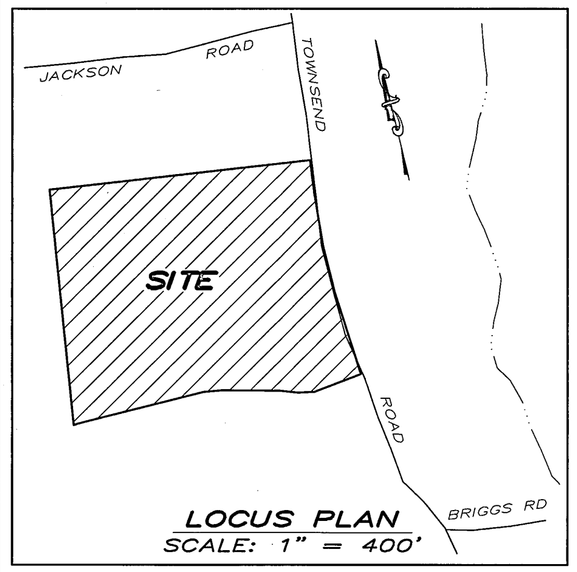
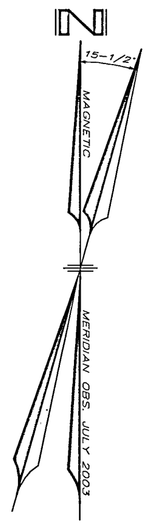


LOCUS PLAN
SCALE: 1" = 400'



SOIL TEST PIT DATA

TEST PIT 1
OBS. 08/27/03
(DBT)

BLACK (10YR 2/1) FINE SANDY LOAM, DRY, GRANULAR, FRIABLE.....	3"
DARK BROWN (10YR 4/3), FINE SANDY LOAM, DRY, GRANULAR, FRIABLE.....	8"
YELLOWISH BROWN (10YR 5/6) FINE SANDY LOAM, DRY, GRANULAR, FRIABLE.....	32"
LIGHT OLIVE BROWN (2.5Y 5/4) FINE SANDY LOAM TO LOAMY SAND, DRY, GRANULAR, FRIABLE.....	36"
LIGHT YELLOWISH BROWN (2.5Y 6/4), LOAMY SAND, DRY, SUBANGULAR, FIRM.....	60"
LIGHT OLIVE BROWN (2.5Y 5/3) LOAMY SAND TO SANDY LOAM, DRY, SUBANGULAR, FIRM.....	90"

ROOTS – 60 INCHES
OBSERVED WATER – NONE
MOTTLES – 60 INCHES, FEW PROMINENT ORANGE AND GRAY
ESTIMATED SEASONAL HIGH WATER – 60 INCHES
REFUSAL – NONE @ 90 INCHES

PERCOLATION TEST RATE WAS 6 MINUTES PER INCH @ 23 INCHES ON 08/28/2003

NEW HAMPSHIRE
Designer of Subsurface Disposal Systems
* * *
Dawn B. Tuomala
No. 638
Department of Environmental Services

STATE OF NEW HAMPSHIRE
DAWN B. TUOMALA
No. 10771
LICENSED PROFESSIONAL ENGINEER

K–13
PATRICK J. LAVIN
CHRISTINA M. LAVIN
475 TOWNSEND ROAD
MASON, NH 03048
6282/1670 08–28–2000
(RESIDENTIAL USE)

H–59
WAYNE M. McKELVEY
DEBBIE E. McKELVEY
466 TOWNSEND ROAD
MASON, NH 03048
5908/1868 02–27–98
(RESIDENTIAL USE)

K–14–1
5.500 ACRES
217,800 sq. ft

K–14
11.440 ACRES
498,322 sq. ft
(RESIDENTIAL AND FORESTRY USE)

K–11–2
ANNA M. FAIELLO
455 JACKSON ROAD
MASON, NH 03048
3848/331 12–05–86
(HCRD PLAN NO. 20692)
(RESIDENTIAL USE)

K–15
KEVIN V. CASEY
MARYDALE CASEY
6512/753 09–27–2001
(VACANT)

H–58–2
ROCCO P. GIARRIZZO
466 TOWNSEND ROAD
MASON, NH 03048
2587/1103 01–16–78
(RESIDENTIAL USE)

H–58–1
BARRY G. HUTCHINS
WENDY L. HUTCHINS
518 TOWNSEND ROAD
MASON, NH 03048
6450/2035 06–11–2001
(RESIDENTIAL USE)

H–58
RAYMOND C. BALDWIN
504 TOWNSEND ROAD
MASON, NH 03048
3189/2349 07–25–94
(RESIDENTIAL USE)

