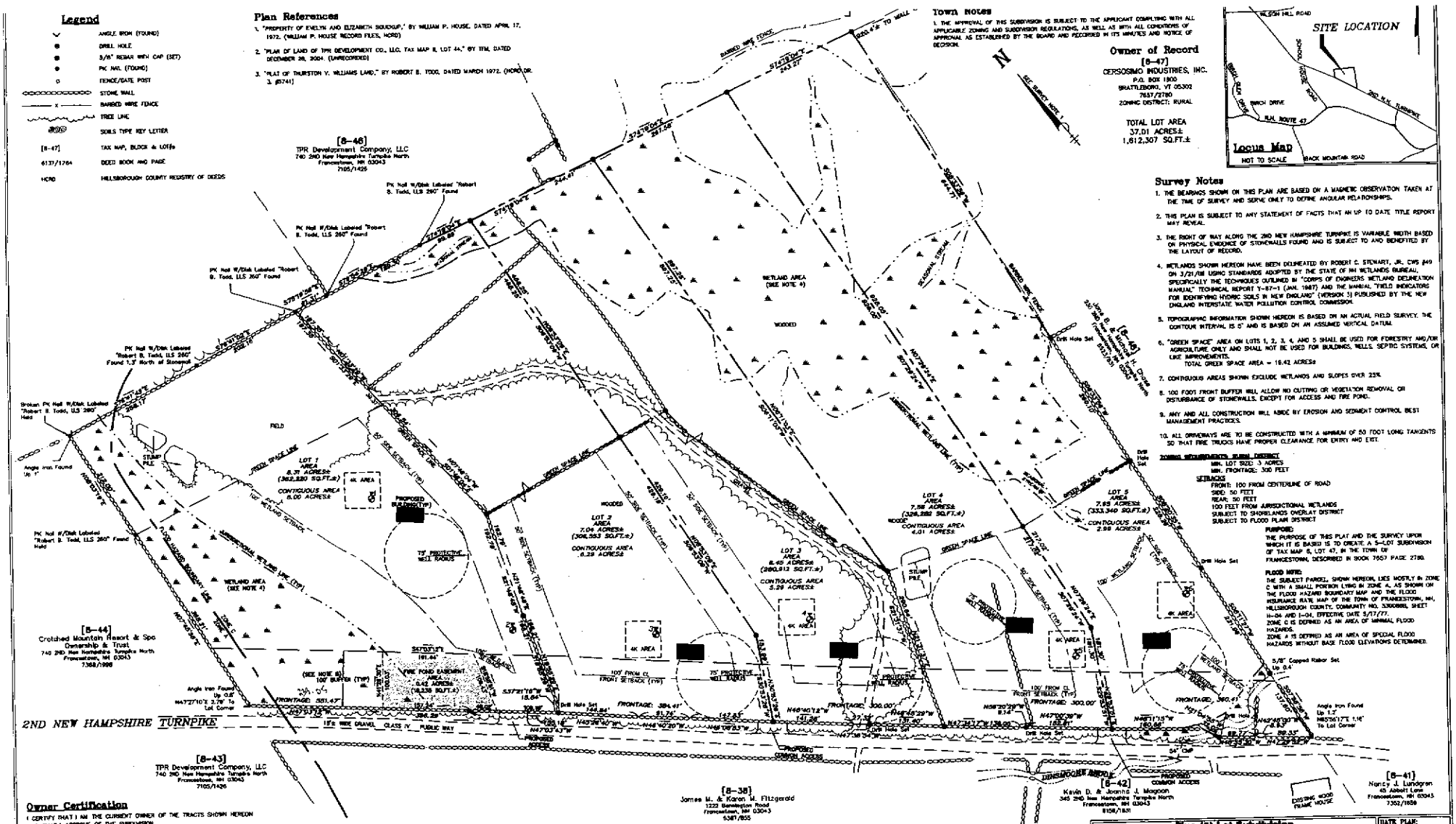
Legend
ANGLE IRON (FOUND)
DRILL HOLE
5/8" REBAR WITH CAP (SET)
PK NAIL (FOUND)
FENCE/GATE POST
STONE WALL
BARBED WIRE FENCE
TREE LINE
SOILS TYPE KEY LETTER
[8-47] TAX MAP, BLOCK & LOT#s
6137/1764 DEED BOOK AND PAGE
HCRD HILLSBOROUGH COUNTY REGISTRY OF DEEDS
Plan References
1. "PROPERTY OF EVELYN AND ELIZABETH SOUDOUP," BY WILLIAM P. HOUSE, DATED APRIL 17, 1972. (WILLIAM P. HOUSE RECORD PLATS, HCRD)
2. "PLAN OF LAND OF TPR DEVELOPMENT CO., LLC. TAX MAP 8, LOT 44," BY TFM, DATED DECEMBER 28, 2004. (UNRECORDED)
3. "PLAT OF THURSTON V. WILLIAMS LAND," BY ROBERT B. TODD, DATED MARCH 1972. (HCRD DR. 3, #5741)
Town Notes
1. THE APPROVAL OF THIS SUBDIVISION IS SUBJECT TO THE APPLICANT COMPLYING WITH ALL APPLICABLE ZONING AND SUBDIVISION REGULATIONS, AS WELL AS WITH ALL CONDITIONS OF APPROVAL AS ESTABLISHED BY THE BOARD AND RECORDED IN ITS MINUTES AND NOTICE OF DECISION.
Owner of Record
[8-47]
CERSOSIMO INDUSTRIES, INC.
P.O. BOX 1800
BRATTLEBORO, VT 05302
7637/2780
ZONING DISTRICT: RURAL
TOTAL LOT AREA
37.01 ACRES±
1,612,307 SQ.FT.±
SITE LOCATION
WILSON HILL ROAD
SCHOOL HOUSE ROAD
BIRCH DRIVE
RTE. 2 N.H. SUNSPOT
RTE. 47
Locus Map
NOT TO SCALE
BLACK MOUNTAIN ROAD
