

GENERAL NOTES

- HORIZONTAL DATUM IS BASED ON NORTH AMERICAN DATUM OF 1983(NAD83) NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM ZONE 2800.
- VERTICAL DATUM IS BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988(NAV88) AND WAS OBTAINED FROM REDUNDANT GPS OBSERVATIONS IN NOVEMBER 2024.
- WETLANDS SHOWN HEREON WERE DELINEATED BY GOVE ENVIRONMENTAL SERVICES NOVEMBER 2024 AND LOCATED BY MCCLURE ENGINEERING CO. NOVEMBER 2024. TAX MAP 291, LOT 1-2 WAS NOT DELINEATED AT THE TIME OF THIS SURVEY.
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- BY GRAPHIC PLOTTING ONLY, THE PARCEL SHOWN HEREON LIES WITHIN ZONE X AND ZONE A FLOOD HAZARD AREAS, AS SHOWN ON THE (F.E.M.A.) FEDERAL EMERGENCY MANAGEMENT AGENCY (F.I.R.M.) FLOOD INSURANCE RATE MAP 33015C0270F, WITH AN EFFECTIVE DATE OF JANUARY 29, 2021.

BENCHMARK NOTES:

- MAGNAIL SET IN PAVEMENT AT INTERSECTION OF LANG ROAD & LONGMEADOW ROAD, AS SHOWN HEREON. ELEVATION = 67.01
- MAGNAIL SET IN PAVEMENT AT 90 DEGREE TURN OF LONGMEADOW ROAD, AS SHOWN HEREON. ELEVATION = 58.17

PLAN REFERENCES

- "LOT LINE RELOCATION PLAN" BY MILLETTE, SPRAGUE & COLWELL, INC., DATED 9/02/99, AND RECORDED IN ROCKINGHAM COUNTY REGISTRY OF DEEDS PLAN D-27623.
- "TOPOGRAPHIC PLAN OF TAX MAP 291, LOT 1-1, LANG ROAD, PORTSMOUTH, NH" BY DOUCET SURVEY INC., DATED DECEMBER 22, 2015, UNRECORDED.
- "AS-BUILT PLAN FOR CITY OF PORTSMOUTH OF LONGMEADOW ROAD & LANG ROAD, PORTSMOUTH, NH" BY DOUCET SURVEY LLC DATED DECEMBER 20, 2020.
- "SUBDIVISION PLAN OF SERVICE FEDERAL CREDIT UNION" BY DOUCET SURVEY LLC DATED 02/11/21, AND RECORDED IN ROCKINGHAM COUNTY REGISTRY OF DEEDS PLAN D-42707.

EXISTING SURVEY LEGEND

- LINWORK**
- DRAINAGE
 - WATER
 - UNDERGROUND ELECTRIC
 - OVERHEAD ELECTRIC
 - INTERMEDIATE CONTOUR (2')
 - INDEX CONTOUR (10')
 - PROPERTY LINE
 - RIGHT OF WAY
 - SECTION LINE
 - EASEMENT
 - GUARD RAIL
 - FIELD FENCE
 - CHAIN LINK FENCE
 - WOODEN FENCE

TYPICAL HATCHING

- WETLANDS
- LEDGE

ABBREVIATIONS

- BM BENCHMARK
- RM ELEVATION AT RIM
- W/T WITH
- TYP TYPICAL
- CB CATCH BASIN
- SMH SEWER MANHOLE
- DMH DRAINAGE MANHOLE
- CI CAST IRON PIPE
- DI DUCTILE IRON PIPE
- CMP CORRUGATED METAL PIPE
- HDPE HIGH-DENSITY POLYETHYLENE PIPE
- VCP VITRIFIED CLAY PIPE
- PVC POLYVINYL CHLORIDE PIPE
- RCP REINFORCED CONCRETE PIPE
- UTM UNABLE TO MEASURE
- IP IRON PIN OR PIPE
- IR IRON ROD
- DH DRILL HOLE
- F FOUND
- TBS TO BE SET

