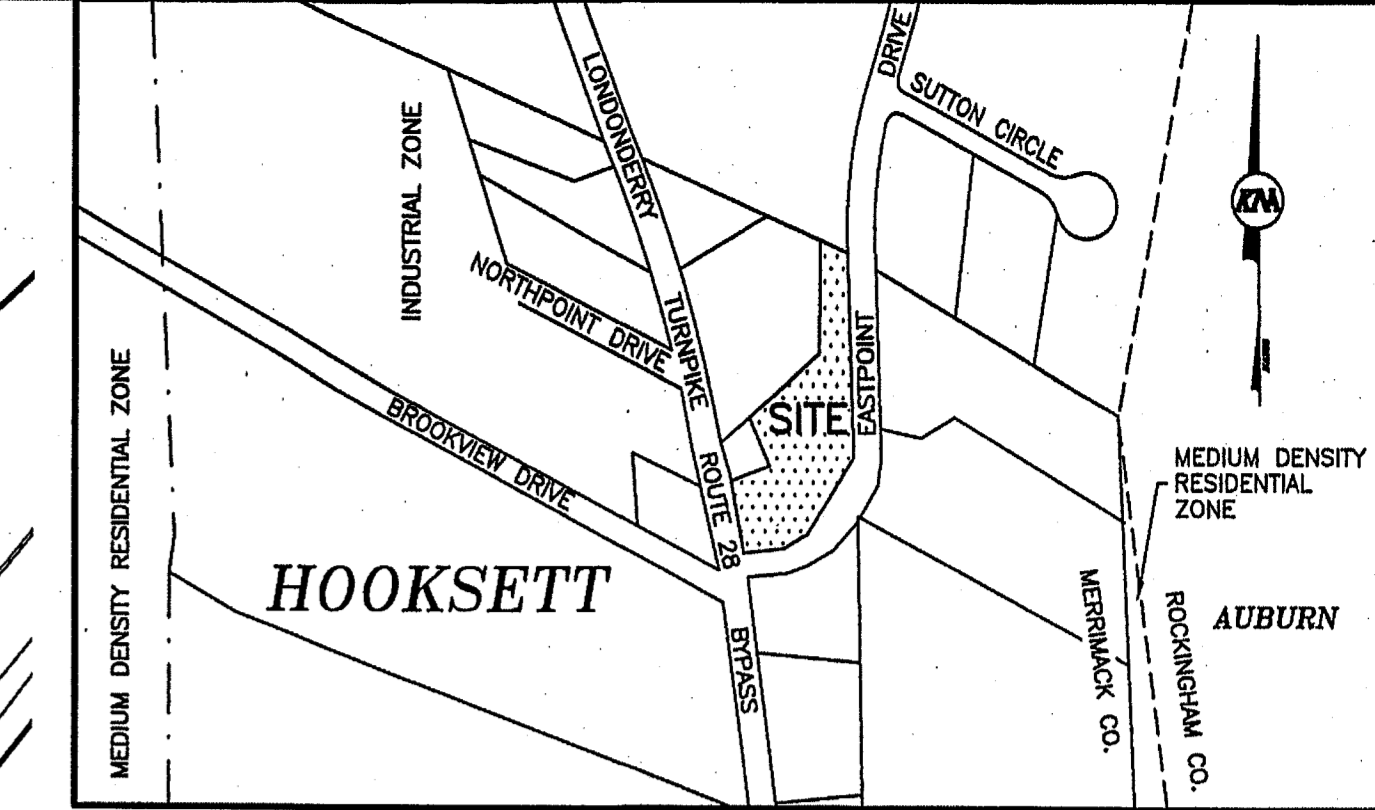
