

**NOTES**

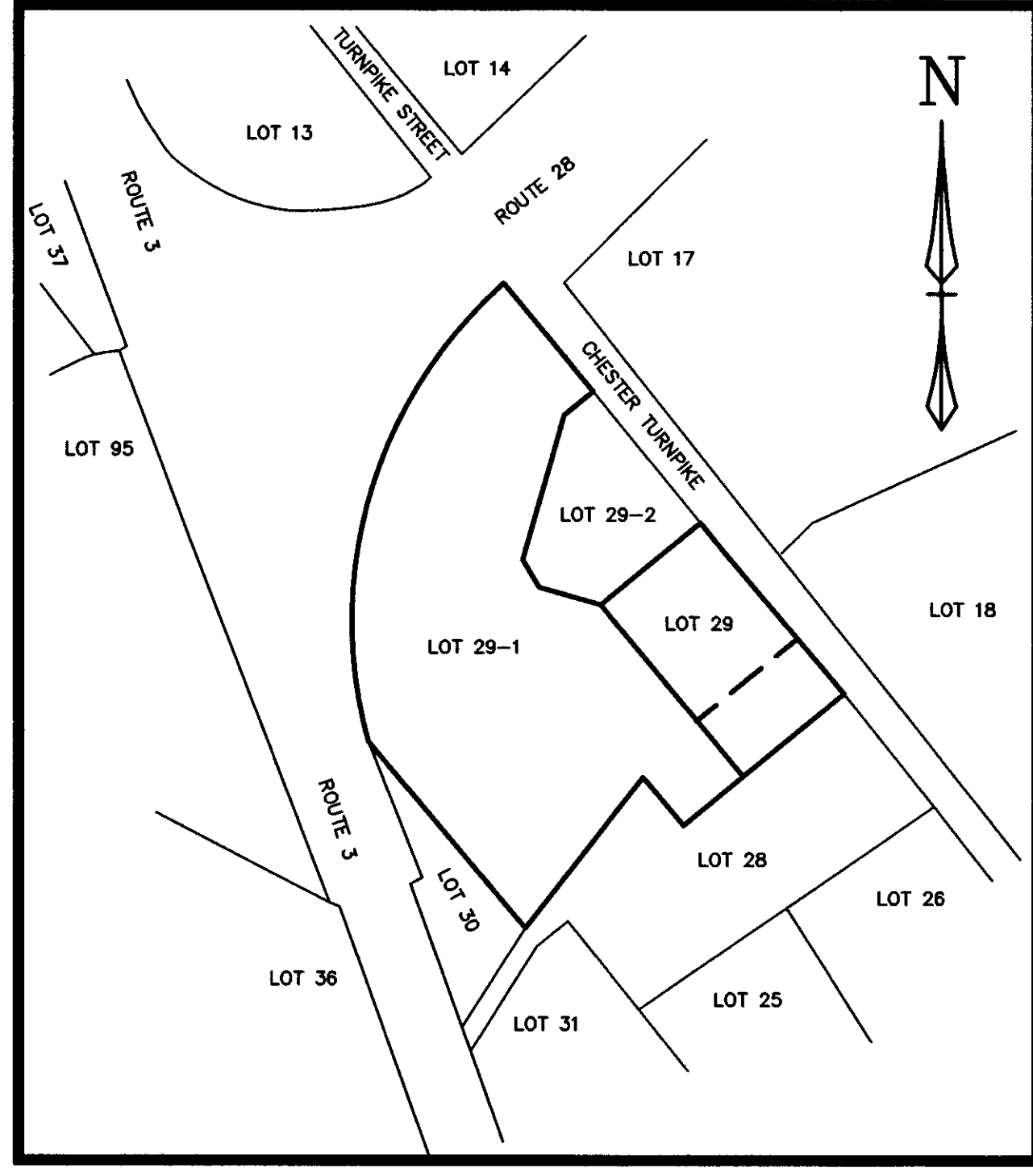
- THE PURPOSE OF THIS PLAN IS TO:  
ADJUST THE LOT LINES BETWEEN LOTS 29 & 29-1 ON TAX MAP 109, CREATING PARCEL "A" (15,824 S.F.), WHICH IS TO BE TRANSFERRED FROM LOT 29-1 TO LOT 29. PARCEL "A" IS TO BE ADDED TO LOT 29 AND NOT CONSIDERED A SEPARATE BUILDABLE LOT.  
THE COMMON ACCESS EASEMENT TO BE SHARED BETWEEN LOTS 29, 29-1 AND 29-2 IS NOT TO BE CHANGED.
- ORIGINAL AND ADJUSTED PARCEL AREAS:  

