

NOTES:

1. OWNER OF RECORD:
45 WESTVILLE ROAD REALTY, LLC
PO BOX 423
PLAISTOW, NH 03865
R.C.R.D. DEED BOOK 6389 PAGE 1773
2. ZONING DISTRICT: COMMERCIAL-1/C1 OVERLAY DISTRICT.

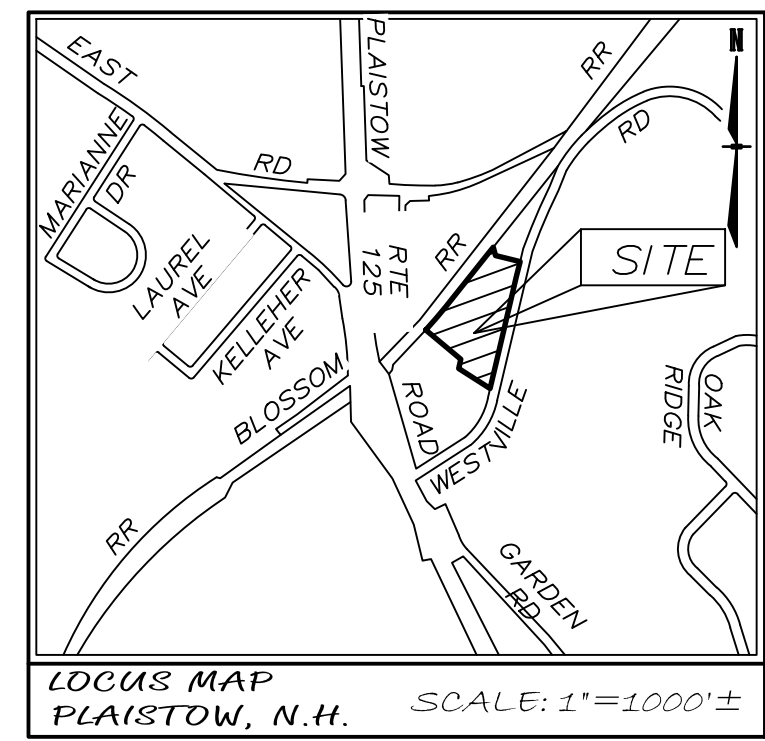
PENDING NOTES
FROM CHARLIE

SITE PLAN

" 45 WESTVILLE ROAD "

