

REFERENCE PLANS:

- 1."PLAN OF LAND - SIDNEY L. HALL, et ux - BROOKLINE, N.H." SCALE: 1"=50', DATED JUNE 8, 1971 BY THOMAS F. MORAN, CIVIL ENGINEER & SURVEYOR (H.C.R.D. PLAN #5103)
- 2."PLAN OF LOT - E. PEARL MCCARD - BROOKLINE, N.H." SCALE: 1"=50', DATED NOVEMBER 8, 1972 BY THOMAS F. MORAN, INC. (ON FILE AT TFM, INC.).
3. "PLAN OF LOTS - THOMAS P. RYAN - BROOKLINE, N.H." SCALE: 1"=100' DATED DECEMBER 2, 1968, REVISED THROUGH 9-13-69 BY THOMAS F. MORAN, PE., CIVIL ENGINEER & SURVEYOR, (H.C.R.D. PLAN #4329).
- 4."SUBDIVISION PLAN - BROOKLINE, NEW HAMPSHIRE - PREPARED FOR - ROY C. & CONSTANCE M. WARD" SCALE: 1"=100', DATED 20 MARCH 1990, BY HOWARD G. WATKINS, (H.C.R.D. PLAN #24766).

NOTES CONTINUED:

13. THE TOWN'S REVIEW ENGINEER'S FINAL APPROVAL IS NOTED IN A LETTER DATED 11-17-23 ON FILE AT TOWN OFFICES.
14. A LETTER TO THE PLANNING BOARD FROM A LICENSED LAND SURVEYOR CERTIFYING THAT THE BOUNDS ARE IN PLACE NEEDS TO BE SUBMITTED PRIOR TO THE FIRST CERTIFICATE OF OCCUPANCY IS GRANTED.
15. IF EITHER LOT'S DWELLING IS PROPOSED TO BE CONSTRUCTED OUTSIDE THE POTENTIAL LOCATIONS SHOWN, THE OWNER MUST PRESENT THE NEW LOCATION TO THE PLANNING BOARD FOR REVIEW AND COMPLIANCE WITH THE TOWN'S DRAINAGE REQUIREMENTS.

CERTIFICATION:

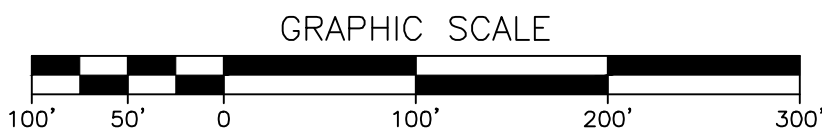
"I HEREBY CERTIFY THAT THIS SITE IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS A MAXIMUM ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND (1:10,000) ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY."

LEGEND:

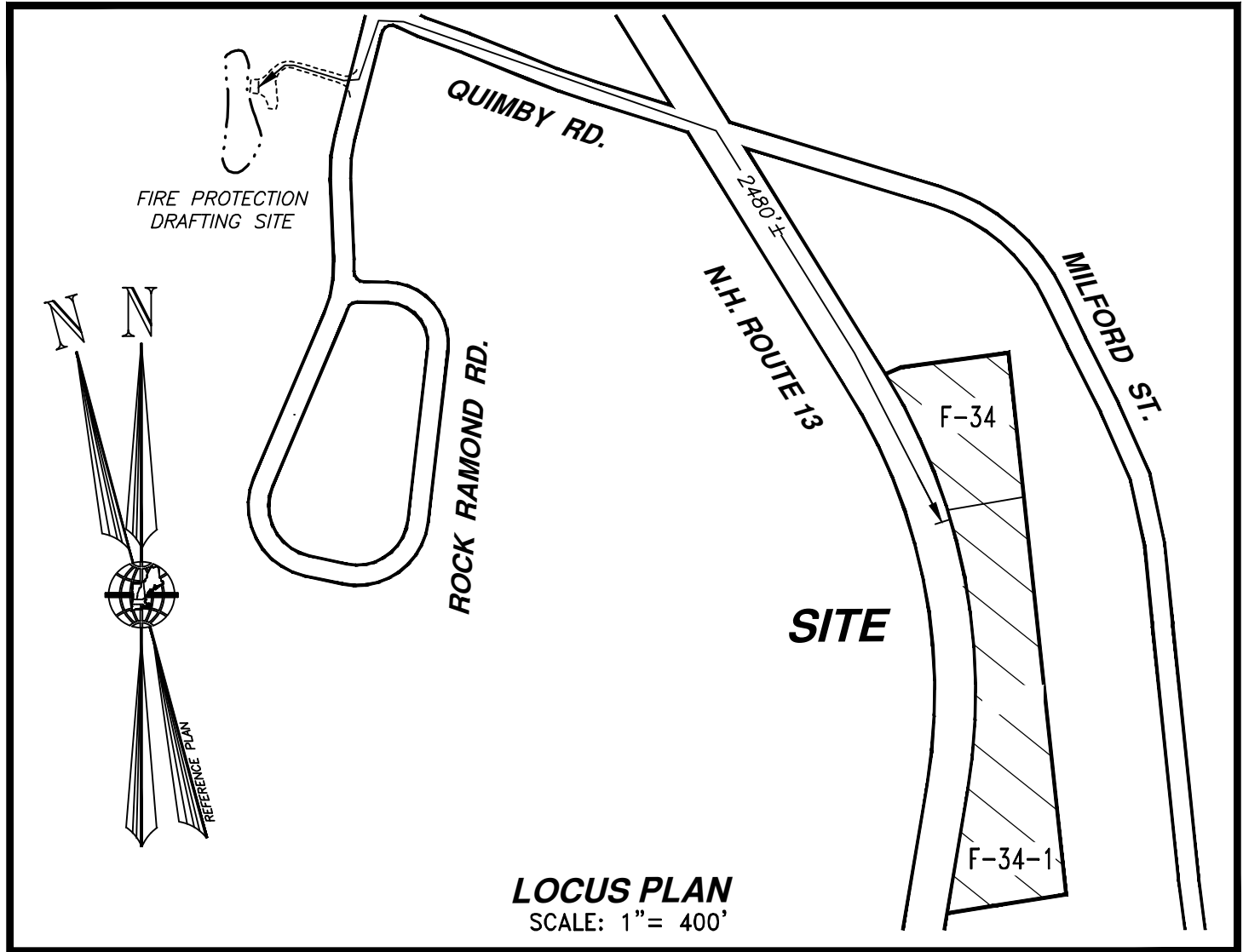
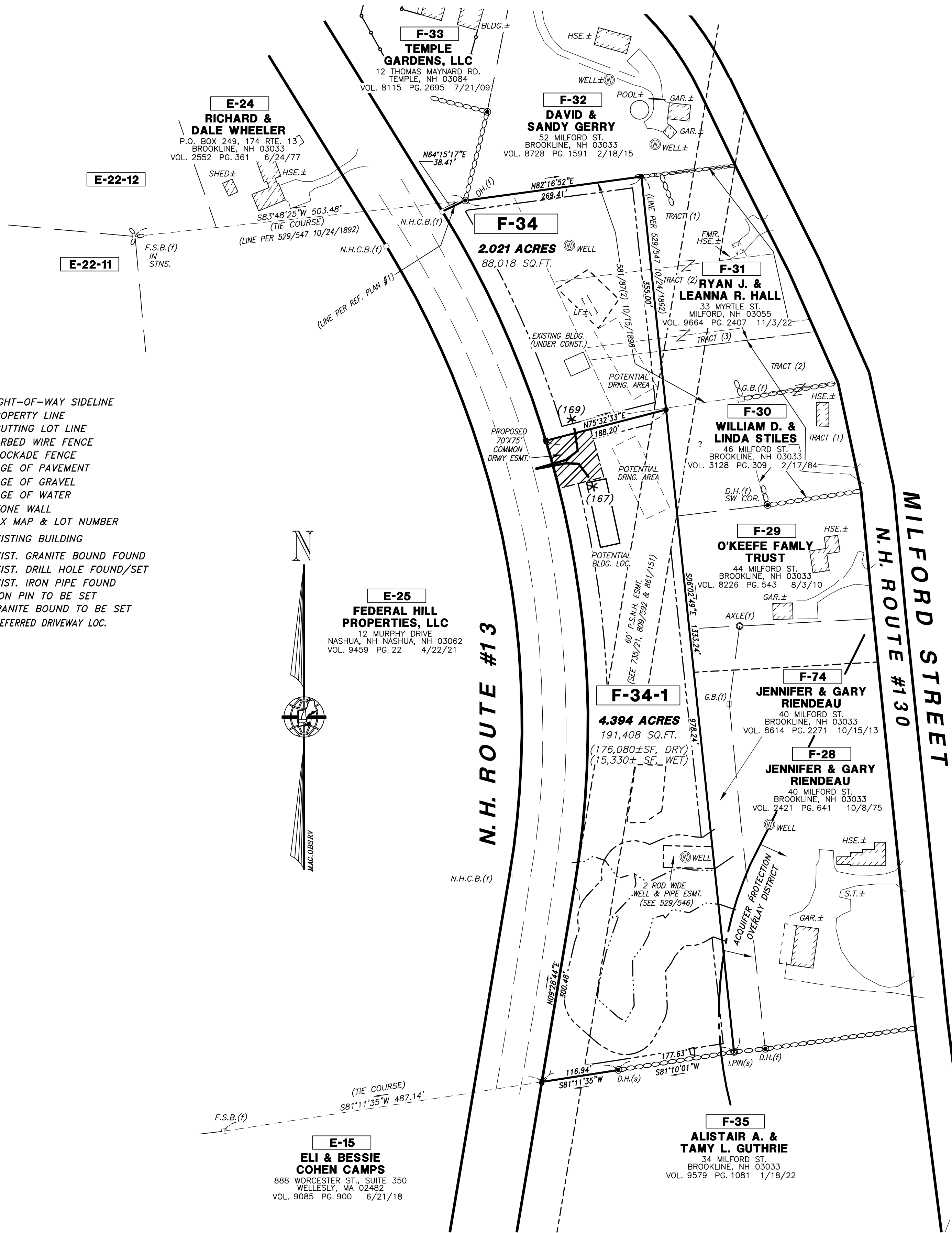
- RIGHT-OF-WAY SIDELINE
PROPERTY LINE
ABUTTING LOT LINE
BARBED WIRE FENCE
STOCKADE FENCE
EDGE OF PAVEMENT
EDGE OF GRAVEL
EDGE OF WATER
STONE WALL
TAX MAP & LOT NUMBER
EXISTING BUILDING
EXIST. GRANITE BOUND FOUND
EXIST. DRILL HOLE FOUND/SET
EXIST. IRON PIPE FOUND
IRON PIN TO BE SET
GRANITE BOUND TO BE SET
PREFERRED DRIVEWAY LOC.

