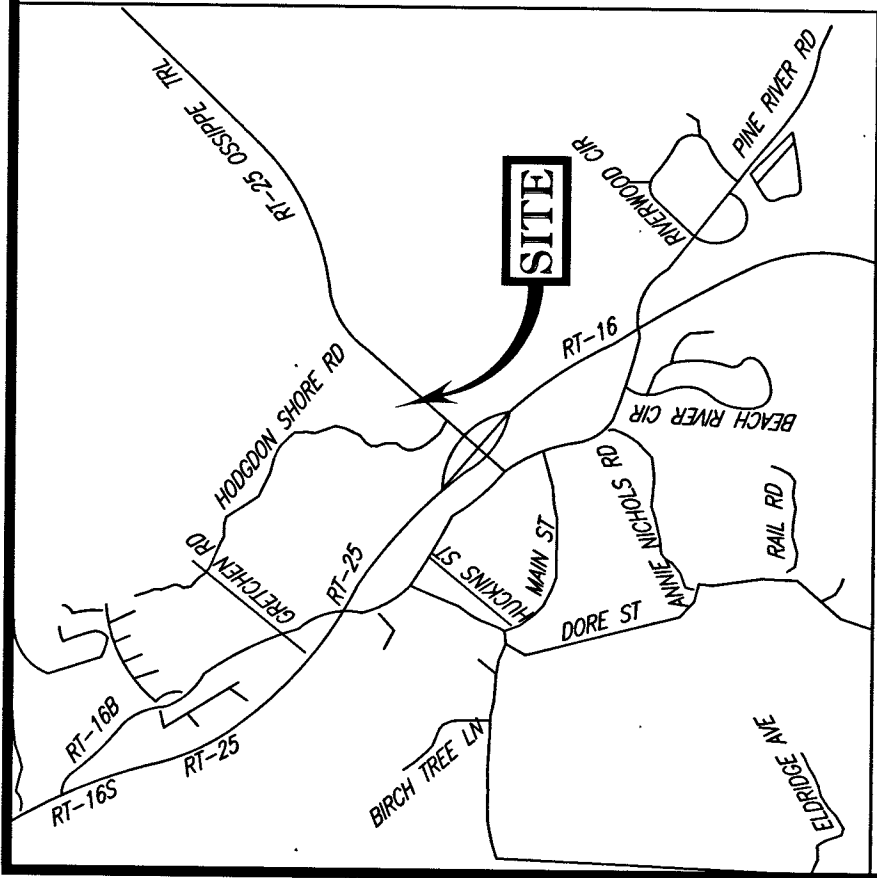




TEST PIT 1 (PER REF. #8)

DATE 4/4/16

0"	A LAYER FINE SANDY LOAM, 10YR 2/2, GRANULAR, LOOSE, <2% GRAVEL
13"	B LAYER SAND, 10YR 5/8, GRANULAR, LOOSE, <2% GRAVEL
19"	C1 LAYER MEDIUM SAND, 10YR 5/8, SINGLE GRAIN, LOOSE, 5% GRAVEL, REOMORPHIC FEATURES AT 40"
44"	C2 LAYER LOAMY SAND, 10YR 5/4, SINGLE GRAIN, LOOSE, 5% GRAVEL, REOMORPHIC FEATURES THROUGHOUT
63"	LEGE: NONE ESHW: 40" WEEPING: 59" PERC. RATE: 4 MIN./IN. W/ BOTTOM @ 48"

TEST PIT 2 (PER REF. #8)

DATE 4/4/16

0"	A LAYER FINE SANDY LOAM, 10YR 2/2, GRANULAR, LOOSE, <2% GRAVEL
8"	B LAYER LOAMY SAND, 10YR 5/8, GRANULAR, LOOSE, <2% GRAVEL
18"	C1 LAYER MEDIUM SAND, 10YR 5/6, SINGLE GRAIN, LOOSE, 5% GRAVEL, REOMORPHIC FEATURES AT 42"
42"	C2 LAYER MEDIUM SAND, 2Y 5/4, SINGLE GRAIN, LOOSE, 5% GRAVEL, REOMORPHIC FEATURES THROUGHOUT
66"	LEGE: NONE ESHW: 42" WEEPING: 59" PERC. RATE: 4 MIN./IN. W/ BOTTOM @ 50"

