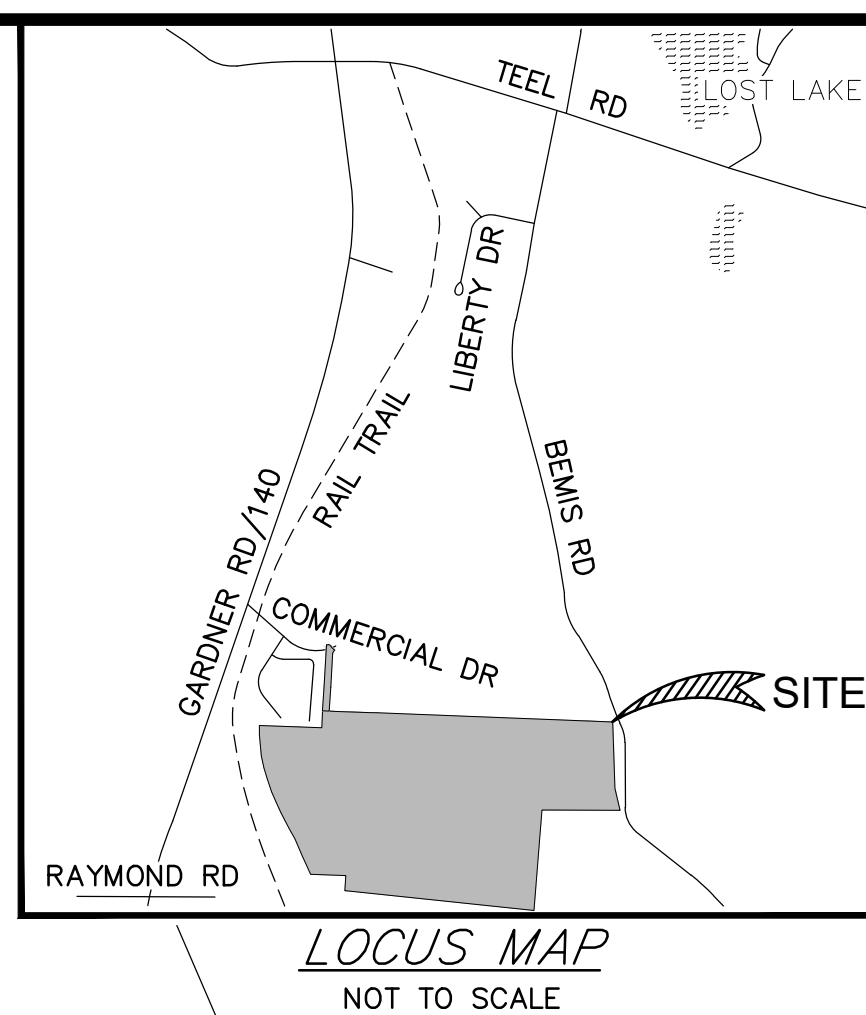


LEGEND

	LOT LINE
	EDGE OF WETLAND
	WETLAND SYMBOL
	PROPOSED DRAINAGE & MAINTENANCE EASEMENT
	EXISTING IRON PIPE
	EXISTING GRANITE BOUND
	EXISTING DRILL HOLE
	PROPOSED GRANITE BOUND

- SURVEY NOTES**
- TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON AN ON-THE-GROUND SURVEY PERFORMED BY LANDTECH CONSULTANTS IN JANUARY THROUGH APRIL OF 2022.
 - HORIZONTAL INFORMATION SHOWN ON THIS PLAN ARE IN U.S. SURVEY FEET IN THE MA. STATE PLANE COORDINATE SYSTEM REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), CORS ADJUSTMENT (NA2011/GEOD 12A) AS DETERMINED BY GPS OBSERVATIONS PERFORMED IN JANUARY THROUGH APRIL OF 2022 UTILIZING THE MASSACHUSETTS DEPARTMENT OF TRANSPORTATION MACORS GPS NETWORK.
 - THE VERTICAL DATUM FOR THIS PROJECT IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), CORS ADJUSTMENT (NA2011/GEOD 12A) AS DETERMINED BY REDUNDANT GPS OBSERVATIONS PERFORMED IN JANUARY THROUGH APRIL OF 2022 UTILIZING THE MASSACHUSETTS DEPARTMENT OF TRANSPORTATION MACORS GPS NETWORK.
 - WETLAND AND STREAM RESOURCE FLAGGED AREAS WERE SET BY OTHERS IN DECEMBER OF 2021 AND IN APRIL OF 2022.
 - SUBJECT PARCEL LOCATED IN AN HIGHWAY COMMERCIAL (C1) ZONING DISTRICT AND A GATEWAY OVERLAY DISTRICT:

