

**SITE PLAN REVIEW TECHNICAL ADVISORY COMMITTEE  
PORTSMOUTH, NEW HAMPSHIRE**

**WORK SESSION**

**Conference Room A  
City Hall, Municipal Complex, 1 Junkins Avenue**

**2:00 PM**

**May 9, 2023**

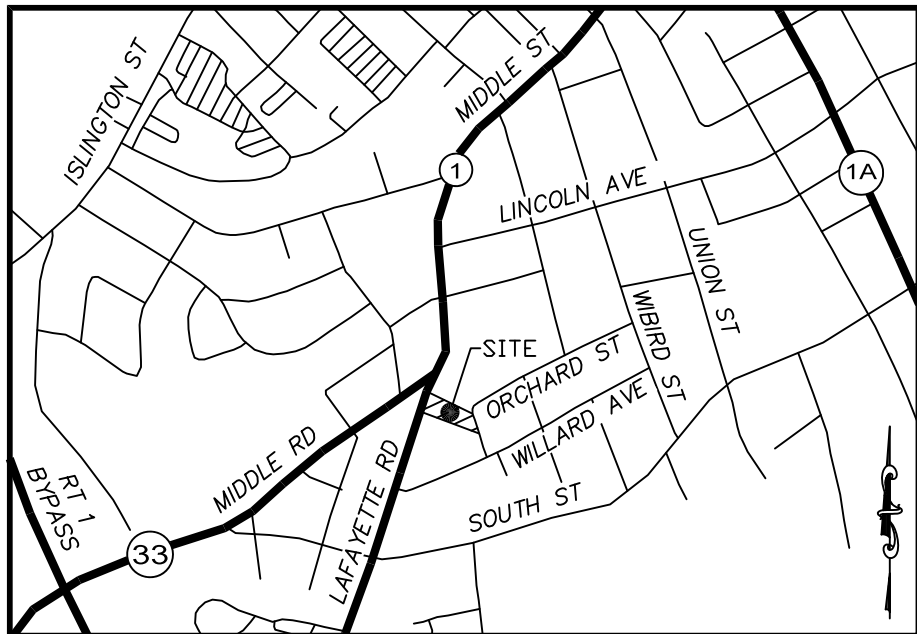
**AGENDA**

**2:00 PM** 15 Lafayette Road  
Murdoch Living Trust, Owner  
James Verra & Associates INC, Engineer  
(LUTW-23-2)

**Subdivision Approval**

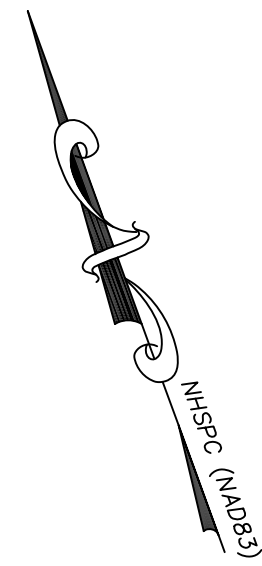
**2:30 PM** 700 Peverly Hill Road  
JKM Realty LLC, Owner  
Ambit Engineering INC, Engineer  
(LUTW-23-3)

**Building Addition**



**LOT CALCULATIONS**

| PROPOSED LOT # | PROPOSED AREA | REQUIRED OPEN SPACE | OPEN SPACE PROVIDED | FRONTAGE PROVIDED | CALCULATED LOT DEPTH |
|----------------|---------------|---------------------|---------------------|-------------------|----------------------|
| LOT 152-4      | 9,129 S.F. ±  | 2,739 S.F. ±        | 2,803 S.F. ±        | 73.80'            | 124.70'              |
| LOT 152-4-1    | 8,172 S.F. ±  | 2,452 S.F. ±        | 2,519 S.F. ±        | 102.30'           | 108.06'              |



**NOTES:**

- OWNER OF RECORD.....MURDOCK LIVING TRUST  
JEFF MURDOCK, TRUSTEE  
ADDRESS.....36 GARLAND RD NOTTINGHAM, NH 03290  
DEED REFERENCE.....2966/0959  
TAX SHEET / LOT.....152-2
- ZONED: .....GENERAL RESIDENCE A (GRA) FRONT YARD SETBACK .....15'  
MINIMUM LOT AREA ..7,500 S.F. SIDE YARD SETBACK .....10'  
FRONTAGE .....100' REAR YARD SETBACK .....20'  
MINIMUM DEPTH.....70' MINIMUM OPEN SPACE .....30%
- THE INTENT OF THIS PLAN IS TO SUBDIVIDE THE EXISTING PARCEL INTO TWO PARCELS.
- THIS IS A TWO PAGE SHEET SET, SHEET 1 IS TO BE RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS. ALL OTHER SHEETS TO BE ON FILE WITH THE CITY OF PORTSMOUTH.
- THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED UPON THE FIELD LOCATION OF ALL VISIBLE STRUCTURES (IE CATCH BASINS, MANHOLES, WATER GATES ETC.) AND INFORMATION COMPILED FROM PLANS PROVIDED BY UTILITY COMPANIES AND GOVERNMENTAL AGENCIES. ALL CONTRACTORS SHOULD NOTIFY, IN WRITING, SAID AGENCIES PRIOR TO ANY EXCAVATION WORK AND CALL DIG-SAFE @ 1-888-DIG-SAFE.
- NAD83, VERTICAL DATUM: NAVD88. ESTABLISHED BY SURVEY HORIZONTAL DATUM: GRADE GPS OBSERVATIONS AND REFERENCE PLAN #6.
- THE PLAN IS BASED UPON A FIELD SURVEY COMPLETED IN NOVEMBER OF 2022 WITH TRIMBLE S5 ROBOTIC TOTAL STATION, CARLSON BRX7 RTK GPS UNITS, PANASONIC FZ-M1/TRIMBLE TSC7 DATA COLLECTORS.
- THE PARCEL SHOWN HEREON LIES WITHIN ZONE X (AREA OF MINIMAL FLOOD HAZARD) AS IDENTIFIED ON FLOOD INSURANCE RATE MAP, ROCKINGHAM COUNTY, NEW HAMPSHIRE, MAP NUMBER 33015C0259F, EFFECTIVE DATE 1/29/2021 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- CONTRACTOR TO VERIFY SITE BENCHMARKS BY LEVELING BETWEEN 2 BENCHMARKS PRIOR TO THE ESTABLISHMENT OF ANY GRADES OR ELEVATIONS. DISCREPANCIES ARE TO BE REPORTED TO JAMES VERRA AND ASSOCIATES, INC.
- DRILL HOLE FOUND AND SHOWN ON REFERENCE PLANS #1 & #3. PLANS #7 & #8 SHOW TIE DISTANCES OFF OF THE HOUSES TO THE LOT CORNER THAT DO NOT AGREE WITH THE LOCATION OF THE DRILL HOLE AND APPEAR TO SHORTEN THE FRONTAGE OF THE SUBJECT PARCEL (TAX MAP 152 LOT 4) ON LAFAYETTE ROAD, AND LENGTHEN THE DEEDED FRONTAGE OF TAX MAP 152 LOT 1. HOWEVER THE DURGIN PLANS DO NOT SHOW ANY MONUMENTS FOUND ALONG LAFAYETTE ROAD/MIDDLE STREET.
- THE INTENT OF THE OPEN SPACE AREA IS TO MEET THE REQUIREMENTS SET FORTH IN THE CITY'S ZONING ORDINANCE TO MAINTAIN A 30% OPEN SPACE FREE FROM STRUCTURES, PARKING AREAS, DRIVEWAYS AND OTHER USES WHICH PRECLUDE LANDSCAPING IN SUCH AREAS. THE INTENT OF THE AREA IS COMPUTED BY USING THE AREA OF THE SETBACK LINES, EITHER PERPENDICULAR OR PARALLEL TO THE PROPERTY LINES.
- LOTS ARE TO BE SERVICED BY MUNICIPAL WATER AND SEWER.

**REFERENCE PLANS:**

- "PLAN OF LAND OF BURTON K. MURDOCK & FRANCES E. MURDOCK IN PORTSMOUTH NEW HAMPSHIRE." DATED JANUARY 8, 1974 AND PREPARED BY MOULTON ENGINEERING CO. R.C.R.D. PLAN #D-4256.
- "PLAN OF LAND AT 25 LAFAYETTE ROAD PORTSMOUTH, N.H. AS PREPARED FOR/OWNER OF RECORD: DONALD F. AND BONNEY STEARNS 25 LAFAYETTE ROAD, PORTSMOUTH, N.H. 03801. R.C.R.D. PLAN #D-15412.
- "CONDOMINIUM SITE PLAN OF 921 MIDDLE STREET CONDOMINIUMS FOR WALTER HOFFMAN, 921 MIDDLE ST. COUNTY OF ROCKINGHAM, PORTSMOUTH, N.H." DATED MARCH 1986 AND PREPARED BY RICHARD P. MILLETTE AND ASSOCIATES. R.C.R.D. PLAN #D-15490.
- "PLAN OF LAND AT NO. 903 MIDDLE ST., PORTSMOUTH, N.H. PROPERTY OF RAYMOND C.L. GREER AND BERTHA D. GREER." DATED SEPTEMBER 1950 AND PREPARED BY ALBERT MOULTON, C.E. BK: 1274 PG: 325.
- "SUBDIVISION PLAN OF LAND, 227 WILLARD AVENUE, PORTSMOUTH, NEW HAMPSHIRE FOR JANICE W. YOCCOM." DATED JUNE 29, 1999 AND PREPARED BY THIS OFFICE. R.C.R.D. PLAN #D-27518.
- "EXISTING CONDITIONS PLAN, WILLARD AVENUE IMPROVEMENT PROJECT, WILLARD AVENUE, ORCHARD & ASH STREETS & ORCHARD COURT, PORTSMOUTH, NEW HAMPSHIRE, CMA ENGINEERS, INC." LAST REVISED DECEMBER 2, 2021. PREPARED BY AND ON FILE WITH THIS OFFICE. NOT RECORDED. JVA JOB #23944.
- "PLAN OF LOT, NO. 921 MIDDLE STREET, PORTSMOUTH, N.H." DATED AUGUST 1942. PREPARED BY JOHN W. DURGIN, CIVIL ENGINEER. NOT RECORDED AND ON FILE WITH THIS OFFICE. JWD FN:1094 PN: 1-231.
- "PLAN OF LOT, NO. 15 LAFAYETTE ROAD ROAD, PORTSMOUTH N.H." DATED AUGUST 4942 AND PREPARED BY JOHN W. DURGIN, CIVIL ENGINEER. NOT RECORDED AND ON FILE WITH THIS OFFICE. JWD FN:1094 PN: 6219.
- RECORDS OF JOHN W. DURGIN FN:1094 ON FILE WITH THIS OFFICE.

**LOCUS**  
1" = 1,000'

**152-48**  
LOUIS F. CLARIZIO  
2020 IRREVOCABLE TRUST  
195 NEW HAMPSHIRE AVE STE 255  
PORTSMOUTH, NH 03801  
BK: 6198 PG: 1575

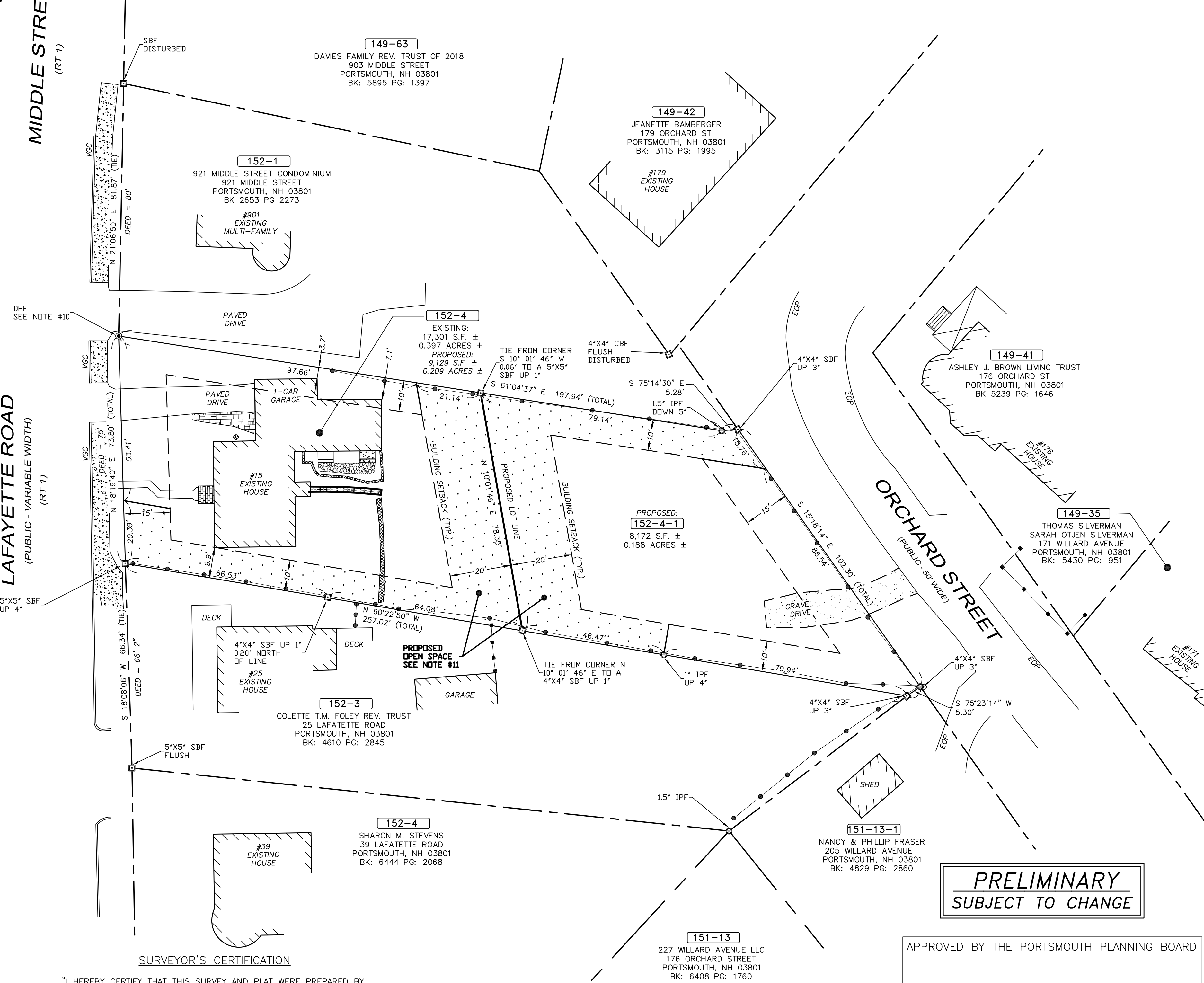
**152-47**  
ERIC WEINRIEB &  
RACHEL HOPKINS  
9 MIDDLE ROAD  
PORTSMOUTH, NH 03801  
BK: 4590 PG: 1190

**152-6**  
MIDDLE STREET HOLDING LLC  
685 ISLINGTON STREET  
PORTSMOUTH, NH 03801  
BK: 6072 PG: 17

- LEGEND:**
- BOUND as DESCRIBED
  - DRILL HOLE
  - IRON ROD (AS NOTED)
  - WATER GATE VALVE
  - CHAIN LINK FENCE
  - UTILITY POLE WITH ARM & LIGHT
  - WOOD FENCE
  - CEMENT CONCRETE PAD
  - ROCKINGHAM COUNTY REGISTRY OF DEEDS
  - TAX SHEET / LOT NO.
  - EDGE OF PAVEMENT
  - VERTICAL FACED GRANITE CURB
  - EDGE OF TRAVEL WAY

**MIDDLE STREET**  
(RT 1)

**LAFAYETTE ROAD**  
(PUBLIC - VARIABLE WIDTH)  
(RT 1)



**SURVEYOR'S CERTIFICATION**  
"I HEREBY CERTIFY THAT THIS SURVEY AND PLAT WERE PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS AN ERROR OF CLOSURE OF GREATER ACCURACY THAN ONE PART IN FIFTEEN THOUSAND (1:15,000)."

