

Design: AMJ | Draft: AMJ | Date: 10/23/2020  
 Checked: JAC | Scale: AS SHOWN | Project No.: 20737  
 Drawing Name: 20737-CONCEPT.dwg  
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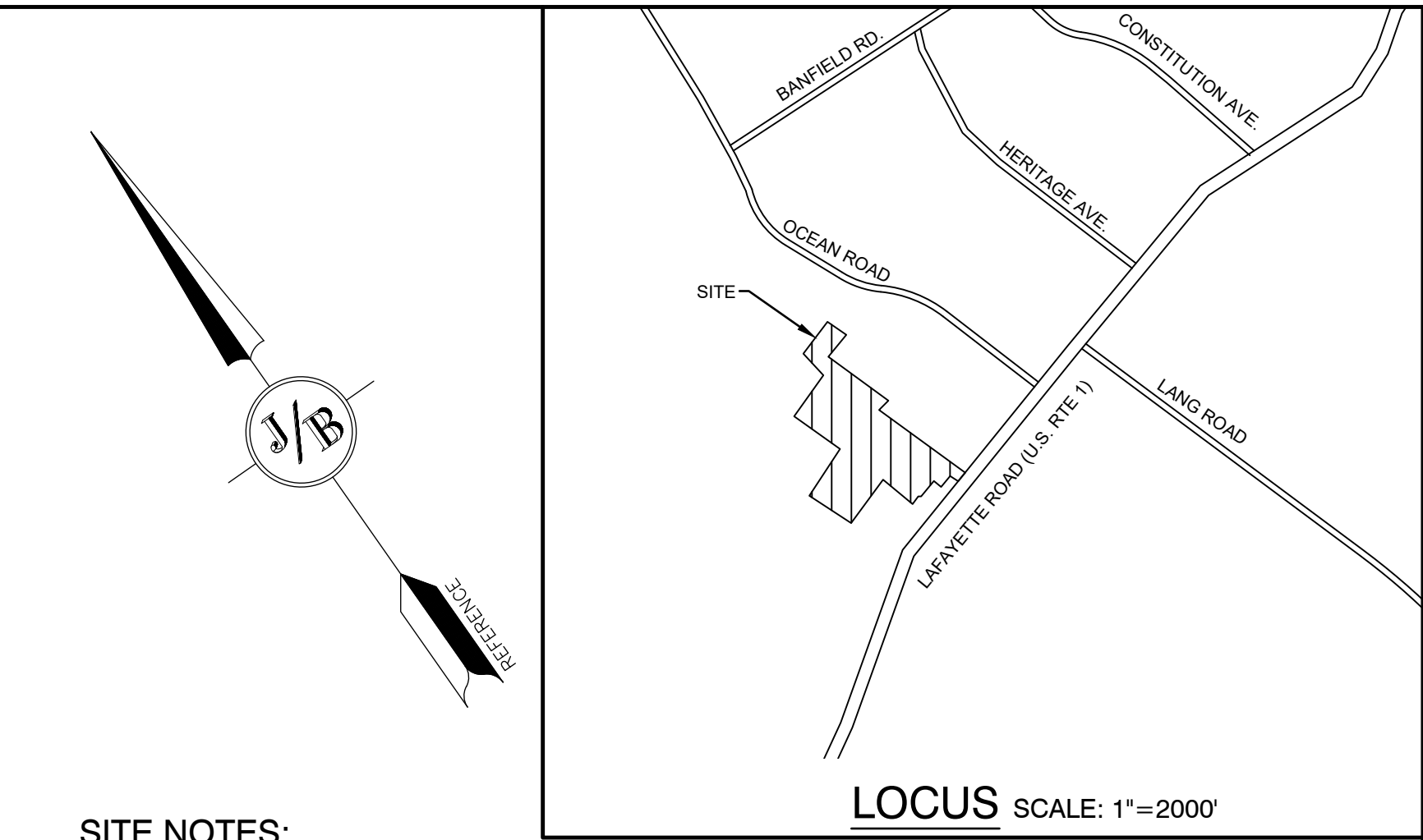
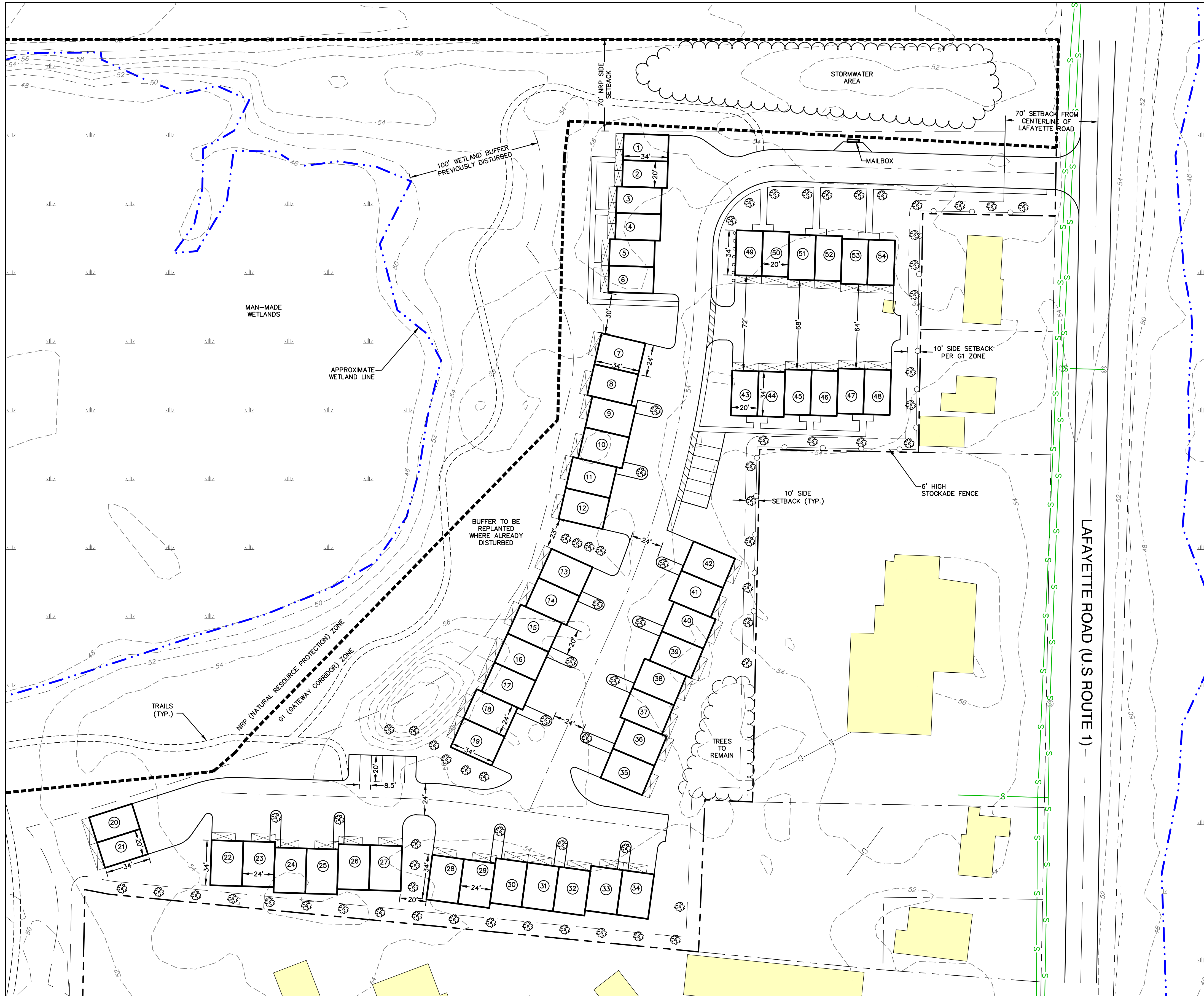
**J/B Jones & Beach Engineers, Inc.**

