

3-24
JOHN E. & ANNE S. CHAMBERS
 489 OLD COUNTY ROAD SOUTH
 FRANCETOWN, NH 03043
 VOL. 6851 PG. 1982 2/28/03

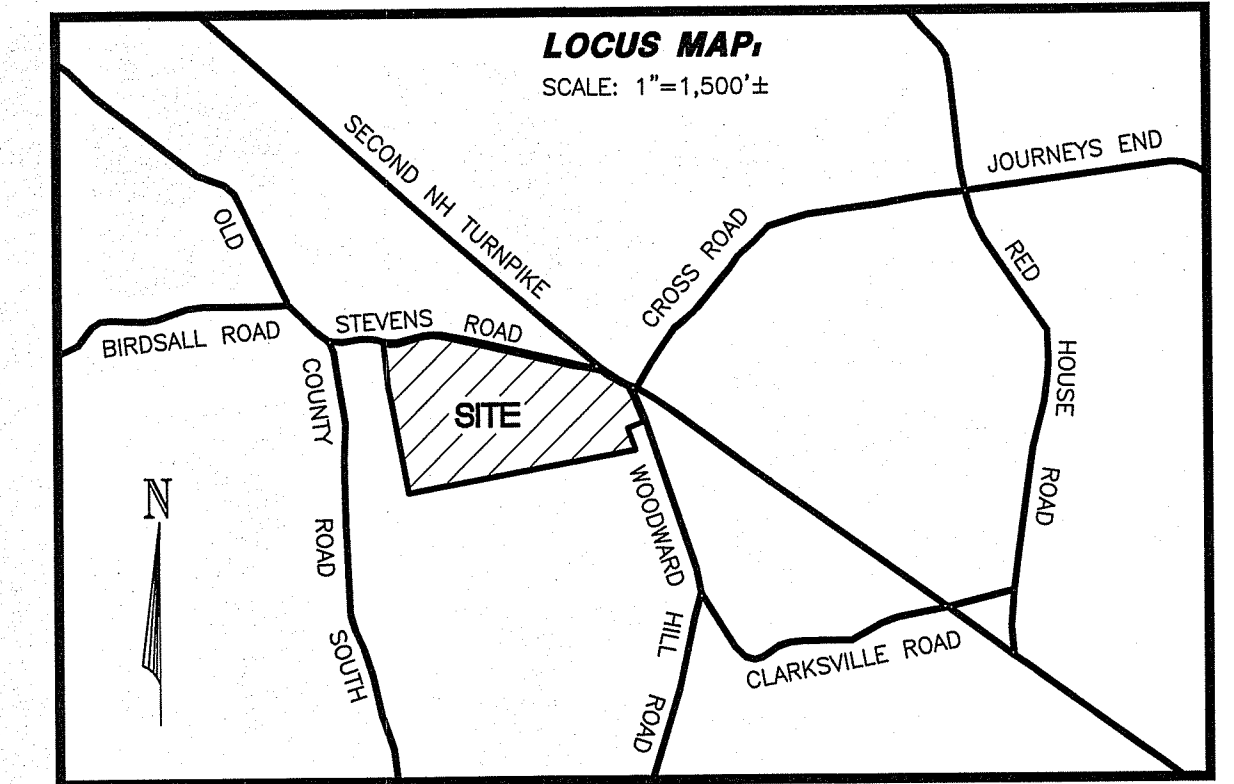
3-25
PRESCOTT G. & ELIZABETH L. TOLMAN
 142 STEVENS ROAD
 FRANCETOWN, NH 03043
 VOL. 5468 PG. 191 9/21/93

LOT SYNOPSIS

LOT NO.	EXISTING	PROPOSED	-	+
3-18	1,455,279 S.F. 33.409 ACRES	1,034,354 S.F. 23.745 ACRES	LOTS 3-18-1 THRU 3-18-4	PARCEL A
3-17	280,342 S.F. 6.436 ACRES	145,015 S.F. 3.329 ACRES	PARCEL A	PARCELS NONE

- LEGEND:**
- RIGHT-OF-WAY SIDELINE
 - PROPERTY LINE
 - ABUTTING LOT LINE
 - - - LOT LINE TO BE ABANDONED
 - - - EASEMENT LINE
 - - - BUILDING SETBACK LINE
 - - - EDGE OF PAVEMENT
 - - - EXISTING GRAVEL ROAD
 - - - EDGE OF STREAM
 - - - EDGE OF WETLANDS
 - - - STONE WALL

