

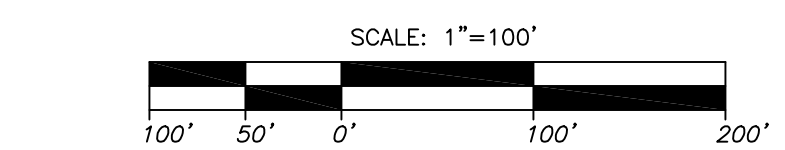
RESERVED FOR REGISTRY USE

REFERENCE PLANS:

- 1. "BOUNDARY PLAN - MAP 25 LOT 1 - ALLENSTOWN, NH - PREPARED FOR - MICHAEL NICKERSON", SCALE 1"=100' DATED MAY 20, 1997 PREPARED BY DONALD E. DUVAL (ON FILE AT THIS OFFICE).
- 2. "PINE ACRES - ROUTE 28 - ALLENSTOWN, NH", SCALE 1"=50' DATED JUNE 1959 BY WALTER F. O'NEIL (M.C.R.D. PLAN #1601).
- 3. "SUBDIVISION PLAN FOR - WILLIAM & MICHAEL JURANTY", SCALE 1"=60' DATED JULY 1988 BY WALTER F. O'NEILL (M.C.R.D. PLAN #10623).
- 4. "SUMMER AVENUE - OFF ROUTE #22 ALLENSTOWN, NH - FOR PETER JURANTY", SCALE 1"=40' DATED JANUARY 1968 (N.C.R.D. PLAN #2215).
- 5. "PETER JURANTY LAND - ALBIN AVENUE - ALLENSTOWN, NH", SCALE 1"=50' DATED OCTOBER 1967 BY WALTER F. O'NEILL (M.C.R.D. PLAN BK. 1017 PG.513).
- 6. "PETER JURANTY LAND - SUMMER AVENUE - ALLENSTOWN, NH", SCALE 1"=50' DATED OCTOBER 1967 BY WALTER F. O'NEILL (M.C.R.D. PLAN BK.1018 PG.540).
- 7. "PROPOSED AVENUE OFF - RT 28 ALLENSTOWN, NH - FOR PETER JURANTY", SCALE 1"=40' DATED DECEMBER 1962 BY WALTER F. O'NEILL (M.C.R.D. PLAN #1863).
- 8. "RIVERSIDE PARK - ALLENSTOWN, NH - OWNED BY - RIVERSIDE PARK REALTY CO." SCALE 1"=50' DATED DECEMBER 1959 BY MARTIN G. FERRY (M.C.R.D. PLAN #1647).
- 9. "PETER JURANTY LOTS - ALBIN AVENUE OFF - RT. 28 ALLENSTOWN, NH", SCALE 1"=40' DATED JUNE 1962 BY WALTER F. O'NEILL (M.C.R.D. PLAN #1807).
- 10. "STATE OF NEW HAMPSHIRE - DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS - PLANS OF PROPOSED FEDERAL AID PRIMARY PROJECT" SCALE: 1"=50' DATED 1955 BY NH D.O.T. PROJECT # 023-1(1).