Survey Notes
1. THE BEARINGS SHOWN ON THIS PLAN ARE BASED ON A MAGNETIC OBSERVATION TAKEN AT THE TIME OF SURVEY AND SERVE ONLY TO DEFINE ANGULAR RELATIONSHIPS.
2. THIS PLAN IS SUBJECT TO ANY STATEMENT OF FACTS THAT AN UP TO DATE TITLE REPORT MAY REVEAL.
3. THE RIGHT OF WAY ALONG THE 2ND NEW HAMPSHIRE TURNPIKE IS VARIABLE WIDTH BASED ON PHYSICAL EVIDENCE OF STONEWALLS FOUND AND IS SUBJECT TO AND BENEFITED BY THE LAYOUT OF RECORD.
4. WETLANDS SHOWN HEREON HAVE BEEN DELINEATED BY ROBERT C. STEWART, JR., CWS #49 ON 3/21/08 USING STANDARDS ADOPTED BY THE STATE OF NH WETLANDS BUREAU, SPECIFICALLY THE TECHNIQUES OUTLINED IN "CORPS OF ENGINEERS WETLAND DELINEATION MANUAL" TECHNICAL REPORT Y-87-1 (JAN. 1987) AND THE MANUAL "FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND" (VERSION 3) PUBLISHED BY THE NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION.
5. TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON AN ACTUAL FIELD SURVEY. THE CONTOUR INTERVAL IS 5' AND IS BASED ON AN ASSUMED VERTICAL DATUM.
6. "GREEN SPACE" AREA ON LOTS 1, 2, 3, 4, AND 5 SHALL BE USED FOR FORESTRY AND/OR AGRICULTURE ONLY AND SHALL NOT BE USED FOR BUILDINGS, WELLS, SEPTIC SYSTEMS, OR LIKE IMPROVEMENTS.
