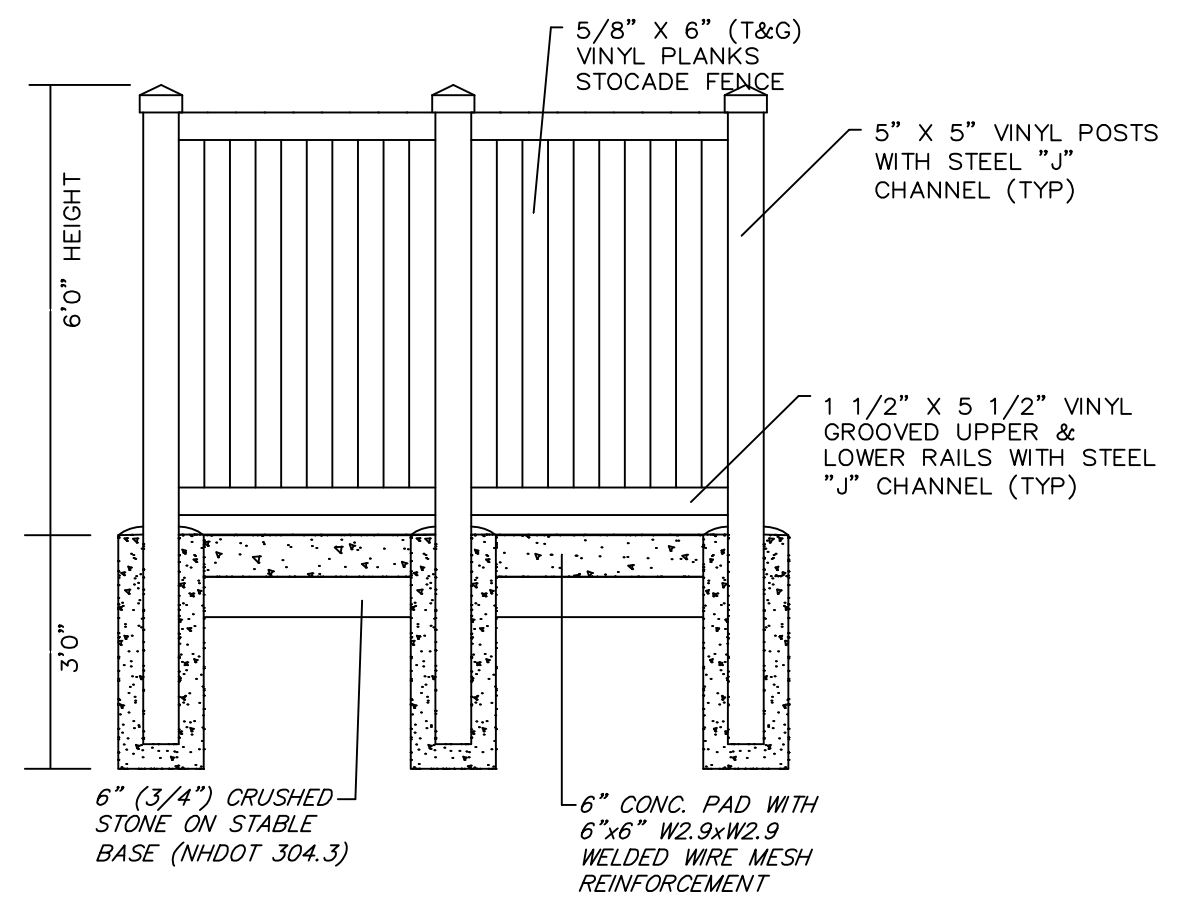
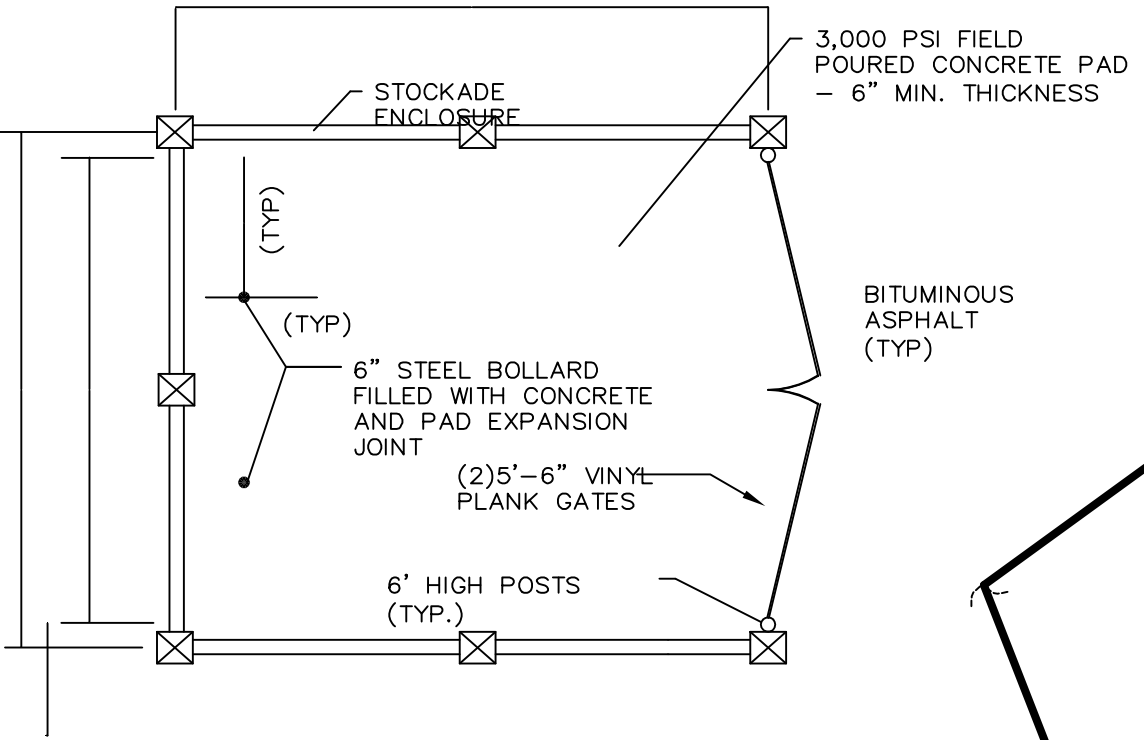


