



TAX MAP 4 LOT 151B
 KENNETH & KAREN HEAD
 66 OLD TOWN ROAD EXT.
 EPSOM, NH 03234
 V. 1853 P. 2093

- SYMBOL LEGEND**
- IRON ROD W/ID CAP TO BE SET
 - GRAN. BND. W/ID DISK TO BE SET
 - IRON ROD FOUND
 - DRILL HOLE
 - ☆ LIGHT POLE
 - UTILITY POLE
 - STONE POST
 - ▲ WETLAND FLAG
 - WETLAND LINE
 - SD STORM DRAIN
 - OVERHEAD UTILITY LINE
 - ○ ○ ○ ○ STONE WALL

WETLANDS NOTE:
 WETLANDS SHOWN WERE DELINEATED USING STANDARDS AND METHODOLOGY APPROVED BY THE ARMY CORPS OF ENGINEERS AND THE NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES WETLANDS BUREAU. WETLANDS WERE DELINEATED ON AUGUST 6-8 AND SEPTEMBER 7 & 14, 2018 BY AARON WECHSLER, CWS #250, FROM ASPEN ENVIRONMENTAL CONSULTANTS, LLC.

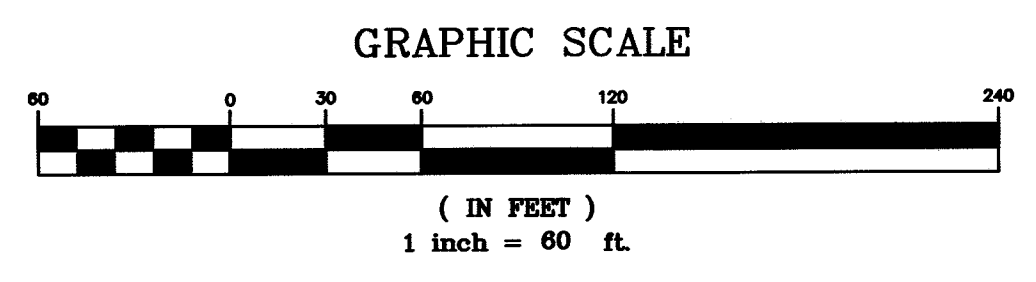


I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION IN THE TOWN OF EPSOM AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN IN THE TOWN OF EPSOM.

I CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE WITH A TOPCON GT 503. THE ERROR OF CLOSURE ON ALL LOT LINES WITHIN AND BORDERING THE SUBJECT PROPERTY IS BETTER THAN 1 IN 10,000.

