

HERITAGE DRIVE CONDOMINIUMS  
 MAP 105 LOT 25-001  
 TRINA WYCOFF  
 15 HERITAGE DRIVE  
 ALLENSTOWN, NH 03275  
 MAP 25 LOT 25-002  
 SCOTT MCCARTHY  
 17 HERITAGE DRIVE  
 ALLENSTOWN, NH 03275  
 MAP 25 LOT 25-003  
 KATHLEEN VIENS  
 19 HERITAGE DRIVE  
 ALLENSTOWN, NH 03275  
 MAP 25 LOT 25-004  
 JOHN LANDRIGAN  
 21 HERITAGE DRIVE  
 ALLENSTOWN, NH 03275

MAP 106 LOT 13  
 168 GRANITE ST. PROPERTIES, LLC  
 1578 DOVER ROAD  
 EPSOM, NH 03234

MAP 106 LOT 17  
 RICHARD & MARY FLEURY  
 181 GRANITE STREET  
 ALLENSTOWN, NH 03275

MAP 106 LOT 18  
 ALLENSTOWN AGGREGATE  
 169 GRANITE STREET  
 ALLENSTOWN, NH 03275

MAP 106 LOT 12  
 WILLIAM GELINAS  
 185 RIVER ROAD  
 EPSOM, NH 03234

MAP 106 LOT 19  
 TOWN OF ALLENSTOWN  
 16 SCHOOL STREET  
 ALLENSTOWN, NH 03275

NEW STATE OF  
 LICENSED SURVEYOR  
 No. 945  
 SCOTT  
 R.  
 FRANKIEWICZ  
 SIGNATURE

I CERTIFY THAT THIS PLAT IS BASED UPON THE PLAN REFERENCES AND A FIELD SURVEY CONDUCTED ON THE GROUND IN SUMMER OF 2019, MEETING THE MINIMUM REQUIREMENTS FOR ACCURACY, 1:10,000 AND COMPLETENESS PER THE STATE OF NEW HAMPSHIRE AND THE TOWN OF ALLENSTOWN, NH.

SCOTT R. FRANKIEWICZ, LLS DATE:

APPROVED BY ALLENSTOWN, NH PLANNING BOARD

CHAIRMAN DATE

OWNER'S SIGNATURE:

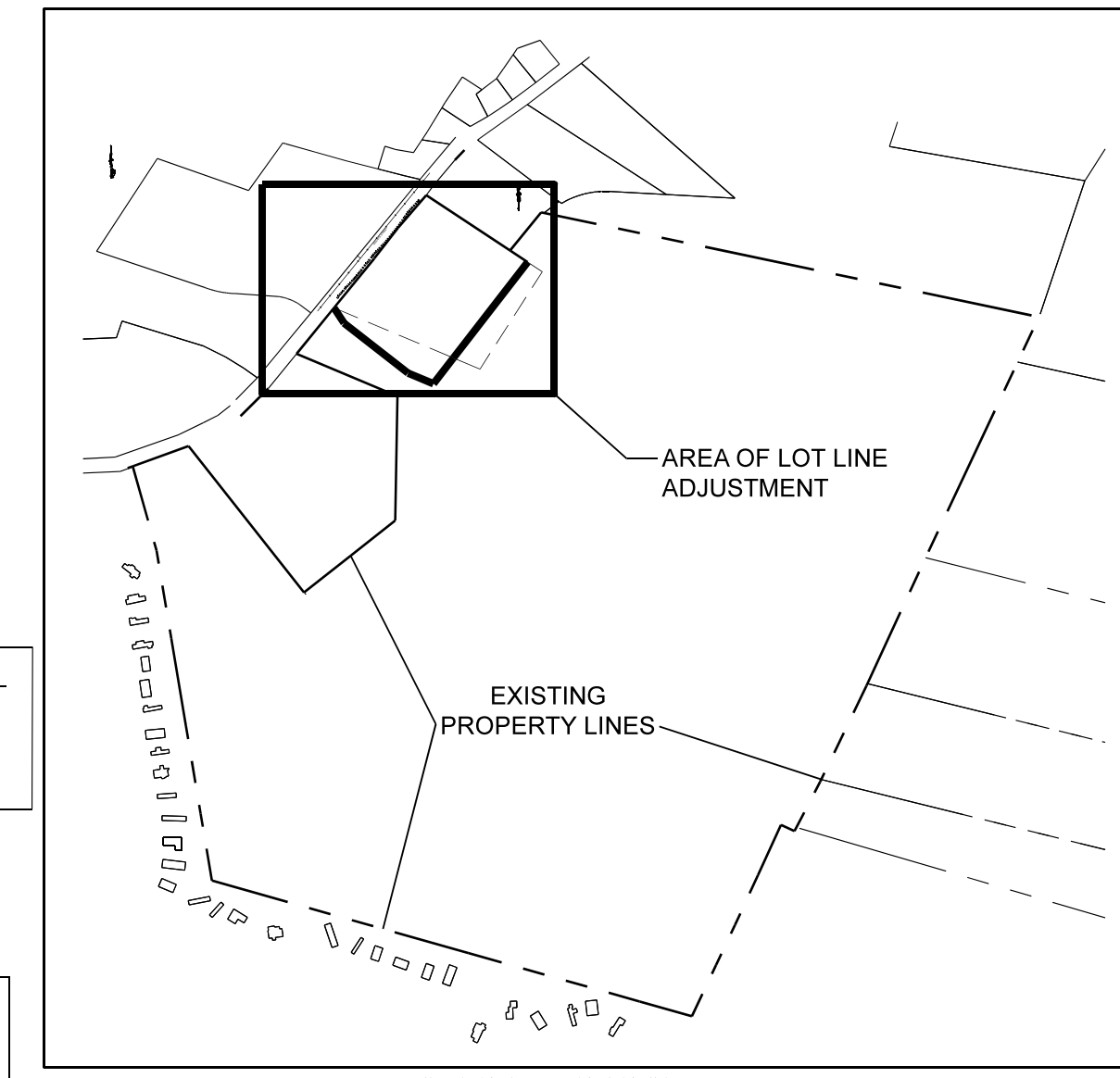
ALLENSTOWN AGGREGATE, LLC DATE

NOTES:

- THE PURPOSE OF THIS PLAN IS TO SHOW A LOT LINE ADJUSTMENT BETWEEN LOT 18 & LOT 18-1 BOTH OWNED BY ALLENSTOWN AGGREGATE, LLC.
- THE PROPERTY IS DESIGNATED AS MAP 106, LOT 18 & 18-1.
- THE OWNER OF RECORD IS:  
ALLENSTOWN AGGREGATE, LLC  
603 MAMMOTH ROAD  
LONDONDERRY, NH 03053
- DEED REFERENCE TO SUBJECT PROPERTY IS BOOK 3565, PAGE 1503 IN THE MCRD
- THE AREA OF THE SUBJECT PARCEL IS 5.00 ACRES, 217,800 SF
- THE ZONING DESIGNATION FOR THE PROPERTY IS OSF (OPEN SPACE AND FARMING).
- DIMENSIONAL REQUIREMENTS PROVIDED FOR ZONE OSF:  
 MIN. ROAD FRONTAGE = 200' (SINGLE AND TWO FAMILY DWELLINGS)  
 MIN. LOT SIZE = 5 ACRES (SINGLE FAMILY DWELLING)  
 = 10 ACRES (TWO FAMILY DWELLINGS)  
 MIN. ROAD SETBACK = 20'  
 MIN. SIDE/REAR SETBACK = 30'  
 WETLAND/WATERBODY SETBACK = 20'  
 MAXIMUM STRUCTURE HEIGHT = 35'  
 MIN WETLAND BUFFER = 50' (NO DISTURBANCE VEGETATED BUFFER)  
 MIN SEPTIC SETBACK = 75'
- THE FEMA MAP NUMBER FOR THIS SITE IS 33013C0568E, EFFECTIVE DATE: APRIL 19, 2010. THE SITE RESIDES IN ZONE X WITH AREAS OF 0.2% ANNUAL CHANCE OF FLOOD
- PROPERTY BOUNDARY AND TOPOGRAPHY SHOWN HEREON BY NH LAND CONSULTANTS OF NORTHWOOD, NH (SEE SHEET 1 FOR ADDITIONAL INFORMATION). ELEVATIONS AND COORDINATES ARE BASED ON STATE PLANE COORDINATES FROM A SOLUTION GENERATED BY NGS OPUS ON JANUARY 17, 2020 FROM DATA COLLECTED BY THIS OFFICE. THE OPUS SOLUTION IS BASED ON THE NAD 83 (2011) REF. FRAME AND THE NAVD 88.
- THE LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF ALL VISIBLE STRUCTURES (CATCH BASINS, MANHOLES, WATERGATES, ETC.) AND INFORMATION COMPILED FROM PLANS PROVIDED BY UTILITY COMPANIES AND GOVERNMENT AGENCIES. CONTRACTOR TO VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY DIG-SAFE 72 HOURS PRIOR TO COMMENCING ANY CONSTRUCTION ACTIVITIES (1-800-344-7233).
- THE SITE IS TO BE SERVICED BY MUNICIPAL WATER AND ON-SITE SEPTIC.
- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO TOWN OF ALLENSTOWN SITE PLAN REGULATIONS, AND THE LATEST EDITION OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
- IF DURING CONSTRUCTION, IT BECOMES APPARENT THAT ADDITIONAL EROSION CONTROL MEASURES ARE REQUIRED TO STOP ANY EROSION ON THE CONSTRUCTION SITE DUE TO SITE CONDITIONS, THE CONTRACTOR SHALL BE REQUIRED TO INSTALL THE NECESSARY EROSION PROTECTION AT NO EXPENSE TO THE TOWN.
- THIS PLAN SUPERCEDES PLAN REFERENCE #4.

