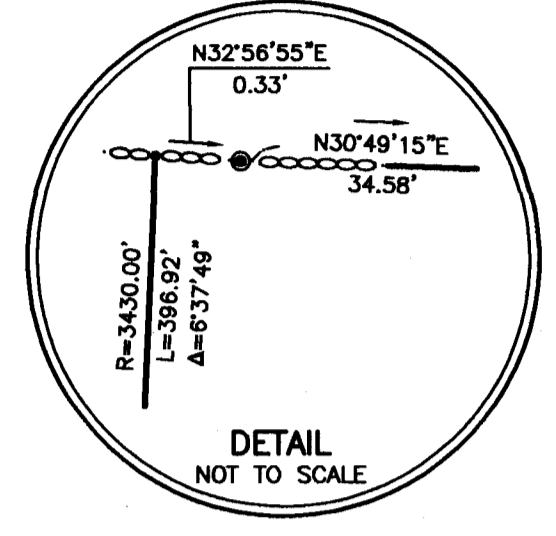
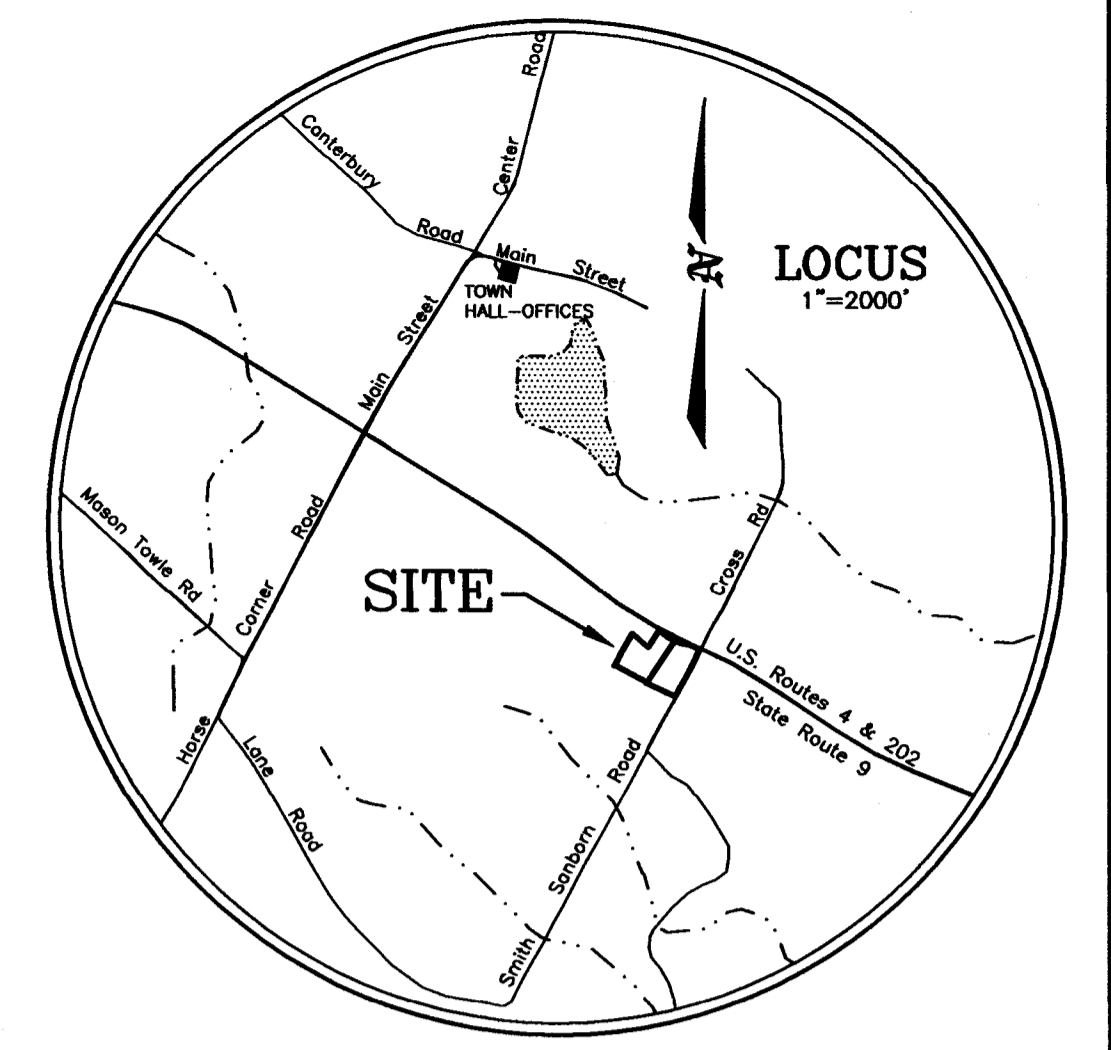


