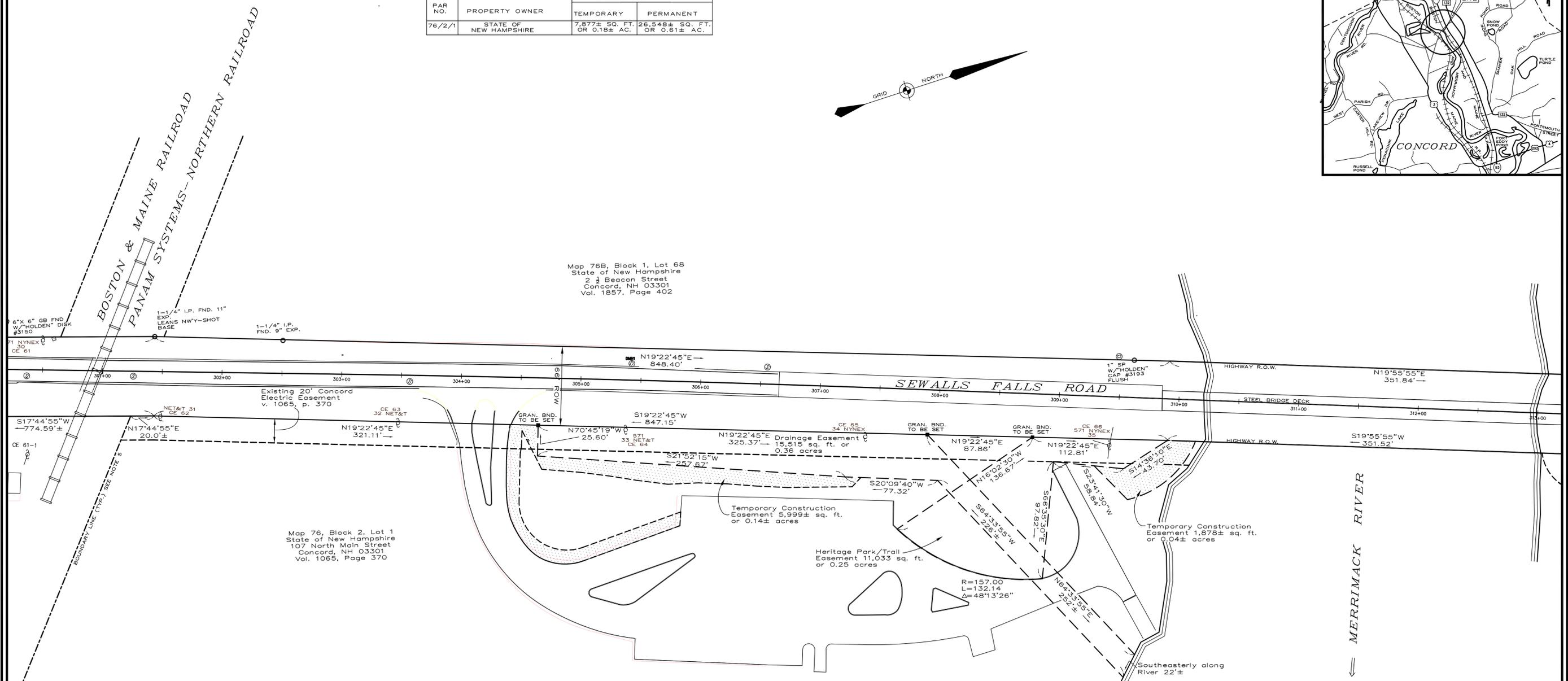
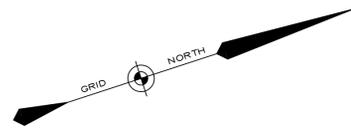
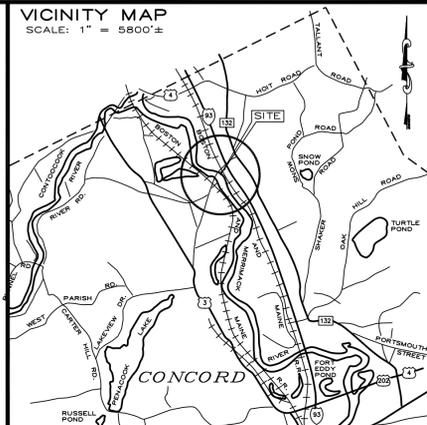
PROPOSED DRAINAGE  
 & RECREATION  
 EASEMENT



