

REFERENCE PLAN:

"PLAN FOR CLUSTER SUBDIVISION AT OLD MILL FARM, MAP 8 LOT 106 & MAP 11E LOT 9, HILLSBOROUGH, N.H., OWNER OF RECORD BEARD BROOK VILLAGE, LLC," DATED JULY 21, 2005 AND LAST REVISED 2/28/06 BY DONALD R. MELLEN SURVEYOR, LLC. SEE HCRD #35,600.



TAX MAP 8 LOT 106
TOWN OF HILLSBOROUGH
P.O. BOX 7
HILLSBOROUGH, NH 03244
V. 8037 P. 1495

TAX MAP 11E LOT 8
EUGENE S. & HELEN B. CAGGIANO
20 JACQUES ROAD
TYNGSBORO, MA 01879
V. 7237 P. 2205

TAX MAP 8 LOT 111
THE D. KRAKOV REV. TRUST,
DAVID KRAKOV TRUSTEE
109 JONES ROAD
HILLSBOROUGH, NH 03244
V. 9262 P. 299

TAX MAP 11I LOT 50
BRETT M. & TAMMY M. DAVISON
216 BIBLE HILL ROAD
HILLSBOROUGH, NH 03244
V. 9442 P. 678

TAX MAP 11E LOT 357
THOMAS P. & SHEILA K. HAMBLETON
P.O. BOX 175
NAHANT, MA 01908
V. 8361 P. 2662

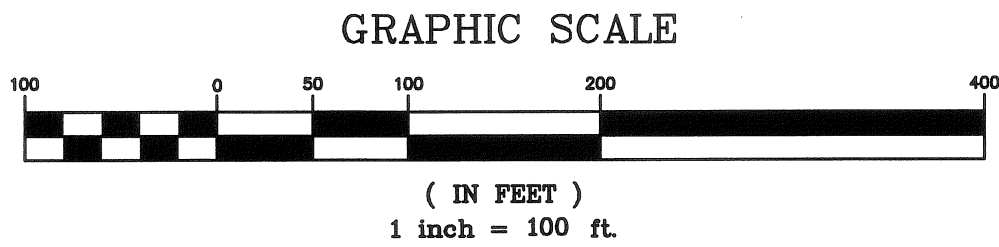
SYMBOL LEGEND

- GRAN. BOUND TO BE SET
- I. ROD TO BE SET
- GRAN. BOUND FOUND
- I. ROD FOUND
- DRILL HOLE FOUND
- UTILITY POLE
- SIGN POST
- STONEWALL
- EDGE OF WET PER REF. PLAN
- APPROX. LIMIT OF BURIAL AREAS BY OTHERS
- OVERHEAD UTILITY LINE

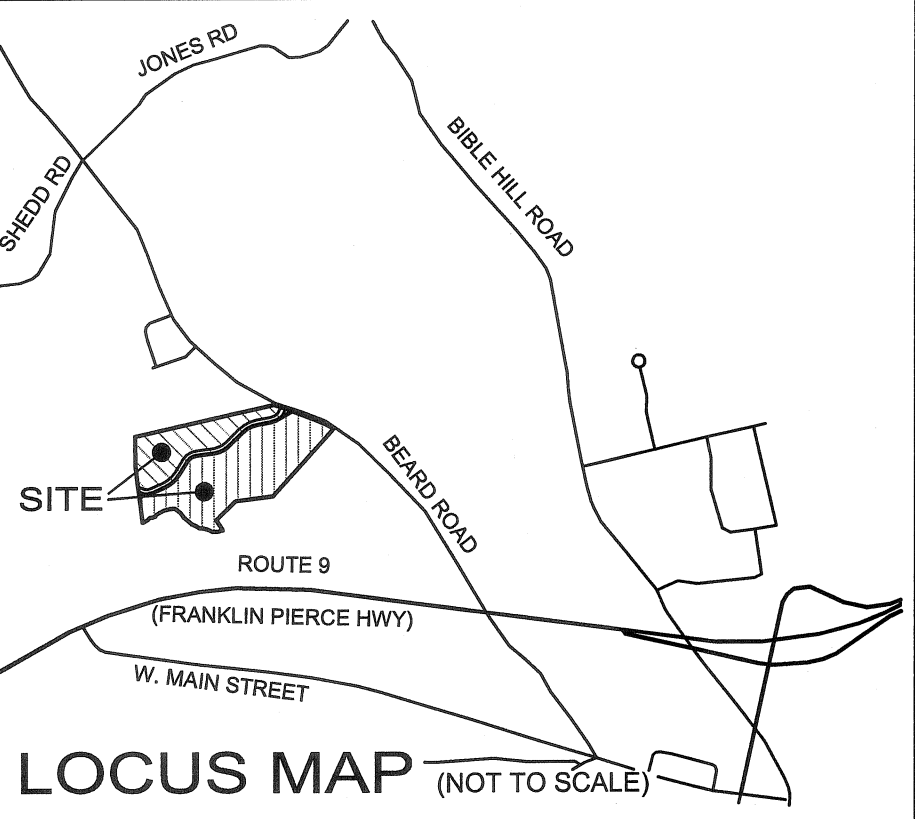
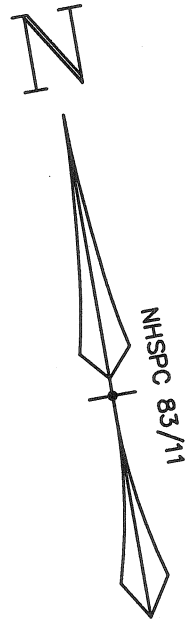
TAX MAP 11A LOT 10
STATE OF NEW HAMPSHIRE
DEPARTMENT OF TRANSPORTATION
C/O CINDY POOLE - R.O.W.
PO BOX 483
CONCORD, NH 03302-0483