MAP 4 LOT 154-2
COLEMAN CONCRETE, INC.
9 NH ROUTE 113
ALBANY, NH 03818
BOOK 3432 PAGE 450

MAP 4 LOT 154
WILLIAM YOUNG PROPERTIES, LLC
69 DOVER ROAD
CHICHESTER, NH 03258
BOOK 3462 PAGE 590

PLAN REFERENCES

- SUBDIVISION PLAN PREPARED FOR MERRIMACK TIMBER SERVICE, INC. ASSESSOR'S MAP 4 LOT 154 69 DOVER ROAD (ROUTE 4, 9 & 202) CHICHESTER, NEW HAMPSHIRE. SCALE: 1"=50'. DATE: JANUARY 2014. PREPARED BY THIS OFFICE AND RECORDED AT THE MERRIMACK COUNTY REGISTRY OF DEEDS AS PLAN #20140002543.
- PROPERTY SURVEY FOR MERRIMACK TIMBER SERVICE, INC. CHICHESTER 4-154-154-1. SCALE: 1"=100'. DATE: 11 DEC. 1989. PREPARED BY ERNEST E. VEINOTTE OF EPSOM, NH AND RECORDED AT THE MERRIMACK COUNTY REGISTRY OF DEEDS AS PLAN #11498.
- BOUNDARY PLAT OF THE LAND OF THE ESTATE OF ALICE L. BANKS B SMITH SANBORN ROAD CHICHESTER, NH. SCALE: 1"=50'. DATE: APRIL 6, 1999. PREPARED BY RICHARD D. BARTLETT & ASSOCIATES, INC. OF CONCORD, NH AND RECORDED AT THE MERRIMACK COUNTY REGISTRY OF DEEDS AS PLAN #15174.
- L.P.E.I. SUBDIVISION 81.2 ACRES BOUNDARY LOCATION SURVEY. SCALE: 1"=100'. DATE: OCT. 16, 1974. PREPARED BY RAYCO ENGINEERING OF CONCORD, NH AND RECORDED AT THE MERRIMACK COUNTY REGISTRY OF DEEDS AS PLAN #3843.
- CHICHESTER EPSOM P 7909 ALIGNMENT PLOTTED FROM BK 5116 PGS 42-45 DETAIL PLOTTED FROM BK 5852 PGS 60-73. SCALE: 1"=50'. PLOTTED BY [ILLEGIBLE] 7-7-67. PLAN ON FILE AT THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION CONCORD, NH.



