

# JONES & BEACH ENGINEERS INC.

85 Portsmouth Avenue, PO Box 219, Stratham, NH 03885  
603.772.4746 - JonesandBeach.com

March 25, 2026

Portsmouth Technical Review Committee  
Attn: Board Members  
1 Junkins Avenue, Suite 3<sup>rd</sup> Floor  
Portsmouth, NH 03801

**RE: Response Letter – LU-26-5  
304 Maplewood Avenue, Portsmouth, NH  
Tax Map 140, Lot 7  
JBE Project No. 23169**

Dear Board Members,

We are in receipt of staff comments dated February 27, 2026. Review comments are listed below with our responses in bold.

- 1. Existing conditions plan does not show current dumpster location, please update.*  
**RESPONSE: The existing conditions plan has been revised to include the current dumpster location.**
- 2. Please provide updated parking calculations – five of the proposed spots are not in compliance with parking standards or the approved site plan on file from 1988. A Conditional Use Permit will be required if parking requirements cannot be met.*  
**RESPONSE: Updated parking calculations are provided on the plans.**
- 3. Please reach out to NHDES for shoreland permitting requirements for work within 250' of a tidal waterbody.*  
**RESPONSE: A shoreland permit will be obtained from NHDES.**
- 4. Please demonstrate compliance with Section 10.5A44.30 of the Zoning Ordinance and Section 6.9 of the Site Plan Review Regulations.*  
**RESPONSE: Section 10.5A44.30 cannot be complied with as the site's existing parking lot is in front of the building. The site is now compliant with Section 6.9 of the Site Plan Review Regulations with a proposed stockade fence to replace existing chain-link fence thus providing enhanced visual separation between abutting lots.**
- 5. Please provide height of the proposed wooden stockade fence.*  
**RESPONSE: The proposed stockade fence height has been labeled.**

6. *Building can have only one water service. Confirm that both are active and determine which needs to be abandoned. If one is for a fire service, indicate that is the case to avoid confusion.*

**RESPONSE: It is believed that the 3/4" service is previously abandoned and is under investigation to be confirmed.**

7. *Detail the drip edge. Based on soil conditions in the area, a larger than normal drip retainment zone is likely necessary.*

**RESPONSE: Details about the drip edge have been added to the plans.**

8. *Parking configuration does not work.*

**RESPONSE: Parking configuration has been revised.**

9. *Three parallel parking spaces along sidewalk are on City property and they prevent the five parking spots from backing out of their spots.*

**RESPONSE: The proposed parking spaces mentioned have been removed.**

10. *HP space and access aisle must be at least 16 feet wide in total, with access aisle connecting to accessible path to accessible entrance.*

**RESPONSE: HP space and access aisle has been revised.**

11. *Two parking spots to the east of the building will block the existing dumpster.*

**RESPONSE: The two parking spots to the east of the building have been moved so they don't block the existing dumpster.**

12. *How will solid waste be handled on the property?*

**RESPONSE: Solid waste will continue to be placed in the dumpster, and the dumpster will remain where it is currently located.**

13. *A 3200 series knox box is required on the front building. [www.knoxbox.com](http://www.knoxbox.com)*

**RESPONSE: A 3200 series know box has been added to the front of the building.**

Included with this response letter are the following:

1. One (1) Full Size Plan Set (Folded).

Thank you very much for your time.

Very truly yours,

**JONES & BEACH ENGINEERS, INC.**



Paige Libbey, P.E.  
Associate Principal

cc: Robert Graham, 304 Maplewood LLC (via email)



# City of Portsmouth, New Hampshire

## Site Plan Application Checklist

This site plan application checklist is a tool designed to assist the applicant in the planning process and for preparing the application for Planning Board review. The checklist is required to be completed and uploaded to the Site Plan application in the City's online permitting system. 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 site plan review requirements. Please refer to the Site Plan review regulations for full details.

**Applicant Responsibilities (Section 2.5.2):** Applicable fees are due upon application submittal along with required attachments. The application shall be complete as submitted and provide adequate information for evaluation of the proposed site development. Waiver requests must be submitted in writing with appropriate justification.

Name of Applicant: 304 Maplewood LLC Date Submitted: 2/13/26

Application # (in City's online permitting): \_\_\_\_\_

Site Address: 304 Maplewood Avenue Map: 140 Lot: 7

Application Requirements			
<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page or Plan Sheet/Note #)	Waiver Requested
<input checked="" type="checkbox"/>	Complete <a href="#">application</a> form submitted via the City's web-based permitting program (2.5.2.1(2.5.2.3A))		N/A
<input checked="" type="checkbox"/>	All application documents, plans, supporting documentation and other materials uploaded to the application form in viewpoint in digital Portable Document Format (PDF). One hard copy of all plans and materials shall be submitted to the Planning Department by the published deadline. (2.5.2.8)		N/A

Site Plan Review Application Required Information			
<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Waiver Requested
<input checked="" type="checkbox"/>	Statement that lists and describes "green" building components and systems. (2.5.3.1B)		
<input checked="" type="checkbox"/>	Existing and proposed gross floor area and dimensions of all buildings and statement of uses and floor area for each floor. (2.5.3.1C)		N/A
<input checked="" type="checkbox"/>	Tax map and lot number, and current zoning of all parcels under Site Plan Review. (2.5.3.1D)		N/A

**Site Plan Review Application Required Information**

<input checked="" type="checkbox"/>	<b>Required Items for Submittal</b>	<b>Item Location (e.g. Page/line or Plan Sheet/Note #)</b>	<b>Waiver Requested</b>
<input checked="" type="checkbox"/>	Owner's name, address, telephone number, and signature. Name, address, and telephone number of applicant if different from owner. <b>(2.5.3.1E)</b>		N/A
<input checked="" type="checkbox"/>	Names and addresses (including Tax Map and Lot number and zoning districts) of all direct abutting property owners (including properties located across abutting streets) and holders of existing conservation, preservation or agricultural preservation restrictions affecting the subject property. <b>(2.5.3.1F)</b>		N/A
<input checked="" type="checkbox"/>	Names, addresses and telephone numbers of all professionals involved in the site plan design. <b>(2.5.3.1G)</b>		N/A
<input checked="" type="checkbox"/>	List of reference plans. <b>(2.5.3.1H)</b>		N/A
<input type="checkbox"/>	List of names and contact information of all public or private utilities servicing the site. <b>(2.5.3.1I)</b>		N/A

**Site Plan Specifications**

<input checked="" type="checkbox"/>	<b>Required Items for Submittal</b>	<b>Item Location (e.g. Page/line or Plan Sheet/Note #)</b>	<b>Waiver Requested</b>
<input checked="" type="checkbox"/>	Full size plans shall not be larger than 22 inches by 34 inches with match lines as required, unless approved by the Planning Director.. <b>(2.5.4.1A)</b>	Required on all plan sheets	N/A
<input checked="" type="checkbox"/>	Scale: Not less than 1 inch = 60 feet and a graphic bar scale shall be included on all plans. <b>(2.5.4.1B)</b>	Required on all plan sheets	N/A
<input type="checkbox"/>	GIS data should be referenced to the coordinate system New Hampshire State Plane, NAD83 (1996), with units in feet. <b>(2.5.4.1C)</b>		N/A
<input checked="" type="checkbox"/>	Plans shall be drawn to scale and stamped by a NH licensed civil engineer. <b>(2.5.4.1D)</b>	Required on all plan sheets	N/A
<input type="checkbox"/>	Wetlands shall be delineated by a NH certified wetlands scientist and so stamped. <b>(2.5.4.1E)</b>		N/A
<input checked="" type="checkbox"/>	Title (name of development project), north point, scale, legend. <b>(2.5.4.2A)</b>		N/A
<input checked="" type="checkbox"/>	Date plans first submitted, date and explanation of revisions. <b>(2.5.4.2B)</b>		N/A
<input checked="" type="checkbox"/>	Individual plan sheet title that clearly describes the information that is displayed. <b>(2.5.4.2C)</b>	Required on all plan sheets	N/A
<input type="checkbox"/>	Source and date of data displayed on the plan. <b>(2.5.4.2D)</b>		N/A

**Site Plan Specifications – Required Exhibits and Data**

<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Waiver Requested
<input checked="" type="checkbox"/>	<p><b>1. Existing Conditions: (2.5.4.3A)</b></p> <ul style="list-style-type: none"> <li>• Surveyed plan of site showing existing natural and built features;</li> <li>• Existing building footprints and gross floor area;</li> <li>• Existing parking areas and number of parking spaces provided;</li> <li>• Zoning district boundaries;</li> <li>• Existing, required, and proposed dimensional zoning requirements including building and open space coverage, yards and/or setbacks, and dwelling units per acre;</li> <li>• Existing impervious and disturbed areas;</li> <li>• Limits and type of existing vegetation;</li> <li>• Wetland delineation, wetland function and value assessment (including vernal pools);</li> <li>• SFHA, 100-year flood elevation line and BFE data, as required.</li> </ul>		
<input checked="" type="checkbox"/>	<p><b>2. Buildings and Structures: (2.5.4.3B)</b></p> <ul style="list-style-type: none"> <li>• Plan view: Use, size, dimensions, footings, overhangs, 1st fl. elevation;</li> <li>• Elevations: Height, massing, placement, materials, lighting, façade treatments;</li> <li>• Total Floor Area;</li> <li>• Number of Usable Floors;</li> <li>• Gross floor area by floor and use.</li> </ul>		
<input checked="" type="checkbox"/>	<p><b>3. Access and Circulation: (2.5.4.3C)</b></p> <ul style="list-style-type: none"> <li>• Location/width of access ways within site;</li> <li>• Location of curbing, right of ways, edge of pavement and sidewalks;</li> <li>• Location, type, size and design of traffic signing (pavement markings);</li> <li>• Names/layout of existing abutting streets;</li> <li>• Driveway curb cuts for abutting prop. and public roads;</li> <li>• If subdivision; Names of all roads, right of way lines and easements noted;</li> <li>• AASHTO truck turning templates, description of minimum vehicle allowed being a WB-50 (unless otherwise approved by TAC).</li> </ul>		
<input checked="" type="checkbox"/>	<p><b>4. Parking and Loading: (2.5.4.3D)</b></p> <ul style="list-style-type: none"> <li>• Location of off street parking/loading areas, landscaped areas/buffers;</li> <li>• Parking Calculations (# required and the # provided).</li> </ul>		
<input checked="" type="checkbox"/>	<p><b>5. Water Infrastructure: (2.5.4.3E)</b></p> <ul style="list-style-type: none"> <li>• Size, type and location of water mains, shut-offs, hydrants &amp; Engineering data;</li> <li>• Location of wells and monitoring wells (include protective radii).</li> </ul>		
<input checked="" type="checkbox"/>	<p><b>6. Sewer Infrastructure: (2.5.4.3F)</b></p> <ul style="list-style-type: none"> <li>• Size, type and location of sanitary sewage facilities &amp; Engineering data, including any onsite temporary facilities during construction period.</li> </ul>		