SHEDD BROOK

LOT AREA TABLE						
LOT #	EXIST. AREA	PROP. AREA	EXIST. CONS. EASEMENT	PROP. CONS. EASEMENT	EXIST. ACCESS EASEMENT	PROP. ACCESS EASEMENT
11E-9	571,431 SF	573,061 SF	218,618 SF	145,815 SF	91,944 SF	76,537 SF
11E-9-1	1,087,283 SF±	1,085,653 SF±	220,448 SF	293,251 SF	0 SF	15,407 SF



BEARD ROAD



NOTES:

- 1.) THE SUBJECT PARCELS ARE LOTS 9 & 9-1 ON THE TOWN OF HILLSBOROUGH TAX MAP 11E. THE OWNER OF RECORD FOR **LOT 11E-9**: IS LIFE FOREST LLC OF 173 OAK HILL AVENUE, MANCHESTER, NEW HAMPSHIRE 03104. SEE HCRD V. 9261 P. 2840. THE OWNER OF RECORD FOR **LOT 11E-9-1**: IS THE TOWN OF HILLSBOROUGH OF P.O. BOX 7, HILLSBOROUGH, NH 03244. SEE HCRD V. 9569 P. 701
- 2.) THE SUBJECT PARCELS ARE ZONED R (RURAL). MINIMUM LOT SIZE IS 2 ACRES MINIMUM LOT FRONTAGE = 200'. SETBACKS ARE AS FOLLOWS: FRONT = 30', SIDE = 25' AND REAR = 50'. THE SETBACKS SHOWN ARE FOR REFERENCE ONLY AND NEED TO BE VERIFIED WITH THE ZONING COMPLIANCE OFFICER.
- 3.) THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY PERFORMED BY THIS OFFICE FROM APRIL TO JUNE OF 2023. I, JOSEPH M. WICHERT, NHLS #783, CERTIFY THAT THE WORK WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION.
- 4.) THE INTENT OF THIS PLAN IS TO ADJUST THE BOUNDARY LINES BETWEEN THE SUBJECT PARCELS AS SHOWN IN THE PLAN VIEW. PARCELS A AND B ARE NOT TO BE CONSIDERED SEPARATE BUILDING LOTS BUT WILL HENCEFORTH BE COMBINED WITH AND BECOME A PART OF LOT 9-1 AND LOT 9 RESPECTIVELY. APPROVAL OF THIS PLAN WILL NOT CREATE ANY NEW BUILDING LOTS.
- 5.) THE SUBJECT PARCEL IS PARTIALLY IN **ZONE X** (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND ALSO **ZONE AE** (SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, BASE FLOOD ELEVATIONS DETERMINED) AS SHOWN ON THE FLOOD INSURANCE RATE MAP, HILLSBOROUGH COUNTY, NEW HAMPSHIRE, MAP NUMBERS 33011C0127D & 33011C0131D, EFFECTIVE DATE SEPTEMBER 25, 2009.
- 6.) THE VERTICAL DATUM IS NAVD 1988 AND THE HORIZONTAL DATUM IS NHSPC 1983/2011. THE DATUMS WERE ESTABLISHED USING STATIC GPS OBSERVATIONS PERFORMED BY THIS OFFICE IN APRIL OF 2023. CONTOURS SHOWN ARE FROM AVAILABLE PUBLIC LIDAR SOURCES AND NOT BASED ON A FIELD TOPOGRAPHIC SURVEY FROM THIS OFFICE.
- 7.) THE UTILITY INFORMATION SHOWN IS BASED ON THE ABOVE GROUND LOCATION OF VISIBLE UTILITIES AND ANY AVAILABLE PLANS. THE CONTRACTOR NEEDS TO FIELD VERIFY ALL UTILITIES PRIOR TO ANY CONSTRUCTION. THIS OFFICE DOES NOT GUARANTEE THE LOCATION AND ACCURACY OF THE UTILITY DATA. DIG SAFE SHALL BE CONTACTED 72 HOURS PRIOR TO COMMENCING ANY CONSTRUCTION (811).
- 8.) STATUS OF APPROVALS: NHDES SUBDIVISION APPROVAL = NOT REQUIRED BOTH LOTS > 5 ACRES
- 9.) NO BUILDINGS OR OTHER STRUCTURES WILL BE CONSTRUCTED ON LOT 9 EXCEPT FOR SHEDS OR OTHER SMALL STRUCTURES NECESSARY FOR THE OPERATION OF LIFE FOREST BURIALS.
- 10.) NO WORK WILL RESULT IN THE DREDGE AND FILL OF WETLANDS ON LOT 9, EXCEPTING FOR THE EXISTING PERMIT FOR A CULVERT. THE EXCEPTION SHALL EXPIRE WHEN THE EXISTING PERMIT EXPIRES.
- 11.) IN ADDITION TO THE EXISTING RIGHT OF WAY ON LOT 9 GRANTED TO THE TOWN OF HILLSBOROUGH, THE TOWN OF HILLSBOROUGH CONSERVATION COMMISSION SHALL HAVE PERMISSION TO ACCESS LOT 9 WITH PRIOR NOTICE TO THE OWNER OF LOT 9.
- 12.) THIS IS A 2 SHEET PLAN SET. SHEET 1 OF 2 WILL BE RECORDED AT THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS. SHEET 2 OF 2 WILL BE KEPT ON FILE WITH THE TOWN ON HILLSBOROUGH PLANNING DEPARTMENT.