LEGEND

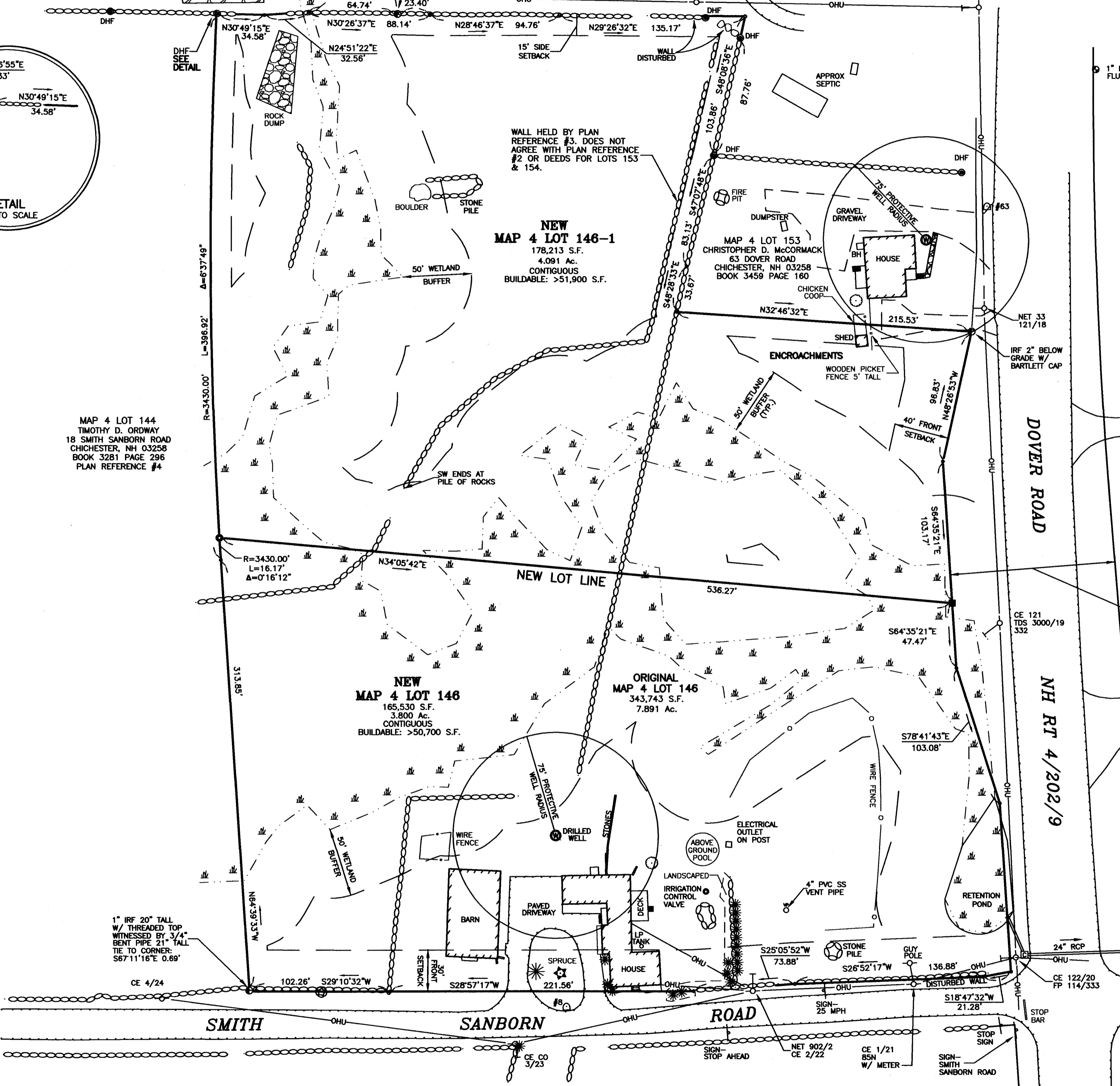
- ANGLE POINT
- GRANITE BOUND TO BE SET
- IRON ROD TO BE SET
- IRON ROD FOUND
- IRON PIPE FOUND
- DRILL HOLE FOUND/SET
- UTILITY POLE W/ANCHOR
- DRILLED WELL
- MAILBOX
- SHRUBS
- CONIFEROUS TREE
- DECIDUOUS TREE
- STONEMASS
- SETBACK/BUFFER LINE
- EDGE OF WETLAND
- EDGE OF GRAVEL
- IRF IRON ROD FOUND
- DHF DRILL HOLE FOUND
- DHS DRILL HOLE SET

