

GENERAL NOTES:

- 1) **THE PURPOSE OF THIS PLAN IS:**
TO AMEND THE APPROVED SITE PLAN FOR TAX MAP 190 LOT 191 AS RECORDED AT THE H.C.R.D. AS PLAN #41733 TO INCLUDE:
A. MODIFICATION OF PARKING SPACES
B. MODIFICATION OF ADA ACCESS RAMP AT THE REAR OF THE BUILDING
C. BUILDING EGRESS
D. MODIFICATION OF FRONT PATIO AREA

2) SEE PLAN REFERENCE #11 FOR ADDITIONAL NOTES.

3) PARCEL ID: TAX MAP 190 LOT 191

4) PARCEL AREA = 112,675 S.F. = 2.59 ACRES

5) PARCEL ZONE: "B" BUSINESS

6) BOUNDARY SURVEY COMPLETED BY:

RANGEWAY LAND SURVEY AND DESIGN
252 DANIEL PLUMMER ROAD, GOFFSTOWN, NH 03045
PHONE: (603) 624-1602

7) NO WETLANDS ENCOUNTERED ON SITE.

WETLAND INFORMATION PROVIDED BY:

PAUL W. ZARNOWSKI C.W.S.#40, RANGEWAY LAND SURVEY AND DESIGN
252 DANIEL PLUMMER ROAD, GOFFSTOWN, NEW HAMPSHIRE 03045
PHONE: (603) 624-1602

8) TOPOGRAPHIC INFORMATION IS BASED ON THE ACTUAL TOPOGRAPHIC AND LOCATION SURVEY BY BENCHMARK ENGINEERING, INC. IN JULY 2016.

VERTICAL DATUM: NVD 29 FROM GPS SURVEY

HORIZONTAL DATUM: NAD 83 FROM GPS SURVEY

9) PREDOMINANT SCS SOILS GROUP ON THIS LOT IS WdB

WINDSOR LOAMY SAND AS SHOWN ON THE SCS SOILS MAP FOR THE TOWN OF HUDSON, NEW HAMPSHIRE.

10) THIS PROPERTY IS LOCATED OUTSIDE OF THE ESTABLISHED 100-YEAR FLOOD HAZARD ZONE AS SHOWN ON THE FEDERAL FLOOD INSURANCE MAPS (F.I.R.M.) FOR HUDSON, NH, COMMUNITY PANEL #330092-0518D (EFFECTIVE SEPTEMBER 25, 2009).

11) LOCATIONS OF UTILITIES WERE COMPILED FROM THE FIELD SURVEY AND INFORMATION OF RECORD. THESE LOCATIONS ARE APPROXIMATE ONLY. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CALL DIG-SAFE AT 1 888 344-7233.

12) MINIMUM REQUIREMENTS: LOT AREA = 30,000 SQ. FT.
BUILDING SETBACKS: FRONT = 50'
SIDE/REAR = 15'

13) MINIMUM FRONTAGE: 150' REQUIRED (118' EXISTING)

EXISTING USE:

BUILDINGS A & B:
BUSINESS OR PROFESSIONAL OFFICE, GENERAL RETAIL & MOTOR VEHICLE SALES AND RENTAL
BUILDING-C: STORAGE

14) PROPOSED USES:
BUSINESS OR PROFESSIONAL OFFICE
RETAIL BUSINESS AND PERSONAL SERVICE ESTABLISHMENT & EATING & DRINKING ESTABLISHMENT W/ BAR

15) KITCHEN AREA (FIRST FLOOR) = 1,800 SQ. FT.
OUTSIDE SEATING AREA (FIRST FLOOR) = 3,000 SQ. FT.
RETAIL BUSINESS AND PERSONAL SERVICE ESTABLISHMENT & EATING & DRINKING ESTABLISHMENT W/ BAR = 4,000 SQ. FT.
KITCHEN AREA (2ND FLOOR) = 1,300 SQ. FT.
OFFICE/RETAIL (2ND FLOOR) = 1,000 SQ. FT.

(PER TOWN OF HUDSON ZONING ORDINANCE: SECTION 334-10 B MULTIPLE COMMERCIAL USES AND ACTIVITIES DEVELOPED AS PART OF A SINGLE SITE PLAN ARE CONSIDERED A SINGLE PRINCIPAL USE.)

