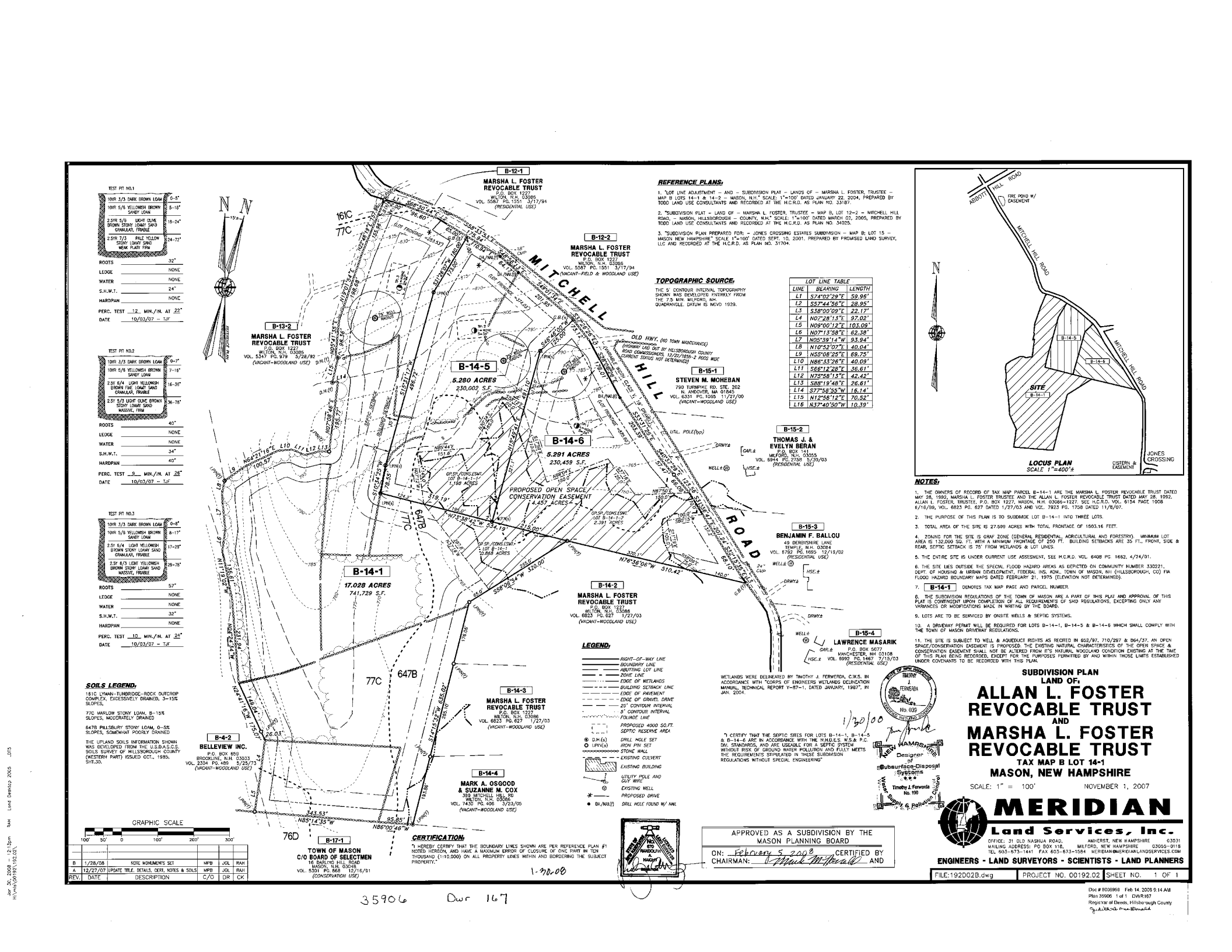
TEST PIT NO.1
10YR 3/3 DARK BROWN LOAM 0-5"
10YR 5/6 YELLOWISH BROWN SANDY LOAM 5-16"
2.5YR 5/6 LIGHT OLIVE BROWN STONY LOAMY SAND GRANULAR, FRIABLE 16-24"
2.5YR 7/3 PALE YELLOW STONY LOAMY SAND WEAK PLATY FRM 24-72"
ROOTS 32"
LEDGE NONE
WATER NONE
S.H.W.T. 24"
HARDPAN NONE
PERC. TEST 12 MIN./IN. AT 22"
DATE 10/03/07 - TJF
TEST PIT NO.2
10YR 3/3 DARK BROWN LOAM 0-7"
10YR 5/6 YELLOWISH BROWN SANDY LOAM 7-16"
2.5Y 6/4 LIGHT YELLOWISH BROWN FINE LOAMY SAND GRANULAR, FRIABLE 16-36"
2.5Y 5/3 LIGHT OLIVE BROWN STONY LOAMY SAND MASSIVE, FIRM 36-78"
ROOTS 40"
LEDGE NONE
WATER NONE
S.H.W.T. 34"
HARDPAN 40"
PERC. TEST 9 MIN./IN. AT 26"
DATE 10/03/07 - TJF
TEST PIT NO.3
10YR 3/3 DARK BROWN LOAM 0-8"
10YR 5/6 YELLOWISH BROWN SANDY LOAM 8-17"
2.5Y 6/4 LIGHT YELLOWISH BROWN STONY LOAMY SAND GRANULAR, FRIABLE 17-29"
2.5Y 6/3 LIGHT YELLOWISH BROWN STONY LOAMY SAND MASSIVE, FRIABLE 29-78"
ROOTS 57"
