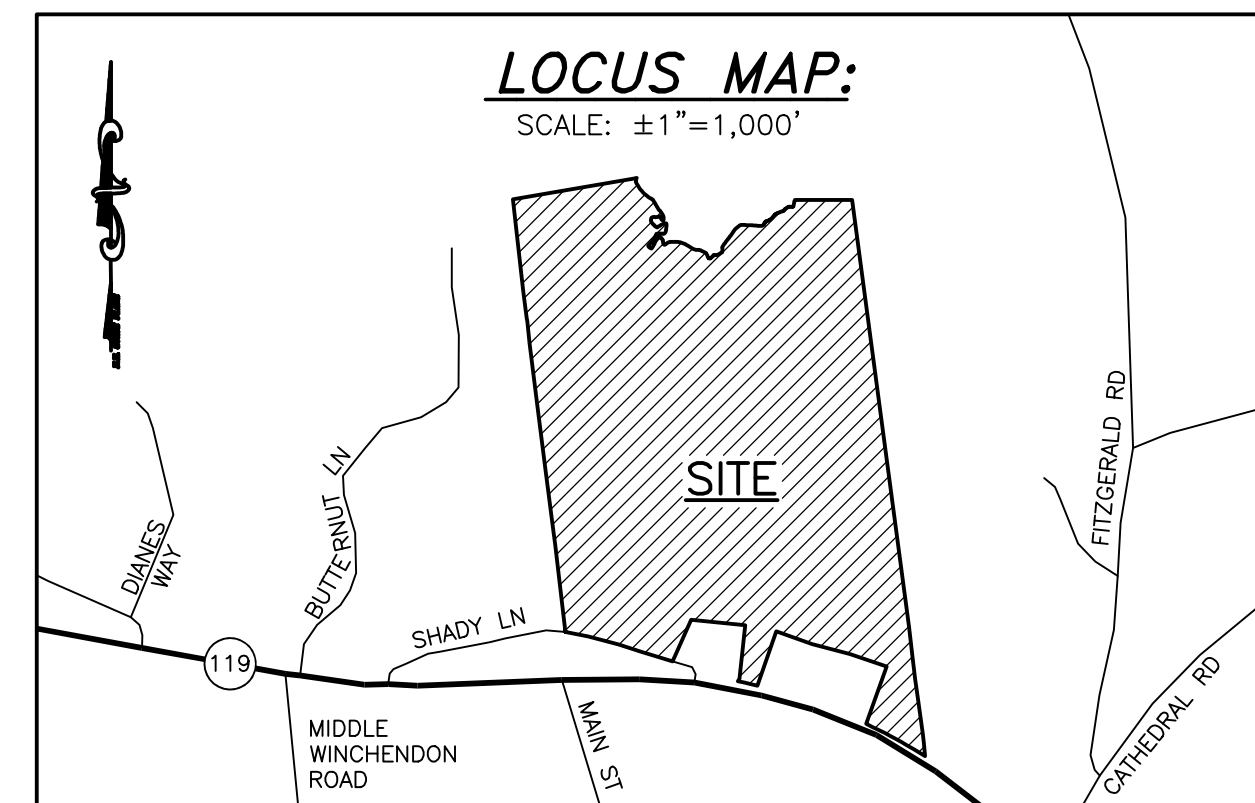


"KINGS WAY" SUBDIVISION PLAN SET

TAX MAP 6 LOT 73
N.H. ROUTE 119
RINDGE, NEW HAMPSHIRE

DATE: MARCH 12, 2021

PREPARED FOR:
KINGS WAY, LLC
29B DIANE'S WAY
RINDGE, NH 03461



PLAN INDEX:	SHEET NO.:
COVER SHEET / PLAN INDEX	C1
SUBDIVISION PLAT KEY SHEET	S1
SUBDIVISION PLAT	S2-S8
TOPO-SUBDIVISION PLAT	TS1-TS8
ROADWAY LAYOUT PLAN	L1
ROADWAY PROFILE PLANS	P1-P3
SIGHT DISTANCE PLAN	SD1
CONSTRUCTION DETAILS	DT1-DT4
ROADWAY SECTIONS	RS1-RS4

LICENSED LAND SURVEYOR:

RICHARD P. DREW LLC
266 TULLY BROOK ROAD, RICHMOND, N.H. 03470
TEL. (603) 239-4147 rpdrewllc@gmail.com

CONSULTING ENGINEER:

HIGHER DESIGN, PLLC
38 AMALIA WAY
RINDGE, NH 03461
PHONE: 603.899.0004 www.higherdesign.us
Civil Engineering . Septic System Designs . Land Planning

DESIGN ENGINEER:

Bedford Design Consultants Inc.
ENGINEERS AND SURVEYORS
592 Harvey Road, Manchester, NH 03103
Telephone: (603) 622-5533
www.bedforddesign.com

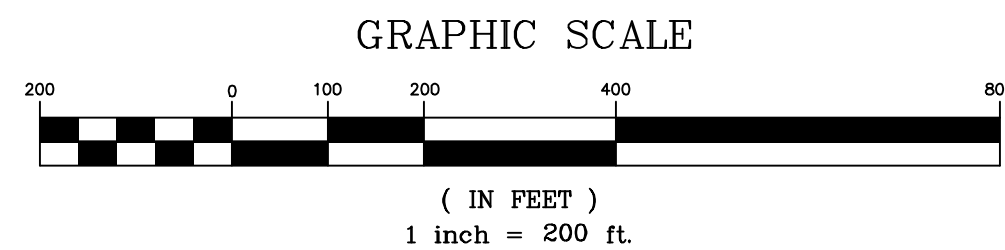
APPROVED BY THE TOWN OF RINDGE, NH PLANNING BOARD ON: _____ DATE: _____
CERTIFIED BY: _____ DATE: _____
CHAIRPERSON: _____ DATE: _____
SECRETARY: _____ DATE: _____

DATE	DESCRIPTION	BY	REV.

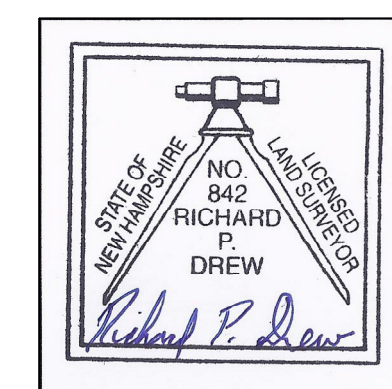
KEY SHEET



IT IS HEREBY CERTIFIED THAT, KING'S WAY, LLC IS THE OWNER OF MAP 6 LOT 73 AS DEPICTED HEREON, WITNESS ITS DEED RECORDED IN THE CHESHIRE COUNTY REGISTRY OF DEEDS IN VOLUME 3112 PAGE 332, AND APPROVES OF THIS SUBDIVISION.

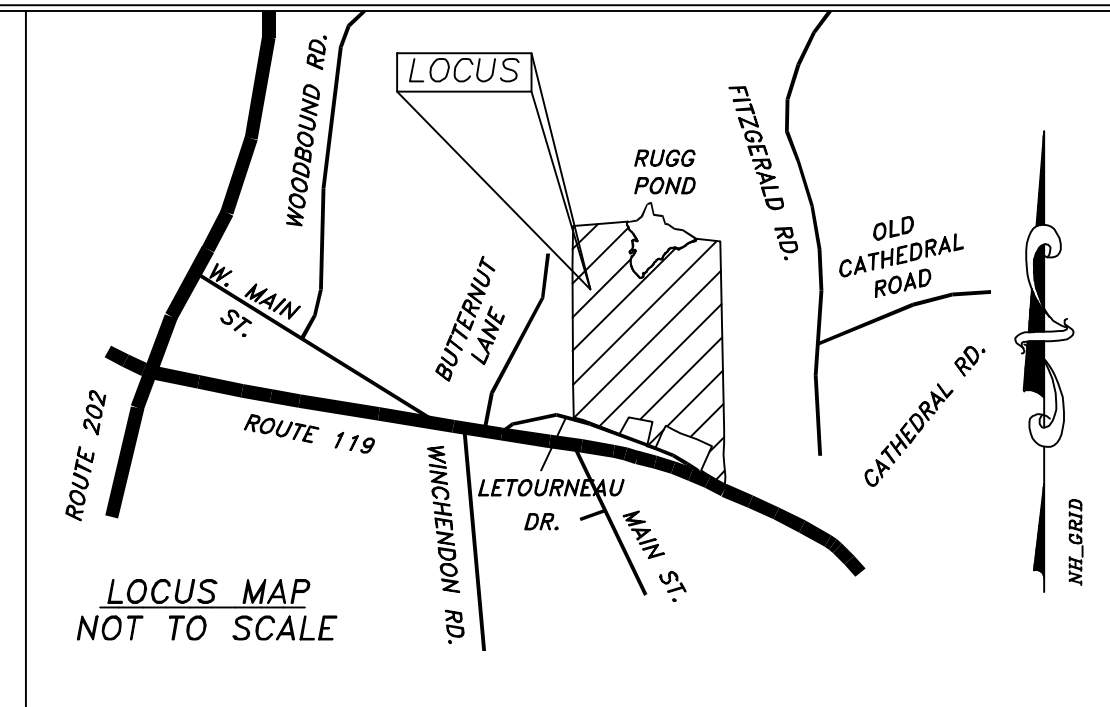


I HEREBY CERTIFY THAT THIS PLAT IS BASED ON AN ACTUAL FIELD SURVEY HAVING A MAXIMUM ERROR OF CLOSURE OF 1 PART IN 10,000.



APPROVED BY THE PLANNING BOARD DATE: 5/8/2021
 CERTIFIED CHAIRMAN _____ AND
 PLANNING SECRETARY _____
 CONDITIONS/RESTRICTIONS:

AUTHORIZED SIGNATURE _____ DATE _____



NOTES

- 1) THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE MAP 6 LOT 73 INTO TWENTY RESIDENTIAL BUILDING LOTS.
- 2) DEED REFERENCE FOR MAP 6 LOT 73: VOL. 3112 PAGE 332 KING'S WAY, LLC 29B DIANE'S WAY, RINDGE, NH 03461.
- 3) TOTAL AREA OF MAP 6 LOT 73 BEFORE SUBDIVISION IS 95.2± ACRES OR 4,029,000± S.F.
- 4) MAP AND LOT NUMBERS REFER TO THE TOWN OF RINDGE PROPERTY MAPS.
- 5) CURRENT ZONING IS RESIDENTIAL AGRICULTURAL/GATEWAY EAST.
 MINIMUM LOT AREA - 2 ACRES/2 ACRES
 MINIMUM FRONTAGE - 250 FEET/250 FEET
 FRONT SETBACK - 50 FEET/25 FEET
 SIDE/REAR - 30 FEET/ 10 FEET EXCEPT ABUTTING RESIDENTIAL DISTRICT
- 6) THE REQUIREMENTS FOR A STANDARD RURAL PROPERTY SURVEY WERE MET OR EXCEEDED IN THE PREPARATION OF THIS PLAT.
- 7) ELEVATIONS ARE BASED ON NAVD 88. CONTOUR INTERVAL IS TWO FEET.
- 8) WETLANDS WERE DELINEATED IN JUNE OF 2020 BY JONATHAN A. SISSON OF BEAVER TRACKS, LLC 408 RANDOLPH HILL ROAD RANDOLPH, NH 03593.
- 9) THE PROPOSED LOTS COMPLY WITH THE CURRENT ZONING REQUIREMENTS OF THE TOWN OF RINDGE ZONING ORDINANCE.
- 10) THE PROPOSED LOTS WILL BE SERVED BY ON SITE PRIVATE WELLS AND INDIVIDUAL SEPTIC SYSTEMS.
- 11) THIS PLAN SET CONSISTS OF 30 SHEETS, SHEETS S1 THROUGH S8, THE SUBDIVISION PLATS, WILL BE RECORDED AT THE CHESHIRE COUNTY REGISTRY OF DEEDS AFTER APPROVAL BY THE RINDGE PLANNING BOARD. THE ENTIRE PLAN SET WILL BE FILED WITH THE TOWN OF RINDGE.

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NO.	DATE	REVISION	BY
2			
1			

SUBDIVISION PLAT

MAP 6 LOT 73
 "KING'S WAY"
 ROUTE 119
 RINDGE, N.H.

DATE: MARCH 12, 2021 SCALE: 1" = 200'

PREPARED FOR: KING'S WAY, LLC
 29B DIANE'S WAY
 RINDGE, NH 03461

RICHARD P. DREW LLC
 266 TULLY BROOK ROAD, RICHMOND, N.H. 03470
 TEL. (603) 239-4147 rpdrewllc@gmail.com

MAP 6 LOT 80
 CALVIN C. & BRENDA L. SEPPALA, TRUSTEES
 1852 NH RTE. 119 UNIT #6
 RINDGE, N.H. 03461
 VOL. 2763 PG. 214

MAP 10 LOT 5
 STEPHEN A. & BEVERLY S. LINDELL
 3 WARE FARM ROAD
 RINDGE, N.H. 03461
 VOL. 1925 PG. 420

MAP 6 LOT 81-5
 DOUG BOUDREAU & ANDREA DIPRIMA
 64 BUTTERNUT LANE
 RINDGE, N.H. 03461
 VOL. 3064 PG. 790

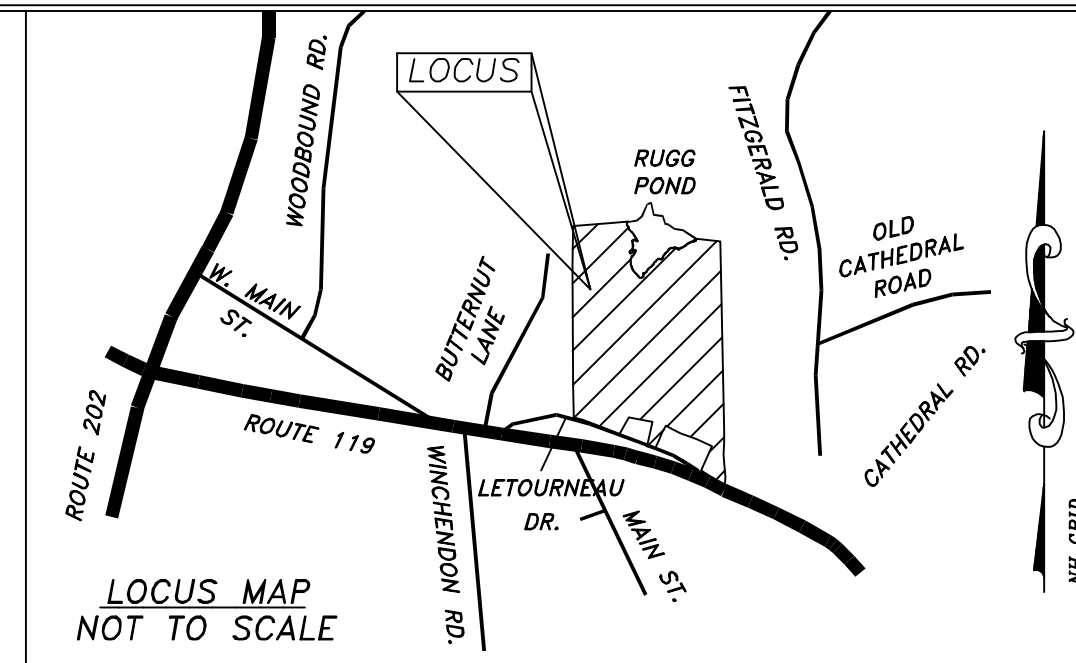
MAP 6 LOT 81-6
 AARON M. LANDRY & JESSICA L. MURPHY
 76 BUTTERNUT LANE
 RINDGE, N.H. 03461
 VOL. 1610 PG. 25

MAP 10 LOT 2
 KEVIN W. KAMM & KATHRYN J. LAMBERT-KAMM
 P.O. BOX # 13
 JAFFREY, N.H. 03452-0013
 VOL. 1951 PG. 309

GRAPHIC SCALE



(IN FEET)
 1 inch = 50 ft.



