



PUBLIC WORKS DEPARTMENT

CITY OF PORTSMOUTH

680 Peverly Hill Road
Portsmouth, NH 03801
(603) 427-1530

April 18, 2025

Rick Chellman, Planning Board Chair
City of Portsmouth
1 Junkins Avenue
Portsmouth, NH 03801

RE: Subdivision Application, Foundry Place, Tax Map 138, Lot 60

Dear Mr. Chellman and Planning Board Members:

The City of Portsmouth Department of Public Works is submitting an **Application for Subdivision** for Planning Board approval for Foundry Place, Tax Map 138, Lot 60 Subdivision Project and requests that it be placed on the agenda for the May 15, 2025, Planning Board Meeting. The City engaged Haley Ward for survey and engineering services for project support and preparation of supporting documents for the application. The project is the subdivision of an existing parcel into five new parcels to address an Activity Use Restriction (AUR) which is part of a groundwater management plan for the Foundry Garage Site. The intent is to limit the AUR to areas of contamination only, and to isolate unaffected portions of the property. No new construction is proposed as part of this subdivision application.

The site is an existing 2.6-acre parcel that has been acquired by the City at various times during development in the area. Most recently, the City acquired Lot 1 as shown on RCRD D-39699 (copy attached) and constructed the Foundry Place Parking Garage on the parcel. Included in that property transfer was land out to Bridge Street in a public right-of-way. A triangular parcel of land was also acquired from Tax Map 125, Lot 16 (the Gray's). Tax Map 138 Lot 60 was already titled to the City of Portsmouth. Currently those acquisitions have been combined for Assessing purposes as Tax Map 138, Lot 60, and the City desires to subdivide that parcel into component parcels, as shown on the attached Orthophotos GIS Map as follows:

- Lot 1: The Rock Street Park Lot
- Lot 2: The Foundry Place Right-of-Way
- Lot 3: The Foundry Place Parking Garage
- Lot 4: The Rock Street Parking Lot Right-of-Way
- Lot 5: External Lot outside of all the above

In December of 2024 the New Hampshire Department of Environmental Services (DES) issued Groundwater Management Permit # GWP-201512026 to the City of Portsmouth to monitor the effects of past discharges associated with past foundry and manufactured gas plant operations. The permit requires an AUR for the groundwater impacted area only, which is within proposed lots #2 and #3. This subdivision isolates the groundwater impacted area and its specific use restrictions from the area

containing the remaining proposed lots and breaks out all proposed lots based on their location's specific functions.

The property is located within the Municipal Zoning District, with a portion in the Downtown Overlay District. In the Municipal Zoning District all lots and buildings are exempt from all dimensional and intensity regulations. Subdivision of this parcel is considered management of City property and as such, does not require Technical Advisory Committee review.

The following plans are included in the submission:

- Subdivision Plan Set – These plans show the proposed lot lines overall and on each lot.
- Proposed Subdivision Plan (City) – This plan shows the proposed lot lines layered onto an orthophoto to show the current site features.
- Tax Map 138 – This plan shows the extent of the existing Tax Map lot and surrounding parcels.
- Areas of Contamination Plan

Also included in the submission are the following documents:

- ✓ Flood Hazard Map
- ✓ City Zoning Map
- ✓ Subdivision Plan D-39699

We look forward to an in-person presentation and the Planning Board's review of this submission.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Peter H. Rice', with a long, sweeping underline that extends to the right.

Peter H. Rice, Director of Public Works

National Flood Hazard Layer FIRMMette



70°46'8"W 43°4'49"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
		Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
OTHER FEATURES		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped

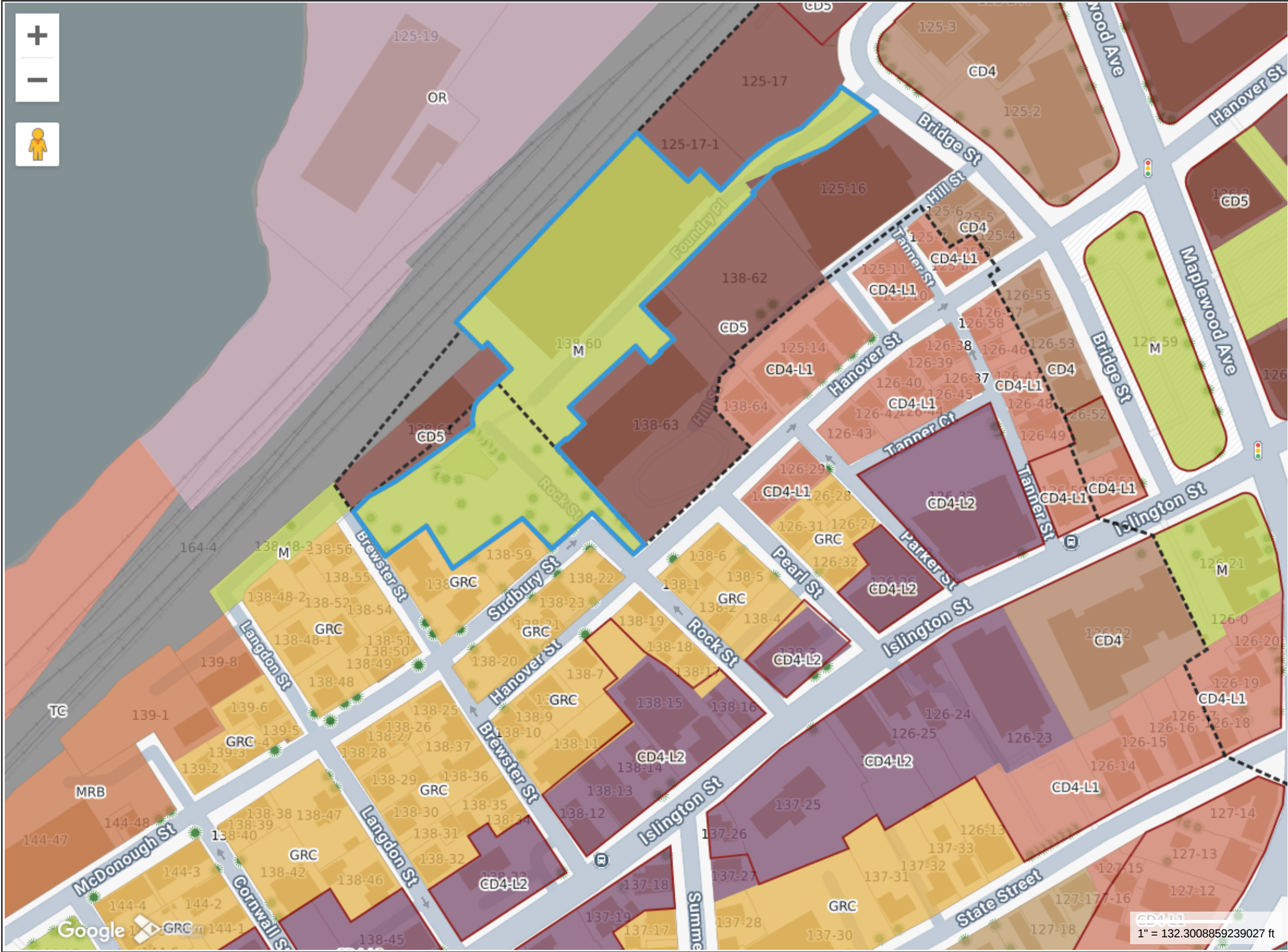


The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **3/7/2025 at 7:13 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



Property Information	
Property ID	0138-0060-0000
Location	100 FOUNDRY PL
Owner	CITY OF PORTSMOUTH

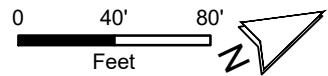
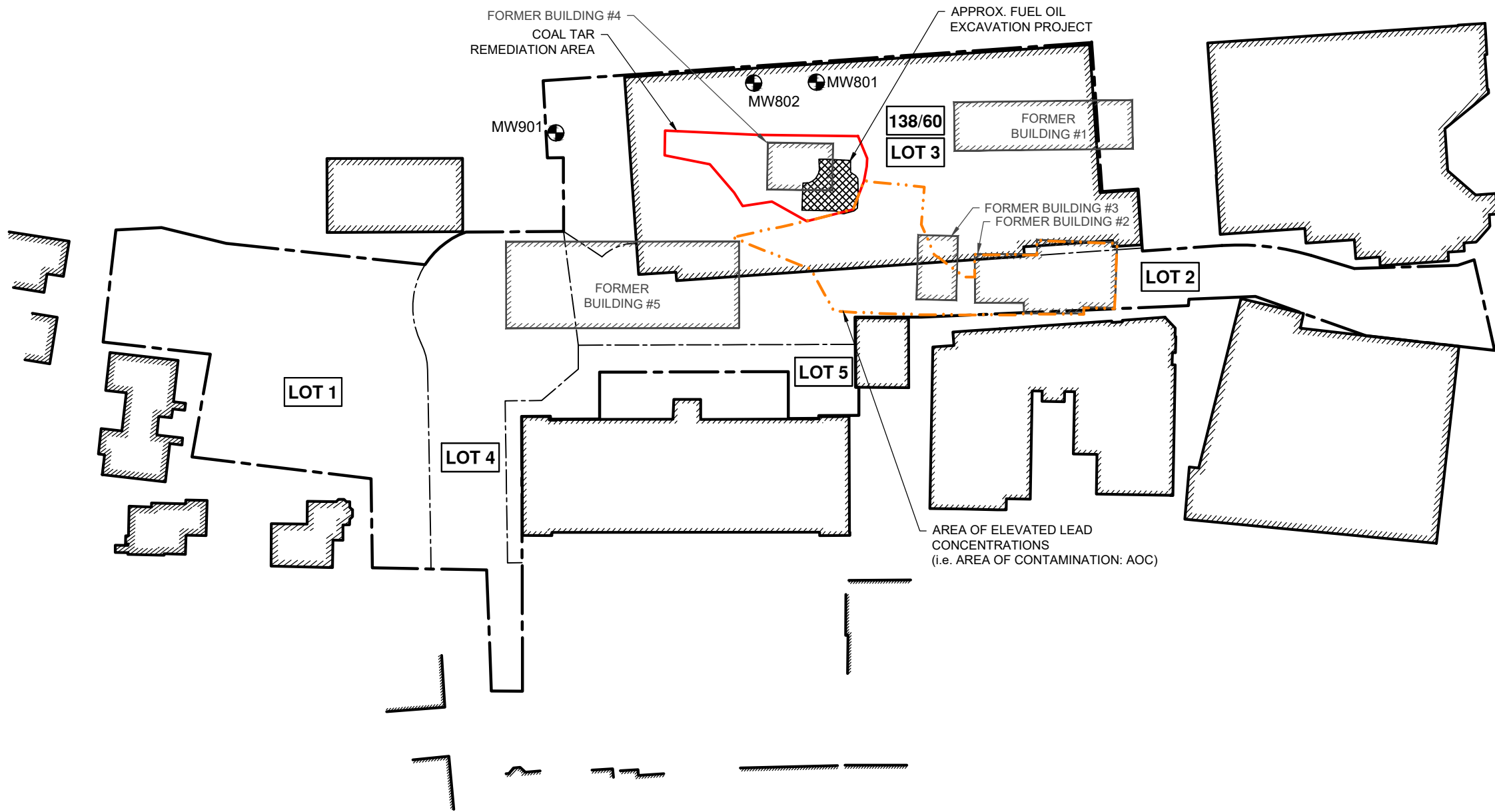


MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

City of Portsmouth, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 09/26/2024

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

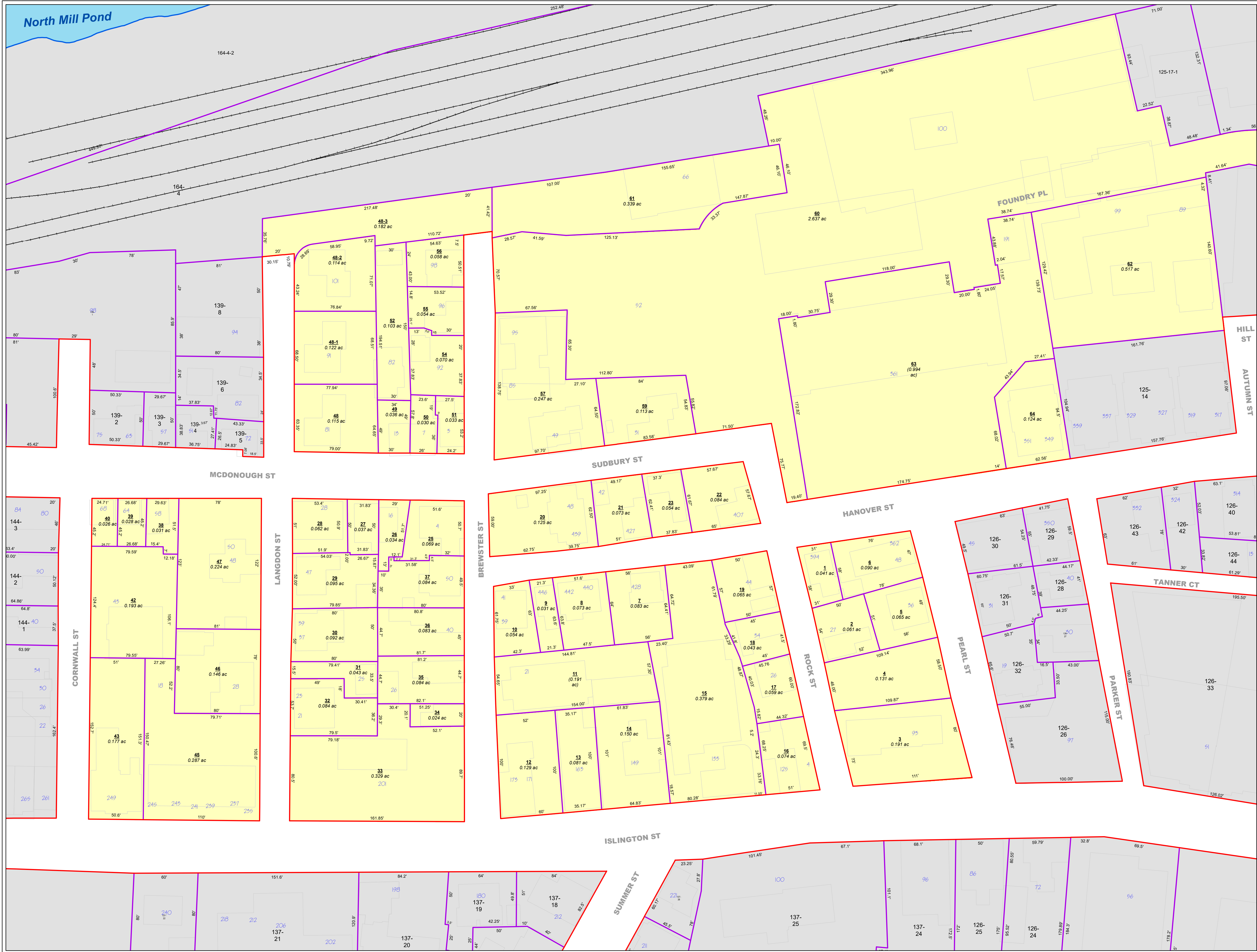


LEGEND

Monitoring Well



PROJECT NAME: FOUNDRY PLACE PARKING GARAGE	
CLIENT NAME: CITY OF PORTSMOUTH 680 PEVERLY HILL ROAD PORTSMOUTH, NEW HAMPSHIRE	
PROJECT LOCATION: DEER & BRIDGE STREETS PORTSMOUTH, NEW HAMPSHIRE	
FIGURE NAME: AREAS OF CONTAMINATION PLAN	
PROJECT NUMBER: 151.05073	SCALE: 1" = 80'
DRAWN BY: PM	REVIEWED BY: JO
DATE: APRIL 2025	FIGURE NUMBER: 1



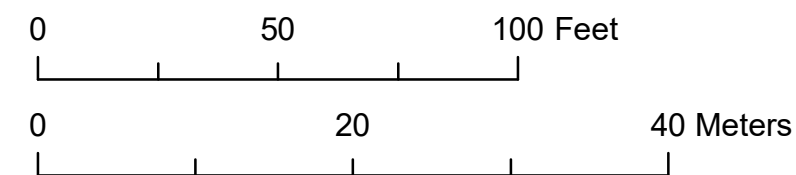
Partial Legend
See the cover sheet for the complete legend.

- 7-5A** Lot or lot-unit number
- 2.56 ac** Parcel area in acres (ac) or square feet (sf)
- 100** Address number
- 233-137** Parcel number from a neighboring map
- 68'** Parcel line dimension
- Street name**

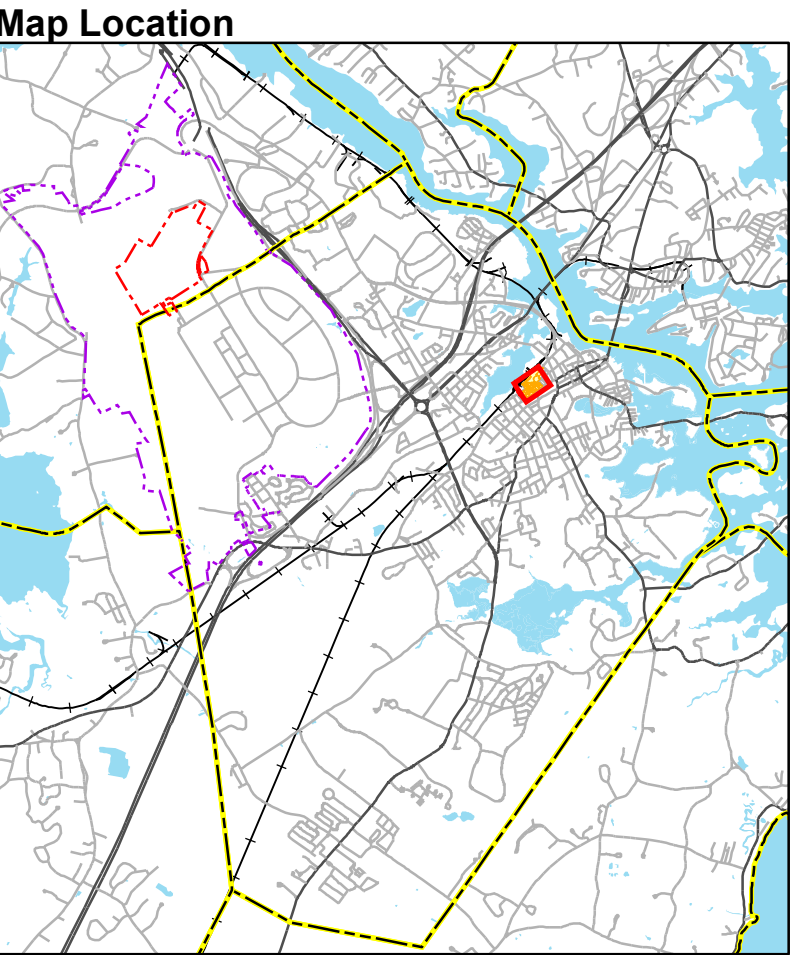
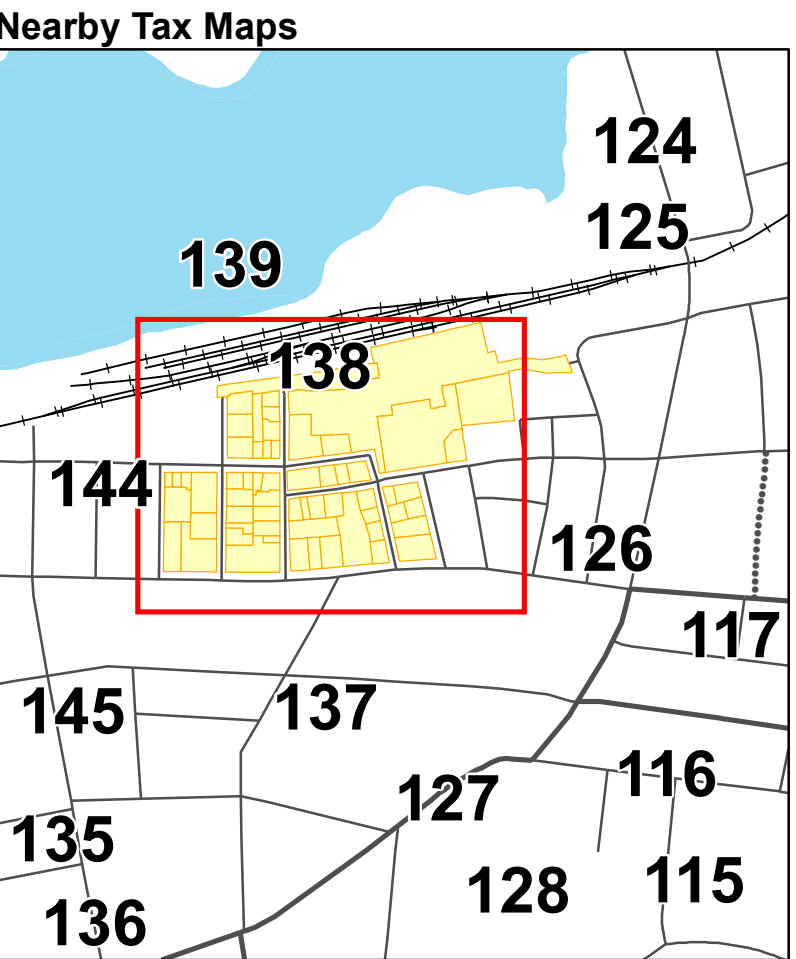
SIMS AVE

