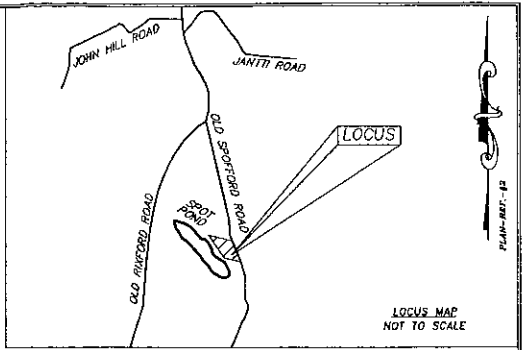
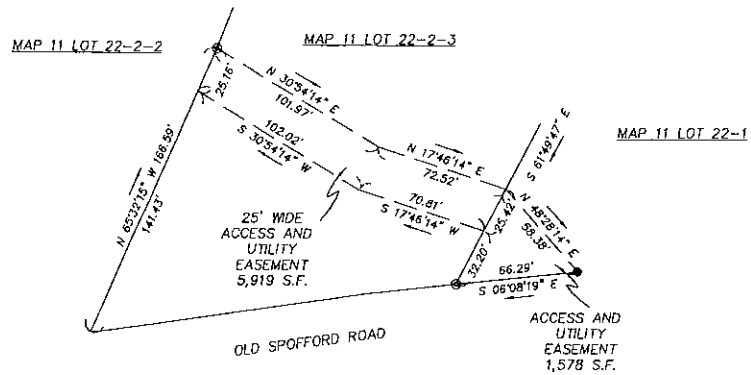


EASEMENT DETAIL
1"=50'