85 Portsmouth Ave. | Civil Engineering Services | 603-772-4746  
 PO Box 219 | Stratham, NH 03885 | FAX: 603-772-0227  
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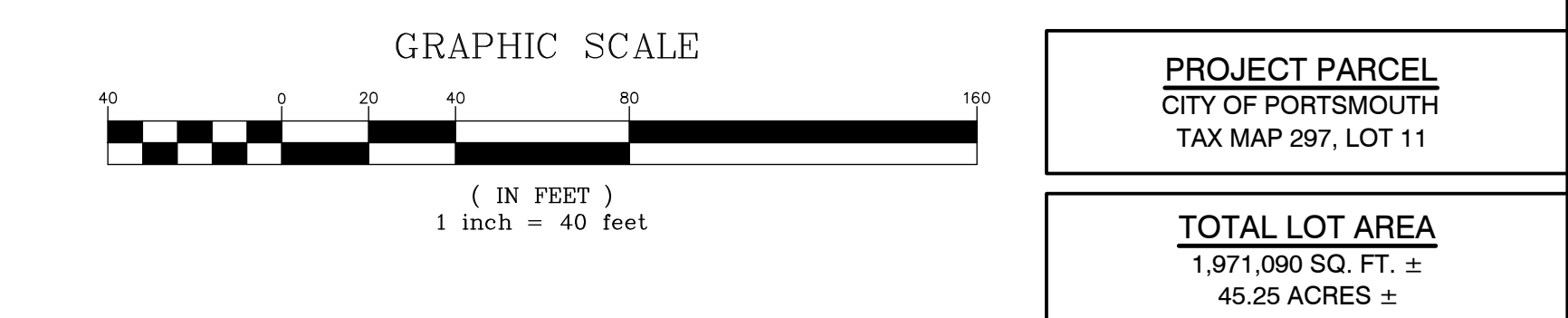
Plan Name: **OVERVIEW CONCEPT SITE PLAN**  
 Project: **3400 LAFAYETTE ROAD PORTSMOUTH, NH**  
 Owner of Record: **RICCI CONSTRUCTION CO., INC. 225 BANFIELD ROAD, PORTSMOUTH, NH 03801 BK 1930 PG 0229**