TOTAL GREEN SPACE AREA = 18.42 ACRES±
7. CONTIGUOUS AREAS SHOWN EXCLUDE WETLANDS AND SLOPES OVER 25%.
8. 100 FOOT FRONT BUFFER WILL ALLOW NO CUTTING OR VEGETATION REMOVAL OR DISTURBANCE OF STONEWALLS, EXCEPT FOR ACCESS AND FIRE POND.
9. ANY AND ALL CONSTRUCTION WILL ABIDE BY EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES.
10. ALL DRIVEWAYS ARE TO BE CONSTRUCTED WITH A MINIMUM OF 50 FOOT LONG TANGENTS SO THAT FIRE TRUCKS HAVE PROPER CLEARANCE FOR ENTRY AND EXIT.
ZONING REQUIREMENTS RURAL DISTRICT
MIN. LOT SIZE: 3 ACRES
MIN. FRONTAGE: 300 FEET
SETBACKS
FRONT: 100 FROM CENTERLINE OF ROAD
SIDE: 50 FEET
REAR: 50 FEET
100 FEET FROM JURISDICTIONAL WETLANDS
SUBJECT TO SHORELANDS OVERLAY DISTRICT
SUBJECT TO FLOOD PLAIN DISTRICT
PURPOSE:
THE PURPOSE OF THIS PLAT AND THE SURVEY UPON WHICH IT IS BASED IS TO CREATE A 5-LOT SUBDIVISION OF TAX MAP 8, LOT 47, IN THE TOWN OF FRANCESTOWN, DESCRIBED IN BOOK 7657 PAGE 2780.
FLOOD NOTE:
THE SUBJECT PARCEL, SHOWN HEREON, LIES MOSTLY IN ZONE C WITH A SMALL PORTION LYING IN ZONE A, AS SHOWN ON THE FLOOD HAZARD BOUNDARY MAP AND THE FLOOD INSURANCE RATE MAP OF THE TOWN OF FRANCESTOWN, NH, HILLSBOROUGH COUNTY, COMMUNITY NO. 3300888, SHEET 11-04 AND 1-04, EFFECTIVE DATE 5/17/77.
ZONE C IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARDS.
ZONE A IS DEFINED AS AN AREA OF SPECIAL FLOOD HAZARDS WITHOUT BASE FLOOD ELEVATIONS DETERMINED.
[8-46] TPR Development Company, LLC 740 2ND New Hampshire Turnpike North Francestown, NH 03043 7105/1426
[8-44] Crotched Mountain Resort & Spa Ownership & Trust 740 2ND New Hampshire Turnpike North Francestown, NH 03043 7368/1998
[8-43] TPR Development Company, LLC 740 2ND New Hampshire Turnpike North Francestown, NH 03043 7105/1426
[8-38] James M. & Karen M. Fitzgerald 1222 Bensington Road Francestown, NH 03043 5387/855
[8-42] Kevin D. & Joanna J. Magoon 345 2ND New Hampshire Turnpike North Francestown, NH 03043 8158/1831
[8-41] Nancy J. Lundgren 45 Abbott Lane Francestown, NH 03043 7352/1858
[8-48] Jonas G. & Virginia A. Drake 340 2ND New Hampshire Turnpike North Francestown, NH 03043 8433/1851
2ND NEW HAMPSHIRE TURNPIKE
17'± WIDE GRAVEL CLASS IV PUBLIC WAY
PROPOSED COMMON ACCESS
EXISTING WOOD FRAME HOUSE
LOT 1 AREA 8.37 ACRES± (364,630 SQ.FT.±) CONTIGUOUS AREA 6.00 ACRES±
LOT 2 AREA 7.04 ACRES± (306,553 SQ.FT.±) CONTIGUOUS AREA 6.29 ACRES±
LOT 3 AREA 6.45 ACRES± (280,913 SQ.FT.±) CONTIGUOUS AREA 5.29 ACRES±
LOT 4 AREA 7.58 ACRES± (329,282 SQ.FT.±) CONTIGUOUS AREA 4.01 ACRES±
LOT 5 AREA 7.93 ACRES± (353,340 SQ.FT.±) CONTIGUOUS AREA 2.98 ACRES±
WETLAND AREA (SEE NOTE 4)
WOODED
FIELD
STUMP PILE
PROPOSED BUILDING (TYP)
4K AREA
75' PROTECTIVE WELL RADIUS
FIRE POND EASEMENT AREA 0.42 ACRES± (18,238 SQ.FT.±)
GREEN SPACE LINE
50' SIDE SETBACK (TYP)
100' WETLAND SETBACK (TYP)
100' FROM CL FRONT SETBACK (TYP)
100' BUFFER (TYP)
Owner Certification
I CERTIFY THAT I AM THE CURRENT OWNER OF THE TRACTS SHOWN HEREON AND THAT I APPROVE OF THE SUBDIVISION.
