

80 MAIN STREET
SALEM, NEW HAMPSHIRE

CONCEPTUAL SITE PLAN "A"



REFERENCE PLANS

1. IN-PROCESS DRAINAGE REPORTS: THE MAP OF 80-1097, 80 MAIN STREET, SALEM, NH, PREPARED FOR AND LAND OF WS REALTY TRUST, DATED MARCH 20, 2018, BY FREDERICK LAND CONSULTANTS - PLLC.

NOTES

1. CURRENT ZONING IS COMMERCIAL-INDUSTRIAL, SUBDISTRICT A, & DEPOT VILLAGE OVERLAY (C-I) ZONING DISTRICT.

MIN. LOT SIZE:	REQUIRED:	PROPOSED:
MIN. LOT FRONTAGE:	NONE	62.00 AC
MIN. BUILDING SETBACKS:	NONE	75'
FRONT:	NONE	7.34'
SIDE:	NONE	2.74'
REAR/END SETBACK:	NONE	1.24'
MAX. LOT COVERAGE:	*3 STORES	4 STORES
*4 STORES (NOT IN DEPOT VILLAGE OVERLAY DISTRICT)	NONE	79.8%
2. DENSITY:
 - REQUIRED: 12 UNITS PER ACRE (0.26 ACRES) = 3 UNITS
 - PROPOSED: 12 UNITS (CONDITIONAL USE PERMIT REQUIRED)

PERMITTED USES:

 - MIXED-USE DEVELOPMENTS WITH RETAIL ON THE FIRST FLOOR, WITH OFFICE AND/OR RESIDENTIAL ABOVE, SUBJECT TO THE ADDITIONAL RESTRICTIONS NOTED BELOW.
 - MULTIFAMILY HOUSING IN A MIXED-USE DEVELOPMENT WITH NO MORE THAN 12 UNITS PER ACRE.
 - SENIOR HOUSING AND ASSISTED LIVING WITH NO MORE THAN 12 UNITS PER ACRE.
 - BUSINESS AND PROFESSIONAL OFFICES, INCLUDING MEDICAL OFFICES, UP TO 15,000 SQUARE FEET (PER BUILDING).
 - BANKS.
 - RETAIL STORES NO GREATER THAN 15,000 SQUARE FEET (PER INDIVIDUAL STORE).
 - FOOD MARKETS UP TO 20,000 SQUARE FEET.
 - CONSUMABLE STORES.
 - RESTAURANTS AND OTHER PLACES FOR THE PREPARATION, SERVING OR SALE OF FOOD AND BEVERAGES.
 - PRODUCTION AND PROCESSING OF FOOD PRODUCTS FOR RESTAURANTS AND FOOD ESTABLISHMENTS IN THE DISTRICT.
 - PERSONAL SERVICE STORES.
 - BED-AND-BREAKFAST HOTELS.
 - HEALTH CLUBS NO GREATER THAN 15,000 SQUARE FEET.
 - PERFORMANCE THEATER OR MOVIE THEATER WITH UP TO THREE SCREENS.
 - PUBLIC AND PRIVATE PARKING GARAGES.
3. PARKING CALCULATION:
 - PARKING REQUIREMENTS DO NOT APPLY TO THE C-I A DISTRICT.
 - PARKING REQUIRED FOR DEPOT VILLAGE OVERLAY DISTRICT = ONE (1) SP/FLR (12 UNITS=18 SP)
 - PROPOSED: 18 SPACES
4. THE PROPERTY WILL BE SERVICED BY THE FOLLOWING SERVICES:
 - DRAINAGE: PRIVATE
 - SEWER: MUNICIPAL
 - WATER: MUNICIPAL
5. EXAMINATION OF THE FLOOD INSURANCE RATE MAP FOR THE CITY OF SALEM, NEW HAMPSHIRE, COMBINED WITH THE FLOOD HAZARD IDENTIFICATION MAP (FIRM) NUMBER 17-0805E, REVEALS THAT THE SUBJECT PARCEL IS NOT LOCATED WITHIN A FLOOD HAZARD AREA.
6. RETAIL SPACES WILL REQUIRE AN APPLICATION TO REDEVELOP DEPOT VILLAGE AND A VARIANCE FROM THE TOWN ZONING BOARD OF ADJUDICATIONS. OBTAINING THESE PERMITS WILL DEPEND ON THE RETAIL FUNCTION AND NATURE AND SCOPE OF THE PROJECT.
7. SITE DEVELOPMENT MAY REQUIRE RETAINING WALLS FOR GRADE CHANGES.
8. EASEMENTS, RIGHTS, AND RESTRICTIONS SHOWN ARE THOSE WHICH IDENTIFIED BASED ON DATA USED IN CONCEPTUAL DESIGN. OTHER RIGHTS, EASEMENTS, OR RESTRICTIONS MAY EXIST WHICH DEED RESEARCH AND A TITLE EXAMINATION OF SUBJECT PARCELS WOULD DETERMINE.
9. THE LOCATION OF ANY UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. TFMORUM INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UTILITY SHOWN. PRIOR TO ANY EXCAVATION OR OTHER CONSTRUCTION, THE CLIENT SHALL CONTACT THE SALEM UTILITY DEPARTMENT AT 603-883-3411-7222.
10. A COMPLETE EXISTING CONDITIONS SURVEY AND SITE DESIGN CONSIDERATIONS MAY IMPACT SQUARE FOOTING, BUILDING ENVELOPE, AND SITE LAYOUT.
11. INFORMATION SHOWN ON THIS PLAN IS NOT A RESULT OF A SURVEY CONDUCTED BY TFMORUM INC. THIS PLAN IS SOLELY FOR CONCEPTUAL PURPOSES.

TAX MAP 80 LOT 1097
CONCEPTUAL SITE PLAN "A"
 80 MAIN STREET
 SALEM, NH
 OWNED BY/PREPARED FOR
WS REALTY TRUST

SCALE: 1"=10'
 FEBRUARY 05, 2021

TFM	Civil Engineers	48 Constitution Drive
	Structural Engineers	Bedford, NH 03110
	Traffic Engineers	Phone: (603) 472-4488
	Land Surveyors	Fax: (603) 472-3947
	Landscape Architects	www.tfmor.com
	Scientists	

REV: DATE DESCRIPTION DW: DT

B/D ON MSK PB
 ON DC CHECK 80 MAIN ST CONCEPT A

This plan is for conceptual purposes only. It is not necessarily the result of a complete on-site survey, and it is intended for illustrative uses. Conditions of construction and materials appropriate and not necessarily correct or accurate. Compliance with current regulations must be verified.

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