

**ADDITIONAL ABUTTERS:**

TAX MAP 35-5  
LOT 5  
NADARAJAH & PAHEERATHY GANESHKUMAR  
10 WALTERS WAY  
EXETER, NH 03833  
BK. 5004 PG 1474

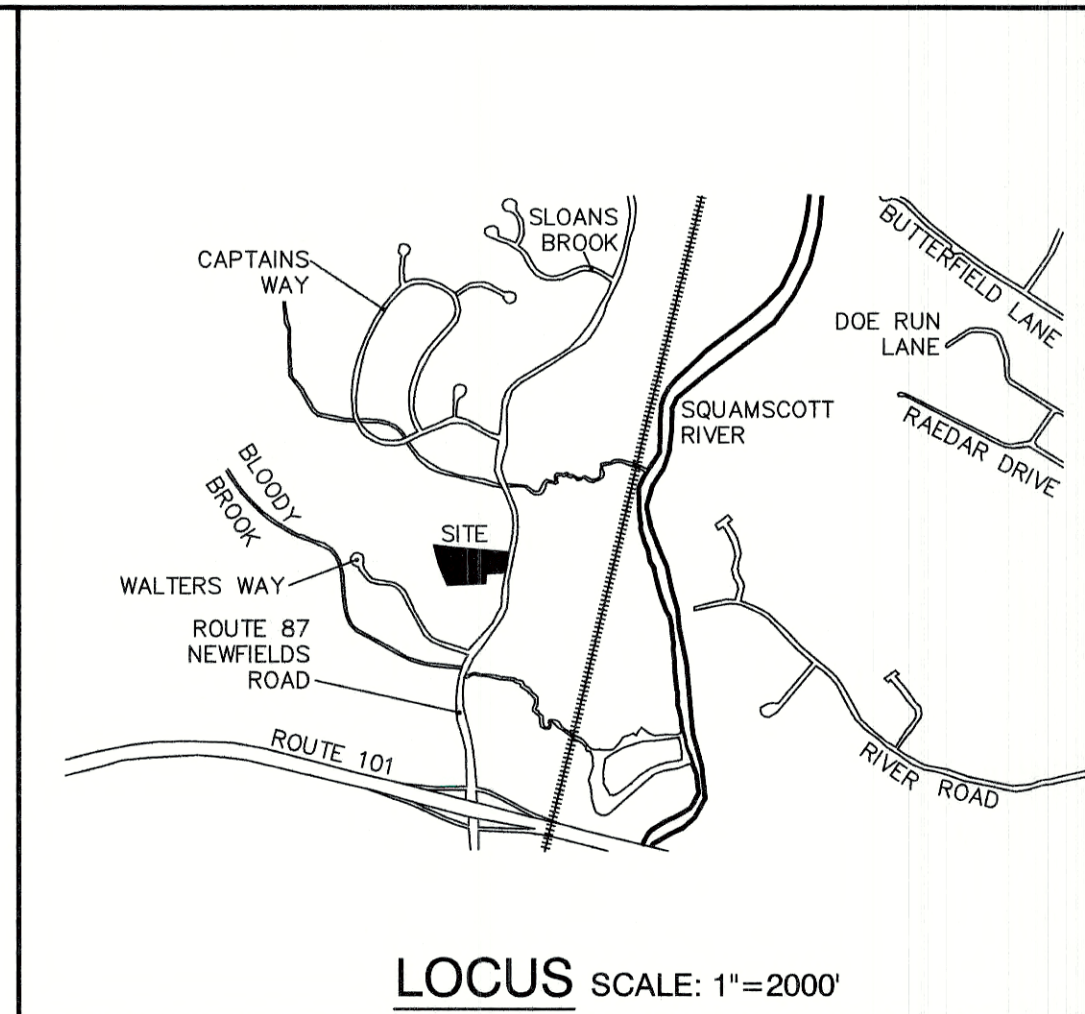
TAX MAP 35-4  
LOT 4  
PHILLIP & SHEENA R. HANEY  
8 WALTERS WAY  
EXETER, NH 03833  
BK. 6102 PG 783