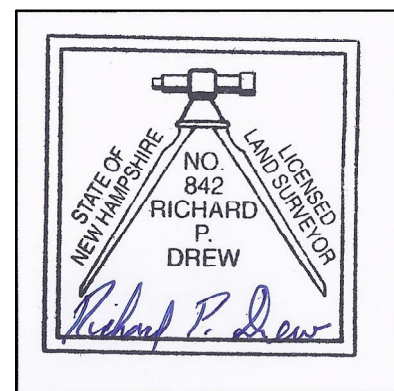
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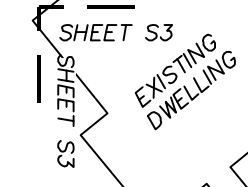


5/8/2021
 DATE

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DATE



LEGEND

- — PIPE FOUND
- — DRILL HOLE SET/FOUND
- ⊙ — REBAR FOUND/SET
- A.G. — ABOVE GRADE
- — STONE WALL
- — UTILITY POLE
- — DELINEATED WETLANDS
- CPP — CORRUGATED PLASTIC PIPE
- RCP — REINFORCED CONCRETE PIPE
- — DIRECTION OF FLOW
- — TREE LINE

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AUTHORIZED SIGNATURE _____ DATE _____

APPROVED BY THE PLANNING BOARD DATE: _____
 CERTIFIED CHAIRMAN _____ AND _____
 PLANNING SECRETARY _____
 CONDITIONS/RESTRICTIONS: _____

2			
1			
NO.	DATE	REVISION	BY

SUBDIVISION PLAT

MAP 6 LOT 73
 "KING'S WAY"
 ROUTE 119
 RINDGE, N.H.

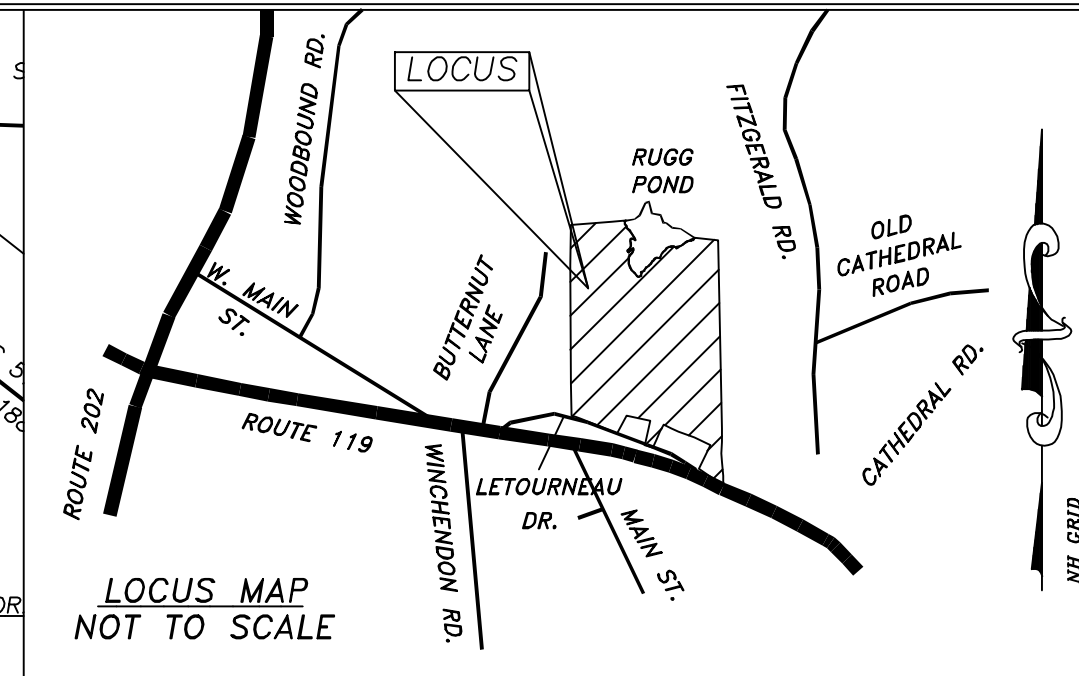
DATE: MARCH 12, 2021 SCALE: 1" = 50'

PREPARED FOR: KING'S WAY, LLC
 29B DIANE'S WAY
 RINDGE, NH 03461

RICHARD P. DREW LLC
 266 TULLY BROOK ROAD, RICHMOND, N.H. 03470
 TEL. (603) 239-4147 rpdrewllc@gmail.com

CLIENT: HI. DES. JOB NO. 913 F.B. 20 SHEET S 2 OF S 8

SHEET S3
SHEET S2
SHEET S4

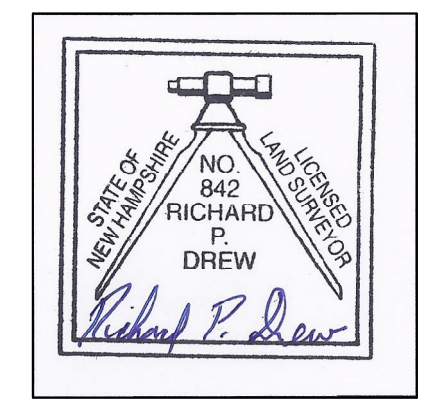


- NOTES**
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 - 2) DEED REFERENCE FOR MAP 6 LOT 73: VOL. 3112 PAGE 332 KING'S WAY, LLC 298 DIANE'S WAY, RINDGE, NH 03461.
 - 3) TOTAL AREA OF MAP 6 LOT 73 BEFORE SUBDIVISION IS 95.2± ACRES OR 4,029,000± S.F.
 - 4) MAP AND LOT NUMBERS REFER TO THE TOWN OF RINDGE PROPERTY MAPS. R=175.00' L=71.24'
 - 5) CURRENT ZONING IS RESIDENTIAL AGRICULTURAL/GATEWAY EAST.
 - MINIMUM LOT AREA - 2 ACRES/2 ACRES
 - MINIMUM FRONTAGE - 250 FEET/250 FEET
 - FRONT SETBACK - 50 FEET/25 FEET
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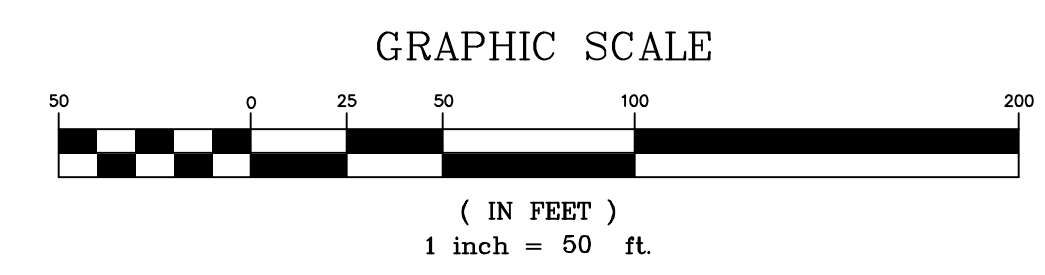
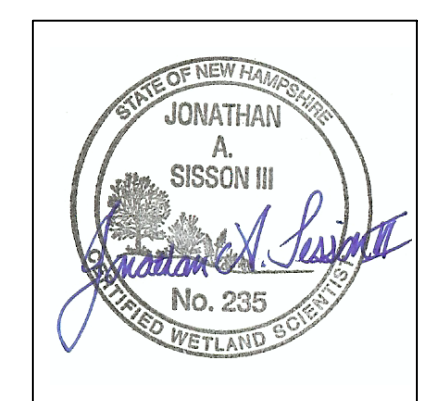
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5/8/2021
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MAP 6 LOT 81-7
CARL M. OLSON
P.O. BOX # 103
RINDGE, N.H. 03461
VOL. 1607 PG. 485



DATE

- LEGEND**
- — PIPE FOUND
 - — DRILL HOLE SET/FOUND
 - ⊙ — REBAR FOUND/SET
 - A.G. — ABOVE GRADE
 - — STONE WALL
 - — UTILITY POLE
 - — DELINEATED WETLANDS
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APPROVED BY THE PLANNING BOARD DATE: _____
CERTIFIED CHAIRMAN _____ AND
PLANNING SECRETARY _____
CONDITIONS/RESTRICTIONS:

AUTHORIZED SIGNATURE _____ DATE _____

NO.	DATE	REVISION	BY
2			
1			

SUBDIVISION PLAT

**MAP 6 LOT 73
"KING'S WAY"
ROUTE 119
RINDGE, N.H.**

DATE: MARCH 12, 2021 SCALE: 1" = 50'

PREPARED FOR: KING'S WAY, LLC
298 DIANE'S WAY
RINDGE, NH 03461

RICHARD P. DREW LLC
266 TULLY BROOK ROAD, RICHMOND, N.H. 03470
TEL. (603) 239-4147 rpdrewllc@gmail.com

CLIENT: HI. DES. JOB NO. 913 F.B. 20 SHEET S 3 OF S-8

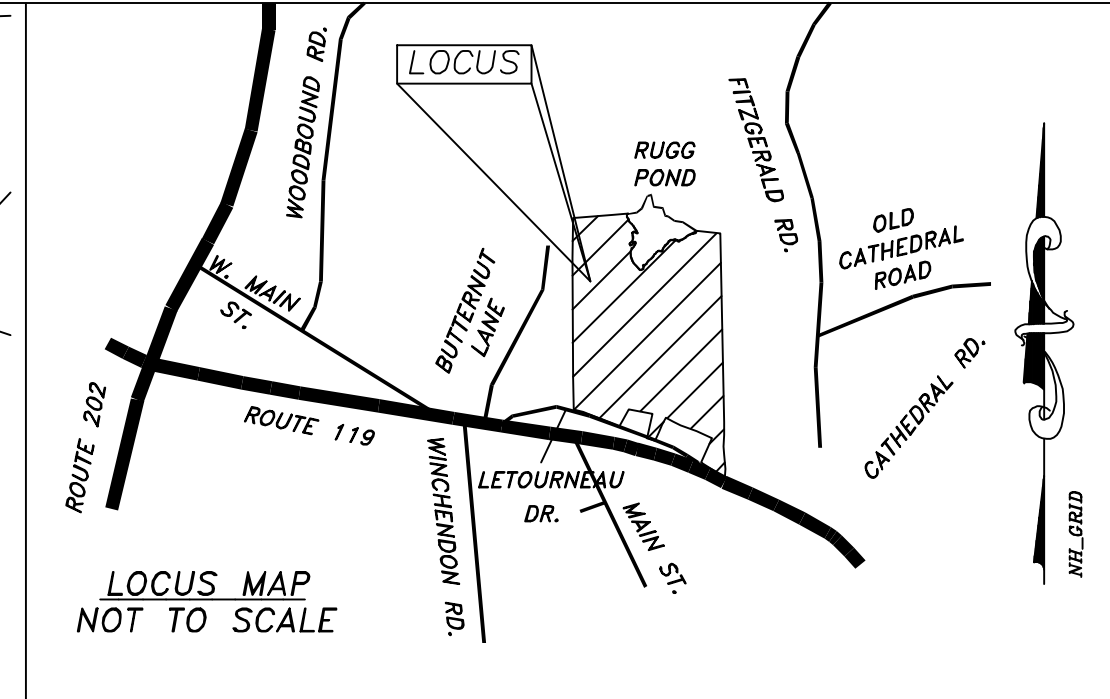
MAP 6 LOT 81-9
JOEL M. COHEN & EVELYNE PERKS
38 BUTTERNUT LANE
RINDGE, N.H. 03461
VOL. 2713 PG. 555

MAP 6 LOT 78
SCOTT W. & DEANNA J. WILSON
P.O. BOX # 884
RINDGE, N.H. 03461
VOL. 2025 PG. 205

MAP 6 LOT 75
KATHLEEN P. VAN DYKE
P.O. BOX # 197
RINDGE, N.H. 03461
VOL. 2157 PG. 737

MAP 6 LOT 74
KATHLEEN P. VAN DYKE
P.O. BOX 197
RINDGE, N.H. 03461
VOL. 2460 PG. 250

MAP 6 LOT 73-1
JOEL D. KAPLAN
4 LETOURNEAU LANE
RINDGE, NH 03461
VOL. 3020 PG. 701

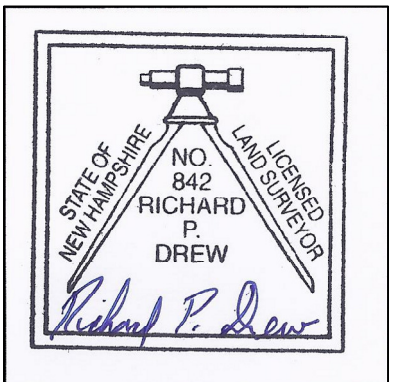


- NOTES**
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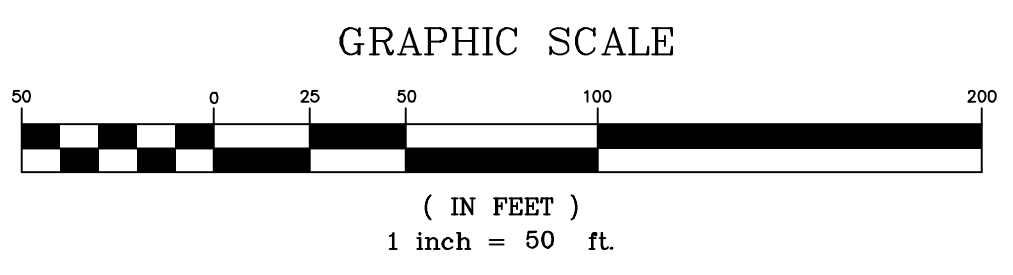


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AUTHORIZED SIGNATURE _____ DATE _____

APPROVED BY THE PLANNING BOARD DATE: _____
CERTIFIED CHAIRMAN _____ AND _____
PLANNING SECRETARY _____
CONDITIONS/RESTRICTIONS: _____

NO.	DATE	REVISION	BY
2			
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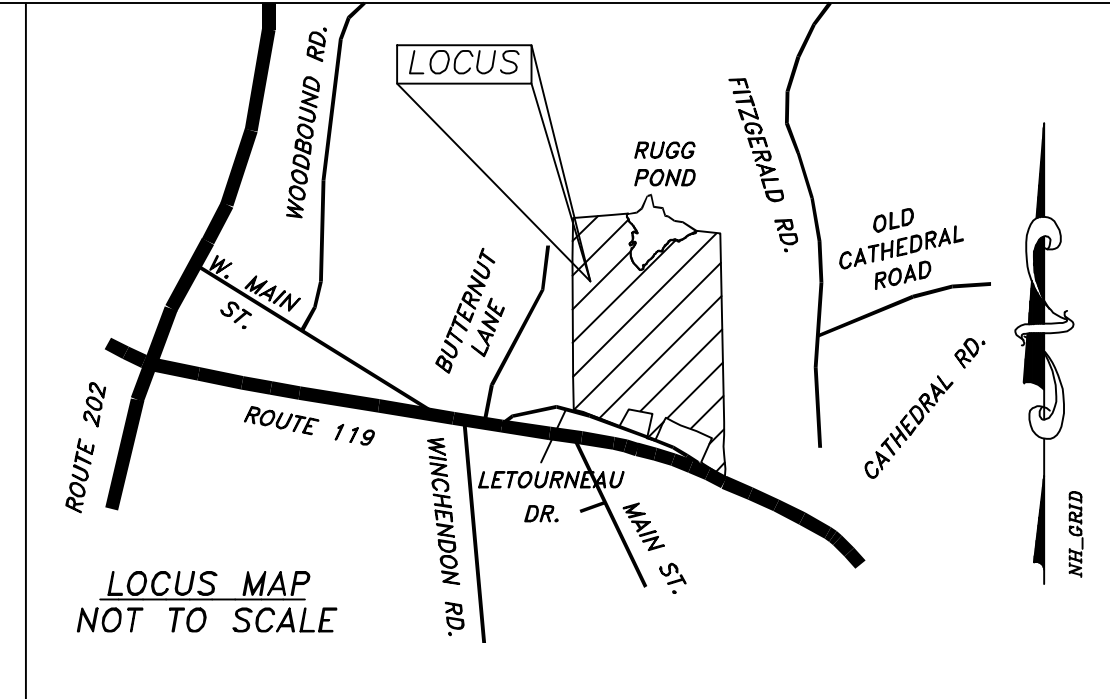
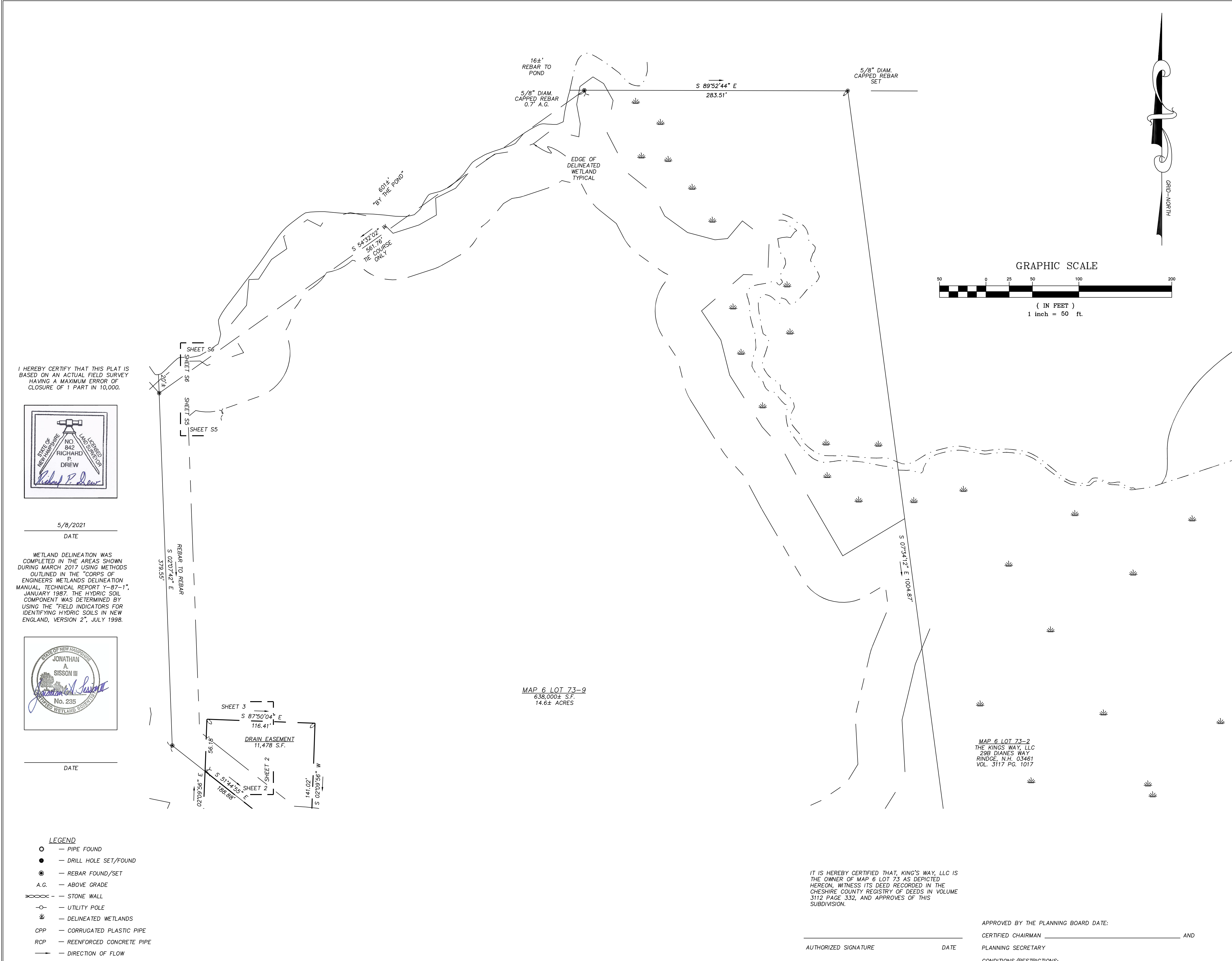
SUBDIVISION PLAT

