

Appendix A

**** Please SIGN AND RETURN this copy to the Mason Planning Board and NRPC as indicated in Step 7 of the Instructions for Subdivision Applicants form****

Mason Planning Board
Mann House, Mason, NH 03048

Application for Subdivision

☒ Major Subdivision (3 or more lots created; public hearing—required) Application Number: _____

☐ Minor Subdivision (up to 2 lots created; public hearing required) Number of proposed lots: _____

☐ Lot Line Adjustment/Technical Subdivision (no new lots created) Registry of Deeds: _____ (office use)

1. Name and Address of Property Owner of Record: MARTIN RUGGIERO
20 BELL LANE, MASON, NH 03048
2. Location of Subdivision: OLD TURNPIKE RD (NH RTE 124)
Tax Map and Lot Number: J-11
3. Land Surveyor's Name and Address: SANFORD SURVEYING & ENG. (EARL SANFORD)
597 NEW BOSTON RD, BEEFORD, NH 03110
4. Septic Engineer's Name and Address: SAME AS ABOVE

A list of required submission items appears on the reverse of this application. Numbers in the second column refer to sections and paragraphs in the Town of Mason Subdivision Regulations (October 19, 1974 with amendments through September 28, 2005 unless otherwise noted).

All notifications directly to individuals/firms/corporations requested by the property owner shall be done in the same manner as required be done for the abutting owners. That is, the property owner shall list them (#2 on the Checklist) and submit the required notification fee for both abutters and additional notifications.

This application must be accompanied by three (3) mailing labels for each name and address on the list. These labels shall not exceed a size of 1" high by 5" wide and the address must be contained within an area of 15/16 of an inch high by 2 ¼ of an inch wide. Labels any larger and the accompanying application will not be accepted. This requirement must be met to conform to U.S. Postal Service requirements.

I, MARTIN RUGGIERO hereby give the Mason Planning Board, the Road Agent/Engineer and Representatives of the Planning Board permission to walk the site whose plan is the subject of this application.

[Signature] as authorized by 12/6/16
Property Owner's Signature NICOLE RUGGIERO Date

Summary:

Application Received: _____

Application Submission Accepted as Complete: _____

Subdivision: _____

Approved ☐

Date

Conditionally Approved ☐

Disapproved ☐ Conditions shall be met by: _____

Comments:

Appendix B

Mason Planning Board
Mann House, Mason, NH 03048
Instructions for Subdivision Applicants

1. All hearings are in the order in which completed application form and fees (see 2, 3, 4, and 5 below) are received.
2. Deadline for applications: No application shall be heard at any meeting unless it has been received by the Board a minimum of 21 calendar days prior to the meeting. A schedule is posted at the Town Offices and the Town Hall that provides all necessary dates. Contact the Planning Board's agent to be placed on the agenda for a Planning Board meeting.
3. All fees are shown below with the time at which fees are to be paid. Fees are accepted in the form of a check or money order made out to the Town of Mason and/or the Hillsborough County Register of Deeds.

Fee Name	Payment Point	Fee Amount	
Preapplication Consultation		None	
Basic Application Filing Fee	With application	\$100	100
Per Lot Application Filing Fee	With application	\$50 per lot, for total number of lots at completion of subdivision. Waived for lot line adjustments.	(4 x 50) 200
Abutters/Notification Fee	With application	\$6.50 per notification per hearing.	(9 x 6.50) 58.50
Newspaper Notice Fee	With application	\$150 per notification per hearing.	150
Tax Map Update Fee	At approval	\$25 per lot, for total number of lots.	
Registry Filing Fee	At approval	<ul style="list-style-type: none"> ♦ 8 1/2 x 11 or 11 x 17 = \$11 ♦ 17 x 22 = \$16 ♦ 22 x 34 = \$26 	
Land and Community Heritage Investment Program (LCHIP) Fee	At approval	\$25 check made out to Hillsborough County Registry of Deeds.	
Administrative Filing Fee	At approval	\$25	
Board's Planning Consultants Review Fee	Prior to action by the Board	See Item 4 below.	
TOTAL			
All Fees are subject to change. Notice of any changes will be posted in the Town Offices and Town Hall. Applicants are responsible for verification with the Mason Planning Board that they have the latest revision of the application form and the latest fee structures. Fees are non-refundable.			

\$1
509.50


4. In accordance with Section 3.09.4 of the Mason Subdivision Regulations, all applications will be reviewed by the Board's Planning Consultant. The cost for review will be charged on an hourly basis and will include an hourly fee of \$5.00 for Town administrative costs, and shall be paid to the Town of Mason by the applicant

prior to the Planning Board taking action on an application. Upon receipt of an application, the Board's Planning Consultant will issue a notice of receipt and a preliminary cost estimate to the applicant – actual review times and associated fees will vary depending on the complexity of each application. The following hourly estimates are illustrative of typical review times based on the type of application:

Lot Line Adjustment:	2-3 hours
Minor Subdivision:	2-3 hours
Major Subdivision (3-5 lots):	3-6 hours
Major Subdivision (5+ lots):	To be determined upon receipt of an application.

5. Three (3) sets of mailing labels for each notice for abutters, the applicant, holders of conservation, preservation, or agricultural preservation restrictions, and every engineer, architect, land surveyor, or soil scientist whose professional seal appears on the plat are required as part of the material submitted with the application. These labels shall not exceed a size of 1" high by 5" wide and the address must be contained within an area of 15/16 of an inch high by 2 ¾ of an inch wide. Labels any larger and the accompanying application will not be accepted. This requirement must be met to conform to U.S. Postal Service requirements.
6. The Board may cancel your hearing if the owner or authorized representative does not appear within 15 minutes of the scheduled start time. The property owner must submit a letter of authorization to the Mason Planning Board for acceptance of a Representative's signature.
7. The original application form and filing fees should be submitted to the Town of Mason. At the same time, a copy of the application, 7 copies of the plat, and mailing labels should be mailed to the Planning Board's agent: Nashua Regional Planning Commission, 9 Executive Park Drive, Suite 201, Merrimack, NH 03054-4058. For questions please call (603) 424-2240.