16) PARKING REQUIREMENTS:
EATING & DRINKING ESTABLISHMENT W/ BAR = 1 SPACE/75 SQ. FT.
8,500 SQ. FT. (REST)* 1 SPACE/75 SQ. FT. = 113 SPACES
3,000 SQ. FT. (OUTSIDE SEATING)* 1 SPACE/75 SQ. FT. = 40 SPACES
KITCHEN STAFF (5 EMPLOYEES PER KITCHEN) = 10 SPACES
RETAIL/OFFICE (1,000 SQ. FT. - 1 SPACE/200 SQ. FT.) = 5 SPACES
(USE WITH HIGHER PARKING REQUIREMENT USED)

TOTAL REQUIRED PARKING = 169 SPACES
TOTAL PARKING PROPOSED = 148 SPACES (SEE WAIVER REQUEST)
TOTAL PARKING PROVIDED = 151 SPACES

(5 ADA PARKING SPACES PROVIDED PER ADA REGULATIONS)

17) OPEN SPACE CALCULATIONS (35% REQUIRED):
38,000 SQ. FT. +/- OPEN SPACE/112,675 SQ. FT. = 33.7% PROVIDED (SEE WAIVER)

18) THE BUILDING IS SERVICED BY MUNICIPAL WATER AND MUNICIPAL SEWER.

19) ALL SIGNS ARE SUBJECT TO APPROVAL BY THE HUDSON PLANNING BOARD PRIOR TO INSTALLATION THEREOF.

20) PLANNING BOARD WAIVERS: **GRANTED 12-08-2021**

21) 275-8-C(2) TO ALLOW FEWER THAN REQUIRED OFF-STREET PARKING SPACES TO BE PROVIDED
275-8-C(4) TO ALLOW FOR 9-FOOT BY 20-FOOT AND 9-FOOT BY 18-FOOT PARKING SPACES
275-8-C(6) TO NOT REQUIRE A DEDICATED LOADING SPACE
275-8-C(7)(A) TO ALLOW LESS THAN 10% OF THE INTERIOR OF A PARKING LOT TO BE LANDSCAPED
276-11.1(B)(22) TO NOT REQUIRE THE MINIMUM 35-FOOT GREEN AREA ALONG THE FRONTAGE
276-11.1(B)(25) TO ALLOW PORTIONS OF THE PARKING AREA AND TRAVELWAY TO BE LOCATED WITHIN SETBACKS
ETGTD 920.3.13 & 930.4 TO ALLOW THE EXISTING AND NON-CONFORMING STORMWATER DRAINAGE (REGARDING MINIMUM STORMWATER DRAINAGE PIPE SLOPE & VELOCITY) TO BE USED AS PART OF THE PROPOSED SITE PLAN

22) ADDITIONAL PLANNING BOARD WAIVER:
276-11.1(B)(24)(A) TO ALL REDUCTION IN OPEN SPACE TO

23) NOISE FROM THE PROPOSED ACTIVITIES WITHIN THE SITE SHALL MEET THE MINIMUM STANDARDS AS SET BY THE TOWN OF HUDSON, NH SECTION 249

24) IF LOT DEVELOPMENT INVOLVES BLASTING AND/OR RAMMING OF BEDROCK MATERIALS, SAID ACTIVITIES SHALL BE LIMITED TO THE HOURS OF 7:00 AM AND 5:00 PM MONDAY THROUGH FRIDAY ONLY. SAID BLASTING/ RAMMING ACTIVITIES SHALL BE PROHIBITED ON WEEKENDS.

25) ALL STIPULATIONS OF THE APPROVAL SHALL BE INCORPORATED INTO THE DEVELOPMENT AGREEMENT, WHICH SHALL BE RECORDED AT THE HCRD, TOGETHER WITH THE SITE PLAN-OF-RECORD (HEREAFTER REFERRED TO AS THE PLAN)

26) SHEETS 1 AND 3 OF 10 SHALL BE RECORDED AT THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS AND THE REMAINING SHEETS SHALL BE ON FILE AT THE TOWN OF HUDSON PLANNING DEPARTMENT.

27) PLOWED SNOW FROM THE FACILITIES, DRIVEWAY, WALKWAYS AND PARKING LOT SHALL BE STORED IN THE DESIGNATED AREAS SHOWN IN THIS PLAN SET. WHEN THE SNOW STORAGE AREAS ARE AT CAPACITY, SUBSEQUENT SNOW SHALL BE HAULED OFF SITE AND DISPOSED OF PROPERLY AND IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.

28) ALL IMPROVEMENTS SHOWN ON THE SITE PLAN OF RECORD SHALL BE COMPLETED IN THEIR ENTIRETY AND AT THE EXPENSE OF THE APPLICANT.

29) SITE IMPROVEMENTS SHOWN ON THE PLAN SET SHALL CONFORM WITH TITLE III OF THE AMERICANS WITH DISABILITIES ACT WITH REGARD TO DIMENSION AND GRADE.

30) INTENDED HOURS OF OPERATION: NO RESTRICTIONS ARE PROPOSED WITH THIS PLAN.