APPROVED BY BROOKLINE PLANNING BOARD

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



E	1/30/24	REVISE LOT #'S & FIRE PROTECTION	BPB	MJR	SRF
D	12/6/23	UPDATE NOTES PER BPB STAFF	BPB	RAH	SRF
C	11/30/23	UPDATE NOTES, REMOVE COND. OF APPRV	BPB	RAH	SRF
B	10/26/23	ADD CONDITIONS OF APPRV	BPB	RAH	SPF
A	10/04/23	REV NOTES, ADD DR #s & BLDG BOX	BPB	RAH	SRF
REV.	DATE	DESCRIPTION	C/O	DR	CK



NOTES:

1. THE OWNER OF RECORD OF TAX MAP PARCEL F-34 IS FEDERAL HILL PROPERTIES, LLC, AMOS WHITE, MANAGING MEMBER, 25 MERRIT PARKWAY, UNIT 3, NASHUA, NH 03062, DEED REFERENCE IS VOL. 9459 PG. 22 DATED 4/22/21.
2. THE PURPOSE OF THIS PLAN IS TO REVISE LOT NUMBERS & FIRE PROTECTION NOTE ASSOCIATED WITH THE TOWN OF BROOKLINE SUBDIVISION APPROVAL SD#2023-2F-034.
3. 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.
4. TOTAL AREA OF THE SITE IS 6.415 ACRES OR 279,426 SQ.FT. WITH 264,099 SQ.FT.(DRY) & 15,327 SQ.FT.(WET).
5. THE BOUNDARY INFORMATION SHOWN FOR THE SITE IS THE RESULT OF A PRECISE BOUNDARY SURVEY BY THIS OFFICE.
6. THE SITE LIES PARTIALLY WITHIN THE AQUIFER PROTECTION OVERLAY DISTRICT AND IS SUBJECT TO ALL OF IT'S PROVISIONS.
7. 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.
8. THE SITE LIES OUTSIDE OF THE 100 YEAR FLOOD HAZARD BOUNDARY AS DEPICTED ON FIRM COMMUNITY PANEL NOS. 33011C0465D & 330110470D, EFFECTIVE DATE OF 9/25/09.
9. FIRE PROTECTION FOR THE SITE IS PROVIDED FROM AN EXISTING FIRE POND DRAFTING SITE OFF OF ROCK RAMOND ROAD, APPROXIMATELY 2,480' TO THE CENTERLINE OF PROPOSED SHARED DRIVEWAY. THE FIRE DEPARTMENT FINAL APPROVAL IS NOTED IN A LETTER REVISED 1/30/24 ON FILE AT TOWN OFFICES.
10. N.H.D.E.S. SUBDIVISION APPROVAL NUMBER IS eSA2023100403, GRANTED 10-4-23. N.H.D.O.T. DRIVEWAY PERMIT NUMBER IS 05-063-0035 GRANTED 9-11-23.
11. NEW LOTS ARE SUBJECT TO AN IMPACT FEE, PER THE BROOKLINE ZONING SECTION 2100, IN FOUR SEPARATE AMOUNTS, \$222.14 (FOR AMBULANCE FACILITY), \$1304.24 (FOR THE BROOKLINE SCHOOL SYSTEM), \$1843.47 (FOR THE HOLLIS/BROOKLINE COOP MIDDLE SCHOOL), AND \$345.83 (FOR THE NEW POLICE BUILDING). THE IMPACT FEES ARE PAYABLE TO THE TOWN OF BROOKLINE AT THE TIME OF THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY FOR EACH LOT.
12. ALL UTILITIES SERVICING PROPOSED LOTS SHALL BE UNDERGROUND. EVERSOURCE ENERGY AGREED TO PROVIDE ELECTRIC SERVICE TO THE SITE ON 10-4-23.

PLAN SUPERCEDES H.C.R.D. PLAN #42001

CUTTLER AND BURNHAM
SUBDIVISION PLAN
LAND OF

**FEDERAL HILL
PROPERTIES, LLC**

TAX MAP F, LOT 34
NEW HAMPSHIRE ROUTE 13
BROOKLINE, NEW HAMPSHIRE

SCALE: 1" = 100' AUGUST 23, 2023



**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:6115D01E.dwg

PROJECT NO. 6115.01

SHEET NO.