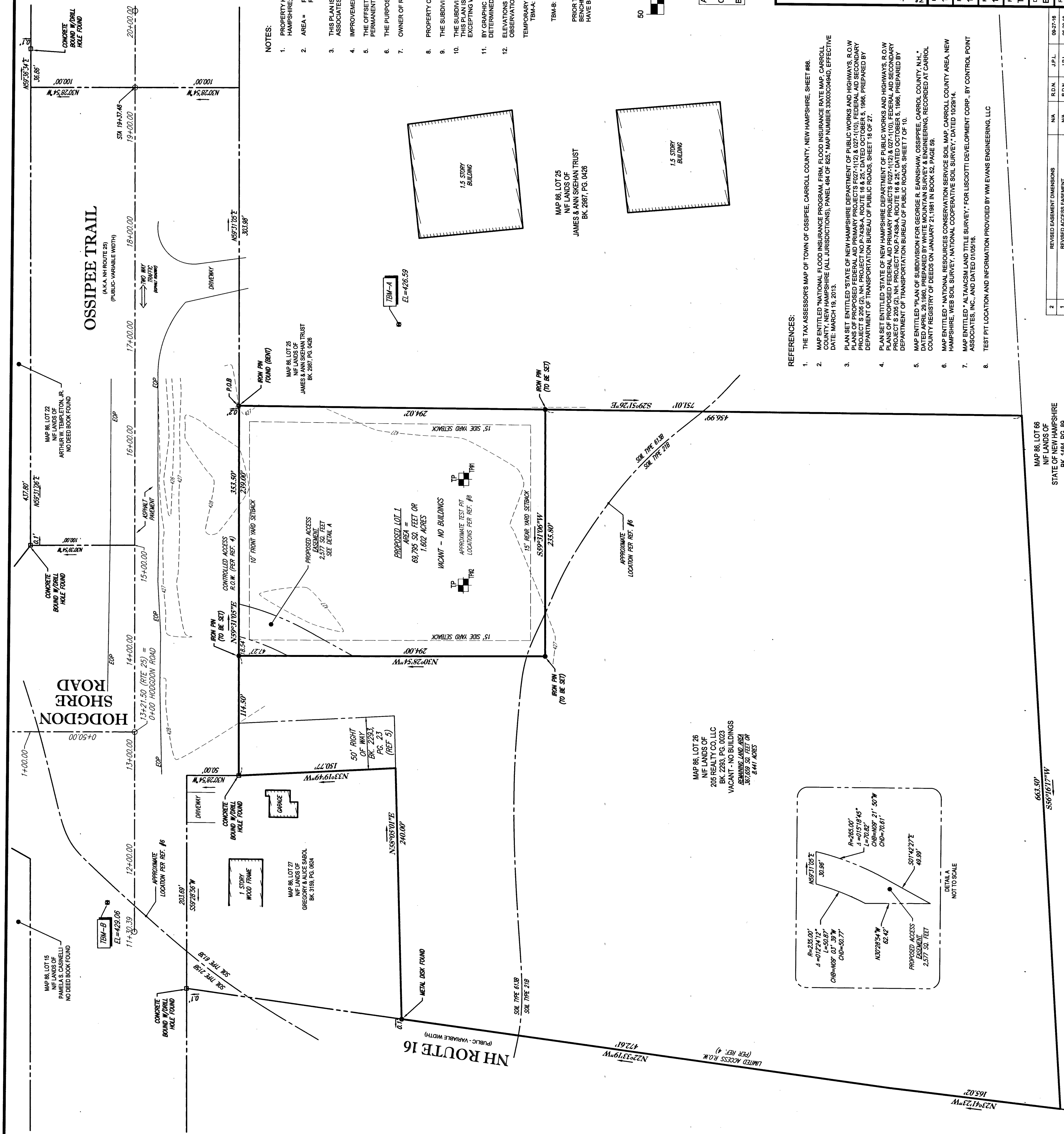
ZONING INFORMATION
COMMERCIAL NODE DISTRICT
SOURCE: BOHLER ENGINEERING

ITEMS	REQUIRED
MIN LOT AREA	10,000 S.F. *
MIN FRONTAGE	80'
MIN FRONT YARD	10'
MIN SIDE YARD	15'
MIN REAR YARD	15'

NOTE: ZONING CRITERIA IDENTIFIED HEREON ARE BASED ON THE ZONING MAP AND ZONING ORDINANCE AND ARE PRESENTED FOR REFERENCE ONLY. SAME MUST BE CONFIRMED WITH LOCAL ZONING OFFICIAL AND LEGAL COUNSEL TO CONFIRM VALIDITY.

