

THE WETLAND/SURFACE WATER AREAS SHOWN ON THIS PLAN HAS BEEN DELINEATED BY ALDEN BEAUCHEMIN OF KEYLAND ENTERPRISES, LLC, WETLAND SCIENTIST # 29, PER REQUIREMENTS OF THE N.H. DEPARTMENT OF ENVIRONMENTAL SERVICES.

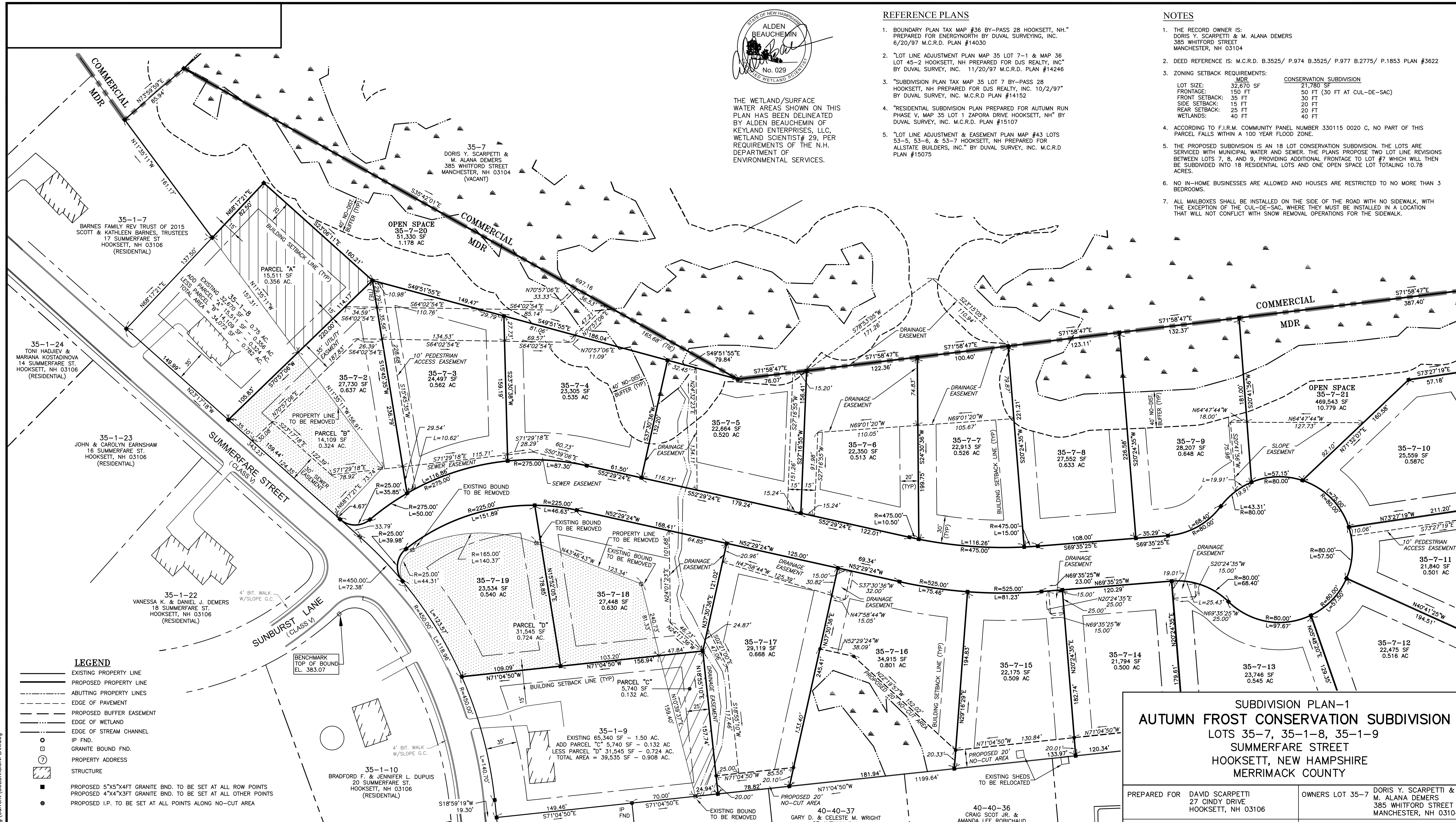
REFERENCE PLANS

- BOUNDARY PLAN TAX MAP #36 BY-PASS 28 HOOKSETT, NH. PREPARED FOR ENERGYNORTH BY DUVAL SURVEYING, INC. 6/20/97 M.C.R.D. PLAN #14030
- "LOT LINE ADJUSTMENT PLAN MAP 35 LOT 7-1 & MAP 36 LOT 45-2 HOOKSETT, NH PREPARED FOR DJS REALTY, INC" BY DUVAL SURVEY, INC. 11/20/97 M.C.R.D. PLAN #14246
- "SUBDIVISION PLAN TAX MAP 35 LOT 7 BY-PASS 28 HOOKSETT, NH PREPARED FOR DJS REALTY, INC. 10/2/97" BY DUVAL SURVEY, INC. M.C.R.D. PLAN #14152
- "RESIDENTIAL SUBDIVISION PLAN PREPARED FOR AUTUMN RUN PHASE V, MAP 35 LOT 1 ZAPORA DRIVE HOOKSETT, NH" BY DUVAL SURVEY, INC. M.C.R.D. PLAN #15107
- "LOT LINE ADJUSTMENT & EASEMENT PLAN MAP #43 LOTS 53-5, 53-6, & 53-7 HOOKSETT, NH PREPARED FOR ALLSTATE BUILDERS, INC." BY DUVAL SURVEY, INC. M.C.R.D. PLAN #15075