NOTES

- THE PURPOSE OF THIS PLAN IS SUBDIVIDE LOT 146 AS SHOWN ON CHICHESTER ASSESSING MAP 4 INTO 2 LOTS.
- THE SUBJECT PARCEL IS LOCATED IN THE "C" (COMMERCIAL/INDUSTRIAL) ZONE AND IS SUBJECT TO THE FOLLOWING DIMENSIONAL RESTRICTIONS:
ARTICLE III, SECTION 3.05: (APPLY TO ENTIRE TOWN)
MIN. LOT SIZE: 2 Ac.
MIN. FRONTAGE: 200'
SETBACKS:
FRONT: 30'
SIDE/REAR: 15'
WETLANDS: >0.25 Ac.: 50'
<0.25 Ac.: 25'
- "C" ZONE**
MIN. 1 ACRE CONTIGUOUS BUILDABLE:
(NO WETLANDS, WETLAND BUFFER, SLOPE >15%, 100 YEAR FLOOD)
SETBACKS:
FRONT: 90' FROM C/L OF ROUTE 4 R.O.W.
40' FROM STATE R.O.W.
SIDE/REAR: 15'
MAX. LOT COVERAGE: 90% (COMMERCIAL/INDUSTRIAL USE)
- THE INFORMATION SHOWN HEREON IS FROM A SURVEY PERFORMED BY THIS OFFICE IN APRIL 2020.
- THE BEARINGS SHOWN HEREON ARE NAD 83/11 FROM PLAN REFERENCE #1.
- THE WETLANDS SHOWN HEREON WERE DELINEATED BY TIMOTHY F. BERNIER, CWS #052 IN APRIL 2020 IN ACCORDANCE WITH Env-WL 406.01.
- THE SUBJECT PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD HAZARD ZONE (SFHA) AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THE TOWN OF CHICHESTER, MERRIMACK COUNTY MAP #3301300557E, EFFECTIVE DATE APRIL 19, 2010.
- NHDES SUBDIVISION APPROVAL # _____, DATED _____ (NEW LOT 146 & NEW LOT 146-1).

LOT AREA TABLE

LOT NAME	LOT AREA	WETLANDS	CONTIGUOUS BUILDABLE AREA
ORIGINAL LOT 146	343,743 S.F.	98,402 S.F.	
NEW LOT 146	165,275 S.F.	61,358 S.F.	>50,700 S.F.
NEW LOT 146-1	178,124 S.F.	37,044 S.F.	>51,900 S.F.



MAP 4 LOT 144
TIMOTHY D. GROWAY
18 SMITH SANBORN ROAD
CHICHESTER, NH 03258
BOOK 3281 PAGE 296
PLAN REFERENCE #4

NEW
MAP 4 LOT 146
165,275 S.F.
3,800 Ac.
CONTIGUOUS
BUILDABLE: >50,700 S.F.

ORIGINAL
MAP 4 LOT 146
343,743 S.F.
7.891 Ac.

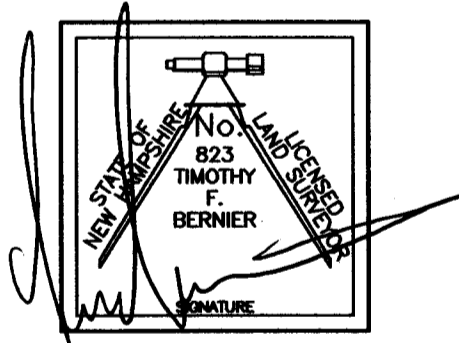
NEW
MAP 4 LOT 146-1
178,213 S.F.
4.091 Ac.
CONTIGUOUS
BUILDABLE: >51,900 S.F.

