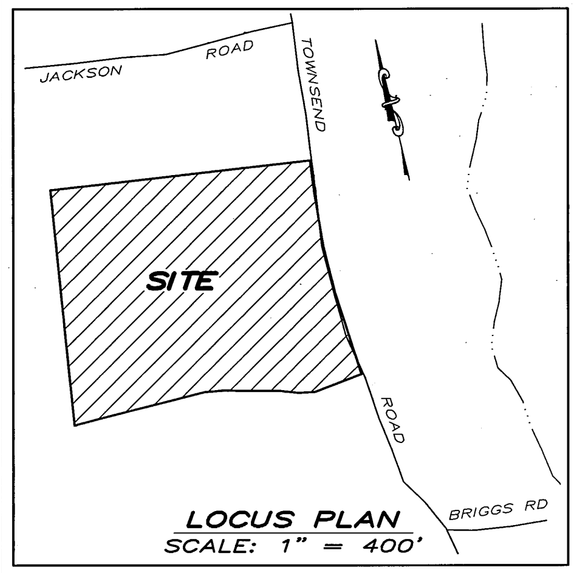
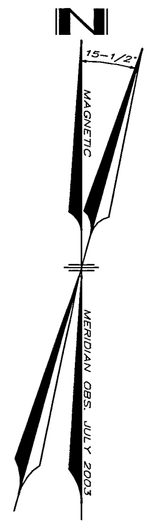


LOCUS PLAN
SCALE: 1" = 400'



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

K–13
TIMOTHY A. COLLETON
FRANCES COLLETON
475 TOWNSEND ROAD
MASON, NH 03048
7185/2639 03–12–2004
(RESIDENTIAL USE)

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

K–11–2
JERRY E. MARSH
GINGER M. MARSH
497 JACKSON ROAD
MASON, NH 03048
6169/1456 10/15/199
(HCRD PLAN NO. 20692)
(RESIDENTIAL USE)

K–14–1
3.030 ACRES
132,000 sq. ft
(VACANT)

K–14
13.410 ACRES
584,122 sq. ft
(RESIDENTIAL AND FORESTRY USE)

K–15
JAY TURMEL
KENNETH PEASLEE
RR 14 BOX 355
LACONIA, NH 03246
7209/0967 04–12–2004
(VACANT)

H–58–2
ROCCO P. GIARRIZZO
521 TOWNSEND ROAD
MASON, NH 03048
2587/103 01–16–78
(RESIDENTIAL USE)

H–58–1
BARRY G. HUTCHINS
WENDY E. HUTCHINS
516 TOWNSEND ROAD
MASON, NH 03048
7263/2766 06–21–2004
(RESIDENTIAL USE)

H–58
RAYMOND S. BALDWIN
530 TOWNSEND ROAD
MASON, NH 03048
3189/349 07–25–84
(RESIDENTIAL USE)

S 84°35'14" E 361.53'
1" x 18" IRON PIPE (FOUND)
1"x36" STEEL PIPE (SET) UP 2"
895.26'
533.73'
214.23'
WETLAND
LOT LINE
N 05°43'16" E 240.43'
NEW
FORMER
LOT LINE
1"x36" STEEL PIPE (SET) UP 14"
1107.91'
N 05°43'16" E 573.42'
2478
1430
N 83°36'17" W 539.19'
545.19'
S 84°19'36" W 14.83'
S 87°54'06" W 440.64'
3/4" x 26" IRON PIPE (FOUND)
300.25'
N 83°41'57" W 48.34'
N 86°45'24" W 11.89'
5/8" X 11" STEEL PIN (SET)
N 71°32'56" W 196.71'
N 71°32'58" W 64.05'
N 81°20'28" W 54.83'
S 81°13'59" W 171.32' (DHS TO PIN)
171.90 (COR. TO DHS)
0.32'
5/8" STEEL PIN (SET)
10' WOODS ROAD
EXISTING
PROPOSED WELL
EXISTING WELL
75'
SEPTIC SETBACK LINE
BUILDING SETBACK LINE
50'
TP 1
TOTAL FRONTAGE=250.00'
PROPOSED DRIVE
6.00'
4"X4"X36" GRANITE BOUND (SET) UP 11"
5/8" STEEL PIN SET IN STONE (FLUSH)
45.84'
EXISTING 26' GRAVEL DR.
75' PROTECTIVE WELL RADIUS
EXISTING CHICKEN COOP
EXISTING BARN
EXISTING SHED
EXISTING EDA (LEACHBED) APPROX. LOCATION
EXISTING LOG CABIN
EXISTING 12' GRAVEL DRIVE
EXISTING 12' ASPHALT DRIVE
EXISTING 10' ASPHALT DRIVE
EXISTING 10' PAVED DRIVE
EXISTING 12" CMP
EXISTING 16' GRAVEL DRIVE
DHS
I.P.
ECU
TOWNSEND ROAD
(CLASS V – WIDTH VARIES PAVED 16' – 22' WIDE SEE NOTE 10)
S 00°58'49" E 155.59'
S 00°58'08" E 188.85'
TOTAL FRONTAGE=304.32'
L=114.04'
R=250.00'
4"X4"X32" GRANITE (FOUND) BOUND