TAX MAP 109 LOT 29	=	0.75 ACRES	EXISTING	1.11 ACRES	PROPOSED
TAX MAP 109 LOT 29-1	=	5.03 ACRES	EXISTING	4.67 ACRES	PROPOSED
- 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 #3301500564E, 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.
- A VARIANCE WAS GRANTED BY THE ALLENSTOWN ZONING BOARD, CASE NUMBER 2019-05, ON SEPTEMBER 25, 2019 TO ARTICLE III SECTION 8.04.e. DIMENSIONAL RESTRICTIONS TO ALL THE TOTAL IMPERVIOUS AREA FOR LOTS 29-1 & 29-2 TO BE GREATER THAN 70%.
- PAVEMENT IS PROPOSED TO BE REMOVED FROM BOTH PROPOSED ADJUSTED LOTS 29 AND 29-1 SUCH THAT BOTH LOTS WILL CONTAIN LESS THAN 70% IMPERVIOUS.
- AN AMENDED "DECLARATION OF COMMON DRIVEWAY EASEMENT, WATER EASEMENT, SEWER AND DRAINAGE EASEMENT" IS TO BE EXECUTED BETWEEN THE LOTS OWNERS TO ALLOW FOR DRIVEWAYS, UTILITIES, AND DRAINAGE TO BE SHARED BETWEEN THE LOT OWNERS FOR USE AND MAINTENANCE.

EXISTING LOT		EXISTING AREA		IMPERVIOUS CALCULATIONS:		PROPOSED LOT		PROPOSED IMPERVIOUS	
LOT	EXISTING AREA	EXISTING IMPERVIOUS	PROPOSED LOT	PROPOSED IMPERVIOUS	EXISTING IMPERVIOUS	PROPOSED IMPERVIOUS	LOT	PROPOSED IMPERVIOUS	PROPOSED IMPERVIOUS
LOT 29	32,472 SF	22,452 (69.1%)	48,296 SF	32,878 (68.1%)	22,452 (69.1%)	32,878 (68.1%)	LOT 29-1	203,376 SF	141,788 (69.7%)
LOT 29-1	219,200 SF	157,376 (71.8%)	203,376 SF	141,788 (69.7%)	157,376 (71.8%)	141,788 (69.7%)			