MINIMUM LOT AREA:	75,000 S.F.
MINIMUM LOT FRONTAGE:	250 FEET
MINIMUM BUILDING SETBACKS:	
FRONT	75 FEET
SIDE	25 FEET (50 WHEN ABUTTING RESIDENTIAL USE)
REAR	25 FEET (50 WHEN ABUTTING RESIDENTIAL USE)



DATE	REVISION	MADE BY
1/11/23	PLAN REFERENCE	

PREPARED FOR:
 DAVID CLARK
 METHUEN CONSTRUCTION
 144 MAIN STREET / PO BOX 980
 PLAISTOW, NH 03865

PLAN OF LAND
 BEMIS ROAD
 PARCEL 12-0-23
 TOWN OF WINCHENDON,
 MASSACHUSETTS

DESIGN: ---
 DRAFT: MUS
 CHECK: MC/MAW

DECEMBER 14, 2022
 SCALE: 1"=100'

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JOB NO. 21-285	DWG. NO. 11124	SHEET 1 of 5
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TOWN OF WINCHENDON
 PLANNING BOARD APPROVAL

DATE _____

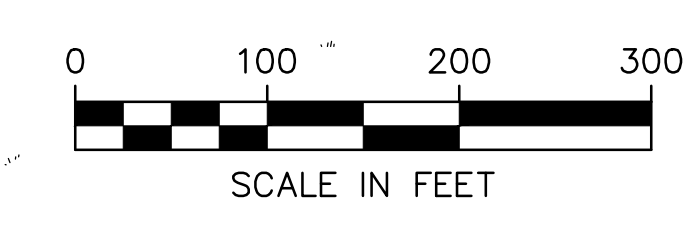
RESERVED FOR REGISTRY USE

APPROVALS

THE FOLLOWING ADDITIONAL PLAN (REFERENCE) WAS APPROVED BY THE WINCHENDON PLANNING BOARD

PLAN ENTITLED, "PROPOSED DEFINITIVE COMMERCIAL SUBDIVISION FOR OFF COMMERCIAL DR, WINCHENDON, MA, PREPARED BY HOWARD STEIN HUDSON, PREPARED FOR METHUEN CONSTRUCTION, DATED JULY 26, 2022, REVISED THROUGH NOVEMBER 30, 2022, CONSISTING OF 43 SHEETS.

N/F
 WINCHENDON FOREST LLC
 TEEL ROAD
 Tax Map 12, Parcel 0-56
 Deed Book 48771, Page 346



RECORD OWNER
 TOWN OF WINCHENDON
 REDEVELOPMENT AUTHORITY
 109 FRONT STREET
 WINCHENDON, MA 01475

ASSESSOR'S REFERENCE
 PARCEL ID: 12-0-23
 PARCEL ID: 12-0-105

DEED REFERENCE
 THE FOLLOWING DEEDS ARE ON FILE AT THE WORCESTER (NORTHERN) DISTRICT REGISTRY OF DEEDS:
 DEED BOOK 43641, PAGE 48
 DEED BOOK 47238, PAGE 87

PLAN REFERENCES
 THE FOLLOWING PLANS ARE ON FILE AT THE WORCESTER (NORTHERN) DISTRICT REGISTRY OF DEEDS:
 PLAN BOOK 757, PLAN 1
 PLAN BOOK 886, PLAN 43
 PLAN BOOK 887, PLAN 111
 PLAN BOOK 890, PLAN 101

CERTIFICATION
 THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS. HOWEVER IT IS NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN, OR AS TO THE EXISTENCE OF UNRECORDED EASEMENTS.

MASSACHUSETTS REGISTERED LAND SURVEYOR
 REGISTRATION No. 48095
 (FOR LANDTECH CONSULTANTS, INC.)