**MAP 6 LOT 73
"KING'S WAY"
ROUTE 119
RINDGE, N.H.**

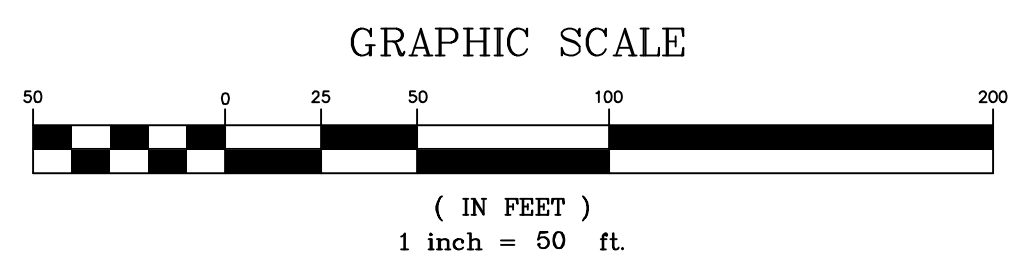
DATE: MARCH 12, 2021 SCALE: 1" = 50'

PREPARED FOR: KING'S WAY, LLC
29B DIANE'S WAY
RINDGE, NH 03461

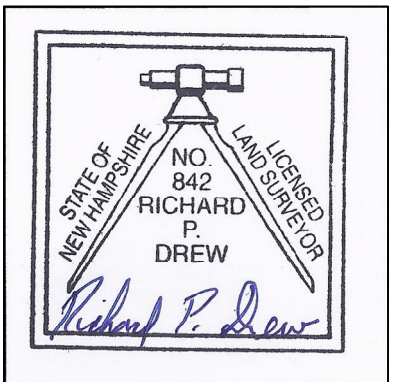
RICHARD P. DREW LLC
266 TULLY BROOK ROAD, RICHMOND, N.H. 03470
TEL. (603) 239-4147 rpdrewllc@gmail.com
CLIENT: HI. DES. JOB NO. 913 F.B. 20 SHEET S 4 OF S-8



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 - 11) THIS PLAN SET CONSISTS OF 30 SHEETS, SHEETS S1 THROUGH S8, THE SUBDIVISION PLATS, WILL BE RECORDED AT THE CHESHIRE COUNTY REGISTRY OF DEEDS AFTER APPROVAL BY THE RINDGE PLANNING BOARD. THE ENTIRE PLAN SET WILL BE FILED WITH THE TOWN OF RINDGE.



I HEREBY CERTIFY THAT THIS PLAT IS BASED ON AN ACTUAL FIELD SURVEY HAVING A MAXIMUM ERROR OF CLOSURE OF 1 PART IN 10,000.



5/8/2021
DATE

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DATE

MAP 6 LOT 73-9
638,000± S.F.
14.6± ACRES

MAP 6 LOT 73-2
THE KINGS WAY, LLC
29B DIANES WAY
RINDGE, N.H. 03461
VOL. 3117 PG. 1017

IT IS HEREBY CERTIFIED THAT, KING'S WAY, LLC IS THE OWNER OF MAP 6 LOT 73 AS DEPICTED HEREON, WITNESS ITS DEED RECORDED IN THE CHESHIRE COUNTY REGISTRY OF DEEDS IN VOLUME 3112 PAGE 332, AND APPROVES OF THIS SUBDIVISION.

AUTHORIZED SIGNATURE _____ DATE _____

APPROVED BY THE PLANNING BOARD DATE: _____
 CERTIFIED CHAIRMAN _____ AND
 PLANNING SECRETARY _____
 CONDITIONS/RESTRICTIONS:

NO.	DATE	REVISION	BY
2			
1			

SUBDIVISION PLAT

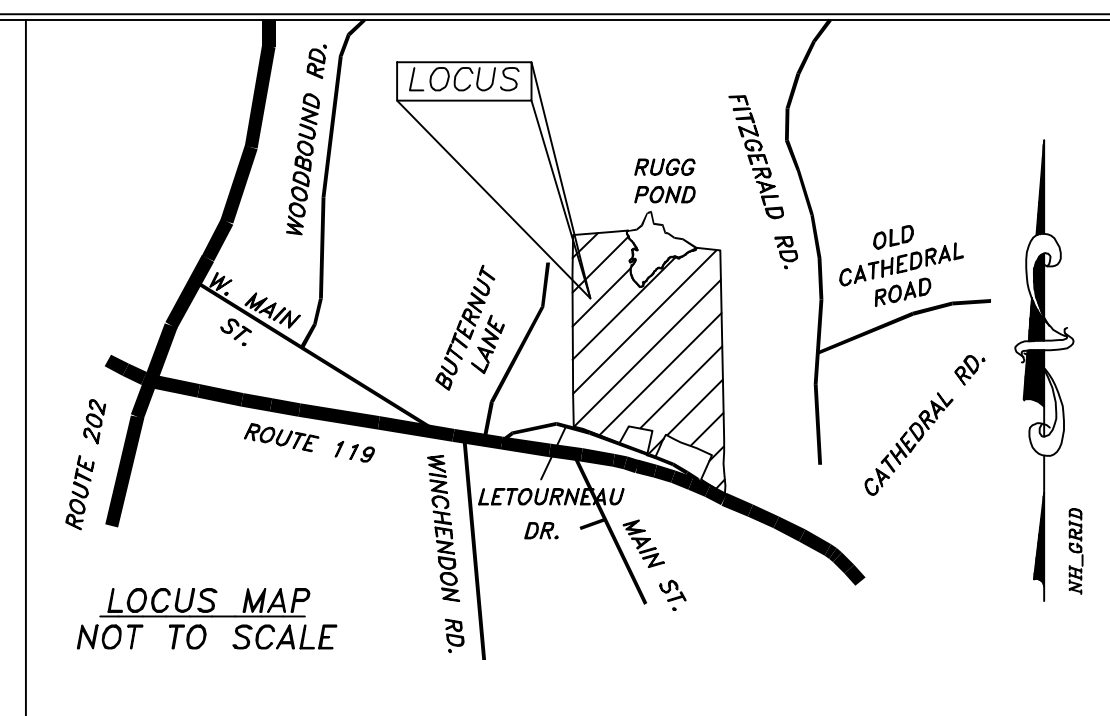
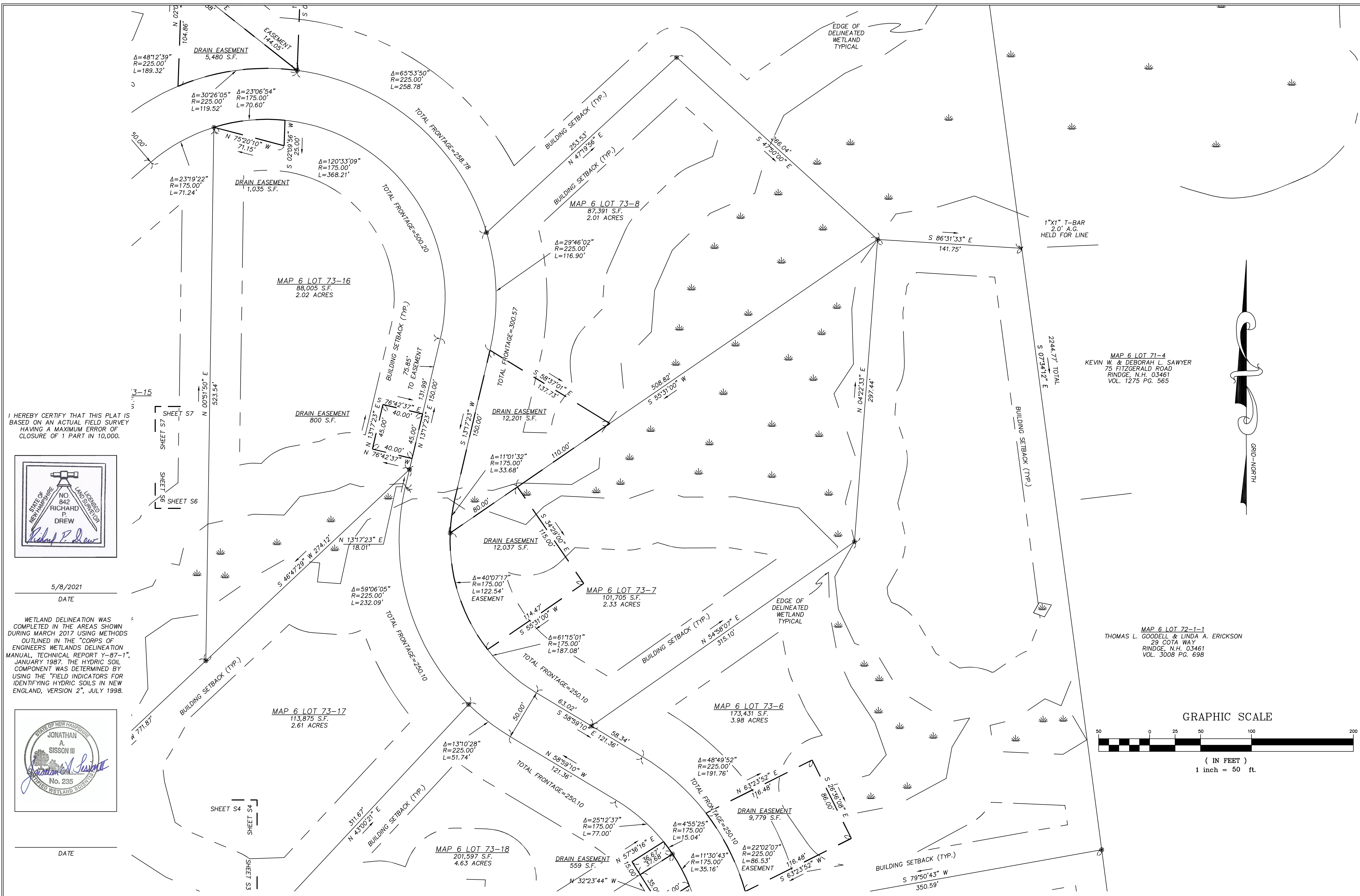
MAP 6 LOT 73
"KING'S WAY"
ROUTE 119
RINDGE, N.H.

DATE: MARCH 12, 2021 SCALE: 1" = 50'

PREPARED FOR: KING'S WAY, LLC
 29B DIANE'S WAY
 RINDGE, NH 03461

RICHARD P. DREW LLC
 266 TULLY BROOK ROAD, RICHMOND, N.H. 03470
 TEL. (603) 239-4147 rpdrewllc@gmail.com
 CLIENT: HI. DES. JOB NO. 913 F.B. 20 SHEET S 5 OF S8

- LEGEND**
- — PIPE FOUND
 - — DRILL HOLE SET/FOUND
 - ⊙ — REBAR FOUND/SET
 - A.G. — ABOVE GRADE
 - — STONE WALL
 - — UTILITY POLE
 - — DELINEATED WETLANDS
 - CPP — CORRUGATED PLASTIC PIPE
 - RCP — REINFORCED CONCRETE PIPE
 - — DIRECTION OF FLOW
 - — TREE LINE