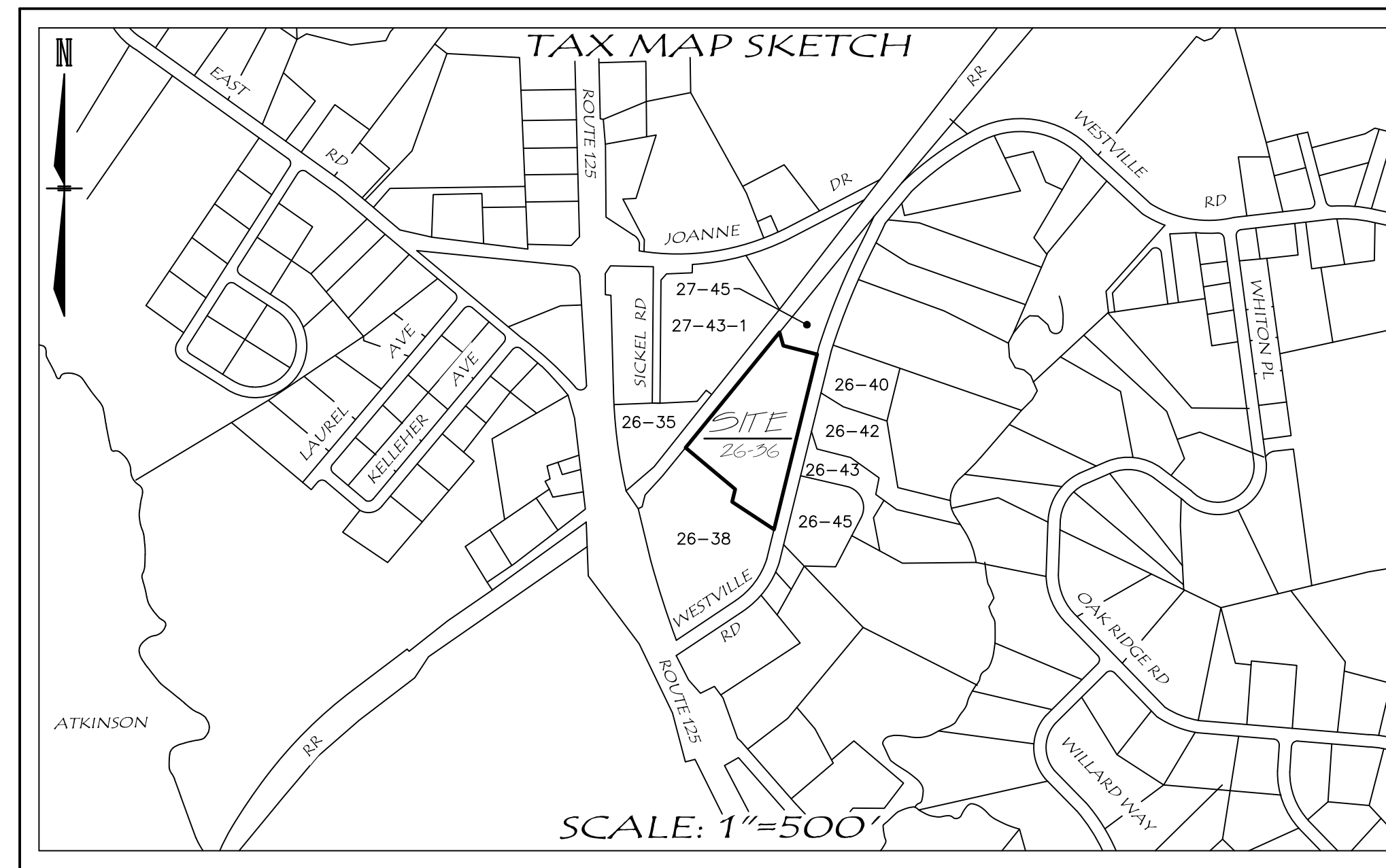
TAX MAP 26 LOT 36

PLAISTOW, NEW HAMPSHIRE



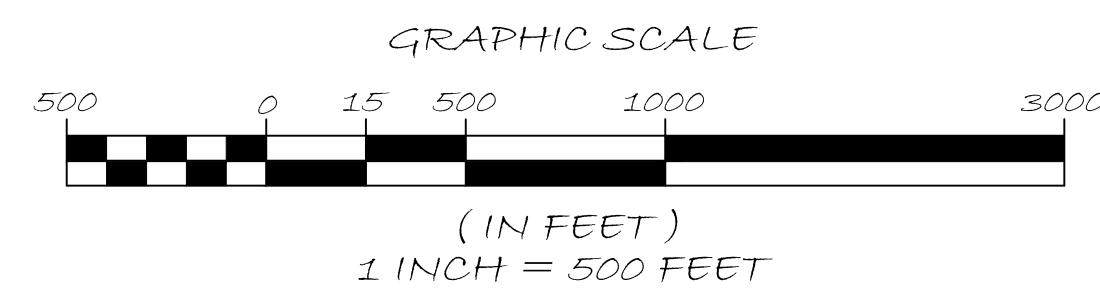
ABUTTER INFORMATION:

- | | |
|--|--|
| <p>26-35
PEAM REALTY, LLC
61 PLAISTOW ROAD
PLAISTOW, NH 03865</p> <p>26-38
ACTON FAMILY LTD PARTNERSHIP
55 WESTVILLE ROAD
PLAISTOW, NH 03865</p> <p>26-40
ROCCO J. PICCIRILLI JR.
PO BOX 152
SANDOWN, NH 03873</p> <p>26-42
WOODLAND TERRACE
CONDOMINIUM ASSOCIATION
C/O DOREEN CODING, TREASURE
PO BOX 955
PLAISTOW, NH 03865</p> | <p>26-43
PLAISTOW PINE REALTY, LLC
56 WESTVILLE ROAD #4
PLAISTOW, NH 03865</p> <p>26-45
ISC PROPERTIES, LLC
DOLORES G. & CARMEN MAGLIA TRUSTEES
60 WESTVILLE ROAD
PLAISTOW, NH 03865</p> <p>27-43-1
PEAM REALTY, LLC
65 PLAISTOW ROAD
PLAISTOW, NH 03865</p> <p>27-45
JOHN J. GUIDE REALTY, LLC
PO BOX 1287
PLAISTOW, NH 03865</p> |
|--|--|



