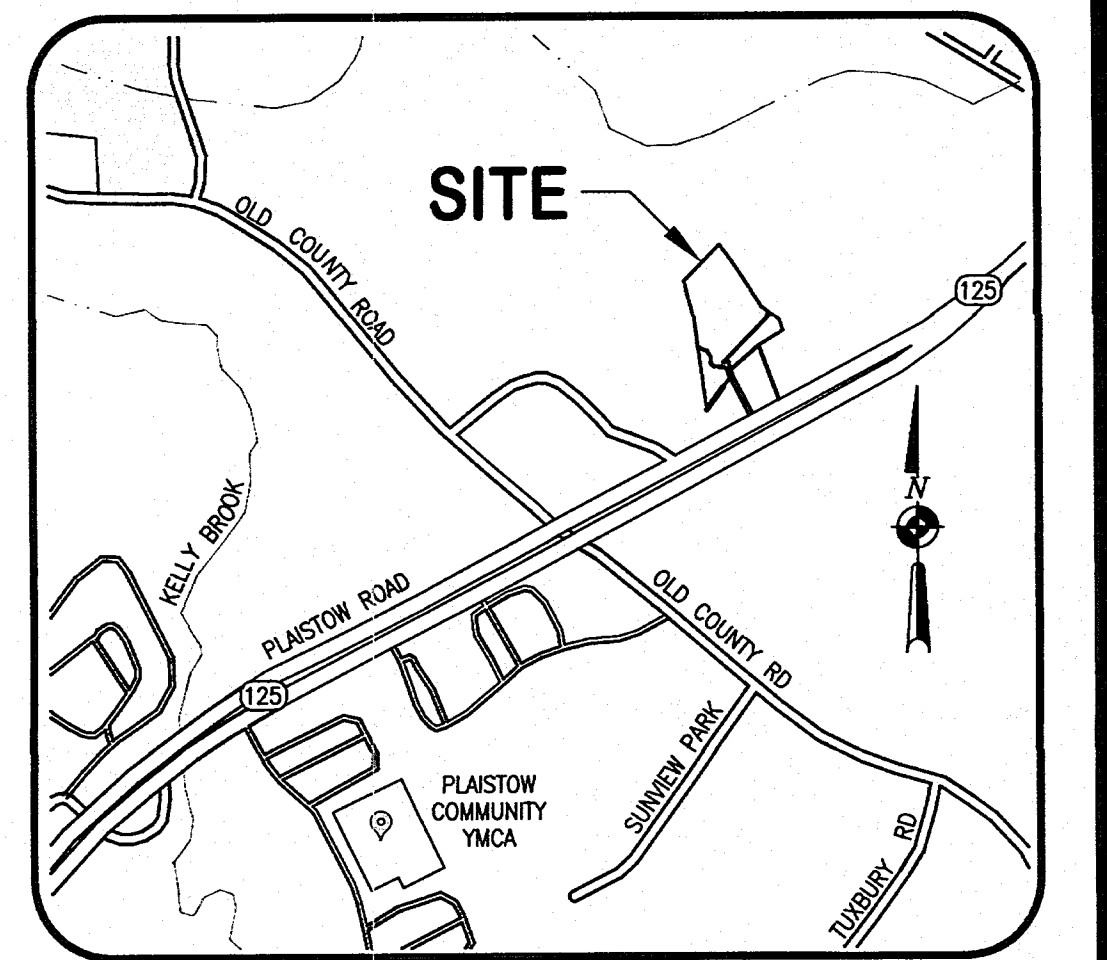
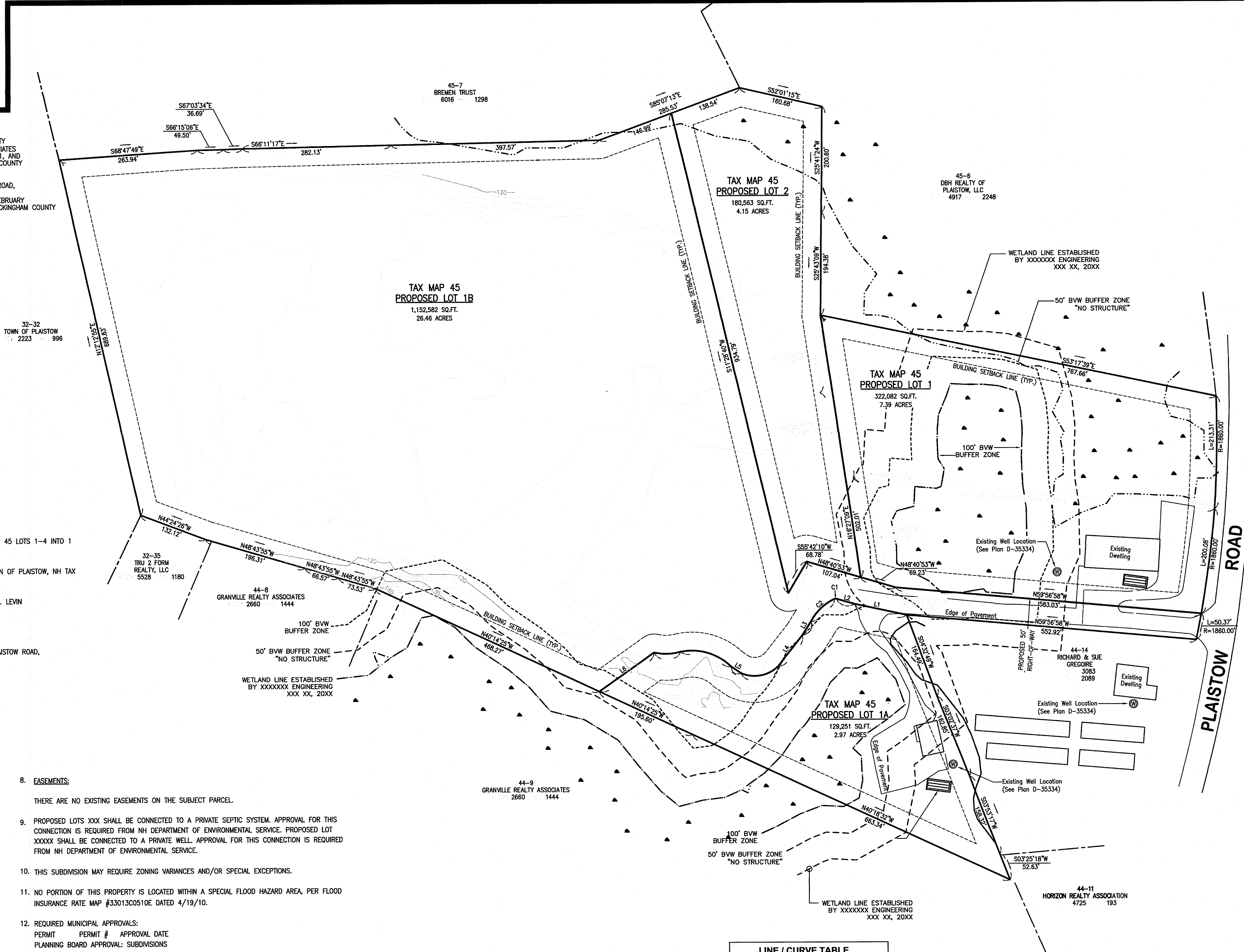