- Parcel/Parcel boundary
- Parcel/ROW boundary
- Water boundary
- Structure (1994 data)

Parcel covered by this map
Parcel from a neighboring map (see other map for current status)



This map is for assessment purposes only. It is not intended for legal description or conveyance. Parcels are mapped as of April 1. Building footprints are 2006 data and may not represent current structures. Streets appearing on this map may be paper (unbuilt) streets. Lot numbers take precedence over address numbers. Address numbers shown on this map may not represent posted or legal addresses.



C/H
L-CHIP
ROA338649

ABUTTERS LIST

125 1 N/F HANOVER APARTMENTS, LLC c/o CATHARTES PRIVATE INVESTMENTS 11 BEACON STREET, SUITE 1120 BOSTON, MA 02108 5387/2814	125 18 N/F JOHN W. GRAY REVOCABLE TRUST BRADFORD A. GRAY REVOCABLE TRUST 7 PATRIOTS WAY RYE, N.H. 03870 3895/643	138 61 N/F PETER HAPPNY 66 ROCK STREET PORTSMOUTH, N.H. 03801 2302/1079 D-31107
125 2 N/F THIRTY MAPLEWOOD, LLC 117 BOW STREET PORTSMOUTH, N.H. 03801 5099/2424	125 21 N/F NORTH END MASTER DEVELOPMENT L.P. 501 DANFORTH STREET PORTLAND, ME 04102 5569/2553	138 62 N/F DEER STREET ASSOCIATES P.O. BOX 100 YORK HARBOR, ME. 03911 5518/2744
125 3 N/F EMERSON HOVEY POST 168 VW 238 DEER STREET PORTSMOUTH, N.H. 03801 4823/873 C-34853	125 29 N/F GOWEN G. EDWARD, JR. REVOCABLE LIVING TRUST GOWEN G. EDWARD, JR., TRUSTEE 355 GREAT BAY ROAD GREENLAND, N.H. 03840 4327/2531	138 63 N/F KEARSARGE MILL CONDOMINIUM ASSOCIATION 191 HILL STREET PORTSMOUTH, N.H. 03801 2596/1585 D-14855
125 11 N/F 136 HILL STREET CONDOMINIUM ASSOCIATION 136 HILL STREET PORTSMOUTH, N.H. 03801 4823/873 C-34853	138 60 N/F CITY OF PORTSMOUTH P.O. BOX 628 PORTSMOUTH, N.H. 03802	138 64 N/F HANOVER PLACE CONDOMINIUM ASSOCIATION 349 HANOVER STREET PORTSMOUTH, N.H. 03801 4807/18 D-33379
125 14 N/F HILL HANOVER GROUP, LLC c/o JPK PROPERTIES, LLC 1 NEW HAMPSHIRE AVENUE, #125 PORTSMOUTH, N.H. 03801 4356/10		

CURVE TABLE

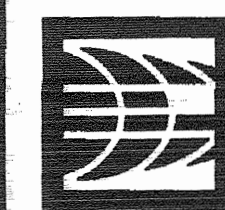
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	486.00'	104.20'	104.00'	S35°55'41"E	12°17'05"
C2	37.00'	48.72'	45.28'	S07°56'11"W	75°26'43"
C3	155.00'	56.30'	55.99'	N53°24'20"E	20°48'45"
C4	86.00'	71.12'	69.11'	S04°30'52"E	47°22'49"
C5	86.00'	45.63'	45.10'	S13°00'13"E	30°24'08"
C6	86.00'	25.48'	25.39'	S10°41'12"W	16°58'41"

LENGTH TABLE

LINE	BEARING	DISTANCE
L1	N31°17'20"E	39.07'
L2	N31°26'32"E	17.92'
L3	N43°07'25"E	47.08'
L4	S46°46'25"E	7.69'
L5	S40°13'28"E	24.63'
L6	S47°00'33"W	38.74'
L7	N42°48'33"W	54.65'
L8	N43°03'00"W	46.10'
L9	S46°48'04"W	10.00'
L10	N46°09'30"W	48.26'
L11	N43°06'02"E	61.50'
L12	N30°51'54"E	56.64'
L13	N43°06'02"E	22.52'
L14	S46°53'58"E	38.87'
L15	N43°06'02"E	49.82'
L16	N63°48'43"E	28.42'
L17	N45°20'34"E	64.73'
L18	N28°12'12"E	10.82'
L19	N28°12'12"E	10.70'
L20	N55°38'43"W	57.54'
L21	N45°47'00"E	31.08'
L22	S87°48'09"E	20.15'
L23	N45°47'00"E	34.67'
L24	S40°13'28"E	20.31'
L25	S40°13'28"E	4.32'
L26	N39°12'52"E	42.20'
L27	S43°06'02"W	48.48'

PLAN REFERENCES:

1. PLAN OF LAND FOR NETTY AND GERALD TAUBE, AUGUST 2004 BY MILLETTE, SPRAGUE & COLWELL. RCRD D-32051.
2. CONDOMINIUM SITE PLAN FOR HANOVER PLACE CONDOMINIUM, 349 HANOVER STREET, PORTSMOUTH, NH. BY MILLETTE, SPRAGUE AND COLWELL, INC. DATED 12/20/05. RCRD D-33379.
3. KEARSARGE MILL CONDOMINIUMS, HANOVER STREET, PORTSMOUTH, NH. BY KIMBALL CHASE DATED 2/16/17. RCRD D-34716.
4. BOUNDARY LINE AGREEMENT PLAN, KEARSARGE MILL CONDOMINIUMS, PORTSMOUTH, NH. BY JONES & BEACH ENGINEERS, INC. DATED 4/10/97. RCRD D-25421.
5. KEARSARGE MILLS CONDOMINIUM PLANS FOR MAYFAIR REALTY TRUST, CAMBRIDGE PORT TRUST, PORTSMOUTH, NH. BY KIMBALL CHASE. RCRD D-14855.
6. EASEMENT PLAN, TAX MAP 164 - LOT 4, BOSTON & MAINE CORPORATION TO THE CITY OF PORTSMOUTH OFF BREWSTER STREET, PORTSMOUTH, NH. BY AMBIT ENGINEERING, INC. DATED 4/19/03. RCRD D-37720.
7. SUBDIVISION OF LAND OF PORTSMOUTH MFG. AND POWER CO., PORTSMOUTH, NH BY JOHN W. DURGIN DATED NOV. 1925. RCRD #0368.
8. LAND IN PORTSMOUTH, NH PORTS. MFG. & POWER CO. TO HAROLD S. WOODS. BY JOHN W. DURGIN DATED NOV. 1926. RCRD #00389.
9. TAX MAP 125 LOT 14 & MAP 138 LOT 62. PROPERTY OF HILL HANOVER GROUP, LLC, HILL, HANOVER & AUTUMN STREETS, PORTSMOUTH, NH. BY MSC, INC. DATED 10/10/2008. NOT RECORDED.
10. PLAN OF LAND IN PORTSMOUTH, NH, PORTSMOUTH MFG. & POWER CO. TO FRANK E. BROOKS BY JOHN W. DURGIN DATED FEB. 1918. RCRD #078.
11. CONDOMINIUM SITE PLAN, 136 HILL STREET CONDOMINIUM, PORTSMOUTH, NH, TAX MAP 125 LOT 11. BY ANDOVER CONSULTANTS, INC. DATED JULY 12, 2007. RCRD C-34853.
12. LAND IN PORTSMOUTH, NH, BOSTON & MAINE RAILROAD TO ROGER E. MOULTON AND CHESTER GOODWIN, DATED MARCH 1950. RCRD 01684.
13. PROPOSED PROPERTY TRANSFER, TAX MAP 125 - LOT 17, BOSTON & MAINE TO DEER STREET LIMITED PARTNERSHIP, 165 DEER STREET, PORTSMOUTH, NH BY AMBIT ENGINEERING, INC. DATED 6/13/13. RCRD D-37797.
14. PLAN OF LAND FOR DEER STREET ASSOCIATES, DEER & BRIDGE STREETS AND MAPLEWOOD AVENUE, PORTSMOUTH AVENUE BY AMBIT SURVEY DATED SEPTEMBER 1993. RCRD D-22543.
15. PROPOSED ROADWAY ALIGNMENT AND LAND TRANSFER PLAN, CITY OF PORTSMOUTH TO DEER STREET ASSOCIATES (TO BE RECORDED).



AMBIT ENGINEERING, INC.

