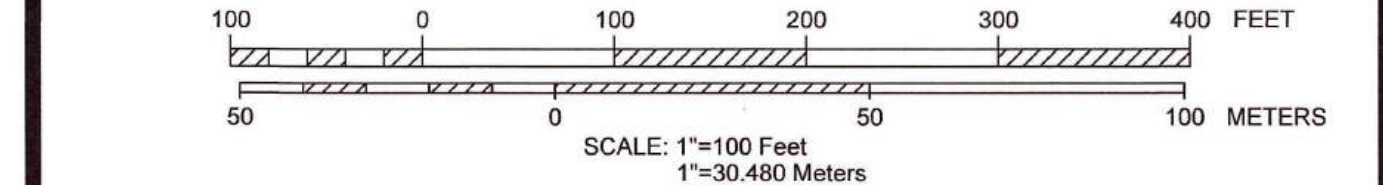


- NOTES:**
- LOT AREA: 34.936 ACRES (1,521,834 SF)
  - ZONING DISTRICT: MUD1 - MIXED USE DISTRICT #1  
 GROUNDWATER RESOURCE CONSERVATION DISTRICT  
 MINIMUM LOT REQUIREMENTS: MUD1 PROPOSED  
 MIN. LOT SIZE 44,000 SF 1,521,834 SF  
 MIN. LOT FRONTAGE 200 FT 789.8 FT  
 MINIMUM YARD SETBACK REQUIREMENTS:  
 FRONT YARD: 35 FT 54.6 FT  
 SIDE YARD: 25 FT 529.7 FT  
 REAR YARD: 20 FT N/A  
 MAX. BUILDING HEIGHT 75 FT 57 FT  
 MAX IMPERVIOUS LOT COVERAGE 65% 21.5%
  - PURPOSE OF PLAN:  
 TO SHOW THE PROPOSED PHASED REDEVELOPMENT OF THE SUBJECT SITE, INCLUDING A PROPOSED 1-STORY, 3,000 SF COMMERCIAL/RETAIL BUILDING, A PROPOSED 2-STORY, 8,056 SF COMMERCIAL/RETAIL BUILDING (PHASE 2) AND A PROPOSED 4-STORY, 80-UNIT MULTI-FAMILY RESIDENTIAL BUILDING (PHASE 3) ALONG WITH ASSOCIATED SITE IMPROVEMENTS.
  - LOT NUMBERS REFER TO THE TOWN OF HOOKSETT ASSESSOR'S MAPS 9, 11 & 14.
  - SITE IS SERVICED BY MUNICIPAL SEWER & WATER, GAS, ELECTRIC AND TELECOMMUNICATIONS UTILITIES.
  - SUBJECT PARCEL IS LOCATED WITHIN AN AREA OF MINIMAL FLOOD HAZARD, ZONE X, AS DEPICTED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR THE TOWN OF HOOKSETT, NEW HAMPSHIRE, COMMUNITY NUMBER 330115, MAP NUMBER 3301SC0678E WITH AN EFFECTIVE DATE OF APRIL 18, 2010.
  - PARKING:  
 MIN. REQUIRED: 216 SPACES  
 RESIDENTIAL: 161 UNITS X 1 SPACE/UNIT = 161 SPACES  
 COMMERCIAL/RETAIL: 11,056 SF X 1 SPACES/200 SF = 55 SPACES  
 EXISTING: (INCLUDING 9 ACCESSIBLE SPACES) = 485 SPACES  
 PROPOSED: (INCLUDING 19 ACCESSIBLE SPACES) = 415 SPACES  
 \* MINIMUM PARKING REQUIRED PER RSA 674:16
  - SITE IMPROVEMENTS DEPICTED ON THE PLAN SHALL CONFORM WITH THE AMERICANS FOR DISABILITIES ACT (2010 ADA STANDARDS FOR ACCESSIBLE DESIGN) WITH REGARDS TO ACCESSIBLE PARKING AND ACCESS.
  - STATE PERMITS/APPROVALS:  
 NHDES ALTERATION OF TERRAIN PERMIT NO. \_\_\_\_\_ DATED: \_\_\_\_\_  
 NHDES SEWER CONNECTION PERMIT NO. \_\_\_\_\_ DATED: \_\_\_\_\_  
 NHDOT DRIVEWAY PERMIT NO. \_\_\_\_\_ DATED: \_\_\_\_\_
  - APPROVAL OF THIS PLAN SHALL EXPIRE (5) YEARS FROM THE DATE OF PLANNING BOARD APPROVAL, AS RECORDED IN THE PLANNING BOARD MINUTES, UNLESS THE RIGHT TO DEVELOP HAS VESTED.
  - PRESENT OWNER OF RECORD:  
 MAP 9, LOT 34-1  
 CHELMSFORD HOOKSETT PROPERTIES, LLC  
 670 NORTH COMMERCIAL STREET, SUITE 303  
 MANCHESTER, NH 03101  
 BK 3739 PG 97

No.	DATE	REVISION	BY
3	5/15/26	ADDRESS NHDES COMMENTS & PLANNING BOARD CONDITIONS OF APPROVAL	TEZ
2	3/20/26	ADDRESS TOWN COMMENTS	TEZ
1	2/23/26	ADDRESS TRC COMMENTS	TEZ

