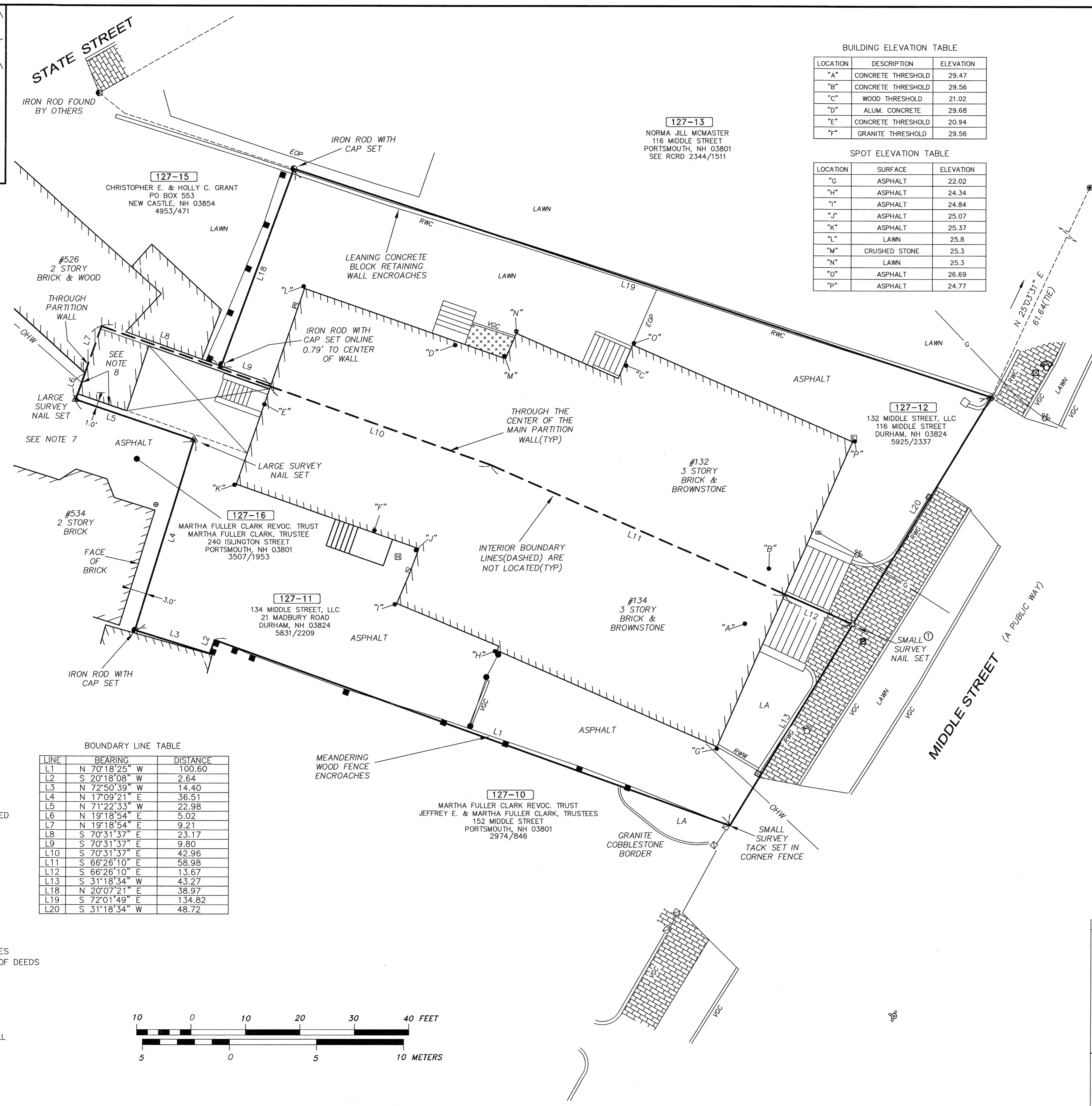
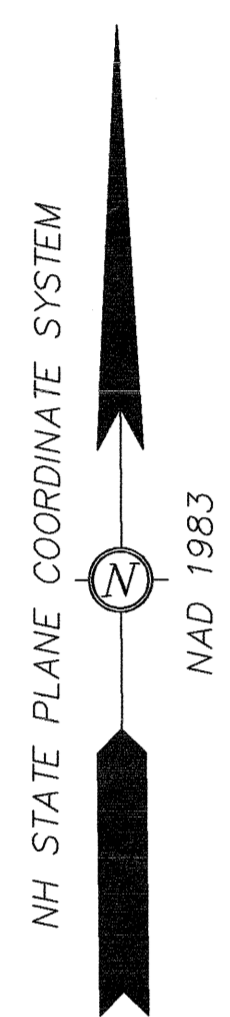