TAX MAP 35-3  
LOT 3  
MATTHEW C. & LOVEY R. OLIFF  
6 WALTERS WAY  
EXETER, NH 03833  
BK. 5626 PG 2957

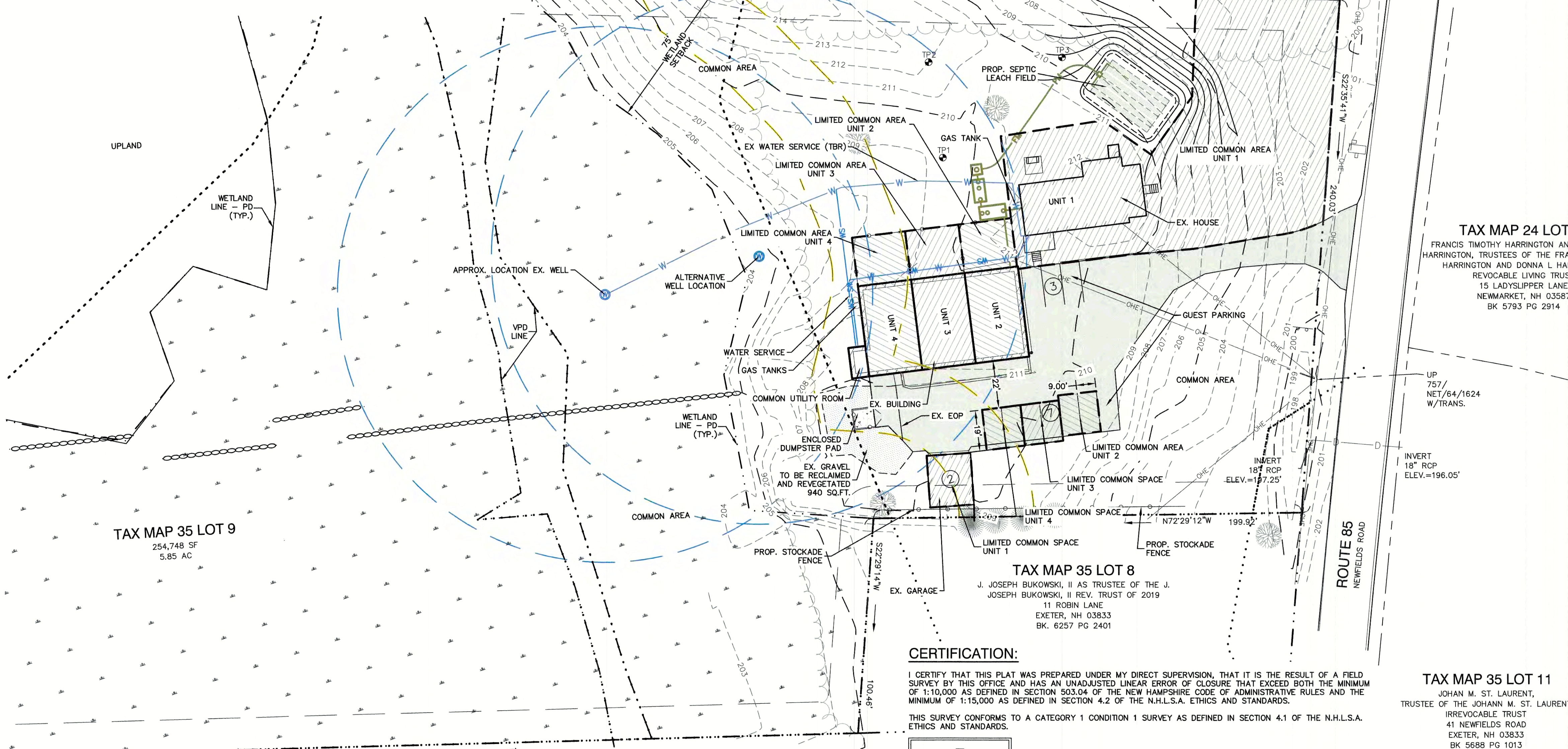
**TAX MAP 24 LOT 1**  
RANDALL KEITH LIMEBERG, II AND SUSAN D. HANNA  
54 NEWFIELDS ROAD  
EXETER, NH 03833  
BK 5666 PG 1012

**NOTES:**

- ZONING DISTRICT: RU  
LOT AREA MINIMUM = 2 ACRES  
LOT FRONTAGE MINIMUM = 150'  
BUILDING SETBACKS (MINIMUM):  
FRONT SETBACK = 25'  
SIDE SETBACK = 15'  
REAR SETBACK = 25'  
WETLAND SETBACK = 7'  
MAX. BUILDING HEIGHT = 35'  
MAX. LOT COVERAGE = 15%  
MIN. OPEN SPACE = 80%  
LOT COVERAGE = 13,494 SQ. FT. (5.297%)  
OPEN SPACE PROVIDED = 241,254 SQ. FT. (94.703%)
- DENSITY CALCULATION  
REQUIRED = 30% OF MIN LOT SIZE X NUMBER OF UNITS  
= 13,068 SQ. FT. X 4 UNITS  
= 52,272 SQ. FT.  
PROPOSED = UPLAND AREA + 25% WETLAND AREA  
= 109,631 SQ. FT. + 36,279 SQ. FT.  
= 145,910 SQ. FT.
- PARKING CALCULATIONS  
REQUIRED: 2 SPACES/UNIT + 1 SPACE/4 UNITS FOR VISITOR  
NUMBER OF UNITS = 4  
TOTAL PARKING SPACES REQUIRED = 9  
TOTAL PARKING SPACES PROPOSED = 12



