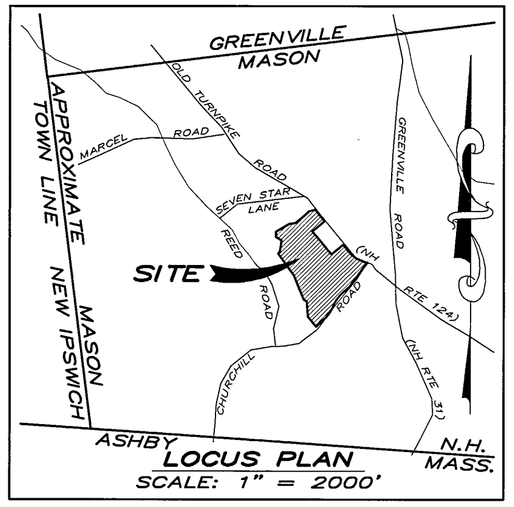
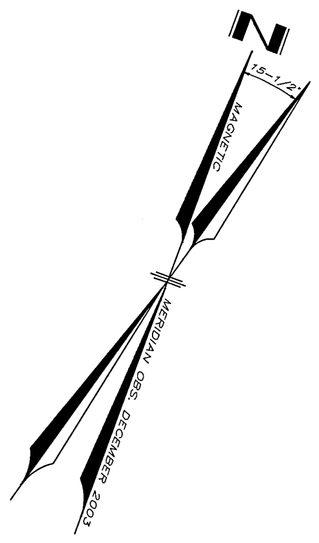
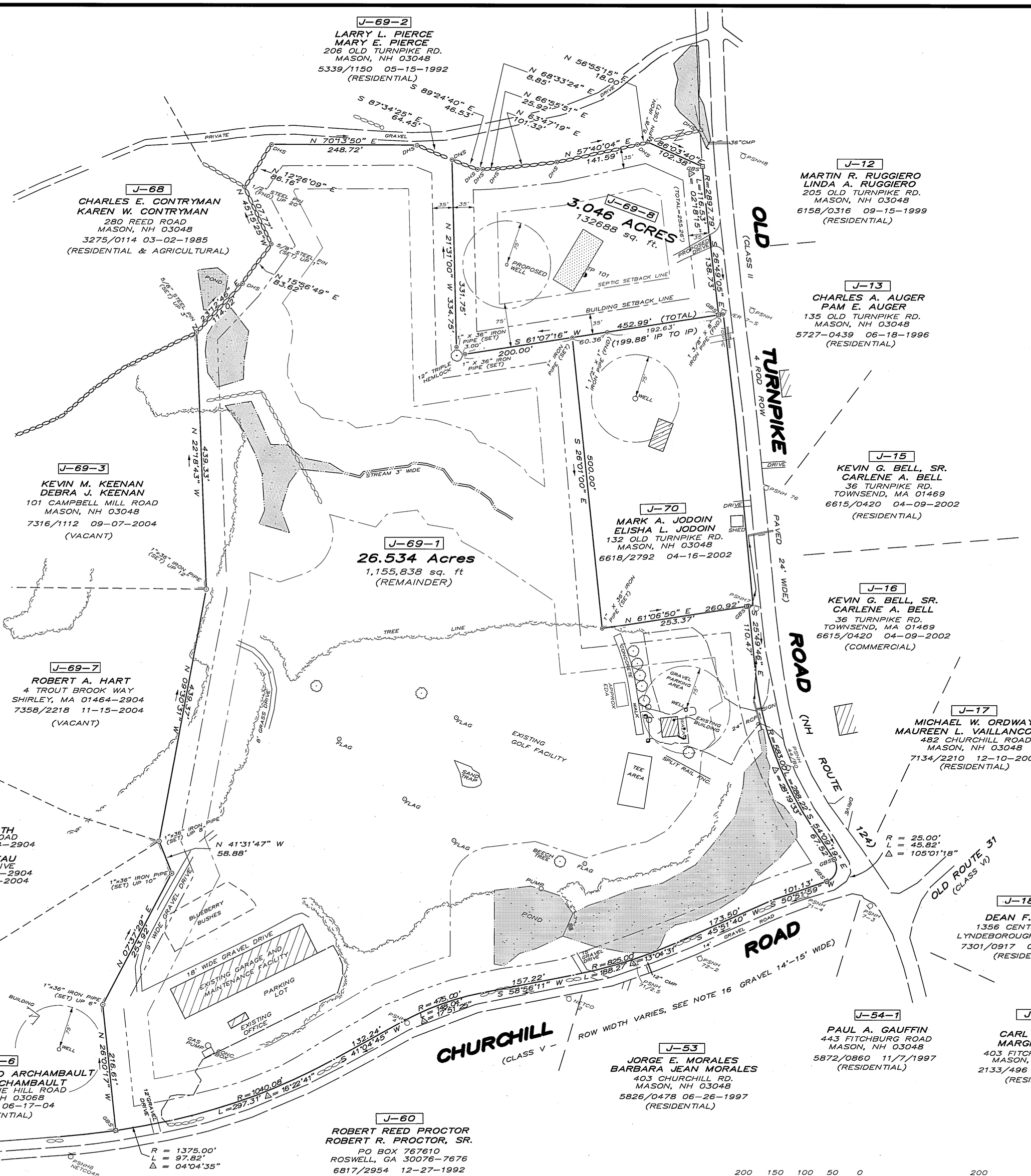