WAIVERS REQUESTED:

THE APPLICANT IS REQUESTING WAIVERS FROM THE FOLLOWING ITEMS ON THE APPLICATION CHECKLIST:

ITEM 20 = WETLANDS BOUNDARIES. WETLANDS ARE SHOWN FROM THE REFERENCE PLAN

ITEM 21 = SURFACE WATERS. SHOWN FROM REFERENCE PLAN & PARTIAL FIELD LOCATION WHERE POSSIBLE

ITEM 22 = CERTIFIED WETLANDS SCIENTIST CERTIFICATION. SEE ITEMS 20 & 21

ITEM 30 = RIGHT OF WAY LANDSCAPE PLAN

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NO.	DATE	DESCRIPTION	BY

RECORDABLE
LOT LINE ADJUSTMENT PLAN FOR
LIFE FOREST LLC
TAX MAP 11E LOT 9
& THE TOWN OF HILLSBOROUGH
TAX MAP 11E LOT 9-1
BEARD ROAD
HILLSBOROUGH, NEW HAMPSHIRE

DATE: 4 MAY, 2023

SCALE: 1" = 100'

LOT LINE ADJUSTMENT PLAN BY:

802 AMHERST STREET
MANCHESTER, NH 03104
TEL: (603) 647-4282 OR 736-8203
FAX: (603) 623-1910
WEB: WWW.JMWLLS.COM

Joseph M. Wichert
LLS, INC.

LAND SURVEYOR & SEPTIC SYSTEM DESIGNER

SHEET S1 SHEET 1 OF 2 F.B. -- P. - JOB #2023107

APPROVED AS A SUBDIVISION UNDER THE PROVISIONS OF RSA 674:37
HILLSBOROUGH PLANNING BOARD IN ACCORDANCE WITH THE VOTE OF THE BOARD

DATED: _____

CHAIRPERSON

REFERENCE PLAN:

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DAVID KRAKOV TRUSTEE
109 JONES ROAD
HILLSBOROUGH, NH 03244
V. 9262 P. 299

NRCS SOIL DATA:

GENERATED MAY 19, 2023
143D: MONADNOCK FINE SANDY LOAM (15-35% SLOPES)
214A: NAUMBURG FINE SANDY LOAM (0-3% SLOPES)
613A: CROGHAN LOAMY FINE SAND (0-3% SLOPES)
197: BOROHEMISTS, PONDED

