

- REFERENCE PLANS:**
- "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).
 - "PINE ACRES - ROUTE 28 - ALLENSTOWN, NH", SCALE 1"=50' DATED JUNE 1959 BY WALTER F. O'NEILL (M.C.R.D. PLAN #1601).
 - "SUBDIVISION PLAN FOR - WILLIAM & MICHAEL JURANTY", SCALE 1"=60' DATED JULY 1988 BY WALTER F. O'NEILL (M.C.R.D. PLAN #10623).
 - "SUMMER AVENUE - OFF ROUTE #22 ALLENSTOWN, NH - FOR PETER JURANTY", SCALE 1"=40' DATED JANUARY 1968 (N.C.R.D. PLAN #2215).
 - "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).
 - "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).
 - "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).
 - "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).
 - "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).
 - "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 #F 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

SCALE: 1"=100'

REV.	DATE	DESCRIPTION	BY
A	12/1/16	REVISED PER TOWN COMMENTS	DBH

OWNERS' SIGNATURE _____ DATE _____

APPROVED BY THE ALLENSTOWN PLANNING BOARD

APPROVED BY THE PEMBROKE PLANNING BOARD

CHAIRMAN _____ AND CHAIRMAN _____

SECRETARY _____ AND SECRETARY _____

ON _____ CERTIFIED BY _____ ON _____ CERTIFIED BY _____

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 - NINIGRET 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

CLUSTER CALCULATIONS

TOWN OF ALLENSTOWN - TOTAL TRACT AREA IS 32.7 ACRES, 80% OF TOTAL LAND AREA IS USED TO CALCULATE LOT DENSITY. 32.7 x 80% = 26.1 ACRES (1,139,529 S.F.) USEABLE. R2 ZONE MINIMUM LOT SIZE IS 40,000 S.F. 1,139,529 S.F. / 40,000 S.F. = 28.4 LOTS MAXIMUM DENSITY. PROPOSED ARE 12 LOTS.

REQUIRED OPEN SPACE IS 20% OF THE TOTAL TRACT AREA

TOTAL TRACT AREA IS 32.7 ACRES REQUIRED OPEN SPACE = 6.54 ACRES. PROPOSED OPEN SPACE IS 25.9 ACRES.

OF THE 6.54 ACRES REQUIRED 3.27 ACRES MUST BE NON WETLAND AND HAVE LESS THAN 5% SLOPES. PROPOSED IS 11.48 ACRES OF NON WETLAND WITH LESS THAN 5% SLOPES.

N.H.D.E.S. LOT LOADING - LOT 102/8 CONTAINS THE FOLLOWING SOILS SUITABLE FOR LOT LOADING:

94B - 577,688 S.F. TOTAL - 530,187 S.F. (18.71 ACRES) NON WETLAND GROUP 2 SOILS A/B SLOPE WILL SUPPORT 1538 GALLONS OF SEPTIC LOADING PER DAY PER ACRE. 1538 x 18.71 = 18,717 GALLONS PER DAY

513B - 7,419 S.F. TOTAL - 7,419 S.F. (0.17 ACRES) NON WETLAND GROUP 3 SOILS A/B SLOPE WILL SUPPORT 1250 GALLONS OF SEPTIC LOADING PER DAY PER ACRE. 1250 x 0.17 = 212 GALLONS PER DAY

2A - 141,704 S.F. TOTAL - 136,692 S.F. (3.13 ACRES) NON WETLAND GROUP 1 SOILS A/B SLOPE WILL SUPPORT 2000 GALLONS OF SEPTIC LOADING PER DAY PER ACRE. 2000 x 3.13 = 6260 GALLONS PER DAY

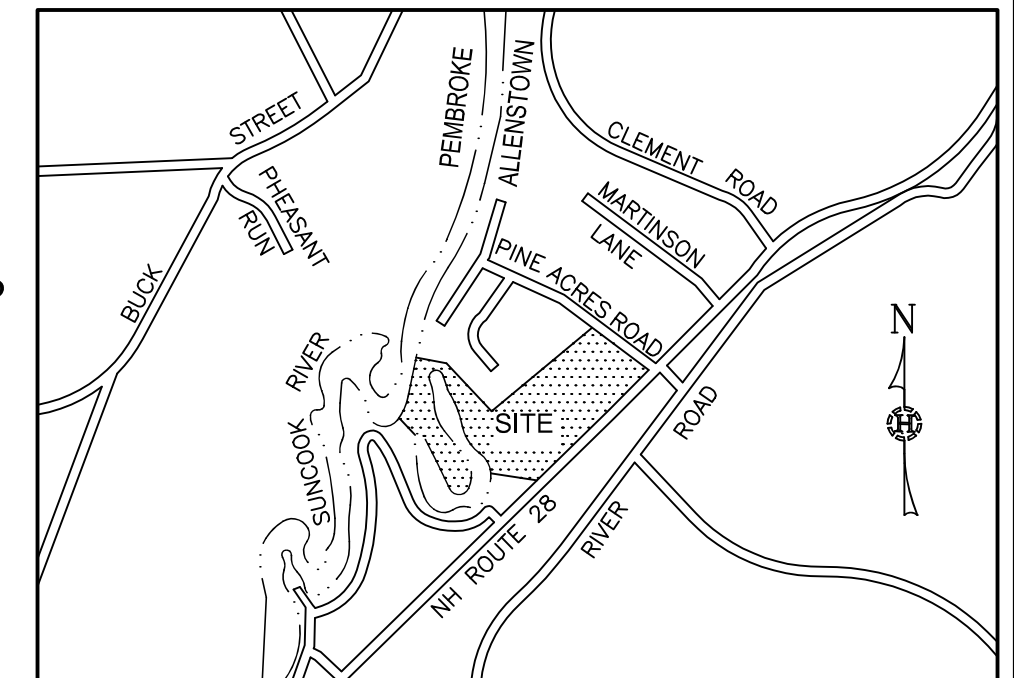
TOTAL SITE LOADING IS 25,189 GALLONS PER DAY

