

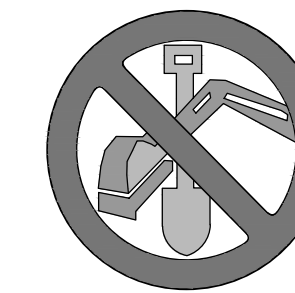
**LEGEND**

	EXISTING	PROPOSED
EDGE OF GRAVEL	---	---
EDGE OF PAVEMENT	---	---
VERTICAL GRANITE CURB	---	---
PROPERTY LINE	---	---
STONE WALL	---	---
IRON PIPE/REBAR	○	○
CONCRETE BOUND	□	□
EASEMENT LINE	---	---
BUILDING SETBACK LINE	---	---
ZONING BOUNDARY	---	---
ALLENSTOWN PROPERTY MAP	---	---
CONTOURS	282 X 152.65	282 152.65
SPOT ELEVATIONS		
SOILS BOUNDARY	43B	
SOIL IDENTIFICATION SYMBOL		
EDGE OF WATER	---	---
TREE LINE	---	---
DECIDUOUS TREE	⊙	⊙
EVERGREEN TREE	⊙	⊙
DECIDUOUS SHRUB	⊙	⊙
EVERGREEN SHRUB	⊙	⊙
STOCKADE FENCE	X	X
SILTATION FENCE	---	SF
SILT SOCK	---	SS
PIPE FLOW ARROWS	→	→
STORM SEWER	---	---
OVERHEAD UTILITIES	O/E&T	PO/E&T
UNDERGROUND TELEPHONE	U/T	PU/T
UNDERGROUND UTILITIES	U/E&T	PU/E&T
SANITARY SEWER	S	PS
FORCE MAIN		PFM
WATER LINE	W	PW
CATCH BASIN	⊙	⊙
HEADWALL	⊙	⊙
FLARED END SECTION	⊙	⊙
RIPRAP	⊙	⊙
DRAIN MANHOLE	⊙	⊙
SEWER MANHOLE	⊙	⊙
FIRE HYDRANT	⊙	⊙
UTILITY POLE	⊙	⊙
LIGHT POLE	⊙	⊙
UTILITY POLE W/ STREET LIGHT	⊙	⊙
TELEPHONE MANHOLE	⊙	⊙
TEST PIT	⊙	⊙
TRAFFIC FLOW ARROWS	→	→
ACCESSIBLE PARKING	⊙	⊙
DUMPSTER	⊙	⊙
SIGN	⊙	⊙
PHOTO LOCATION	⊙	⊙
SILT SACK LOCATION	⊙	⊙

