

- NOTES:**
- OWNER OF SUBJECT PARCEL TAX MAP 14 LOT 008
CATES LIVING TRUST
RICHARD W. & LYNN A. CATES TRUSTEES
230 WINNICUTT ROAD
STRATHAM, N.H. 03885
 - TOTAL AREA OF SUBJECT PARCELS:
404,227 SQ. FT. 7.28 ACRES
 - THE PURPOSE OF THIS PLAN IS TO SHOW A PROPOSED 2 LOT SUBDIVISION, WITH THE INTENT TO PRESENT TO THE ZONING BOARD OF ADJUSTMENT FOR A FRONTAGE VARIANCE.
 - MINIMUM REQUIRED LOT SIZE IS TWO ACRES.
 - SITE USE IN ZONE, PERMITTED ACCESSORIES:
1. BUILDING SETBACKS IN ZONE ARE AS FOLLOWS:
30' SIDE
30' FRONT YARDWIDE
30' REAR YARDWIDE
30' SIDE YARDWIDE
2. ANY OTHER SETBACKS AS REQUIRED BY THE ZONING BOARD OF ADJUSTMENT.
 - MINIMUM SEPTIC SYSTEM SETBACKS 10' TO ALL LOT LINES, 50' SETBACK FOR POORLY DRAINED SOIL & 75' TO WELLS AND VERY POORLY DRAINED SOILS.
 - THERE WAS NO WETLAND DELINEATED AS A PART OF THIS PLAN SET, NO WETLAND EXISTS ON EITHER LOT.
 - EACH SITE TO HAVE ON SITE WATER AND SEPTIC.
 - SHEET 3 & 4 OF THIS SUBDIVISION PLAN SET FOR RECORDING PURPOSES.
 - U.S.C.S., NON DRAIN SYSTEM OF 1984.
 - REFERENCE DRED: RH #142 PG 0787
 - NO DEC: SUBDIVISION APPROVAL # PENDING
 - DRIVEWAY ENTRANCE PERMITS # PENDING
 - PROPERTY LINES SHOWN INCLUDING THE FRONT END OF THE PROPERTY DEEDS HAVE NO REFERENCE TO ANY ADJACENT PROPERTY. IT IS REQUESTED THAT AN ADJACENT OWNER BE NOTIFIED OF THIS PLAN SET PRIOR TO ANY RECORDING OF THIS PLAN SET. THE TOWN ENGINEER SHALL BE ADVISED BY THE TOWN DEPARTMENT HOLDING IF THIS PLAN PROCESSES PAST THE ZONING BOARD OF ADJUSTMENT.
 - THE SUBJECT PROPERTY LIES OUTSIDE OF THE FLOOD INSURANCE ZONE SEE ITEM # 15 FURTHERMORE, THE SUBJECT PROPERTY IS NOT SITUATED IN A DESIGNATED SPECIAL FLOOD HAZARD ZONE. CONSIDERATION WITH THE STATEWIDE FLOOD DEPARTMENT OUT TO THE LINE OF DRIVEWAY & THE HAZARD OF A DAMAGED. IT SHALL BE PROHIBIT UP TO ANY STANDARDS BEING SET BY THE TOWN ENGINEER FOR FLOOD ZONE PROTECT SHALL BE PROVIDED IN A PLACE OF THE TOWN DEPARTMENT HOLDING IF THIS PLAN PROCESSES PAST THE ZONING BOARD OF ADJUSTMENT.

DATE	REVISION	SHEETS

I HEREBY CERTIFY THAT THE FIELDWORK DONE FOR THE PREPARATION OF THIS PLAN HAD AN ERROR OF CLOSURE NO GREATER THAN 1 IN 10,000

[Signature]

- MAP LEGEND**
- BUILDING SETBACK
 - PROPERTY LINE
 - - - - - EDGE OF WETLAND
 - ANTI-TREE LINES
 - SEPTIC NETWORK
 - CONDUIT
 - STONEWALL
 - 4x4
 - PROPOSED DWELLING
 - WATERLINE
 - SOIL DRAINAGE
 - TREE LINE
 - FENCE
 - OVERHEAD UTILITIES
 - △ HAZ. SW.
 - CATCH BASIN
 - DRILL HOLE
 - CONCRETE BOUNDS
 - FLOOD LIGHTS

LOT DIMENSION TABLE

LINE	BEARING	DISTANCE
L1	S 36°27'54" W	69.06'
L2	S 34°23'36" W	104.72'
L3	S 27°44'18" W	51.34'
L4	S 64°27'24" E	37.50'
L5	S 64°27'24" E	7.52'

DRIVEWAY EASEMENT TABLE

LINE	BEARING	DISTANCE
E1	S 63°32'02" E	42.35'
E2	S 71°21'46" W	30.47'
E3	N 26°27'58" E	14.09'
E4	S 63°32'02" E	30.00'
E5	N 27°03'48" E	370.48'
E6	S 64°27'24" E	30.01'
E7	N 27°03'48" E	341.28'
E8	S 71°21'46" W	91.65'