Civil Engineers & Land Surveyors

200 Griffin Road - Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 436-2315

NOTES:

- 1) PARCELS ARE SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAPS AS MAP 125, LOT 17 & MAP 138, LOT 62.
- 2) OWNERS OF RECORD:
MAP 125, LOT 17
DEER STREET ASSOCIATES
P.O. BOX 100
YORK HARBOR, ME 03911
3395/2669, 5534/2077, 5453/138
MAP 138, LOT 62
DEER STREET ASSOCIATES
P.O. BOX 100
YORK HARBOR, ME 03911
5518/2744
- 3) PARCELS ARE NOT IN A FLOOD HAZARD ZONE AS SHOWN ON FIRM PANEL 33015C0259E. MAY 17, 2005.
- 4) EXISTING LOT AREA:
LOT 17 LOT 62
109,987 S.F. 42,604 S.F.
2.5250 ACRES 0.9781 AC
PROPOSED LOT AREAS:
LOT 1 LOT 2 LOT 3
54,017 S.F. 8,519 S.F. 26,503 S.F.
1.2401 AC. 0.1956 AC. 0.6084 AC.
LOT 4 LOT 5 LOT 6
18,347 S.F. 22,667 S.F. 22,538 S.F.
0.4212 AC. 0.5204 AC. 0.5174 AC.
- 5) ZONING DISTRICTS:
CENTRAL BUSINESS B (CBB), HISTORIC OVERLAY DISTRICT (PARTIAL), & OFFICE RESEARCH (OR)
- 6) THE PURPOSE OF THIS PLAN IS TO SHOW THE CONSOLIDATION OF TAX MAP 125 LOT 17 AND TAX MAP 138 LOT 62 AND THE SUBDIVISION OF THAT LOT INTO 6 LOTS.
- 7) LOT 2 TO BE A NON-BUILDABLE LOT UNTIL SUCH TIME AS FRONTAGE IS CREATED OR LOT 2 IS MERGED WITH AN ADJACENT PARCEL.
- 8) THE EXISTING SITE IMPROVEMENTS SHALL BE ALLOWED TO REMAIN. AT SUCH TIME AS THE LOTS ARE NOT UNDER COMMON OWNERSHIP, EASEMENTS SHALL BE CREATED TO ALLOW THE BUILDINGS ACROSS BOUNDARY LINES TO REMAIN OR THE BUILDINGS SHALL BE REMOVED. ANY EASEMENTS CREATED SHALL BE REVIEWED AND APPROVED BY THE CITY OF PORTSMOUTH.
- 9) FOR SITE EASEMENT RESTRICTIONS AND LOCATIONS SEE "PROPERTY EASEMENTS" PLAN DATED 12/15/14 BY AMBIT ENGINEERING.

NO.	DESCRIPTION	DATE
4	TAX MAP/LOT NUMBERS	5/18/16
3	ISSUED FOR RECORDING; MONUMENTS	3/24/16
2	REVISED LOTS 1, 2, AND 3	8/6/15
1	ISSUED FOR APPROVAL	7/31/15
0	ISSUED FOR COMMENT	7/28/15

CONSOLIDATION & SUBDIVISION PLAN TAX MAP 125, LOT 17 & TAX MAP 138, LOT 62

DEER STREET ASSOCIATES

BRIDGE, DEER, & HILL STREETS
CITY OF PORTSMOUTH
COUNTY OF ROCKINGHAM
STATE OF NEW HAMPSHIRE

SCALE: 1" = 50'

JULY 2015

FB 302, PG 1

2271.01

LOCATION MAP

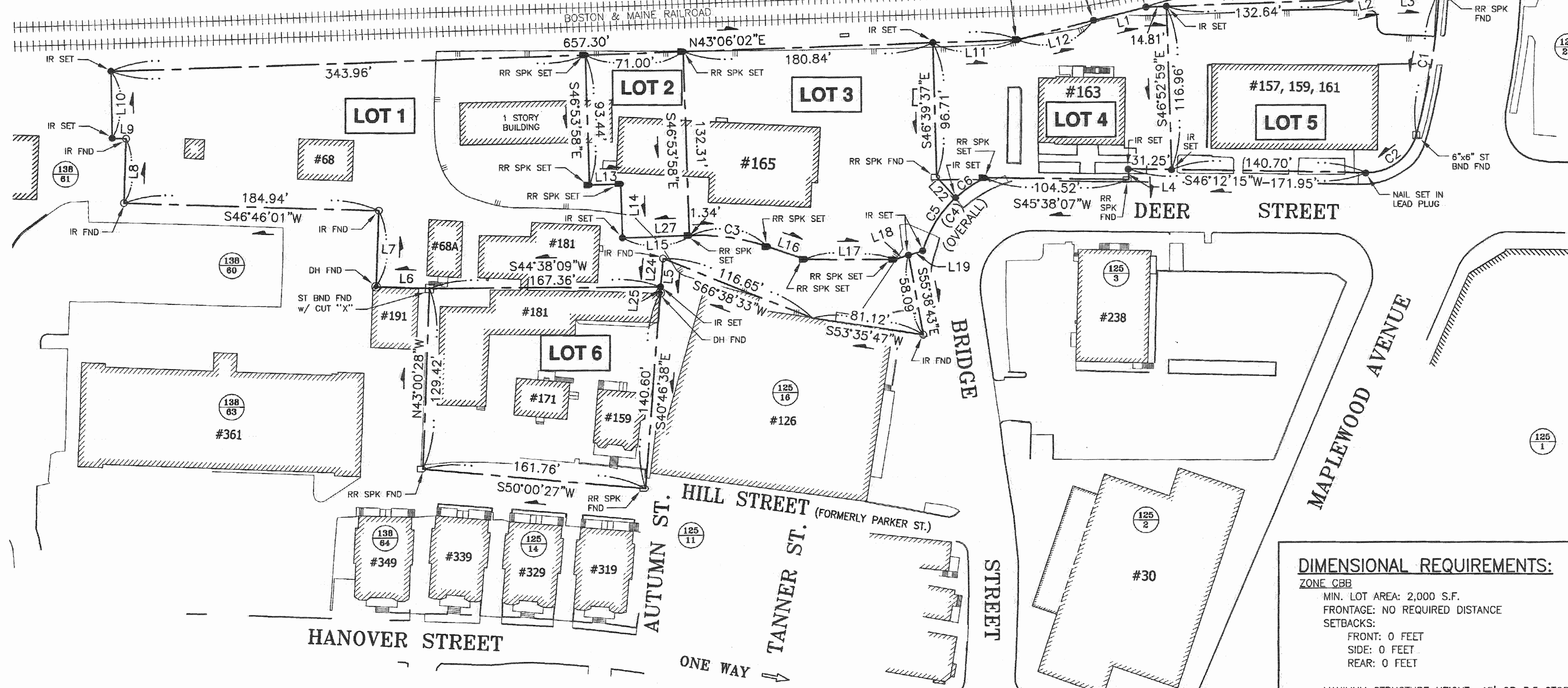
SCALE: 1" = 300'

LEGEND:

N/F	NOW OR FORMERLY
RP	RECORD OF PROBATE
RCRD	ROCKINGHAM COUNTY
	REGISTRY OF DEEDS
11 21	MAP 11/LOT 21
○ IR FND	IRON ROD FOUND
○ IP FND	IRON PIPE FOUND
● IR SET	IRON ROD SET
● DH FND	DRILL HOLE FOUND
● DH SET	DRILL HOLE SET
■ NHFB	NHDOT BOUND FOUND
■ BND W/DH	BOUND WITH DRILL HOLE
■ ST BND W/DH	STONE BOUND WITH DRILL HOLE
■ RRR SPK	RAILROAD SPIKE

138-62-1 ASSESSOR'S MAP
138 LOT 62-1ASSESSOR'S MAP/LOT
NUMBER ASSIGNMENT

LOT 1	138-62-1
LOT 2	125-17-1
LOT 3	125-17
LOT 4	125-17-2
LOT 5	125-17-3
LOT 6	138-62



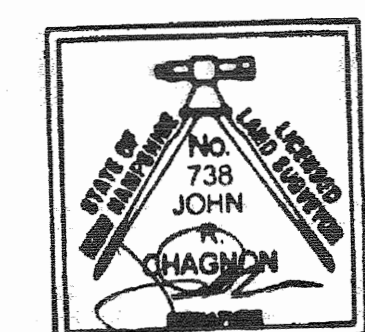
DIMENSIONAL REQUIREMENTS:

ZONE CBB
MIN. LOT AREA: 2,000 S.F.
FRONTAGE: NO REQUIRED DISTANCE
SETBACKS:
FRONT: 0 FEET
SIDE: 0 FEET
REAR: 0 FEET

MAXIMUM STRUCTURE HEIGHT: 45' OR 3.5 STORIES,
WHICHEVER IS LESS
MAXIMUM BUILDING COVERAGE: 95%
MINIMUM OPEN SPACE: 0%

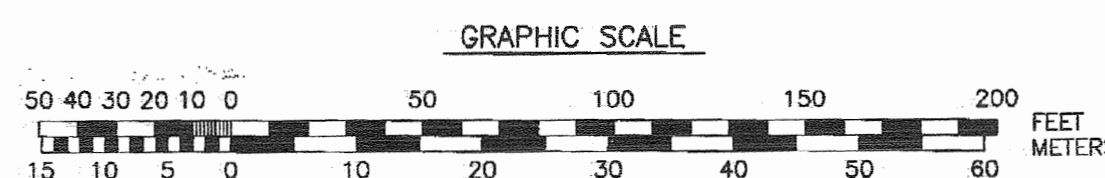
ZONE OR

DUE TO THE PROXIMITY TO NORTH MILL POND,
ZONE REQUIREMENTS ARE A MIX OF OFFICE
RESEARCH & INDUSTRIAL ZONES. REFER TO
ZONING ORDINANCE FOR DIMENSIONS.



APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN 9/7/16 DATE

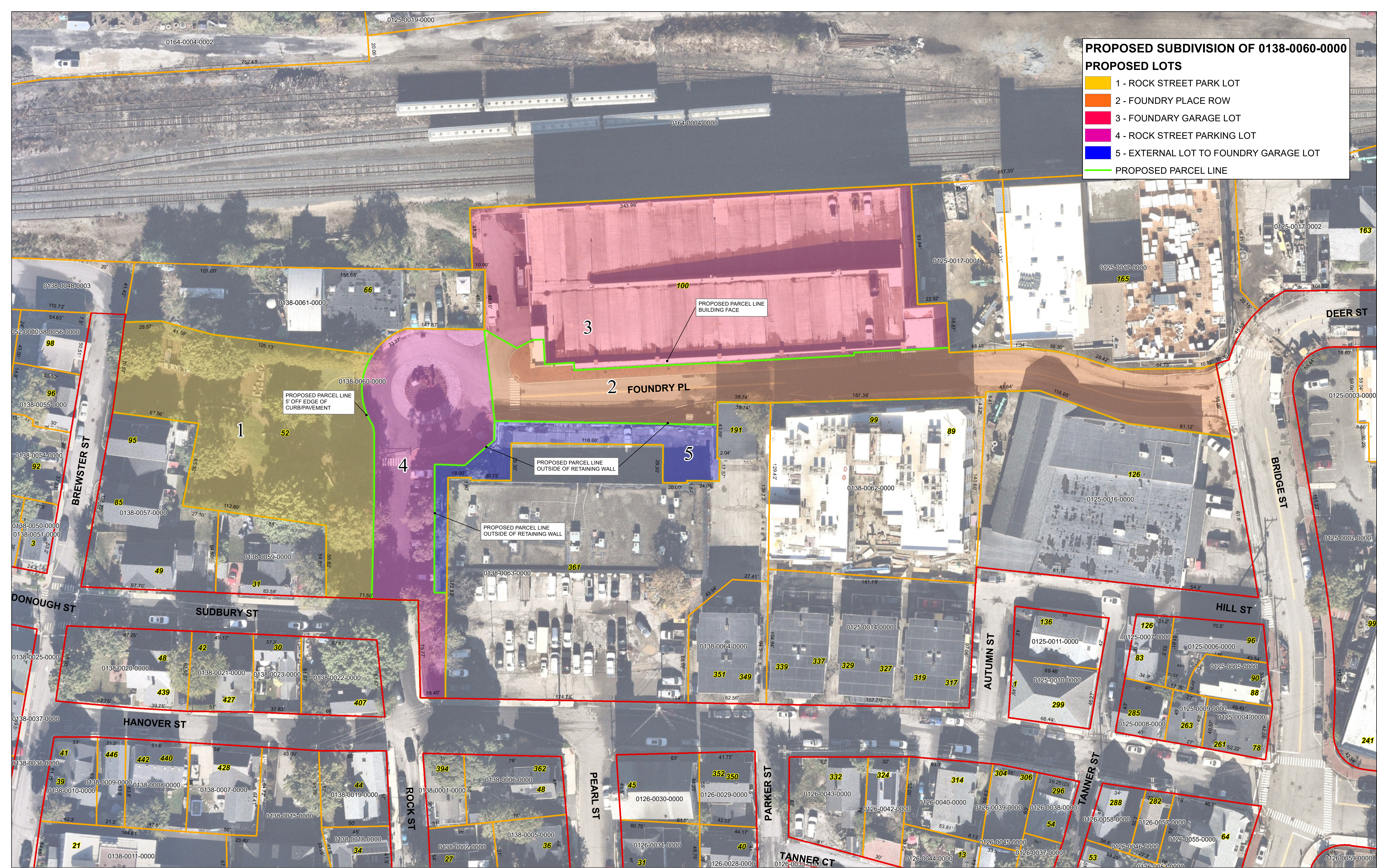


D-39699

PROPOSED SUBDIVISION OF 0138-0060-0000

PROPOSED LOTS

- 1 - ROCK STREET PARK LOT
- 2 - FOUNDRY PLACE ROW
- 3 - FOUNDRY GARAGE LOT
- 4 - ROCK STREET PARKING LOT
- 5 - EXTERNAL LOT TO FOUNDRY GARAGE LOT
- PROPOSED PARCEL LINE

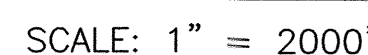


DISCLAIMER: The City of Portsmouth provides these Geographic Information System maps and data as a public information service. The maps and data provided are intended for informational purposes only. No guarantee or promise is made as to the accuracy of the maps and data and they should not be relied upon for any purpose other than general information.

0 20 40 80 120 Feet
1 inch = 30 feet

PROPOSED SUBDIVISION OF 0138-0060-0000

Map prepared by City of Portsmouth Public Works
U:\Projects\0263 Parking Traffic & Safety\Rock Street Park Subdivision\Foundry Rock St Subdivision.mxd
Prepared: 1/22/2025



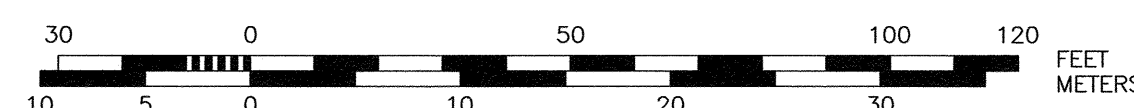
N/F	NOW OR FORMERLY
RP	RECORD OF PROBATE
RCRD	ROCKINGHAM COUNTY
	REGISTRY OF DEEDS
RR SPK	RAILROAD SPIKE
	MAP 11/LOT 21
IR FND	IRON ROD FOUND
IP FND	IRON PIPE FOUND
IR SET	IRON ROD SET
DH FND	DRILL HOLE FOUND
DH SET	DRILL HOLE SET
BND w/DH	BOUND WITH DRILL HOLE

1) CONSOLIDATION AND SUBDIVISION PLAN TAX MAP 125
LOT 17 & TAX MAP 138, LOT 62, DEER STREET
ASSOCIATES, BRIDGE, DEER & HILL STREET, CITY OF
PORTSMOUTH, COUNTY OF ROCKINGHAM, STATE OF NEW
HAMPSHIRE, SCALE: 1" = 50', DATED: JULY 2015,
PREPARED BY AMBIT ENGINEERING, INC. RCRD D-39699

LOT 1		LOT 2
25,271 S.F.		23,300 S.F.
0.5801 ACRES		0.5349 ACRES
LOT 3		LOT 4
43,879 S.F.		16,293 S.F.
1.0073 ACRES		0.3740 ACRES
LOT 5		
6,143 S.F.		
0.1410 ACRES		



- 1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 138 AS LOT 60.
- 2) OWNERS OF RECORD:
CITY OF PORTSMOUTH
1 JUNKINS AVENUE
PORTSMOUTH, NH 03801
5751/1473, 4316/8
2267/1105
- 3) PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0259F. EFFECTIVE 1/29/21.
- 4) EXISTING LOT AREA:
114,886 S.F.
2.6374 ACRES
- 5) PARCEL IS LOCATED IN A MUNICIPAL DISTRICT AND A PORTION IS LOCATED WITHIN THE DOWNTOWN OVERLAY DISTRICT.
- 6) DIMENSIONAL REQUIREMENTS:
LOTS AND BUILDINGS IN THE MUNICIPAL DISTRICT ARE EXEMPT FROM ALL DIMENSIONAL AND INTENSITY REGULATIONS.
- 7) THE PURPOSE OF THIS PLAN IS TO SHOW THE SUBDIVISION OF PORTSMOUTH ASSESSOR'S MAP 138 LOT 60 INTO 5 LOTS.



4.13.25
DATE

APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN

DATE _____

OVERALL PLAN

1	ISSUED FOR APPROVAL	4/18/25
0	ISSUED FOR COMMENT	3/24/25
NO.	DESCRIPTION	DATE

SUBDIVISION PLAN
TAX MAP 138 - LOT 60

OWNER:

CITY OF PORTSMOUTH
1 JUNKINS AVENUE
CITY OF PORTSMOUTH
COUNTY OF ROCKINGHAM
STATE OF NEW HAMPSHIRE

SCALE: 1" = 30' SHEET 1 OF 6 MARCH 2025

FB 265 PG 34

MARCH 2025

\\NH\S010198-City of Portsmouth\007-Foundry Place, Portsmouth-JRC\02-CAD-Files\Survey\5010198-007-V-SUBDIVISION-2025.dwg, OVERALL SUBDIVISION