1 OF 2

REFERENCE PLANS:

1. "PLAN OF LAND - SIDNEY L. HALL, et ux - BROOKLINE, N.H." SCALE: 1"=50', DATED JUNE 8, 1971 BY THOMAS F. MORAN, CIVIL ENGINEER & SURVEYOR (H.C.R.D. PLAN #5103)
2. "PLAN OF LOT - E. PEARL MCCARD - BROOKLINE, N.H." SCALE: 1"=50', DATED NOVEMBER 8, 1972 BY THOMAS F. MORAN, INC. (ON FILE AT TFM, INC.).
3. "PLAN OF LOTS - THOMAS P. RYAN - BROOKLINE, N.H." SCALE: 1"=100' DATED DECEMBER 2, 1968, REVISED THROUGH 9-13-69 BY THOMAS F. MORAN, PE., CIVIL ENGINEER & SURVEYOR, (H.C.R.D. PLAN #4329).
4. "SUBDIVISION PLAN - BROOKLINE, NEW HAMPSHIRE - PREPARED FOR - ROY C. & CONSTANCE M. WARD" SCALE: 1"=100', DATED 20 MARCH 1990, BY HOWARD G. WATKINS, (H.C.R.D. PLAN #24766).

NOTES CONTINUED:

13. THE TOWN'S REVIEW ENGINEER'S FINAL APPROVAL IS NOTED IN A LETTER DATED 11-17-23 ON FILE AT TOWN OFFICES.
14. A LETTER TO THE PLANNING BOARD FROM A LICENSED LAND SURVEYOR CERTIFYING THAT THE BOUNDS ARE IN PLACE NEEDS TO BE SUBMITTED PRIOR TO THE FIRST CERTIFICATE OF OCCUPANCY IS GRANTED.

15. IF EITHER LOT'S DWELLING IS PROPOSED TO BE CONSTRUCTED OUTSIDE THE POTENTIAL LOCATIONS SHOWN, THE OWNER MUST PRESENT THE NEW LOCATION TO THE PLANNING BOARD FOR REVIEW AND COMPLIANCE WITH THE TOWN'S DRAINAGE REQUIREMENTS.

SOILS LEGEND:

- - - U.S.D.A., S.C.S. SOIL BOUNDARY
- CmC - CANTON STONY FINE SANDY LOAM, 3-8% SLOPES

SOILS INFORMATION DEVELOPED FROM THE SOIL SURVEY OF HILLSBOROUGH COUNTY, EASTERN PART, SHEET 26

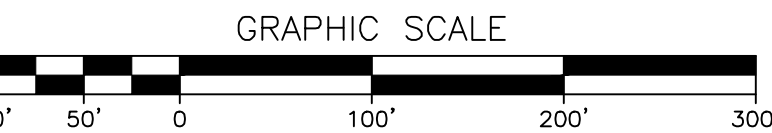
WETLANDS INFORMATION:

THE WETLANDS SHOWN WERE DELINEATED BY CERTIFIED WETLANDS SCIENTIST THOMAS E. CARR, CWS, FROM THIS OFFICE, IN DECEMBER, 2021, IN ACCORDANCE WITH "CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, TECHNICAL REPORT Y-87-1, DATED JANUARY 1987

TOPOGRAPHIC INFORMATION:

THE TOPOGRAPHY SHOWN WAS DEVELOPED FROM NH GRANIT LIDAR TOPOGRAPHIC DATA, DATUM IS NGVD 1988.