# Site Development Plans for Niyati Realty, LLC Allenstown, NH

## November 23, 2016

THIS PLAN SET  
LAST REVISED ON:  
9/5/2017



DIG SAFE 1-888-344-7233

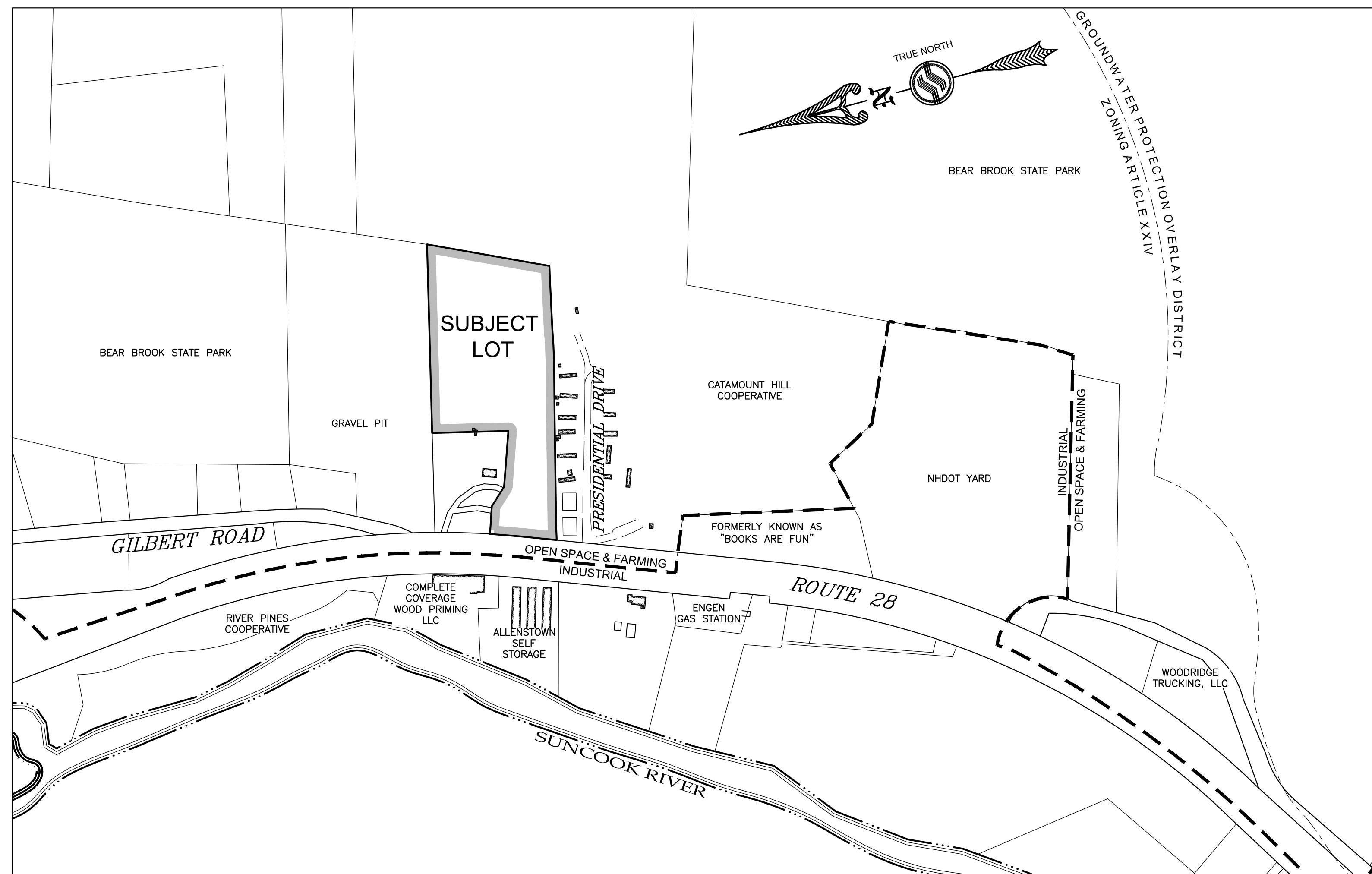


**LOCATION PLAN**  
SCALE: 1" = 1 1/2 MILES (7,920 FEET)

**SHEET INDEX**

SHEET NUMBER	DESCRIPTION	REVISION NUMBER	DATE
1	TITLE SHEET	5	9/5/2017
2	EXISTING CONDITIONS PLAN	3	5/10/2017
3	SITE DEVELOPMENT PLAN	4	9/5/2017
4	GRADING AND DRAINAGE PLAN	4	8/24/2017
5	UTILITY PLAN	4	9/5/2017
6	EROSION CONTROL PLAN	3	8/24/2017
7	CONSTRUCTION DETAILS	1	4/26/2017
8	CONSTRUCTION DETAILS	2	8/24/2017
9	CONSTRUCTION DETAILS	2	8/24/2017
10	CONSTRUCTION DETAILS	1	5/10/2017
11	DRIVEWAY PLAN, PROFILE & CONSTRUCTION DETAILS	.	8/24/2017
12	LIGHTING PLAN	1	8/24/2017
12A	LIGHTING DETAILS	.	5/10/2017
LD1	LANDSCAPE PLAN	.	8/24/2017