<input checked="" type="checkbox"/>	<b>7. Utilities: (2.5.4.3G)</b> <ul style="list-style-type: none"> <li>The size, type and location of all above &amp; below ground utilities;</li> <li>Size type and location of generator pads, transformers and other fixtures.</li> </ul>		
<input checked="" type="checkbox"/>	<b>8. Solid Waste Facilities: (2.5.4.3H)</b> <ul style="list-style-type: none"> <li>The size, type and location of solid waste facilities.</li> </ul>		
<input checked="" type="checkbox"/>	<b>9. Storm water Management: (2.5.4.3I)</b> <ul style="list-style-type: none"> <li>The location, elevation and layout of all storm-water drainage.</li> <li>The location of onsite snow storage areas and/or proposed off-site snow removal provisions.</li> <li>Location and containment measures for any salt storage facilities</li> <li>Location of proposed temporary and permanent material storage locations and distance from wetlands, water bodies, and stormwater structures.</li> </ul>		
<input checked="" type="checkbox"/>	<b>10. Outdoor Lighting: (2.5.4.3J)</b> <ul style="list-style-type: none"> <li>Type and placement of all lighting (exterior of building, parking lot and any other areas of the site) and photometric plan.</li> </ul>		
<input checked="" type="checkbox"/>	<b>11. Indicate where dark sky friendly lighting measures have been implemented. (10.1)</b>		
<input checked="" type="checkbox"/>	<b>12. Landscaping: (2.5.4.3K)</b> <ul style="list-style-type: none"> <li>Identify all undisturbed area, existing vegetation and that which is to be retained;</li> <li>Location of any irrigation system and water source.</li> </ul>		
<input checked="" type="checkbox"/>	<b>13. Contours and Elevation: (2.5.4.3L)</b> <ul style="list-style-type: none"> <li>Existing/Proposed contours (2 foot minimum) and finished grade elevations.</li> </ul>		
<input checked="" type="checkbox"/>	<b>14. Open Space: (2.5.4.3M)</b> <ul style="list-style-type: none"> <li>Type, extent and location of all existing/proposed open space.</li> </ul>		
<input checked="" type="checkbox"/>	<b>15. All easements, deed restrictions and non-public rights of ways. (2.5.4.3N)</b>		
<input checked="" type="checkbox"/>	<b>16. Character/Civic District (All following information shall be included): (2.5.4.3P)</b> <ul style="list-style-type: none"> <li>Applicable Building Height (10.5A21.20 &amp; 10.5A43.30);</li> <li>Applicable Special Requirements (10.5A21.30);</li> <li>Proposed building form/type (10.5A43);</li> <li>Proposed community space (10.5A46).</li> </ul>		
<input checked="" type="checkbox"/>	<b>17. Special Flood Hazard Areas (2.5.4.3Q)</b> <ul style="list-style-type: none"> <li>The proposed development is consistent with the need to minimize flood damage;</li> <li>All public utilities and facilities are located and construction to minimize or eliminate flood damage;</li> <li>Adequate drainage is provided so as to reduce exposure to flood hazards.</li> </ul>		

**Other Required Information**


<input checked="" type="checkbox"/>	<b>Required Items for Submittal</b>	<b>Item Location (e.g. Page/line or Plan Sheet/Note #)</b>	<b>Waiver Requested</b>
<input type="checkbox"/>	Traffic Impact Study or Trip Generation Report, as required. <b>(3.2.1-2)</b>	N/A	
<input checked="" type="checkbox"/>	Indicate where Low Impact Development Design practices have been incorporated. <b>(7.1)</b>		
<input type="checkbox"/>	Indicate whether the proposed development is located in a wellhead protection or aquifer protection area. Such determination shall be approved by the Director of the Dept. of Public Works. <b>(7.3.1)</b>	N/A	
<input type="checkbox"/>	Stormwater Management and Erosion Control Plan. <b>(7.4)</b>	N/A	
<input type="checkbox"/>	Inspection and Maintenance Plan <b>(7.6.5)</b>	N/A	

**Final Site Plan Approval Required Information**

<input checked="" type="checkbox"/>	<b>Required Items for Submittal</b>	<b>Item Location (e.g. Page/line or Plan Sheet/Note #)</b>	<b>Waiver Requested</b>
<input checked="" type="checkbox"/>	All local approvals, permits, easements and licenses required, including but not limited to: <ul style="list-style-type: none"> <li>• Waivers;</li> <li>• Driveway permits;</li> <li>• Special exceptions;</li> <li>• Variances granted;</li> <li>• Easements;</li> <li>• Licenses.</li> </ul> <b>(2.5.3.2A)</b>		
<input checked="" type="checkbox"/>	Exhibits, data, reports or studies that may have been required as part of the approval process, including but not limited to: <ul style="list-style-type: none"> <li>• Calculations relating to stormwater runoff;</li> <li>• Information on composition and quantity of water demand and wastewater generated;</li> <li>• Information on air, water or land pollutants to be discharged, including standards, quantity, treatment and/or controls;</li> <li>• Estimates of traffic generation and counts pre- and post-construction;</li> <li>• Estimates of noise generation;</li> <li>• A Stormwater Management and Erosion Control Plan;</li> <li>• Endangered species and archaeological / historical studies;</li> <li>• Wetland and water body (coastal and inland) delineations;</li> <li>• Environmental impact studies.</li> </ul> <b>(2.5.3.2B)</b>		
<input checked="" type="checkbox"/>	A document from each of the required private utility service providers indicating approval of the proposed site plan and indicating an ability to provide all required private utilities to the site. <b>(2.5.3.2D)</b>		

**Final Site Plan Approval Required Information**

<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Waiver Requested
<input type="checkbox"/>	A list of any required state and federal permit applications required for the project and the status of same. <b>(2.5.3.2E)</b>	N/A	
<input checked="" type="checkbox"/>	A note shall be provided on the Site Plan stating: "All conditions on this Plan shall remain in effect in perpetuity pursuant to the requirements of the Site Plan Review Regulations." <b>(2.5.4.2E)</b>		N/A
<input type="checkbox"/>	For site plans that involve land designated as "Special Flood Hazard Areas" (SFHA) by the National Flood Insurance Program (NFIP) confirmation that all necessary permits have been received from those governmental agencies from which approval is required by Federal or State law, including Section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U.S.C. 1334. <b>(2.5.4.2F)</b>	N/A	
<input checked="" type="checkbox"/>	Plan sheets submitted for recording shall include the following notes: a. "This Site Plan shall be recorded in the Rockingham County Registry of Deeds." b. "All improvements shown on this Site Plan shall be constructed and maintained in accordance with the Plan by the property owner and all future property owners. No changes shall be made to this Site Plan without the express approval of the Portsmouth Planning Director." <b>(2.13.3)</b>		N/A

Applicant's Signature:  Date: 2/13/26

**Letter of Authorization**

I, Banfield Realty, LLC, 304 Maplewood Avenue, Portsmouth, NH 03801, owner of property located in Portsmouth, NH, known as Tax Map 266, Lot 7, do hereby authorize Jones & Beach Engineers, Inc., PO Box 219, Stratham, NH, to act on my behalf concerning the previously-mentioned property. The parcel is located on 375 Banfield Road in Portsmouth, NH.

I hereby appoint Jones & Beach Engineers, Inc., as my agent to act on my behalf in the review process, to include any required signatures.

Cynthia Hix  
Witness

  
Banfield Realty, LLC

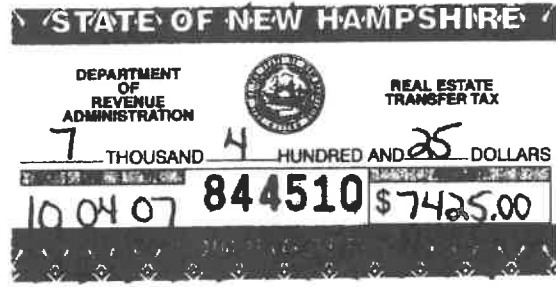
7-23-20  
Date



MAIL TO  
FLORIAN RETURN TO:  
WHALEY, DESHAIES, BAGLIARDI & WOELFEL, PC  
BOX 33

BK 4849 PG 2483

Return to:  
Feniger & Uliasz, LLP  
45 Bay Street  
Manchester, NH 03104



**WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS** that, Murray Hill Properties, Inc., a Maine Corporation having an address of PO Box 21, East Boothbay, Maine 04544, for consideration paid, grants to 304 Maplewood, LLC, a New Hampshire Limited Liability Company having an address of 304 Maplewood Avenue, Portsmouth, NH, with **WARRANTY COVENANTS**, the following described property:

Two certain tracts or parcels of land with the buildings thereon, situate in the City of Portsmouth, County of Rockingham and State of New Hampshire and known as 304 Maplewood Avenue, being more particularly bound and described as follows:

Tract I: Beginning on Maplewood Avenue at land now or formerly of Clara D. Moore, and running southwesterly by said land of said Moore, 86 feet to land now or formerly of Biagio Donini and Candina Donini (conveyed to the them by Frederick O. Baumgarten, et al by deed dated 05/31/35 and recorded in Volume 906, Page 430 of the Rockingham County Registry of Deeds); thence turning and running northwesterly by said last mentioned land 50' feet 4" to other land of said Doninis; thence turning and running by said last mentioned land northeasterly 42' feet to an angle, and thence northerly 32'7" to Dennett Street; thence turning and running northeasterly by said Dennett Street 23'8" to Maplewood Avenue; thence turning and running by said Maplewood Avenue, southeasterly 51', more or less to the point of beginning.

Tract II: Bounded northeasterly by Maplewood Avenue 72', more or less, northwesterly by land of Frederick O. Baumgarten and Charlotte E. Baumgarten and by land now or formerly of Biagio Donini and C.C. Donini 133 feet, more or less, southwesterly by land now or formerly of John J. Hoyt and land now or formerly of Charles W. Marden, 72 feet, more or less, southeasterly by land now or formerly of Susan B. Marvin, land now or formerly of Lydia L. Pinkham and land of said Charles V. Marden, 133 feet, more or less.

Subject to any and all easements, restrictions and covenants of record.

056487  
2007 OCT -4 PM 12:01  
ROCKINGHAM COUNTY  
REGISTRY OF DEEDS

Meaning and intending to describe and convey the same premises as conveyed to Murray Hill Properties, Inc., by Quitclaim Deed of D. Wayne Moore dated 09/03/02 and recorded in Volume 3964, Page 671 of the Rockingham County Registry of Deeds.

Executed this 24<sup>th</sup> day of September, 2007.

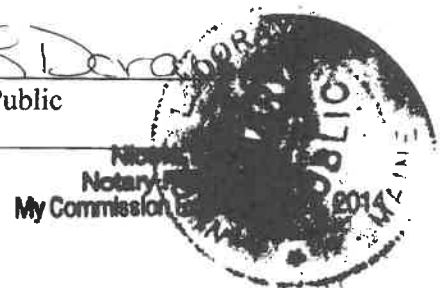
Murray Hill Properties, Inc.

By: [Signature]  
D. Wayne Moore, Duly Authorized

COUNTY OF Lincoln  
STATE OF MAINE

On this 24 day of September, 2007, personally appeared before me, D. Wayne Moore, duly authorized President of Murray Hill Properties, Inc., a S Corporation, and known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