7 JAN. 2020
 DATE

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



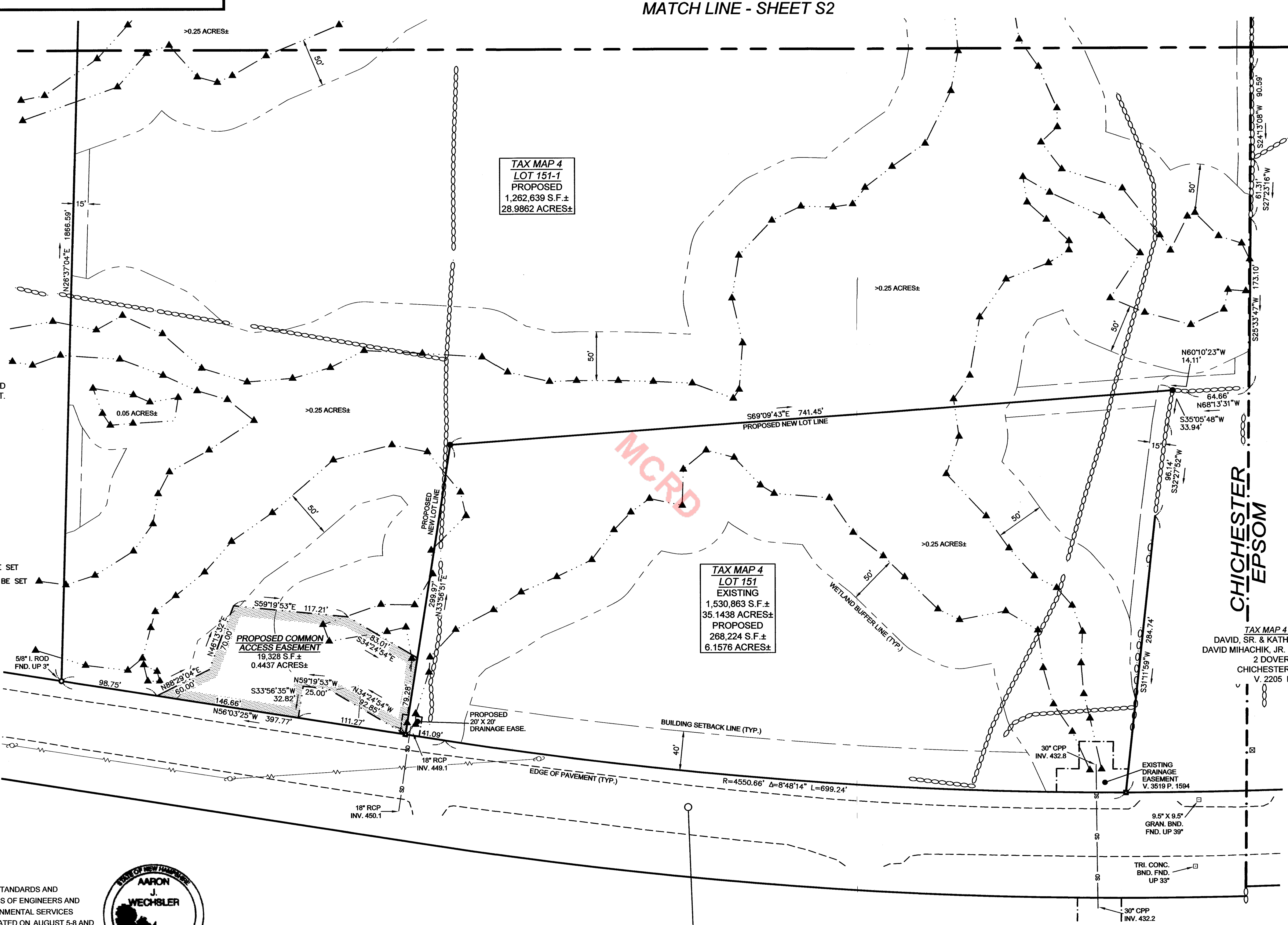
APPROVED BY THE CHICHESTER PLANNING BOARD ON 4/11/19
 CERTIFIED BY: Stanley W. Burt 1/7/20
 CHAIRPERSON
 Katelyn Balmorick
 SECRETARY

NO.	DATE	DESCRIPTION	BY
3	1/7/20	ADD EPSOM RECORDING STATEMENT	JMW
2	12/19/19	ADD COMMON ACCESS EASEMENT	SNK
1	3/20/19	REVISED STREET LINE	SNK

RECORDABLE SUBDIVISION PLAN FOR
D.B.U. CONSTRUCTION, INC.
MAP 4 LOT 151
10 DOVER ROAD
U.S. RTE. 4 & 202, N.H. RTE. 9
CHICHESTER, NEW HAMPSHIRE
 DATE: DECEMBER 5, 2018 SCALE: 1" = 60'

SUBDIVISION PLAN:
 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 4 F.B. - P. - JOB #2018152