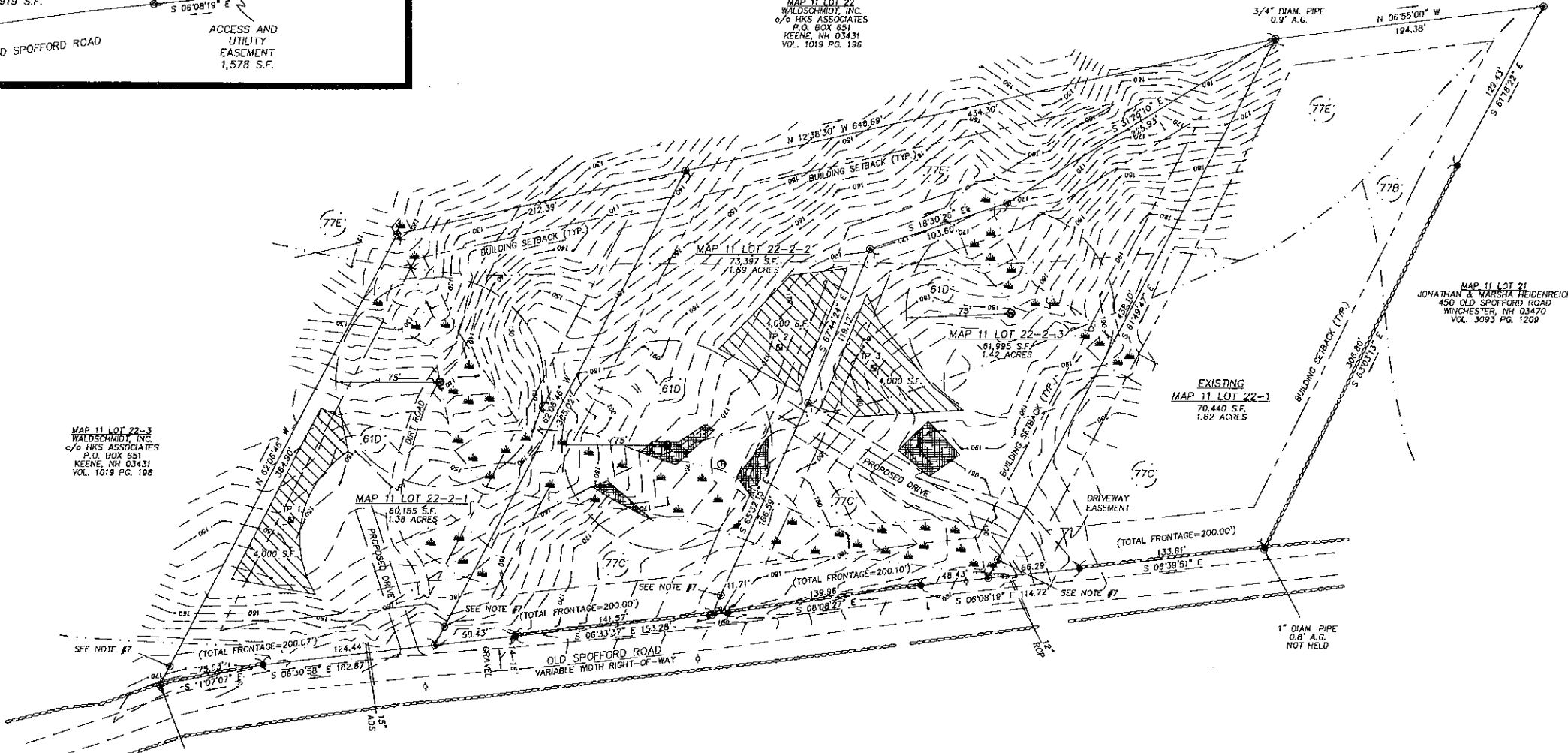


MAP 11 LOT 22
WALDSCHMIDT, INC.
c/o HKS ASSOCIATES
P.O. BOX 651
KEENE, NH 03431
VOL. 1019 PG. 196

MAP 11 LOT 22-3
WALDSCHMIDT, INC.
c/o HKS ASSOCIATES
P.O. BOX 651
KEENE, NH 03431
VOL. 1019 PG. 196

MAP 11 LOT 21
JONATHAN & MARSHA HEIDENREICH
450 OLD SPOFFORD ROAD
WINCHESTER, NH 03470
VOL. 3093 PG. 1208

MAP 12 LOT 3
JEFFREY G. HATCH
8 WILLIAMS STREET
NORTH ADAMS, MA 01247
VOL. 1771 PG. 673



- NOTES**
- 1) THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE MAP 11 LOT 22-2 INTO THREE RESIDENTIAL BUILDING LOTS. MAP 11 LOT 22-1 IS AN EXISTING LOT OF RECORD.
 - 2) DEED REFERENCE FOR MAP 11 LOT 22-2: VOL. 1019 PG. 196, WALDSCHMIDT INC., DATED JULY 21, 1982.
 - 3) TOTAL LOT AREA BEFORE SUBDIVISION: 4.49 ACRES.
 - 4) LOT NUMBERS REFER TO THE TOWN OF WINCHESTER PROPERTY MAPS.
 - 5) CURRENT ZONING IS RURAL RESIDENTIAL DISTRICT.
MINIMUM LOT AREA - 1 ACRE
MINIMUM FRONTAGE - 200 FEET
MINIMUM STRUCTURE SETBACK REQUIREMENTS:
FRONT - 30 FEET
SIDE - 20 FEET
REAR - 20 FEET
 - 6) THE REQUIREMENTS FOR A STANDARD RURAL PROPERTY SURVEY WERE MET OR EXCEEDED IN THE PREPARATION OF THIS PLAT.
 - 7) ADDITIONAL REBARS HAVE BEEN SET 15" BACK FROM THE RIGHT-OF-WAY ON LOT LINES OF LOTS 22-2-1, 22-2-2, AND 22-2-3.
 - 8) WETLANDS WERE DELINEATED BY CARL HASTROM OF MONAHOCK SEPTIC DESIGN P.O. BOX 536 FITZWILLIAM, NH 03447, TEL. (603) 585-2272.
 - 9) ELEVATIONS ARE BASED ON ASSUMED DATUM. CONTOUR INTERVAL IS TWO FEET.
 - 10) STATE SUBDIVISION APPROVAL NUMBER:

- PLAN REFERENCES**
- 1) PLAN ENTITLED: "PROPOSED (?) LOT SUBDIVISION FOR LENA M. PUTNAM BOX 2 HOLDerness, N.H. 03245", PREPARED BY: HERBERT E. RUSSELL, SR.; DATED: MAY 28, 1977 AND JULY 17, 1978; LAST REVISED: NOVEMBER 1, 1978; SCALE: 1" = 200'; ON FILE AT THE TOWN OF WINCHESTER, APPROVED AS A SUBDIVISION ON DECEMBER 4, 1978 BY THE WINCHESTER PLANNING BOARD, NOT RECORDED.
 - 2) PLAN ENTITLED: "BOUNDARY LINE ADJUSTMENT PLAT MAP 11 LOTS 22, 22-2, 22-3, AND 22-4 OLD SPOFFORD ROAD WINCHESTER, N.H.", PREPARED BY: RICHARD P. DREW, LLC; PREPARED FOR: WALDSCHMIDT, INC.; DATED: AUGUST 26, 2013; LAST REVISED: 10/5/13; SCALE: 1" = 100'; ON FILE AT THE C.C.R.D. PLAN # 13,016.

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

CHAIRMAN _____

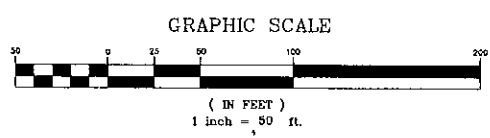
SECRETARY _____

CONDITIONS _____

LOT AREA CALCULATIONS

LOT	TOTAL LOT AREA	15% SLOPES	35% OF 15% SLOPES	USEABLE AREA
LOT 22-2-1	80,155 SF	-22,315 SF	-18,867 SF	43,687 SF 1.00 AC.
LOT 22-2-2	73,397 SF	-42,668 SF	-30,729 SF	14,634 SF 1.05 AC.
LOT 22-2-3	61,985 SF	-28,079 SF	-33,918 SF	43,744 SF 1.00 AC.

- SOIL DEFINITIONS**
- 61D - TUNBRIDGE-LYMAN ROCK OUTCROP COMPLEX, 15-25% SLOPES
 - 77B - MARLOW FINE SANDY LOAM, 3-8% SLOPES, VERY STONY
 - 77C - MARLOW FINE SANDY LOAM, 8-15% SLOPES, VERY STONY
 - 77E - MARLOW FINE SANDY LOAM, 25-50% SLOPES, VERY STONY



WETLAND DELINEATION WAS COMPLETED IN THE AREAS SHOWN DURING APRIL, 2022 ACCORDING TO THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTH CENTRAL AND NORTHEAST REGION, VERSION 2, JANUARY 2012 (ERDC/EL TR-12-1).

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.

IT IS HEREBY CERTIFIED THAT THE WALDSCHMIDT, INC. IS THE OWNER OF MAP 11 LOT 22-2 AS DEPICTED HEREON, WITNESS THE DEED RECORDED AT THE CHESHIRE COUNTY REGISTRY OF DEEDS IN VOL. 1019 PG. 196 AND APPROVES OF THIS SUBDIVISION.

AUTHORIZED SIGNATURE _____ DATE _____ DATE _____ DATE _____

- LEGEND**
- ⊙ - PIPE FOUND
 - A.G. - ABOVE GRADE
 - ⊙ - REBAR SET/FOUND
 - ⊙ - DRILL HOLE SET
 - - STONE WALL
 - - PROPOSED UTILITY POLE
 - ADS - CORRUGATED PLASTIC PIPE
 - CMP - CORRUGATED METAL PIPE
 - ROP - REINFORCED CONCRETE PIPE
 - - DIRECTION OF FLOW
 - - DELINEATED WETLAND
 - - LEDGE OUTCROP
 - ⊙ - PROPOSED WELL
 - ⊙ - 4,000 S.F. RECEIVING AREA
 - ⊙ - TEST PIT
 - ⊙ - PERCOLATION TEST
 - ⊙ - SOIL TYPE

NO.	DATE	REVISION	BY
3			
2			
1			

SUBDIVISION PLAT

**MAP 11 LOT 22-2,
OLD SPOFFORD ROAD
WINCHESTER, N. H.**

DATE: APRIL 26, 2022 SCALE: 1" = 50'

PREPARED FOR: WALDSCHMIDT, INC.
C/O HKS ASSOC. P.O. BOX 651
KEENE, NH 03431

RICHARD P. DREW LLC
266 TULLY BROOK ROAD, RICHMOND, N.H. 03470
TEL. (603) 239-4701 rpdrewllc@gmail.com

CLIENT: WALDSCHMIDT JOB NO. 592 F.B. 21 SHEET 1 OF 1