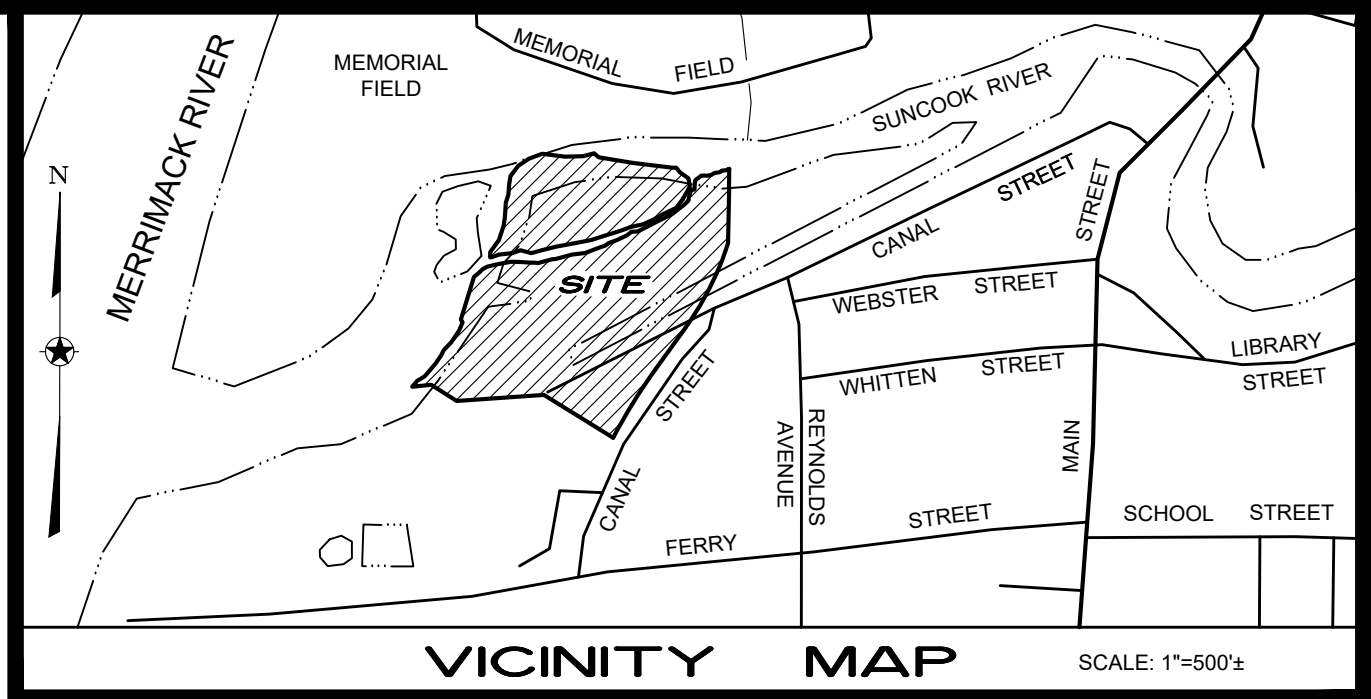


MAP VW LOT 188  
TOWN OF PEMBROKE  
MEMORIAL FIELD  
311 PEMBROKE STREET  
PEMBROKE, NH 03275  
BK 2597, PG 0659



**PLAN REFERENCES:**

- ALTA/ACSM LAND TITLE SURVEY PREPARED FOR THOMAS HODGSON & SONS, INC., 25 CANAL STREET, ALLENSTOWN, NH, MAP 14, LOTS 91 & 91-1, DATED JANUARY 7, 1998, REVISED 10/14/98 BY RICHARD D. BARTLETT & ASSOCIATES, INC. RECORDED AT M.C.R.D. AS PLAN No. 14593.
- ALTA/ACSM LAND TITLE SURVEY PREPARED FOR THOMAS HODGSON & SONS, INC., 25 CANAL STREET, ALLENSTOWN, NH, MAP 14, LOTS 91 & 91-1, DATED JANUARY 7, 1998 BY RICHARD D. BARTLETT & ASSOCIATES, INC. RECORDED AT M.C.R.D. AS PLAN No. 14277.
- PLAN OF LAND SOLD BY SUNCOOK MILLS, DATED JUNE 5, 1937 FROM SURVEY BY H.K. ROGERS. RECORDED AT M.C.R.D. AS PLAN No. 848.
- SUBDIVISION PLAN OF LAND OF CAT'S PAW CONSTRUCTION INC. (LOTS 90 & 93, TAX MAP 14), WEBSTER AND CANAL STREETS, ALLENSTOWN, NH, DATED JULY 1998 BY GILLIS ENGINEERING CORP. RECORDED AT M.C.R.D. AS PLAN No. 10596.
- RIGHT OF WAY AND TRACK MAP, SUNCOOK VALLEY R.R. OPERATED BY THE BOSTON AND MAINE R.R., V.29/FI ON FILE WITH PAN AM RAILWAYS.
- RIGHT OF WAY AND TRACK MAP, THE CONCORD & MONTREAL R.R. OPERATED BY THE BOSTON AND MAINE R.R., V.23/ASV ON FILE WITH PAN AM RAILWAYS.
- CHINA MILL, SUNCOOK NH, RELOCATION OF 33KV TIE LINE FROM STR. 55 TO STR. 57 ON FILE WITH EVERSOURCE ENERGY (PUBLIC SERVICE COMPANY OF NEW HAMPSHIRE) AS PLAN B-7653-5-1

**NOTES:**

- LOT AREA:  
LOT 3 (ALLENSTOWN) 6.15± ACRES  
"HEMLOCK ISLAND" (PEMBROKE) 2.10± ACRES  
TOTAL: 8.25± ACRES
- PRESENT ZONING: I - INDUSTRIAL ZONE  
SVID - SUNCOOK VILLAGE INFILL DEVELOPMENT OVERLAY DISTRICT  
DIMENSIONAL REQUIREMENTS:  
