

EXISTING LEGEND:

- ABUTTING PROPERTY LINE
- CURBING
- ACCESS & PARKING EASEMENT
- EDGE OF PAVEMENT
- EDGE OF PAVEMENT (Broken)
- GRAVEL
- QUARRIAL
- OVERHEAD UTILITY LINES
- PROPERTY LINE
- SCS SOLS DELINEATION LINE
- TREELINE
- UNDERGROUND ELECTRO LINES

PROPOSED LEGEND:

- PROPERTY LINE
- ACCESS EASEMENT
- ACCESS & UTILITY EASEMENT
- BUILDING SETBACK LINE

I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY AND HAS A MAX. ERROR OF CLOSURE OF 1:10,000 ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY.

JAN 11 2012

MINOR SUBDIVISION PLAN
NORTH ANDOVER ROSA TRUST
MAP 109, LOT 47
ALLENSTOWN, MERRIMACK COUNTY, NEW HAMPSHIRE
01-11-12

Revision Date	Revision Description

Scale: 1" = 40'

Dr. By: DS CK: DJ
 H.E.S. Job No. 1120353
 Field Book No.
 Field Book Page No.
 Sheet No. 1 of 1

HOLDEN ENGINEERING & SURVEYING, Inc.

48 Old Street Road
 Concord, NH 03302
 (603) 252-6418

1 Cassin Drive
 Concord, NH 03301
 (603) 472-2078

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APPROVED: TOWN OF ALLENSTOWN PLANNING BOARD

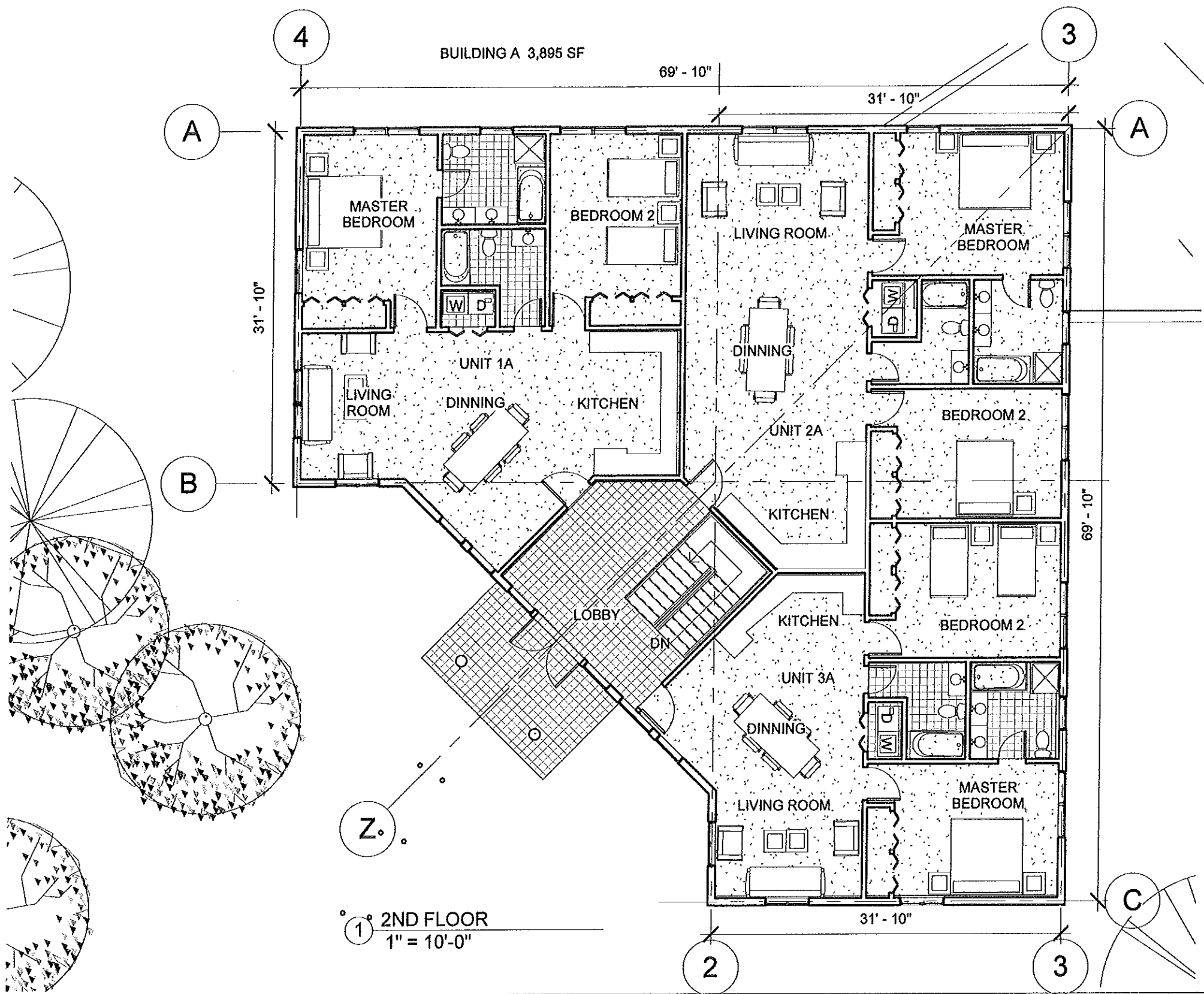
CHAIRMAN/VICE CHAIRMAN

DATE

- PLAN REFERENCES:**
- NORTH ANDOVER ROSA TRUST, CARLISLE, MASSACHUSETTS, RITE AD / ALLENSTOWN, NH SUBDIVISION PLAN, TAX MAP 15 LOT 180, SCALE: 1"=50', DATE: AUGUST 12, 1997, BY NESLAND ENGINEERING INC. RECORDED M.O.R.D. PLAN NO. 14132.
 - NORTH ANDOVER ROSA TRUST, CARLISLE, MASSACHUSETTS, RITE AD / ALLENSTOWN, NH SITE PLAN, TAX MAP 10 LOT 180, SCALE: 1"=50', DATE: AUGUST 12, 1997, BY NESLAND ENGINEERING INC. RECORDED M.O.R.D. PLAN NO. 14130.
 - BOUNDARY PLAN, THERESE FLOURDE, ALLENSTOWN, NH SCALE: 1"=50', DATE: JULY 28, 1998, BY HOLDEN ENGINEERING & SURVEYING, INC. RECORDED M.O.R.D. PLAN NO. 10830.
 - BOUNDARY PLAN, ALLENSTOWN ASSESSORS' MAP J12 LOT NO. 9, NH ROUTE 26, ALLENSTOWN, NH, PREPARED FOR C & A REALTY TRUST OF FEMBRIDGE, SCALE: 1"=50', DATE: APRIL 29, 1986, BY STORCH & BURD. RECORDED M.O.R.D. PLAN NO. 6922.
