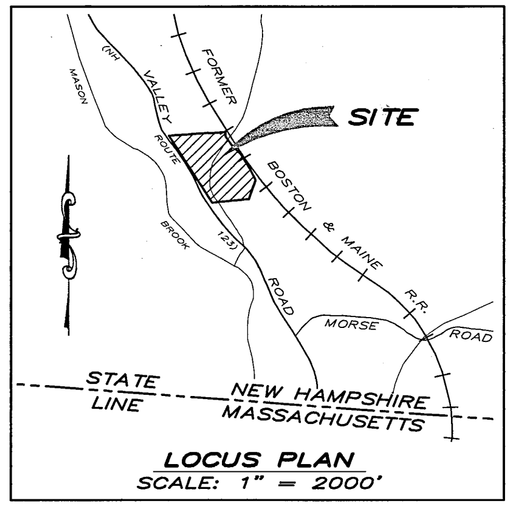
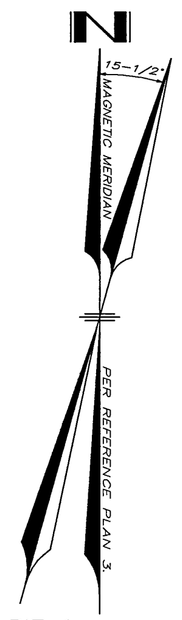


LOCUS PLAN
SCALE: 1" = 2000'



SOIL TEST PIT DATA

TEST PIT 1
10-31-2005
(DBT)

VERY DARK BROWN (10YR 2/2) FINE SANDY LOAM, VERY MOIST GRANULAR, FRIABLE	6"
DARK YELLOWISH BROWN (10YR 3/6) FINE SANDY LOAM, VERY MOIST, GRANULAR, FRIABLE	12"
BROWN (10YR 5/3) FINE SANDY LOAM, VERY MOIST, GRANULAR, FRIABLE	19"
YELLOWISH BROWN (10YR 5/4) SANDY LOAM, VERY MOIST, SUBANGULAR, FRIABLE	36"
BROWN (10YR 4/3) FINE SANDY LOAM, VERY MOIST SUBANGULAR, FIRM	60"

ROOTS – MANY AT 4 INCHES, FEW TO 12 INCHES
OBSERVED WATER – 12 INCHES
MOTTLES – 12 INCHES, MANY PROMINENT ORANGE
ESTIMATED SEASONAL HIGH WATER – 12 INCHES
REFUSAL – NONE AT 60 INCHES

PERCOLATION RATE WAS 14 MINUTES PER INCH
AT 20 INCHES ON 01-25-2006

TEST PIT 2
10-31-2005
(DBT)

DARK BROWN (10YR 3/3) FINE SANDY LOAM, MOIST GRANULAR, FRIABLE	6"
DARK YELLOWISH BROWN (10YR 4/4) FINE SANDY LOAM, MOIST, GRANULAR, FRIABLE	20"
OLIVE BROWN (2.5Y 4/3) SANDY LOAM, MOIST SUBANGULAR, FIRM	54"

ROOTS – 20 INCHES
OBSERVED WATER – 30 INCHES
MOTTLES – 20 INCHES, MANY PROMINENT ORANGE
ESTIMATED SEASONAL HIGH WATER – 20 INCHES
REFUSAL – 54 INCHES

TEST PIT 3
10-31-2005
(DBT)

VERY DARK BROWN (10YR 2/2) FINE SANDY LOAM, VERY MOIST GRANULAR, FRIABLE	6"
BROWN, (7.5Y 4/4) FINE SANDY LOAM, VERY MOIST, GRANULAR, FRIABLE	12"
DARK YELLOWISH BROWN (10YR 4/4) FINE SANDY LOAM, VERY MOIST GRANULAR, FRIABLE	24"
LIGHT OLIVE BROWN (2.5Y 5/3) SANDY LOAM, MOIST, SUBANGULAR, FIRM	48"

ROOTS – 24 INCHES
OBSERVED WATER – 30 INCHES
MOTTLES – 24 INCHES, FEW DISTINCT GRAY AND ORANGE
ESTIMATED SEASONAL HIGH WATER – 24 INCHES
REFUSAL – 48 INCHES

PERCOLATION RATE WAS 12 MINUTES PER INCH
AT 20 INCHES ON 01-25-2006

TEST PIT 4
04-26-2006
(DBT)

