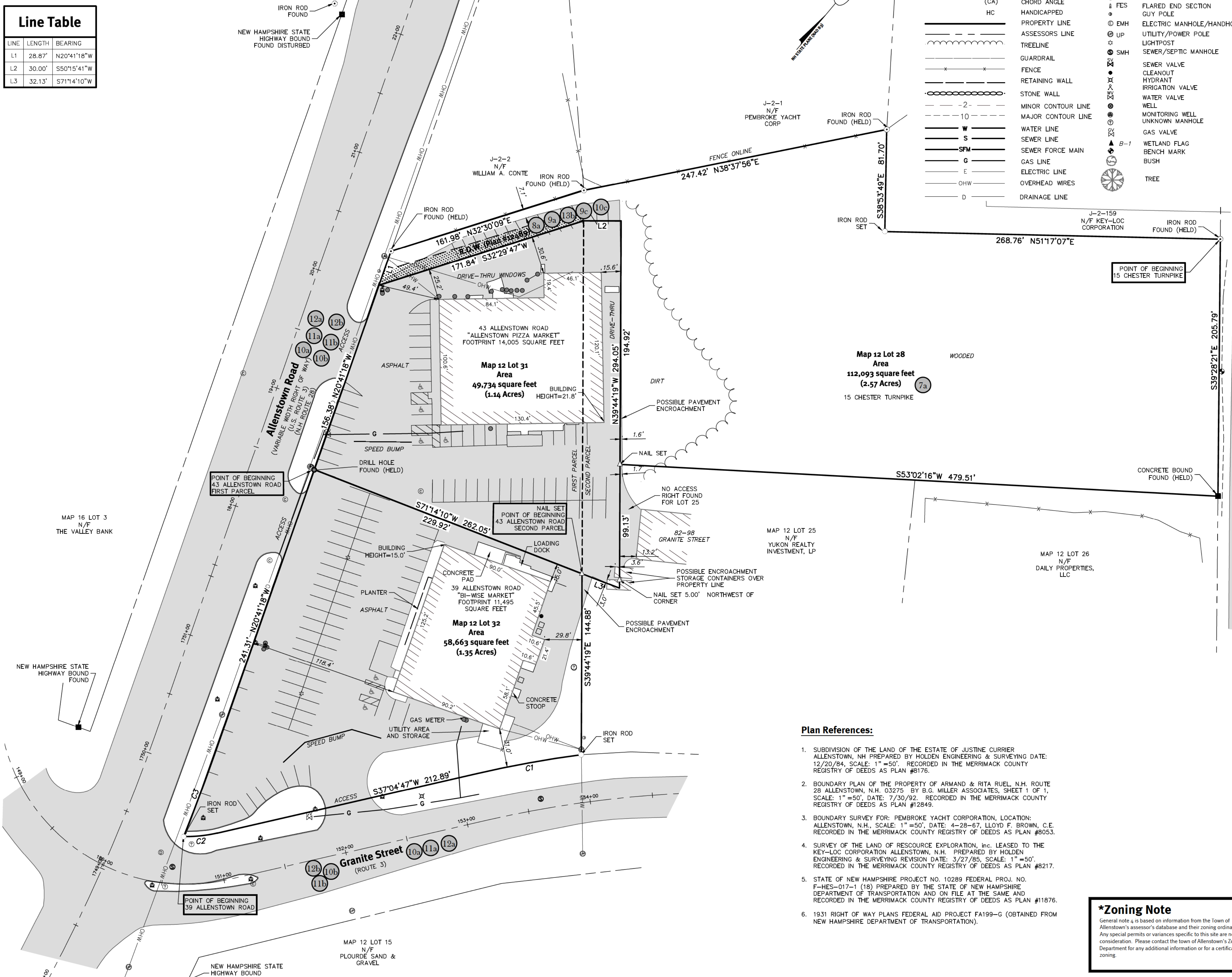


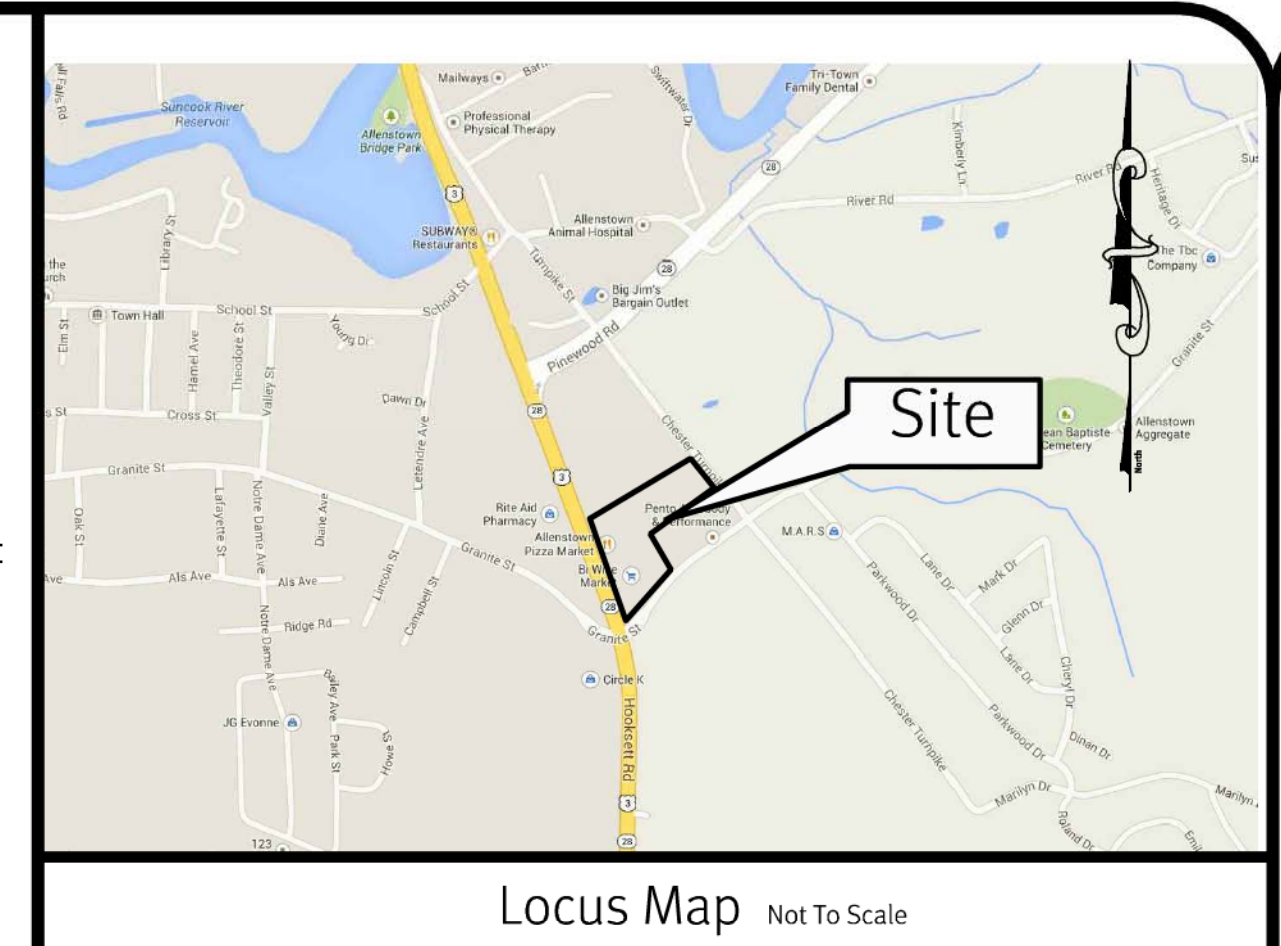
Curve Table						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C1	5°18'55"	919.73'	85.32'	42.69'	85.29'	S39°44'15"W
C2	13°55'30"	111.77'	27.16'	13.65'	27.10'	S44°02'32"W
C3	2°43'42"	1482.39'	70.59'	35.30'	70.59'	N19°19'27"W

Line Table		
LINE	LENGTH	BEARING
L1	28.87'	N20°41'18"W
L2	30.00'	S50°15'41"W
L3	32.13'	S71°14'10"W



Legend
NOT ALL ITEMS MAY APPEAR ON THIS PLAN

BUILDING	[Symbol]	NAIL FOUND/SET	[Symbol]
ASPHALT	[Symbol]	DRILL HOLE FOUND/SET	[Symbol]
AP	[Symbol]	IRON ROD/PIPE FOUND/SET	[Symbol]
N/F	[Symbol]	BOUND FOUND/SET	[Symbol]
(D)	[Symbol]	SIGN	[Symbol]
(M)	[Symbol]	BOLLARD	[Symbol]
(C)	[Symbol]	SOIL EVALUATION	[Symbol]
(CA)	[Symbol]	CATCH BASIN	[Symbol]
HC	[Symbol]	DOUBLE CATCH BASIN	[Symbol]
PROPERTY LINE	[Symbol]	DRAINAGE MANHOLE	[Symbol]
ASSESSOR'S PLAT	[Symbol]	FLARED END SECTION	[Symbol]
NOW OR FORMERLY	[Symbol]	GUY POLE	[Symbol]
DEED	[Symbol]	ELECTRIC MANHOLE/HANDHOLE	[Symbol]
MEASURED	[Symbol]	UTILITY/POWER POLE	[Symbol]
CALCULATED	[Symbol]	LIGHTPOST	[Symbol]
CHORD ANGLE	[Symbol]	SMH	[Symbol]
HANDICAPPED	[Symbol]	SEWER/SEPTIC MANHOLE	[Symbol]
TREELINE	[Symbol]	SEWER VALVE	[Symbol]
GUARDRAIL	[Symbol]	CLEANOUT	[Symbol]
FENCE	[Symbol]	HYDRANT	[Symbol]
RETAINING WALL	[Symbol]	IRRIGATION VALVE	[Symbol]
STONE WALL	[Symbol]	WATER VALVE	[Symbol]
MINOR CONTOUR LINE	[Symbol]	WELL	[Symbol]
MAJOR CONTOUR LINE	[Symbol]	MONITORING WELL	[Symbol]
W	[Symbol]	UNKNOWN MANHOLE	[Symbol]
S	[Symbol]	GAS VALVE	[Symbol]
SFM	[Symbol]	WETLAND FLAG	[Symbol]
G	[Symbol]	BENCH MARK	[Symbol]
E	[Symbol]	BUSH	[Symbol]
OHW	[Symbol]	TREE	[Symbol]
D	[Symbol]		

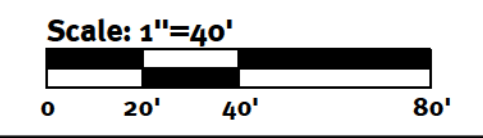


- General Notes**
- THE PARCELS ARE LOCATED IN THE TOWN OF ALLENTOWN ON MAP 12 LOTS 28, 31 & 32.
 - THE OWNER OF MAP 12 LOT 28 IS ROUTE 3 PARTNERS, LLC, PER DEED BOOK 3233 PAGE 1192; LOT 31 IS THE MARLAN GROUP, LLC, PER DEED BOOK 2913 PAGE 764; & LOT 32 IS BI-WISE MARKET LAND & BUILDING, LLC, PER DEED BOOK 3101 PAGE 1163.
 - THE PARCEL IS LOCATED IN ZONE X PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 33013C0677E, DATED APRIL 14, 2010.
 - THE PARCEL IS ZONED B - BUSINESS PER THE ASSESSOR'S ONLINE DATABASE. PLEASE CONTACT THE ZONING DEPARTMENT FOR ANY ADDITIONAL INFORMATION OR FOR A CERTIFICATE OF ZONING.
 - THERE WERE NO CEMETERIES, GRAVE SITES AND OR BURIAL GROUNDS OBSERVED WITHIN THE LIMITS OF THE SURVEY.
 - THERE WERE NO VISIBLE ABOVEGROUND ENCROACHMENTS OBSERVED, OTHER THAN SHOWN ON SURVEY.
 - FIELD SURVEY PERFORMED ON DECEMBER 4 & 6, 2013.
 - ALL UNDERGROUND UTILITIES SHOWN ON THIS PLAN HAVE BEEN LOCATED FROM FIELD SURVEY OBSERVATIONS ONLY TOGETHER WITH EXISTING PLANS BY OTHERS. DIPRETE ENGINEERING IS NOT RESPONSIBLE FOR MISSING UNDERGROUND UTILITIES, EITHER IN SERVICE OR ABANDONED, NOT OBSERVED AT THE TIME OF THE SURVEY. (PLEASE CONTACT DIGSAFE 72 WORKING HOURS PRIOR TO ANY CONSTRUCTION AT 1-800-344-7233).

