

PLAN REFERENCES:

- 1.) "SUBDIVISION FOR GERARD PROVENCHE, MAP 3 LOT 55, CHICHESTER." DATED 7/6/88. BY ERNEST E. VEINOTTE. M.C.R.D. PLAN #10,466.
- 2.) "PRELIMINARY SURVEY OF PINS AND BOUNDS LOCATING PROPERTY IN CHICHESTER, NH. KNOWN AS THE CHICHESTER LUMBER COMPANY." M.C.R.D. V. 1137 P. 159.
- 3.) "CONSOLIDATION PLAN, LAND OF GLENN A. HORNER, NORTH SIDE RTE. 4, CHICHESTER, NEW HAMPSHIRE." DATED 4/75 AND LAST REVISED 7/82. BY H. H. AMSDEN & SONS. M.C.R.D. PLAN #11,455.
- 4.) "THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLANS OF PROPOSED FEDERAL AID PRIMARY PROJECT, NH-F-012-2(17), NH PROJECT NO. P4809K, U.S. ROUTES 4 AND 202, NH ROUTE 9." M.C.R.D. PLAN #12,374.
- 5.) "PRELIMINARY SEWAGE DISPOSAL SYSTEM, SCOTT BROWN, 334 DOVER ROAD, CHICHESTER, NH, MAP 3 LOT 59." BY FELIX SEPTIC SERVICE.
- 6.) "EXISTING CONDITIONS & PROPOSED CHANGE OF USE PLAN FOR SHOWCASE CONSIGNMENTS, TAX MAP 3 LOT 59, U.S. ROUTE 4 & 202, NH ROUTE 9, 332 & 334 DOVER ROAD, CHICHESTER, NEW HAMPSHIRE" DATED 7 DECEMBER 2006 AND LAST REVISED ON 1/29/07 BY THIS OFFICE. M.C.R.D. PLAN 18312.



TAX MAP 3, LOT 65
JOHN TOUSIGNANT
340 DOVER ROAD
CHICHESTER, NH 03258
V. 2077 P. 866

TAX MAP 3, LOT 64
JOHN TOUSIGNANT
340 DOVER ROAD
CHICHESTER, NH 03258
V. 2077 P. 866

TAX MAP 3, LOT 63
JOHN TOUSIGNANT
340 DOVER ROAD
CHICHESTER, NH 03258
V. 2077 P. 866

TAX MAP 3, LOT 62
SHARI L. FIELDS
338 DOVER ROAD
CHICHESTER, NH 03258
V. 3395 P. 856

TAX MAP 3, LOT 55
DAVID & BONNIE BEAUDET REVOC. TRUST
DAVID & BONNIE BEAUDET, TRUSTEES
12 PENNY LANE
CHICHESTER, NH 03258
V. 3807 P. 1132

TAX MAP 3, LOT 57
S & JB REALTY, LLC
119 BENNETTS FERRY ROAD
SANBORNTON, NH 03269
V. 3141 P. 1634

TAX MAP 3, LOT 54
S & JB REALTY, LLC
119 BENNETTS FERRY ROAD
SANBORNTON, NH 03269
V. 3141 P. 1634

SYMBOL LEGEND

- NHHB FOUND
- DRILL HOLE FOUND
- ⊙ UTILITY POLE
- ⊞ CATCH BASIN
- IRON ROD FOUND
- ⊕ TEST PIT
- ⊙ BENCH MARK
- ⊕ WELL
- ⊖ SIGN
- ⊞ STONE WALL
- ⊞ STOCKADE FENCE

APPROVED BY THE CHICHESTER PLANNING BOARD ON _____, 2024
CERTIFIED BY:

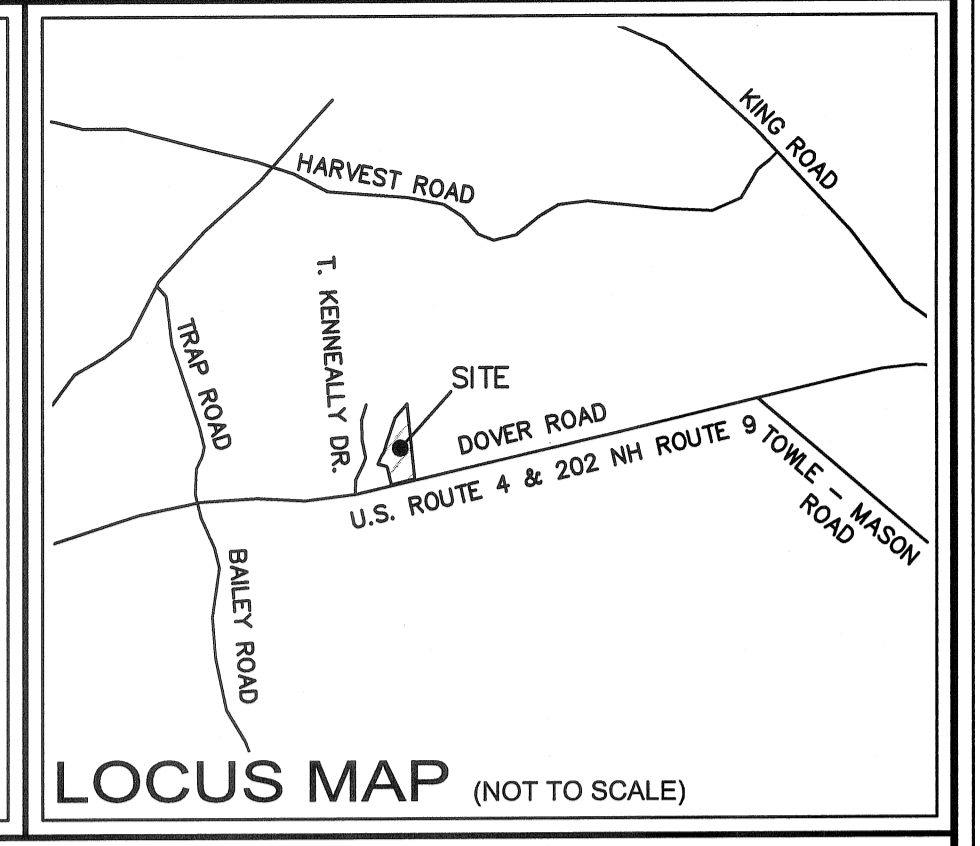
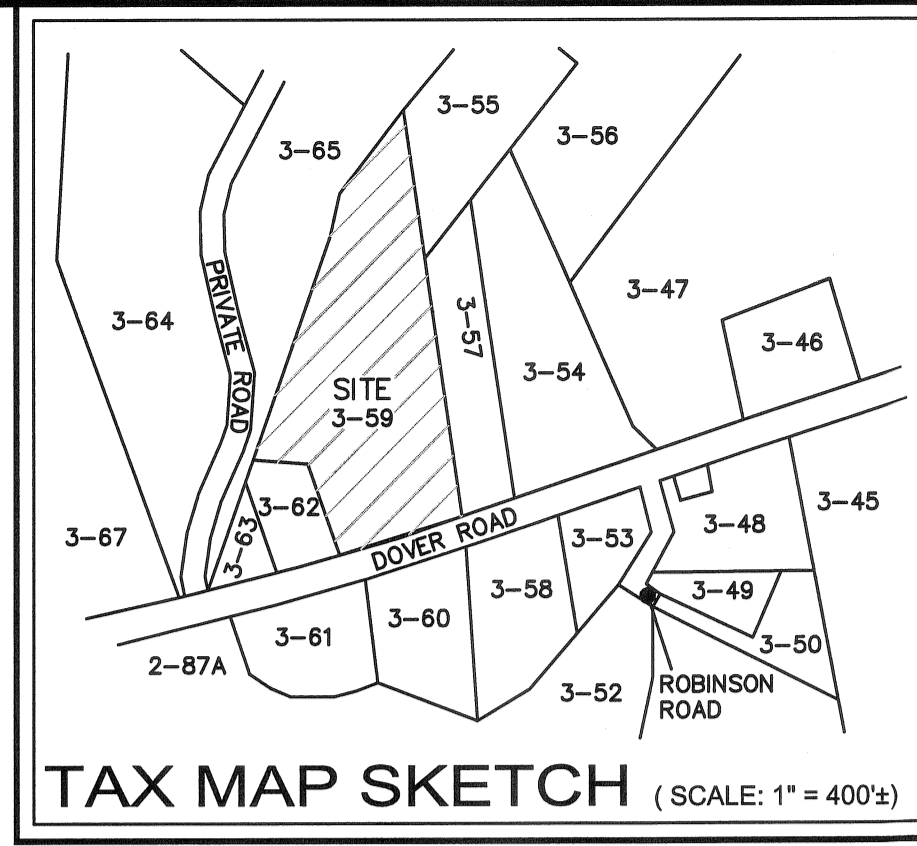
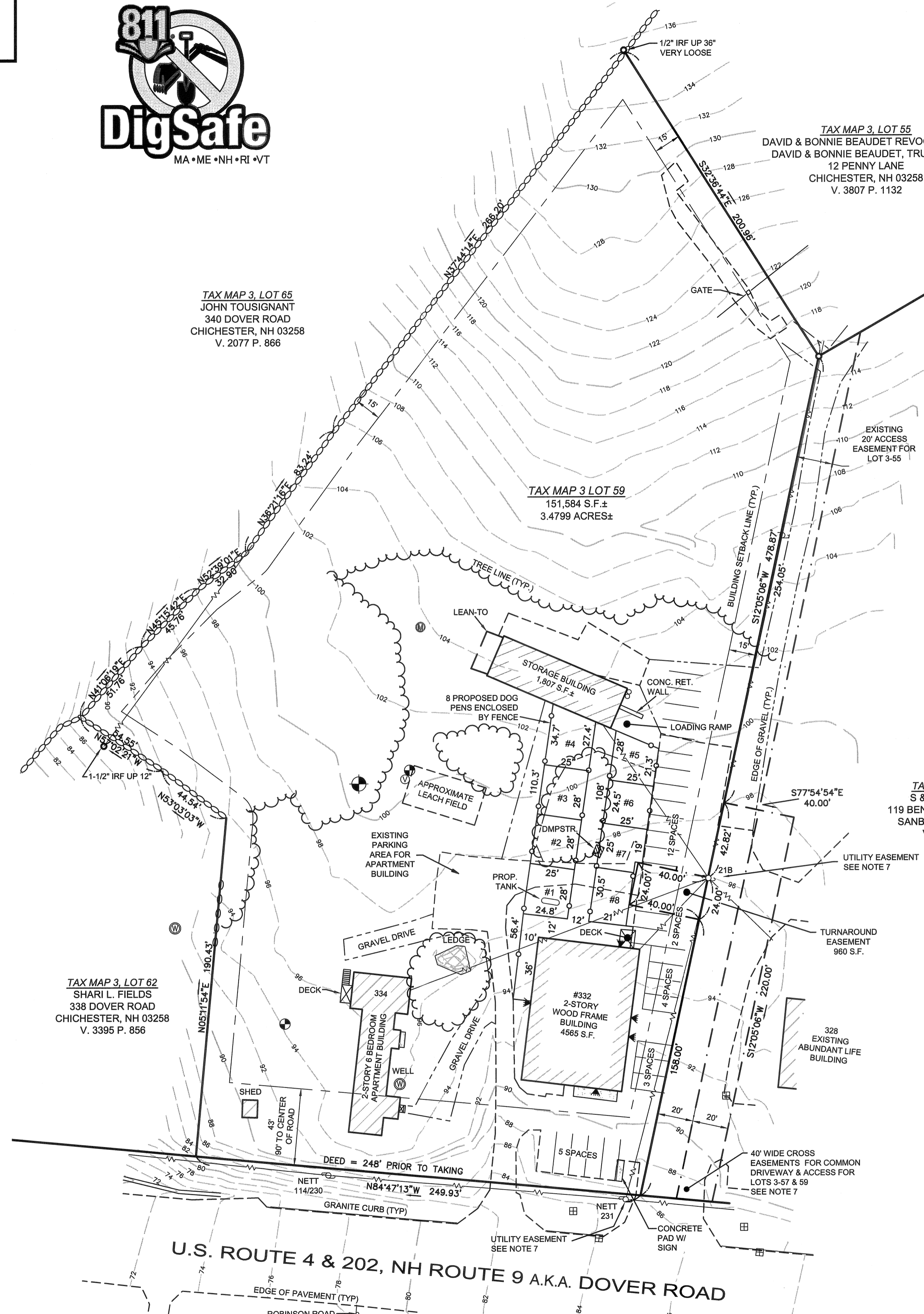
CHAIRPERSON

