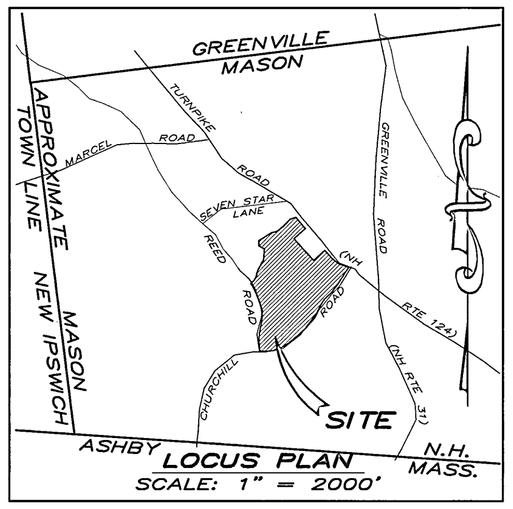
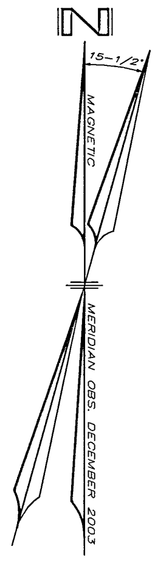
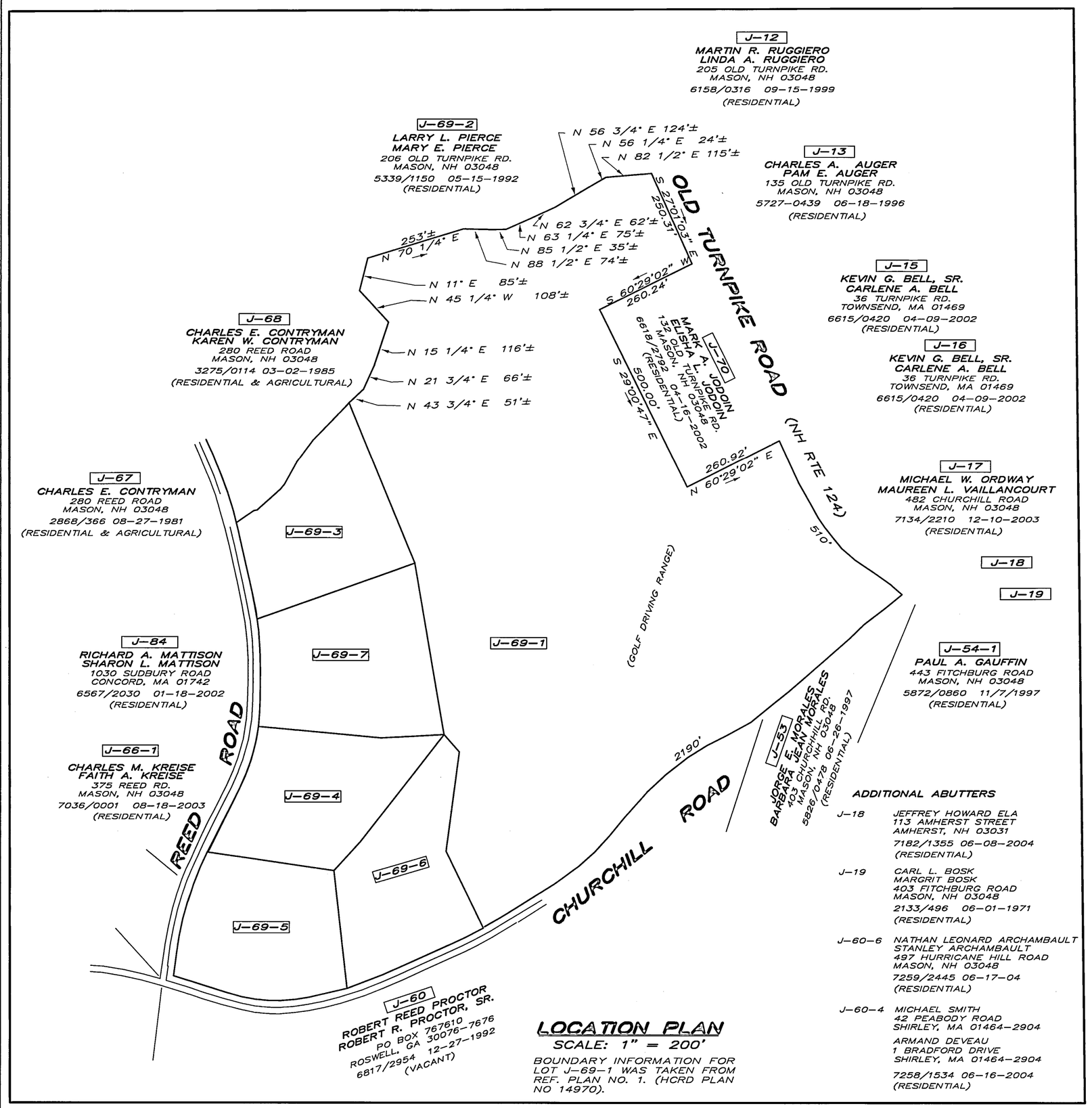