**ABUTTERS**

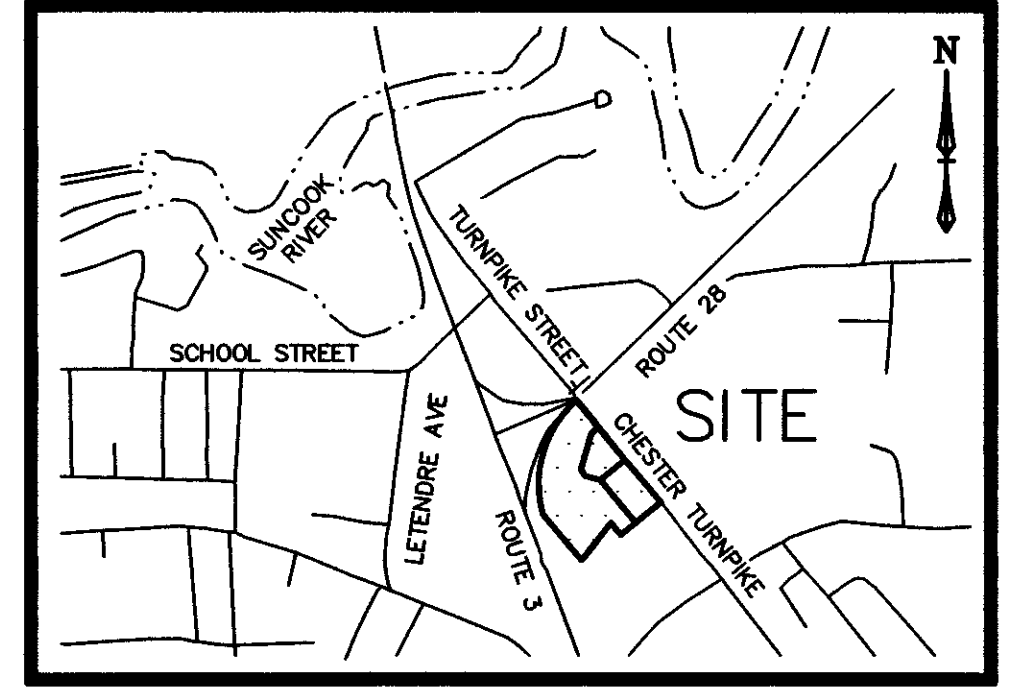
- |   |   |
|---|---|
| MAP 109 LOT 13<br>AUBUCHON REALTY CO., INC.<br>23 WEST MAIN STREET<br>WESTMINSTER, MA 01473<br>1.93 Ac. (84,070 S.F.) PER TAX CARD 2048/861 | MAP 109 LOT 28<br>15 CHESTER TURNPIKE, LLC<br>679 1ST NH TURNPIKE<br>NORTHWOOD, NH 03261<br>2.57 Ac. (111,949 S.F.) PER TAX CARD 3436/942                       |
| MAP 109 LOT 14<br>HUDSON QUARRY CORP.<br>6 CANDY LANE<br>HUDSON, NH 03051<br>3.7 Ac. (161,172 S.F.) PER TAX CARD 3618/523                   | MAP 109 LOT 30<br>SANDY'S CLASSIC TOUCH, LLC<br>38 SOUTH POLICY STREET<br>SALEM, NH 03079<br>0.55 Ac. (23,958 S.F.) PER TAX CARD                                |
| MAP 109 LOT 17<br>OCEAN REALTY TRUST<br>9772 BLUE STONE CIRCLE<br>FORT MYERS, FL 33913<br>13.7 Ac. (596,772 S.F.) PER TAX CARD 3459/554     | MAP 109 LOTS 31<br>AGROSSMAN SUNCOCK, LLC<br>ONE ADAMS PLACE, SUITE 501<br>859 WILLARD STREET, QUINCY, MA 02169<br>1.17 Ac. (50,965 S.F.) PER TAX CARD 3616/530 |
| MAP 109 LOT 18<br>JUSTINE & CHARLES CURRIER<br>18 MAPLE STREET<br>PEMBROKE, NH 03275<br>11.1 Ac. (483,516 S.F.) PER TAX CARD                | MAP 109 LOT 36<br>RARED ALLENSTOWN LLC<br>PO BOX 3165<br>HARRISBURG, PA 17105<br>2.41 Ac. (104,980 S.F.) PER TAX CARD   |
| MAP 109 LOT 25<br>MICHAEL D. & CHERYL GORDON<br>36 KIMBERLY LANE<br>GOFFSTOWN, NH 03045<br>1.28 Ac. (55,757 S.F.) PER TAX CARD 2337/701     | MAP 109 LOT 37<br>TOWN OF ALLENSTOWN<br>16 SCHOOL STREET<br>ALLENSTOWN, NH 03275<br>0.59 Ac. (25,700 S.F.) PER TAX CARD 3393/321                                |
| MAP 109 LOT 26<br>DIGLORIA PROPERITES LLC<br>185 KIMBALL STREET<br>MANCHESTER, NH 03102<br>1.29 Ac. (56,192 S.F.) PER TAX CARD 3551/2843    | MAP 109 LOT 95<br>CMBE, LLC<br>274 WOODLANDS ROAD<br>ALTON, NH 03810<br>5.03 Ac. (219,107 S.F.) PER TAX CARD 3307/724   |



