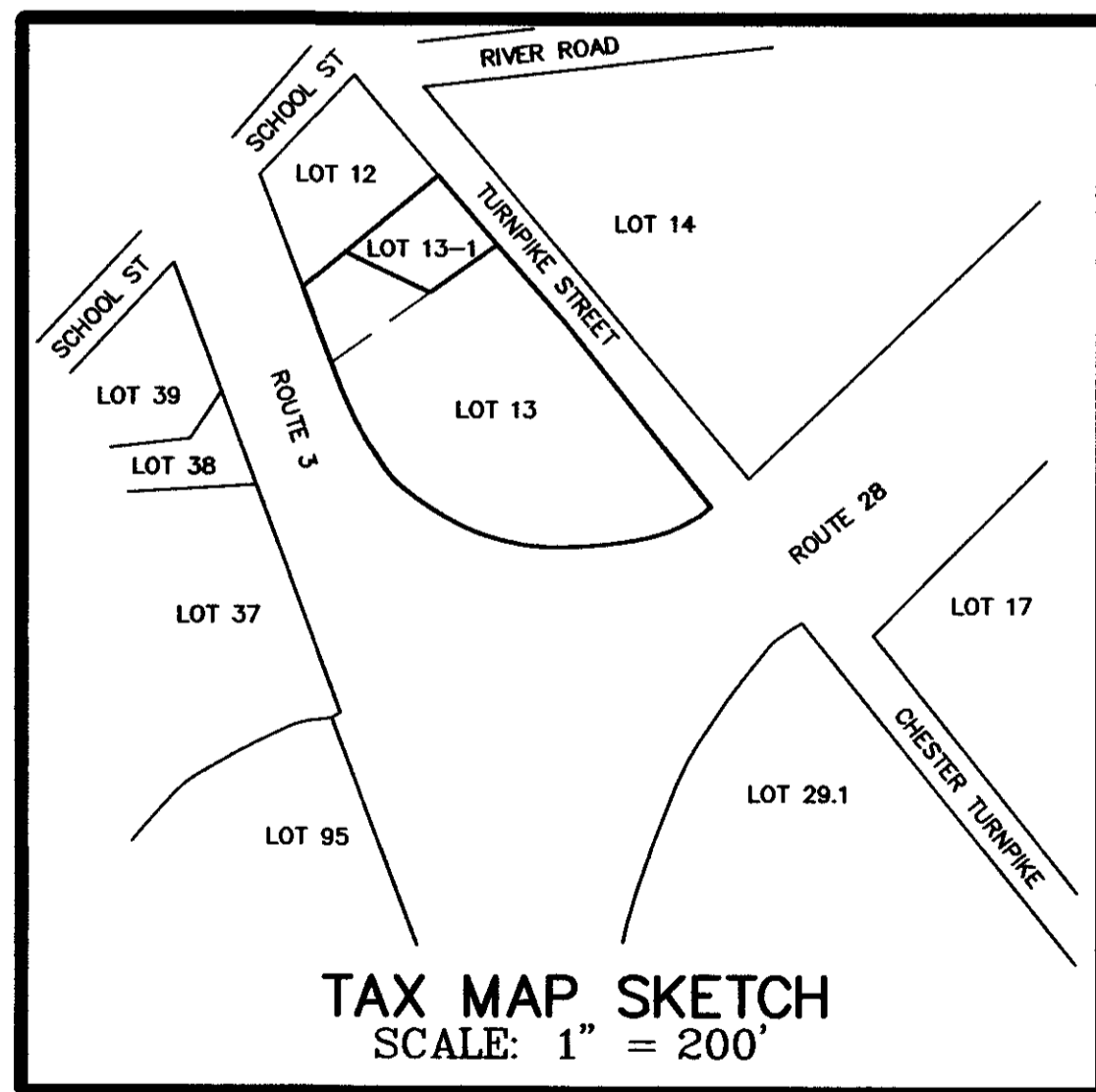


NOTES

- THE PURPOSE OF THIS PLAN IS TO:
 - ADJUST THE LOT LINES OF LOT 13 WITH LOT 13-1, CREATING PARCEL A, (8,177 S.F.) WHICH IS TO BE TRANSFERRED TO LOT 13
 - CREATE A SITE PLAN FOR THE EXISTING HARDWARE STORE.
- ORIGINAL AREA LOT 13 = 1.74 Ac.
 PROPOSED AREA LOT 13 = 1.93 Ac.
 ORIGINAL AREA LOT 13-1 = 0.42 Ac.
 PROPOSED AREA LOT 13-1 = 0.23 Ac.
- PRESENT ZONING: B - BUSINESS
 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 PLAN 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
- IMPERVIOUS AREA CALCULATIONS:
 EXISTING LOT 13 = 72,340 S.F. (95.3%)
 ADJUSTED LOT 13 = 79,250 S.F. (94.2%, WHICH LESS THE THE EXISTING AREA OF 95.3%)
 EXISTING LOT 13-1 = 12,400 S.F. (67.6%)
 ADJUSTED LOT 13-1 = 5,370 S.F. (53.7%, WHICH IS LESS THAN THE 70% MAXIMUM ALLOWED)
- 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.
- THE SOIL TYPE FOR LOT 13 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.

