

ADDITIONAL ABUTTERS:

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

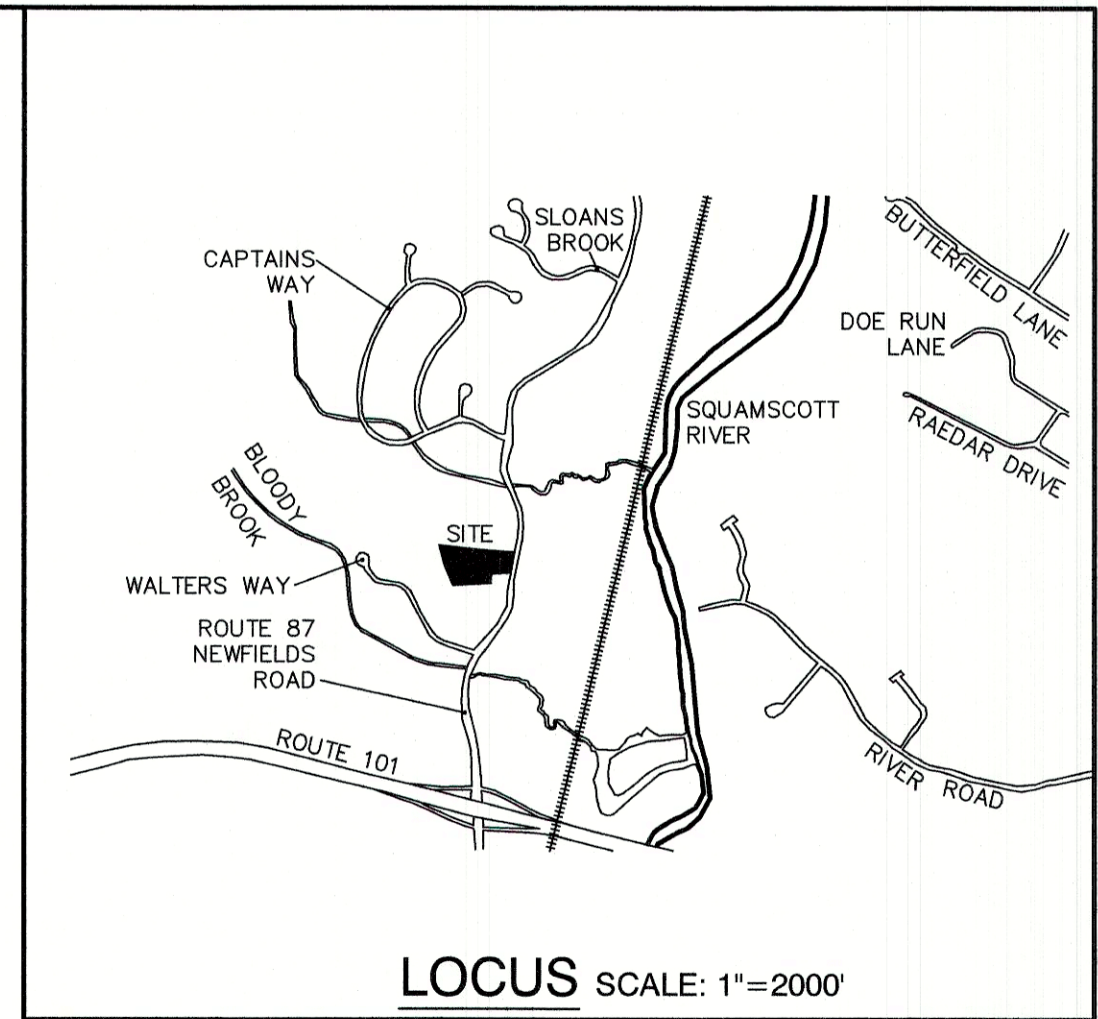
TAX MAP 35-4
LOT 4
PHILLIP & SHEENA R. HANEY
6 WALTERS WAY
EXETER, NH 03833
BK. 6102 PG 783

