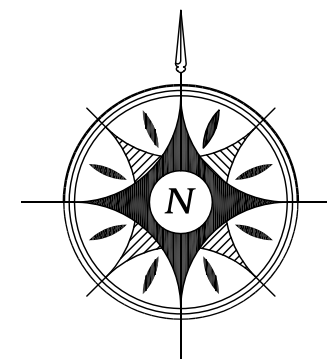


**REFERENCE PLANS**

- 1) "PLAN OF LAND BELONGING TO JOHN W. SCHWINGE & RUTH SCHWINGE, CHESTERFIELD, N.H."; PREPARED BY FOREST F. HALL, JR.; DATED SEPT. 21, 1973; REVISED JULY 29, 1974; SCALE 1"=100'; RECORDED AT CCRD, PLAN BOOK 30 PAGE 47.
- 2) "SITE PLAN, BERT-ANNE CONVALESCENT HOME, WEST CHESTERFIELD, N.H."; DRAFTED BY DAVID MANN; APPROVED BY THE CHESTERFIELD PLANNING BOARD OCTOBER 25, 1978; SCALE 1"=50'; RECORDED AT CCRD, PLAN BOOK 41 PAGE 91.
- 3) "PLAN OF LAND BELONGING TO PERLEY P. PLANTE, SR. & DELIA F. PLANTE, CHESTERFIELD, N.H."; PREPARED BY FOREST F. HALL, JR.; DATED SEPT. 12, 1973; SCALE 1"=50'; RECORDED AT CCRD, PLAN BOOK 27 PAGE 45.
- 4) "STATE OF NEW HAMPSHIRE DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS, PLAN OF PROPOSED ACCESS CONTROL DEMONSTRATION PROJECT, ACDP-012-1(9) N.H. PROJECT NO. P-3621-E, N.H. ROUTE 9, TOWN OF CHESTERFIELD, COUNTY OF CHESHIRE"; SHEET NUMBER 32; DATED 12-27-1983; ON FILE AT NH DEPARTMENT OF TRANSPORTATION.HIGHWAYS

**NOTES**

- 1) THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE LOT 13-H019-000 INTO 2 RESIDENTIAL.
- 2) OWNERS OF RECORD:  
ORANGE DOOR DESIGN LLC  
20 LONE PINE STREET  
SPOFFORD, NH 03462  
VOLUME 3107 PAGE 404
- 3) EXISTING AREA OF LOT 13-H019-000: 29.2 ACRES  
AREA OF PROPOSED LOT 1: 5.6 ACRES  
AREA OF PROPOSED LOT 2: 23.6 ACRES
- 4) MAP AND LOT NUMBERS REFER TO THE TOWN OF CHESTERFIELD TAX MAPS.
- 5) CURRENT ZONING: RURAL/AGRICULTURAL AND RESIDENTIAL DISTRICTS  
RURAL AGRICULTURAL DISTRICT MIN. LOT AREA - 5 ACRES MIN. FRONTAGE - 400 FEET  
RESIDENTIAL DISTRICT MIN. LOT AREA - 2 ACRES MIN. FRONTAGE - 200 FEET  
BUILDING SETBACKS:  
FRONT - 50 FEET  
SIDE - 20 FEET  
REAR - 20 FEET  
ROUTE 9 - 50 FEET
- 6) THE RIGHT OF WAY OF ROUTE 9 WAS DETERMINED BY THE LOCATION OF MONUMENTATION AND IS SHOWN TO BE 100 FT PER REFERENCE PLAN 4.
- 7) a. THE RIGHT OF WAY OF POOCHAM ROAD WAS DETERMINED BY THE LOCATION OF STONEWALLS AND MONUMENTATION AND IS SHOWN TO BE 2 RODS WIDE (33').  
b. A DISCONTINUANCE OF THIS PORTION OF POOCHAM ROAD COULD NOT BE FOUND IN TOWN RECORDS. A PETITION TO HAVE IT DISCONTINUED IS SUGGESTED.
- 8) WETLANDS WERE DELINEATED IN JUNE 2020 BY JON C. BUSCHAUM, CWS 210, OF CARDINAL SURVEYING & LAND PLANNING, 185 WINCHESTER STREET, KEENE, NH 03431. PHONE #603-499-6151.
- 9) CONTOUR DATA WAS OBTAINED FROM LIDAR DATA PROVIDED BY [HTTPS://GRANITVIEW.UNH.EDU/](https://granitview.unh.edu/). CONTOUR INTERVAL IS 5 FEET.
- 10) LOT 13-H019-000 IS NOT WITHIN THE 100 YEAR FLOOD PLAIN.
- 11) THE PARCEL MAY BE SUBJECT TO EASEMENTS AS THEY EXIST OF RECORD OR IN FACT. CARDINAL SURVEYING AND LAND PLANNING DOES NOT INTEND OR REPRESENT THAT ALL RIGHTS AND EASEMENTS AFFECTING THE SUBJECT PROPERTY ARE SHOWN. A SPECIFIC TITLE EXAMINATION IS SUGGESTED TO DETERMINE THE NATURE AND EXTENT OF RIGHTS AND EASEMENTS AFFECTING THE SUBJECT PROPERTY.
- 12) THE LOCATION OF ANY UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. CARDINAL SURVEYING & LAND PLANNING MAKES NO CLAIMS TO THE ACCURACY OR COMPLETENESS OF THE UTILITIES SHOWN. FIELD VERIFICATION IS REQUIRED PRIOR TO ANY EXCAVATION ON THE SITE.
- 13) THE SUBDIVISION REGULATIONS OF THE TOWN OF CHESTERFIELD ARE A PART OF THIS PLAN, AND APPROVAL OF THIS PLAN IS CONTINGENT ON COMPLETION OF ALL THE REQUIREMENTS OF SAID SUBDIVISION REGULATIONS, EXCEPTING ONLY ANY WAIVERS GRANTED IN WRITING BY THE BOARD AND ATTACHED HERETO.