- 2C/68** EXISTING TAX MAP & LOT NUMBER
- ▨ EXISTING BUILDING
 - EXIST. GRANITE BOUND FOUND
 - EXIST. IRON PIPE FOUND
 - EXIST. IRON PIN FOUND
 - IRON PIN TO BE SET

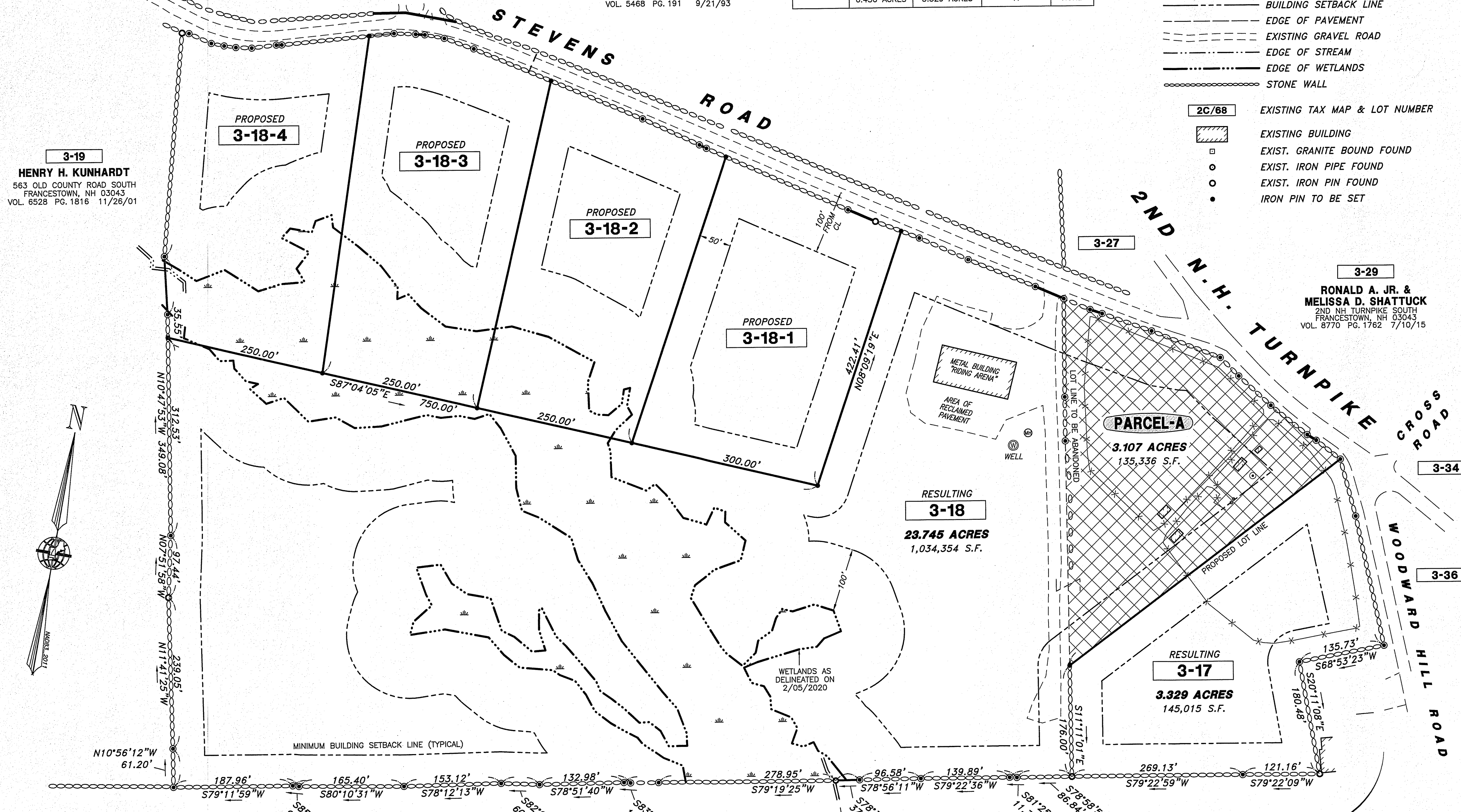


REFERENCE PLANS:

- "SUBDIVISION OF LAND OF - PHILLIP W. AND FAYE B. IRELAND - FRANCETOWN, NEW HAMPSHIRE" SCALE: 1"=40', DATED MAY 5, 1971, PREPARED BY PHILLIP W. IRELAND AND RECORDED AT THE H.C.R.D. AS PLAN NO. 5047.
- SURVEY OF LAND OF - FAYE B. & PHILLIP W. IRELAND - FRANCETOWN, N.H." SCALE: 1"=100', DATED DEC. 3, 1979, PREPARED BY PHILLIP W. IRELAND AND RECORDED AT THE H.C.R.D. AS PLAN NO. 12785.
- SURVEY OF LAND OF - ELIZABETH M. PHILLIPS - FRANCETOWN, NH" SCALE: 1"=100', DATED DEC. 1, 1984, PREPARED BY PHILLIP W. IRELAND AND RECORDED AT THE H.C.R.D. AS PLAN NO. 19148.

NOTES:

- THE PURPOSE OF THIS PLAN IS TO ADJUST THE COMMON LOT LINE OF TAX MAP 3 LOTS 17 & 18 AND THEN SUBDIVIDE TAX MAP 3 LOT 18 INTO FIVE RESIDENTIAL LOTS. PARCEL "A" IS NOT TO BE CONSIDERED A SEPARATE BUILDING LOT AND WILL BECOME A CONTIGUOUS PART OF TAX MAP 3 LOT 18.
- THE OWNER OF TAX MAP 3 LOTS 15 & 18 IS RONALD A. SHATTUCK, JR. AND MELISSA D. SHATTUCK, ONE CROSS ROAD, FRANCETOWN, NH 03043. SEE H.C.R.D. VOL. 8770 PG. 1762 DATED 7/10/15 & VOL. 9202 PG. 1944 DATED 8/26/2019.
- ZONING FOR THE PARCEL IS "RURAL DISTRICT". MINIMUM CONVENTIONAL REQUIREMENTS INCLUDE 3 ACRES OF GROSS AREA WITH 2 ACRES OF BUILDABLE LAND (CONTIGUOUS AREA EXCLUDING WETLANDS AND STEEP SLOPES OVER 25%) WITH 300' OF FRONTAGE. MINIMUM SETBACK REQUIREMENTS INCLUDE 100' FRONT FROM CENTERLINE OF ROAD, 50' FROM SIDE AND REAR LOT LINES AND 100' FROM FEET OF FRONTAGE. BUILDINGS ON BACKLAND LOTS HAVE A 400' SETBACK FROM CENTERLINE OF ROAD. LOTS ARE ALSO SUBJECT TO THE WETLANDS & VERNAL POOL CONSERVATION DISTRICT AND THE STEEP SLOPE OVERLAY DISTRICT.
- WETLANDS WERE DELINEATED IN ACCORDANCE TO THE ARMY CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, TECHNICAL REPORT Y-87-1, ALONG WITH THE NORTHEAST REGIONAL SUPPLEMENT BY SPENCER C. TATE, C.W.S. OF THIS OFFICE ON 2/05/2020.
- THIS PLAN IS THE RESULT OF A PRECISE INSTRUMENT SURVEY PERFORMED BY THIS OFFICE DURING THE MONTHS OF JANUARY AND FEBRUARY 2020.
- NORTH ORIENTATION AND VERTICAL DATUM ARE NAD83_2011 AND NAVD 88 RESPECTIVELY PER A GPS CORS SOLUTION.
- 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.
- NO EXISTING EASEMENTS OR RESTRICTIONS WERE RECOVERED BY THIS OFFICE FOR TAX MAP 3 LOT 18.
- PARCEL LIES OUTSIDE OF THE 100 YEAR FLOOD ZONE PER FEMA FIRM MAP 33011C0310D, EFFECTIVE DATE 9/25/09.
- NHDES SUBDIVISION APPROVAL IS PENDING.
- LOTS ARE TO BE SERVED BY INDIVIDUAL WELLS AND SEPTIC SYSTEMS ALONG WITH OVERHEAD ELECTRIC TELEPHONE AND CABLE.
- TEST PITS WERE INSPECTED BY JASON C. BOLDUC, LICENSED SEPTIC DESIGNER OF THIS OFFICE ON 2/19/20, 5/20/20 & 6/19/20.