TAX MAP 4
 LOT 151-1
 PROPOSED
 1,262,639 S.F. ±
 28.9862 ACRES ±

TAX MAP 4
 LOT 151
 EXISTING
 1,530,863 S.F. ±
 35.1438 ACRES ±
 PROPOSED
 268,224 S.F. ±
 6.1576 ACRES ±

TAX MAP 4 LOT 150B
 GNB, LLC
 9 DOVER ROAD,
 CHICHESTER, NH 03258
 V. 3613 P. 1814

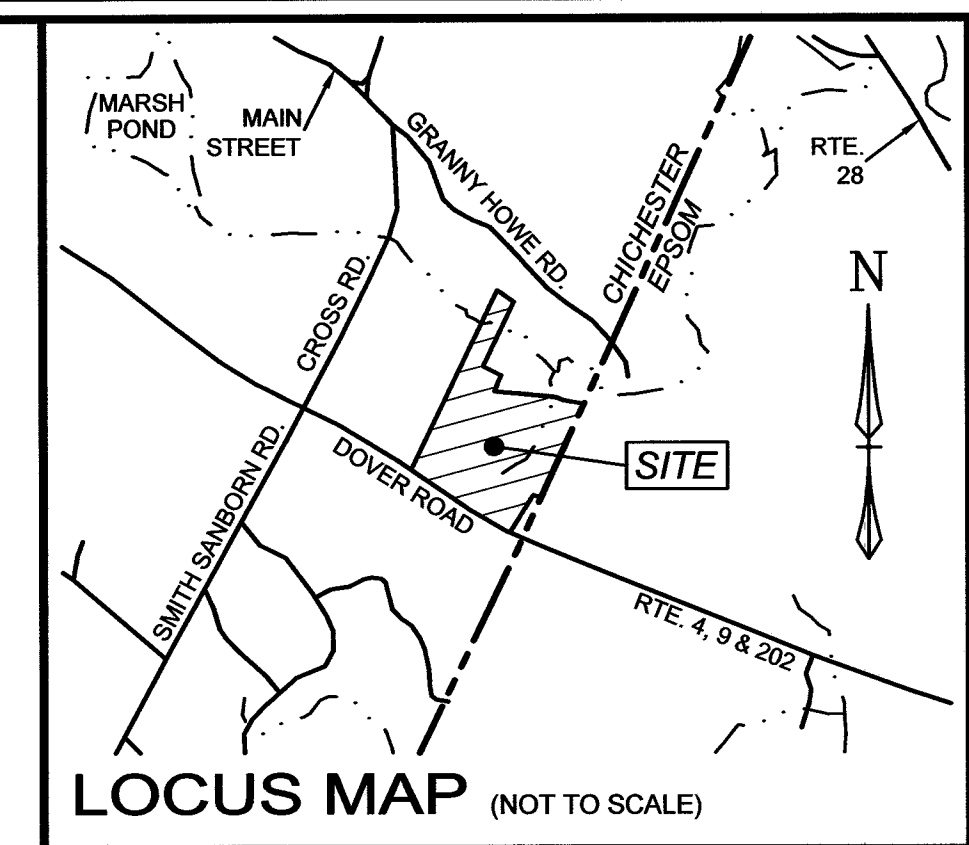
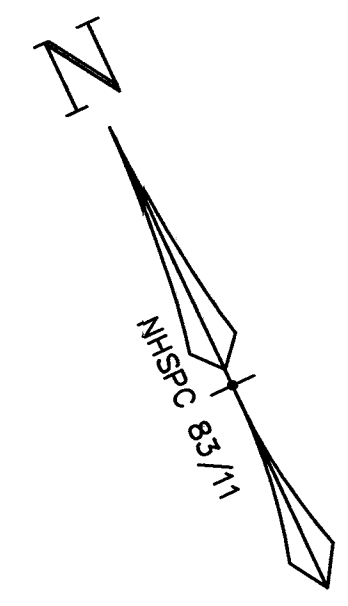
TAX MAP 4 LOT 150C
 MAL-MAR LLC
 9 DOVER ROAD
 CHICHESTER, NH 03258
 V. 2247 P. 434

TAX MAP 4 LOT 150E
 GNB, LLC
 9 DOVER ROAD,
 CHICHESTER, NH 03258
 V. 3613 P. 1814

DOVER ROAD A.K.A.
U.S. RTE. 4 & 202,
N.H. RTE. 9
 98' WIDE R.O.W.

TAX MAP 4 LOT 152
 DAVID, SR. & KATHLEEN MIHACHIK,
 DAVID MIHACHIK, JR. & JAMES MIHACHIK
 2 DOVER ROAD
 CHICHESTER, NH 03258
 V. 2205 P. 1464

