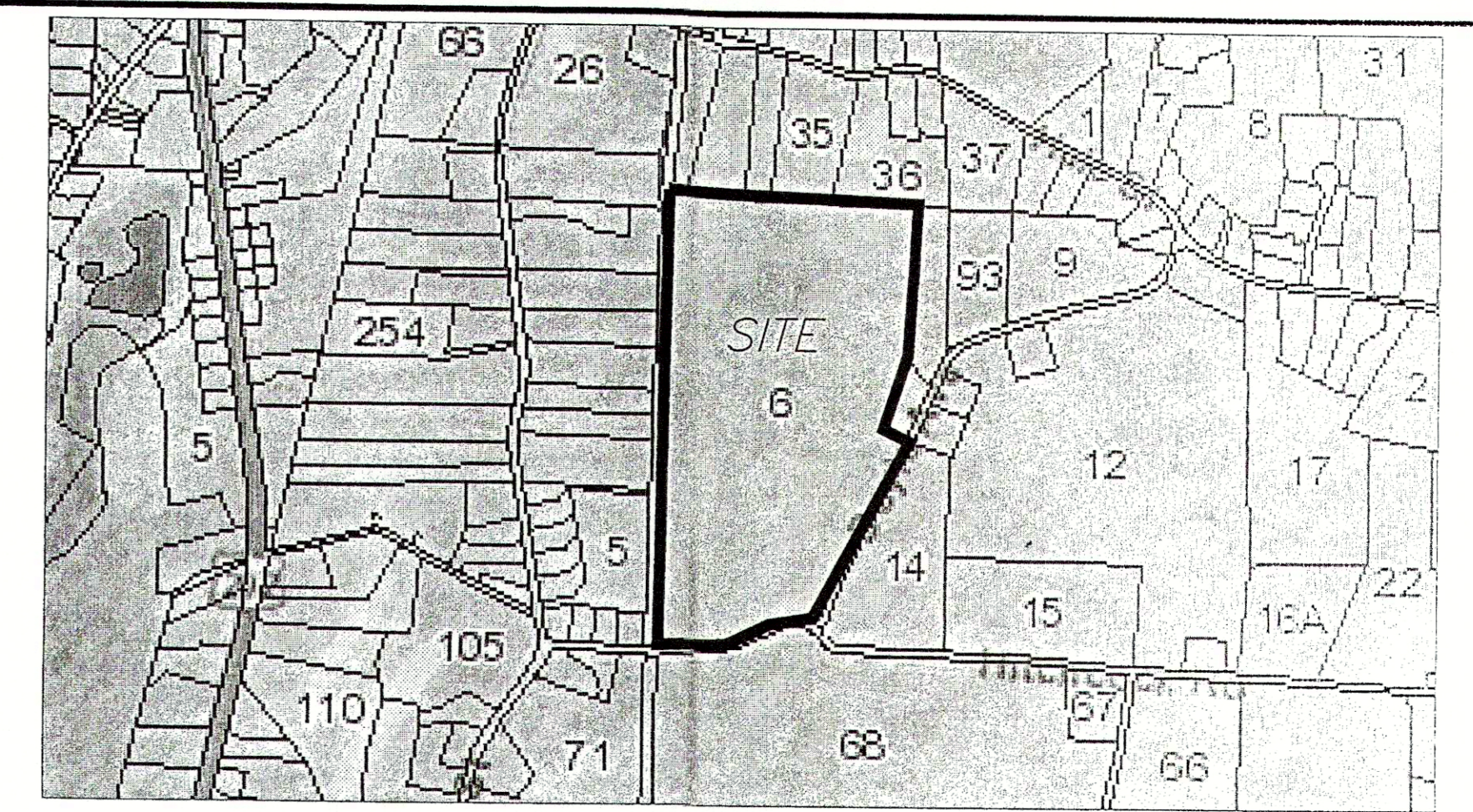


PLAN 1"=150'

LEGEND

- N/F NOW OR FORMER OWNER
- WETLANDS
- WETLAND BOUNDARY
- IPF IRON PIN FOUND
- IPTBS IRON PIN TO BE SET (NOTE 3)
- STONE WALL
- UTILITY POLE
- E— ELECTRIC LINE