LOCUS PLAN
SCALE: 1" = 2000'





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

SOIL TEST PIT DATA

TEST PIT 101
OBS. 1/17/05
(DBT)

VERY DARK GRAYISH BROWN (10 YR 3/2) FINE SANDY LOAM, MOIST, GRANULAR, FRIABLE	6"
LIGHT OLIVE BROWN (2.5 Y 5/4) FINE SANDY LOAM, MOIST, SUBANGULAR, FRIABLE..	32"
LIGHT OLIVE BROWN (2.5Y 5/3) SANDY LOAM, MOIST, SUBANGULAR, FIRM.....	84"
DISTURBED SITE OLD GRAVEL PIT	

ROOTS — MANY TO 12 INCHES, FEW TO 48 INCHES
OBSERVED WATER — NONE
MOTTLES — ORANGE, REDDISH
ESTIMATED SEASONAL HIGH WATER — 32 INCHES
REFUSAL — NONE

PERCOLATION RATE WAS 18 MINUTES PER MINUTE AT 30 INCHES ON 03-24-05

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

"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."

MAY 25, 2005
DATE

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

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).
4. "SUBDIVISION PLAN OF LAND, LOT J-69-1, MARTIN D. RUGGIERO, MASON, NEW HAMPSHIRE" SCALE: 1"=100' DATED SEPTEMBER 8, 2004 LAST REVISED OCTOBER 28, 2004, PREPARED BY THIS OFFICE. (HCRD PLAN NO. 33598).

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 29.580 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-69-8, OUT OF LOT J-69-1, LEAVING A REMAINDER LOT OF 26.534 ACRES WITH 1807.56 FEET OF CLASS V OR BETTER FRONTAGE.
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-69-8. WETLANDS ON REMAINDER OF LOT J-69-1 WERE NOT DELINEATED. VISUALLY APPARENT WETLANDS, WATER COURSES, AND PONDS WERE LOCATED DURING THE TOPOGRAPHIC SURVEY.
8. PUBLIC WATER AND SEWER IS NOT AVAILABLE FOR THIS PROPERTY.
9. THIS PROPERTY IS NOT IN CURRENT USE.
10. NHDES SUBDIVISION APPROVAL NUMBER IS SA2005006032.
11. THE EXISTING USES OF LOT J-69-1 ARE AS A GARAGE AND MAINTENANCE FACILITY AND A GOLF DRIVING RANGE.
12. EXISTING STRUCTURES AND ACCESS POINTS ON ABUTTING PROPERTIES WITHIN 200 FEET OF LOTS J-69-1 AND J-69-8 ARE SHOWN.
13. THERE ARE NO KNOWN EXISTING EASEMENTS OR DEED RESTRICTIONS; NONE ARE PROPOSED.
14. LOT J-69-8 WILL BE SERVICED BY AN INDIVIDUAL ON-SITE WELL AND SEWAGE DISPOSAL SYSTEM.
15. NHDES CONSTRUCTION APPROVAL FOR THE GOLF FACILITY SEWAGE DISPOSAL SYSTEM ON LOT J-69-1 IS NO. 198763.
16. RIGHT OF WAY DEDICATED TO A MINIMUM OF 25 FEET OFF CENTERLINE OF EXISTING TRAVELLED WAY OF CHURCHHILL ROAD.
17. NH DOT DRIVEWAY PERMIT NO. IS 087-293-05 DATED JUNE 9, 2005.

LEGEND

- DENOTES EDGE OF EXISTING PAVEMENT
- DENOTES EDGE OF EXISTING GRAVEL
- APPROXIMATE WETLAND CONSERVATION DISTRICT BOUNDARY
- DENOTES BUILDING SETBACK LINE
- DENOTES SEPTIC SETBACK LINE
- DENOTES STONE WALL
- DHS DENOTES DRILL HOLE (SET)
- GBS DENOTES 4"x4"x36" GRANITE BOUND (SET)
- DENOTES MONUMENT TO BE SET
- TP DENOTES SOIL TEST PIT LOCATION
- DENOTES 4,000 SQ. FT. AREA RESERVED FOR SEWAGE DISPOSAL
- DENOTES APPROXIMATE WETLAND
- (TOTAL=250.00') TOTAL LOT FRONTAGE

APPROVED BY THE MASON PLANNING BOARD
ON JUNE 27, 2005 CERTIFIED BY
Mark McDonald CHAIRMAN

SHEET INDEX

SHEET 1 SUBDIVISION PLAN
SHEET 2 TOPOGRAPHIC AND SOILS OVERLAY

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

SCALE: 1" = 100' MARCH 30, 2005

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
3	06-21-05	ADD NOTE 17 & NOTE MON'S SET	TL	PET
2	05-25-05	GENERAL REVISIONS	DBT	PET
1	04-25-05	GENERAL REVISIONS	DBT	PET

FILE	1321	TYPE	SUB	IDX	1321SUB420	FB	192

34024 Dwr 158 2005 JUN 28 AM 8:54 5051608