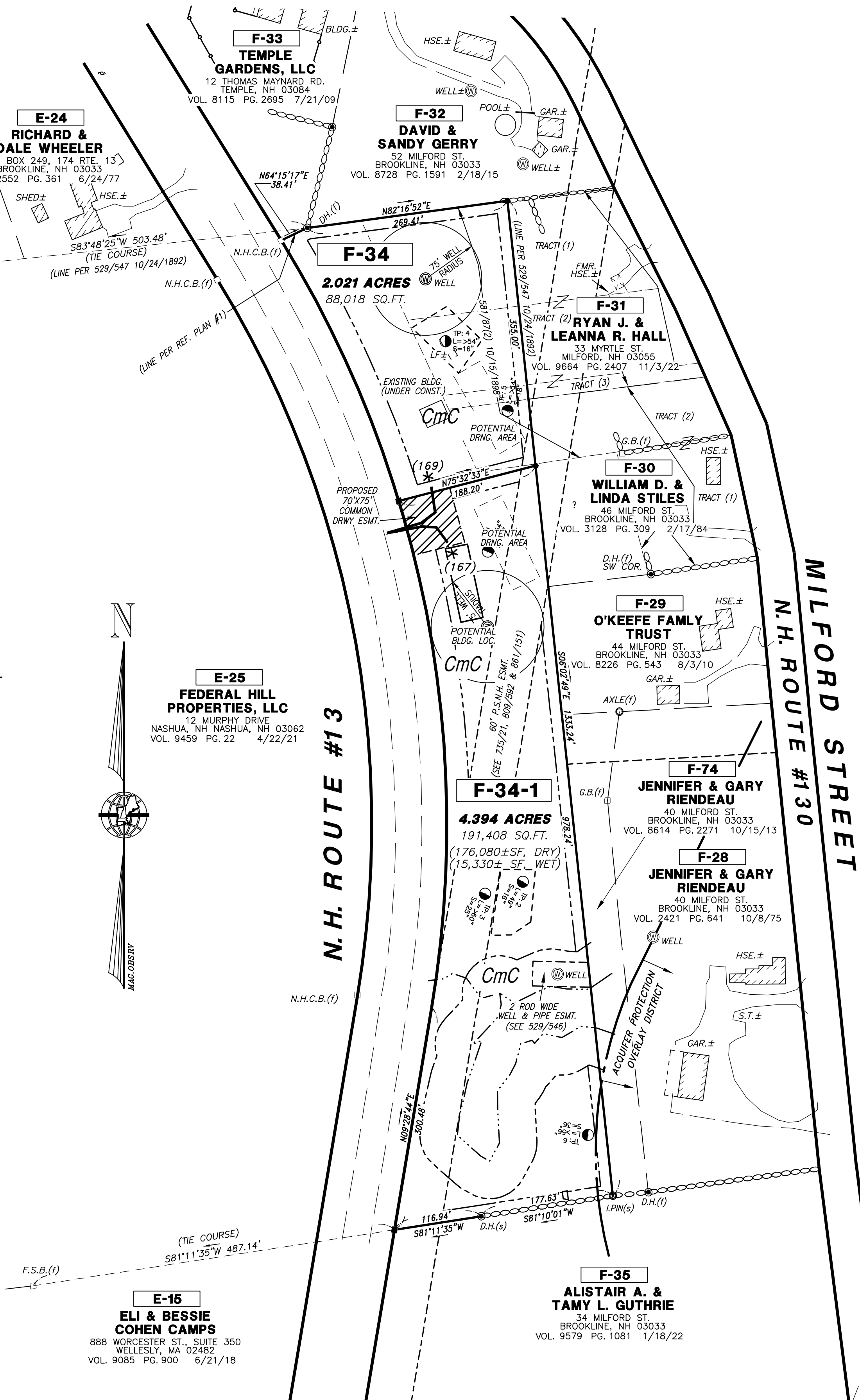
APPROVED BY BROOKLINE PLANNING BOARD	
ON: _____	CERTIFIED BY _____
CHAIRMAN: _____	AND _____
SECRETARY: _____	



E	1/30/24	REVISE LOT #'S & FIRE PROTECTION	BPB	MJR	SRF
D	12/6/23	UPDATE NOTES PER BPB STAFF	BPB	RAH	SRF
C	11/30/23	UPDATE NOTES, REMOVE COND. OF APPRV	BPB	RAH	SRF
B	10/26/23	ADD CONDITIONS OF APPRV	BPB	RAH	SPF
A	10/04/23	REV NOTES, ADD DR #s & BLDG BOX	BPB	RAH	SRF
REV.	DATE	DESCRIPTION	C/O	DR	CK