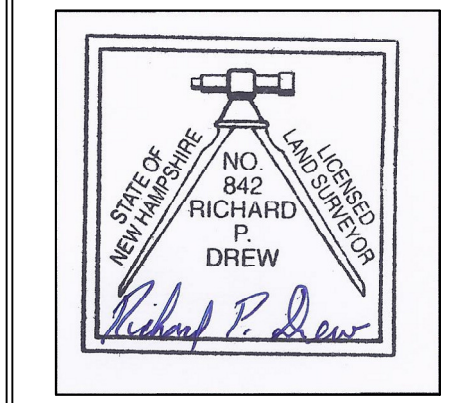


- NOTES**
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 - 6) THE REQUIREMENTS FOR A STANDARD RURAL PROPERTY SURVEY WERE MET OR EXCEEDED IN THE PREPARATION OF THIS PLAT.
 - 7) ELEVATIONS ARE BASED ON NAVD 88. CONTOUR INTERVAL IS TWO FEET.
 - 8) WETLANDS WERE DELINEATED IN JUNE OF 2020 BY JONATHAN A. SISSON OF BEAVER TRACKS, LLC 408 RANDOLPH HILL ROAD RANDOLPH, NH 03593.
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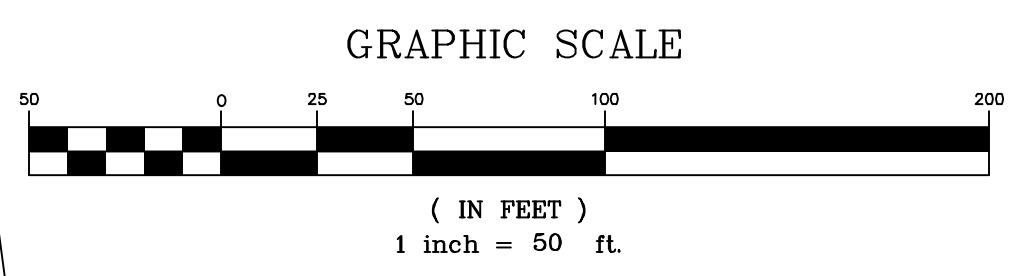
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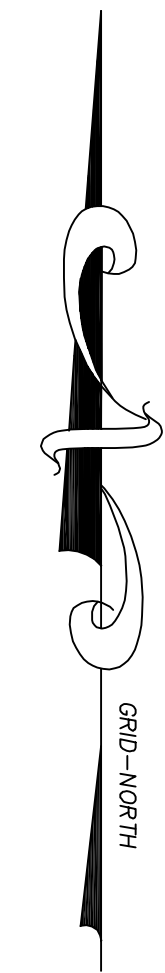
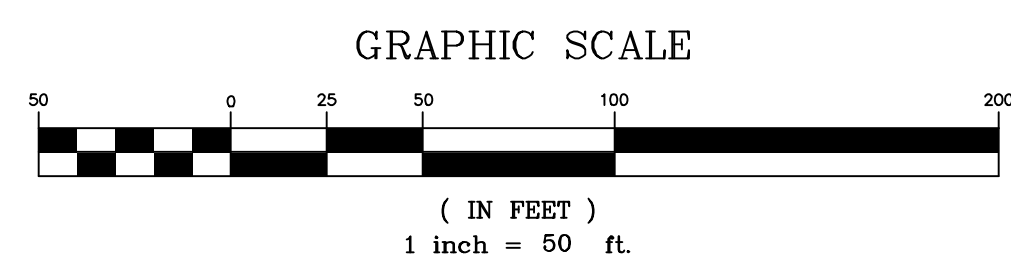
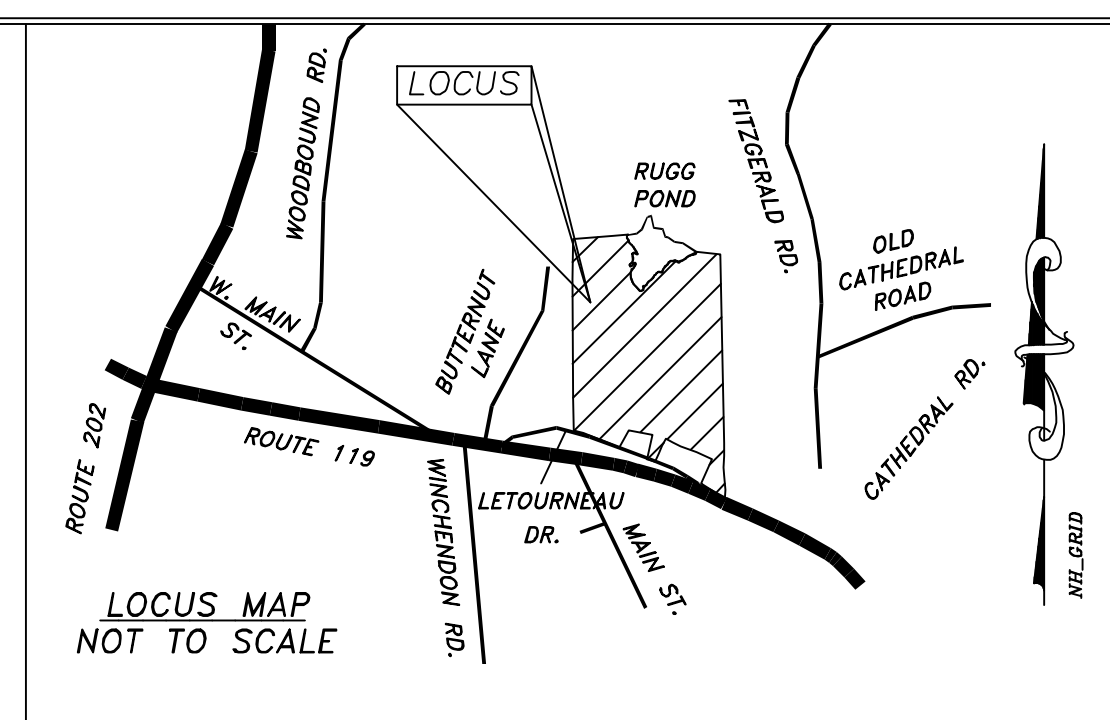
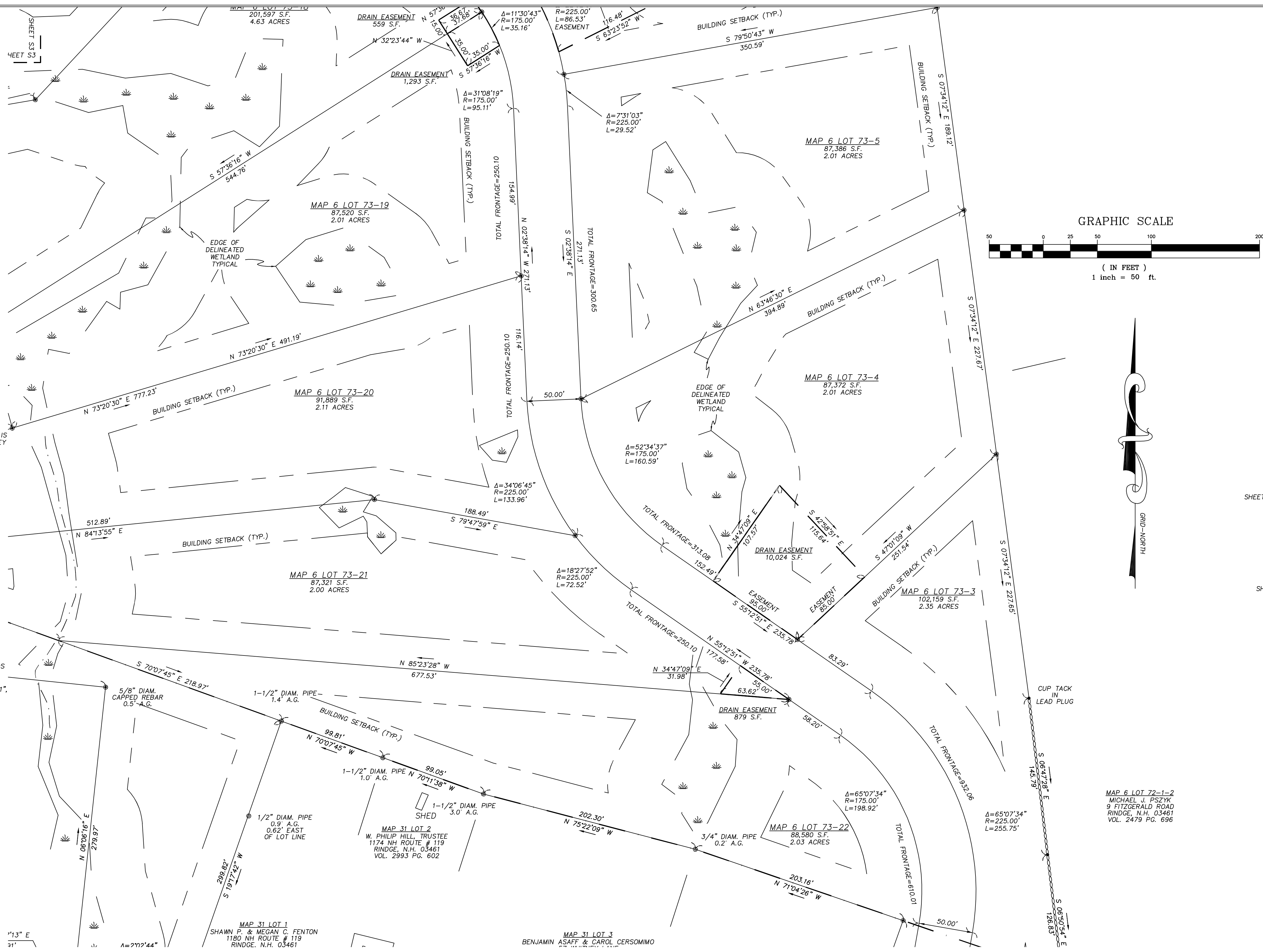
SUBDIVISION PLAT

MAP 6 LOT 73
"KING'S WAY"
ROUTE 119
RINDGE, N.H.

DATE: MARCH 12, 2021 SCALE: 1" = 50'

PREPARED FOR: KING'S WAY, LLC
29B DIANE'S WAY
RINDGE, NH 03461

RICHARD P. DREW LLC
266 TULLY BROOK ROAD, RICHMOND, N.H. 03470
TEL. (603) 239-4147 rpdrewllc@gmail.com
CLIENT: HI. DES. JOB NO. 913 F.B. 20 SHEET S 6 OF S 8

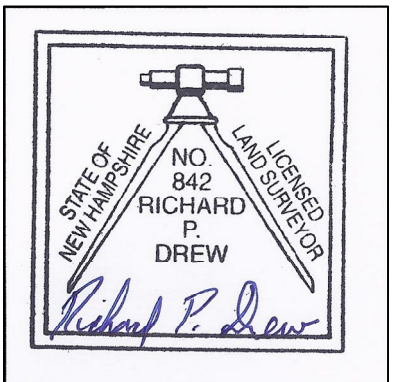


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 PLANNING SECRETARY _____
 CONDITIONS/RESTRICTIONS: _____

NO.	DATE	REVISION	BY
2			
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SUBDIVISION PLAT

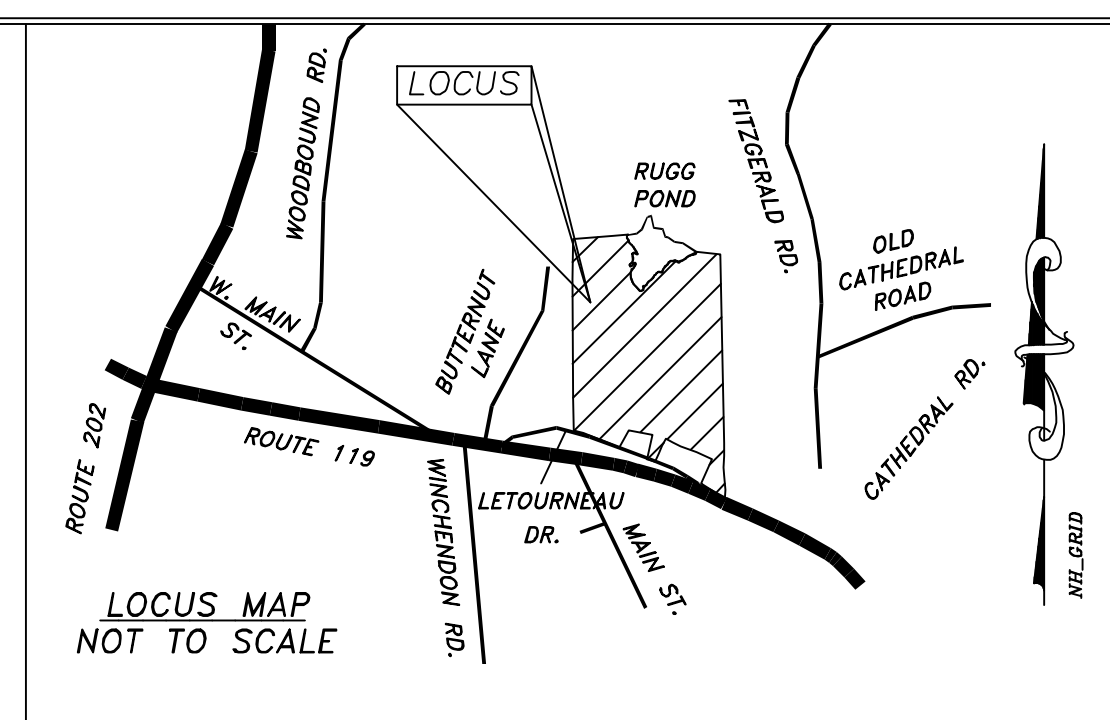
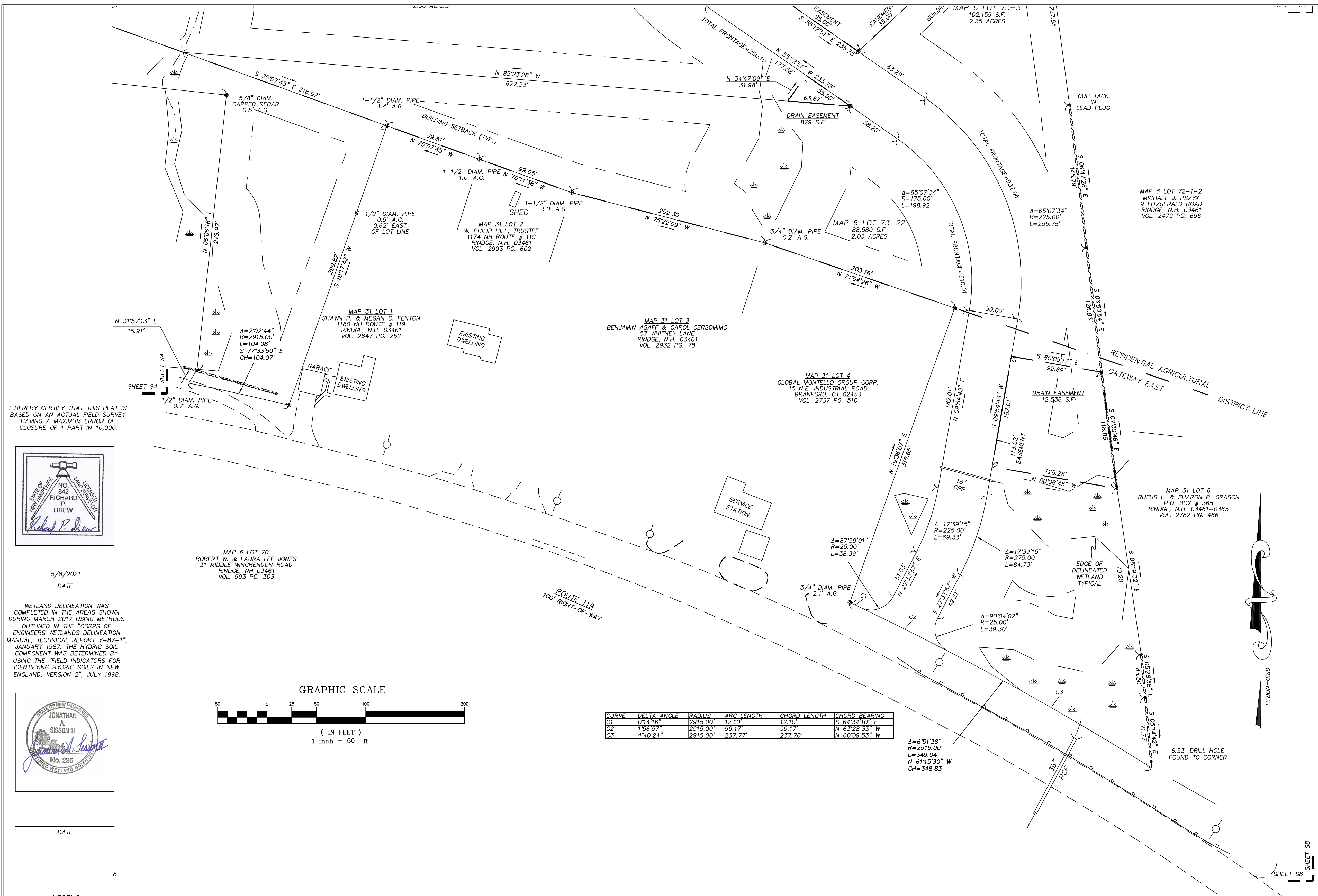
**MAP 6 LOT 73
"KING'S WAY"
ROUTE 119
RINDGE, N.H.**

DATE: MARCH 12, 2021 SCALE: 1" = 50'

PREPARED FOR: KING'S WAY, LLC
29B DIANE'S WAY
RINDGE, NH 03461

RICHARD P. DREW LLC
266 TULLY BROOK ROAD, RICHMOND, N.H. 03470
TEL. (603) 239-4147 rpdrewllc@gmail.com

CLIENT: HI. DES. JOB NO. 913 F.B. 20 SHEET S 7 OF S 8

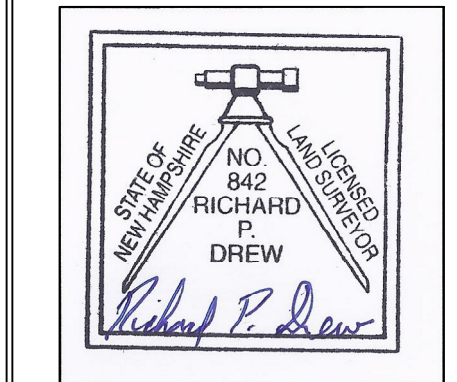


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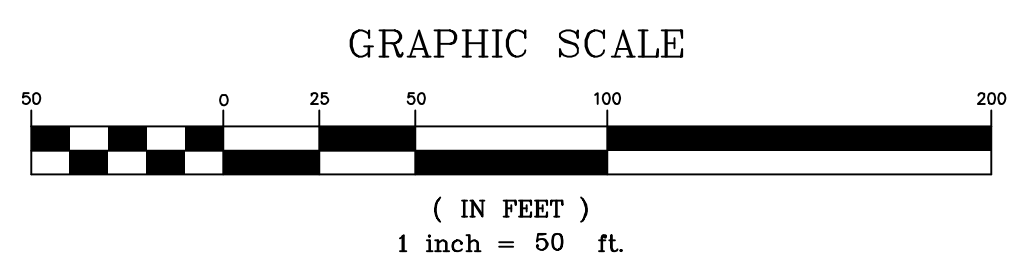
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MAP 6 LOT 70
ROBERT W. & LAURA LEE JONES
31 MIDDLE WINCHENDON ROAD
RINDGE, NH 03461
VOL. 993 PG. 303



CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	0°44'16"	2915.00'	12.10'	12.10'	S 64°34'10" E
C2	1°56'57"	2915.00'	99.17'	99.17'	N 63°28'33" W
C3	4°40'24"	2915.00'	237.77'	237.70'	N 60°09'53" W

Δ=6°51'38"
R=2915.00'
L=349.04'
N 61°15'30" W
CH=348.83'

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PLANNING SECRETARY _____
CONDITIONS/RESTRICTIONS: _____

NO.	DATE	REVISION	BY
2			
1			

SUBDIVISION PLAT

MAP 6 LOT 73
"KING'S WAY"
ROUTE 119
RINDGE, N.H.