MINIMUM BUILDING SETBACKS (PER SVID OVERLAY DISTRICT)  
FRONT YARD SETBACK 10 FT  
SIDE YARD SETBACK 20 FT  
REAR YARD SETBACK 10 FT  
NOTE: PER SECTION 2306.B OF THE TOWN OF ALLENSTOWN ZONING ORDINANCE, THERE SHALL BE AT LEAST 20 FEET BETWEEN BUILDINGS ON ABUTTING LOTS.  
NOTE: SEE ARTICLE XXIII OF THE TOWN OF ALLENSTOWN ZONING ORDINANCE FOR MILL REDEVELOPMENT DENSITY REQUIREMENTS.
- LOT NUMBERS REFER TO THE TOWN OF ALLENSTOWN ASSESSORS MAPS 111, 112 & 115 AND TOWN OF PEMBROKE ASSESSORS MAP VW.
- THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED LOFTS AT 25 CANAL REDEVELOPMENT PROJECT, WHICH INCLUDES A TOTAL OF 150 MULTI-FAMILY, RESIDENTIAL UNITS ALONG WITH ASSOCIATED SITE IMPROVEMENTS.
- PARKING:  
MINIMUM REQUIRED (1 SPACE PER UNIT) = 150 SPACES  
PROVIDED (INCLUDING 6 ACCESSIBLE SPACES) = 264 SPACES
- SITE SERVICED BY MUNICIPAL SEWER, WATER BY PEMBROKE WATER WORKS, AND UNDERGROUND GAS, ELECTRIC AND TELECOMMUNICATIONS UTILITIES.
- PORTIONS OF THIS PARCEL ARE LOCATED WITHIN THE REGULATORY FLOODWAY, SPECIAL FLOOD HAZARD AREA ZONE AE, ZONE X (SHADED) AND ZONE X AS DETERMINED FROM THE FLOOD INSURANCE STUDY (FIRM), MERRIMACK COUNTY, TOWN OF ALLENSTOWN, NEW HAMPSHIRE, COMMUNITY No. 330103 AND TOWN OF PEMBROKE, NEW HAMPSHIRE, COMMUNITY No. 330119. PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NUMBER: 33013C0564E, DATED: APRIL 19, 2010.
- FOR SITE DISTANCE EVALUATION, SEE TRAFFIC IMPACT STUDY AS PREPARED BY STEPHEN G. PERNAW & COMPANY, INC. OF CONCORD, NH.
- SEE SHEET 32 OF 34 FOR PROPOSED SNOW STORAGE AREAS.
- OWNER OF RECORD:  
MAP 111, LOT 3  
ONE WALL ALLENSTOWN, LLC  
670 NORTH COMMERCIAL STREET  
MANCHESTER, NH 03101  
BK. 3644, PG. 1545.

