

NOTES

- THE PURPOSE OF THIS PLAN IS TO:
 - ADJUST THE LOT LINES BETWEEN LOTS 29 & 29-1 ON TAX MAP 109, CREATING PARCEL "A" (24,190 S.F.), WHICH IS TO BE TRANSFERRED FROM LOT 29 TO LOT 29-1. PARCEL "A" IS TO BE ADDED TO LOT 29 AND NOT CONSIDERED A SEPARATE BUILDABLE LOT.
 - ADJUST THE LOT LINES BETWEEN LOTS 29 & 29-1 ON TAX MAP 109, CREATING PARCEL "B" (7,695 S.F.), WHICH IS TO BE TRANSFERRED FROM LOT 29 TO LOT 29-1. PARCEL "B" IS TO BE ADDED TO LOT 29-1 AND NOT CONSIDERED A SEPARATE BUILDABLE LOT.
 - SUBDIVIDE ADJUSTED LOT 29-1 INTO TO LOTS, CREATING LOT 29-2.
 - CREATE A COMMON ACCESS EASEMENT TO BE SHARED BETWEEN LOTS 29, 29-1 AND 29-2.
- ORIGINAL AND ADJUSTED PARCEL AREAS:

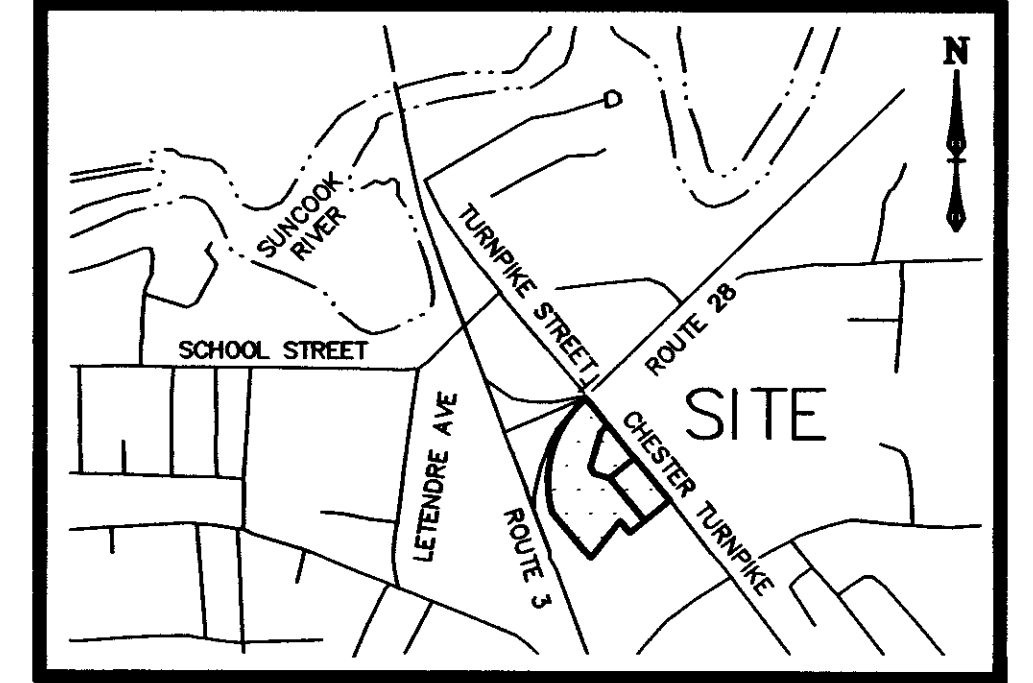
	EXISTING	PROPOSED
TAX MAP 109 LOT 29	1.49 ACRES	1.11 ACRES
TAX MAP 109 LOT 29-1	5.11 ACRES	4.67 ACRES
TAX MAP 109 LOT 29-2	-----	0.82 ACRES
- PRESENT ZONING: B - BUSINESS & GROUNDWATER PROTECTION OVERLAY DISTRICT
 MINIMUM FRONTAGE = 75 FEET
 MINIMUM FRONT SETBACK = 20'
 MINIMUM SIDE SETBACK = 15'
 MINIMUM REAR SETBACK = 40'
- THIS SITE IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PLAIN PER F.I.R.M. PANEL #33015C0564E, EFFECTIVE APRIL 19, 2010.
- NO STATE PERMITS ARE REQUIRED.
- BOTH LOTS ARE SERVICED BY PUBLIC WATER AND SEWER
- ALL UNDERGROUND UTILITIES ARE APPROXIMATE AND THE CONTRACTOR/HOMEOWNER SHALL BE AWARE OF HIS RESPONSIBILITY TO CONTACT "DIG-SAFE" AT 331 MONTVALE AVE., WOBURN, MA. (1-888-344-7233) AT LEAST 72 WORKING HOURS PRIOR TO THE START OF ANY EXCAVATION.
- THIS PLAN CONTAINS A TOTAL OF 3 SHEETS. SHEETS 1 AND 2 ARE ON FILE AT THE MERRIMACK COUNTY REGISTRY OF DEEDS AND THE ENTIRE SET IS ON FILE AT THE TOWN OF ALLENSTOWN PLANNING DEPARTMENT, WHICH TOGETHER CONSTITUTES THE PLAN WHICH IS APPROVED BY THE ALLENSTOWN PLANNING BOARD.
- THE SOIL TYPE FOR ALL LOTS IS 699B, URBAN LAND, 0-8% SLOPES AND FOR LOT 13-1, 598B, WINDSOR-URBAN LAND COMPLEX, 0-8% SLOPES. THERE ARE NO WETLANDS ON SITE.