DATE _____

GARDNER ROAD / ROUTE 140
(PUBLIC - 120' WIDE)
(1975 TOWN LAYOUT)

TRAIL TRAIL "RIGHT-OF-WAY"
(PUBLIC - WIDTH VARIES)

COMMERCIAL DRIVE (PARCEL 12-0-105)
PARCEL 2A
TOWN OF WINCHENDON
REDEVELOPMENT AUTHORITY
Tax Map 12, Parcel 0-105
Deed Book 47236, Page 87
(PLAN BOOK 887, PLAN 111)
0.56 AC.±

N/F
"PARCEL AA-1"
R & T HOCKEY, LLC
37 COMMERCIAL DRIVE
Tax Map 12, Parcel 0-100
Deed Book 47079, Page 291

N/F
"PARCEL R"
(PER PLAN BOOK 886, PLAN 43)

N/F
OLYMPIC INDUSTRIAL REALTY, LLC
63 COMMERCIAL DRIVE
Tax Map 12, Parcel 0-99
Deed Book 45403, Page 58

N/F
OLYMPIC INDUSTRIAL REALTY, LLC
BEMIS ROAD
Tax Map 12, Parcel 0-16
Deed Book 45403, Page 58

PROPOSED LOT 1
389,425 S.F.±
8.93 AC.±
CONTIGUOUS DRY: 307,552 S.F.±
WETLAND: 80,781 S.F.±

PROPOSED LOT 4
757,808 S.F.±
17.40 AC.±
CONTIGUOUS DRY: 344,341 S.F.±
WETLAND: 411,974 S.F.±

PROPOSED DRAINAGE EASEMENT
AREA=38,467 S.F.± (0.88 AC.±)

COMMERCIAL DRIVE
(PUBLIC - 50' WIDE)

PROPOSED ROAD
(PROPOSED RIGHT-OF-WAY - 50' WIDE)

EXISTING NATIONAL GRID EASEMENT
(PER PLAN BOOK 887, PLAN 111)

EXISTING 11' WIDE SLOPE & GRADING AND MAINTENANCE EASEMENT
(PER PLAN BOOK 890, PLAN 101)

BUILDING SETBACK

EXISTING EDGE OF WETLAND

SHRUB SWAMP (SS)

CERTIFICATION

THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS. HOWEVER IT IS NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN, OR AS TO THE EXISTENCE OF UNRECORDED EASEMENTS.

MASSACHUSETTS REGISTERED LAND SURVEYOR
REGISTRATION No. 48095
(FOR LANDTECH CONSULTANTS, INC.)

DATE

NA083 (2011)

DATE	REVISION	BY
1/11/23	PLAN REFERENCE	MAW
	DATE	REVISION

DESIGN	DRAFT	CHECK
--	MUS	MG/MAW

PREPARED FOR:
DAVID CLARK
METHUEN CONSTRUCTION
144 MAIN STREET / PO BOX 980
PLAISTOW, NH 03865

PLAN OF LAND
BEMIS ROAD
PARCEL 12-0-23
TOWN OF WINCHENDON,
MASSACHUSETTS

SCALE: 1"=50'

DECEMBER 14, 2022

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JOB NO. 21-285	DWG. NO. 11124	SHEET 2 of 5
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TOWN OF WINCHENDON
PLANNING BOARD APPROVAL

