

NOTES:

1. THE OWNERS OF RECORD OF TAX MAP PARCEL H-42 ARE FELIX J. & ELEANOR MONIUS - 23 MAIN STREET, BROOKLINE, N.H. DEED REFERENCES ARE VOL. 1627 PG. 295 DATED NOV. 28, 1960 AND VOL. 1914 PG. 265 DATED NOV. 1, 1966, IN THE H.C.R.D. APPLICANT/DEVELOPER IS JAY CHRYSTAL, 14 BEN FARNSWORTH RD., BROOKLINE, NH 03033.

THE OWNER OF RECORD OF LOT H-43 IS THE TOWN OF BROOKLINE, P.O. BOX 360, BROOKLINE, NH 03033. DEED REFERENCE IS VOL. 2809 PG. 640, DATED JUNE 13, 1980 IN THE H.C.R.D.

2. THE PURPOSE OF THIS PLAN IS DEFINE A LOT LINE REVISION BETWEEN LOTS H-42 & H-43 BY ADDING PARCEL 'A' TO LOT H-43 AND TO DEPICT A HOUSING FOR OLDER PERSONS DEVELOPMENT (HOPD) WITHIN REVISED LOT H-42, AS SHOWN.

3. H-42 DENOTES TAX MAP PAGE AND PARCEL NUMBER.

4. THE TOTAL AREA OF THE SITE IS 15.75± ACRES OR 686,430± SQ.FT. WITH 12.06± ACRES OR 525,300± SQ.FT. OF UPLAND & 3.7± ACRES OR 161,130± SQ.FT. OF WETLANDS.

4. THE PERIMETER OF LOTS H-42 & H-43 IS RESULT OF A BOUNDARY SURVEY BY THIS OFFICE.

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

6. THE NISSITISSIT RIVER, AND ABUTTING BUILDINGS SHOWN WERE DEVELOPED FROM THE 2015 NEW HAMPSHIRE GRANIT AERIAL PHOTOGRAPHY, ON FILE AT NEW HAMPSHIRE GRANIT.

7. ZONING FOR THE SITE IS RESIDENTIAL-AGRICULTURAL. MINIMUM HOPD REQUIREMENTS ARE: MINIMUM AREA-10 CONTIGUOUS ACRES, MINIMUM FRONTAGE-50.00'. MINIMUM OPEN SPACE REQUIREMENTS ARE: 20% OF THE TOTAL TRACT AREA WITH 55% OF THE REQUIRED OPEN SPACE BEING UPLAND WITH SLOPES LESS THAN 25%. 50% OF THE MINIMUM REQUIRED OPEN SPACE AREA SHALL BE AVAILABLE & MANAGED FOR THE PASSIVE OR ACTIVE RECREATIONAL ACTIVITIES OF THE RESIDENTS. THIS AREA MAY CONSIST OF WALKING TRAIL, INFORMAL MEETING AREAS, GARDENS, ACTIVE RECREATION AREAS, OR OTHER RECREATIONAL AMENITIES.

8. OPEN SPACE REQUIRED IS 20% OF TRACT TOTAL (13.2+/- ACRES) OR 2.64+/- ACRES, PROVIDED IS 6.42+/- ACRES. 55% OF THE MINIMUM OPEN SPACE OR 1.62+/- ACRES IS REQUIRED TO BE OUTSIDE OF 50' BUFFER, 2.2+/- ACRES PROVIDED. LOT DENSITY ALLOW IS 1 UNIT PER .5 ACRE OF CONTIGUOUS UPLAND WITH SLOPES UNDER 25%, SITE HAS 10.7 +/- ACRES OF NON-STEEP UPLAND; THEREFORE 21 UNITS ARE ALLOWED WITH 17 UNITS PROPOSED.