MAP 4 LOT 155-A
LAURA M. HANSCOM
60 DOVER ROAD
CHICHESTER, NH 03258
BOOK 3545 PAGE 1276

MAP 4 LOT 155-B
MARC CHRONIS
801 PLAUSAWA HILL ROAD
PEMBROKE, NH 03275
BOOK 1436 PAGE 541

MAP 4 LOT 147
CM TRUCK & TRAILER
SALES, LLC
320 DOVER ROAD UNIT 4
CHICHESTER, NH 03258
BOOK 3615 PAGE 2009

MAP 4 LOT 145
TRACY J. BANKS TRUST
TRACY J. BANKS, TRUSTEE
329 ROLLINS ROAD
HOPKINTON, NH 03229
BOOK 3102 PAGE 306

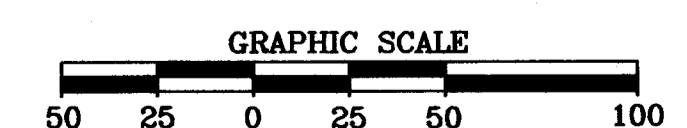


SUBDIVISION PLAN
LAND OF
DAVID A. CROWELL

ASSESSOR'S MAP 4 LOT 146
8 SMITH SANBORN ROAD & DOVER ROAD (ROUTE 4, 9 & 202)
CHICHESTER, NEW HAMPSHIRE
SCALE: 1"=50' * DATE: MAY 2020
SHEET 1 OF 2

OWNER OF RECORD

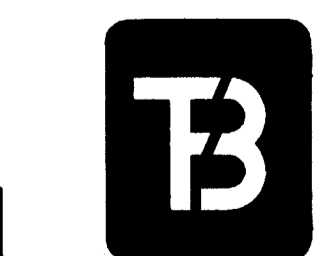
MAP 4 LOT 146
DAVID A. CROWELL
8 SMITH SANBORN ROAD
CHICHESTER, NH 03258
BOOK 2216 PAGE 1422