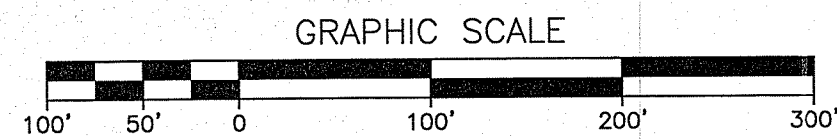
ABUTTER INFORMATION:

3-27
 RONALD A. JR. & MELISSA D. SHATTUCK
 2ND NH TURNPIKE SOUTH
 FRANCETOWN, NH 03043
 VOL. 8770 PG. 1762

3-15-1
KAREN A. & PAUL A. ST. CYR
 80 WOODWARD HILL ROAD
 FRANCETOWN, NH 03043
 VOL. 7298 PG. 1003 8/13/04

3-34
 FRANCETOWN LAND TRUST, INC.
 PO BOX 132
 FRANCETOWN, NH 03043
 VOL. 9248 PG. 2840

3-36
 CHARBONNEAU FAMILY REVOCABLE TRUST
 DAN T. & HEATHER CHARBONNEAU TRUSTEES
 21 WOODWARD HILL ROAD
 FRANCETOWN, NH 03043
 VOL. 9088 PG. 1667



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

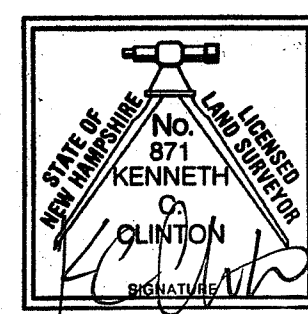
Approved as a Subdivision in accordance with the provisions of RSA 674_____

THE FRANCETOWN PLANNING BOARD

by _____, Chairperson
 by _____, Secretary

CERTIFICATION:

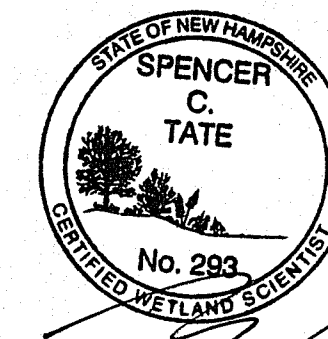
"I HEREBY CERTIFY THAT THIS PLAN IS THE RESULT OF AN ON-SITE INSTRUMENT SURVEY PERFORMED BY THIS OFFICE, WHICH MEETS THE URBAN CLASSIFICATION PRECISION OF ONE PART IN TEN THOUSAND (1:10,000).



Issued for State and/or Municipal review only

SHEET INDEX:

- LOT LINE ADJUSTMENT AND SUBDIVISION PLAN (100 SCALE OVERALL) *
 - LOT LINE ADJUSTMENT AND SUBDIVISION PLAN (50 SCALE) *
 - LOT LINE ADJUSTMENT AND SUBDIVISION PLAN (50 SCALE) *
 - TOPOGRAPHIC & SOILS PLAN (100 SCALE OVERALL)
- * INDICATES SHEETS TO BE RECORDED



LOT LINE ADJUSTMENT AND SUBDIVISION PLAN
 LAND OF:
RONALD A. SHATTUCK, JR. & MELISSA D. SHATTUCK
 TAX MAP 3 LOTS 17 & 18
 STEVENS ROAD, SECOND N.H. TURNPIKE
 AND WOODWARD HILL ROAD
 FRANCETOWN, NEW HAMPSHIRE

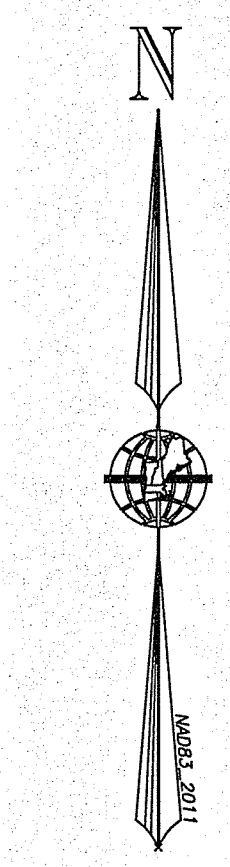
SCALE: 1" = 100' SEPTEMBER 10, 2020

MERIDIAN
LAND SERVICES, INC.
 ENGINEERING | SURVEYING | PERMITTING
 SOIL & WETLAND MAPPING | SEPTIC DESIGN
 31 OLD NASHUA ROAD, AMHERST, NH 03041 TEL. 603-673-1441
 MERIDIANLANDSERVICES.COM FAX 603-673-1584