- ALTA/ACSM Land Title Survey Notes**
- THE ADDRESS OF PARCEL IS SHOWN ON THE SURVEY.
 - LOT 28 - THERE WERE 0 REGULAR PARKING SPACES AND 0 HANDICAPPED PARKING SPACES, FOR A TOTAL OF 0 SPACES OBSERVED AT THE TIME OF THE FIELD SURVEY.
 - LOT 31 - THERE WERE 63 REGULAR PARKING SPACES AND 4 HANDICAPPED PARKING SPACES, FOR A TOTAL OF 67 SPACES OBSERVED AT THE TIME OF THE FIELD SURVEY.
 - LOT 32 - THERE WERE 71 REGULAR PARKING SPACES AND 3 HANDICAPPED PARKING SPACES, FOR A TOTAL OF 74 SPACES OBSERVED AT THE TIME OF THE FIELD SURVEY.
 - THE PARCELS HAVE DIRECT ACCESS TO GRANITE STREET, ALLENTOWN ROAD, AND CHESTER TURNPIKE PUBLIC RIGHT OF WAYS.
 - THERE ARE NO DIVIDING/PARTY WALLS LOCATED ALONG BOUNDARY OF THE PARCEL.
 - THERE WAS NO OBSERVED EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION AT THE TIME OF THE FIELD SURVEY.
 - THERE WAS NO OBVIOUS EVIDENCE OBSERVED OF A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL ON SITE AT THE TIME OF THE FIELD SURVEY. DIPRETE ENGINEERING IS NOT ACTING AS AN EXPERT IN ENVIRONMENTAL MATTERS IN REGARDS TO THIS SURVEY AND IS NOT RESPONSIBLE FOR WHAT A PHASE ONE ENVIRONMENTAL ASSESSMENTS OF THE SUBJECT SITE WOULD REVEAL.
 - RIGHT OF WAY LINES ADJACENT TO SUBJECT PARCEL ARE AS SHOWN.
 - THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED AT THE TIME OF THE FIELD SURVEY.

- Plan References:**
- SUBDIVISION OF THE LAND OF THE ESTATE OF JUSTINE CURRIER ALLENTOWN, NH PREPARED BY HOLDEN ENGINEERING & SURVEYING DATE: 12/20/84, SCALE: 1"=50', RECORDED IN THE MERRIMACK COUNTY REGISTRY OF DEEDS AS PLAN #8176.
 - BOUNDARY PLAN OF THE PROPERTY OF ARMAND & RITA RUEL, N.H. ROUTE 28 ALLENTOWN, N.H. 03275 BY B.G. MILLER ASSOCIATES, SHEET 1 OF 1, SCALE: 1"=50', DATE: 7/30/92, RECORDED IN THE MERRIMACK COUNTY REGISTRY OF DEEDS AS PLAN #12849.
 - BOUNDARY SURVEY FOR: PEMBROKE YACHT CORPORATION, LOCATION: ALLENTOWN, N.H., SCALE: 1"=50', DATE: 4-28-67, LLOYD F. BROWN, C.E. RECORDED IN THE MERRIMACK COUNTY REGISTRY OF DEEDS AS PLAN #8053.
 - SURVEY OF THE LAND OF RESOURCE EXPLORATION, INC. LEASED TO THE KEY-LOC CORPORATION ALLENTOWN, N.H. PREPARED BY HOLDEN ENGINEERING & SURVEYING REVISION DATE: 3/27/85, SCALE: 1"=50', RECORDED IN THE MERRIMACK COUNTY REGISTRY OF DEEDS AS PLAN #8217.
 - STATE OF NEW HAMPSHIRE PROJECT NO. 10289 FEDERAL PROJ. NO. F-HES-017-1 (18) PREPARED BY THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION AND ON FILE AT THE SAME AND RECORDED IN THE MERRIMACK COUNTY REGISTRY OF DEEDS AS PLAN #11876.
 - 1931 RIGHT OF WAY PLANS FEDERAL AID PROJECT FA199-G (OBTAINED FROM NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION).

***Zoning Note**
General note as based on information from the Town of Allentown's assessor's database and their zoning ordinance only. Any special permits or variances specific to this site are not taken into consideration. Please contact the town of Allentown's Zoning Department for any additional information or for a certificate of zoning.



Surveyor's Certificate

TO: AGROSSMAN SUNCOOK LLC, LOUIS J. GROSSMAN, TRUSTEE OF G LAND REALTY TRUST (NORFOLK), PENTUCKET BANK AND FIRST AMERICAN TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 7(A), 7(B), 7(C), 8, 9, 10(A), 11(A), 13, 14, 16 & 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 4 & 6, 2013.

DATE OF PLAT OR MAP: APRIL 2, 2014

CERTIFICATION PER RSA 676:18 III-I HEREBY CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAY SHOWN ARE THOSE OF PUBLIC AND PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

I HEREBY CERTIFY THAT THE SURVEY AND THIS PLAT WAS PREPARED BY ME OR THOSE UNDER MY DIRECT IMMEDIATE SUPERVISION.

MICHAEL E. GAVITT
12/14
PROFESSIONAL LAND SURVEYOR

JOINT BOARD OF LICENSURE & CERTIFICATION
STATE OF NEW HAMPSHIRE
TEMPORARY PERMIT #14-02
Issued December 17, 2013 Expires December 17, 2014

DIPRETE ENGINEERING
Two Stafford Court, Cranston, RI 02920
Tel: 401-943-1000 Fax: 401-64-6606 www.DIPRETE-Eng.com

Engineers • Planners • Surveyors

ALTA/ACSM Land Title Survey
Allentown Road
Allentown, New Hampshire

The Grossman Companies, Inc.
859 Willard Street, Suite 501, Quincy, Massachusetts 02269
Tel: 617-472-2049

DE Job No. 1725-004 Copyright 2013 by Diprete Engineering Associates, Inc.

APPLICANT: THE GROSSMAN COMPANIES, INC. ALTA/ACSM Land Title Survey No. Date Description M.E.G. E.L.T. By: Drawn By: E.L.T.

SHEET 1 OF 2

15 Chester Turnpike

Legal Description of Record

FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER: NCS-636374-B051 DECEMBER 23, 2013 AT 7:30AM

REAL PROPERTY IN THE CITY OF ALLENSTOWN, COUNTY OF MERRIMACK, STATE OF NEW HAMPSHIRE, DESCRIBED AS FOLLOWS:

A CERTAIN PARCEL OF LAND, WITH THE BUILDINGS THEREON, IF ANY, SITUATED IN ALLENSTOWN, COUNTY OF MERRIMACK AND STATE OF NEW HAMPSHIRE, AND BEING SHOWN AS LOT #2 ON PLAN ENTITLED "SUBDIVISION OF THE LAND OF THE STATE OF JUSTINE CURRIER, ALLENSTOWN, N.H.," DATED DECEMBER 20, 1984 AND RECORDED IN THE MERRIMACK COUNTY REGISTRY OF DEEDS AS PLAN #8176.

BEGINNING AT A POINT ON THE WESTERLY SIDE OF TURNPIKE ROAD AT THE SOUTHEASTERLY CORNER OF PROPERTY OWNED BY KEY-LOC CORPORATION; THENCE ALONG THE WESTERLY SIDE OF TURNPIKE ROAD, S 23° 29' 25" E, 205.79 FEET TO A STONE BOUND AT LANDS OF THE GRANTOR, SAID POINT BEING THE SOUTHEASTERLY CORNER OF THE WITHIN DESCRIBED PREMISES; THENCE ALONG OTHER LANDS OF THE GRANTOR, S 69° 01' 12" W, 479.51 FEET TO A REINFORCING ROD AT LANDS OF SUBURBAN FURNITURE, INC.; THENCE ALONG LANDS OF SUBURBAN FURNITURE, INC., THE FOLLOWING COURSES AND DISTANCES: N 23° 45' 23" W, 194.92 FEET; S 66° 14' 38" W, 30.00 FEET; S 48° 29' 41" W, 172.09 FEET TO A POINT ON THE EASTERLY SIDE OF ROUTE 3; N 04° 38' 06" W, 29.29 FEET TO A POINT AT LAND OF WILLIAM A. CONTE, THENCE ALONG LAND OF WILLIAM A. CONTE, N 48° 29' 41" E 162.01 FEET TO A POINT AT LAND OF KEY LOC CORPORATION; THENCE ALONG LANDS OF KEY-LOC CORPORATION, THE FOLLOWING COURSES AND DISTANCES: N 54° 44' 23" E, 247.35 FEET, S 22° 54' 53" E, 81.50 FEET; N 67° 16' 03" E, 268.76 FEET TO THE POINT OF BEGINNING, CONTAINING APPROXIMATELY 2.575 ACRES.

SUBJECT TO A SLOPE AND DRAINAGE EASEMENT TO THE STATE OF NEW HAMPSHIRE DATED APRIL 15, 1997 AND RECORDED IN THE MERRIMACK COUNTY REGISTRY OF DEEDS BOOK 2052, PAGE 1348. SEE ALSO PLAN NO. 13947.

MEANING AND INTENDING TO DESCRIBE AND CONVEY THE SAME PREMISES CONVEYED TO JACQUELINE L. MASON, TRUSTEE OF THE JACQUELINE L. MASON LIVING TRUST BY WARRANTY DEED OF JACQUELINE L. MASON.

Notes Corresponding to Schedule B Exceptions:

FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER: NCS-636374-B051 DECEMBER 23, 2013 AT 7:30AM

- 7a ANY AND ALL MATTERS AS SHOWN ON A PLAN ENTITLED, "SUBDIVISION OF THE LAND OF THE ESTATE OF JUSTINE CURRIER, ALLENSTOWN, N.H. RECORDED FEBRUARY 20, 1985 AS PLAN NO. 8176. RESPONSE: LOT 28 SHOWN ON SURVEY.
8a ANY AND ALL MATTERS AS SHOWN ON A PLAN ENTITLED, "BOUNDARY PLAN OF THE PROPERTY OF ARMAND & RITA RUEL, N.H. ROUTE 28, ALLENSTOWN, N.H. 03275" PREPARED BY B. G. MILLER ASSOCIATES AND RECORDED AUGUST 25, 1992 AS PLAN NO. 12489. RESPONSE: SHOWN ON SURVEY.
9a THE PROPERTY WAS CONVEYED SUBJECT TO AND TOGETHER WITH THE USE OF A 24 FOOT STRIP OF LAND IN CONJUNCTION WITH JUSTINE CURRIER, HER HEIRS AND ASSIGNS AS DESCRIBED IN THE DEED OF JUSTINE CURRIER TO SUBURBAN FURNITURE, INC. DATED AUGUST 22, 1970 AND RECORDED AT BOOK 1078, PAGE 254, AND IN THE DEED OF SUBURBAN FURNITURE, INC. TO JUSTINE CURRIER DATED AUGUST 31, 1970 AND RECORDED AT BOOK 1078, PAGE 255. RESPONSE: SHOWN ON SURVEY.
10a ANY AND ALL MATTERS AS SHOWN, NOTED OR REFERENCED ON A FEDERAL HIGHWAY RIGHT-OF-WAY PLAN RECORDED NOVEMBER 13, 1990 IN THE MERRIMACK COUNTY REGISTRY OF DEED AS PLAN #11876. RESPONSE: US ROUTE 3 AND NH ROUTE 28 SHOWN ON SURVEY.
11a POSSIBLE EFFECT OF A SLOPE AND DRAINAGE EASEMENT BY CHARLES W. CURRIER, JR. PHILIP L. CURRIER, JOHN L. CURRIER AND JACQUELINE MASON TO THE STATE OF NEW HAMPSHIRE DATED APRIL 15, 1997 AND RECORDED APRIL 15, 1997 AT BOOK 2052, PAGE 1348. US ROUTE 3 AND SHOWN ON SURVEY.
12a TITLE TO AND RIGHTS OF THE PUBLIC AND OTHERS ENTITLED THERETO IN AND TO THOSE PORTIONS OF INSURED PREMISES LYING WITHIN THE BOUNDS OF ADJACENT STREETS, ROADS, AND WAYS, INCLUDING N.H. ROUTE 3 & 28 AND CHESTER TURNPIKE. RESPONSE: US ROUTE 3, NH ROUTE 28 AND CHESTER TURNPIKE SHOWN ON SURVEY.