TAX MAP 14 LOT 008
130 WINNICUTT ROAD
STRATHAM, NH

SUBDIVISION PLAN OF PROPERTY

OWNED BY:
CATES LIVING TRUST
RICHARD W. & LYNN A. CATES - TRUSTEES

SCALE: 1"=400' DATE: FEBRUARY 16, 2025

APPROVED BY THE TOWN OF STRATHAM PLANNING BOARD

CHAIRMAN: _____
DATE: _____

PREPARED BY:
JAMES M. LAVELLE, LLS
LICENSED LAND SURVEYOR
2 STARWOOD DRIVE
PANDOLFO, NH 03841
TEL: (603)329-6851

**ABUTTERS LIST
MAP 14 LOT 8
130 WINNICUTT RD.
STRATHAM, NH**

MAP-LOT	OWNER
14-8	Cates Living Trust Richard W. & Lynn A. 130 Winnicutt Rd. Stratham, NH 03885
14-6	ARBITER Stroble Family Revocable Trust Timothy & Joseph Stroble 134 Winnicutt Rd. Stratham, NH 03885
14-7	James Perin 132 Winnicutt Rd. Stratham, NH 03885
14-9	Julie A. Smith & Brian W. Daigle 128 Winnicutt Rd. Stratham, NH 03885
14-10	Jennie Ann Olean 126 Winnicutt Rd. Stratham, NH 03885
14-14	Matthew S. Malone 122 Winnicutt Rd. Stratham, NH 03885
14-15	Neil F. Rowe C/O Marilyn Rowe Trafton PO Box 329 Mirror Lake, NH 03853
14-16	Donald & Anita French Family Rev. Trust Donald & Anita French 9 Elton Ave. Stratham, NH 03885

**ABUTTERS LIST CONT.
MAP 14 LOT 8
130 WINNICUTT RD.
STRATHAM, NH**

MAP-LOT	OWNER
14-17	112 Winnicutt Rd. LLC 110 Winnicutt Rd. Stratham, NH 03885
14-24	David L. & Marie E. Moisan 6 Barnes Dr. Stratham, NH 03885
14-25	Kim Williams 8 Barnes Dr. Stratham, NH 03885
14-29	Muirfield Homeowner Association 1 Muirfield Dr. Stratham, NH 03885
14-33, 14-34, 14-35, & 14-36	Albert K. Carbonneau 14 Roby Jewell Ln. Stratham, NH 03885
14-126	Golter Family Rev. Trust John T. & Linda S. Golter 127 Winnicutt Rd. Stratham, NH 03885
14-127	Marianne Elizabeth & Jeremy Edwin Heinrich 129 Winnicutt Rd. Stratham, NH 03885
14-128	Theodore David Fitzgerald 131 Winnicutt Rd. Stratham, NH 03885
	CONSULTANTS James M. Lavelle Associates 2 Starwood Dr. Hampstead, NH 03841
	SURVEYOR

MAP LEGEND

- BUILDING SETBACK
- PROPERTY LINE
- EDGE OF WETLAND
- ABUTTERS LINES
- SEPTIC SETBACK
- CONTOUR
- STONEWALL
- 4"
- PROPOSED DWELLING
- WATERLINE
- SOIL DELINEATION
- TREE LINE
- FENCE
- DP --- OVERHEAD UTILITIES
- △ HAG BAY
- CATCH BASIN
- DRILL HOLE
- CONCRETE BOUNDS
- FLOOD LIGHTS

- NOTES:**
- OWNER OF SUBJECT PARCEL, MAP 14 LOT 008
CATES LIVING TRUST
RICHARD W. & LYNN A. CATES TRUSTEES
130 WINNICUTT ROAD
STRATHAM, N.H. 03885
 - TOTAL AREA OF SUBJECT PARCELS:
404,277 SQ. FT. 9.28 ACRES.
 - THE PURPOSE OF THIS PLAN IS TO SHOW A PROPOSED 2 LOT SUBDIVISION, WITH
THE INTENT TO PRESENT TO THE ZONING BOARD OF ADJUSTMENT FOR A FRONTAGE
VARIANCE.
 - MINIMUM REQUIRED LOT SIZE IS TWO ACRES.
 - STIP LOTS IN ZONE: REZONING REQUEST FORM
1. BUILDING SETBACKS IN ZONE ARE AS FOLLOWS:
20' REAR
20' SIDE
20' FRONT
20' FRONT YARD
20' FRONT YARD WETLAND
20' FRONT YARD WETLAND (SEE PROVISIONS FOR "WETLAND RESTRICTIONS")
6. ALL LOTS REQUIRE SEPTIC SYSTEM SETBACKS 10' TO ALL LOT LINES. 50' SETBACK FOR
POORLY DRAINED SOIL & 75' TO WELLS AND VERY POORLY DRAINED SOILS.
7. THERE WAS NO WETLAND DELINEATED AS A PART OF THIS PLAN SET. NO WETLAND
EXISTS ON EITHER LOT.
8. EACH SITE TO HAVE ON SITE WATER AND SEPTIC.
9. SHEET 3 & 4 OF THIS SUBDIVISION PLAN SET FOR RECORDING PURPOSES.
10. U.S.G.S. 1:50,000 DATUM SYSTEM (NAD 83).
11. REFERENCE DEED: BK 6342 PG 5787
12. ANY DEED: SUBDIVISION APPROVAL: PENDING
13. DRIVEWAY ENTRANCE PERMITS: PENDING
14. PROPERTY HAS UTILITY POLES RUNNING THROUGH THE RIGHT END OF THE PROPERTY EXCEEDING THE
REQUIREMENT OF ANY AGREEMENTS. HOWEVER, IF IT ASSUMED THERE IS AN AGREEMENT OF ADJACENT
15. THIS PLAN ALSO REFERS TO AN ADJACENT AGREEMENT DATED 01-14-09 FOR THE BENEFIT OF
16. ALL 8. APPROVED: THE SAME SUBDIVISION PLAN SET BY DEED 01-14-09 FOR THE BENEFIT OF
17. A DRAFT OF THE AGREEMENT HAS BEEN PROVIDED TO TOWN COUNCIL FOR REVIEW AND SHALL BE
ATTACHED TO THE NEW RECORDS. THESE NOTES AND NOTES NUMBER ON THE PLAN SHALL CONSTITUTE
A & B.
 - THE PROPERTY LINE OUTLINE OF THE AREA ALSO INDICATES ONE OR MORE FEET BEYOND THE
SUBJECT PROPERTY AS NOT UTILIZED IN A DESIGNATED SPECIAL RECREATION ZONE.
CONFLICTS WITH THE STATE AND FEDERAL REGULATIONS FOR THE PROTECTION OF THE
HERITAGE OF A COUNTRY. IT SHALL BE INCORPORATED TO ANY SUBDIVISION BEING APPLIED BY THE
HOLDERS AND A TRUE PLAN AND SHALL BE PROVIDED IN PLACE OF THE ORIGINALS
RECORDING IN THIS PLAN PROCEEDURES MEET THE ZONING BOARD OF ADJUSTMENT