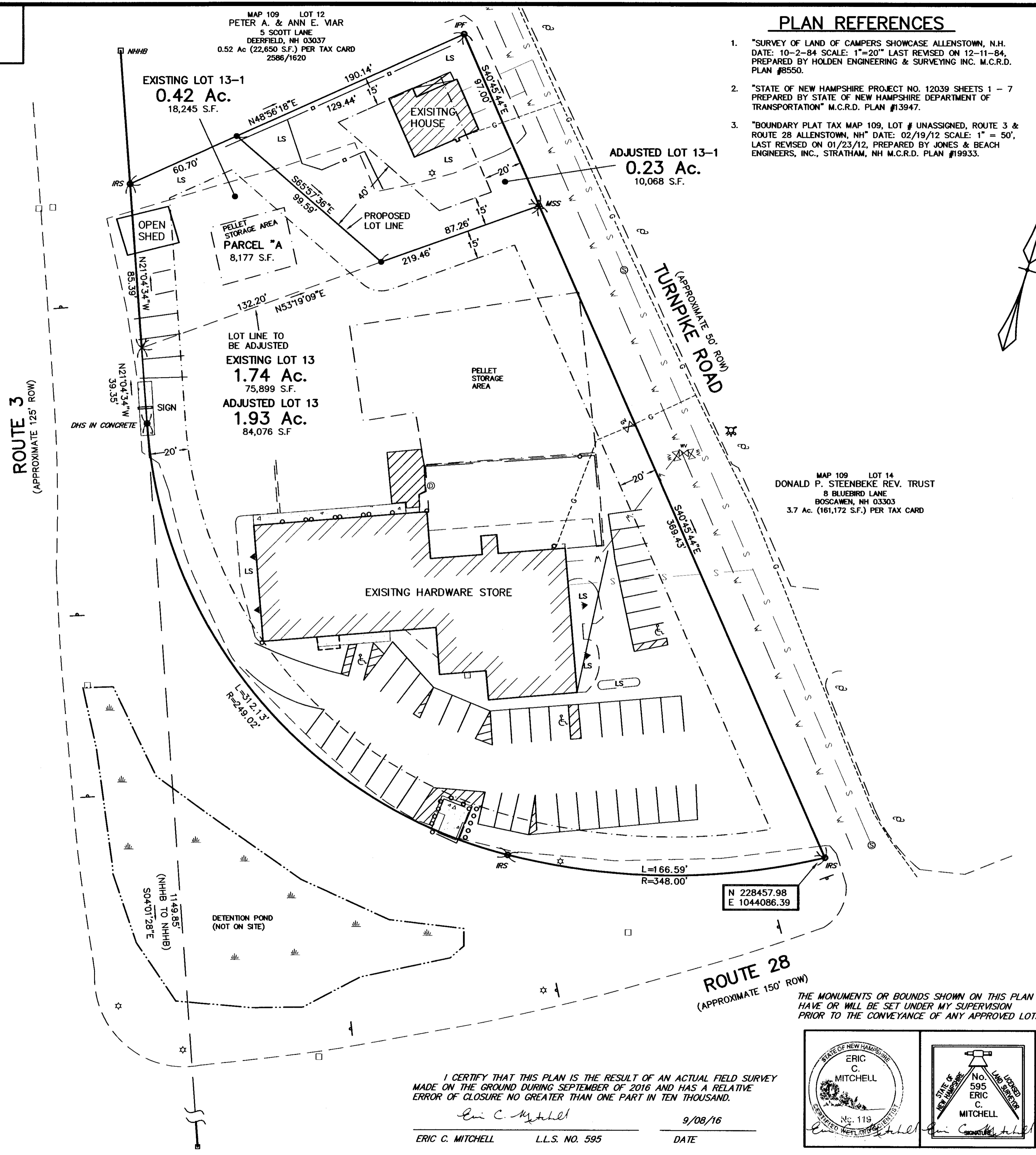
ADDITIONAL ABUTTERS

MAP 109 LOT 39 JEANYES JR. & HEIDI A. LABRIE 63 SCHOOL STREET ALLENSTOWN, NH 03275 0.3 Ac. (13,068 S.F.) PER TAX CARD 3476/582	MAP 109 LOT 95 CMBE, LLC 274 WOODLANDS ROAD ALTON, NH 03810 5.03 Ac. (219,107 S.F.) PER TAX CARD 3307/724
MAP 109 LOT 38 BARBARA A. CAMERON 28 LETENDRE AVENUE ALLENSTOWN, NH 03275 0.34 Ac. (14,810 S.F.) PER TAX CARD 3279/53	MAP 109 LOT 29-1 YUKON REALTY INVESTMENT LTD. PO BOX 479 CONCORD, NH 03301 5.1 Ac. (222,156 S.F.) PER TAX CARD
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 17 OCEAN REALTY TRUST 9772 BLUE STONE CIRCLE FORT MYERS, FL 33913 13.7 Ac. (596,772 S.F.) PER TAX CARD 3459/554