 - STATE OF NH PROJECT NO. F023-1, SHEETS 28 & 29.
 - STATE OF NH PROJECT NO. P-2808, SHEET NO. 23.

- S.C.S. SOILS:**
- 260 - WINDSOR LOWAY FINE SAND, 8-15% SLOPES
 - 698 - WINDSOR - URBAN LAND COMPLEX
 - 699 - URBAN LAND

- NOTES:**
- SUBJECT PARCEL IS REFERENCED AS LOT 47 ON THE TOWN OF ALLENSTOWN TAX MAP NO. 109.
 - OWNER OF RECORD: NORTH ANDOVER ROSA TRUST 817 RUTLAND ST. CARLISLE, MA 01741 BOOK 1998 / PAGE 1837
 - TOTAL AREA OF SUBJECT PARCEL IS 188,075 SQUARE FEET OR 4.27 ACRES.
 - SUBJECT PARCEL IS IN BUSINESS ZONE B. FRONT AT GRANITE & LETENDRE STREETS = 0' 10' SIDE SETBACK 20' REAR SETBACK
 - THE SITE IS NOT LOCATED WITHIN THE P.E.M.A. FLOOD HAZARD ZONE.
 - SUBJECT PARCEL IS ALLOTTED 10 SPACES FROM RITE AD PROPERTY PER ACCESS AND PARKING EASEMENT BOOK 2078, PAGE 778 LOCATED AT MERRIMACK COUNTY REGISTRY OF DEEDS.
 - THE SUBDIVISION REGULATIONS OF THE TOWN OF ALLENSTOWN ARE A PART OF THIS PLAN AND APPROVAL OF THIS PLAN IS CONTINGENT ON COMPLETION OF ALL THE REQUIREMENTS OF SAID SUBDIVISION REGULATIONS, EXCEPTING ONLY ANY VARIANCES OR MODIFICATIONS SUBJECT TO ANY CONDITIONS MADE IN WRITING BY THE BOARD AND ATTACHED HERETO.
 - THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE LOT 47 INTO TWO LOTS.
 - LOT 47-1 WILL BE SERVED BY THE MUNICIPAL WATER SYSTEM. APPROVAL FOR FUTURE DEVELOPMENT FLOWS IS REQUIRED FROM ALLENSTOWN WATER DEPARTMENT PRIOR TO SITE PLAN APPROVAL.
 - LOT 47-1 WILL BE SERVED BY THE MUNICIPAL SEWER SYSTEM. APPROVAL FOR FUTURE DEVELOPMENT FLOWS IS REQUIRED FROM ALLENSTOWN SEWER DEPARTMENT PRIOR TO SITE PLAN APPROVAL.
 - STATE APPROVALS REQUIRED: NONE. FEDERAL APPROVALS REQUIRED: NONE.
 - THE PROJECT IS SUBJECT TO ANY EASEMENTS, COVENANTS OR DEED RESTRICTIONS WHICH ARE DESCRIBED ON REFERENCE PLANS, IN DEEDS, EASEMENT DOCUMENTS, OR OTHER DOCUMENTS THAT MAY OR MAY NOT BE REFERENCED ON THIS PLAN.
 - THE BEARINGS SHOWN ON THIS PLAN ARE BASED ON MAGNETIC NORTH OBSERVED ON JANUARY 18, 2009.