PLAN REFERENCES:

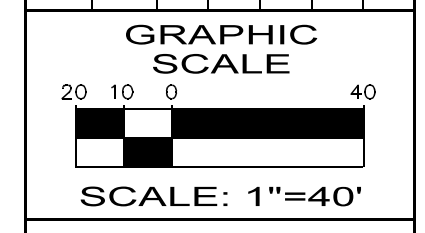
- M.C.R.D. PLAN #14719, TITLED: (2 PLAN SHEETS) "SUBDIVISION PLAN OF LAND, TAX MAP 1 LOT 2, GRANITE STREET, ALLENSTOWN NH", SCALE: 1"=200', PREPARED BY ERIC C. MITCHELL & ASSOC. INC., BEDFORD NH, DATED: NOVEMBER 20, 1998, APPROVED BY ALLENSTOWN PLANNING BOARD ON 5-22-1999.
- M.C.R.D. PLAN #201700014466, TITLED: "LOT LINE ADJUSTMENT PLAN BOUNDARY SURVEY, MAP 106 LOT 18 & MAP 106 LOT 19", SCALE: 1"=200' & 1"=50', PREPARED BY HOLDEN ENGINEERING & SURVEY INC., DATED: 01/25/17, APPROVED BY ALLENSTOWN PLANNING BOARD ON 8/2/2017.
- "GROUNDWATER MANAGEMENT PLAN TAX MAP 106, LOTS 18 & 19", PREPARED BY J.E. BELANGER LAND SURVEYING, PLLC. SCALE: 1"=40', DATED MAY 2, 2007, NOT RECORDED.
- M.C.R.D. PLAN #202000025740, TITLED: "PROPOSED SUBDIVISION PLAN, TAX MAP 106 LOT 18, ALLENSTOWN AGGREGATE, LLC, 169 GRANITE STREET, ALLENSTOWN, NH 03275", PREPARED BY THIS OFFICE, SCALE: 1"=40', DATED: 11/12/2020.



LEGEND

- EXISTING STONEWALL
- ABUTTERS PROPERTY LINES
- SUBJECT PROPERTY LINES
- PROPOSED PROPERTY LINES
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- PROPOSED BLDG SETBACK
- DRILL HOLE FOUND
- REBAR W/ CAP FOUND
- 4"x4"x36" GRANITE BOUND TO BE SET
- EXISTING POWER POLE

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	12/6/23	REVISED PER TOWN COMMENTS	SRF



**N.H. LAND Consultants**  
 A VETERAN OWNED COMPANY  
 SURVEYING • LAND PLANNING • REAL ESTATE  
 683C FIRST NH TURNPIKE, NORTHWOOD, NH 03251 PH. 603-942-9320 WEBSITE: NH.LANDCONSULTANTS.COM

LOT LINE ADJUSTMENT PLAN  
 TAX MAP 106 LOT 18 & 18-1  
 ALLENSTOWN AGGREGATE, LLC  
 603 OLD MAMMOTH ROAD  
 LONDONDERRY, NH 03053  
 PROPERTY ADDRESS:  
 169 GRANITE STREET  
 ALLENSTOWN, NH 03275

JOB NO: 192.01  
 DATE: AUGUST 24, 2023

**LLAP**  
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