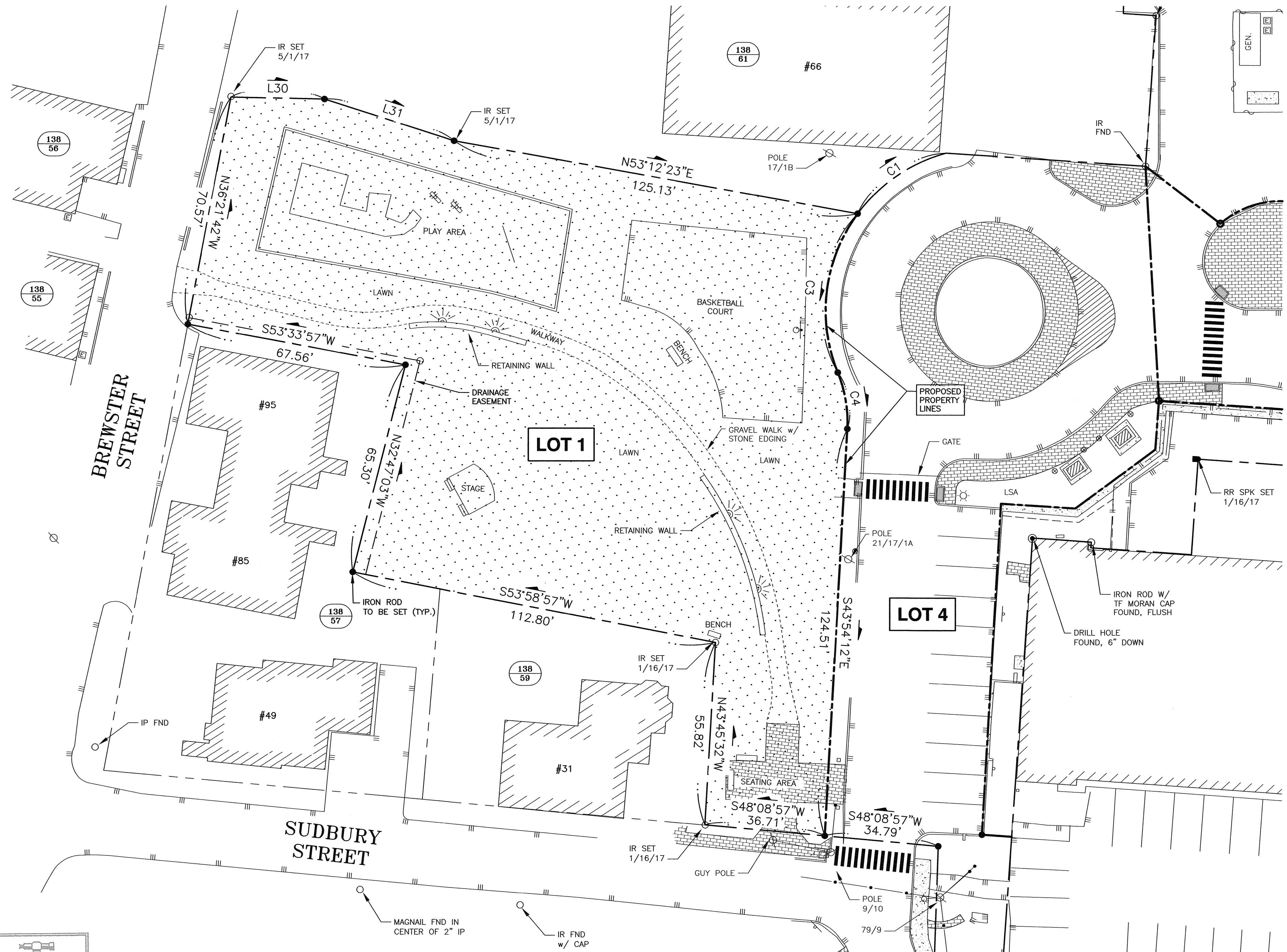
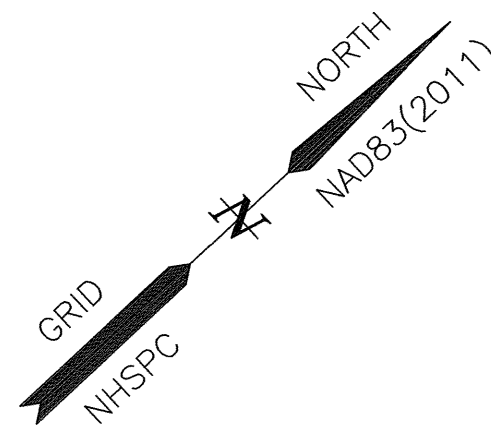
HALEY WARD

ENGINEERING | ENVIRONMENTAL | SURVEYING
200 Griffin Rd. Unit 14
Portsmouth, New Hampshire 03801
603.430.9282

NOTES:

- 1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 138 AS LOT 60.
- 2) OWNERS OF RECORD:
CITY OF PORTSMOUTH
1 JUNKINS AVENUE
PORTSMOUTH, NH 03801
5751/1473, 4316/8, 2267/1105
- 3) PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0259F. EFFECTIVE 1/29/21.
- 4) EXISTING LOT AREA:
114,886 S.F.
2.6374 ACRES

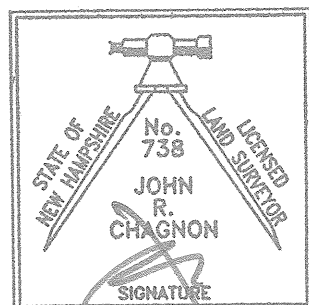
LOT 1 AREA:
25,271 S.F.
0.5801 ACRES
- 5) PARCEL IS LOCATED IN A MUNICIPAL DISTRICT AND A PORTION IS LOCATED WITHIN THE DOWNTOWN OVERLAY DISTRICT.
- 6) DIMENSIONAL REQUIREMENTS:
LOTS AND BUILDINGS IN THE MUNICIPAL DISTRICT ARE EXEMPT FROM ALL DIMENSIONAL AND INTENSITY REGULATIONS.
- 7) THE PURPOSE OF THIS PLAN IS TO SHOW THE SUBDIVISION OF PORTSMOUTH ASSESSOR'S MAP 138 LOT 60 INTO 5 LOTS.



"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

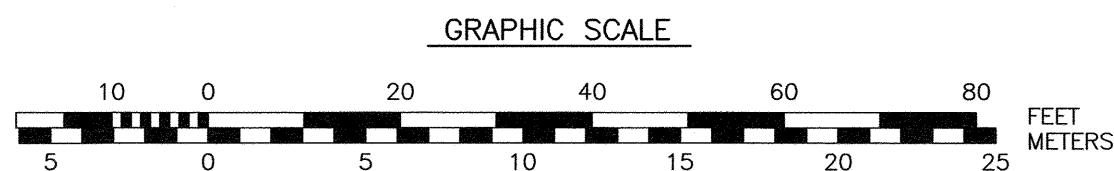
DATE



APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN

DATE



LENGTH TABLE

LINE	BEARING	DISTANCE
L30	N44°11'39"E	28.57'
L31	N60°48'22"E	41.59'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	33.37'	32.75'	N08°27'35"E	38°14'11"
C3	50.00'	51.11'	48.91'	S39°56'28"E	58°33'55"
C4	40.00'	17.59'	17.45'	S56°37'25"E	25°12'02"

SUBDIVISION PLAN LOT 1
ROCK STREET PARK

NO.	DESCRIPTION	DATE
1	ISSUED FOR APPROVAL	4/18/25
0	ISSUED FOR COMMENT	3/31/25

SUBDIVISION PLAN
TAX MAP 138 – LOT 60

OWNER:

CITY OF PORTSMOUTH
1 JUNKINS AVENUE
CITY OF PORTSMOUTH
COUNTY OF ROCKINGHAM
STATE OF NEW HAMPSHIRE

SCALE: 1" = 20'

SHEET 2 OF 6

MARCH 2025

FB 265 PG 34

5010198.007



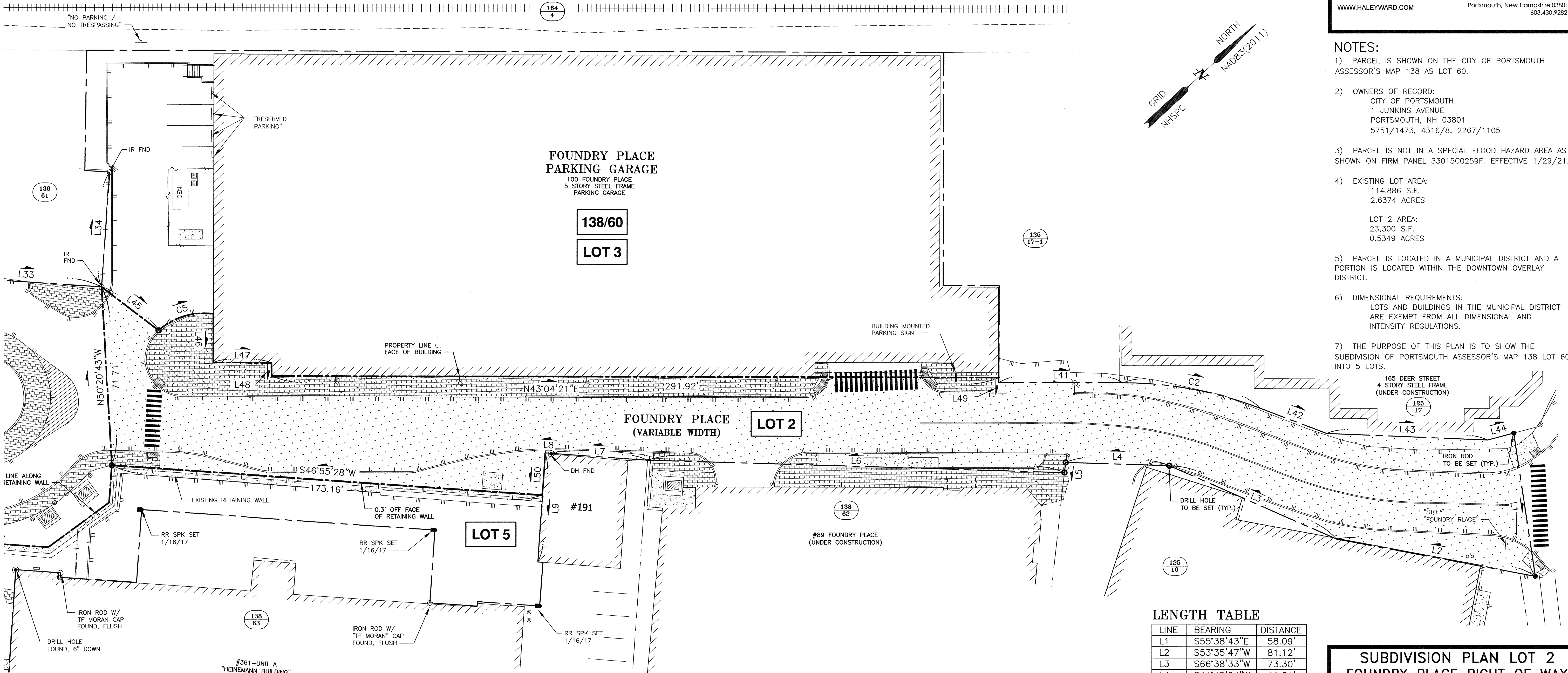
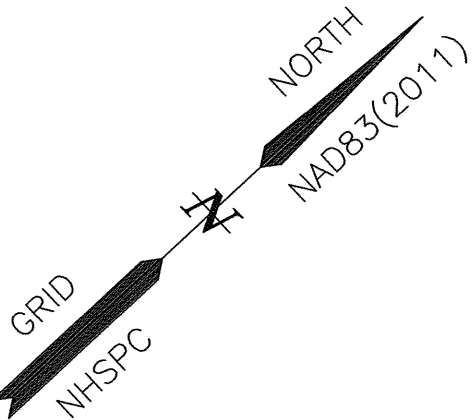
HALEY WARD

ENGINEERING | ENVIRONMENTAL | SURVEYING
200 Griffin Rd. Unit 14
Portsmouth, New Hampshire 03801
603.430.9282

NOTES:

- 1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 138 AS LOT 60.
- 2) OWNERS OF RECORD:
CITY OF PORTSMOUTH
1 JUNKINS AVENUE
PORTSMOUTH, NH 03801
5751/1473, 4316/8, 2267/1105
- 3) PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0259F. EFFECTIVE 1/29/21.
- 4) EXISTING LOT AREA:
114,886 S.F.
2.6374 ACRES

LOT 2 AREA:
23,300 S.F.
0.5349 ACRES
- 5) PARCEL IS LOCATED IN A MUNICIPAL DISTRICT AND A PORTION IS LOCATED WITHIN THE DOWNTOWN OVERLAY DISTRICT.
- 6) DIMENSIONAL REQUIREMENTS:
LOTS AND BUILDINGS IN THE MUNICIPAL DISTRICT ARE EXEMPT FROM ALL DIMENSIONAL AND INTENSITY REGULATIONS.
- 7) THE PURPOSE OF THIS PLAN IS TO SHOW THE SUBDIVISION OF PORTSMOUTH ASSESSOR'S MAP 138 LOT 60 INTO 5 LOTS.