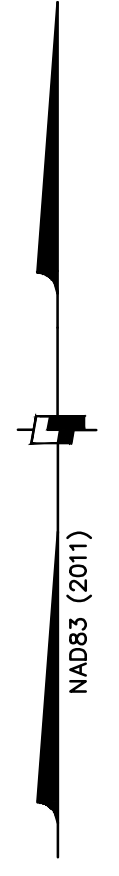
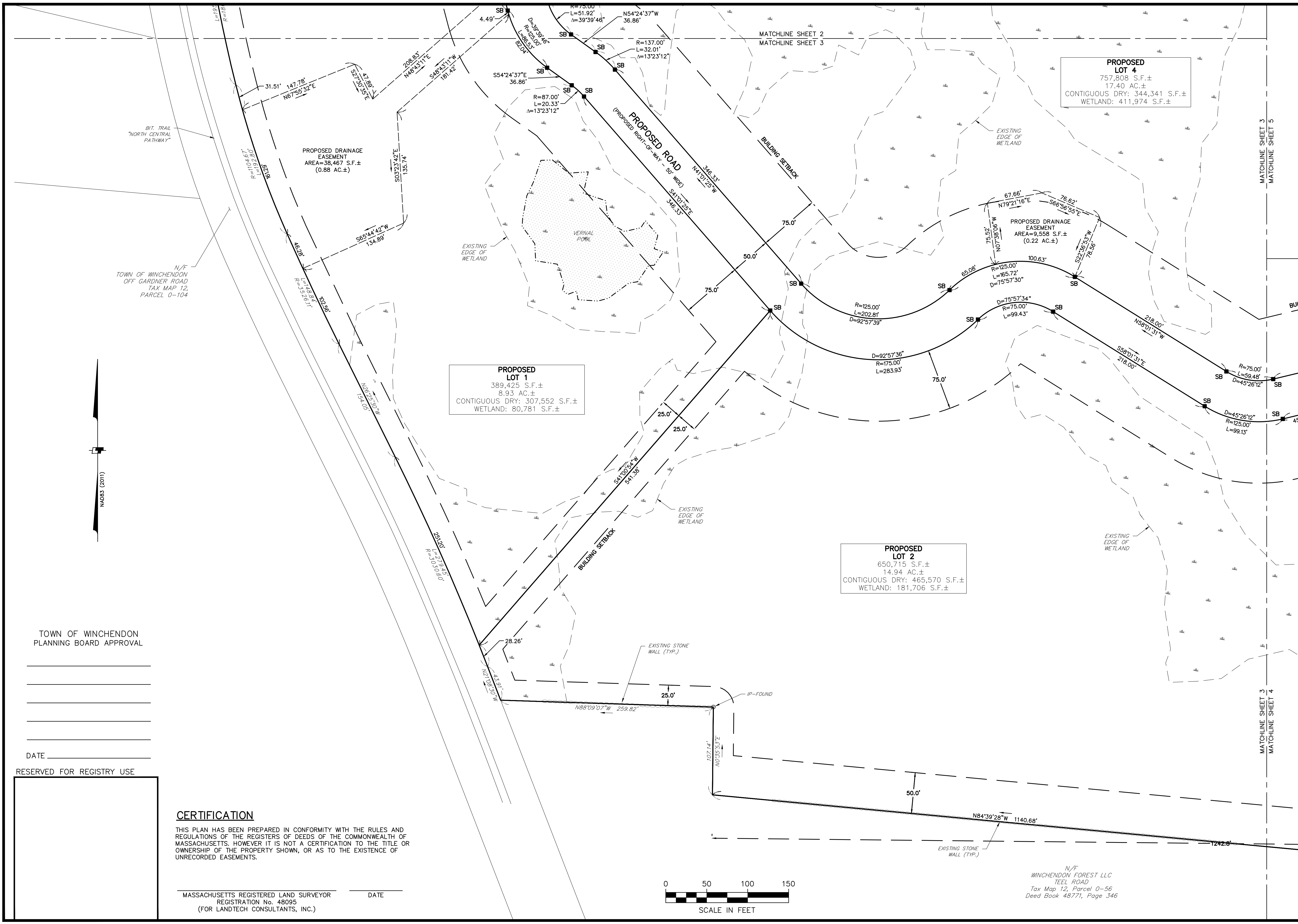
DATE _____