Plotted: 9/18/2020, 1:50 PM, Br. JGL
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3-25
PRESCOTT G. & ELIZABETH L. TOLMAN
 142 STEVENS ROAD
 FRANCETOWN, NH 03043
 VOL. 5468 PG. 191 9/21/93

STEVENS ROAD
 GRAVEL SURFACE NO# CLASS V
 VARIABLE WIDTH FLOW



3-19
HENRY H. KUNHARDT
 563 OLD COUNTY ROAD SOUTH
 FRANCETOWN, NH 03043
 VOL. 6528 PG. 1816 11/26/01

PROPOSED
3-18-4
3.134 ACRES
 136,530 S.F.
 2.31 AC. BUILDABLE
 300.00' FRONATAGE

PROPOSED
3-18-3
3.414 ACRES
 148,698 S.F.
 2.48 AC. BUILDABLE
 300.00' FRONATAGE

PROPOSED
3-18-2
3.150 ACRES
 137,202 S.F.
 2.31 AC. BUILDABLE
 300.00' FRONATAGE

PROPOSED
3-18-1
3.072 ACRES
 133,821 S.F.
 3.07 AC. BUILDABLE
 300.00' FRONATAGE

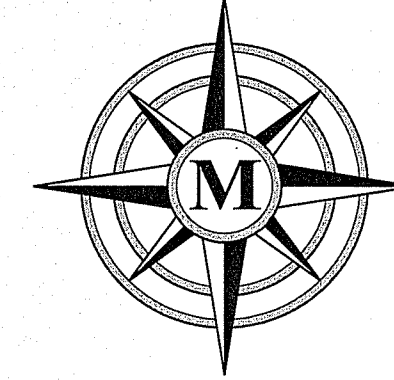
RESULTING
3-18
23.745 ACRES
 1,034,354 S.F.
 3.07 AC. BUILDABLE

METAL BUILDING
 "RIDING ARENA"

AREA OF RECLAIMED PAVEMENT

LOT LINE ADJUSTMENT AND SUBDIVISION PLAN
 LAND OF:
RONALD A. SHATTUCK, JR. & MELISSA D. SHATTUCK
 TAX MAP 3 LOTS 17 & 18
 STEVENS ROAD, SECOND N.H. TURNPIKE
 AND WOODWARD HILL ROAD
 FRANCETOWN, NEW HAMPSHIRE

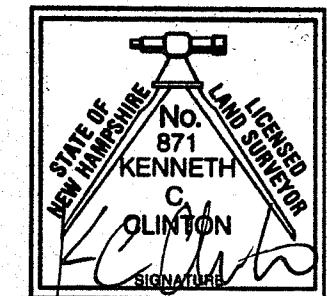
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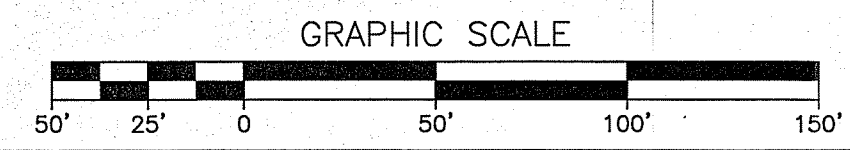
MERIDIAN
LAND SERVICES, INC.
 ENGINEERING | SURVEYING | PERMITTING
 SOIL & WETLAND MAPPING | SEPTIC DESIGN
 31 OLD NASHUA ROAD, AMHERST, NH 03031 TEL. 603-673-1441
 MERIDIANLANDSERVICES.COM FAX 603-673-1584

Approved as a Subdivision in accordance with the provisions of RSA 674 _____
 THE FRANCETOWN PLANNING BOARD
 by _____, Chairperson
 by _____, Secretary

CERTIFICATION:
 "I HEREBY CERTIFY THAT THIS PLAN IS THE RESULT OF AN ON-SITE INSTRUMENT SURVEY PERFORMED BY THIS OFFICE, WHICH MEETS THE URBAN CLASSIFICATION PRECISION OF ONE PART IN TEN THOUSAND (1:10,000)."