THIS PLAN MEETS THE REQUIREMENTS OF THE TOWN OF PLAISTOW, NH, SITE PLAN REGULATIONS WITH THE EXCEPTION OF THE REQUESTED WAIVERS.

ARTICLE I, SECTION 230-14.1.CC-LOCATIONS OF ABUTTING SEPTIC SYSTEMS AND WELLS



SHEET INDEX		RECENT REVISION DATE
SHEET 1	COVER SHEET	
SHEET 2	SITE PLAN	
SHEET 3	TOPOGRAPHY PLAN	
SHEET 4	DETAILS PLAN	

INITIAL RELEASE: MAY 23, 2024

PLAN REFERENCE:

- ON RECORD AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS, (R.C.R.D.)
1. "RIGHT OF WAY ADJUSTMENT PLAN" R.C.R.D. PLAN # D-43185, DATED JANUARY 24, 2022.
 2. "PLAN OF LAND" R.C.R.D. PLAN # D-43055, DATED NOVEMBER 01, 2021.
 3. "PLAN OF LAND" R.C.R.D. PLAN # B-2258, DATED APRIL 1971.
 4. "PLAN OF LAND" R.C.R.D. PLAN # C-18176, DATED MAY 1988.
 5. "PLAN OF LAND" R.C.R.D. PLAN # D-9953, DATED DEC. 1980.

DEED REFERENCE:

- ON RECORD AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS, (R.C.R.D.)
1. R.C.R.D. DEED BOOK 6389, PAGE 1773, DEED BOOK 3171, PAGE 2146, AND DEED BOOK 3175, PAGE 1013.

LEGEND

- | | | | |
|---------|-----------------------|-------------|--------------------------|
| □ CB | CATCH BASIN | — OHW — | OVERHEAD WIRES |
| ⊙ DMH | DRAIN MANHOLE | - - D - - | DRAIN LINE |
| □ HH | HANDHOLE | - - B2 - - | 2' CONTOUR |
| ⊙ LS | LIGHT STANDARD (POLE) | — 80 — | 10' CONTOUR |
| ⊙ UP | UTILITY POLE W/GUY | - - CLF - - | CHAIN LINK FENCE |
| ⊙ | HYDRANT | □ | EXISTING GRANITE BOUND |
| ⊙ | WATER GATE | ○ | EXISTING IRON PIN |
| — EOP — | EDGE OF PAVEMENT | ⊙ | EXISTING DRILL HOLE |
| — EQS — | EDGE OF GRAVEL | ⊙ | PROPOSED STRIPING |
| — VGC — | VERTICAL GRANITE CURB | ⊙ | PROPOSED LETTER STRIPING |
| | | ⊙ | PROPOSED SIGNING |
| | | ⊙ | PROPOSED NO PARKING |

CERTIFICATION

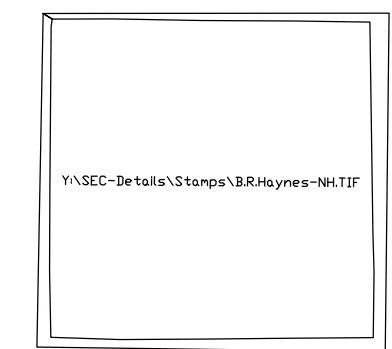
"I HEREBY CERTIFY THAT THIS PLAN FULLY AND ACCURATELY DEPICTS THE LOCATION AND DIMENSIONS OF THE LAND AND EXISTING IMPROVEMENTS SHOWN THEREON AND, TO THE EXTENT FEASIBLE ALL EASEMENTS APPURTENANT THERETO ARE SHOWN."

