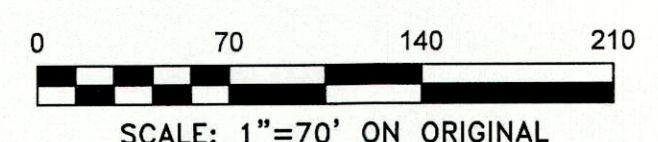
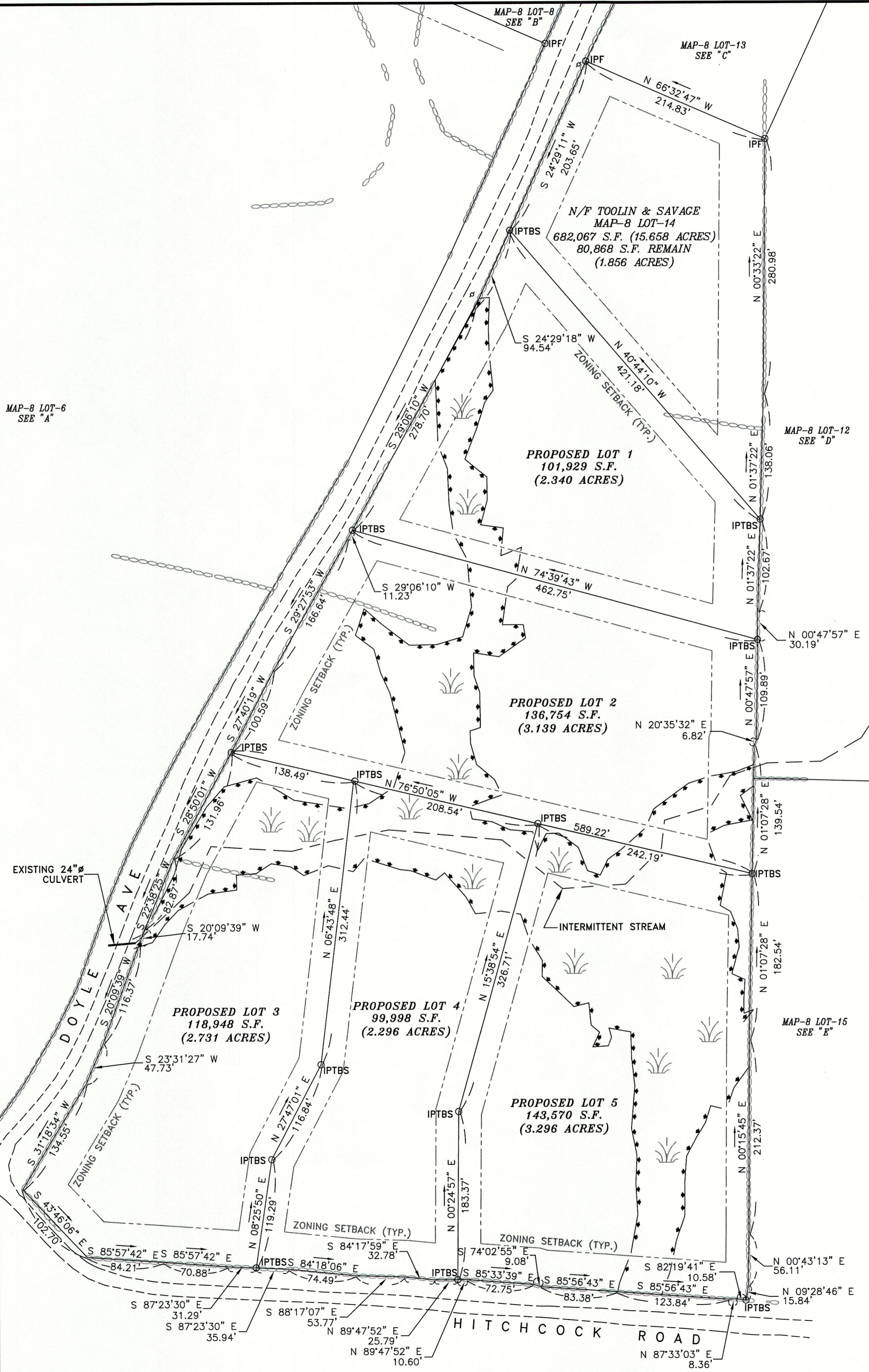