ABUTTERS

- | | |
|---|---|
| MAP 109 LOT 13
AUBUCHON REALTY CO., INC.
23 WEST MAIN STREET
WETMINSTER, MA 01473
1.93 Ac. (84,070 S.F.) PER TAX CARD
2049/861 | MAP 109 LOT 28
15 CHESTER TURNPIKE, LLC
679 1ST NH TURNPIKE
NORTHWOOD, NH 03261
2.57 Ac. (111,949 S.F.) PER TAX CARD |
| MAP 109 LOT 14
DONALD P. STEENBEKE REV. TRUST
8 BLUEBIRD LANE
BOSCAMEN, NH 03303
3.7 Ac. (161,172 S.F.) PER TAX CARD | MAP 109 LOT 30
SANDY'S CLASSIC TOUCH, LLC
38 SOUTH POLICY STREET
SALEM, NH 03079
0.55 Ac. (23,958 S.F.) PER TAX CARD |
| MAP 109 LOT 17
OCEAN REALTY TRUST
9772 BLUE STONE CIRCLE
FORT MYERS, FL 33913
13.7 Ac. (596,772 S.F.) PER TAX CARD
3459/554 | MAP 109 LOT 31
AGROSSMAN SUNCOCK, LLC
ONE ADAMS PLACE, SUITE 501
859 WILLARD STREET, QUINCY, MA 02169
0.17 Ac. (50,965 S.F.) PER TAX CARD
3436/942 |
| MAP 109 LOT 18
JUSTINE & CHARLES CURRIER
18 MAPLE STREET
PEMBROKE, NH 03275
11.1 Ac. (483,516 S.F.) PER TAX CARD | MAP 109 LOT 36
RARED ALLENSTOWN LL
PO BOX 3165
HARRISBURG, PA 17105
2.41 Ac. (104,980 S.F.) PER TAX CARD |
| MAP 109 LOT 25
MICHAEL D. & CHERYL GORDON
36 KIMBERLY LANE
GOFFSTOWN, NH 03045
1.28 Ac. (55,757 S.F.) PER TAX CARD
2337/701 | MAP 109 LOT 37
TOWN OF ALLENSTOWN
16 SCHOOL STREET
ALLENSTOWN, NH 03275
0.59 Ac. (25,700 S.F.) PER TAX CARD
3393/321 |
| MAP 109 LOT 26
DIGLORIA PROPERTIES LLC
185 KIMBALL STREET
MANCHESTER, NH 03102
1.29 Ac. (56,192 S.F.) PER TAX CARD
3551/2843 | MAP 109 LOT 95
CMBE, LLC
274 WOODLANDS ROAD
ALTON, NH 03810
5.03 Ac. (219,107 S.F.) PER TAX CARD
3307/724 |