**TAX MAP 14 LOT 008
130 WINNICUTT ROAD
STRATHAM, NH**

**SUBDIVISION PLAN
OF PROPERTY
OWNED BY:
CATES LIVING TRUST
RICHARD W. & LYNN A. CATES - TRUSTEES**

SCALE: 1"=100' DATE: FEBRUARY 18, 2016

LAVELLE ASSOCIATES

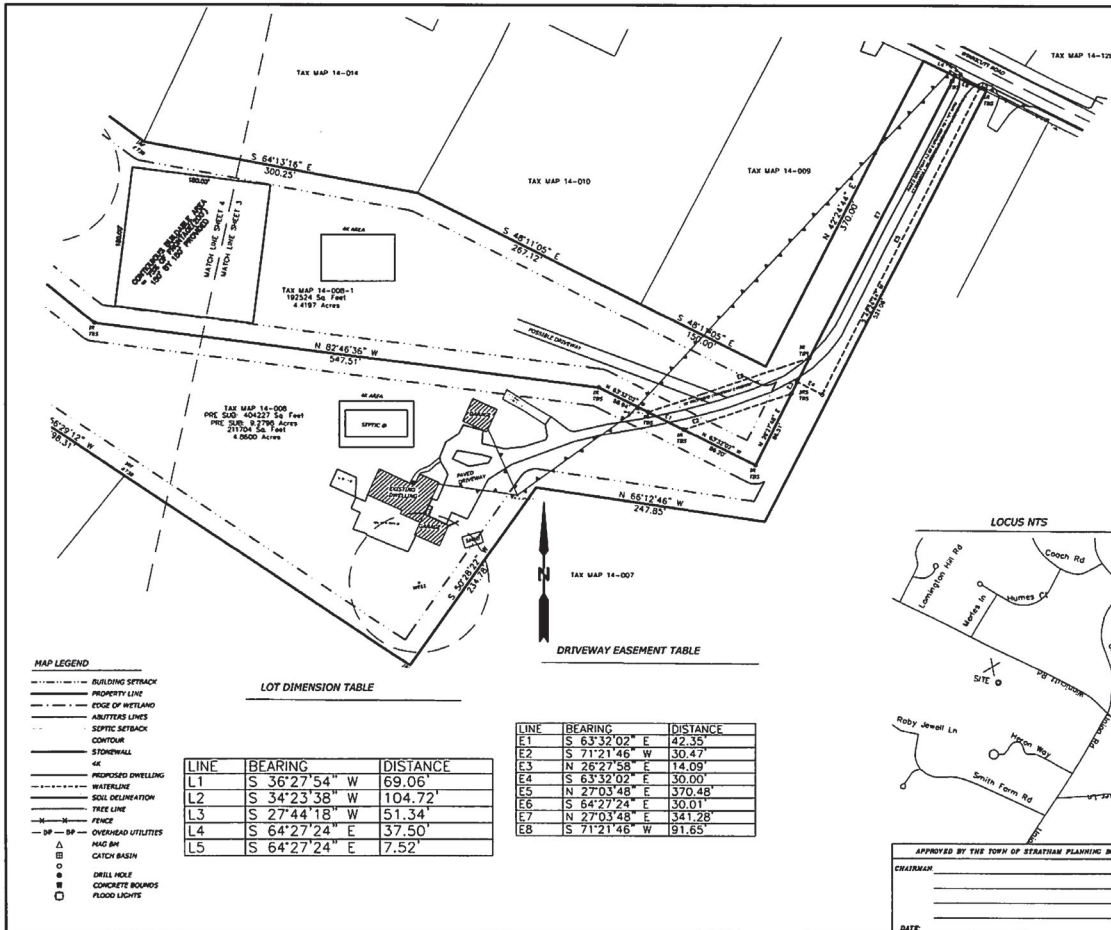
APPROVED BY THE TOWN OF STRATHAM PLANNING BOARD