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300 58 ft  
12/22

- PLAN REFERENCES:**
- "PLAN SHOWING LAND IN PLAISTOW, N.H. FOR U.S. FIDELITY GUARANTY CO." PREPARED BY CHARLES C. MARTIN ASSOCIATES OF HAVERHILL, MASSACHUSETTS, DATED SEPTEMBER 1981, AND RECORDED AS PLAN NO. D-10417 AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
  - "SITE PLAN REVIEW, TAX MAP 45 LOT 1, 214 PLAISTOW ROAD, PLAISTOW, NH, PREPARED FOR CENTURY LEASING CORP." PREPARED BY R.J. PICA ENGINEERING CO., INC., DATED FEBRUARY 9, 2008, RECORDED AS PLAN NO. D-35334 AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.

**NOTES:**

- THE PURPOSE OF THIS PLAN IS TO CONSOLIDATE TAX MAP 45 LOTS 1-4 INTO 1 LOT AND THEN SUBDIVIDE THAT LOT INTO 3 LOTS.
- REFERENCE SUBJECT PARCELS AS LOTS 1-4 ON THE TOWN OF PLAISTOW, NH TAX MAP 45
- OWNER OF RECORD: JOSEPH G. PANIELLO, SR. & MARIA C. LEVIN  
50 OVERLOOK DRIVE  
NORWOOD, MA 02062  
BOOK 4900, PAGE 1496
- STREET ADDRESS - EXISTING PARCELS: 214 & 214 A PLAISTOW ROAD, PLAISTOW, NH 03865
- EXISTING AREAS:  
#45-1 = 1,438,862 SF, 33.03 ACRES  
#45-2 = 28,444 SF, 0.65 ACRES  
#45-3 = 127,526 SF, 2.93 ACRES  
#45-4 = 189,646 SF, 4.35 ACRES
- BASE ZONING DISTRICT - I-2: INDUSTRIAL  
  
