



OFF-STREET PARKING SUMMARY TABLE			
USE	CALCULATION	MIN. REQUIRED	PROPOSED
MEDICAL OFFICE: 5,150 S.F.	2 SPACES PER EXAM ROOM + 1 SPACE PER EMPLOYEE	26	26
	8 EXAM ROOM * 2 + 10 EMPLOYEES = 26 SPACES		
ACCESSORY USE: 3,000 S.F.	1 SPACE PER 10,000 SQ.FT.	1	1
TOTAL SPACE =			27
ADA SPACES REQUIRED (RETAIL): REQUIRED: (26 TO 50) TOTAL PARKING SPACES PROVIDED, 1 SPACES PROVIDED: 2 ADA SPACES, 1 BEING VAN ACCESSIBLE			

ZONING SUMMARY TABLE NOTES:

- \* EXISTING NON CONFORMING  
\*\* VARIANCE REQUESTED  
\*\*\* WAIVER REQUESTED

ZONING SUMMARY TABLE COMMERCIAL (C-1) DISTRICT			
ITEM	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT SIZE	80,000 S.F.	30,955 S.F.*	30,955 S.F.*
MINIMUM FRONTAGE	150 FEET	203.67 FT (MAIN ST) 266.35 FT (HASLETINE)	203.67 FT (MAIN ST) 266.35 FT (HASLETINE)
MINIMUM FRONT SETBACK	50 FEET	38.1' (MAIN ST) 11.5' (HASLETINE) 89.4' (PLAISTOW RD)	47.7' (MAIN ST) ** 16.7' (HASLETINE) ** 10.0' (PLAISTOW RD) **
MAXIMUM LOT COVERAGE (PERCENT)	75%	52.0%	52.8%
MAXIMUM LOT COVERAGE (SQ. FT.)	23,217	16,097	16,358
MAXIMUM HEIGHT	45 FEET		<45
MAXIMUM STORIES	3	2	<3
MINIMUM SCREENING:			
FRONT BUFFER STRIP	12 FEET	0.7' (MAIN ST) 8.3' (HASLETINE) 22.7' (PLAISTOW RD)	6.2' (MAIN ST) *** 12' (HASLETINE) 12' (PLAISTOW RD)

THE CLOSEST SIMILAR USE TO URGENT CARE USE IS 3.9 MI TO "PLAISTOW HEALTH" AT 24 PLAISTOW ROAD.

ZONING SUMMARY TABLE NOTES:

- \* EXISTING NON CONFORMING  
\*\* VARIANCE REQUESTED  
\*\*\* WAIVER REQUESTED

LIST OF WAIVERS

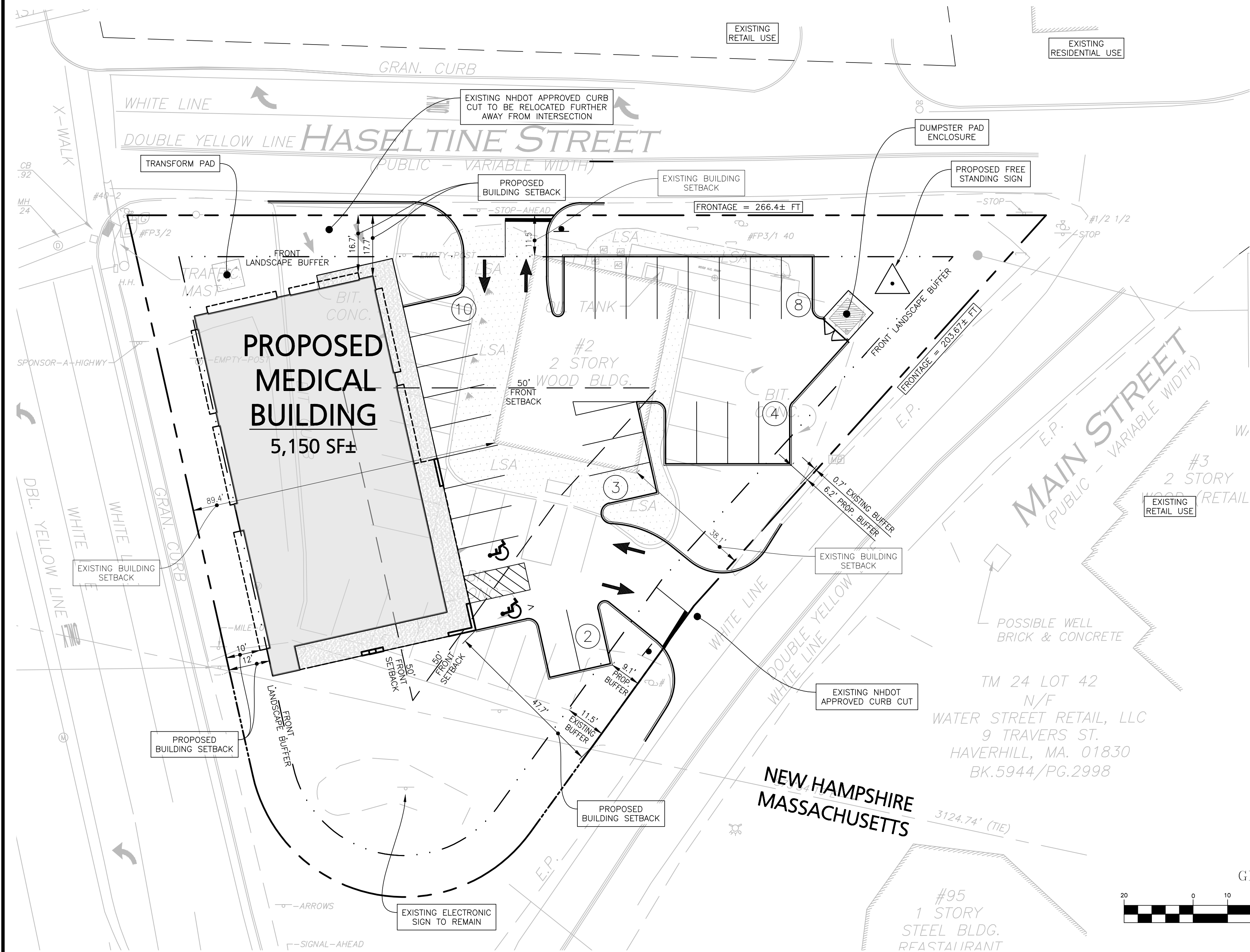
SITE PLAN REVIEW REGULATIONS

- SPRR 230-14.1(AA): TO NOT SHOW EXISTING GRADES, DRAINAGE SYSTEMS, STRUCTURES AND/OR FEATURES OUTSIDE OF 100' OF DEVELOPMENT AREA. CONDITION EXISTS ALONG NORTH & NORTHEAST PORTIONS OF THE PARCEL.
- SPRR 230-14.1(CC): TO NOT SHOW EXISTING SEPTIC OR WELLS OUTSIDE OF 100' OF DEVELOPMENT AREA. CONDITION EXISTS ALONG NORTH & NORTHEAST PORTIONS OF THE PARCEL.
- SPRR 230-23.8(b)[2]: TO NOT PROVIDE A FULL 12 FOOT BUFFER ALONG THE FRONT BOUNDARY (MAIN STREET). CONDITION EXISTS ALONG MAIN STREET FRONTAGE. BUFFER PROVIDED IS SUBSTANTIALLY GREATER THAN EXISTING CONDITION.
- SPRR 230-23.8(3)(b)[4]: TO ALLOW FOR A REDUCTION IN INTERIOR PAVEMENT LANDSCAPE STRIP. CONDITION EXISTS IN PARKING AREA DUE TO THE UNIQUE SIZE AND SHAPE OF THE EXISTING LOT
- SPRR 230-22.A(2): TO ALLOW FOR THE PLACEMENT OF SITE LIGHT FIXTURES CLOSER TO THE PROPERTY LINE THAN FORMULA OF "HEIGHT EQUAL TO OR LESS THAN THE VALUE 3 + (D/3), WHERE D IS THE DISTANCE IN FEET TO THE NEAREST PROPERTY BOUNDARY". CONDITION EXISTS AT THREE LOCATIONS AND PLACEMENT OF THE LIGHTING FIXTURES WILL BE SUCH THAT THERE WILL BE NO LIGHT TRESPASS ACROSS THE EXISTING PROPERTY LINES.