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

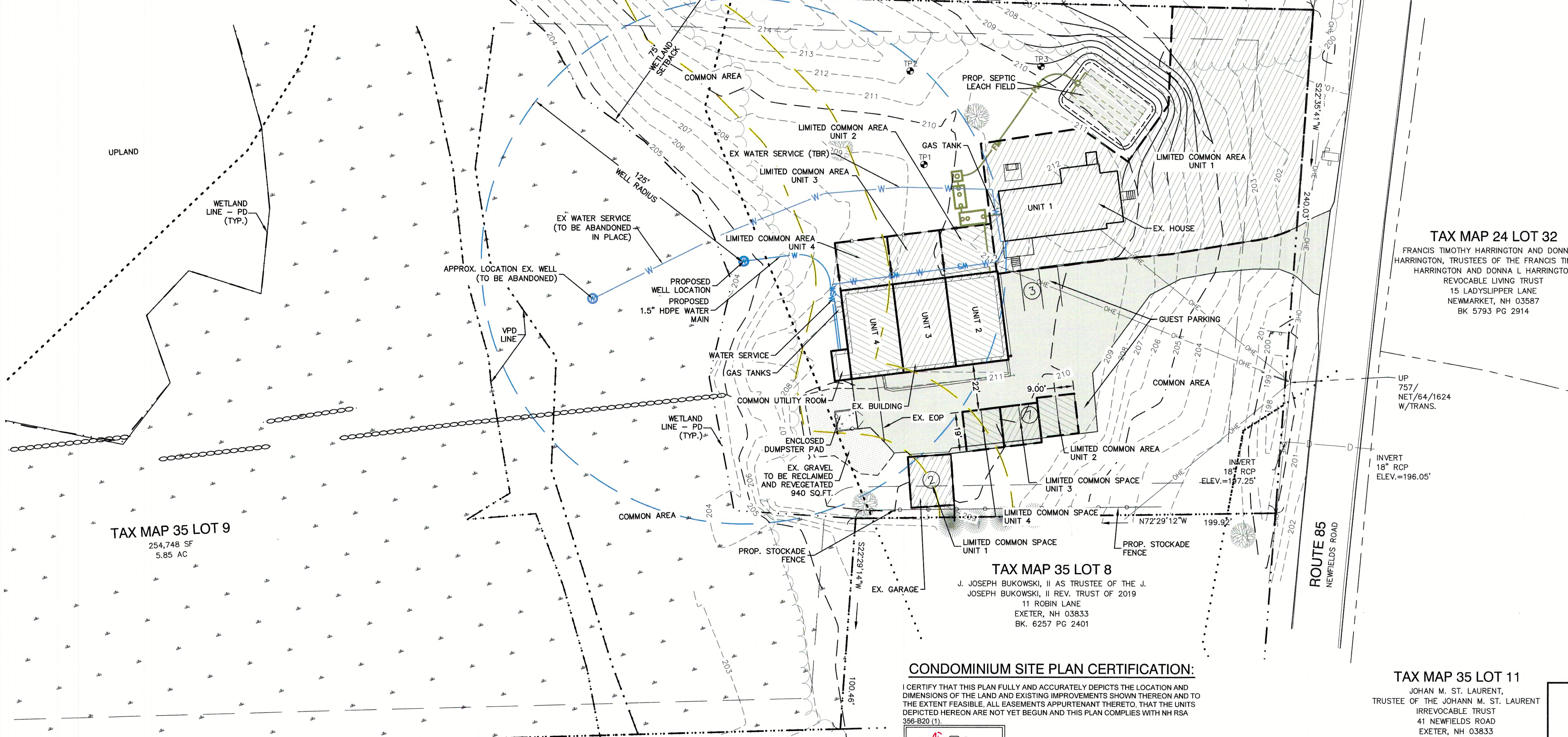
NOTES:

- 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 = 10'
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

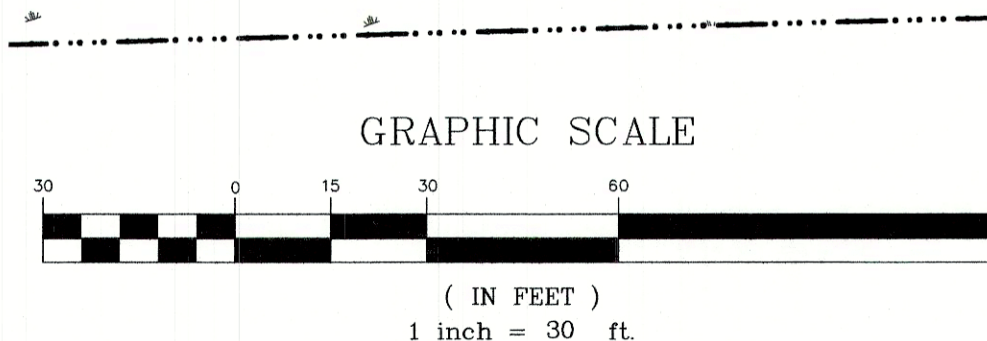
SCALE: 1" = 150'



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 11
JOHAN M. ST. LAURENT,
TRUSTEE OF THE JOHAN M. ST. LAURENT
IRREVOCABLE TRUST
41 NEWFIELDS ROAD
EXETER, NH 03833
BK 5688 PG 1013

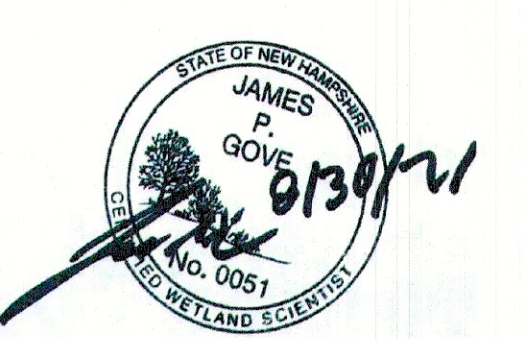


CONDOMINIUM SITE PLAN CERTIFICATION:

I CERTIFY THAT THIS PLAN FULLY AND ACCURATELY DEPICTS THE LOCATION AND DIMENSIONS OF THE LAND AND EXISTING IMPROVEMENTS SHOWN THEREON AND TO THE EXTENT FEASIBLE, ALL EASEMENTS APPURTENANT THERETO, THAT THE UNITS DEPICTED HEREON ARE NOT YET BEGUN AND THIS PLAN COMPLIES WITH NH RSA 356-B:20 (1).

David M. Collier
11/30/2021

DAVID M. COLLIER, LLS 892 DATE: 11/30/2021
ON BEHALF OF JONES & BEACH ENGINEERS, INC.



APPROVED - EXETER, NH
PLANNING BOARD

DATE:

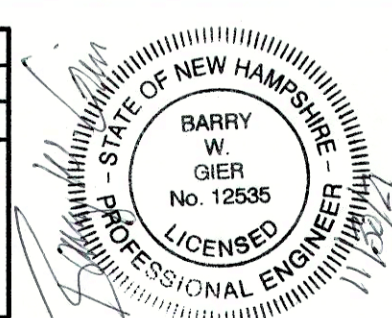
PROJECT PARCEL
TOWN OF EXETER
TAX MAP 35, LOT 9

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\JB-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
2	11/30/21	REVISED PER PB COMMENTS	BWG
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.

85 Portsmouth Ave. PO Box 219 Stratham, NH 03885

Civil Engineering Services

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