[Signature]  
Justice of Peace/Notary Public  
My commission expires: \_\_\_\_\_



Property ID	Site Address	Owner Name	Owner Name 2	Owner Address	City	State Zip
0140-0001-0000	28 DEARBORN ST	REGAN BRIAN M		28 DEARBORN ST	PORTSMOUTH	NH 03801
0140-0002-0000	41 DEARBORN ST	GOLDEN JAMES E	MCCARTHY COURTNEY E	41 DEARBORN ST	PORTSMOUTH	NH 03801
0140-0003-0000	39 DEARBORN ST	BARDONG SHAWN & MICHIO		39 DEARBORN ST	PORTSMOUTH	NH 03801
0140-0004-0000	33 DEARBORN ST	STASIUK MICHAEL		31/33 DEARBORN ST	PORTSMOUTH	NH 03801
0140-0005-0000	21 DEARBORN ST	ALATI BRIAN J REV TRUST	ALATI BRIAN J TRUSTEE	274 NEW CASTLE AVE	PORTSMOUTH	NH 03801
0140-0006-0000	276 MAPLEWOOD AVE	SALAS RAFAEL	ABRUZESE MARIA RUTH	276 MAPLEWOOD AVE	PORTSMOUTH	NH 03801
0140-0008-0000	12 DENNETT ST	ANCTIL S CHRISTOPHER	BENSLEY CYNTHIA S	73 EXETER RD	NORTH HAMPTON	NH 03862
0140-0009-0000	28 DENNETT ST	BENSLEY JOHN E		28 DENNETT ST	PORTSMOUTH	NH 03801
0140-0010-0000	38 DENNETT ST	SHOOP ZEHRA N		PO BOX 277	KITTERY	ME 03904
0140-0011-0000	42 DENNETT ST	DEMPSEY GEORGE HENRY LIVING TRUST		42 DENNETT ST	PORTSMOUTH	NH 03801
0140-0012-0000	44 DENNETT ST	DENNETT INVESTMENT GROUP LLC		56 DENNETT ST	PORTSMOUTH	NH 03801
0140-0013-0000	56 DENNETT ST	HOERMAN FAMILY REVOCABLE TRUST OF 2019	HOERMAN WALTER A AND MARY ELLEN TRUSTEE	56 DENNETT ST	PORTSMOUTH	NH 03801
0141-0004-0000	49 DENNETT ST	VIIRA ROBERT F	VIIRA DIANE R	49 DENNETT ST	PORTSMOUTH	NH 03801
0141-0005-0000	31 DENNETT ST	ABSHIER NICOLE L	HEAD HOLLY	31 DENNETT ST	PORTSMOUTH	NH 03801
0141-0025-0000	347 MAPLEWOOD AVE	HEAD PAUL B II	ZIEBARTH WALTER	347 MAPLEWOOD AVE	PORTSMOUTH	NH 03801
0141-0033-0000	1 MARSH LN	WHITE L MICHELLE		3 MARSH LN	PORTSMOUTH	NH 03801
0141-0035-0000	293 MAPLEWOOD AVE	293 MAPLEWOOD AVENUE CONDOMINIUMS		295 MAPLEWOOD AVE	PORTSMOUTH	NH 03801
0141-0036-0000	287 MAPLEWOOD AVE	COOPER EVON		16 GARLAND RD	LINCOLN	MA 01773
0141-0001-0001	334 MAPLEWOOD AVE	JORDAN KATHRYN H		55 OAKWOOD DR	PORTSMOUTH	NH 03801
0141-0002-0001	348 MAPLEWOOD AVE #1	GLENNEY AARON		348 MAPLEWOOD AVE #1	PORTSMOUTH	NH 03801
0141-0002-0002	348 MAPLEWOOD AVE #2	GIBB BRIAN K		348 MAPLEWOOD AVE UNIT 2	PORTSMOUTH	NH 03801
0141-0002-0003	348 MAPLEWOOD AVE #3	DENICOLA ROBERT JR		348 MAPLEWOOD AVE #3	PORTSMOUTH	NH 03801
0141-0002-0004	348 MAPLEWOOD AVE #4	ABSHIRE DIANA C		348 MAPLEWOOD AVE APT 4	PORTSMOUTH	NH 03801
0141-0002-0005	348 MAPLEWOOD AVE #5	STANDISH DEBORAH		348 MAPLEWOOD AVE APT 5	PORTSMOUTH	NH 03801
0123-0002-0000	248 MAPLEWOOD AVE	MAPLEWOOD AVE LLC		30 SPRING ST	PORTSMOUTH	NH 03801
0123-0003-0000	258 MAPLEWOOD AVE	BVB LLC		87 RIDGE RD	YORK	ME 03909
0123-0004-0000	6 DEARBORN ST	6-10 DEARBORN STREET LLC		3 QUILL LANE STE 107	BARRINGTON	NH 03825
0123-0005-0000	22 DEARBORN ST	HUDLIN MELISSA A REV TR	HUDLIN MELISSA A TRUSTEE	256 WIBIRD ST	PORTSMOUTH	NH 03801
0123-0008-0000	259 MAPLEWOOD AVE	259 MAPLEWOOD AVENUE LLC		259 MAPLEWOOD AVE	PORTSMOUTH	NH 03801
0123-0009-0000	235 MAPLEWOOD AVE	JACKSON POINT LLC		PO BOX 1131	RYE	NH 03870
0141-0001-0000	324 MAPLEWOOD AVE	NEILA LLC		31 DENNETT ST	PORTSMOUTH	NH 03801
0141-0026-0000	335 MAPLEWOOD AVE	PETERSEN JAMES F REVOCABLE TRUST	PETERSEN JAMES F TRUSTEE	PO BOX 4516	PORTSMOUTH	NH 03802
0141-0031-0000	NORTHWEST ST	PUBLIC SERVICE CO OF NH		PO BOX 270	HARTFORD	CT 06141
0141-0034-0000	JACKSON HILL ST	35 PINES LLC		295 MAPLEWOOD AVE UNIT 1	PORTSMOUTH	NH 03801
0141-0037-0001	273 MAPLEWOOD AVE #1	NISSENBAUM & CELLETTI RV LV TR	CELLETTI MADELINE M TRUSTEE	18 WASHINGTON ST	BOXFORD	MA 01921
0141-0037-0002	273 MAPLEWOOD AVE #2	CARON JEFFREY	CARON RONDA	325 THAXTER RD	PORTSMOUTH	NH 03801
0141-0037-0003	273 MAPLEWOOD AVE #3	FORTIN ALISON A		273 MAPLEWOOD AV UNIT 3	PORTSMOUTH	NH 03801
0141-0037-0004	273 MAPLEWOOD AVE #4	COGSWELL TIMOTHY E		273 MAPLEWOOD AVE UNIT 4	PORTSMOUTH	NH 03801
0141-0002-0000	348 MAPLEWOOD AVE	OLD FRANKLIN SCHOOL CONDO MASTERCARD		20 SHERBURNE RD	PORTSMOUTH	NH 03801
0141-0037-0000	273 MAPLEWOOD AVE	BOISVERT BRADLEY P		293 MAPLEWOOD AVE UNIT F	PORTSMOUTH	NH 03801
0141-0035-0003	295 MAPLEWOOD AVE F #3	SEE AARON & ALLYSON		295 MAPLEWOOD AVE R #2	PORTSMOUTH	NH 03801
0141-0035-0002	295 MAPLEWOOD AVE R #2	BASSI VICTORIA	BOUCHARD CAMERON J	295 MAPLEWOOD AVE #1	PORTSMOUTH	NH 03801
0141-0035-0001	295 MAPLEWOOD AVE #1	35 PINES LLC		315 MAPLEWOOD AVE	PORTSMOUTH	NH 03801
0141-0032-0000	315 MAPLEWOOD AVE	GEREMIA PETER P		120 TOWNNE ST APT #248	FAIRFIELD	CT 06902
0140-0012-0002	46 DENNETT ST #2	BURRA STEFANIA A		294 THORNTON ST	PORTSMOUTH	NH 03801
0140-0012-0001	44 DENNETT ST #1	NORTH MILL RENTALS LLC		30 DEARBORN ST	PORTSMOUTH	NH 03801
0140-0001-0001	30 DEARBORN ST	REGAN SUSAN M				

*Jones & Beach Engineers, Inc., Attn. Joseph Coronak, Po Box 219, Stratham, NH 03885*  
*304 Maplewood LLC, 304 Maplewood Ave., Portsmouth, NH 03801*

