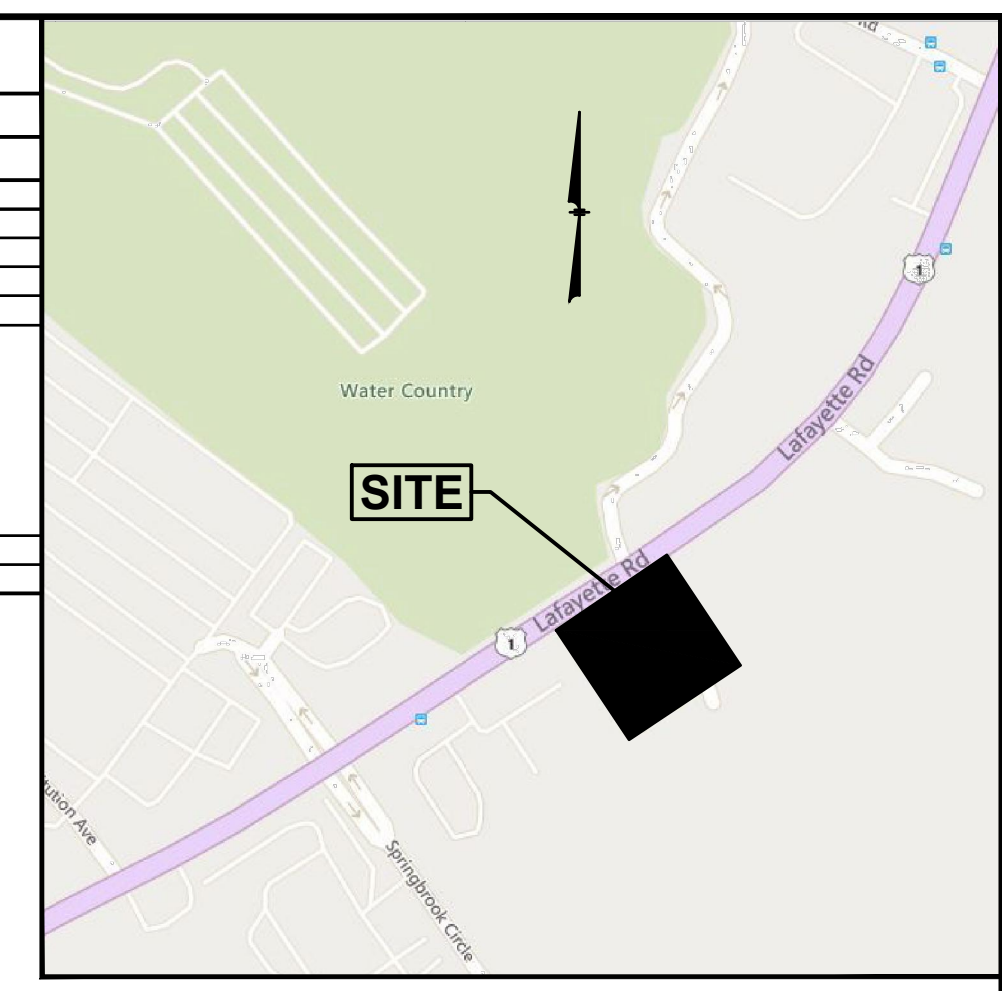


**TABLE OF ZONING REGULATIONS - PORTSMOUTH, NH**

ZONE: GATEWAY CORRIDOR (G1)		
DESCRIPTION	REQUIRED	PROVIDED
MINIMUM LOT AREA - $ac_{req}$	1 ACRE	2.57 ACRES
MINIMUM FRONT YARD BUILDING SETBACK	70' TO 90' FROM CENTER OF LAFAYETTE RD	121'
MINIMUM SIDE YARD BUILDING SETBACK	10'	>15'
MINIMUM REAR YARD BUILDING SETBACK	15'	>15'
PARKING DIMENSIONS	8.5'x19', 24' DRIVE AISLE	9'x19', 24' DRIVE AISLE
MINIMUM NUMBER PARKING SPACES	RETAIL = 4,555 SF x 1 SPACE/300 SF GFA = 15.18 SPACES RESTAURANT = 1,000 SF x 1 SPACE/100 SF = 10 SPACES RETAIL FUEL = 2 SPACES + 0 SF x 1 SPACE/400 SF GFA = 2 SPACES TOTAL SPACES REQUIRED = 28 SPACES	35 SPACES (25 PARKING SPACES + 11 PARKING SPACES/CHARGING STATION SPACES + 10 PARKING SPACES AT THE PUMPS)
MAXIMUM COVERAGE	70%	1.5 +/- ACRES = 58%
MAXIMUM BUILDING HEIGHT	40 FT OR 3 STORIES	<40 FT, 1 STORY