PLAN REFERENCES

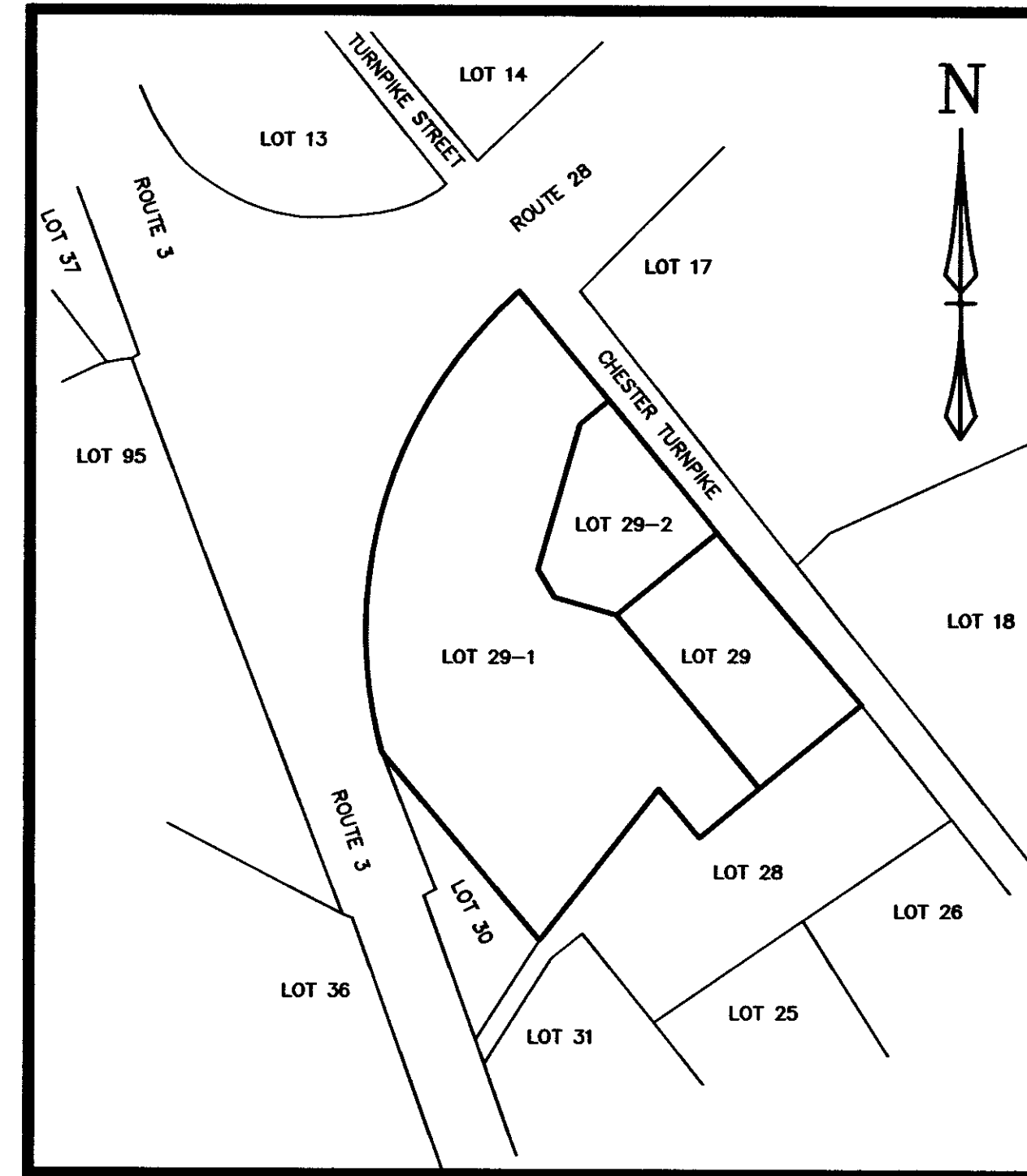
- "SUBDIVISION OF THE LAND OF THE ESTATE OF JUSTINE CURRIER, ALLENSTOWN, N.H. DATE: 12/20/84 SCALE: 1"=50" LAST REVISED ON 1/21/85, PREPARED BY HOLDEN ENGINEERING & SURVEYING INC. M.C.R.D. PLAN #8176.
- "SURVEY OF LAND OF RESCOURSE EXPLORATION, INC. LEASED TO THE KEY-LOC CORPORATION, ALLENSTOWN, N.H. DATE: 11-30-84 SCALE: 1"=50" LAST REVISED ON 3-19-85, PREPARED BY HOLDEN ENGINEERING & SURVEYING INC. M.C.R.D. PLAN #8217.
- "STATE OF NEW HAMPSHIRE PROJECT NO. 12039 SHEETS 1 - 7 PREPARED BY STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION" M.C.R.D. PLAN #13947.
- "BOUNDARY PLAT TAX MAP 109, LOT # UNASSIGNED, ROUTE 3 & ROUTE 28 ALLENSTOWN, NH" DATE: 02/19/12 SCALE: 1" = 50', LAST REVISED ON 01/23/12, PREPARED BY JONES & BEACH ENGINEERS, INC., STRATHAM, NH M.C.R.D. PLAN #19933.
- "ALTA SURVEY PLAN (5741425802-18) MAP 16 LOTS 11 & 12, ROUTE 28 & TURNPIKE ST. ALLENSTOWN, NEW HAMPSHIRE, PREPARED FOR BANC ONE NEW HAMPSHIRE ASSET MANAGEMENT CORPORATION, FEBRUARY 19, 1993 SCALE: 1" = 40" PREPARED BY CUOCO & CORMIER ENGINEERING ASSOCIATES, INC.