REGAN BRIAN M  
28 DEARBORN ST  
PORTSMOUTH, NH 03801

GOLDEN JAMES E MCCARTHY COURTNEY E  
41 DEARBORN ST  
PORTSMOUTH, NH 03801

BARDONG SHAWN & MICHIO  
39 DEARBORN ST  
PORTSMOUTH, NH 03801

STASIUK MICHAEL  
31/33 DEARBORN ST  
PORTSMOUTH, NH 03801

ALATI BRIAN J REV TRUST ALATI BRIAN J TRUSTEE  
274 NEW CASTLE AVE  
PORTSMOUTH, NH 03801

SALAS RAFAEL ABRUZESE MARIA RUTH  
276 MAPLEWOOD AVE  
PORTSMOUTH, NH 03801

ANCTIL S CHRISTOPHER  
73 EXETER RD  
NORTH HAMPTON, NH 03862

BENSLEY JOHN E BENSLEY CYNTHIA S  
28 DENNETT ST  
PORTSMOUTH, NH 03801

SHOOP ZEHRA N  
PO BOX 277  
KITTERY, ME 03904

DEMPSEY GEORGE HENRY LIVING TRUST  
42 DENNETT ST  
PORTSMOUTH, NH 03801

DENNETT INVESTMENT GROUP LLC  
56 DENNETT ST  
PORTSMOUTH, NH 03801

HOERMAN FAMILY REVOCABLE TRUST OF 2019  
HOERMAN WALTER A AND MARY ELLEN TRUSTEES  
56 DENNETT ST  
PORTSMOUTH, NH 03801

VIEIRA ROBERT F VIEIRA DIANE R  
49 DENNETT ST  
PORTSMOUTH, NH 03801

ABSHIER NICOLE L  
31 DENNETT ST  
PORTSMOUTH, NH 03801

HEAD PAUL B II HEAD HOLLY  
347 MAPLEWOOD AVE  
PORTSMOUTH, NH 03801

WHITE L MICHELLE ZIEBARTH WALTER  
3 MARSH LN  
PORTSMOUTH, NH 03801

293 MAPLEWOOD AVENUE CONDOMINIUMS  
295 MAPLEWOOD AVE  
PORTSMOUTH, NH 03801

COOPER EVON  
16 GARLAND RD  
LINCOLN, MA 01773

JORDAN KATHRYN H  
55 OAKWOOD DR  
PORTSMOUTH, NH 03801

GLENNEY AARON  
348 MAPLEWOOD AVE #1  
PORTSMOUTH, NH 03801

GIBB BRIAN K  
348 MAPLEWOOD AVE UNIT 2  
PORTSMOUTH, NH 03801

DENICOLA ROBERT JR  
348 MAPLEWOOD AVE #3  
PORTSMOUTH, NH 03801

ABSHIRE DIANA C  
348 MAPLEWOOD AVE APT 4  
PORTSMOUTH, NH 03801

STANDISH DEBORAH  
348 MAPLEWOOD AVE APT 5  
PORTSMOUTH, NH 03801

MAPLEWOOD AVE LLC  
30 SPRING ST  
PORTSMOUTH, NH 03801

BVB LLC  
87 RIDGE RD  
YORK, ME 03909

6-10 DEARBORN STREET LLC  
3 QUILL LANE STE 107  
BARRINGTON, NH 03825

HUDLIN MELISSA A REV TR HUDLIN MELISSA A  
TRUSTEE  
256 WIBIRD ST  
PORTSMOUTH, NH 03801

259 MAPLEWOOD AVENUE LLC  
259 MAPLEWOOD AVE  
PORTSMOUTH, NH 03801

JACKSON POINT LLC  
PO BOX 1131  
RYE, NH 03870

NEILA LLC  
31 DENNETT ST  
PORTSMOUTH, NH 03801

PETERSEN JAMES F REVOCABLE TRUST PETERSEN  
JAMES F TRUSTEE  
PO BOX 4516  
PORTSMOUTH, NH 03802

PUBLIC SERVICE CO OF NH  
PO BOX 270  
HARTFORD, CT 06141

35 PINES LLC  
295 MAPLEWOOD AVE UNIT 1  
PORTSMOUTH, NH 03801

NISSENBAUM & CELLETTI RV LV TR CELLETTI  
MADELINE M TRUSTEE  
18 WASHINGTON ST  
BOXFORD, MA 01921

CARON JEFFREY CARON RONDA  
325 THAXTER RD  
PORTSMOUTH, NH 03801

FORTIN ALISON A  
273 MAPLEWOOD AV UNIT 3  
PORTSMOUTH, NH 03801

COGSWELL TIMOTHY E  
273 MAPLEWOOD AVE UNIT 4  
PORTSMOUTH, NH 03801

OLD FRANKLIN SCHOOL CONDO MASTERCARD

BOISVERT BRADLEY P  
20 SHERBURNE RD  
PORTSMOUTH, NH 03801

SEE AARON & ALLYSON  
293 MAPLEWOOD AVE UNIT F  
PORTSMOUTH, NH 03801

BASSI VICTORIA BOUCHARD CAMERON J  
295 MAPLEWOOD AVE R #2  
PORTSMOUTH, NH 03801

35 PINES LLC  
295 MAPLEWOOD AVE #1  
PORTSMOUTH, NH 03801

GEREMIA PETER P  
315 MAPLEWOOD AVE  
PORTSMOUTH, NH 03801

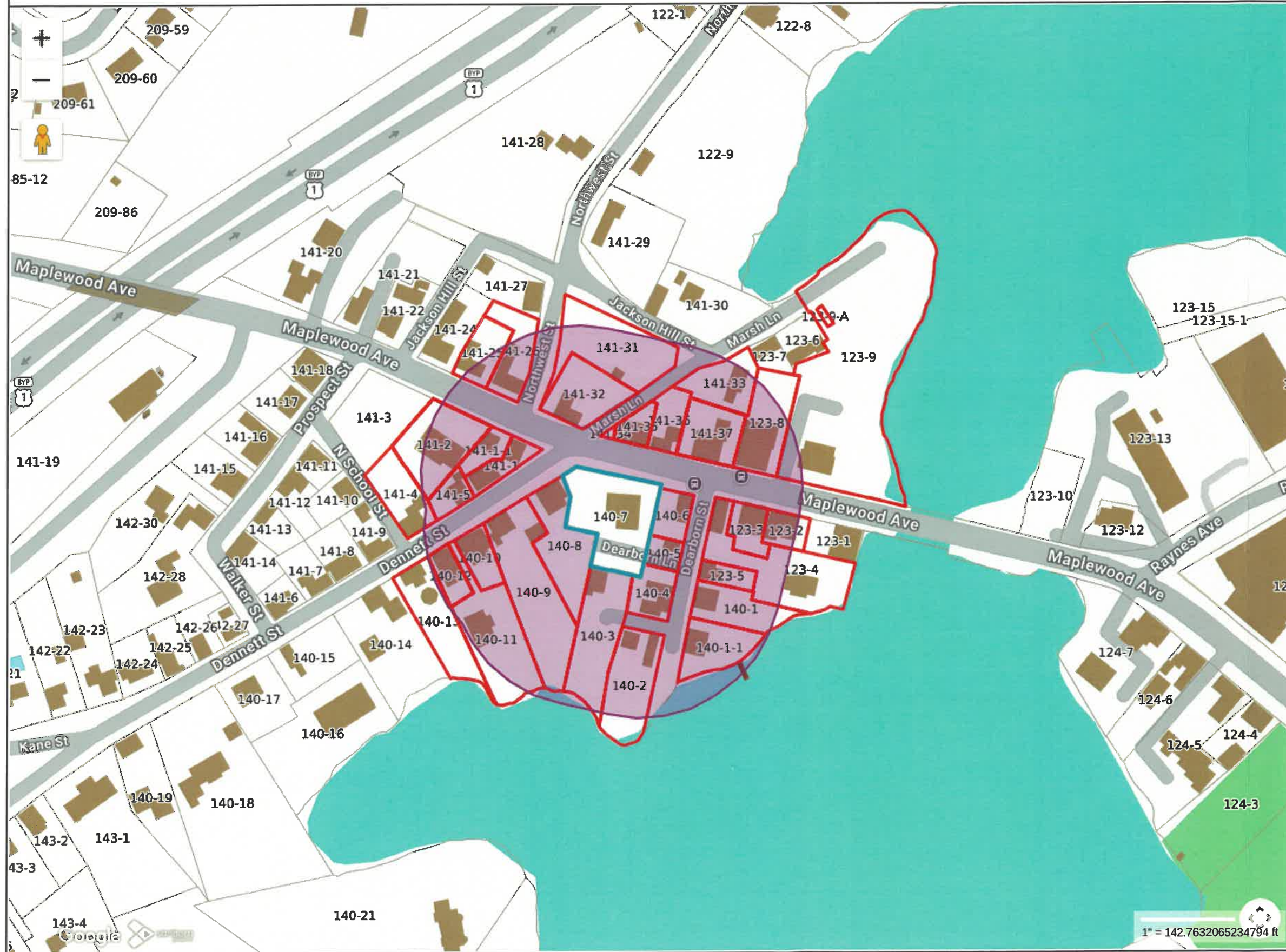
BURRA STEFANIE A  
120 TOWNE ST APT #248  
FAIRFIELD, CT 06902

NORTH MILL RENTALS LLC  
294 THORNTON ST  
PORTSMOUTH, NH 03801

REGAN SUSAN M  
30 DEARBORN ST  
PORTSMOUTH, NH 03801

JONES & BEACH ENGINEERS, INC  
ATTN. JOSEPH CORONATI  
PO BOX 219  
STRATHAM, NH 03885

304 MAPLEWOOD LLC  
04 MAPLEWOOD AVE.  
PORTSMOUTH, NH 03801



**Property Information**  
**Property ID** 0140-0007-0000  
**Location** 304 MAPLEWOOD AVE  
**Owner** 304 MAPLEWOOD LLC



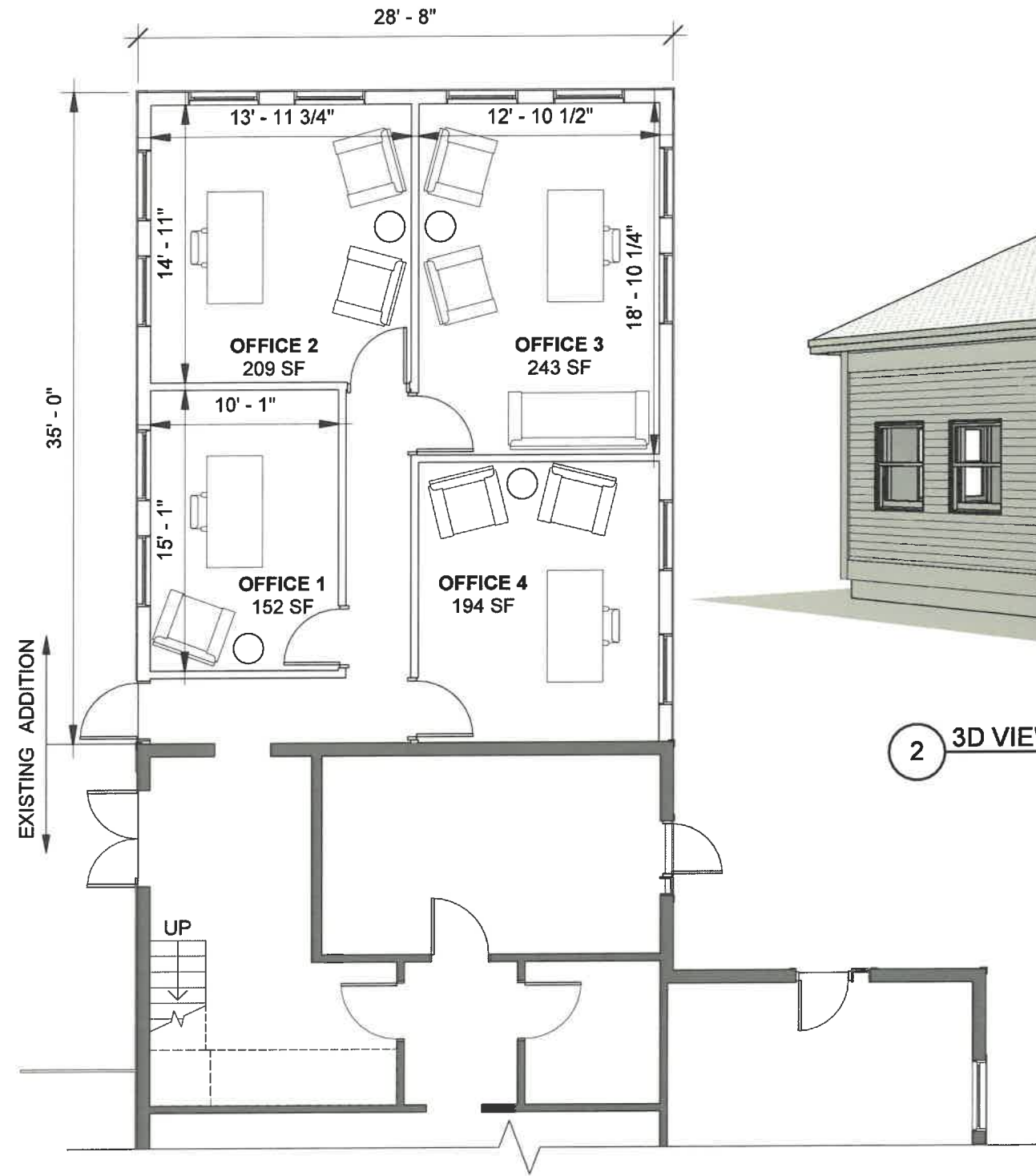
MAP FOR REFERENCE ONLY  
 NOT A LEGAL DOCUMENT

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.