MATCH LINE - SHEET S2



- NOTES:**
- 1) THE SUBJECT PARCEL IS LOT 151 ON THE TOWN OF CHICHESTER TAX MAP 4. THE OWNER OF RECORD IS D.B.U. CONSTRUCTION, INC. OF PO BOX 984, EPSOM, NEW HAMPSHIRE 03038. SEE MCRD V. 3599 P. 869.
 - 2) THE SUBJECT PARCEL IS ZONED C1/M, R & OSW. MINIMUM LOT SIZE IS 2 ACRES. MINIMUM LOT FRONTAGE = 200'. SETBACKS ARE AS FOLLOWS: FRONT = 40' MIN. (90' FROM CENTERLINE OF ROUTE 4, 202 & 9), SIDE = 15' AND REAR = 15', ALL SUBJECT TO EXACT USE AND ZONE. THE SETBACKS SHOWN ARE FOR REFERENCE ONLY AND NEED TO BE VERIFIED WITH THE ZONING COMPLIANCE OFFICER.
 - 3) THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY PERFORMED BY THIS OFFICE IN AUGUST TO DECEMBER OF 2018. I, JOSEPH M. WICHERT, NHLS #783, CERTIFY THAT THE WORK WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION.
 - 4) THE INTENT OF THIS PLAN IS TO SHOW THE BOUNDARY OF THE SUBJECT PARCEL AND THE CURRENT CONDITIONS OF IT.
 - 5) THE SUBJECT PARCEL IS IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON THE FLOOD INSURANCE RATE MAP, MERRIMACK COUNTY, NEW HAMPSHIRE, MAP NUMBER 33013C0557E, EFFECTIVE DATE APRIL 19, 2010.
 - 6) THE VERTICAL DATUM IS NAVD 1988 AND THE HORIZONTAL DATUM IS NHSPC 1983/2011. THE DATUM WERE ESTABLISHED USING STATIC GPS OBSERVATIONS PERFORMED BY THIS OFFICE IN AUGUST OF 2018.
 - 7) THE UTILITY INFORMATION SHOWN IS BASED ON THE ABOVE GROUND LOCATION OF VISIBLE UTILITIES, THE CONTRACTOR NEEDS TO FIELD VERIFY ALL UTILITIES PRIOR TO ANY CONSTRUCTION. THIS OFFICE DOES NOT GUARANTEE THE LOCATION AND ACCURACY OF THE UTILITY DATA. DIG SAFE SHALL BE CONTACTED 72 HOURS PRIOR TO COMMENCING ANY CONSTRUCTION (811).
 - 8) THE TOPOGRAPHY SHOWN ON THIS PLAN IS BASED ON LIDAR DATA COMPILED BY OTHERS.
 - 9) STATUS OF STATE APPROVALS:
 NHDES SUBDIVISION APPROVAL = N/A ALL LOTS >5 ACRES
 NHDES DREDGE & FILL APPROVAL = 2019-00923
 DA - USACE PERMIT = NAE-2019-02114
 NHDES ALTERATION OF TERRAIN PERMIT = A6T-1631
 NHDOT DRIVEWAY PERMIT = 05-089-0035
 - 10) THIS IS A 4 SHEET PLAN SET. SHEETS 1 & 2 OF THIS SET ARE TO BE RECORDED AT THE M.C.R.D., SHEETS 3 & 4 WILL BE KEPT ON FILE AT THE TOWN OF CHICHESTER.