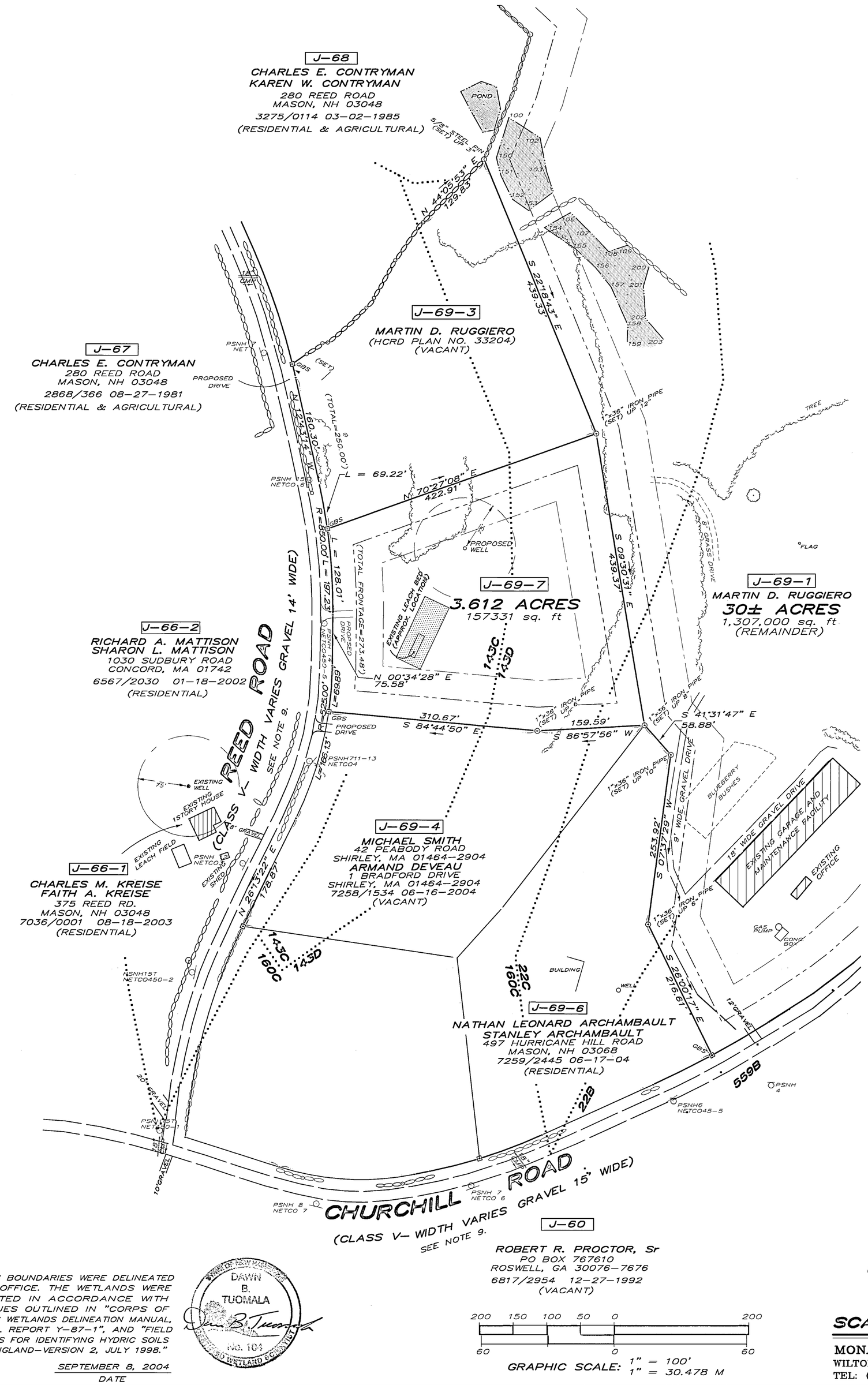

LOCUS PLAN
SCALE: 1" = 2000'




LOCATION PLAN
SCALE: 1" = 200'

BOUNDARY INFORMATION FOR LOT J-69-1 WAS TAKEN FROM REF. PLAN NO. 1. (HCRD PLAN NO 14970).