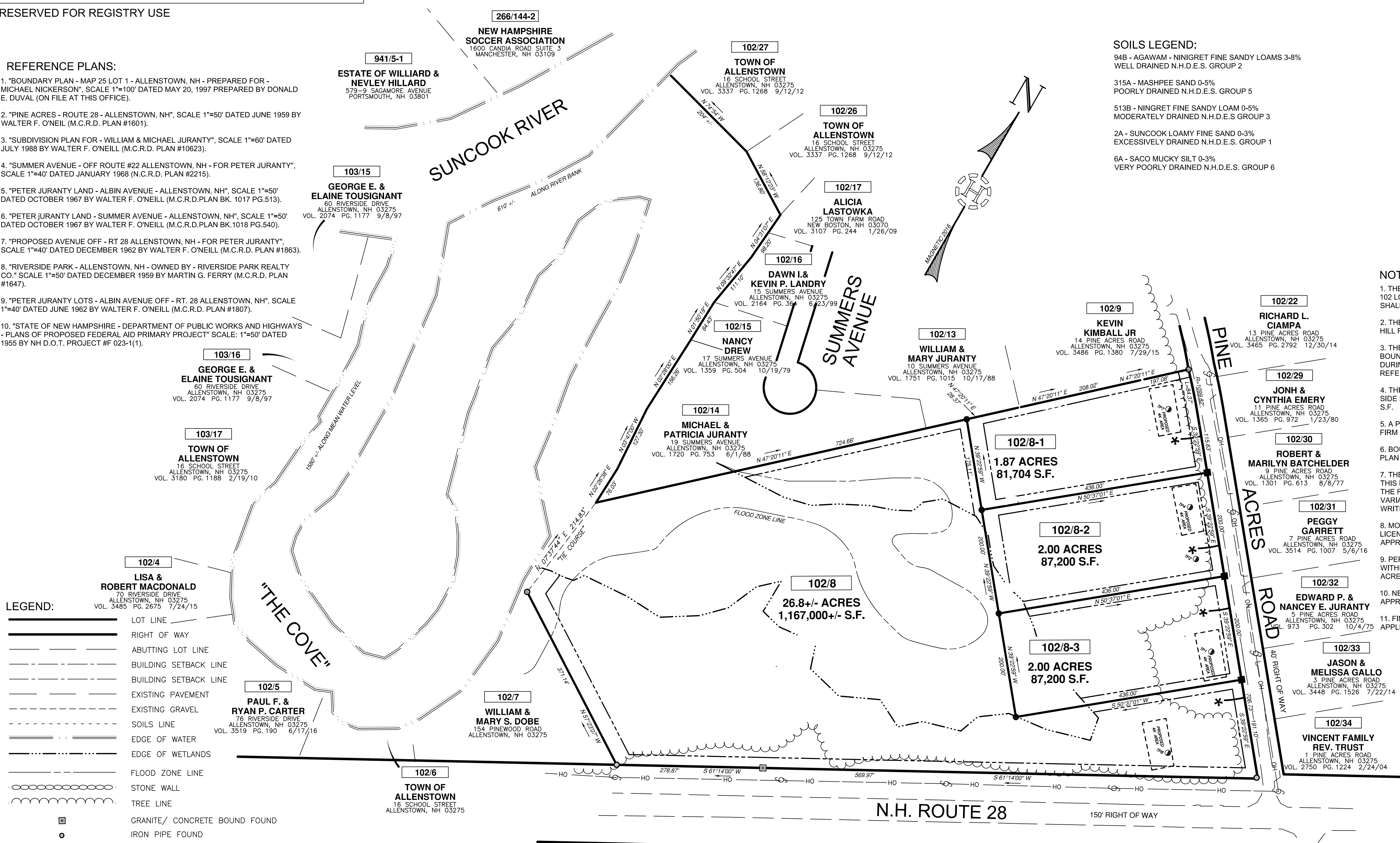
LEGEND:

- LOT LINE
- RIGHT OF WAY
- ABUTTING LOT LINE
- BUILDING SETBACK LINE
- BUILDING SETBACK LINE
- EXISTING PAVEMENT
- EXISTING GRAVEL
- SOILS LINE
- EDGE OF WATER
- EDGE OF WETLANDS
- FLOOD ZONE LINE
- STONE WALL
- TREE LINE
- GRANITE/ CONCRETE BOUND FOUND
- IRON PIPE FOUND
- IRON PIN FOUND
- UTILITY POLE / GUY WIRE
- WELL
- GRANITE/ CONCRETE BOUND TO BE SET
- IRON PIN/ CAP TO BE SET
- POTENTIAL DRIVEWAY LOCATION