GENERAL SITE FEATURES

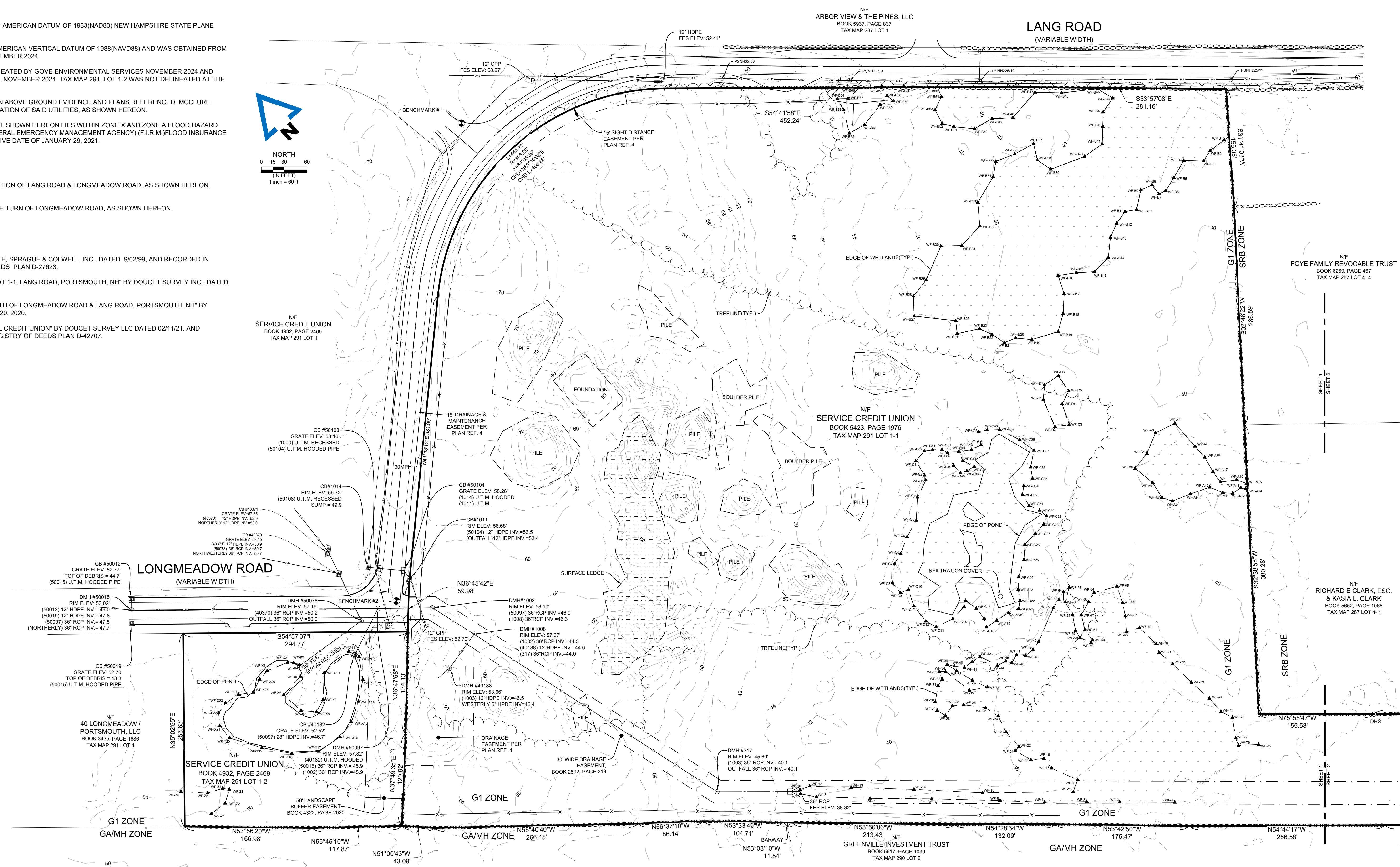
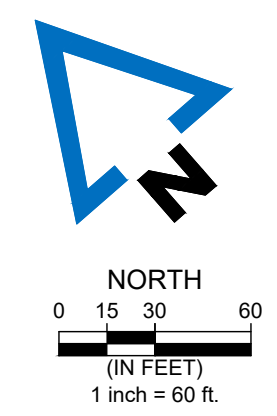
- ⊙ BOLLARD
- ⊙ FLAGPOLE
- ⊙ FLOOD LIGHT
- ⊙ GUY WIRE
- ⊙ MAILBOX
- ⊙ SIGN- DOUBLE POST
- ⊙ SIGN- SINGLE POST
- ⊙ SOILBORE
- ⊙ WETLAND FLAG
- ⊙ STREET LIGHT
- ⊙ UTILITY POLE
- ⊙ UTILITY POLE W/STREET LIGHT
- ⊙ UNKNOWN MANHOLE