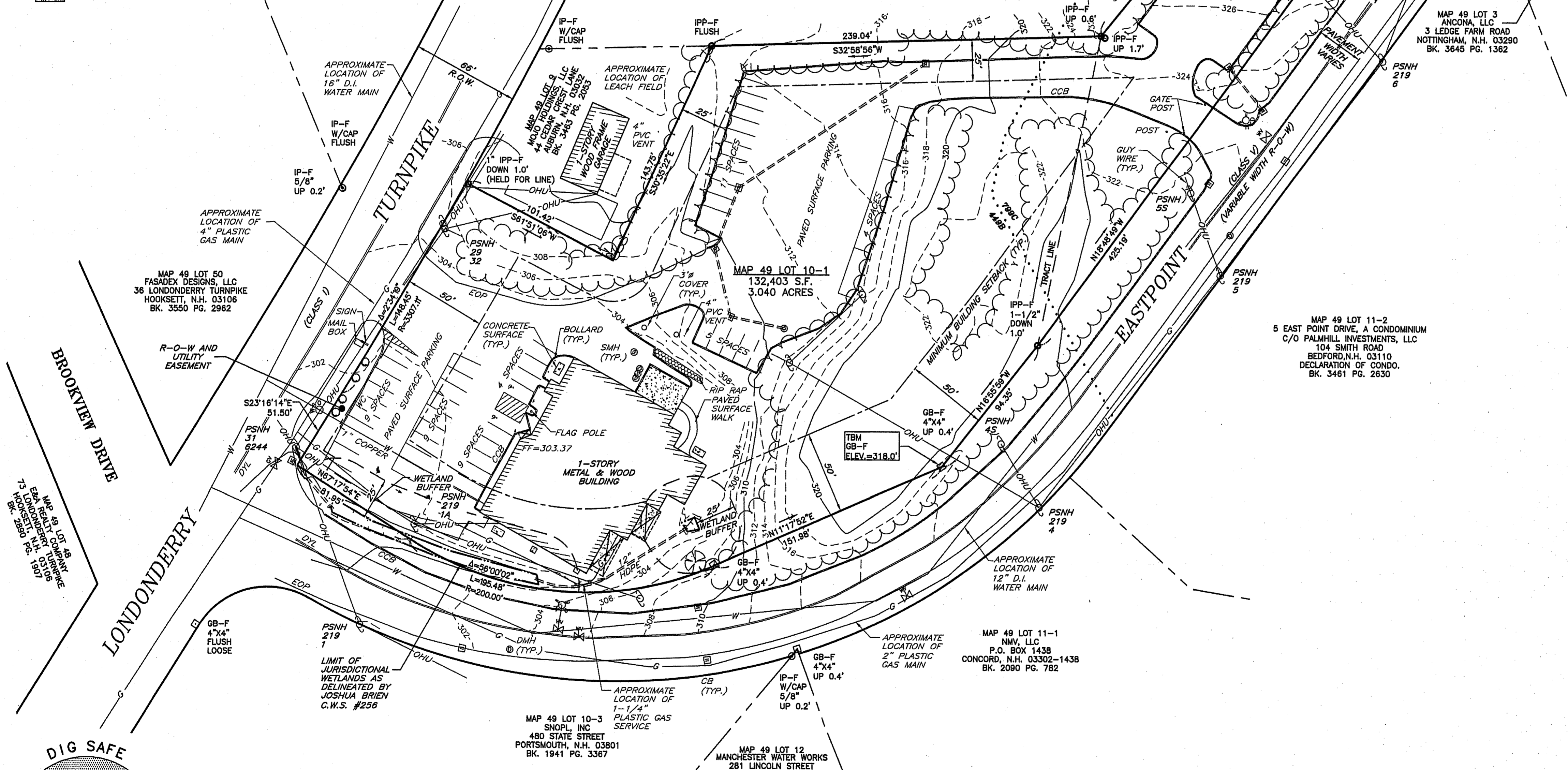