**TAX MAP SKETCH**  
SCALE: 1" = 200'

**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.
- "LOT LINE ADJUSTMENT & SUBDIVISION PLAN, TAX MAP 109, LOTS 29 & 29-1, 3 CHESTER TURNPIKE, ALLENSTOWN, NH, OWNER C.J.L. LLC, JULY 23, 2019 SCALE: 1" = 40" PREPARED BY THIS OFFICE.
- "SITEPLAN/ GRADING PLAN, VAULT STORAGE, TAX MAP 109, LOTS 29 & 29-1, 3 CHESTER TURNPIKE, ALLENSTOWN, NH, PREPARED FOR VAULT STORAGE, OWNER C.J.L. LLC, OCTOBER 22, 2018 SCALE: 1" = 40" PREPARED BY THIS OFFICE.



**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 AND UTILITIES PLAN

**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  
AUTHORIZED SIGNATURE \_\_\_\_\_

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

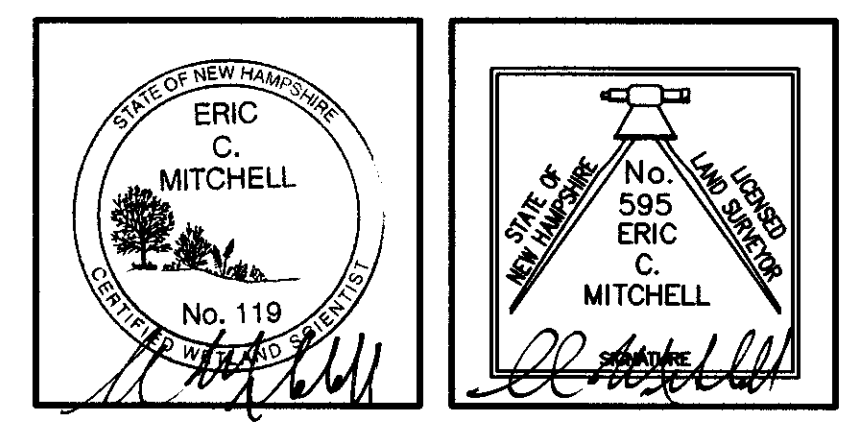
OWNER:  
**C.J.L. LLC**  
400 BEDFORD STREET, MANCHESTER, NH 03101

JULY 24, 2020

SCALE: 1" = 40'

PREPARED BY  
**ERIC C. MITCHELL & ASSOC. INC.**  
SURVEYING SITE DESIGN LAND PLANNING ENVIRONMENTAL  
P.O. BOX 10298, 38 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.

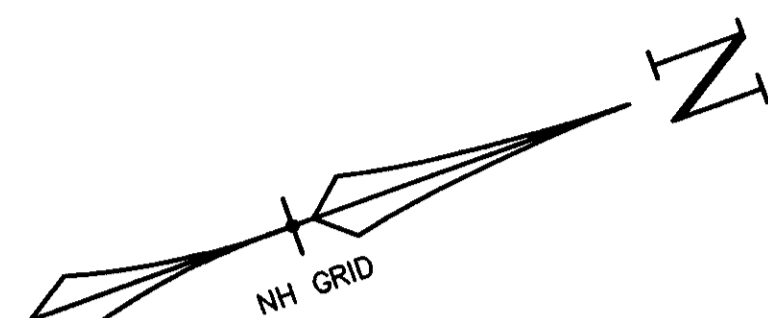


I CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND DURING SEPTEMBER THROUGH NOVEMBER OF 2018 AND HAS A RELATIVE ERROR OF CLOSURE NO GREATER THAN ONE PART IN TEN THOUSAND.  
\_\_\_\_\_  
ERIC C. MITCHELL L.L.S. NO. 595 DATE: 7/24/2020