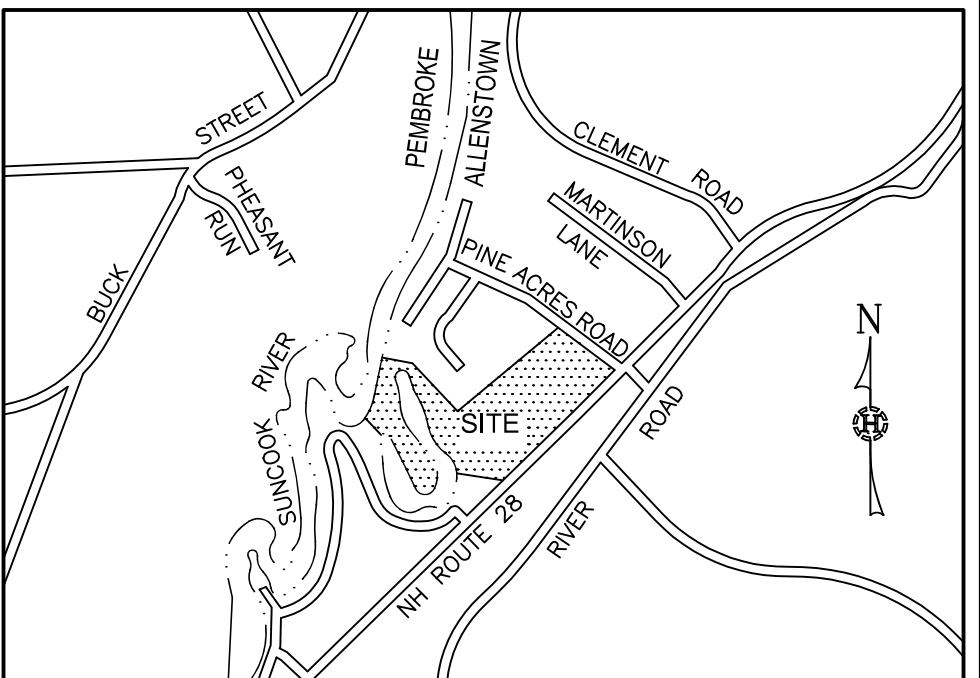


REV.	DATE	DESCRIPTION	BY
A	8/29/19	REVISED PER TOWN COMMENTS	DBH

OWNERS' SIGNATURE _____ DATE _____
APPROVED BY THE ALLENSTOWN PLANNING BOARD
CHAIRMAN _____ AND CHAIRMAN _____
SECRETARY _____ AND SECRETARY _____



SOILS LEGEND:
94B - AGAWAM - NINIGRET FINE SANDY LOAMS 3-8% WELL DRAINED N.H.D.E.S. GROUP 2
315A - MASHPEE SAND 0-5% POORLY DRAINED N.H.D.E.S. GROUP 5
513B - NINGRET FINE SANDY LOAM 0-5% MODERATELY DRAINED N.H.D.E.S. GROUP 3
2A - SUNCOOK LOAMY FINE SAND 0-3% EXCESSIVELY DRAINED N.H.D.E.S. GROUP 1
6A - SACO MUCKY SILT 0-3% VERY POORLY DRAINED N.H.D.E.S. GROUP 6



