

NOTES:

- 1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 220 AS LOT 90.
- 2) OWNERS OF RECORD:
ISLAMIC SOCIETY OF THE SEACOAST AREA
42N DOVER POINT ROAD
DOVER, NH 03820
5806/2816

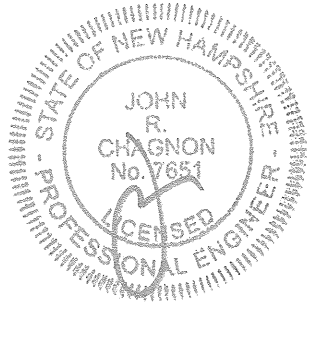
APPLICANT:
CHINBURG DEVELOPMENT, LLC
3 PENSTOCK WAY
NEWMARKET, NH 03857
- 3) PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0259F, EFFECTIVE JANUARY 29, 2021.
- 4) EXISTING LOT AREA:
62,776 S.F.
1.4411 ACRES
- 5) PARCEL IS LOCATED IN SINGLE RESIDENCE B (SRB) DISTRICT.

DIMENSIONAL REQUIREMENTS:
MIN. LOT AREA: 15,000 S.F.
FRONTAGE: 100 FEET
SETBACKS: FRONT 30 FEET
SIDE 10 FEET
REAR 30 FEET

MAXIMUM STRUCTURE HEIGHT: 35 FEET
MAXIMUM BUILDING COVERAGE: 20%
MINIMUM OPEN SPACE: 40%
- 6) THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED DEVELOPMENT ON ASSESSOR'S MAP 220 LOT 90 IN THE CITY OF PORTSMOUTH.
- 7) VERTICAL DATUM IS NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GPS OBSERVATIONS.
- 8) BUILDINGS FROM PLANS BY CJ ARCHITECTS DATED 10-23-23.
- 9) PARKING CALCULATION:
REQUIRED: 1.3 PER UNIT
6 UNITS X 1.3 = 8 SPACES
GUEST REQUIRED: 1 PER 5 UNITS = 2 SPACES
TOTAL SPACES REQUIRED = 10
PROVIDED PARKING: 15 SPACES
- 10) UNIT NUMBERING TO BE COORDINATED WITH 911.
- 11) THE PLAN FOR SOLID WASTE REMOVAL IS TO PROVIDE PRIVATE WEEKLY PICKUP.
- 12) STORMWATER MANAGEMENT INSTALLATIONS SHALL BE INSPECTED BY DPW DURING CONSTRUCTION AND AN ANNUAL REPORT SHALL BE SUBMITTED TO THE DPW DEPARTMENT REGARDING THE FUNCTION OF THE DESIGN.

RESIDENTIAL DEVELOPMENT
CHINBURG DEVELOPMENT
686 MAPLEWOOD AVE.
PORTSMOUTH, N.H.

NO.	DESCRIPTION	DATE
3	RETAINING WALL	1/24/24
2	COA, NOTE 9, DRIP APRON	12/20/23
1	ISSUED FOR APPROVAL	10/23/23
0	ISSUED FOR COMMENT	10/3/23

REVISIONS	
	

SCALE: 1"=30' JULY 2023

SITE PLAN

C2

ABUTTERS:

- 209
07
N/F
OSGOOD LODGE NO. 48 ODDFELLOWS BLDG ASSOC.
P.O. BOX 1045
PORTSMOUTH, NH 03802
6354/1704

220
87-1
N/F
JEFFREY MATSON &
KATHRYN MICHELE ARBOUR
86 EMERY STREET
PORTSMOUTH, NH 03801
6085/200

220
87-2
N/F
HAPPY MOUNTAIN HOLDINGS LLC
901 N MARKET ST SUITE 705
WILMINGTON, DE 19801
5905/2552
- 220
87-2-1
N/F
CARL & DEBORAH ROCHE
64 EMERY STREET, UNIT #1
PORTSMOUTH, NH 03801
6147/2870

220
87-2-2
N/F
BETTY J. SWANTON
64 EMERY STREET, UNIT #2
PORTSMOUTH, NH 03801
6121/2485

220
87-2-3
N/F
SUSAN ZIMMERMANN
48 NORTH STATE STREET
CONCORD, NH 03301
6184/111

220
87-2-4
N/F
JAIME PRIDHAM
74 EMERY STREET, UNIT #4
PORTSMOUTH, NH 03801
6142/69
- 220
87-3
N/F
HAPPY MOUNTAIN HOLDINGS LLC
901 N MARKET ST SUITE 705
WILMINGTON, DE 19801
5905/2552

220
88
N/F
650 MAPLEWOOD, LLC
3 CATE STREET
PORTSMOUTH, NH 03801
6367/690

220
89
N/F
TAYLOR B. & MEREDITH JACKSON
281 SAGAMORE AVENUE
PORTSMOUTH, NH 03801
5759/1163

LOCATION MAP

SCALE 1"=300'

LEGEND: SEE COVER SHEET

IMPERVIOUS SURFACE AREAS
(TO PROPERTY LINE)

STRUCTURE	PRE-CONSTRUCTION IMPERVIOUS (S.F.)	POST-CONSTRUCTION IMPERVIOUS (S.F.)
MAIN STRUCTURES	0	5,856
DECKS	0	1,248
COVERED PORCHES	0	270
PAVEMENT	0	11,790
SIDEWALKS	0	2,376
GRAVEL	12,999	0
CURBING	0	255
RETAINING WALL	0	1084
TOTAL	12,999	22,879
LOT SIZE	62,776	62,776
% LOT COVERAGE	20.7%	36.4%

PROPOSED BUILDING COVERAGE: 7,374 S.F./62,776 S.F. = 11.7%
PROPOSED OPEN SPACE: 40,504 S.F./62,776 S.F. = 64.5%
BUILDING HEIGHT TO CONFORM TO ORDINANCE.

VARIANCES GRANTED:

- 1) ARTICLE #5, SECTION 10.520 TO PERMIT FRONTAGE OF 47.31 FEET WHERE 100 FEET IS REQUIRED. GRANTED 6/21/23.
- 2) ARTICLE #5, SECTION 10.520 TO PERMIT 10,462 S.F. OF LOT AREA PER DWELLING UNIT WHERE 15,000 S.F. OF LOT AREA PER DWELLING UNIT IS REQUIRED. GRANTED 8/22/23.
- 3) ARTICLE #5, SECTION 10.513 TO PERMIT 6 FREE STANDING BUILDINGS WITH DWELLINGS WHERE NO MORE THAN ONE FREE STANDING DWELLING IS PERMITTED. GRANTED 8/22/23.

APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN

DATE

CONDITIONS OF APPROVAL:

1. ALL CONDITIONS ON THIS PLAN SHALL REMAIN IN EFFECT IN PERPETUITY PURSUANT TO THE REQUIREMENTS OF THE SITE PLAN REVIEW REGULATIONS.
2. THIS SITE PLAN SHALL BE RECORDED IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
3. ALL IMPROVEMENTS SHOWN ON THIS SITE PLAN SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE PLAN BY THE PROPERTY OWNER AND ALL FUTURE PROPERTY OWNERS. NO CHANGES SHALL BE MADE TO THIS SITE PLAN WITHOUT THE EXPRESS APPROVAL OF THE PORTSMOUTH PLANNING DIRECTOR.
4. BUILDINGS MUST BE CONSTRUCTED TO MEET PORTSMOUTH HIGHWAY NOISE STANDARDS.

"I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000."

JOHN R. CHAGNON, LLS

DATE

GRAPHIC SCALE