LIST OF VARIANCES

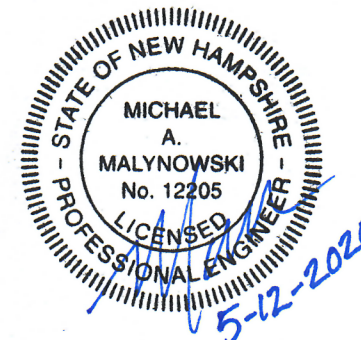
- ARTICLE IX, §220-59.B.(3): TO ALLOW A SINGLE FREE STANDING SIGN WHICH EXCEED 30 SF PER FACE (60 SF TOTAL, FRONT & BACK). THE PROPOSED SIGN HAS THREE (3) PANELS SET IN A TRIANGULAR SHAPE, WHICH IN TOTAL IS 90 SF.
- ARTICLE IX, §220-59.A: TO ALLOW ONE (1) ADDITIONAL BUILDING ATTACHED SIGNS WHERE TWO (2) ARE PERMISSIBLE, FOR A TOTAL OF THREE (3).
- ARTICLE IX, §220-59.A.(2): TO ALLOW ADDITIONAL SIGNS ATTACHED TO A SINGLE BUILDING FAÇADE TO EXCEED 5% OF THE FAÇADE AREA.

	FAÇADE	AREA	SIGN AREA	SIGN %
3.A	SOUTH	1740.41	275.36	15.8
3.B	EAST	2,696.35	275.36	10.2
- ARTICLE V, TABLE 220-321: TO ALLOW A REDUCTION OF THE FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED AT THE FOLLOWING LOCATIONS:
  - 45.4 FEET AT MAIN STREET
  - 18.5 FEET AT HASLETINE STREET
  - 14.3 FEET AT PLAISTOW ROAD



GENERAL NOTES

- THE PROJECT PROPOSES A URGENT CARE FACILITY WHICH IS ALLOWED WITHIN THE CURRENT ZONE.
- CHANGE OF USE REQUIRES REVIEW AND/OR APPROVAL OF THE PLANNING BOARD.
- SEE SHEET 1 FOR EXISTING CONDITIONS.
- SNOW SHALL BE TAKEN OFF-SITE ONCE SNOW STORAGE AREAS ON SITE BECOME INADEQUATE AND BEGIN TO BLOCK ACCESS TO AND FROM THE SITE OR BLOCK THE USE OF ON-SITE PARKING. ANY EXCESS WILL BE TRUCKED OFF-SITE & DISPOSED OF IN ACCORDANCE WITH THE TOWN OF PLAISTOW.
- THE SUBJECT PREMISES IS NOT LOCATED IN A FLOOD ZONE ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) FOR THE TOWN OF PLAISTOW, NH COMMUNITY PANEL #33015C0578E HAVING AN EFFECTIVE DATE OF MAY 17, 2005.
- THE INFORMATION SHOWN ON THIS PLAN IS THE SOLE PROPERTY OF ALLEN & MAJOR ASSOCIATES, INC. ITS INTENDED USE IS TO PROVIDE INFORMATION. ANY ALTERATION, MISEUSE, OR RECALCULATION OF INFORMATION OR DATA WITHOUT THE EXPRESSED, WRITTEN CONSENT OF ALLEN & MAJOR ASSOCIATES, INC. IS STRICTLY PROHIBITED.
- THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR CONDITIONS OF THE SITE. THESE PLANS PREPARED BY ALLEN & MAJOR ASSOCIATES, INC., DO NOT EXTEND TO, NOR INCLUDE SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR THE EMPLOYEES, AGENTS OF REPRESENTATIVES IN PERFORMANCE OF THE WORK. THE SEAL OF THE ARCHITECT OR ENGINEER HEREON DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREFTER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PREPARE OF OBTAIN THE APPROPRIATE SAFETY SYSTEMS THAT MAY BE REQUIRED BY THE US OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND/OR LOCAL REGULATIONS.
- CURB RADII SHALL BE 10' AT CORNERS AND 3' AT PARKING STALLS UNLESS NOTED OTHERWISE.
- FOR ANY NEW SIGNAGE, A SITE SIGNAGE PACKAGE SHALL BE COORDINATED WITH THE DEPARTMENT OF BUILDING SAFETY FOR ORDINANCE AND/OR APPLICATION REQUIREMENTS.
- HANDICAPPED SIGNAGE, STRIPING FOR ALL PARKING, FIRE LANES AND ANY NECESSARY DIRECTIONAL ARROWS SHALL BE MAINTAINED AS PER APPROVED SITE PLAN OR PER THE CODE ENFORCEMENT OFFICER.
- ALL NEW WORK WILL BE IN COMPLIANCE WITH CURRENT SITE PLAN AND ZONING REGULATIONS.
- CONSTRUCTION HOURS SHALL BE IN ACCORDANCE WITH PLAISTOW ZONING ORDINANCE 220-11.
- THE MEDICAL OFFICE WILL HAVE NORMAL BUSINESS HOURS OF 8:00AM TO 8:00PM SEVEN DAYS A WEEK.