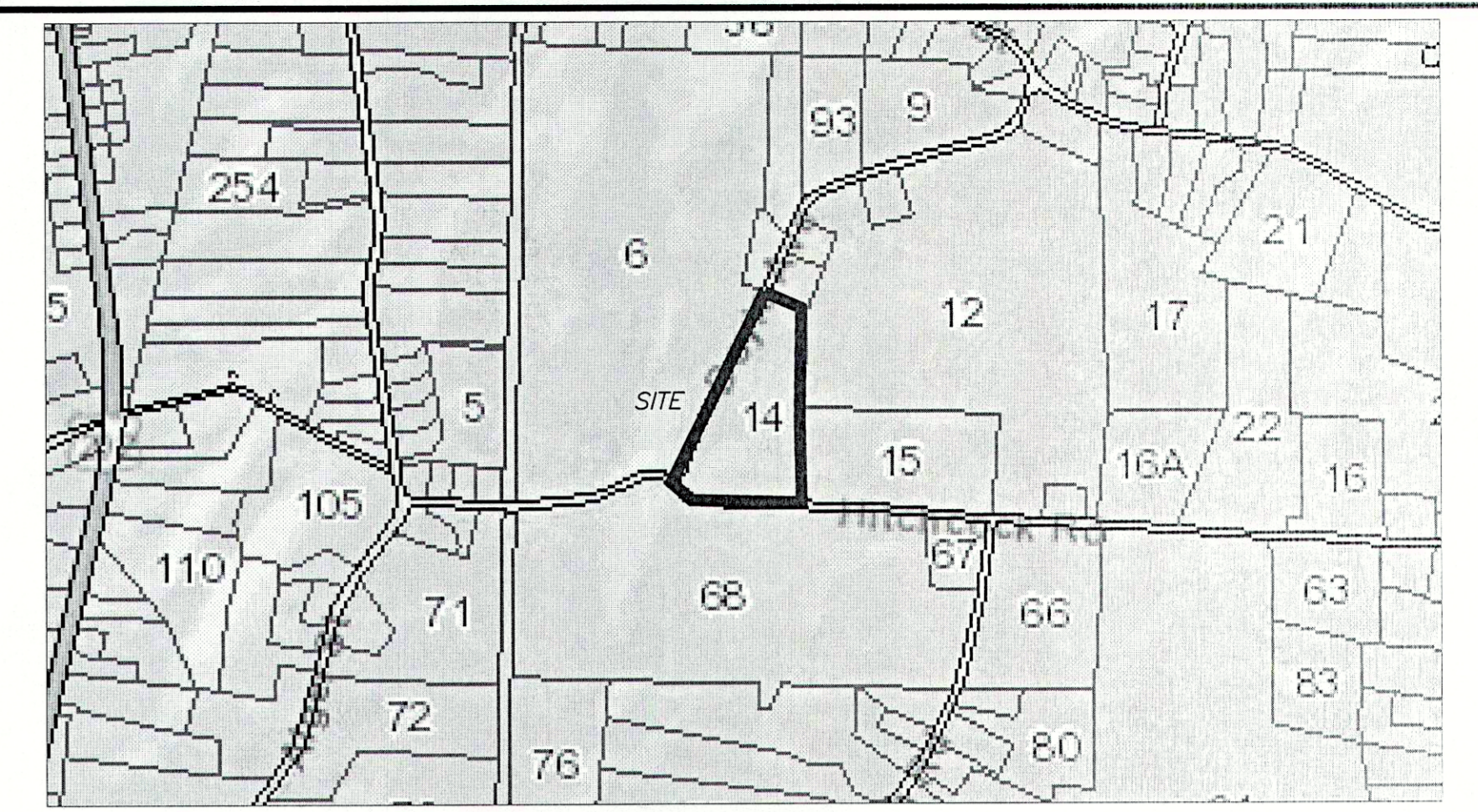
MAP-8 LOT-6
SEE "A"



PLAN 1"=70'

LEGEND

- WETLANDS
- WETLAND BOUNDARY
- IRON PIN FOUND
- IRON PIN TO BE SET (NOTE 3)
- STONE WALL
- UTILITY POLE
- ELECTRIC LINE



LOCUS 1"=1000'

REFERENCE PLANS & DEEDS

1. SUBJECT LOT ASSessor'S MAP-8 LOT-14
WCRD PLAN BOOK-633 PLAN-19
WCRD DEED BOOK-4160 PAGE-245
2. ASSessor MAP-8 LOTS-13 & 100
PLAN BOOK-511 PAGE-111
3. ASSessor MAP-8 LOTS-8 & 110
PLAN BOOK-515 PAGE-111