RESERVED FOR REGISTRY USE



MATCHLINE SHEET 2 /
MATCHLINE SHEET 3

MATCHLINE SHEET 2
MATCHLINE SHEET 5



TOWN OF WINCHENDON
PLANNING BOARD APPROVAL

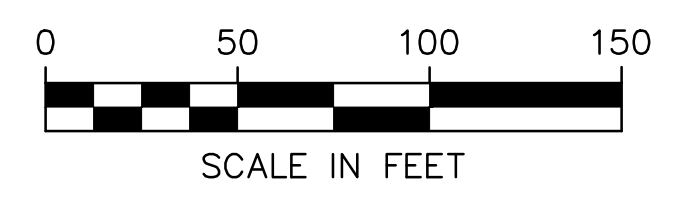
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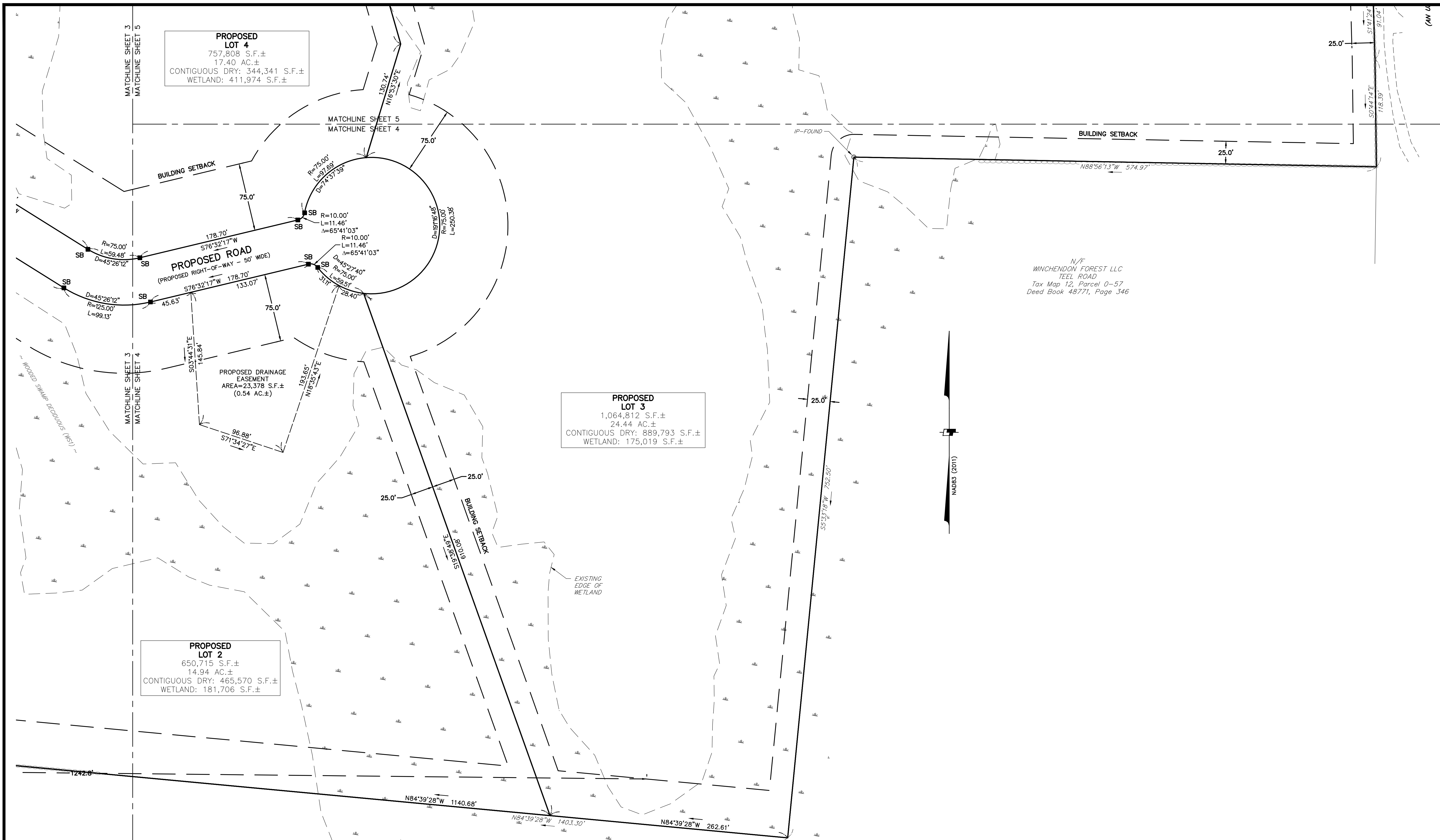
CERTIFICATION

THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS. HOWEVER IT IS NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN, OR AS TO THE EXISTENCE OF UNRECORDED EASEMENTS.

MASSACHUSETTS REGISTERED LAND SURVEYOR _____ DATE _____
REGISTRATION No. 48095
(FOR LANDTECH CONSULTANTS, INC.)