31) NATURAL WOOD AND STUMP WASTE GENERATED FOR THE CONSTRUCTION OF THIS SITE PLAN SHALL EITHER BE GROUND UP AND RE-USED ON-SITE FOR EROSION CONTROL OR DISPOSED OF OFF-SITE.

32) THERE IS NOT ANTICIPATED TO BE ANY STOCKPILING OF AGGREGATE MATERIAL ON SITE. THE MAJORITY OF THE MATERIALS TO BE GENERATED ON-SITE ARE TO BE REMOVED AS THE LOT IS DEVELOPED. AN AREA IS DELINEATED ON THE GRADING & UTILITY PLAN FOR STORAGE OF BUILDING MATERIALS DURING CONSTRUCTION.

33) THE RESPONSIBILITY FOR MAINTENANCE OF THE STORMWATER SYSTEM IS THE SOLE RESPONSIBILITY OF THE OWNER OF THIS PROPERTY.

34) SEWER TIE IN CONNECTION SHALL MEET THE TOWN OF HUDSON ENGINEERING REQUIREMENTS.

35) ONCE THIS PLAN IS APPROVED, AND BEFORE ANY CONSTRUCTION CAN COMMENCE, A PRE-CONSTRUCTION MEETING WILL NEED TO BE SCHEDULED WITH THE TOWN ENGINEER.

36) PURSUANT TO THE SITE PLAN REVIEW REGULATIONS OF THE HUDSON PLANNING BOARD, THE SITE PLAN APPROVED HEREIN EXPIRES TWO YEARS FROM DATE OF APPROVAL.

37) APPROVED BY THE HUDSON, NH PLANNING BOARD
DATE OF MEETING: _____

SIGNATURE _____ SIGNATURE DATE _____

SIGNATURE _____ SIGNATURE DATE _____

SITE PLANS ARE VALID FOR TWO (2) YEARS FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL. FINAL APPROVAL COMMENCES AT THE PLANNING BOARD MEETING DATE AT WHICH THE PLAN RECEIVES FINAL APPROVAL.

GENERAL NOTES:

CONTINUED

34) PRIOR VARIANCES

CASE 190-191 (DEFERRED FROM 10-26-2017)

A) A VARIANCE TO ALLOW A NON-PERMITTED USE; HZO ARTICLE V §334-21 TABLE OF PERMITTED PRINCIPLE USES. - **DENIED**

B) A SPECIAL EXCEPTION TO ALLOW REDUCTION OF REQUIREMENTS FOR MIXED USES; HZO ARTICLE VI §334-26 A, REDUCTION OF REQUIREMENTS FOR MIXED AND DUAL USES. **DENIED**

C) A VARIANCE TO ALLOW MIXED OR DUAL USE; HZO ARTICLE III §334-10 MIXED OR DUAL USE ON A LOT. **DENIED**

D) A VARIANCE TO ALLOW A SIGN WITHIN SETBACKS; HZO ARTICLE XII §334-60 (C) & (D), GENERAL REQUIREMENTS. **GRANTED**

35) DUE TO THE DISTURBANCE OF APPROXIMATELY 50,000 SQ. FT OF AREA A SWPP WILL BE REQUIRED ALONG WITH THE FILING OF AN NOI (NOTICE OF INTENT).

36) THERE ARE A NUMBER OF RETAINING WALLS PROPOSED ALONG THE WALKS/HANDICAP RAMPS. THE INTENT OF THESE WALLS IS TO HAVE THEM FLUSH WITH THE SURFACE OF THE WALK/RAMP AND TO PROVIDE PROPER HAND RAILS IN ACCORDANCE WITH CURRENT TOWN AND BUILDING REGULATIONS.

37) A DEVELOPMENT AGREEMENT FOR THIS SITE PLAN IS ON FILE WITH THE PLANNING DEPARTMENT.

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LOW IMPACT DEVELOPMENT:

THIS PLAN WAS DESIGNED WITH LOW-IMPACT DEVELOPMENT MEASURES UTILIZED. PER THE PREVIOUS APPROVED SITE PLAN DRAINAGE MEASURES WERE PLACED UNDERGROUND AND TREAT/RECHARGE A LARGE AMOUNT OF THE SITE RUN-OFF.

THESE UNDERGROUND DETENTION PONDS KEEP MOST STORM EVENTS WITHIN THEM AND THERE IS ONLY AN OVERFLOW PIPE FOR LARGE STORM EVENTS.

WE HAVE ALSO APPLIED FOR A NUMBER OF WAIVERS TO REDUCE THE SIZE OF THE ON-SITE PARKING SPACES AND TO ALSO REDUCE THE REQUIRED NUMBER OF SPACES THIS ULTIMATELY REDUCES OUR OVERALL IMPERVIOUS COVERAGE FOR THIS PROJECT.

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FIVE-N-ASSOCIATES
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