**OVERALL SITE PLAN**  
SCALE: 1" = 150'



**TAX MAP 24 LOT 32**  
FRANCIS TIMOTHY HARRINGTON AND DONNA L. HARRINGTON, TRUSTEES OF THE FRANCIS TIMOTHY HARRINGTON AND DONNA L. HARRINGTON REVOCABLE LIVING TRUST  
15 LADYSLIPPER LANE  
NEWMARKET, NH 03587  
BK 5793 PG 2914

**TAX MAP 35 LOT 8**  
J. JOSEPH BUKOWSKI, II AS TRUSTEE OF THE J. JOSEPH BUKOWSKI, II REV. TRUST OF 2019  
11 ROBIN LANE  
EXETER, NH 03833  
BK. 6257 PG 2401

**TAX MAP 35 LOT 9**  
254,748 SF  
5.85 AC

**TAX MAP 35 LOT 7**  
TODD C. GOVELLO  
46 NEWFIELDS ROAD  
EXETER, NH 03833  
BK. 3423 PG 1627

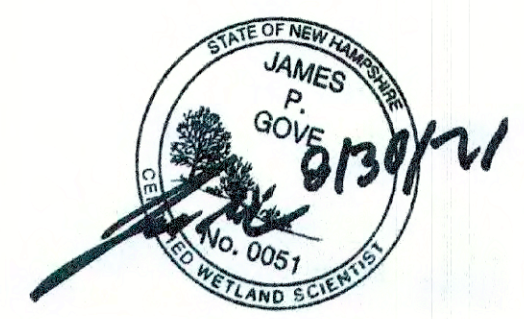
**CERTIFICATION:**

I CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN UNADJUSTED LINEAR ERROR OF CLOSURE THAT EXCEEDS BOTH THE MINIMUM OF 1:10,000 AS DEFINED IN SECTION 503.04 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES AND THE MINIMUM OF 1:15,000 AS DEFINED IN SECTION 4.2 OF THE N.H.L.S.A. ETHICS AND STANDARDS.

THIS SURVEY CONFORMS TO A CATEGORY 1 CONDITION 1 SURVEY AS DEFINED IN SECTION 4.1 OF THE N.H.L.S.A. ETHICS AND STANDARDS.

DAVID M. COLLIER, LLS 892  
ON BEHALF OF JONES & BEACH ENGINEERS, INC.

DATE:



**TAX MAP 35 LOT 11**  
JOHAN M. ST. LAURENT,  
TRUSTEE OF THE JOHANN M. ST. LAURENT  
IRREVOCABLE TRUST  
41 NEWFIELDS ROAD  
EXETER, NH 03833  
BK 5688 PG 1013

APPROVED - EXETER, NH  
PLANNING BOARD

PROJECT PARCEL  
TOWN OF EXETER  
TAX MAP 35, LOT 9

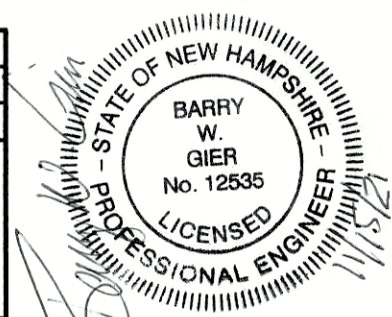
DATE:

APPLICANT/OWNER  
ZV INVESTMENTS, LLC  
PO BOX 10711  
BEDFORD, NH 03110  
(603) 714-8413

TOTAL LOT AREA  
254,748 SQ. FT.  
5.85 ACRES

F:\CADD\MASTER STANDARD\dwg\LB-LAYOUTS.dwg 3/12/2015 3:27:29 PM EDT

Design: BWG	Draft: DFP	Date: 09/07/21
Checked: BWG	Scale: AS-NOTED	Project No.: 21064
Drawing Name: 21064-PLAN.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	10/25/21	REVISED PER PB COMMENTS	BWG
0	09/07/21	ISSUED FOR REVIEW	BWG

Designed and Produced in NH

**J/B Jones & Beach Engineers, Inc.**  
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:	CONDOMINIUM SITE PLAN MAP 35, LOT 9
Project:	50 NEWFIELDS ROAD EXETER, NH
Owner of Record:	ZV INVESTMENTS, LLC PO BOX 10711, BEDFORD, NH 03110

DRAWING No.	C2
SHEET 1 OF 1	JBE PROJECT NO. 21064