**NHDES PERMITS/APPROVALS:**

- [A] NHDES ALTERATION OF TERRAIN PERMIT No. \_\_\_\_\_ DATED ISSUED: \_\_\_\_\_  
 [B] NHDES WETLANDS PERMIT BY NOTIFICATION No. \_\_\_\_\_ DATED ISSUED: \_\_\_\_\_  
 [C] NHDES SEWER CONNECTION PERMIT No. \_\_\_\_\_ DATED ISSUED: \_\_\_\_\_
- NOTE: THE CONTRACTOR SHALL COMPLY WITH ALL STIPULATIONS AND CONDITIONS OF PERMITS AND APPROVALS.

LIMIT OF WETLANDS AS FLAGGED BY GOVE ENVIRONMENTAL SERVICES, INC. AND SURVEYED BY HAYNER/SWANSON, INC. (JULY 2019)

MAP 115 LOT 4  
TOWN OF ALLENSTOWN  
16 SCHOOL STREET  
ALLENSTOWN, NH 03275  
BK 1185, PG 307  
BK 2097, PG 653

MAP 112 LOT 245  
PSNH  
D/B/A EVERSOURCE ENERGY  
780 NORTH COMMERCIAL STREET  
MANCHESTER, NH 03101  
BK 745, PG 214

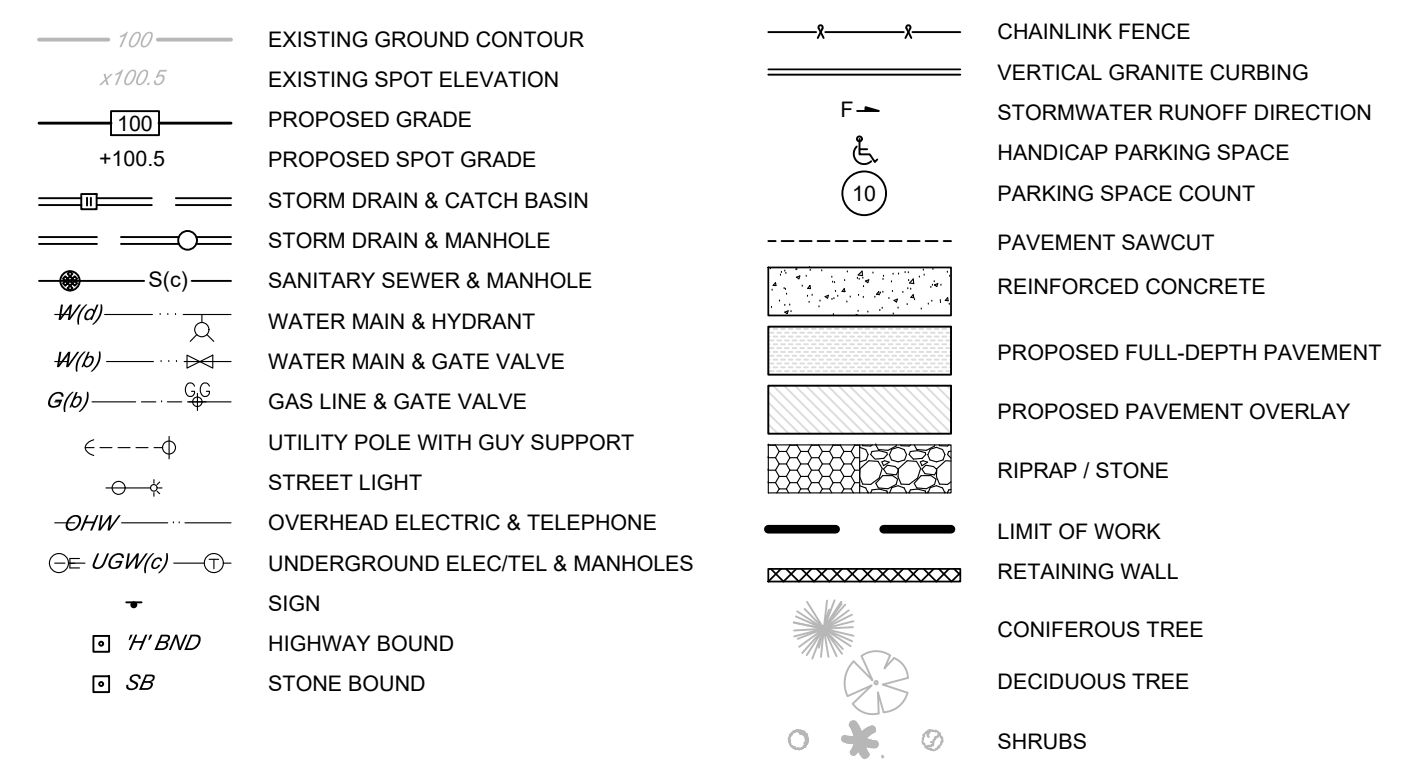
MAP 111 LOT 2  
LEONARD CORSON JR.  
25 CANAL STREET  
ALLENSTOWN, NH 03275  
BK 3484, PG 1242