1 2ND FLOOR
1" = 10'-0"

Handwritten signature

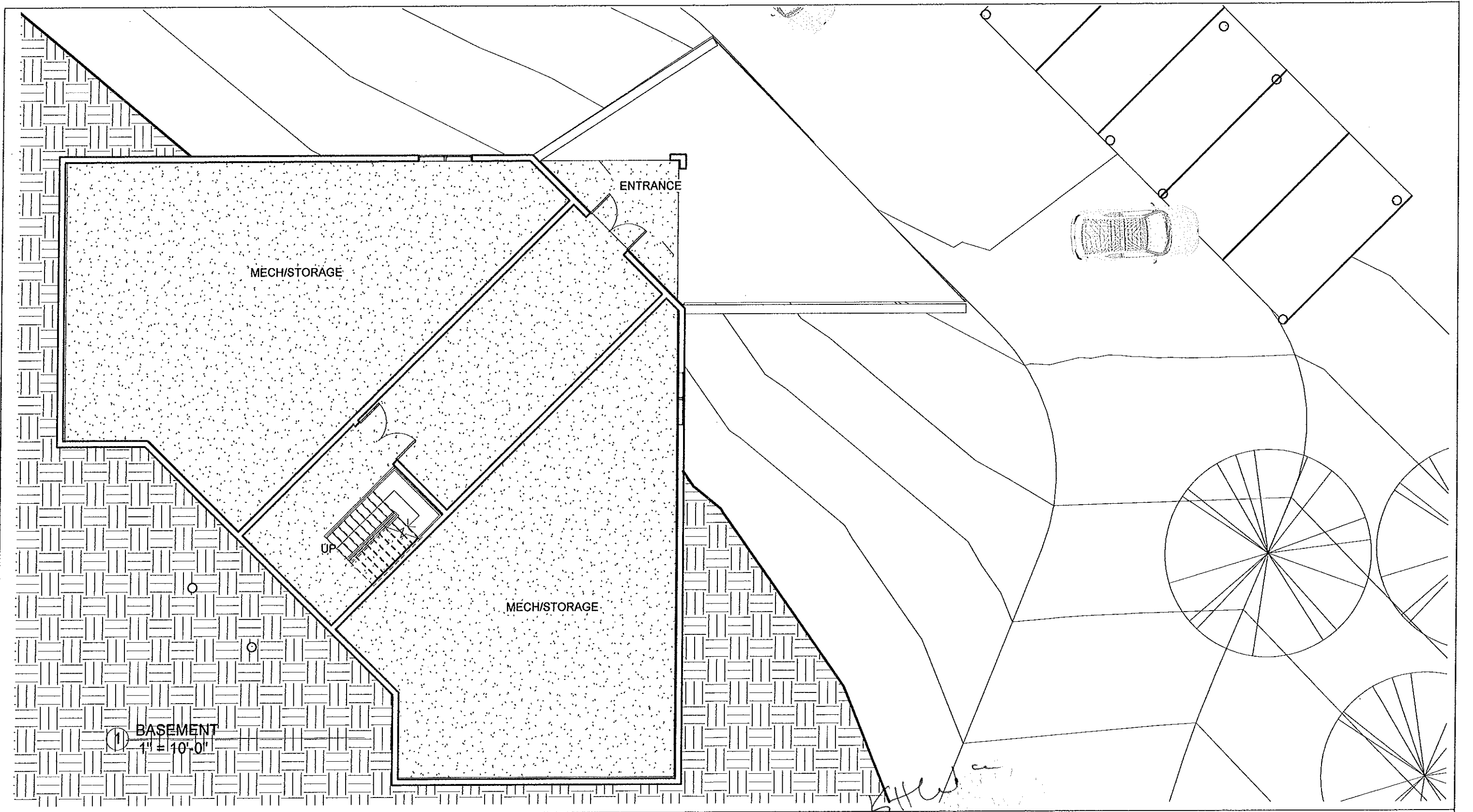
KANAYO LALA-P.E.
4 WEST ROAD, ACTON, MA01720

KANAYOLALA@GMAIL.COM / 978 337 5252

N ANDOVER ROSA TRUST
48 ALLENSTOWN RD,
ALLENSTOWN, NH

No.	Description	Date

FLOOR PLAN		A2
Project number	14575	
Date	1/31/15	
Drawn by	DRV	
Checked by	KL	Scale 1" = 10'-0"



