

VARIANCES REQUIRED:

PARKING REQUIRED: ZONING ORDINANCE, SEC. 175-113

SITE NOTES:

- THE INTENT OF THIS PLAN IS TO REMOVE EXISTING STRUCTURES AS SHOWN, AND CONSTRUCT A FOUR BAY AUTOMOTIVE SERVICE STATION.
- ZONING DISTRICT: COURTHOUSE

| | | |
|--------------------------|--------------------------|---------------------|
| LOT AREA: | REQUIRED: 5,000 SF | PROPOSED: 11,996 SF |
| LOT FRONTAGE: | 50' | 100' |
| BUILDING SETBACKS: | | |
| FRONT SETBACK: | 25' (MAX.) 15' (MIN.) | 16.98' |
| SIDE SETBACK: | 10' | 10' |
| REAR SETBACK: | 15' | 15' |
| MAX. BUILDING HEIGHT: | 30' | |
| IMPERVIOUS SURFACE RATIO | 80% | 79.3% |
- PARKING CALCULATIONS:
 3 SPACES PER BAY AND 1 SPACE PER 1 EMPLOYEE
 PROPOSED = 4 BAYS + 4 EMPLOYEES
 TOTAL SPACES REQUIRED = 16
 TOTAL SPACES PROVIDED = 12

TAX MAP 4, LOT 48-0 & 41-2

GIBBS OIL COMPANY
 6 KIMBALL LANE
 LYNNFIELD, MA 02360
 BK 2096, PG 87

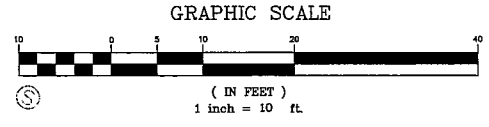
TAX MAP 4, LOT 50-0
 FALL LINE PROPERTIES INC
 32 MADBURY ROAD
 DURHAM, NH 03824
 BK 3070, PG 240

TAX MAP 4, LOT 49
 AREA =
 11,996 SF = 0.27 AC

PROPOSED
 4-BAY CAR SERVICE
 1ST FLR = 3,520 S.F.
 2ND FLR MEZZANINE

ROUTE 108 (DOVER ROAD)

TAX MAP 5, LOT 4-2
 NEW COURTHOUSE
 VENTURES 1 LLC
 ATTN: SCOTT MITCHELL
 285 DOCKHAM SHORE ROAD
 BK 4081, PG 877



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|---|---------------|--------------------|
| Design: BG | Draft: EP | Date: 05/30/14 |
| Checked: WM | Scale: 1"=10' | Project No.: 14011 |
| Drawing Name: 14011-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 |
|------|------|-------------------|----|
| 0 | | ISSUED FOR REVIEW | |

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: ZONING EXHIBIT
 MAP 4, LOT 49

Project: CUMBERLAND FARMS, INC.
 3 DOVER ROAD, ROUTE 108, DURHAM, NH

Owner of Record: TROPIC STAR DEVELOPMENT, LLC
 321D LAFAYETTE ROAD, HAMPTON, NH 03842

DRAWING No. ZBA

SHEET 1 OF 1
 JBE PROJECT NO. 14011