

LOT LINE ADJUSTMENT or ANNEXATION

HARRISVILLE PLANNING BOARD
705 CHESHAM ROAD
HARRISVILLE, NH 03450
APPLICATION AND CHECKLIST

1. Application to Harrisville Planning Board for approval of plat entitled:

*Checklist
for Board use*

BOUNDARY LINE ADJUSTMENT PLAN

MAP 66 LOTS 18 & 19

2. JOHN & CAROL HOGESTRADE PG BOX 396 03450 *
Name of owner(s) address HARRISVILLE zip code / phone

WENDY PELLETIER

3. CARDINAL SURVEYING 127 WASHINGTON ST 03431 499-6451
Name of applicant address KEENE zip code / phone

(if other than owner)

4. Property location 87 & 93 NELSON ROAD tax map# 60 lot# 18 & 19 *

5. Letter of intent by applicant attached. *

6. Attach: a list of names and addresses of abutters and other owners within 200' of property; names and addresses of holders of conservation and/or agricultural preservation restrictions within 200' of property; and names and business addresses of every engineer, architect, land surveyor and soil scientist whose seal appears on any plat. Accuracy of list is applicant's responsibility. *

7. If the owner owns or has any interest in a partnership or corporation owning abutting property, please explain. OWNS MAP 60 LOT 14 ALSO

8. Written request for waivers, if any, attached.

9. The following items are or may be required for all Lot line adjustments plans:

a. Lots meet zoning requirements or granted variance by ZBA (attached). *

b. Test pits, percolation results observed and inspected by Town Health Officer

c. Required plat dimensions and four copies provided. *

d. Survey map meets all requirements (refer to attached Section VII of subdivision regulations for specifications). *

10. An 8 1/2 x 11 inch reduction of the plan, either in hard copy or electronically. *

11. Application fee of \$50 plus costs of noticing abutters and public noticing paid to Town.

* _____

12. The Board may require additional information upon review of this application.

- Items marked with * cannot be waived.

To the best of my knowledge, the data and information, which I have submitted to obtain lot line adjustment approval from the town of Harrisville, are true and correct. I understand that an approval based on incorrect data or information is subject to revocation.

Mandy Pellis
SIGNED applicant/owner

2-12-19
date

SIGNED applicant/owner

date

SIGNED applicant/owner

date

SECTION VII: PLAT SUBMISSION REQUIREMENTS

Checklist for Board Use

1. Four paper copies, prepared by a New Hampshire licensed land surveyor with his name, license number, and seal shall be submitted. A reproducible original plat (Mylar) shall be submitted following Planning Board approval. This Mylar shall include any corrections and/or conditions or the approval.

✓

2. The plat shall show or be accompanied by:

a. Proposed subdivision name or identifying title.

✓

b. Zoning district where property is located.

✓

c. Name and address of the owner.

✓

d. Name of all abutting property owners.

✓

e. Minimum scale, referring to both a graphic and written scale:

i. Up to five acres – fifty feet to the inch

ii. Five to ten acres – one hundred feet to the inch ✓

iii. Ten to two hundred acres+ - 200 feet to the inch.

iv. Sheet sizes to conform to Cheshire County Registry of Deeds requirements.

✓

f. Locus plan showing general location of the total tract within the town

✓

g. Location of 4,000 sq. ft. receiving layer suitable for an individual sewage system; meets setback requirements.

X Not Needed

h. Location of 75 ft. well radius on each lot.

✓

i. Location of all existing and proposed survey monuments to town specifications.

“Monuments constructed of concrete or stone at least 4 inches on the top and at least 30 inches long shall be set at all block corners. Solid iron pipes shall be set at all lot corners. Concrete or stone bounds shall be set at all points of curvature and all points of tangent for surveying purposes.

✓ Existing

j. Boundary survey including bearings, distances, north arrow and the location of permanent markers.

✓

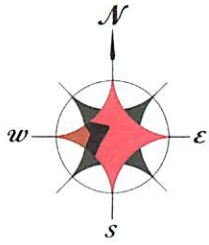
k. Existing buildings and man made structures to remain.

✓

l. Location and profiles with elevations of existing water mains, sewers, culverts, drains, and proposed connections or alternative means of providing water supply and disposal of sewage and surface drainage.

✓

- m. Existing and proposed easements rights-of-way, buildings, water courses, ponds, standing water, rock ledge stone walls and other essential site features. ✓ Elec. Power
 - n. Deed restrictions, covenants, and easements. ✓
 - o. Location of property lines, including entire undivided lot, lot areas and frontage on public right-of-way. Each lot shall be numbered according to tax map numbering system. ✓
 - p. One paper copy shall show existing and proposed topographic contour boundaries at 20-foot intervals. It shall also show soil mapping types, slopes and boundaries. ✓ Not Needed
 - q. Location of ground water percolation tests and test results ✓ Not Needed
 - r. Open space to be preserved. NU
 - s. Existing and proposed streets with class, names and right-of-way width. ✓
 - t. Final road profiles and cross-sections. X NU
 - u. Watershed and drainage computations. X NU
 - v. Boundaries of zoning districts lying within the subdivision. ✓
3. Adequate space shall be available on the plat for the necessary endorsement by the Board, which wording shall read: "Approved by the Harrisville Planning Board on _____; Certified by the Chairman _____ and Secretary _____", and for reference to any conditions or restrictions required by the Board. _____



CARDINAL SURVEYING AND LAND PLANNING, LLC

127 Washington Street
Keene, NH 03431
(603) 499-6151

www.cardinalsurveying.net

"Know Your Boundaries"

December 11, 2018

87 & 93 Nelson Road
Map 60 Lot 18 & 19

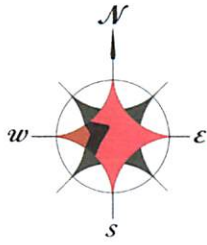
Letter of Intent

Map 60 lot 18 is an existing 7.29 acre parcel with an existing dwelling, well and septic.

Map 60 lot 19 is an existing 18.4 acre parcel with an existing dwelling, well and septic.

The purpose of the boundary line adjustment is to add 13.35 acres to lot 18 with lot 19 becoming a 5 acre lot.

No additional building is proposed at this time.



CARDINAL SURVEYING AND LAND PLANNING, LLC

127 Washington Street
Keene, NH 03431
(603) 499-6151

www.cardinalsurveying.net

"Know Your Boundaries"

December 11, 2018

87 & 93 Nelson Road
Map 60 Lot 18 & 19

Waiver Requests from Section VII: Plat Submission Requirements

- g. Location of 4000 sf area for septic system
- l. Location and profiles with elevations of existing water mains etc.
- p. 20 topo and soils
- q. Ground water percolation tests
- t. Final road profiles
- u. Watershed and drainage computations

Map 60 lot 18 is an existing 7.29 acre parcel with an existing dwelling, well and septic.

Map 60 lot 19 is an existing 18.4 acre parcel with an existing dwelling, well and septic.

The purpose of the boundary line adjustment is to add 13.35 acres to lot 18 with lot 19 becoming a 5 acre lot.

No additional building is proposed at this time.