MINIMUM LOT SIZE = 3 ACRES [EXCLUDES WETLANDS]  
MINIMUM FRONTAGE = 150'  
SETBACK - FRONT = 50'  
SIDE = 35'  
REAR = 35'
- TABULATIONS:  
  - PROPOSED LOT 45-1  
LOT AREA = 322,082 SF [7.39 AC]  
LOT FRONTAGE = 413.39  
CONTIGUOUS UPLAND AREA = 185,905 SF, 4.27 AC.
  - PROPOSED LOT 45-1A  
LOT AREA = 129,251 SF [2.97 AC]  
LOT FRONTAGE = XXXXX  
CONTIGUOUS UPLAND AREA = 169,463 SF, 3.89 AC.
  - PROPOSED LOT 45-1B  
LOT AREA = 1,152,582 SF [26.46 AC]  
LOT FRONTAGE = XXXXX  
CONTIGUOUS UPLAND AREA = 1,107,969 SF, 25.44 AC.
  - PROPOSED LOT 45-2  
LOT AREA = 180,563 SF [4.15 AC]  
LOT FRONTAGE = XXXXX  
CONTIGUOUS UPLAND AREA = 153,739 SF [3.53 AC]
- EASEMENTS:  
THERE ARE NO EXISTING EASEMENTS ON THE SUBJECT PARCEL.
- PROPOSED LOTS XXX SHALL BE CONNECTED TO A PRIVATE SEPTIC SYSTEM. APPROVAL FOR THIS CONNECTION IS REQUIRED FROM NH DEPARTMENT OF ENVIRONMENTAL SERVICE. PROPOSED LOT XXXXX SHALL BE CONNECTED TO A PRIVATE WELL. APPROVAL FOR THIS CONNECTION IS REQUIRED FROM NH DEPARTMENT OF ENVIRONMENTAL SERVICE.
- THIS SUBDIVISION MAY REQUIRE ZONING VARIANCES AND/OR SPECIAL EXCEPTIONS.
- NO PORTION OF THIS PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA, PER FLOOD INSURANCE RATE MAP #33013C0510E DATED 4/19/10.
- REQUIRED MUNICIPAL APPROVALS:  
PERMIT # APPROVAL DATE  
PLANNING BOARD APPROVAL: SUBDIVISIONS
- REQUIRED STATE APPROVALS:  
PERMIT # APPROVAL DATE  
NH DEPARTMENT OF ENVIRONMENTAL SERVICES SEPTIC AND SUBDIVISION APPROVAL
- CUP'S REQUIRED/ APPROVAL: NONE
- A COMPLETE SET OF SUBDIVISION PLANS IS LOCATED ON FILE AT THE TOWN OF PLAISTOW PLANNING DEPARTMENT.
- VERTICAL DATUM: THE VERTICAL DATUM USED TO PREPARE THE TOPOGRAPHIC MAPPING IS BASED ON AN NADD 1988.
- HORIZONTAL DATUM: THE BEARINGS SHOWN ON THIS PLAN ARE BASED ON MAGNETIC READING ON

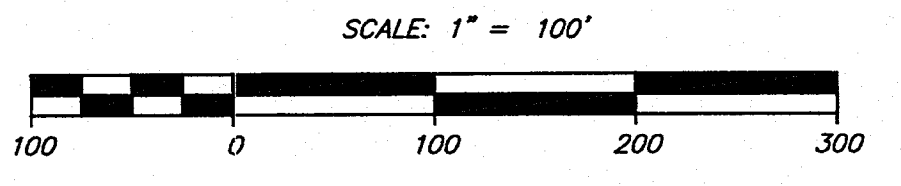


VICINITY MAP  
NOT TO SCALE

**LEGEND**

---	PROPERTY LINE
---	ABUTTER LINE
---	LINE TO BE ABANDONED
---	SETBACK LINE
---	BUILDING
---	TREE LINE
---	FENCING
---	ELECTRIC-OVERHEAD
---	GAS LINE
---	EDGE OF WETLAND
---	WETLAND

I CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY AND HAS A MAX. ERROR OF CLOSURE OF 1:10,000 ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY.



SCALE: 1" = 100'  
PROPOSED SUBDIVISION PLAN

**LINE / CURVE TABLE**

LINE/CURVE #	LENGTH	DIRECTION/RADIUS
L1	101.56'	S52°47'39"E
L2	35.19'	N49°12'26"W
C1	3.79'	5.00'
C2	62.98'	95.20'
L3	30.88'	S57°32'53"W
L4	74.88'	S63°22'57"W
C3	75.66'	64.04'
L5	22.98'	N31°29'32"W
C4	104.08'	106.94'
C5	51.42'	100.90'
L6	127.79'	S79°50'29"W

APPROVED BY THE PLAISTOW PLANNING BOARD

DATE: \_\_\_\_\_

CHAIRMAN: \_\_\_\_\_

SECRETARY: \_\_\_\_\_

PREPARED BY:  
**ALPINE**  
SURVEYING GROUP, LLC  
STEVEN L. CASEY, L.L.S.  
20 DRURY LANE - NASHUA, NH 03064  
TEL. (603) 566-2993 EMAIL: nhils933@gmail.com

MARK	DATE	REVISION	BY

**CENTURY LEASING CORP.**  
214 PLAISTOW ROAD  
PLAISTOW, NH

PREPARED FOR:  
**MICHAEL PANIELLO**  
214 PLAISTOW ROAD  
PLAISTOWN, NH 03865

SCALE: 1" = 100'	CALC. BY: B.R.D.
DATE: 11/22/2020	CHKD. BY: S.L.C.
PROJ: ALP-2005	SHEET 3 OF 5