**LOCUS**  
(N.T.S.)



**BUILDING ELEVATION TABLE**

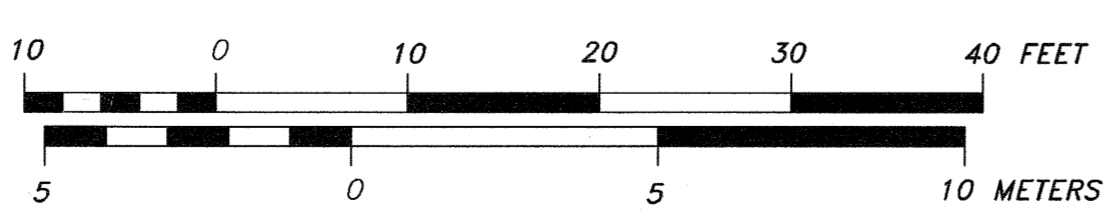
LOCATION	DESCRIPTION	ELEVATION
"A"	CONCRETE THRESHOLD	29.47
"B"	CONCRETE THRESHOLD	29.56
"C"	WOOD THRESHOLD	21.02
"D"	ALUM. CONCRETE	29.68
"E"	CONCRETE THRESHOLD	20.94
"F"	GRANITE THRESHOLD	29.56

**SPOT ELEVATION TABLE**

LOCATION	SURFACE	ELEVATION
"G"	ASPHALT	22.02
"H"	ASPHALT	24.34
"I"	ASPHALT	24.84
"J"	ASPHALT	25.07
"K"	ASPHALT	25.37
"L"	LAWN	25.8
"M"	CRUSHED STONE	25.3
"N"	LAWN	25.3
"O"	ASPHALT	26.69
"P"	ASPHALT	24.77

**BOUNDARY LINE TABLE**

LINE	BEARING	DISTANCE
L1	N 70°18'25" W	100.60
L2	S 20°18'08" W	2.64
L3	N 72°50'39" W	14.40
L4	N 17°09'21" E	36.51
L5	N 71°22'33" W	22.98
L6	N 19°18'54" E	5.02
L7	N 19°18'54" E	9.21
L8	S 70°31'37" E	23.17
L9	S 70°31'37" E	9.80
L10	S 70°31'37" E	42.96
L11	S 66°26'10" E	58.98
L12	S 66°26'10" E	13.67
L13	S 31°18'34" W	43.27
L18	N 20°07'21" E	38.97
L19	S 72°01'49" E	134.82
L20	S 31°18'34" W	48.72