39 Allenstown Road

Legal Description of Record

FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER: NCS-636374-B051 DECEMBER 19, 2013 AT 10:00AM

REAL PROPERTY IN THE CITY OF ALLENSTOWN, COUNTY OF MERRIMACK, STATE OF NEW HAMPSHIRE, DESCRIBED AS FOLLOWS:

A CERTAIN TRACT OR PARCEL OF LAND WITH THE BUILDINGS THEREON, SITUATED ON THE EASTERLY SIDE OF STATE HIGHWAY #3 IN ALLENSTOWN, COUNTY OF MERRIMACK AND STATE OF NEW HAMPSHIRE, FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIPE AT THE INTERSECTION OF STATE HIGHWAY #3 AND GRANITE STREET, SAID BOUND BEING THE NORTHEAST CORNER OF SAID INTERSECTION; THENCE

- 1. EASTERLY ALONG THE NORTHERLY LINE OF GRANITE STREET THREE HUNDRED THIRTY-THREE (333) FEET, MORE OR LESS, TO LAND NOW OR FORMERLY OF CHARLES AND JUSTINE CURRIER; THENCE
2. NORTHERLY ALONG SAID CURRIER'S LAND ONE HUNDRED AND THIRTY-NINE AND FIVE-TENTHS (139.5) FEET TO A STAKE; THENCE
3. SOUTH 84° 57' WEST BY AND ALONG LAND NOW OR FORMERLY OF SUBURBAN FURNITURE, INC., TWO HUNDRED AND THIRTY-THREE (233) FEET TO SAID HIGHWAY #3; THENCE
4. SOUTHERLY ALONG THE EASTERLY SIDE OF SAID ROUTE #3 THREE HUNDRED AND ELEVEN (311) FEET, MORE OR LESS, TO THE BOUND BEGUN AT.

Notes Corresponding to Schedule B Exceptions:

FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER: NCS-636374-B051 DECEMBER 19, 2013 AT 10:00AM

- 8b NOTICE OF LEASE BY BI-WISE MARKET LAND & BUILDING, LLC AND BI-WISE MARKET, INC. DATED DECEMBER 23, 2008 AND RECORDED DECEMBER 29, 2008 AT BOOK 3102, PAGE 119. RESPONSE: NOT PLOTTABLE.
9b COVENANTS AND RESTRICTIONS AS DESCRIBED IN THE DEED OF SUBURBAN FURNITURE, INC. TO G.C.B., INC. DATED MAY 6, 1966 AND RECORDED AT BOOK 983, PAGE 440, WHICH PROVIDES THAT THE BIWISE PROPERTY WILL BE USED FOR A SUPERMARKET AND THE ADJUTING PROPERTY WILL BE USED FOR A RETAIL FURNITURE STORE; THAT THE PARTIES AGREE TO A MUTUAL PARKING LOT BETWEEN THE ADJUTING PROPERTIES AND THAT NO BARRIERS WILL BE ERCTED AND THAT NEITHER PROPERTY WILL BE USED IN ANY WAY TO COMPETE WITH THE OTHER. RESPONSE: NOT PLOTTABLE.
10b ANY AND ALL MATTERS AS SHOWN, NOTED OR REFERENCED ON A FEDERAL HIGHWAY RIGHT-OF-WAY PLAN RECORDED NOVEMBER 13, 1990 IN THE MERRIMACK COUNTY REGISTRY OF DEEDS AS PLAN #11876. RESPONSE: US ROUTE 3 AND NH ROUTE 28 SHOWN ON SURVEY.
11b TITLE TO AND RIGHTS OF THE PUBLIC AND OTHERS ENTITLED THERETO IN AND TO THOSE PORTIONS OF INSURED PREMISES LYING WITHIN THE BOUNDS OF ADJACENT STREETS, ROADS, AND WAYS, INCLUDING N. H. ROUTE 3 AND 28 AND GRANITE STREET. RESPONSE: US ROUTE 3 AND NH ROUTE 28 SHOWN ON SURVEY.
12b COVENANTS AND OBLIGATIONS RELATING TO FENCING ALONG HIGHWAY FRONTAGE SET FORTH IN THE DEED FROM HILAIRE DROLET TO STATE OF NEW HAMPSHIRE DATED JANUARY 8, 1931 AND RECORDED IN THE MERRIMACK COUNTY REGISTRY OF DEEDS MARCH 11, 1931 AT BOOK 514, PAGE 574, TO THE EXTENT THE SAME AFFECTS THE LAND. RESPONSE: US ROUTE 3 AND NH ROUTE 28 SHOWN ON SURVEY.
13b ANY AND ALL MATTERS AS SHOWN ON A PLAN ENTITLED, "BOUNDARY PLAN OF THE PROPERTY OF ARMAND & RITA RUEL, N.H. ROUTE 28, ALLENSTOWN, N.H. 03275" PREPARED BY B. G. MILLER ASSOCIATES AND RECORDED AUGUST 25, 1992 AS PLAN NO. 12489. RESPONSE: SHOWN ON SURVEY.

43 Allenstown Road

Legal Description of Record

FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER: NCS-636374-B051 NOVEMBER 18, 2013 AT 3:00PM

REAL PROPERTY IN THE CITY/TOWN OF ALLENSTOWN, COUNTY OF MERRIMACK, STATE OF NEW HAMPSHIRE, DESCRIBED AS FOLLOWS: TWO CERTAIN TRACTS OR PARCELS OF LAND, WITH IMPROVEMENTS THEREON, IF ANY SITUATE IN THE TOWN OF ALLENSTOWN, COUNTY OF MERRIMACK AND STATE OF NEW HAMPSHIRE, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

FIRST PARCEL:

A CERTAIN PARCEL OF LAND TOGETHER WITH THE BUILDINGS THEREON SITUATED ON THE EASTERLY SIDE OF STATE HIGHWAY #3 IN SAID ALLENSTOWN, IN THE COUNTY OF MERRIMACK AND STATE OF NEW HAMPSHIRE, FURTHER BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EASTERLY SIDE OF STATE HIGHWAY #3 SAID POINT BEING 311 FEET NORTHERLY OF A STAKE AND IRON PIPE AT THE INTERSECTION OF STATE HIGHWAY #3 AND GRANITE STREET; THENCE RUNNING N 84° 57' E A DISTANCE OF 233 FEET TO LAND NOW OR FORMERLY OF CHARLES AND JUSTINE CURRIER; THENCE TURNING AND RUNNING NORTHERLY BY SAID CURRIER LAND A DISTANCE OF 282.5 FEET TO LAND NOW OR FORMERLY OF SAID CURRIER; THENCE TURNING AND RUNNING WESTERLY BY SAID CURRIER LAND A DISTANCE OF 172 FEET, MORE OR LESS, TO SAID HIGHWAY #3; THENCE TURNING AND RUNNING SOUTHERLY BY THE EASTERLY SIDE OF ROUTE #3 A DISTANCE OF 165 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

SUBJECT TO THE TERMS AND CONDITIONS SET FORTH IN A DEED FROM SUBURBAN FURNITURE, INC. TO G.C.B., INC., DATED MAY 6, 1966, RECORDED WITH SAID DEEDS, BOOK 983, PAGE 440, INSOFAR AS THE SAME MAY STILL BE IN FORCE AND APPLICABLE.

SECOND PARCEL:

A CERTAIN PARCEL OF LAND, WITH THE BUILDINGS THEREON, IF ANY, SITUATED IN SAID ALLENSTOWN, COUNTY OF MERRIMACK AND STATE OF NEW HAMPSHIRE, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN AT THE SOUTHEAST CORNER OF THE FIRST PARCEL ABOVE DESCRIBED; THENCE RUNNING N 64° 26' E A DISTANCE OF 31.67 FEET TO A POINT; THENCE TURNING AND RUNNING N 24° 16' W A DISTANCE OF 292.65 FEET TO A POINT; THENCE TURNING AND RUNNING S 65° 44' W A DISTANCE OF 30 FEET TO THE FIRST PARCEL ABOVE DESCRIBED; THENCE TURNING AND RUNNING S 24° 16' E BY SAID FIRST PARCEL A DISTANCE OF 282.50 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THE RIGHT OF WAY FOR ALL PURPOSES OVER, UPON AND ACROSS A STRIP OF LAND NOW OR FORMERLY OF JUSTINE CURRIER TWELVE (12) FEET WIDE RUNNING FROM STATE HIGHWAY #3 NORTHEASTERLY TO SAID SECOND PARCEL.

Notes Corresponding to Schedule B Exceptions:

FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER: NCS-636374-B051 DECEMBER 19, 2013 AT 10:00AM

- 7c SUBJECT TO A NOTICE OF LEASE BETWEEN ROLAND P. GOSSELIN AND CECILE G. GOSSELIN AS CO-PARTNERS D/B/A BATES REALTY (LESSOR) AND CAMCO, INC. (LESSEE) DATED OCTOBER 1, 1999 AND RECORDED FEBRUARY 7, 2000 AT BOOK 2193, PAGE 1017 IN SAID REGISTRY IN WHICH THE LESSOR LEASES 1,600 SQUARE FEET OF SPACE ON THE GROUND FLOOR OF THE SUBJECT PROPERTY FOR A TERM OF 10 YEARS COMMENCING ON OCTOBER 1, 1999 AND ENDING ON SEPTEMBER 30, 2009 WITH TWO (2) SUCCESSIVE OPTIONS OF 5 YEAR RENEWALS, ASSIGNED TO THE MARLAN GROUP LLC ON JULY 25, 2006 AT BOOK 2913, PAGE 759. LEASE SUBORDINATION AND NON DISTURB AGREEMENT BY THE MARLAN GROUP, LLC AND TO BANKNOTH, N.A. DATED AUGUST 31, 2006 AND RECORDED MAY 23, 2007 AT BOOK 2989, PAGE 1834. RESPONSE: NOT PLOTTABLE.
8c COVENANTS AND RESTRICTIONS AS DESCRIBED IN THE DEED OF SUBURBAN FURNITURE, INC. TO C.B INC. DATED MAY 6, 1966 AND RECORDED AT BOOK 983, PAGE 440 IN SAID REGISTRY WHICH PROVIDES THAT THE BIWISE PROPERTY WILL BE USED FOR A SUPERMARKET AND THE SUBJECT PROPERTY WILL BE USED FOR A RETAIL FURNITURE STORE; THAT THE PARTIES AGREE TO A MUTUAL PARKING LOT BETWEEN THE SUBJECT PROPERTY AND THE BIWISE PROPERTY AND THAT NO BARRIERS WILL BE ERCTED AND THAT THE SUBJECT PROPERTY WILL NOT BE USED IN ANY WAY TO COMPETE WITH THE BIWISE PROPERTY AND VICE VERSA. RESPONSE: NOT PLOTTABLE.
9c SUBJECT TO AN TOGETHER WITH THE USE OF A 24 FOOT STRIP OF LAND IN CONJUNCTION WITH JUSTINE CURRIER, HER HEIRS AND ASSIGNS AS DESCRIBED IN THE DEED OF JUSTINE CURRIER TO SUBURBAN FURNITURE, INC. DATED AUGUST 22, 1970 AND RECORDED AT BOOK 1078, PAGE 254 AND IN THE DEED OF SUBURBAN FURNITURE, INC. TO JUSTINE CURRIER DATED AUGUST 31, 1970 AND RECORDED AT BOOK 1078, PAGE 255 ALL IN SAID REGISTRY. RESPONSE: SHOWN ON SURVEY.
10c ANY AND ALL MATTERS AS SHOWN ON A PLAN ENTITLED, "BOUNDARY PLAN OF THE PROPERTY OF ARMAND & RITA RUEL, N.H. ROUTE 28, ALLENSTOWN, N.H. 03275" PREPARED BY B. G. MILLER ASSOCIATES AND RECORDED AUGUST 25, 1992 AS PLAN NO. 12489. RESPONSE: SHOWN ON SURVEY.

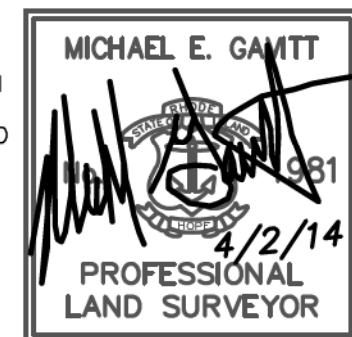
Surveyor's Certificate

TO: AGROSSMAN SUNCOOK LLC, LOUIS J. GROSSMAN, TRUSTEE OF G LAND REALTY TRUST (NORFOLK), PENTUCKET BANK AND FIRST AMERICAN TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 7(A), 7(B), 7(C), 8, 9, 10(A), 11(A), 13, 14, 16 & 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 4 & 6, 2013. DATE OF PLAT OR MAP: APRIL 2, 2014

CERTIFICATION PER RSA 676:18 III-"I HEREBY CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC AND PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

I HERE CERTIFY THAT THE SURVEY AND THIS PLAT WAS PREPARED BY ME OR THOSE UNDER MY DIRECT IMMEDIATE SUPERVISION.