VICINITY PLAN
SCALE: 1" = 1,000'

SHEET INDEX

- | | |
|--------------|--|
| SHEET 1 OF 3 | COVER SHEET |
| SHEET 2 OF 3 | LOT LINE ADJUSTMENT & SUBDIVISION PLAN |
| SHEET 3 OF 3 | EXISTING CONDITIONS |



TAX MAP SKETCH
SCALE: 1" = 200'

PRESENT OWNERS OF RECORD:

LOTS 29 & 29-1, TAX MAP 109
M.C.R.D. VOL. 3590 PG. 2717 & 2719
C.J.L. LLC
400 BEDFORD STREET
MANCHESTER, NH 03110

THE SUBDIVISION REGULATIONS OF THE TOWN OF ALLENSTOWN ARE PART OF THIS PLAT AND APPROVAL OF THIS PLAT IS CONTINGENT UPON COMPLETION OF SAID REQUIREMENTS OF SAID SUBDIVISION REGULATIONS, EXCEPTING ONLY MODIFICATIONS MADE IN WRITING BY THE BOARDS AND ATTACHED HERETO.

APPROVED BY THE ALLENSTOWN PLANNING BOARD

DATE: _____
CHAIRMAN _____

LOT LINE ADJUSTMENT & SUBDIVISION PLAN
TAX MAP 109 LOTS 29 & 29-1
3 CHESTER TURNPIKE
ALLENSTOWN, NH