DRAWING No. **CON1**  
 SHEET 1 OF 2  
 JBE PROJECT NO. 20737





- SITE NOTES:**
- THE INTENT OF THIS PLAN IS SHOW A CONCEPTUAL 54-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT.
  - ZONING DISTRICT: GATEWAY CORRIDOR (G1), USE: GATEWAY TOWNHOUSE  
 LOT AREA MINIMUM = NO REQUIREMENT FOUND  
 LOT FRONTAGE MINIMUM = 100'  
 BUILDING SETBACKS (MINIMUM):  
 FRONT SETBACK = 70' FROM CENTERLINE OF LAFAYETTE ROAD  
 SIDE SETBACK = 10'  
 REAR SETBACK = 15'  
 WETLAND SETBACK = 100'  
 MAX. BUILDING HEIGHT = 35'  
 MIN. OPEN SPACE = 20%  
 MAX. BUILDING COVERAGE = 50%  
 AREA OF LOT WITHIN G1 DISTRICT = 650,300 S.F. ±  
 OPEN SPACE PROPOSED = 541,000 S.F. = 83.2% ± WITHIN G1 DISTRICT  
 BUILDING COVERAGE PROPOSED = 48,640 S.F. = 7.5% ± WITHIN G1 DISTRICT  
 ZONING DISTRICT: NATURAL RESOURCE PROTECTION (NRP)  
 LOT AREA MINIMUM = NO REQUIREMENT  
 LOT FRONTAGE MINIMUM = NO REQUIREMENT  
 BUILDING SETBACKS (MINIMUM):  
 FRONT SETBACK = 70'  
 SIDE SETBACK = 70'  
 REAR SETBACK = 70'  
 MAX. BUILDING HEIGHT = 35'  
 MIN. OPEN SPACE = 95%  
 MAX. BUILDING COVERAGE = NO REQUIREMENT  
 AREA OF LOT WITHIN NRP DISTRICT = 1,320,790 S.F. ±  
 OPEN SPACE PROPOSED = 1,320,790 S.F. = 100% WITHIN NRP DISTRICT
  - PARKING CALCULATIONS:  
 1.3 SPACES PER UNIT > 750 S.F.  
 TOTAL NUMBER OF UNITS = 54. EACH UNIT HAS 2 SPACES IN GARAGE.  
 12 OUTDOOR PARKING SPACES PROVIDED.  
 TOTAL SPACES REQUIRED = 70, TOTAL SPACES PROVIDED = 120
  - THIS PLAN SET HAS BEEN PREPARED BY JONES & BEACH ENGINEERS, INC., FOR MUNICIPAL AND STATE APPROVALS AND FOR CONSTRUCTION BASED ON DATA OBTAINED FROM ON-SITE FIELD SURVEY AND EXISTING MUNICIPAL RECORDS. THROUGHOUT THE CONSTRUCTION PROCESS, THE CONTRACTOR SHALL INFORM THE ENGINEER IMMEDIATELY OF ANY FIELD DISCREPANCY FROM DATA AS SHOWN ON THE DESIGN PLANS, INCLUDING ANY UNFORESEEN CONDITIONS, SUBSURFACE OR OTHERWISE. FOR EVALUATION AND RECOMMENDATIONS, ANY CONTRADICTION BETWEEN ITEMS ON THIS PLAN/PLAN SET, OR BETWEEN THE PLANS AND ON-SITE CONDITIONS, MUST BE RESOLVED BEFORE RELATED CONSTRUCTION HAS BEEN INITIATED. CONTRACTOR TO ALWAYS CONTACT DIG SAFE PRIOR TO DIGGING ONSITE OR OFFSITE TO ENSURE SAFETY AND OBEY THE LAW.
  - ALL CONSTRUCTION SHALL CONFORM TO TOWN STANDARDS AND REGULATIONS, AND NHDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, WHICHEVER IS MORE STRINGENT.
  - SUBJECT PROPERTY IS NOT LOCATED WITHIN FEDERALLY DESIGNATED 100 YEAR FLOOD HAZARD ZONE. REFERENCE FEMA COMMUNITY PANEL NO. 33015C0270E, DATED MAY 17, 2005.
  - LANDOWNERS ARE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL WETLAND REGULATIONS, INCLUDING PERMITTING REQUIRED UNDER THESE REGULATIONS.
  - ALL CONSTRUCTION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN (S.W.P.P.P.). THIS DOCUMENT IS TO BE KEPT ONSITE AT ALL TIMES AND UPDATED AS REQUIRED.
  - PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER, ARCHITECT AND/OR OWNER, IN ORDER TO OBTAIN AND/OR PAY ALL THE NECESSARY LOCAL PERMITS, FEES AND BONDS.
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  - ALL SIGNAGE AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.) AND NHDOT STANDARDS AND SPECIFICATIONS (NON-REFLECTORIZED PAVEMENT MARKINGS), UNLESS OTHERWISE NOTED.
  - ALL PARKING STALLS SHALL BE SEPARATED USING 4" WIDE SOLID STRIPES. STRIPING SHALL HAVE TWO COATS OF PAINT, ALKYD BASIN SYNTHETIC RESIN, FEDERAL SPECIFICATION TIP-115 TYPE 1, IN A COLOR OF WHITE.
  - ALL STOP BARS SHALL BE 18" IN WIDTH IN A COLOR OF WHITE; ALL TRAFFIC ARROWS SHALL BE PAINTED IN A COLOR OF WHITE.
  - ALL BUILDING DIMENSIONS SHALL BE VERIFIED WITH THE ARCHITECTURAL AND STRUCTURAL PLANS PROVIDED BY THE OWNER. ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND OWNER PRIOR TO THE START OF CONSTRUCTION. BUILDING DIMENSIONS AND AREAS TO BE TO OUTSIDE OF MASONRY, UNLESS OTHERWISE NOTED.
  - ROOF TOP HEATING AND AIR CONDITIONING UNITS (RTU's) SHALL BE DESIGNED TO VENT UPWARDS AND AIR INTAKES SHALL BE DIRECTED AWAY FROM ABUTTING NEIGHBORS.
  - ALL CONSTRUCTION ACTIVITIES SHALL CONFORM TO LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) RULES AND REGULATIONS.