JOINT BOARD OF LICENSURE & CERTIFICATION STATE OF NEW HAMPSHIRE TEMPORARY PERMIT #14-02 Issued December 17, 2013 Expires December 17, 2014

ALTA/ACSM Land Title Survey Allenstown Road

Applicant: The Grossman Companies, Inc. 859 Willard Street, Suite 501, Quincy, Massachusetts 02269 tel: 617-472-2049

DiPrete Engineering logo and contact information: Two Stafford Court, Cranston, RI 02920, tel: 401-943-1000 fax: 401-641-6006 www.DiPrete-Eng.com

Engineers • Planners • Surveyors

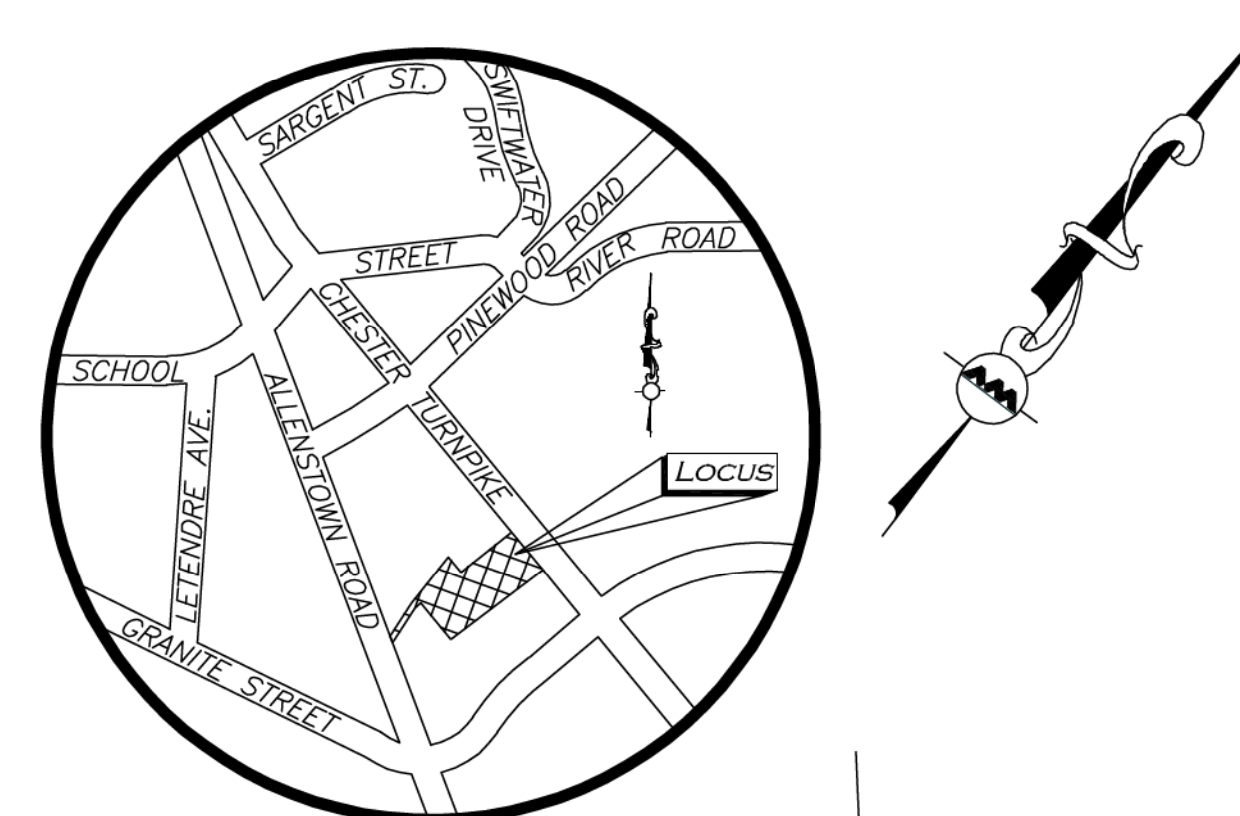
Table with columns: No., Date, Description, M.E.C. E.T.I., By: and rows for ALTA/ACSM Land Title Survey.

PLAN REFERENCES

- SEE: "SUBDIVISION OF THE LAND OF THE ESTATE OF JUSTINE CURRIER ALLENSTOWN, NH, DATED: 01/21/1985 REV., SCALE: 1"=50'," PREPARED BY HOLDEN ENGINEERING & SURVEYING, INC. RECORDED AS MCRD PLAN #8176.
- SEE: "SURVEY OF THE LAND OF RESOURCE EXPLORATION, INC. LEASED TO THE KEY-LOC CORPORATION ALLENSTOWN, NH, DATED: 03/19/1985 REV., SCALE: 1"=50'," PREPARED BY HOLDEN ENGINEERING & SURVEYING, INC. RECORDED AS MCRD PLAN # 8217.
- SEE: "BOUNDARY SURVEY FOR PEMBROKE YACHT CORPORATION IN ALLENSTOWN, NH, DATED: 04/28/1967, SCALE: 1"=50'," PREPARED BY: LLOYD F. BROWN C.E. RECORDED AS MCRD PLAN #8053.
- SEE: "NH DEPARTMENT OF TRANSPORTATION PLAN PROJECT F-HES-017-1(18) NH PROJECT NO. 10289, US RTE. 3 / NH RTE 28 INTERSECTION WITH GRANITE STREET," RECORDED DATE: 11/13/1990, RECORDED AS MCRD PLAN NO. 11876.
- SEE: "BOUNDARY PLAN OF THE PROPERTY OF ARMAND & RITA RUEL NH ROUTE 28 ALLENSTOWN, NH 03275, DATED: 07/30/1992, SCALE: 1"=50', PREPARED BY: B.G. MILLER ASSOCIATES, RECORDED AS MCRD PLAN # 12489.
- SEE: "THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY PLANS OF PROPOSED BETTERMENT, NH PROJECT NO. 12039, US ROUTE 3 & NH ROUTE 28, TOWN OF ALLENSTOWN, NH COUNTY OF MERRIMACK, RECORDED DATE: MAY 07, 1997, RECORDED AS MCRD PLAN NO. 13947.
- SEE: "SIDEWALK CONSTRUCTION PLAN PREPARED FOR THE TOWN OF ALLENSTOWN TAX MAP 109 / LOT 27 GRANITE STREET & CHESTER TURNPIKE COUNTY OF MERRIMACK, ALLENSTOWN, NH, DATED: 11/20/2014, SCALE: 1"=20'," PREPARED BY HAIGHT ENGINEERING, PLLC, RECORDED AS MCRD PLAN # 20623.
- SEE: "ALTA/ACSM LAND TITLE SURVEY ALLENSTOWN ROAD, ALLENSTOWN, NEW HAMPSHIRE, FOR THE GROSSMAN COMPANIES, INC., DATED: 04/02/2014 REV., SCALE: 1"=40'," PREPARED BY DIPRETE ENGINEERING, PLAN IS UNRECORDED.

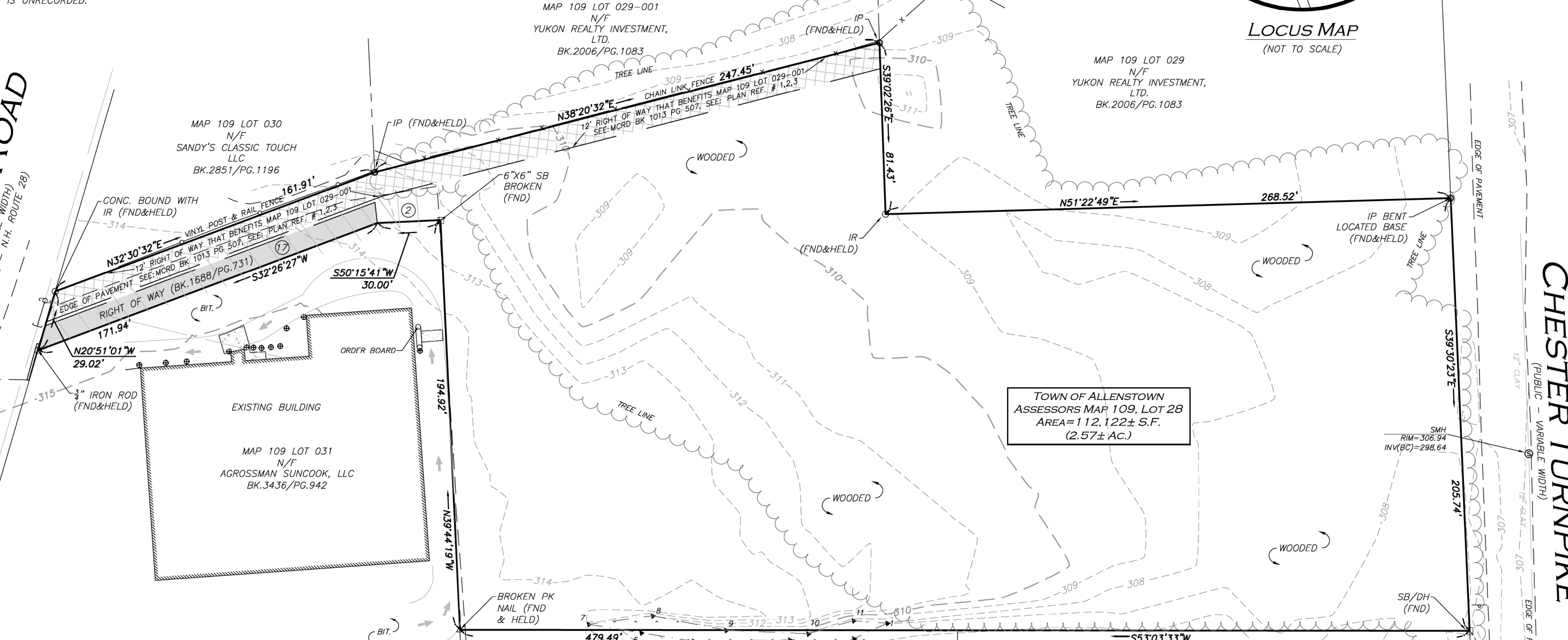
LOCUS REFERENCES

- TOWN OF ALLENSTOWN ASSESSORS MAP 109, LOT 28
 - DEED BOOK 3436, PAGE 945
 - LOT 2 ON PLAN #8176
 - BOOK 2052 PAGE 1348 SLOPE & DRAINAGE EASEMENT
 - BOOK 1688 PAGE 731 RIGHT OF WAY
 - BOOK 1013 PAGE 507 12' WIDE RIGHT OF WAY
- NOTES**
- NORTH ARROW IS BASED ON NEW HAMPSHIRE STATE PLAN COORDINATE SYSTEM (NAD 83).
 - BOOK/PAGE AND PLAN REFERENCES ARE TAKEN FROM MERRIMACK COUNTY REGISTRY OF DEEDS IN CONCORD, NH.
 - VERTICAL DATUM IS NAVD 88.
 - CONTOUR INTERVAL IS ONE FOOT (1').
 - WETLAND FLAGS SHOWN HEREON WERE SET BY TES ENVIRONMENTAL CONSULTANTS, LLC ON DECEMBER 1, 2015.
 - THE PROPERTY IS WITHIN THE TOWN OF ALLENSTOWN BUSINESS DISTRICT AND GROUNDWATER PROTECTION DISTRICT.