DATE: MARCH 12, 2021 SCALE: 1" = 50'

PREPARED FOR: KING'S WAY, LLC
29B DIANE'S WAY
RINDGE, NH 03461

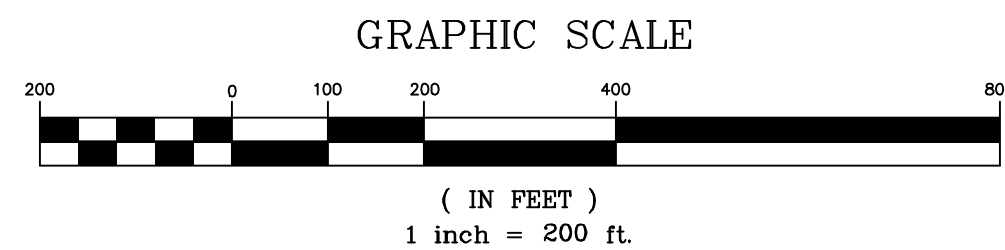
RICHARD P. DREW LLC
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TEL. (603) 239-4147 rpdrewllc@gmail.com
CLIENT: HI. DES. JOB NO. 913 F.B. 20 SHEET S 8 OF S 8

- LEGEND**
- — PIPE FOUND
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DATE

8

KEY SHEET

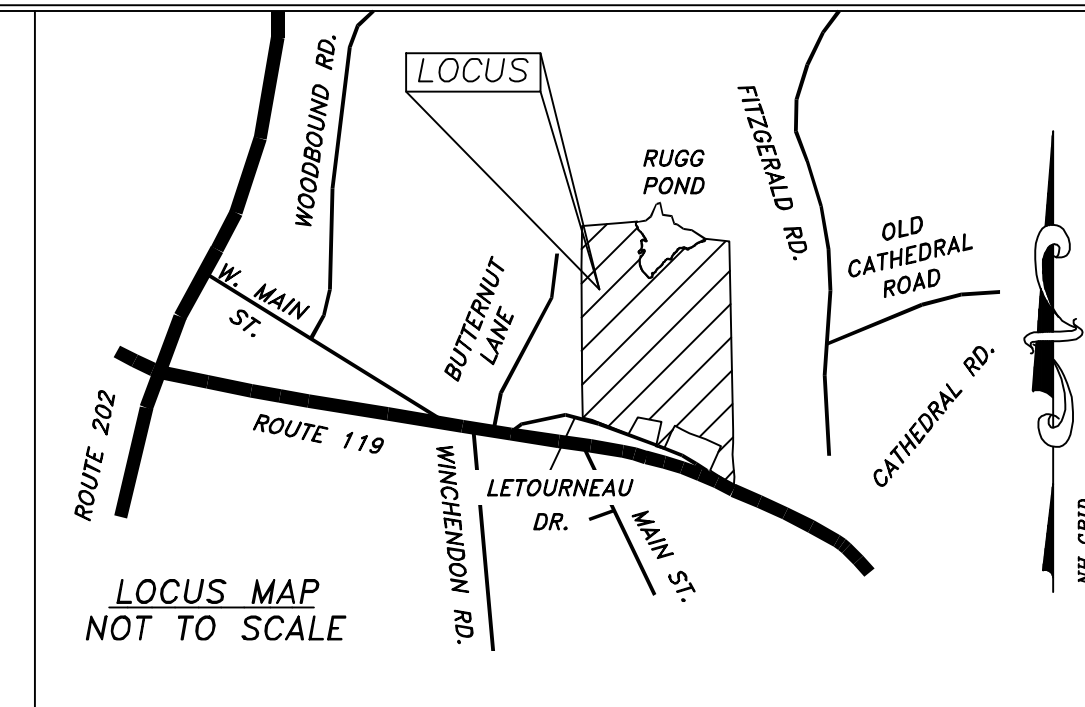
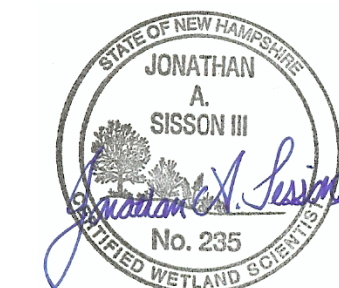
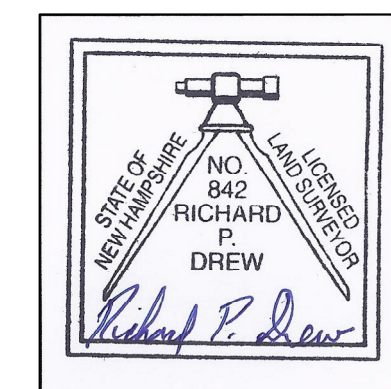


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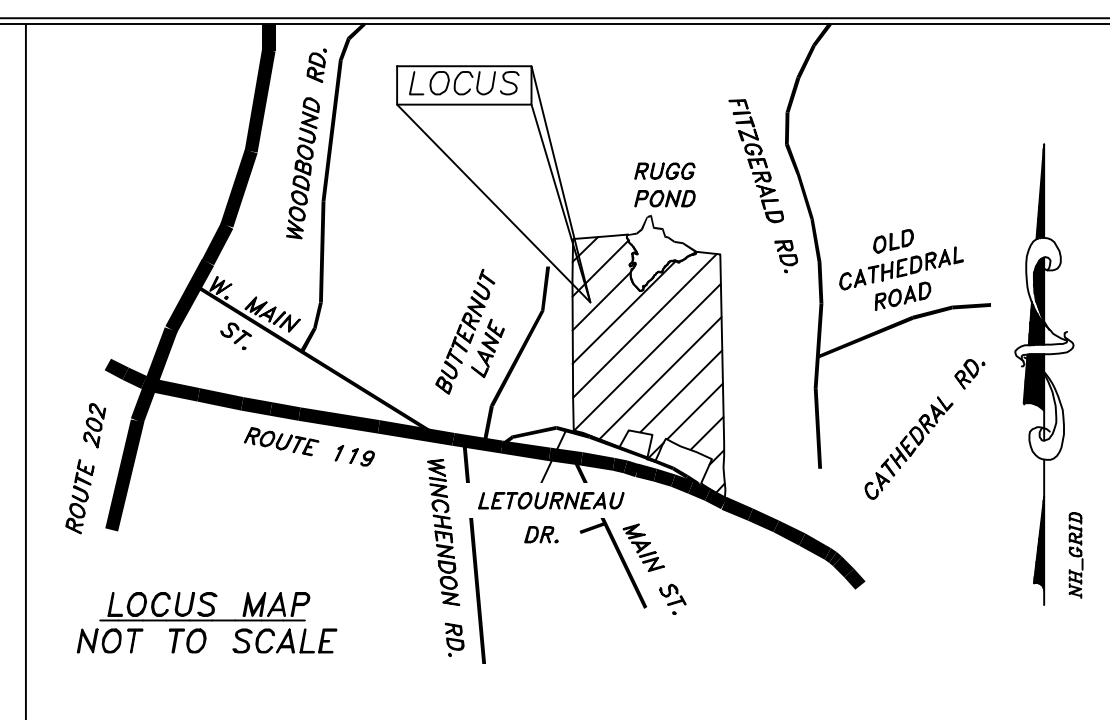
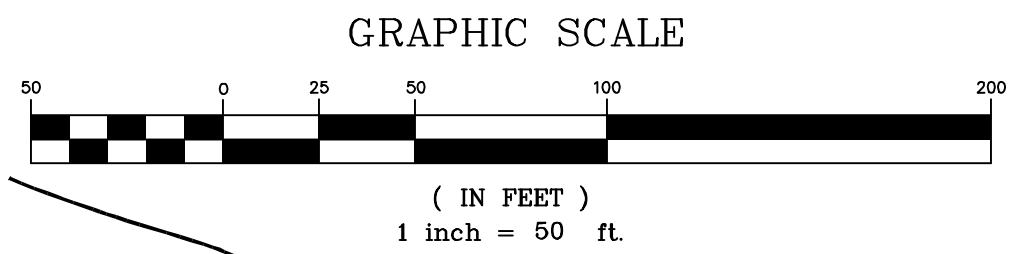
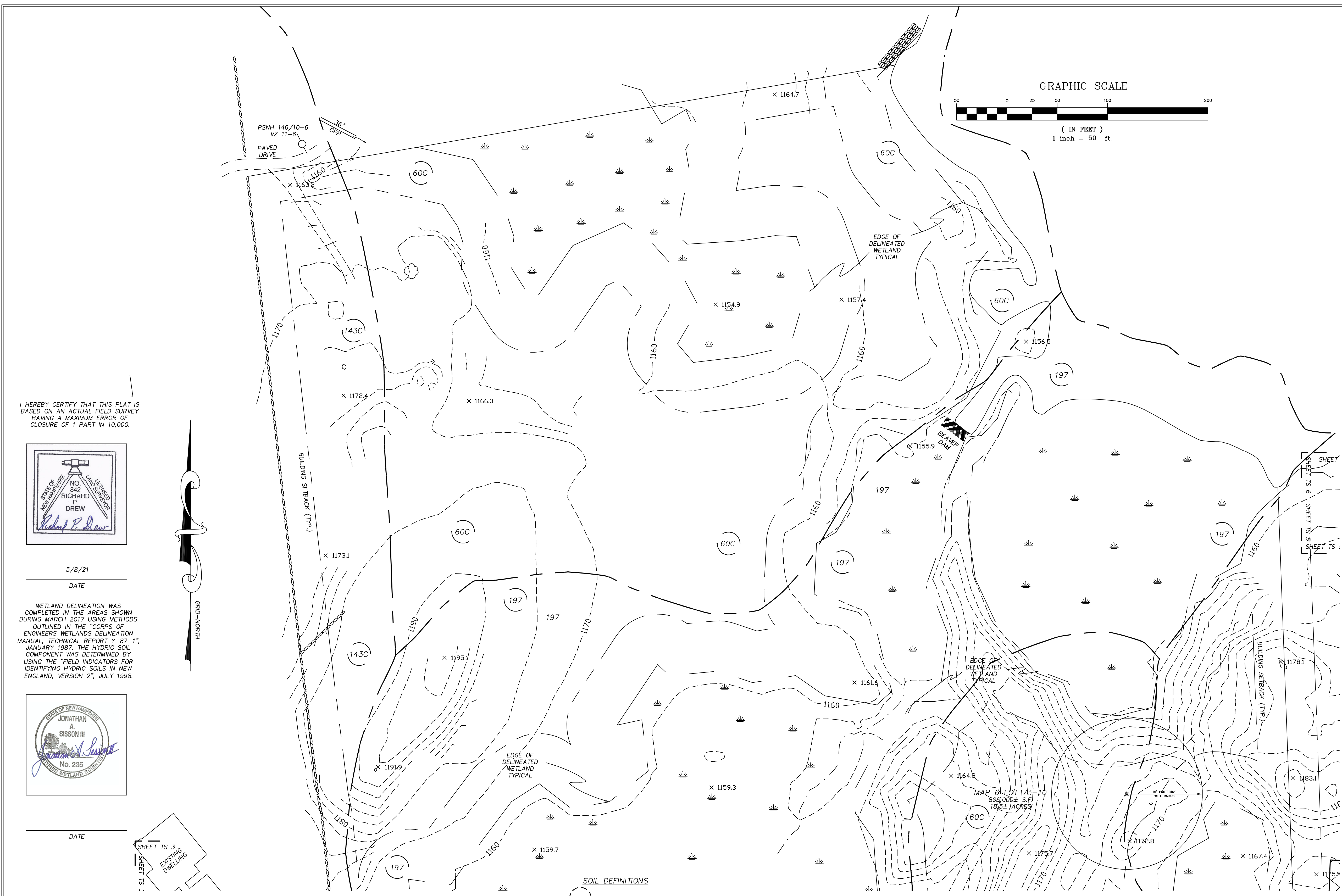
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DATE: MARCH 12, 2021 SCALE: 1" = 200'

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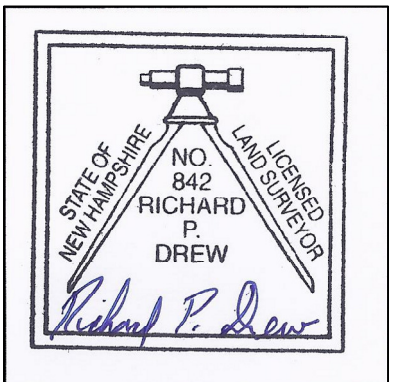


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 - 7) ELEVATIONS ARE BASED ON NAVD 88. CONTOUR INTERVAL IS TWO FEET.
 - 8) WETLANDS WERE DELINEATED IN JUNE OF 2020 BY JONATHAN A. SISSON OF BEAVER TRACKS, LLC 408 RANDOLPH HILL ROAD RANDOLPH, NH 03593.
 - 9) THE PROPOSED LOTS COMPLY WITH THE CURRENT ZONING REQUIREMENTS OF THE TOWN OF RINDGE ZONING ORDINANCE.
 - 10) THE PROPOSED LOTS WILL BE SERVED BY ON SITE PRIVATE WELLS AND INDIVIDUAL SEPTIC SYSTEMS.
 - 11) THIS PLAN SET CONSISTS OF 30 SHEETS, SHEETS S 1 THROUGH S 8, THE SUBDIVISION PLATS, WILL BE RECORDED AT THE CHESHIRE COUNTY REGISTRY OF DEEDS AFTER APPROVAL BY THE RINDGE PLANNING BOARD. THE ENTIRE PLAN SET WILL BE FILED WITH THE TOWN OF RINDGE.

PLAN REFERENCE

- 1) PLAN ENTITLED: "BOUNDARY PLAT MAP 6 LOT 73 LETOURNEAU DRIVE RINDGE, N.H. RICHMOND ROAD & FOREST LAKE ROAD, WINCHESTER, N. H."; PREPARED BY: RICHARD P. DREW, LLC; PREPARED FOR: PAULA M. AUOIN; SCALE: 1" = 200'; DATED: APRIL 14, 2008; RECORDED AT: C.C.R.D. CABINET 13 DRAWER 5 PLAN #129.

I HEREBY CERTIFY THAT THIS PLAT IS BASED ON AN ACTUAL FIELD SURVEY HAVING A MAXIMUM ERROR OF CLOSURE OF 1 PART IN 10,000.