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C2	155.00'	56.30'	55.99'	N53°24'20"E	20°48'45"
C5	28.00'	23.72'	23.01'	N26°10'57"E	48°31'52"

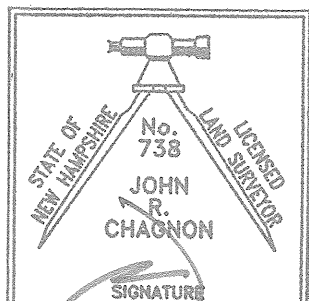
LENGTH TABLE

LINE	BEARING	DISTANCE
L1	S55°38'43"E	58.09'
L2	S53°35'47"W	81.12'
L3	S66°38'33"W	73.30'
L4	S44°45'24"W	41.64'
L5	S40°13'28"E	4.09'
L6	S44°38'09"W	167.36'
L7	S47°00'33"W	38.74'
L8	S47°07'05"W	2.53'
L9	S43°20'12"E	43.88'
L33	N46°46'01"E	61.02'
L34	N43°03'00"W	46.10'
L41	N43°06'02"E	49.82'
L42	N63°48'43"E	28.42'
L43	N45°20'34"E	64.73'
L44	N28°12'12"E	10.82'
L45	N80°25'58"E	28.79'
L46	S46°57'34"E	19.58'
L47	N43°00'02"E	23.34'
L48	S47°13'42"E	5.31'
L49	S46°54'15"E	1.96'
L50	S43°20'12"E	17.00'

"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."

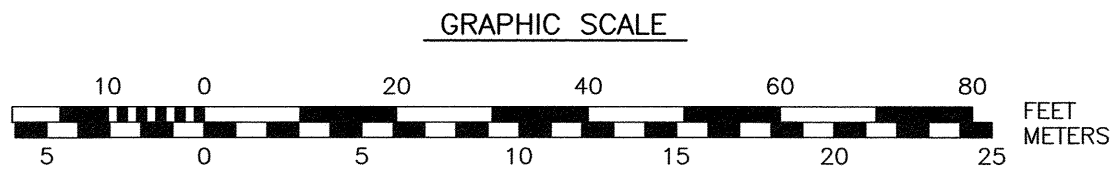
JOHN R. CHAGNON, LLS

4-18-25
DATE



APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN
DATE



SUBDIVISION PLAN LOT 2
FOUNDRY PLACE RIGHT OF WAY

NO.	DESCRIPTION	DATE
1	ISSUED FOR APPROVAL	4/18/25
0	ISSUED FOR COMMENT	3/31/25

SUBDIVISION PLAN
TAX MAP 138 - LOT 60

OWNER:
CITY OF PORTSMOUTH
1 JUNKINS AVENUE
CITY OF PORTSMOUTH
COUNTY OF ROCKINGHAM
STATE OF NEW HAMPSHIRE

SCALE: 1" = 20' SHEET 3 OF 6 MARCH 2025



HALEY WARD

ENGINEERING | ENVIRONMENTAL | SURVEYING
200 Griffin Rd. Unit 14
Portsmouth, New Hampshire 03801
603.430.9282

NOTES:

- 1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 138 AS LOT 60.
- 2) OWNERS OF RECORD:
CITY OF PORTSMOUTH
1 JUNKINS AVENUE
PORTSMOUTH, NH 03801
5751/1473, 4316/8, 2267/1105
- 3) PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0259F. EFFECTIVE 1/29/21.
- 4) EXISTING LOT AREA:
114,886 S.F.
2.6374 ACRES

LOT 3 AREA:
43,879 S.F.
1.0073 ACRES
- 5) PARCEL IS LOCATED IN A MUNICIPAL DISTRICT AND A PORTION IS LOCATED WITHIN THE DOWNTOWN OVERLAY DISTRICT.
- 6) DIMENSIONAL REQUIREMENTS:
LOTS AND BUILDINGS IN THE MUNICIPAL DISTRICT ARE EXEMPT FROM ALL DIMENSIONAL AND INTENSITY REGULATIONS.
- 7) THE PURPOSE OF THIS PLAN IS TO SHOW THE SUBDIVISION OF PORTSMOUTH ASSESSOR'S MAP 138 LOT 60 INTO 5 LOTS.

SUBDIVISION PLAN LOT 3
FOUNDRY PLACE PARKING GARAGE

NO.	DESCRIPTION	DATE
1	ISSUED FOR APPROVAL	4/18/25
0	ISSUED FOR COMMENT	3/31/25

REVISIONS

SUBDIVISION PLAN
TAX MAP 138 - LOT 60

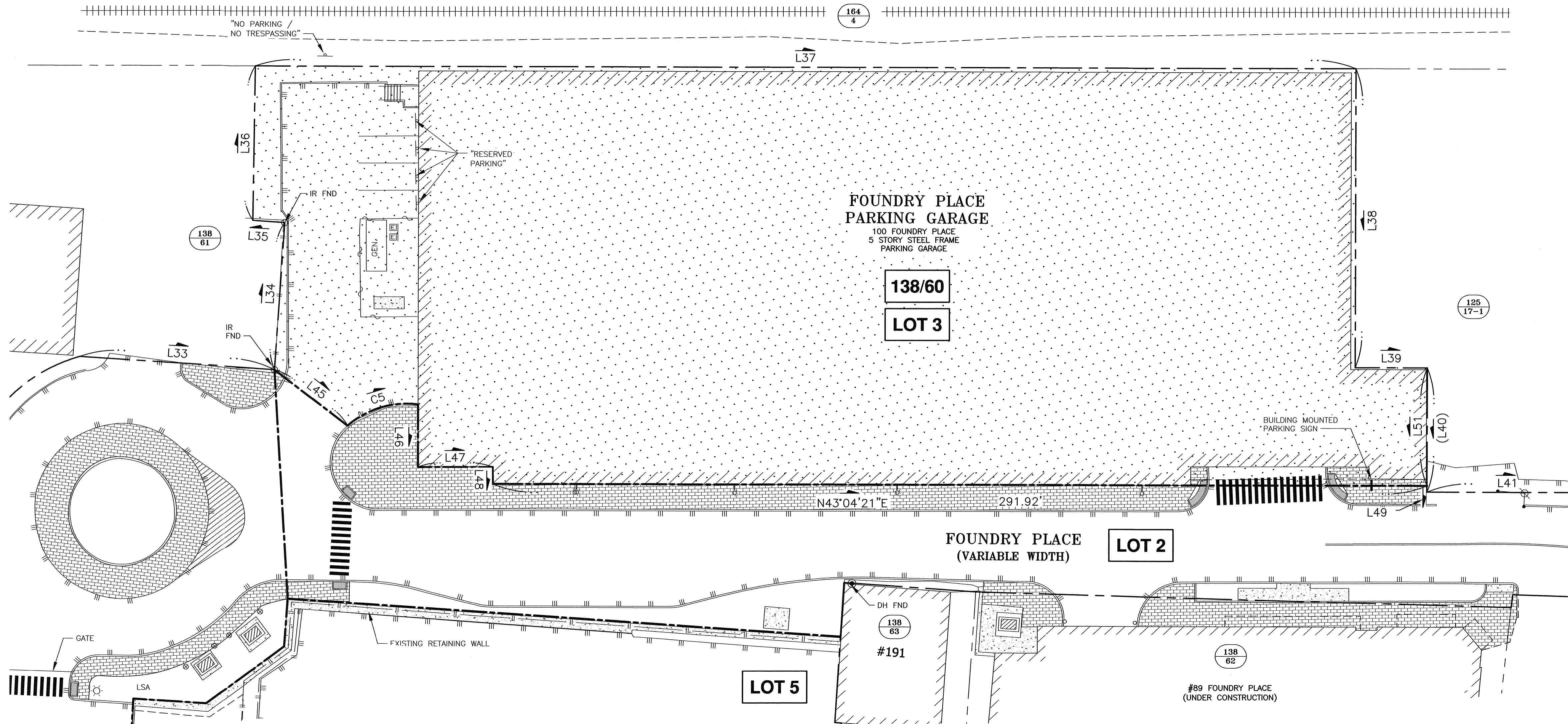
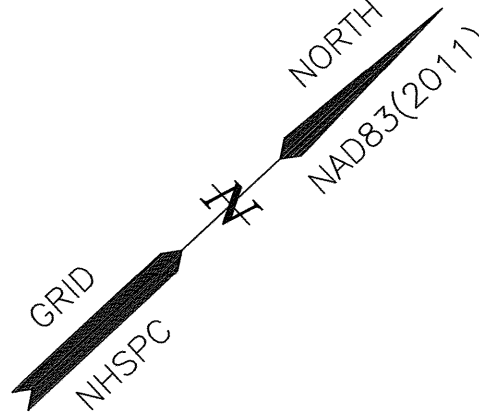
OWNER:

CITY OF PORTSMOUTH
1 JUNKINS AVENUE
CITY OF PORTSMOUTH
COUNTY OF ROCKINGHAM
STATE OF NEW HAMPSHIRE

SCALE: 1" = 20' SHEET 4 OF 6 MARCH 2025

FB 265 PG 34

5010198.007



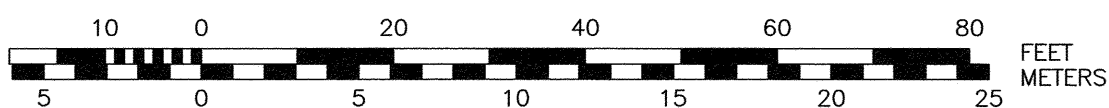
CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C5	28.00'	23.72'	23.01'	N26°10'57"E	48°31'52"

LENGTH TABLE

LINE	BEARING	DISTANCE
L33	N46°46'01"E	61.02'
L34	N43°03'00"W	46.10'
L35	S46°48'04"W	10.00'
L36	N46°09'30"W	48.26'
L37	N43°06'02"E	343.96'
L38	S46°53'58"E	93.44'
L39	N43°06'02"E	22.52'
L40	S46°53'58"E	38.87'
L41	N43°06'02"E	49.82'
L45	N80°25'58"E	28.79'
L46	S46°57'34"E	19.58'
L47	N43°00'02"E	23.34'
L48	S47°13'42"E	5.31'
L49	S46°54'15"E	1.96'
L51	S46°53'57"E	36.91'

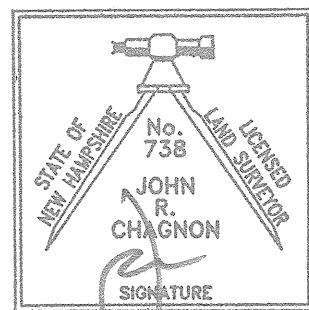
GRAPHIC SCALE



"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



APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN

DATE



HALEY WARD

ENGINEERING | ENVIRONMENTAL | SURVEYING
200 Griffin Rd. Unit 14
Portsmouth, New Hampshire 03801
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NOTES:

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- 2) OWNERS OF RECORD:
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1 JUNKINS AVENUE
PORTSMOUTH, NH 03801
5751/1473, 4316/8, 2267/1105
- 3) PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0259F. EFFECTIVE 1/29/21.
- 4) EXISTING LOT AREA:
114,886 S.F.
2.6374 ACRES

LOT 4 AREA:
16,293 S.F.
0.3740 ACRES
- 5) PARCEL IS LOCATED IN A MUNICIPAL DISTRICT AND A PORTION IS LOCATED WITHIN THE DOWNTOWN OVERLAY DISTRICT.
- 6) DIMENSIONAL REQUIREMENTS:
LOTS AND BUILDINGS IN THE MUNICIPAL DISTRICT ARE EXEMPT FROM ALL DIMENSIONAL AND INTENSITY REGULATIONS.
- 7) THE PURPOSE OF THIS PLAN IS TO SHOW THE SUBDIVISION OF PORTSMOUTH ASSESSOR'S MAP 138 LOT 60 INTO 5 LOTS.

LENGTH TABLE

LINE	BEARING	DISTANCE
L22	S47°11'27"W	19.44'
L23	N45°07'59"W	75.77'
L33	N46°46'01"E	61.02'
L34	N43°03'00"W	46.10'
L45	N80°25'58"E	28.79'
L52	S42°49'42"E	14.97'
L53	S06°35'17"W	30.30'
L54	S46°41'09"W	22.77'
L55	N46°55'17"E	9.09'

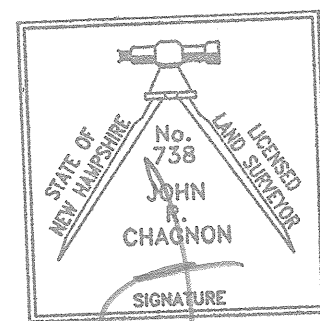
CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	33.37'	32.75'	N08°27'35"E	38°14'11"
C6	40.00'	17.59'	17.45'	N56°37'25"W	25°12'02"
C7	50.00'	84.48'	74.78'	N20°49'23"W	96°48'06"

"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

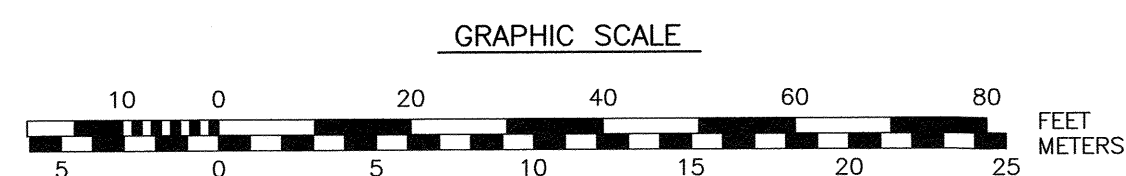
4-18-25
DATE



APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN

DATE



SUBDIVISION PLAN LOT 4
ROCK STREET PARK PARKING LOT
RIGHT OF WAY

NO.	DESCRIPTION	DATE
1	ISSUED FOR APPROVAL	4/18/25
0	ISSUED FOR COMMENT	3/31/25

SUBDIVISION PLAN
TAX MAP 138 - LOT 60

OWNER:
CITY OF PORTSMOUTH
1 JUNKINS AVENUE
CITY OF PORTSMOUTH
COUNTY OF ROCKINGHAM
STATE OF NEW HAMPSHIRE

SCALE: 1" = 20' SHEET 5 OF 6 MARCH 2025

FB 265 PG 34

5010198.007



HALEY WARD

ENGINEERING | ENVIRONMENTAL | SURVEYING
200 Griffin Rd. Unit 14
Portsmouth, New Hampshire 03801
603.430.9282

NOTES:

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- 2) OWNERS OF RECORD:
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1 JUNKINS AVENUE
PORTSMOUTH, NH 03801
5751/1473, 4316/8, 2267/1105
- 3) PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0259F. EFFECTIVE 1/29/21.
- 4) EXISTING LOT AREA:
114,886 S.F.
2.6374 ACRES

LOT 5 AREA:
6,143 S.F.
0.1410 ACRES
- 5) PARCEL IS LOCATED IN A MUNICIPAL DISTRICT AND A PORTION IS LOCATED WITHIN THE DOWNTOWN OVERLAY DISTRICT.
- 6) DIMENSIONAL REQUIREMENTS:
LOTS AND BUILDINGS IN THE MUNICIPAL DISTRICT ARE EXEMPT FROM ALL DIMENSIONAL AND INTENSITY REGULATIONS.
- 7) THE PURPOSE OF THIS PLAN IS TO SHOW THE SUBDIVISION OF PORTSMOUTH ASSESSOR'S MAP 138 LOT 60 INTO 5 LOTS.

SUBDIVISION PLAN LOT 5
EXTERNAL LOT

NO.	DESCRIPTION	DATE
1	ISSUED FOR APPROVAL	4/18/25
0	ISSUED FOR COMMENT	3/31/25

REVISIONS

SUBDIVISION PLAN
TAX MAP 138 - LOT 60

OWNER:

CITY OF PORTSMOUTH
1 JUNKINS AVENUE
CITY OF PORTSMOUTH
COUNTY OF ROCKINGHAM
STATE OF NEW HAMPSHIRE

SCALE: 1" = 20' SHEET 6 OF 6 MARCH 2025

FB 265 PG. 34

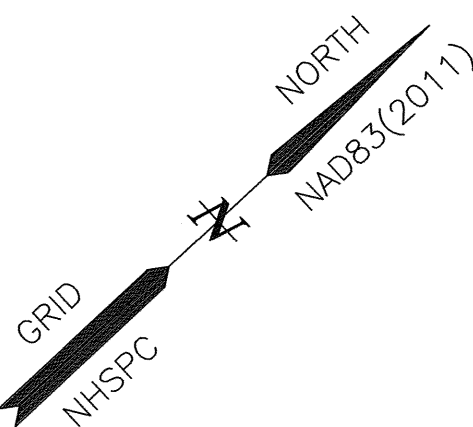
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FOUNDRY PLACE
PARKING GARAGE

100 FOUNDRY PLACE
5 STORY STEEL FRAME
PARKING GARAGE

138/60

LOT 3



FOUNDRY PLACE
(VARIABLE WIDTH)

LOT 2

LOT 5

LOT 4

LOT 1

"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."

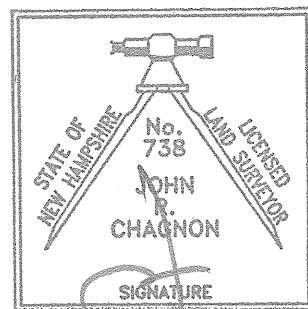
JOHN R. CHAGNON, LLS

DATE

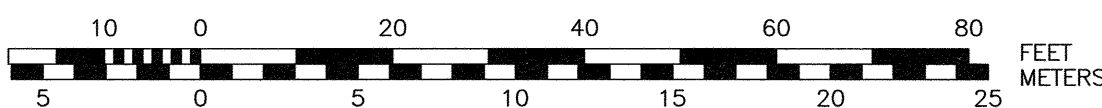
APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN

DATE



GRAPHIC SCALE



LENGTH TABLE

LINE	BEARING	DISTANCE
L9	S43°20'12"E	43.88'
L10	N46°39'48"E	2.04'
L11	S42°42'01"E	17.57'
L12	S46°55'17"W	25.03'
L13	S43°04'41"E	1.80'
L14	S46°55'17"W	19.02'
L15	N43°04'43"W	29.30'
L16	S46°55'17"W	118.00'
L17	S43°04'43"E	29.30'
L18	S46°55'17"W	30.75'
L19	N43°04'43"W	1.80'
L20	S46°55'17"W	18.00'
L50	S43°20'12"E	17.00'
L52	S42°49'42"E	14.97'
L53	S06°35'17"W	30.30'
L54	S46°41'09"W	22.77'
L55	N46°55'17"E	9.09'
L56	S43°20'01"E	26.88'