I have read and retained a copy of these instructions.

 as authorized (Nicole Ruggier)
Property Owner's (or Authorized Representative) Signature

Property Owner's Telephone Number: (603) 801-2405

X

Appendix C

SUBDIVISION CHECKLIST

*****TO BE FILLED IN BY THE PLANNING BOARD*****
(For the information of the Property Owner)

APPLICATION PROCEDURAL REQUIREMENTS

<u>PLAT INFORMATION</u>		YES	NO
1. Name of town and subdivision; name and address of subdivider & designer.	4.03.3.a.i		
2. Name, seal and signature of person(s) who prepared the plat.	4.03.3.a.ii		
3. Block for Planning Board endorsement.	4.03.1		
4. Perimeter survey with line bearings and distances, statement of the precision (1:5,000).	4.03.3.a.iv		
5. Location and amount of frontage, including frontage at points of curvature and total frontage.	4.03.3.a.iv		
6. Location of building setback lines.	4.03.3.a.iv		
7. North point, bar scale, dates of any revisions, and legend.	4.03.3.a.v		
8. A Locus Plan at 1" = 400'.	4.03.3.a.vi		
9. Existing and proposed lot lines, angles and dimensions, lot sizes in square feet and acres, consecutive numbering of lots, pins at lot corners, as per 5.08, 8).	4.03.3.a.vii		
10. Boundaries of areas in Current use.	4.03.3.a.viii		
11. Names and addresses of abutting property owners within 100 feet of the parcel.	4.03.3.a.ix		
12. Use of abutting properties and approximate location of structures thereon and access points thereto within 200 feet of the parcel's boundaries.	4.03.3.a.x		
13. Location of existing and proposed easements or deed restrictions.	4.03.3.a.xxi		
14. Written acknowledgement of subdivider's responsibility for maintenance of easement areas, assumption of liability for injuries and damages that may occur on any land dedicated for public use.	4.03.3.a.iii		
ROADS/OTHER FEATURES		yes	no
15. Names and locations of all public roads on the parcel and within 200 feet of the parcel, including the name, class, right of way dimensions and travel surfaces, and all entrances onto, and culvert crossings.	4.03.3.a.xviii		
16. Existing and proposed street right-of-way lines, dimensions of tangents, chords and radii, accurate locations of all monuments to be set at street intersections, points of curvature and tangency of curved streets and at angles of lots.	4.03.3.a.xix 5.08.8		
17. Location of proposed driveway connection to street for each lot.	4.03.3.a.xx		
18. Topography at two-foot intervals, except where terrain is in excess of 5% slope, in which case five-foot intervals are permissible.	4.03.3.a.xi		
19. Location of all watercourses (including intermittent drainageways), waterbodies and wetlands, existing drainage including all culverts, the location of any adjacent wetlands, and the 100-year flood elevation line.	4.03.3.a.xii		
20. All significant natural and man-made features.	4.03.3.a.xxii		

WATER SUPPLY/SEWAGE DISPOSAL		yes	no
21. Soils data from the USDA Soils Conservation Service certified soils survey for Hillsborough County.	5.07		
22. Septic setback lines derived from soil mapping.	5.07.D.6.a-c.		
23. Test Pits and Percolation Tests with results (including failed tests) logged, dated and recorded on the plat.	5.07. B, 5-9		
24. Location of all existing and proposed water supply and waste disposal facilities, showing the state-required 4,000 square-foot leach field, and the 75-foot well radius on the parcel.	4.03.3.a.xv		
25. Approximate location of all existing offsite water supply and waste disposal facilities on adjacent parcels within 100 feet of the site boundary.	4.03.3.a.xvi		
OTHER INFORMATION		yes	no
26. Subdivision Grading and Drainage Plan.	4.03.3.c		
27. Subdivision Street and Utility Plan.	4.03.3.d		
28. Sediment and Erosion Control Plan.	4.03.3.e		
29. "As-Built" Plans.	4.03.3.f		
30. Flood Hazard Area Plans.	4.03.3.g		
31. Copies of any local, state or federal permits.	4.03.3.h		
32. Compliance with other applicable local, state, or federal regulations.	4.03.3.a.xvii		
33. Statement attesting to the availability of public water or sewer or capacity of parcel to provide onsite water and waste disposal.	4.03.3.a.xvii		
34. Legal Data, as required (e.g. easements).	4.04		
35. Impact Study.			
36. Wetland Review by Mason Conservation Commission, if required by the Planning Board.			
37. Review by Fire Chief, Road Agent, Police Chief (for all Major Subdivisions), and for Minor Subdivisions as required by the Planning Board.			
38. Compliance with Zoning Regulations:			
♦ Lot size, frontage, building setback lines, septic setback lines, wetland requirements.			
39. Compliance with Subdivision Design and Standards	5.01 – 5.32		
a. Lot width must be at least 90% of the frontage through to the building site			
b. Driveways should not require excessive wetland or environmental modification and shall not exceed 15% slope.			
40. Open Space as required.	5.19 – 5.21		
APPLICATION SUBMISSION ITEMS		yes	no
41. Application Form (this form)	3.05.1.a		
42. Notification List, including:	3.05.1.a.i		
♦ Applicant and all abutters			
♦ Person(s) whose seal appears on the plat (e.g. engineer, architect, land surveyor, soil scientist)			
♦ All holders of conservation, preservation, or agricultural preservation restrictions			
43. Check to cover filing, mailing, advertising fees	3.05.a.ii		
44. Letter of authorization by property owner, if applicable.	3.05.1.c		
45. One mylar and six (6) paper copies of each page of the Plat sized in accordance with the Registry of Deeds, but not smaller than 20" x 30". Maps at a scale no more than 100 feet per inch.	4.03.1		
46. Plat shall state: "The Subdivision Regulations of the Town of Mason are a part of this Plat, and approval of this Plat is contingent on completion of all the requirements of said Subdivision Regulations, excepting only any variances or modifications made in writing by the Board and attached hereto."	4.03.2		

WITNESS my hand and seal this 6th day of DEC, 2016
(Day) (Month) (Year)

Nicole Ruggiero
(Applicant's Name)

New HAMPSHIRE
(The State in which the Permit was notarized)

Hillsborough ss.
(County)

6th day of 12, 2016
(Day) (Month) (Year)

Nicole A

Then personally appeared the above named RUGGIERO, and acknowledged the
(Applicant)
forgoing instrument to be his free act and deed before, me

Lori P Noonan
(Notary Public)

Notary Public

My Commission Expires: 10-03-2017
(Expiration Date)