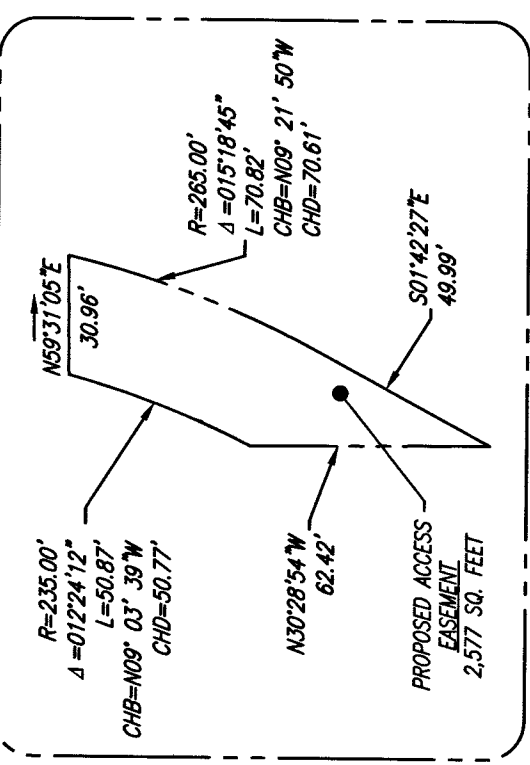
* NO SMALLER THAN REQUIRED BY SOIL TYPE AND SLOPES

FOR USE OF REGISTER OF DEEDS



REFERENCES:

- THE TAX ASSESSORS MAP OF TOWN OF OSSISPEE, CARROLL COUNTY, NEW HAMPSHIRE, SHEET #68.
- MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM FIRM FLOOD INSURANCE RATE MAP, CARROLL COUNTY, NEW HAMPSHIRE (ALL JURISDICTIONS), PANEL 484 OF 622, MAP NUMBER 33033C048D, EFFECTIVE DATE: MARCH 18, 2013.
- PLAN SET ENTITLED "STATE OF NEW HAMPSHIRE DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS, R.O.W. PLANS OF PROPOSED FEDERAL AND PRIMARY PROJECTS R027-1(12) & R027-1(10), DATED OCTOBER 5, 1986, PREPARED BY DEPARTMENT OF TRANSPORTATION BUREAU OF PUBLIC ROADS, SHEET 18 OF 27.
- PLAN SET ENTITLED "STATE OF NEW HAMPSHIRE DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS, R.O.W. PLANS OF PROPOSED FEDERAL AND PRIMARY PROJECTS R027-1(12) & R027-1(10), DATED OCTOBER 5, 1986, PREPARED BY DEPARTMENT OF TRANSPORTATION BUREAU OF PUBLIC ROADS, SHEET 17 OF 10.
- MAP ENTITLED "PLAN OF SUBDIVISION FOR GEORGE R. EARNSHAW, OSSISPEE, CARROLL COUNTY, N.H., DATED OCTOBER 5, 1986, RECORDED AT CARROLL COUNTY REGISTER OF DEEDS ON JANUARY 21, 1981 IN BOOK 52, PAGE 28.
- MAP ENTITLED "NATIONAL RESOURCES CONSERVATION SERVICE SOIL MAP, CARROLL COUNTY AREA, NEW HAMPSHIRE, WEB SOIL SURVEY, NATIONAL COOPERATIVE SOIL SURVEY, DATED 10/28/14.
- MAP ENTITLED "ALTA/MCSM LAND TITLE SURVEY," FOR LISCIOTTI DEVELOPMENT CORP., BY CONTROL POINT ASSOCIATES, INC., AND DATED 01/05/16.
- TEST PIT LOCATION AND INFORMATION PROVIDED BY WM EVANS ENGINEERING, LLC.