**LOCATION MAP**  
(NOT TO SCALE)

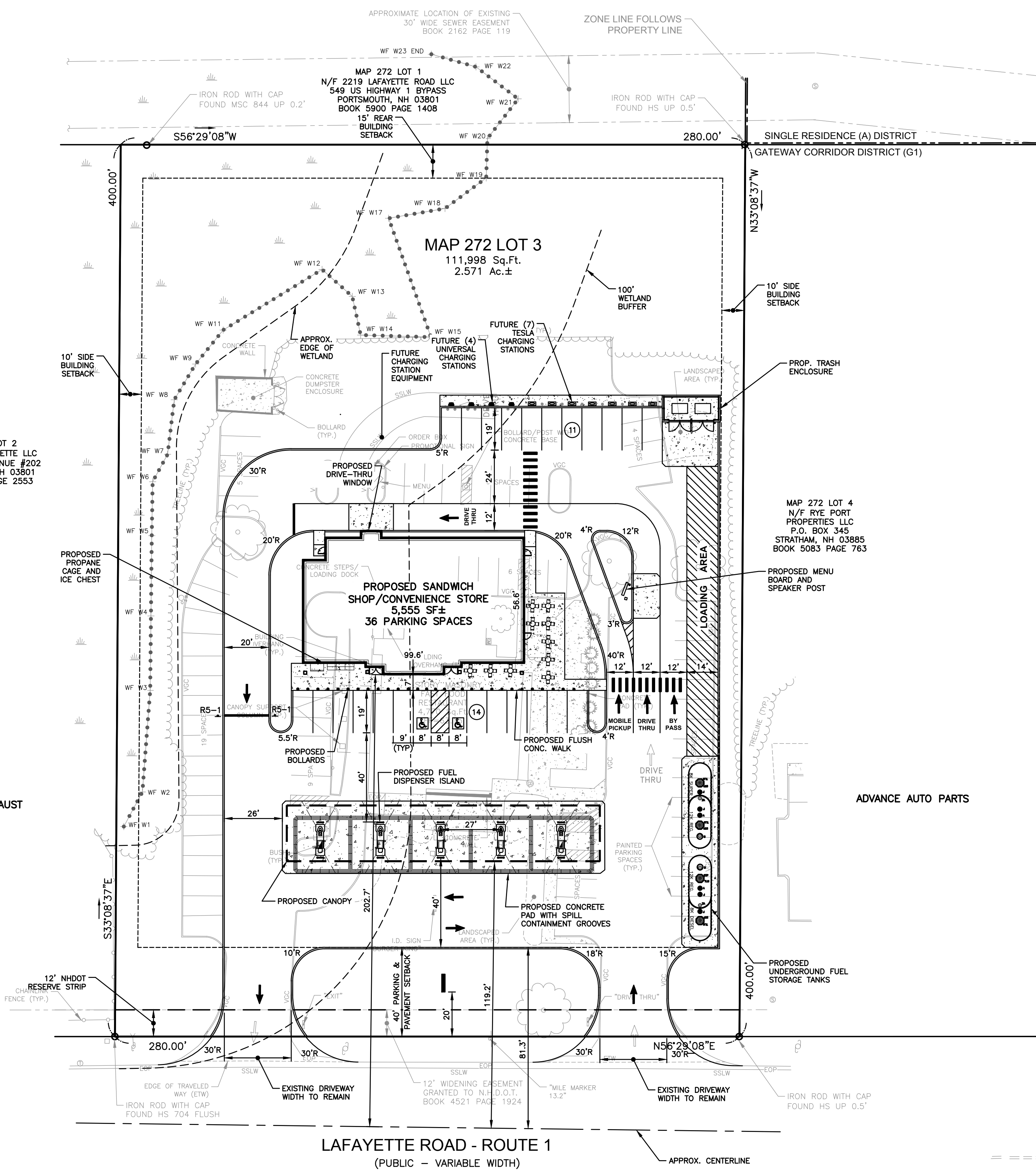
**GPI** Engineering  
Design  
Planning  
Construction Management  
403.893.0720  
GPINET.COM  
Greenman-Pedersen, Inc.  
44 Siles Road, Suite One  
Salem, NH 03079

PREPARED FOR  
**GRANITE STATE CONVENIENCE**  
25 SPRINGER ROAD  
HOOKSETT, NH

**PROPOSED RETAIL FUEL OUTLET**  
**2255 LAFAYETTE ROAD**  
**PORTSMOUTH, NH 03801**

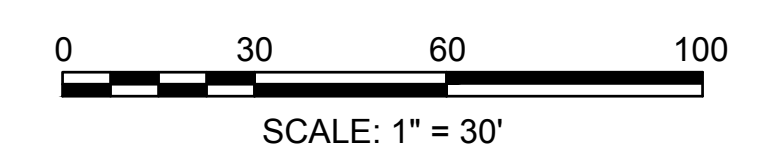
**NOTES:**

- 1) THE PURPOSE OF THIS PLAN IS TO SHOW A CONCEPTUAL LAYOUT OF A RETAIL MOTOR FUEL OUTLET AND FUTURE AREA FOR A CAR WASH FACILITY.
- 2) RELIEF REQUESTED TO ALLOW TWO DRIVEWAYS, TO ALLOW PARKING SPACES BETWEEN PRINCIPAL BUILDING AND ROAD, AND TO ALLOW OVER A 90° BUILDING SETBACK FROM ROAD.



MAP 272 LOT 2  
N/F 2225 LAFAYETTE LLC  
125 AVIATION AVENUE #202  
PORTSMOUTH, NH 03801  
BOOK 6250 PAGE 2553

LAFAYETTE ROAD - ROUTE 1  
(PUBLIC - VARIABLE WIDTH)



REVISIONS		
NO.	REVISION	DATE
1	MISC. REVS	9/24/21

AUGUST 24, 2021  
DRAWN/DESIGN BY: CCC/NID  
CHECKED BY: FCM

**PRELIMINARY SITE PLAN**

SCALE: 1"=30'  
PROJECT NO. NEX-2021163

1 OF 1

F:\Projects\NEX-2021163 - Portsmouth, NH - GSO\CAD Files\21163\_PSP.dwg PSP 9/24/21 11:17am cccall