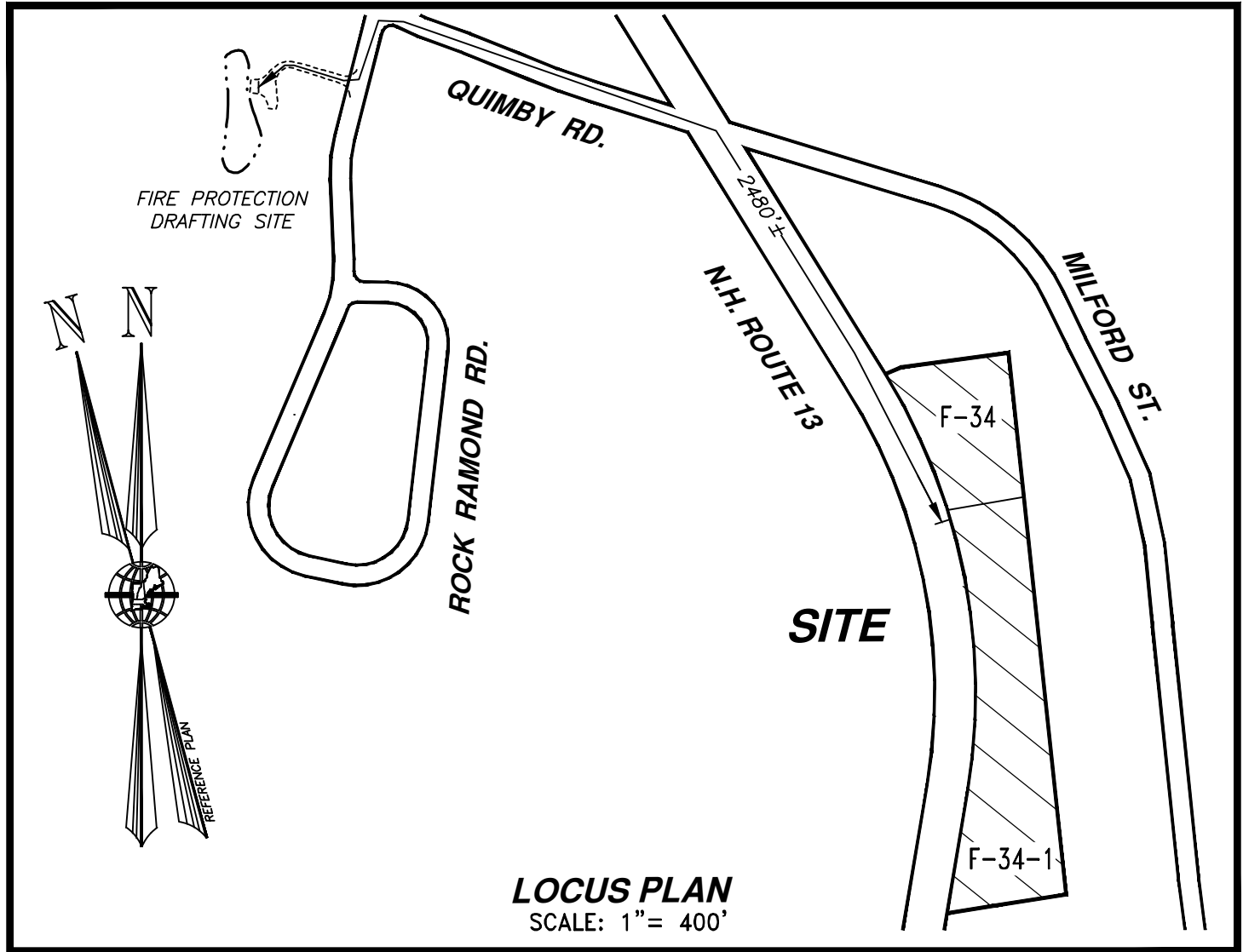
LEGEND:

- RIGHT-OF-WAY SIDELINE
- PROPERTY LINE
- ABUTTING LOT LINE
- BARBED WIRE FENCE
- STOCKADE FENCE
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- EDGE OF WATER
- STONE WALL
- TAX MAP & LOT NUMBER
- EXISTING BUILDING
- EXIST. GRANITE BOUND FOUND
- EXIST. DRILL HOLE FOUND/SET
- EXIST. IRON PIPE FOUND
- IRON PIN TO BE SET
- IRON PIN TO BE SET
- PREFERRED DRIVEWAY LOC.