REV.	DATE	TRC AND REVIEW COMMENTS	BY
A	7/31/2020	TRC AND REVIEW COMMENTS	NRF
<b>REVISIONS</b>			

**LEGEND**

- NHHB NHHB FOUND
- IRS IRON ROD SET
- IPF IRON PIPE FOUND
- △ MSS MAG SPIKE SET
- ▭ CONCRETE
- - - EDGE OF PAVEMENT
- - - BUILDING SETBACK
- ▨ SHARED ACCESS EASEMENT
- - - LOT LINE TO BE REMOVED
- ▩ RAPRAP AREA



NON TANGENT  
R=584.67' L=616.26'  
CHORD BEARING  
N14°43'48"E - 588.13'

**ROUTE 3**  
(APPROXIMATE 125' ROW)

**ROUTE 28**  
(APPROXIMATE 150' ROW)

**CHESTER TURNPIKE**  
(APPROXIMATE 50' ROW)

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

N 227494.42  
E 1044211.21

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

PROP AREA OF EXISTING PAVEMENT  
TO BE REMOVED TO MAINTAIN <70%  
IMPERVIOUS COVERAGE ON LOT  
29-1

PROP 15' OF EXISTING PAVEMENT  
TO BE REMOVED TO MAINTAIN 69%  
IMPERVIOUS COVERAGE ON LOT 29

ADJUSTED LOT 29-1  
4.67 Ac.  
203,376 S.F.

EXISTING LOT 29-1  
5.03 Ac.  
219,200 S.F.

MAP 109 LOT 29-2  
CJL, LLC  
400 BEDFORD STREET  
MANCHESTER, NH 03110  
3590/2717

SUBJECT TO SEWER AND  
WATER SERVICE EASEMENT  
TO BENEFIT LOT 29

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

ADJUSTED LOT 29  
1.11 Ac.  
48,296 S.F.

EXISTING LOT 29  
0.75 Ac.  
32,472 S.F.

PARCEL "A"  
0.36 Ac.  
15,824 S.F.  
TO BE ADDED TO LOT 29  
FROM LOT 29-1

MAP 109 LOT 18  
JUSTINE & CHARLES CURRIER  
18 MAPLE STREET  
PEMBROKE, NH 03275  
11.1 Ac. (483,516 S.F.) PER TAX CARD

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 PLAN**

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

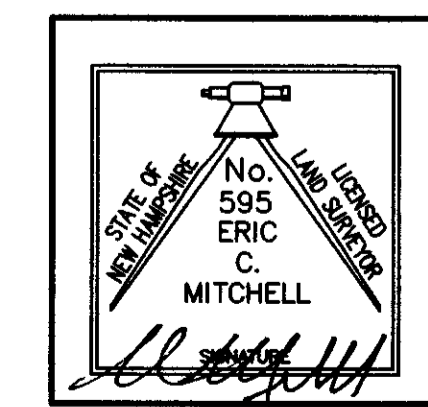
OWNER:  
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400 BEDFORD STREET, MANCHESTER, NH 03101

JULY 24, 2020

SCALE: 1" = 40'