LORI P. NOONAN, Notary Public
My Commission Expires 10-03-17

From: **Martin Ruggiero** donkodiace@aol.com

Date: **Dec 5, 2016, 11:08:26 AM**

To: **nar731@aol.com**

**I Martin Ruggiero give Nichole Ruggiero permission to sign for subdivision lot J
11 in Mason New Hampshire**

Sent from my iPhone

Abutters
Map J / Lot 11

MAP J / LOT 11 AND 11-1
MARTIN RUGGIERO
20 BELL LANE
MASON, NH 03048

MAP J / LOT 9
DESROSIERS FAMILY REV. TRUST
ANITA M. DESROSIERS
432 OLD TURNPIKE ROAD
MASON, NH 03048

MAP J / LOT 10
RONALD W. AND JUDITH IBMAKI
38 NORA COURT
NEW IPSWICH, NH 03071

MAP J / LOT 71
LARRY L. AND MARY E. PIERCE
200 REED ROAD
MASON, NH 03048

MAP J / LOT 72
ROBERT SWINIMER
334 OLD TURNPIKE ROAD
MASON, NH 03048

MAP J / LOT 73
BRUCE V. AND LINDA J. GOSS
20 MARCEL ROAD
MASON, NH 03048

MAP J / LOT 74-1
MICHAEL ZEDALIS
288 OLD TURNPIKE ROAD
MASON, NH 03048

TES ENVIRONMENTAL
CONSULTANTS, LLC
1494 ROUTE 3A, UNIT 1
BOW, NH 03304

SANDFORD SURVEYING &
ENGINEERING, INC
597 NEW BOSTON ROAD
BEDFORD, NH 03110

SHARED RESIDENTIAL DRIVEWAY EASEMENT AND COVENANTS

WHEREAS, Martin Ruggiero, of 20 Bell Lane, Mason, Hillsborough County, New Hampshire is the owner in fee simple of certain parcels of land shown as Map J/ Lot 11 located on NH Route 124, Mason, Hillsborough County, New Hampshire, as shown on a plan entitled " Subdivision Plan, map J/ Lot 11, Martin Ruggiero Old Turnpike Road (NH Route 124), Town of Mason, Hillsborough County, New Hampshire", By Sandford Surveying & Engineering, 597 New Boston Road, Bedford New Hampshire consisting of 3 sheets (the "Plan"), sheet 1 to be recorded herewith, to which plan reference may be had for a more particular description of as Lot(s) 11-2, 11-2, 11-4.

WHEREAS the pursuant to Town of Mason, Hillsborough County, New Hampshire, Planning Board approval Martin Ruggiero desires that Lot(s) 11-3 & 11-4 be solely serviced by a shared residential driveway which will be built on those areas of Lot s 11-2 & 11-3as shown on page 1-3 of the above referenced plan.

Proposed Shared Driveway within that area shown as "Easement Detail" on pages 1-3 of said plan.

NOW THEREFORE, the said Martin Ruggiero, for himself, his successors and assigns, does hereby reserve over the portion of Lots 11-2 & 11-3 shown on the above reference plan as "Proposed Access Easement to Benefit Lots 11-3 & 11-4" a perpetual non-exclusive access easement for the benefit of Lots 11-3 & 11-4

subject to and together with the benefit of the following Shared Driveway Easement and Covenants, which Martin Ruggiero, his successors and assigns do hereby impose in

perpetuity over across and under those portions of Lots 11-2 & 11-3 as shown on the above referenced plans as Proposed Shared Driveway.

Said shared Residential Driveway Easement area is to be used for a shared Residential Driveway for the benefit of Lots 11-3 & 11-4 as shown on the above referenced plan, for the purposes of passing and re-passing on foot, by vehicle or otherwise as driveways are commonly used in the Town of Mason, New Hampshire, for the installation of utility lines on, over, underneath, or adjacent to the gravel driveway area, if any and for all other purposes for which driveways are commonly used. The Town of Mason, New Hampshire, shall have no responsibility to provide for the maintenance of this shared residential driveway. Said easements shall include the right of the owners of Lots 11-3 & 11-4 and their agents and assigns to enter upon the easement area for the purpose of installing, maintaining, repairing, or replacing a driveway, drainage facilities and utilities for the benefit of Lots 11-3 & 11-4. No further access From NH Route 124 shall be allowed without the express permission of the Town of Mason, Hillsborough County, New Hampshire.

Also imposed on said Lots 11-2 & 11-3 is the perpetual right to flow surface drainage water from said common driveway onto said Lots, which flowage may not be stopped or blocked by the owners of said Lots so as to cause a back-up of water on said shared residential driveway. The owners of the Lots 11-2 & 11-3 shall not impede the passage of foot or vehicle traffic on said driveway.

The following Covenants are declared for the purpose of providing a means for the continuous year-round maintenance of the portions of the shared residential driveway shown on the above referenced plan as Proposed Shared Driveway as to provide year round access for foot and motorized traffic for the convenience of the owners of said Lots 11-3 & 11-4 provide access for all emergency fire, rescue, police,

construction and maintenance vehicles, and vehicles driven by guests and business invitees:

1. The driveway shown on the above referenced plan as Proposed Shared Driveway shall be gravel and the driveway and all appurtenant structures shall be maintained in such a manner as to insure continuous year round access.
2. Brush and foliage which might obstruct vision shall be removed and cleared regularly.
3. Snow shall be removed in such a manner as to insure continuous year round access; and
4. The owners of Lots 11-3 & 11-4 shall bear the joint responsibility and an equal share of the expense of maintenance, repairs, reconstruction and snow plowing of those portions of the shared residential driveway shown on the above referenced plan as Proposed Shared Driveway in order to maintain it in a good and passable condition. If successors or assigns, shall fail or refuse at any time to wear such responsibility and make payment, and such failure or refusal shall continue for thirty (30) days after written notice has been mailed to such owners demanding payment, then the other Lot owners shall have the right forthwith to bring suit at law or in equity against the non paying owner for enforcement and reimbursement. Any owner who shall file suit to enforce these covenants shall also be entitled to court costs and reasonable attorney's fees.
5. The owners of Lots 11-3 & 11-4 shall meet semi annually in the Spring and Fall to arrange for the maintenance of the shared residential driveway and may establish reasonable rules for the enforcement of this shared Residential Driveway Declaration.
6. All conveyances of Lot s 11-2, 11-3 & 11-4 shall make reference to and be subject to this Declaration of Shared Driveway Easement and Covenant.