OWNER'S SIGNATURE DATE
Approved as a subdivision in accordance with the provisions of RSA 674 on _____
THE FRANCESTOWN PLANNING BOARD
by _____ Chairperson
by _____ Secretary
Surveyor's Certification
THIS SURVEY AND PLAT WERE PRODUCED BY ME OR THOSE UNDER MY DIRECT SUPERVISION FROM A TOTAL STATION AND DATA COLLECTOR TRAVERSE THAT MEETS THE ALLOWABLE RELATIVE POSITIONAL ACCURACY OF URBAN AREAS REQUIRED BY THE STATE OF NEW HAMPSHIRE IN TABLE 500.1, "ACCURACY MEASUREMENTS, LOCAL ACCURACY OF CONTROL SUPPORTING THE SURVEY" AND IS BASED ON INFORMATION RECORDED AT THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS AS REFERENCED HEREON. INFORMATION PROVIDED BY THE CLIENT AND PHYSICAL EVIDENCE FOUND.
THIS IS A BOUNDARY SURVEY AND SUBDIVISION OF TAX MAP 8, LOT 47 AND IS SUBSTANTIALLY CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. ALL DIMENSIONS ARE SUBJECT TO THE ERROR OF CLOSURE PREVIOUSLY STATED.
THIS SURVEY PLAT AND ALL INFORMATION HEREON IS THE SOLE PROPERTY OF SVE ASSOCIATES AND IS PREPARED FOR THE SOLE BENEFIT OF H & H INVESTMENTS, LLC AND MAY NOT BE USED OR RELIED UPON BY ANY THIRD PARTY EXCEPT WITH THE WRITTEN PERMISSION OF SVE ASSOCIATES. THIS PLAT IS INVALID WITHOUT ORIGINAL SIGNATURE AND SEAL.
GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.
NEW HAMPSHIRE Designer of Subsurface Disposal Systems Robert C. Stewart, Jr. No. 049
ROBERT C. STEWART, JR. No. 049
STATE OF NEW HAMPSHIRE JAMES M. RUSSELL HUNTER No. 877 LICENSED LAND SURVEYOR
Five (5) Lot Subdivision
Prepared for
Cersosimo Industries, Inc.
P.O. Box 1800, Brattleboro, VT 05302
of land located at
Tax map 8, Lot 47
2nd New Hampshire Turnpike North, Francestown, NH
SVE Associates
Surveying Landscape Architecture Planning
Engineering
47 Northern St., Keene, NH 03431 Phone (603) 355-1558 Fax (603) 355-2989
website: www.sveassoc.com
© 2008
DATE PLAN: 08/10/08
DATE SURVEY: 3/08
DRAWN BY: RLF
CHECKED BY: RJH
SCALE: 1"=80'
CAD FILE NO. KR1501 01
SHEET NO. 2 OF 3