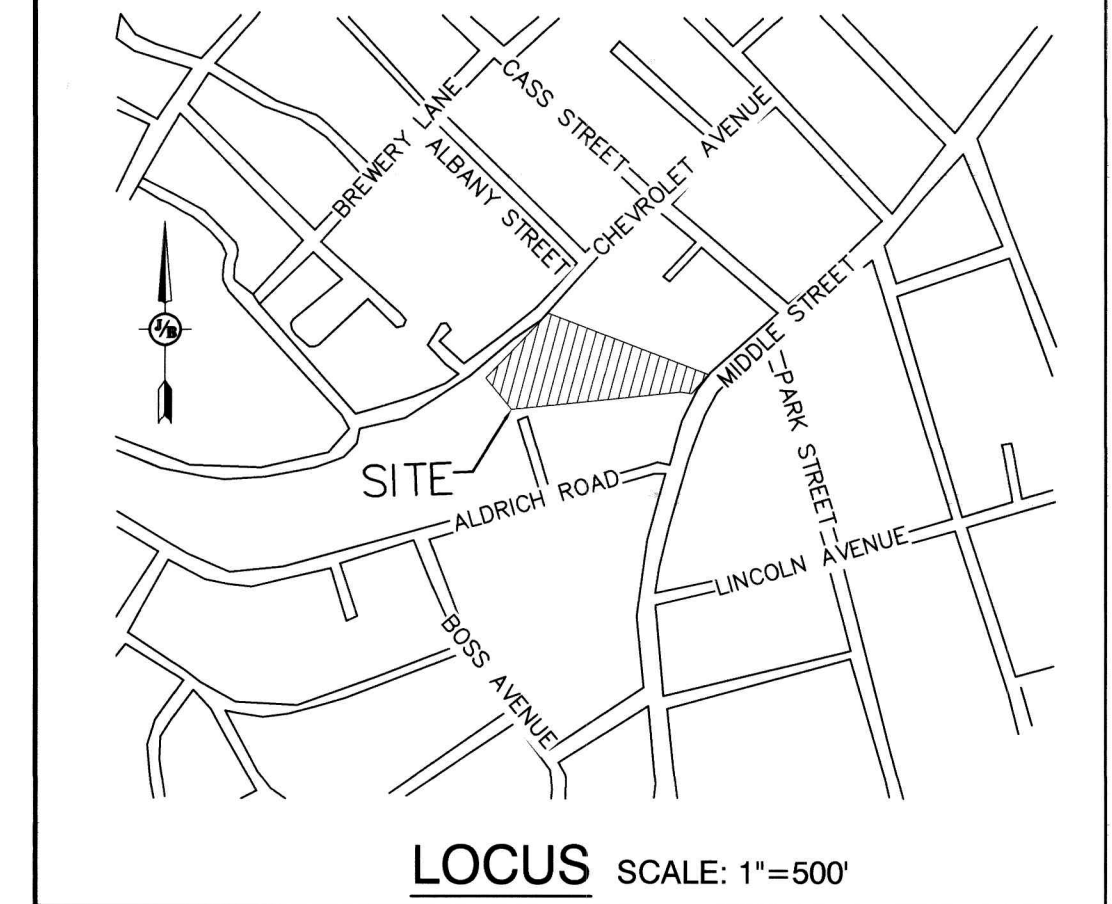