LEDGE NONE
WATER NONE
S.H.W.T. 32"
HARDPAN NONE
PERC. TEST 10 MIN./IN. AT 24"
DATE 10/03/07 - TJF
SOILS LEGEND:
161C LYMAN-TUNBRIDGE-ROCK OUTCROP COMPLEX, EXCESSIVELY DRAINED, 3-15% SLOPES,
77C MARLOW STONY LOAM, 8-15% SLOPES, MODERATELY DRAINED
647B PILLSBURY STONY LOAM, 0-5% SLOPES, SOMEWHAT POORLY DRAINED
THE UPLAND SOILS INFORMATION SHOWN WAS DEVELOPED FROM THE U.S.D.A.S.C.S. SOILS SURVEY OF HILLSBOROUGH COUNTY (WESTERN PART) ISSUED OCT., 1985. SHT.30.
B-12-1
MARSHA L. FOSTER REVOCABLE TRUST
P.O. BOX 1227
WILTON, N.H. 03086
VOL. 5087 PG. 1551 3/17/94
(RESIDENTIAL USE)
B-12-2
MARSHA L. FOSTER REVOCABLE TRUST
P.O. BOX 1227
WILTON, N.H. 03086
VOL. 5587 PG. 1551 3/17/94
(VACANT-FIELD & WOODLAND USE)
B-13-2
MARSHA L. FOSTER REVOCABLE TRUST
P.O. BOX 1227
WILTON, N.H. 03086
VOL. 5347 PG. 979 5/28/92
(VACANT-WOODLAND USE)
B-14-5
5.280 ACRES
230,002 S.F.
B-14-6
5.291 ACRES
230,459 S.F.
B-14-1
17.028 ACRES
741,729 S.F.