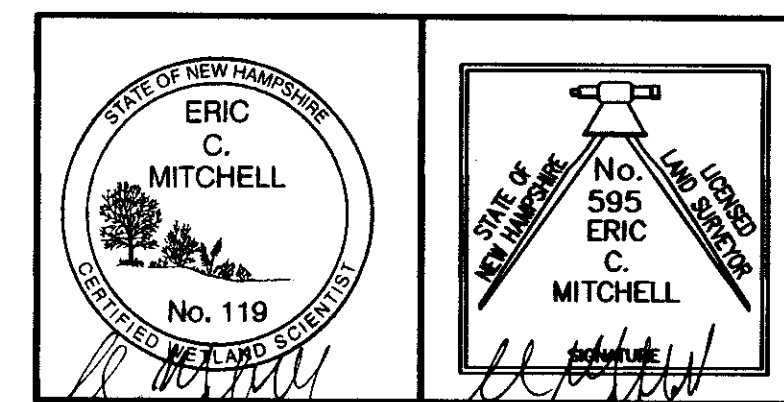
OWNER:
CJL, LLC
400 BEDFORD STREET, MANCHESTER, NH 03110

JULY 23, 2019

SCALE: 1" = 40'

PREPARED BY
ERIC C. MITCHELL & ASSOC. INC.
PLANNING - SURVEYING - ENGINEERING - ENVIRONMENTAL
P.O. BOX 10298, 106 SO. RIVER RD., BEDFORD N.H. 03110-0298
PH. (603) 627-1181

THE MONUMENTS OR BOUNDS SHOWN ON THIS PLAN HAVE OR WILL BE SET UNDER MY SUPERVISION PRIOR TO THE CONVEYANCE OF ANY APPROVED LOTS.




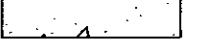
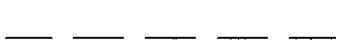

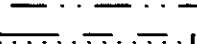



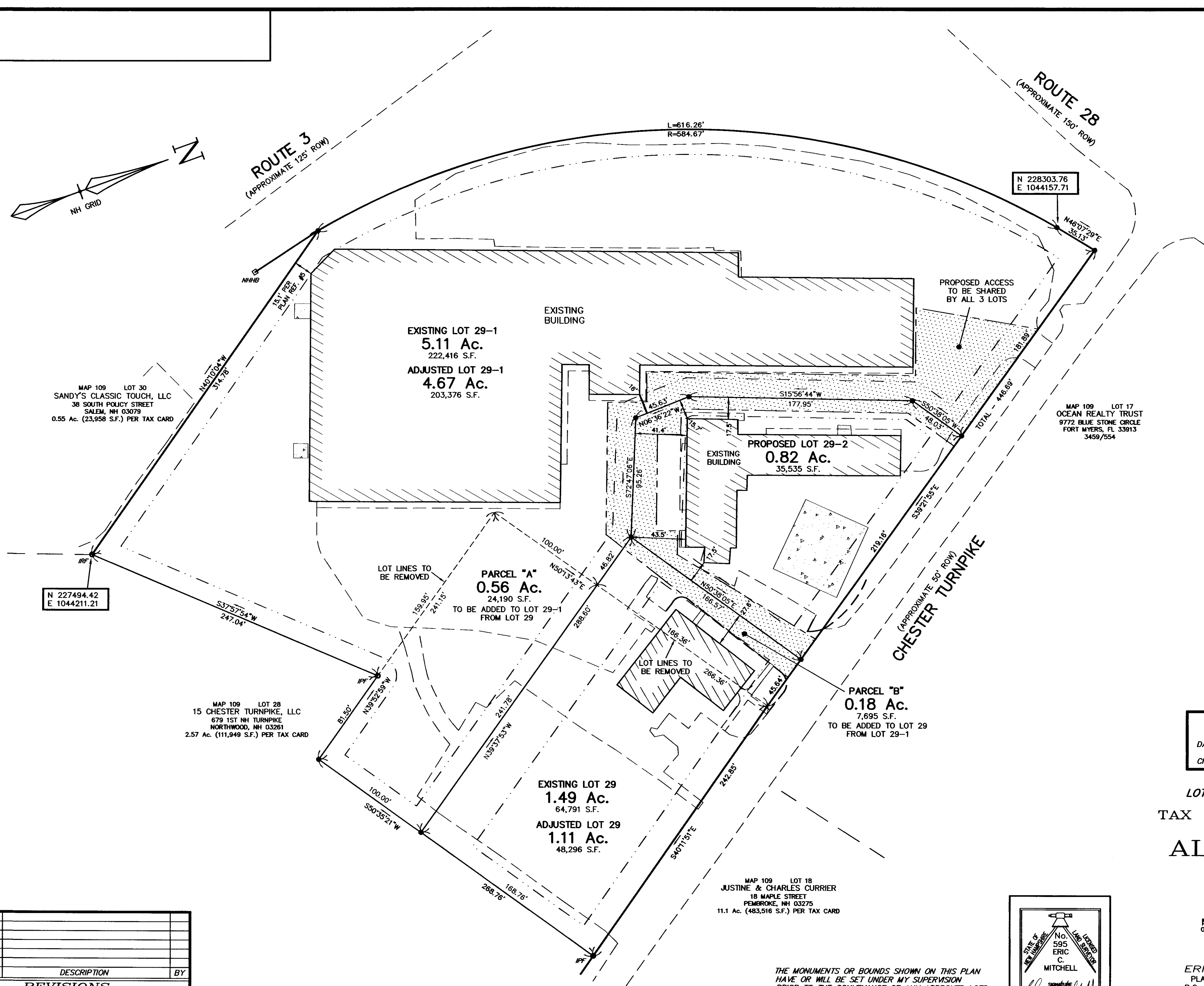
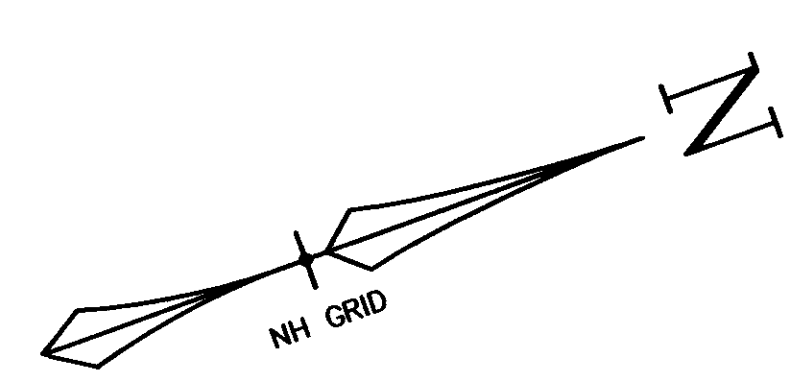
I CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND DURING SEPTEMBER THROUGH NOVEMBER OF 2018 AND HAS A RELATIVE ERROR OF CLOSURE NO GREATER THAN ONE PART IN TEN THOUSAND.

