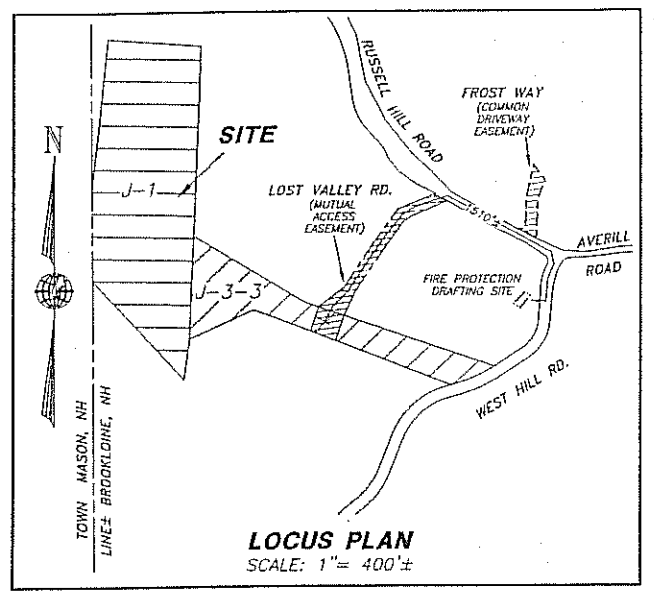


**REFERENCE PLANS:**

- "LOT LINE ADJUSTMENT - AND - SUBDIVISION PLAN OF LAND - PREPARED FOR - J. SANDRA LEONARD - IN - BROOKLINE, N.H." SCALE: 1"=100', DATED OCTOBER 21, 1986, REVISED THROUGH 4/20/8 BY THOMAS F. MORAN, INC., H.C.R.D. PLAN #20598.
- "SUBDIVISION PLAN - TAX MAP G-39 - LAND OF: - DAVID & AMY FESSENDEN - PREPARED FOR - GLENDALE HOMES, INC. - RUSSELL HILL ROAD - BROOKLINE, NEW HAMPSHIRE" SCALE: 1"=100' DATED JUNE 18, 2019, REVISED THROUGH 9-25-19 BY MERIDIAN LAND SERVICES, INC., H.C.R.D. PLAN #40321.
- "BOUNDARY PLAN OF LAND - PREPARED FOR - KEITH B. & PATRICIA J. THOMPSON - BROOKLINE, N.H." SCALE: 1"=100', DATED MAY 26, 1989, BY AND ON FILE WITH THOMAS F. MORAN, INC. (UNRECORDED).
- "SUBDIVISION PLAN - TAX MAP J-7 - LAND OF: - HENRY P. FERRING - PREPARED FOR - GLENDALE HOMES, INC. - AVERILL ROAD & WEST HILL ROAD - BROOKLINE, NEW HAMPSHIRE" SCALE: 1"=100' DATED SEPTEMBER 10, 2019, REVISED THROUGH 12-2-19 BY MERIDIAN LAND SERVICES, INC., H.C.R.D. PLAN #40409.
- "PLAN OF THE - JAMES H. HALL - 'WALLACE LAND'" SCALE: 10 RODS TO AN INCH, UNDATED, UNAUTHORIZED HCRD PLAN #232-2.

LOT CHART			
LOT NO.	FORMER	PROPOSED	FINAL
J-1	12.236 ACRES 533,021 SQ.FT.	10.663 ACRES 464,495 SQ.FT.	10.663 ACRES 464,495 SQ.FT.
J-3-3	4.720 ACRES 20,261 SQ.FT.	6.293 ACRES 274,110 SQ.FT.	6.293 ACRES 274,110 SQ.FT.
PARCEL 'A'	---	0.823 ACRES 35,854 SQ.FT.	---
PARCEL 'B'	---	2.396 ACRES 104,360 SQ.FT.	---

- LEGEND:**
- RIGHT-OF-WAY LINE
  - BOUNDARY LINE
  - ABUTTING LOT LINE
  - EDGE OF WETLANDS
  - BUILDING SETBACK LINE
  - EDGE OF PAVED ROAD
  - EDGE OF GRAVEL ROAD
  - 10' CONTOUR INTERVAL
  - 2' CONTOUR INTERVAL
  - STONE WALL
  - WIRE FENCE
  - IRON PIPE FOUND
  - IRON PIN FOUND
  - DRILL HOLE FOUND
  - GRANITE BOUND FOUND
  - DRILL HOLE SET
  - UTILITY POLE AND GUY WIRE
  - WELL
  - EXISTING BUILDING
  - 7 DENOTES STREET NUMBER
  - POTENTIAL STUMP
  - COMPOSTING AREA
  - POTENTIAL DRIVEWAY LOC.
  - PROPOSED 4000 SQ.FT. SEPTIC AREA
  - TEST PIT
  - PROPOSED 75' WELL RADIUS