**NOTES:**

- OWNER OF RECORD.....132 MIDDLE STREET, LLC.  
ADDRESS.....21 MADBURY ROAD, DURHAM, NH 03824  
DEED REFERENCE.....5925/2337  
TAX SHEET / LOT.....127-12  
PARCEL AREA.....5,499 S.F., 0.13 ACRES
- OWNER OF RECORD.....134 MIDDLE STREET, LLC.  
ADDRESS.....21 MADBURY ROAD, DURHAM, NH 03824  
DEED REFERENCE.....5831/2209  
TAX SHEET / LOT.....127-11  
PARCEL AREA.....5,902 S.F., 0.14 ACRES
- ZONED:.....CD4-L1 & HISTORIC DISTRICT  
SEE CITY OF PORTSMOUTH ZONING ORDINANCE.
- THE RELATIVE ERROR OF CLOSURE WAS LESS THAN 1 FOOT IN 15,000 FEET.
- 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.
- HORIZONTAL DATUM: NAD 1983 ESTABLISHED BY SURVEY GRADE GPS OBSERVATION AND NGS "OPUS" SOLUTION. REFERENCE FRAME: NAD83 (2011)(EPOCH: 2010.0000), US SURVEY FOOT.  
VERTICAL DATUM: NAVD 1988. PRIMARY BENCHMARK: CITY OF PORTSMOUTH "ALBA".
- THE PARCEL SHOWN HEREON LIES WITHIN ZONE X (AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS IDENTIFIED ON FLOOD INSURANCE RATE MAP, ROCKINGHAM COUNTY, NEW HAMPSHIRE, MAP NUMBER 33015C0259E, EFFECTIVE DATE MAY 17, 2005 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- "TOGETHER WITH A RIGHT OF WAY FOR ALL PURPOSES OVER, THROUGH, UPON AND ACROSS LAND OWNED NOW OR FORMERLY OF JOHN C. ROSS, JR, ET UX TO AND FROM STATE STREET AND THE WITHIN DESCRIBED PREMISES TO BE USED IN COMMON BY THE OWNERS OF THE CONVEYED PREMISES AND OWNERS OF THE PROPERTY OWNED NOW OR FORMERLY OF THE SAID JOHN C. ROSS, JR." SEE RCRD 5831/2209
- GRANITE FOUNDATION HELD IN THIS AREA. SEE RCRD PLAN 01876-1.

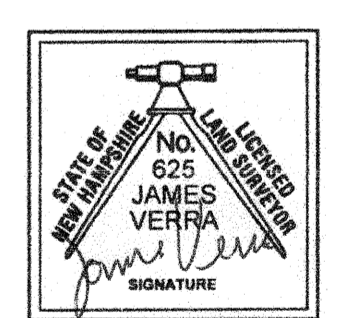
**REFERENCE PLANS:**

- PLAN OF LOT FOR H. SUSSMAN HEIRS, PORTSMOUTH, ROCKINGHAM COUNTY, NH DATED JUNE 1, 1942, UPDATED TO 11-23-42. RCRD PLAN #01253.
- PLAN OF LOT 534 STATE STREET, PORTSMOUTH, NH DATED MAY 1952, RCRD BK #1247, PG 374
- CONDOMINIUM SITE PLAN, MAP 127-LOT 14, HAYMARKET CONDOMINIUM FOR TYROCH REALTY MANAGEMENT, INC. 480 STATE STREET, PORTSMOUTH, N.H. DATED MARCH 2004, RCRD PLAN #D-31794
- EXISTING CONDITIONS PLAN, 116 MIDDLE STREET, PORTSMOUTH, NH, OWNED BY N. JILL MCMASTER DATED 3/15/19 BY NORTHEASTERLY SURVEYING, INC. NOT RECORDED.

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.