For title of Martin Ruggiero, see deed dated _____ recorded with Hillsborough
(Date)
County Registry of Deeds at Book _____, Page _____.
(Number) (Number)

TEST PIT LOGS
RUGGIERO
ROUTE 124
MASON, NH
5-9-16

TEST PIT NO. 1 /A

0"-36"

LEDGE @ 36"

TEST PIT NO. 1 /B

0"-40"

LEDGE @ 40"

TEST PIT NO. 1 /C

4"-6" 5YR 3/3 DARK REDISH BROWN, SANDY LOAM, LOOSE SANDY GRAVEL

6"-24" 5YR 4/4 REDISH BROWN LOAMY SAND, LOOSE SAND

24"-50" 10YR 6/4 LIGHT YELLOWISH BROWN LOAMY SAND, FRIABLE, GRANULAR, MANY STONES

ROOTS TO 12"

POSSIBLE LEDGE @ 50"

ESHW = 24"

PERC RATE = 10 MIN/INCH @ 30"

TEST PIT NO. 2

0 -6" 5YR 2.5/1 DARK REDISH BROWN SANDY LOAM, LOOSE SANDY GRAVEL

6"-22" 7.5YR 4/6 STRONG BROWN LOAMY SAND, LOOSE, GRANULAR, MANY STONES

22"-50" 2.5Y 5/4 LIGHT OLIVE BROWN LOAMY SAND, FRIABLE, GRANULAR, MANY STONES

HOLE TERMINATED @ 50"

ROOTS TO 16"

POSSIBLE LEDGE @ 50"

ESHW = 24"

PERC RATE = 15 MIN/INCH @ 30"

TEST PIT NO. 3

0 -4" 5YR 2.5/2 DARK REDISH BROWN SANDY LOAM, LOOSE, GRANULAR

4"-20" 10YR 5/4 YELLOWISH BROWN LOAMY SAND, LOOSE, GRANULAR, MANY STONES

20"-25" 10YR 4/4 DARK YELLOWISH BROWN LOAMY SAND, FRIABLE, BLOCKY, MANY STONES

HOLE TERMINATED @ 55"

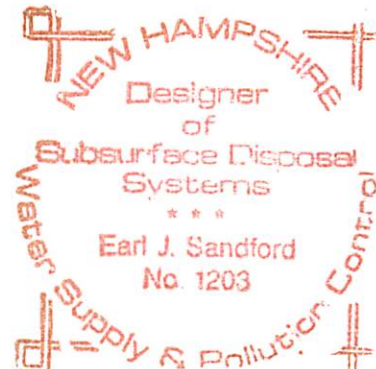
ROOTS TO 6"

NO LEDGE

NO WATER

ESHW = 24"

PERC RATE = 15 MIN/INCH @ 30"

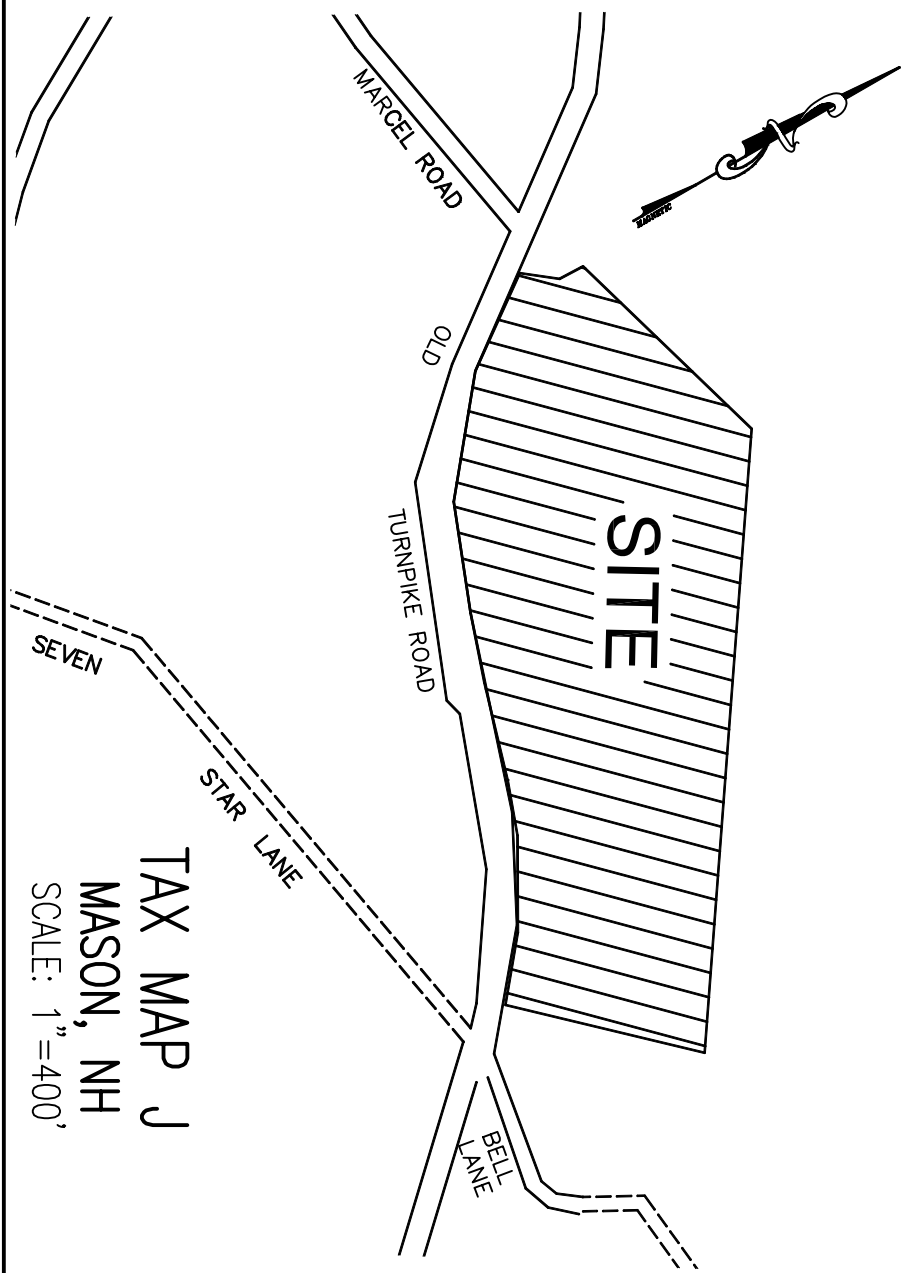


TEST PIT NO. 4

0-10" 10YR 3/2 VERY DARK GREYISH BROWN SANDY LOAM, LOOSE, GRANULAR
10"-28" 10YR 4/4 DARK YELLOWISH BROWN LOAMY SAND, LOOSE, SANDY GRAVEL
28"-54" 10YR 5/4 YELLOWISH BROWN LOAMY SAND, FRIABLE, GRANULAR, MANY STONES

HOLE TERMINATED @ 54"
ROOTS TO 20"
NO LEDGE
NO WATER
ESHWT=30"
PERC RATE 12 MIN/INCH @ 30"

1. "MINOR SUBDIVISION; LOCATED ON OLD TURPIKE ROAD-N.H. ROUTE 124; AND BELL LANE, NASON, N.H." DATED JULY 30, 1999; BY: VORCE, SONE AND ASSOCIATES, INC. RECORDED HGCD PLAN NO. 30020.