**MASTER SITE & PHASING PLAN**  
 (MAP 9, LOT 34-1)  
**PROPOSED MIXED-USE DEVELOPMENT**  
 2 & 4 COLLEGE PARK DRIVE  
 1670 & 1672 HOOKSETT ROAD  
 HOOKSETT, NEW HAMPSHIRE

PREPARED FOR / RECORD OWNER:  
**CHELMSFORD HOOKSETT PROPERTIES, LLC**  
 670 N COMMERCIAL ST, SUITE 303 MANCHESTER, NH 03101



**19 DECEMBER 2025**

**IMEG**  
 3 CONGRESS STREET PH: 603.883.2057  
 NASHUA, NH 03062 www.imegcorp.com

FIELD BOOK:	DRAWING NAME: 5906-SITE F081	5906	C01
DRAWING LOC: J:\5000\5906\DWG\5906-SITE		File Number	Sheet

**APPROVED: TOWN OF HOOKSETT PLANNING BOARD**  
 \_\_\_\_\_ CHAIRMAN / VICE CHAIRMAN  
 \_\_\_\_\_ DATE APPROVED \_\_\_\_\_ DATE SIGNED

- NOTES: (CONTINUED)**
- ON APRIL 11, 2025, THE TOWN OF HOOKSETT ZONING BOARD OF ADJUSTMENT GRANTED A VARIANCE TO ALLOW A RESIDENTIAL USE IN THE MUD1 ZONING DISTRICT.
  - ON APRIL 14, 2026 THE TOWN OF HOOKSETT ZONING BOARD OF ADJUSTMENT GRANTED A VARIANCE TO ALLOW A FOR A MULTI-FAMILY RESIDENTIAL BUILDING CONTAINING MORE THAN 24-UNITS.
  - SITE SIGNAGE SHALL COMPLY WITH PART III- SECTION 3.01 (12)(C)(17) AND ALL OTHER APPLICABLE SIGNAGE REGULATIONS.

**NOTE**  
 SEE SHEET C02 FOR ADDITIONAL NOTES, LEGEND & ABUTTERS LIST

**NOTE**  
 SEE SEPARATE PLANS PREPARED BY THIS OFFICE FOR THE PROPOSED HOOKSETT ROAD PUBLIC SEWER EXTENSION PROJECT IMPROVEMENTS

FOR CHELMSFORD HOOKSETT PROPERTIES, LLC  
 DATE 12/19/25

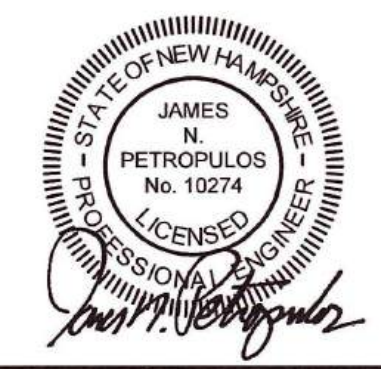
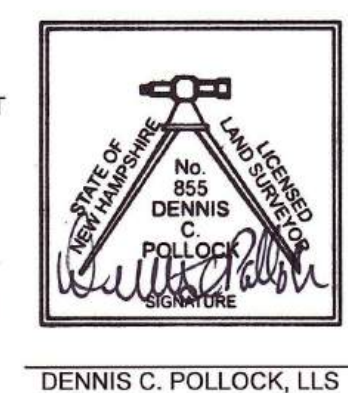
**PROPOSED RESIDENTIAL BUILDING UNIT AND BEDROOM TABLE**

FLOOR	TOTAL UNITS	ONE-BEDROOM UNITS	TWO-BEDROOM UNITS	THREE-BEDROOM UNITS
1ST FLOOR	20	4	12	4
2ND FLOOR	20	1	15	4
3RD FLOOR	20	1	15	4
4TH FLOOR	20	1	15	4
<b>TOTALS</b>	<b>80</b>	<b>7</b>	<b>57</b>	<b>16</b>

**CERTIFICATION**  
 I HEREBY CERTIFY, TO MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THIS PLAN SHOWS THE RESULTS OF AN ON THE GROUND "STANDARD PROPERTY SURVEY" AND THAT SAID SURVEY MEETS THE MINIMUM PRECISION AND/OR ACCURACY MEASUREMENTS FOR SURVEY CLASSIFICATION "U" (URBAN) AS SET FORTH IN TABLE 500.1 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS ADOPTED 08/23/01, EFFECTIVE 01/01/09.

I FURTHER CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS A MAXIMUM ERROR OF CLOSURE OF ONE PART IN FIFTEEN THOUSAND ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY.

DATE 5/15/26  
 DENNIS C. POLLOCK, LLS



**ZONING NOTE 4**  
 THE ZONING/BUILDING SETBACKS DEPICTED ON THIS PLAN ARE THOSE WE HAVE INTERPRETED FROM THE LATEST ZONING ORDINANCE OF THE MUNICIPALITY AND, AS SUCH, ARE ONLY OPINIONS EXPRESSED BY HAYNER/SWANSON, INC. THE FINAL INTERPRETATION OF THE ORDINANCE CAN ONLY BE MADE BY THE APPROPRIATE ZONING AUTHORITY. SINCE BUILDING ORIENTATION, PROPOSED USES, AND OTHER FACTORS CAN AFFECT THE SETBACKS, PRIOR TO ANY DEVELOPMENT OF THIS PROPERTY, THE BUILDER/OWNER MUST CONSULT WITH THE TOWN/CITY TO INSURE THE CORRECT APPLICATION OF THE ZONING ORDINANCE.