

DESIGNED BY	CPR
DRAWN BY	MWP
CHECKED BY	RJF
DATE	4/25/18
SCALE	1"=40'

PREPARED FOR

Exeter Med Real, Inc
5 Alumni Drive
Exeter, NH 03833

REVISIONS	
Town of Plaistow and NHDES Revisions	8/29/18
Peer Review and Architectural Revisions	10/11/18
Peer Review and Septic Revisions	12/12/18
Architectural DD Submittal	1/24/19
NHDOT Driveway Revisions	3/25/19
Revised per NHDOT Comments	5/3/19
Hours of Operation and Field Changes	5/15/2020

ISSUED FOR

Amended Site Plan

PROJECT TITLE

Proposed Medical
Office Development

PROJECT LOCATION

127 Plaistow Road
Plaistow, NH
Map 29, Lots 57 & 58

DRAWING TITLE

Layout &
Materials Plan

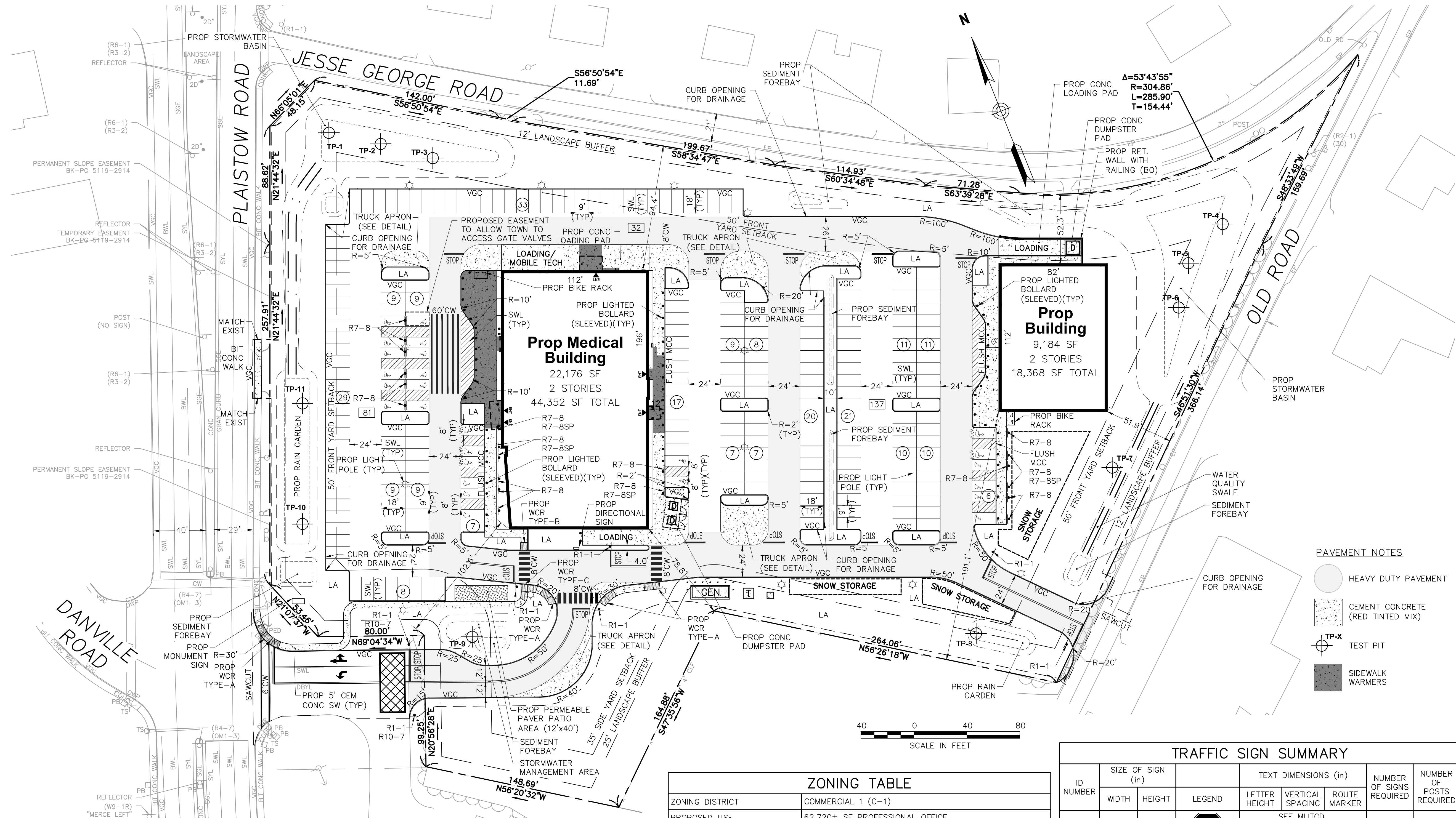
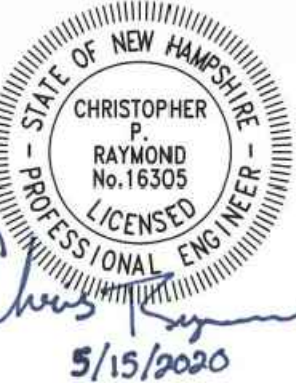
PROJECT NO.
N0716

TEC CAD FILE
N0716_LM.dwg

DRAWING NO.

