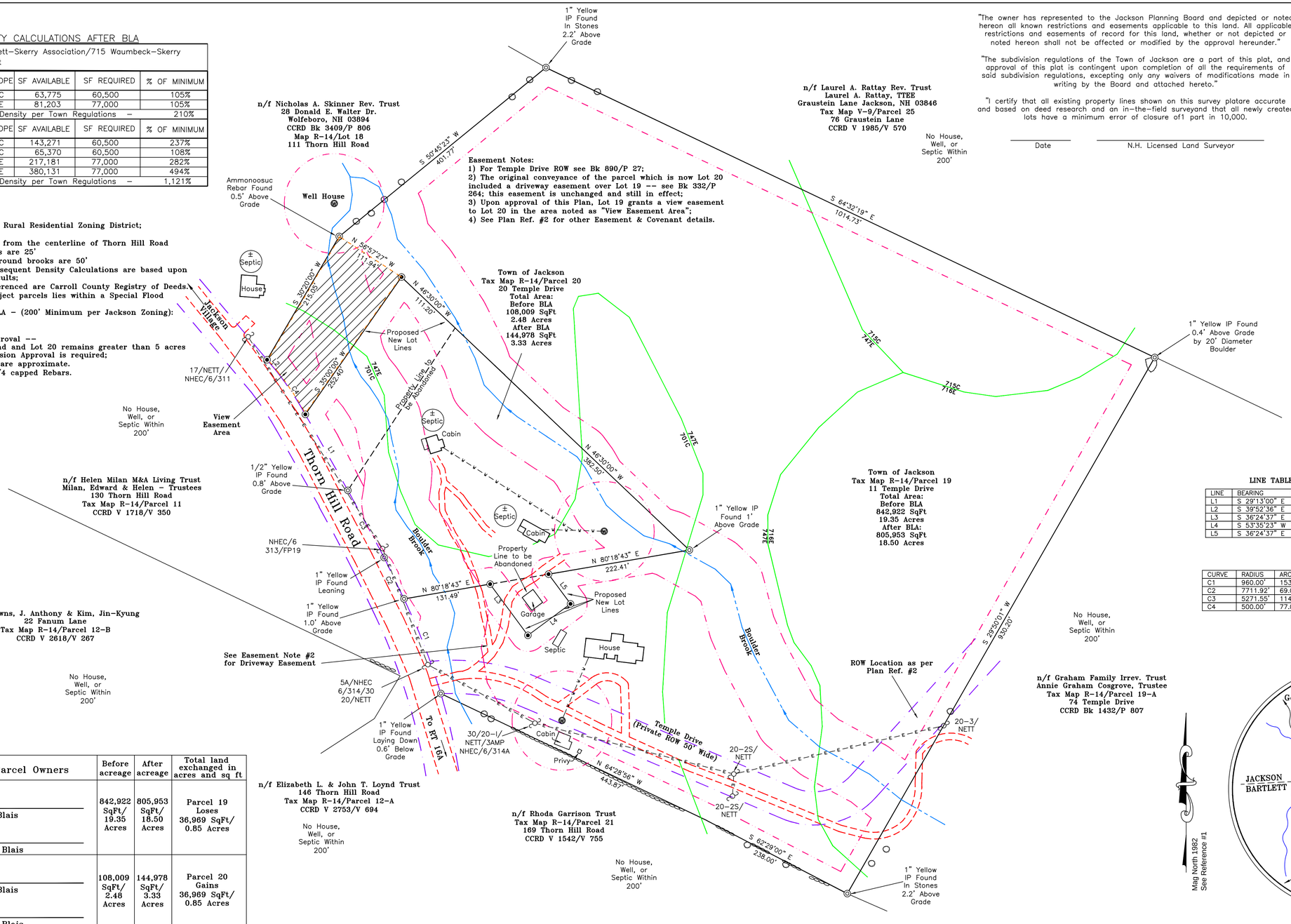
SOIL & DENSITY CALCULATIONS AFTER BLA

SOILS LEGEND: 701 Beckett–Skerry Association/715 Waumbeck–Skerry
716 Marlow / 747 Becket

LOT #	SOIL TYPE	GROUP	SLOPE	SF AVAILABLE	SF REQUIRED	% OF MINIMUM
20	701	3	C	63,775	60,500	105%
	747	3	E	81,203	77,000	105%
	Total of Required Density per Town Regulations –					210%

LOT #	SOIL TYPE	DES GROUP	SLOPE	SF AVAILABLE	SF REQUIRED	% OF MINIMUM
19	701	3	C	143,271	60,500	237%
	715	3	C	65,370	60,500	108%
	716	3	E	217,181	77,000	282%
	747	3	E	380,131	77,000	494%
	Total of Required Density per Town Regulations –					1,121%

PLAN NOTES:
1) Property is within the Rural Residential Zoning District;
2) Structure Setbacks:
Front Setback is 50' from the centerline of Thorn Hill Road
Side & Rear Setbacks are 25'
Setbacks from year round brooks are 50'
3) All Soils Data and subsequent Density Calculations are based upon NRCS Web Soil Survey results;
4) All Deeds & Plans referenced are Carroll County Registry of Deeds.
5) No portion of the subject parcels lies within a Special Flood Hazard Area;
6) Road Frontage Post-BLA – (200' Minimum per Jackson Zoning):
Lot 19 – 314.83'
Lot 20 – 253.65'
7) NHDES Subdivision Approval –
Lot 19 is gaining land and Lot 20 remains greater than 5 acres so no NHDES Subdivision Approval is required;
8) All water lines shown are approximate.
9) All New IPs set are 3/4 capped Rebars.