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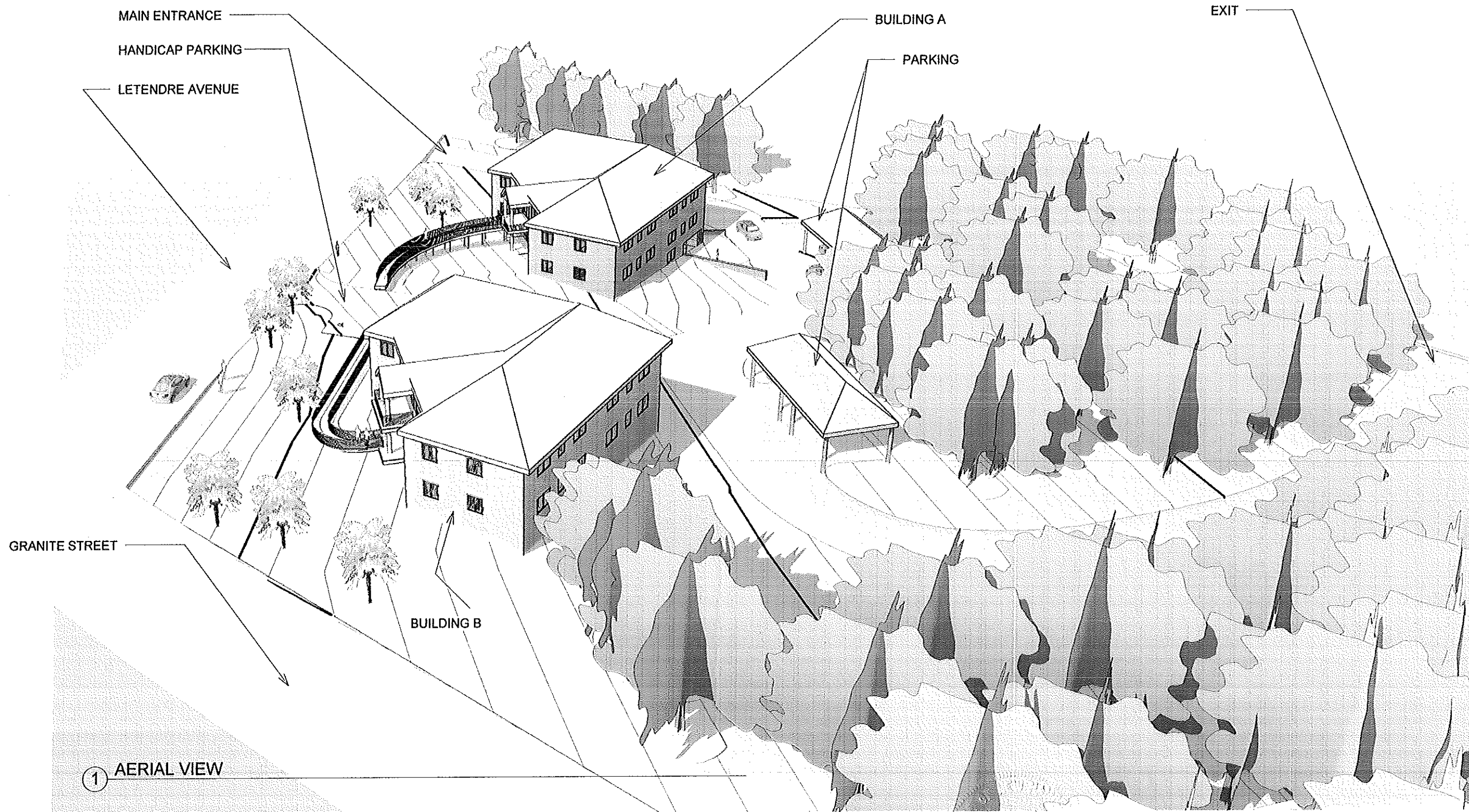
No.	Description	Date

BASEMENT PLAN

Project number 14575
Date 1/31/15
Drawn by Author
Checked by Checker

A3

Scale 1" = 10'-0"



① AERIAL VIEW

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N ANDOVER ROSA TRUST
48 ALLENSTOWN RD,
ALLENSTOWN, NH

No.	Description	Date
	<i>K. Lala</i>	

AERIAL VIEW		
Project number	14575	A4
Date	1/31/15	
Drawn by	Author	Scale
Checked by	Checker	