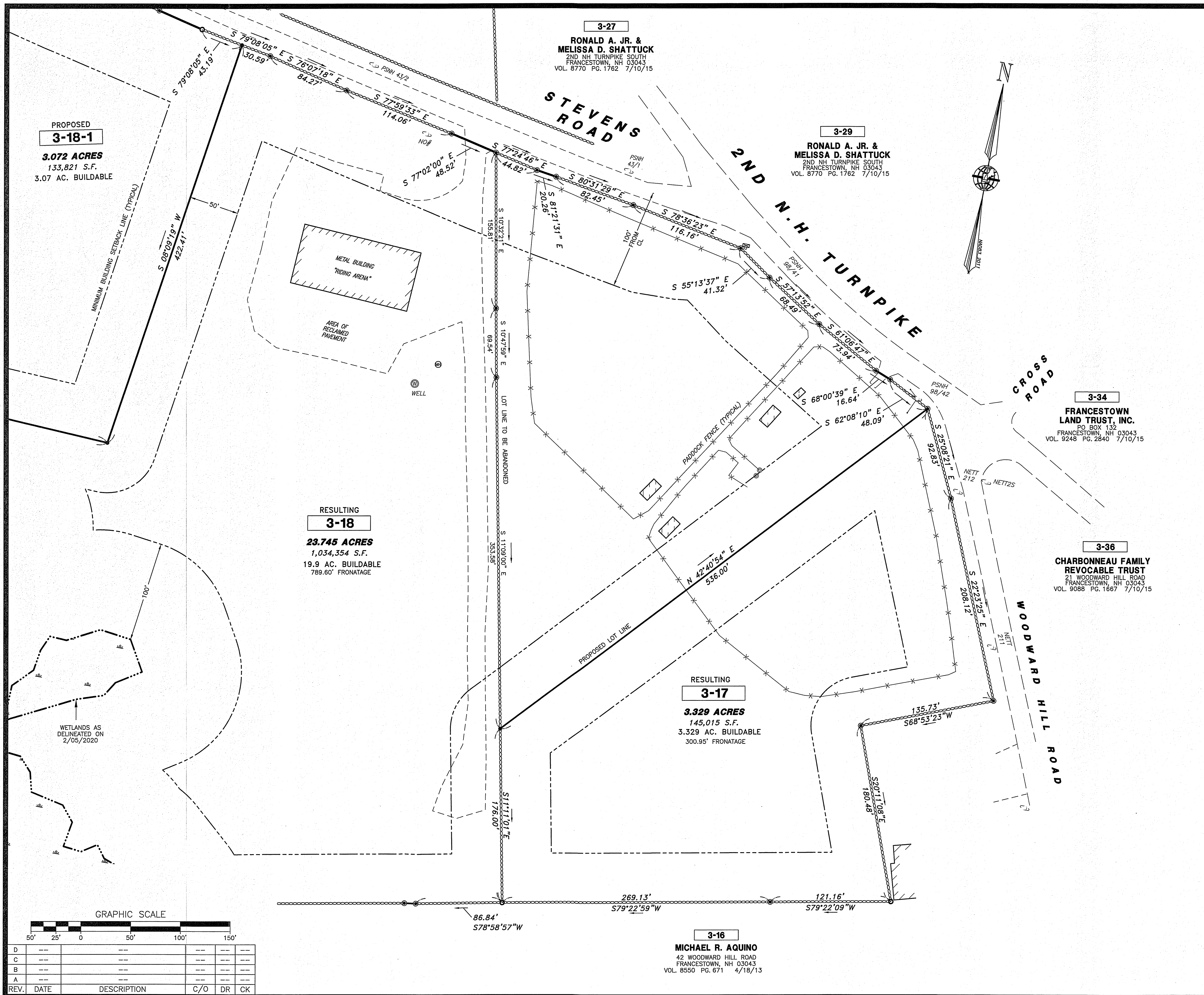


Issued for State and/or Municipal review only
 9/10/20



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C					
B					
A					

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PROPOSED
3-18-1
3.072 ACRES
133,821 S.F.
3.07 AC. BUILDABLE

RESULTING
3-18
23.745 ACRES
1,034,354 S.F.
19.9 AC. BUILDABLE
789.60' FRONATAGE

RESULTING
3-17
3.329 ACRES
145,015 S.F.
3.329 AC. BUILDABLE
300.95' FRONATAGE

3-16
MICHAEL R. AQUINO
42 WOODWARD HILL ROAD
FRANCESTOWN, NH 03043
VOL. 8550 PG. 671 4/18/13

3-27
RONALD A. JR. & MELISSA D. SHATTUCK
2ND NH TURNPIKE SOUTH
FRANCESTOWN, NH 03043
VOL. 8770 PG. 1762 7/10/15

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2ND NH TURNPIKE SOUTH
FRANCESTOWN, NH 03043
VOL. 8770 PG. 1762 7/10/15