PROPOSED ARE 12 LOTS, REMOVING 12 PROTECTIVE WELL AREAS OF 17,671 S.F. EACH (AREA WITHIN THE 75' PROTECTIVE WELL RADIUS) EQUALS 17,671 x 12 = 212,057 S.F. OR 4.87 ACRES.

4.87 ACRES AT 2000 GALLONS PER DAY PER ACRE = 9740 GALLONS PER DAY.

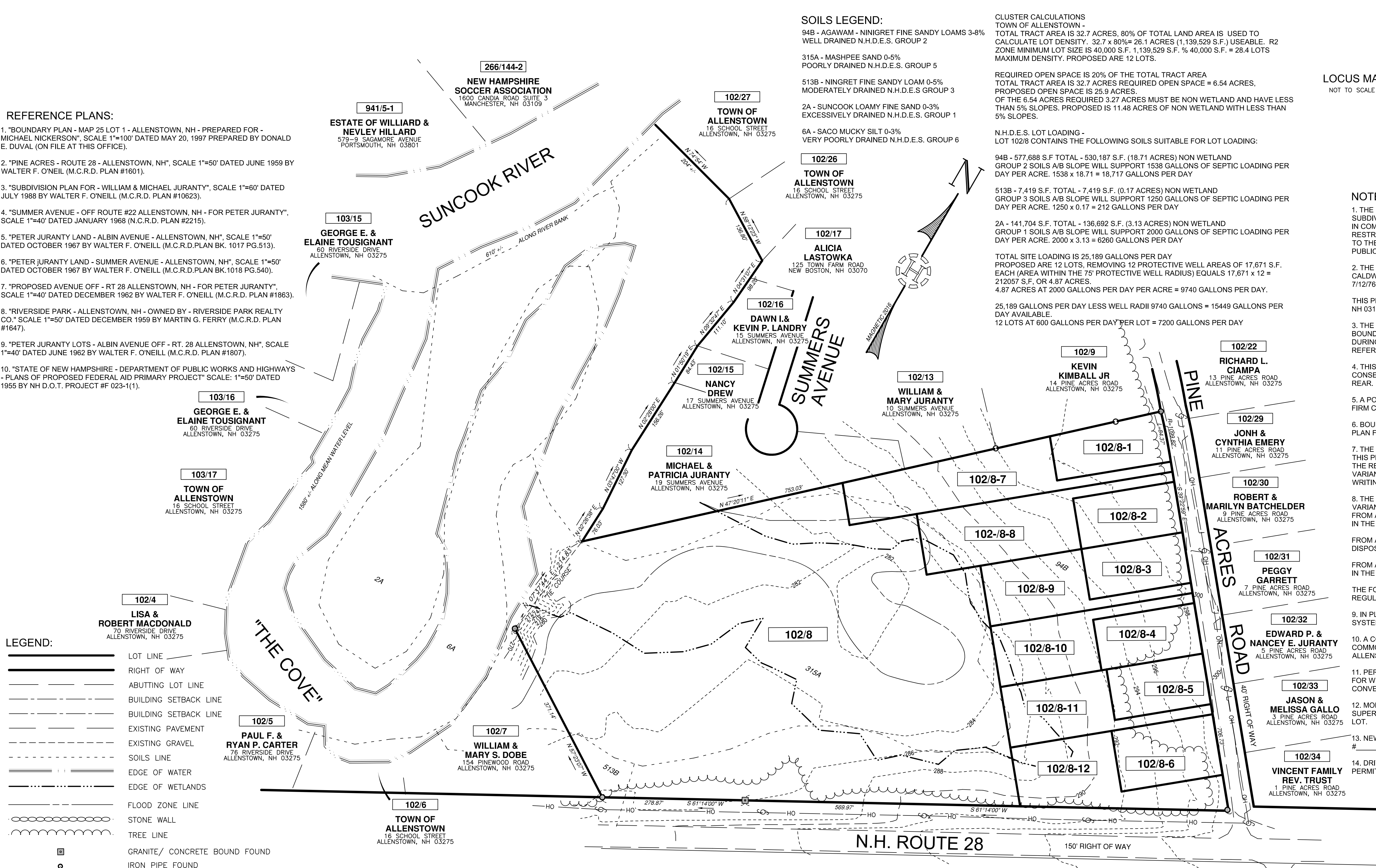
25,189 GALLONS PER DAY LESS WELL RADII 9740 GALLONS = 15449 GALLONS PER DAY AVAILABLE.