LETENDRE AVENUE

GRANITE STREET

① GRANITE AND LETENDRE CORNER VIEW

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N ANDOVER ROSA TRUST
48 ALLENSTOWN RD,
ALLENSTOWN, NH

No.	Description	Date
	<i>KHL</i>	

GRANITE AND LETENDRE CORNER VIEW

Project number 14575
Date 1/31/15
Drawn by Author
Checked by Checker

A5

Scale



① LETENDRE AVENUE VIEW

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N ANDOVER ROSA TRUST
48 ALLENSTOWN RD,
ALLENSTOWN, NH

No.	Description	Date
	<i>K Lala</i>	

LETENDRE AVENUE VIEW

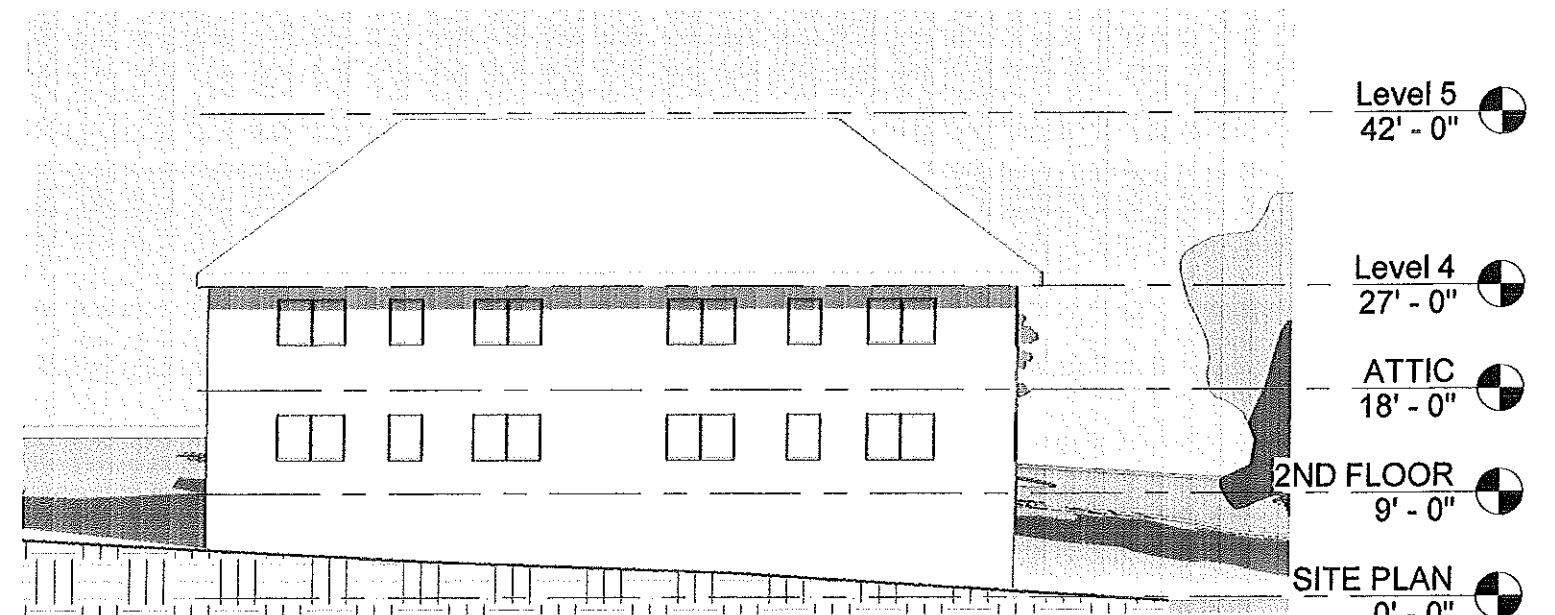
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Date 1/31/15
Drawn by Author
Checked by Checker