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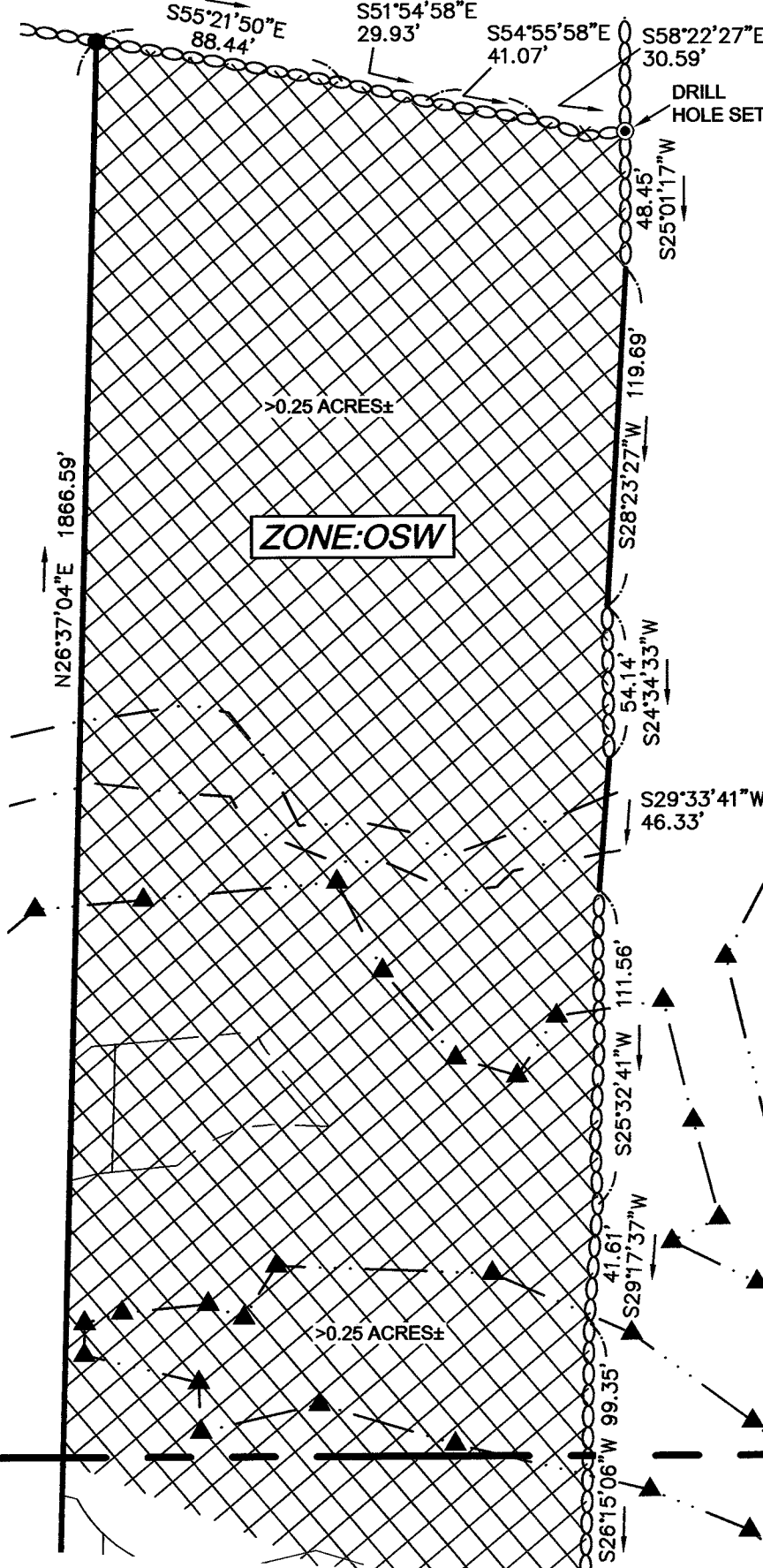
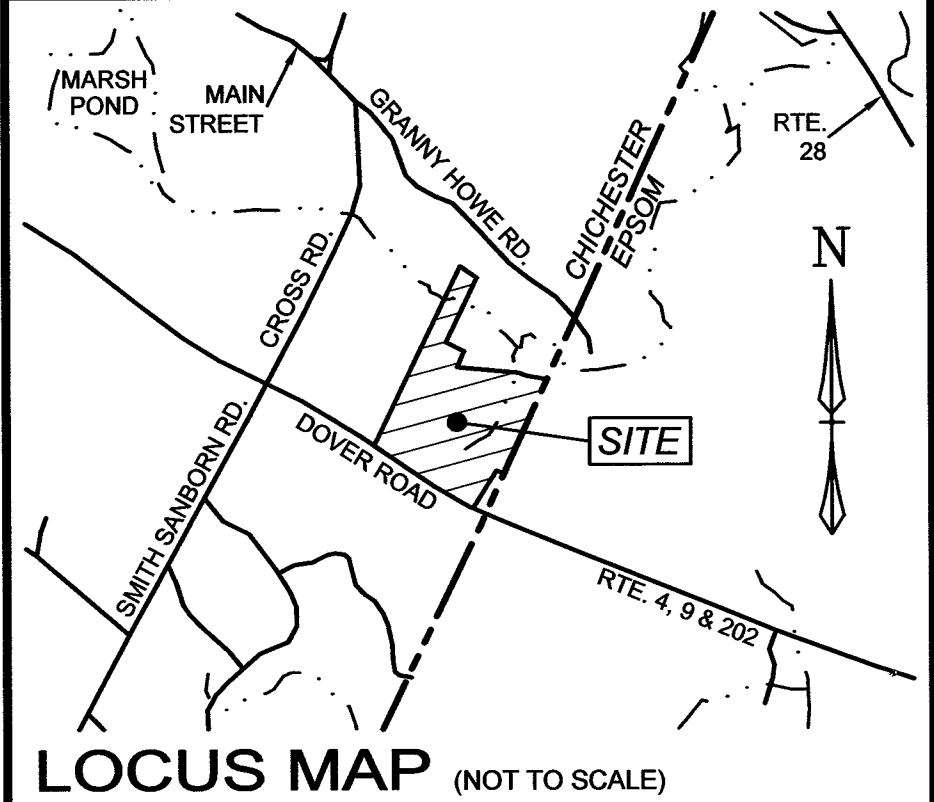
PLAN REFERENCES:

- 1.) "PROPOSED SUBDIVISION, ROBERT HEAD, ROUTE 4, CHICHESTER, N.H. 03263", DATED JULY 1988 AND PREPARED BY WILLARD E. TURNER ASSOCIATES, INC. MCRD PLAN 10,478.
- 2.) "LOT LINE ADJUSTMENT, TAX MAP U6-12-2, 2146 DOVER ROAD, EPSOM, NH, MERRIMACK COUNTY, PREPARED FOR & OWNED BY: ANN S. SHUMWAY, 2146 DOVER RD., EPSOM NH 03234, RUTH & FRANK QUIMBY, 2148 DOVER RD., EPSOM NH 03234", DATED OCTOBER 22, 2008 AND PREPARED BY J.E. BELANGER LAND SURVEYING PLLC. MCRD PLAN 19,264.
- 3.) "STATE OF NEW HAMPSHIRE HIGHWAY DEPARTMENT, PLANS OF PROPOSED FEDERAL AID PROJECT, NO. 179 (2), CENTRAL ROAD, AS-BUILT PLANS, TOWN OF CHICHESTER, COUNTY OF MERRIMACK", ON FILE AT THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION.
- 4.) "PLAN OF SURVEY FOR WILLIAM & EDNA WELCH", DATED 8/17/79 AND PREPARED BY DAVID R. NOYES. ON FILE AT THE OFFICE OF DAVID R. NOYES, LLS.

TAX MAP 4 LOT 169
 JOHN L. SATURLEY REVC. TRUST
 JOHN L. SATURLEY, TRUSTEE
 13 GRANNY HOWE ROAD
 CHICHESTER, NH 03258
 V. 3252 P. 1222

TAX MAP 4 LOT 169A
 GORDON T. JR. & SHARON CHENEY
 58 GRANNY HOWE ROAD
 CHICHESTER, NH 03258
 V. 2770 P. 846

TAX MAP 4 LOT 170
 WILLIAM F. & EDNA C. WELCH
 JOINT REVC. TRUST
 72 GRANNY HOWE ROAD
 CHICHESTER, NH 03258
 V. 2138 P. 953



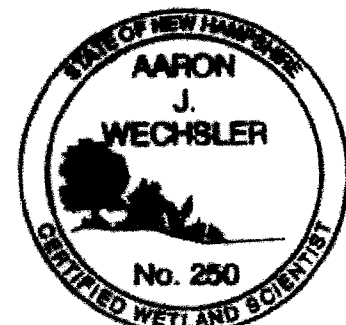
MATCH LINE - THIS SHEET

MATCH LINE - SHEET S1

MATCH LINE - THIS SHEET

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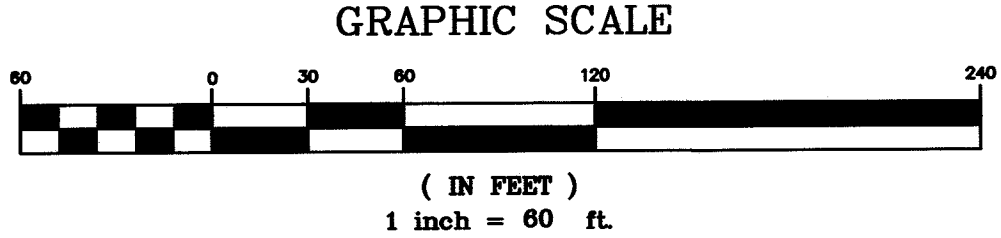
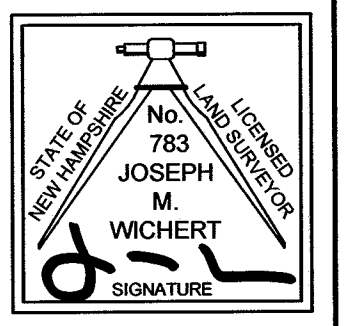
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 CERTIFIED BY: Stanley W. Bell 1/7/20
 CHAIRPERSON
 Joseph M. Wichert
 SECRETARY



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