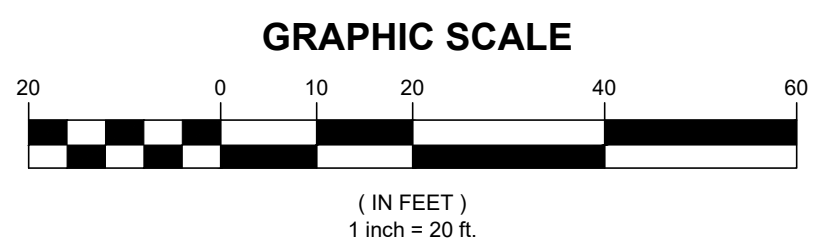


|                               |                                                                               |
|-------------------------------|-------------------------------------------------------------------------------|
| MAP - LOT:                    | 224 - 19                                                                      |
| LOT AREA (ACRES):             | .69 ACRES                                                                     |
| ZONE OR DISTRICT:             | MRO - MIXED RESIDENTIAL OFFICE                                                |
| EXISTING USE:                 | OFFICE                                                                        |
| FLOOD ZONE (PNL 33015C0286F): | SPECIAL FLOOD HAZARD                                                          |
| WATER:                        | PUBLIC                                                                        |
| SEWER:                        | PUBLIC                                                                        |
| RECORD OWNER:                 | JUSTIN P. NADEAU<br>MICHELLE FIRMBACH<br>221 WOODLAND RD<br>HAMPTON, NH 03842 |

|                            | SF    | AC   |
|----------------------------|-------|------|
| BUILDINGS                  | 6880  | 0.16 |
| PAVEMENT                   | 6974  | 0.16 |
| TOTAL PROPOSED IMPERVIOUS: | 13854 | 0.32 |
| LANDSCAPED                 | 14554 | 0.33 |
| TOTAL DEVELOPED:           | 28408 | 0.65 |

|                                  | REQ'D                               | PROVIDED  |
|----------------------------------|-------------------------------------|-----------|
| MIN. LOT AREA (SF)               | 7500                                | 30191     |
| MINIMUM ROAD FRONTAGE (FT)       | 100                                 | 101.35    |
| MINIMUM SETBACK, FRONT YARD (FT) | 5                                   | 39        |
| MINIMUM SETBACK, SIDE YARDS (FT) | 10                                  | 11        |
| MINIMUM SETBACK, REAR YARDS (FT) | 15                                  | 56        |
| MINIMUM OPEN SPACE               | 25%                                 | 25%       |
| MAXIMUM STRUCTURE COVERAGE       | 40%                                 | 23%       |
| MAXIMUM BUILDING HEIGHT (FT)     | 30 (FLAT ROOF),<br>40 (SLOPED ROOF) | TO COMPLY |
| PARKING:                         | 1.3 PER UNIT x 4 = 6                | 6         |

|            |                                                                                                              |
|------------|--------------------------------------------------------------------------------------------------------------|
| APPLICANT: | BUILD AMERICA<br>PO BOX 1664<br>PORTSMOUTH, NH 03802                                                         |
| ENGINEER:  | HALEY WARD, INC.<br>ATTN: DREW OLEHOWKI, PE<br>200 GRIFFIN ROAD<br>UNIT 4<br>PORTSMOUTH, NEW HAMPSHIRE 03801 |



|                                     |                                                                                     |
|-------------------------------------|-------------------------------------------------------------------------------------|
| ROCKINGHAM COUNTY REGISTRY OF DEEDS |                                                                                     |
| 1234/123                            | DEED BOOK/PAGE                                                                      |
| N/F                                 | NOW OR FORMALLY                                                                     |
| TYP.                                | TYPICAL                                                                             |
| TBS                                 | TO BE SET                                                                           |
| INW.                                | INVERT                                                                              |
| ELV.                                | ELEVATION                                                                           |
| FF                                  | FINISHED FLOOR                                                                      |
| SWL                                 | SINGLE WHITE LINE                                                                   |
| DYL                                 | DOUBLE YELLOW LINE                                                                  |
| VGC                                 | VERTICAL GRANITE CURB                                                               |
| MAP 21 LOT 8                        |  |
| BENCHMARK                           |  |
| RAILROAD SPIKE                      |  |
| BOUND                               |  |
| IRON ROD/PIPE FOUND                 |  |
| SET 5/8" REBAR WITH SURVEYOR'S CAP  |  |
| CATCH BASIN                         |  |
| SEWER MANHOLE                       |  |
| DRAIN MANHOLE                       |  |
| UTILITY POLE                        |  |
| GUY WIRE                            |  |
| HYDRANT                             |  |
| GATE VALVE                          |  |
| GAS/WATER SHUTOFF                   |  |
| TREES                               |  |
| GAS/ELECTRIC METER                  |  |
| MAIL BOX                            |  |
| SIGN                                |  |
| SPOT GRADE                          |  |
| PROPERTY LINE                       |  |
| APPROXIMATE EXTERIOR PROPERTY LINE  |  |
| BUILDING SETBACK                    |  |
| EDGE OF PAVEMENT                    |  |
| EDGE OF GRAVEL                      |  |
| MINOR FOOT CONTOUR                  |  |
| MAJOR FOOT CONTOUR                  |  |
| TREELINE                            |  |
| STORM DRAIN LINE                    |  |
| OVERHEAD UTILITY LINE               |  |
| LEDGE                               |  |

1. VERTICAL DATUM IS NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBSERVATIONS.
2. TRASH PICKUP TO BE CURBSIDE.

**1. EXISTING CONDITIONS PLAN FOR BUILD AMERICA, PREPARED FEBRUARY 2025 BY HALEY WARD.**

|                                                                                                                                                                                                                                                    |                        |                                                |      |     |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|------------------------------------------------|------|-----|
| REV.                                                                                                                                                                                                                                               | DATE                   | DESCRIPTION                                    | BY   | CHK |
| DRAWING ISSUE STATUS                                                                                                                                                                                                                               |                        |                                                |      |     |
| <b>FOR PLANNING PURPOSES ONLY<br/>NOT FOR CONSTRUCTION</b>                                                                                                                                                                                         |                        |                                                |      |     |
|  <b>HALEY WARD</b><br>200 Griffin Rd., Unit 14<br>Portsmouth, New Hampshire 03801<br>603.430.9282<br><a href="http://WWW.HALEYWARD.COM">WWW.HALEYWARD.COM</a> |                        |                                                |      |     |
| PROJECT                                                                                                                                                                                                                                            |                        |                                                |      |     |
| <b>BUILD AMERICA</b><br>1151 SAGAMORE AVE., PORTSMOUTH, NH                                                                                                                                                                                         |                        |                                                |      |     |
| TITLE                                                                                                                                                                                                                                              |                        |                                                |      |     |
| <b>CONCEPTUAL SITE PLAN<br/>OPTION 3 - SINGLE UNITS</b>                                                                                                                                                                                            |                        |                                                |      |     |
| DATE<br>2025.07.14                                                                                                                                                                                                                                 |                        | SCALE<br>1"=20'                                |      |     |
| DRAWN BY<br>BLQ/PJM                                                                                                                                                                                                                                | DESIGNED BY<br>BLQ/PJM | CHECKED BY<br>DJO                              |      |     |
| PROJECT No.<br>5010314.002                                                                                                                                                                                                                         |                        | CERTIFICATE OF AUTHORIZATION No.<br>C.O.A. No. |      |     |
| DRAWING No.                                                                                                                                                                                                                                        |                        |                                                | REV. |     |
| <b>C101.3</b>                                                                                                                                                                                                                                      |                        |                                                |      |     |