A6

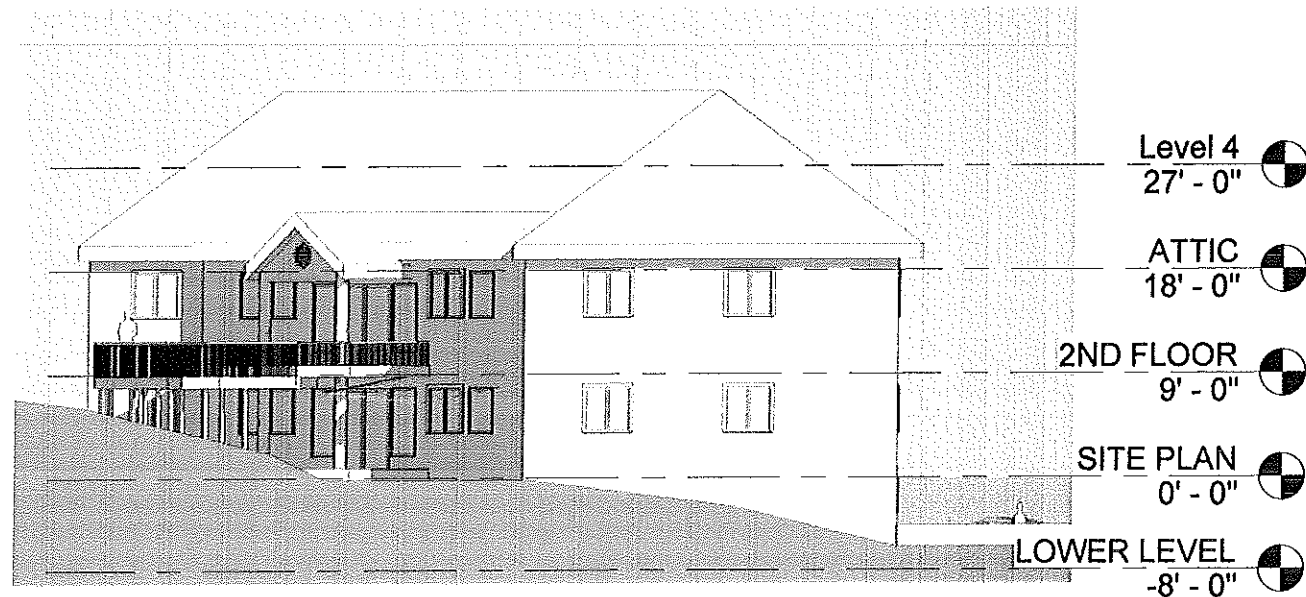
Scale



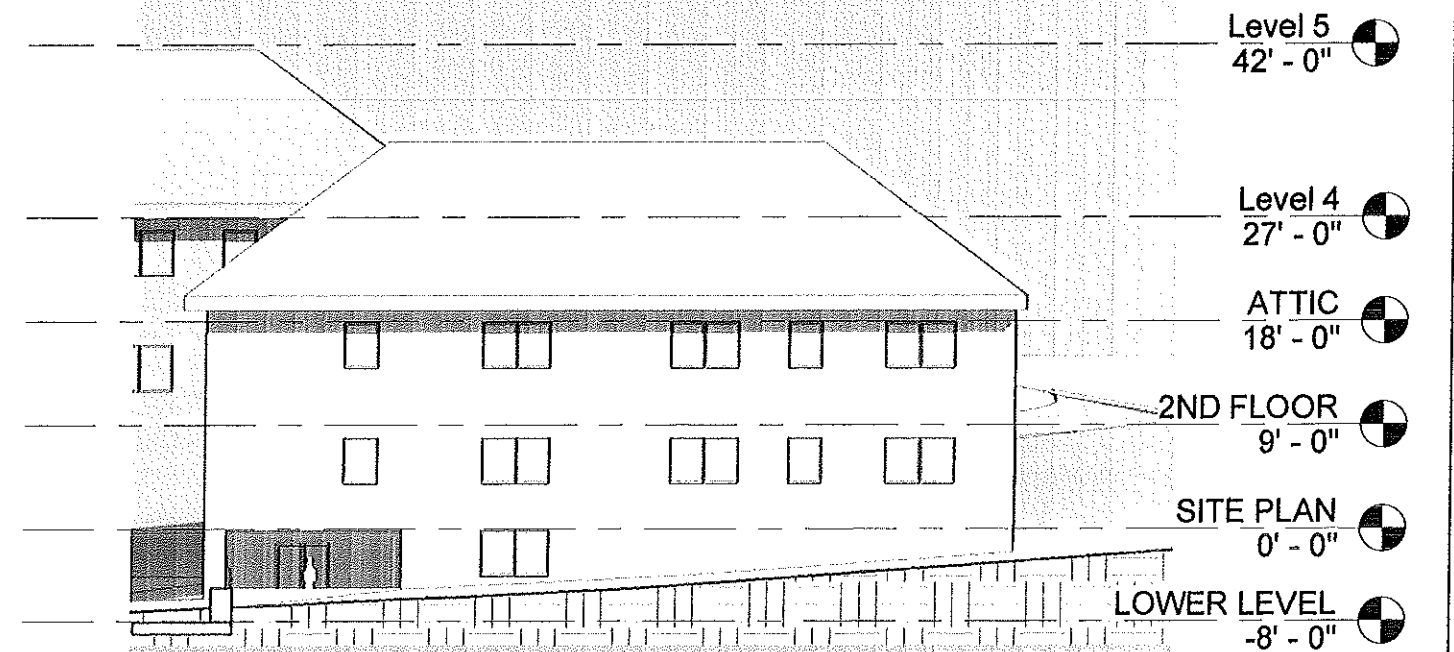
④ West
1/16" = 1'-0"



① East
1/16" = 1'-0"



③ South
1/16" = 1'-0"



② North
1/16" = 1'-0"