PROPOSED OPEN SPACE/ CONSERVATION EASEMENT
4.457 ACRES±
B-15-1
STEVEN M. MOHEBAN
790 TURNPIKE RD. STE. 202
N. ANDOVER, MA 01845
VOL. 6331 PG. 1065 11/27/00
(VACANT-WOODLAND USE)
B-15-2
THOMAS J. & EVELYN BERAN
P.O. BOX 141
MILFORD, N.H. 03055
VOL. 6944 PG. 2758 5/30/03
(RESIDENTIAL USE)
B-15-3
BENJAMIN F. BALLOU
49 DERBYSHIRE LANE
TEMPLE, N.H. 03084
VOL. 6792 PG. 1695 12/19/02
(RESIDENTIAL USE)
B-15-4
LAWRENCE MASARIK
P.O. BOX 5077
MANCHESTER, NH 03108
VOL. 6992 PG. 1467 7/15/03
(RESIDENTIAL USE)
B-14-2
MARSHA L. FOSTER REVOCABLE TRUST
P.O. BOX 1227
WILTON, N.H. 03086
VOL. 6823 PG. 627 1/27/03
(VACANT-WOODLAND USE)
B-14-3
MARSHA L. FOSTER REVOCABLE TRUST
P.O. BOX 1227
WILTON, N.H. 03086
VOL. 6823 PG. 627 1/27/03
(VACANT-WOODLAND USE)
B-14-4
MARK A. OSGOOD & SUZANNE M. COX
359 MITCHELL HILL RD
WILTON, N.H. 03086
VOL. 7430 PG. 406 3/23/05
(VACANT-WOODLAND USE)
B-17-1
TOWN OF MASON C/O BOARD OF SELECTMEN
16 DARLING HILL ROAD
MASON, N.H. 03048
VOL. 5301 PG. 868 12/16/91
(CONSERVATION USE)
B-4-2
BELLEVIEW INC.
P.O. BOX 659
BROOKLINE, N.H. 03033
VOL. 2304 PG. 489 5/25/73
(VACANT-WOODLAND USE)
MITCHELL HILL ROAD
OLD HWY. (NO TOWN MAINTENANCE)
(HIGHWAY LAID OUT BY HILLSBOROUGH COUNTY ROAD COMMISSIONERS, 12/22/1855-2 RODS WIDE CURRENT STATUS NOT DETERMINED)
TOWN LINE
GRAPHIC SCALE
100' 50' 0 100' 200' 300'
REFERENCE PLANS:
1. "LOT LINE ADJUSTMENT – AND – SUBDIVISION PLAT – LANDS OF – MARSHA L. FOSTER, TRUSTEE – MAP B LOTS 14-1 & 14-2 – MASON, N.H." SCALE: 1"=100' DATED JANUARY 22, 2004, PREPARED BY TODD LAND USE CONSULTANTS AND RECORDED AT THE H.C.R.D. AS PLAN NO. 33187.
2. "SUBDIVISION PLAT – LAND OF – MARSHA L. FOSTER, TRUSTEE – MAP B, LOT 19-2 – MITCHELL HILL ROAD, – MASON, HILLSBOROUGH – COUNTY, N.H." SCALE: 1"=100' DATED MARCH 02, 2005, PREPARED BY TODD LAND USE CONSULTANTS AND RECORDED AT THE H.C.R.D. AS PLAN NO. 34025.
3. "SUBDIVISION PLAN PREPARED FOR: – JONES CROSSING ESTATES SUBDIVISION – MAP B; LOT 15 – MASON NEW HAMPSHIRE" SCALE 1"=100' DATED SEPT. 10, 2001. PREPARED BY PROMISED LAND SURVEY, LLC AND RECORDED AT THE H.C.R.D. AS PLAN NO. 31704.
TOPOGRAPHIC SOURCE:
THE 5' CONTOUR INTERVAL TOPOGRAPHY SHOWN WAS DEVELOPED ENTIRELY FROM THE 7.5 MIN. MILFORD, NH. QUADRANGLE. DATUM IS NGVD 1929.