MONUMENTS

- ⊙ BENCHMARK
- ⊙ BEEHIVE INTAKE (SIZE VARIES)
- ⊙ FLARED END SECTION (SIZE VARIES)
- ⊙ CATCH BASIN
- ⊙ STAND PIPE
- ⊙ DRAINAGE CLEANOUT
- ⊙ DRAINAGE MANHOLE
- ⊙ OPEN SIDED AREA INTAKE (SIZE VARIES)

WATER

- ⊙ CURB STOP
- ⊙ FIRE HYDRANT
- ⊙ IRRIGATION VALVE
- ⊙ MONITORING WELL
- ⊙ POST INDICATOR VALVE
- ⊙ WATER MANHOLE
- ⊙ WATER VALVE
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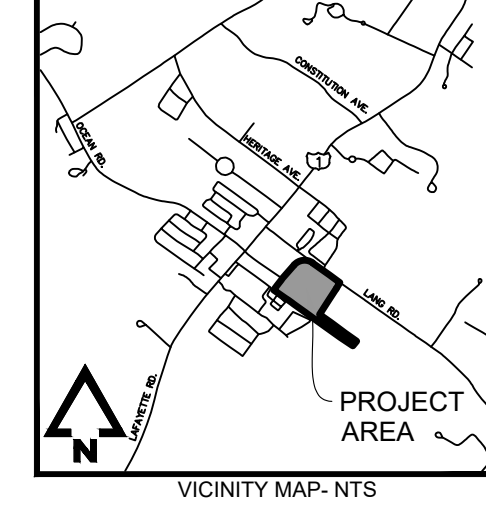


SURVEYOR'S CERTIFICATIONS:

LAN 593 04
 I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY ME OR BY THOSE UNDER MY DIRECT SUPERVISION AND FALLS UNDER THE URBAN SURVEY CLASSIFICATION OF THE NH CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS. I CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE SURVEY WAS COMPLETED WITH A TRIMBLE RTK GPS (R12) AND R10) WITH A 95% CONFIDENCE LEVEL OF 0.05' + 1:10,000 OR GREATER.

RSA 676:16
 I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

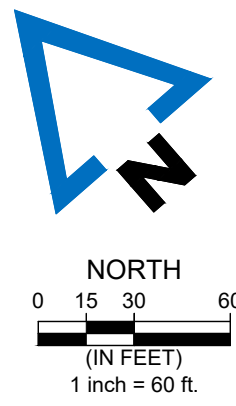
DATE: _____
 LICENSED LAND SURVEYOR #953



EXISTING CONDITIONS PLAN
 OF
126 LANG ROAD, PORTSMOUTH, NH
 PREPARED FOR SERVICE CREDIT UNION

ENGINEER	DRAWN BY	REVISIONS	
SURVEYOR	DMS		
JDG	CROW	DMS	
SHEET NO. 1/2			2024006643 DECEMBER 2, 2024

DRAWING DATE: 12/20/2024 10:53:00 AM; PLOT DATE: 12/20/2024 10:53:00 AM; PLOTTER: HP; PLOT SCALE: 1/4" = 1' 0"; PLOT SHEET: 1 OF 2



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NTS

BENCHMARK NOTES:

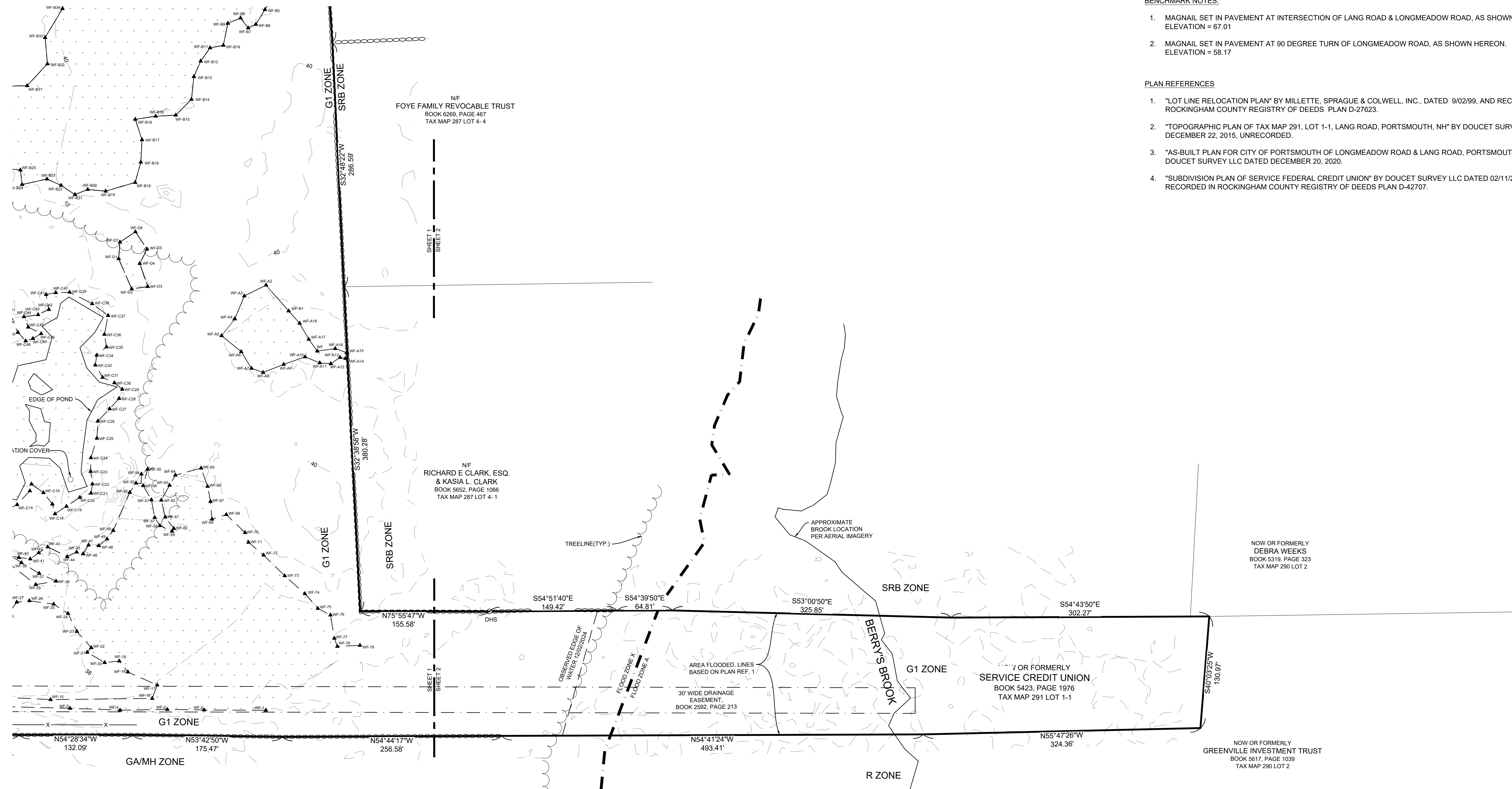
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 - WOODEN FENCE
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- [Pattern] WETLANDS
 - [Pattern] LEDGE
- ABBREVIATIONS**
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 - [Symbol] FLAGPOLE
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 - [Symbol] GUY WIRE
 - [Symbol] MAILBOX
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 - [Symbol] SIGN- SINGLE POST
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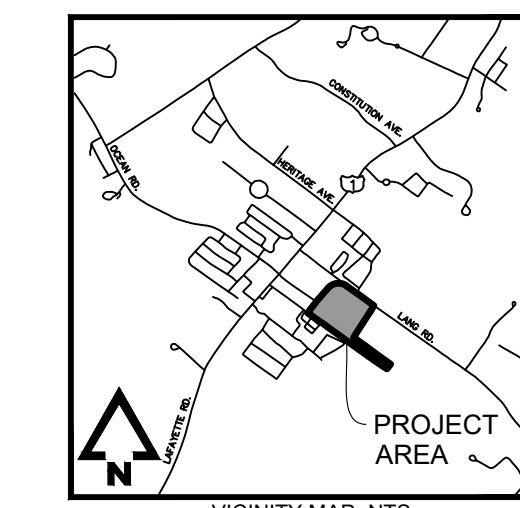