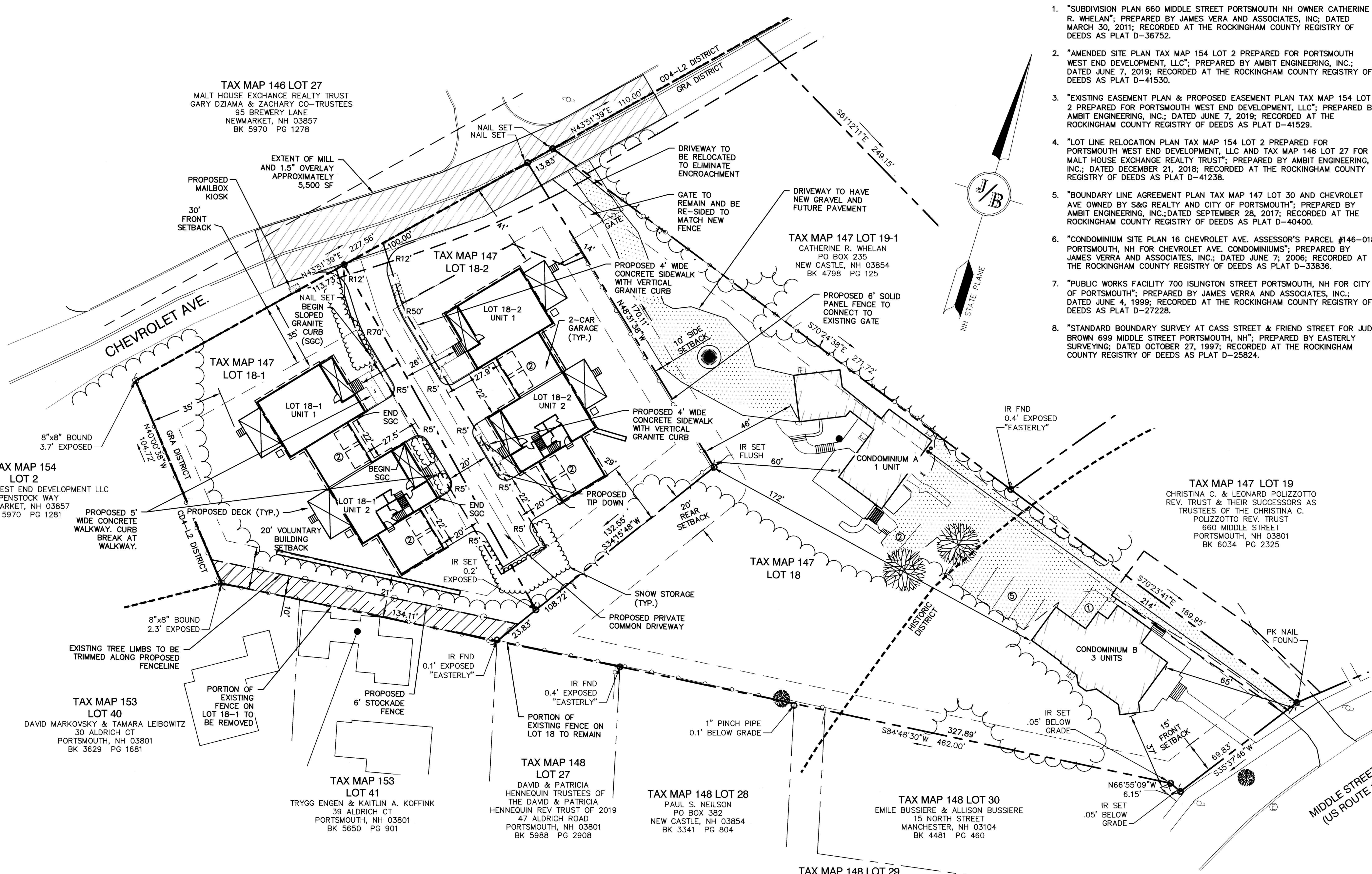
PLAN REFERENCES:

- "SUBDIVISION PLAN 660 MIDDLE STREET PORTSMOUTH NH OWNER CATHERINE R. WHELAN"; PREPARED BY JAMES VERA AND ASSOCIATES, INC. DATED MARCH 30, 2011; RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS AS PLAT D-36752.
- "AMENDED SITE PLAN TAX MAP 154 LOT 2 PREPARED FOR PORTSMOUTH WEST END DEVELOPMENT, LLC"; PREPARED BY AMBIT ENGINEERING, INC.; DATED JUNE 7, 2019; RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS AS PLAT D-41530.
- "EXISTING EASEMENT PLAN & PROPOSED EASEMENT PLAN TAX MAP 154 LOT 2 PREPARED FOR PORTSMOUTH WEST END DEVELOPMENT, LLC"; PREPARED BY AMBIT ENGINEERING, INC.; DATED JUNE 7, 2019; RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS AS PLAT D-41529.
- "LOT LINE RELOCATION PLAN TAX MAP 154 LOT 2 PREPARED FOR PORTSMOUTH WEST END DEVELOPMENT, LLC AND TAX MAP 146 LOT 27 FOR MALT HOUSE EXCHANGE REALTY TRUST"; PREPARED BY AMBIT ENGINEERING, INC.; DATED DECEMBER 21, 2018; RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS AS PLAT D-41238.
- "BOUNDARY LINE AGREEMENT PLAN TAX MAP 147 LOT 30 AND CHEVROLET AVE OWNED BY S&G REALTY AND CITY OF PORTSMOUTH"; PREPARED BY AMBIT ENGINEERING, INC.; DATED SEPTEMBER 28, 2017; RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS AS PLAT D-40400.
- "CONDOMINIUM SITE PLAN 16 CHEVROLET AVE. ASSESSOR'S PARCEL #146-018 PORTSMOUTH, NH FOR CHEVROLET AVE. CONDOMINIUMS"; PREPARED BY JAMES VERRA AND ASSOCIATES, INC.; DATED JUNE 7, 2006; RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS AS PLAT D-33836.
- "PUBLIC WORKS FACILITY 700 ISLINGTON STREET PORTSMOUTH, NH FOR CITY OF PORTSMOUTH"; PREPARED BY JAMES VERRA AND ASSOCIATES, INC.; DATED JUNE 4, 1999; RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS AS PLAT D-27228.
- "STANDARD BOUNDARY SURVEY AT CASS STREET & FRIEND STREET FOR JUDY BROWN 699 MIDDLE STREET PORTSMOUTH, NH"; PREPARED BY EASTERLY SURVEYING; DATED OCTOBER 27, 1997; RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS AS PLAT D-25824.



NOTES:

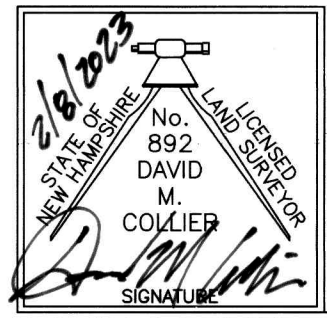
- THE INTENT OF THIS PLAN IS TO SHOW THE PROPOSED 2 LOT RESIDENTIAL SUBDIVISION WITH FRONTAGE ALONG CHEVROLET AVENUE AND THE PROPOSED DUPLEXES ON THOSE LOTS WITH ASSOCIATED UTILITIES.
- ZONING DISTRICT: GENERAL RESIDENCE A (GRA) LOT AREA MINIMUM = 7,500 S.F. MAX DENSITY = 1 DWELLING UNIT PER 7,500 S.F. LOT AREA DUPLEX LOTS REQUIRE 15,000 SF, LOT FRONTAGE MINIMUM = 100' LOT DEPTH MINIMUM = 70' BUILDING SETBACKS (MINIMUM): FRONT SETBACK = 15' SIDE SETBACK = 10' REAR SETBACK = 20' MAX. BUILDING HEIGHT = 35' WITH SLOPED ROOF, 30' WITH FLAT ROOF MAX. BUILDING COVERAGE = 25% PROPOSED LOT 18-1 = 23.9% PROPOSED LOT 18-2 = 24.4% PROPOSED MAP 147 LOT 18 = 10.6% MIN. OPEN SPACE = 30% PROPOSED LOT 18-1 = 50% PROPOSED LOT 18-2 = 45% PROPOSED MAP 147 LOT 18 = 35% SEALED SURFACE: LOT 18-1=7,250 SF LOT 18-2=7,250 SF DISTURBANCE: LOT 18-1=15,000 SF LOT 18-2=17,750 SF REQUIRED PARKING=1.3 SPACES PER UNIT OVER 750 SF REQUIRED LOT 18-1 = 3 SPACES, 4 PROVIDED REQUIRED LOT 18-2 = 3 SPACES, 4 PROVIDED REQUIRED CONDO A = 2 SPACES, 2 PROVIDED REQUIRED CONDO B = 4 SPACES, 6 PROVIDED
- THE SUBJECT PARCEL IS LOCATED WITHIN AN AREA HAVING A ZONE X DESIGNATION BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 3301500259F, WITH EFFECTIVE DATE OF JANUARY 29, 2021, FOR COMMUNITY PANEL NO. 259 OF 681, IN ROCKINGHAM COUNTY, STATE OF NEW HAMPSHIRE, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR COMMUNITY IN WHICH SAID PREMISES IS SITUATED.
- NHDES SEWER CONNECTION PERMIT #D2022-0622, DATED JUNE 23, 2022.
- BASIS OF BEARING: HORIZONTAL: STATE PLANE NAD83 VERTICAL: NAVD88.
- EACH UNIT SHALL OBTAIN A SEPARATE OCCUPANCY PERMIT FROM THE BUILDING INSPECTOR PRIOR TO BEING SOLD.
- ALL CONSTRUCTION SHALL CONFORM TO TOWN STANDARDS AND REGULATIONS, AND NHDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, WHICHEVER IS MORE STRINGENT.
- LANDOWNERS ARE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL WETLAND REGULATIONS, INCLUDING PERMITTING REQUIRED UNDER THESE REGULATIONS.
- PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER, ARCHITECT AND/OR OWNER, IN ORDER TO OBTAIN AND/OR PAY ALL THE NECESSARY LOCAL PERMITS, FEES AND BONDS.
- ALL BUILDING DIMENSIONS SHALL BE VERIFIED WITH THE ARCHITECTURAL AND STRUCTURAL PLANS PROVIDED BY THE OWNER. ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND OWNER PRIOR TO THE START OF CONSTRUCTION. BUILDING DIMENSIONS AND AREAS TO BE TO OUTSIDE OF MASONRY, UNLESS OTHERWISE NOTED.
- ALL ARCHITECTURAL BLOCK RETAINING WALLS ARE TO BE DESIGNED AND STAMPED BY THE MANUFACTURER'S STRUCTURAL ENGINEER. CONTRACTOR TO COORDINATE WITH APPROVED MANUFACTURER PRIOR TO INSTALLATION.
- ALL CONSTRUCTION ACTIVITIES SHALL CONFORM TO LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) RULES AND REGULATIONS.
- DISTURBANCE OF EXISTING ROADWAY SHALL REQUIRE MILLING AND OVERLAY OF THE FULL ROAD WIDTH TO PORTSMOUTH DEPARTMENT OF PUBLIC WORKS STANDARDS. DISTURBED SIDEWALK SHALL BE REPAIRED OR REPLACED AS DETERMINED BY PORTSMOUTH DEPARTMENT OF PUBLIC WORKS.
- SUBJECT TO PORTSMOUTH DEPARTMENT OF PUBLIC WORKS REVIEW AND APPROVAL, TEMPORARY PAVEMENT SHALL BE REQUIRED AT THE TIME OF CONSTRUCTION. SUCH PAVING SHALL BE TO THE EXISTING PAVEMENT DEPTH AND, AFTER A WINTER SEASON THE STREET SHALL RECEIVE A FULL MILL AND OVERLAY.
- PROPOSED LOTS NEED TO OBTAIN DRIVEWAY PERMITS FOR CHEVROLET AVE.
- \$5,000 PER NEW DWELLING SHALL BE PAID TO THE CITY OF PORTSMOUTH FOR DEVELOPMENT OF SIDEWALKS ON ALBANY STREET/MALT HOUSE DRIVE
- TRASH SHALL BE KEPT INSIDE OF EACH UNIT'S GARAGE.
- FOUNDATION TO BE FULLY WATERPROOFED TO BOTTOM OF FOOTING (APPLY WATERPROOFING COATING ON EXTERIOR)
- FOUNDATION FOOTING CAN'T BE INSTALLED ON CRUSHED STONE TO ISOLATE EXTERIOR WATER & INTERIOR WATER.
- FOOTINGS TO BE BUILT ON VIRGIN GROUND & NO CRUSHED STONE ALLOWED BENEATH FOOTINGS.
- NO EXTERIOR FOUNDATION DRAINS ON FOUNDATIONS BELOW SEASONAL WATER TABLE.
- INTERIOR ONLY DRAINS TO SUMP BASIN ON FOUNDATIONS BELOW SEASONAL WATER TABLE.