CHAIRMAN

PREPARED BY:
JAMES M. LAVELLE, LLS
LICENSED LAND SURVEYOR
2 STARWOOD DRIVE
HAMPSHIRE, NH 03841
TEL: (603) 329-8031

AB LAST SHEET 2 OF 6 LAND PROJECT 815-2016

DATE	REVISION	SHEETS	DATE



- NOTES:**
- OWNER OF SUBJECT PARCEL, TAX MAP 14 LOT 008
CATES LIVING TRUST
RICHARD W. & LYNN A. CATES TRUSTEES
130 WYNDHURST ROAD
STRATHAM, N.H. 03885
 - TOTAL AREA OF SUBJECT PARCELS:
404,227 SQ. FT. 9.28 ACRES.
 - THE PURPOSE OF THIS PLAN IS TO SHOW A PROPOSED 3 LOT SUBDIVISION WITH THE INTENT TO PRESENT TO THE ZONING BOARD OF ADJUSTMENT FOR A FRONTAGE VARIANCE.
 - MINIMUM REQUIRED LOT SIZE IS TWO ACRES.
 - UTILITIES IN FUTURE WYNDHURST DRIVEWAY:
BUILDING UTILITYS IN FUTURE ARE AS FOLLOWS:
SEWER
WATER
GAS
ELECTRIC
TELEPHONE
CABLE TV
6. NO EXISTING UTILITIES
7.00 FEET WIDE FOR FUTURE PROVIDE "VARIANCE REQUIRED"
8. NO EXISTING SEWER SYSTEM SETBACKS 10' TO ALL LOT LINES, 50' SETBACK FOR POORLY DRAINAGE SOILS & 75' TO WELLS AND VERY POORLY DRAINAGE SOILS.
9. THERE WAS NO WETLAND DESIGNATED AS A PART OF THIS PLAN SET, NO WETLAND EXISTS ON EITHER LOT.
10. EACH SITE TO HAVE ON SITE WATER AND SEWAGE.
11. SHEET 2 & 4 OF THIS SUBDIVISION PLAN SET FOR RECORDING PURPOSES.
12. U.S.C.S. MOV DATUM SYSTEM OF 1983.
13. REFERENCE DEED: BK 6342 PG 6787
14. NEW DEED: SUBDIVISION APPROVAL PENDING
15. DRIVEWAY ENTRANCE PERMITS PENDING
16. PROPERTY HAS UTILITY PILES ALONG THE RIGHT END OF THE PROPERTY DEEDS HAVE NO EVIDENCE OF ANY ALIENATION, HOWEVER, IT IS ASSUMED NONE OF AN ALIENATION OF JUNE 30, 1978
17. THE PLAN DOES NOT SHOW A PROPOSED EASEMENT ACROSS LOT 008 FOR THE BENEFIT OF LOT 008. ADDITIONALLY THE SAME EASEMENT HAS BEEN OBTAINED FROM THE BENEFIT OF LOT 008 A DEED OF THE ORDER TO USE PROVISIONS TO SHOW EASEMENT FROM DEED BK 6342 PG 6787 ATTACHED TO THE NEW DEEDS PARCELS. THESE DEEDS AND BOUNDS SHOWN ON PLAN, SHOWN AS DOTTED LINES.
18. THE PROPERTY LIES OUTSIDE OF THE NEW 1000' BOUNDARY ZONE WITH A PROPOSED THE PROPERTY PROPERTY IS NOT WITHIN THE DESIGNATED SPECIAL ZONING ZONE.
19. THE PROPERTY LIES WITHIN THE STRATHAM PLANNING BOARD'S 100' BUFFER ZONE OF THE BOUNDARY OF A DRIVEWAY. IT SHALL BE PRODUCE UP TO 20' FROM STRATHAM TOWN OF 10' CATCH BASIN, DRILL HOLE & 10' FENCE (SEE NOTES) BE PROVIDED IN PLACE OF THE DRIVEWAY HOUSING IF THIS PLAN PROCEEDS PAST THE ZONING BOARD OF ADJUSTMENT.

7. HEREBY CERTIFY THAT THE FIELDWORK DONE FOR THE PREPARATION OF THIS PLAN HAD AN ERROR OF CLOSURE NO GREATER THAN 1 IN 10,000

[Signature]

DATE	REVISION	SHEETS

**TAX MAP 14 LOT 008
130 WINNICUTT ROAD
STRATHAM, NH**

**SUBDIVISION PLAN
OF PROPERTY**

OWNED BY:
RICHARD W. & LYNN A. CATES - TRUSTEES

SCALE: 1"=50' DATE: FEBRUARY 18, 2006

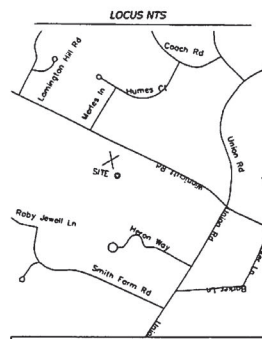
LAVELLE ARCHITECTS

- MAP LEGEND**
- BUILDING SETBACK
 - PROPERTY LINE
 - EDGE OF WETLAND
 - ANTI-TREE LINES
 - SEPTIC SETBACK
 - CONTOUR
 - STONEWALL
 - PROPOSED DWELLING
 - WATERLINE
 - SOIL DELINEATION
 - TREE LINE
 - FENCE
 - DP --- DP OVERHEAD UTILITIES
 - △ HAD BM
 - CATCH BASIN
 - DRILL HOLE
 - CONCRETE BOUNDS
 - FLOOD LIGHTS

LOT DIMENSION TABLE

LINE	BEARING	DISTANCE
L1	S 36°27'54" W	69.06'
L2	S 34°23'38" W	104.72'
L3	S 27°44'18" W	51.34'
L4	S 64°27'24" E	37.50'
L5	S 64°27'24" E	7.52'

LINE	BEARING	DISTANCE
E1	S 63°32'02" E	42.35'
E2	S 71°21'46" W	30.47'
E3	N 26°27'58" E	14.09'
E4	S 63°32'02" E	30.00'
E5	N 27°03'48" E	370.48'
E6	S 64°27'24" E	30.01'
E7	N 27°03'48" E	341.28'
E8	S 71°21'46" W	91.65'