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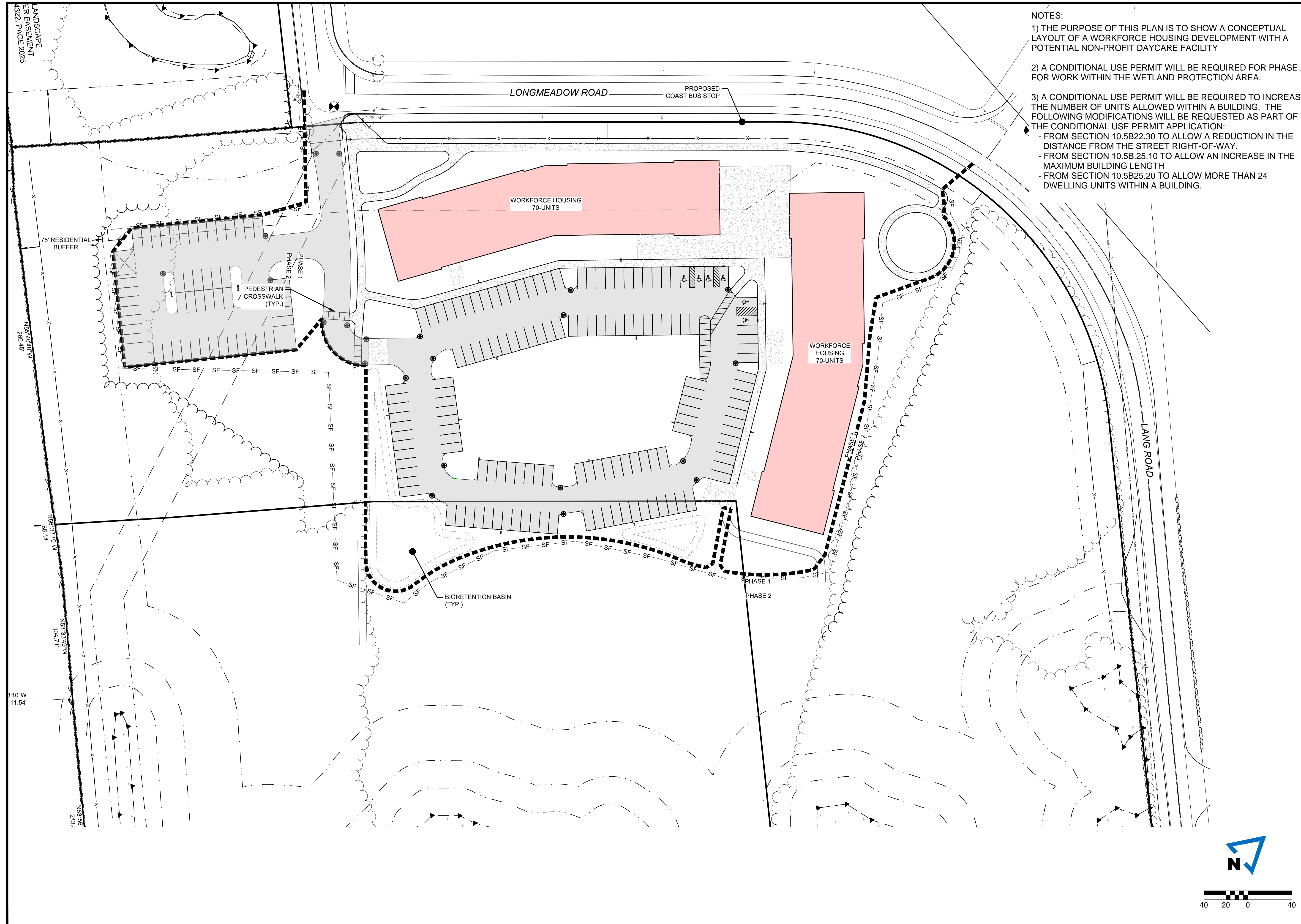
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DATE: _____
 LICENSED LAND SURVEYOR #953