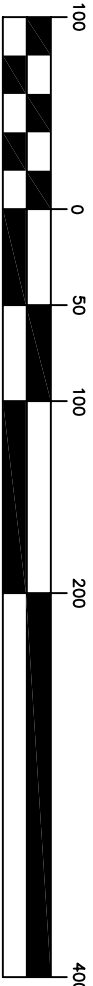
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- NOTES:**
1. REFERENCE THESE PARCELS AS MAP J / LOT 11
 2. OWNER: MARTIN RUGGERO
20 BELL LAKE
MASON, NH 03049
FLOOD DR. 8738 / PG. 2460
 3. PARCEL AREA = 782,032 SF OR 17,953 ACRES
 4. PARCEL IS ZONED GENERAL RESIDENTIAL, AGRICULTURAL, AND FORESTRY DISTRICT (GRAF)
 5. MINIMUM LOT REQUIREMENTS:
LOT SIZE: MINIMUM 4 ACRES
BUILDING SETBACKS: 30 FEET
LEACHFIELD SETBACK FROM PROPERTY LINE & WETLAND: 75 FEET
 6. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE SUBJECT PARCEL IN TO 4 NEW LOTS.
NEW LOT AREAS:
MAP J / LOT 11 = 199,180 SF OR 4,573 ACRES
MAP J / LOT 11-1-2 = 183,071 SF OR 4,203 ACRES
MAP J / LOT 11-3 = 206,689 SF OR 4,745 ACRES
MAP J / LOT 11-4 = 193,082 SF OR 4,433 ACRES
 8. THESE LOTS WILL BE SERVED BY PRIVATE ON SITE WATER AND SEPTIC SERVICES.
 9. THIS PROPERTY DOES NOT FALL WITHIN THE 100 YEAR FLOOD ZONE AS SHOWN ON THE FLOOD HAZARD AREA MAP 330221 06050 DATED 9/25/09.
 10. "THE SUBDIVISION REGULATIONS OF THE TOWN OF MASON ARE A PART OF THIS PLAN, AND APPROVAL OF THIS PLAN IS CONTINGENT ON COMPLETION OF ALL THE REQUIREMENTS OF THE REGULATIONS, AND THE SUBDIVISION SHALL BE SUBJECT TO THE VARIANCES OR MODIFICATIONS MADE IN WRITING BY THE BOARD AND ATTACHED HERETO."
 11. THOMAS SYKOWSKI, CERTIFIED WETLAND SCIENTIST #273 OF THE ENVIRONMENTAL CONSERVATION BOARD, HAS REVIEWED THE FIELD AND MAPING INFORMATION FOR PARCELS 19, 206 ACCORDING TO THE "CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHEASTERN AND NORTH EAST REGION, VERSION 2.0, JANUARY 2012, U.S. ARMY CORPS OF ENGINEERS."
 12. ABUTTING PROPERTIES ARE A MIX OF VACANT WOODLAND AND RESIDENTIAL LOTS.
 13. NO KNOWN EASEMENTS OR ENCROACHMENTS OTHER THAN SHOWN ON PLAN OR REFERENCED IN DEED.
 14. THIS SURVEY PERFORMED ACCORDING TO STANDARDS FOR REAL PROPERTY SURVEYS, CLASSIFICATION U, SET FORTH IN ADMINISTRATIVE RULES LAN 502 AND 503 ADOPTED 12/8/94 BY THE STATE OF NEW HAMPSHIRE UNDER RSA 500-A:35 AND RSA 504-A:1, 200 FEET OF THIS PARCEL THAT ARE NOT SHOWN ON THIS PLAN.
 15. THERE ARE NO EXISTING WELLS, SEPTICS, DRIVEWAYS OR STRUCTURES ON OR WITHIN 200 FEET OF THIS PARCEL THAT ARE NOT SHOWN ON THIS PLAN.
 16. THIS PARCEL IS IN CURRENT USE.
 17. ALL EXISTING LOT CORNERS AND R.O.W. BOUNDS SHOWN ON THIS PLAN HAVE BEEN FOUND.

REVISIONS

[illegible]

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

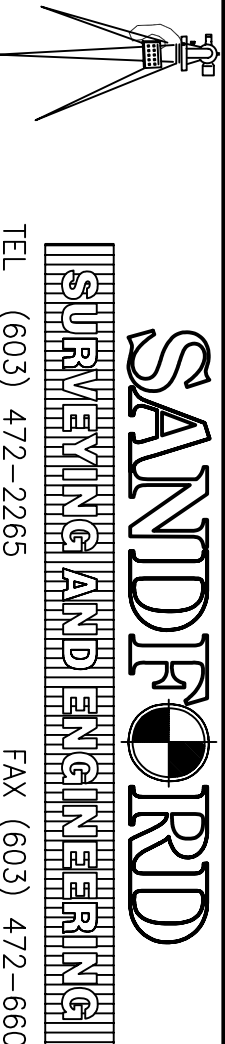
MASON PLANNING BOARD APPROVAL

DATE: _____ BY: _____

CHAIRMAN

CERTIFICATION OF BOUNDARY PRECISION

I HEREBY CERTIFY THAT THIS PLAN 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 ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY.