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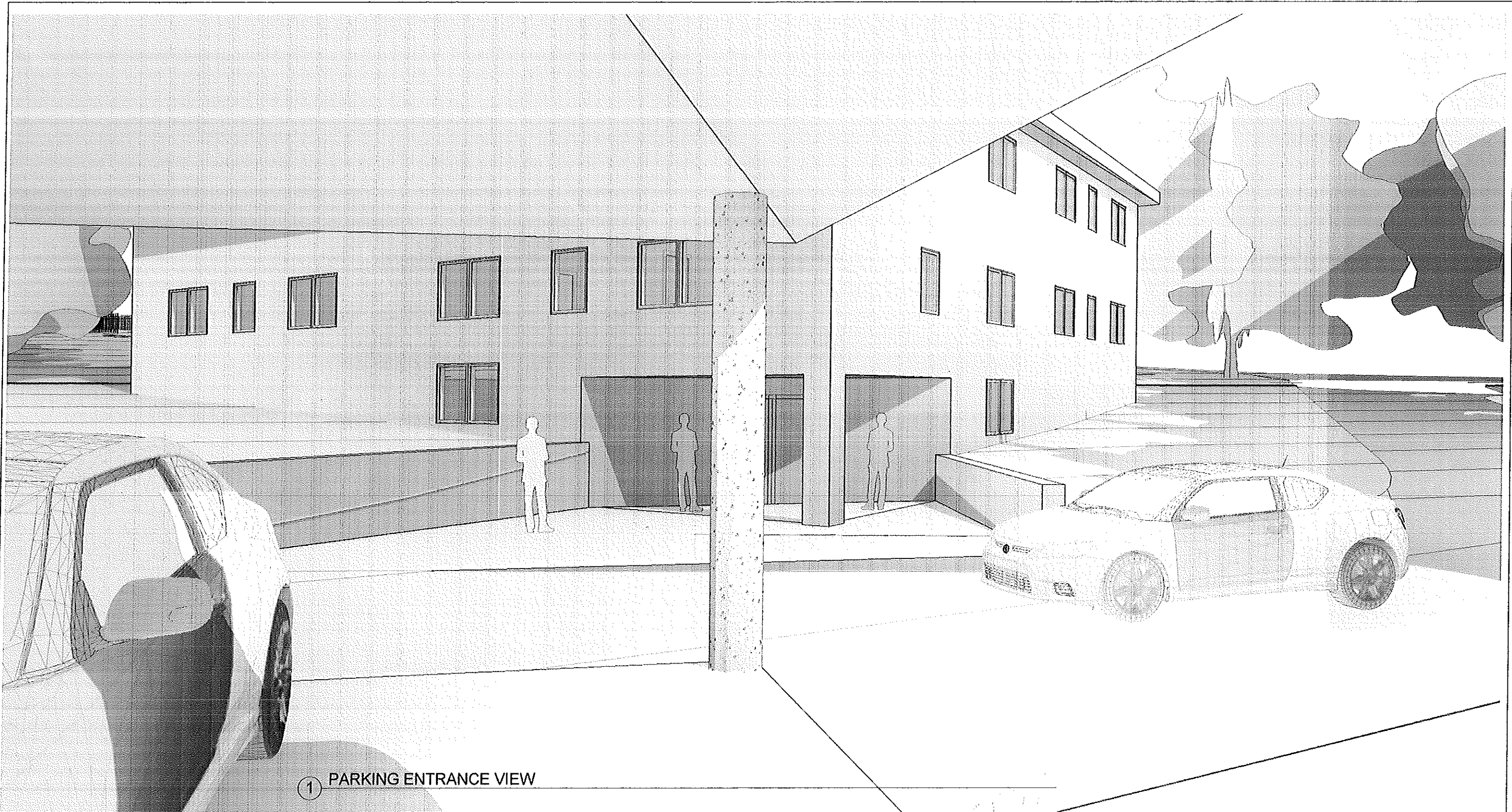
N ANDOVER ROSA TRUST
48 ALLENSTOWN RD,
ALLENSTOWN, NH

No.	Description	Date
	<i>K. Lala</i>	

ELEVATIONS

Project number 14575
Date 1/31/15
Drawn by Author
Checked by Checker

A7
Scale 1/16" = 1'-0"



① PARKING ENTRANCE VIEW

KANAYO LALA-P.E.
4 WEST ROAD, ACTON, MA01720

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N ANDOVER ROSA TRUST
48 ALLENSTOWN RD,
ALLENSTOWN, NH

No.	Description	Date
	<i>K. Lala</i>	

PARKING ENTRANCE VIEW		
Project number	14575	A8
Date	1/31/15	
Drawn by	Author	Scale
Checked by	Checker	



Zoning Board of Adjustment

Town of Allenstown

16 School Street
Allenstown, NH 03275
Tel: (603)-485-4276
Fax: (603) 485-8669

APPLICATION FOR APPEAL

Case #: _____

Applicant: NORTH ANDOVER ROSA TRUST Telephone: 978 397 6330

Address: 617 RUTLAND STREET CARLISLE, MA 01741

Property Address Or Location: 48 ALLENSTOWN ROAD

Tax Map & Lot #: 109 - 47 Zone: BUSINESS

Property Description (Length Of Frontage, Side And Rear Lines, Etc.):
FRONT - 305'; SIDE - 310' / 258'; REAR - 340'; LOT AREA - 2632 ACRES / 114,655 SF

Proposed Use Or Existing Use Affected: MULTI FAMILY 11 TWO BEDROOM UNITS IN TWO STOREY TWO BUILDINGS

Why Does Your Proposed Use Require An Appeal To The Zoning Board Of Adjustment? _____
THE PROPERTY IS IN LINE WITH RESIDENTIAL PROPERTIES ALONG THE
LETENDER AVENUE WHICH IS THE MAIN FRONTAGE OF THIS PROPERTY AND
ALSO ALONG THE SIDE STREET - I.E. GRANITE STREET. THE BUSINESS ZONE
DOES NOT DIRECTLY ALLOW THE MULTI FAMILY USE.
ZONING BY LAW ARTICLE 801 SECTION VIII

FEE: \$40 + \$12 x 10 Applications = \$160.00

CK - ENCLOSED # 4091 (B&A) 2-20-15

KHEAL

GATE TANDEN (TRUSTEE)



Town of Allenstown
Zoning Board of Adjustment

Application for Appeal

Applicant Name NORTH ANDOVER ROSA TRUST Phone 978-379-6330
Address 617 RUTLAND STREET, CARLISLE, MA ~~Home~~ Work
Owner of Property Concerned NORTH ANDOVER ROSA TRUST Map# 109 Lot# 47
Address of Property Concerned 48 ALLENSTOWN ROAD Zoning District BUSINESS
Description of Property - Frontage 305' Side 310' Side 258' Rear 340' Acres/SF 2.632 A SF 114,655
Proposed Use ELEVEN CONDOMINIUM UNITS IN TWO, TWO STOREY WOOD FRAMED
BUILDINGS APPX 11,685SF EACH WITH 3895SF EACH FLOOR AND WITH 12
PARKING SPACES (2 ACCESSIBLE SPACES) WITH A PORTICO ROOF

COMPLETE SECTION 1, 2, OR 3. DO NOT COMPLETE MORE THAN ONE SECTION

Section 1 - APPEAL FROM AN ADMINISTRATIVE DECISION

The undersigned alleges that an error has been made in the decision, determination or requirement by the Building
Inspector/Code Enforcement Officer on _____, relative to Article _____, Section _____ of the zoning
date
ordinance.