EXISTING CONDITIONS PLAN
 OF
126 LANG ROAD, PORTSMOUTH, NH
 PREPARED FOR SERVICE CREDIT UNION

ENGINEER	DRAWN BY	REVISIONS	
SURVEYOR	DMS		
JDG	CROW CHIEF		
	DMS		
SHEET NO. 2 / 2		2024006643	
		DECEMBER 2, 2024	



NOTES:

- 1) THE PURPOSE OF THIS PLAN IS TO SHOW A CONCEPTUAL LAYOUT OF A WORKFORCE HOUSING DEVELOPMENT WITH A POTENTIAL NON-PROFIT DAYCARE FACILITY
- 2) A CONDITIONAL USE PERMIT WILL BE REQUIRED FOR PHASE 2 FOR WORK WITHIN THE WETLAND PROTECTION AREA.
- 3) A CONDITIONAL USE PERMIT WILL BE REQUIRED TO INCREASE THE NUMBER OF UNITS ALLOWED WITHIN A BUILDING. THE FOLLOWING MODIFICATIONS WILL BE REQUESTED AS PART OF THE CONDITIONAL USE PERMIT APPLICATION:
 - FROM SECTION 10.5B22.30 TO ALLOW A REDUCTION IN THE DISTANCE FROM THE STREET RIGHT-OF-WAY.
 - FROM SECTION 10.5B.25.10 TO ALLOW AN INCREASE IN THE MAXIMUM BUILDING LENGTH
 - FROM SECTION 10.5B25.20 TO ALLOW MORE THAN 24 DWELLING UNITS WITHIN A BUILDING.

McCLURE™
 25 New Hampshire Avenue
 Suite 255
 Portsmouth, NH 03801
 P 603-766-0435

Ankeny, IA | Carroll, IA
 Cedar Rapids, IA | Clive, IA
 Coralville, IA | Council Bluffs, IA
 Fort Dodge, IA | Sioux City, IA
 Columbia, MO | Macon, MO
 North Kansas City, MO
 Lenexa, KS
 Portsmouth, NH | Boston, MA

NOTICE:
 McClure Engineering Co. is not responsible or liable for any issues, claims, damages, or losses (collectively, "Losses") which arise from failure to follow these Plans, Specifications, and the engineering intent they convey, or for Losses which arise from failure to obtain and/or follow the engineers' or surveyors' guidance with respect to any alleged errors, omissions, inconsistencies, ambiguities, or conflicts contained within the Plans and Specifications.

REVISIONS

PROJECT INFO
 2024002213

ENGINEER DRAWN BY CHECKED BY
 N. DUQUETTE B. RICHARDS N. DUQUETTE

WORKFORCE HOUSING DEVELOPMENT
126 LANG ROAD
PORTSMOUTH, NH 03801

CONCEPTUAL SITE PLAN - PH. 1

P:\2024001787\04-DRAWINGS\DWG\PLANS\24-1787_PHASE-1\24-1787_SITE_PLAN.DWG



DRAWING NO.
C100

LANDSCAPE
 ERIE EASEMENT
 4/3/22, PAGE 20/25

75 RESIDENTIAL
 BUFFER

N55°40'40"W
 268.45'

N56°37'10"W
 86.14'

N53°33'49"W
 104.71'

3°10'W
 11.54'

N53°56'
 213'

