

NOTES:

OWNER OF RECORD: HIP PEAS FARM, LLC
 191 WEST RIVER ROAD HOOKSETT, NH
 DEED REFERENCES ARE BOOK 3561/PAGE 0500.

- THE PURPOSE OF THIS PLAN IS TO CLARIFY THE INTENDED SITE USES TO INCLUDE THE EXISTING 150 SEAT FUNCTION HALL WITH SUPPORTING INFRASTRUCTURE, A PROPOSED TENT TO SERVE AS AN ALTERNATIVE TO THE INDOOR FUNCTION HALL (LIMITED TO 150 SEATS), PROPOSED FARMERS MARKET TO BE HELD IN EXISTING GRAVEL PARKING LOT ON NON-EVENT DAYS, THE EXISTING FARMHOUSE TO BE USED AS AN AIRBNB, AND THE EXISTING GREENHOUSES AND FARMING FOR PRODUCTION AND ASSOCIATED AGRITOURISM.
- ZONING OF THE REFERENCED PARCEL IS COMMERCIAL AND IS ABUTTED BY BOTH COMMERCIAL AND MEDIUM DENSITY RESIDENTIAL ZONED LOTS.
- COMMERCIAL (COM) DISTRICT REQUIREMENTS:
 - MIN. LOT FRONTAGE = 150'
 - MIN. FRONT SETBACK = 50'
 - MIN. SIDE SETBACK = 25'
 - MIN. REAR SETBACK = 25'
 - WETLAND SETBACK = 25'
- LOT IS SERVICED BY MUNICIPAL WATER & ON-SITE SEPTIC.
- EXAMINATION OF THE FLOOD INSURANCE RATE MAP FOR THE TOWN OF HOOKSETT, NH COMMUNITY PANEL NUMBER 33013C0687E DATED 04-19-2010 INDICATES THAT THE EXISTING PARCEL IS NOT LOCATED WITHIN THE 100 YEAR FLOOD ZONE.
- NO PRIVATE OR PUBLIC TRAILS, PARKS, OR DESIGNATED OPEN SPACE LAND AREAS EXIST WITHIN 100' OF THE SUBJECT LOTS. NO WATER SUPPLY WELLS EXIST WITHIN 200' OF THE SUBJECT LOTS.
- ALL EXISTING BUILDINGS, ROADWAYS AND DRIVES LOCATIONS HAVE BEEN SHOWN WITHIN 200' OF THE SUBJECT LOTS.
- PARKING CALCULATIONS:
 - FUNCTION HALL PARKING: REQUIRED - 1 SPACE/3 SEATS OR 50 SPACES PREVIOUSLY PERMITTED - 62 SPACES PROVIDED - 68 SPACES
- THE TOTAL, PREVIOUSLY PERMITTED, AREA OF THE PARCEL TO BE DISTURBED BY SITE IMPROVEMENT ACTIVITIES IS APPROXIMATELY 68,000 SQUARE FEET, NOT NECESSITATING A NHDES ALTERATION OF TERRAIN PERMIT.
- IN THE EVENT ACCUMULATIONS OF WINTER SNOW VOLUMES EXCEED ON-SITE STORAGE CAPACITIES, EXCESS VOLUMES OF SNOW SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT A LEGAL DUMPING SITE.
- ALL CATCH BASINS & THE POND SYSTEMS SHALL BE CLEANED OF DEBRIS TWICE PER YEAR & INSPECTED TO MAKE SURE THEY ARE OPERATING AS DESIGNED. THE TIME OF REMOVAL OF DEBRIS SHOULD BE IN THE SPRING AND FALL SEASONS.
- SNOW AND ICE CONTROL SHALL BE PERFORMED BY A "GREEN SNO-PRO" CERTIFIED CONTRACTOR FOLLOWING BEST MANAGEMENT PRACTICES FOR THE APPLICATION OF DE-ICING MATERIALS.
- APPROVAL OF THIS PLAN SHALL EXPIRE FIVE (5) YEARS FROM THE DATE OF PLANNING BOARD APPROVAL, AS RECORDED IN THE PLANNING BOARD MINUTES, UNLESS THE RIGHT TO DEVELOP HAS VESTED.