<b>CITY OF CONCORD, NH</b>			
SEWALLS FALLS BRIDGE REPLACEMENT PROJECT			
<b>GENERAL PLAN 05</b>			
REV	DATE	DESCRIPTION	BY
SCALE: AS SHOWN		DESIGN: BRC	SHEET: 14
DRAWN: MAL		PROJECT: 17842.04	
CHECKED: EWM		DATE: DECEMBER 2014	

**McFarland Johnson**  
 53 REGIONAL DRIVE, CONCORD, NH 03301-5022  
 PH: 603-225-2978 FAX: 603-225-0095

TABLE OF PROPERTY ACQUISITION			
PAR. NO.	PROPERTY OWNER	EASEMENTS	
		TEMPORARY	PERMANENT
76/2/1	STATE OF NEW HAMPSHIRE	7,877± SQ. FT. OR 0.18± AC.	26,548± SQ. FT. OR 0.61± AC.



- NOTES**
- The survey of Sewalls Falls Road south of the bridge was completed by the NHDOT. The survey of Sewalls Falls Road north of the bridge was conducted by this office between the dates of August 8, and October 27, 2014. Control traverse error of closure less than 1:15,000.
  - Horizontal datum based on the NH State Plane Coordinate System, NAD 83.
  - The intent of this plat is to depict drainage, park and trail, and temporary construction easements associated with the reconstruction of the Sewalls Falls Bridge.
  - Reference plat entitled "Right-of-Way Reestablishment Plat" dated December 3, 2014 and prepared by this office.
  - The property lines shown on this plat are from the City of Concord tax map and are used for the purpose of abutter notification. No boundary survey has been conducted and the lines are approximate only.
  - Reference plan set entitled "City of Concord New Hampshire, Bridge Replacement Project Sewalls Falls Road over the Merrimack River, Bridge No. 070/117, Project No. CIP 22, NHDOT Project No. 12004" on file at the City of Concord Community Development Department, Engineering Services Division.

**CERTIFICATIONS**

"I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR THOSE UNDER MY DIRECT IMMEDIATE SUPERVISION, AND DERIVS A SURVEY CONDUCTED WITH A TOTAL STATION HAVING AN URBAN CLASSIFICATION AND A MINIMUM ERROR OF CLOSURE LESS THAN 1:10,000."

CERTIFICATION PER R.S.A.-676:18, III: "I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN."

\_\_\_\_\_  
SIGNATURE                      LICENSE NO.                      DATE

"I HEREBY CERTIFY THAT I HAVE FILED A COPY OF THIS PLAN WITH THE PLANNING BOARD OF THE CITY OF CONCORD IN ACCORDANCE WITH R.S.A.-676:18 (IV)."