SECRETARY

SEE NOTE 3
I CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE WITH A TOPCON 802A. THE ERROR OF CLOSURE ON ALL LOT LINES WITHIN AND BORDERING THE SUBJECT PROPERTY IS BETTER THAN 1 IN 10,000.
APRIL 11, 2024
DATE

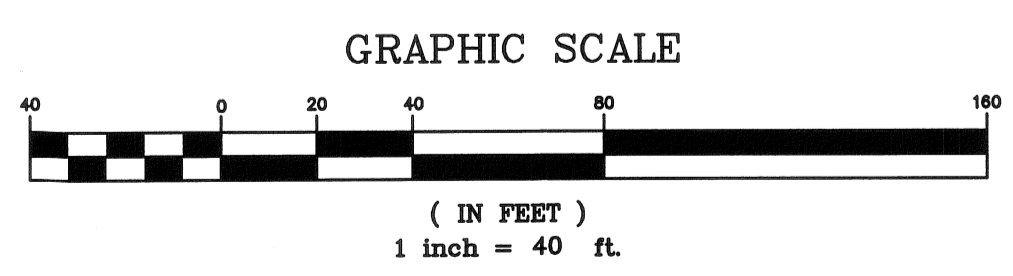
STATE OF NEW HAMPSHIRE
No. 783
JOSEPH M. WICHERT
LICENSED SURVEYOR
SIGNATURE

TAX MAP 3, LOTS 53, 58, 60 & 61
STATE OF NEW HAMPSHIRE
P.O. BOX 483
CONCORD, NH 03302-0483
V. 1848 P. 982, 983, 1795, V. 1865 P. 668