NOTES

1. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE MAP-8 LOT-14 INTO SIX SEPARATE BUILDING LOTS.
2. THE SUBJECT PROPERTY IS LOCATED IN THE R80 ZONING DISTRICT

DIMENSIONAL REQUIREMENTS:
 AREA= 80,000 S.F. MIN. (80,000 S.F. UPLAND)
 MINIMUM FRONT SETBACK=40'
 MINIMUM SIDE SETBACK=25'
 MINIMUM REAR SETBACK=50'
 MAXIMUM IMPERVIOUS AREA AS % OF LOT=10%

PROPOSED DIMENSIONS:
 MAP-8 LOT-14
 AREA=80,868 S.F.
 UPLAND AREA=80,868 S.F. > REQ'D 80,000 S.F.
 FRONTAGE=203.65' > REQ'D 200'

PROPOSED LOT 1
 AREA=101,929 S.F.
 UPLAND AREA=89,322 S.F. > REQ'D 80,000 S.F.
 FRONTAGE=373.24' > REQ'D 200'

PROPOSED LOT 2
 AREA=136,754 S.F.
 UPLAND AREA=106,994 S.F. > REQ'D 80,000 S.F.
 FRONTAGE=278.46' > REQ'D 200'

PROPOSED LOT 3
 AREA=118,948 S.F.
 UPLAND AREA=101,700 S.F. > REQ'D 80,000 S.F.
 FRONTAGE=820.30' > REQ'D 200'

PROPOSED LOT 4
 AREA=99,998 S.F.
 UPLAND AREA=83,730 S.F. > REQ'D 80,000 S.F.
 FRONTAGE=222.77' > REQ'D 200'

PROPOSED LOT 5
 AREA=143,570 S.F.
 UPLAND AREA=80,162 S.F. > REQ'D 80,000 S.F.
 FRONTAGE=318.59' > REQ'D 200'

3. IPTBS SIGNIFIES A 5/8"Ø STEEL REINFORCING BAR WITH A PINK CAP LABELLED 'GRAZ ENG. PLS 47393' TO BE SET.
4. WETLANDS SHOWN HEREON WERE FLAGGED/DELINEATED BY GRAZ ENGINEERING, LLC. ON 2/23/2022

REF	NOW/FORMERLY (NAME)	ADDRESS
A	LISA M. NELSON RICHARD E. GARNO, JR.	145 HALE STREET; WINCHENDON, MA 01475
B	RUSSELL T. & BARBARA A. HUGHES	35 DOYLE AVENUE; WINCHENDON, MA 01475
C	GLENDA A. BISHOP	36 DOYLE AVENUE; WINCHENDON, MA 01475
D	H.J. & J.L. MURPHY C/O MICHAEL MURPHY	281 HITCHCOCK ROAD; WINCHENDON, MA 01475
E	DAVID A. DOODY	361 HITCHCOCK ROAD; WINCHENDON, MA 01475
K	ERIC L. DOODY, TRSTEE THE DOODY FAMILY 2017 REALTY TRUST	132 ELLIS ROAD; WESTMINSTER, MA 01473



Paul F. Grasewicz

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS:

Paul F. Grasewicz

PAUL F. GRASEWICZ P.L.S.
 MASS. PLS #47393

APPROVAL UNDER THE SUBDIVISION
 CONTROL LAW NOT REQUIRED
 PLANNING BOARD OF
 WINCHENDON, MA

DATE: _____

ANR ENDORSEMENT DOES NOT SIGNIFY COMPLIANCE WITH ZONING FOR LAND USE OR BUILDING PURPOSES NOR DOES IT CONVEY THE RIGHT TO DEVELOP THE PROPERTY.

A-N-R (MGL CH. 41, 81P) PLAN

MAP-8 LOT-14
 DOYLE AVE; WINCHENDON, MASSACHUSETTS

OWNER:
 AGNES I. TOOLIN & M.H. SAVAGE
 C/O PETER SAVAGE 1309 PENNSFORD DRIVE
 DOWNINGTON, PA 19335

PREPARED FOR:
 ASHER CONSTRUCTION, LLC;
 77 NASHUA ROAD; SHARON, NH 03458

MARCH 30, 2022

GRAZ Engineering, LLC

323 WEST LAKE ROAD; FITZWILLIAM, NH 03447; (603) 585-6959

JOB NO. 21183

SHEET 1 OF 1