SUBDIVISION PLAN
MAP J / LOT 11
MARTIN RUGGIERO
245 OLD TURNPIKE ROAD
(NH ROUTE 124)
TOWN OF MASON
HILLSBOROUGH COUNTY, NEW HAMPSHIRE

TEL (603) 472-2265

TEL (603) 472-2265

TEL (603) 472-2265 FAX (603) 472-6604
597 NEW BOSTON ROAD, BEDFORD, NH 03110
COUNTY SUPERIOR BUILDINGS, CITY PLANS, CONSTRUCTION, SECTOR, REGION

597 NEW BOSTON ROAD,
BOUNDARY SPRINGS & SUBDIVISIONS & SITE E

PROJ. MAN.: RPS	CADD: LPN	PROJ.:RUG01S05171
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SCALE: 1" = 100'	DATE: 8/25/16	SHEET 1 OF 3
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LEGEND

PROPERTY LINE

EDGE OF WET AREA

BUILDING SETBACK LINE

IRON ROD OR IRON PIN FIND

BUILDING

4000 S.F.
REFERENCE AREA

GRANITE BOUND TO BE SET

WELL

MAP J / LOT 10
RONALD W. AND JUDITH IBMAKI
38 NORA COURT
NEW IPSWICH, NH 03071

MAP J / LOT 9
DESROSIER'S FAMILY
REV. TRUST
ANITA M. DESROSIERS
432 OLD TURNPIKE ROAD
MASON, NH 03048

MAP J / LOT 11-1
MARTIN RUGGIERO
20 BELL LANE
MASON, NH 03048

MAP J / LOT 11-3
211,203 SF
4.849 ACRES

MAP J / LOT 11-2
188,578 SF
4.329 ACRES

MAP J / LOT 11-1
183,074 SF
4.203 ACRES

MAP J / LOT 11
199,180 SF
4.573 ACRES

MAP J / LOT 73
BRUCE V. AND LINDA J. GOSS
20 MARCEL ROAD
MASON, NH 03048

MAP J / LOT 72
ROBERT SWINIMER
334 OLD TURNPIKE ROAD
MASON, NH 03048

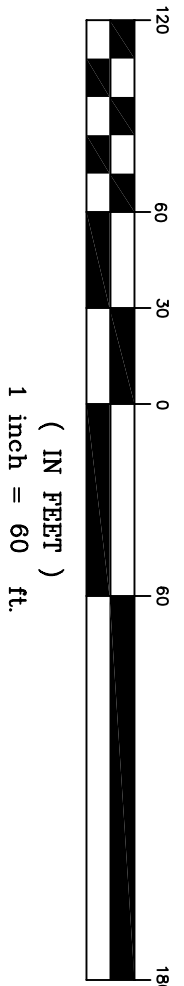
MAP J / LOT 74-1
MICHAEL ZEDALIS
288 OLD TURNPIKE ROAD
MASON, NH 03048

MAP J / LOT 71
LARRY L. AND MARY E. PIERCE
200 REED ROAD
MASON, NH 03048

REVISIONS

NO.	DATE	DESCRIPTION	BY

GRAPHIC SCALE



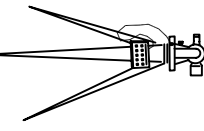
SCS SOILS KEY

SYMBOL	DESCRIPTION	SLOPES
22C	COTTON LOAMY SAND,	8 TO 15%
7B5	MARLOW LOAM,	8 TO 15%
7B5	MARLOW LOAM,	8 TO 15%
14B	MONADNOCK STONY FINE SANDY LOAM,	8 TO 15%
160B	TUNBRIDGE-LYMAN-MONADNOCK COMPLEX, 3 TO 8%	8 TO 15%
160C	TUNBRIDGE-LYMAN-MONADNOCK COMPLEX, 8 TO 15%	8 TO 15%

THE SOIL INFORMATION IS TAKEN FROM SHEET NO. 31 OF THE SOIL SURVEY, HILLSBOROUGH COUNTY, WESTERN PART, PUBLISHED BY THE USDA-SCS.

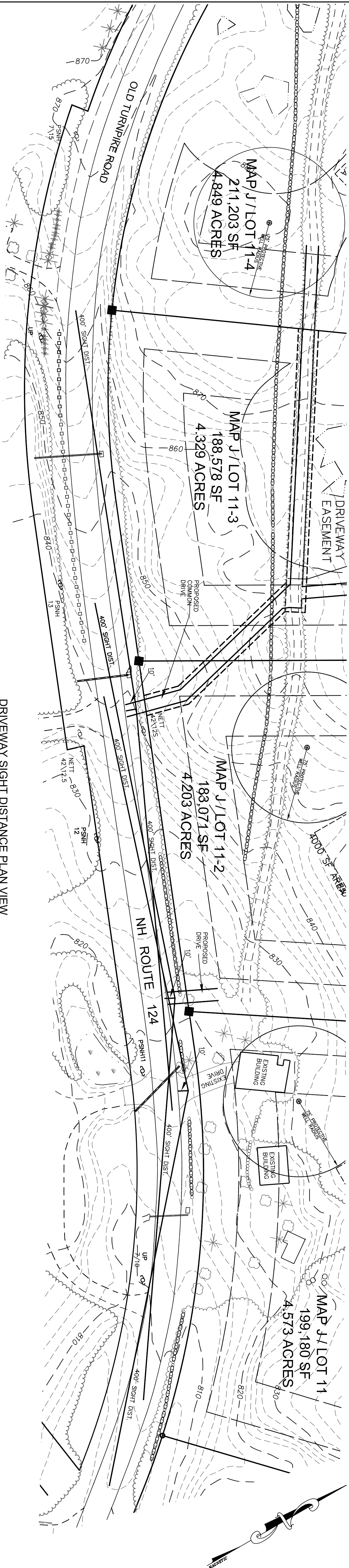
THOMAS SANDFORD, GEOTEC, WETLAND SCIENTIST #127 OF THE ENVIRONMENTAL CONSULTANTS BOARD HAS REPRODUCED THE WETLAND MAPS ON FEBRUARY 19, 2016 ACCORDING TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHERN, CENTRAL, AND NORTH EAST REGION, VERSION 2.0, JANUARY 2012, US ARMY CORPS OF ENGINEERS.