- NOTES:
1. THE PURPOSE OF THIS PLAN IS TO DEPICT A FOUR LOT SUBDIVISION OF TAX MAP 102 LOT 8. LOTS 8-1, 8-2 & 8-3 SHALL BE FORE SINGLE FAMILY HOMES AND LOT 8 SHALL BE FOR A DUPLEX.
 2. THE OWNER OF RECORD OF TAX MAP 102 LOT 8 4NH HOMES, LLC 34 RUNDLETT HILL ROAD #4 BEDFORD, NH 03110 SEE M.C.R.D. BK.3553 PG.1900 DATED 4/26/17)
 3. THE TOTAL AREA OF TAX MAP 102 LOT 8 IS 32.7+/- ACRES OR 1,428,400+/- S.F.. BOUNDARY INFORMATION IS PER A FIELD SURVEY PERFORMED BY THIS OFFICE DURING THE MONTH OF OCTOBER 2016. HORIZONTAL ORIENTATION IS PER REFERENCE PLAN #1.
 4. THIS SITE LIES WITHIN THE R2 ZONE. BUILDING SETBACKS ARE 20' FRONT, 15' SIDE 30' REAR. MINIMUM ROAD FRONTAGE IS 200' AND MINIMUM LOT SIZE IS 40,000 S.F.
 5. A PORTION OF THIS SITE LIES WITHIN THE SPECIAL FLOOD HAZARD ZONE PER FIRM COMMUNITY 33013C0568E PANEL 0568E EFFECTIVE DATE APRIL 19, 2010.
 6. BOUNDARY INFORMATION FOR "THE COVE" IS PER REFERENCEPLAN #1, SEE PLAN FOR DETAILS.
 7. THE SUBDIVISION REGULATIONS OF THE TOWN OF ALLENSTOWN ARE A PART OF THIS PLAT, AND APPROVAL OF THIS PLAT IS CONTINGENT ON COMPLETION OF ALL THE REQUIREMENTS OF SAID SUBDIVISION REGULATIONS, EXCEPTING ONLY ANY VARIANCES OR MODIFICATIONS AND SUBJECT TO ANY CONDITIONS MADE IN WRITING BY THE BOARD AND ATTACHED HERETO.
 8. MONUMENTS DEPICTED HEREON ARE TO BE SET UNDER THE SUPERVISION OF A LICENSED NEW HAMPSHIRE LAND SURVEYOR PRIOR TO CONVEYANCE OF ANY APPROVED LOTS.
 9. PER ZBA CASE # 2019-05 TAX MAP 102 LOT 8 IS ALLOWED TO PERMIT A DRIVEWAY WITHIN 500' OF NH ROUTE 28 AND LOCATE A DUPLEX STRUCTURE 800' FROM PINE ACRES ROAD.
 10. NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES SUBDIVISION APPROVAL NUMBER FOR LOTS 8/1, 8-2 & 8-3 IS eSA2019082701.
 11. FINAL DRIVEWAY LOCATIONS TO BE DETERMINED DURING DRIVEWAY PERMIT APPLICATION

SUBDIVISION PLAN
PREPARED FOR:
4NH HOMES, LLC.
TAX MAP 102 LOT 8
NH ROUTE 28 AND PINE ACRES ROAD
ALLENSTOWN, NEW HAMPSHIRE

AUGUST 2, 2019

HIGGINSON LAND SERVICES
LAND SURVEYING - SEPTIC SYSTEM DESIGNS - PERMITTING
76 PATTERSON HILL ROAD HENNIKER, NH 03242
TEL: 603-660-6412 NOTE BOOK #1 JOB #83 SHEET 1 OF 2

410/6 HERBERT R. & PRISCILLA L. BLAKE
16118 4TH STREET, EAST
REDINGTON BEACH, FL 33708
VOL. 2002 PG. 1448 10/28/95

102/40 ANN A. REHLANDER
2014 TRUST
194 RIVER ROAD
ALLENSTOWN, NH 03275
VOL. 3462 PG. 2018 11/19/14

102/39 NORMAN D. & ALICE E. PION
196 RIVER ROAD
ALLENSTOWN, NH 03275
VOL. 1294 PG. 717 5/16/77

102/38 CLAIRE A. & ROBERT A. CHAPUT
200 RIVER ROAD
ALLENSTOWN, NH 03275
VOL. 3264 PG. 1147 7/21/11

CERTIFICATION:
"I HEREBY CERTIFY THAT THIS PLAN THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS A MAXIMUM ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND (1:10,000) ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY".

WETLANDS CERTIFICATION:
WETLANDS WERE DELINEATED IN ACCORDANCE WITH THE ARMY CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, TECHNICAL REPORT Y-87-1 AND THE NORTHEAST REGIONAL SUPPLEMENT IN OCTOBER OF 2016 BY SPENCER TATE OF MERIDIAN LAND SERVICES INC.