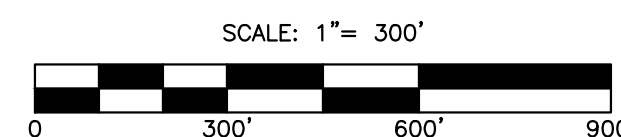
5	Update Sheet Index	9/5/2017
4	Site Rotation Revisions	8/24/2017
3	Update Sheet Index	5/10/2017
2	Update Sheet Index	4/26/2017
1	Update Sheet Index	12/7/2016
No.	Revision	Date
Designed by: JRB		Drawn by: JRB
		Checked by: GRF



**OWNERS SIGNATURE:**

\_\_\_\_\_  
 NIYATI REALTY, LLC

\_\_\_\_\_  
 CATAMOUNT HILL COOPERATIVE



Title Sheet  
**Niyati Realty, LLC**  
 289 Pinewood Road  
 Allenstown, NH  
 Assessors Map 409 Lot 32

**SFC**  
 ENGINEERING

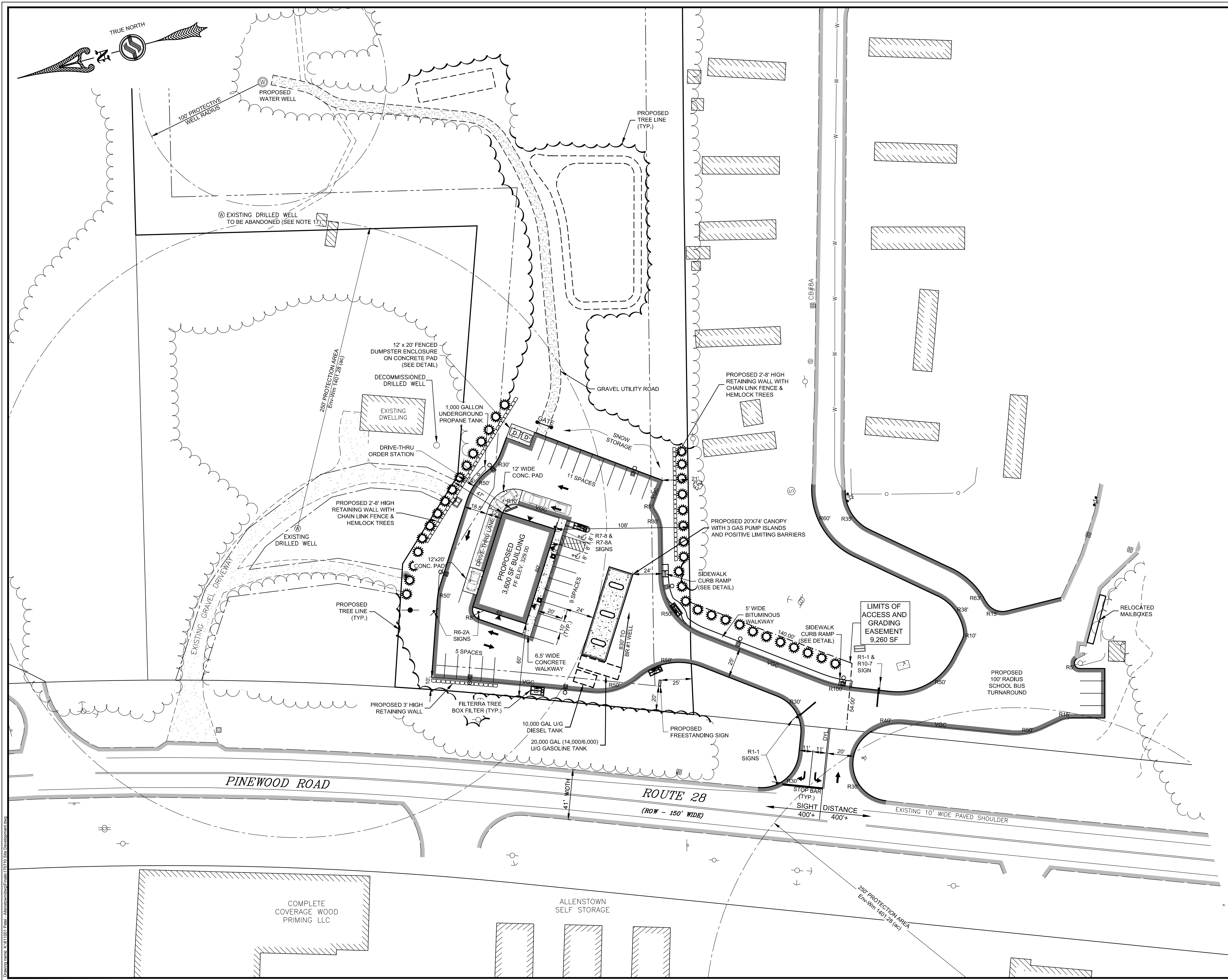
1 INDUSTRIAL DRIVE  
 WINDHAM, NH 03087 (603) 647-8700  
 www.sfceng.com