LICENSED LAND SURVEYOR \_\_\_\_\_ DATE \_\_\_\_\_

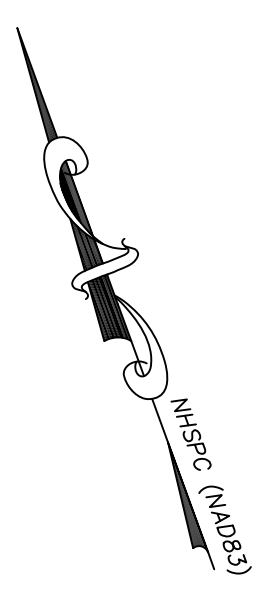


**PRELIMINARY**  
**SUBJECT TO CHANGE**

APPROVED BY THE PORTSMOUTH PLANNING BOARD

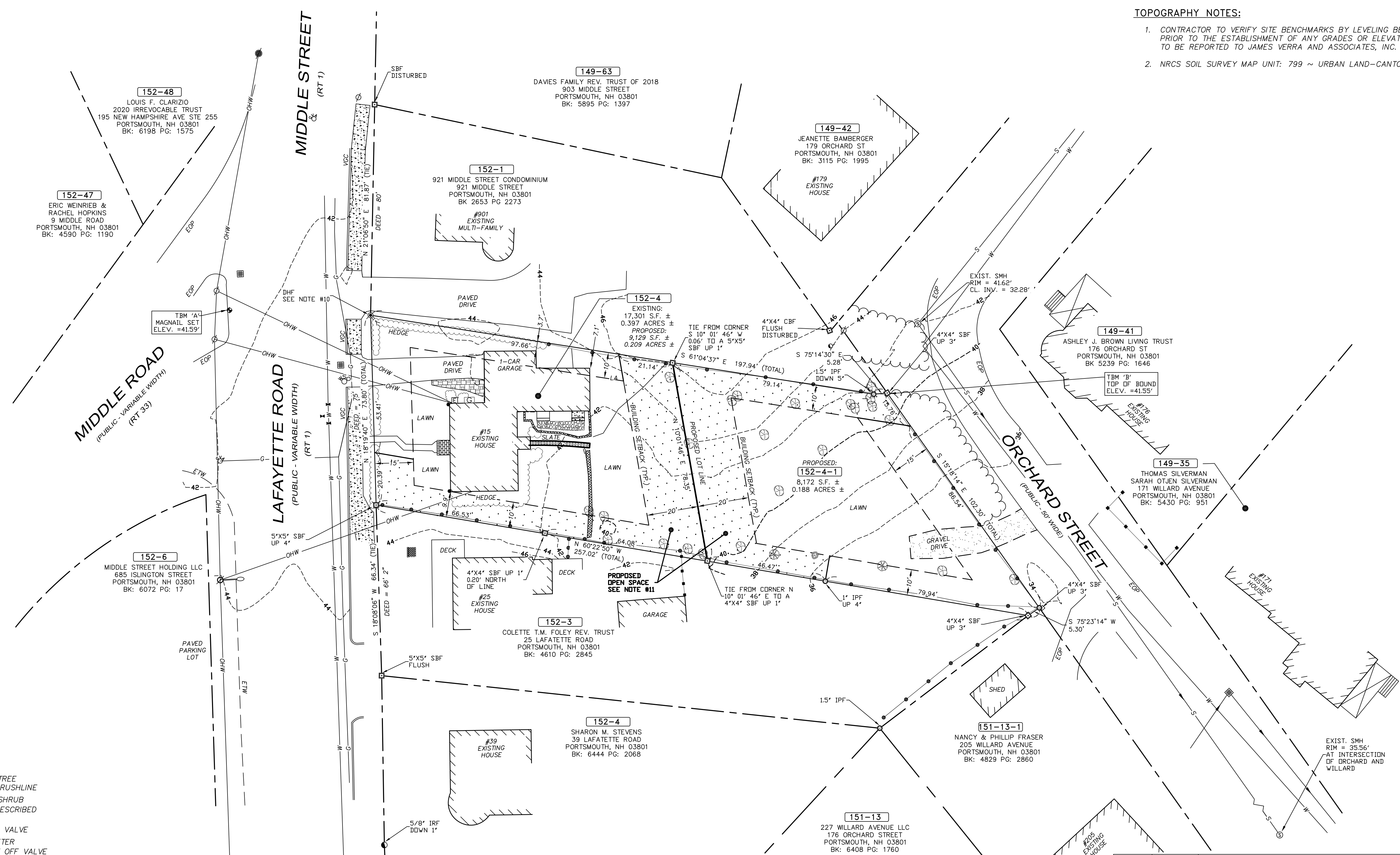
CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

| REV. NO.  | DATE        | DESCRIPTION | APPR'D  |
|---|-------------|-------------|---|
| <b>PROPOSED SUBDIVISION PLAN</b><br><b>15 LAFAYETTE ROAD</b><br><b>PORTSMOUTH, NEW HAMPSHIRE</b><br><b>TAX MAP 152 LOT 2</b><br><b>PREPARED FOR &amp; LAND OF: MURDOCK LIVING TRUST</b><br><b>JEFF MURDOCK, TRUSTEE</b> |             |             |   |
| <b>JAMES VERRA and ASSOCIATES, INC.</b><br>101 SHATTUCK WAY<br>SUITE 8<br>NEWINGTON, N.H., 03801-7876<br>603-436-3557   |             |             | DATE: 4/28/2023<br>JOB NO: 24032<br>SCALE: 1" = 20'<br>DWG NAME: 24032_SUB<br>PLAN NO: 24032-1<br>SHEET: V1 |
| RMF   | PROJECT MGR | RMF         | DRAWN BY  |
| COPYRIGHT © 2023 by JAMES VERRA and ASSOCIATES, INC.  |             |             |   |



**TOPOGRAPHY NOTES:**

1. CONTRACTOR TO VERIFY SITE BENCHMARKS BY LEVELING BETWEEN 2 BENCHMARKS PRIOR TO THE ESTABLISHMENT OF ANY GRADES OR ELEVATIONS. DISCREPANCIES ARE TO BE REPORTED TO JAMES VERRA AND ASSOCIATES, INC.
2. NRCS SOIL SURVEY MAP UNIT: 799 ~ URBAN LAND-CANTON COMPLEX 3-15% SLOPES.



- LEGEND:**
- DECIDUOUS TREE
  - TREE LINE/BRUSHLINE
  - DECIDUOUS SHRUB
  - BOUND as DESCRIBED
  - DRILL HOLE
  - WATER GATE VALVE
  - ELECTRIC METER
  - WATER SHUT OFF VALVE
  - CHAIN LINK FENCE
  - GAS METER
  - GAS VALVE
  - UTILITY POLE WITH ARM & LIGHT
  - IRON ROD (AS NOTED)
  - WOOD FENCE
  - CEMENT CONCRETE PAD
  - UTILITY POLE
  - GUY
  - OHW..... OVERHEAD WIRES
  - OHE..... OVERHEAD ELECTRIC
  - OHC..... OVERHEAD COMMUNICATION WIRES
  - RCRD..... ROCKINGHAM COUNTY REGISTRY OF DEEDS
  - 116-51..... TAX SHEET / LOT NO.
  - EOP..... EDGE OF PAVEMENT
  - LA..... LANDSCAPED AREA
  - RWB..... LANDSCAPE BLOCK RETAINING WALL
  - VGC..... VERTICAL FACED GRANITE CURB
  - CB..... CATCH BASIN



**SURVEYOR'S CERTIFICATION**

"I HEREBY CERTIFY THAT THIS SURVEY AND PLAT WERE PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS AN ERROR OF CLOSURE OF GREATER ACCURACY THAN ONE PART IN FIFTEEN THOUSAND (1:15,000)."

LICENSED LAND SURVEYOR \_\_\_\_\_ DATE \_\_\_\_\_

**PRELIMINARY  
SUBJECT TO CHANGE**

APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

| REV. NO.   | DATE | DESCRIPTION   | APPR'D  |
|--|------|---|---|
| <b>TOPOGRAPHIC PLAN</b><br><b>15 LAFAYETTE ROAD</b><br><b>PORTSMOUTH, NEW HAMPSHIRE</b><br><b>TAX MAP 152 LOT 2</b><br><b>PREPARED FOR &amp; LAND OF: MURDOCK LIVING TRUST</b><br><b>JEFF MURDOCK, TRUSTEE</b> |      |   |   |
| <b>JAMES VERRA and ASSOCIATES, INC.</b><br>101 SHATTUCK WAY<br>SUITE 8<br>NEWINGTON, N.H., 03801-7876<br>603-436-3557  |      |   | DATE: 4/28/2023<br>JOB NO: 24032<br>SCALE: 1" = 20'<br>DWG NAME: 24032_SUB<br>PLAN NO: 24032-1<br>SHEET: V2 |
| PROJECT MGR _____<br>RMF   |      | DRAWN BY _____<br>RMF<br>COPYRIGHT © 2023 by JAMES VERRA and ASSOCIATES, INC. |   |



# City of Portsmouth, New Hampshire

## *Subdivision Application Checklist*

This subdivision application checklist is a tool designed to assist the applicant in the planning process and for preparing the application for Planning Board review. A pre-application conference with a member of the planning department is strongly encouraged as additional project information may be required depending on the size and scope. The applicant is cautioned that this checklist is only a guide and is not intended to be a complete list of all subdivision review requirements. Please refer to the Subdivision review regulations for full details.

**Applicant Responsibilities (Section III.C):** Applicable fees are due upon application submittal along with required number of copies of the Preliminary or final plat and supporting documents and studies. Please consult with Planning staff for submittal requirements.

Owner: \_\_\_\_\_ Date Submitted: \_\_\_\_\_

Applicant: \_\_\_\_\_

Phone Number: \_\_\_\_\_ E-mail: \_\_\_\_\_

Site Address 1: \_\_\_\_\_ Map: \_\_\_\_\_ Lot: 4

Site Address 2: \_\_\_\_\_ Map: \_\_\_\_\_ Lot: \_\_\_\_\_

| Application Requirements            |  |   |                  |
|-------------------------------------|--|---|------------------|
|                                     | Required Items for Submittal   | Item Location<br>(e.g. Page or Plan Sheet/Note #) | Waiver Requested |
| <input checked="" type="checkbox"/> |  |   |                  |
| <input type="checkbox"/>            | Completed Application form.<br><b>(III.C.2-3)</b>  |   | N/A              |
| <input type="checkbox"/>            | All application documents, plans, supporting documentation and other materials provided in digital Portable Document Format (PDF) on compact disc, DVD or flash drive.<br><b>(III.C.4)</b> |   | N/A              |

| Requirements for Preliminary/Final Plat |   |  |  |
|---|---|--|--|
|   | Required Items for Submittal  | Item Location<br>(e.g. Page/line or Plan Sheet/Note #) | Required for Preliminary / Final Plat  |
| <input checked="" type="checkbox"/>     |   |  |  |
| <input type="checkbox"/>                | Name and address of record owner, any option holders, descriptive name of subdivision, engineer and/or surveyor or name of person who prepared the plat.<br><b>(Section IV.1/V.1)</b> |  | <input checked="" type="checkbox"/> Preliminary Plat<br><input checked="" type="checkbox"/> Final Plat |
|   |   |  | N/A  |

| Requirements for Preliminary/Final Plat |   |   |  |                     |
|---|---|---|--|---------------------|
| <input checked="" type="checkbox"/>     | Required Items for Submittal  | Item Location<br>(e.g. Page/line or<br>Plan Sheet/Note #) | Required for<br>Preliminary / Final<br>Plat  | Waiver<br>Requested |
| <input type="checkbox"/>                | <p><b>Preliminary Plat</b><br/>Names and addresses of all adjoining property owners. <b>(Section IV.2)</b></p> <p><b>Final Plat</b><br/>Names and addresses of all abutting property owners, locations of buildings within one hundred (100) feet of the parcel, and any new house numbers within the subdivision. <b>(Section V.2)</b></p>   |   | <input checked="" type="checkbox"/> Preliminary Plat<br><input checked="" type="checkbox"/> Final Plat | N/A                 |
| <input type="checkbox"/>                | North point, date, and bar scale. <b>(Section IV.3/V3)</b>  | Required on all Plan Sheets                               | <input checked="" type="checkbox"/> Preliminary Plat<br><input checked="" type="checkbox"/> Final Plat | N/A                 |
| <input type="checkbox"/>                | Zoning classification and minimum yard dimensions required. <b>(Section IV.4/V.4)</b>   |   | <input checked="" type="checkbox"/> Preliminary Plat<br><input checked="" type="checkbox"/> Final Plat | N/A                 |
| <input type="checkbox"/>                | <p><b>Preliminary Plat</b><br/>Scale (not to be smaller than one hundred (100) feet = 1 inch) and location map (at a scale of 1" = 1000'). <b>(Section IV.5)</b></p> <p><b>Final Plat</b><br/>Scale (not to be smaller than 1"=100'), Location map (at a scale of 1"=1,000') showing the property being subdivided and its relation to the surrounding area within a radius of 2,000 feet. Said location map shall delineate all streets and other major physical features that my either affect or be affected by the proposed development. <b>(Section V.5)</b></p> |   | <input checked="" type="checkbox"/> Preliminary Plat<br><input checked="" type="checkbox"/> Final Plat | N/A                 |
| <input type="checkbox"/>                | Location and approximate dimensions of all existing and proposed property lines including the entire area proposed to be subdivided, the areas of proposed lots, and any adjacent parcels in the same ownership. <b>(Section IV.6)</b>  |   | <input checked="" type="checkbox"/> Preliminary Plat<br><input checked="" type="checkbox"/> Final Plat |                     |
| <input type="checkbox"/>                | Dimensions and areas of all lots and any and all property to be dedicated or reserved for schools, parks, playgrounds, or other public purpose. Dimensions shall include radii and length of all arcs and calculated bearing for all straight lines. <b>(Section V.6/ IV.7)</b>   |   | <input checked="" type="checkbox"/> Preliminary Plat<br><input checked="" type="checkbox"/> Final Plat | N/A                 |
| <input type="checkbox"/>                | Location, names, and present widths of all adjacent streets, with a designation as to whether public or private and approximate location of existing utilities to be used. Curbs and sidewalks shall be shown. <b>(Section IV.8/V.7)</b>  |   | <input checked="" type="checkbox"/> Preliminary Plat<br><input checked="" type="checkbox"/> Final Plat |                     |