11/62  
**THE TOWN OF BRADFORD**  
 P.O. BOX 436  
 BRADFORD, NH 03221

**REFERENCE PLAN:**  
 "BOUNDARY LINE ADJUSTMENT OF - JOHN ELIPOPOULOS - SUBDIVISION - BRADFORD, NH"  
 SCALE: 1"=50' DATED 7/13/84 BY THOMAS C. DOMBROSKI (M.C.R.D. PLAN #10846).



**TYPICAL TRASH ENCLOSURE DETAIL**  
 -NOT TO SCALE-



- LEGEND:**
- EXISTING PAVEMENT
  - - - EXISTING GRAVEL
  - LOT LINE
  - - - 2' CONTOUR INTERVAL
  - - - 10' CONTOUR INTERVAL
  - - - PROPOSED CONTOUR
  - ~ ~ ~ TREE LINE
  - SEPTIC TANK
  - WELL
  - TEST PIT / PERCOLATION TEST LOCATION
  - ELECTRIC UTILITY POLE
  - EXTERIOR LIGHT
  - PROPOSED SIGN
  - DRAINAGE FLOW ARROW

11/29  
**THE EDWARD KINGT REVOCABLE TRUST**  
 416 ROUTE 103 WEST  
 WARNER, NH 03278

11/29  
**THE EDWARD KINGT REVOCABLE TRUST**  
 416 ROUTE 103 WEST  
 WARNER, NH 03278

11/57  
**THE EDWARD KINGT REVOCABLE TRUST**  
 416 ROUTE 103 WEST  
 WARNER, NH 03278

11/59  
**THOMAS WILKINS & SUSAN MCKEVITT**  
 3103 STATE ROUTE 114  
 BRADFORD, NH 03221

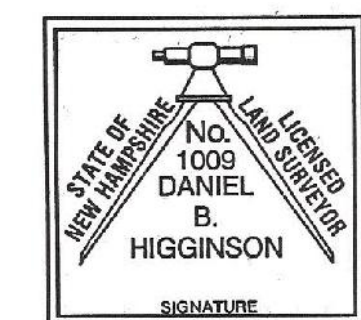
11/58  
 5.49 ACRES

**NOTES:**

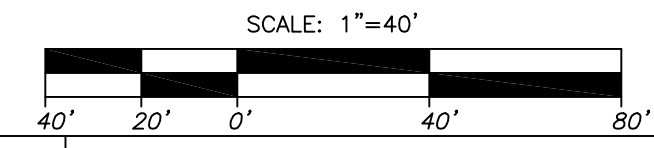
1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE EXISTING CONDITIONS OF TAX MAP 11 LOT 58 CONSISTING OF AN SINGLE FAMILY HOME, SIX CABINS TENTING AREAS AND ASSOCIATED IMPROVEMENTS.
2. THE OWNER OF RECORD OF TAX MAP 11 LOT 58 IS ASHLEY MAE MILLER 3087 STATE ROUTE 114 BRADFORD, NH 03221 (SEE M.C.R.D. BK.3619 PG.2338 DATED 1/4/19).
- 3.TAX MAP 11 LOT 58 LIES WITHIN THE RESIDENTIAL / BUSINESS DISTRICT. MINIMUM LOT SIZE IS 2.0 ACRES WITH 250 FEET OF FRONTAGE. BUILDING SETBACKS ARE 50 FEET FRONT AND 30FEET SIDE AND REAR.
4. ALL BUILDINGS DEPICTED HEREON ARE EXISTING AND NO CONSTRUCTION OF NEW BUILDINGS IS PROPOSED.
5. SOLID WASTE DISPOSAL SHALL BE SCREENED FROM VIEW BY STOCKADE FENCING.
6. PROPOSED SIGN SHALL BE EXTERNALLY ILLUMINATED (LIGHTS WILL BE DOWNCAST WITH CUTOFFS), NOT BE GRATER THAN 24 S.F. AND SHALL COMPLY WITH SECTION VII OF THE TOWN OF BRADFORD ZONING ORDINANCE.