Sheet 1 of 12      Scale: 1" = 300'      Date: 11/23/2016

Prepared for:  
 Niyati Realty, LLC  
 239 Steam Mill Road  
 Auburn, NH 03032

Allenstown Planning Board  
 Approval

Zoning Classification: Open Space & Farming



- NOTES**
- THE PURPOSE OF THIS PLAN IS TO DEPICT THE PROPOSED DEVELOPMENT OF ALLENSTOWN PROPERTY MAP 409 LOT 32 CONSISTING OF 8.28 AC.±  
ON-SITE (LOT 32) PROJECT FEATURES:  
A) CONSTRUCTION OF 3,600 SF CONVENIENCE STORE  
B) CONSTRUCTION THREE GAS/DIESEL PUMP ISLANDS  
C) CONSTRUCTION OF 25 PARKING SPACES  
D) CONSTRUCTION OF STORMWATER MANAGEMENT FEATURES

- OFF-SITE (LOT 33) IMPROVEMENTS SHOWN INCLUDE:  
A) RECONSTRUCTION OF DRIVEWAY ENTRANCE TO CATAMOUNT HILL COOPERATIVE  
B) RECONSTRUCTION OF WESTERLY LEACH FIELD ON CATAMOUNT PROPERTY  
C) CONSTRUCTION OF SCHOOL BUS TURN AROUND  
D) RECONSTRUCTION OF STORMWATER MANAGEMENT FEATURES

2. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING DIG SAFE (1-800-394-7233) AT LEAST 72 HOURS PRIOR TO CONSTRUCTION IN ACCORDANCE WITH STATE LAW.

3. ALL WORK SHALL CONFORM TO THE TOWN OF ALLENSTOWN STANDARDS.

DIMENSIONAL REQUIREMENT	REQUIRED	PROVIDED
MAX. IMPERVIOUS COVER:	20%	10%
MAXIMUM BUILDING HEIGHT	35'	30'
FRONT SETBACK:	20'	60'
SIDE SETBACK:	30'	47'
REAR SETBACK:	30'	800'±

	TOTAL	LOT 32	LOT 33
PAVEMENT AREA:	34,110 SF	25,550 SF	8,560 SF (INCREASE)
IMPERVIOUS AREA:	40,630 SF	31,870 SF	8,760 SF (INCREASE)
DISTURBED AREA:	145,000 SF	80,000 SF	65,000 SF

5. PARKING REQUIREMENTS: CONVENIENCE STORE = 1 SPACE/200 SF  
RESTAURANT = 1 SPACE/50 SF OF SEATING  
3,300 SF = 17 SPACES  
300 SF = 6 SPACES  
TOTAL = 23 SPACES

PARKING PROVIDED: (INCLUDING 2 ACCESSIBLE SPACES) = 25 SPACES

6. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL VERIFY THAT THEY HAVE THE MOST RECENT SET OF PLANS. ALL WORK SHALL BE PERFORMED USING A COMPLETE SET OF PLANS AS SOME ITEMS ARE NOT SHOWN ON EVERY SHEET.

7. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY IF CONDITIONS ARE FOUND THAT DO NOT MATCH WHAT IS SHOWN ON THESE PLANS.

8. THERE ARE NO WETLANDS WITHIN 50' OF PROPOSED DEVELOPMENT.

9. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

10. EACH ACCESSIBLE SPACE SHALL BE MARKED WITH AN UPRIGHT SIGN.

11. ALL PARKING SPACES SHALL BE STRIPED WITH WHITE TRAFFIC PAINT WITH A 4" MINIMUM LINE WIDTH.

12. ALL DISTURBED AREAS SHALL BE AERATED AND DRESSED WITH 6" OF LOAM AND SEED UNLESS OTHERWISE SPECIFIED SEE LANDSCAPE PLAN.

13. ALL SITE AND CONSTRUCTION PLANS MAY BE REVIEWED BY A THIRD PARTY CONSULTANT OF THE TOWNS CHOOSING. ALL COSTS ASSOCIATED WITH THIRD PARTY REVIEWS AND INSPECTION SHALL BE PAID BY THE DEVELOPER.

14. FACILITY LIGHTING COMPLIES WITH TOWN EXTERIOR LIGHTING STANDARDS (SECTION 2306).

15. SNOW WILL BE REMOVED FROM THE SITE AND PROPERLY DISPOSED OF IF NECESSARY.

16. SITE DISTANCE AT PINWOOD ROAD IS GREATER THAN 400 FEET.

17. PRIOR TO ANY LAND DISTURBING ACTIVITIES, THE EXISTING INACTIVE WELL ON THE PROPERTY SHALL BE ABANDONED AND SEALED IN ACCORDANCE WITH WE 604 OF THE NH WATER WELL BOARD RULES.

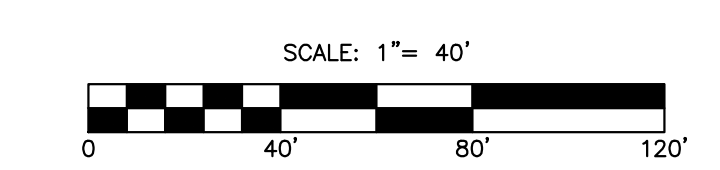
18. PROPOSED FUEL TRANSFER AND DELIVERY AREAS SHALL BE OVER IMPERVIOUS SURFACE AND HAVE POSITIVE LIMITING BARRIERS AT THEIR PERIMETER. POSITIVE LIMITING BARRIERS SHALL BE DESIGNED BY OTHERS.

19. PROPOSED DAILY SEWAGE FLOW FOR FACILITY SHOWN SHALL BE LESS THAN 1440 GPD.

20. PROPOSED RETAINING WALLS TO BE DESIGNED BY OTHERS.

21. PROPOSED SELECTIVE CUTTING WITHIN ROUTE 28 RIGHT OF WAY ALONG FRONTAGE OF SITE WILL BE AS DIRECTED BY NHDOT.

22. FIRE ALARM AND SUPPRESSION SYSTEM TO BE INSTALLED ACCORDING TO LOCAL FIRE CHIEF.



No.	Revision	Date
4	Add Underground Propane Tank and Note 22	9/5/2017
3	Site Rotation Revisions	8/24/2017
2	Revise per Engineering Review Comments and Add Sign	5/10/2017
1	Revise Diesel Pump Label	12/7/2016
No.	Revision	Date

Designed by: JRB      Drawn by: JRB      Checked by: GRF

**Site Development Plan**  
**Niyati Realty, LLC**  
**289 Pinewood Road**  
**Allenstown, NH**  
Assessors Map 409 Lot 32

**SFC ENGINEERING**

1 INDUSTRIAL DRIVE  
WINDHAM, NH 03087      (603) 647-8700  
www.sfceng.com

Sheet 3 of 12      Scale: 1" = 40'      Date: 11/23/2016

Prepared for: Niyati Realty, LLC  
239 Steam Mill Road  
Auburn, NH 03032

Allenstown Planning Board  
Approval

Zoning Classification: Open Space & Farming