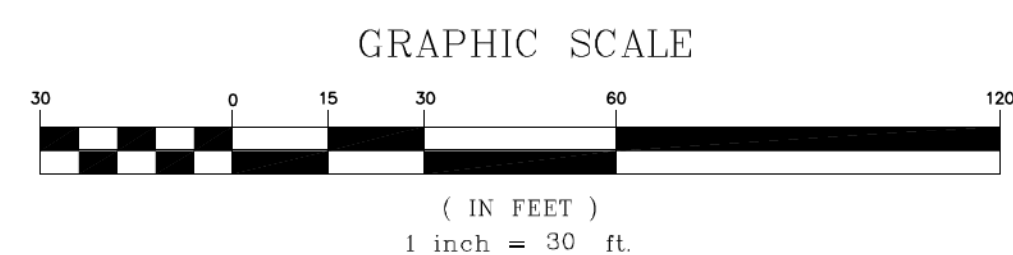


ALLENSTOWN ROAD
(PUBLIC - VARIABLE WIDTH)
(U.S. ROUTE 3 - NH. ROUTE 28)

CHESTER TURNPIKE
(PUBLIC - VARIABLE WIDTH)



LEGEND	
STONE BOUND (SB)	□
IRON PIPE (IP)	○
IRON ROD (IR)	◊
SEWER MANHOLE (SMH)	⊙
UTILITY POLE	⊕
GUY WIRE	—
BOLLARD	⊕
SIGN	⊕
SIGN	⊕
WETLAND FLAG	▶ 31
PAINTED ARROW	→
PARKING SPACE COUNT	Ⓟ
CONCRETE	▣
WETLAND AREA	▨
BUILDING	▭
WETLAND	▨
EASEMENT LINE	—
TREE LINE	~
1' CONTOUR	---307---
5' CONTOUR	---310---
PROPERTY LINE	—
ABUTTERS LINE	—
EDGE OF PAVEMENT	—
CURB	—
CHAIN LINK FENCE	-x-
STOCKADE FENCE	-o-
VINYL POST & RAIL FENCE	-o-
SEWER LINE	-s-
OVERHEAD WIRES	-ohw-
BITUMINOUS	-bit-
BOTTOM CENTER	(BC)
STONE BOUND W/DRILL HOLE	SB/DH
BUILDING FOUND	FND
NOW OR FORMERLY	N/F
BOOK	BK.
PAGE	PG.

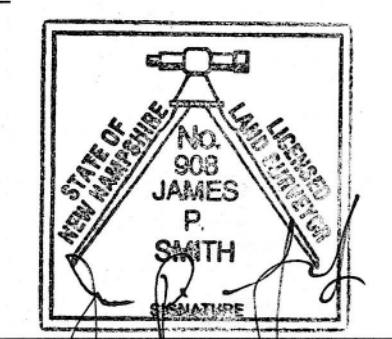


N:\PROJECTS\2047-04\SURVEY\DRAWINGS\5-2047-04-EC.DWG
FB# 1716 PG. 70

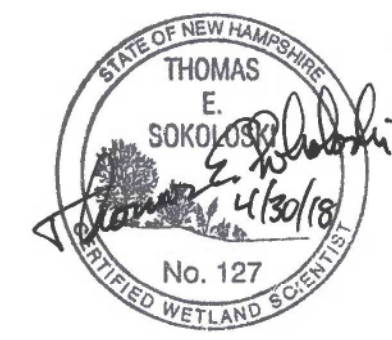
THIS PLAN IS THE RESULT OF AN ACTUAL ON THE GROUND SURVEY PERFORMED ON OR BETWEEN JANUARY 4, 2016 THRU MARCH 30, 2018 AND HAD AN ERROR OF CLOSURE OF NO GREATER THAN 1/10,000.

ALLEN & MAJOR ASSOCIATES, INC.

4/04/2018
DATE



LICENSED LAND SURVEYOR FOR ALLEN & MAJOR ASSOCIATES, INC.



REV	DATE	DESCRIPTION

APPLICANT/OWNER:
**201 HIGHLAND, LLC
679 FIRST NH TURNPIKE
NORTHWOOD, NH 03261**

PROJECT:
**15 CHESTER TURNPIKE
ALLENSTOWN, NH**

PROJECT NO. 2047-04 DATE: 04/03/18
SCALE: 1" = 30' DWG. NAME: S-2047-04-EC
DRAFTED BY: COB/AJR CHECKED BY: KJK/KKC/JPS

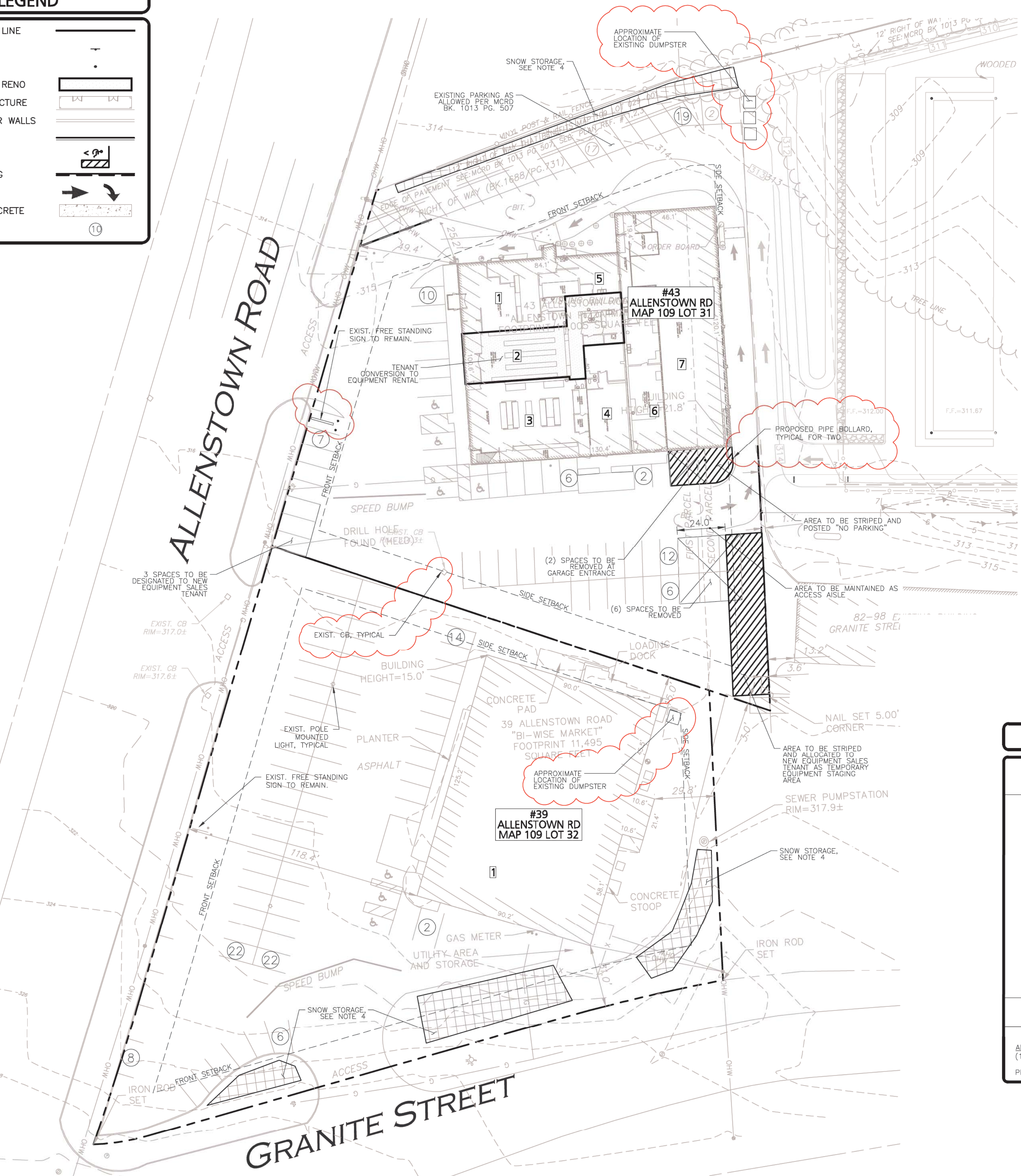
ALLEN & MAJOR ASSOCIATES, INC.
civil & structural engineering • land surveying
environmental consulting • landscape architecture
www.allenmajor.com
100 COMMERCE WAY
P.O. BOX 2118
WOBURN MA 01888-0118
TEL: (781) 935-6889
FAX: (781) 935-2896
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DRAWING TITLE: **EXISTING CONDITIONS** SHEET No. **V-1**

LEGEND

- PROP. PROPERTY LINE
- SIGN
- BOLLARD
- BUILDING TENANT RENO
- BUILDING ARCHITECTURE
- BUILDING INTERIOR WALLS
- CURB
- PARKING STRIPING
- ROADWAY STRIPING
- TRAFFIC ARROWS
- HEAVY DUTY CONCRETE
- PARKING COUNT



WAIVERS

1. SITE PLAN REGULATION SECTION 6.02(b) AND 6.02(f) TO NOT SHOW THE SIZE AND LOCATION OF EXISTING WATER AND SEWER LINES ON THE PLANS.

GENERAL NOTES

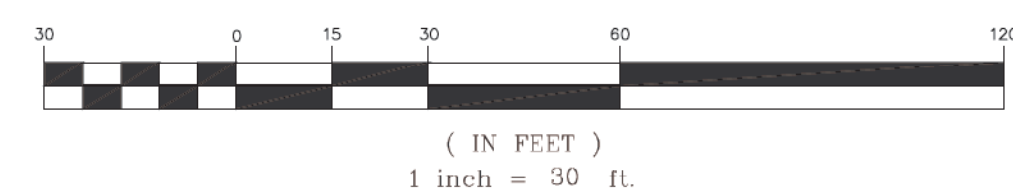
1. THE PURPOSE OF THIS PLAN IS TO REQUEST A CHANGE OF USE FOR TENANT SPACE #2 WITHIN THE EXISTING PLAZA AT 43 ALLENSTOWN ROAD. THE SPECIFIC TENANT SPACE IS TO BE CONVERTED FROM A PHARMACY TO A LANDSCAPE EQUIPMENT RENTAL FACILITY.
2. A SPECIAL EXCEPTION WAS GRANTED BY THE ALLENSTOWN ZONING BOARD OF APPEALS ON NOVEMBER 20, 2019 (CASE#1019-07) TO ALLOW THE SALE/RENTAL OF MOTORIZED EQUIPMENT (ARTICLE VIII SECTION 802.F.) IN SUPPORT OF THIS TENANT SPACE.
3. NO BUILDING ADDITIONS NOR CREATION OF IMPERVIOUS AREA IS PROPOSED AS PART OF THIS PLAN.
4. SNOW SHALL BE TAKEN OFF-SITE ONCE SNOW STORAGE AREAS ON SITE BECOME INADEQUATE AND BEGIN TO BLOCK ACCESS TO AND FROM THE SITE OR BLOCK THE USE OF ON-SITE PARKING. ANY EXCESS WILL BE TRUCKED OFF-SITE & DISPOSED OF IN ACCORDANCE WITH THE TOWN OF ALLENSTOWN.
5. EXISTING CONDITIONS PROVIDED BY THE CLIENT. PLAN REFERENCE: "ALTA/ASCM LAND TITLE SURVEY ALLENSTOWN ROAD", PREPARED FOR: THE GROSSMAN COMPANIES, INC., PREPARED BY: DIPRETE ENGINEERING, DATED: 4/2/2014.
6. ADDITIONAL EXISTING INFORMATION BASED UPON PLAN ENTITLED "EXISTING CONDITIONS - V-1", PREPARED BY ALLEN & MAJOR ASSOCIATES, INC., DATED 04/08/2018.
7. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR IT'S REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
8. THE INFORMATION SHOWN ON THIS PLAN IS THE SOLE PROPERTY OF ALLEN & MAJOR ASSOCIATES, INC. ITS INTENDED USE IS TO PROVIDE INFORMATION. ANY ALTERATION, MISUSE, OR RECALCULATION OF INFORMATION OR DATA WITHOUT THE EXPRESSED, WRITTEN CONSENT OF ALLEN & MAJOR ASSOCIATES, INC. IS STRICTLY PROHIBITED. THE TOWN MAY AS PART OF ITS PUBLIC NOTIFICATION PROCESS UTILIZE THIS PLAN FOR INFORMATIONAL PURPOSES.
9. THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR CONDITIONS OF THE SITE. THESE PLANS PREPARED BY ALLEN & MAJOR ASSOCIATES, INC. DO NOT EXTEND TO, NOR INCLUDE SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR THE EMPLOYEES, AGENTS OF REPRESENTATIVES IN PERFORMANCE OF THE WORK. THE SEAL OF THE ARCHITECT OR ENGINEER HEREON DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PREPARE TO OBTAIN THE APPROPRIATE SAFETY SYSTEMS THAT MAY BE REQUIRED BY THE US OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND/OR LOCAL REGULATIONS.
10. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORK SCOPE PRIOR TO THE START OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DRAWINGS, SPECIFICATIONS, OR RELATIVE CODES, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ENGINEER AND/OR ARCHITECT PRIOR TO START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE ENGINEER AND/OR ARCHITECT SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF WORK AND/OR DESIGN INTENT OF THE DRAWINGS AND IN FULL COMPLIANCE WITH LOCAL REGULATIONS AND CODES.
11. THE DESIGN ENGINEER WAIVES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THESE PLANS, SPECIFICATIONS, AND/OR THE DESIGN INTENT THEY CONVEY, OR FOR PROBLEMS WHICH ARISE FROM OTHERS' FAILURE TO OBTAIN AND/OR FOLLOW THE GUIDANCE OF THE DESIGN ENGINEER WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCIES, AMBIGUITIES, OR CONFLICTS WHICH ARE DISCOVERED OR ALLEGED.
12. THERE WAS NO OBVIOUS EVIDENCE OF WETLANDS OR WATER BODIES ON SUBJECT LOTS AT TIME OF PREPARATION OF THIS PLAN.