BUILDING AND UNIT TABLE					
BUILDING	GROSS BUILDING AREA (SF)	TOTAL UNITS	ONE-BEDROOM UNITS	TWO-BEDROOM UNITS	THREE-BEDROOM UNITS
'CHINA MILL'	218,288	130	22	70	38
'STORE HOUSE'	21,998	12	1	11	0
'WASTE HOUSE'	8,496	8	0	6	2
<b>TOTALS</b>	<b>248,772</b>	<b>150</b>	<b>23</b>	<b>87</b>	<b>40</b>

**PROJECT TEAM CONTACT INFORMATION**

- ARCHITECT**  
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- LAND SURVEYOR**  
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18 CHENNEL DRIVE  
CONCORD, NH 03301  
(603) 724-6226  
tandrews@nobis-group.com

**LEGEND**

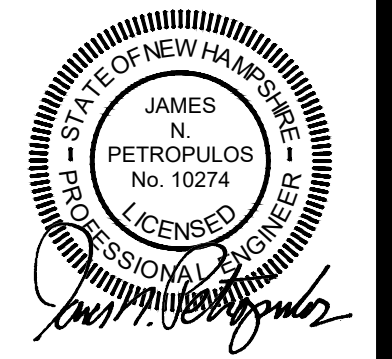


**APPROVED ALLENSTOWN PLANNING BOARD**

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

FOR BRADY SULLIVAN PROPERTIES, INC. 5/15/20 DATE

FOR ONE WALL ALLENSTOWN, LLC 5/15/20 DATE



PREPARED FOR:  
**BRADY SULLIVAN PROPERTIES**  
670 NORTH COMMERCIAL STREET  
MANCHESTER, NH 03101

RECORD OWNER:  
**ONE WALL ALLENSTOWN, LLC**  
670 NORTH COMMERCIAL STREET  
MANCHESTER, NH 03101

MASTER SITE PLAN (MAP 111, LOT 3)  
**LOFTS AT 25 CANAL**  
25 CANAL STREET  
ALLENSTOWN, NEW HAMPSHIRE

**HSI** Hayner/Swanson, Inc.  
Civil Engineers/Land Surveyors  
13 Middlesex Turnpike  
Nashua, NH 03063  
(603) 882-2057  
www.hayner-swanson.com

FIELD BOOK: 1239 DWG. LOC: HSW066666/DWG/066666.SW  
DWG: 5650SP-F081 Scale: 1" = 60'  
1 OF 34 5650SP Date: 5/15/20  
Street File Number: 15 MAY 2020