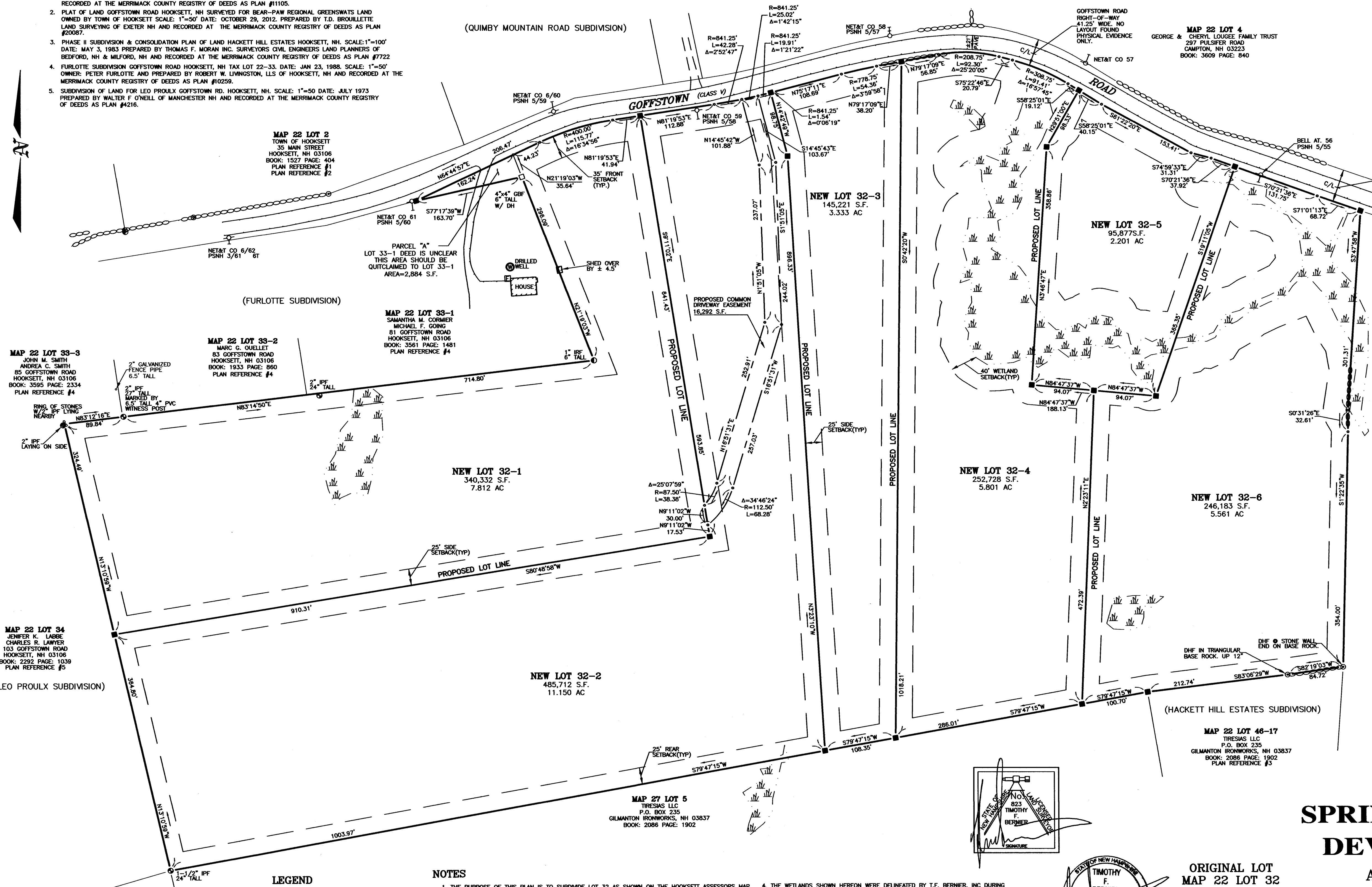
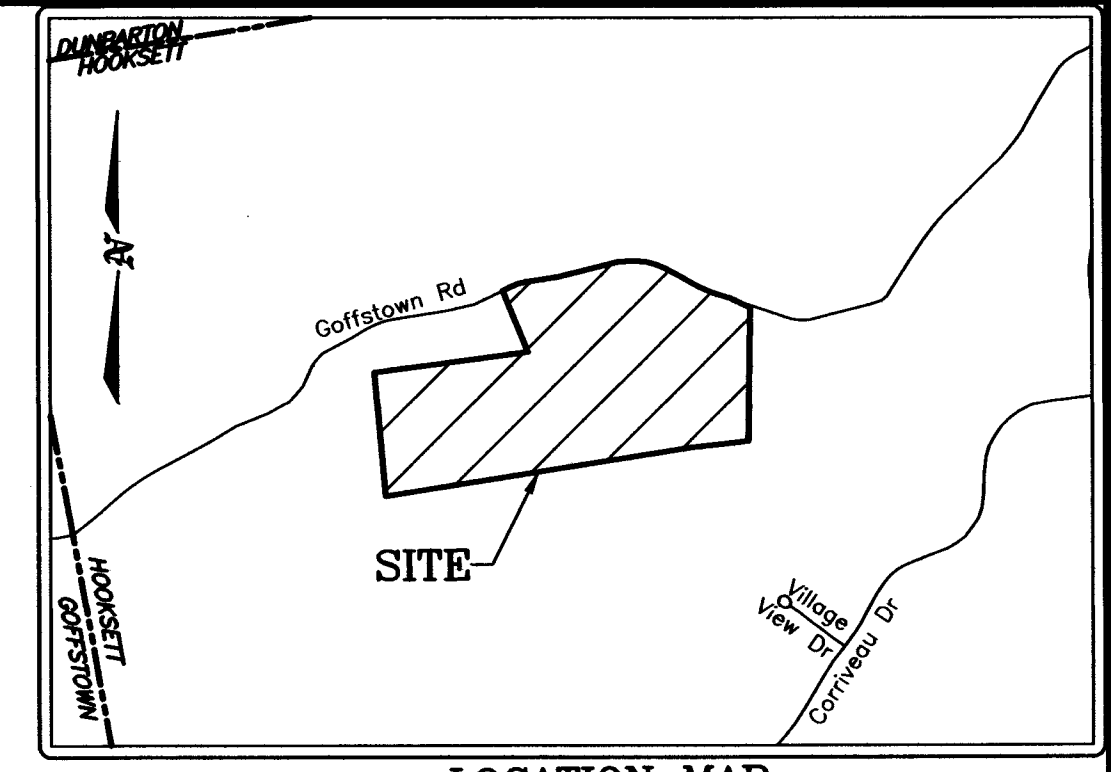