SOILS INFORMATION:

DeA DEERFIELD LOAMY FINE SAND, 0 TO 3% SLOPES
HsA HICKLEY LOAMY SAND, 0 TO 8% SLOPES
HsB HICKLEY LOAMY SAND, 3 TO 8% SLOPES
HsD HICKLEY LOAMY SAND, 15 TO 35% SLOPES
Rp RIPPOWAM FINE SANDY LOAM, NEARLY LEVEL

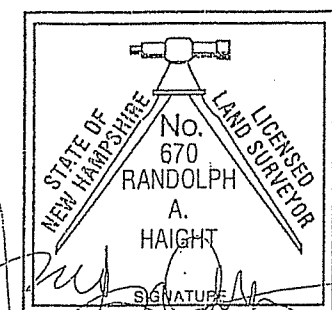
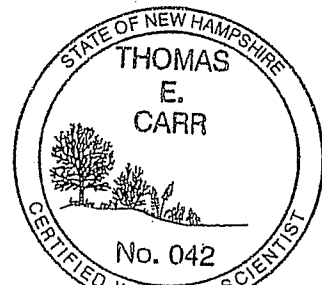
THE SOILS INFORMATION SHOWN WAS DEVELOPED ENTIRELY FROM U.S.D.A.S.C.S. SOIL SURVEY OF HILLSBOROUGH COUNTY, EASTERN PART DATED OCT., 1981.

TOPOGRAPHIC INFORMATION:

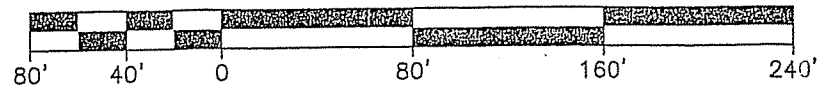
THE TOPOGRAPHY SHOWN IS THE RESULT OF AN ONSITE TOPOGRAPHIC SURVEY BY THIS OFFICE, DATUM IS NGVD 1929.

AREA CHART

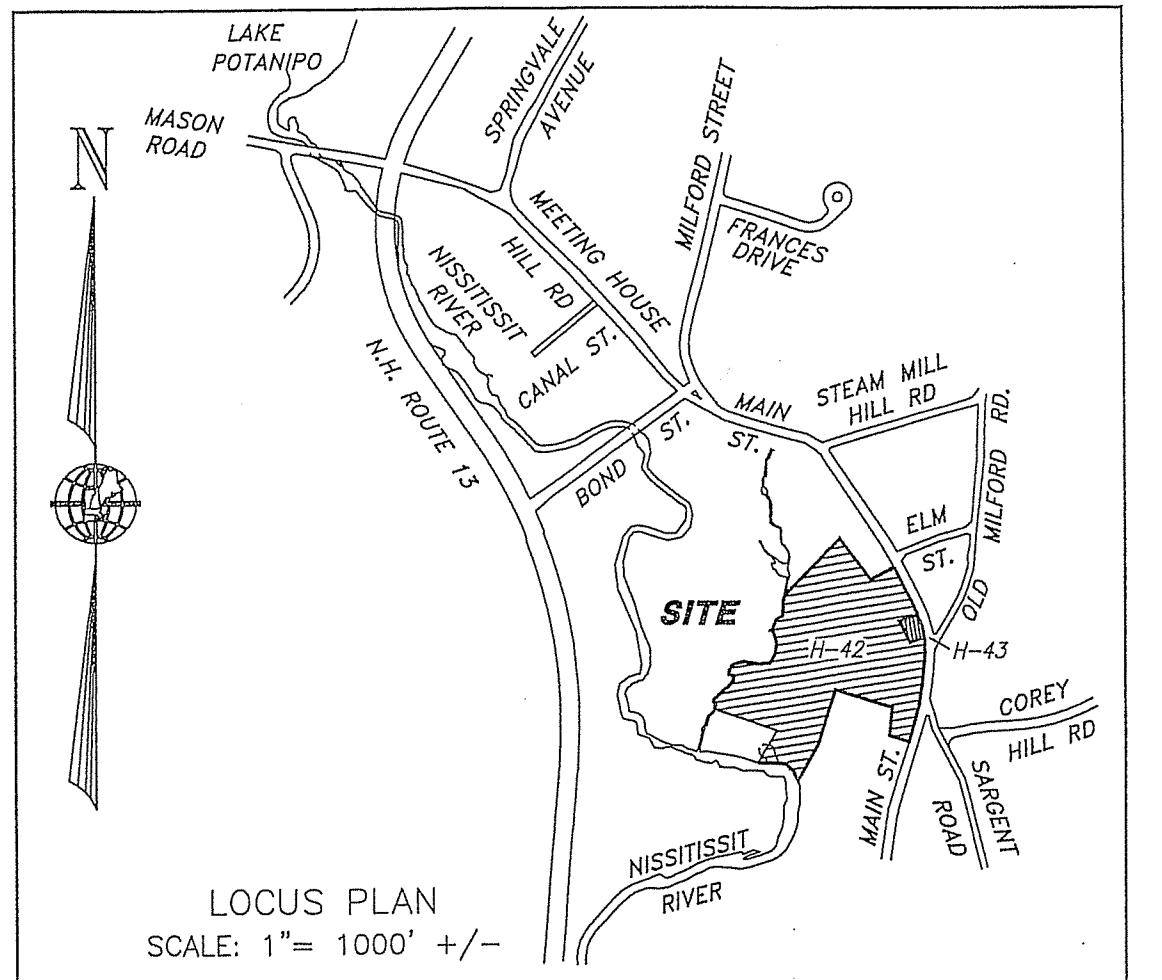
LOT NO.	EXISTING	PROPOSED	FINAL
H-42	15.5± ACRES 675,400± S.F.	13.2± ACRES 575,000± S.F.	13.2± ACRES 575,000± S.F.
H-43	0.253 ACRES 11,034 S.F.	2.558 ACRES 111,430 S.F.	2.558 ACRES 111,430 S.F.
PARCEL 'A'		2.305 ACRES 100,396 S.F.	