Eric C. Mitchell 7/23/19
ERIC C. MITCHELL L.L.S. NO. 595 DATE

REV.	DATE	DESCRIPTION	BY
REVISIONS			

LEGEND

-  NHHB FOUND
-  IRON ROD/NAIL TO BET SET
-  IRON PIPE FOUND
-  CONCRETE
-  EDGE OF PAVEMENT
-  BUILDING SETBACK
-  SHARED ACCESS EASEMENT
-  LOT LINE TO BE REMOVED



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APPROVED BY THE ALLENSTOWN PLANNING BOARD

DATE: _____

CHAIRMAN: _____

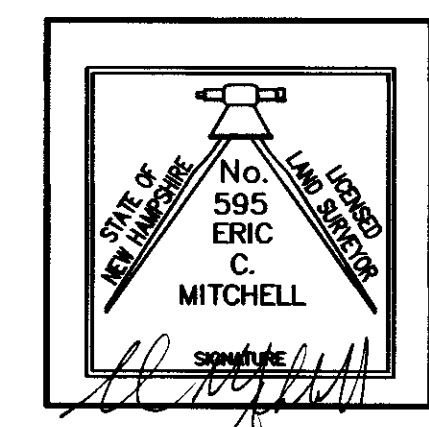
LOT LINE ADJUSTMENT & SUBDIVISION PLAN
TAX MAP 109 LOTS 29 & 29-1
3 CHESTER TURNPIKE
ALLENSTOWN, NH