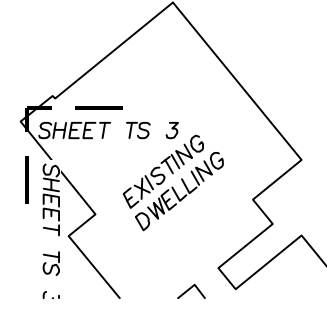
5/8/21

DATE

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DATE



- LEGEND**
- — PIPE FOUND
 - — DRILL HOLE SET/FOUND
 - ⊙ — REBAR FOUND/SET
 - A.G. — ABOVE GRADE
 - — — — — STONE WALL
 - — — — — UTILITY POLE
 - — — — — DELINEATED WETLANDS
 - CPP — CORRUGATED PLASTIC PIPE
 - RCPP — REINFORCED CONCRETE PIPE
 - — DIRECTION OF FLOW
 - — — — — TREE LINE
 - — — — — SOIL BORDER
 - 197 — SOIL TYPE
 - ⊕ — TEST PIT
 - ⊕ — POTENTIAL WELL LOCATION
 - 4,000 S.F. — 4,000 S.F. SEPTIC RECEIVING AREA

- SOIL DEFINITIONS**
- 197 — BOROHEMISTS, PONDED
 - 60C — TUNBRIDGE-BERKSHIRE COMPLEX, 3-8 PERCENT SLOPES
 - 73C — BERKSHIRE FINE SANDY LOAM, 8-15 PERCENT SLOPES
 - 77C — MARLOW FINE SANDY LOAM, 8-15 PERCENT SLOPES
 - 143C — MONADNOCK FINE SANDY LOAM 8-15 PERCENT SLOPES
 - 169B — SUNAPEE FINE SANDY LOAM, 3-8 PERCENT SLOPES
 - 395 — CHOCORUA MUCKY PEAT

IT IS HEREBY CERTIFIED THAT, KING'S WAY, LLC IS THE OWNER OF MAP 6 LOT 73 AS DEPICTED HEREON, WITNESS ITS DEED RECORDED IN THE CHESHIRE COUNTY REGISTRY OF DEEDS IN VOLUME 3112 PAGE 332, AND APPROVES OF THIS SUBDIVISION.

AUTHORIZED SIGNATURE _____ DATE _____

APPROVED BY THE PLANNING BOARD DATE: _____ AND
 CERTIFIED CHAIRMAN _____ AND
 PLANNING SECRETARY _____
 CONDITIONS/RESTRICTIONS:

NO.	DATE	REVISION	BY
2			
1			

TOPO-SUBDIVISION PLAT

**MAP 6 LOT 73
"KING'S WAY"
ROUTE 119
RINDGE, N.H.**

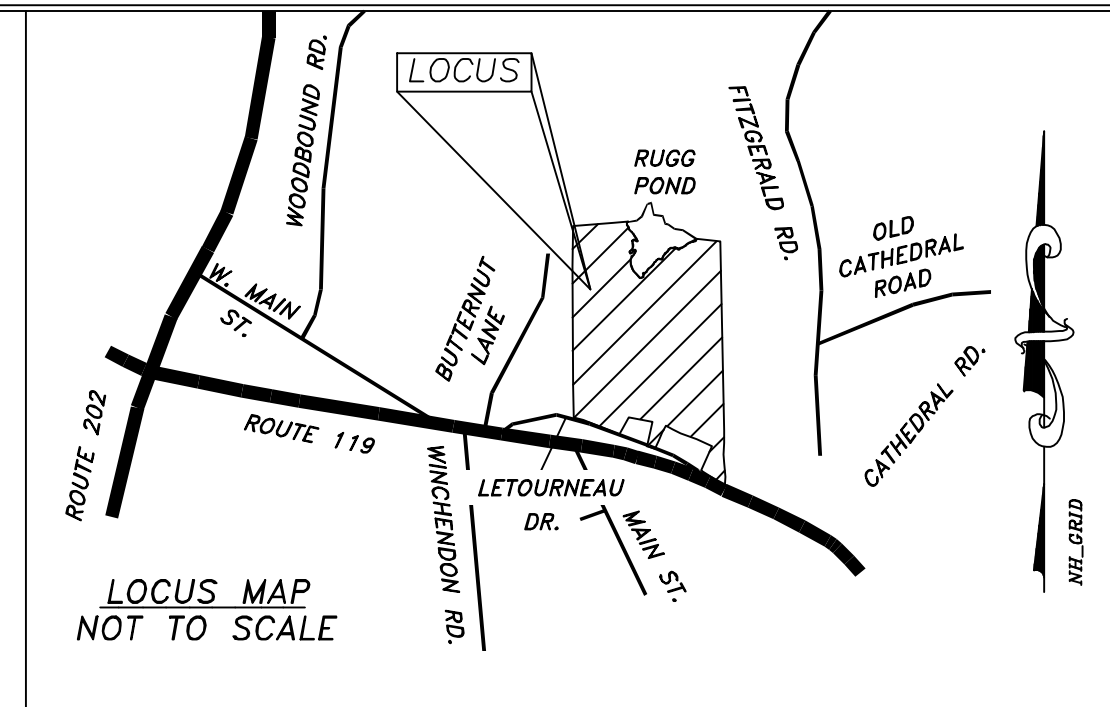
DATE: MARCH 12, 2021 SCALE: 1" = 50'

PREPARED FOR: KING'S WAY, LLC
29B DIANE'S WAY
RINDGE, NH 03461

RICHARD P. DREW LLC
266 TULLY BROOK ROAD, RICHMOND, N.H. 03470
TEL. (603) 239-4147 rpdrewllc@gmail.com

CLIENT: HI. DES. JOB NO. 913 F.B. 20 SHEET TS 2 OF TS 8

SHEET TS 3
SHEET TS 3
SHEET TS 3
SHEET TS 8



NOTES

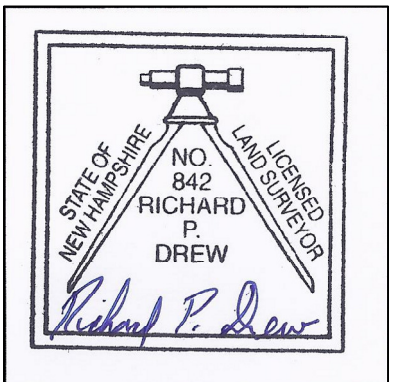
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- 4) MAP AND LOT NUMBERS REFER TO THE TOWN OF RINDGE PROPERTY MAPS.
- 5) CURRENT ZONING IS RESIDENTIAL AGRICULTURAL/GATEWAY EAST.
MINIMUM LOT AREA - 2 ACRES/2 ACRES
MINIMUM FRONTAGE - 250 FEET/230 FEET
FRONT SETBACK - 50 FEET/25 FEET
SIDE/REAR - 30 FEET/ 10 FEET EXCEPT ABUTTING RESIDENTIAL DISTRICT
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- (197) - BOROHIMISTS, PONDED
- (60C) - TUNBRIDGE-BERKSHIRE COMPLEX, 3-8 PERCENT SLOPES
- (73C) - BERKSHIRE FINE SANDY LOAM, 8-15 PERCENT SLOPES
- (77C) - MARLOW FINE SANDY LOAM, 8-15 PERCENT SLOPES
- (143C) - MONADNOCK FINE SANDY LOAM 8-15 PERCENT SLOPES
- (169B) - SUNAPEE FINE SANDY LOAM, 3-8 PERCENT SLOPES
- (39S) - CHOCORUA MUCKY PEAT

