

REFERENCE PLANS:

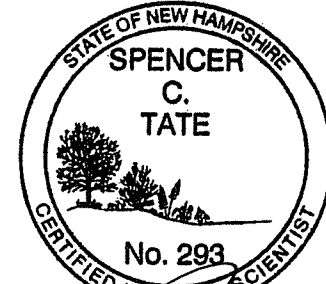
- "SUBDIVISION PLAN - TAX MAP PARCEL C-4 - LAND OF: - STEPHEN J. & JENNIFER L. TREACY - PREPARED FOR - RAZZABONI HOME BUILDERS, INC. - BROOKLINE, NEW HAMPSHIRE", SCALE: 1"=100', DATED: JUNE 1, 2006, LAST REVISED 12/7/06, PREPARED BY MERIDIAN LAND SERVICES, INC., RECORDED H.C.R.D. PLAN #35186.
- "BOUNDARY AND EASEMENT PLAN - TAX MAP PARCELS D-8, D-10, D-37, D-38 & D-39 - PREPARED FOR - ANNE C. FIELD REVOCABLE TRUST, - THE FAMILY TRUST CREATED UNDER - THE CHARLES W. FIELD, III - REVOCABLE TRUST & THE - MASON CONSERVATION COMMISSION - MASON, NEW HAMPSHIRE, SCALE: 1"=200', DATED: JUNE 10, 2004, LAST REVISED 5/19/08, PREPARED BY MERIDIAN LAND SERVICES, INC., RECORDED H.C.R.D. PLAN #36032.
- "SUBDIVISION PLAN OF LAND - TAX MAP PARCEL C-2 - PREPARED FOR: - MARIE G. ANNE - BROOKLINE, NEW HAMPSHIRE", SCALE: 1"=50', DATED: JUNE 22, 2004, LAST REVISED 7/16/04, PREPARED BY MERIDIAN LAND SERVICES, INC., RECORDED H.C.R.D. PLAN #33303.
- "PLAN - OF - ARTHUR F. BLANCHARD'S LAND - KNOWN AS THE - SPAULDING AND CARLTON LOTS - IN THE MILE SLIP - BROOKLINE AND MILFORD - N.H." SCALE: 1"=300', DATED: 1928, PREPARED BY C.R. RUSSELL.

LEGEND:

- RIGHT-OF-WAY SIDELINE
- PROPERTY LINE
- TOWN / ZONE LINE
- ABUTTING LOT LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- EDGE OF PAVEMENT
- EXISTING GRAVEL ROAD
- EXISTING OVERHEAD ELECTRIC
- EDGE OF WETLANDS (APPROXIMATE)
- EDGE OF WETLANDS (DELINEATED)
- AQUIFER LINE
- EDGE OF WATER
- U.S.D.A. SOILS BOUNDARY
- STONE WALL
- 10' CONTOUR INTERVAL
- 2' CONTOUR INTERVAL
- EXISTING TREE LINE
- EXISTING TAX MAP AND LOT NUMBER
- EXISTING BUILDING
- TEST PIT
- POTENTIAL 4,000 S.F. SEPTIC AREA
- EXISTING GRANITE BOUND FOUND
- EXISTING DRILL HOLE FOUND/SET
- EXISTING IRON PIPE FOUND
- EXISTING WELL
- MONUMENT TO BE SET
- POTENTIAL DRIVE LOCATION
- POTENTIAL WELL SITING

WETLAND CERTIFICATION:

WETLANDS SHOWN WITHIN THE SURVEY LIMIT LINE WERE DELINEATED IN ACCORDANCE WITH THE ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, TECHNICAL REPORT Y-87-1 AND THE NORTHEAST REGIONAL SUPPLEMENT, BY TAYLOR A. HENNAS (WETLAND APPRENTICE) AND VERIFIED BY SPENCER C. TATE (C.W.S.) OF THIS OFFICE IN JANUARY 2022.



GRAPHIC SCALE

100' 50' 0 100' 200' 300'

REV.	DATE	DESCRIPTION	C/O	DR	CK
D	---	---	---	---	---
C	---	---	---	---	---
B	---	---	---	---	---
A	---	---	---	---	---

USDA SOILS LEGEND:

MAP UNIT SYMBOL	MAP UNIT NAME
CMC	CANTON FINE SANDY LOAM
HSB	HINCKLEY LOAMY SAND
HSC	HINCKLEY LOAMY SAND
HSD	HINCKLEY LOAMY SAND

