

APPROVED BY MASON PLANNING BOARD  
ON: June 30, 2021 CERTIFIED BY  
CHAIRMAN: Dean White  
HCRD PLAN #: \_\_\_\_\_

**CERTIFICATION.**

I, HEREBY CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY OF THE PROPERTY DESCRIBED HEREIN, AND THAT THE SAME CONFORMS TO THE STANDARDS FOR AN ENGINEER'S SURVEY AS SPECIFIED IN THE NEW HAMPSHIRE LAND SURVEYORS' ADMINISTRATIVE RULES (LAW 502.04) AND HAS A MAXIMUM ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND ((1:10,000)) ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY.

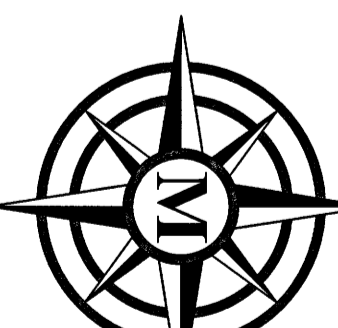
**REFERENCE PLANS.**

1. "SUBDIVISION PLAN - TERRA FIRMA DEVELOPMENT - BROOKLINE ROAD MASON N.H. 03033 - KENNETH H. SPIEWAK - 901 BROOKLINE ROAD - MASON, NH. 03033" SCALE: AS NOTED, DATED JANUARY 18, 1989, REVISED THROUGH 11/7/78 BY CAD PLANNING & ENGINEERING, CIVIL/SANITARY CONSULTANTS, H.C.R.D. PLAN #32333.
2. "MINOR SUBDIVISION IN - MASON, N.H. - SURVEYED FOR - RAYMOND B. AND JOANNE M. PARKER - OF - BROOKLINE ROAD - MASON, N.H." SCALE: 1"=80', DATED JULY 1979 BY R. FORAGE LUND, H.C.R.D. PLAN #20160.
3. "PLAN OF BOUNDARY LINE CHANGE - LOT H-26-1 - BROOKLINE ROAD, MASON, N.H." SCALE: 1"=100', DATED MAY 7, 1987 BY DAVID M. O'HARA & ASSOC., H.C.R.D. PLAN #21356.
4. "PLAN OF LOTS - FRANCES BASTIAN - MASON, N.H." SCALE: 1"=50', DATED MARCH 10, 1971, BY THOMAS F. MORAN - CIVIL ENGINEER & SURVEYOR, H.C.R.D. PLAN #5062.
5. "SUBDIVISION PLAN OF LAND - PREPARED FOR - JAMES A. & - GOLDFE BOURASSA - MASON, NEW HAMPSHIRE" SCALE: 1"=100', DATED JANUARY 20, 1989, BY THOMAS F. MORAN, INC., H.C.R.D. PLAN #24145.
6. "SUBDIVISION PLAN OF LAND - PREPARED FOR - JAMES A. & - GOLDFE BOURASSA - MASON, NEW HAMPSHIRE" SCALE: 1"=100', DATED JUNE 18, 1990, BY THOMAS F. MORAN, INC., H.C.R.D. PLAN #24701.
7. "SUBDIVISION - PLAN OF LAND - GEORGE & LEON LUCIE TUTTS - MASON, N.H." SCALE: 1"=100', DATED MARCH 29, 1974 BY THOMAS F. MORAN, INC., H.C.R.D. PLAN #7357.
8. "SUBDIVISION PLAN - TAX MAP PARCEL H-8 - PREPARED FOR - GAVIN CONSTR., INC. - MASON, NEW HAMPSHIRE" SCALE: 1"=100', DATED FEBRUARY 2, 2001, REVISED THROUGH 5-31-01 BY MERIDIAN LAND SERVICES, INC., H.C.R.D. PLAN #31140.
9. "BOUNDARY PLAN OF LAND - TAX MAP PARCEL H-7 - BERNARD O'GRADY - MASON, NEW HAMPSHIRE" SCALE: 1"=100', DATED SEPTEMBER 24, 2003, REVISED THROUGH 10-6-03 BY MERIDIAN LAND SERVICES, INC., H.C.R.D. PLAN #32737.

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**BRENDAN KILCOYNE**  
AND  
**TIMOTHY O'TOOLE**  
BROOKLINE ROAD  
MASON, NEW HAMPSHIRE  
AUGUST 5, 2020  
SCALE: 1" = 120'



**MERIDIAN**  
LAND SERVICES, INC.  
ENGINEERING | SURVEYING | PERMITTING  
SOIL & WETLAND MAPPING | SEPTIC DESIGN  
31 OLD VAUGHAN ROAD, AMHERST, NH 03031  
TEL: 603-673-1441  
FAX: 603-673-1584  
MERIDIANLANDSERVICES.COM

41043 Due 1st 10 of 3

APPROVED BY MASON PLANNING BOARD

ON: Mar 30, 2021 CERTIFIED BY

CHAIRMAN: John C. ...