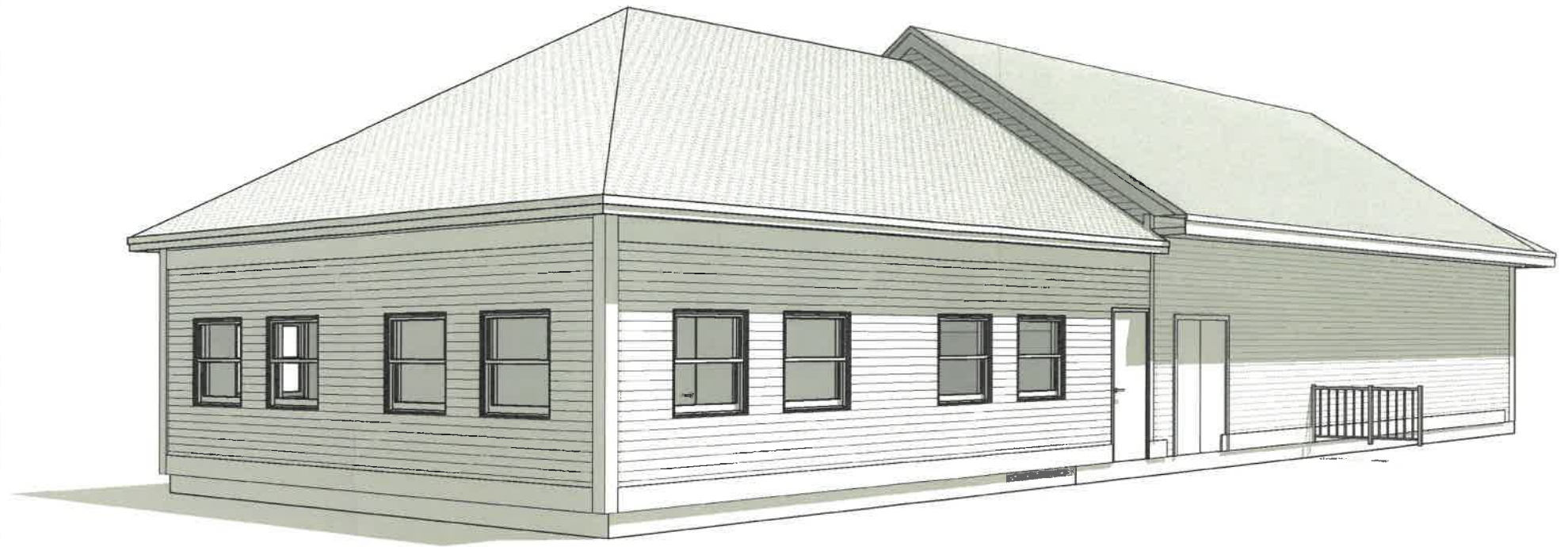
Geometry updated 10/23/2025

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

1" = 142.7632065234794 ft



1 FLOOR PLAN  
1/8" = 1'-0"



2 3D VIEW - ADDITION

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**OFFICE ADDITION**  
304 MAPLEWOOD AVE  
PORTSMOUTH, NH 03801

**DRAFT**

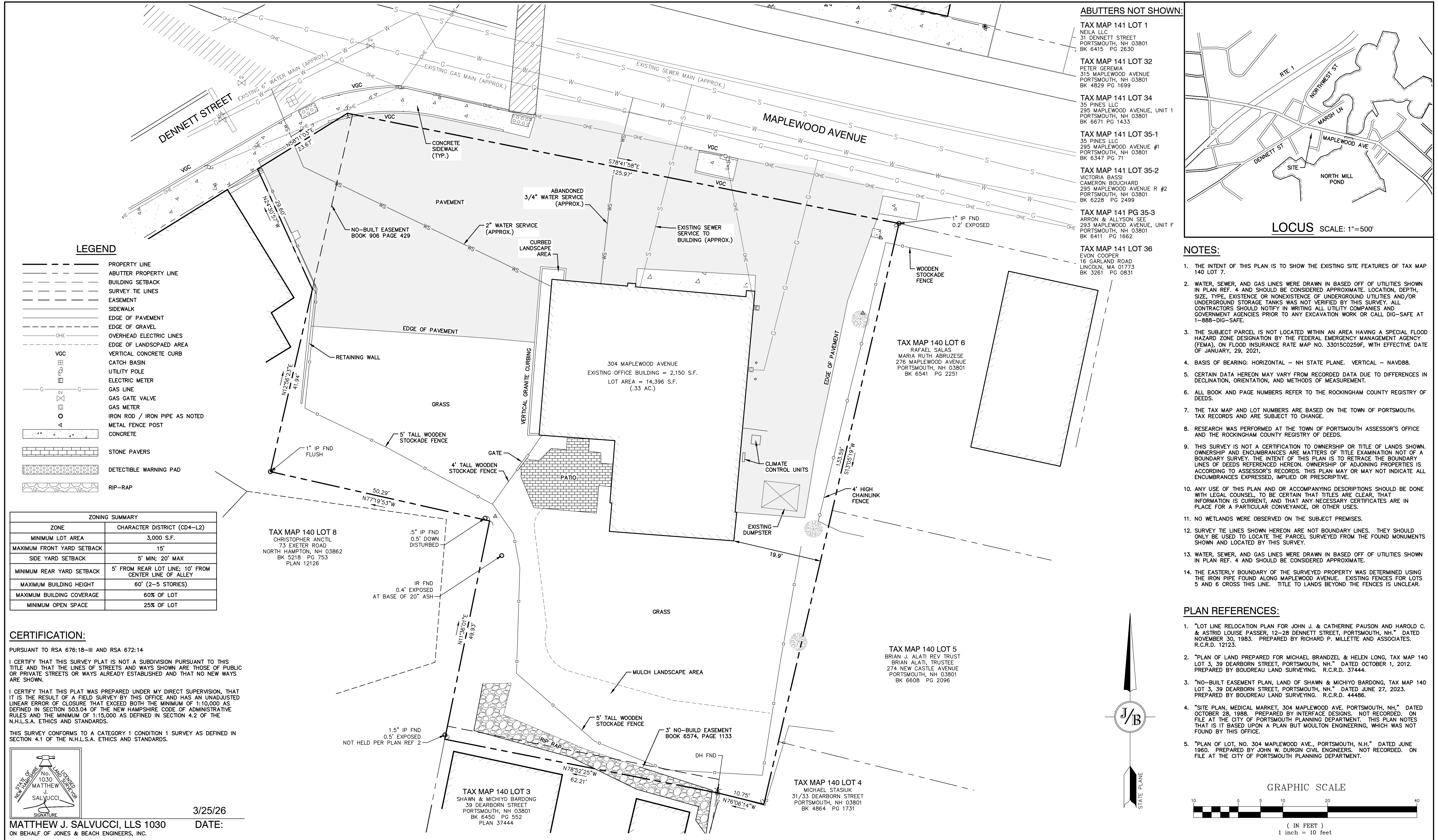
**PROPOSED PLANS**  
HISTORIC DISTRICT COMMISSION- ADMINISTRATION  
APPROVALS, FEBRUARY 2026

4 Market Street  
Portsmouth, New Hampshire  
603.430.0274  
brought to you by  
McHENRY ARCHITECTURE

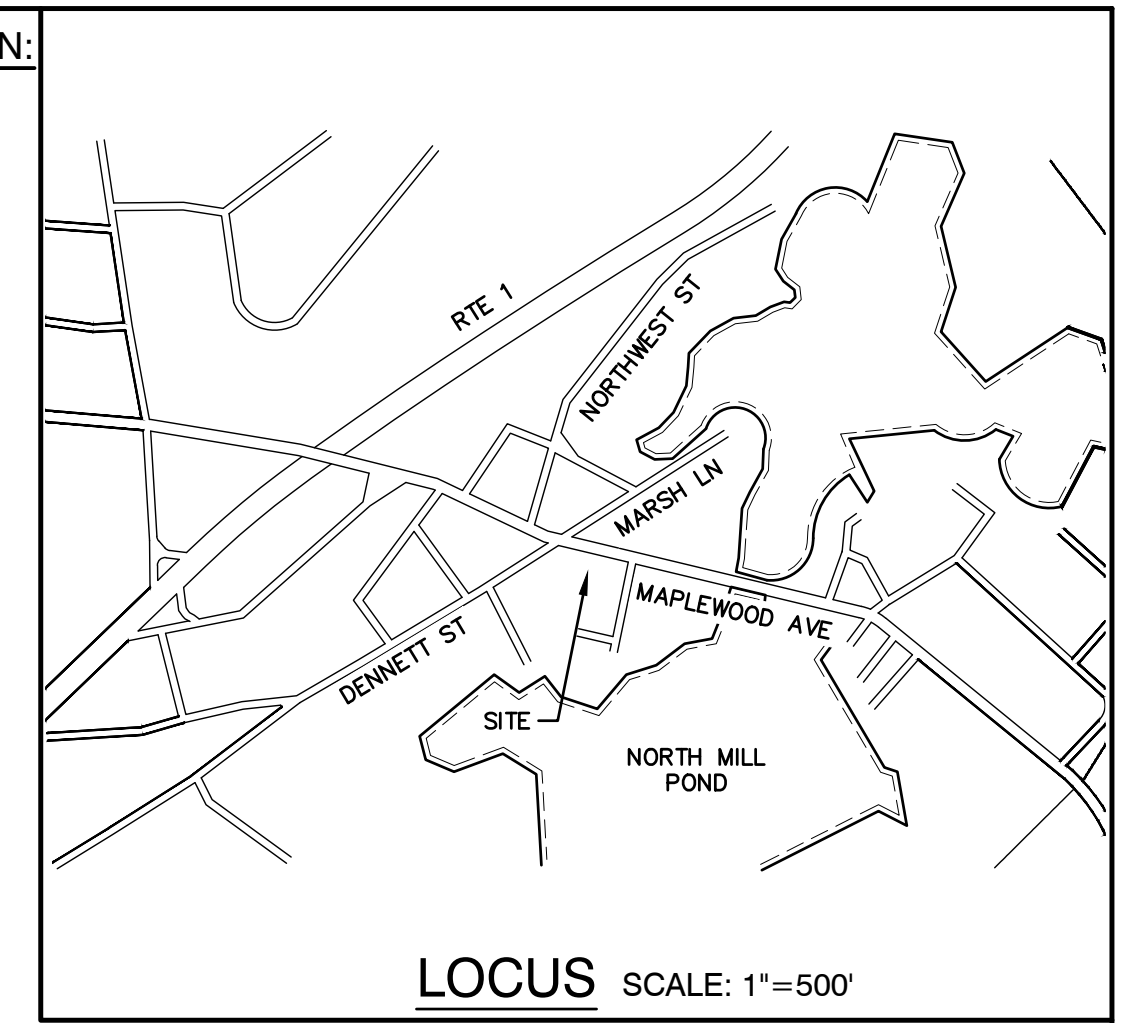


**A2**

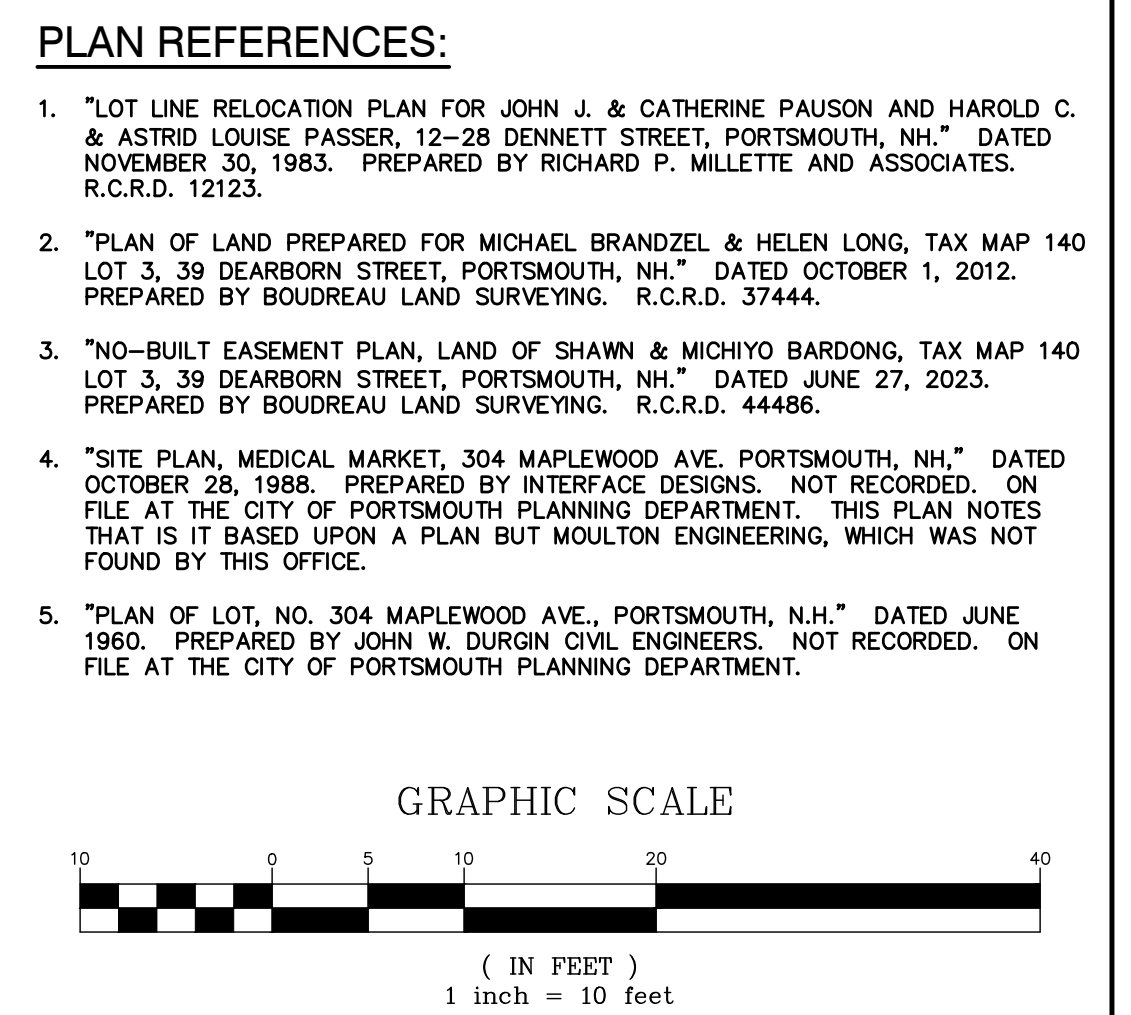
02/04/2026  
PA: MM / MG  
Project Number: 25081  
**AS INDICATED**



- ABUTTERS NOT SHOWN:**
- TAX MAP 141 LOT 1  
NEILA LLC  
31 DENNETT STREET  
PORTSMOUTH, NH 03801  
BK 6415 PG 2630
  - TAX MAP 141 LOT 32  
PETER GEREMIA  
315 MAPLEWOOD AVENUE  
PORTSMOUTH, NH 03801  
BK 4829 PG 1699
  - TAX MAP 141 LOT 34  
35 PINES LLC  
295 MAPLEWOOD AVENUE, UNIT 1  
PORTSMOUTH, NH 03801  
BK 6671 PG 1433
  - TAX MAP 141 LOT 35-1  
35 PINES LLC  
295 MAPLEWOOD AVENUE #1  
PORTSMOUTH, NH 03801  
BK 6347 PG 71
  - TAX MAP 141 LOT 35-2  
VICTORIA BASSI  
CAMERON BOUCHARD  
295 MAPLEWOOD AVENUE R #2  
PORTSMOUTH, NH 03801  
BK 6228 PG 2499
  - TAX MAP 141 PG 35-3  
ARRON & ALLYSON SEE  
293 MAPLEWOOD AVENUE, UNIT F  
PORTSMOUTH, NH 03801  
BK 6411 PG 1662
  - TAX MAP 141 LOT 36  
EVON COOPER  
16 GARLAND ROAD  
LINCOLN, MA 01773  
BK 3261 PG 0831



