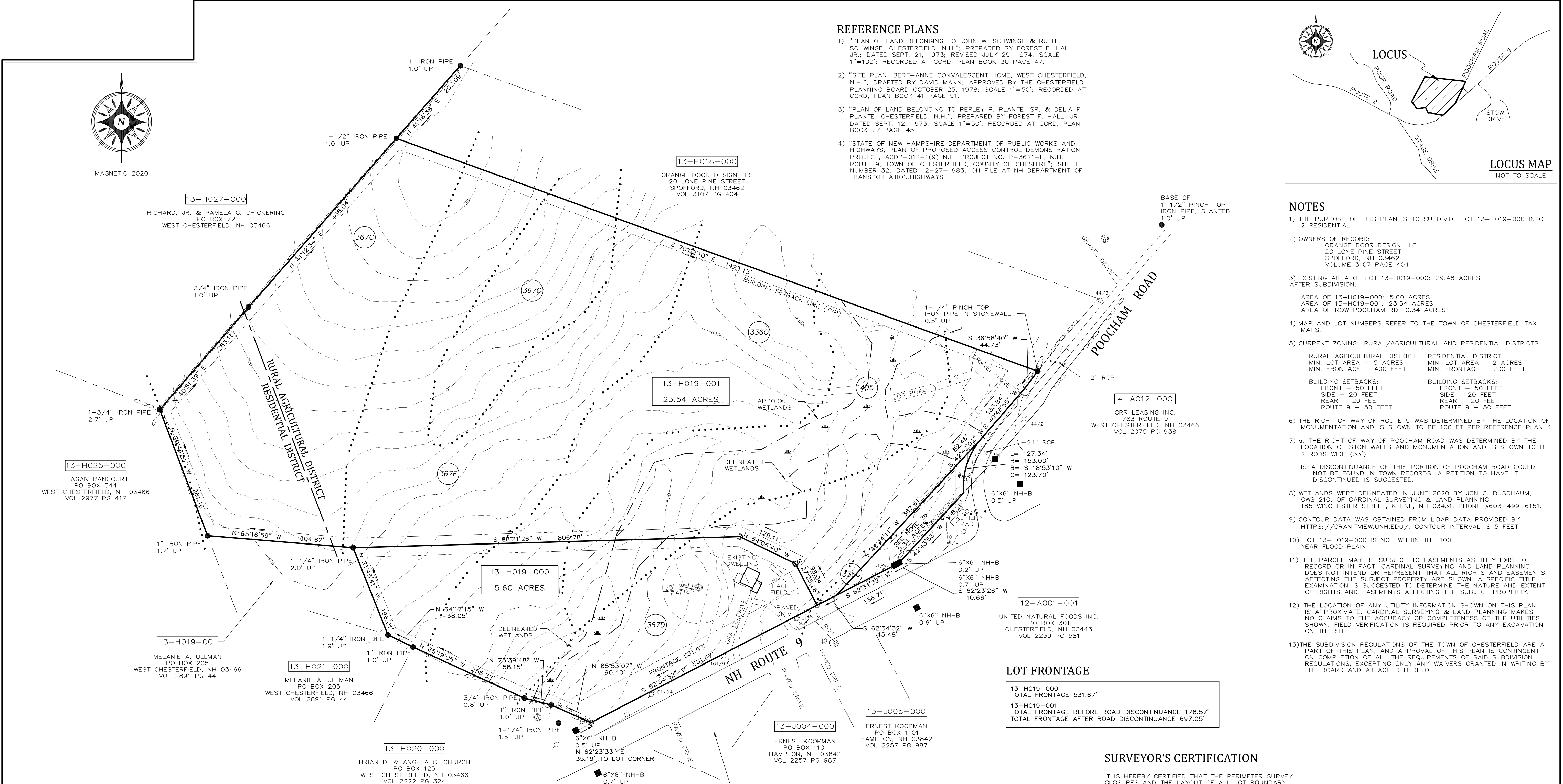
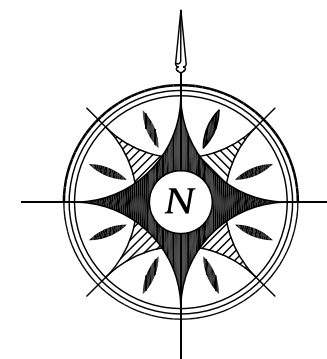


REFERENCE PLANS

- 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: 29.48 ACRES
AFTER SUBDIVISION:
AREA OF 13-H019-000: 5.60 ACRES
AREA OF 13-H019-001: 23.54 ACRES
AREA OF ROW POOCHAM RD: 0.34 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.



LOT FRONTAGE

13-H019-000	TOTAL FRONTAGE 531.67'
13-H019-001	TOTAL FRONTAGE BEFORE ROAD DISCONTINUANCE 178.57'
	TOTAL FRONTAGE AFTER ROAD DISCONTINUANCE 697.05'

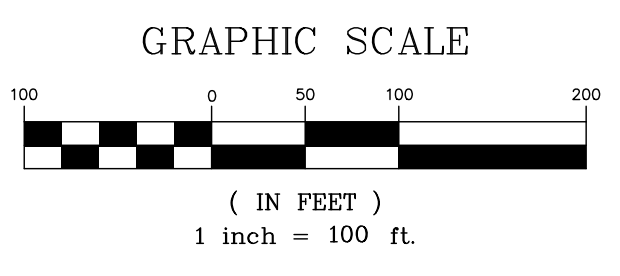
SURVEYOR'S CERTIFICATION

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 USING AN ELECTRONIC TOTAL STATION AND MEETS THE MINIMUM REQUIREMENTS OF AN URBAN SURVEY AS SPECIFIED IN NH LAN TABLE 500.1.

I HEREBY CERTIFY THAT THIS PLAT CONFORMS TO ALL APPLICABLE LOCAL ZONING ORDINANCES AND RULES.

_____, 2021
APPROVED AS A SUBDIVISION
IN ACCORDANCE WITH THE PROVISIONS OF RSA 674,
THE TOWN OF CHESTERFIELD PLANNING BOARD
BY _____, CHAIRMAN



LEGEND

- - PIN FOUND
- - NHNB
- - 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

- 336C - PITTSBURY SILT LOAM, 8 TO 15 PERCENT SLOPES, VERY STONY
- 367C - 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 - OSSISPEE MUCKY PEAT

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

NO.	DATE	REVISION	ADDRESS PLANNING BOARD COMMENTS	WP BY
1	1/4/21			

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

SHT 1/1