**NOTES:**

- THE OWNERS OF RECORD OF TAX MAP J, PARCELS 1 & 3-3 ARE DAVID P. & SUSAN P. THIBEAULT - 7 LOST VALLEY ROAD, P.O. BOX 754, BROOKLINE, N.H. 03033 0754. DEED REFERENCES ARE VOL. 9059 PG. 2945 DATED MARCH 29, 2018 AND VOL. 5805 PG. 759, DATED APRIL 18, 1997 RESPECTIVELY, IN THE H.C.R.D.
- THE PURPOSE OF THIS PLAN IS TO REVISE THE COMMON LOT LINE BETWEEN TAX MAP J, PARCELS 1 & 3-3 BY ADDING PARCEL 'A' TO LOT J-1 AND PARCEL 'B' TO LOT J-3-3, AS SHOWN.
- J-1 DENOTES TAX MAP PAGE AND PARCEL NUMBER.
- THE TOTAL AREA OF THE SITE IS 16.956 ACRES OR 738,605 SQ.FT.
- THE SITE WITHIN THE RESIDENTIAL - AGRICULTURAL ZONE, MINIMUM LOT FRONTAGE IS 200 FEET WITH 80,000 SQUARE FEET (CONVENTIONAL LOT) OR MINIMUM LOT FRONTAGE OF 30 FEET WITH 5 ACRES OF AREA (BACK LOT). BUILDING SETBACKS (CONVENTIONAL LOT) ARE 50' FRONT, 15' SIDE & REAR WITH 50' FROM WETLAND. BUILDING SETBACKS (BACK LOT) ARE 100' FRONT, 15' SIDE & REAR WITH 50' FROM WETLAND.
- FIRE PROTECTION FOR THE PROPOSED LOTS IS FROM AN EXISTING DRAFTING SITE ON WEST HILL ROAD.
- THE SITE LIES PARTIALLY WITHIN THE 1% ANNUAL CHANCE (100 YEAR) OF FLOOD HAZARD IN THE WALLACE BROOK AREA AS DESIGNATED ON F.J.R.M. RATE MAP NUMBER 03301000000 DATED SEPT 25, 2000. THE SITE LIES PREDOMINATELY WITHIN THE AQUIFER PROTECTION OVERLAY DISTRICT AND IS SUBJECT TO ALL OF IT'S PROVISIONS.
- THE LOTS ARE OR WILL BE SERVICED BY ONSITE WELLS & SEPTIC SYSTEMS WITH OVERHEAD & UNDERGROUND UTILITIES.

RECEIVED

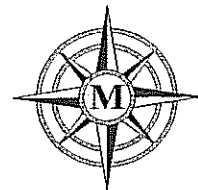
JUL 16 2020

PLANNING BOARD  
BROOKLINE, NH

APPROVED BY BROOKLINE PLANNING BOARD

ON: \_\_\_\_\_ CERTIFIED BY \_\_\_\_\_ AND \_\_\_\_\_  
CHAIRMAN: \_\_\_\_\_ SECRETARY: \_\_\_\_\_

LOT LINE REVISION PLAN  
TAX MAP J, LOTS 1 & 3-3  
**DAVID & SUSAN THIBEAULT**  
OFF OF RUSSELL HILL ROAD & WEST HILL ROAD  
BROOKLINE, NEW HAMPSHIRE



SCALE: 1" = 100' JULY 14, 2020

**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

**CERTIFICATION:**

"I HEREBY CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND PER THE PRECISION AND ACCURACY STANDARDS FOR AN URBAN CLASSIFICATION SURVEY AS SPECIFIED IN THE NEW HAMPSHIRE LAND SURVEYOR'S ADMINISTRATIVE RULES (LANS03.04) 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

100'	50'	0	100'	200'	300'
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REV.	DATE	DESCRIPTION	C/O	DR	CK
D					
C					
B					
A					

7-14-20

DAVID P. THIBEAULT  
LAND SURVEYOR  
No. 670  
BROOKLINE, NH

**G-39-1**  
**GLENDALE HOMES, INC.**  
 154 PINE HILL ROAD  
 HOLLIS, NH 03049  
 VOL. 9217 PG. 813 10/4/19

**L-21**  
**ALBRIGHT CHILDREN'S TRUSTS,  
 DIANE WALCOTT, TRS.**  
 50 FEDERAL STREET, ROOM 540  
 BOSTON, MA 02100  
 VOL. 2503 PG. 509 12/30/76

**REFERENCE PLANS:**

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**LOT CHART**

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PARCEL 'A'	---	0.823 ACRES 35,834 SQ.FT.	---
PARCEL 'B'	---	2.396 ACRES 104,360 SQ.FT.	---