MAP 86, LOT 26
NF LANDS OF
208 REALTY CO, LLC
VACANT NO BUILDINGS
REMAINING LAND 863
387,659 SQ. FEET OR
8,441 ACRES

MAP 86, LOT 25
NF LANDS OF
JAMES & ANN SKEHAN TRUST
BK 2887, PG. 0428

TBM-A
EL=426.59

MAP 86, LOT 25
NF LANDS OF
JAMES & ANN SKEHAN TRUST
BK 2887, PG. 0428

MAP 86, LOT 27
NF LANDS OF
GREGORY & ALICE SABOL
BK 3198, PG. 0824

PROPOSED LOT 1
68,796 SQ. FEET OR
1.602 ACRES
VACANT - NO BUILDINGS
APPROXIMATE TEST PIT
LOCATIONS PER REF. #8

MAP 86, LOT 25
NF LANDS OF
JAMES & ANN SKEHAN TRUST
BK 2887, PG. 0428

OSSEPEE TRAIL

HODGSON ROAD

FOR USE OF REGISTER OF DEEDS

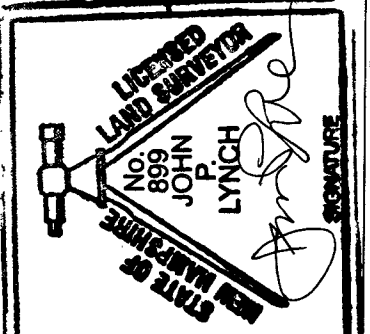
NOTES:

- PROPERTY KNOWN AS LOT 26 AS SHOWN ON THE TOWN OF OSSISPEE, CARROLL COUNTY, STATE OF NEW HAMPSHIRE, ASSESSORS MAP NO 86.
- AREA = PROPOSED LOT 1 = 68,796 SQUARE FEET OR 1.602 ACRES
REMAINING LAND = 387,659 SQUARE FEET OR 8,441 ACRES
TOTAL = 456,455 SQUARE FEET OR 10,043 ACRES
- THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
- IMPROVEMENTS HAVE NOT BEEN SHOWN.
- THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
- THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE PROPOSED LOT 1 FROM MAP 86, LOT 26.
- OWNER OF RECORD: 208 REALTY CO, LLC
20 ROUTE 25 EAST
OSSISPEE, NH 03884
- PROPERTY CORNERS SHOWN ON THIS PLAN TO BE INSTALLED ARE LABELED "TO BE SET"
- THE SUBDIVISION SHOWN DOES NOT INTEND TO IMPLY OR CONVEY RIGHTS OR OWNERSHIP TO THE PUBLIC.
- THE SUBDIVISION REGULATIONS OF THE TOWN OF OSSISPEE ARE A PART OF THIS PLAN, AND APPROVAL OF THIS PLAN IS CONTINGENT UPON COMPLETION OF THE REQUIREMENTS OF SAID SUBDIVISION REGULATIONS, EXCEPTING ANY MODIFICATIONS MADE IN WRITING BY THE PLANNING BOARD.
- BY GRAPHIC PLATTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X UNSHADED (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER REF. #2
- ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), BASED ON GPS OBSERVATIONS UTILIZING THE KEYSTONE VRS NETWORK (KEYNETPS).
- TEMPORARY BENCH MARKS SET:
TBM-A: MAG NAIL SET IN ASPHALT PARKING LOT, APPROXIMATELY 8Y FROM THE EASTERLY SIDELINE. ELEVATION=426.59
TBM-B: MAG NAIL SET IN ASPHALT ON THE NORTH WESTERLY SIDE OF OSSISPEE TRAIL. ELEVATION=429.06

PRIOR TO CONSTRUCTION IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE BENCHMARKS ILLUSTRATED ON THIS SKETCH HAVE NOT BEEN DISTURBED AND THEIR ELEVATIONS HAVE BEEN CONFIRMED. ANY CONFLICTS MUST BE REPORTED PRIOR TO CONSTRUCTION.



APPROVED BY THE PLANNING BOARD ON 10/18/16
CERTIFIED BY [Signature]
BY [Signature] MEMBER



JOHN P. LYNCH
NEW HAMPSHIRE PROFESSIONAL LAND SURVEYOR #689

DATE 9/27/2016
SUBDIVISION PLAN
LISCIOTTI DEVELOPMENT CORP.
20 ROUTE 25 EAST
MAP 86, LOT 26
TOWN OF OSSISPEE, CARROLL COUNTY
STATE OF NEW HAMPSHIRE

CONTROL POINT
ASSOCIATES, INC.
332 TURNPIKE ROAD
CHAMPLAIN, NH 03317
508.448.8000 • 508.363.3033 FAX
MANHATTAN, NY 646.780.0411
MT. LAUREL, NJ 609.857.2099
CHALFONTE, PA 215.712.9800
WARREN, NJ 908.668.6099

REVISED	REVISION	DATE
1	REVISED ACCESS EASEMENT	09-20-16
2	REVISED EASEMENT DIMENSIONS	09-27-16

APPROVED	DATE	SCALE	FILE NO.	DWG NO.
J.M.R.	04-20-16	1"=50'	CM15265	1 OF 1