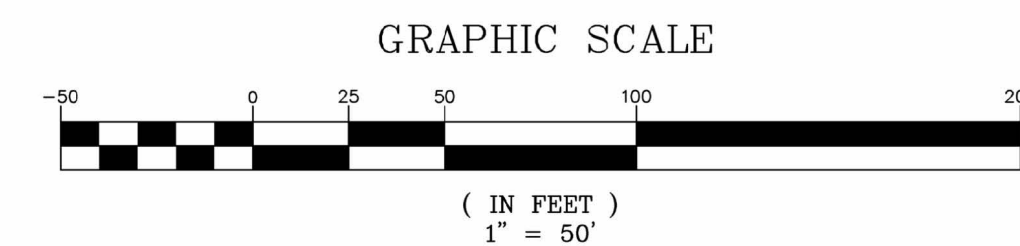


NOTES:

- THE INTENT OF THIS PLAN IS TO SHOW A MIXED USE NEIGHBORHOOD DEVELOPMENT (MUND) CONSISTING OF THREE BUILDINGS WITH (121) APARTMENTS AND 4,680 S.F. OF COMMERCIAL SPACE, AND (1) SEPARATE TRIPLEX ON HAVEN LANE.
- ZONING DISTRICT: C2
 LOT AREA MINIMUM = 5,000 SF
 LOT WIDTH MINIMUM = 50'
 LOT DEPTH MINIMUM = 100'
 MINIMUM LOT AREA/ DWELLING UNIT = 3,500 S.F.
 BUILDING SETBACKS (MINIMUM):
 FRONT SETBACK = 10'
 SIDE SETBACK = SIDE YARD OF ABUTTING PROPERTY OR 10', WHICHEVER IS LESS
 REAR SETBACK = 20'
 MAX. BUILDING HEIGHT = 35'
 MAX. BUILDING COVERAGE = 75%
 MIN. OPEN SPACE = 5%
 TOWN WETLAND BUFFER = 40' LIMITED USE BUFFER TO P.D. SOILS, 75' PARKING AND STRUCTURE SETBACK
 ZONING DISTRICT: MUND
 MINIMUM LOT AREA/ DWELLING UNIT = NONE
 FRONT SETBACK = 0' MINIMUM, 25' MAXIMUM
 MAX. BUILDING HEIGHT = 50' / 4 STORIES ABOVE GRADE
- PARKING CALCULATIONS
 MIXED USE NEIGHBORHOOD DISTRICT (MUND) PARKING REQUIREMENTS = 1 SPACE/RESIDENTIAL UNIT + COMMERCIAL PARKING AT 50% OF TOWN OF EXETER SITE PLAN REGULATIONS
 REQUIRED PARKING = 1 SPACE/300 S.F. COMMERCIAL SPACE X 50%=7.8 SPACES REQUIRED
 1 SPACE/ RESIDENTIAL UNIT = 121 SPACES REQUIRED
 TOTAL REQUIRED PARKING = 128.8 SPACES
 PARKING PROVIDED = 190 SPACES (1.5 SPACES/UNIT + 8.5 SPACES FOR COMMERCIAL)
- THE LIMITS OF JURISDICTIONAL WETLANDS WERE DELINEATED BY JIM GOVE, GOVE ENVIRONMENTAL SERVICES, DURING SPRING, 2024 IN ACCORDANCE WITH THE FOLLOWING GUIDANCE DOCUMENTS:
 - THE CORPS OF ENGINEERS FEDERAL MANUAL FOR IDENTIFYING AND DELINEATING JURISDICTIONAL WETLANDS.
 - THE NORTH CENTRAL & NORTHEAST REGIONAL SUPPLEMENT TO THE FEDERAL MANUAL.
 - THE CURRENT VERSION OF THE FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, AS PUBLISHED BY THE NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION AND/OR THE CURRENT VERSION OF THE FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, AS PUBLISHED BY THE USDA, NRCS, AS APPROPRIATE.
 - THE CURRENT NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS, AS PUBLISHED BY THE US FISH AND WILDLIFE SERVICE.
- THIS PLAN SET HAS BEEN PREPARED BY JONES & BEACH ENGINEERS, INC., FOR CONCEPTUAL PURPOSES ONLY BASED ON DATA OBTAINED FROM AERIAL PHOTOGRAPHY, LIDAR TOPOGRAPHY, GIS AND TAX MAP DATA, RECORDED PLAN REFERENCES AND LIMITED ON-SITE FIELD SURVEY. COMPLETE FIELD SURVEY HAS NOT BEEN PERFORMED BY THIS OFFICE AT THIS TIME AND DATA ON THIS PLAN IS TO BE CONSIDERED APPROXIMATE ONLY.
- WETLAND IMPACTS = 3,417 S.F.
 WETLAND BUFFER IMPACTS = 24,708 S.F.



PROJECT PARCEL TOWN OF EXETER TAX MAP 65, LOT 118
APPLICANT GREEN & COMPANY 11 LAFAYETTE RD PO BOX 1297 NORTH HAMPTON, NH 03862
TOTAL LOT AREA 291,852± SQ. FT. 6.7 ACRES

Design: MLS	Draft: GDR	Date: 3/15/24
Checked: WGM	Scale: 1"=50'	Project No.: 24029
Drawing Name: 24029-EX-CONDITIONS.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
1	6/6/24	REVISED PER CLIENT	PSL
0	4/11/24	ISSUED FOR REVIEW	PSL
REV.	DATE	REVISION	BY

Designed and Produced in NH

J/B Jones & Beach Engineers, Inc.

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 PO Box 219
 Stratham, NH 03885 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	CONCEPTUAL SITE PLAN
Project:	NAME OF PROJECT 76 PORTSMOUTH AVE, EXETER, NH
Owner of Record:	RAP REALTY MANCHESTER LLC 50 ATLANTIC AVE, SEABROOK, NH

DRAWING No.	C1
SHEET 1 OF 1 JBE PROJECT NO. 24029	