\_\_\_\_\_  
SIGNATURE                      LICENSE NO.                      DATE

NO.	DATE	REVISION

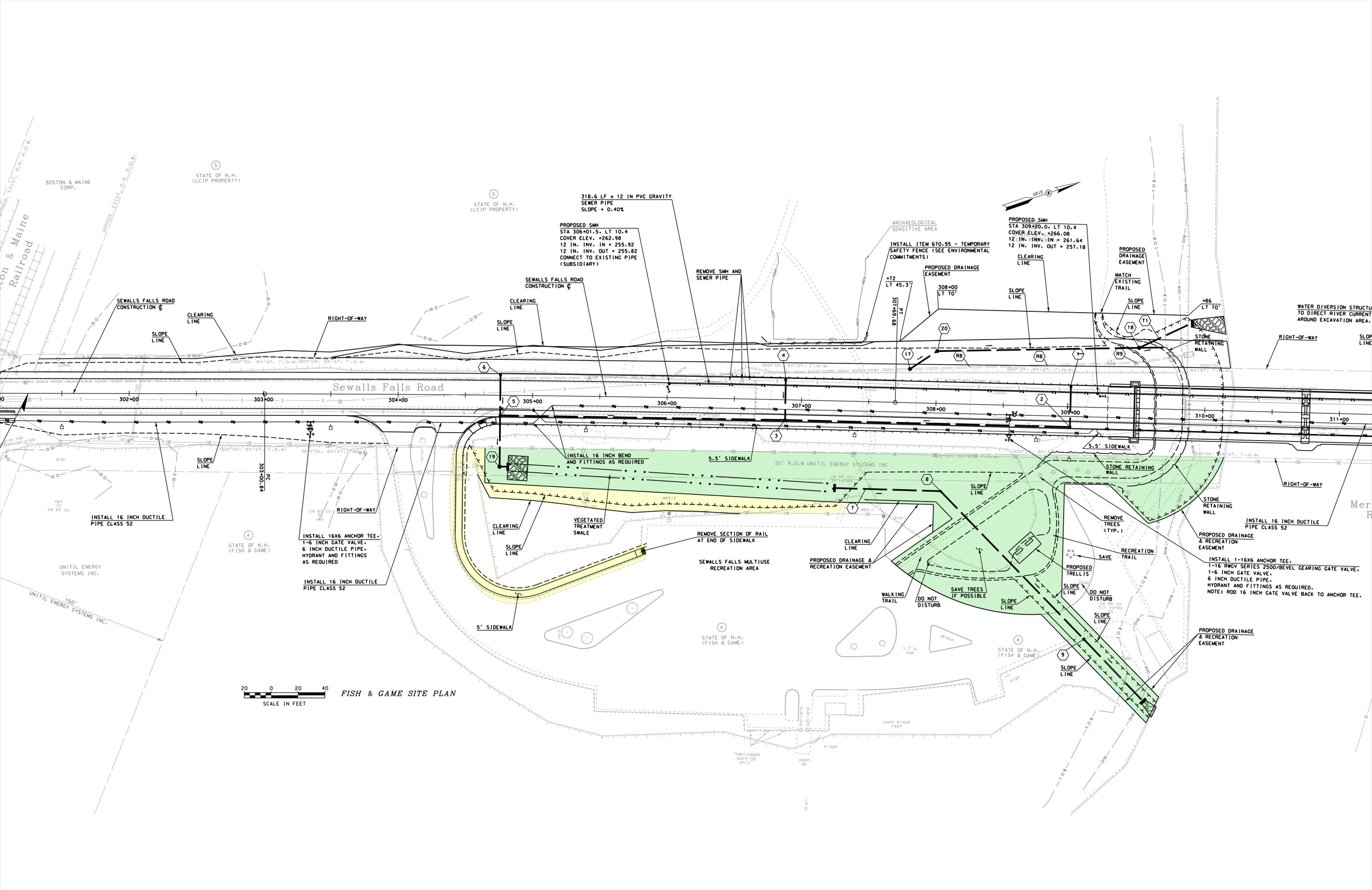
**RICHARD D. BARTLETT & ASSOCIATES, LLC**  
 214 North State Street  
 Concord, N.H. 03301  
 Tel.: (603) 225-6770  
 Fax.: (603) 224-6261  
 E-mail: info@richardbartlett.com  
 World Wide Web Page: www.richardbartlett.com  
 LICENSED LAND SURVEYORS

**EASEMENT PLAT prepared for the CITY OF CONCORD encumbering the land of the STATE OF NEW HAMPSHIRE**

PROJECT: SEWALLS FALLS ROAD CONCORD, NH  
 LOCATION: MAP 76, BLOCK 2, LOT 1

GRAPHIC SCALE: 1" = 40'