PROJECT PARCEL  
 CITY OF PORTSMOUTH  
 TAX MAP 297, LOT 11

TOTAL LOT AREA  
 1,971,090 SQ. FT. ±  
 45.25 ACRES ±

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Plan Name: **CONCEPT SITE PLAN**

Project: **3400 LAFAYETTE ROAD  
 PORTSMOUTH, NH**

Owner of Record: **RICCI CONSTRUCTION CO., INC.  
 225 BANFIELD ROAD, PORTSMOUTH, NH 03801 BK 1930 PG 0229**

DRAWING No.

**CON2**

SHEET 2 OF 2  
 JBE PROJECT NO. 20737





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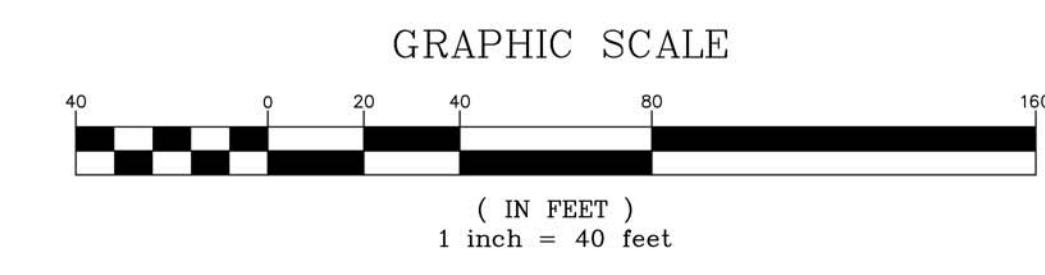
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