JOB NO. 21-285		DWG. NO. 11124		SHEET 3 of 5	
TOWN OF WINCHENDON PARCEL 12-0-23		BEMIS ROAD		PLAN OF LAND	
DATE 1/11/23		REVISION		BY MAW	
DESIGN MUS		DRAFT MUS		CHECK MG/MAW	
PREPARED FOR: DAVID CLARK METHUEN CONSTRUCTION 144 MAIN STREET / PO BOX 980 PLAISTOW, NH 03865		DATE DECEMBER 14, 2022		SCALE: 1"=50'	
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PROPOSED LOT 4
 757,808 S.F.±
 17.40 AC.±
 CONTIGUOUS DRY: 344,341 S.F.±
 WETLAND: 411,974 S.F.±

PROPOSED LOT 3
 1,064,812 S.F.±
 24.44 AC.±
 CONTIGUOUS DRY: 889,793 S.F.±
 WETLAND: 175,019 S.F.±

PROPOSED LOT 2
 650,715 S.F.±
 14.94 AC.±
 CONTIGUOUS DRY: 465,570 S.F.±
 WETLAND: 181,706 S.F.±

PROPOSED DRAINAGE EASEMENT
 AREA=23,378 S.F.±
 (0.54 AC.±)

N/F
 WINCHENDON FOREST LLC
 TEEL ROAD
 Tax Map 12, Parcel 0-57
 Deed Book 48771, Page 346

RESERVED FOR REGISTRY USE

TOWN OF WINCHENDON
 PLANNING BOARD APPROVAL

 DATE _____

CERTIFICATION
 THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS. HOWEVER IT IS NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN, OR AS TO THE EXISTENCE OF UNRECORDED EASEMENTS.

MASSACHUSETTS REGISTERED LAND SURVEYOR
 REGISTRATION No. 48095
 (FOR LANDTECH CONSULTANTS, INC.)

DATE _____



DATE	REVISION	BY
1/11/23	PLAN REFERENCE	MAW

DESIGN	MUS	DRAFT	MUS	CHECK	MG/MAW
PREPARED FOR:	DAVID CLARK METHUEN CONSTRUCTION 144 MAIN STREET / PO BOX 980 PLAISTOW, NH 03865				