DATE: **05-23-2024**

APPROVAL BY THE TOWN OF PLAISTOW, NH

"I HEREBY....."

DATE: _____

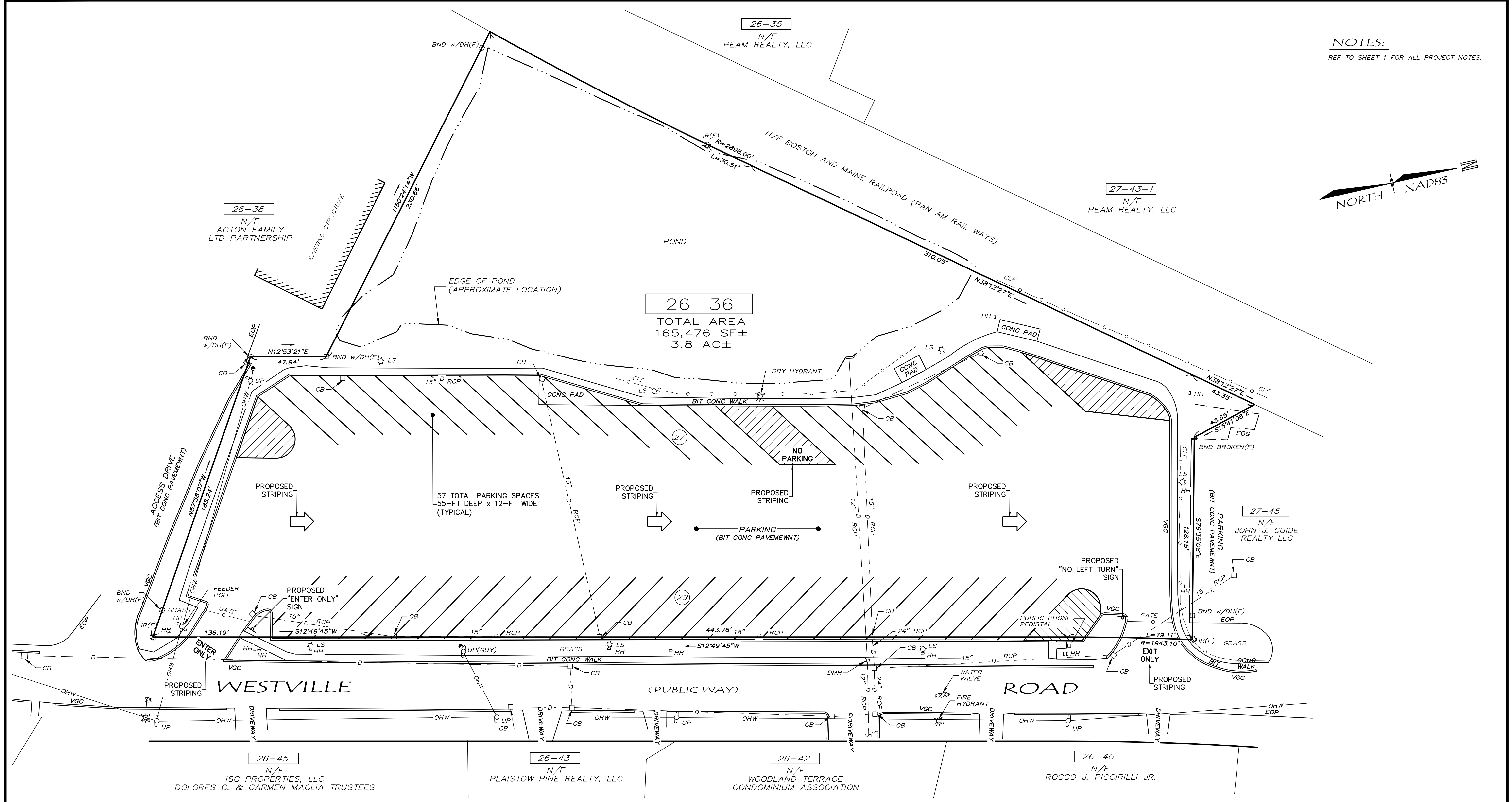


BRIAN R. HAYNES, LLS #873

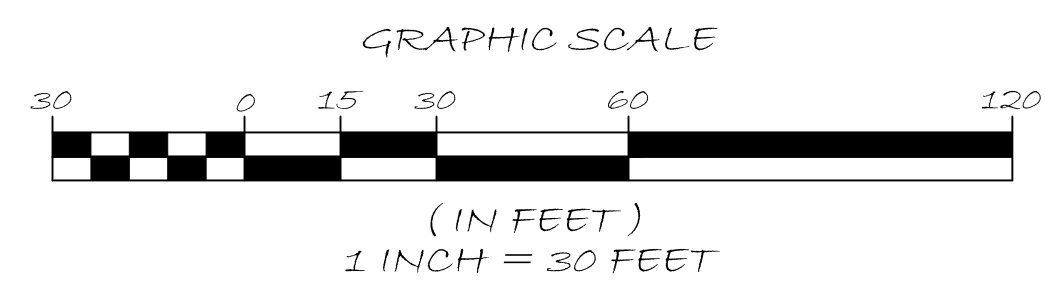
COVER SHEET

PROJECT: TAX MAP 26 LOT 36 45 WESTVILLE ROAD PLAISTOW, NEW HAMPSHIRE	
SCALE: AS NOTED	DRAWN BY: T.D.O.
DATE: MAY 23, 2024	REVISED: 1.
APPLICANT: STRATEGIC REAL ESTATE MANAGEMENT, LLC 99 NEWARK STREET HAVERHILL, MA 01832-1348	OWNER: 45 WESTVILLE ROAD REALTY, LLC PO BOX 423 PLAISTOW, NH 03865
PREPARED BY: S.E.C. & ASSOCIATES, INC.	DRAWING #: 3242-W-EC-2024 JOB NO. 24-3242
SURVEYING & ENGINEERING CONSULTANTS P.O. BOX 1337 - PLAISTOW, NH 03865 • PHONE: (603)-382-5065 ~ SERVING NH, & MA ~ EMAIL: SEC@SECENGINEERING.COM	

NOTES:
REF TO SHEET 1 FOR ALL PROJECT NOTES.



26-36
TOTAL AREA
165,476 SF ±
3.8 AC ±



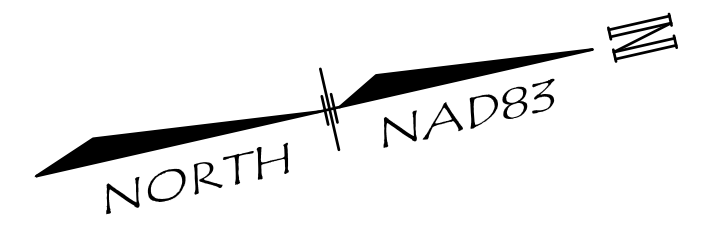
**APPROVAL BY THE
TOWN OF PLAISTOW, NH**

"I HEREBY....."

