COMMERCIAL SITE PLAN

Seven Ventures, LLC OFFICE

LOCATED AT
TAX MAP 43 LOT 24
141 LONDONDERRY TURNPIKE
HOOKSETT, NEW HAMPSHIRE

Owner:
Tax Map 43 Lot 24
Seven Ventures, LLC
1717 Wellington Road
Manchester, NH 03104

Applicant / Surveyor:
S&H Land Services, LLC
1600 Candia Road, Suite 5
Manchester, NH 03109

Wetland Scientist
Keyland Enterprises, LLC
412 West River Road
Hooksett, NH 03106

Agency Approvals

January 29, 2020
Rokeh Consulting, LLC
89 KING ROAD, CHICHESTER, NH
PH: 603-387-8688

Sheet Index:

LOCUS MAP
EXISTING CONDITION PLAN
SITE PLAN / GRADING PLAN
CONSTRUCTION DETAILS

TIME LIMITS FOR FULFILLING CONDITIONS:

Approval of this Plan and Site Plan shall be null and void unless all conditions of this Plan and Site Plan are fulfilled, and all structures and buildings are completed, and all equipment and materials are removed from the premises, and all items removed from the premises are returned to their original locations, and all excavations, trenches and holes are backfilled and all earthwork and grading are completed and all time limits have expired.

APPROVED BY THE TOWN OF HOOKSETT PLANNING BOARD ON __________ 2020
AND SIGNED ON __________ 2020

CHAIRMAN / VICE CHAIRMAN
1. OWNER OF RECORD: SEVEN VENTURES, LLC
APPLICANT: S&H LAND SERVICES, LLC

2. THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS ON THE SUBJECT LOT.

3. THE SUBJECT PARCEL IS ZONED "COM". DIMENSIONAL REQUIREMENTS ARE:
   MIN. FRONTAGE: 150'
   MAX. LOT COVERAGE: 70% OR 26,161 S.F.
   EXIST. LOT COVERAGE: 22% OR 8,316 S.F.
   BUILDING SETBACKS:
   FRONT: 50'
   SIDE: 25'
   REAR: 25'

4. THIS PLAN IS A COMPILATION OF SURVEYS BY THIS OFFICE DURING NOVEMBER 2019 AND ELECTRONIC FILES PROVIDED BY SANFORD SURVEYING AND ENGINEERING.

5. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE 1% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR MERRIMACK COUNTY, NEW HAMPSHIRE, MAP NUMBER 135993-P, EFFECTIVE DATE APRIL 19, 2010.

6. ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE. THIS OFFICE HAS NOT LOCATED ANY UNDERGROUND UTILITIES. ALWAYS CALL DIG SAFE TO MARK OUT UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION ACTIVITIES.

7. THE SUBJECT LOT IS SERVED BY MUNICIPAL WATER AND AN ON-SITE SEWAGE DISPOSAL SYSTEM.

8. HORIZONTAL DATUM IS NAD '83, VERTICAL DATUM IS NAVD '88, BASED ON RTK GPS OBSERVATIONS BY THIS OFFICE.

9. NHDES SUBDIVISION APPROVAL # eSA2019121912.