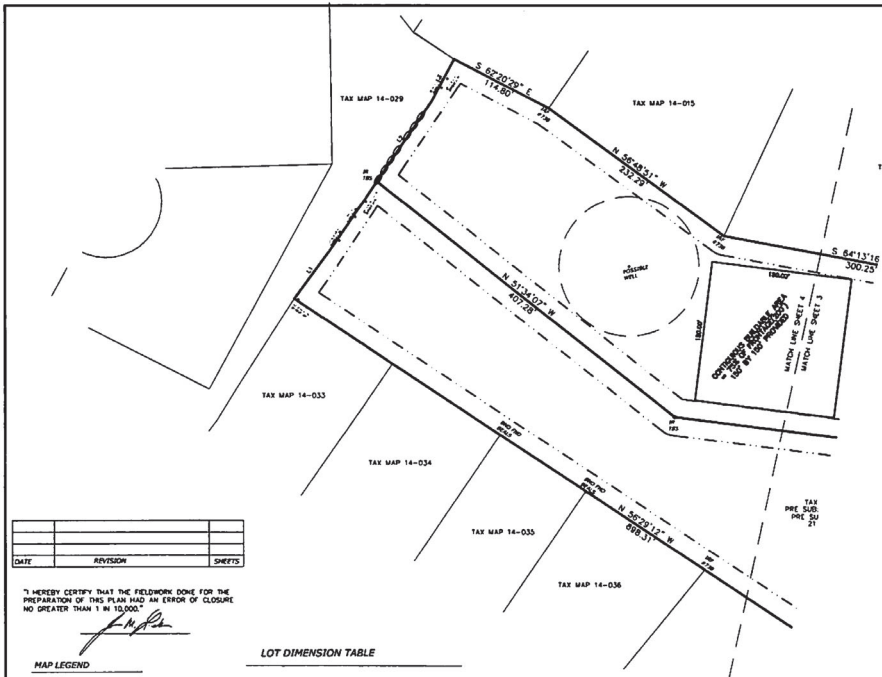


APPROVED BY THE TOWN OF STRATHAM PLANNING BOARD

CHAIRMAN: _____

DATE: _____

PREPARED BY:
JAMES M. LAVELLE, LLS
LICENSED LAND SURVEYOR
3 STARWOOD DRIVE
HAMPSHIRE, NH 03841
TEL: (603) 329-0821



DRIVEWAY EASEMENT TABLE

LINE	BEARING	DISTANCE
E1	S 63°32'02" E	42.35'
E2	S 71°21'46" W	30.47'
E3	N 26°27'58" E	14.09'
E4	S 63°32'02" E	30.00'
E5	N 27°03'48" E	370.48'
E6	S 64°27'24" E	30.01'
E7	N 27°03'48" E	341.28'
E8	S 71°21'46" W	91.65'

- NOTES:**
- OWNER OF SUBJECT PARCEL TAX MAP 14 LOT 008
CATES LIVING TRUST
RICHARD W. & LYNN A. CATES TRUSTEES
130 WINNICUTT ROAD
STRATHAM, N.H. 03885
 - TOTAL AREA OF SUBJECT PARCELS:
404,327 SQ. FT., 9.28 ACRES.
 - THE PURPOSE OF THIS PLAN IS TO SHOW A PROPOSED 2 LOT SUBDIVISION, WITH THE INTENT TO PRESENT TO THE ZONING BOARD OF ADJUSTMENT FOR A FRONTAGE VARIANCE.
 - MINIMUM REQUIRED LOT SIZE IS TWO ACRES.
 - SETBACKS IN FEET OR METERS SHALL BE:
FRONT: 30'
SIDE: 30'
REAR: 30'
OR AS SHOWN OTHERWISE
 - THE PROPOSED 10' FRONT YARD SETBACK (HARDSCAPE REQUIRED) SHALL BE 10' TO ALL LOT LINES, 50' SETBACK FOR POORLY DRAINAGE SOILS, & 75' TO WELLS AND VERY POORLY DRAINAGE SOILS.
 - THERE WAS NO WETLAND DELINEATED AS A PART OF THIS PLAN SET, NO WETLAND EXISTS ON EITHER LOT.
 - EACH SITE TO HAVE ON SITE WATER AND SEPTIC.
 - SHEET 3 & 4 OF THIS SUBDIVISION PLAN SET FOR RECORDING PURPOSES.
 - SEE S.E.C.S. 100-D (SECTION 100-D) OF 1985.
 - REFERENCE MAP: BM 6343 PG 6787
 - NO FIELD SURVEY/NO APPROVAL APPLICABLE
 - DRIVEWAY ENTRANCE PERMITS PENDING
 - PROPERTY THIS LOT IS BEING BOUND THROUGH THE FRONT END OF THE PROPERTY LOTS SINCE NO EVIDENCE OF AN EASEMENT, HOWEVER, IT IS ASSUMED TO BE AN EASEMENT OF JUNE 30, 1985.
 - THE BOARD SHALL BE REQUIRED TO SHOW A DRIVEWAY EASEMENT ACCESS TO EACH OF THE LOTS OF 14-008. ADDITIONALLY, THE BOARD SHALL BE REQUIRED TO SHOW A DRIVEWAY OF 14-008. A DRAFT OF THE LOTS MAY BE REVIEWED BY THE ZONING BOARD FOR REVIEW AND SHALL BE ATTACHED TO THE NEW ZONING PERMITS. THESE PERMITS AND BOUNDING SHOWN ON PLAN, SHOWN AS LOCATED IN 8.B.
 - THESE PROPERTY LOTS ARE PART OF THE 1985 WETLAND DELINEATION ZONING (100-D) AND SHALL BE THE SUBJECT MATTER OF THE 100-D ZONING BOARD REVIEW. THE 100-D ZONING BOARD SHALL BE REQUIRED TO SHOW A DRIVEWAY EASEMENT ACCESS TO EACH OF THE LOTS OF 14-008. ADDITIONALLY, THE BOARD SHALL BE REQUIRED TO SHOW A DRIVEWAY OF 14-008. A DRAFT OF THE LOTS MAY BE REVIEWED BY THE ZONING BOARD FOR REVIEW AND SHALL BE ATTACHED TO THE NEW ZONING PERMITS. THESE PERMITS AND BOUNDING SHOWN ON PLAN, SHOWN AS LOCATED IN 8.B.

DATE	REVISION	SHEETS

DATE	REVISION	SHEETS

I HEREBY CERTIFY THAT THE FIELDWORK DONE FOR THE PREPARATION OF THIS PLAN HAS AN ERROR OF CLOSURE NO GREATER THAN 1 IN 10,000."