OWNER:
CJL, LLC
400 BEDFORD STREET, MANCHESTER, NH 03101

JULY 24, 2019

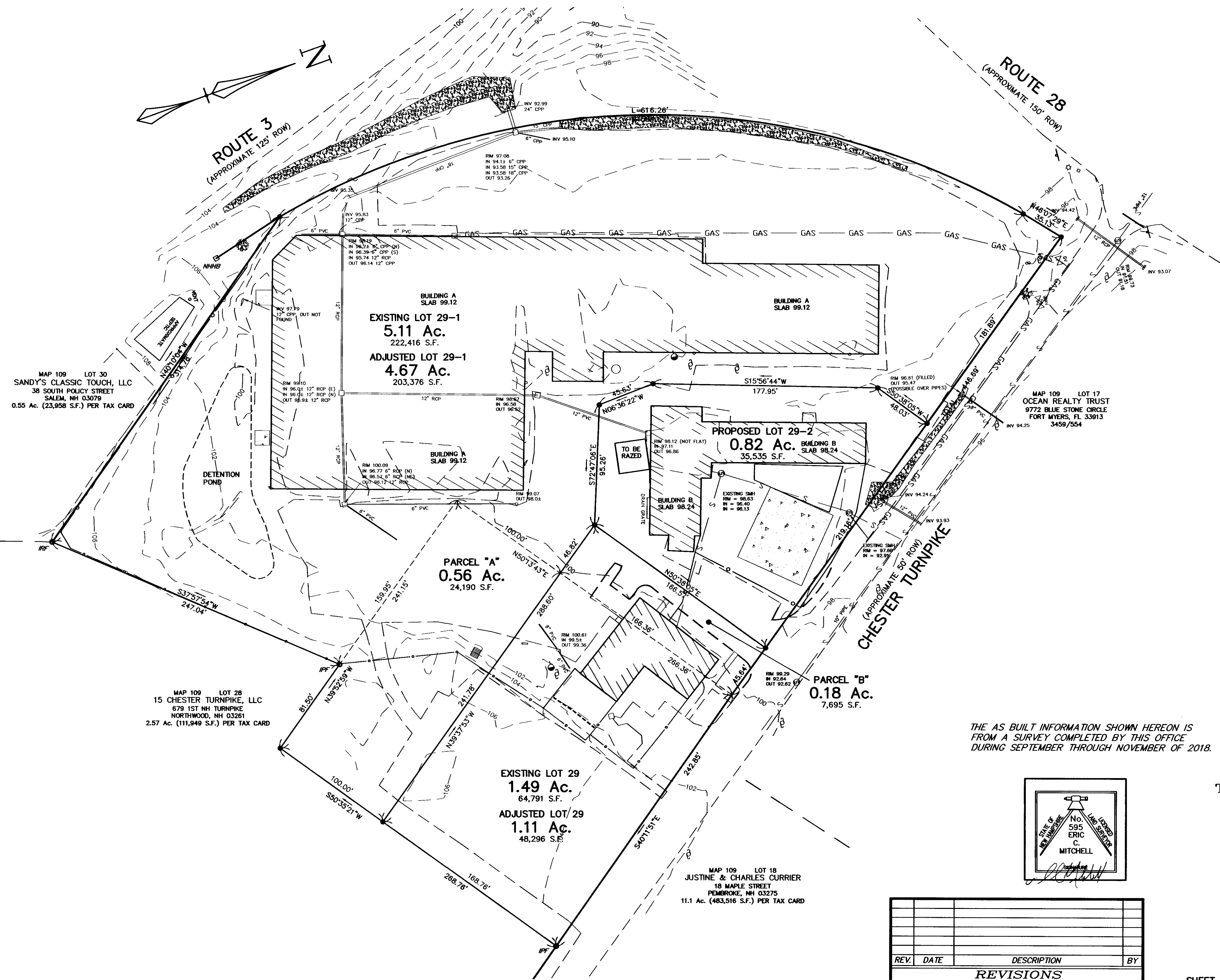
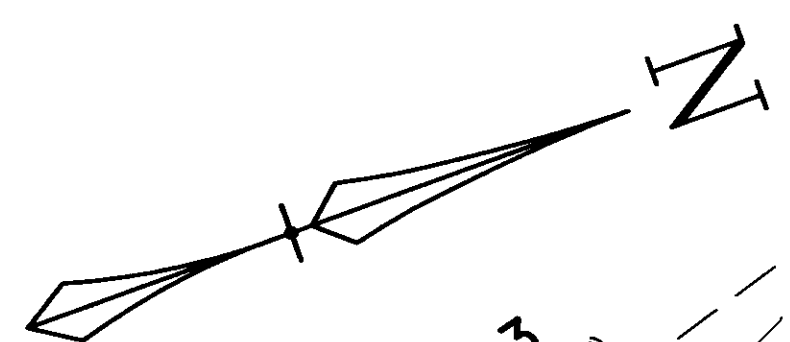
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REV.	DATE	DESCRIPTION	BY
REVISIONS			