VERY DARK BROWN (10YR 2/2) FINE SANDY LOAM, MOIST GRANULAR, FRIABLE	4"
DARK YELLOWISH BROWN (10YR 3/4) FINE SANDY LOAM, MOIST, GRANULAR, FRIABLE	12"
DARK YELLOWISH BROWN (10YR 4/4) FINE SANDY LOAM, MOIST, GRANULAR, FRIABLE	23"
YELLOWISH BROWN (10YR 5/6) SANDY LOAM, MOIST, SUBANGULAR, FIRM	40"

ROOTS – 23 INCHES
OBSERVED WATER – NONE
MOTTLES – 23 INCHES, MANY PROMINENT ORANGE
ESTIMATED SEASONAL HIGH WATER – 23 INCHES
REFUSAL – 40 INCHES

PERCOLATION RATE WAS 6 MINUTES PER INCH
AT 20 INCHES ON 04-26-2006

TEST PIT 5
04-26-2006
(DBT)

BLACK (10YR 2/1) FINE SANDY LOAM, MOIST GRANULAR, FRIABLE	4"
DARK YELLOWISH BROWN (10YR 3/4) FINE SANDY LOAM, MOIST, GRANULAR, FRIABLE	16"
OLIVE BROWN (2.5Y 4/3) SANDY LOAM, MOIST SUBANGULAR, FIRM	30"

ROOTS – 18 INCHES
OBSERVED WATER – 18 INCHES
MOTTLES – 18 INCHES, MANY PROMINENT ORANGE
ESTIMATED SEASONAL HIGH WATER – 18 INCHES
REFUSAL – 30 INCHES

TEST PIT 6
04-26-2006
(DBT)

BLACK (10YR 2/1) FINE SANDY LOAM, SATURATED GRANULAR, FRIABLE	6"
DARK YELLOWISH BROWN (10 YR 4/4) FINE SANDY LOAM SATURATED, GRANULAR, FRIABLE	14"
BROWN (10YR 5/3) FINE SANDY LOAM, SATURATED GRANULAR, FRIABLE	24"
LIGHT OLIVE BROWN (2.5Y 5/4) FINE SANDY LOAM, SATURATED MASSIVE, FIRM	54"

ROOTS – 24 INCHES
OBSERVED WATER – 24 INCHES
MOTTLES – 24 INCHES
ESTIMATED SEASONAL HIGH WATER – 24 INCHES
REFUSAL – NONE AT 54 INCHES