HCRD PLAN #: ...

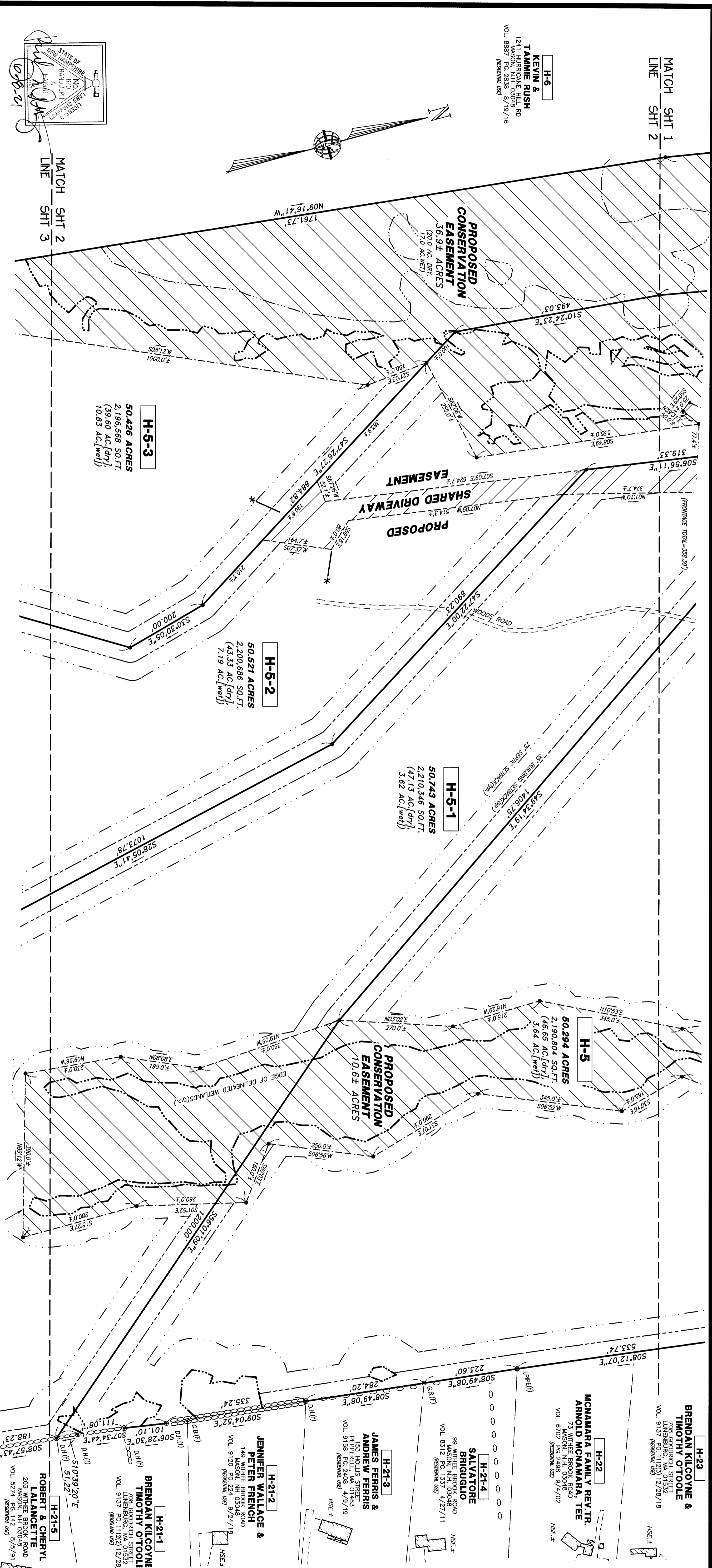
CERTIFICATION

7. HEREBY CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY FOR THE PURPOSES OF THE MASON PLANNING BOARD'S STANDARDS FOR LAND SURVEYING AND RECORDING. THE NEW HAMPSHIRE LAND SURVEYOR'S ADMINISTRATIVE RULES (LARS 503.04) AND HAS A MAXIMUM ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND (1:10,000) ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY.