GRAPHIC SCALE



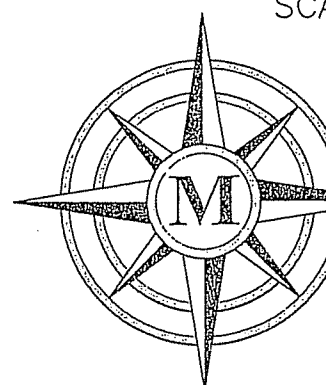
REV.	DATE	DESCRIPTION	C/O	DR	CK
D	---	---	---	---	---
C	---	---	---	---	---
B	---	---	---	---	---
A	---	---	---	---	---



REFERENCE PLANS:

- 1." MAIN STREET (NH ROUTE130) DRAINAGE - BROOKLINE, NEW HAMPSHIRE - TOWN OF BROOKLINE" SCALE: AS SHOWN, DATED DEC. 27, 1999, REVISED THROUGH 2-01-00 BY THIS OFFICE.
- 2."EXISTING CONDITIONS PLAN - TAX MAP PARCELS H-58 & H-59 - PREPARED FOR - TOWN OF BROOKLINE - BROOKLINE, NEW HAMPSHIRE" SCALE: 1"=50', DATED DEC. 27, 2005 BY THIS OFFICE.
- 3."FIRM - FLOOD INSURANCE RATE MAP - HILLSBOROUGH COUNTY - NEW HAMPSHIRE - (ALL JURISDICTIONS) - PANEL 610 OF 701" MAP NUMBER 33011C0610D, EFFECTIVE DATE: SEPTEMBER 25, 2009, SCALE: 1"=1000', BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

LOT LINE REVISION & HOUSING FOR
OLDER PERSON DEVELOPMENT
EXISTING CONDITIONS PLAN
TAX MAP H, PARCELS 42 & 43
LAND OF
FELIX J. & ELEANOR MONIUS
AND LAND OF
TOWN OF BROOKLINE
PREPARED FOR
JAY CHRYSTAL
23 MAIN STREET
BROOKLINE, NEW HAMPSHIRE
SCALE: 1" = 80' JANUARY 18, 2022



MERIDIAN

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ENGINEERING | SURVEYING | PERMITTING
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FILE:307705D-01.dwg PROJECT NO. 3077.05 SHEET NO. 3 OF 11