PLAN REFERENCES

- SUBDIVISION PLAN QUIMBY MOUNTAIN ROAD SUBDIVISION HOOKSETT, N.H. FOR RODNEY S. SHEHYN 35 GOFFSTOWN ROAD HOOKSETT, NEW HAMPSHIRE 03106 SCALE: 1"=100' DATED: MARCH 1988 AND PREPARED BY COSTELLO, LOMAGNEY & DE WAPOLL, INC. OF MANCHESTER NEW HAMPSHIRE AND RECORDED AT THE MERRIMACK COUNTY REGISTRY OF DEEDS AS PLAN #1105.
- PLAT OF LAND GOFFSTOWN ROAD HOOKSETT, NH SURVEYED FOR BEAR-PAW REGIONAL GREENSWATS LAND OWNED BY TOWN OF HOOKSETT SCALE: 1"=50' DATE: OCTOBER 29, 2012. PREPARED BY T.D. BROUILLETTE LAND SURVEYING OF EXETER NH AND RECORDED AT THE MERRIMACK COUNTY REGISTRY OF DEEDS AS PLAN #20087.
- PHASE II SUBDIVISION & CONSOLIDATION PLAN OF LAND HACKETT HILL ESTATES HOOKSETT, NH. SCALE: 1"=100' DATE: MAY 3, 1983 PREPARED BY THOMAS F. MORAN INC. SURVEYORS CIVIL ENGINEERS LAND PLANNERS OF BEDFORD, NH & MILFORD, NH AND RECORDED AT THE MERRIMACK COUNTY REGISTRY OF DEEDS AS PLAN #7722
- FURLLOTTE SUBDIVISION GOFFSTOWN ROAD HOOKSETT, NH TAX LOT 22-33. DATE: JAN 23, 1988. SCALE: 1"=50' OWNER: PETER FURLLOTTE AND PREPARED BY ROBERT W. LIVINGSTON, LLS OF HOOKSETT, NH AND RECORDED AT THE MERRIMACK COUNTY REGISTRY OF DEEDS AS PLAN #10259.
- SUBDIVISION OF LAND FOR LEO PROULX GOFFSTOWN RD. HOOKSETT, NH. SCALE: 1"=50' DATE: JULY 1973 PREPARED BY WALTER F. O'NEILL OF MANCHESTER NH AND RECORDED AT THE MERRIMACK COUNTY REGISTRY OF DEEDS AS PLAN #4216.