GRAPHIC SCALE

120' 60' 0 120' 240' 360'

H	6/7/21	UPDATE NOTE 9	MRB	RAH	DVB
G	5/12/21	ADD NOTES TO - 12	NHES	RAH	DVB
F	5/16/21	ADD INFO PER WETLANDS BUREAU	NHES	RAH	DVB
E	2/16/21	ADD INFO PER RIM	RAH	RAH	DVB
D	1/22/21	ADD DRNG. ESMT. TO LOT H-5	NHES	RAH	DVB
C	11/06/20	ADD PER TOWN ENG COMMENTS	KVP	RAH	DVB
B	9/20/20	ADD SHT 16	MRB	RAH	DVB
A	9/15/20	REV NOTE 7, INEX & RD. LINE, ADD CONS EST	MRB	RAH	---
REV.	DATE	DESCRIPTION	C/O	DR	CK



REFERENCE PLANS:

1. "SUBDIVISION PLAN - TERRA FIRMA DEVELOPMENT - BROOKLINE ROAD MASON N.H. 05033 - KENNETH H. SO BROOKLINE ROAD MASON, NH, 05033. SCALE: AS NOTED. DATED JANUARY 18, 1989, REVISED THROUGH 11/1/88 BY CAD PLANNING & ENGINEERING, CIVIL/SANITARY CONSULTANTS, H.C.R.D. PLAN #23233.
2. "MINOR SUBDIVISION IN - MASON, N.H. - SURVEYED FOR - RAYMOND B. AND JOANNE M. PARKER - OF - BROOKLINE ROAD - MASON, N.H., SCALE: 1"=60', DATED JULY 1979 BY R. FORACE LIND, H.C.R.D. PLAN #20160.
3. "PLAN OF BOUNDARY LINE CHANGE - LOT H-26-1 - BROOKLINE ROAD, MASON, N.H., SCALE: 1"=100', DATED MAY 7, 1987 BY DAVID M. O'HARA & ASSOC., H.C.R.D. PLAN #23356.
4. "PLAN OF LOTS - FRANCES BASTIAN - MASON, N.H., SCALE: 1"=50', DATED MARCH 10, 1971, BY THOMAS F. MORAN - CIVIL ENGINEER & SURVEYOR, H.C.R.D. PLAN #3062.
5. "SUBDIVISION PLAN OF LAND - PREPARED FOR - JAMES A. & - GOLDIE BOUNASSA - MASON, NEW HAMPSHIRE. SCALE: 1"=100', DATED JANUARY 20, 1989, BY THOMAS F. MORAN, INC., H.C.R.D. PLAN #24145.
6. "SUBDIVISION PLAN OF LAND - PREPARED FOR - JAMES A. & - GOLDIE BOUNASSA - MASON, NEW HAMPSHIRE. SCALE: 1"=100', DATED JUNE 18, 1990, BY THOMAS F. MORAN, INC., H.C.R.D. PLAN #24701.
7. "SUBDIVISION - PLAN OF LAND - GEORGE & LEOLA LUCIE TUTTS - MASON, N.H., SCALE: 1"=100', DATED MARCH 25, 1974 BY THOMAS F. MORAN, INC., H.C.R.D. PLAN #7357.
8. "SUBDIVISION PLAN - TAX MAP PARCEL H-8 - PREPARED FOR - GAVIN CONSTR., INC. - MASON, NEW HAMPSHIRE. SCALE: 1"=100', DATED FEBRUARY 2, 2001, REVISED THROUGH 5-31-01 BY MERIDIAN LAND SERVICES, INC., H.C.R.D. PLAN #31148.
9. "BOUNDARY PLAN OF LAND - TAX MAP PARCEL H-7 - BERNARD O'GRADY - MASON, NEW HAMPSHIRE. SCALE: 1"=100', DATED SEPTEMBER 24, 2003, REVISED THROUGH 10-6-03 BY MERIDIAN LAND SERVICES, INC., H.C.R.D. PLAN #32797.

NOTES:

1. THE OWNERS OF RECORD FOR TAX MAP H, LOT 5 ARE BRENDAN P. KILCOYNE - 708 GOODRICH ROAD, LUNenburg, MA, 01462 AND TIMOTHY J. O'TOOLE - 13 ROGERS FIELD WAY, CLINTON, MA 01510. DEED REFERENCE IS VOL. 9137 PG. 1171(1) DATED DECEMBER 24, 2018 IN THE H.C.R.D. THE SITE IS UNDER CURRENT USE FOR TAX MAP SEE VOL. 6072 PG. 2246, DATED MARCH 24, 2009 IN THE H.C.R.D.
2. THE PURPOSE OF THIS PLAN IS TO DEPICT A FOUR LOT SUBDIVISION OF LOT H-5, WHICH WILL BE SERVICED BY A NEW ROAD WHOSE BEGINNING IS AS PREVIOUSLY APPROVED & DEFINED ON REFERENCE PLAN 1, TOGETHER WITH, UNDERGROUND UTILITIES, ONSITE SEPTIC & INDIVIDUAL WELLS.
3. [H-5] DENOTES TAX MAP PAGE AND PARCEL NUMBER.
4. ZONING FOR THE ENTIRE SITE IS GRAF ZONE. MINIMUM LOT AREA IS 4.00 ACRES OR 174,200 SQ. FT., MINIMUM FRONTAGE IS 350'. BUILDING SETBACKS ARE 35', FRONT, SIDE & REAR. SEPTIC SETBACK IS 75' FRONT, SIDE & REAR.
5. THE BOUNDARY INFORMATION SHOWN IS THE RESULT OF A PRECISE BOUNDARY SURVEY BY THIS OFFICE. THE IMPROVEMENTS SHOWN WERE OBTAINED FROM THE BOUNDARY SURVEY, RECORD PLANS & DATA. THE TOPOGRAPHY SHOWN WAS DEVELOPED FROM A PARTIAL FIELD SURVEY, BY THIS OFFICE, COMPLETED WITH TOPOGRAPHIC DEVELOPMENT USING F.E.M.A. LIDAR TERRAIN MAPPING OF THE NASHUA RIVER WATERSHED, DATA PUBLISHED 7/15/2011. LIDAR DATA WAS ACQUIRED FROM NH GRANT GIS CLEARINGHOUSE. VERTICAL DATUM IS REPORTED TO BE NAVD83 GEOID 09.
6. TOTAL AREA OF THE SITE IS 203.749 ACRES. THE FRONTAGE ALONG BROOKLINE ROAD IS 69.90'.
7. THERE ARE NO KNOWN EXISTING EASEMENTS FOR THE SITE. A CONSERVATION, FISH POND, SHORE & DRAINAGE AND A SHARED DRIVEWAY EASEMENT HAVE BEEN IDENTIFIED AND SHOWN ON THE PLAN. THE EASEMENTS ARE SHOWN WITH DASHED LINES. THE EASEMENTS ARE SUBJECT TO THE TERMS AND CONDITIONS OF THE EASEMENT AGREEMENTS THAT MAY OCCUR ON ANY LAND DEDICATED FOR PUBLIC USE, UNTIL ACCEPTED BY THE TOWN OF MASON.
8. THE SITE LIES OUTSIDE OF THE SPECIAL FLOOD HAZARD AREA DEPICTED ON F.E.M.A. COMMUNITY PANEL NUMBER 33011006050, DATED SEPT. 25, 2009.
9. WHDES ALTERATION OF TERRAIN (AOT) PERMIT IS AOT-1994 AND WHDES WETLANDS & NON-SITE SPECIFIC PERMIT IS 2020-02822.
10. ALL MANUFACTURED EROSION AND SEDIMENT CONTROL PRODUCTS, EXCEPT FOR Silt FENCE INSTALLED IN ACCORDANCE WITH ENV-NO 1986/24, UTILIZED FOR EROSION CONTROL SHALL BE MADE OF POLYPROPYLENE OR POLYETHYLENE. POLYPROPYLENE NETTING OR WESH, SEE EROSION CONTROL DETAILS AND NOTES IN PLAN SET.
11. ALL OBSERVATIONS OF THREATENED OR ENDANGERED SPECIES SHALL BE REPORTED IMMEDIATELY TO THE NEW HAMPSHIRE FISH AND GAME DEPARTMENT. MONITORING AND ENDANGERED WILDLIFE ENVIRONMENTAL REVIEW PROGRAM BY PHONE AT 603-271-2461 AND BY EMAIL AT [fishandgame@wildlife.nh.gov](mailto:fishandgame@wildlife.nh.gov). EMAIL SCHEDULED DATE: MARCH 15, 2020. WILDLIFE OBSERVATION MONITORING SCHEDULE SHOULD BE PROVIDED FOR VERIFICATION AS FEASIBLE.
12. THE NEW HAMPSHIRE FISH AND GAME DEPARTMENT SHALL HAVE ACCESS TO THE PROPERTY DURING THE TERM OF THE PERMIT.

TAX MAP H, LOT 5  
LAND OF:  
**BRENDAN KILCOYNE  
AND  
TIMOTHY O'TOOLE**  
BROOKLINE ROAD  
MASON, NEW HAMPSHIRE

SCALE: 1" = 120'  
AUGUST 5, 2020

**MERIDIAN**  
LAND SERVICES, INC.  
ENGINEERING | SURVEYING | PERMITTING  
SOIL & WETLAND MAPPING | SEPTIC DESIGN  
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FILE: 1056601H.dwg  
PROJECT NO.: 10566.01  
SHEET NO.: 2 OF 22

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