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PO BOX 132
FRANCESTOWN, NH 03043
VOL. 9248 PG. 2840 7/10/15

3-36
CHARBONNEAU FAMILY REVOCABLE TRUST
21 WOODWARD HILL ROAD
FRANCESTOWN, NH 03043
VOL. 9088 PG. 1667 7/10/15

- LEGEND:**
- RIGHT-OF-WAY SIDELINE
 - PROPERTY LINE
 - - - ABUTTING LOT LINE
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 - - - EASEMENT LINE
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 - - - EDGE OF PAVEMENT
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 - - - STONE WALL
- 2C/68** EXISTING TAX MAP & LOT NUMBER
- ▨ EXISTING BUILDING
 - EXIST. GRANITE BOUND FOUND
 - EXIST. IRON PIPE FOUND
 - EXIST. IRON PIN FOUND
 - IRON PIN TO BE SET

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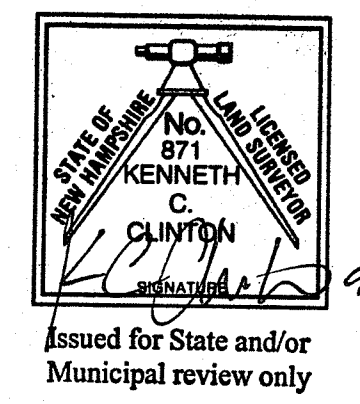
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LOT LINE ADJUSTMENT AND SUBDIVISION PLAN
LAND OF:
RONALD A. SHATTUCK, JR. & MELISSA D. SHATTUCK
TAX MAP 3 LOTS 17 & 18
STEVENS ROAD, SECOND N.H. TURNPIKE
AND WOODWARD HILL ROAD
FRANCESTOWN, NEW HAMPSHIRE

SCALE: 1" = 50' SEPTEMBER 10, 2020

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GRAPHIC SCALE

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

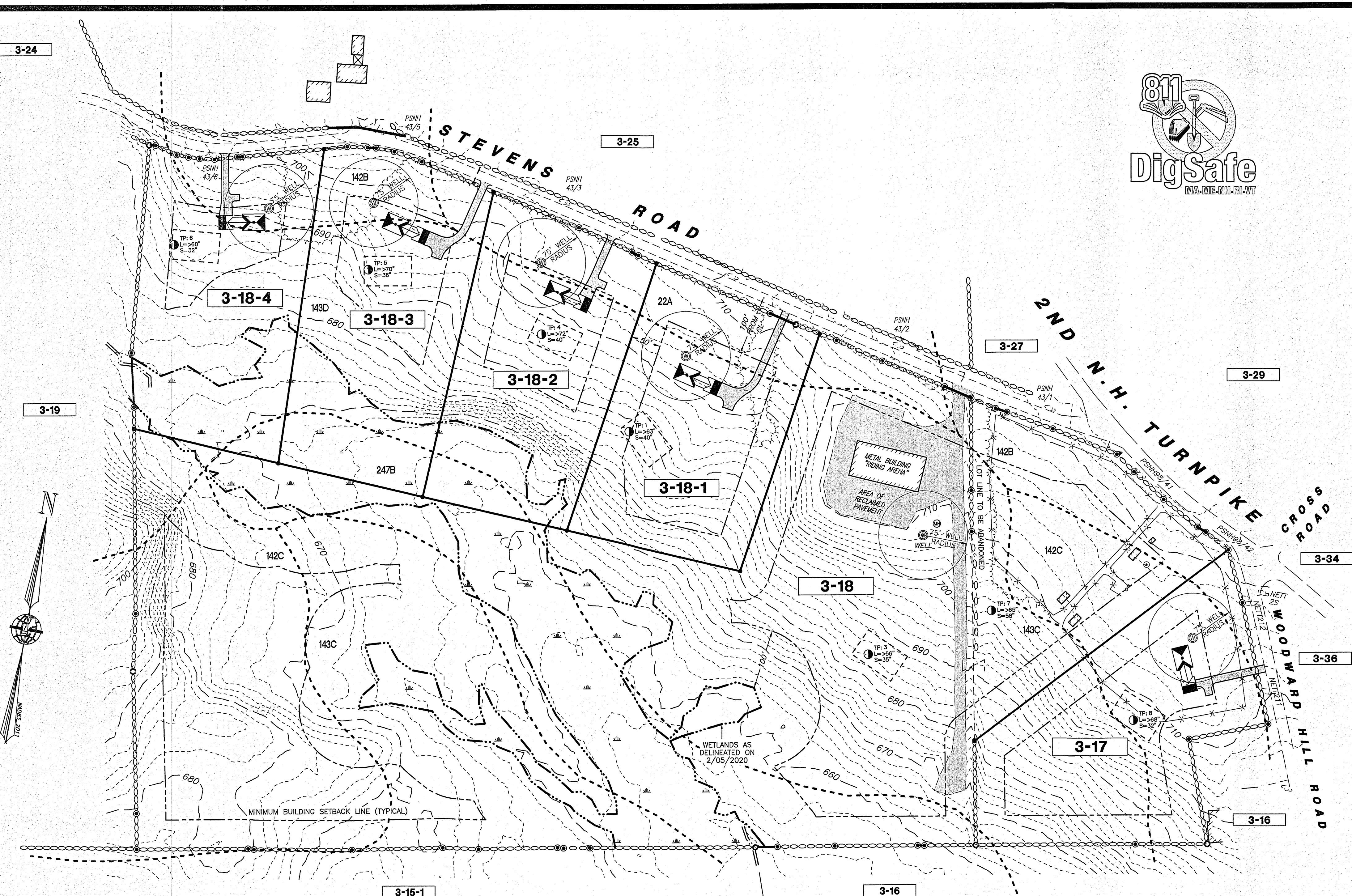
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CONTOUR DATA:
 CONTOURS DEPICTED WERE DEVELOPED USING FEMA LIDAR TERRAIN MAPPING OF THE NASHUA RIVER WATERSHED, DATA PUBLISHED 9/15/2012, LIDAR DATA WAS ACQUIRED FROM NH GRANIT GIS CLEARINGHOUSE. VERTICAL DATUM IS REPORTED TO BE NAVD88 GEOID 09.