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216 BIBLE HILL ROAD
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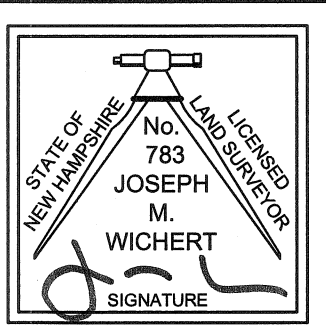
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PO BOX 483
CONCORD, NH 03302-0483
V. 6222 P. 554

SYMBOL LEGEND

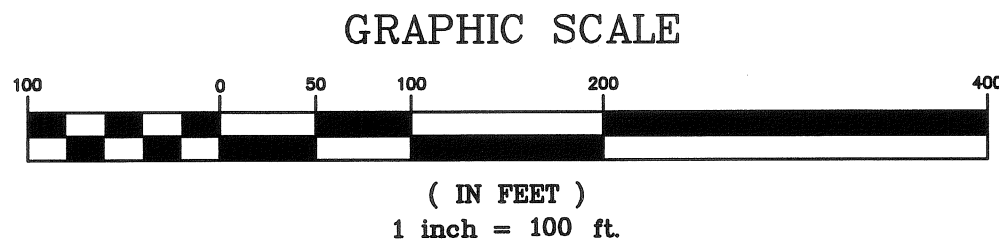
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- APPROX. LIMIT OF BURIAL AREAS BY OTHERS
- OVERHEAD UTILITY LINE

I CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE WITH A TOPCON GT 503. THE ERROR OF CLOSURE ON ALL LOT LINES WITHIN AND BORDERING THE SUBJECT PROPERTY IS BETTER THAN 1 IN 10,000.

31 AUG. 2023
DATE



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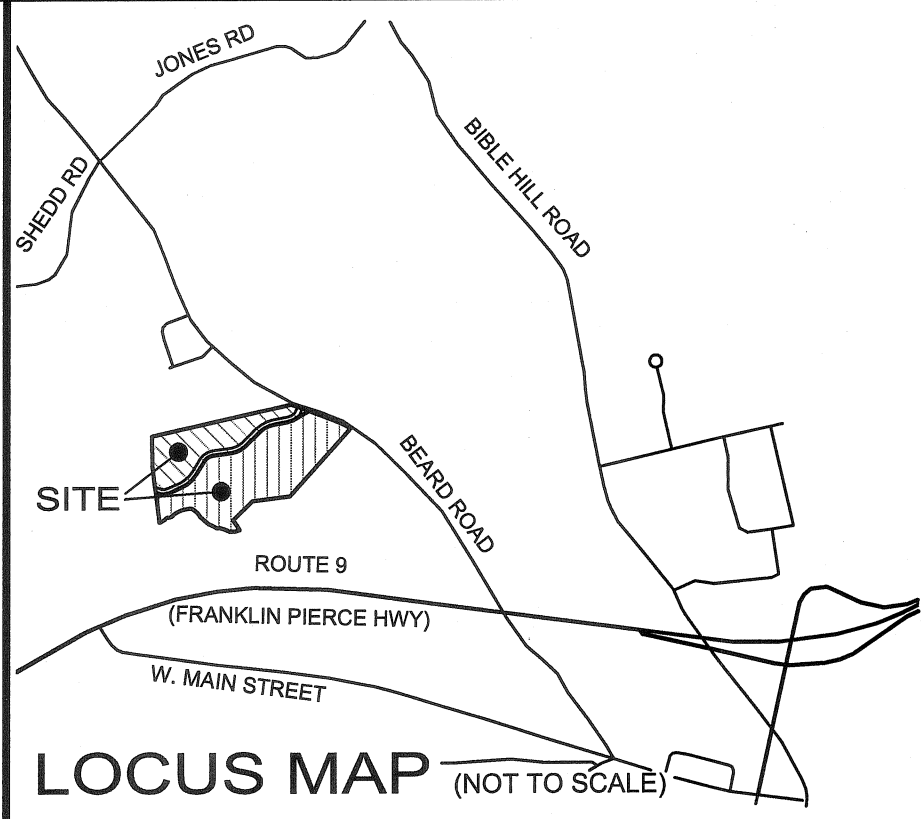
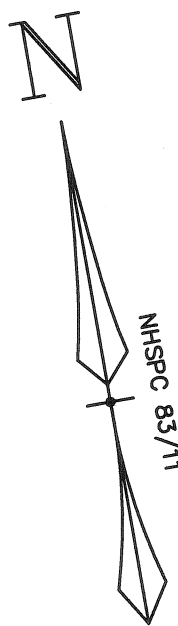
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TOPOGRAPHIC
LOT LINE ADJUSTMENT PLAN FOR
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TAX MAP 11E LOT 9-1
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SHEET S2 SHEET 2 OF 2 F.B. -- P. - JOB #2023107

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