C-4

SHEET 4 OF 18



- GENERAL NOTES:
- FOR LARGE SNOW FALL EVENTS, EXCESS SNOW MUST BE HAULED OFF-SITE.
 - PROPOSED LIGHTING ON NORTH SIDE OF SITE SHALL BE BEHIND BACK FACE OF CURB.
 - 1,800 FT TO NEXT SIMILAR USE.
 - LIGHTING HOURS FOR THE SITE ARE 9PM TO 5AM SET BY A TIMER.
 - HOURS OF OPERATION - THE PROPOSED USE WILL BE OPEN DAILY (MON.-SUN.) FROM 6:30AM TO 8PM.
 - THIS PLAN AMENDS PLAN #D-41534 RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEED.

PLANNING BOARD SIGNATURE	
SIGNATURE	DATE

PARKING TABLE		
REQUIRED PARKING	PROP. MEDICAL BUILDING	
	47 EXAMINING ROOMS x 2 SPACES/EXAMINING ROOM = 94 SPACES	
	85 EMPLOYEES x 1 SPACE/EMPLOYEE = 85 SPACES	
	PROP. RETAIL/MEDICAL BUILDING	
	9,185 SF RETAIL x 1 SPACE/250 SF = 37 SPACES	
	6 EXAMINING ROOMS x 2 SPACES/EXAMINING ROOM = 12 SPACES	
REQUIRED ACCESSIBLE PARKING	18 EMPLOYEES x 1 SPACE/EMPLOYEE = 18 SPACES	
	TOTAL REQUIRED PARKING: 246 SPACES	
PROPOSED PARKING	250 SPACES	
REQUIRED ACCESSIBLE PARKING	26 SPACES	
PROPOSED ACCESSIBLE PARKING	26 SPACES	
DIMENSIONAL REQUIREMENTS	REQUIRED	PROVIDED
PARKING SPACE DIMENSIONS	9 FT X 18 FT	9 FT X 18 FT
ACCESSIBLE SPACE DIMENSIONS	8 FT X 18 FT	8 FT X 18 FT
DRIVE AISLE WIDTH (2-WAY)	24 FT	24 FT / 26 FT (MAX)

ZONING TABLE		
ZONING DISTRICT	COMMERCIAL 1 (C-1)	
PROPOSED USE	62,720± SF PROFESSIONAL OFFICE	
PROPOSED USE ALLOWABLE BY	RIGHT	
DIMENSIONAL REQUIREMENTS	REQUIRED	PROVIDED
LOT SIZE	80,000 SF/1.84 AC	279,071 SF /6.41 ACRES*
FRONTAGE	150 FT	JESSE GEORGE ROAD: 825 FT PLAISTOW ROAD: 448 FT OLD ROAD: 870 FT
FRONT YARD SETBACK	50 FT	51.9 FT / 94.4 FT
SIDE/REAR YARD SETBACK	35 FT	191.1 FT / 78.8 FT
LOT COVERAGE	75% 209,303 SF	TOTAL 56.3% 157,349 SF
BUILDING HEIGHT	45 FT 3 STORIES	36 FT 2 STORIES
INTERIOR LANDSCAPING	5% MIN	7.5%

- * THE PROPOSED DEVELOPMENT SEEKS THE MERGING OF LOT 29-58 (6.17 ACRES) AND LOT 29-57 (0.24 ACRES) UPON SITE PLAN APPROVAL.
- * CHANGE OF USE REQUIRES REVIEW AND/OR APPROVAL OF THE PLANNING BOARD

TRAFFIC SIGN SUMMARY							
ID NUMBER	SIZE OF SIGN (in)		LEGEND	TEXT DIMENSIONS (in)			NUMBER OF SIGNS REQUIRED
	WIDTH	HEIGHT		LETTER HEIGHT	VERTICAL SPACING	ROUTE MARKER	
R1-1	30	30		SEE MUTCD SIGN STANDARDS			7
R7-8	12	24					26
R7-8P	12	6					6
R10-7	24	30					2

- * HANDICAP PARKING SIGNS SHALL BE IN ACCORDANCE WITH TOWN OF PLAISTOW STANDARDS AND ADA/AAB REGULATIONS.
- ** VAN SIGNS SHOULD BE LOCATED AT ALL ADA SPACES. PER ADA ACCESSIBILITY GUIDELINES (AMENDED 2002) ANY SPACE WITH A VAN SIGN IS NOT INTENDED TO BE RESTRICTED ONLY TO VANS.