GRAPHIC SCALE: 1" = 100'
1" = 30.478 M

## REFERENCE PLANS:

1. "SUBDIVISION & LOT LINE RELOCATION PLAN, ALBERT E. SCHLEMMER MASON, N.H." SCALE: 1"=100' DATED JULY 9, 1982 PREPARED BY THOMAS F. MORAN, INC., BEDFORD, N.H. 03102 (HCRD PLAN NO. 14970).
2. "LAND OF ALBERT E. SCHLEMMER, MASON, N.H. SCALE 1"=100' DATED 1984." PREPARED BY JOHN PRESTON, SURVEYOR. (HCRD PLAN NO. 17447).
3. "SUBDIVISION PLAN OF LAND, LOT J-69-1, MARTIN D. RUGGIERO, MASON, NEW HAMPSHIRE" SCALE: 1"=100' DATED MARCH 9, 2004, LAST REVISED MAY 24, 2004, PREPARED BY THIS OFFICE. (HCRD PLAN NO. 33204).

## NOTES:

1. OWNER OF RECORD OF LOT J-91-1 IS MARTIN D. RUGGIERO, 205 OLD TURNPIKE RD., MASON, NH 03048. TITLE REFERENCE TO LOT J-69-1 IS HCRD BOOK 2949 PAGE 0571 DATED SEPTEMBER 24, 1986.
2. TOTAL AREA OF LOT J-69-1 PRIOR TO SUBDIVISION IS 34± 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 ONE RESIDENTIAL LOT, BEING LOT J-69-7, OUT OF LOT J-69-1, LEAVING A REMAINDER LOT OF 30± 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. THERE ARE NO WETLANDS ON LOT J-69-7. WETLANDS ON REMAINDER OF LOT J-69-1 WERE NOT DELINEATED.
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. PUBLIC WATER AND SEWER IS NOT AVAILABLE FOR THIS PROPERTY.
11. THIS PROPERTY IS NOT IN CURRENT USE.
12. IMPROVEMENTS ON REMAINDER OF J-69-1 ARE SHOWN ON SHEET 3 OF 3.
13. NHDES SUBDIVISION APPROVAL NUMBER IS SA 2004005492 DATED OCTOBER 12, 2004.
14. THE EXISTING USES OF LOT J-69-1 ARE AS A GARAGE AND MAINTENANCE FACILITY AND A GOLF DRIVING RANGE.
15. EXISTING STRUCTURES AND ACCESS POINTS ON ABUTTING PROPERTIES IN EXCESS OF 200 FEET FROM LOT J-69-7 ARE NOT SHOWN.
16. THERE ARE NO KNOWN EXISTING EASEMENTS OR DEED RESTRICTIONS; NONE ARE PROPOSED.
17. THE LOT J-69-7 WILL BE SERVICED BY AN INDIVIDUAL ON-SITE WELL AND SEWAGE DISPOSAL SYSTEM.
18. NHDES CONSTRUCTION APPROVAL FOR THE GOLF FACILITY SEWAGE DISPOSAL SYSTEM ON LOT J-69-1 IS NO. 198763.
19. NHDES CONSTRUCTION APPROVAL FOR THE EXISTING LEACH BED ON LOT J-69-7 IS NO. 133408.

## LEGEND

| | |
|---|---|
| ——— | DENOTES EDGE OF EXISTING GRAVEL |
| -·-·- | 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 |
| | DENOTES POORLY DRAINED WETLAND |
| (TOTAL=250.00') | DENOTES TOTAL LOT FRONTAGE |
| □ GBS | DENOTES 4"x4"x36" GRANITE BOUND SET (05/21/04) |

APPROVED BY THE MASON PLANNING BOARD
ON November 11, 2004 CERTIFIED BY
Mark W. Morrell CHAIRMAN

## SHEET INDEX


SHEET 1 SUBDIVISION PLAN
SHEET 2 TOPOGRAPHIC AND SOILS OVERLAY
SHEET 3 LOT J-69-1 TOPOGRAPHIC AND SOILS OVERLAY & IMPROVEMENTS


# SUBDIVISION PLAN OF LAND
# LOT J-69-1
# MARTIN D. RUGGIERO
## MASON, NEW HAMPSHIRE

SCALE: 1" = 100' SEPTEMBER 8, 2004

"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 8, 2004
DATE

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

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."

SEPTEMBER 8, 2004
DATE

STATE OF NEW HAMPSHIRE DAWN B. TUOMALA No. 103 WETLAND SCIENTIST

| REV. | DATE | DESCRIPTION | DR | CK |
|---|---|---|---|---|
| 2 | 10-28-04 | REVISE NOTE 5 | RS | PET |
| 1 | 10-27-04 | REVISE NOTES | DBT | PET |

| FILE | 1321 | TYPE | SUB | IDX | 1321SUB420 | 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



#33558 dwr 156 2004 NOV 12 AM 8:50 0119014


PLAN 33558
DWR 156