NOTES

- THE RECORD OWNER IS: DORIS Y. SCARPETTI & M. ALANA DEMERS 385 WHITFORD STREET MANCHESTER, NH 03104
- DEED REFERENCE IS: M.C.R.D. B.3525/ P.974 B.3525/ P.977 B.2775/ P.1853 PLAN #3622
- ZONING SETBACK REQUIREMENTS:

MDR	CONSERVATION SUBDIVISION
LOT SIZE:	32,670 SF
FRONTAGE:	150 FT
FRONT SETBACK:	30 FT (30 FT AT CUL-DE-SAC)
SIDE SETBACK:	15 FT
REAR SETBACK:	25 FT
WETLANDS:	40 FT
- ACCORDING TO F.I.R.M. COMMUNITY PANEL NUMBER 330115 0020 C, NO PART OF THIS PARCEL FALLS WITHIN A 100 YEAR FLOOD ZONE.
- THE PROPOSED SUBDIVISION IS AN 18 LOT CONSERVATION SUBDIVISION. THE LOTS ARE SERVICED WITH MUNICIPAL WATER AND SEWER. THE PLANS PROPOSE TWO LOT LINE REVISIONS BETWEEN LOTS 7, 8, AND 9, PROVIDING ADDITIONAL FRONTAGE TO LOT #7 WHICH WILL THEN BE SUBDIVIDED INTO 18 RESIDENTIAL LOTS AND ONE OPEN SPACE LOT TOTALING 10.78 ACRES.
- NO IN-HOME BUSINESSES ARE ALLOWED AND HOUSES ARE RESTRICTED TO NO MORE THAN 3 BEDROOMS.
- ALL MAILBOXES SHALL BE INSTALLED ON THE SIDE OF THE ROAD WITH NO SIDEWALK, WITH THE EXCEPTION OF THE CUL-DE-SAC, WHERE THEY MUST BE INSTALLED IN A LOCATION THAT WILL NOT CONFLICT WITH SNOW REMOVAL OPERATIONS FOR THE SIDEWALK.



LEGEND

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- ABUTTING PROPERTY LINES
- EDGE OF PAVEMENT
- PROPOSED BUFFER EASEMENT
- EDGE OF WETLAND
- EDGE OF STREAM CHANNEL
- IP FND.
- GRANITE BOUND FND.
- PROPERTY ADDRESS
- STRUCTURE
- PROPOSED 5"x5"x4FT GRANITE BND. TO BE SET AT ALL ROW POINTS
- PROPOSED 4"x4"x3FT GRANITE BND. TO BE SET AT ALL OTHER POINTS
- PROPOSED I.P. TO BE SET AT ALL POINTS ALONG NO-CUT AREA

"I HEREBY CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY, PERFORMED BY THIS OFFICE, AND THAT IT HAS AN ERROR OF CLOSURE NO LESS THAN 1 PART IN 15,000."

6/11/18
DATE

1 INCH = 60 FEET

**SUBDIVISION PLAN-1
AUTUMN FROST CONSERVATION SUBDIVISION
LOTS 35-7, 35-1-8, 35-1-9
SUMMERFARE STREET
HOOKSETT, NEW HAMPSHIRE
MERRIMACK COUNTY**

PREPARED FOR DAVID SCARPETTI 27 CINDY DRIVE HOOKSETT, NH 03106

OWNERS LOT 35-7 DORIS Y. SCARPETTI & M. ALANA DEMERS 385 WHITFORD STREET MANCHESTER, NH 03104

OWNER LOT 35-1-8 LISA J. & MICHAEL E. SULLIVAN 19 SUMMERFARE STREET HOOKSETT, NH 03106

OWNER LOT 35-1-9 IVAN & LYUDMILA DOROFFEV 21 SUMMERFARE STREET HOOKSETT, NH 03106

The Dubay Group, Inc.
84 Range Road - Windham, NH 03087
603-458-6462 - www.thedubaygroup.com
Engineers | Planners | Surveyors

PROJ. NO: 080
DATE: OCT. 29, 2013
SCALE: 1" = 50'
SHEET NO. 5 OF 26

APPROVED: TOWN OF HOOKSETT PLANNING BOARD

3/3/14
APPROVED DATE:
6/12/18
SIGNATURE DATE:

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
2	01/22/14	REVISED FOR REVIEW COMMENTS	AKV
3	02/20/14	REVISED FOR REVIEW COMMENTS	AKV
5	04/12/18	FINAL EDITS FOR RECORDING	JMM
6	06/08/18	SCRIVENER'S ERRORS: SUPERCEDES PLAN # 201800006114	MAC
7	02/14/19	REVISED LOT NUMBERS PER ASSESSING DATA	JHD

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