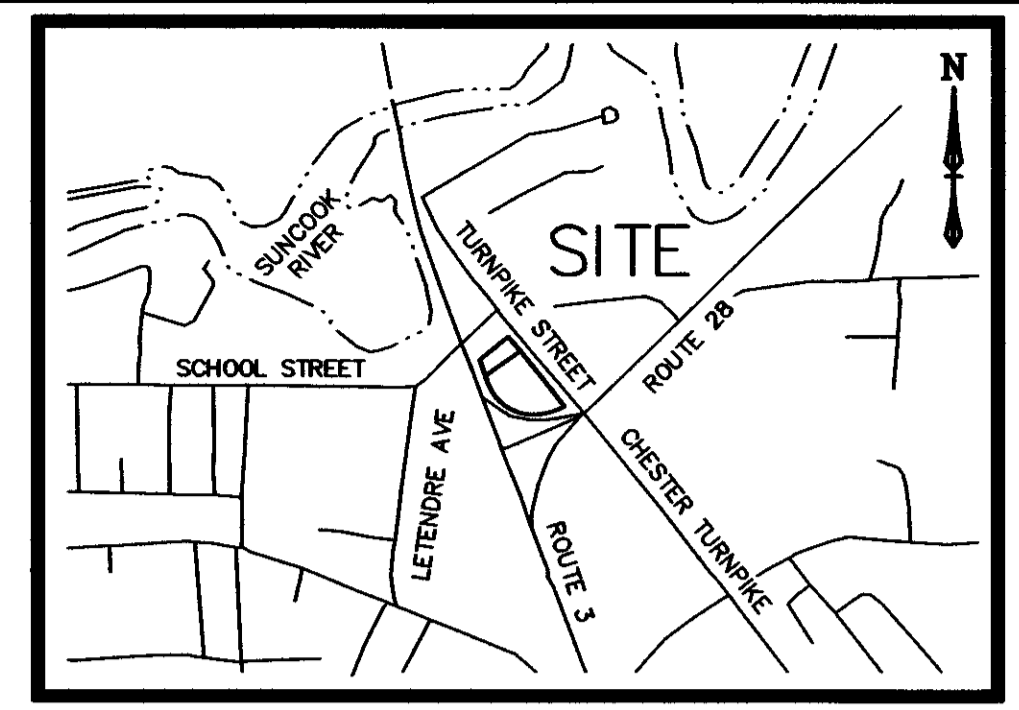
REV.	DATE	DESCRIPTION	BY
A	10/05/16	ADDRESS CNHRPC COMMENTS	CJM
REVISIONS			

MAP 109 LOT 12
PETER A. & ANN E. VIAR
5 SCOTT LANE
DEERFIELD, NH 03037
0.52 Ac (22,650 S.F.) PER TAX CARD
2586/1620



PLAN REFERENCES

- "SURVEY OF LAND OF CAMPERS SHOWCASE ALLENSTOWN, N.H. DATE: 10-2-84 SCALE: 1"=20" LAST REVISED ON 12-11-84. PREPARED BY HOLDEN ENGINEERING & SURVEYING INC. M.C.R.D. PLAN #8550.
- "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.



VICINITY PLAN

SCALE: 1" = 2,000'

LEGEND

- NHHB NHHB FOUND
- IRON ROD/NAIL TO BET SET
- IFF IRON PIPE FOUND
- IRS IRON ROD SET
- DHS DRILL HOLE SET
- △ MSS MAGNETIC SPIKE SET
- ⊗ FIRE HYDRANT
- ⊕ UTILITY POLE
- ⊕ WATER VALVE
- ⊕ GAS VALVE
- ⊕ DRAIN MANHOLE
- ⊕ CATCH BASIN
- ⊕ LIGHT POLE
- ⊕ SIGN
- ⊕ FLOOD LIGHT
- APPROXIMATE GAS LINE
- APPROXIMATE SEWER LINE
- FENCE
- APPROXIMATE WATER LINE
- BOLLARD
- HANDICAPPED SPACE
