

SECTION VII: LOT LINE ADJUSTMENT

PLAT SUBMISSION REQUIREMENTS

For Board
Use Only
Check List

1. Four paper copies, prepared by a New Hampshire licensed land surveyor with his (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 (s).

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 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.

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

i. Existing building and manmade structures to remain.

j. Proposed buildings, manmade structures, water courses, ponds, standing water, rock ledge, stone walls and other essential site features.

k. Current use, deed restrictions, covenants, and easements.

l. 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 as stated by Town Assessor

m. Open space to be preserved.

n. Boundaries of zoning districts lying within ie subdivision.

3. Adequate space shall be available on ie 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 ie Board.