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).
2. "SUBDIVISION – PLAN OF LAND – LOT K–14 – KEVIN V.E. CASEY – SALLY MARYDALE CASEY – MASON NEW HAMPSHIRE" SCALE 1"=50' DATED SEPT.2, 2003, LAST REVISED: OCTOBER 8, 2003 PREPARED BY THIS OFFICE. (HCRD PLAN No. 32848)

NOTES:

1. OWNERS OF RECORD OF LOTS K–14 AND K–14–1 ARE KEVIN V. E. CASEY AND SALLY MARYDALE CASEY, 521 TOWNSEND ROAD, MASON, NH 03048. TITLE REFERENCE TO THE LOTS IS HCRD VOLUME 4524, PAGE 196, DATED DECEMBER 1, 1987.
2. 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.
3. THE LOTS ARE 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.
4. THE INTENT OF THIS PLAN IS TO ADJUST THE LOT LINE BETWEEN LOTS K–14 AND K–14–1.
5. AREAS OF LOTS BEFORE AND AFTER ADJUSTMENT:

LOT NO.	AREA BEFORE ADJ.	AREA AFTER ADJ.
K–14	10.940 ACRES	13.410 ACRES
K–14–1	5.500 ACRES	3.030 ACRES

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 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.
8. TOPOGRAPHY SHOWN IS THE RESULT OF AN ON–SITE SURVEY BY THIS OFFICE.
9. RIGHT OF WAY DEDICATED TO A MINIMUM OF 25 FEET OFF CENTERLINE OF EXISTING TRAVELLED WAY.
10. LOTS K–14 AND K–14–1 ARE IN CURRENT USE; EXCEPTING 3 ACRES AROUND THE HOUSE.
11. PUBLIC WATER AND SEWER IS NOT AVAILABLE FOR THIS PROPERTY.
12. NHDS SUBDIVISION APPROVAL NUMBER IS SA 2004005480.

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%

STATE OF NEW HAMPSHIRE
DAWN B. TUOMALA
No. 11071
LICENSED
PROFESSIONAL ENGINEER

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 October 12, 2004 CERTIFIED BY
Mark McDonald CHAIRMAN

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.

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

SEPTEMBER 8, 2004
DATE

WETLANDS BOUNDARIES WERE DELINEATED BY THIS OFFICE. THE WETLANDS WERE DELINEATED IN ACCORDANCE WITH TECHNIQUES OUTLINED IN "CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, TECHNICAL REPORT Y–87–1", AND "FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND–VERSION 2, JULY 1998."

STATE OF NEW HAMPSHIRE
DAWN B. TUOMALA
No. 104
CERTIFIED WETLAND SCIENTIST

SEPTEMBER 8, 2004
DATE

100 75 50 25 0 100
30 0 30
GRAPHIC SCALE: 1" = 50'
1" = 15.239 M

LOT LINE ADJUSTMENT PLAN OF LAND
LOT K–14
KEVIN V. E. CASEY
SALLY MARYDALE CASEY
MASON, NEW HAMPSHIRE
SCALE: 1" = 50' SEPTEMBER 8, 2004

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

REV.	DATE	DESCRIPTION	DR	CK
2	10/08/04	ADD NOTE 12	RS	PET
1	9/29/04	NOTE MONUMENTS SET	RS	PET

FILE	1303	TYPE	LLA	IDX	1303LLA420	FB	192

PLAN 33498 DWR 156

2004 OCT 13 AM 8:44

0096480

PLAN 33498
DWR 156