**J-2**  
**TOWN OF BROOKLINE**  
 P.O. BOX 360  
 BROOKLINE, NH 03033  
 VOL. 2147 PG. 326 7/9/71  
 (CONSERVATION LOT)

**SOILS LEGEND:**

- U.S.D.A., S.C.S. SOIL BOUNDARY
- CmC - CANTON STONY FINE SANDY LOAM, 25-35% SLOPES
- HsC - HINCKLEY LOAMY SAND, 8-15% SLOPES
- So - SCRABORO MUCKY FINE SANDY LOAM, 0-3% SLOPES

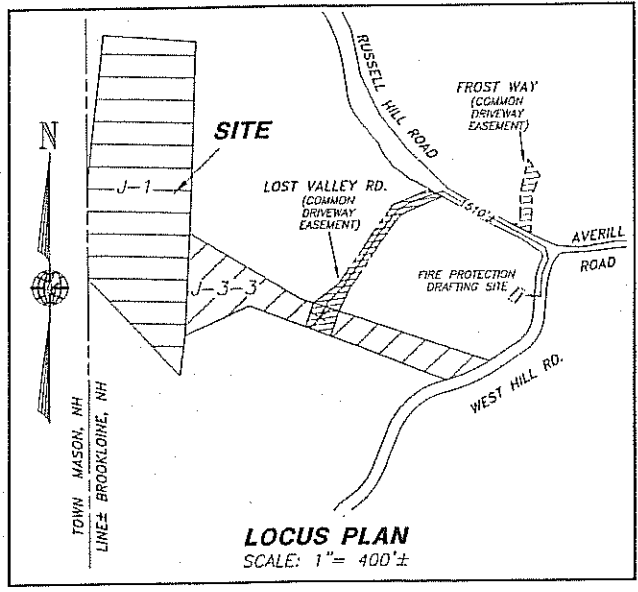
THE UPLAND SOILS FOR THIS SITE WERE DEVELOPED FROM SHEET 30 OF THE U.S.D.A., S.C.S. SOIL SURVEY OF HILLSBOROUGH COUNTY, EASTERN PART, OCT., 1980.

THE WETLANDS SHOWN FOR THE SITE WERE DELINEATED BY TAYLOR A. HENNAS APPRENTICE WETLAND SCIENTIST AND REVIEWED BY THOMAS E. CARR, C.W.S. ON JULY 7, 2020 IN ACCORDANCE WITH "CORPS. OF ENGINEERING WETLANDS DELINEATION MANUAL, TECHNICAL REPORT Y-87-1, DATED JANUARY 1987 AND THE NEW ENGLAND SUPPLEMENTAL REPORT".

THE TOPOGRAPHY SHOWN WAS DEVELOPED FROM NH GRANIT LIDAR DATA. DATUM NGVD 88.

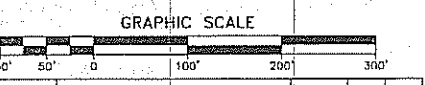
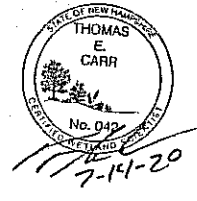
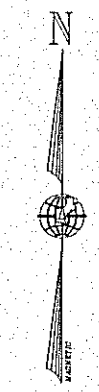
**LEGEND:**

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- EXISTING BUILDING
- (7) DENOTES STREET NUMBER
- POTENTIAL STUMP COMPOSTING AREA
- \* POTENTIAL DRIVEWAY LOC.
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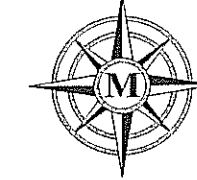
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REV.	DATE	DESCRIPTION	C/O	DR	CHK
D	---	---	---	---	---
C	---	---	---	---	---
B	---	---	---	---	---
A	---	---	---	---	---

**APPROVED BY BROOKLINE PLANNING BOARD**  
 ON: \_\_\_\_\_ CERTIFIED BY \_\_\_\_\_ AND \_\_\_\_\_  
 CHAIRMAN: \_\_\_\_\_ SECRETARY: \_\_\_\_\_

**SOILS & TOPOGRAPHIC DATA**  
**LOT LINE REVISION PLAN**  
**TAX MAP J, LOTS 1 & 3-3**  
**DAVID & SUSAN THIBEAULT**  
 OFF OF RUSSELL HILL ROAD & WEST HILL ROAD  
 BROOKLINE, NEW HAMPSHIRE  
 SCALE: 1" = 100' JUNE 11, 2020



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 31 OLD NASHUA ROAD, AMHERST, NH 03031 TEL. 603-673-1441  
 MERIDIANLANDSERVICES.COM FAX 603-673-1584

PLOTTER: P1460001.PS, 11/11/2020, 10:00 AM, 100%