OFF-STREET PARKING SUMMARY TABLE

BUILDING	UNIT	TENANT	USE	CALCULATION	MIN. REQUIRED	TOTAL PROPOSED
#43	1	DONUT SHOP	RESTAURANT	1 SPACE /50 S.F PATRON SPACE 808 S.F /50 = 16 REQUIRED	16	16
	2	EQUIPMENT RENTAL	DRY GOODS	1 SPACE /200 S.F 2,150 S.F /200 = 11 REQUIRED	11	11
	3	LAUNDRY	DRY GOODS	1 SPACE /200 S.F 2,329 S.F /200 = 11 REQUIRED	12	12
	4	SPEC RETAIL (FIRST FLOOR)	DRY GOODS	1 SPACE /200 S.F 1,127 S.F /200 = 6 REQUIRED	6	6
	5	SPEC RETAIL (SECOND FLOOR, VACANT)	DRY GOODS	1 SPACE /400 S.F 6,034 S.F /400 = 15 REQUIRED	15	15
	6	PIZZA	RESTAURANT	1 SPACE /50 S.F PATRON SPACE 300 S.F /50 = 6 REQUIRED	6	6
	7	SPEC COMMERCIAL	WAREHOUSE	1 SPACE /400 S.F 4,022 S.F /400 = 10 REQUIRED	10	10
#39	1	GROCERY	DRY GOODS	1 SPACE /200 S.F 11,495 S.F /200 = 57 REQUIRED	57	60
TOTALS					133	136

ADA SPACES REQUIRED:
(101-150) TOTAL PARKING SPACES PROVIDED, 5 SHALL BE THE MINIMUM ADA PARKING PROVIDED, 1 SPACE BEING VAN ACCESSIBLE PROVIDED 7 SPACES, 4 BEING VAN ACCESSIBLE.

GRAPHIC SCALE



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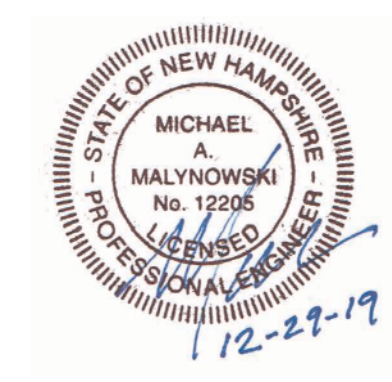
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1-888-344-7233

THE TOWN OF ALLENSTOWN PLANNING BOARD

DATE OF APPROVAL: _____
CERTIFIED BY CHAIRMAN _____ DATE _____
SECRETARY _____ DATE _____

OWNER'S SIGNATURE

A GROSSMAN SUNCOOK, LLC AUTHORIZED REPRESENTATIVE 12-29-19 DATE



PROFESSIONAL ENGINEER FOR ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
12-29-19	MISC. UPDATES PER TRC COMMENTS ON 12-29-19	

APPLICANT/OWNER:
A GROSSMAN SUNCOOK, LLC
859 WILLARD STREET, SUITE 501
QUINCY, MA 02169

PROJECT:
MINOR SITE PLAN
MAP 109 LOT 31
43 ALLENSTOWN ROAD
ALLENSTOWN, NH

PROJECT NO. 2060-02 DATE: 12-13-2019
SCALE: 1" = 30' DWG. NAME: C2060-02
DESIGNED BY: ARM CHECKED BY: MAM

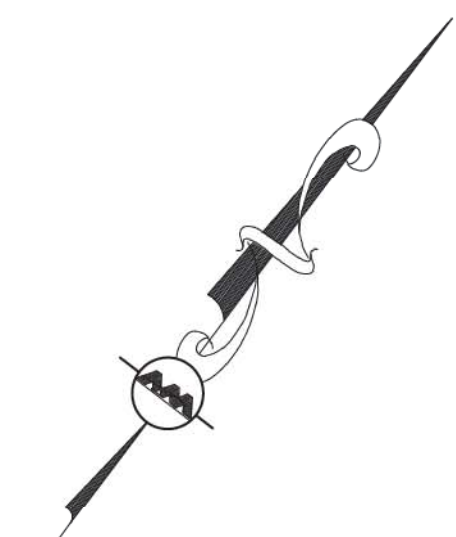
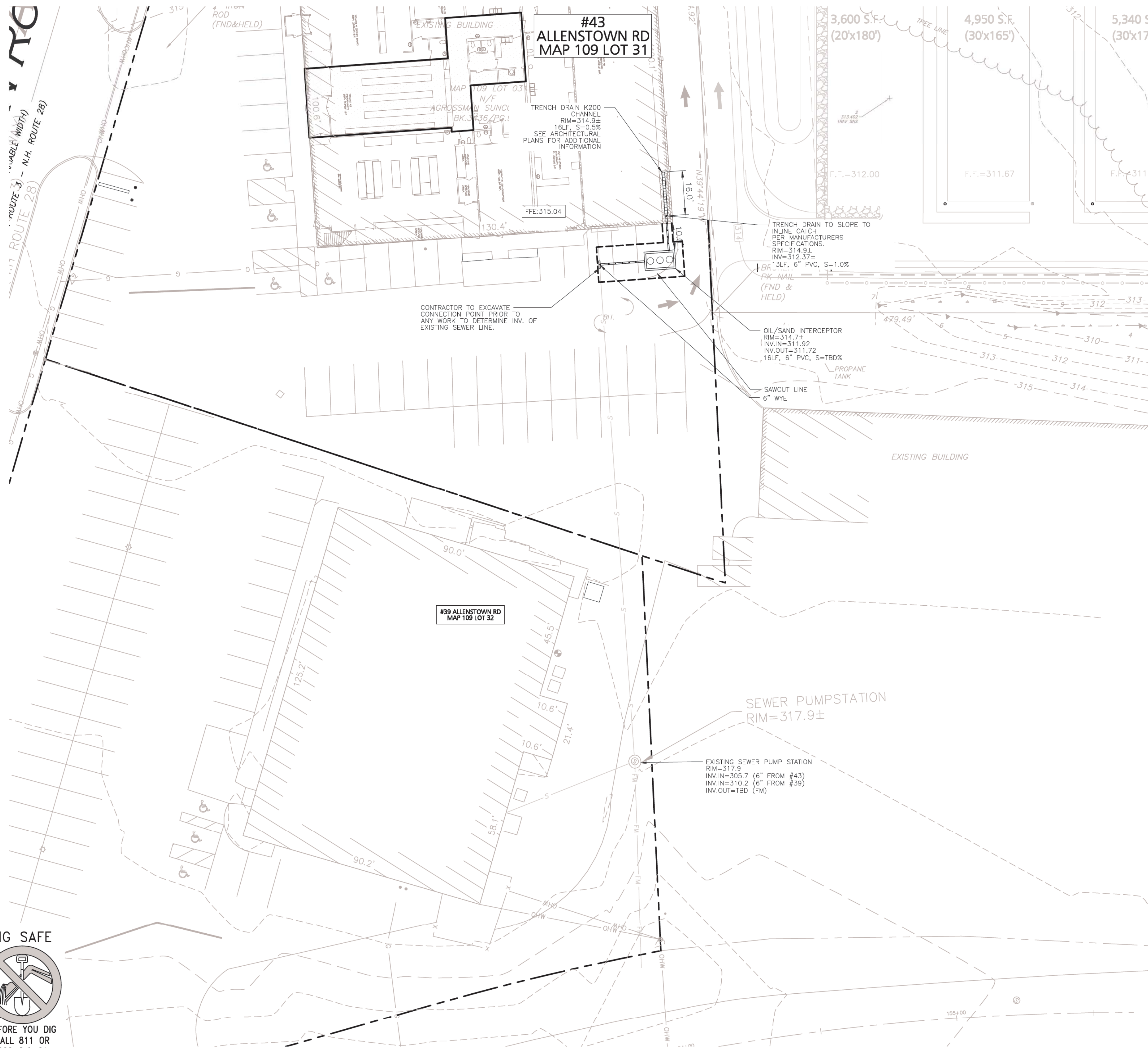
PREPARED BY:

ALLEN & MAJOR ASSOCIATES, INC.
civil engineering • land surveying
environmental consulting • landscape architecture
www.allenmajor.com
400 HARVEY ROAD
MANCHESTER, NH 03103
TEL: (603) 627-5500
FAX: (603) 627-5501

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DRAWING TITLE: LAYOUT & MATERIALS PLAN SHEET No. C-101

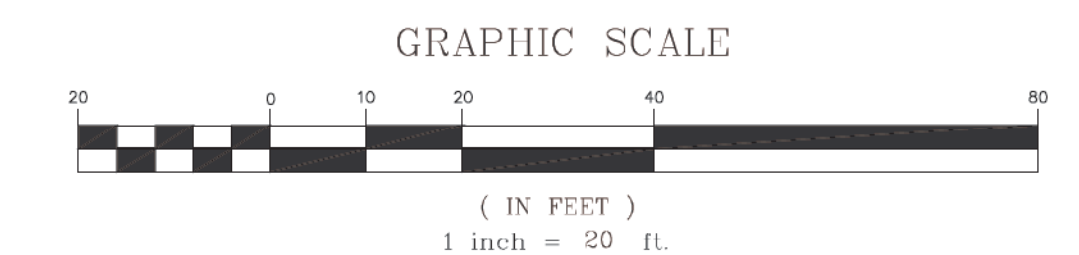
R:\PROJECTS\2060-02\CIVIL DRAWINGS\CURRENT\C-2060-02_LAYOUT & MATERIALS.DWG



LEGEND	
PROP. PROPERTY LINE	---
SIGN	—
BOLLARD	•
BUILDING TENANT RENO	[Symbol]
BUILDING ARCHITECTURE	[Symbol]
BUILDING INTERIOR WALLS	[Symbol]
CURB	[Symbol]
PARKING STRIPING	[Symbol]
ROADWAY STRIPING	[Symbol]
TRAFFIC ARROWS	[Symbol]
HEAVY DUTY CONCRETE	[Symbol]
PARKING COUNT	(10)

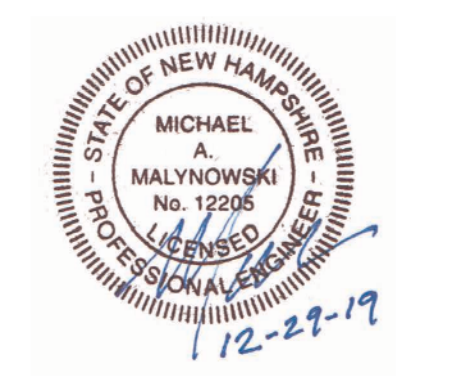
UTILITY NOTES

1. THE PURPOSE OF THIS PLAN IS TO INSTALL A GRIT & OIL SEPARATOR TO SUPPORT THE INSTALLATION OF AN INTERIOR FLOOR DRAIN FOR THE PERIODIC WASHING OF EQUIPMENT. NO OTHER UTILITY WORK IS PROPOSED.
2. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR IT'S REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
3. EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.
4. ALL FILL MATERIAL IS TO BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
5. CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITY'S INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE.
6. UNDERGROUND UTILITY LINES SHALL BE INSTALLED, INSPECTED AND APPROVED BY THE RESPECTIVE INSPECTING UTILITY AUTHORITY PRIOR TO BACKFILLING.
7. MINIMUM TRENCH WIDTH SHALL BE 2 FEET.
8. ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH OF 4000 P.S.I.
9. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH THE SPECIFICATIONS OF THE TOWN AND APPLICABLE UTILITY COMPANY REQUIREMENTS WITH REGARDS TO MATERIALS AND INSTALLATION OF THE WATER, SEWER, GAS, AND ELECTRIC/DATA.
10. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICE.
11. THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
12. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORK SCOPE PRIOR TO THE START OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DRAWINGS, SPECIFICATIONS, OR RELATIVE CODES, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ENGINEER AND/OR ARCHITECT PRIOR TO START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE ENGINEER AND/OR ARCHITECT SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF WORK AND/OR DESIGN INTENT OF THE DRAWINGS AND IN FULL COMPLIANCE WITH LOCAL REGULATIONS AND CODES.
13. THE DESIGN ENGINEER WAIVES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THESE PLANS, SPECIFICATIONS, AND/OR THE DESIGN INTENT THEY CONVEY, OR FOR PROBLEMS WHICH ARISE FROM OTHERS' FAILURE TO OBTAIN AND/OR FOLLOW THE GUIDANCE OF THE DESIGN ENGINEER WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCIES, AMBIGUITIES, OR CONFLICTS WHICH ARE DISCOVERED OR ALLEGED.



