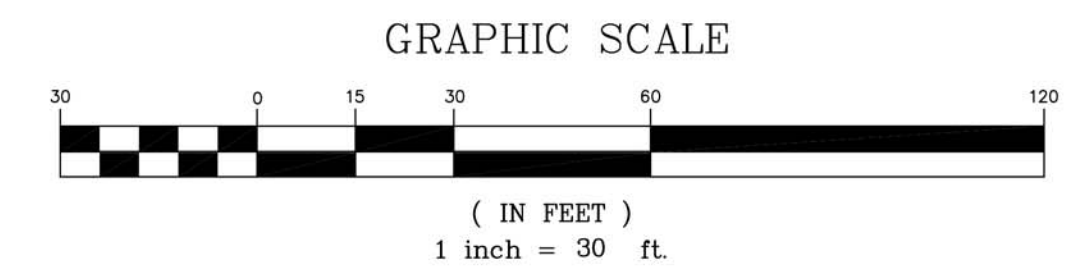


SITE NOTES:

1. THE INTENT OF THIS PLAN IS TO COMBINE AND ADJUST THE THREE EXISTING HOUSE LOTS INTO TWO PARCELS, ONE SINGLE 15,000 S.F. LOT AND THE OTHER WITH 18 PROPOSED TOWNHOUSES ARE TO BE CONSTRUCTED. THIS PROJECT TO BE SERVED BY ELECTRIC, GAS, MUNICIPAL SEWER & PUBLIC WATER.
2. ZONING DISTRICT: SINGLE RESIDENCE B (SRB)
 LOT AREA MINIMUM = 15,000 S.F. (1 UNIT PER 4,538 SF PROVIDED)
 LOT FRONTAGE MINIMUM = 100'
 BUILDING SETBACKS (MINIMUM):
 FRONT SETBACK = 30' OR 80' FROM CENTERLINE OF US RT.1 WHICHEVER IS GREATER (80' PROVIDED)
 SIDE SETBACK = 10'
 REAR SETBACK = 30'
 WETLAND SETBACK = 100', LIMITED CUT 50'. (NO WETLANDS OBSERVED)
 MAX. BUILDING HEIGHT = 35' (SLOPED ROOFS), 30' (FLAT ROOFS), (8') ROOF APPURTENANCE.
 BUILDING COVERAGE = 20%
 MIN. OPEN SPACE = 40%
3. PARKING CALCULATIONS:
 TYPICAL PARKING SPACE = 8.5'x20'
 TOTAL NUMBER OF RESIDENTIAL UNITS = 18
 1.3 SPACES PER RESIDENTIAL UNIT
 TOTAL SPACES REQUIRED = 24
 TOTAL SPACES PROVIDED = 36 OUTSIDE SPACES, 36 INDOOR SPACES
 = 72 TOTAL SPACES PROVIDED
4. OPEN SPACE CALCULATION:
 MINIMUM OF 40% OPEN SPACE REQUIRED
 41,300 S.F. ± OPEN SPACE = 42.7% OPEN SPACE PROVIDED
5. THIS PLAN SET HAS BEEN PREPARED BY JONES & BEACH ENGINEERS, INC., FOR MUNICIPAL APPROVALS BASED ON DATA OBTAINED FROM NH GRANIT PARCEL DATA AND EXISTING MUNICIPAL RECORDS. NO SURVEY WORK HAS BEEN PERFORMED AT THIS TIME. AREA NUMBERS ARE APPROXIMATE AND WILL BE FINALIZED AFTER SURVEY IS COMPLETE.
6. SUBJECT PROPERTY IS NOT LOCATED WITHIN FEDERALLY DESIGNATED 100 YEAR FLOOD HAZARD ZONE. REFERENCE FEMA COMMUNITY PANEL NO. 33015C0270E, DATED MAY 17, 2005.



PROJECT PARCEL CITY OF PORTSMOUTH TAX MAP 292, LOTS 153, 151-1 AND 151-2
APPLICANT TUCK REALTY CORP. 149 EPPING ROAD, SUITE 2A EXETER NH, 03833
TOTAL LOT AREA 96,706 SQ. FT. ± 2.22 ACRES ±

Design: PLB Draft: PLB Date: 8/6/18
 Checked: JAC Scale: 1" = 50' Project No.: 18165
 Drawing Name: 18165-CONCEPT.DWG
 THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.

REV.	DATE	REVISION	BY
9	7/16/19	MINOR REVISIONS	PLB
8	6/21/19	ISSUED TO ZBA	PLB
7	6/14/19	REVISED LAYOUT PER ZBA COMMENTS	PLB
6	5/1/19	ISSUED TO ZBA	PLB
5	3/12/19	MINOR REVISIONS	PLB

Designed and Produced in NH

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
 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	COLOR PLAN
Project:	3110 LAFAYETTE ROAD AND 65 OCEAN ROAD PORTSMOUTH NH 03801
Owner of Record:	CARTER CHAD WEEKS REALTY TRUST, WEEKS KALEY E TRUSTEE 65 OCEAN RD, PORTSMOUTH, NH 03801 PO BOX 100, HAMPTON FALLS, NH 03844

DRAWING No.
COLOR
 SHEET 1 OF 2
 JBE PROJECT NO. 18165