TOWNSEND ROAD
(CLASS V – WIDTH VARIES – PAVED 16' – 22' WIDE SEE NOTE 10)

S 84°35'14" E 895.26'
N 83°36'17" W 906.73'
S 84°19'36" W 14.83'
S 87°54'06" W 440.64'
N 05°43'16" E 573.42'
N 10°07'41" E 1107.91'
S 03°19'29" E 113.83'
S 00°58'49" E 155.59'
S 08°15'00" E 188.85'
S 12°20'00" E 136.42'
N 83°41'57" W 48.34'
N 86°45'24" W 11.89'
N 77°32'56" W 196.71'
N 71°52'58" W 64.05'
N 81°20'28" W 54.83'
S 81°13'59" W 171.90' (COR. TO DHS)
171.32' (DHS TO PIN)
0.32' S
R = 1275.00'
L = 174.74'
S 22°00'00" E 45.84'

1" X 18" IRON PIPE (FOUND)
1"x36" STEEL PIPE (SET) UP 14"
3/4" X 26" IRON PIPE (FOUND)
5/8" X 7" STEEL PIN (SET)
5/8" STEEL PIN SET IN STONE (PLUSH)
1" IRON PIPE (FOUND)
4"x4"x3" GRANITE (FOUND) BOUND
DHS
I.P.
TP 1
PROPOSED WELL
EXISTING WELL
PROPOSED DRIVE
EXISTING 10' GRAVEL DRIVE
EXISTING 10' ASPHALT DRIVE
10' PAVED DRIVE
EXISTING 12" CMP
EXISTING 26' GRAVEL DR.
EXISTING CHICKEN COOP
EXISTING BARN
EXISTING SHED
EXISTING EDA (LEACHBED) APPROX. LOCATION
EXISTING 12' GRAVEL DRIVE
EXISTING LOG CABIN
EXISTING 12' ASPHALT DRIVE
EXISTING 12' GRAVEL DRIVE
FOUND 1-86 NETT CO. 174
FOUND 1-87 NETT CO. 175
WETLAND
SEPTIC SETBACK LINE
BUILDING SETBACK LINE
75' PROTECTIVE WELL RADIUS
ECU
EXISTING
WOODS
ROAD
2.47B
14.3D
100
75
50
25
0
100
30
0
30
GRAPHIC SCALE: 1" = 50'
1" = 15.239 M

REFERENCE PLANS:

1. "SUBDIVISION – PLAN OF LAND – PHILIP ALBERGO – MASON, N.H." SCALE: 1"=100' DATED JULY 20, 1978 PREPARED BY THOMAS F. MORAN, INC., BEDFORD, N.H. 03102 (HCRD PLAN No. 20692).

NOTES:

1. OWNERS OF RECORD OF LOT K–14 ARE KEVIN V. E. CASEY AND SALLY MARYDALE CASEY, 521 TOWNSEND ROAD, MASON, NH 03048. TITLE REFERENCE TO THE PARCEL IS HCRD VOLUME 4524, PAGE 196, DATED DECEMBER 1, 1987.
2. TOTAL AREA OF LOT K–14 IS 16.440 ACRES.
3. THE ZONING DISTRICT IS GENERAL RESIDENTIAL, AGRICULTURAL, AND FORESTRY (GRAF). THE MINIMUM LOT SIZE IS 132,000 SQ. FT. THE MINIMUM BUILDING SETBACKS ARE 35 FEET, FRONT, SIDE AND REAR. THE MINIMUM LOT FRONTAGE IS 250 FEET.
4. THE PARCEL IS NOT WITHIN THE FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAPS FOR THE TOWN OF MASON COMMUNITY–PANEL NUMBER NUMBER 330221 A, CONVERTED FROM FHBM EFFECTIVE DECEMBER 1, 1992.
5. THE INTENT OF THIS PLAN IS TO SUBDIVIDE LOT K–14 INTO TWO RESIDENTIAL LOTS.
6. "THE SUBDIVISION REGULATIONS OF THE TOWN OF MASON ARE A PART OF THIS PLAT, AND APPROVAL OF THIS PLAT IS CONTINGENT UPON COMPLETION OF ALL THE REQUIREMENTS OF SAID SUBDIVISION REGULATIONS, EXCEPTING ONLY ANY VARIANCES OR MODIFICATIONS MADE IN WRITING BY THE BOARD AND ATTACHED HERETO.
7. THE WETLANDS ON LOT K–14–1 WERE DELINEATED ON THE GROUND ON AUGUST 21, 2003 BY RICHARD W. BOND, CERTIFIED SOIL SCIENTIST AND CERTIFIED WETLAND SCIENTIST, MERRIMACK SOILS CONSULTANTS, INC. 12 WOODBINE LANE, MERRIMACK, NH 03054. WETLANDS ON REMAINDER OF LOT K–14 WERE NOT DELINEATED.
8. THE SOIL TEST PITS WERE LOGGED ON AUGUST 27, 2003 BY DAWN B. TUOMALA, P.E., LICENSED SEWAGE DISPOSAL DESIGNER. THE TESTS MEET THE CRITERIA ESTABLISHED BY STATE AND LOCAL AUTHORITIES FOR THE DESIGN OF A SEPTIC SYSTEM, AND INDICATE THE LAND IS SUITABLE FOR DEVELOPMENT.
9. TOPOGRAPHY SHOWN IS THE RESULT OF AN ON–SITE SURVEY BY THIS OFFICE.
10. RIGHT OF WAY DEDICATED TO A MINIMUM OF 25 FEET OFF CENTERLINE OF EXISTING TRAVELLED WAY.
11. THE PROPERTY IS IN CURRENT USE; EXCEPTING 3 ACRES AROUND THE HOUSE.
12. PUBLIC WATER AND SEWER IS NOT AVAILABLE FOR THIS PROPERTY.