NO.	REVISION	DATE

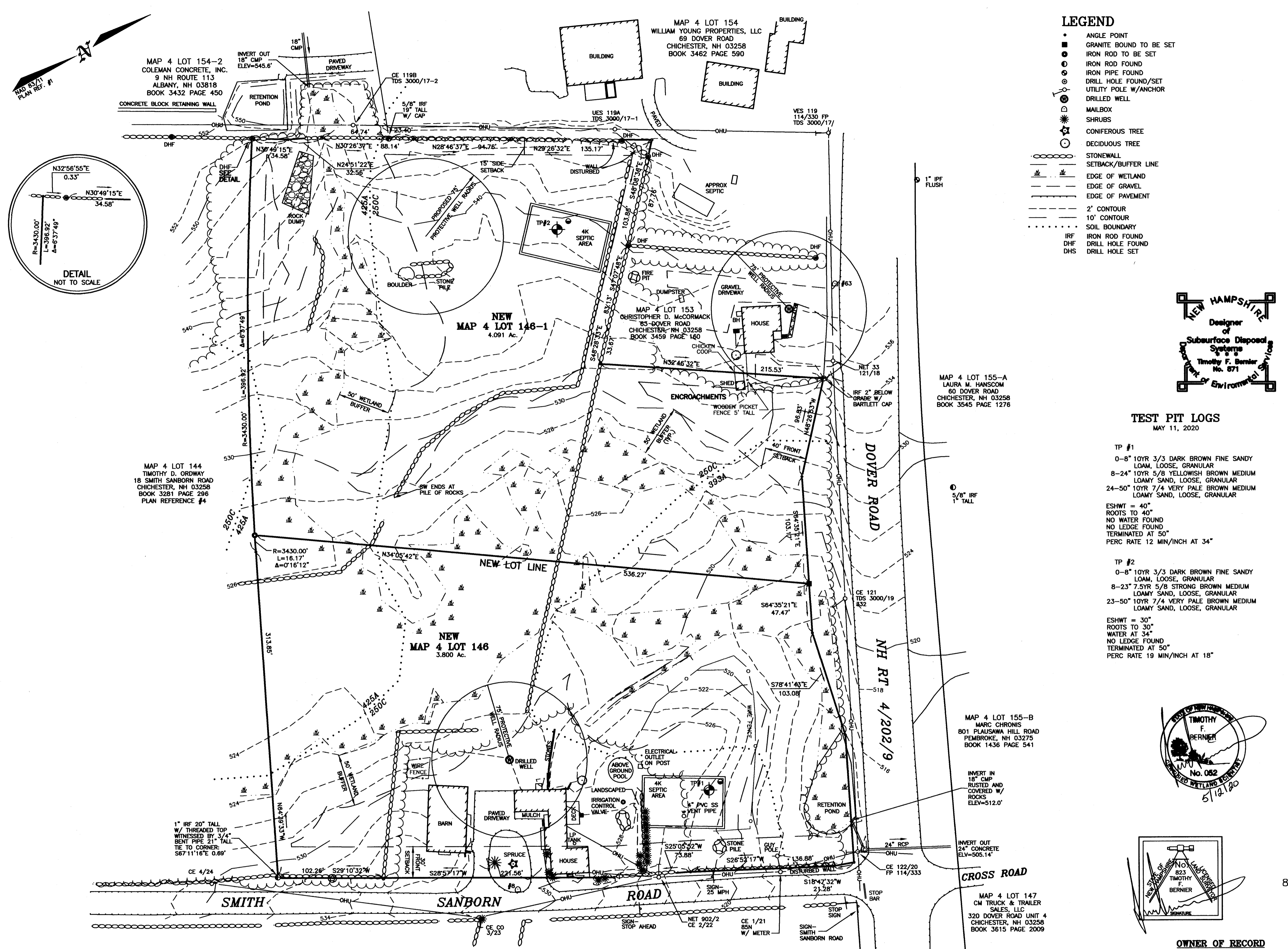
APPROVED
UNDER THE PROVISIONS OF RSA 674:35 & RSA 674:36,
CHICHESTER PLANNING BOARD
THE TOWN OF CHICHESTER PLANNING BOARD, IN ACCORDANCE
WITH THE BOARD VOTE DATED _____
HEREBY APPROVES THIS PLAT
CHAIRPERSON _____ DATE _____

SHEET INDEX
SHEET 1: SUBDIVISION PLAN
SHEET 2: TOPOGRAPHIC PLAN
SHEET 1 IS TO BE RECORDED AT THE MERRIMACK
COUNTY REGISTRY OF DEEDS. SHEET 2 WILL BE
ON FILE WITH THE TOWN OF CHICHESTER.



T. F. BERNIER, INC.
Land Surveyors - Designers - Consultants
50 PLEASANT STREET - P.O. BOX 3464
CONCORD, NEW HAMPSHIRE 03302-3464
Tel: (603)224-4148 - Fax: (603)224-0507

DESIGNED BY	DRAWN BY	CHECKED BY	F.B.	PG.	JOB #
TFB	TFB	TFB	216	18	428-14



- LEGEND**
- ANGLE POINT
 - ◻ GRANITE BOUND TO BE SET
 - ◻ IRON ROD TO BE SET
 - ◻ IRON ROD FOUND
 - ◻ IRON PIPE FOUND
 - ◻ DRILL HOLE FOUND/SET
 - ◻ UTILITY POLE W/ANCHOR
 - ◻ DRILLED WELL
 - ◻ MAILBOX
 - ◻ SHRUBS
 - ◻ CONIFEROUS TREE
 - ◻ DECIDUOUS TREE
 - ◻ STONEWALL
 - ◻ SETBACK/BUFFER LINE
 - ◻ EDGE OF WETLAND
 - ◻ EDGE OF GRAVEL
 - ◻ EDGE OF PAVEMENT
 - ◻ 2' CONTOUR
 - ◻ 10' CONTOUR
 - ◻ SOIL BOUNDARY
 - ◻ IRF IRON ROD FOUND
 - ◻ DHF DRILL HOLE FOUND
 - ◻ DHS DRILL HOLE SET

NHDES LOT SIZING CALCULATIONS

NEW LOT 146
 LOT SIZE REQUIRED: NO WET., STEEP, LEDGE, EASEMENTS, WELL RADIUS
 FLOW, USE Q=600g.p.d.
 UPLAND SOILS=250C (SOIL GROUP 3, 0-8% SLOPE, FACTOR= 1.6)
 REQ. LOT SIZE= (Qg.p.d./2000g.p.d./acre)xFACTOR
 AREA REQUIRED: 20,909 S.F.
 AREA PROVIDED: >80,500 S.F.