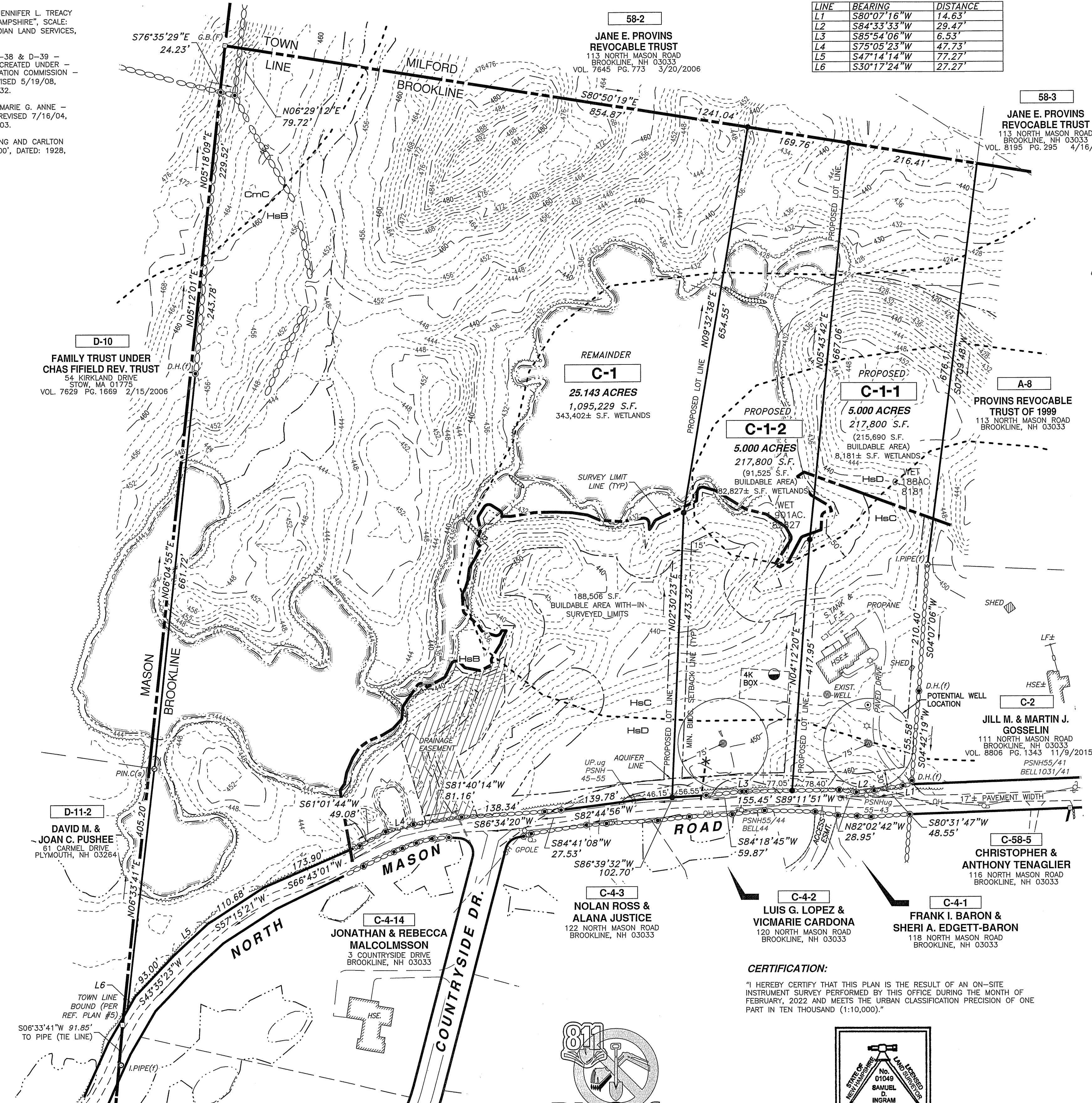
SLOPES
8 TO 15 PERCENT SLOPES
3 TO 8 PERCENT SLOPES
8 TO 15 PERCENT SLOPES
15 TO 35 PERCENT SLOPES