*James Verra*  
JAMES VERRA 5-31-2019  
DATE



- LEGEND:**
- ..... DRILL HOLE FOUND, UNLESS NOTED
  - ..... IRON ROD (AS NOTED)
  - ▲ ..... SURVEY NAIL (AS NOTED)
  - ..... METAL FENCE
  - ..... WOOD FENCE
  - ..... LARGE WOOD FENCE POSTS
  - ..... CEMENT CONCRETE PAD
  - ..... UTILITY POLE
  - ⊗ ..... UTILITY POLE W/TRANSFORMER
  - ..... GUY
  - OHW- ..... OVERHEAD WIRES
  - OHE- ..... OVERHEAD ELECTRIC
  - OHC- ..... OVERHEAD COMMUNICATION WIRES
  - RCRD ..... ROCKINGHAM COUNTY REGISTRY OF DEEDS
  - 127-11 ..... TAX SHEET / LOT NO.
  - EOP ..... EDGE OF PAVEMENT
  - LA ..... LANDSCAPED AREA
  - RWW ..... WOOD RETAINING WALL
  - VGC ..... VERTICAL FACED GRANITE CURB
  - RWG ..... GRANITE RETAINING WALL
  - RWC ..... CONCRETE BLOCK RETAINING WALL
  - ⊠ ..... LIGHT POLE CONNECTION BOX
  - ⊠ ..... CRUSHED STONE
  - ⊠ ..... GAS SHUT OFF
  - ⊠ ..... ELECTRIC METER
  - ⊠ ..... BOLLARD
  - ⊠ ..... HYDRANT

REV. NO.	DATE	DESCRIPTION	APPR'D
<p><b>PLAT OF LAND</b>  <b>132 &amp; 134 MIDDLE STREET</b>  <b>PORTSMOUTH, NEW HAMPSHIRE</b>  <b>ASSESSOR'S PARCELS 127-12 &amp; 127-11</b>  <b>for: 132 MIDDLE STREET, LLC.</b>  <b>&amp; 134 MIDDLE STREET, LLC.</b></p>			
<p><b>JAMES VERRA and ASSOCIATES, INC.</b>            101 SHATTUCK WAY            SUITE 8            NEWINGTON, N.H., 03801-7876            603-436-3557</p>			<p>DATE: 5-31-2019            JOB NO: 23804            SCALE: 1" = 10'            DWG NAME: 23804            PLAN NO: 23804            SHEET: 1 of 1</p>
<p>CTD            PROJECT MGR            COPYRIGHT © 2019 by JAMES VERRA and ASSOCIATES, INC.</p>		<p>GTD            DRAWN BY</p>	



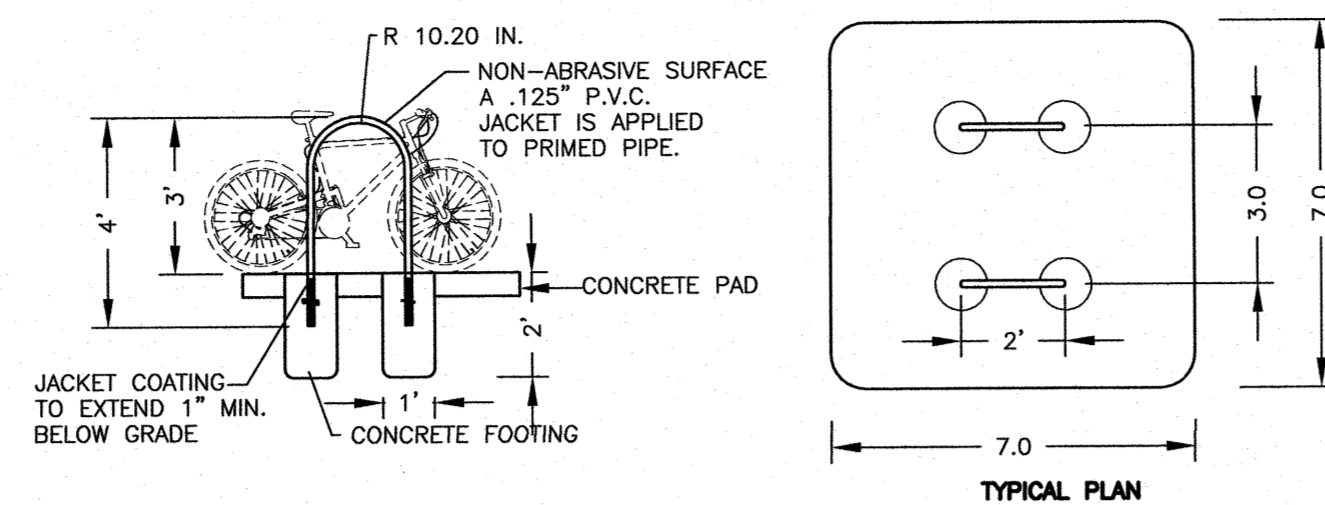
**AMBIT ENGINEERING, INC.**  
Civil Engineers & Land Surveyors

