

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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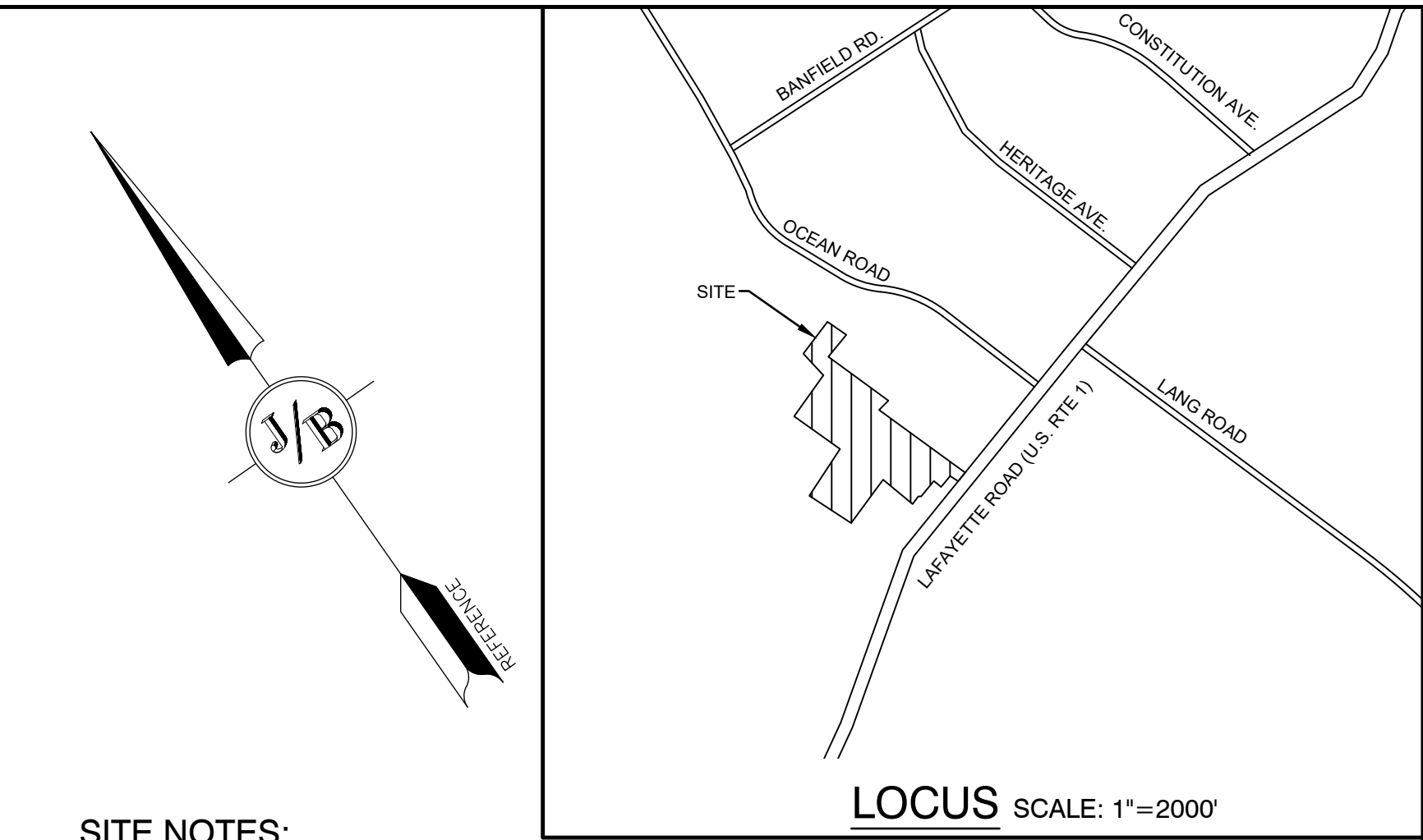
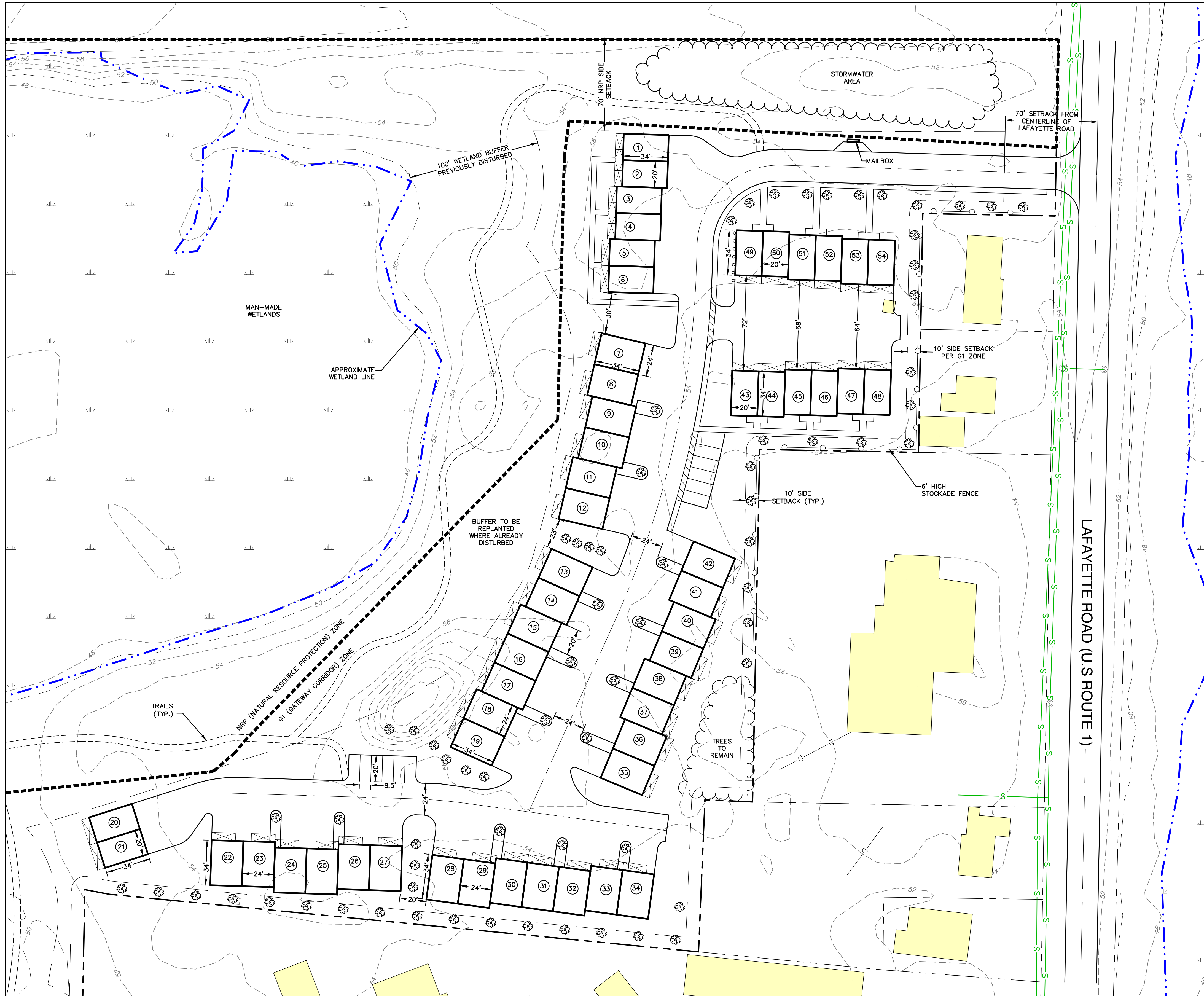
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Civil Engineering Services

