

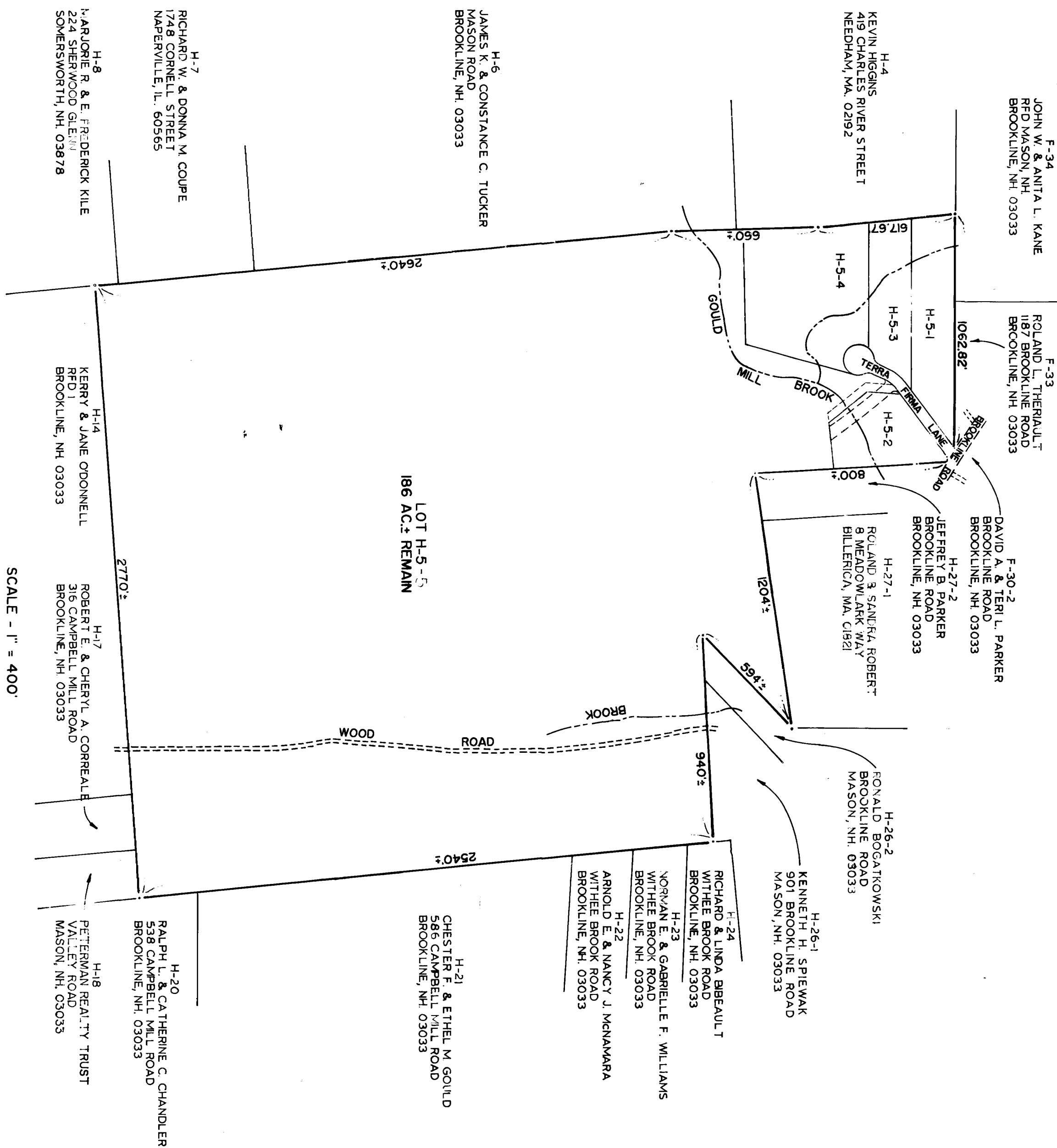
1. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE ONE LOT, H-5, INTO 5 LOTS.
2. PRESENT ZONING IS GRAF. GENERAL RESIDENTIAL, AGRICULTURE & FORESTRY.
3. MINIMUM BUILDING REQUIREMENTS ARE: LOT SIZE - 132,000 S.F., FRONTAGE - 250'.
4. TOTAL ACRES IS 200 ACRES. PER DEED.
5. PROPOSED USE IS RESIDENTIAL.
6. H-5, H-6, ETC. DENOTES TOWN OF MASON ASSESSORS NUMBER.
7. PARCELS ARE TO BE SERVED BY INDIVIDUAL WELLS & WASTE DISPOSAL SYSTEMS.
8. AERIAL TOPOGRAPHY PROVIDED BY OWNER.
9. LOT H-5 IS OWNED BY MASON AS PER DEED DESCRIPTION, HILLSBOROUGH CO. REGISTRY OF DEEDS, BOOK 3442, PAGE 476, GRANTOR PER B. BARBARA MASON BRO. NOV. 26, 1985.
10. TO THE BEST OF MY KNOWLEDGE, THIS SUBDIVISION COMPLES WITH TOWN OF MASON ZONING REQUIREMENTS.
11. SOIL INFORMATION PER SOIL SURVEY OF HILLSBOROUGH COUNTY, WESTERN PART, SHEET # 32 OCT. 1985 BY U.S.D.A., S.C.S.
12. A 25' WIDE EASEMENT ON EACH SIDE OF THE CENTERLINE AND EXTENDING THE ENTIRE LENGTH OF THE PROPOSED NEW ROAD, SHALL BE DEDICATED TO THE TOWN OF MASON FOR THE PURPOSE OF BRUSH REMOVAL & CLEANING OF CULVERTS.
13. SAFE SIGHT DISTANCE, AS REQUIRED FOR STREET DESIGN (250'), EXISTS AT THE INTERSECTION OF BROOKLINE ROAD AND THE HERON PROPOSED ROAD.
14. THE PROPOSED INTERSECTION OF "BROOKLINE ROAD" AND "TERRA FIRMA LANE" IS TO BE AN ANGLE OF NOT LESS THAN 75°.
15. THE TOWN OF MASON IS TO HAVE EMERGENCY ACCESS TO THE BOX CULVERT BEING ON LOT H-5 AND IS TO BE GRANTED AN ACCESS EASEMENT AS DESCRIBED ABOVE.
16. SEPTIC AREAS ARE ENCLOSED WITHIN 75' SEPTIC SETBACK SATISFIES 4000 S.F. SEPTIC AREA REQUIREMENT.
17. SUPERVISOR INFORMATION PROVIDED BY TOWN OF MASON, CHAPMAN & ASSOCIATES AND VERIFIED BY CAO PLANNING & ENGINEERING.
18. PLEASE REFER TO THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS FOR ROAD CONSTRUCTION DETAILS DRIVEWAY CULVERT DETAILS AND SOIL TESTS. RESULTS INCLUDED HEREWITH ON SHEETS 2 OF 4.