| Requirements for Preliminary/Final Plat |  |   |  |                     |
|---|--|---|--|---------------------|
| <input checked="" type="checkbox"/>     | Required Items for Submittal   | Item Location<br>(e.g. Page/line or<br>Plan Sheet/Note #) | Required for<br>Preliminary / Final<br>Plat  | Waiver<br>Requested |
| <input type="checkbox"/>                | Location of significant physical features, including bodies of water, watercourses, wetlands, railroads, important vegetation, stone walls and soils types that may influence the design of the subdivision.<br><b>(Section IV.9/V.8)</b>  |   | <input checked="" type="checkbox"/> Preliminary Plat<br><input checked="" type="checkbox"/> Final Plat |                     |
| <input type="checkbox"/>                | <b>Preliminary Plat</b><br>Proposed locations, widths and other dimensions of all new streets and utilities, including water mains, storm and sanitary sewer mains, catch basins and culverts, street lights, fire hydrants, sewerage pump stations, etc. <b>(Section IV.10)</b><br><b>Final Plat</b><br>Proposed locations and profiles of all proposed streets and utilities, including water mains, storm and sanitary sewer mains, catchbasins and culverts, together with typical cross sections. Profiles shall be drawn to a horizontal scale of 1"=50' and a vertical scale of 1"=5', showing existing centerline grade, existing left and right sideline grades, and proposed centerline grade.<br><b>(Section V.9)</b> |   | <input checked="" type="checkbox"/> Preliminary Plat<br><input checked="" type="checkbox"/> Final Plat |                     |
| <input type="checkbox"/>                | When required by the Board, the plat shall be accompanied by profiles of proposed street grades, including extensions for a reasonable distance beyond the subject land; also grades and sizes of proposed utilities.<br><b>(Section IV.10)</b>  |   | <input checked="" type="checkbox"/> Preliminary Plat<br><input checked="" type="checkbox"/> Final Plat |                     |
| <input type="checkbox"/>                | Base flood elevation (BFE) for subdivisions involving greater than five (5) acres or fifty (50) lots.<br><b>(Section IV.11)</b>  |   | <input checked="" type="checkbox"/> Preliminary Plat<br><input checked="" type="checkbox"/> Final Plat |                     |
| <input type="checkbox"/>                | For subdivisions of five (5) lots or more, or at the discretion of the Board otherwise, the preliminary plat shall show contours at intervals no greater than two (2) feet. Contours shall be shown in dotted lines for existing natural surface and in solid lines for proposed final grade, together with the final grade elevations shown in figures at all lot corners. If existing grades are not to be changed, then the contours in these areas shall be solid lines.<br><b>(Section IV.12/ V.12)</b>   |   | <input checked="" type="checkbox"/> Preliminary Plat<br><input checked="" type="checkbox"/> Final Plat |                     |

| Requirements for Preliminary/Final Plat |   |   |   |                     |
|---|---|---|---|---------------------|
| <input checked="" type="checkbox"/>     | Required Items for Submittal  | Item Location<br>(e.g. Page/line or<br>Plan Sheet/Note #) | Required for<br>Preliminary / Final<br>Plat   | Waiver<br>Requested |
| <input type="checkbox"/>                | Dates and permit numbers of all necessary permits from governmental agencies from which approval is required by Federal or State law.<br><b>(Section V.10)</b>                                      |   | <input type="checkbox"/> Preliminary Plat<br><input checked="" type="checkbox"/> Final Plat |                     |
| <input type="checkbox"/>                | For subdivisions involving greater than five (5) acres or fifty (50) lots, the final plat shall show hazard zones and shall include elevation data for flood hazard zones.<br><b>(Section V.11)</b> |   | <input type="checkbox"/> Preliminary Plat<br><input checked="" type="checkbox"/> Final Plat |                     |
| <input type="checkbox"/>                | Location of all permanent monuments.<br><b>(Section V.12)</b>   |   | <input type="checkbox"/> Preliminary Plat<br><input checked="" type="checkbox"/> Final Plat |                     |

**General Requirements<sup>1</sup>**

| <input checked="" type="checkbox"/>  | Required Items for Submittal  | Item Location<br>(e.g. Page/line or Plan Sheet/Note #) | Waiver Requested |
|--|---|--|------------------|
| <input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/>   | <b>1. Basic Requirements: (VI.1)</b><br>a. Conformity to Official Plan or Map<br>b. Hazards<br>c. Relation to Topography<br>d. Planned Unit Development   | Sheets 1 & 2   |                  |
| <input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/>   | <b>2. Lots: (VI.2)</b><br>a. Lot Arrangement<br>b. Lot sizes<br>c. Commercial and Industrial Lots   | Sheets 1 & 2   |                  |
| <input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/> | <b>3. Streets: (VI.3)</b><br>a. Relation to adjoining Street System<br>b. Street Rights-of-Way<br>c. Access<br>d. Parallel Service Roads<br>e. Street Intersection Angles<br>f. Merging Streets<br>g. Street Deflections and Vertical Alignment<br>h. Marginal Access Streets<br>i. Cul-de-Sacs<br>j. Rounding Street Corners<br>k. Street Name Signs<br>l. Street Names<br>m. Block Lengths<br>n. Block Widths<br>o. Grade of Streets<br>p. Grass Strips | Sheets 1 & 2   |                  |
| <input type="checkbox"/>   | <b>4. Curbing: (VI.4)</b>   |  |                  |
| <input type="checkbox"/>   | <b>5. Driveways: (VI.5)</b>   |  | X                |
| <input type="checkbox"/>   | <b>6. Drainage Improvements: (VI.6)</b>   |  |                  |
| <input type="checkbox"/>   | <b>7. Municipal Water Service: (VI.7)</b>   |  |                  |
| <input type="checkbox"/>   | <b>8. Municipal Sewer Service: (VI.8)</b>   |  |                  |
| <input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/>   | <b>9. Installation of Utilities: (VI.9)</b><br>a. All Districts<br>b. Indicator Tape  |  |                  |
| <input type="checkbox"/>   | <b>10. On-Site Water Supply: (VI.10)</b>  |  |                  |
| <input type="checkbox"/>   | <b>11. On-Site Sewage Disposal Systems: (VI.11)</b>   |  |                  |
| <input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/>   | <b>12. Open Space: (VI.12)</b><br>a. Natural Features<br>b. Buffer Strips<br>c. Parks<br>d. Tree Planting   | Sheets 1 & 2   |                  |
| <input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/>   | <b>13. Flood Hazard Areas: (VI.13)</b><br>a. Permits<br>b. Minimization of Flood Damage<br>c. Elevation and Flood-Proofing Records<br>d. Alteration of Watercourses   | Sheet 1 Note #8  |                  |
| <input type="checkbox"/>   | <b>14. Erosion and Sedimentation Control (VI.14)</b>  |  |                  |

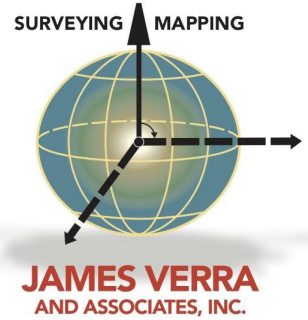


| <input checked="" type="checkbox"/> | Required Items for Submittal                                | Item Location<br>(e.g. Page/line or<br>Plan Sheet/Note #) | Waiver<br>Requested |
|-------------------------------------|---|---|---------------------|
| <input type="checkbox"/>            | <b>15. Easements (VI.15)</b><br>a. Utilities<br>b. Drainage |   | N/A                 |
| <input type="checkbox"/>            | <b>16. Monuments: (VI.16)</b>                               | Sheets 1 & 2  |                     |
| <input type="checkbox"/>            | <b>17. Benchmarks: (VI.17)</b>                              | Sheet 2   |                     |
| <input type="checkbox"/>            | <b>18. House Numbers (VI.18)</b>                            | Sheets 1 & 2  |                     |

| Design Standards         |  |   |                     |
|--------------------------|--|---|---------------------|
|                          | Required Items for Submittal   | Indicate compliance and/or<br>provide explanation as to<br>alternative design | Waiver<br>Requested |
| <input type="checkbox"/> | <b>1. Streets have been designed according to the design standards required under Section (VII.1).</b><br>a. Clearing<br>b. Excavation<br>c. Rough Grade and Preparation of Sub-Grade<br>d. Base Course<br>e. Street Paving<br>f. Side Slopes<br>g. Approval Specifications<br>h. Curbing<br>i. Sidewalks<br>j. Inspection and Methods |   |                     |
| <input type="checkbox"/> | <b>2. Storm water Sewers and Other Drainage Appurtenances have been designed according to the design standards required under Section (VII.2).</b><br>a. Design<br>b. Standards of Construction  |   |                     |
| <input type="checkbox"/> | <b>3. Sanitary Sewers have been designed according to the design standards required under Section (VII.3).</b><br>a. Design<br>b. Lift Stations<br>c. Materials<br>d. Construction Standards   |   |                     |
| <input type="checkbox"/> | <b>4. Water Mains and Fire Hydrants have been designed according to the design standards required under Section (VII.4).</b><br>a. Connections to Lots<br>b. Design and Construction<br>c. Materials<br>d. Notification Prior to Construction  |   |                     |

Applicant's/Representative's Signature: Ryan Fowler Date: \_\_\_\_\_

<sup>1</sup> See City of Portsmouth, NH Subdivision Rules and Regulations for details.  
Subdivision Application Checklist/January 2018



To whom it may concern;

We are requesting the following waivers due to the size and scope of the project.

#### Driveways VI.5

Our client will be selling the lot and unsure of where the new owner would build the new dwelling or the design of the new structure. We request prior to the issuance of a building permit the new owner would need to obtain the driveway permit.

#### Drainage Improvements VI.6

Due to the small impact of the 1 lot subdivision, and the lack of a proposed development we are requesting a waiver.

#### Municipal Water Service VI.7

Due to the lack of proposed development, we are not proposing a house at this time. When the new owner decides to build a structure on the lot, prior to the issuance of a building permit they can apply for approval through the water department at that time.

#### Municipal Sewer Service VI.8

Due to the lack of proposed development, we are not proposing a house at this time. When the new owner decides to build a structure on the lot, prior to the issuance of a building permit they can apply for approval through the sewer department at that time.

#### Installation of Utilities VI.9

Due to the lack of proposed development, we are not proposing a house at this time. When the new owner decides to build a structure on the lot, prior to the issuance of a building permit they can apply for approval through the sewer & water departments at that time.

#### Erosion and Sedimentation Control VI.14

Due to the lack of proposed development, we are not proposing a house at this time. When the new owner decides to build a structure on the lot, prior to the issuance of a building permit they can work with the department to control erosion and sedimentation.



200 Griffin Road, Unit 3, Portsmouth, NH 03801  
Phone (603) 430-9282 Fax 436-2315

1 May 2023

Peter Stith, TAC Committee Chair  
City of Portsmouth  
1 Junkins Avenue  
Portsmouth, NH 03801

**RE: Request for TAC Workshop at 700 Peverly Hill Road, Proposed Building Addition**

Dear Mr. Stith and TAC Members:

On behalf of JMK Realty, LLC and Portsmouth Auto Body Center we are pleased to submit the attached plan set for **TAC Workshop** review for the above-mentioned project and request that we be placed on the agenda for your **May 9, 2023**, TAC Workshop Meeting. The project consists of a small (2,821 sf) addition to the existing rear commercial building at 700 Peverly Hill Road. The area surrounding the existing building is currently a paved service lot. The pavement will be sawcut to allow the proposed addition to be placed. Existing porous area (open space) to be covered by the addition will be replaced by the creation of a similarly sized area which will not be replaced with pavement. The grades will be adjusted to accommodate the new construction. Utility connections will be internal.

The following plans are included in our submission:

- Cover Sheet – This shows the Development Team, Legend, Site Location, and Site Zoning.
- Standard Boundary Survey Plan C1 – These plans show the existing property boundaries. The survey was performed by Easterly Survey (used with permission).
- Existing Conditions Plan C2 – This plan shows the existing site conditions at the location of the addition in detail as well as the site features which will be removed.
- Site Plan C3 – This plan shows the proposed building addition placement.
- Grading and Utility Plan C4 – This plan shows proposed site grading and roof drain connection. The plan notes that all utilities will be connected internally.
- Detail Sheet D1 – This plan shows site details.

**Also please find attached Preliminary Building Plans.**

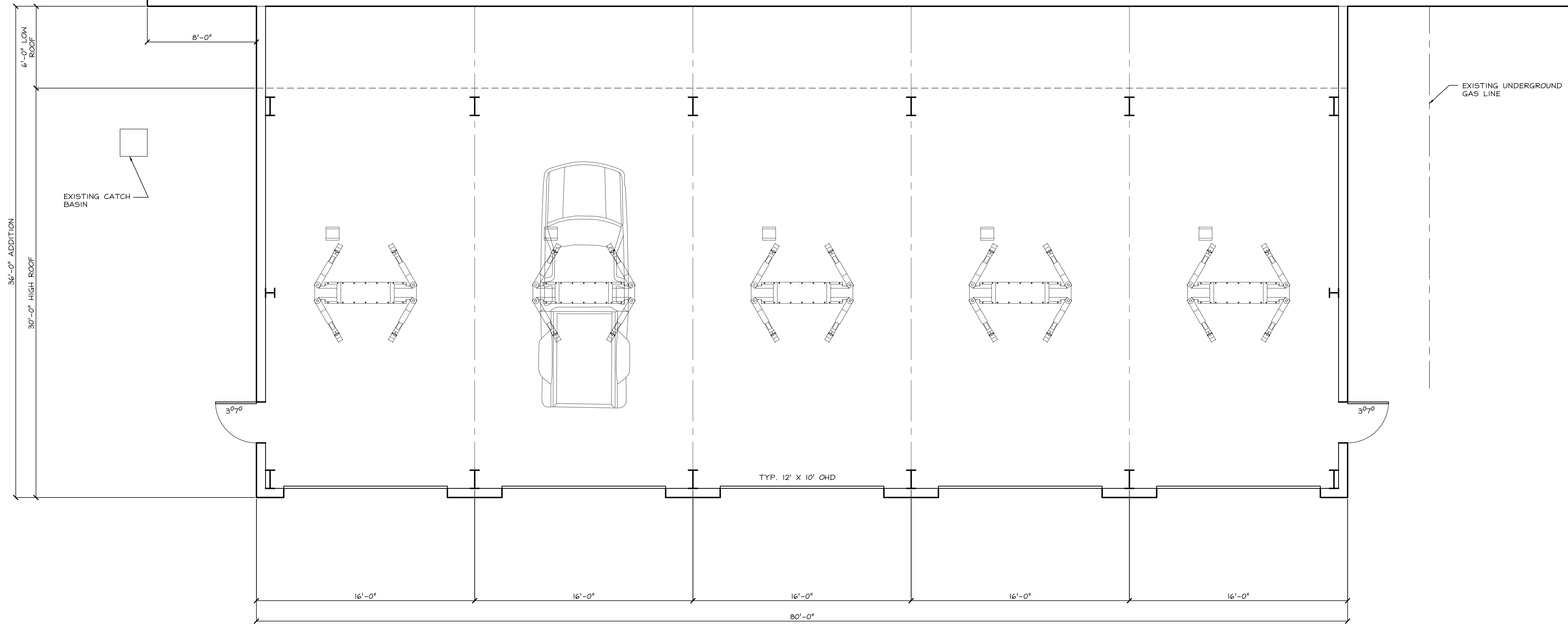
We look forward to the review of this submission and Staff / City Department input on this project.