TEC, Inc.

146 Dascomb Road
Andover, MA 01810
(978) 794-1792
www.TheEngineeringCorp.com

169 Ocean Boulevard
Unit 101, PO Box 249
Hampton, NH 03842
(603) 601-8154

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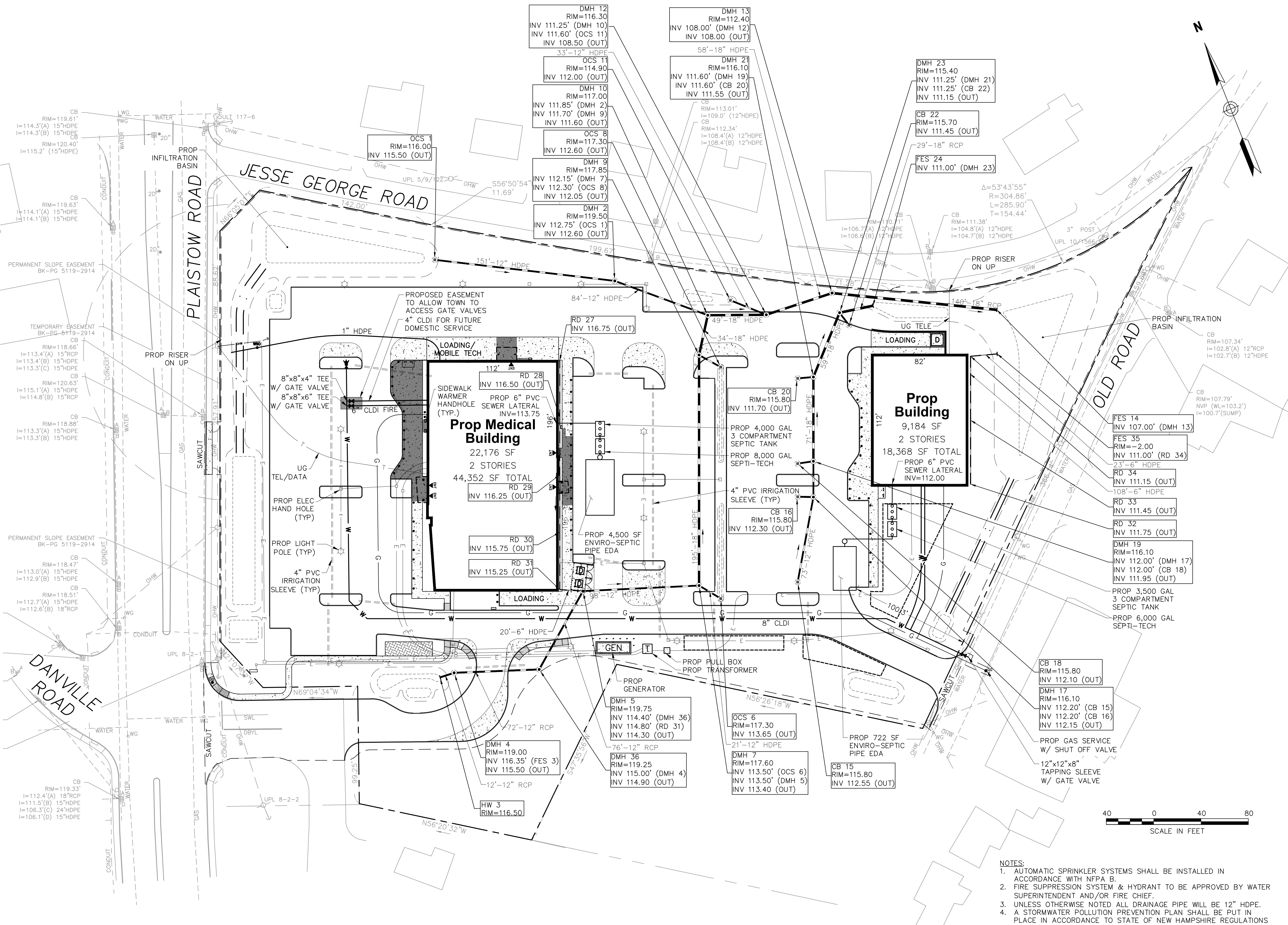
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C-6

SHEET 6 OF 18



- NOTES:
1. AUTOMATIC SPRINKLER SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH NFPA B.
 2. FIRE SUPPRESSION SYSTEM & HYDRANT TO BE APPROVED BY WATER SUPERINTENDENT AND/OR FIRE CHIEF.
 3. UNLESS OTHERWISE NOTED ALL DRAINAGE PIPE WILL BE 12" HDPE.
 4. A STORMWATER POLLUTION PREVENTION PLAN SHALL BE PUT IN PLACE IN ACCORDANCE TO STATE OF NEW HAMPSHIRE REGULATIONS