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

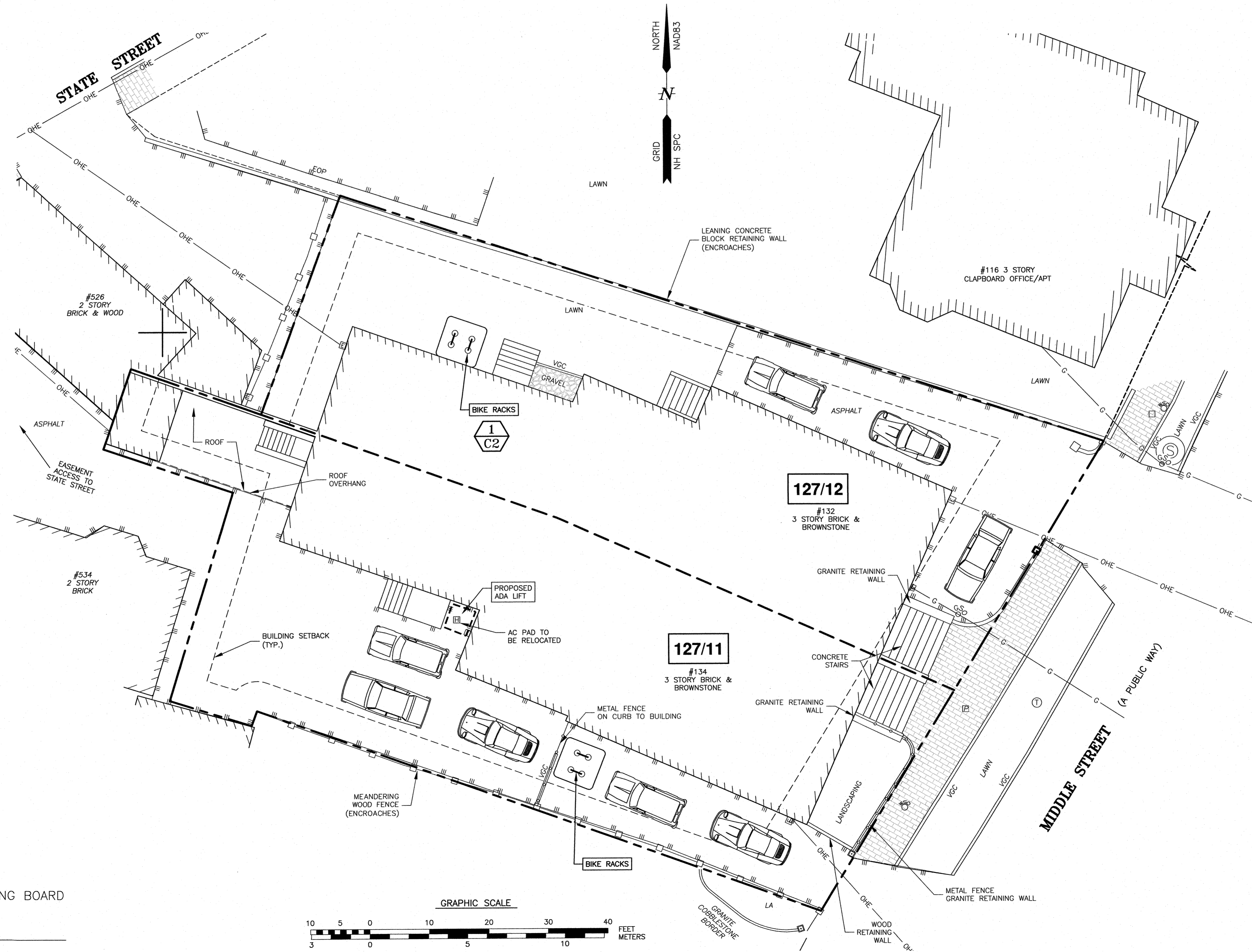
Residential Parking Space Calculation			
Apartment Categories By Sq. Ft.	Parking Spaces Required	#Units	Parking Spaces Required
< 500	0.5	5	3
500 to 750	1	13	13
Over 750	1.3	3	4
Visitor Parking = 21/5 =			4
<b>Totals</b>		<b>21</b>	<b>24</b>