LONGMEADOW ROAD

PROPOSED
 COAST BUS STOP

WORKFORCE HOUSING
 70-UNITS

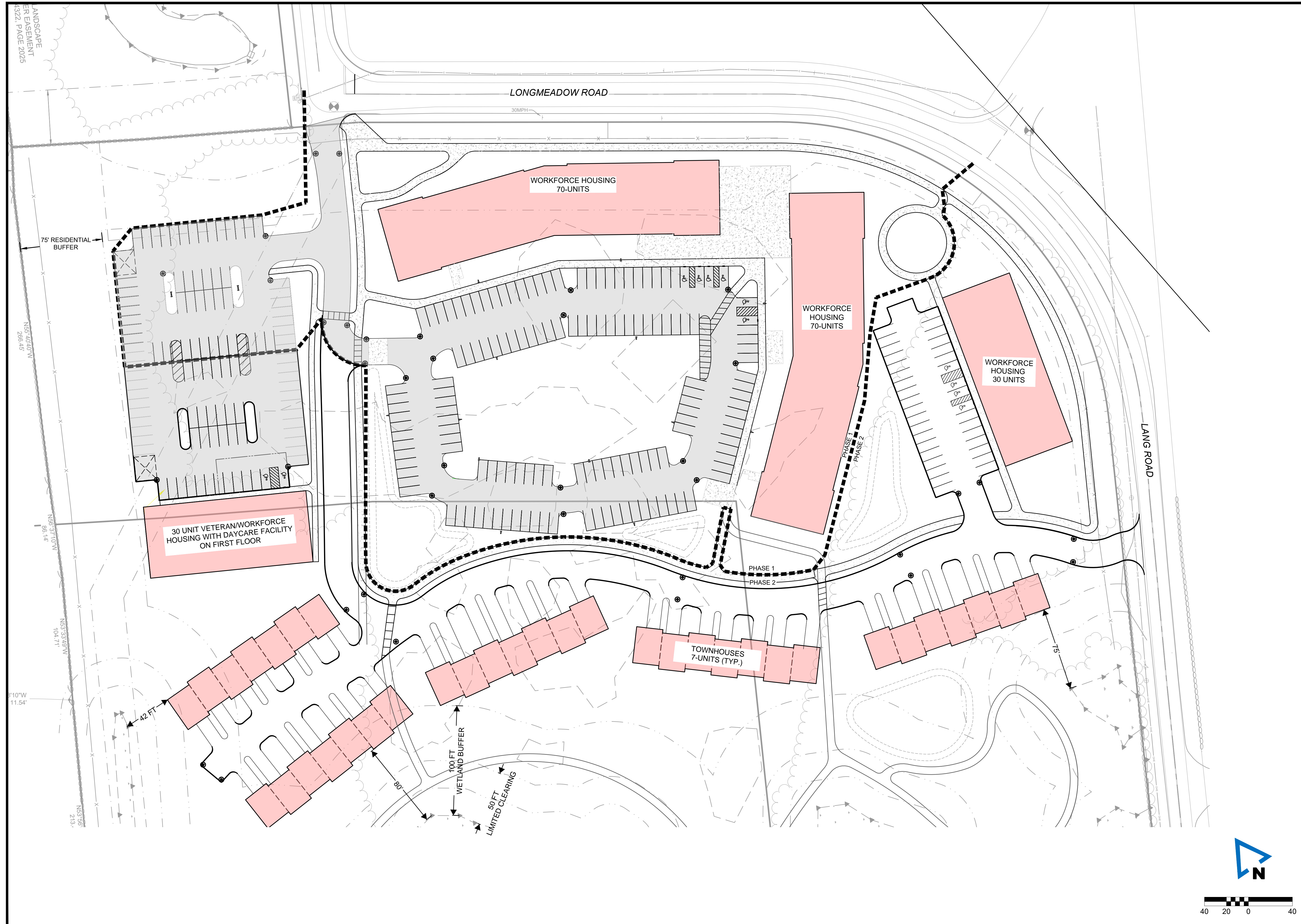
WORKFORCE HOUSING
 70-UNITS

PEDESTRIAN
 / CROSSWALK
 (TYP.)

BIORETENTION BASIN
 (TYP.)

PHASE 1
 PHASE 2

LANG ROAD



McCLURE™
 25 New Hampshire Avenue
 Suite 255
 Portsmouth, NH 03801
 P 603-766-0435

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ENGINEER DRAWN BY CHECKED BY
 N. DUQUETTE B. RICHARDS N. DUQUETTE

WORKFORCE HOUSING DEVELOPMENT
 126 LANG ROAD
 PORTSMOUTH, NH 03801

CONCEPTUAL SITE PLAN-PH. 2

P:\2024001787\04-DRAWINGS\DWG\PLANS\24-1787_PHASE-2\24-1787_SITE_PLAN-PH2.DWG

DRAWING NO.
C200