REFERENCE PLANS & DEEDS

1. SUBJECT LOT ASSESSOR'S MAP-8 LOT-14
WCRD PLAN BOOK-963 PLAN-37
WCRD DEED BOOK-67401 PAGE-36
2. ASSESSOR MAP-8 LOTS-13 & 100
PLAN BOOK-511 PAGE-111
3. ASSESSOR MAP-8 LOTS-8 & 110
PLAN BOOK-515 PAGE-111

REF	NOW/FORMERLY (NAME)	ADDRESS
A	LISA M. NELSON RICHARD E. GARNO, JR.	145 HALE STREET; WINCHENDON, MA 01475
B	RAYMOND G. PFEIFLE III (TRUSTEE)	157 HALE STREET; WINCHENDON, MA 01475
C	BRYAN T. PFEIFLE JR. (TRUSTEE)	245 HALE STREET; WINCHENDON, MA 01475
D	MATTHEW S. LEGER	181 HALE STREET; WINCHENDON, MA 01475
E	THERESA & BRIAN T. PFEIFLE, JR.	245 HALE STREET; WINCHENDON, MA 01475
F	KENNETH R. DELLMUTH	29 DOYLE AVENUE; WINCHENDON, MA 01475
G	RUSSELL T. HUGHES	35 DOYLE AVENUE; WINCHENDON, MA 01475
H	GLENDA A. BISHOP	36 DOYLE AVENUE; WINCHENDON, MA 01475
I	ASHER CONSTRUCTION, LLC	77 NASHUA ROAD; SHARON, NH 03458
J	ERIC L. DOODY (TRUSTEE)	132 ELLIS ROAD; WESTMINSTER MA 01473
K	NEW ENGLAND POWER CO.	441 STUART STREET; BOSTON, MA 02116

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:
FRONTAGE= 200' (50' W/ 240,000 AREA)
AREA= 80,000 S.F. MIN. / (240,000 S.F. MIN W/ 50' FRONTAGE)
MINIMUM FRONT SETBACK=40'
MINIMUM SIDE SETBACK=25'
MINIMUM REAR SETBACK=50'
MAXIMUM IMPERVIOUS AREA AS % OF LOT=10%
*MINIMUM LOT AREA TO BE EXCLUSIVE OF WETLANDS AND SLOPES OVER 1:4.
- PROPOSED DIMENSIONS:
- MAP-8 LOT-6
AREA=1,769,137 S.F.
UPLAND AREA=1,650,319 S.F. > REQ'D 240,000 S.F. (REDUCED FRONTAGE)
FRONTAGE=67.62' > REQ'D 50' (REDUCED FRONTAGE)
- PROPOSED LOT 6-1
AREA=409,833 S.F.
UPLAND AREA=354,681 S.F. > REQ'D 80,000 S.F.
FRONTAGE=201.94' > REQ'D 200'
- PROPOSED LOT 6-2
AREA=367,436 S.F.
UPLAND AREA=286,415 S.F. > REQ'D 80,000 S.F.
FRONTAGE=201.39' > REQ'D 200'
- PROPOSED LOT 6-3
AREA=261,560 S.F.
UPLAND AREA=216,588 S.F. > REQ'D 80,000 S.F.
FRONTAGE=201.14' > REQ'D 200'
- PROPOSED LOT 6-4
AREA=260,139 S.F.
UPLAND AREA=192,553 S.F. > REQ'D 80,000 S.F.
FRONTAGE=209.54' > REQ'D 200'
- PROPOSED LOT 6-5
AREA=225,205 S.F.
UPLAND AREA=101,578 S.F. > REQ'D 80,000 S.F.
FRONTAGE=201.49' > REQ'D 200'
- PROPOSED LOT 6-6
AREA=176,332 S.F.
UPLAND AREA=87,144 S.F. > REQ'D 80,000 S.F.
FRONTAGE=781.68' > REQ'D 200'
- PROPOSED LOT 6-7
AREA=154,275 S.F.
UPLAND AREA=120,996 S.F. > REQ'D 80,000 S.F.
FRONTAGE=278.20' > REQ'D 200'
- PROPOSED LOT 6-8
AREA=106,625 S.F.
UPLAND AREA=105,712 S.F. > REQ'D 80,000 S.F.
FRONTAGE=211.30' > 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 3/23/2022.



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. Graszewicz 4-26-22
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-6
DOYLE AVE & HITCHCOCK ROAD; WINCHENDON, MASSACHUSETTS

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

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

APRIL 26, 2022

GRAZ Engineering, LLC

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

JOB NO. 21183

SHEET 1 OF 1