

N:\PROJECTS\1518-Venari Conceptual\London\London\3 Webster Lane flex units.dwg
 2024-06-19 10:18:33 AM
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ZONED: INDUSTRIAL II
 MINIMUM SETBACK DISTANCES FOR STRUCTURES FROM PROPERTY LINE:
 FRONT 30 FEET / SIDE 20 FEET BACK 20 FEET

IF A PROPERTY ABUTS MORE THAN ONE EXISTING AND/OR PROPOSED RIGHT-OF-WAY, THE BUILDING SETBACK WILL BE 30 FEET FROM EACH RIGHT-OF-WAY. THE PLANNING BOARD, DURING SITE PLAN REVIEW, MAY ALLOW CERTAIN SIGNS, UTILITY SYSTEMS (INCLUDING POWER AND COMMUNICATION), OR RELATED FACILITIES WITHIN THE SETBACK AREAS.

MINIMUM LOT SIZE - MINIMUM LOT SIZE IN ALL INDUSTRIAL DISTRICTS ARE SUBJECT TO PLANNING BOARD APPROVAL BASED ON SEWAGE DISPOSAL REQUIREMENTS, SOIL TYPES, TOPOGRAPHY, VEHICULAR ACCESS, INTENDED USE AND COMPATIBILITY WITH ADJACENT AREAS BUT SHALL BE NOT LESS THAN ONE ACRE (43,560 FT.) WITH AT LEAST ONE HUNDRED FIFTY (150) FEET OF FRONTAGE ON A CLASS V OR BETTER ROAD.

BUILDING HEIGHT - HEIGHT OF BUILDINGS SHALL NOT EXCEED 50 FEET.

STORAGE AREAS:
 ALL OUTDOOR STORAGE SHALL BE VISUALLY SCREENED FROM ACCESS STREETS, ARTERIALS AND ADJACENT PROPERTY. OUTDOOR STORAGE SHALL BE MEANT TO INCLUDE PARKING OF ALL COMPANY-OWNED AND OPERATED MOTOR VEHICLES, WITH THE EXCEPTION OF PASSENGER VEHICLES. NO STORAGE SHALL BE PERMITTED BETWEEN A FRONTAGE STREET AND THE BUILDING LINE.

BULK STORAGE OF GASOLINE, CHEMICALS, PETROLEUM PRODUCTS, AND FLAMMABLE MATERIALS SHALL NOT BE PERMITTED EXCEPT AS ACCESSORY TO

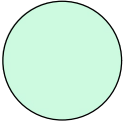
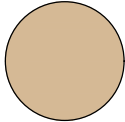
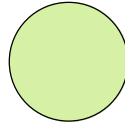
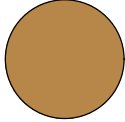
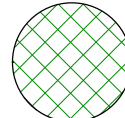
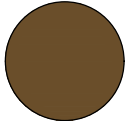
A PRINCIPAL USE, ACCESSORY TO A SERVICE STATION, LABORATORY, PRODUCTION OPERATION, AIRPORT SERVICE OR THE SERVICING OF COMPANY-OWNED OR LEASED VEHICLES.

LANDSCAPING
 EXCEPTING CURB CUTS/DRIVEWAYS, A "GREEN" AREA SHALL ENCLOSE THE ENTIRE LOT PERIMETER AS FOLLOWS: AREA ABUTTING A PUBLIC RIGHT-OF-WAY SHALL BE NOT LESS THAN TWENTY (20) FEET.


SIGNS - ALL SIGNS, THEIR QUANTITY AND LOCATION, SHALL COMPLY WITH THE TOWN OF LONDONDERRY SIGN ORDINANCE CURRENT AT THE TIME A SITE PLAN IS APPROVED (SECTION 7).

LITTLE COHAS BROOK IS SUBJECT TO 4.6.1 CONSERVATION OVERLAY DISTRICT (CO) - THE PERENNIAL STREAMS AND ADJOINING LAND WITHIN 100 FEET OF THE CENTERLINE OF THESE STREAMS IDENTIFIED IN THE WATER RESOURCE MANAGEMENT AND PROTECTION PLAN, PREPARED BY SOUTHERN NEW HAMPSHIRE PLANNING COMMISSION, DATED FEBRUARY 1991 AND ON FILE IN THE OFFICE OF THE PLANNING BOARD, AS LISTED IN SECTION 4.6.1.10

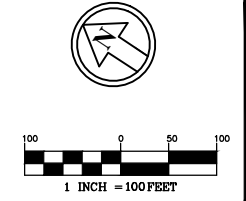
ALL OTHER WETLANDS AND LAND WITHIN 50 FEET OF THE EDGE OF WET OF SAID WETLANDS EXCEPT THAT THERE SHALL BE EXEMPTION OF ALL WETLANDS LESS THAN ONE-HALF ACRE IN SIZE, AS ESTABLISHED BY A NH CERTIFIED WETLANDS SCIENTIST.

-  WETLANDS MAPPED BY OTHERS
-  15-20% SLOPES
-  50' CONSERVATION OVERLAY DISTRICT
-  20-25% SLOPES
-  100' CONSERVATION OVERLAY DISTRICT FROM LITTLE COHAS BROOK
-  > 25% SLOPES

INFORMATION SHOWN IS NOT THE RESULT OF A FIELD SURVEY. ALL BASE INFORMATION SHOWN WAS TAKEN FROM GIS/NHGRANT/NOAA DATA ON FILE. WETLANDS SHOWN AS MAPPED BY OTHERS.



The Dubai Group, Inc.
 136 Harvey Road, Bldg 101B
 Londonderry, NH 03053
 603-458-6462
 Engineers
 Planners
 Surveyors
 TheDubayGroup.com



100 0 50 100
 1 INCH = 100 FEET

REVISIONS:			
REV#	DATE	COMMENT	BY

DRAWN BY: REK
 CHECKED BY: DGM
 DATE: JUNE 19, 2024
 SCALE: 1"=100'
 FILE: - 3 Webster Lane flex units
 DEED REF: -

PROJECT:
MAP 14 LOT 11
 5 WEBSTER ROAD,
 LONDONDERRY, NH 03053
 OWNER:
 NANCY J WITTMAN LIVING TRUST
 246 KENNEDY HILL RD
 GOFFSTOWN, NH 03045
 BOOK 5753 PAGE 1021

SHEET TITLE:
CONCEPTUAL PLAN