LOT LINE TABLE
LINE BEARING LENGTH
L1 S74°02'29"E 59.96'
L2 S57°44'56"E 28.95'
L3 S38°00'09"E 22.17'
L4 N07°28'13"E 97.02'
L5 N09°00'12"E 103.09'
L6 N07°13'58"E 62.38'
L7 N05°39'14"W 93.94'
L8 N10°52'07"E 40.04'
L9 N55°08'25"E 69.75'
L10 N86°33'26"E 40.09'
L11 S66°12'28"E 36.61'
L12 N75°58'13"E 42.42'
L13 S85°19'48"E 26.61'
L14 S77°58'55"W 16.14'
L15 N12°58'12"E 70.52'
L16 N37°40'50"W 10.39'
LOCUS PLAN
SCALE 1"=400'±
ABBOTT HILL ROAD
FIRE POND W/ EASEMENT
MITCHELL HILL ROAD
SITE
B-14-5
B-14-6
B-14-1
DISTERN & EASEMENT
JONES CROSSING
NOTES:
1. THE OWNERS OF RECORD OF TAX MAP PARCEL B-14-1 ARE THE MARSHA L. FOSTER REVOCABLE TRUST DATED MAY 28, 1992, MARSHA L. FOSTER TRUSTEE AND THE ALLAN L. FOSTER REVOCABLE TRUST DATED MAY 28, 1992, ALLAN L. FOSTER, TRUSTEE, P.O. BOX 1227, MASON, N.H. 03086-1227. SEE H.C.R.D. VOL. 6154 PAGE 1008 6/16/99, VOL. 6823 PG. 627 DATED 1/27/03 AND VOL. 7923 PG. 1758 DATED 11/8/07.
2. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE LOT B-14-1 INTO THREE LOTS.
3. TOTAL AREA OF THE SITE IS 27.589 ACRES WITH TOTAL FRONTAGE OF 1503.16 FEET.
4. ZONING FOR THE SITE IS GRAF ZONE (GENERAL RESIDENTIAL, AGRICULTURAL AND FORESTRY). MINIMUM LOT AREA IS 132,000 SQ. FT. WITH A MINIMUM FRONTAGE OF 250 FT. BUILDING SETBACKS ARE 35 FT., FRONT, SIDE & REAR, SEPTIC SETBACK IS 75' FROM WETLANDS & LOT LINES.
5. THE ENTIRE SITE IS UNDER CURRENT USE ASSESMENT, SEE H.C.R.D. VOL. 6408 PG. 1662, 4/24/01.
6. THE SITE LIES OUTSIDE THE SPECIAL FLOOD HAZARD AREAS AS DEPICTED ON COMMUNITY NUMBER 330221, DEPT. OF HOUSING & URBAN DEVELOPMENT, FEDERAL INS. ADM., TOWN OF MASON, NH (HILLSBOROUGH, CO) FIA FLOOD HAZARD BOUNDARY MAPS DATED FEBRUARY 21, 1975 (ELEVATION NOT DETERMINED).
7. B-14-1 DENOTES TAX MAP PAGE AND PARCEL NUMBER.
8. THE SUBDIVISION REGULATIONS OF THE TOWN OF MASON ARE A PART OF THIS PLAN AND APPROVAL OF THIS PLAT IS CONTINGENT UPON COMPLETION OF ALL REQUIREMENTS OF SAID REGULATIONS, EXCEPTING ONLY ANY VARIANCES OR MODIFICATIONS MADE IN WRITING BY THE BOARD.
9. LOTS ARE TO BE SERVICED BY ONSITE WELLS & SEPTIC SYSTEMS.
10. A DRIVEWAY PERMIT WILL BE REQUIRED FOR LOTS B-14-1, B-14-5 & B-14-6 WHICH SHALL COMPLY WITH THE TOWN OF MASON DRIVEWAY REGULATIONS.
11. THE SITE IS SUBJECT TO WELL & AQUEDUCT RIGHTS AS RECITED IN 652/97, 710/297 & 864/37. AN OPEN SPACE/CONSERVATION EASEMENT IS PROPOSED. THE EXISTING NATURAL CHARACTERISTICS OF THE OPEN SPACE & CONSERVATION EASEMENT SHALL NOT BE ALTERED FROM IT'S NATURAL WOODLAND CONDITION EXISTING AT THE TIME OF THIS PLAN BEING RECORDED, EXCEPT FOR THE PURPOSES PERMITTED BY AND WITHIN THOSE LIMITS ESTABLISHED UNDER COVENANTS TO BE RECORDED WITH THIS PLAN.