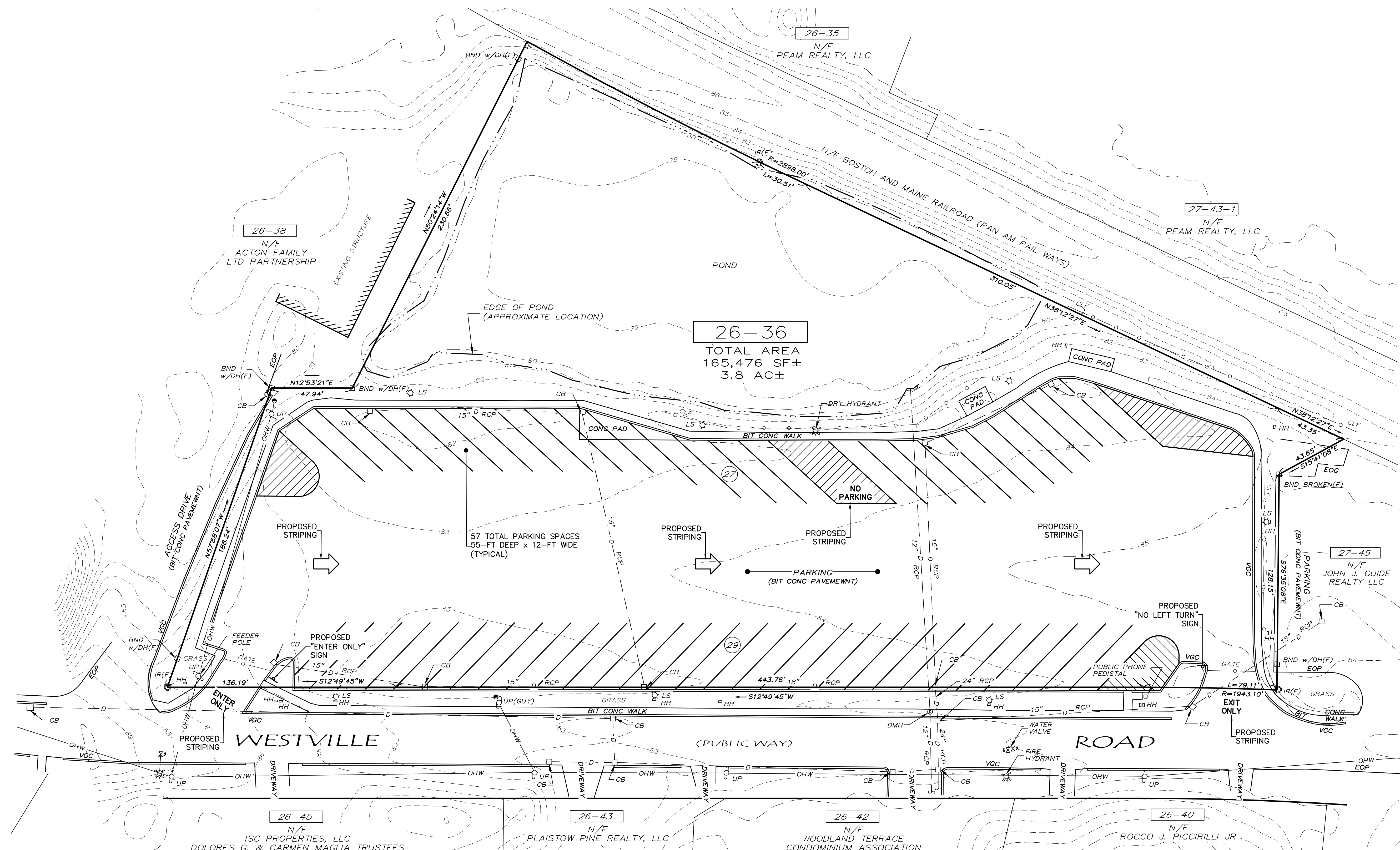
DATE: _____

SITE PLAN

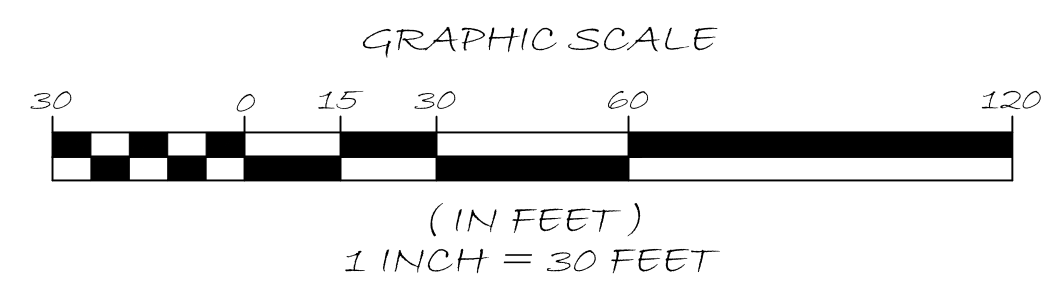
PROJECT:		TAX MAP 26 LOT 36 45 WESTVILLE ROAD PLAISTOW, NEW HAMPSHIRE	
SCALE: 1" = 30'	DRAWN BY: T.D.O.		
DATE: JUNE 14, 2024	REVISED: 1.	2.	
APPLICANT: STRATEGIC REAL ESTATE MANAGEMENT, LLC 99 NEWARK STREET HAVERHILL, MA 01832-1348	OWNER: 45 WESTVILLE ROAD REALTY, LLC PO BOX 423 PLAISTOW, NH 03865	3.	
PREPARED BY: S.E.C. & ASSOCIATES, INC.		4.	
SURVEYING & ENGINEERING CONSULTANTS P.O. BOX 1337 - PLAISTOW, NH 03865 SERVING N.H. & MA. ~		PHONE: (603)-382-5065 EMAIL: SEC@SECSURVEYING.COM	DRAWING #: 3242-W-EC-2024 JOB NO. 24-3242