SOILS

- 22B COLTON LOAMY SAND 3-8% SLOPE
- 143C MONADNOCK STONY FINE SANDY LOAM 8-15% SLOPE
- 143D MONADNOCK STONY FINE SANDY LOAM 15-25% SLOPE
- 247B LYME STONY LOAM 0-5% SLOPE

INDICATES SOILS BOUNDARY

- EDGE OF WETLAND
- STREAM
- TEST PIT
- PERC. TEST



APPROVED BY THE MASON PLANNING BOARD

Sharon Rutter

CHAIRMAN

Sharon Rutter

SECRETARY

DATE

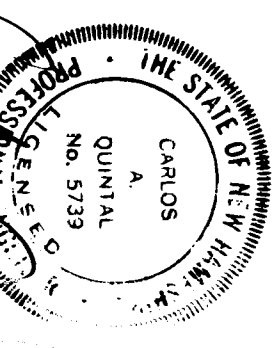
THE SUBDIVISION REGULATIONS OF THE TOWN OF MASON ARE PART OF THIS PLAT AND APPROVAL OF THIS PLAT IS CONTINGENT ON COMPLETION OF ALL THE REQUIREMENTS OF SAID SUBDIVISION REGULATIONS, EXCEPTING ONLY THOSE VARIANCES OR MODIFICATIONS MADE IN WRITING BY THE BOARD, OR ANY VARIANCES GRANTED BY THE BOARD OF ADJUSTMENT, AND ATTACHED HERETO.

I CERTIFY THAT THIS SUBDIVISION PLAN IS IN CONFORMANCE WITH THE REGULATIONS OF MASON.

I CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY SUPERVISION.

SCALE - 1" = 100'

0 50 100 200



KENNETH H. SPIEWAK
901 BROOKLINE ROAD
MASON, NH. 03033

TERRA FIRMA DEVELOPMENT
BROOKLINE ROAD MASON, NH. 03033

ISSUE	DATE	DESCRIPTION	BY	CHKD	APP
3	11/7/88	REVISED LOT H-5-4	KB	SS	
2	8/25/88	TEST PIT 14 & PERC TEST 13	BKZ	WAG	
1	8/4/88		KB	WAG	

Planning & Engineering
Civil/Survey/Consulting
59 State Road, Suite 203
Salem, NH 03079
(603) 993-3313

DATE JULY 28, 1988
SCALE 1" = 100'
SHEET 1 OF 4