COMPOSITION

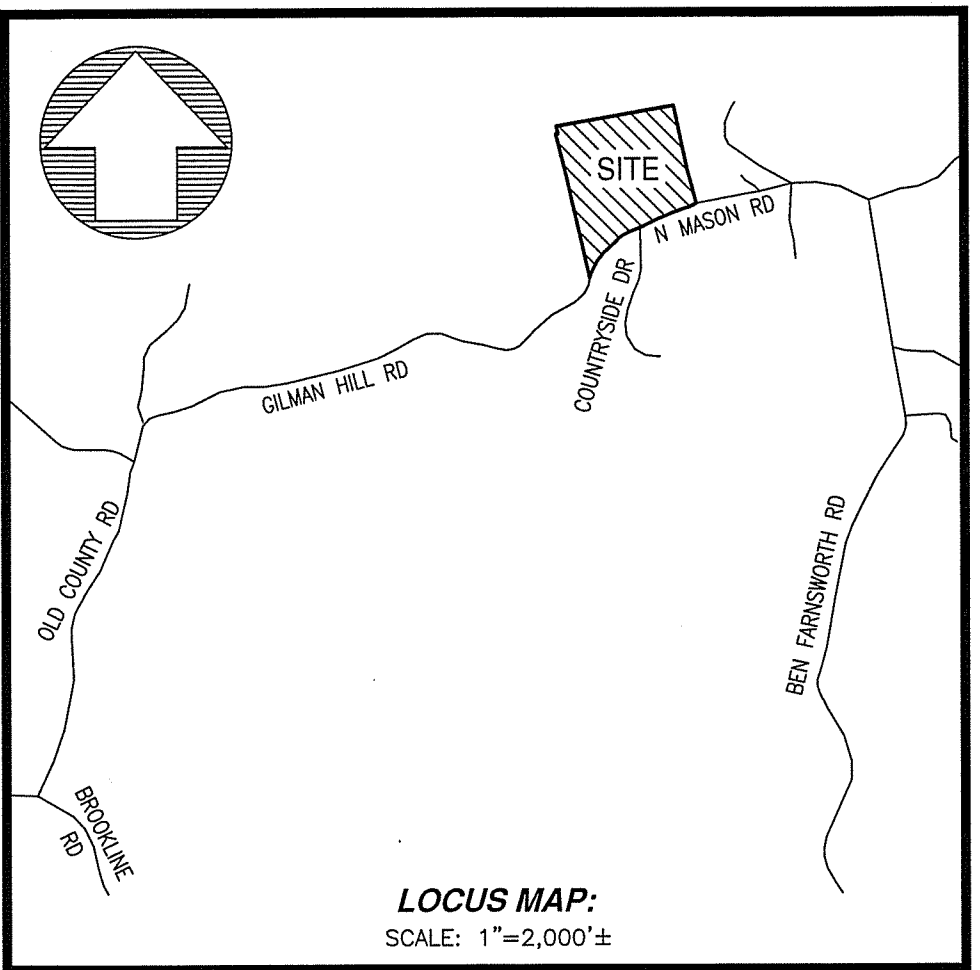
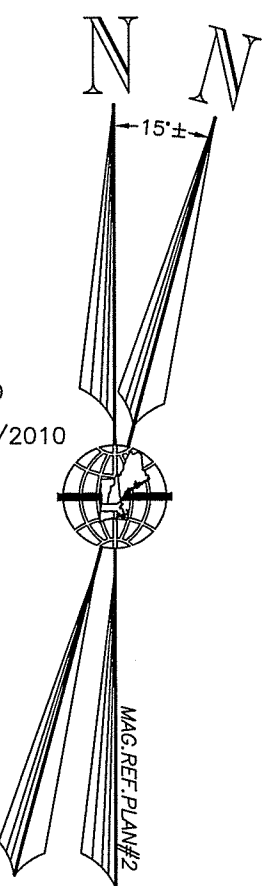
VERY STONY

DRAINAGE CLASS

WELL DRAINED
EXCESSIVELY DRAINED
EXCESSIVELY DRAINED
EXCESSIVELY DRAINED



LINE	BEARING	DISTANCE
L1	S80°07'16"W	14.63'
L2	S84°33'33"W	29.47'
L3	S85°54'06"W	6.53'
L4	S75°05'23"W	47.73'
L5	S47°14'14"W	77.27'
L6	S30°17'24"W	27.27'



NOTES:

- THE OWNERS OF RECORD OF TAX MAP PARCEL C-1 IS THE JANE E. PROVINS REVOCABLE TRUST OF 1999 - 113 NORTH MASON ROAD, BROOKLINE, N.H. 03033. DEED REFERENCE IS VOL. 7645 PG. 773 DATED 3/9/2006 IN THE H.C.R.D.
- THE PURPOSE OF THIS PLAN IS TO DEPICT A THREE LOT RESIDENTIAL SUBDIVISION OF TAX MAP PARCEL C-1.
- THE TOTAL AREA OF PARCEL C-1 IS 35.143 ACRES OR 1,530,829 S.F.
- LOTS WILL BE SERVICED BY ON-SITE SEWAGE DISPOSAL SYSTEMS AND PRIVATE WELLS.
- BOUNDARY INFORMATION FOR LOT C-1 IS THE RESULT OF A PRECISE BOUNDARY SURVEY PERFORMED BY THIS OFFICE. HORIZONTAL ORIENTATION IS BASED UPON REFERENCE PLAN NO. 1 DEPICTED HEREON. VERTICAL DATUM
- DENOTES TAX MAP PAGE AND PARCEL NUMBER.
- THE SUBDIVISION REGULATIONS OF THE TOWN OF BROOKLINE ARE PART OF THIS PLAN AND APPROVAL OF THIS PLAN IS CONTINGENT ON COMPLETION OF ALL THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS, EXCEPTING ONLY ANY VARIANCES OR MODIFICATIONS MADE IN WRITING AND ATTACHED HERETO.
- ZONING FOR THE SITE IS RESIDENTIAL-AGRICULTURAL (R-A). MINIMUM LOT SIZE IS 88,000 S.F., WITH 200 FEET OF FRONTAGE. BUILDING SETBACKS ARE 30' FRONT, 15' SIDE & REAR WITH 50' FROM WETLANDS.
- THE SITE LIES PARTIALLY WITHIN THE AQUIFER PROTECTION OVERLAY DISTRICT (SEE DEPARTMENT OF THE INTERIOR - UNITED STATES GEOLOGICAL SURVEY - PREPARED IN COOPERATION WITH THE - NEW HAMPSHIRE WATER RESOURCES BOARD - AND THE NASHUA REGIONAL PLANNING COMMISSION - WATER RESOURCES INVESTIGATIONS - REPORT 86-4358, PLATES 3 & 4) AND IS SUBJECT TO ALL OF ITS PROVISIONS.
- THE SITE DOES NOT LIE WITHIN THE 100 YEAR FLOOD HAZARD BOUNDARY PER FIRM COMMUNITY PANEL NO. 33011C0465D, EFFECTIVE DATE OF 9/25/09.
- FIRE PROTECTION FOR THE SITE IS PROVIDED FROM EXISTING DRAFTING SITES ALONG COUNTRYSIDE DRIVE AND IS WITHIN 2,500 FEET OF THE PROPOSED HOUSE SITE.
- A LETTER FROM A LICENSED LAND SURVEYOR TO THE TOWN STATING THAT ALL THE MONUMENTS HAVE BEEN SET WILL BE REQUIRED BEFORE A CERTIFICATE OF OCCUPANCY IS ISSUED FOR EACH LOT.
- LOT C-1 IS SUBJECT TO ANY EASEMENTS, RIGHTS OR OTHER MATTERS AS NOTED IN VOL. 7645 PG. 773 TO THE EXTENT THEY MAY STILL APPLY.

APPROVED BY BROOKLINE PLANNING BOARD

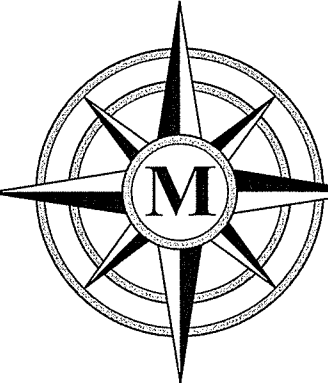
ON: _____ CERTIFIED BY
CHAIRMAN: _____ AND
SECRETARY: _____

SUBDIVISION PLAN LAND OF:

**JANE E. PROVINS
REVOCABLE
TRUST OF 1999**
TAX MAP PARCEL C-1
BROOKLINE, NEW HAMPSHIRE

SCALE: 1" = 100'

JULY 6, 2022

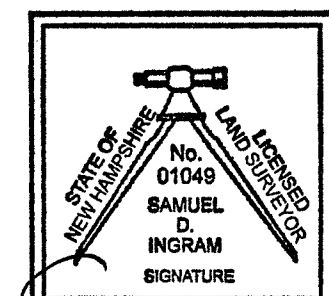


**MERIDIAN
LAND SERVICES, INC.**
ENGINEERING | SURVEYING | PERMITTING
SOIL & WETLAND MAPPING | SEPTIC DESIGN
31 OLD NASHUA ROAD, AMHERST, NH 03031 TEL. 603-673-1441
MERIDIANLANDSERVICES.COM FAX 603-673-1584

FILE:4340D06.dwg

PROJECT NO. 4340.06

SHEET NO. 1 OF 1



CERTIFICATION:

"I HEREBY CERTIFY THAT THIS PLAN IS THE RESULT OF AN ON-SITE INSTRUMENT SURVEY PERFORMED BY THIS OFFICE DURING THE MONTH OF FEBRUARY, 2022 AND MEETS THE URBAN CLASSIFICATION PRECISION OF ONE PART IN TEN THOUSAND (1:10,000)."

7/7/22