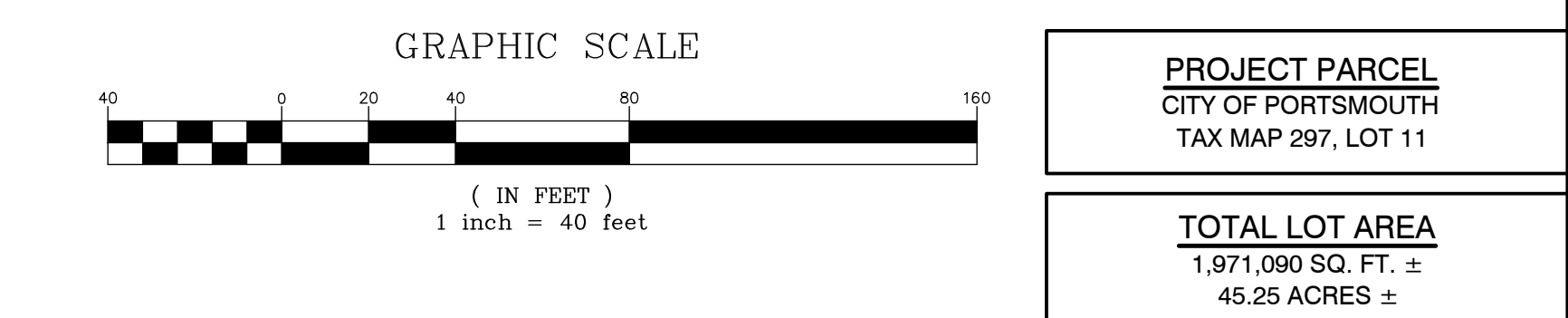
85 Portsmouth Ave. | PO Box 219 | Stratham, NH 03885 | 603-772-4746 | FAX: 603-772-0227 | E-MAIL: JBE@JONESANDBEACH.COM

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
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 - 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.
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 - SUBJECT PROPERTY IS NOT LOCATED WITHIN FEDERALLY DESIGNATED 100 YEAR FLOOD HAZARD ZONE. REFERENCE FEMA COMMUNITY PANEL NO. 33015C0270E, DATED MAY 17, 2005.
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DRAWING No. **CON2**