NOTES:

- 1.) THE SUBJECT PARCEL IS LOT 59 ON THE TOWN OF CHICHESTER TAX MAP 3. THE OWNER OF RECORD IS ELLIOTT-SMITH REALTY, LLC OF 332 DOVER ROAD, CHICHESTER, NH 03258. SEE M.C.R.D. V. 2963 P. 1940.
- 2.) THE SUBJECT PARCEL IS ZONED COMMERCIAL-INDUSTRIAL/MULTI-FAMILY. MINIMUM LOT SIZE IS 2 ACRES (SOILS BASED). MINIMUM LOT FRONTAGE = 200'. SETBACKS ARE AS FOLLOWS: FRONT = 90' FROM CENTERLINE OF ROAD/40' FROM R.O.W., SIDE = 15' AND REAR = 15'.
- 3.) THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY PERFORMED BY THIS OFFICE IN DECEMBER OF 2006 WITH MINOR UPDATES IN 2019 AND 2024. I, JOSEPH M. WICHERT, NHLS #783, CERTIFY THAT THE WORK WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION.
- 4.) THE SUBJECT PARCEL IS WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN) AS SHOWN ON THE TOWN OF CHICHESTER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 330113C 0552 E. EFFECTIVE DATE APRIL 19, 2010.
- 5.) THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS OF THE SUBJECT PROPERTY FOR THE PROPOSED CHANGE OF USE INTO DOG BOARDING. THIS PLAN IS BASED ON FIELD WORK DONE IN 2006 WITH MINIMAL UPDATES IN 2019 AND 2024 AS REQUESTED. THIS OFFICE HAS NOT DONE AN UPDATED BOUNDARY SURVEY IN 2019 OR 2024.
- 6.) TOTAL NUMBER OF PARKING SPACES REQUIRED = 26, NUMBER OF PARKING SPACES PROVIDED = 26.
- 6.) THE CONTOURS SHOWN ON THIS PLAN ARE BASED ON AN ACTUAL FIELD TOPOGRAPHIC SURVEY BY THIS OFFICE IN 2006 AND UPDATED IN 2024. THE ELEVATION DATUM USED IS ASSUMED.
- 7.) THE PROPERTY IS SUBJECT TO TWO EASEMENTS CREATED IN 2007. THE FIRST EASEMENT ALLOWS FOR THE CONTINUED USE OF THE EXISTING COMMON DRIVEWAY THAT SERVICES BOTH LOTS 3-57 AND 3-59. THE SECOND CROSS EASEMENT ALLOWS FOR THE OVERHEAD UTILITY POLES TO REMAIN AS THEY EXIST. LOT 3-57 HAS AN EASEMENT ACROSS LOT 3-59 FOR THE MAIN UTILITY LINE THAT COMES OFF OF POLE 231 ON ROUTE 4 AND LOT 3-59 HAS AN EASEMENT ON LOT 3-57 TO ALLOW FOR THE UTILITY LINES THAT SERVICE THE BUILDINGS ON LOT 3-59 TO COME FROM POLE 21B WHICH IS LOCATED ON LOT 3-57.
- 8.) THE SITE WAS INSPECTED FOR WETLANDS BY MICHAEL SERAIKAS, NHCWS OF BEAVER BROOK ENVIRONMENTAL CONSULTANTS IN 2006 IN ACCORDANCE WITH THE 1987 ARMY CORPS OF ENGINEERS MANUAL. NO WETLANDS WERE OBSERVED. WETLANDS WERE NOT VERIFIED IN 2019 OR 2024.
- 9.) LIST OF APPROVALS: NHDOT DRIVEWAY PERMIT 089-01-07 ISSUED 25 JAN 2007
NHDES SEPTIC APPROVAL CA2007085664 ISSUED ON 10 JAN 2007



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NO.	DATE	DESCRIPTION	BY

**CHANGE OF USE SITE PLAN FOR
ELLIOTT-SMITH REALTY, LLC
TAX MAP 3 LOT 59
332 & 334 DOVER ROAD
U.S. RTE. 4 & 202, N.H. RTE. 9
CHICHESTER, NEW HAMPSHIRE**

DATE: APRIL 5, 2024 SCALE: 1" = 40'

SITE PLAN BY:

802 AMHERST STREET
MANCHESTER, NH 03104
TEL: (603) 647-4282 OR 736-8203
FAX: (603) 623-1910
WEB: WWW.JMWLLS.COM

Joseph M. Wichert
LLS, INC.
LAND SURVEYOR & SEPTIC SYSTEM DESIGNER

SHEET S1 SHEET 1 OF 1 F.B. 568 P. 14 JOB #2006191-2023