LOT AREA TABLE

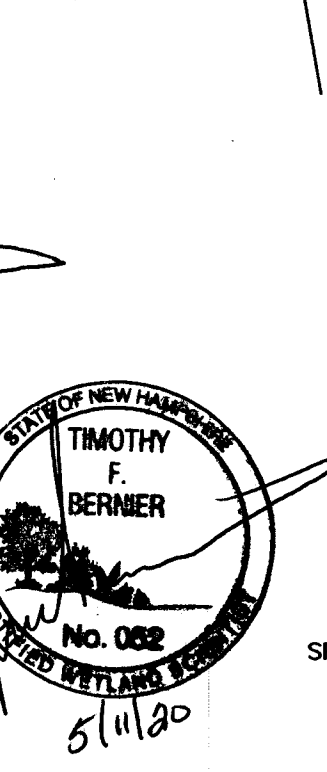
LOT NAME	LOT AREA	WETLANDS	EASEMENTS
ORIGINAL LOT 32	1,566,053 S.F.	61,156 S.F.	0 S.F.
NEW LOT 32-1	340,332 S.F.	9,314 S.F.	16,292 S.F.
NEW LOT 32-2	485,712 S.F.	126 S.F.	0 S.F.
NEW LOT 32-3	145,221 S.F.	0 S.F.	0 S.F.
NEW LOT 32-4	252,728 S.F.	28,908 S.F.	0 S.F.
NEW LOT 32-5	95,877 S.F.	9,178 S.F.	0 S.F.
NEW LOT 32-6	246,183 S.F.	13,630 S.F.	0 S.F.

- SHEET INDEX**
- SHEET 1: SUBDIVISION PLAN
 - SHEET 2: TOPOGRAPHIC PLAN
- SHEET 1 IS TO BE RECORDED AT THE MERRIMACK COUNTY REGISTRY OF DEEDS. SHEET 2 WILL BE ON FILE WITH THE TOWN OF HOOKSETT.

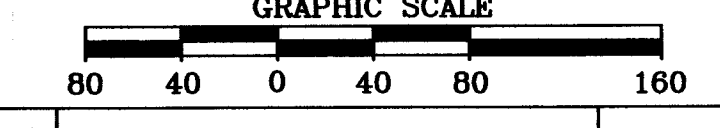
- LEGEND**
- ANGLE POINT
 - GRANITE / STONE BOUND
 - IRON ROD FOUND
 - IRON PIPE FOUND
 - GRANITE BOUND TO BE SET
 - UTILITY POLE W/ANCHOR
 - SIGN
 - ELECTRIC METER
 - WELL
 - STONE WALL
 - BUILDING SETBACK/BUFFERS
 - DELINEATED WETLANDS
 - EDGE OF PAVEMENT
 - OHU OVERHEAD UTILITIES
 - IPF IRON PIPE FOUND
 - DHF DRILL HOLE FOUND