- NOTES:**
- THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING SITE FEATURES OF TAX MAP 140 LOT 7.
  - WATER, SEWER, AND GAS LINES WERE DRAWN IN BASED OFF OF UTILITIES SHOWN IN PLAN REF. 4 AND SHOULD BE CONSIDERED APPROXIMATE. LOCATION, DEPTH, SIZE, TYPE, EXISTENCE OR NONEXISTENCE OF UNDERGROUND UTILITIES AND/OR UNDERGROUND STORAGE TANKS WAS NOT VERIFIED BY THIS SURVEY. ALL CONTRACTORS SHOULD NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES PRIOR TO ANY EXCAVATION WORK OR CALL DIG-SAFE AT 1-888-DIG-SAFE.
  - THE SUBJECT PARCEL IS NOT LOCATED WITHIN AN AREA HAVING A SPECIAL FLOOD HAZARD ZONE DESIGNATION BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 33015C0259F, WITH EFFECTIVE DATE OF JANUARY, 29, 2021.
  - BASIS OF BEARING: HORIZONTAL - NH STATE PLANE. VERTICAL - NAVD88.
  - CERTAIN DATA HEREON MAY VARY FROM RECORDED DATA DUE TO DIFFERENCES IN DECLINATION, ORIENTATION, AND METHODS OF MEASUREMENT.
  - ALL BOOK AND PAGE NUMBERS REFER TO THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
  - THE TAX MAP AND LOT NUMBERS ARE BASED ON THE TOWN OF PORTSMOUTH. TAX RECORDS AND ARE SUBJECT TO CHANGE.
  - RESEARCH WAS PERFORMED AT THE TOWN OF PORTSMOUTH ASSESSOR'S OFFICE AND THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
  - THIS SURVEY IS NOT A CERTIFICATION TO OWNERSHIP OR TITLE OF LANDS SHOWN. OWNERSHIP AND ENCUMBRANCES ARE MATTERS OF TITLE EXAMINATION NOT OF A BOUNDARY SURVEY. THE INTENT OF THIS PLAN IS TO RETRACE THE BOUNDARY LINES OF DEEDS REFERENCED HEREON. OWNERSHIP OF ADJOINING PROPERTIES IS ACCORDING TO ASSESSOR'S RECORDS. THIS PLAN MAY OR MAY NOT INDICATE ALL ENCUMBRANCES EXPRESSED, IMPLIED OR PRESRIPTIVE.
  - ANY USE OF THIS PLAN AND OR ACCOMPANYING DESCRIPTIONS SHOULD BE DONE WITH LEGAL COUNSEL. TO BE CERTAIN THAT TITLES ARE CLEAR, THAT INFORMATION IS CURRENT, AND THAT ANY NECESSARY CERTIFICATES ARE IN PLACE FOR A PARTICULAR CONVEYANCE, OR OTHER USES.
  - NO WETLANDS WERE OBSERVED ON THE SUBJECT PREMISES.
  - SURVEY TIE LINES SHOWN HEREON ARE NOT BOUNDARY LINES. THEY SHOULD ONLY BE USED TO LOCATE THE PARCEL SURVEYED FROM THE FOUND MONUMENTS SHOWN AND LOCATED BY THIS SURVEY.
  - WATER, SEWER, AND GAS LINES WERE DRAWN IN BASED OFF OF UTILITIES SHOWN IN PLAN REF. 4 AND SHOULD BE CONSIDERED APPROXIMATE.
  - THE EASTERLY BOUNDARY OF THE SURVEYED PROPERTY WAS DETERMINED USING THE IRON PIPE FOUND ALONG MAPLEWOOD AVENUE. EXISTING FENCES FOR LOTS 5 AND 6 CROSS THIS LINE. TITLE TO LANDS BEYOND THE FENCES IS UNCLEAR.



**LEGEND**

- PROPERTY LINE
- ABUTTER PROPERTY LINE
- BUILDING SETBACK
- SURVEY TIE LINES
- EASEMENT
- SIDEWALK
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- OVERHEAD ELECTRIC LINES
- EDGE OF LANDSCAPED AREA
- VERTICAL CONCRETE CURB
- CATCH BASIN
- UTILITY POLE
- ELECTRIC METER
- GAS LINE
- GAS GATE VALVE
- GAS METER
- IRON ROD / IRON PIPE AS NOTED
- METAL FENCE POST
- CONCRETE
- STONE PAVERS
- DETECTIBLE WARNING PAD
- RIP-RAP

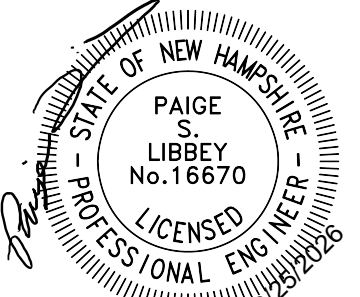
**ZONING SUMMARY**

ZONE	CHARACTER DISTRICT (CD4-L2)
MINIMUM LOT AREA	3,000 S.F.
MAXIMUM FRONT YARD SETBACK	15'
SIDE YARD SETBACK	5' MIN; 20' MAX
MINIMUM REAR YARD SETBACK	5' FROM REAR LOT LINE; 10' FROM CENTER LINE OF ALLEY
MAXIMUM BUILDING HEIGHT	60' (2-5 STORIES)
MAXIMUM BUILDING COVERAGE	60% OF LOT
MINIMUM OPEN SPACE	25% OF LOT

**CERTIFICATION:**  
PURSUANT TO RSA 676:18-III AND RSA 672:14  
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.  
I CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN UNADJUSTED LINEAR ERROR OF CLOSURE THAT EXCEEDS BOTH THE MINIMUM OF 1:10,000 AS DEFINED IN SECTION 503.04 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES AND THE MINIMUM OF 1:15,000 AS DEFINED IN SECTION 4.2 OF THE N.H.L.S.A. ETHICS AND STANDARDS.  
THIS SURVEY CONFORMS TO A CATEGORY 1 CONDITION 1 SURVEY AS DEFINED IN SECTION 4.1 OF THE N.H.L.S.A. ETHICS AND STANDARDS.

**MATTHEW J. SALVUCCI, LLS 1030**  
ON BEHALF OF JONES & BEACH ENGINEERS, INC.  
DATE: 3/25/26

Design: XXX	Draft: KDR	Date: 01/14/26
Checked: JAC	Scale: AS SHOWN	Project No.: 23169
Drawing Name: 23169-PLAN.dwg		
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.		



REV.	DATE	REVISION	BY
1	3/19/26	REVISED PLAN SET	KDR
0	1/14/26	ISSUED FOR REVIEW	KDR
REV.	DATE	REVISION	BY

Designed and Produced in NH

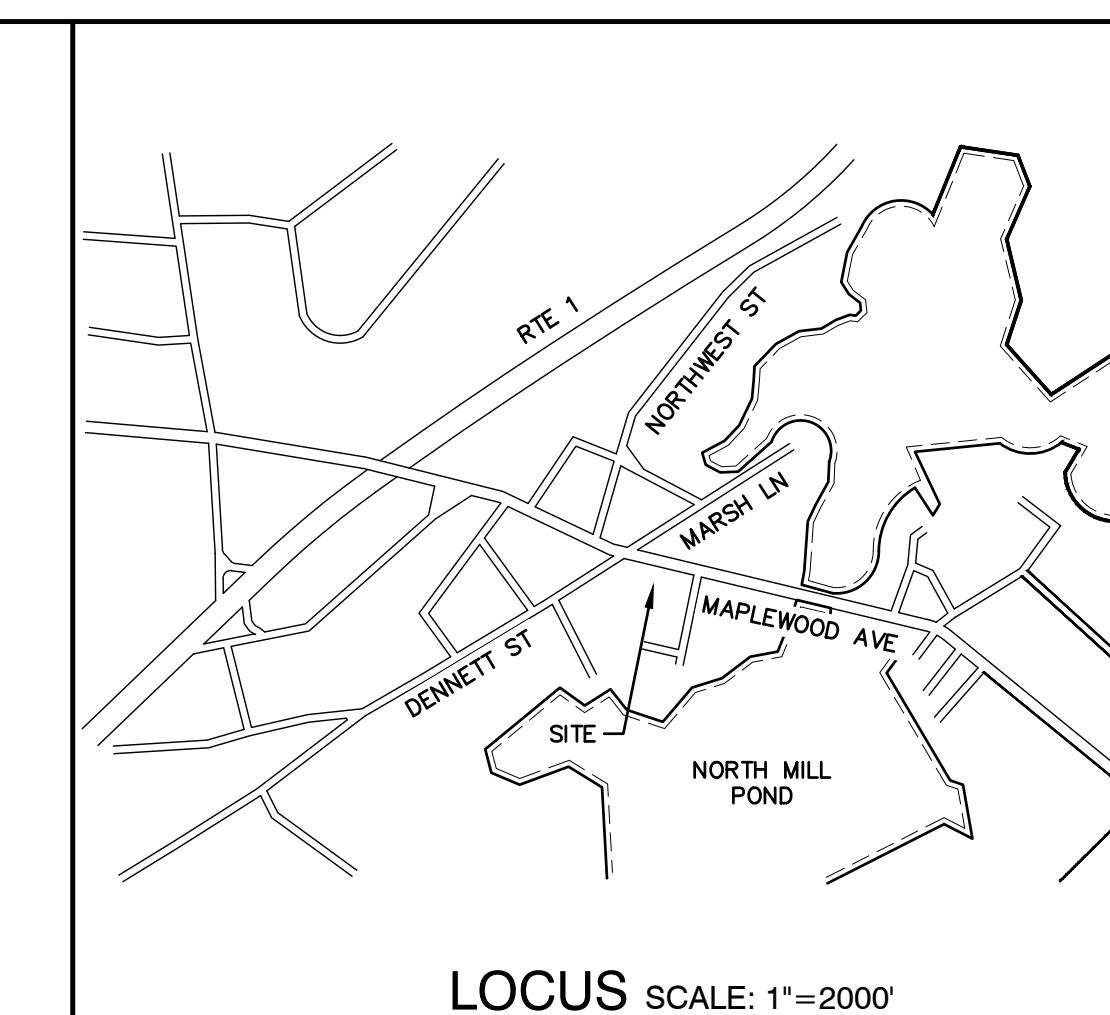
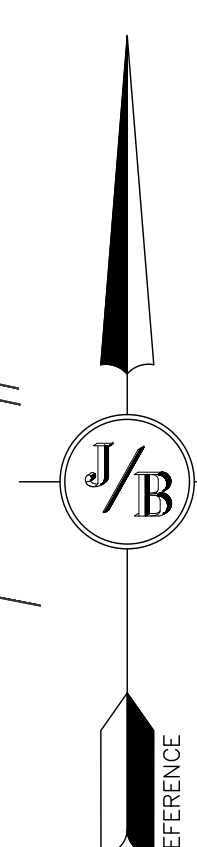
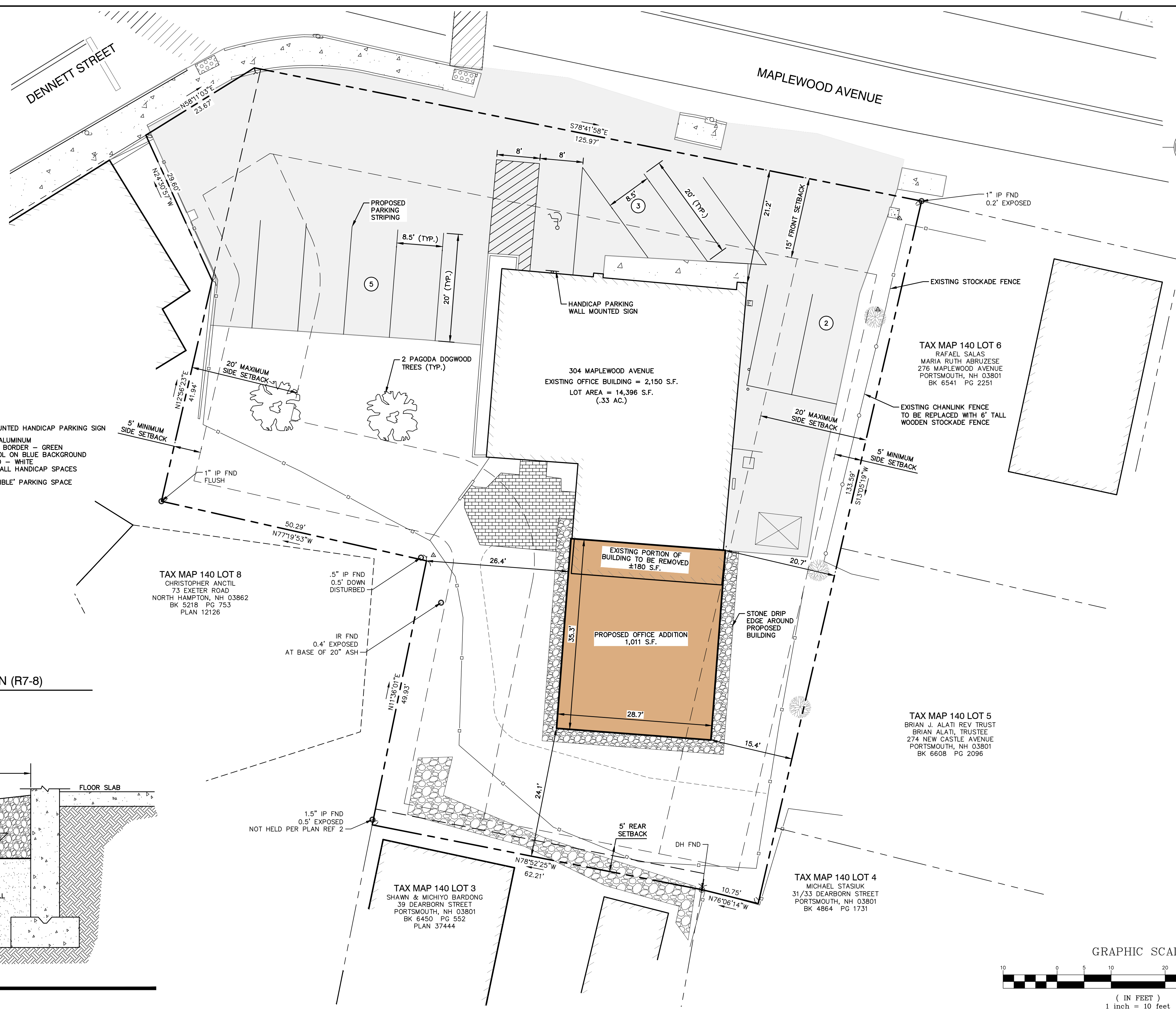
**J/B Jones & Beach Engineers, Inc.**  
85 Portsmouth Ave. Civil Engineering Services 603-772-4746  
PO Box 219 Stratham, NH 03885 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	<b>EXISTING CONDITIONS PLAN</b>
Project:	<b>TAX MAP 140, LOT 7 304 MAPLEWOOD AVE, PORTSMOUTH, NH</b>
Owner of Record:	304 MAPLEWOOD, LLC 304 MAPLEWOOD AVE, PORTSMOUTH, NH 03801 BK 4849, PG 2483