Section 2 - APPEAL FOR A SPECIAL EXCEPTION

The undersigned hereby requests a special exception as provided in Article 801, Section VIII of the zoning
ordinance.

Section 3 - APPEAL FOR A VARIANCE

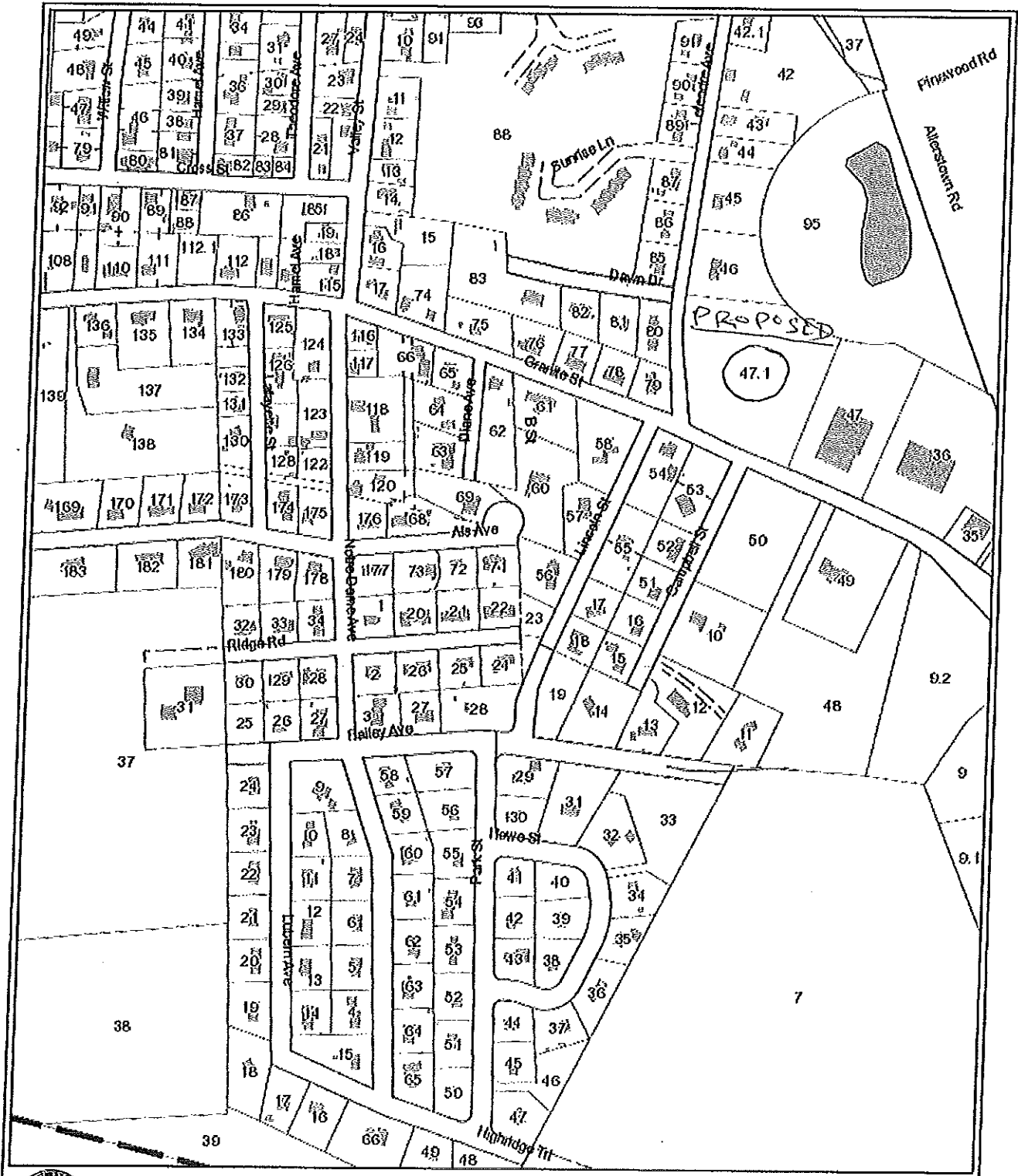
The undersigned hereby requests a variance to the terms of Article _____, Section _____ and asks that said
terms be waived to permit _____

Applicant Signature Jey Jandlen Date 1/31/15

PLEASE LIST ABUTTERS TO BE NOTIFIED ON REVERSE SIDE OF THIS APPLICATION

Received Stamp

LOCUS PLAN



Allenstown, NH
1 Inch = 321 Feet
February 19, 2015



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