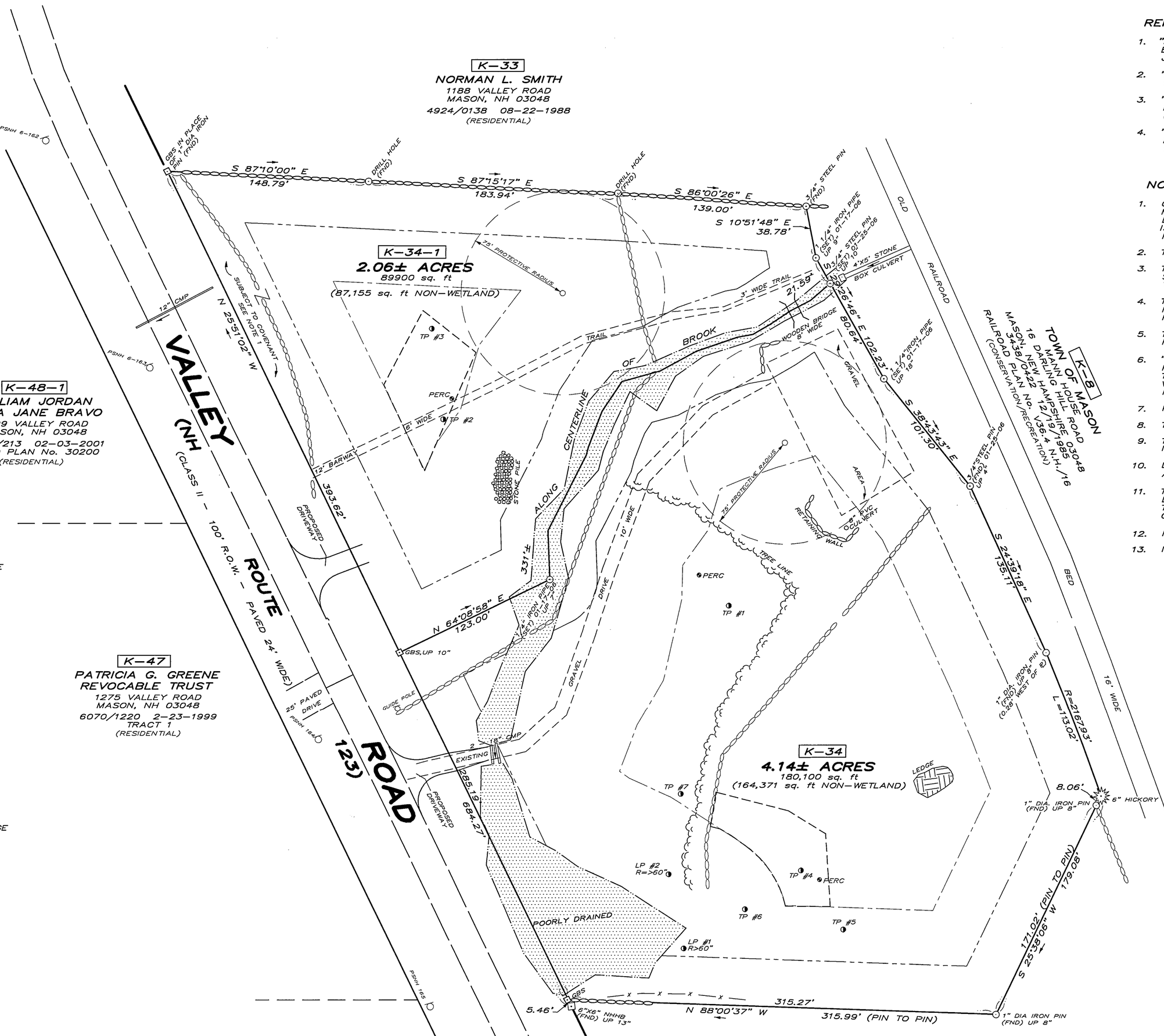
TEST PIT 7
04-26-2006
(DBT)

VERY DARK BROWN (10YR 3/2) FINE SANDY LOAM, MOIST GRANULAR, FRIABLE	7"
DARK YELLOWISH BROWN (10YR 4/4) FINE SANDY LOAM, MOIST, GRANULAR, FRIABLE	24"
LIGHT OLIVE BROWN (2.5Y 5/4) SANDY LOAM, MOIST SUBANGULAR, FRIABLE	36"
LIGHT OLIVE BROWN (2.5Y 5/3) SANDY LOAM, MOIST SUBANGULAR, VERY FIRM	46"
OLIVE BROWN (2.5Y 4/3) LOAMY SAND, MOIST SUBANGULAR, VERY FIRM	75"

ROOTS – 36 INCHES
OBSERVED WATER – 46 INCHES
MOTTLES – 36 INCHES, MANY PROMINENT ORANGE
ESTIMATED SEASONAL HIGH WATER – 36 INCHES
REFUSAL – NONE

NEW HAMPSHIRE Designer of Subsurface Disposal Systems
Dawn B. Tuomala No. 838
Department of Environmental Services

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



REFERENCE PLANS:

1. "RIGHT-OF-WAY AND TRACK MAP, FITCHBURG R.R. CO., OPERATED BY THE BOSTON AND MAINE R.R. STA. 743+24 TO STA. 789+20" SCALE 1"=100' DATED JUNE 30, 1914 (VAL. SECTION 36.4 N.H. SHEET 16).
2. "PLAN OF LAND, BOWMAN STONE, MASON, N.H." SCALE 1"=40' DATED DECEMBER 14, 1970, PREPARED BY THOMAS F. MORAN (NOT RECORDED).
3. "BOUNDARY PLAN OF LAND, DERBYSHIRE FARM REALTY TRUST, MASON, NEW HAMPSHIRE" SCALE: 1" = 50' DATED MAY 22, 1985 PREPARED BY THIS OFFICE. (NOT RECORDED).
4. "PLAN OF SUBDIVISION, LOT 36, TAX MAP K, ROUTE 123 AND MORSE ROAD, MASON, N.H." SCALE: 1" = 50' DATED JANUARY 11, 1988, LAST REVISED MAY 19, 1988. PREPARED BY DAVID M. O'HARA & ASSOCIATES (HCRD PLAN No. 22152).

