

REFERENCE PLANS

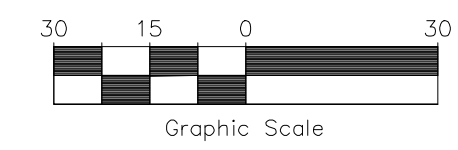
1. AS-BUILT PLAN OF LAND PREPARED FOR THE MEADOWBROOK INN CORPORATION, ROUTE 1 BYPASS, PORTSMOUTH, ROCKINGHAM COUNTY, NH. SHEET 1 OF 2, DATED AUGUST 31, 2012, LAST REVISED 11-13-12. PREPARED BY YERKERS SURVEYING CONSULTANTS.

NOTES

- CURRENT ZONING IS GENERAL BUSINESS (GB) ZONING DISTRICT.
- USES:
 MEDICAL OFFICE - PERMITTED
 RESTAURANT - PERMITTED
 ACCESSORY DRIVE THROUGH USE - PERMITTED BY "CONDITIONAL USE"
- MIN. LOT SIZE: 1.0 ACRE
 MIN. LOT FRONTAGE: 200'
 MIN. BUILDING SETBACKS:
 FRONT: 30' XX'
 SIDE: 30' XX'
 REAR: 30' XX'
 MAX. BUILDING HEIGHT: 60' XX'
 MAX. LOT COVERAGE: 80% XX%
 MAX. BUILDING COVERAGE: 30% XX%
- MIN. PARKING SETBACKS:
 *FRONT: 40' XX'
 SIDE: - XX'
 REAR: - XX'
 *NO PARKING SHALL BE LOCATED IN THE REQUIRED FRONT YARD, OR BETWEEN A PRINCIPAL BUILDING AND THE STREET.
 MIN. PARKING STALL: 8.5' WIDTH, 19' DEPTH, 24' AISLE (2 WAY)
- DRIVE-THROUGH STANDARDS:
 DRIVE-THROUGH LANES/BYPASS LANES SHALL BE LOCATED A MINIMUM OF 50' FROM A RESIDENTIAL ZONE, AND 30' FROM ANY LOT LINE.
 DRIVE-THROUGH WINDOWS/MENU BOARDS/SPEAKERS SHALL BE LOCATED A MINIMUM OF 100' FROM A RESIDENTIAL ZONE, AND 50' FROM ANY LOT LINE.
- PARKING CALCULATIONS:
 REQUIRED:
 MEDICAL OFFICE: 1 SP. PER 250 SF (7,500 SF) = 30 SPACES
 BANK: 1 SP. PER 350 SF (2,000 SF) = 6 SPACES
 TOTAL REQUIRED: 36 SPACES
 PROPOSED: 37 SPACES
- EXAMINATION OF THE FLOOD INSURANCE RATE MAP FOR THE CITY OF PORTSMOUTH, NEW HAMPSHIRE, COMMUNITY PANEL NUMBER 3301500259E, EFFECTIVE DATE: 5-17-2005 INDICATES THAT THE SUBJECT PARCEL IS NOT LOCATED WITHIN A FLOOD HAZARD AREA.
- A TRAFFIC ANALYSIS WILL NEED TO BE DONE TO THE SATISFACTION OF THE NHDOT; THE STUDY WILL NEED TO MITIGATE TRAFFIC IMPACTS FROM THE DEVELOPMENT.
- TESTING FOR SUITABLE AREAS FOR SEPTIC SYSTEMS AND WELLS WILL BE REQUIRED TO CONFIRM THAT SERVICES CAN BE PROVIDED ON SITE, AND/OR AVAILABLE MUNICIPAL SEWER AND WATER CAPACITY WILL NEED TO BE VERIFIED DURING THE DESIGN PROCESS.
- SITE DEVELOPMENT MAY REQUIRE RETAINING WALLS FOR GRADE CHANGES.
- EASEMENTS, RIGHTS, AND RESTRICTIONS SHOWN ARE THOSE WHICH IDENTIFIED BASED ON DATA USED IN CONCEPTUAL DESIGN. OTHER RIGHTS, EASEMENTS, OR RESTRICTIONS MAY EXIST WHICH DEED RESEARCH AND A TITLE EXAMINATION OF SUBJECT PARCEL(S) WOULD DETERMINE.
- THE LOCATION OF ANY UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. TFMORAN INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE AT 811.
- A COMPLETE EXISTING CONDITIONS SURVEY AND SITE DESIGN CONSIDERATIONS MAY IMPACT SQUARE FOOTAGE, BUILDING ENVELOPE AND SITE LAYOUT.
- INFORMATION DEPICTED ON THIS PLAN IS NOT A RESULT OF A SURVEY CONDUCTED BY TFMORAN INC. THIS PLAN IS SOLELY FOR CONCEPTUAL PURPOSES.

TAX MAP 234 LOT 51
CONCEPTUAL SITE PLAN "F"
ROUTE 1 BYPASS
PORTSMOUTH, NH
 SCALE: 1"=30' JULY 17, 2019

This plan is for conceptual purposes only. It is not necessarily the result of a complete on-site survey, nor is it intended for construction uses. Locations of boundaries and wetlands are approximate, and not necessarily correct or accurate. Compliance with current regulations must be verified.
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REV.	DATE	DESCRIPTION	DR	CK

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	DR MSK FB MEADOWBROOK LANE CK CR CADFILE BUS. DEVEL.	CONCEPT F