

- NOTES**
- 1) THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE MAP 5 LOT 115 INTO SIX RESIDENTIAL BUILDING LOTS.
 - 2) DEED REFERENCE FOR MAP 5 LOT 115: VOLUME 3119 PAGE 203 BOISVERT CONSTRUCTION OF WINCHESTER, LLC 401 KEENE ROAD WINCHESTER, NH 03470.
 - 3) TOTAL AREA OF MAP 5 LOT 115 BEFORE SUBDIVISION IS 10.0 ACRES.
 - 4) MAP AND LOT NUMBERS REFER TO THE TOWN OF WINCHESTER PROPERTY MAPS.
 - 5) CURRENT ZONING IS COMMERCIAL DISTRICT.
MINIMUM LOT AREA - 20,000 S.F.
MINIMUM FRONTAGE - 150 FEET
MINIMUM DEPTH - 100 FEET
FRONT SETBACK - 20 FEET
SIDE/REAR - 10 FEET
 - 6) THE REQUIREMENTS FOR A STANDARD RURAL PROPERTY SURVEY WERE MET OR EXCEEDED IN THE PREPARATION OF THIS PLAT.
 - 7) ELEVATIONS ARE BASED ON NAVD88 DATUM. CONTOUR INTERVAL IS TWO FEET.
 - 8) WETLANDS WERE DELINEATED IN OCTOBER & NOVEMBER OF 2020 BY CARL HAGSTROM OF MONADNOCK SEPTIC DESIGN P.O. BOX 536 FITZJILLIAM, NH 03447-0536. (603) 585-2272.
 - 9) THE PROPOSED LOTS COMPLY WITH THE CURRENT ZONING REQUIREMENTS OF THE TOWN OF WINCHESTER ZONING ORDINANCE.
 - 10) THE DEED DISTANCE FOR MAP 5 LOT 115 OF 30 RODS ALONG THE ROAD WAS USED TO DETERMINE THIS CORNER.
 - 11) THE PROPOSED LOTS WILL BE SERVED BY TOWN WATER AND SEWER.

- PLAN REFERENCES**
- 1) PLAN ENTITLED: "SUBDIVISION FOR NORMAN F. AND SANDRA L. WALSH"; PREPARED BY FRANK GLINE, JR. DATED: AUGUST 1972; PLAN SCALE: 1"=100'; RECORDED AT: C.C.R.D. PLAN BOOK 32 PAGE 30.
 - 2) PLAN ENTITLED: "AS-BUILT PLAN SHOWING APPLEWOOD HEALTHCARE CENTER"; PREPARED FOR: DWIGHT D. SOWERBY; PREPARED BY: VORCE, OSNEY AND ASSOCIATES, INC. LAND SURVEYORS; DATED: JULY 28, 1993; SCALE: 1"=30'; RECORDED AT: C.C.R.D. PLAN CABINET 11 DRAWER 10 PAGE 88.

APPROVED BY THE WINCHESTER PLANNING BOARD
ON _____, CERTIFIED BY:

CHAIRMAN _____

SECRETARY _____

CONDITIONS _____

2			
1			
NO.	DATE	REVISION	BY

SUBDIVISION PLAT

MAP 5 LOT 115
RTE. 78 WARWICK RD
WINCHESTER, N.H.

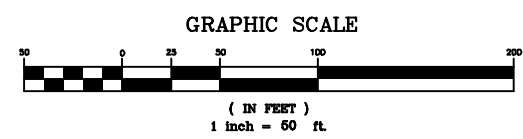
DATE: MARCH 1, 2021 SCALE: 1" = 50'

PREPARED FOR: BOISVERT CONSTRUCTION OF WINCHESTER, LLC
401 KEENE ROAD
WINCHESTER, NH 03470

RICHARD P. DREW LLC
266 TULLY BROOK ROAD, RICHMOND, N.H. 03470
TEL. (603) 239-4147 email rpdrewllc@gmail.com

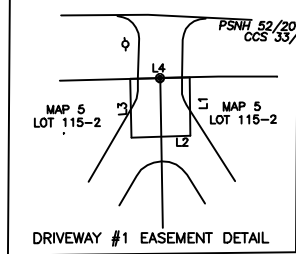
CLIENT: BOISVERT JOB NO. 934 FB LSD1 SHEET 1 OF 1

- LEGEND**
- - REBAR SET/FOUND
 - - PIPE FOUND
 - A.G. - ABOVE GRADE
 - - UTILITY POLE
 - ⊙ - GUY ANCHOR
 - ⊙ - HYDRANT
 - CMP - CORRUGATED METAL PIPE
 - RCP - REINFORCED CONCRETE PIPE
 - ⊙ - DELINEATED WETLANDS
 - - TREE LINE



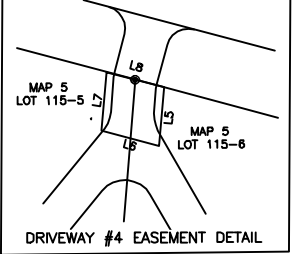
DRIVEWAY EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
L1	S 49°24'51" W	20.00
L2	N 41°18'34" W	20.00
L3	N 48°35'40" E	20.00
L4	S 41°16'06" E	20.00



DRIVEWAY EASEMENT LINE TABLE

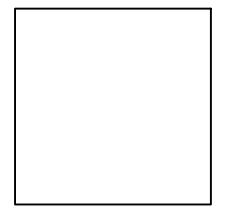
LINE	BEARING	DISTANCE
L5	S 54°44'03" W	20.00
L6	N 25°01'33" W	20.00
L7	N 54°44'03" E	20.00
L8	S 25°01'33" E	20.00



IT IS HEREBY CERTIFIED THAT I, DAVID BOISVERT, MEMBER OF BOISVERT CONSTRUCTION OF WINCHESTER LLC, AM THE OWNER OF MAP 5 LOT 115 AS DEPICTED HEREON. WITNESS MY DEED RECORDED IN THE CHESHIRE COUNTY REGISTRY OF DEEDS IN VOLUME 3119 PAGE 203, AND APPROVE OF THIS SUBDIVISION.

DAVID BOISVERT DATE

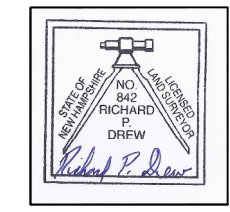
WETLANDS WERE DELINEATED ON THE BASIS OF HYDROPHYTIC VEGETATION, HYDRIC SOILS, AND WETLANDS HYDROLOGY IN ACCORDANCE WITH THE TECHNIQUES OUTLINED IN THE "CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, TECHNICAL REPORT Y-87-1", JANUARY 1987. THE HYDRIC SOIL COMPONENT WAS DETERMINED USING THE "FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 3", APRIL 2004. REGIONAL SUPPLEMENT NORTHEAST V.2.



DATE

MAP 5 LOT 120
DAVID N. POOLE LIVING TRUST
P.O. BOX 453
WINCHESTER, NH 03470
VOL. 3084 PG. 1202

I HEREBY CERTIFY THAT THIS PLAT IS BASED ON AN ACTUAL FIELD SURVEY HAVING A MAXIMUM ERROR OF CLOSURE OF 1 PART IN 10,000.



3/12/2021 DATE