SANDFORD

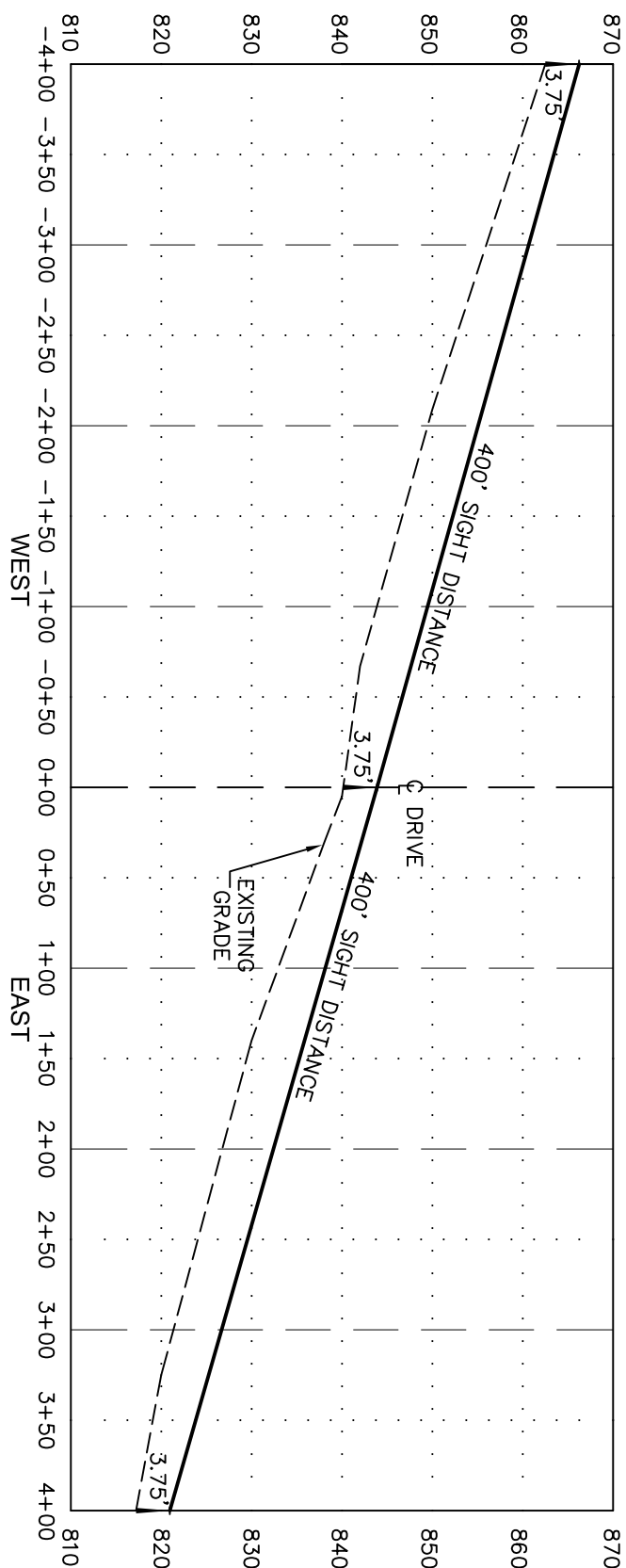


597 NEW BOSTON ROAD, BEDFORD, NH 03110
BOUNDARY SURVEYS ~ SITE PLANS ~ STRUCTURAL ~ SEPTIC DESIGNS
PROJ. MAN.: RPS CADDD: LPN
CONTACT: M. RUGGIERO CHK. BY: RPS DWG#: RUG01516010
SCALE: 1" = 60' DATE: 8-25-16 SHEET 2 OF 3

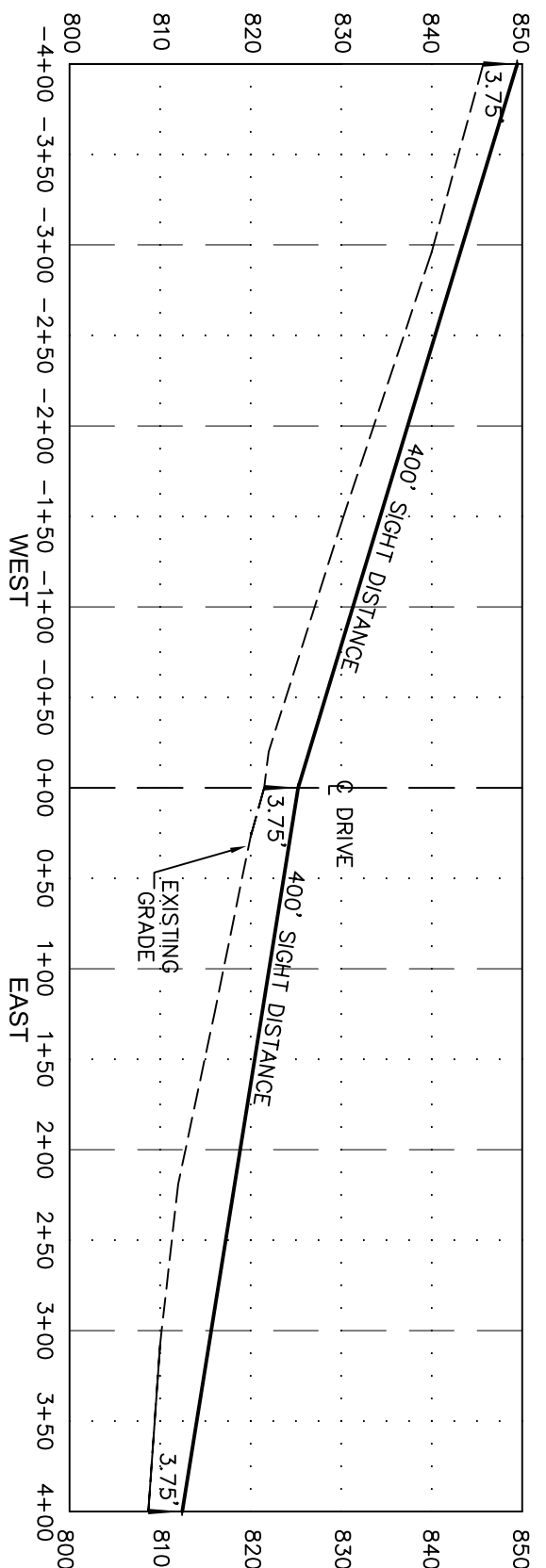
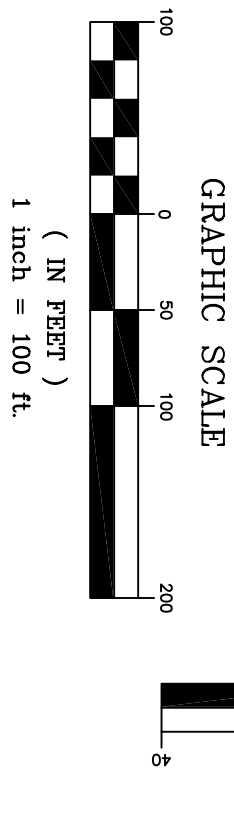
TOPOGRAPHIC AND SOILS PLAN
MAP J / LOT 11
MARTIN RUGGIERO
245 OLD TURNPIKE ROAD
(NH ROUTE 124)
TOWN OF MASON
HILLSBOROUGH COUNTY, NEW HAMPSHIRE