SCS SOIL LEGEND

SOIL BOUNDARIES SHOWN HEREON AS DEPICTED BY DASHED LINE AND SOIL SYMBOL (143C) WERE DEVELOPED FROM SOIL SURVEY OF HILLSBOROUGH COUNTY, NEW HAMPSHIRE – WESTERN PART, DATED OCTOBER 1985.

SYMBOL	SOIL NAME	SLOPES
143D	MONADNOCK STONY FINE SANDY LOAM	8–15%
247B	LYME STONY LOAM	0–5%

Richard W. Bond CSS, CWS AUGUST 21, 2003
RICHARD W. BOND — DATE
CERTIFIED SOIL SCIENTIST
CERTIFIED WETLAND SCIENTIST

STATE OF NEW HAMPSHIRE — RICHARD W. BOND — No. 001 — CERTIFIED WETLAND SCIENTIST — CWS

STATE OF NEW HAMPSHIRE — RICHARD W. BOND — No. 011 — CERTIFIED SOIL SCIENTIST — CSS

10-10-03

LEGEND

- DENOTES EDGE OF EXISTING PAVEMENT
- WETLAND CONSERVATION DISTRICT BOUNDARY
- DENOTES STONE WALL
- DHS DENOTES DRILL HOLE SET
- I.P. DENOTES STEEL PIN
- DENOTES MONUMENT TO BE SET
- TP DENOTES SOIL TEST PIT LOCATION
- DENOTES 4,000 SQ. FT. AREA RESERVED FOR SEWAGE DISPOSAL
- 100 DENOTES EXISTING CONTOUR
- DENOTES BUILDING SETBACK LINE
- DENOTES SEPTIC SETBACK LINE
- ECU DENOTES EXISTING CURRENT USE BOUNDARY
- DENOTES POORLY DRAINED WETLAND

APPROVED BY THE MASON PLANNING BOARD
ON December 2, 2003 CERTIFIED BY
CHAIRMAN

SUBDIVISION PLAN OF LAND
LOT K–14
KEVIN V. E. CASEY
SALLY MARYDALE CASEY
MASON, NEW HAMPSHIRE

SCALE: 1" = 50' SEPTEMBER 2, 2003

I HEREBY CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL SURVEY MADE ON THE GROUND AND HAS A MINIMUM RELATIVE ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND ON ALL PROPERTY LINES. ALL MONUMENTS WERE FOUND OR SET AS SHOWN.

SEPTEMBER 2, 2003
DATE

STATE OF NEW HAMPSHIRE — NO. 420 — PHILIP E. TUOMALA — LICENSED LAND SURVEYOR — SIGNATURE

REV.	DATE	DESCRIPTION	DR	CK
2	10–8–03	ADD WET LEGEND, LEACH BED AND TEST PIT LOG	SEDW	PET
1	9–22–03	ADD NOTES #11, #12, NOTE MONUMENTS SET	SEDW	PET

FILE	1303	TYPE	SUB	IDX	1303BND	FB	192

MONADNOCK SURVEY, INC. LAND SURVEYORS AND PLANNERS
WILTON STATION – 99 MAIN ST. – PO BOX 607 – WILTON, N.H. 03086
TEL: (603) 654–2345 FAX: (603) 654–9894

#32848 dwr 153

2003 DEC -5 PM 12:25

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PLAN 32848
DWR153