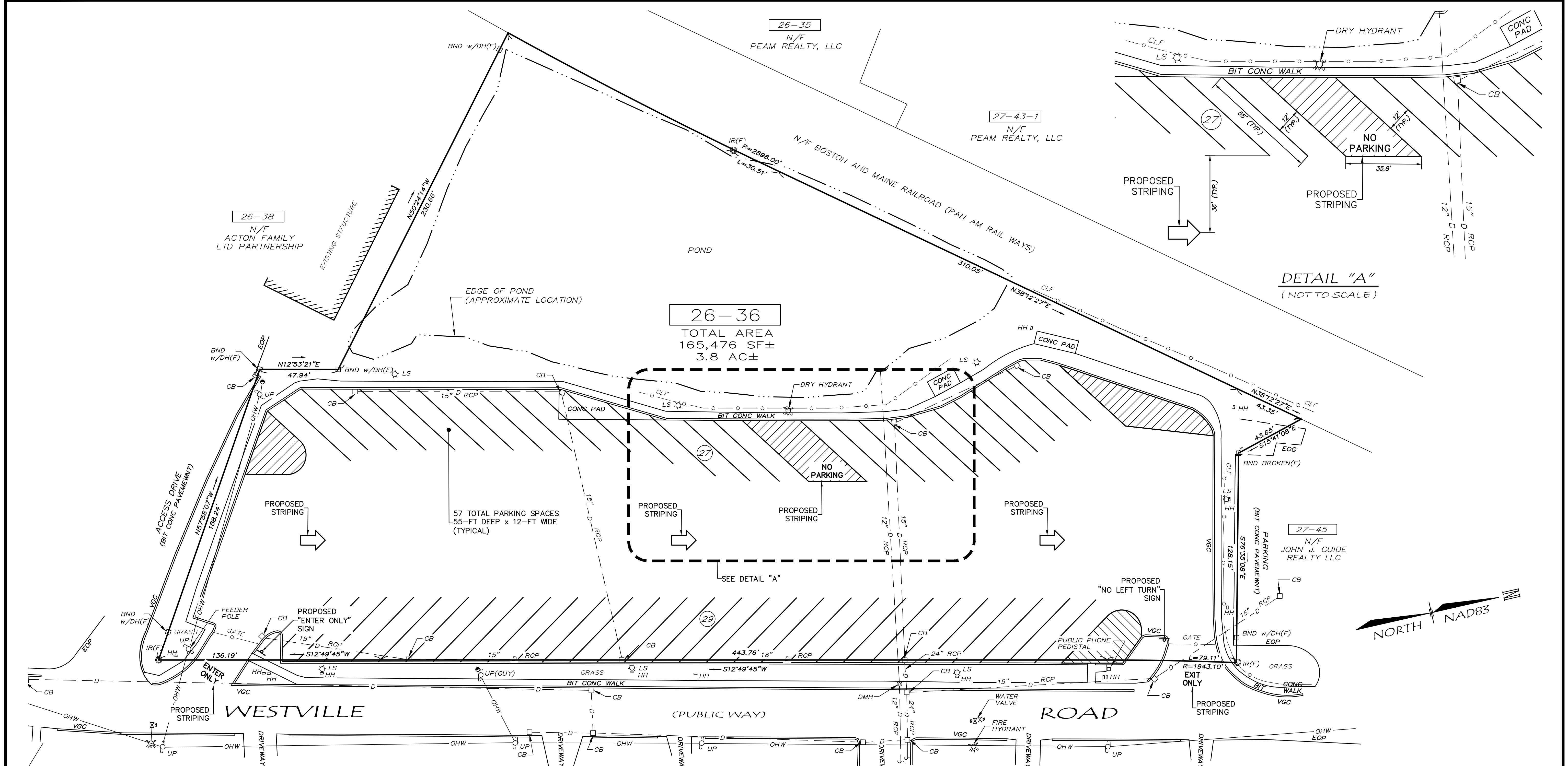
26-36
 TOTAL AREA
 165,476 SF±
 3.8 AC±



TOPOGRAPHY PLAN



PROJECT: TAX MAP 26 LOT 36 45 WESTVILLE ROAD PLAISTOW, NEW HAMPSHIRE	
SCALE: 1" = 30'	DRAWN BY: T.D.O.
DATE: JUNE 14, 2024	REVISED: 1.
APPLICANT: STRATEGIC REAL ESTATE MANAGEMENT, LLC 99 NEWARK STREET HAVERHILL, MA 01832-1348	OWNER: 45 WESTVILLE ROAD REALTY, LLC PO BOX 423 PLAISTOW, NH 03865
PREPARED BY: S.E.C. & ASSOCIATES, INC. SURVEYING & ENGINEERING CONSULTANTS P.O. BOX 1337 - PLAISTOW, NH 03865 SERVING N.H. & MA. ~ EMAIL: SEC@SECSURVEYING.COM	DRAWING #: 3242-W-EC-2024 JOB NO.: 24-3242



DETAIL "A"
(NOT TO SCALE)



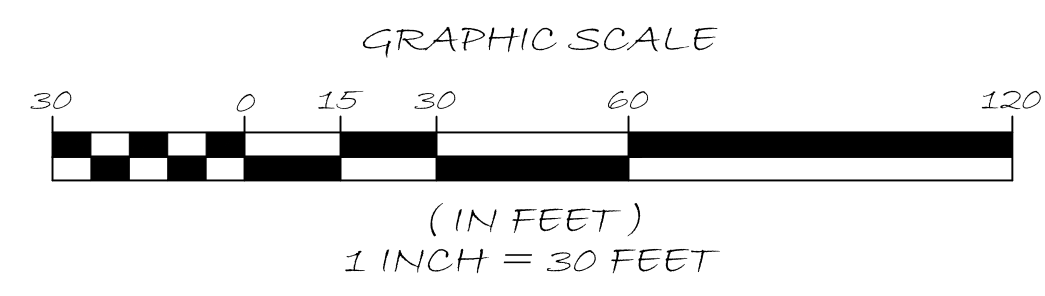
26-45
N/F
ISC PROPERTIES, LLC