MAP 109 LOT 30
SANDY'S CLASSIC TOUCH, LLC
38 SOUTH POLICY STREET
SALEM, NH 03079
0.55 Ac. (23,958 S.F.) PER TAX CARD

MAP 109 LOT 28
15 CHESTER TURNPIKE, LLC
679 1ST NH TURNPIKE
NORTHWOOD, NH 03261
2.57 Ac. (111,949 S.F.) PER TAX CARD

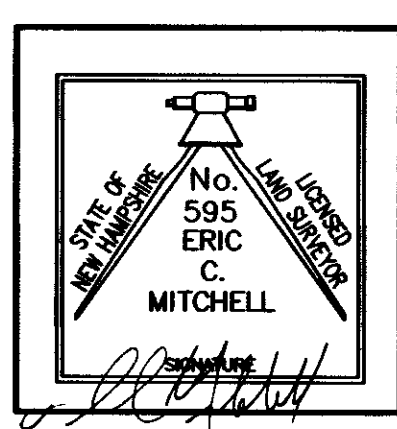
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11.1 Ac. (483,516 S.F.) PER TAX CARD

MAP 109 LOT 17
OCEAN REALTY TRUST
9772 BLUE STONE CIRCLE
FORT MYERS, FL 33913
3459/554

LEGEND

- NHHB FOUND
- IRON ROD/NAIL TO BET SET
- IRON PIPE FOUND
- ⊕ FIRE HYDRANT
- ⊕ UTILITY POLE
- ⊕ WATER VALVE
- ⊕ GAS VALVE
- ⊕ DRAIN MANHOLE
- ⊕ CATCH BASIN
- ⊕ LIGHT POLE
- ⊕ SIGN
- GAS — APPROXIMATE GAS LINE
- S — APPROXIMATE SEWER LINE
- ○ — CHAIN LINK FENCE
- W — APPROXIMATE WATER LINE
- ▭ CONCRETE
- - - EDGE OF PAVEMENT

THE AS BUILT INFORMATION SHOWN HEREON IS FROM A SURVEY COMPLETED BY THIS OFFICE DURING SEPTEMBER THROUGH NOVEMBER OF 2018.

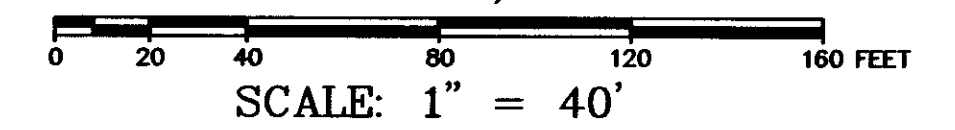


EXISTING CONDITIONS PLAN

**TAX MAP 109 LOTS 29 & 29-1
3 CHESTER TURNPIKE
ALLENSTOWN, NH**

OWNER:
CJL, LLC
400 BEDFORD STREET, MANCHESTER, NH 03101

JULY 24, 2019



SCALE: 1" = 40'

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REV.	DATE	DESCRIPTION	BY

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