13-H027-000  
RICHARD, JR. & PAMELA G. CHICKERING  
PO BOX 72  
WEST CHESTERFIELD, NH 03466

13-H018-000  
ORANGE DOOR DESIGN LLC  
20 LONE PINE STREET  
SPOFFORD, NH 03462  
VOL 3107 PG 404

BASE OF  
1-1/2" PINCH TOP  
IRON PIPE, SLANTED  
1.0' UP

4-A012-000  
CRR LEASING INC.  
783 ROUTE 9  
WEST CHESTERFIELD, NH 03466  
VOL 2075 PG 938

12-A001-001  
UNITED NATURAL FOODS INC.  
PO BOX 301  
CHESTERFIELD, NH 03443  
VOL 2239 PG 581

13-J005-000  
ERNEST KOOPMAN  
PO BOX 1101  
HAMPTON, NH 03842  
VOL 2257 PG 987

13-J004-000  
ERNEST KOOPMAN  
PO BOX 1101  
HAMPTON, NH 03842  
VOL 2257 PG 987

13-J003-000  
ERIC M. BICKFORD, SR  
718 ROUTE 9  
WEST CHESTERFIELD, NH 03466  
VOL 2925 PG 533

13-J002-021  
JOSEPH S. & SUSAN DUDEK  
31 STAGE ROAD  
WEST CHESTERFIELD, NH 03466  
VOL PG

13-H020-000  
BRIAN D. & ANGELA C. CHURCH  
PO BOX 125  
WEST CHESTERFIELD, NH 03466  
VOL 2222 PG 324

13-H019-001  
MELANIE A. ULLMAN  
PO BOX 205  
WEST CHESTERFIELD, NH 03466  
VOL 2891 PG 44

13-H021-000  
MELANIE A. ULLMAN  
PO BOX 205  
WEST CHESTERFIELD, NH 03466  
VOL 2891 PG 44

13-H025-000  
TEAGAN RANCOURT  
PO BOX 344  
WEST CHESTERFIELD, NH 03466  
VOL 2977 PG 417

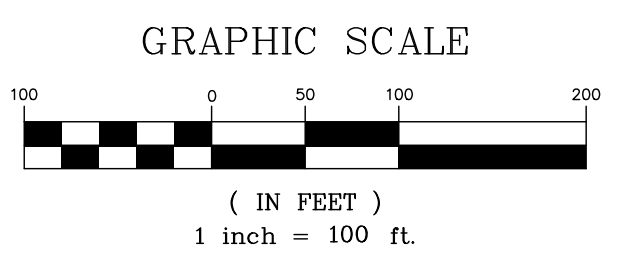
**LOT FRONTAGE**

PROPOSED LOT 1  
TOTAL FRONTAGE 531.67'  
PROPOSED LOT 2  
TOTAL FRONTAGE BEFORE ROAD DISCONTINUANCE 178.57'  
TOTAL FRONTAGE AFTER ROAD DISCONTINUANCE 697.05'

**SURVEYOR'S CERTIFICATION**

IT IS HEREBY CERTIFIED THAT THE PERIMETER SURVEY CLOSURES AND THE LAYOUT OF ALL LOT BOUNDARY LINES MEET OR EXCEED THE TECHNICAL REQUIREMENTS OF THE CHESTERFIELD SUBDIVISION REGULATIONS.  
  