Sincerely,

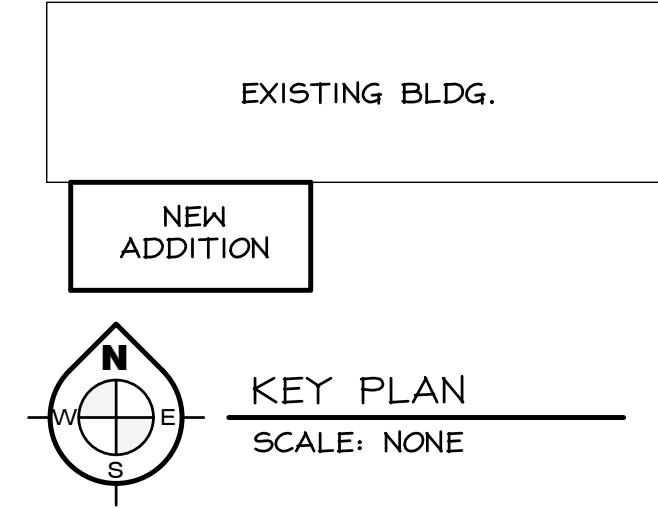
John R. Chagnon, PE

| Revisions |
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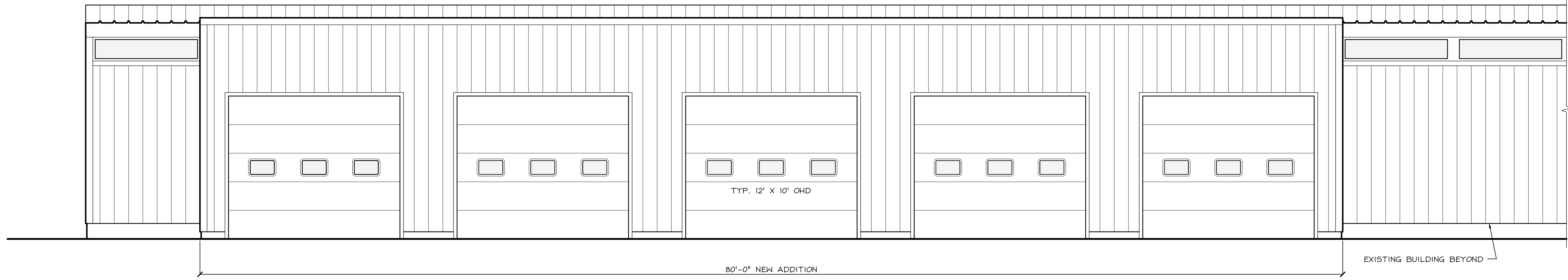
EXISTING BODY SHOP



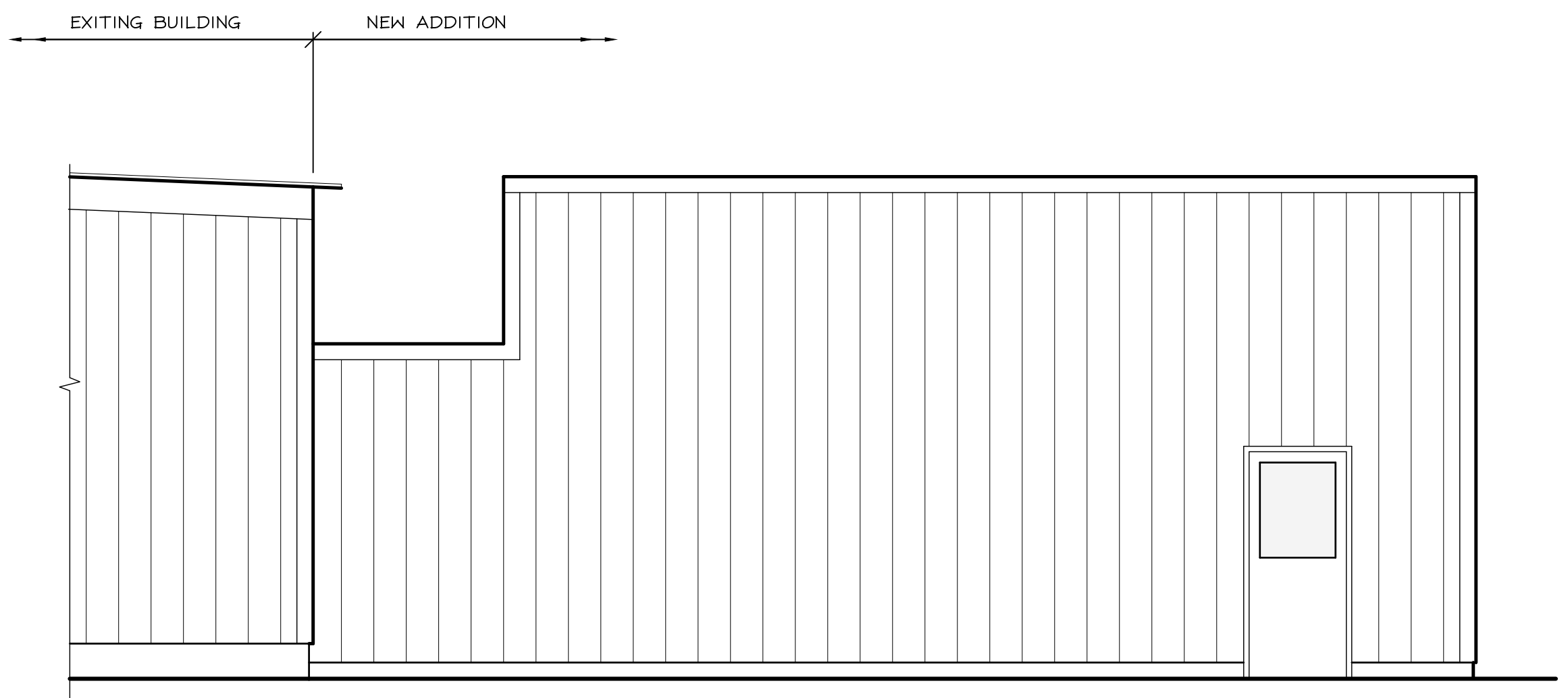
**FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"



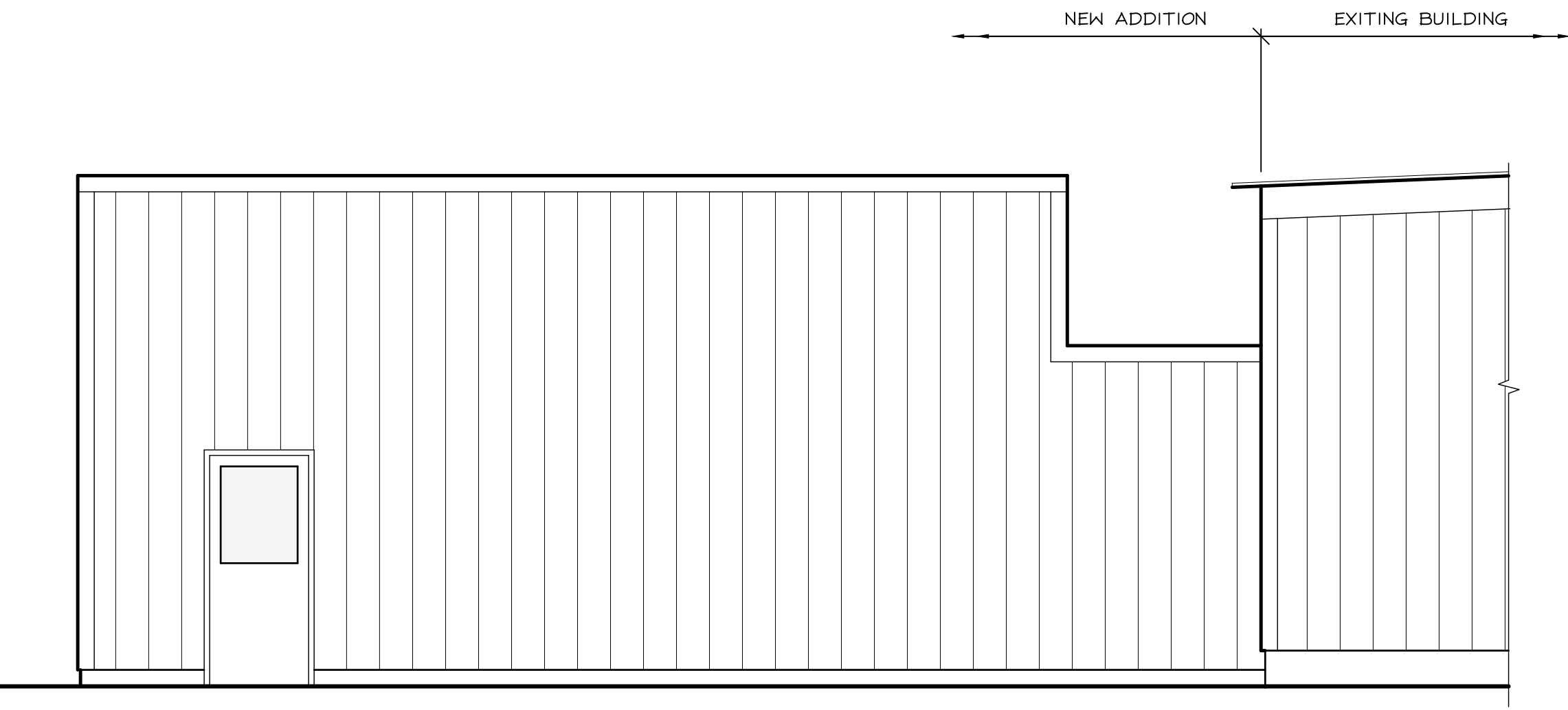
| Revisions |
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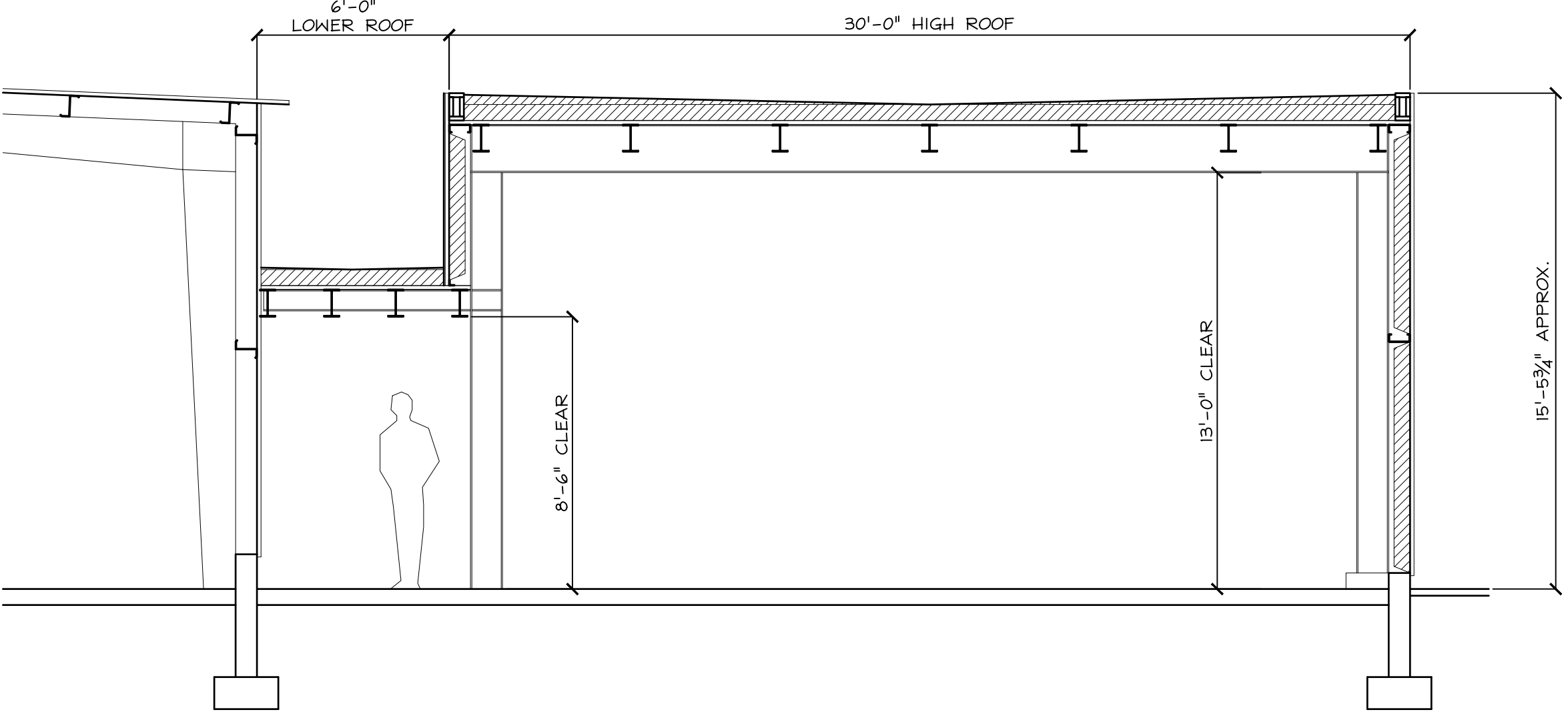
**SOUTH ELEVATION**  
 SCALE: 1/4" = 1'-0"



**WEST ELEVATION**  
 SCALE: 1/4" = 1'-0"



**EAST ELEVATION**  
 SCALE: 1/4" = 1'-0"



**SCHEMATIC SECTION**  
 SCALE: 1/4" = 1'-0"

# PROPOSED BUILDING ADDITION PORTSMOUTH AUTO BODY CENTER 700 PEVERLY HILL ROAD PORTSMOUTH NEW HAMPSHIRE SITE PERMIT PLANS