- NOTES**
- THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE LOT 32 AS SHOWN ON THE HOOKSETT ASSESSORS MAP 22 INTO 6 NEW SINGLE FAMILY RESIDENTIAL BUILDING LOTS.
 - THE SUBJECT PARCEL LIES IN THE (LDR) LOW DENSITY RESIDENTIAL DISTRICT PER THE TOWN OF HOOKSETT ZONING ORDINANCE AND IS SUBJECT TO THE FOLLOWING DIMENSIONAL REQUIREMENTS: (SIX SINGLE FAMILY RESIDENTIAL DWELLING UNITS SERVED BY OWN SEWER & WATER)
 MINIMUM LOT AREA: 2 ACRES (87,120 S.F.) (13,000 S.F./20,000 S.F. CONTIGUOUS BUILDABLE)
 MINIMUM FRONTAGE: 200'
 BUILDING SETBACKS:
 FRONT: 35'
 SIDE: MIN. 20' (50' AGGREGATE), 25' SHOWN
 REAR: 25'
 WETLAND BUFFER: 40'
 MAX. HEIGHT: 35'
 LOT COVERAGE: 30%
 - THE INFORMATION SHOWN HEREON IS FROM A FIELD SURVEY PERFORMED BY THIS OFFICE IN MARCH 2020 USING A TOTAL STATION INSTRUMENT. THE TRAVERSE HAS AN ERROR OF CLOSURE OF 1 PART IN 30,000 OR BETTER. THE SURVEY WAS COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF A STANDARD PROPERTY SURVEY AS DEFINED IN THE NH CODE OF ADMINISTRATIVE RULES LAM 500.
 - THE WETLANDS SHOWN HEREON WERE DELINEATED BY T.F. BERNIER, INC DURING FEBRUARY 2020 IN ACCORDANCE WITH Env-Wq 1014.03.
 - ABUTTING PROPERTY USE IS RESIDENTIAL.
 - NO SCHOOL BUS STOP AREAS FOUND.
 - THE SUBJECT PARCEL DOES NOT LIE WITHIN THE 100 YEAR FLOOD HAZARD AREA AS DEFINED ON THE FLOOD INSURANCE RATE MAP FOR THE TOWN OF HOOKSETT, MAP NO.33013C0660E, WITH EFFECTIVE DATE APRIL 19, 2010.
 - ALL WORK SHALL CONFORM TO THE STANDARD SPECIFICATIONS AND DEVELOPMENT REGULATIONS OF THE TOWN OF HOOKSETT.
 - CONDITIONAL APPROVAL SHALL BE NULL AND VOID UNLESS ALL CONDITIONS NECESSARY FOR RELEASE AND RECORDING OF THIS PLAN ARE FULFILLED WITHIN ONE(1) YEAR OF THE BOARD'S GRANTING CONDITIONAL APPROVAL. THE BOARD MAY GRANT EXTENSIONS, UPON WRITTEN REQUEST FILED WITH THE BOARD AT LEAST THIRTY (30) DAYS PRIOR TO EXPIRATION OF CONDITIONAL APPROVAL, STATING THE REQUESTED LENGTH OF EXTENSION AND THE EXTENUATING CIRCUMSTANCES JUSTIFYING AN EXTENSION. BOARD CONSIDERATIONS OF EXTENSIONS SHALL BE NOTICED AND SHALL INCLUDE A PUBLIC HEARING. THE APPLICANT WILL BE NOTIFIED VIA CERTIFIED MAIL OF THIS HEARING. TIME LIMIT EXTENSIONS MAY BE GRANTED FOR ONE (1) YEAR IN LENGTH.
 - AN APPLICATION HAS BEEN SUBMITTED TO NHDES FOR SUBDIVISION APPROVAL FOR LOTS 32-3 AND 32-5.
 - APPROVAL OF THIS PLAN SHALL EXPIRE FIVE (5) YEARS FROM THE DATE OF THE OF THE PLANNING BOARD APPROVAL AS RECORDED IN THE PLANNING BOARD MINUTES, UNLESS THE RIGHT TO DEVELOP HAS VESTED PURSUANT TO RSA 674:39.

- APPROVED: TOWN OF HOOKSETT PLANNING BOARD**
- _____
 CHAIRMAN/VICE CHAIRMAN
- _____
 DATE APPROVED
- _____
 DATE SIGNED



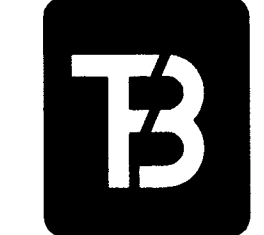
ORIGINAL LOT
MAP 22 LOT 32
 1,566,053 S.F.
 35,951 AC
OWNER OF RECORD
 MAP 22 LOT 32
 SPRINGWOOD HOMES & DEVELOPMENT CORP
 724 E. INDUSTRIAL PARK DRIVE #10
 HOOKSETT, NH 03106
 BOOK 3653 PAGE 290
 PLAN REFERENCE #3



NO.	REVISION	DATE

SUBDIVISION PLAN
 LAND OF
SPRINGWOOD HOMES & DEVELOPMENT CORP

ASSESSOR'S MAP 22 LOT 32
 GOFFSTOWN ROAD
 HOOKSETT, NEW HAMPSHIRE
 SCALE: 1"=80' DATE: APRIL 2020
 SHEET 1 OF 2



T. F. BERNIER, INC.
 Land Surveyors - Designers - Consultants
 50 PLEASANT STREET - P.O. BOX 3464
 CONCORD, NEW HAMPSHIRE 03302-3464
 Tel: (603)224-4148 - Fax: (603)224-0507

DESIGNED BY	DRAWN BY	CHECKED BY	F.B.	PG.	JOB #
TFB JRC	TFB BRK	TFB JRC	217	25	639-04