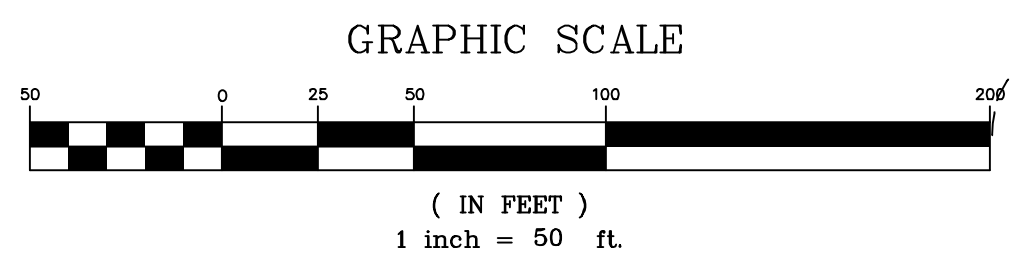
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 - RCP - REINFORCED CONCRETE PIPE
 - - DIRECTION OF FLOW
 - ~~~~~ - TREE LINE
 - — — - SOIL BORDER
 - (197) - SOIL TYPE
 - ⊕ - TEST PIT
 - ⊕ - POTENTIAL WELL LOCATION

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APPROVED BY THE PLANNING BOARD DATE: _____
CERTIFIED CHAIRMAN _____ AND
PLANNING SECRETARY _____
CONDITIONS/RESTRICTIONS: _____

AUTHORIZED SIGNATURE _____ DATE _____

2				
1				
NO.	DATE	REVISION	BY	

TOPO-SUBDIVISION PLAT

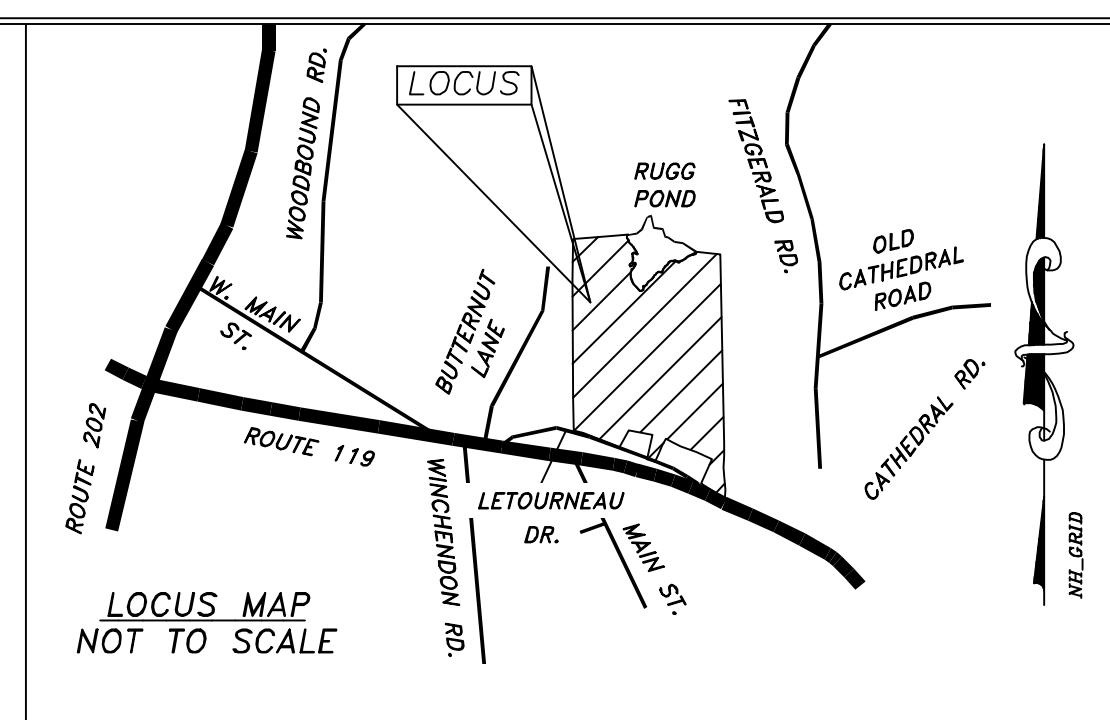
**MAP 6 LOT 73
"KING'S WAY"
ROUTE 119
RINDGE, N.H.**

DATE: MARCH 12, 2021 SCALE: 1" = 50'

PREPARED FOR: KING'S WAY, LLC
29B DIANE'S WAY
RINDGE, NH 03461

RICHARD P. DREW LLC
266 TULLY BROOK ROAD, RICHMOND, N.H. 03470
TEL. (603) 239-4147 rpdrewllc@gmail.com

CLIENT: HI. DES. JOB NO. 913 F.B. 20 SHEET TS 3 OF TS 8

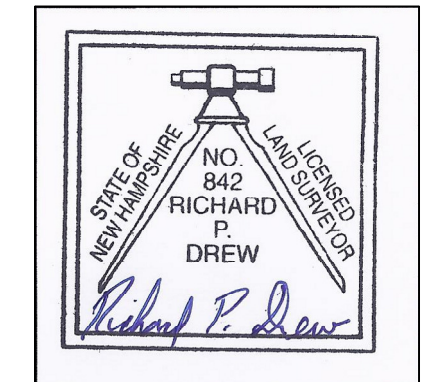


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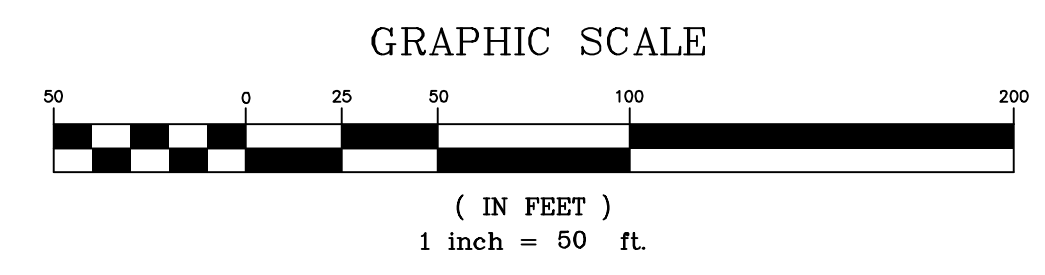


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DATE



- SOIL DEFINITIONS**
- 197 - BOROHEMISTS, PONDED
 - 80C - TUNBRIDGE-BERKSHIRE COMPLEX, 3-8 PERCENT SLOPES
 - 73C - BERKSHIRE FINE SANDY LOAM, 8-15 PERCENT SLOPES
 - 77C - MARLOW FINE SANDY LOAM, 8-15 PERCENT SLOPES
 - 143C - MONADNOCK FINE SANDY LOAM 8-15 PERCENT SLOPES
 - 169B - SUNAPEE FINE SANDY LOAM, 3-8 PERCENT SLOPES
 - 395 - CHOCORUA MUCKY PEAT

- LEGEND**
- - PIPE FOUND
 - - DRILL HOLE SET/FOUND
 - ⊙ - REBAR FOUND/SET
 - A.G. - ABOVE GRADE
 - — — - STONE WALL
 - — — - UTILITY POLE
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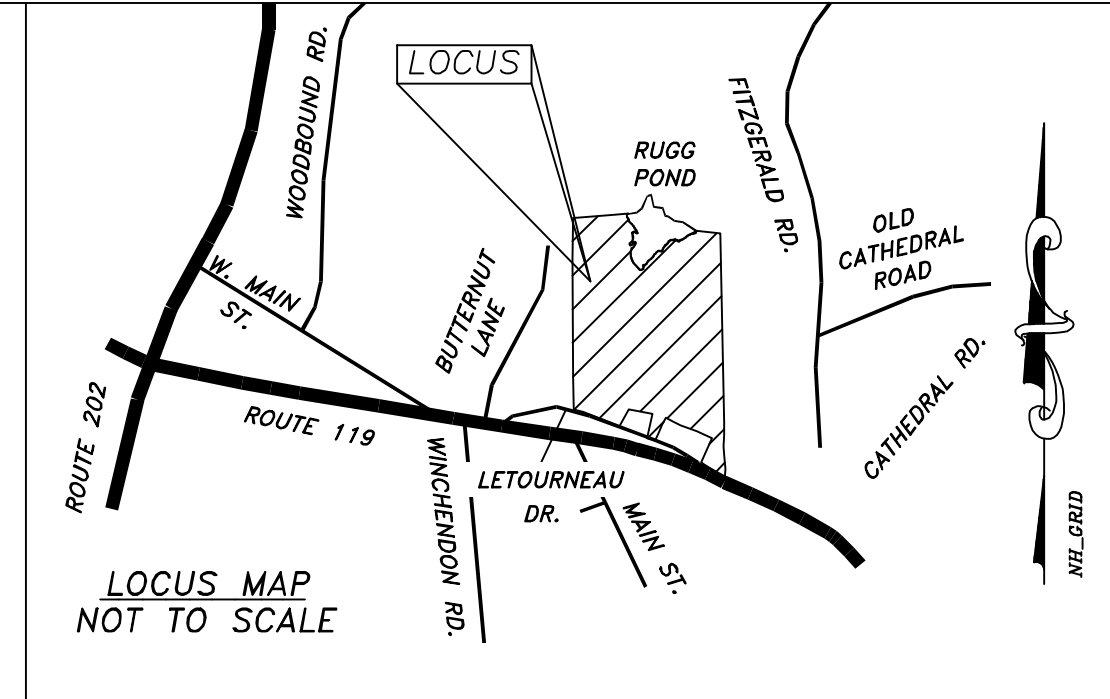
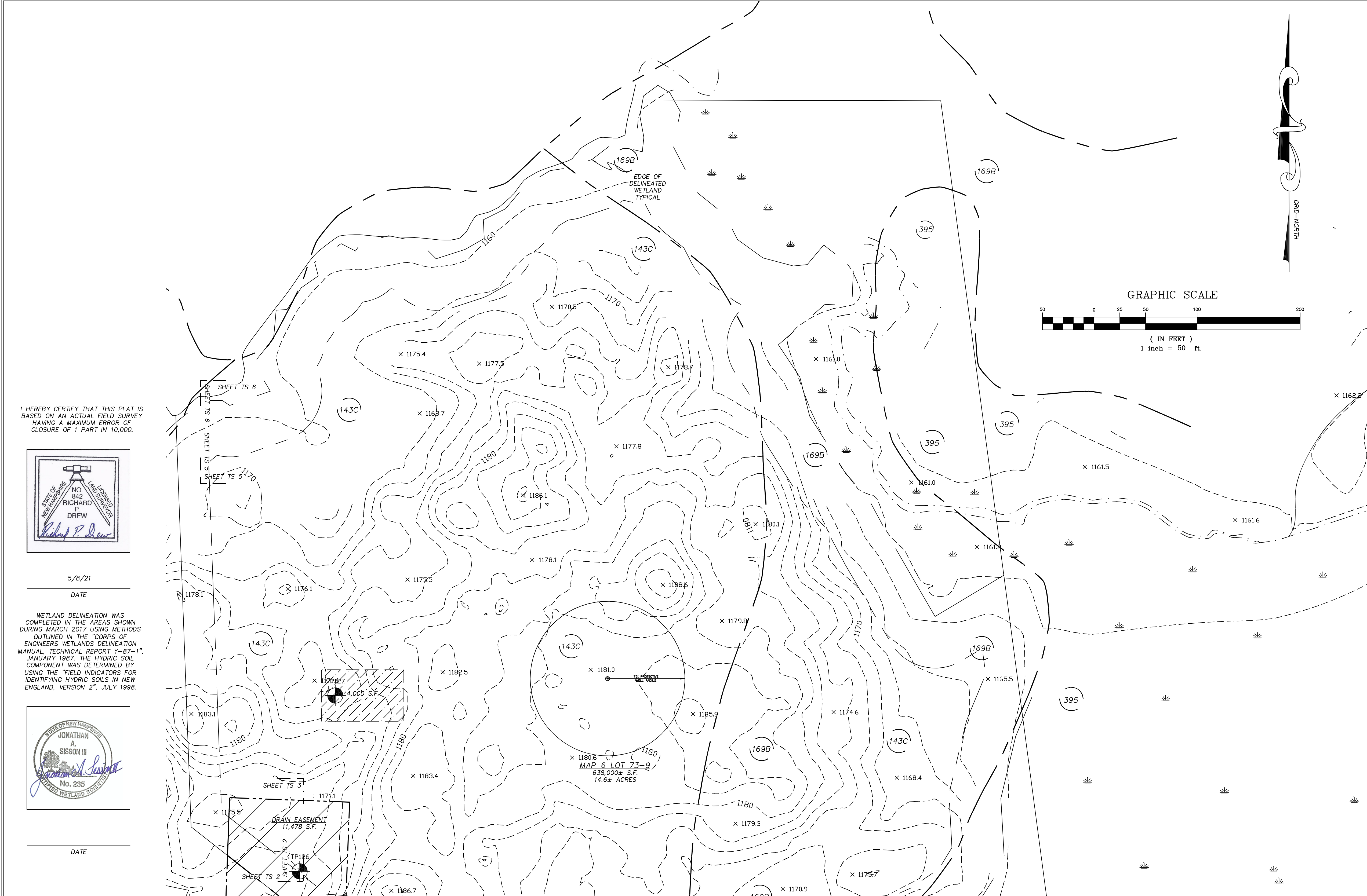
AUTHORIZED SIGNATURE _____ DATE _____

APPROVED BY THE PLANNING BOARD DATE: _____ AND
 CERTIFIED CHAIRMAN _____ AND
 PLANNING SECRETARY _____
 CONDITIONS/RESTRICTIONS:

NO.	DATE	REVISION	BY
2			
1			

TOPO-SUBDIVISION PLAT
MAP 6 LOT 73
"KING'S WAY"
ROUTE 119
RINDGE, N.H.
 DATE: MARCH 12, 2021 SCALE: 1" = 50'
 PREPARED FOR: KING'S WAY, LLC
 29B DIANE'S WAY
 RINDGE, NH 03461

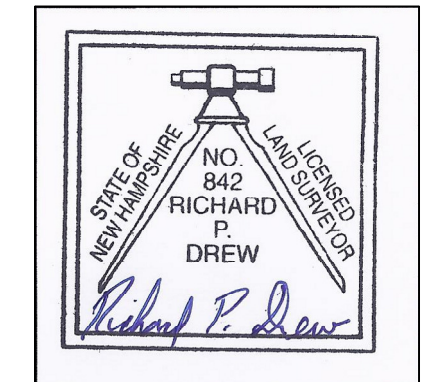
RICHARD P. DREW LLC
 266 TULLY BROOK ROAD, RICHMOND, N.H. 03470
 TEL. (603) 239-4147 rpdrewllc@gmail.com
 CLIENT: HI. DES. JOB NO. 913 F.B. 20 SHEET TS 4 OF TS 8



- NOTES**
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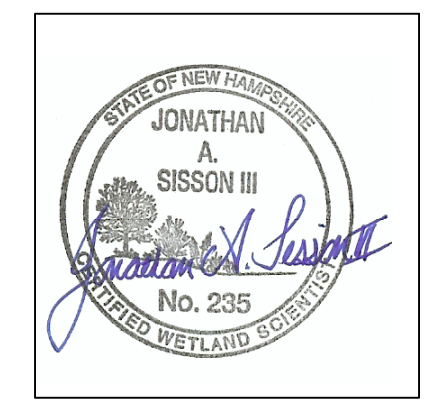
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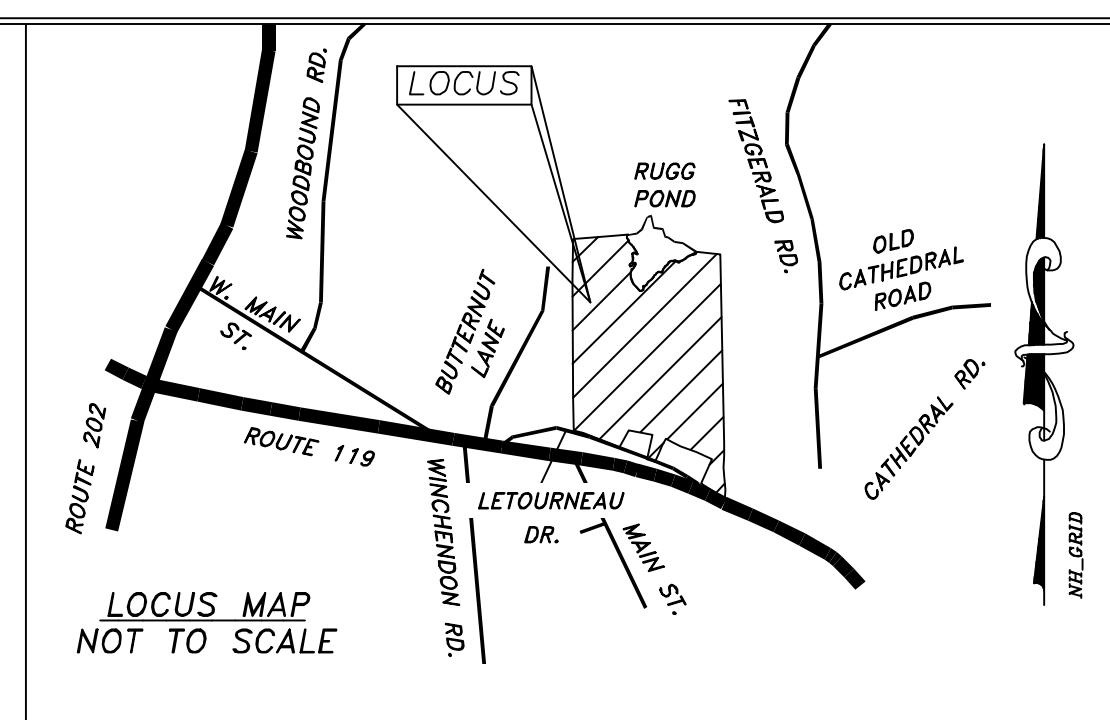
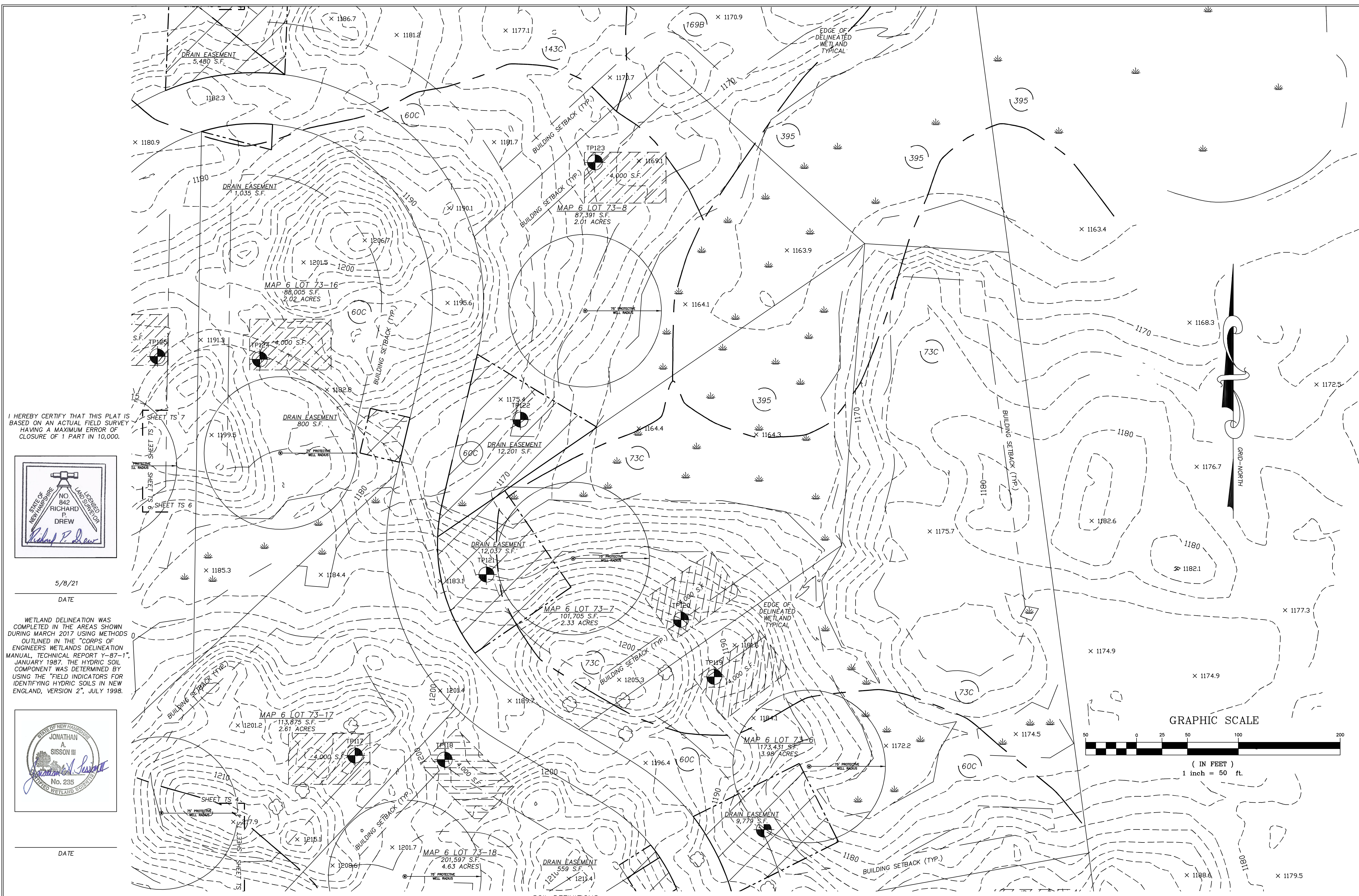
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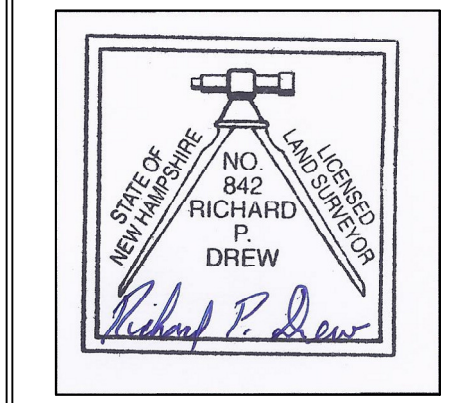


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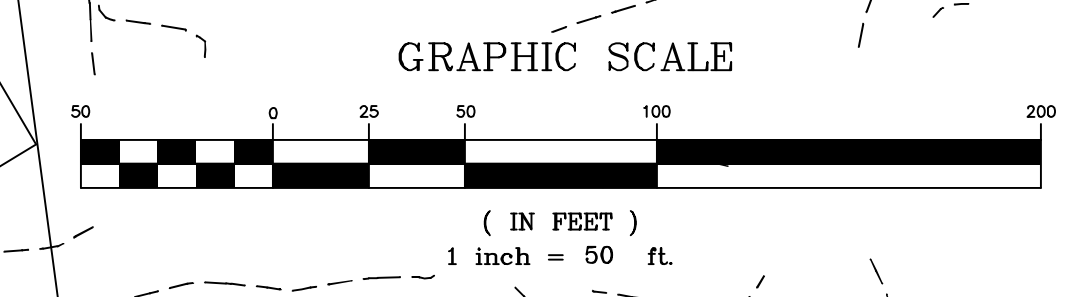
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 - ⊙ — REBAR FOUND/SET
 - A.G. — ABOVE GRADE
 - — STONE WALL
 - — UTILITY POLE
 - — DELINEATED WETLANDS
 - CPP — CORRUGATED PLASTIC PIPE
 - RCPP — REINFORCED CONCRETE PIPE
 - — DIRECTION OF FLOW
 - — TREE LINE
 - — SOIL BORDER
 - 197 — SOIL TYPE
 - ⊕ — TEST PIT
 - ⊕ — POTENTIAL WELL LOCATION

- SOIL DEFINITIONS**
- 197 — BOROHEMISTS, PONDED
 - 60C — TUNBRIDGE-BERKSHIRE COMPLEX, 3-8 PERCENT SLOPES
 - 73C — BERKSHIRE FINE SANDY LOAM, 8-15 PERCENT SLOPES
 - 77C — MARLOW FINE SANDY LOAM, 8-15 PERCENT SLOPES
 - 143C — MONADNOCK FINE SANDY LOAM 8-15 PERCENT SLOPES
 - 169B — SUNAPEE FINE SANDY LOAM, 3-8 PERCENT SLOPES
 - 395 — CHOCORUA MUCKY PEAT

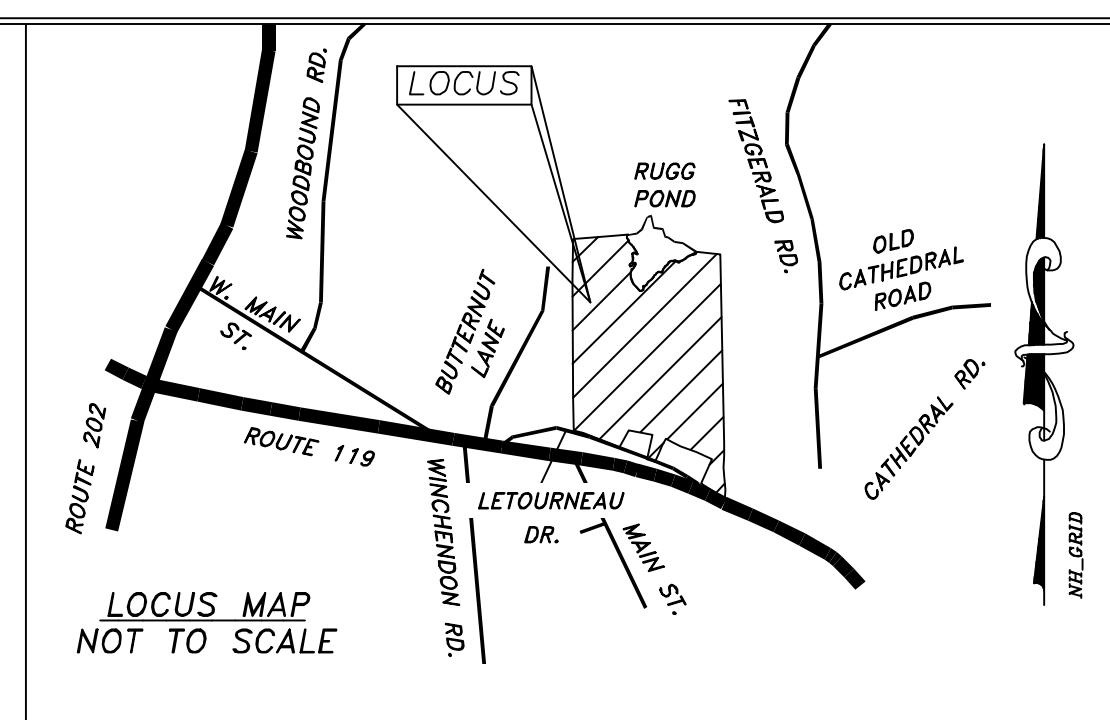
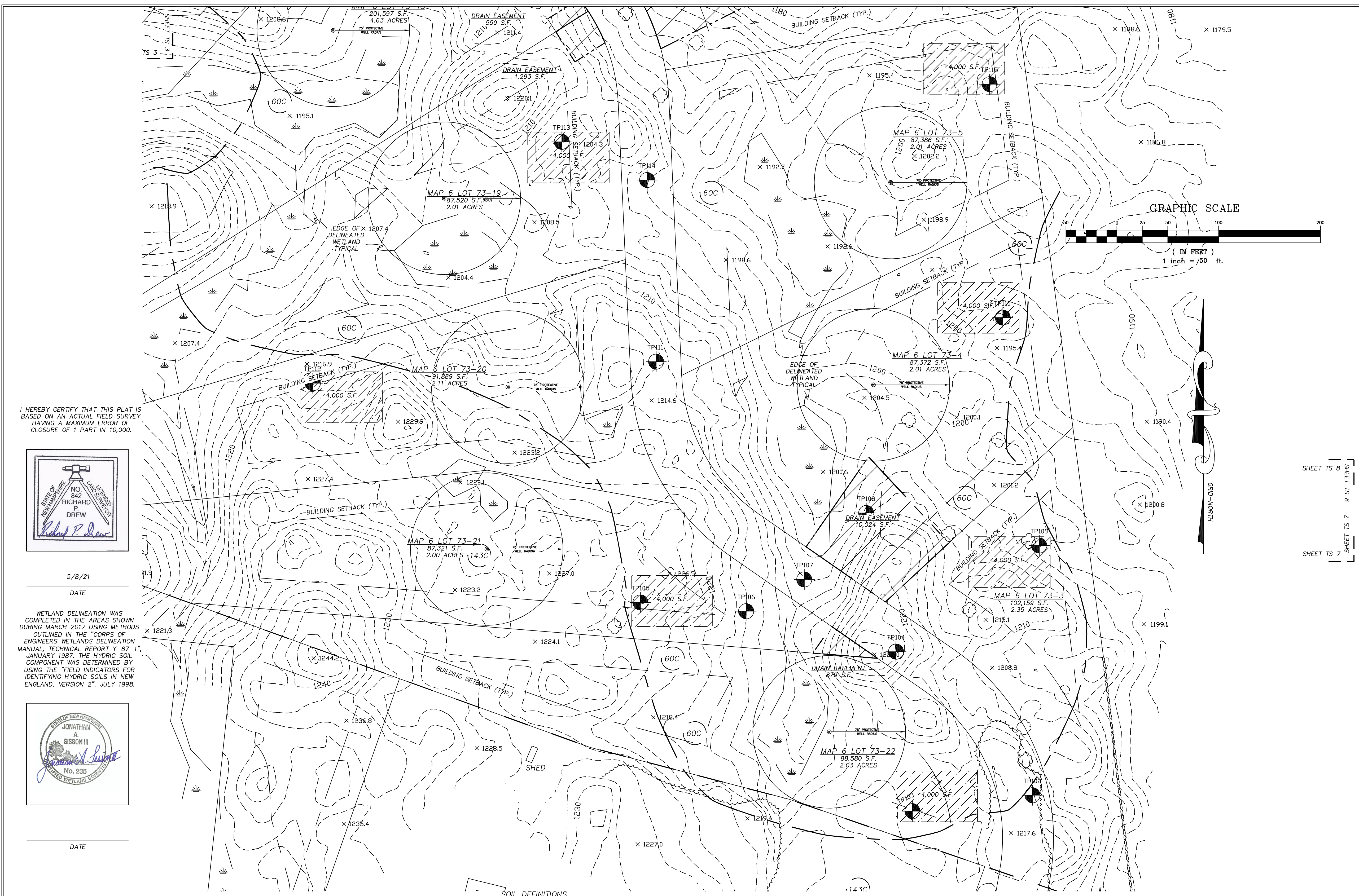
IT IS HEREBY CERTIFIED THAT, KING'S WAY, LLC IS THE OWNER OF MAP 6 LOT 73 AS DEPICTED HEREON, WITNESS ITS DEED RECORDED IN THE CHESHIRE COUNTY REGISTRY OF DEEDS IN VOLUME 3112 PAGE 332, AND APPROVES OF THIS SUBDIVISION.

AUTHORIZED SIGNATURE _____ DATE _____



APPROVED BY THE PLANNING BOARD DATE: _____
 CERTIFIED CHAIRMAN _____ AND
 PLANNING SECRETARY _____
 CONDITIONS/RESTRICTIONS:

2			
1			
NO.	DATE	REVISION	BY
TOPO-SUBDIVISION PLAT MAP 6 LOT 73 "KING'S WAY" ROUTE 119 RINDGE, N.H.			
DATE: MARCH 12, 2021		SCALE: 1" = 50'	
PREPARED FOR: KING'S WAY, LLC 29B DIANE'S WAY RINDGE, NH 03461			
RICHARD P. DREW LLC 266 TULLY BROOK ROAD, RICHMOND, N.H. 03470 TEL. (603) 239-4147 rpdrewllc@gmail.com			
CLIENT: HI. DES. JOB NO. 913 F.B. 20 SHEET TS 6 OF TS 8			

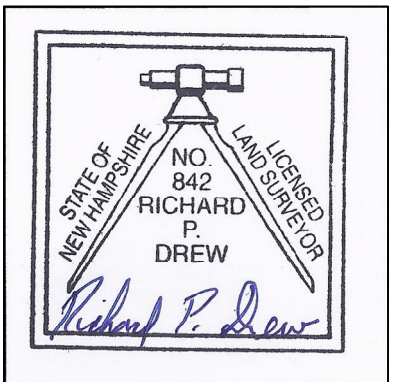


- NOTES**