- MAP LEGEND**
- BUILDING SETBACK
 - PROPERTY LINE
 - EDGE OF WETLAND
 - ARBITERS LINES
 - SEPTIC SETBACK
 - CONTOUR
 - STONEWALL
 - AK
 - PROPOSED DWELLING
 - WATERLINE
 - SOIL DELINEATION
 - TRAIL LINE
 - FENCE
 - OVERHEAD UTILITIES
 - MAG. BM.
 - CATCH BASIN
 - DRILL HOLE
 - CONCRETE BOUNDS
 - FLOOD LIGHTS

LOT DIMENSION TABLE

LINE	BEARING	DISTANCE
L1	S 36°27'54" W	69.06'
L2	S 34°23'38" W	104.72'
L3	S 27°44'18" W	51.34'
L4	S 64°27'24" E	37.50'
L5	S 64°27'24" E	7.52'



**TAX MAP 14 LOT 008
130 WINNICUTT ROAD
STRATHAM, NH**

**SUBDIVISION PLAN
OF PROPERTY**

OWNED BY:
**CATES LIVING TRUST
RICHARD W. & LYNN A. CATES - TRUSTEES**

SCALE: 1"=50' DATE: FEBRUARY 18, 2008

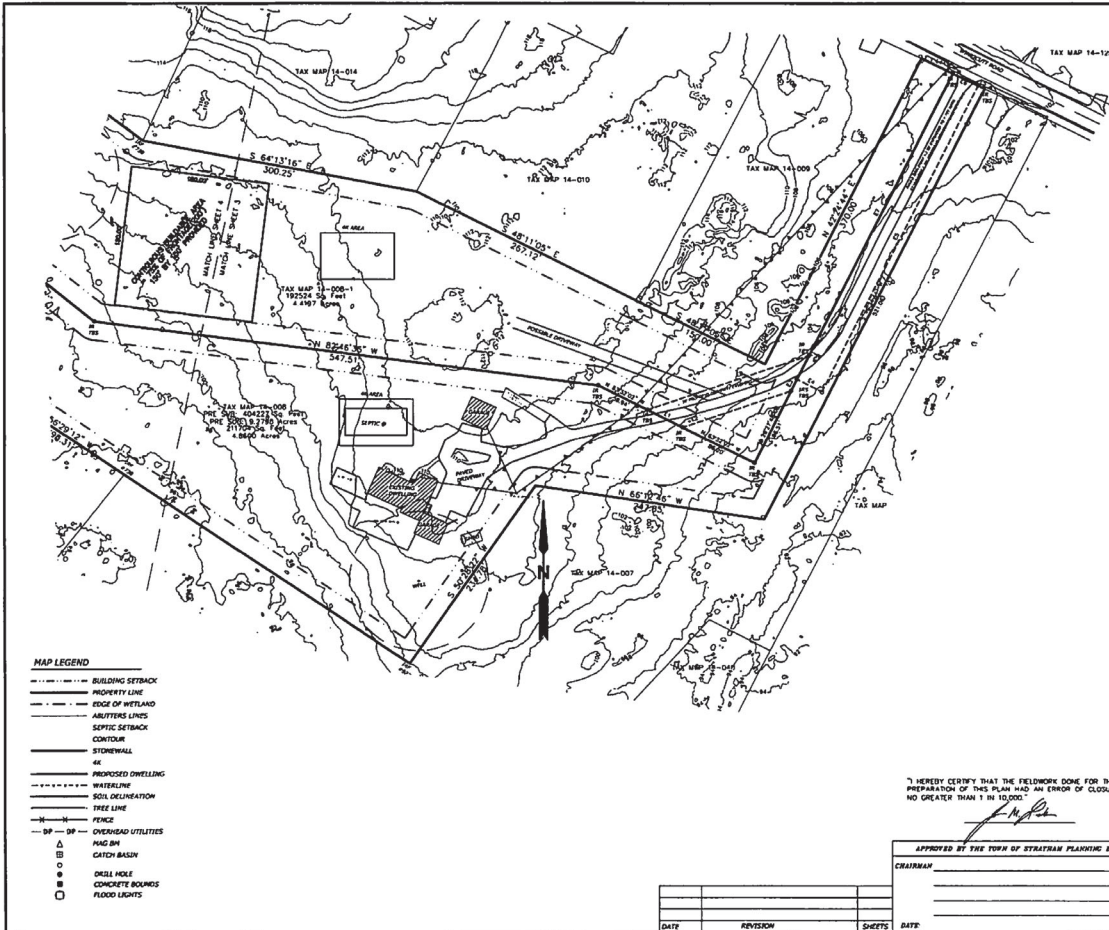
APPROVED BY THE TOWN OF STRATHAM PLANNING BOARD