DRAWING No.  
**C1**  
SHEET 1 OF 3  
JBE PROJECT NO. 23169

**ABUTTERS NOT SHOWN:**

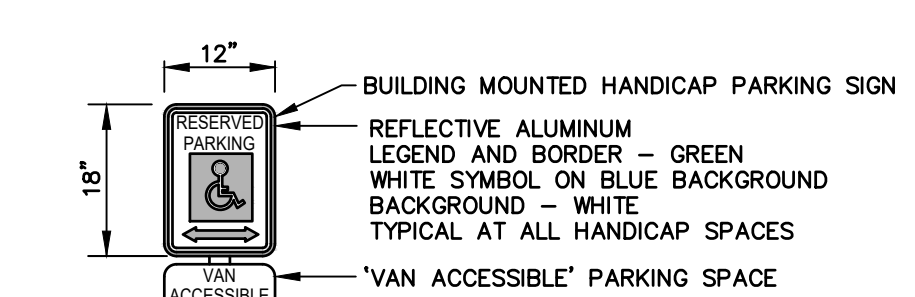
- TAX MAP 141 LOT 1**  
NEILA LLC  
31 DENNETT STREET  
PORTSMOUTH, NH 03801  
BK 6415 PG 2630
- TAX MAP 141 LOT 32**  
PETER GEREMIA  
315 MAPLEWOOD AVENUE  
PORTSMOUTH, NH 03801  
BK 4829 PG 1699
- TAX MAP 141 LOT 34**  
35 PINES LLC  
295 MAPLEWOOD AVENUE, UNIT 1  
PORTSMOUTH, NH 03801  
BK 6671 PG 1433
- TAX MAP 141 LOT 35-1**  
35 PINES LLC  
295 MAPLEWOOD AVENUE #1  
PORTSMOUTH, NH 03801  
BK 6347 PG 71
- TAX MAP 141 LOT 35-2**  
VICTORIA BASSI  
CAMERON BOUCHARD  
295 MAPLEWOOD AVENUE R #2  
PORTSMOUTH, NH 03801  
BK 6228 PG 2499
- TAX MAP 141 PG 35-3**  
ARRON & ALLYSON SEE  
293 MAPLEWOOD AVENUE, UNIT F  
PORTSMOUTH, NH 03801  
BK 6411 PG 1662
- TAX MAP 141 LOT 36**  
EVON COOPER  
16 GARLAND ROAD  
LINCOLN, MA 01773  
BK 3261 PG 0831



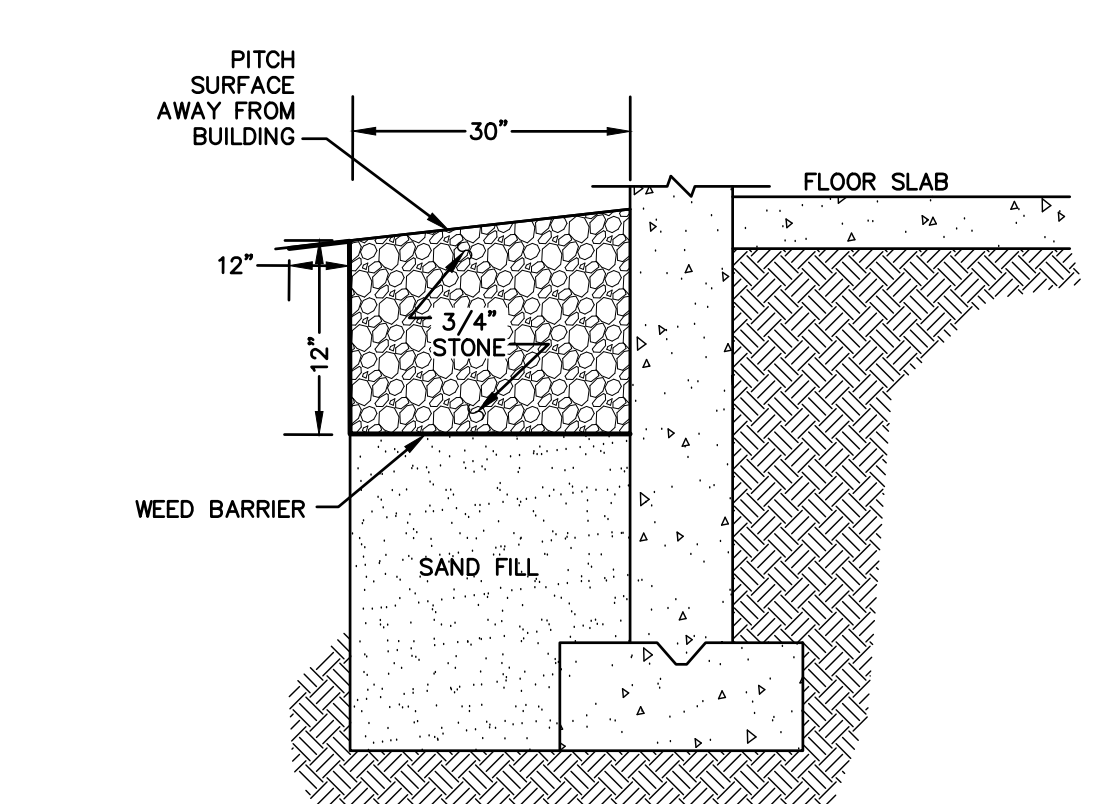
**SITE NOTES:**

1. THE INTENT OF THIS PLAN IS TO SHOW A PROPOSED OFFICE BUILDING ADDITION TO THE EXISTING OFFICE BUILDING, AND TO SHOW PROPOSED PARKING STRIPING ON THE SITE.
2. PARKING CALCULATIONS: OFFICE USE – PROFESSIONAL, BUSINESS AND FINANCIAL SERVICES  
1 SPACE PER 350 S.F. GROSS FLOOR AREA  
2,981 S.F. GROSS FLOOR AREA / 350 S.F. PER SPACE = 9 SPACES REQUIRED  
9 PARKING SPACES REQUIRED  
10 PARKING SPACES PROVIDED
3. HISTORIC DISTRICT APPROVED ADDITION DESIGN IN FEBRUARY, 2026.
4. THIS PLAN SET HAS BEEN PREPARED BY JONES & BEACH ENGINEERS, INC., FOR MUNICIPAL AND STATE APPROVALS AND FOR CONSTRUCTION BASED ON DATA OBTAINED FROM ON-SITE FIELD SURVEY AND EXISTING MUNICIPAL RECORDS. THROUGHOUT THE CONSTRUCTION PROCESS, THE CONTRACTOR SHALL INFORM THE ENGINEER IMMEDIATELY OF ANY FIELD DISCREPANCY FROM DATA AS SHOWN ON THE DESIGN PLANS, INCLUDING ANY UNFORESEEN CONDITIONS, SUBSURFACE OR OTHERWISE, FOR EVALUATION AND RECOMMENDATIONS. ANY CONTRADICTION BETWEEN ITEMS ON THIS PLAN/PLAN SET, OR BETWEEN THE PLANS AND ON-SITE CONDITIONS, MUST BE RESOLVED BEFORE RELATED CONSTRUCTION HAS BEEN INITIATED. CONTRACTOR TO ALWAYS CONTACT DIG SAFE PRIOR TO DIGGING ONSITE OR OFFSITE TO ENSURE SAFETY AND OBEY THE LAW.
5. ALL CONSTRUCTION SHALL CONFORM TO TOWN STANDARDS AND REGULATIONS, AND NHDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, WHICHEVER IS MORE STRINGENT.
6. THE SUBJECT PARCEL IS NOT LOCATED WITHIN AN AREA HAVING A SPECIAL FLOOD HAZARD ZONE DESIGNATION BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 3301500259F, WITH EFFECTIVE DATE OF JANUARY, 29, 2021.
7. LANDOWNERS ARE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL WETLAND REGULATIONS, INCLUDING PERMITTING REQUIRED UNDER THESE REGULATIONS.
8. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER, ARCHITECT AND/OR OWNER, IN ORDER TO OBTAIN AND/OR PAY ALL THE NECESSARY LOCAL PERMITS, FEES AND BONDS.
9. ALL PROPOSED SIGNAGE SHALL CONFORM WITH THE TOWN ZONING REGULATIONS, UNLESS A VARIANCE IS OTHERWISE REQUESTED.
10. ALL SIGNAGE AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.) AND NHDOT STANDARDS AND SPECIFICATIONS (NON-REFLECTORIZED PAVEMENT MARKINGS), UNLESS OTHERWISE NOTED.
11. ALL PARKING STALLS SHALL BE SEPARATED USING 4" WIDE SOLID STRIPES. STRIPING SHALL BE 100% ACRYLIC TYPE, LOW VOC, FAST DRYING, IN A COLOR OF WHITE.
12. ALL STOP BARS SHALL BE 18" IN WIDTH IN A COLOR OF WHITE; ALL TRAFFIC ARROWS SHALL BE PAINTED IN A COLOR OF WHITE.
13. ALL BUILDING DIMENSIONS SHALL BE VERIFIED WITH THE ARCHITECTURAL AND STRUCTURAL PLANS PROVIDED BY THE OWNER. ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND OWNER PRIOR TO THE START OF CONSTRUCTION. BUILDING DIMENSIONS AND AREAS TO BE TO OUTSIDE OF MASONRY, UNLESS OTHERWISE NOTED.
14. ALL CONSTRUCTION ACTIVITIES SHALL CONFORM TO LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) RULES AND REGULATIONS.
15. REFERENCE PREVIOUSLY APPROVED SITE PLAN BY INTERFACE DESIGNS, APPROVED ON DECEMBER 15, 1988.