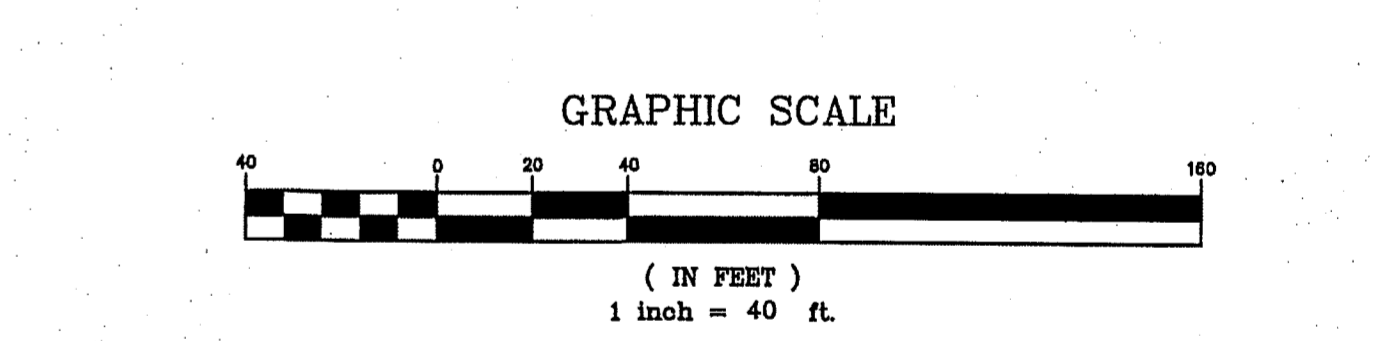
LEGEND

□ GB-F	GRANITE BOUND FOUND	— G — G —	GAS LINE
○ IPP-F	IRON PIPE FOUND	— W — W —	WATER LINE
○ IP-F	IRON PIN FOUND	— D — D —	DRAINAGE LINE
○ U-P	UTILITY POLE	— T — T —	TREELINE
— S —	SIGN	— WC —	WOODEN TIMBER CURB
— L —	LIGHT POLE	— EOP —	EDGE OF PAVEMENT
— G —	GAS VALVE	— CCB —	BITUMINOUS CURB
— V —	WATER VALVE	— 10' —	10' CONTOUR
— H —	HYDRANT	— 2' —	2' CONTOUR
— S —	WATER SHUT OFF	— SW —	STONEWALL
— M —	SEWER MANHOLE	— S —	SOIL LINE
— D —	DRAINAGE MANHOLE	— S —	SETBACK
— C —	CATCH BASIN	— S —	EASEMENT
— T —	TRAFFIC FLOW INDICATOR	— S —	SOIL TYPE INDICATOR
— A —	ABUTTER LINE	○ 799C	YEW
— P —	PROPERTY LINE		
— W —	WETLAND		
— OHU —	OVERHEAD UTILITIES		
— TR —	TRACT LINE		
— R —	RIP RAP		
— C —	CONCRETE		



- VICINITY PLAN**
1"=500'
- NOTES:**
- THE PURPOSE OF THIS PLAN IS TO DEPICT THE EXISTING CONDITIONS PRESENT ON ASSESSORS MAP 49 LOT 10-1 IN HOOKSETT, N.H. AND NO OTHER PURPOSE.
 - TOTAL SITE AREA = 132,403 S.F. OR 3.040 ACRES.
 - OWNER OF RECORD:
MJK 5987 ENTERPRISES
1 K AVENUE
HOOKSETT N.H. 03106
 - PRESENT ZONING: INDUSTRIAL
MINIMUM BUILDING SETBACKS:
- FRONT 50 FT
- SIDE 25 FT
- REAR 25 FT
- WETLAND 25 FT
 - THE SITE IS SERVICED BY MANCHESTER WATER WORKS
 - BOUNDARY AND TOPOGRAPHIC INFORMATION IS BASED ON A FIELD SURVEY PERFORMED BY THIS OFFICE IN MARCH OF 2020.
 - HORIZONTAL DATUM IS NAD83, VERTICAL DATUM IS NAVD83 FROM GPS SURVEY METHODS POST PROCESSED THROUGH NOAA-OPUS.
 - NORTH ORIENTATION IS NAD83.
 - WETLANDS MAPPING WAS PERFORMED BY JOSHUA BRIEN, CWS #256 OF KEACH-NORDSTROM ASSOCIATES, INC. IN MARCH OF 2020.
 - EXAMINATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR THE TOWN OF HOOKSETT, NEW HAMPSHIRE, MERRIMACK COUNTY COMMUNITY NUMBER 3301300896 PANEL NUMBER 68E OF 70S EFFECTIVE DATE APRIL 19, 2010 INDICATES THAT THE SUBJECT PARCEL IS NOT LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA.
 - THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. KEACH-NORDSTROM ASSOCIATES, INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UTILITIES SHOWN, PRIOR TO ANY EXCAVATION ON SITE THE OWNER OR CONTRACTOR SHALL CONTACT DIG SAFE AT 811.
 - EASEMENTS, RIGHTS AND RESTRICTIONS SHOWN OR IDENTIFIED HEREON ARE THOSE FOUND DURING RESEARCH AT THE MERRIMACK COUNTY REGISTRY OF DEEDS, OTHER EASEMENTS, RIGHTS AND RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF THE SUBJECT PREMISES MAY DETERMINE.