12 LOTS AT 600 GALLONS PER DAY PER LOT = 7200 GALLONS PER DAY



- NOTES:**
- THE PURPOSE OF THIS PLAN IS TO DEPICT A TWELVE LOT CLUSTER RESIDENTIAL SUBDIVISION OF TAX MAP 102 LOT 8. THE REMAINDER OF LOT 102/8 IS TO BE HELD IN COMMON OWNERSHIP BY THE TWELVE LOT OWNERS AND AN EASEMENT RESTRICTION FUTURE BUILDING ON THE REMAINING LOT 102/8 IS TO BE GRANTED TO THE TOWN OF ALLENSTOWN. ALL LOTS ARE TO BE SERVICED BY EXISTING PUBLIC ROADS, INDIVIDUAL ON SITE WELLS AND SEPTIC SYSTEMS.
 - THE OWNER OF RECORD OF TAX MAP 102 LOT 8 IS MICHAEL NICKERSON 50 CALDWELL FARM ROAD BYFIELD, MA 01922 (SEE M.C.R.D. BK. 1276 PG.566 DATED 7/12/76).
 - THIS PLAN WAS PREPARED FOR 4NH HOMES, LLC. 34 RUNDLETT ROAD #4 BEDFORD, NH 03110.
 - 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.
 - THIS SITE LIES WITHIN THE R2 ZONE AS WELL AS THE AGRICULTURAL CONSERVATION OVERLAY AREA. BUILDING SETBACKS ARE 20' FRONT, 15' SIDE 30' REAR. MINIMUM ROAD FRONTAGE IS 250' AND MINIMUM LOT SIZE IS 40,000 S.F.
 - A PORTION OF THIS SITE LIES WITHIN THE SPECIAL FLOOD HAZARD ZONE PER FIRM COMMUNITY 33013C0568E PANEL 0568E EFFECTIVE DATE APRIL 19, 2010.
 - BOUNDARY INFORMATION FOR "THE COVE" IS PER REFERENCE PLAN #1. SEE PLAN FOR DETAILS.
 - THE TOWN OF ALLENSTOWN ZONING BOARD GRANTED THE FOLLOWING VARIANCES: FROM ARTICLE VI SECTION 701. a. TO ALLOW A CLUSTER RESIDENTIAL SUBDIVISION IN THE R2 ZONE WITH A DENSITY AS ALLOWED PER THE R2 ZONING ORDINANCE. FROM ARTICLE VI SECTION 602. N. 2. C. TO ALLOW INDIVIDUAL SUBSURFACE DISPOSAL SYSTEMS ON EACH LOT.
 - FROM ARTICLE VI SECTION 601. a. TO ALLOW A CLUSTER RESIDENTIAL SUBDIVISION IN THE R2 ZONE WITH A DENSITY AS ALLOWED PER THE R2 ZONING ORDINANCE.
 - THE FOLLOWING WAIVERS OF THE TOWN OF ALLENSTOWN SUBDIVISION REGULATIONS EWRE GRANTED ON
 - IN PLACE OF A FIRE CISTERN HOUSES ARE TO HAVE FIRE SUPPRESSION SYSTEMS INSTALLED.
 - A CONSERVATION EASEMENT PROHIBITING FUTURE BUILDING ON LOT 102/8 (THE COMMON AREA TO THE SUBDIVISION) WAS GRANTED TO THE TOWN OF ALLENSTOWN (SEE M.C.R.D. BK. _____ PG. _____ DATED _____).
 - PER DEPARTMENT OF ENVIRONMENTAL SERVICES REGULATIONS EASEMENTS FOR WELL RADII OVERLAPPING PROPERTY LINES ARE TO BE RECORDED PRIOR TO CONVEYANCE OF THE LOT.
 - MONUMENTS SHOWN TO BE SET WILL BE DONE SO UNDER MY DIRECT SUPERVISION PRIOR TO REQUEST FOR A CERTIFICATE OF OCCUPANCY ON EACH LOT.
 - NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES SUBDIVISION # _____
 - DRIVEWAY PERMITS WILL BE REQUIRED PRIOR TO THE ISSUANCE OF BUILDING PERMITS.

THIS PLAN WAS PREPARED FOR 4NH HOMES, LLC. 34 RUNDLETT ROAD #4 BEDFORD, NH 03110.



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

OCTOBER 24, 2016

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

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.