PROJECT PERMITS:  
PORTSMOUTH SITE PLAN: PENDING

**OWNER AND APPLICANT:**

JMK REALTY, LLC  
PO BOX 971  
PORTSMOUTH, N.H. 03801  
TEL. (603) 431-5533

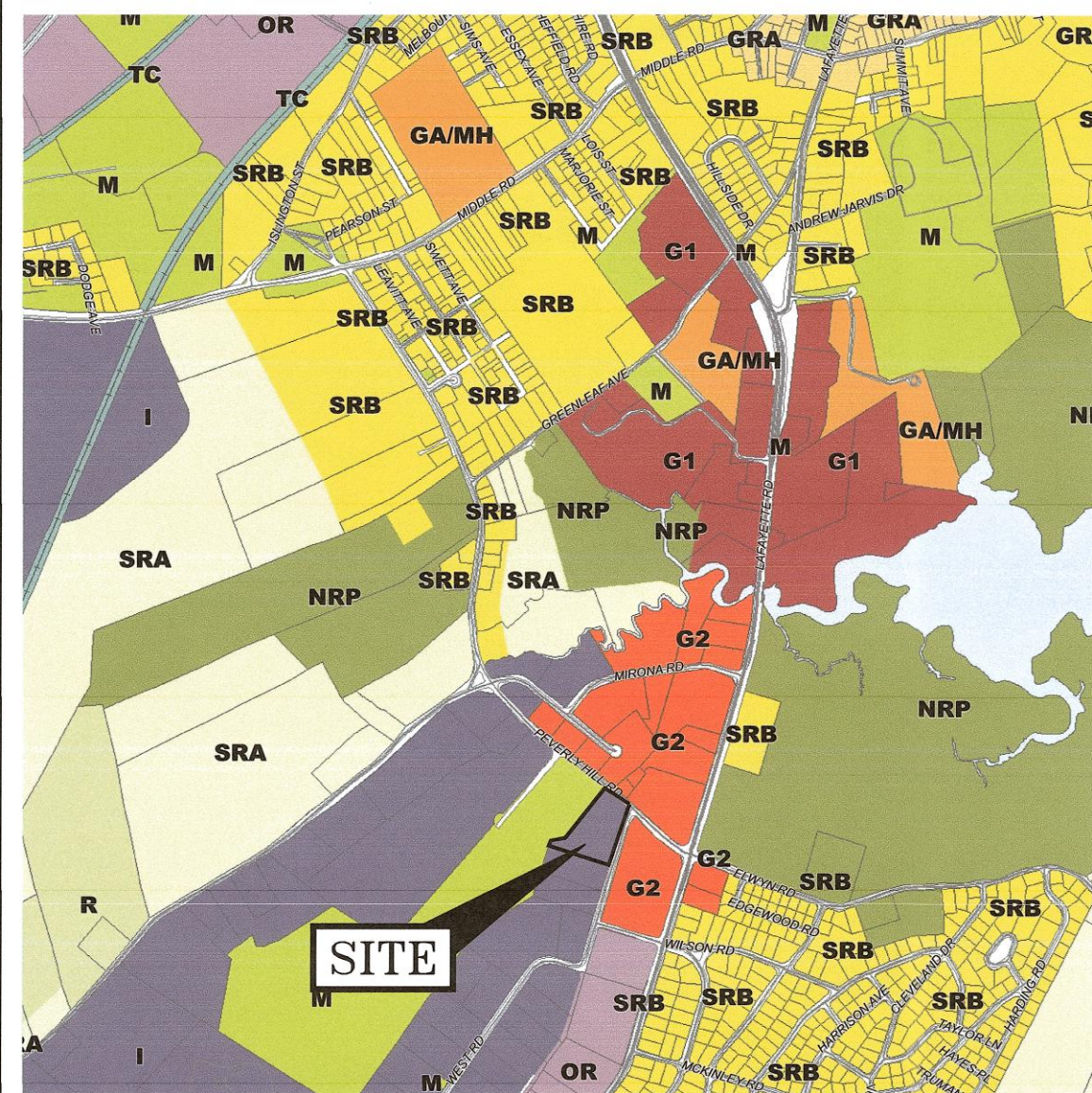
**CIVIL ENGINEER & LAND SURVEYOR:**

AMBIT ENGINEERING, INC.  
A DIVISION OF HALEY WARD, INC.  
200 GRIFFIN ROAD, UNIT 3  
PORTSMOUTH, N.H. 03801  
TEL. (603) 430-9282  
FAX (603) 436-2315

**CONSTRUCTION MANAGEMENT:**

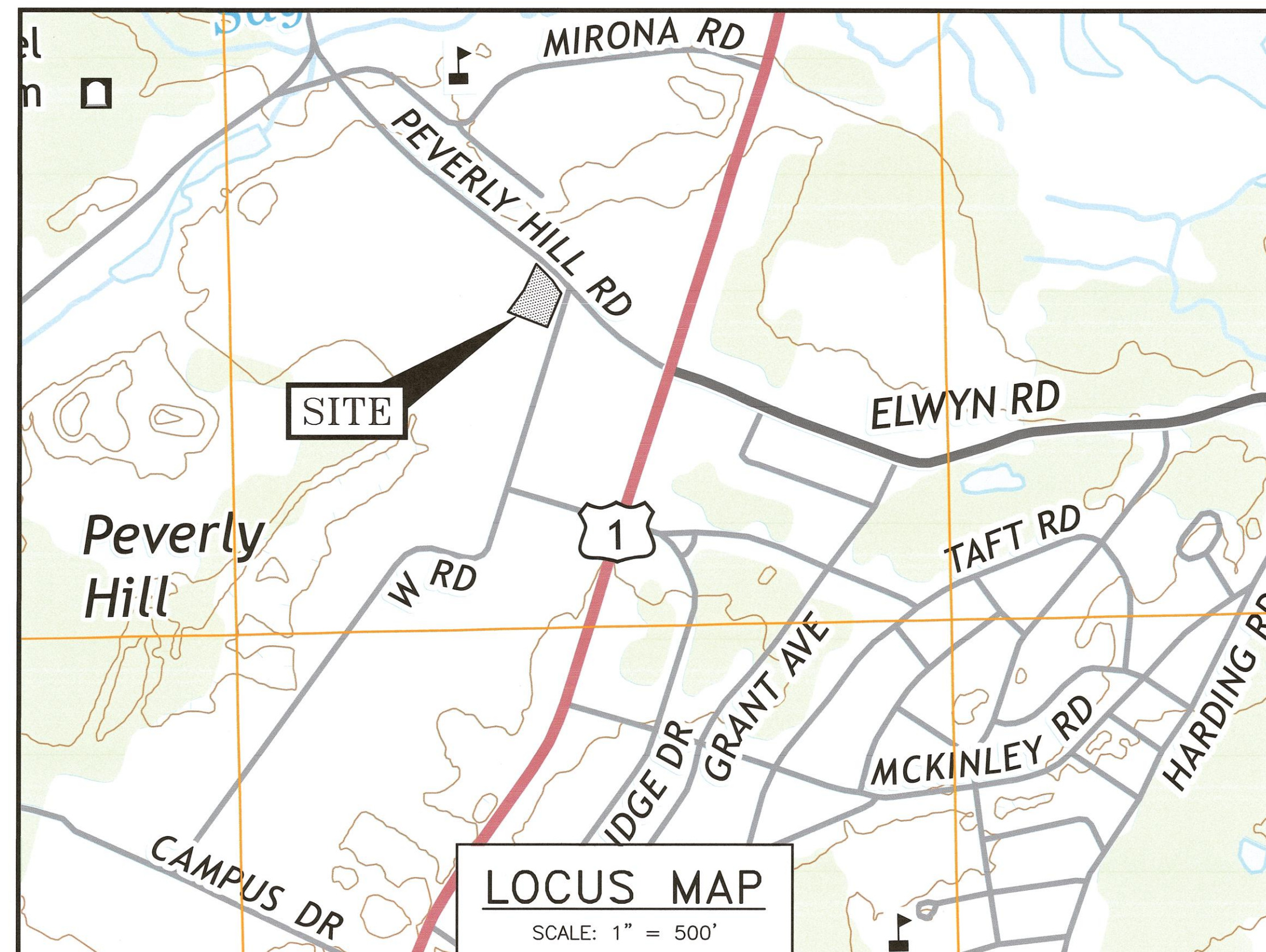
SJM CONSTRUCTION  
MANAGEMENT  
25 GREENVIEW LANE  
SANFORD, M.E. 04073  
TEL. (603) 235-5984

**PORTSMOUTH ZONING MAP**



**Legend**

- Character Districts**  
 [ ] Character-Based Zoning Area  
 (Refer to Zoning Map Sheet 2 of 2 Character Districts Regulating Plan)
- Residential Districts**
- [ ] R Rural
  - [ ] SRA Single Residence A
  - [ ] SRB Single Residence B
  - [ ] GRA General Residence A
  - [ ] GRB General Residence B
  - [ ] GRC General Residence C
  - [ ] GA/MH Garden Apartment/Mobile Home Park
- Mixed Residential Districts**
- [ ] MRO Mixed Residential Office
  - [ ] MRB Mixed Residential Business
  - [ ] G1 Gateway Corridor
  - [ ] G2 Gateway Center
- Business Districts**
- [ ] GB General Business
  - [ ] B Business
  - [ ] WB Waterfront Business
- Industrial Districts**
- [ ] OR Office Research
  - [ ] I Industrial
  - [ ] WI Waterfront Industrial



**LEGEND:**

| EXISTING   | PROPOSED   |                              |
|------------|------------|------------------------------|
| [---] SL   | [---] SL   | PROPERTY LINE                |
| [---] S    | [---] S    | SETBACK                      |
| [---] G    | [---] G    | SEWER PIPE                   |
| [---] D    | [---] D    | SEWER LATERAL                |
| [---] W    | [---] W    | GAS LINE                     |
| [---] WS   | [---] WS   | STORM DRAIN                  |
| [---] FD   | [---] FD   | WATER LINE                   |
| [---] 100  | [---] 100  | WATER SERVICE                |
| [---] 97x3 | [---] 98x0 | UNDERGROUND ELECTRIC         |
| [---] 100  | [---] 100  | OVERHEAD ELECTRIC/WIRES      |
| [---] 97x3 | [---] 98x0 | FOUNDATION DRAIN             |
| [---] 100  | [---] 100  | EDGE OF PAVEMENT (EP)        |
| [---] 97x3 | [---] 98x0 | CONTOUR                      |
| [---] 100  | [---] 100  | SPOT ELEVATION               |
| [---] 97x3 | [---] 98x0 | UTILITY POLE                 |
| [---] 100  | [---] 100  | WALL MOUNTED EXTERIOR LIGHTS |
| [---] 97x3 | [---] 98x0 | TRANSFORMER ON CONCRETE PAD  |
| [---] 100  | [---] 100  | ELECTRIC HANDHOLD            |
| [---] 97x3 | [---] 98x0 | SHUT OFFS (WATER/GAS)        |
| [---] 100  | [---] 100  | GATE VALVE                   |
| [---] 97x3 | [---] 98x0 | HYDRANT                      |
| [---] 100  | [---] 100  | CATCH BASIN                  |
| [---] 97x3 | [---] 98x0 | SEWER MANHOLE                |
| [---] 100  | [---] 100  | DRAIN MANHOLE                |
| [---] 97x3 | [---] 98x0 | TELEPHONE MANHOLE            |
| [---] 100  | [---] 100  | PARKING SPACE COUNT          |
| [---] 97x3 | [---] 98x0 | PARKING METER                |
| [---] 100  | [---] 100  | LANDSCAPED AREA              |
| [---] 97x3 | [---] 98x0 | TO BE DETERMINED             |
| [---] 100  | [---] 100  | CAST IRON PIPE               |
| [---] 97x3 | [---] 98x0 | COPPER PIPE                  |
| [---] 100  | [---] 100  | DUCTILE IRON PIPE            |
| [---] 97x3 | [---] 98x0 | PVC                          |
| [---] 100  | [---] 100  | POLYVINYL CHLORIDE PIPE      |
| [---] 97x3 | [---] 98x0 | REINFORCED CONCRETE PIPE     |
| [---] 100  | [---] 100  | ASBESTOS CEMENT PIPE         |
| [---] 97x3 | [---] 98x0 | VITRIFIED CLAY PIPE          |
| [---] 100  | [---] 100  | EDGE OF PAVEMENT             |
| [---] 97x3 | [---] 98x0 | ELEVATION                    |
| [---] 100  | [---] 100  | FINISHED FLOOR               |
| [---] 97x3 | [---] 98x0 | INVERT                       |
| [---] 100  | [---] 100  | SLOPE FT/FT                  |
| [---] 97x3 | [---] 98x0 | TEMPORARY BENCH MARK         |
| [---] 100  | [---] 100  | TYPICAL                      |
| [---] 97x3 | [---] 98x0 | WINDOW WELL                  |
| [---] 100  | [---] 100  | PHOTO LOCATION               |



**UTILITY CONTACTS**

**ELECTRIC:**  
EVERSOURCE  
1700 LAFAYETTE ROAD  
PORTSMOUTH, N.H. 03801  
Tel. (603) 436-7708, Ext. 555.5678  
ATTN: MICHAEL BUSBY, P.E. (MANAGER)

**NATURAL GAS:**  
UNITIL  
325 WEST ROAD  
PORTSMOUTH, N.H. 03801  
Tel. (603) 294-5144  
ATTN: DAVE BEAULIEU

**CABLE:**  
COMCAST  
155 COMMERCE WAY  
PORTSMOUTH, N.H. 03801  
Tel. (603) 679-5695 (X1037)  
ATTN: MIKE COLLINS

**SEWER & WATER:**  
PORTSMOUTH DEPARTMENT OF PUBLIC WORKS  
680 PEVERLY HILL ROAD  
PORTSMOUTH, N.H. 03801  
Tel. (603) 427-1530  
ATTN: JIM TOW

**COMMUNICATIONS:**  
CONSOLIDATED  
COMMUNICATIONS  
JOE CONSIDINE  
1575 GREENLAND ROAD  
GREENLAND, N.H. 03840  
Tel. (603) 427-5525

**INDEX OF SHEETS**

| DWG No. |                               |
|---------|-------------------------------|
| C1      | STANDARD BOUNDARY SURVEY PLAN |
| C2      | EXISTING CONDITIONS PLAN      |
| C3      | SITE PLAN                     |
| C4      | GRADING & UTILITY PLAN        |
| D1      | DETAILS & EROSION CONTROL     |

PORTSMOUTH APPROVAL CONDITIONS NOTE:  
ALL CONDITIONS ON THIS PLAN SET SHALL REMAIN IN EFFECT IN PERPETUITY PURSUANT TO THE REQUIREMENTS OF THE CITY OF PORTSMOUTH SITE PLAN REVIEW REGULATIONS.

APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

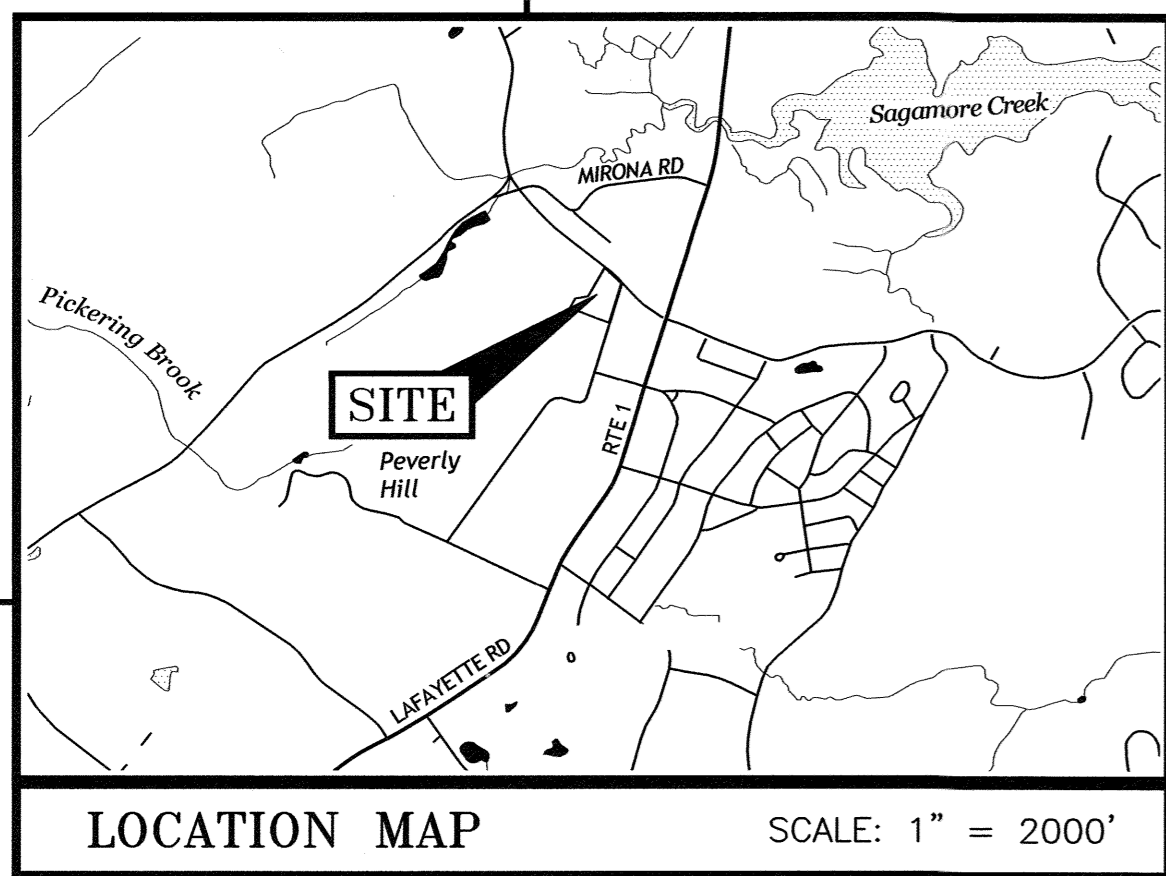
PROPOSED BUILDING ADDITION  
PORTSMOUTH AUTO BODY CENTER  
700 PEVERLY HILL ROAD  
PORTSMOUTH, N.H.



WWW.HALEYWARD.COM

200 Griffin Road, Unit 3  
Portsmouth, NH 03801  
603.430.9282

PLAN SET SUBMITTAL DATE: 2 MAY 2023



LOCATION MAP SCALE: 1" = 2000'

LEGEND: SEE COVER SHEET

APPROXIMATE PROPERTY LINE (SEE PLAN REFERENCE #1)

252  
2-11  
N/F  
HEG WEST ROAD LLC  
2 INTERNATIONAL WAY  
PORTSMOUTH MA 01843  
5835/0067

Lot #11  
lot line per plan reference

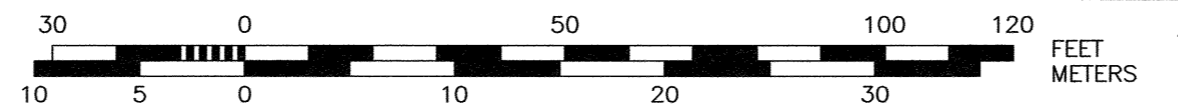
EXISTING BUILDING

TAX MAP 252 LOT 2-10  
182,976 square feet  
4.20 acres  
Lot #10

30' x 30' EASEMENT IN FAVOR OF NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY PER DEED R.C.R.D. BOOK 2859 PAGE 2934.

WEST ROAD

GRAPHIC SCALE



REFERENCE PLANS:

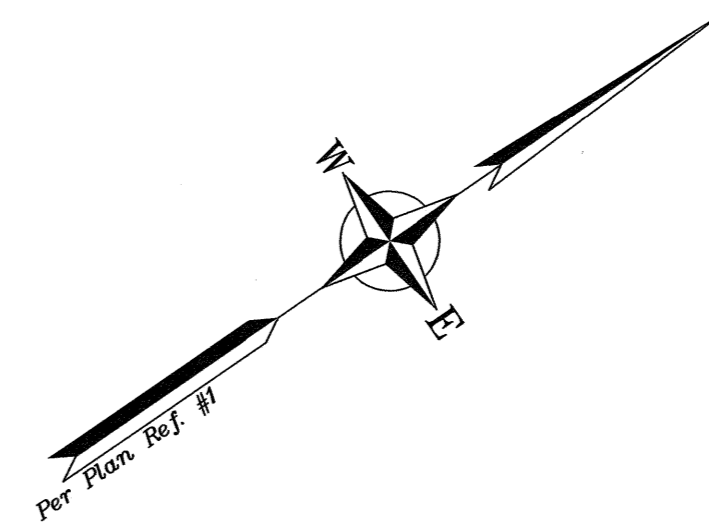
1) PLAN OF LAND ON PEVERLY HILL RD. PORTSMOUTH, N.H. PREPARED BY KIMBALL CHASE COMPANY, INC. DATED JUNE 20 1983. R.C.R.D. PLAN C-11625.

254  
8-1  
N/F  
MCM ACQUISITION 2017  
LLC ATTN: TAX DEPT  
NH22094-A  
8051 CONGRESS  
AVENUE  
BOCA RATON FL 33487

254  
8  
N/F  
CITY OF PORTSMOUTH  
1 JUNKINS AVENUE  
PORTSMOUTH, N.H.  
03801  
5819/2310

ABUTTERS ACROSS PEVERLY HILL & WEST ROAD:

|  |   |   |
|--|---|---|
| 252<br>2<br>N/F<br>DSM MB II LLC<br>875 EAST STREET<br>STREET<br>TENKSURY, MA 08176<br>5583/1649 | 252<br>3<br>N/F<br>LIGHTHOUSE<br>MANUFACTURING LLC<br>125 SOUTH SATELLITE<br>ROAD<br>SOUTH WINDSOR CT<br>06074<br>5229/2453 | 252<br>4<br>N/F<br>YOKEN TOWNHOUSES LLC<br>NO ADDRESS GIVEN |
|--|---|---|



NOTES:

- 1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 252 AS LOT 2-10.
- 2) OWNER OF RECORD:  
JMK REALTY LLC  
PO BOX 971  
PORTSMOUTH, NH, 03801  
3656 / 0744
- 3) PARCEL IS NOT IN A SPECIAL FLOOD HAZARD ZONE. (ZONE X) AS SHOWN ON FIRM PANEL 33015C0270F. EFFECTIVE DATE 1/29/2021
- 4) EXISTING LOT AREA:  
4.20 ACRES
- 5) PARCEL IS LOCATED IN THE INDUSTRIAL DISTRICT.
- 6) DIMENSIONAL REQUIREMENTS:  
MIN. LOT AREA: 2 ACRES  
FRONTAGE: 200 FT  
SETBACKS:  
FRONT: 70 FT  
SIDE: 50 FT  
REAR: 50 FT  
MAXIMUM STRUCTURE HEIGHT: 70 FT  
MAXIMUM BUILDING COVERAGE: 50%  
MINIMUM OPEN SPACE: 20%
- 7) THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING BOUNDARY ON ON ASSESSOR'S MAP 252 LOT 2-10 IN THE CITY OF PORTSMOUTH.
- 8) TOPOGRAPHY FROM BY EASTERLY SURVEY. PLAN DATUM NGVD29.
- 9) BOUNDARY FROM PLAN BY EASTERLY SURVEY, INC. / ALTUS ENGINEERING DATED 10/17/2002, USED WITH PERMISSION.
- 10) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.

|     |        |                    |     |      |
|-----|--------|--------------------|-----|------|
| No. | DATE   | DESCRIPTION        | BY  | CHK. |
| 0   | 5/2/23 | ISSUED FOR COMMENT | OMS | JRC  |

NOT FOR CONSTRUCTION



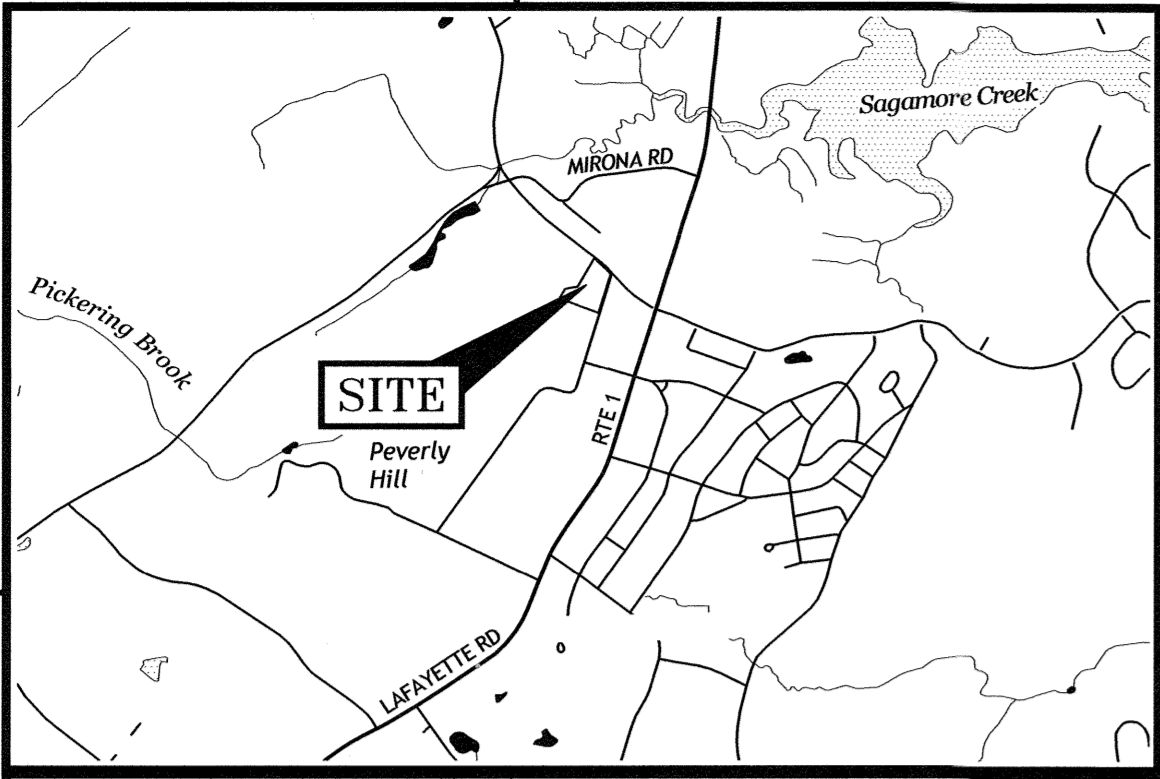
WWW.HALEYWARD.COM

PROJECT  
BUILDING ADDITION  
PORTSMOUTH AUTO BODY CENTER  
700 PEVERLY HILL ROAD, PORTSMOUTH, NH

TITLE  
BOUNDARY PLAN

|                   |              |             |                 |
|-------------------|--------------|-------------|-----------------|
| DATE              | APRIL 2023   | SCALE       | SCALE: 1" = 30' |
| DRAWN BY          | OS           | DESIGNED BY | JC              |
| CHECKED BY        | JC           | PROJECT NO. | 5010265-3576    |
| FIELD BOOK & PAGE | FB 389 PG 18 | DRAWING NO. |                 |