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.

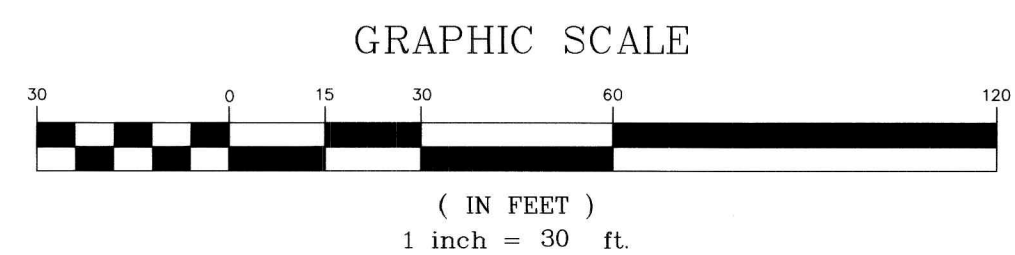


DAVID M. COLLIER, LLS 892
ON BEHALF OF JONES & BEACH ENGINEERS, INC.

DATE: 2/8/2023

LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	PROPERTY LINES
---	---	SETBACK LINES
---	---	PRIVACY FENCE
---	---	PICKET FENCE
---	---	EASEMENT
---	---	MAJOR CONTOUR
---	---	MINOR CONTOUR
---	---	EDGE OF PAVEMENT
---	---	DRAINAGE LINE
---	---	SEWER LINE
---	---	GAS LINE
---	---	WATER LINE
---	---	WATER SERVICE
---	---	OVERHEAD ELECTRIC
---	---	UNDERGROUND ELECTRIC



APPROVED - PORTSMOUTH, NH PLANNING BOARD	PROJECT PARCEL CITY OF PORTSMOUTH TAX MAP 147, LOT 18
	APPLICANT TUCK REALTY CORPORATION PO BOX 190 EXETER, NH 03833
	TOTAL LOT AREA 81,109 SQ. FT. 1.86 ACRES
DATE:	

Design: JAC	Draft: DJM	Date: 03/22/22
Checked: JAC	Scale: AS NOTED	Project No.: 20686
Drawing Name: 20686-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
13	2/8/23	UPDATED OWNER NAME	DJM
12	7/12/22	REVISED FOR FINAL PLANS	DJM
11	6/23/22	REVISED PER NHDES COMMENTS	DJM
10	6/15/22	REVISED FOR SEWER CONNECTION SUBMISSION	DJM
9	5/17/22	REVISED FOR UTILITY COORDINATION	DJM

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:	SITE PLAN
Project:	668 MIDDLE STREET PORTSMOUTH, NH
Owner of Record:	PUBLIC LAND HOLDINGS, INC. PO BOX 190, EXETER, NH 03833 BK 6367 PG 1660

DRAWING No.	C2
SHEET 5 OF 14	JBE PROJECT NO. 20686