

- NOTES:**
- THE INTENT OF THIS PROJECT IS TO CREATE AN OLDER PERSON CONDOMINIUM DEVELOPMENT.
 - THE SUBJECT PARCEL IS THE TOWN OF HOOKSETT TAX MAP 30, LOT 24 LOCATED AT 7 MARTINS FERRY ROAD, HOOKSETT, NH. THE TOTAL AREA OF THE PARCEL 58,931 S.F., 1.353 ACRES
 - THE PRESENT ZONING FOR THIS PARCEL ACCORDING TO THE TOWN OF HOOKSETT IS PZ.
 - THE ZONING REQUIREMENTS FOR THIS PARCEL ARE:

FRONT YARD	PZ - 1:3 BUILDING HEIGHT = 10' FEET = 30'
SIDE YARD	PZ - 1:1 BUILDING HEIGHT = 10' FEET = 10'
REAR YARD	PZ - 1:1 BUILDING HEIGHT = 10' FEET = 10'
FRONTAGE	PZ - 100 FEET
LOT AREA	PZ - 43,560 SQUARE FEET
DENSITY	OLDER PERSON - 4 ACRES
	OLDER PERSON - 3/ACRE
 - DENSITY ALLOWED IS FOR OLDER PERSON HOUSING IS 3 UNITS/ACRE PROVIDED = 9/ACRE
 - PARKING CALCULATIONS:
 PROPOSED REQUIRED PARKING:
 12 UNITS X 6 SP/4UNITS = 18 SPACES
 TOTAL PROVIDED = 24 SPACES ONE IN GARAGE AND ONE OUTSIDE.
 - THE LOT IS SERVED BY ON MUNICIPAL SEWER AND MUNICIPAL WATER.

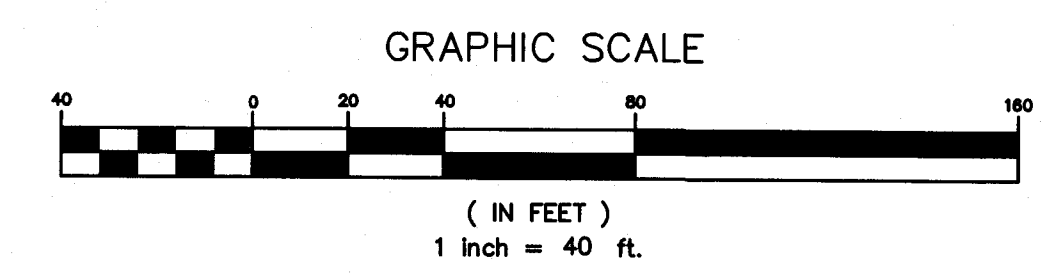
LEGEND

	PROPERTY LINE
	SETBACKS
	EXISTING EDGE OF PAVEMENT
	EXISTING CONTOURS
	EXISTING BUILDING
	PROPOSED EDGE OF PAVEMENT
	PROPOSED CURB AT EDGE OF PAVEMENT
	PROPOSED STOCKADE FENCE
	PROPOSED BUILDING
	PROPOSED AT GRADE PATIO
	PROPOSED CONTOUR
	PROPOSED LANDSCAPING

REVISIONS DATE	DESCRIPTION

ZONING BOARD EXHIBIT PREPARED FOR:
7 MARTIN'S FERRY ROAD
 MAP 30, LOT 27, HOOKSETT, NEW HAMPSHIRE

ENGINEER: McCOURT ENGINEERING ASSOCIATES, PLLC Civil Engineering & Land Planning 42 Ezekiel Smith Road, Henniker, NH 03242 mccourtengineering@icloud.com (603) 428-6682	OWNER: SIRONN DEVELOPMENT LLC 1361 ELM STREET, #106 MANCHESTER, NH 03101		
PROJECT NO. 21903281	DATE: JUNE '19	SCALE: 1"=20'	SHEET: 3 OF 4
APPROVED BY THE HOOKSETT PLANNING BOARD			
PLAN APPROVED DATE	SIGNATURE	DATE	
CHAIRMAN/VICE CHAIRMAN			



MAP 30 LOT 21
N/F CLAIRE A. ALBIN
3 MCCALLISTER STREET
HOOKSETT, NH 03106
MCRD: 1591/0028

MAP 30 LOT 21
N/F CLAIRE A. ALBIN
5 MCCALLISTER STREET
HOOKSETT, NH 03106
MCRD: 1591/0028

MAP 30 LOT 22
N/F THOMAS SCOFIELD
11 MARTINS FERRY ROAD
HOOKSETT, NH 03106
MCRD: 3644/2071

MAP 30 LOT 98
N/F PUBLIC SERVICE OF NH
DBA: FUEL SERVICE ENERGY
HARTFORD, CT 06141
MCRD: 2701/0279

MAP 30 LOT 27
N/F PUBLIC SERVICE OF NH
DBA: FUEL SERVICE ENERGY
HARTFORD, CT 06141
MCRD: 3617/2399

MAP 30 LOT 28
N/F FOREST, DONNA L.
12 MARTINS FERRY ROAD
HOOKSETT, NH 03106
MCRD: 3036/1989

APR 2 2020