- REFERENCE PLANS:**
- SUBDIVISION FOR GEORGE A. LABRIE, LONDONDERRY TURNPIKE, HOOKSETT, NEW HAMPSHIRE SCALE: 1"=50', DATED: 5/18/85, PREPARED BY: ROBERT W. LIVINGSTON, LLS, MCRD #8383.
 - STATE OF NEW HAMPSHIRE HIGHWAY DEPARTMENT WORKS PROGRESS ADMINISTRATION PLAN WPA NO. 485-13-1-B STATE PROJECT NO. 0-21. 1938 SEE REVISED SHEET 4 OF 32 FOR CENTERLINE GEOMETRY.
 - EASTPOINT INDUSTRIAL PARK, PHASE III, CONSOLIDATION-SUBDIVISION PLAN, ALSO PHASE I & II BOUNDARY PLAN, DATED: APRIL 1988. SCALE: 1"=100'. PREPARED BY: CLD ENGINEERS, MCRD PLAN #11174.
 - RAVINA COLD STORAGE TURNING LANE EASEMENT PLAN, LOCATED AT: LONDONDERRY TURNPIKE & EASTPOINT DRIVE, HOOKSETT, NEW HAMPSHIRE. DATED: JANUARY 28, 2008. SCALE: 1"=30'. PREPARED BY: BEDFORD DESIGN CONSULTANTS, INC. MCRD PLAN #18813.



EXISTING CONDITIONS PLAN
STILL'S TURF DEPOT
MAP 49 LOT 10-1
39 LONDONDERRY TURNPIKE
HOOKSETT, NEW HAMPSHIRE
MERRIMACK COUNTY

OWNER OF RECORD:
MJK 5987 ENTERPRISES
1 K AVENUE
HOOKSETT, N.H. 03106
M.C.R.D. BK. 3191 PG. 197

APPLICANT:
288 NORTH BROADWAY, LLC
288 NORTH BROADWAY
SALEM N.H. 03079

KMA KEACH-NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-8881

REVISIONS

No.	DATE	DESCRIPTION	BY
1			

DATE: MARCH 31, 2020 SCALE: 1" = 40'
PROJECT NO: 20-0129-1 SHEET 1 OF 1

SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION. FURTHER, THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY MADE BY THIS OFFICE DURING MARCH OF 2020. SAID SURVEY HAS A RELATIVE ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND (1:10,000) OR BETTER.

Michael R. Dahlberg
LICENSED LAND SURVEYOR
4-22-2020
DATE

UTILITY NOTE
THE UNDERGROUND UTILITIES DEPICTED HEREON HAVE BEEN DRAWN FROM FIELD SURVEY INFORMATION AND OR PLOTTED FROM EXISTING DRAWINGS. KEACH-NORDSTROM ASSOCIATES, INC. MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES DEPICTED COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHER, KEACH-NORDSTROM ASSOCIATES, INC. DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. KEACH-NORDSTROM ASSOCIATES, INC. HAS NOT PHYSICALLY LOCATED THE UNDERGROUND PORTIONS OF THE UTILITIES.

SCS SOILS LEGEND
448B SCITUATE FINE SANDY LOAM
3 TO 8 PERCENT SLOPES, VERY STONY
799C URBAN LAND-CANTON, COMPLEX
0 TO 15 PERCENT SLOPES
SOURCE: USDA-SCS WEB SOIL SURVEY
MERRIMACK COUNTY