7. TAX MAP 11 LOT 58 DOES NOT LIE WITHIN THE FLOOD HAZARD ZONE PER FIRM MAP #33013C0460E EFFECTIVE 4/19/10.
8. CABINS ARE AVAILABLE TO BE RENTED YEAR ROUND. YEAR ROUND ACCESS FOR FIRE TRUCKS AND EMERGENCY VEHICLES MUST BE MAINTAINED ON THE ROADWAY TO THE CABINS.
9. CABINS ARE NOT TO BE RENTED FOR THE PURPOSE OF YEAR ROUND RESIDENCY BUT WILL BE SHORT TERM RENTALS FOR NOT LONGER THAN ONE MONTH AT A TIME. IT WILL BE PROHIBITED TO USE THE CABINS FOR A PERMANENT RESIDENCE. FOR REGISTRATION OF MOTOR VEHICLES, MAIL DELIVERY REGISTERING CHILDREN FOR SCHOOL OR ANY OTHER OFFICIAL ADDRESS.
10. CABINS SHALL HAVE SIGNS DENOTING 911 ADDRESS FOR EMERGENCY PERSONNEL RESPONSE PURPOSES, MEET LIFE AND SAFETY CODES INCLUDING SMOKE AND CO DETECTORS AND FIRE EXTINGUISHERS. OUTDOOR FIRE PITS MUST COMPLY WITH PERMITTING REQUIREMENTS FROM THE FOREST FIRE WARDEN OR BRADFORD FIRE DEPARTMENT PER RSA 227-L:17.
11. ON MAY 23, 2023 THE BRADFORD NH PLANING BOARD GRANTED WAIVERS TO CHECKLIST ITEM #18 REQUIRING TOPOGRAPHY AT 2' INTERVALS TO USGS DATA AND ITEM # 22 REQUIRING EXISTING AND PROPOSED CONTOURS AND FINISH GRADE ELEVATIONS.

THIS MAP IS HEREBY APPROVED BY THE BRADFORD PLANNING BOARD AT AN OFFICIAL MEETING HELD ON MAY 23, 2023.

DATE \_\_\_\_\_ CHAIR OF BRADFORD PLANNING BOARD



CERTIFICATION:  
 "I HEREBY CERTIFY THAT THE EXISTING CONDITIONS DEPICTED HEREON WERE LOCATED AS SHOWN DURING A FIELD SURVEY PERFORMED BY THIS OFFICE".



REV.	DATE	DESCRIPTION	BY
A	5/1/23	REVISED PER CNHRPC COMMENTS	DBH

**HIGGINSON LAND SERVICES**  
 LAND SURVEYING - SEPTIC SYSTEM DESIGNS - PERMITTING  
 76 PATTERSON HILL ROAD HENNIKER, NH 03242  
 TEL: 603-660-6412 NOTE BOOK #22 JOB #1273

APRIL 1, 2023

EXISTING CONDITIONS SITE PLAN  
 PREPARED FOR:  
**ASHLEY MILLER**  
 3087 STATE ROUTE 114  
**TAX MAP 11 LOT 58**  
**BRADFORD, NEW HAMPSHIRE**