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PROFESSIONAL ENGINEER FOR
 ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
12-29-19	12-29-19	MISC. UPDATES PER TRC COMMENTS ON 12-29-19

APPLICANT/OWNER:
A GROSSMAN SUNCOOK, LLC
 859 WILLARD STREET, SUITE 501
 QUINCY, MA 02169

PROJECT:
MINOR SITE PLAN
 MAP 109 LOT 31
 43 ALLENSTOWN ROAD
 ALLENSTOWN, NH

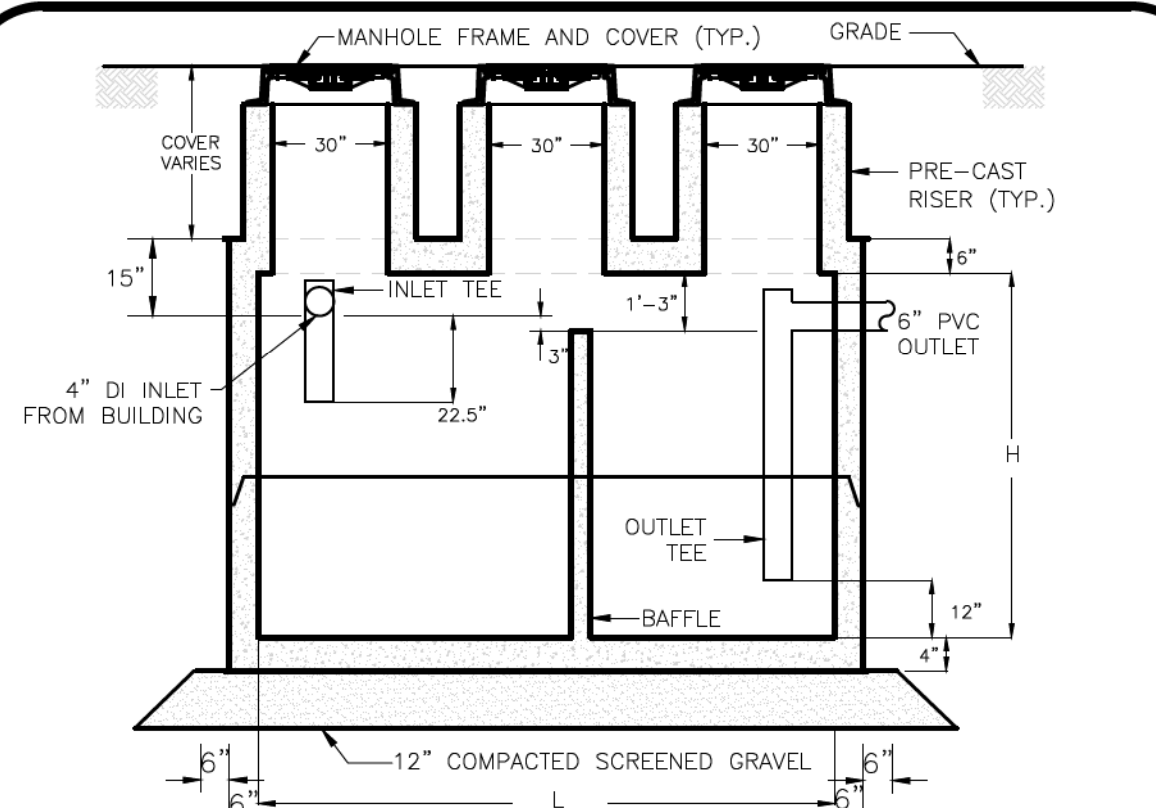
PROJECT NO.	2060-02	DATE:	12-13-2019
SCALE:	1" = 20'	DWG. NAME:	C2060-02
DESIGNED BY:	ARM	CHECKED BY:	MAM

PREPARED BY:

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DRAWING TITLE:	SHEET No.
UTILITIES PLAN	C-104

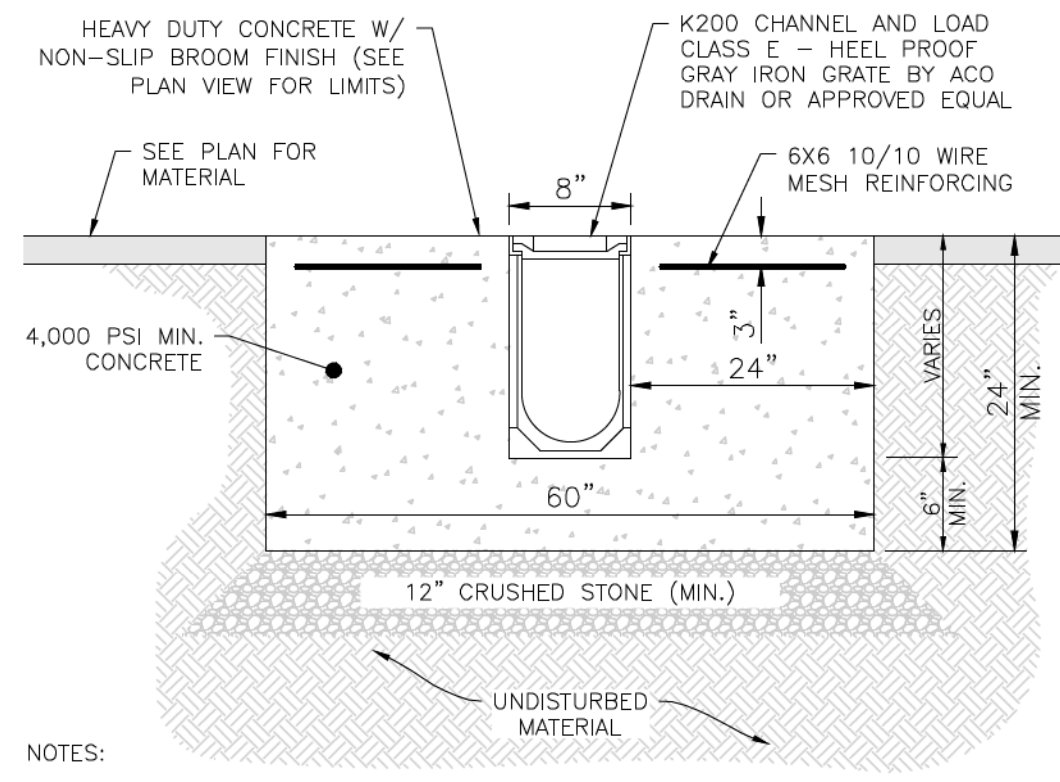


CAPACITY (GALLONS)	INSIDE DIMENSIONS			INVERT ELEVATIONS		STRUCTURE ELEVATIONS		
	"L"	"H"	"W"	INV. IN	INV. OUT	RIM	TOP	BOTTOM
1,500	10.5'	5.0'	5.7'	402.00	401.90	408.8	T.B.D.	T.B.D.

- NOTES:
- CONTRACTOR SHALL PROVIDE SHOP DRAWINGS TO DESIGN ENGINEER FOR REVIEW PRIOR TO PURCHASE OF THE OIL/GRIT SEPARATOR.
 - TANK AND COVERS SHALL BE RATED FOR H-20 LOADING
 - TANK SHALL HAVE MINIMUM TWO COATS OF BITUMASTIC COATING APPLIED.

OIL/GRIT SEPARATOR
NOT TO SCALE

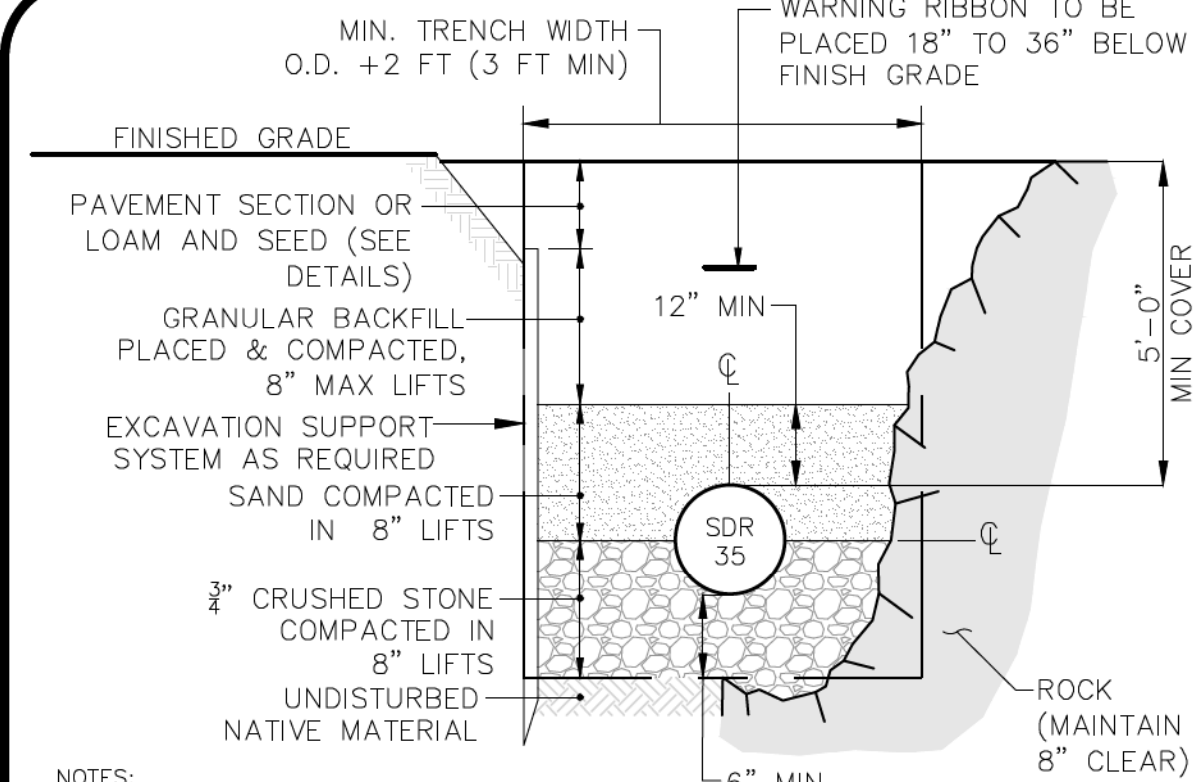
1



- NOTES:
- PROVIDE PRE-SLOPED TRENCH SECTION DEPTH AS REQUIRED TO FACILITATE FLOW TO OUTLET.
 - TRENCH DRAIN SLOPED 0.5% PER FOOT (MIN.) TOWARDS OUTLET.
 - TRENCH DRAIN SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
 - CONTRACTOR SHALL SUBMIT SHOP DRAWING FOR APPROVAL.