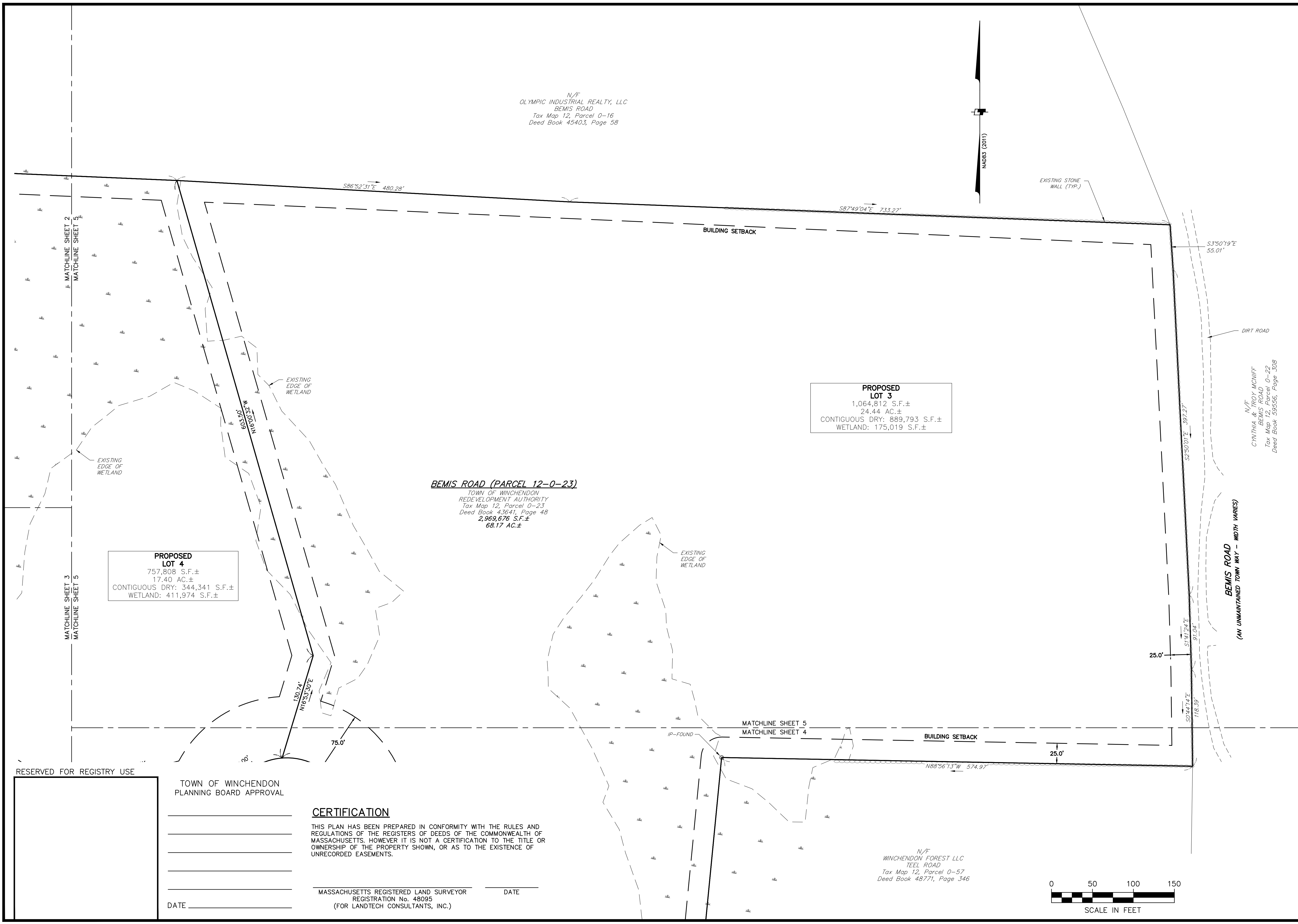
PLAN OF LAND
 BEMIS ROAD
 PARCEL 12-0-23
 TOWN OF WINCHENDON,
 MASSACHUSETTS

SCALE: 1"=50'

DECEMBER 14, 2022

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JOB NO. 21-285	DWG. NO. 11124	SHEET 4 of 5
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N/F
 OLYMPIC INDUSTRIAL REALTY, LLC
 BEMIS ROAD
 Tax Map 12, Parcel 0-16
 Deed Book 45403, Page 58

PROPOSED LOT 3
 1,064,812 S.F.±
 24.44 AC.±
 CONTIGUOUS DRY: 889,793 S.F.±
 WETLAND: 175,019 S.F.±

PROPOSED LOT 4
 757,808 S.F.±
 17.40 AC.±
 CONTIGUOUS DRY: 344,341 S.F.±
 WETLAND: 411,974 S.F.±

BEMIS ROAD (PARCEL 12-0-23)
 TOWN OF WINCHENDON
 REDEVELOPMENT AUTHORITY
 Tax Map 12, Parcel 0-23
 Deed Book 43641, Page 48
 2,969,676 S.F.±
 68.17 AC.±

N/F
 WINCHENDON FOREST LLC
 TEEL ROAD
 Tax Map 12, Parcel 0-57
 Deed Book 48771, Page 346

DATE	1/11/23	PLAN REFERENCE	
DATE		REVISION	

PREPARED FOR:
 DAVID CLARK
 METHUEN CONSTRUCTION
 144 MAIN STREET / PO BOX 980
 PLAISTOW, NH 03865

DESIGN	---
DRAFT	MUS
CHECK	MC/MAW

PLAN OF LAND
 BEMIS ROAD
 PARCEL 12-0-23
 TOWN OF WINCHENDON,
 MASSACHUSETTS
 SCALE: 1"=50'
 DECEMBER 14, 2022



JOB NO.	21-285
DWG. NO.	11124
SHEET	5 of 5

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TOWN OF WINCHENDON
 PLANNING BOARD APPROVAL

 DATE _____

CERTIFICATION
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MASSACHUSETTS REGISTERED LAND SURVEYOR _____ DATE _____
 REGISTRATION No. 48095
 (FOR LANDTECH CONSULTANTS, INC.)