SOILS DATA:
 22A - COLTON LOAMY SAND - 0-3% SLOPES - EXCESSIVELY DRAINED
 142B - MONADNOCK FINE SANDY LOAM - 3-8% SLOPES - WELL DRAINED
 142C - MONADNOCK FINE SANDY LOAM - 8-15% SLOPES - WELL DRAINED
 143C - MONADNOCK STONY FINE SANDY LOAM - 8-15% SLOPES - WELL DRAINED
 143D - MONADNOCK STONY FINE SANDY LOAM - 15-35% SLOPES - WELL DRAINED
 247B - LYME STONY LOAM - 0-5% SLOPES - POORLY DRAINED

- LEGEND:**
- RIGHT-OF-WAY SIDELINE
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 - ABUTTING LOT LINE
 - - - EASEMENT LINE
 - - - BUILDING SETBACK LINE
 - - - EDGE OF PAVEMENT
 - - - EXISTING GRAVEL ROAD
 - - - EDGE OF STREAM
 - - - EDGE OF WETLANDS
 - - - 142B U.S.D.A. SOILS BOUNDARY
 - STONE WALL
 - - - 10' CONTOUR INTERVAL
 - - - 2' CONTOUR INTERVAL
 - 3-18 EXISTING TAX MAP & LOT NUMBER
 - EXISTING BUILDING
 - TP# 500 L-NONE S=35 TEST PIT WITH DATA TEST PIT NUMBER DEPTH-LEDGE FOUND DEPTH-SEASONAL HIGH WATER FOUND
 - 4000 SQ.FT. SEPTIC AREA
 - EXISTING TREE LINE
 - 25+% SLOPES
 - EXIST. GRANITE BOUND FOUND
 - EXIST. DRILL HOLE FOUND/SET
 - EXIST. IRON PIPE FOUND
 - IRON PIN TO BE SET
 - POTENTIAL HOUSE, WELL & DRIVE (SUBJECT TO CHANGE)



TOPOGRAPHIC & SOILS PLAN
 LAND OF:
RONALD A. SHATTUCK, JR.
& MELISSA D. SHATTUCK
 TAX MAP 3 LOTS 17 & 18
 STEVENS ROAD, SECOND N.H. TURNPIKE
 AND WOODWARD HILL ROAD
 FRANCESTOWN, NEW HAMPSHIRE
 SCALE: 1" = 100' SEPTEMBER 10, 2020

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by _____, Chairperson

by _____, Secretary

GRAPHIC SCALE

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

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