TRENCH DRAIN
NOT TO SCALE

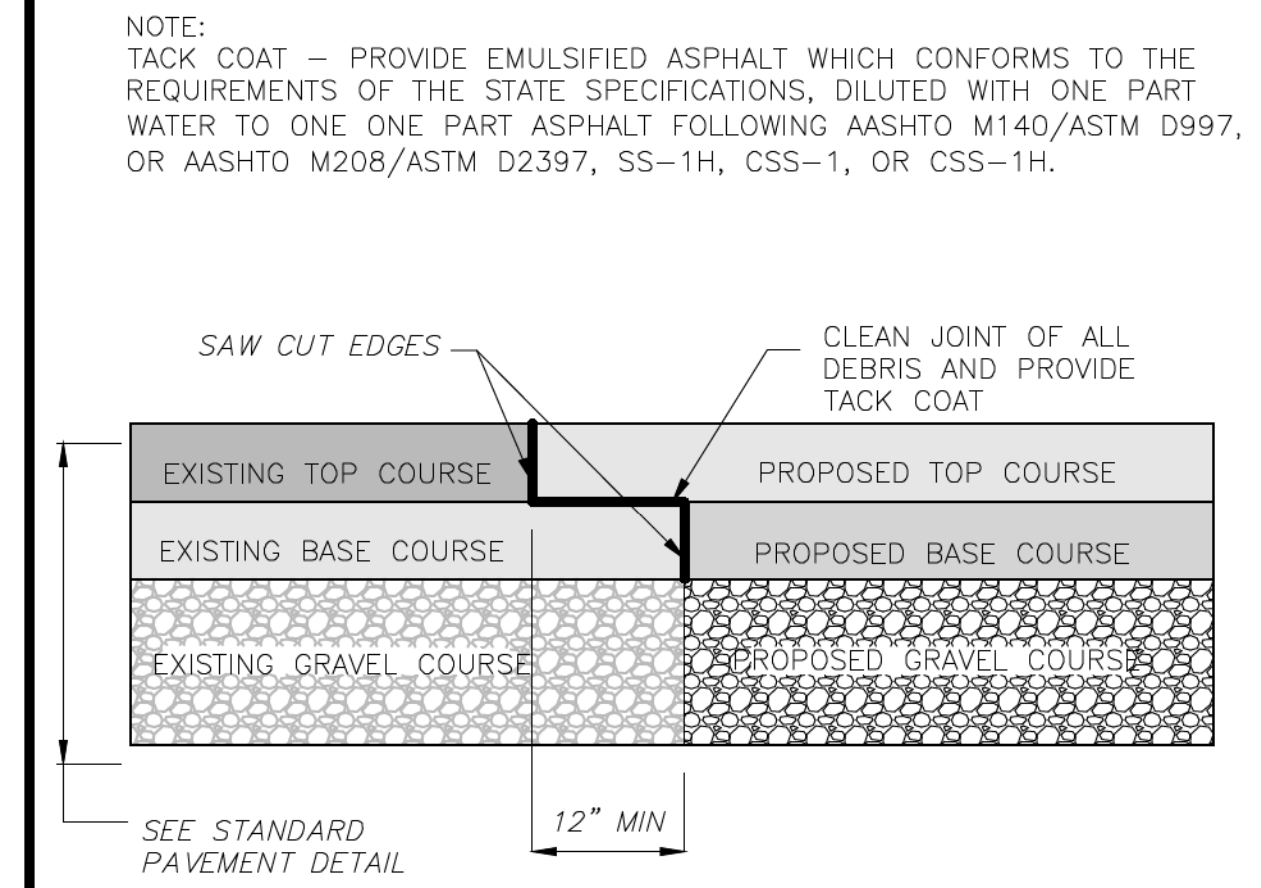
2



- NOTES:
- WHERE BACKFILL IS DESIGNATED AS COMPACTED, THIS MEANS 90 TO 95% STANDARD PROCTOR, AASHTO T-99. ALL FILL PLACED BELOW PIPES AND STRUCTURES MUST MEET THIS REQUIREMENT.
 - FOR ALL TRENCHES WITH A GRADE GREATER THAN 4% AND/OR WHERE GROUNDWATER IS APPARENT, INSTALL CLAY DAMS AROUND THE PIPE AT 100' INTERVALS.
 - CRUSHED STONE SHALL BE CLEAN, HARD, FREE FROM COATINGS AND THOROUGHLY WASHED WITH A GRADATION BY WEIGHT OF 100% PASSING A 1" SQUARE OPENING, AND 0 TO 5% PASSING A 1/2" SQUARE OPENING.

SEWER TRENCH DETAIL
NOT TO SCALE

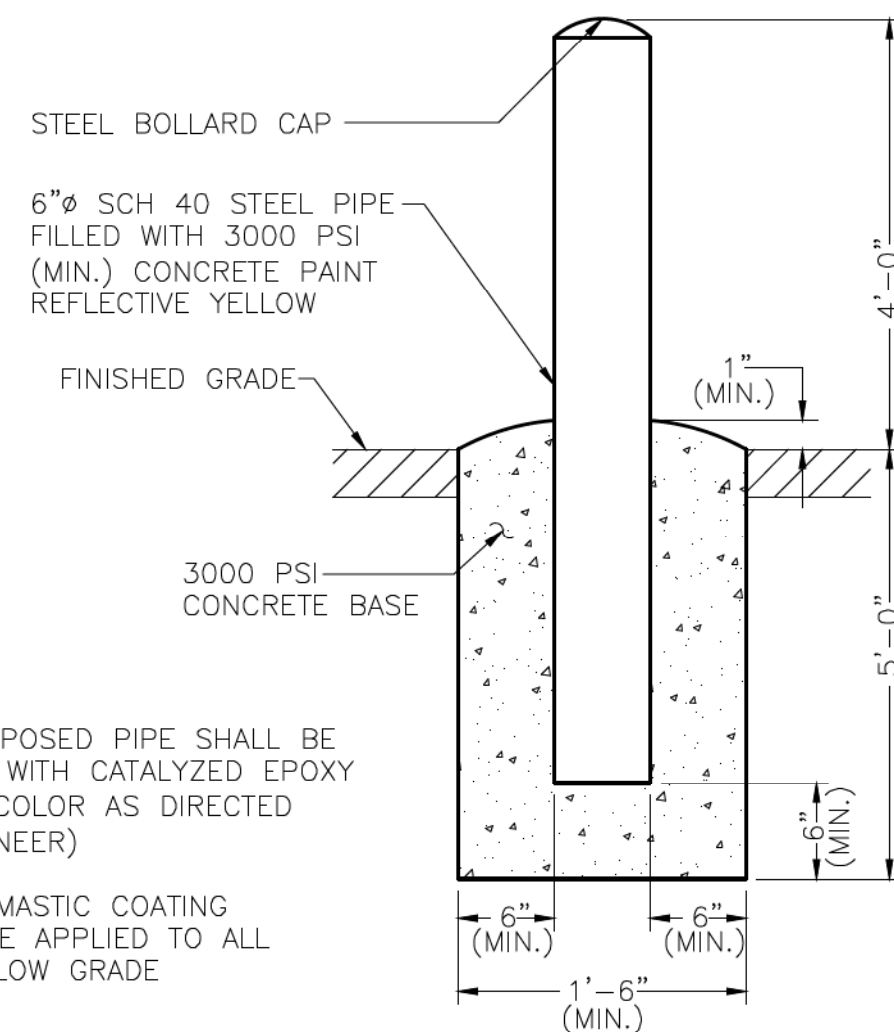
3



NOTE:
TACK COAT - PROVIDE EMULSIFIED ASPHALT WHICH CONFORMS TO THE REQUIREMENTS OF THE STATE SPECIFICATIONS, DILUTED WITH ONE PART WATER TO ONE PART ASPHALT FOLLOWING AASHTO M140/ASTM D997, OR AASHTO M208/ASTM D2397, SS-1H, CSS-1, OR CSS-1H.

PAVEMENT KEY CUT DETAIL
NOT TO SCALE

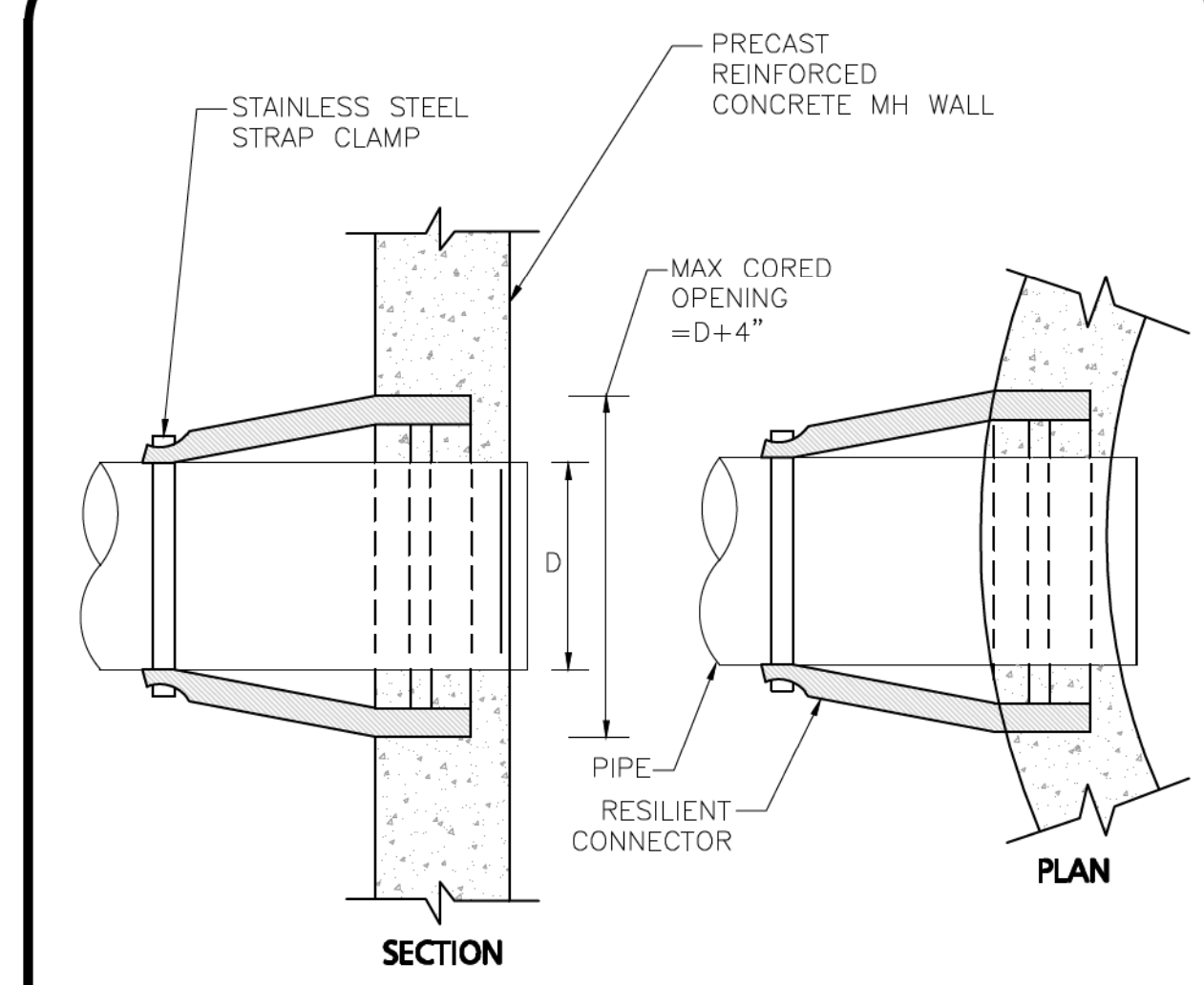
4



- NOTES:
- ALL EXPOSED PIPE SHALL BE PAINTED WITH CATALYZED EPOXY PAINT. (COLOR AS DIRECTED BY ENGINEER)
 - A BITUMASTIC COATING SHALL BE APPLIED TO ALL PIPE BELOW GRADE

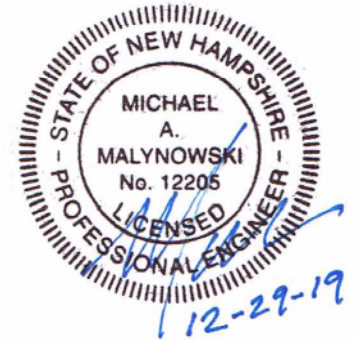
FIXED PIPE BOLLARD
NOT TO SCALE

6



WATERTIGHT RESILIENT CONNECTION TO SMH
NOT TO SCALE

5



PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
12-29-19	MISC. UPDATES PER TRC COMMENTS ON 12-29-19	

APPLICANT/OWNER:
A GROSSMAN SUNCOOK, LLC
859 WILLARD STREET, SUITE 501
QUINCY, MA 02169

PROJECT:
MINOR SITE PLAN
MAP 109 LOT 31
43 ALLENSTOWN ROAD
ALLENSTOWN, NH

PROJECT NO. 2060-02 DATE: 12-13-2019

SCALE: AS SHOWN DWG. NAME: C2060-02

DESIGNED BY: ARM CHECKED BY: MAM

PREPARED BY:

ALLEN & MAJOR ASSOCIATES, INC.
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environmental consulting • landscape architecture
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DRAWING TITLE: SHEET No.

DETAILS C-501