Parking Spaces

UNIT AREAS	
UNIT #	SQUARE FOOTAGE
1	742
2	742
3	825
4	441
5	529
6	550
7	681
8	497
9	665
10	741
11	637
12	564
13	701
14	426
15	497
16	741
17	741
18	563
19	940
20	424
21	890



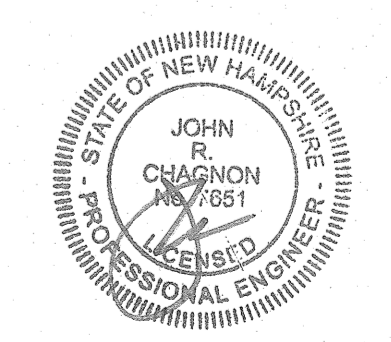
**1 BICYCLE RACK**  
C2 NTS



- NOTES:**
- 1) PARCELS ARE SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 127 AS LOTS 11 & 12.
  - 2) THE PURPOSE OF THIS PLAN IS TO SHOW THE VARIANCES REQUIRED FOR THE PROPOSED RENOVATIONS ON MAP 127 LOTS 11 & 12.
  - 3) PARCEL IS LOCATED IN THE CHARACTER DISTRICT 4 - LIMITED (CD4-L1) AND THE HISTORIC DISTRICT.
  - 4) EXISTING/PROPOSED USE:
    - LOT 11:  
EXISTING: 9 RESIDENTIAL & 1 COMMERCIAL UNIT  
PROPOSED: 10 RESIDENTIAL UNITS  
LOT AREA: 5,902 S.F.
    - LOT 12:  
EXISTING: 11 RESIDENTIAL  
PROPOSED: 11 RESIDENTIAL UNITS  
LOT AREA: 5,499 S.F.
  - 5) NO CHANGE IN THE BUILDING COVERAGE OR OPEN SPACE IS PROPOSED.

**PROPOSED RENOVATIONS  
132 & 134  
MIDDLE STREET  
PORTSMOUTH, N.H.**

NO.	DESCRIPTION	DATE
1	ISSUED FOR APPROVAL	1/29/20
0	ISSUED FOR COMMENT	1/28/20



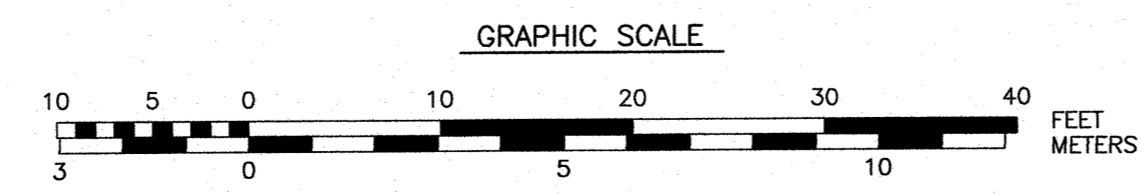
SCALE: 1"=10'      JANUARY 2020

**CONDITIONAL USE PERMIT PLAN**

**C2**

APPROVED BY THE PORTSMOUTH PLANNING BOARD

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



J:\JOBS\3100's\3150's\3155\2020 Easement - Site Remodelling\Plans & Specs\Site\3155 Site 2020.dwg, C2, C.U.P.