NOTES:

1. OWNERS OF RECORD OF LOT K-34 ARE STEVEN J. MORTON AND SALLY E. MORTON, 91 GAY ROAD, GROTON, MASSACHUSETTS 01450. TITLE REFERENCE TO LOT K-34 IS HCRD BOOK 7307 PAGE 2406 DATED AUGUST 30, 2004. PROPERTY IS SUBJECT TO COVENANT IN A QUITCLAIM DEED FROM THE STATE OF NEW HAMPSHIRE, HCRD BOOK 3523 PAGE 463 DATED MARCH 24, 1986.
2. TOTAL AREA OF LOT K-34 PRIOR TO SUBDIVISION IS 6.200 ACRES.
3. THE ZONING DISTRICT IS VILLAGE RESIDENTIAL. THE MINIMUM LOT SIZE IS 88,000 SQ. FT. THE MINIMUM BUILDING SETBACKS ARE 35 FEET FRONT, SIDE AND REAR. THE MINIMUM LOT FRONTAGE IS 200 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 NUMBER 330221 1-07 EFFECTIVE DECEMBER 1, 1992.
5. THE INTENT OF THIS PLAN IS TO SUBDIVIDE LOT K-34 INTO TWO SINGLE-FAMILY RESIDENTIAL LOTS, K-34 AND K-34-1.
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. PUBLIC WATER AND SEWER IS NOT AVAILABLE FOR THIS PROPERTY.
8. THIS PROPERTY IS NOT IN CURRENT USE.
9. THERE ARE NO KNOWN EXISTING EASEMENTS OR DEED RESTRICTIONS EXCEPT AS NOTED ABOVE. NONE ARE PROPOSED.
10. LOTS K-34 AND K-34-1 WILL BE SERVICED BY INDIVIDUAL ON-SITE WELLS AND SEWAGE DISPOSAL SYSTEMS.
11. THE SOIL TEST PITS WERE LOGGED ON OCTOBER 31, 2005 AND APRIL 26, 2006 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.
12. NHDES SUBDIVISION APPROVAL NUMBER IS SA2006007114, DATED MAY 31, 2006.
13. NHDOT DRIVEWAY PERMIT NUMBER IS 018-293-06.

LEGEND

- EDGE OF EXISTING PAVEMENT
- EDGE OF EXISTING GRAVEL
- APPROXIMATE WETLAND CONSERVATION DISTRICT BOUNDARY
- BUILDING SETBACK LINE
- SEPTIC SETBACK LINE
- STONE WALL
- ⊙ DHS DRILL HOLE (SET)
- □ GBS 4"x4"x36" GRANITE BOUND (SET)
- ■ MONUMENT TO BE SET
- □ NHHB NEW HAMPSHIRE HIGHWAY DEPT. CONCRETE BOUND
- ◑ TP SOIL TEST PIT LOCATION
- 4,000 SQ. FT. AREA RESERVED FOR SEWAGE DISPOSAL
- WETLAND
- PROPOSED DRIVEWAY ENTRANCE
- PROPOSED WELL

APPROVED BY THE MASON PLANNING BOARD	
ON JUNE 28, 2006	CERTIFIED BY
Mark Mitchell	CHAIRMAN

SHEET INDEX

SHEET 1 SUBDIVISION PLAN
SHEET 2 TOPOGRAPHIC AND SOILS OVERLAY

"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."

JANUARY 30, 2006
DATE

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

"WETLAND BOUNDARIES WERE DELINEATED BY THIS OFFICE. THE WETLANDS WERE DELINEATED IN ACCORDANCE WITH TECHNIQUES OUTLINED IN THE "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."

JANUARY 30, 2006
DATE

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

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

SUBDIVISION PLAN OF LAND
LOT K-34
STEVEN J. MORTON
AND
SALLY E. MORTON
MASON, NEW HAMPSHIRE

SCALE: 1" = 50' JANUARY 30, 2006

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	05-31-06	ADD NHDES SUB. APPROVAL NO.	DBT	PET
2	05-3-06	ADD NHDES& NHDOT#'s, MOVE LOT K-31-1 4K AREA	SEDW	PET
1	02-22-06	GENERAL REVISIONS	DBT	DBT

FILE	1379	TYPE	SUB	IDX	1379SUB420	FB	199

#34840 dwr 162

2006 JUN 30 AM 9:5

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PLAN 34840
DWR 162