SHEET 1 C1



**LOCATION MAP** SCALE: 1" = 2000'

**LEGEND: SEE COVER SHEET**

**DEMOLITION NOTES**

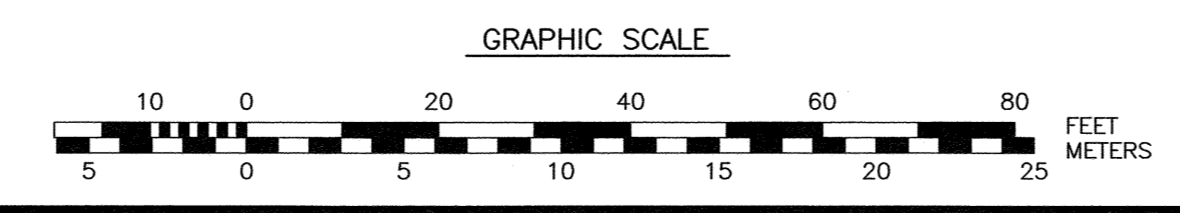
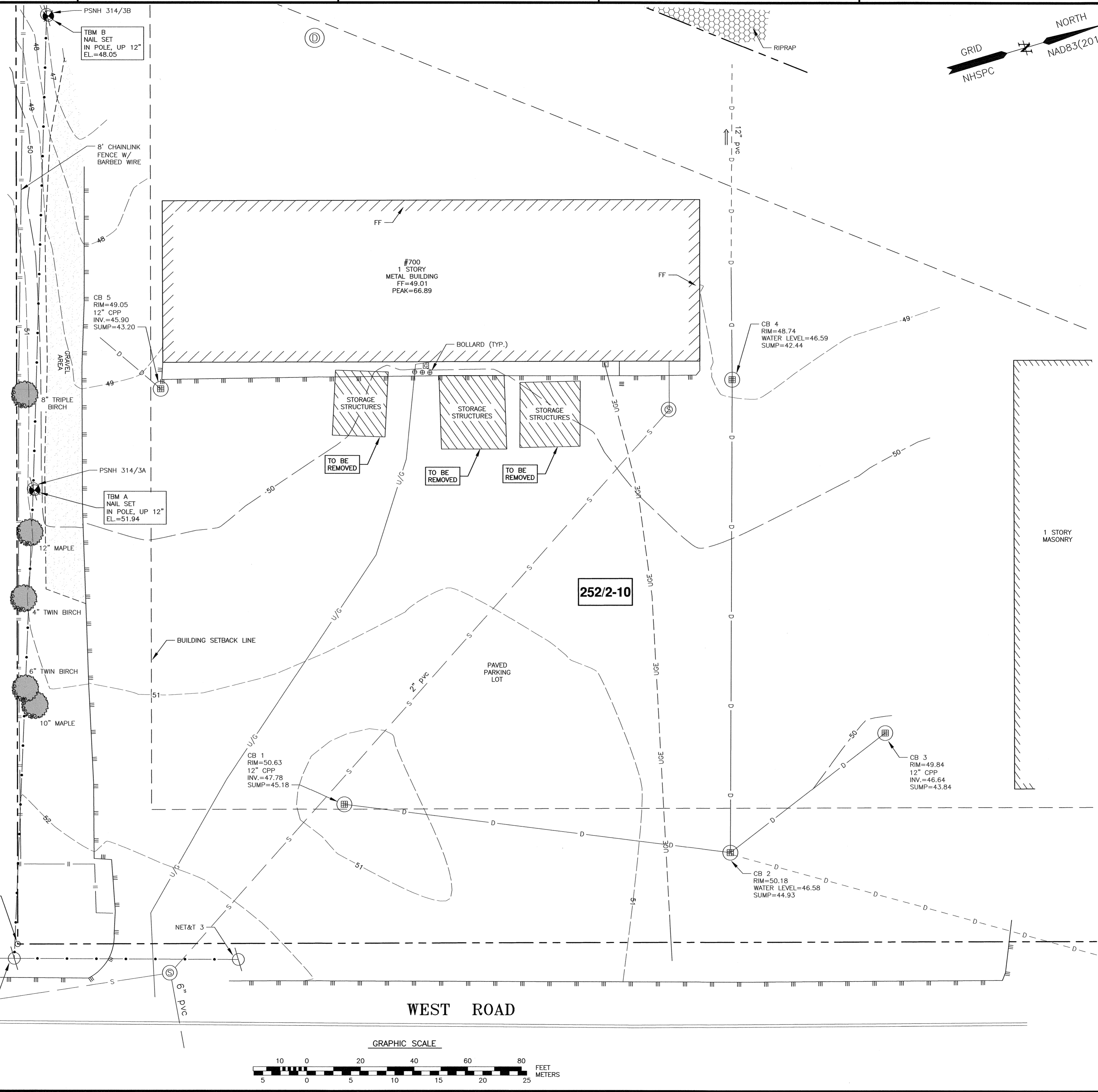
- A) THE LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND THE LOCATIONS ARE NOT GUARANTEED BY THE OWNER OR THE DESIGNER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE UTILITIES AND ANTICIPATE CONFLICTS. CONTRACTOR SHALL REPAIR EXISTING UTILITIES DAMAGED BY THEIR WORK AND RELOCATE EXISTING UTILITIES THAT ARE REQUIRED TO BE RELOCATED PRIOR TO COMMENCING ANY WORK IN THE IMPACTED AREA OF THE PROJECT.
- B) ALL MATERIALS SCHEDULED TO BE REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTORS UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL DISPOSE OF ALL MATERIALS OFF-SITE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS, ORDINANCES AND CODES. THE CONTRACTOR SHALL COORDINATE REMOVAL, RELOCATION, DISPOSAL, OR SALVAGE OF UTILITIES WITH THE OWNER AND APPROPRIATE UTILITY COMPANY.
- C) ANY EXISTING WORK OR PROPERTY DAMAGED OR DISRUPTED BY CONSTRUCTION/ DEMOLITION ACTIVITIES SHALL BE REPLACED OR REPAIRED TO THE ORIGINAL EXISTING CONDITIONS BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- D) THE CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES AND CALL DIG SAFE AT LEAST 72 HOURS PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION/CONSTRUCTION ACTIVITIES.
- E) SAWCUT AND REMOVE PAVEMENT ONE FOOT OFF PROPOSED EDGE OF PAVEMENT TRENCH IN AREAS WHERE PAVEMENT IS TO BE REMOVED.
- F) IT IS THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE THEMSELVES WITH THE CONDITIONS OF ALL THE PERMIT APPROVALS.
- G) THE CONTRACTOR SHALL OBTAIN AND PAY FOR ADDITIONAL CONSTRUCTION PERMITS, NOTICES AND FEES NECESSARY TO COMPLETE THE WORK AND ARRANGE FOR AND PAY FOR ANY INSPECTIONS AND APPROVALS FROM THE AUTHORITIES HAVING JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL AND OFF-SITE DISPOSAL OF MATERIALS REQUIRED TO COMPLETE THE WORK.
- H) THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, CONCRETE, UTILITIES, VEGETATION, PAVEMENT, AND CONTAMINATED SOIL WITHIN THE WORK LIMITS SHOWN UNLESS SPECIFICALLY IDENTIFIED TO REMAIN. ANY EXISTING DOMESTIC / IRRIGATION SERVICE WELLS IN THE PROJECT AREA IDENTIFIED DURING THE CONSTRUCTION AND NOT CALLED OUT ON THE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER FOR PROPER CAPPING / RE-USE.
- I) PROVIDE INLET PROTECTION BARRIERS AT ALL CATCH BASINS WITHIN CONSTRUCTION LIMITS AND MAINTAIN FOR THE DURATION OF THE PROJECT. INLET PROTECTION BARRIERS SHALL BE HIGH FLOW SILT SACK BY ACF ENVIRONMENTAL OR APPROVED EQUAL. INSPECT BARRIERS WEEKLY AND AFTER EACH RAIN OF 0.25 INCHES OR GREATER. CONTRACTOR SHALL COMPLETE A MAINTENANCE INSPECTION REPORT AFTER EACH INSPECTION. SEDIMENT DEPOSITS SHALL BE REMOVED AFTER EACH STORM EVENT OR MORE OFTEN IF WARRANTED OR FABRIC BECOMES CLOGGED. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF ANY CLEARING OR DEMOLITION ACTIVITIES.
- J) THE CONTRACTOR SHALL PAY ALL COSTS NECESSARY FOR TEMPORARY PARTITIONING, BARRICADING, FENCING, SECURITY AND SAFETY DEVICES REQUIRED FOR THE MAINTENANCE OF A CLEAN AND SAFE CONSTRUCTION SITE.
- K) ANY CONTAMINATED MATERIAL REMOVED DURING THE COURSE OF THE WORK WILL REQUIRE HANDLING IN ACCORDANCE WITH NHDES REGULATIONS. CONTRACTOR SHALL HAVE A HEALTH AND SAFETY PLAN IN PLACE, AND COMPLY WITH ALL APPLICABLE PERMITS, APPROVALS, AUTHORIZATIONS, AND REGULATIONS

**REFERENCE PLANS:**

- 1) PLAN OF LAND ON PEVERLY HILL RD. PORTSMOUTH, N.H. PREPARED BY KIMBALL CHASE COMPANY, INC. DATED JUNE 20 1983. R.C.R.D. PLAN C-11625.

"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 #738 DATE 5.2.23



- NOTES:**
- 1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH MAP 252 AS LOT 2-10.
  - 2) OWNER OF RECORD:  
JMK REALTY LLC  
PO BOX 971  
PORTSMOUTH, NH, 03801  
3656 / 0744
  - 3) PARCEL IS NOT IN A SPECIAL FLOOD HAZARD ZONE. (ZONE X) AS SHOWN ON FIRM PANEL 33015C0270F. EFFECTIVE DATE 1/29/2021
  - 4) EXISTING LOT AREA:  
4.20 ACRES
  - 5) PARCEL IS LOCATED IN THE INDUSTRIAL DISTRICT.
  - 6) DIMENSIONAL REQUIREMENTS:  
MIN. LOT AREA: 2 ACRES  
FRONTAGE: 200 FT  
SETBACKS:  
FRONT: 70 FT  
SIDE: 50 FT  
REAR: 50 FT  
MAXIMUM STRUCTURE HEIGHT: 70 FT  
MAXIMUM BUILDING COVERAGE: 50%  
MINIMUM OPEN SPACE: 20%
  - 7) THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS ON A PORTION OF ASSESSOR'S MAP 252 LOT 2-10 IN THE CITY OF PORTSMOUTH.
  - 8) VERTICAL DATUM IS NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBSERVATIONS.
  - 9) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.

| -   | -      | -                  | -  | -    | - |
|-----|--------|--------------------|----|------|---|
| -   | -      | -                  | -  | -    | - |
| -   | -      | -                  | -  | -    | - |
| 0   | 5/2/23 | ISSUED FOR COMMENT | OS | JC   |   |
| No. | DATE   | DESCRIPTION        | BY | CHK. |   |

NOT FOR CONSTRUCTION

**AMBIT ENGINEERING, INC.**  
A DIVISION OF HALEY WARD, INC.

200 Griffin Road, Unit 3  
Portsmouth, NH 03801  
603.430.9282

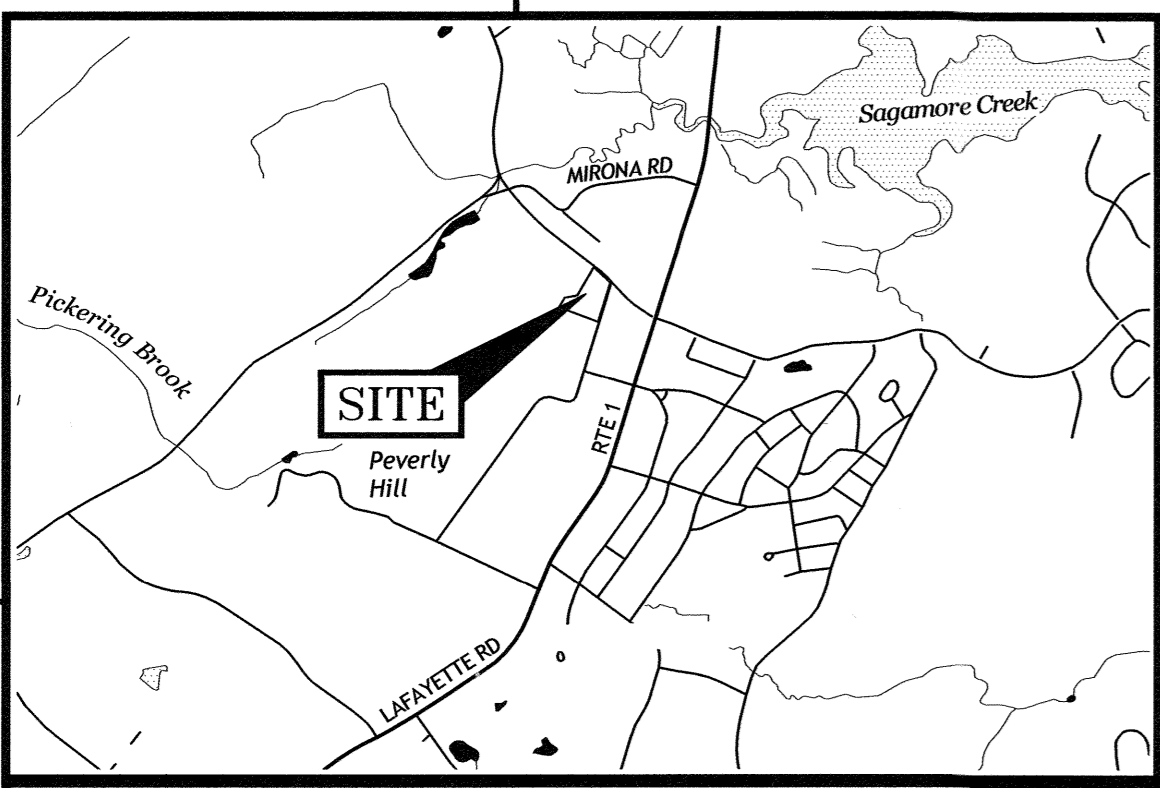
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**BUILDING ADDITION**  
PORTSMOUTH AUTO BODY CENTER  
700 PEVERLY HILL ROAD, PORTSMOUTH, NH

EXISTING CONDITIONS PLAN

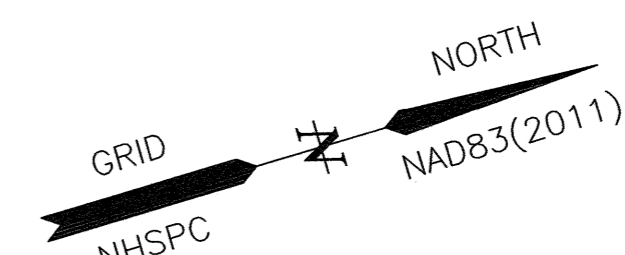
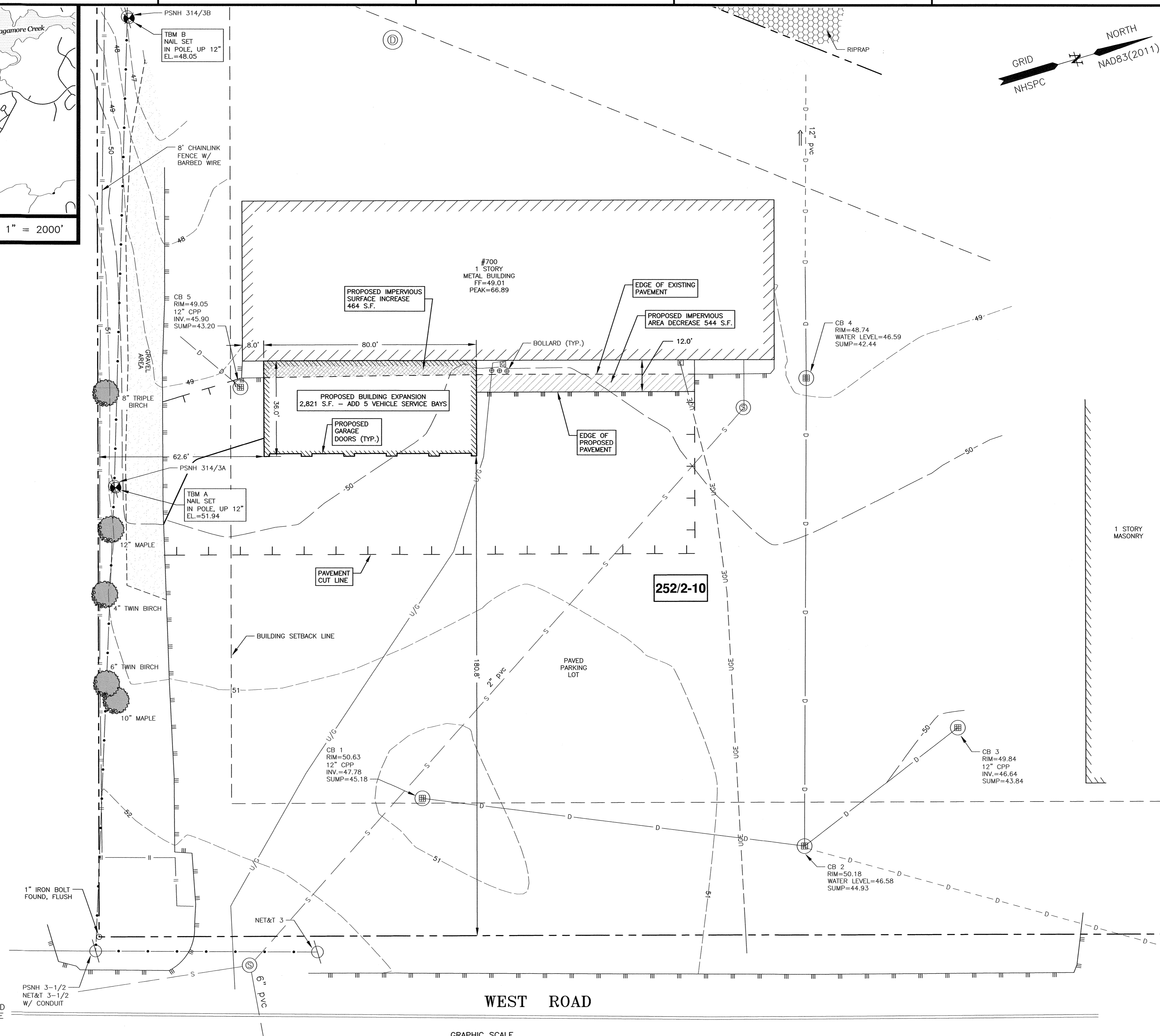
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| DATE           | APRIL 2023   | SCALE             | SCALE: 1" = 20' |
| DRAWN BY       | OS           | DESIGNED BY       | JC              |
| CHECKED BY     | JC           |                   |                 |
| PROJECT No.    | 5010265-3576 | FIELD BOOK & PAGE | FB 389 PG 18    |
| DRAWING No.    |              |                   |                 |
| <b>SHEET 2</b> |              | <b>C2</b>         |                 |