CERTIFICATION:

"I HEREBY CERTIFY THAT THIS SITE IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND 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."



NOTES:

1. THE OWNER OF RECORD OF TAX MAP PARCEL F-34 IS FEDERAL HILL PROPERTIES, LLC, AMOS WHITE, MANAGING MEMBER, 25 MERRIT PARKWAY, UNIT 3, NASHUA, NH 03062, DEED REFERENCE IS VOL. 9459 PG. 22 DATED 4/22/21.
2. THE PURPOSE OF THIS PLAN IS TO REVISE LOT NUMBERS & FIRE PROTECTION NOTE ASSOCIATED WITH THE TOWN OF BROOKLINE SUBDIVISION APPROVAL SD#2023-2F-034.
3. 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.
4. TOTAL AREA OF THE SITE IS 6.415 ACRES OR 279,426 SQ.FT. WITH 264,099 SQ.FT.(DRY) & 15,327 SQ.FT.(WET).
5. THE BOUNDARY INFORMATION SHOWN FOR THE SITE IS THE RESULT OF A PRECISE BOUNDARY SURVEY BY THIS OFFICE.
6. THE SITE LIES PARTIALLY WITHIN THE AQUIFER PROTECTION OVERLAY DISTRICT AND IS SUBJECT TO ALL OF IT'S PROVISIONS.
7. 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.
8. THE SITE LIES OUTSIDE OF THE 100 YEAR FLOOD HAZARD BOUNDARY AS DEPICTED ON FIRM COMMUNITY PANEL NOS. 33011C0465D & 330110470D, EFFECTIVE DATE OF 9/25/09.
9. FIRE PROTECTION FOR THE SITE IS PROVIDED FROM AN EXISTING FIRE POND DRAFTING SITE OFF OF ROCK RAMOND ROAD, APPROXIMATELY 2,480' TO THE CENTERLINE OF PROPOSED SHARED DRIVEWAY. THE FIRE DEPARTMENT FINAL APPROVAL IS NOTED IN A LETTER REVISED 1/30/24 ON FILE AT TOWN OFFICES.
10. N.H.D.E.S. SUBDIVISION APPROVAL NUMBER IS eSA2023100403, GRANTED 10-4-23. N.H.D.O.T. DRIVEWAY PERMIT NUMBER IS 05-063-0035 GRANTED 9-11-23.
11. NEW LOTS ARE SUBJECT TO AN IMPACT FEE, PER THE BROOKLINE ZONING SECTION 2100, IN FOUR SEPARATE AMOUNTS, \$222.14 (FOR AMBULANCE FACILITY), \$1304.24 (FOR THE BROOKLINE SCHOOL SYSTEM), \$1843.47 (FOR THE HOLLIS/BROOKLINE COOP MIDDLE SCHOOL), AND \$345.83 (FOR THE NEW POLICE BUILDING). THE IMPACT FEES ARE PAYABLE TO THE TOWN OF BROOKLINE AT THE TIME OF THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY FOR EACH LOT.
12. ALL UTILITIES SERVICING PROPOSED LOTS SHALL BE UNDERGROUND. EVERSOURCE ENERGY AGREED TO PROVIDE ELECTRIC SERVICE TO THE SITE ON 10-4-23.

PLAN SUPERCEDES H.C.R.D. PLAN #42001

CUTTLE AND BURNHAM
SUBDIVISION PLAN
LAND OF

**FEDERAL HILL
PROPERTIES, LLC**

TAX MAP F, LOT 34
NEW HAMPSHIRE ROUTE 13
BROOKLINE, NEW HAMPSHIRE

SCALE: 1" = 100' AUGUST 23, 2023



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:6115D01E.dwg

PROJECT NO. 6115.01

SHEET NO. 2 OF 2