DATE: DEC 03, 2014  
 JOB NO.: 1013.179  
 SHEET 1 OF 1



5  
STATE OF N.H.  
(LCIP PROPERTY)

5  
STATE OF N.H.  
(LCIP PROPERTY)

318.6 LF x 12 IN PVC GRAVITY  
SEWER PIPE  
SLOPE = 0.40%

PROPOSED SMH  
STA 306+01.5, LT 10.4  
COVER ELEV. = 262.98  
12 IN. INV. IN = 255.92  
12 IN. INV. OUT = 255.82  
CONNECT TO EXISTING PIPE  
(SUBSIDIARY)

PROPOSED SMH  
STA 309+20.0, LT 10.4  
COVER ELEV. = 266.08  
12 IN. INV. IN = 261.64  
12 IN. INV. OUT = 257.18

Sewalls Falls Road

FISH & GAME SITE PLAN



Con & Maine  
Railroad

UNITAL ENERGY SYSTEMS INC.

4  
STATE OF N.H.  
(FISH & GAME)

4  
STATE OF N.H.  
(FISH & GAME)

4  
STATE OF N.H.  
(FISH & GAME)

ARCHAEOLOGICAL  
SENSITIVE AREA

INSTALL ITEM 670.95 - TEMPORARY  
SAFETY FENCE (SEE ENVIRONMENTAL  
COMMITMENTS)

PROPOSED DRAINAGE  
EASEMENT

PROPOSED DRAINAGE  
EASEMENT

MATCH  
EXISTING TRAIL

WATER DIVERSION STRUCTURE  
TO DIRECT RIVER CURRENT  
AROUND EXCAVATION AREA.

INSTALL 16 INCH DUCTILE  
PIPE CLASS 52

INSTALL 16X6 ANCHOR TEE,  
1-6 INCH GATE VALVE,  
6 INCH DUCTILE PIPE,  
HYDRANT AND FITTINGS  
AS REQUIRED

INSTALL 16 INCH DUCTILE  
PIPE CLASS 52

INSTALL 16 INCH BEND  
AND FITTINGS AS REQUIRED

REMOVE SECTION OF RAIL  
AT END OF SIDEWALK

SEWALLS FALLS MULTIUSE  
RECREATION AREA

PROPOSED DRAINAGE &  
RECREATION EASEMENT

PROPOSED DRAINAGE  
& RECREATION  
EASEMENT

INSTALL 1-16X6 ANCHOR TEE,  
1-16 RWGV SERIES 2500/BEVEL GEARING GATE VALVE,  
1-6 INCH GATE VALVE,  
6 INCH DUCTILE PIPE,  
HYDRANT AND FITTINGS AS REQUIRED.  
NOTE: R0D 16 INCH GATE VALVE BACK TO ANCHOR TEE.

PROPOSED DRAINAGE  
& RECREATION  
EASEMENT

BOSTON & MAINE  
CORP.

CON & MAINE  
RAILROAD

UNITAL ENERGY SYSTEMS INC.

4  
STATE OF N.H.  
(FISH & GAME)

4  
STATE OF N.H.  
(FISH & GAME)

4  
STATE OF N.H.  
(FISH & GAME)

ARCHAEOLOGICAL  
SENSITIVE AREA

INSTALL ITEM 670.95 - TEMPORARY  
SAFETY FENCE (SEE ENVIRONMENTAL  
COMMITMENTS)

PROPOSED DRAINAGE  
EASEMENT

PROPOSED DRAINAGE  
EASEMENT

MATCH  
EXISTING TRAIL

WATER DIVERSION STRUCTURE  
TO DIRECT RIVER CURRENT  
AROUND EXCAVATION AREA.

INSTALL 16 INCH DUCTILE  
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SEWALLS FALLS MULTIUSE  
RECREATION AREA

PROPOSED DRAINAGE &  
RECREATION EASEMENT

PROPOSED DRAINAGE  
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INSTALL 1-16X6 ANCHOR TEE,  
1-16 RWGV SERIES 2500/BEVEL GEARING GATE VALVE,  
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HYDRANT AND FITTINGS AS REQUIRED.  
NOTE: R0D 16 INCH GATE VALVE BACK TO ANCHOR TEE.

PROPOSED DRAINAGE  
& RECREATION  
EASEMENT