CHAIRMAN: _____

DATE: _____

PREPARED BY:
JAMES M. LAVELLE, LLS
LICENSED LAND SURVEYOR
2 STARWOOD DRIVE
HANOVER, NH 03844
TEL: (603) 259-0851

60 SCALE SHEET 4 OF 8 LAND PROJECT 818-008



- NOTES:**
- OWNER OF SUBJECT PARCEL TAX MAP 14 LOT 008
CATES LIVING TRUST
RICHARD W. & LYNN A. CATES TRUSTEES
130 WINNICUTT ROAD
STRATHAM, N.H. 03885
 - TOTAL AREA OF SUBJECT PARCELS:
404,327 SQ. FT. 9.28 ACRES
 - THE PURPOSE OF THIS PLAN IS TO SHOW A PROPOSED 2 LOT SUBDIVISION, WITH THE INTENT TO PRESENT TO THE ZONING BOARD OF ADJUSTMENT FOR A FRONTAGE VARIANCE.
 - MINIMUM REQUIRED LOT SIZE IS TWO ACRES.
 - SETBACKS FROM WETLANDS/SHORELINE ARE:
- BUILDING SETBACKS IN PPM ARE AS FOLLOWS:
20' SIDE
30' FRONT YARDWAY
20' REAR YARDWAY
20' WETLAND SETBACK
6. 50' FRONTAGE 10' FROM FRONTAGE PROVIDED (MINIMUM REQUIRED) 1'
6. 50' FRONTAGE 10' FROM FRONTAGE PROVIDED (MINIMUM REQUIRED) 1'
7. THERE WILL BE WETLAND DELINEATED AS A PART OF THIS PLAN SET, NO WETLAND EXISTS ON EITHER LOT.
8. EACH SITE TO HAVE ON SITE WATER AND SEPTIC.
9. SHEET 3 & 4 OF THIS SUBDIVISION PLAN SET FOR RECORDING PURPOSES.
10. SEE S.C.S. 1609 FOR SETBACKS ON PPM.
11. REFERENCE DED: SR 0342 PG 0787
12. ANY EDC: SUBDIVISION APPROVAL # PENDING
13. DRIVEWAY ENTRANCE PERMITS # PENDING
14. PROPERTY VALUE MUST BE DETERMINED WITHIN THE FRONT END OF THE PROPERTY DEEDS HAVE NO BEARING ON ANY EDC/EDC APPROVAL. IT IS UNDERSTOOD THERE IS AN AGREEMENT TO ADJUST BE BOUND TO THE PROPERTY VALUE.
15. THIS PLAN ALSO SHOWS TO SHOW A UNDEVELOPED LAKESIDE LOT 14.000 FOR THE BENEFIT OF THE TOWN. IT IS UNDERSTOOD THAT THE TOWN COUNCIL HAS A 10' FROM THE SHORELINE OF 14.000 A SHOT OF THE TOWN WILL BE PROVIDED TO TOWN COUNCIL FOR REVIEW AND SHALL BE ATTACHED TO THE NEW EDC/EDC PARCELS. THESE FEES AND BONES SHOW IN THE TOWN'S EDC/EDC # 8.8.
16. THIS PROPERTY LIES OUTSIDE OF THE FLOOD HAZARD ZONING DISTRICTS. THE SUBJECT PROPERTY IS NOT COVERED BY A DESIGNATED SPECIAL FLOOD HAZARD ZONE. CONSULT WITH THE STRATHAM TOWN GOVERNMENT FOR THE LATEST AND CORRECTED MAP OF THE TOWN OF ADJUSTMENT. IT SHALL BE SUBJECT TO ANY STANDARD MAPS OF TOWN OF ADJUSTMENT. IF THERE IS ANY STANDARD MAP OF TOWN OF ADJUSTMENT, THE TOWN OF ADJUSTMENT SHALL BE PROVIDED IN A PLACE OF THE TOWN GOVERNMENT RECORDS IF THIS PLAN PROCEEDS PAST THE ZONING BOARD OF ADJUSTMENT.

- MAP LEGEND**
- BUILDING SETBACK
 - PROPERTY LINE
 - EDGE OF WETLAND
 - ABUTTERS LINES
 - SEPTIC SETBACK
 - CONTOUR
 - STONEWALL
 - 4x4
 - PROPOSED DWELLING
 - WATERLINE
 - SOIL DELINEATION
 - TREE LINE
 - FENCE
 - OVERHEAD UTILITIES
 - PAV. BR
 - CATCH BASIN
 - DRILL HOLE
 - CONCRETE BOUNDS
 - FLOOD LIGHTS

I HEREBY CERTIFY THAT THE FIELDWORK DONE FOR THE PREPARATION OF THIS PLAN HAD AN ERROR OF CLOSURE NO GREATER THAN 1 IN 10,000.

APPROVED BY THE TOWN OF STRATHAM PLANNING BOARD

CHAIRMAN

DATE _____ REVISION _____ SHEETS _____ DATE _____

TAX MAP 14 LOT 008
130 WINNICUTT ROAD
STRATHAM, NH

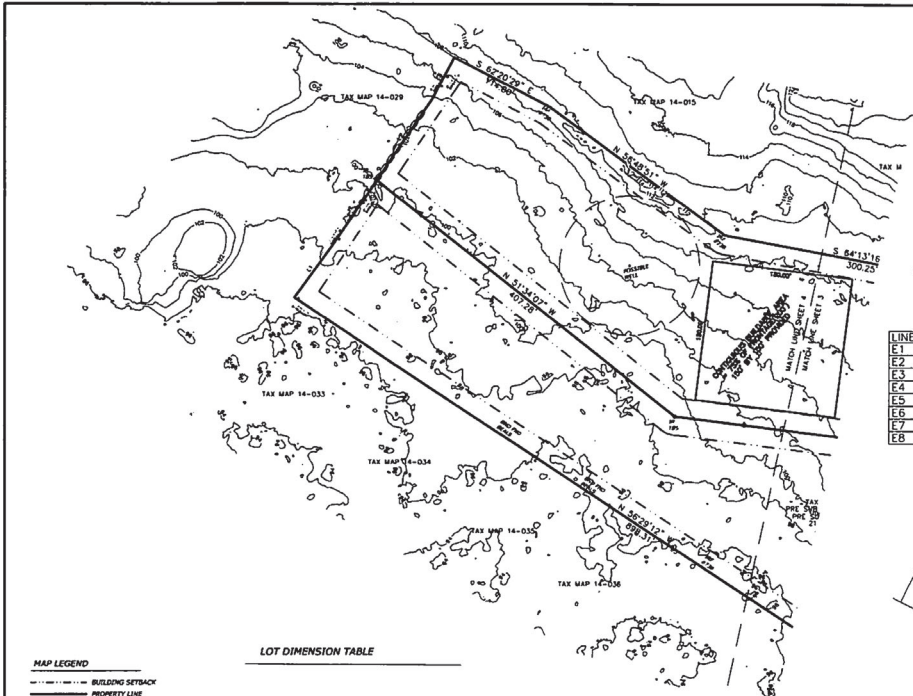
SUBDIVISION PLAN OF PROPERTY
OWNED BY:
CATES LIVING TRUST
RICHARD W. & LYNN A. CATES - TRUSTEES