NEW LOT 146-1
 LOT SIZE REQUIRED: NO WET., STEEP, LEDGE, EASEMENTS, WELL RADIUS
 FLOW, USE Q=600g.p.d.
 UPLAND SOILS=250C (SOIL GROUP 3, 0-8% SLOPE, FACTOR= 1.6)
 REQ. LOT SIZE= (Qg.p.d./2000g.p.d./acre)xFACTOR
 AREA REQUIRED: 20,909 S.F.
 AREA PROVIDED: >97,500 S.F.

- NOTES**
- THE PURPOSE OF THIS PLAN IS TO SHOW THE TOPOGRAPHY AND PHYSICAL FEATURES ON LOT 146 FOR A TWO-Lot SUBDIVISION.
 - THE SUBJECT PARCEL IS LOCATED IN THE "C" (COMMERCIAL/INDUSTRIAL) ZONE AND IS SUBJECT TO THE FOLLOWING DIMENSIONAL RESTRICTIONS:
ARTICLE III, SECTION 3.05: (APPLY TO ENTIRE TOWN)
 MIN. LOT SIZE: 2 Ac.
 MIN. FRONTAGE: 200'
 SETBACKS:
 FRONT: 30'
 SIDE/REAR: 15'
 WETLANDS: >0.25 Ac.: 50'
 <0.25 Ac.: 25'
 - "C" ZONE**
 MIN. 1 ACRE CONTIGUOUS BUILDABLE:
 (NO WETLANDS, WETLAND BUFFER, SLOPE >15%, 100 YEAR FLOOD)
 SETBACKS:
 FRONT: 90' FROM C/L OF ROUTE 4 R.O.W.
 40' FROM STATE R.O.W.
 SIDE/REAR: 15'
 MAX. LOT COVERAGE: 90% (COMMERCIAL/INDUSTRIAL USE)
 - THE TOPOGRAPHY SHOWN HEREON IS THE RESULT OF A FIELD SURVEY MADE BY THIS OFFICE IN APRIL 2020 USING A TOTAL STATION. THE VERTICAL DATUM IS NAVD88 BASED ON GPS PERFORMED BY THIS OFFICE IN DECEMBER 2013.
 - THE WETLANDS SHOWN HEREON WERE DELINEATED BY TIMOTHY F. BERNIER, CWS #052 IN APRIL 2020 IN ACCORDANCE WITH ETV-NR 406.01.
 - THE SUBJECT PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD HAZARD ZONE (SFHA) AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THE TOWN OF CHICHESTER, MERRIMACK COUNTY MAP #33013C0557E, EFFECTIVE DATE APRIL 19, 2010.
 - NHDES SUBDIVISION APPROVAL # _____ DATED _____ (NEW LOT 146 & NEW LOT 146-1).

TEST PIT LOGS
MAY 11, 2020

TP #1
 0-8" 10YR 3/3 DARK BROWN FINE SANDY LOAM, LOOSE, GRANULAR
 8-24" 10YR 5/8 YELLOWISH BROWN MEDIUM LOAMY SAND, LOOSE, GRANULAR
 24-50" 10YR 7/4 VERY PALE BROWN MEDIUM LOAMY SAND, LOOSE, GRANULAR
 ESHWT = 40"
 ROOTS TO 40"
 NO WATER FOUND
 NO LEDGE FOUND
 TERMINATED AT 50"
 PERC RATE 12 MIN/INCH AT 34"