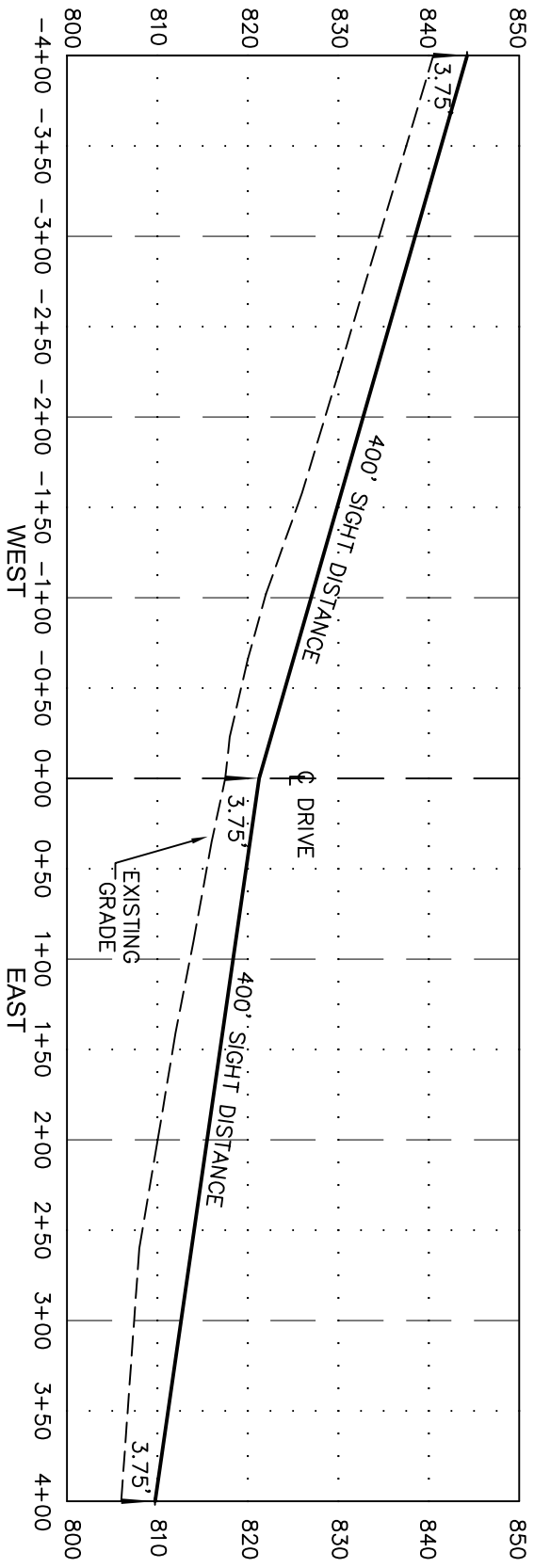
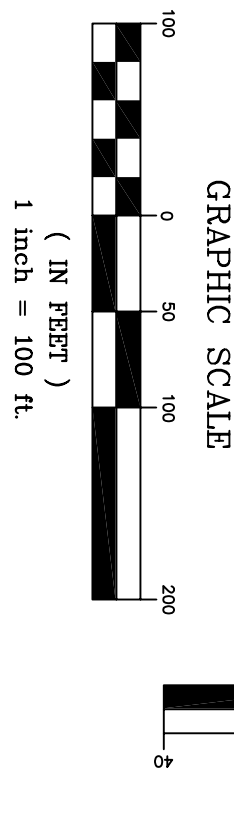
DRIVEWAY SIGHT DISTANCE PLAN VIEW
SCALE: 1" = 50'



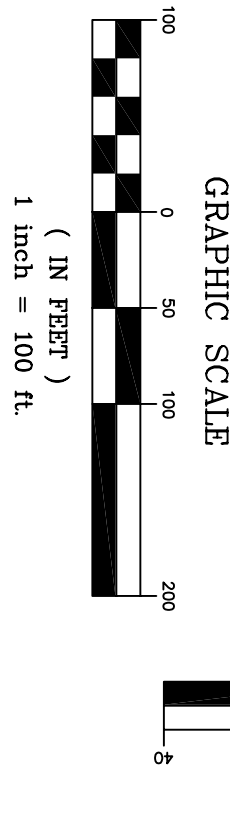
MAP J / LOT 11-3 & 11-4 COMMON DRIVEWAY SIGHT DISTANCE PROFILE



MAP J / LOT 11-2 DRIVEWAY SIGHT DISTANCE PROFILE

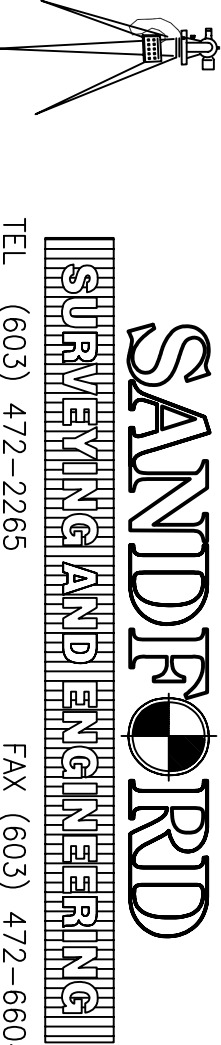


MAP J / LOT 11 EXISTING DRIVEWAY SIGHT DISTANCE PROFILE



DRIVEWAY SIGHT DISTANCE PLAN

MAP J / LOT 11
MARTIN RUGGIERO
245 OLD TURNPIKE ROAD
(NH ROUTE 124)
TOWN OF MASON
HILLSBOROUGH COUNTY, NEW HAMPSHIRE



TEL (603) 472-2265 FAX (603) 472-6604
597 NEW BOSTON ROAD, BEDFORD, NH 03110
BOUNDARY SURVEYS ~ SITE PLANS ~ STRUCTURAL ~ SEPTIC DESIGNS
PROJ. MAN.: RPS CAD: LPN PROJ.:RUG01506171
CONTACT: M. RUGGIERO CHK. BY: RPS DWG#:RUG01516010
SCALE: AS SHOWN DATE: 8-25-16 SHEET 3 OF 3