- CONCRETE
- APPROXIMATE WETLANDS
- EDGE OF PAVEMENT
- BUILDING SETBACK

PRESENT OWNERS OF RECORD:
 LOTS 13 & 13-1, TAX MAP 109
 M.C.R.D. VOL. 2049 PG. 861
 AUBUCHON REALTY COMPANY, INC.
 23 WEST MAIN STREET
 WESTMINSTER, MA 01473
 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 13 & 13-1
 TURNPIKE STREET,
 NH ROUTES 3 & 28
ALLENSTOWN, NH

OWNER OF RECORD:
AUBUCHON REALTY CO. INC.
 23 WEST MAIN STREET, WESTMINSTER, MA 01473
 SEPTEMBER 8, 2016

SCALE: 1" = 30'
 PREPARED BY
ERIC C. MITCHELL & ASSOC. INC.
 PLANNING - SURVEYING - ENVIRONMENTAL
 P.O. BOX 10298, 106 SO. RIVER RD., BEDFORD N.H. 03110-0298
 PH. (603) 627-1181

I CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND DURING SEPTEMBER OF 2016 AND HAS A RELATIVE ERROR OF CLOSURE NO GREATER THAN ONE PART IN TEN THOUSAND.

Eric C. Mitchell
 ERIC C. MITCHELL L.L.S. NO. 595 DATE 9/08/16

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