MAP 24 LOT 30-1
 N/F SJB DEVELOPMENT, LLC
 16 SCOTT AVENUE
 HOOKSETT, NH 03106
 BOOK 2729 PAGE 569
 (COMMERCIAL)

24-30-2
 BRIEN REALTY TRUST
 2 LACONIA AVE
 DERRY, NH 03038
 BOOK 2976 PAGE 488
 (COMMERCIAL)

MAP 24 LOT 29-2
 N/F CKS REALTY TRUST
 16 SCOTT AVENUE
 HOOKSETT, NH 03106
 BOOK 2838 PAGE 1810
 (RESIDENTIAL)

MAP 24 LOT 38-14
 N/F REBECCA M. FERDUE &
 WILLIAM S. LIGHTFOOT
 5 GULLANE RD
 HOOKSETT, NH 03106
 BOOK 3566 PAGE 1357
 (RESIDENTIAL)

MAP 24 LOT 38-15
 N/F KATELIN KELLY
 10 GULLANE RD
 HOOKSETT, NH 03106
 BOOK 3749 PAGE 1324
 (RESIDENTIAL)

MAP 24 LOT 59
 N/F TOWN OF HOOKSETT
 35 MAIN ST
 HOOKSETT, NH 03106
 BOOK 1209 PAGE 366
 (MUNICIPAL)

MAP 24 LOT 57
 N/F NERR, LLC
 101 WEST RIVER RD
 HOOKSETT, NH 03106
 BOOK 2605 PAGE 1206
 (COMMERCIAL)

APPROVED BY THE HOOKSETT PLANNING BOARD

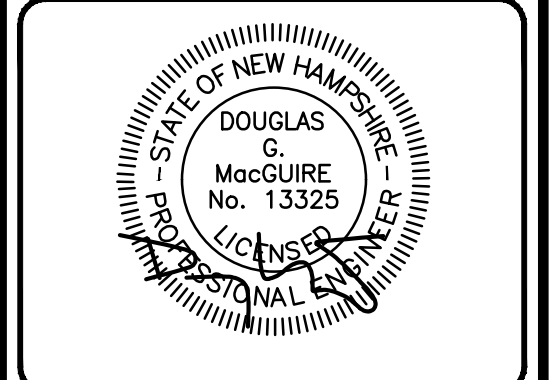
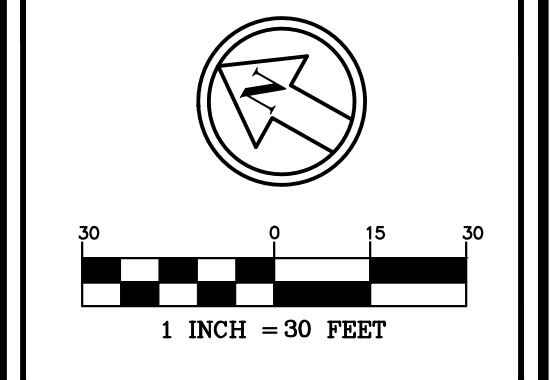
CHAIRMAN _____ DATE _____

DATE OF APPROVAL _____



The Dubai Group, Inc.
 136 Harvey Road Bldg B101
 Londonderry, NH 03053
 603-458-6462

Engineers
 Planners
 Surveyors
 TheDubayGroup.com



REV.	DATE	COMMENT	BY
1	3/8/24	COMPLETENESS ITEMS	DGM
2	4/8/24	ADDITION OF SOUND BARRIER	JHD

DRAWN BY: SJK
 CHECKED BY: DGM
 DATE: FEB 20, 2024
 SCALE: 1"=30'
 FILE: AMENDED SITE PLAN
 DEED REF: BK 3561
 PAGE 0500

PROJECT:
HIP PEAS FARM
 MAP 24 LOT 30
 191 WEST RIVER RD
 HOOKSETT, NH 03106

FOR
HIP PEAS FARM, LLC
 191 WEST RIVER ROAD
 HOOKSETT, NH 03106

SHEET TITLE:
AMENDED SITE PLAN

N:\PROJECTS\23-Hip Peas Farm - Hooksett\DWG\CURRENT-Amended Site Plan\AMENDED SITE PLAN.dwg