PROFESSIONAL ENGINEER FOR  
ALLEN & MAJOR ASSOCIATES, INC.

REV DATE DESCRIPTION

APPLICANT:  
**MAMMOTH ACQUISITION COMPANY LLC**  
**632 WASHINGTON ST.**  
**SOUTH EASTON, MA 02375**

PROJECT:  
**CONVENIENT MD**  
**TAX MAP 24 LOT 43**  
**2 MAIN STREET**  
**PLAISTOW, NH 03865**

PROJECT NO. 2070-05 DATE: APRIL 2020

SCALE: 1" = 20' DWG.: C2070-05\_Layout & Materials

DESIGNED BY: MM CHECKED BY: MAM

PREPARED BY:



**ALLEN & MAJOR ASSOCIATES, INC.**  
civil engineering • land surveying  
environmental consulting • landscape architecture  
www.allenmajor.com

400 HARVEY ROAD  
MANCHESTER, NH 03103  
TELE: (603) 627-5500  
FAX: (603) 627-5301

WOBURN, MA • LAKEVILLE, MA • MANCHESTER, NH

THIS DRAWING HAS BEEN PREPARED IN ELECTRONIC FORMAT. CLIENTS REPRESENTATIVE OR CONSULTANT MAY BE PROVIDED COPIES OF DRAWINGS AND SPECIFICATIONS ON MAGNETIC MEDIA FOR HIS/HER INFORMATION AND USE FOR SPECIFIC APPLICATION TO THIS PROJECT. DUE TO THE POTENTIAL THAT THE MAGNETIC INFORMATION MAY BE MODIFIED UNINTENTIONALLY OR OTHERWISE, ALLEN & MAJOR ASSOCIATES, INC. MAY REMOVE ALL INDICATION OF THE DOCUMENTS AUTHORITYSHIP ON THE MAGNETIC MEDIA. PRINTED REPRESENTATIONS OF THE DRAWINGS AND SPECIFICATIONS ISSUED SHALL BE THE ONLY RECORD COPIES OF ALLEN & MAJOR ASSOCIATES, INC.'S WORK PRODUCT.

DRAWING TITLE: SHEET No.

VARIANCE PLAN V-1

Copyright©2020 Allen & Major Associates, Inc.  
All Rights Reserved

R:\PROJECTS\2070-05\CIVIL\DRAWINGS\CURRENT\C-2070-05\_LAYOUT & MATERIALS.DWG