LINE TABLE

LINE	BEARING	DISTANCE
L1	S 29°13'00" E	131.00'
L2	S 39°52'36" E	23.58'
L3	S 36°24'37" E	95.75'
L4	S 53°35'23" W	79.73'
L5	S 36°24'37" E	55.61'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	960.00'	153.07'	152.90'	N 21°15'45" W	9°08'08"
C2	7711.92'	69.03'	69.03'	N 25°38'53" W	0°30'46"
C3	5271.55'	114.80'	114.79'	N 28°23'35" W	1°14'52"
C4	500.00'	77.00'	76.92'	S 33°35'18" E	8°49'25"

"The owner has represented to the Jackson Planning Board and depicted or noted hereon all known restrictions and easements applicable to this land. All applicable restrictions and easements of record for this land, whether or not depicted or noted hereon shall not be affected or modified by the approval hereunder."

"The subdivision regulations of the Town of Jackson are a part of this plat, and approval of this plat is contingent upon completion of all the requirements of said subdivision regulations, excepting only any waivers of modifications made in writing by the Board and attached hereto."

"I certify that all existing property lines shown on this survey platare accurate and based on deed research and an in-the-field surveyand that all newly created lots have a minimum error of closure of1 part in 10,000.

Date _____ N.H. Licensed Land Surveyor _____

For use of Register of Deeds

BOUNDARY LINE APPROVAL IS GRANTED ACCORDING TO THE REGULATIONS OF THE TOWN OF JACKSON

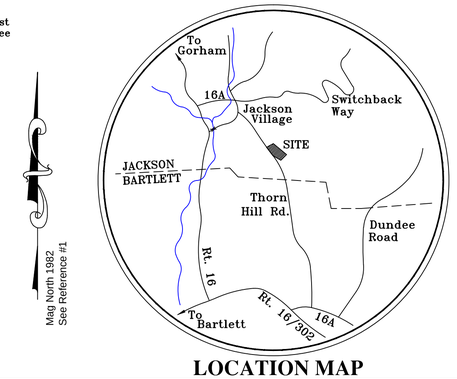
In effect this date_____

Approval Granted_____
Jackson Planning Board

_____
Chairman

_____
Secretary

Tax Map /Parcel	Names of Parcel Owners	Before acreage	After acreage	Total land exchanged in acres and sq ft
Tax Map R-14 Parcel 19	Linda Blais Steven Blais	842,922 SqFt/ 19.35 Acres	805,953 SqFt/ 18.50 Acres	Parcel 19 Loses 36,969 SqFt/ 0.85 Acres
Tax Map R-14 Parcel 20	Linda Blais Steven Blais	108,009 SqFt/ 2.48 Acres	144,978 SqFt/ 3.33 Acres	Parcel 20 Gains 36,969 SqFt/ 0.85 Acres



LOCATION MAP

Certification

"I, Andrew P. Fisher, LLS #980, hereby certify that this plan was prepared by me or those under my direct and immediate supervision. I also certify that this survey plan conforms to the NHLSA Minimum Standards of Practice for the survey of real property, Condition I, Category I."

_____

NO.	DATE	REVISION	BY

Legend:
Utility Pole
IP Found ◎ Blazed Trees
IP to be Set ◉ Well
Traveled Ways
Soils
Overhead Utilities
ROW
Water
Setback Lines
Stonewall

Scale: 1" = 80'
0 80 160 240

DRAWN BY: APF	DATE: 2/5/2020
CHECKED BY: RJT	DRAWING NO: 20-08
SHEET 1 OF 1	PRECISION: >1/10,000
SURVEY DATE: Winter, 2020	⚠- DF Ø- JT/AB

Plan References:
1) "Boundary Line Adjustment Between Nicholas Skinner & Boulder Brook Farm Trust," by Ammonoosuc Survey Co., Inc., CCRD PB 216/ P 60
2)"Subdivision Plan of Land, Property of Robert K. & Virginia G. Temple," by Burnell Land Surveying, CCRD PB 61/P 17

Proposed Boundary Line Adjustment
Properties of Linda & Steven Blais
PO Box 1345 Glen, NH 03838
Town of Jackson, NH
Tax Map R-14/Lots 19 & 20
CCRD Bk 3230/P 538

64 HOBBS STREET 603/356-5955 AMMONOOSUC SURVEY COMPANY, INC. P.O. BOX 290, CONWAY, N.H. 03818