- 1) THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE MAP 6 LOT 73 INTO TWENTY RESIDENTIAL BUILDING LOTS.
 - 2) DEED REFERENCE FOR MAP 6 LOT 73: VOL. 3112 PAGE 332 KING'S WAY, LLC 29B DIANE'S WAY, RINDGE, NH 03461.
 - 3) TOTAL AREA OF MAP 6 LOT 73 BEFORE SUBDIVISION IS 95.2± ACRES OR 4,029,000± S.F.
 - 4) MAP AND LOT NUMBERS REFER TO THE TOWN OF RINDGE PROPERTY MAPS.
 - 5) CURRENT ZONING IS RESIDENTIAL AGRICULTURAL/GATEWAY EAST.
 MINIMUM LOT AREA - 2 ACRES/2 ACRES
 MINIMUM FRONTAGE - 250 FEET/250 FEET
 FRONT SETBACK - 50 FEET/25 FEET
 SIDE/REAR - 30 FEET/ 10 FEET EXCEPT ABUTTING RESIDENTIAL DISTRICT
 - 6) THE REQUIREMENTS FOR A STANDARD RURAL PROPERTY SURVEY WERE MET OR EXCEEDED IN THE PREPARATION OF THIS PLAT.
 - 7) ELEVATIONS ARE BASED ON NAVD 88. CONTOUR INTERVAL IS TWO FEET.
 - 8) WETLANDS WERE DELINEATED IN JUNE OF 2020 BY JONATHAN A. SISSON OF BEAVER TRACKS, LLC 408 RANDOLPH HILL ROAD RANDOLPH, NH 03593.
 - 9) THE PROPOSED LOTS COMPLY WITH THE CURRENT ZONING REQUIREMENTS OF THE TOWN OF RINDGE ZONING ORDINANCE.
 - 10) THE PROPOSED LOTS WILL BE SERVED BY ON SITE PRIVATE WELLS AND INDIVIDUAL SEPTIC SYSTEMS.
 - 11) THIS PLAN SET CONSISTS OF 30 SHEETS, SHEETS S 1 THROUGH S 8, THE SUBDIVISION PLATS, WILL BE RECORDED AT THE CHESHIRE COUNTY REGISTRY OF DEEDS AFTER APPROVAL BY THE RINDGE PLANNING BOARD. THE ENTIRE PLAN SET WILL BE FILED WITH THE TOWN OF RINDGE.

PLAN REFERENCE

1) PLAN ENTITLED: "BOUNDARY PLAT MAP 6 LOT 73 LETOURNEAU DRIVE RINDGE, N.H. RICHMOND ROAD & FOREST LAKE ROAD, WINCHESTER, N. H."; PREPARED BY: RICHARD P. DREW, LLC.; PREPARED FOR: PAULA M. AUDOIN; SCALE: 1" = 200'; DATED: APRIL 14, 2008; RECORDED AT: C.C.R.D. CABINET 13 DRAWER 5 PLAN #129.

I HEREBY CERTIFY THAT THIS PLAT IS BASED ON AN ACTUAL FIELD SURVEY HAVING A MAXIMUM ERROR OF CLOSURE OF 1 PART IN 10,000.



5/8/21
DATE

WETLAND DELINEATION WAS COMPLETED IN THE AREAS SHOWN DURING MARCH 2017 USING METHODS OUTLINED IN THE "CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, TECHNICAL REPORT Y-87-1", JANUARY 1987. THE HYDRIC SOIL COMPONENT WAS DETERMINED BY USING THE "FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 2", JULY 1998.



DATE

- LEGEND**
- — PIPE FOUND
 - — DRILL HOLE SET/FOUND
 - ⊙ — REBAR FOUND/SET
 - A.G. — ABOVE GRADE
 - — — — — STONE WALL
 - — UTILITY POLE
 - — — — — DELINEATED WETLANDS
 - CP — CORRUGATED PLASTIC PIPE
 - RC — REINFORCED CONCRETE PIPE
 - — — — — DIRECTION OF FLOW
 - — — — — TREE LINE
 - — — — — SOIL BORDER
 - ① 197 — SOIL TYPE
 - ⊕ — TEST PIT
 - ⊕ — POTENTIAL WELL LOCATION

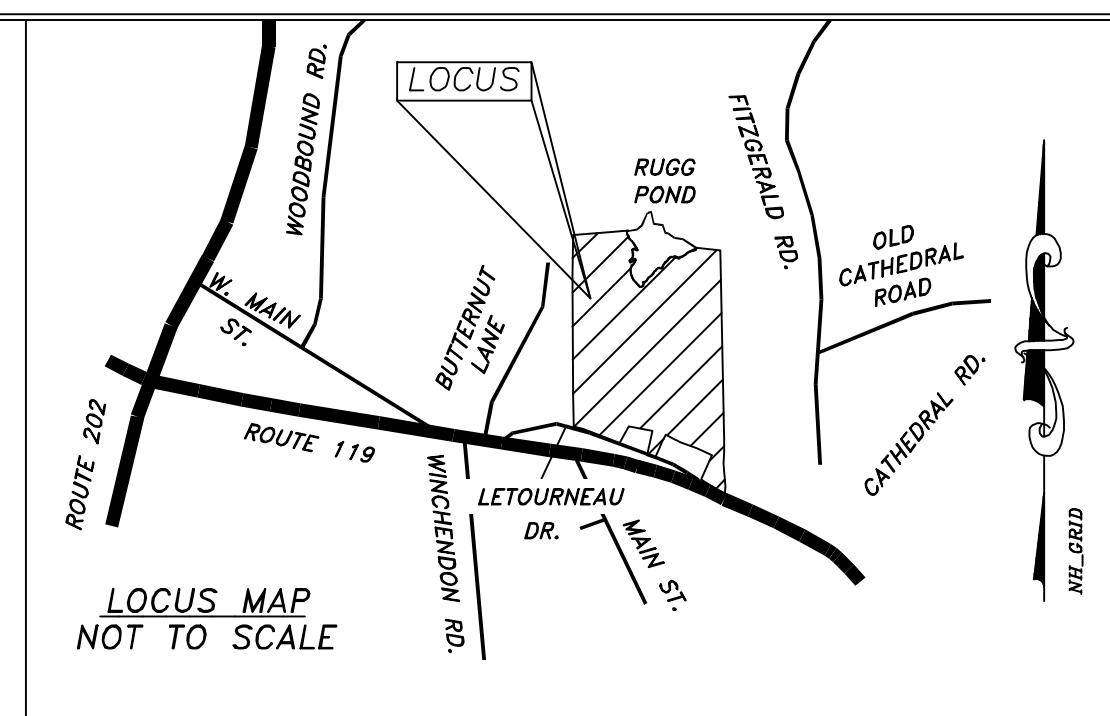
- SOIL DEFINITIONS**
- ① 197 — BOROHEMISTS, PONDED
 - ① 60C — TUNBRIDGE-BERKSHIRE COMPLEX, 3-8 PERCENT SLOPES
 - ① 73C — BERKSHIRE FINE SANDY LOAM, 8-15 PERCENT SLOPES
 - ① 77C — MARLOW FINE SANDY LOAM, 8-15 PERCENT SLOPES
 - ① 143C — MONADNOCK FINE SANDY LOAM 8-15 PERCENT SLOPES
 - ① 169B — SUNAPEE FINE SANDY LOAM, 3-8 PERCENT SLOPES
 - ① 39S — CHOCORUA MUCKY PEAT

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AUTHORIZED SIGNATURE _____ DATE _____

APPROVED BY THE PLANNING BOARD DATE: _____
 CERTIFIED CHAIRMAN _____ AND
 PLANNING SECRETARY _____
 CONDITIONS/RESTRICTIONS: _____

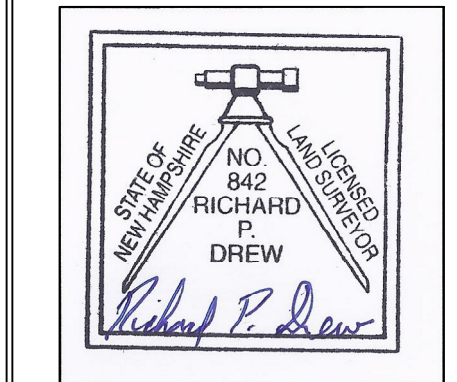
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TOPO-SUBDIVISION PLAT MAP 6 LOT 73 "KING'S WAY" ROUTE 119 RINDGE, N.H.			
		DATE: MARCH 12, 2021	SCALE: 1" = 50'
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RICHARD P. DREW LLC 266 TULLY BROOK ROAD, RICHMOND, N.H. 03470 TEL. (603) 239-4147 rpdrewllc@gmail.com			
CLIENT: HI. DES.		JOB NO. 913	F.B. 20 SHEET TS 7 OF TS 8



- NOTES**
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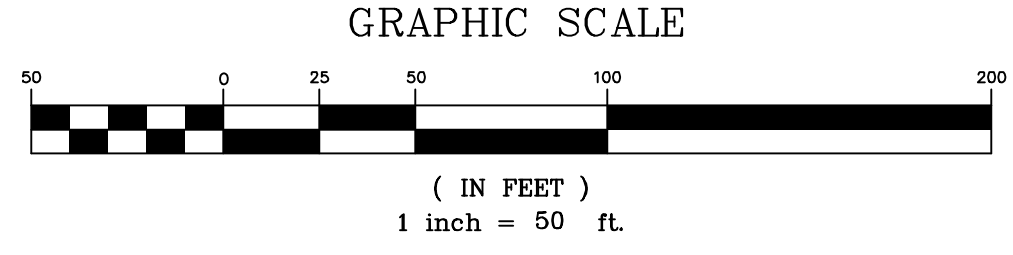


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 - — — — — SOIL BORDER
 - ① — SOIL TYPE
 - ⊕ — TEST PIT
 - ⊙ — POTENTIAL WELL LOCATION

- SOIL DEFINITIONS**
- ①97 — BOROHEMISTS, PONDED
 - ①60C — TUNBRIDGE-BERKSHIRE COMPLEX, 3-8 PERCENT SLOPES
 - ①73C — BERKSHIRE FINE SANDY LOAM, 8-15 PERCENT SLOPES
 - ①77C — MARLOW FINE SANDY LOAM, 8-15 PERCENT SLOPES
 - ①43C — MONADNOCK FINE SANDY LOAM 8-15 PERCENT SLOPES
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APPROVED BY THE PLANNING BOARD DATE: _____ AND
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 CONDITIONS/RESTRICTIONS: _____
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2			
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