DOLORES G. & CARMEN MAGLIA TRUSTEES

26-43
N/F
PLAISTOW PINE REALTY, LLC

26-42
N/F
WOODLAND TERRACE
CONDOMINIUM ASSOCIATION

26-40
N/F
ROCCO J. PICCIRILLI JR.

DETAILS PLAN



PROJECT:		TAX MAP 26 LOT 36 45 WESTVILLE ROAD PLAISTOW, NEW HAMPSHIRE	
SCALE:	1" = 30'	DRAWN BY:	T.D.O.
DATE:	JUNE 14, 2024	REVISED:	1.
APPLICANT:	STRATEGIC REAL ESTATE MANAGEMENT, LLC 99 NEWARK STREET HAVERHILL, MA 01832-1348	OWNER:	45 WESTVILLE ROAD REALTY, LLC PO BOX 423 PLAISTOW, NH 03865
PREPARED BY:	S.E.C. & ASSOCIATES, INC.	DRAWING #:	3242-W-EC-2024
<small> SURVEYING & ENGINEERING CONSULTANTS P.O. BOX 1337 - PLAISTOW, NH 03865 ~ SERVING N.H. & MA. ~ </small>		PHONE:	(603)-382-5065
<small> EMAIL: SEC@SECSURVEYING.COM </small>		JOB NO.:	24-3242