SCALE: 1"=50' DATE: FEBRUARY 18, 2024

APPROVED BY THE TOWN OF STRATHAM PLANNING BOARD

PREPARED BY:
JAMES M. LAVELLE, LLS
LICENSED LAND SURVEYOR
2 STARWOOD DRIVE
HANOVER, NH 03844
TEL: (603) 328-0851

50 SCALE TOPO SHEET 5 OF 6 LAND PROJECT 018-2025



DRIVEWAY EASEMENT TABLE

LINE	BEARING	DISTANCE
E1	S 63°32'02" E	42.35'
E2	S 71°21'46" W	30.47'
E3	N 26°27'58" E	14.09'
E4	S 63°32'02" E	30.00'
E5	N 27°03'48" E	370.48'
E6	S 64°27'24" E	30.01'
E7	N 27°03'48" E	341.28'
E8	S 71°21'46" W	91.65'

LOT DIMENSION TABLE

LINE	BEARING	DISTANCE
L1	S 36°27'54" W	69.06'
L2	S 34°23'38" W	104.72'
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L5	S 64°27'24" E	7.52'

- MAP LEGEND**
- BUILDING SETBACK
 - PROPERTY LINE
 - EDGE OF WETLAND
 - ABUTTERS LINES
 - SEPTIC SETBACK
 - CONTOUR
 - STONEWALL
 - 4K
 - PROPOSED DWELLING
 - WATERLINE
 - SOIL DELINEATION
 - TREE LINE
 - FENCE
 - DP --- DP OVERHEAD UTILITIES
 - △ FLAG BY
 - CATCH BASIN
 - DRILL HOLE
 - CONCRETE BOUNDS
 - FLOOD LEGEND

I HEREBY CERTIFY THAT THE FIELDWORK DONE FOR THE PREPARATION OF THIS PLAN HAD AN ERROR OF CLOSURE NO GREATER THAN 1 IN 10,000.

DATE	REVISION	SHEETS	DATE

- NOTES:**
- OWNER OF SUBJECT PARCEL TAX MAP 14 LOT 008
CATES LIVING TRUST
RICHARD W. & LYNN A. CATES TRUSTEES
130 WINNICUTT ROAD
STRATHAM, NH 03885
 - TOTAL AREA OF SUBJECT PARCELS:
69,227 SQ. FT. (1.26 ACRES)
 - THE PURPOSE OF THIS PLAN IS TO SHOW A PROPOSED 1 LOT SUBDIVISION, WITH THE INTENT TO PRESENT TO THE ZONING BOARD OF ADJUSTMENT FOR A FRONTAGE VARIANCE.
 - MINIMUM REQUIRED LOT SIZE IS TWO ACRES
 - SEE LOTS 1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1010, 1011, 1012, 1013, 1014, 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1022, 1023, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037, 1038, 1039, 1040, 1041, 1042, 1043, 1044, 1045, 1046, 1047, 1048, 1049, 1050, 1051, 1052, 1053, 1054, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1065, 1066, 1067, 1068, 1069, 1070, 1071, 1072, 1073, 1074, 1075, 1076, 1077, 1078, 1079, 1080, 1081, 1082, 1083, 1084, 1085, 1086, 1087, 1088, 1089, 1090, 1091, 1092, 1093, 1094, 1095, 1096, 1097, 1098, 1099, 1100, 1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1114, 1115, 1116, 1117, 1118, 1119, 1120, 1121, 1122, 1123, 1124, 1125, 1126, 1127, 1128, 1129, 1130, 1131, 1132, 1133, 1134, 1135, 1136, 1137, 1138, 1139, 1140, 1141, 1142, 1143, 1144, 1145, 1146, 1147, 1148, 1149, 1150, 1151, 1152, 1153, 1154, 1155, 1156, 1157, 1158, 1159, 1160, 1161, 1162, 1163, 1164, 1165, 1166, 1167, 1168, 1169, 1170, 1171, 1172, 1173, 1174, 1175, 1176, 1177, 1178, 1179, 1180, 1181, 1182, 1183, 1184, 1185, 1186, 1187, 1188, 1189, 1190, 1191, 1192, 1193, 1194, 1195, 1196, 1197, 1198, 1199, 1200, 1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1210, 1211, 1212, 1213, 1214, 1215, 1216, 1217, 1218, 1219, 1220, 1221, 1222, 1223, 1224, 1225, 1226, 1227, 1228, 1229, 1230, 1231, 1232, 1233, 1234, 1235, 1236, 1237, 1238, 1239, 1240, 1241, 1242, 1243, 1244, 1245, 1246, 1247, 1248, 1249, 1250, 1251, 1252, 1253, 1254, 1255, 1256, 1257, 1258, 1259, 1260, 1261, 1262, 1263, 1264, 1265, 1266, 1267, 1268, 1269, 1270, 1271, 1272, 1273, 1274, 1275, 1276, 1277, 1278, 1279, 1280, 1281, 1282, 1283, 1284, 1285, 1286, 1287, 1288, 1289, 1290, 1291, 1292, 1293, 1294, 1295, 1296, 1297, 1298, 1299, 1300, 1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1309, 1310, 1311, 1312, 1313, 1314, 1315, 1316, 1317, 1318, 1319, 1320, 1321, 1322, 1323, 1324, 1325, 1326, 1327, 1328, 1329, 1330, 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