TP #2
 0-8" 10YR 3/3 DARK BROWN FINE SANDY LOAM, LOOSE, GRANULAR
 8-23" 7.5YR 5/8 STRONG BROWN MEDIUM LOAMY SAND, LOOSE, GRANULAR
 23-50" 10YR 7/4 VERY PALE BROWN MEDIUM LOAMY SAND, LOOSE, GRANULAR
 ESHWT = 30"
 ROOTS TO 30"
 WATER AT 34"
 NO LEDGE FOUND
 TERMINATED AT 50"
 PERC RATE 19 MIN/INCH AT 18"

LOT AREA TABLE

LOT NAME	LOT AREA	WETLANDS	CONTIGUOUS BUILDABLE AREA
ORIGINAL LOT 146	343,743 S.F.	98,402 S.F.	
NEW LOT 146	165,275 S.F.	61,358 S.F.	>50,700 S.F.
NEW LOT 146-1	178,124 S.F.	37,044 S.F.	>51,900 S.F.

TOPOGRAPHIC PLAN
 LAND OF
DAVID A. CROWELL
 ASSESSOR'S MAP 4 LOT 146
 8 SMITH SANBORN ROAD & DOVER ROAD (ROUTE 4, 9 & 202)
 CHICHESTER, NEW HAMPSHIRE
 SCALE: 1"=50' * DATE: MAY 2020
 SHEET 2 OF 2

APPROVED
 UNDER THE PROVISIONS OF RSA 674:35 & RSA 674:36,
CHICHESTER PLANNING BOARD
 THE TOWN OF CHICHESTER PLANNING BOARD, IN ACCORDANCE
 WITH THE BOARD VOTE DATED _____
 HEREBY APPROVES THIS PLAN

 CHAIRPERSON DATE

MAP 4 LOT 145
 TRACY J. BANKS TRUST
 TRACY J. BANKS, TRUSTEE
 329 ROLLINS ROAD
 HOPKINTON, NH 03229
 BOOK 3102 PAGE 306

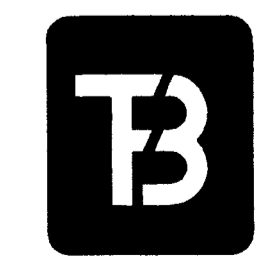
NRCS SOILS LEGEND
 DIGITALLY REPRODUCED FROM USDA NRCS ONLINE
 WEB SOIL SURVEY SOIL MAP, MAY 2020.
 250C - CHATFIELD-HOLLIS-MONTAUK COMPLEX, 8-15% SLOPES,
 VERY STONY. DRAINAGE CLASS: WELL DRAINED
 393A - SWANSEA MUCKY PEAT, 0-2% SLOPES
 DRAINAGE CLASS: VERY POORLY DRAINED
 425A - SCARBORO-RIDGEBURY COMPLEX, 0-3% SLOPES, ROCKY
 DRAINAGE CLASS: POORLY-VERY POORLY DRAINED

SHEET INDEX
 SHEET 1: SUBDIVISION PLAN
 SHEET 2: TOPOGRAPHIC PLAN
 SHEET 1 IS TO BE RECORDED AT THE MERRIMACK
 COUNTY REGISTRY OF DEEDS. SHEET 2 WILL BE
 ON FILE WITH THE TOWN OF CHICHESTER.

GRAPHIC SCALE
 50 25 0 25 50 100

NO.	REVISION	DATE

OWNER OF RECORD
 MAP 4 LOT 146
 DAVID A. CROWELL
 8 SMITH SANBORN ROAD
 CHICHESTER, NH 03258
 BOOK 2216 PAGE 1422



T. F. BERNIER, INC.
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 Tel:(603)224-4148 - Fax:(603)224-0507

DESIGNED BY	DRAWN BY	CHECKED BY	F.B.	PG.	JOB #
TFB	TH, JRC	TFB	216	16	428-14