PREPARED BY

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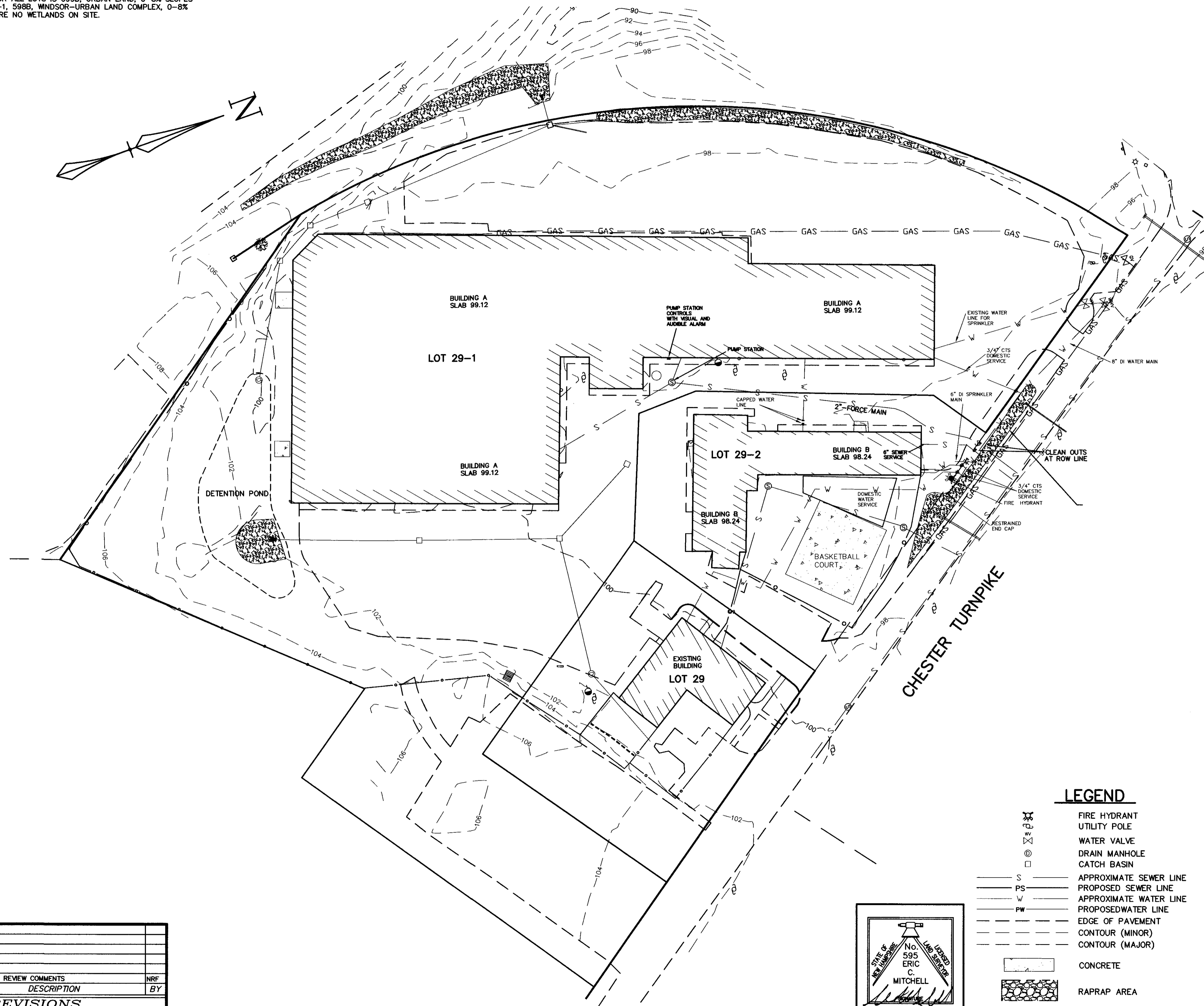


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HAVE OR WILL BE SET UNDER MY SUPERVISION  
PRIOR TO THE CONVEYANCE OF ANY APPROVED LOTS.

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A	7/31/2020	TRC AND REVIEW COMMENTS		NRF
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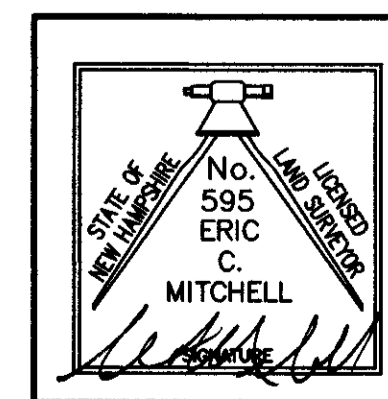
**SOILS NOTE**

1. 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.



**LEGEND**

- FIRE HYDRANT
- UTILITY POLE
- WATER VALVE
- DRAIN MANHOLE
- CATCH BASIN
- APPROXIMATE SEWER LINE
- PROPOSED SEWER LINE
- APPROXIMATE WATER LINE
- PROPOSED WATER LINE
- EDGE OF PAVEMENT
- CONTOUR (MINOR)
- CONTOUR (MAJOR)
- CONCRETE
- RAPRAP AREA



**EXISTING CONDITIONS AND UTILITIES PLAN**

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

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

JULY 24, 2020  
SCALE: 1" = 40'

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