LEGEND:
RIGHT-OF-WAY LINE
BOUNDARY LINE
ABUTTING LOT LINE
ZONE LINE
EDGE OF WETLANDS
BUILDING SETBACK LINE
EDGE OF PAVEMENT
EDGE OF GRAVEL DRIVE
25' CONTOUR INTERVAL
5' CONTOUR INTERVAL
FOLIAGE LINE
PROPOSED 4000 SQ.FT. SEPTIC RESERVE AREA
D.H.(s) DRILL HOLE SET
I.P.I.(s) IRON PIN SET
STONE WALL
EXISTING CULVERT
EXISTING BUILDING
UTILITY POLE AND GUY WIRE
EXISTING WELL
PROPOSED DRIVE
D.H./NAIL(f) DRILL HOLE FOUND W/ NAIL
WETLANDS WERE DELINEATED BY TIMOTHY J. FERWERDA, C.W.S. IN ACCORDANCE WITH "CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, TECHNICAL REPORT Y-87-1, DATED JANUARY, 1987". IN JAN. 2004.
"I CERTIFY THAT THE SEPTIC SITES FOR LOTS B-14-1, B-14-5 & B-14-6 ARE IN ACCORDANCE WITH THE N.H.D.E.S. W.S.& P.C. DIV. STANDARDS, AND ARE USEABLE FOR A SEPTIC SYSTEM WITHOUT RISK OF GROUND WATER POLLUTION AND FULLY MEETS THE REQUIREMENTS STIPULATED IN THESE SUBDIVISION REGULATIONS WITHOUT SPECIAL ENGINEERING"
CERTIFICATION:
"I HEREBY CERTIFY THAT THE BOUNDARY LINES SHOWN ARE PER REFERENCE PLAN #1 NOTED HEREON, AND HAVE A MAXIMUM ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND (1:10,000) ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY."
1-30-08
APPROVED AS A SUBDIVISION BY THE MASON PLANNING BOARD
ON: February 5 2008 CERTIFIED BY
CHAIRMAN: Mark McDonald AND
STATE OF NEW HAMPSHIRE TIMOTHY J FERWERDA No. 035 CERTIFIED WETLAND SCIENTIST
1/30/08
NEW HAMPSHIRE Designer of Subsurface Disposal Systems Timothy J. Ferwerda No. 190 Water Supply & Pollution Control
SUBDIVISION PLAN
LAND OF,
ALLAN L. FOSTER REVOCABLE TRUST
AND
MARSHA L. FOSTER REVOCABLE TRUST
TAX MAP B LOT 14-1
MASON, NEW HAMPSHIRE
SCALE: 1" = 100' NOVEMBER 1, 2007
MERIDIAN
Land Services, Inc.
OFFICE: 31 OLD NASHUA ROAD, AMHERST, NEW HAMPSHIRE 03031
MAILING ADDRESS: PO BOX 116, MILFORD, NEW HAMPSHIRE 03055-0116
TEL 603-673-1441 FAX 603-673-1584 MERIDIAN@MERIDIANLANDSERVICES.COM
ENGINEERS - LAND SURVEYORS - SCIENTISTS - LAND PLANNERS
FILE:192D02B.dwg PROJECT NO. 00192.02 SHEET NO. 1 OF 1
B 1/28/08 NOTE MONUMENTS SET MPB JCL RAH
A 12/27/07 UPDATE TITLE, DETAILS, CERT, NOTES & SOILS MPB JCL RAH
REV. DATE DESCRIPTION C/O DR CK
Apr 30, 2008 - 12:13pm RAH H:\Mylan\00192.192.02\ Land Desktop 2005 J015
35906 Dwr 167
Doc # 8008959 Feb 14, 2008 9:14 AM
Plan 35906 1 of 1 DWR167
Register of Deeds, Hillsborough County
Cynthia A. MacDonald