THIS SURVEY IS THE RESULT OF A RANDOM TRAVERSE SURVEY USING AN ELECTRONIC TOTAL STATION AND MEETS THE MINIMUM REQUIREMENTS OF AN URBAN SURVEY AS SPECIFIED IN NH LAH TABLE 500.1.  
  
I HEREBY CERTIFY THAT THIS PLAT CONFORMS TO ALL APPLICABLE LOCAL ZONING ORDINANCES AND RULES.

APPROVED AS A SUBDIVISION  
IN ACCORDANCE WITH THE PROVISIONS OF RSA 674.  
THE TOWN OF CHESTERFIELD PLANNING BOARD  
BY \_\_\_\_\_, CHAIRMAN



**LEGEND**

- - PIN FOUND
- - NH HIGHWAY BOUND FOUND
- - REBAR SET
- - UTILITY POLE
- ⊙ - GUY ANCHOR
- ⊙ - WELL
- ⊙ - DRAIN MANHOLE
- ⊙ - CATCH BASIN
- — — - STONE WALL
- — — - GUARDRAIL
- — — - WIRE FENCE
- - - - - EXISTING CONTOUR LINE
- - - - - EDGE OF DELINEATED WETLANDS
- - - - - APPROXIMATE ABUTTER LINE
- - - - - BUILDING SETBACK LINE
- - - - - ZONING DISTRICT LINE

**SOILS LEGEND**

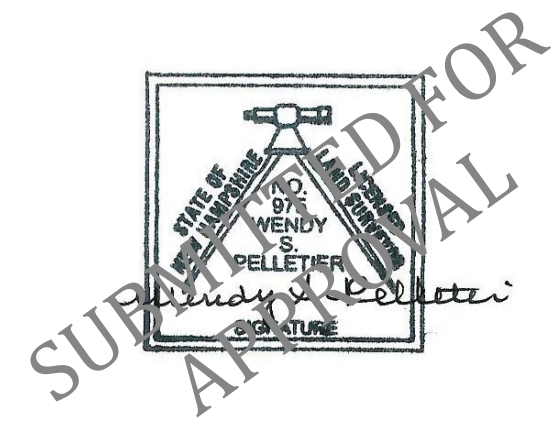
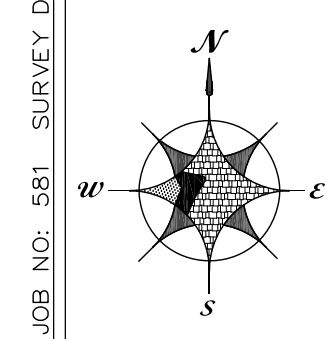
- 3360 - PITTSBURY SILT LOAM, 8 TO 15 PERCENT SLOPES, VERY STONY
- 3670 - DUTCHESS SILT LOAM, 8 TO 15 PERCENT SLOPES, VERY STONY
- 367D - DUTCHESS SILT LOAM, 15 TO 25 PERCENT SLOPES, VERY STONY
- 367E - DUTCHESS SILT LOAM, 25 TO 50 PERCENT SLOPES, VERY STONY
- 495 - OSSIPEE MUCKY PEAT

NO.	DATE	REVISION	BY

**2 LOT SUBDIVISION**  
MAP 13-H019-000  
745 ROUTE 9 & POOCHAM ROAD  
CHESTERFIELD, NH 03466  
DATE: DECEMBER 10, 2020 SCALE: 1"=100'

PREPARED FOR:  
WILLIAM & SANDRA CORMIER  
ORANGE DOOR DESIGN, LLC  
20 LONE PINE STREET  
SPOFFORD, NH 03462

CARDINAL SURVEYING & LAND PLANNING  
Keene, New Hampshire 03431  
Tel. (603) 499-6151



JOB NO. 581 SURVEY DATE: 6-3-20 FB: 9/19