LOCATION MAP SCALE: 1" = 2000'

LEGEND: SEE COVER SHEET



- NOTES:**
- 1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 252 AS LOT 2-10.
  - 2) OWNER OF RECORD:  
JMK REALTY LLC  
PO BOX 971  
PORTSMOUTH, NH, 03801  
3656 / 0744
  - 3) PARCEL IS NOT IN A SPECIAL FLOOD HAZARD ZONE. (ZONE X) AS SHOWN ON FIRM PANEL 33015C0270F. EFFECTIVE DATE 1/29/2021
  - 4) EXISTING LOT AREA:  
4.20 ACRES
  - 5) PARCEL IS LOCATED IN THE INDUSTRIAL DISTRICT.
  - 6) DIMENSIONAL REQUIREMENTS:  
MIN. LOT AREA: 2 ACRES  
FRONTAGE: 200 FT  
SETBACKS:  
FRONT: 70 FT  
SIDE: 50 FT  
REAR: 50 FT  
MAXIMUM STRUCTURE HEIGHT: 70 FT  
MAXIMUM BUILDING COVERAGE: 50%  
MINIMUM OPEN SPACE: 20%
  - 7) THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED SITE IMPROVEMENTS ON A PORTION OF ASSESSOR'S MAP 252 LOT 2-10 IN THE CITY OF PORTSMOUTH.
  - 8) VERTICAL DATUM IS NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBSERVATIONS.
  - 9) ALL PROPOSED UTILITY CONNECTIONS WILL BE INTERNAL FROM THE EXISTING SERVICES.

| No. | DATE   | DESCRIPTION        | BY | CHK. |
|-----|--------|--------------------|----|------|
| 0   | 5/2/23 | ISSUED FOR COMMENT | OS | JC   |

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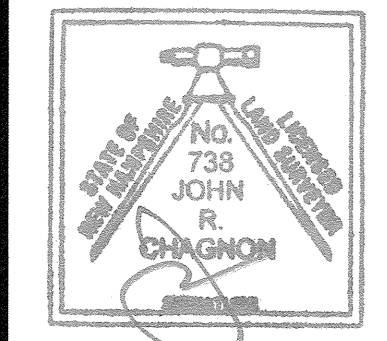
WWW.HALEYWARD.COM

**BUILDING EXPANSION PLAN**  
PORTSMOUTH AUTO BODY CENTER  
700 PEVERLY HILL ROAD, PORTSMOUTH, NH

**SITE PLAN**

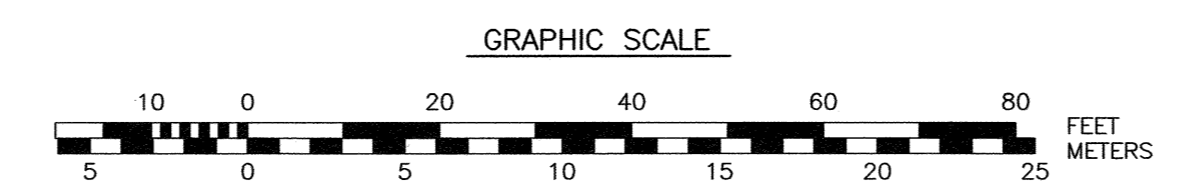
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| DATE              | APRIL 2023   | SCALE       | 1" = 20'     |
| DRAWN BY          | OS           | DESIGNED BY | JC           |
| CHECKED BY        | JC           | PROJECT No. | 5010265-3576 |
| FIELD BOOK & PAGE | FB 389 PG 18 | DRAWING No. |              |

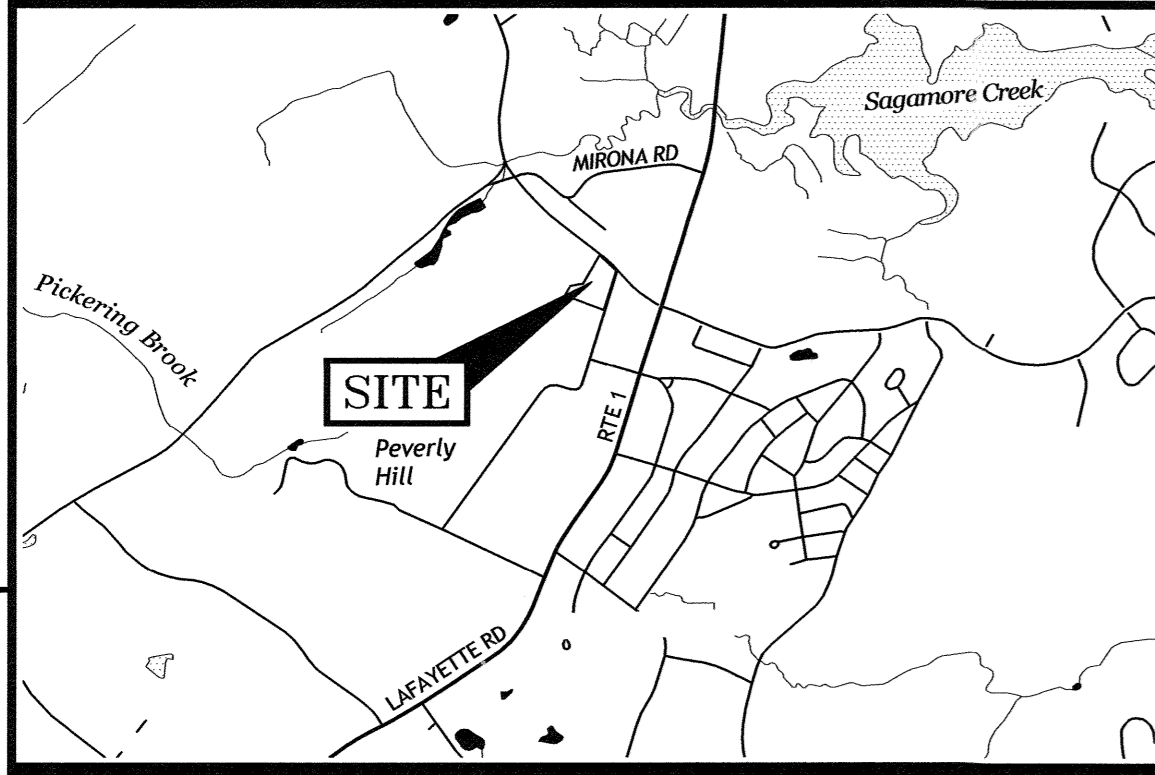
**SHEET 3** **C3**



"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."

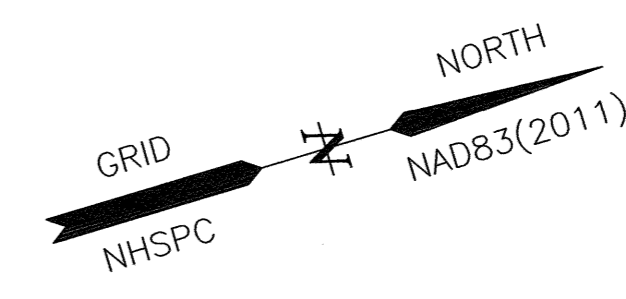
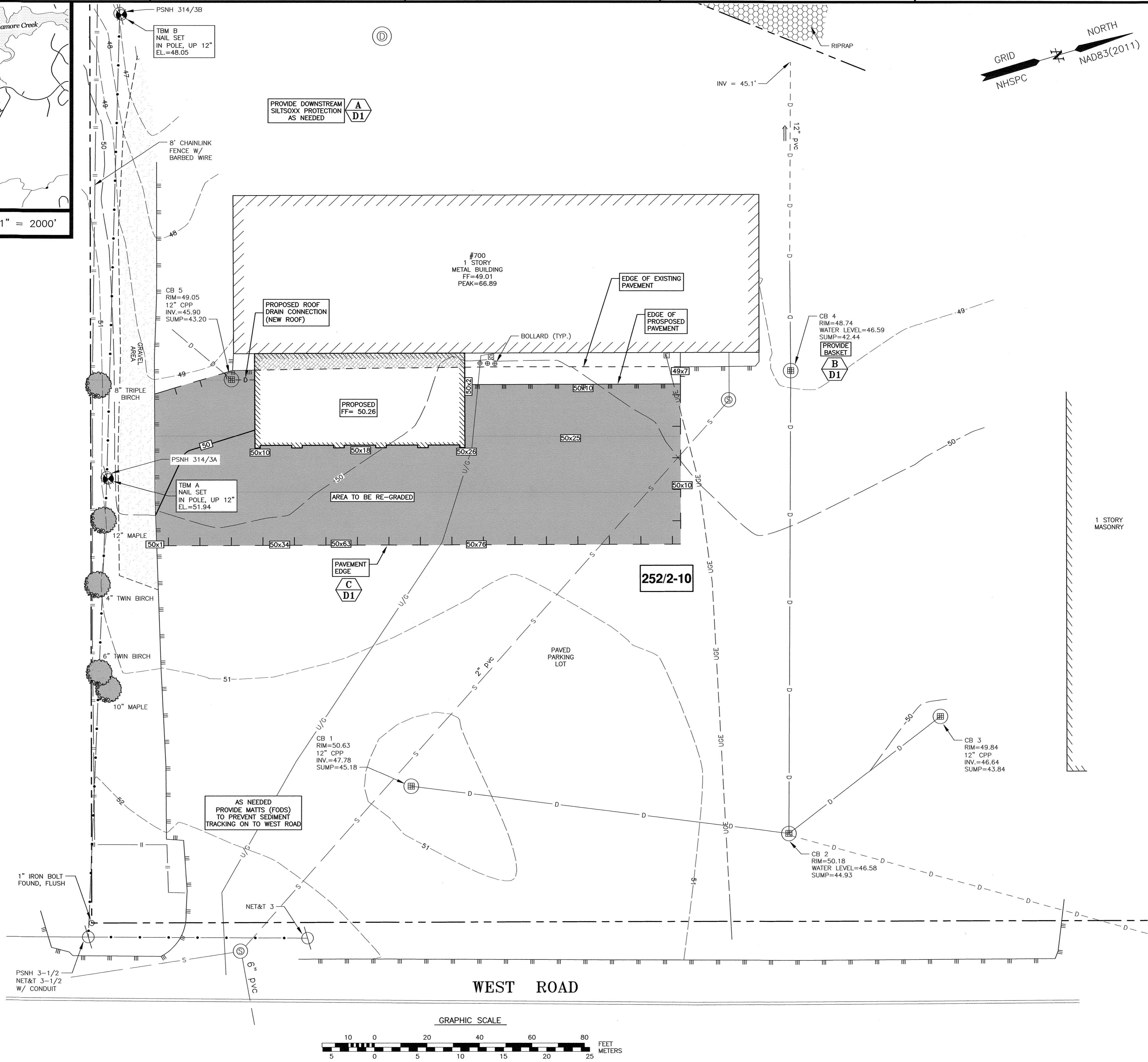
JOHN R. CHAGNON, LLS #738  
DATE: 5.2.23





LOCATION MAP SCALE: 1" = 2000'

LEGEND: SEE COVER SHEET



- NOTES:**
- 1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 252 AS LOT 2-10.
  - 2) OWNER OF RECORD:  
JMK REALTY LLC  
PO BOX 971  
PORTSMOUTH, NH, 03801  
3656 / 0744
  - 3) PARCEL IS NOT IN A SPECIAL FLOOD HAZARD ZONE. (ZONE X) AS SHOWN ON FIRM PANEL 33015C0270F. EFFECTIVE DATE 1/29/2021
  - 4) EXISTING LOT AREA:  
4.20 ACRES
  - 5) THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED SITE IMPROVEMENTS ON A PORTION OF ASSESSOR'S MAP 252 LOT 2-10 IN THE CITY OF PORTSMOUTH.
  - 6) VERTICAL DATUM IS NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBSERVATIONS.
  - 7) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY WITHIN 100 FEET OF UNDERGROUND UTILITIES. THE EXCAVATOR IS RESPONSIBLE TO MAINTAIN MARKS. DIG SAFE TICKETS EXPIRE IN THIRTY DAYS.
  - 8) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.
  - 9) CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION. (NHDES DECEMBER 2008).

|     |        |                    |    |      |
|-----|--------|--------------------|----|------|
| No. | DATE   | DESCRIPTION        | BY | CHK. |
| 0   | 5/2/23 | ISSUED FOR COMMENT | OS | JC   |

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603.430.9282

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PROJECT  
**BUILDING EXPANSION PLAN**  
PORTSMOUTH AUTO BODY CENTER  
700 PEVERLY HILL ROAD, PORTSMOUTH, NH

TITLE  
**GRADING & UTILITY PLAN**

|             |              |                   |                 |
|-------------|--------------|-------------------|-----------------|
| DATE        | APRIL 2023   | SCALE             | SCALE: 1" = 20' |
| DRAWN BY    | OS           | DESIGNED BY       | JC              |
| CHECKED BY  | JC           |                   |                 |
| PROJECT No. | 5010265-3576 | FIELD BOOK & PAGE | FB 389 PG 18    |
| DRAWING No. |              |                   |                 |

**SHEET 4** **C4**