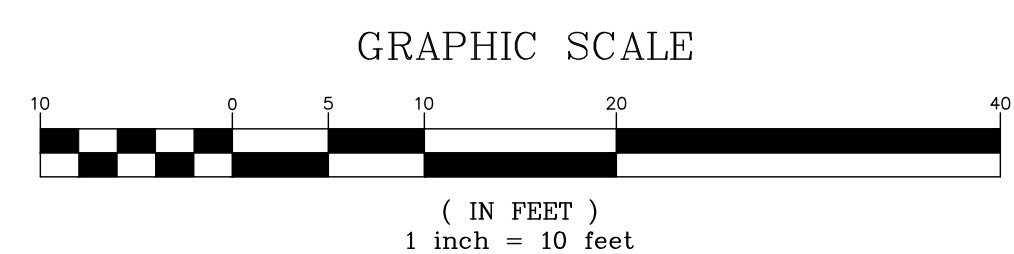
ZONING SUMMARY		
ZONE	CHARACTER DISTRICT (CD4-L2) – REQUIRED	PROVIDED
MINIMUM LOT AREA	3,000 S.F.	14,396 S.F. (.33 AC)
MAXIMUM FRONT YARD SETBACK	15'	21.2'
SIDE YARD SETBACK	5' MIN; 20' MAX	15.4'
MINIMUM REAR YARD SETBACK	5' FROM REAR LOT LINE; 10' FROM CENTER LINE OF ALLEY	24.1'
MAXIMUM BUILDING HEIGHT	60' (2-5 STORIES)	23.0'
MAXIMUM BUILDING COVERAGE	60% OF LOT	20.7% (2,981 S.F.)
MINIMUM OPEN SPACE	25% OF LOT	49.7% (7,156 S.F.)



**WALL MOUNTED HANDICAP PARKING SIGN (R7-8)**  
NOT TO SCALE

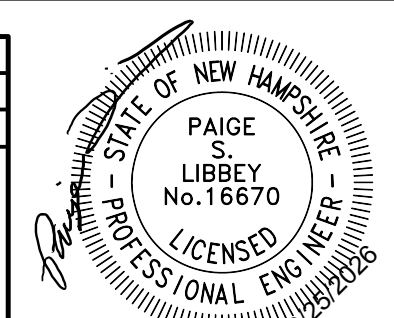


**DRIP EDGE DETAIL**  
NOT TO SCALE



CITY OF PORTSMOUTH PLANNING BOARD  
CHAIRPERSON \_\_\_\_\_ DATE \_\_\_\_\_

Design: XXX	Draft: KDR	Date: 01/14/26
Checked: JAC	Scale: AS SHOWN	Project No.: 23169
Drawing Name: 23169-PLAN.dwg		
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REV.	DATE	REVISION	BY
1	3/19/26	REVISED PLAN SET	KDR
0	1/14/26	ISSUED FOR REVIEW	KDR
		REVISION	BY

Designed and Produced in NH

**J/B Jones & Beach Engineers, Inc.**

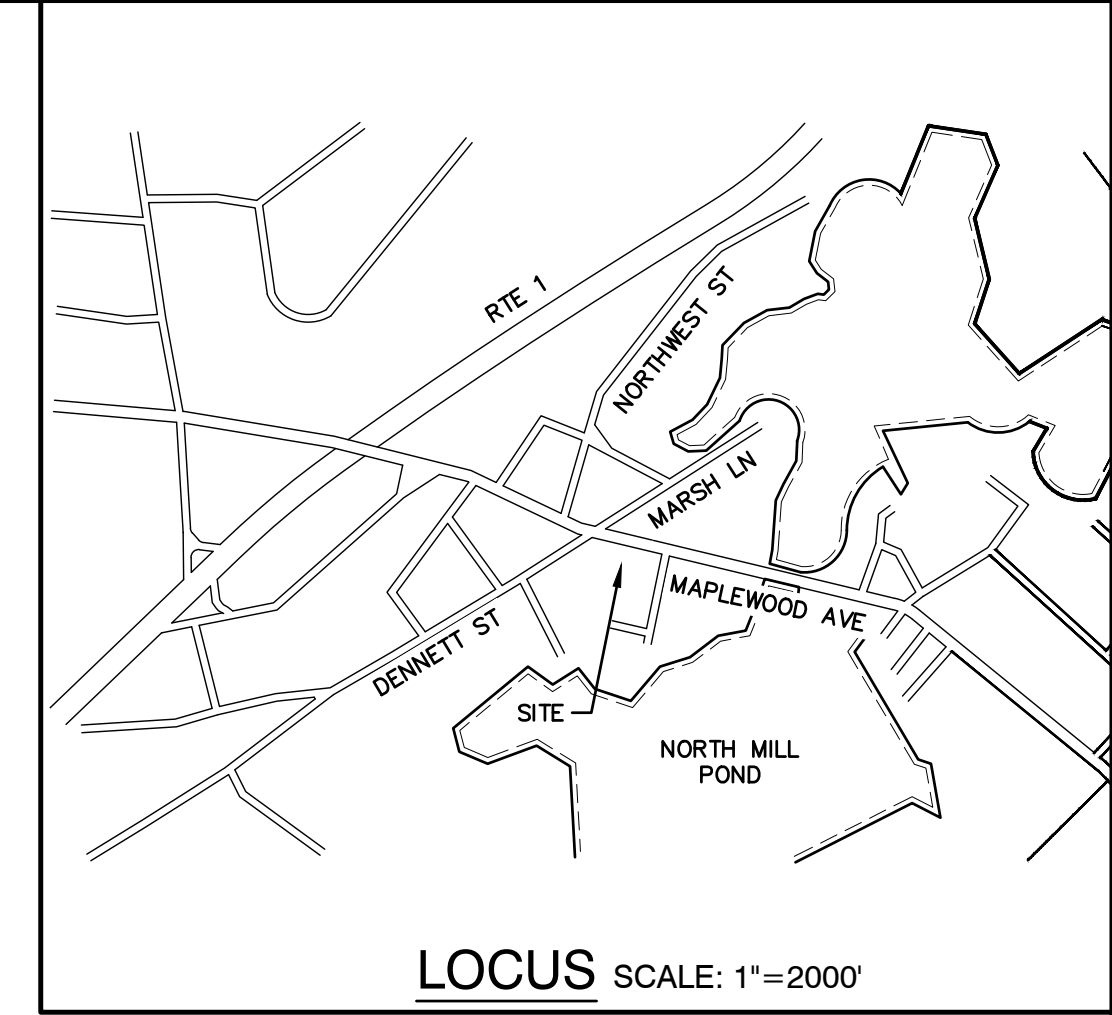
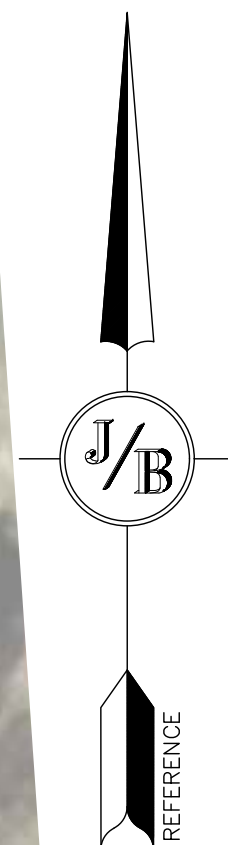
85 Portsmouth Ave. Stratham, NH 03885  
31/33 DEARBORN STREET PORTSMOUTH, NH 03801  
PO Box 219 BK 4864 PG 1731

*Civil Engineering Services*

603-772-4746  
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	<b>AMENDED SITE PLAN</b>
Project:	<b>TAX MAP 140, LOT 7 304 MAPLEWOOD AVE, PORTSMOUTH, NH</b>
Owner of Record:	304 MAPLEWOOD, LLC 304 MAPLEWOOD AVE, PORTSMOUTH, NH 03801 BK 4849, PG 2483

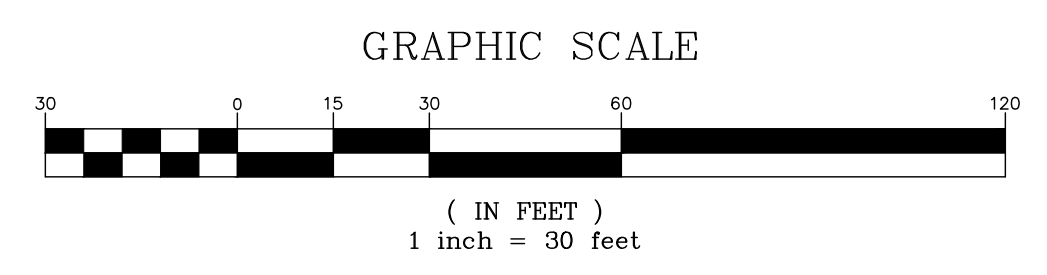
DRAWING No.  
**C2**  
SHEET 2 OF 3  
JBE PROJECT NO. 23169



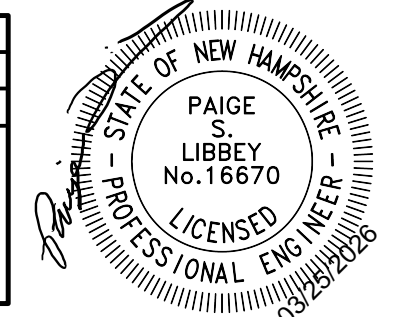
**SHORELAND IMPERVIOUS COVERAGE CALCULATIONS**

AREA OF LOT WITHIN 250' SHORELAND PROTECTION ZONE = 7,737 S.F.

DESCRIPTION	EXISTING	PROPOSED
BUILDING	1,069 S.F.	1,899 S.F.
PAVEMENT	648 S.F.	648 S.F.
PATIO	240 S.F.	240 S.F.
<b>TOTALS:</b>	<b>1,957 S.F.</b>	<b>2,787 S.F.</b>
<b>PERCENT COVERAGE IN PROTECTIVE SHORELAND AREA:</b>	<b>25.3%</b>	<b>36.0%</b>



Design: XXX Draft: KDR Date: 01/14/26  
 Checked: JAC Scale: AS SHOWN Project No.: 23169  
 Drawing Name: 23169-PLAN.dwg  
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REV.	DATE	REVISION	BY
1	3/19/26	REVISED PLAN SET	KDR
0	1/14/26	ISSUED FOR REVIEW	KDR
		REVISION	BY

Designed and Produced in NH  
**J/B Jones & Beach Engineers, Inc.**  
 85 Portsmouth Ave. Civil Engineering Services 603-772-4746  
 PO Box 219 Stratham, NH 03885 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name: **SHORELAND PROTECTION PLAN**  
 Project: **TAX MAP 140, LOT 7  
 304 MAPLEWOOD AVE, PORTSMOUTH, NH**  
 Owner of Record: **304 MAPLEWOOD, LLC  
 304 MAPLEWOOD AVE, PORTSMOUTH, NH 03801  
 BK 4649, PG 2483**

DRAWING No. **C3**  
 SHEET 3 OF 3  
 JBE PROJECT NO. 23169