SHEET 2 OF 2
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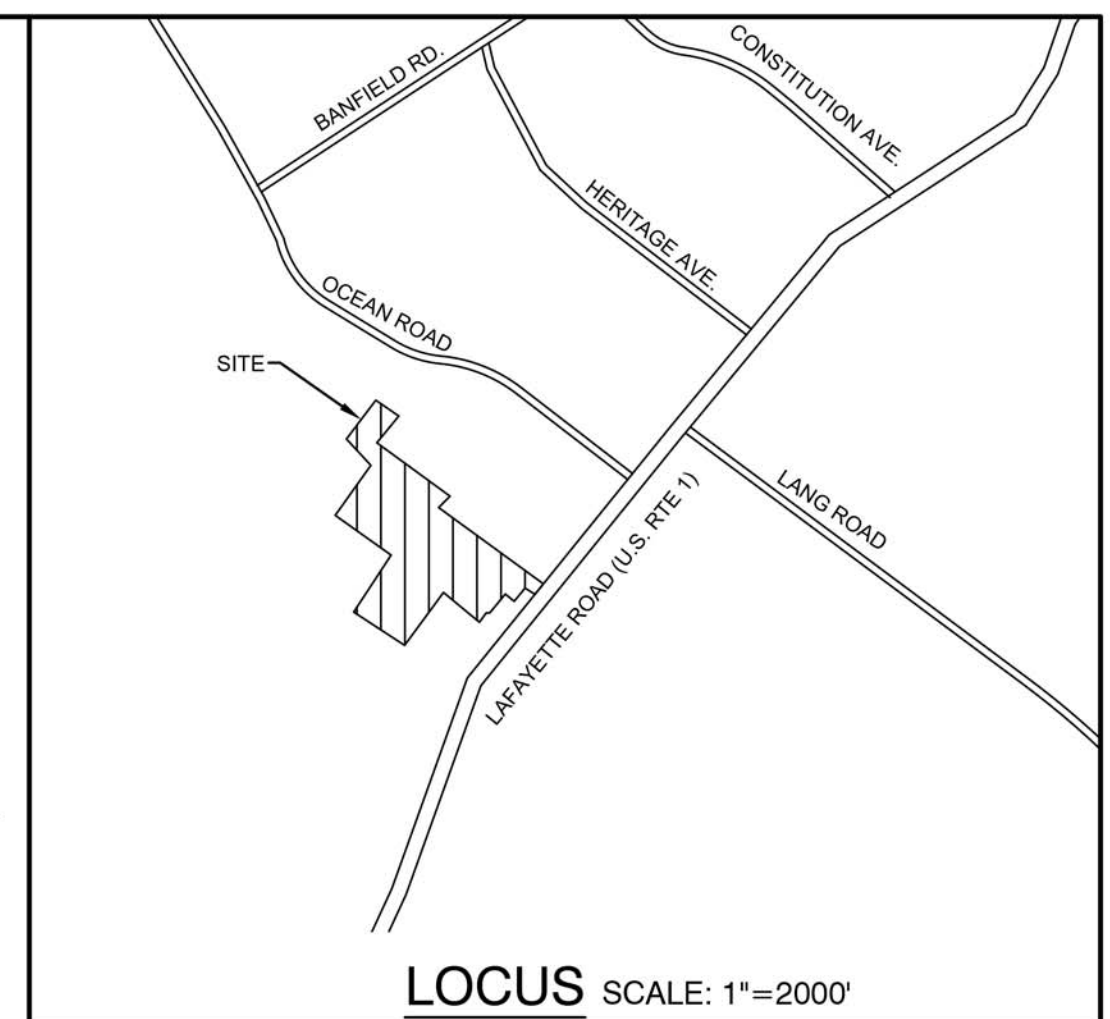
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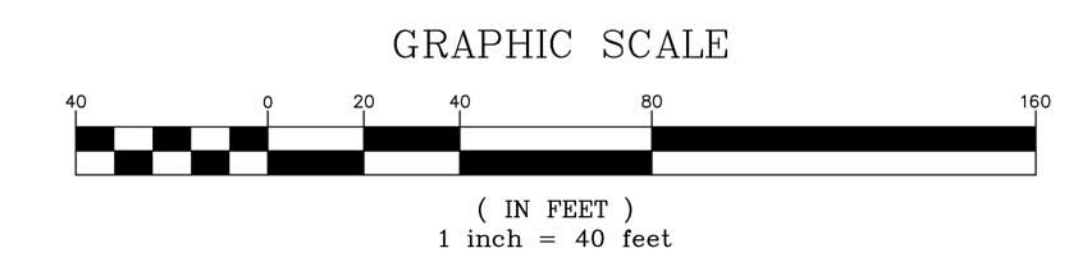
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PROJECT PARCEL
 CITY OF PORTSMOUTH
 TAX MAP 297, LOT 11

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

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