**AMBIT ENGINEERING, INC.** CIVIL ENGINEERS AND LAND SURVEYORS

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

29 January, 2020

**Trip Generation**  
**Proposed Renovations – Conversion of Commercial Space to Housing**  
**132 – 134 Middle Street**  
**Portsmouth, NH**

On behalf of MAC Properties, we hereby submit this Parking Assessment in support of the applicant's filing with the Portsmouth Planning Board for a Conditional Use Permit under Section 10.241.23 (c) of the Portsmouth Ordinance. The Conditional Use Permit seeks to provide 8 parking spaces (some stacked) where 24 are required. The project involves the remodeling of an existing structure at 132-134 Middle Street. The structure is currently 20 dwelling units and 1 commercial unit. The proposed use will be 21 residential units. The applicant seeks to perform this work in accordance with the requirements of the City; hence this application for a Conditional Use Permit submitted herewith based on the revised use.

The plan is to convert the commercial unit into a dwelling unit, update the building's life safety / egress – access, remodel the units, and update the utilities. There are no exterior additions proposed; except for the addition of an ADA access lift. This is a necessary update to the structure. The site is accessed via two driveways on Middle Street and one driveway on State Street (via an easement across the adjacent property). These access points provide for eight onsite parking spaces, as depicted on the Sheet C2 Conditional Use Permit Plan.

The base trip generation for the proposed 21 unit building is based on a review of the Institute of Transportation Engineers (ITE), *Trip Generation Manual*, 10<sup>th</sup> Edition. The land use code (LUC) that best resembles the proposed use is LUC 220 –Apartment. Using that description the proposed use the site generates the following peak hour trips:

Weekday Trip Ends: 139 Trips (50% entering; 50% exiting)  
Weekday Morning Peak Hour: 11 Trips (16% entering; 84% exiting)  
Weekday Evening Peak Hour: 13 Trips (67% entering; 33% exiting)  
Saturday Trips: 134 Trips (50% entering; 50% exiting)

The location of the building, adjacent to the downtown Portsmouth, allows the residents to be within easy walking distance to jobs and amenities. The location of the building, near public transportation, also allows residents access to the wider transportation network. The expectation is that actual trip generation (and parking demand) would therefore be reduced due to the resident's use of bicycles, walking, and available transit.

U.S. Census Bureau information on means of travel for residents of Portsmouth shows that approximately 7.7 percent of Portsmouth residents travel to work via walking or biking and 1.4 percent of Portsmouth residents utilize public transit services to travel to/from work. Based on this data a reduction of 9 % in trip generation could be expected.

The applicant has added two locations for bicycle parking; which is a suitable transportation mode given the urban location of the site. There is a COAST bus stop in close proximity to the site. There is also on-street parking on State Street accessed via an access easement.

The applicant believes that the added trip generation from the site re-use is not excessive, will not impact the adjacent street networks, and respectfully requests that the Planning Board grant the Conditional Use Permit as submitted.

Please feel free to call if you have any questions or comments about this application.

Sincerely,

*John Chagnon*

John R. Chagnon, PE  
Ambit Engineering, Inc.

**AMBIT ENGINEERING, INC.** CIVIL ENGINEERS AND LAND SURVEYORS

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

29 January, 2020

**Proposed Parking Demand  
Site Redevelopment  
132-134 Middle Street  
Portsmouth, NH**

The purpose of this calculation is to identify the proposed parking demand under the Portsmouth Ordinance generated by the site remodeling at 132-134 Middle Street. Currently the lot(s) have a three story building with 20 residential and one commercial unit. The proposed plan is to remodel the interior of the building to 21 residential units.

In developing the expected parking demand Ambit Engineering considered the standard rates as outlined in the City of Portsmouth Zoning Ordinance under Section 10.1112.31 ***Parking Requirements for Residential Uses***. The parking demand, based upon the number size of the dwelling units in the buildings are summarized below:

Parking Demand Summary

<u>Unit Size</u>	<u>Parking Spaces Required</u>	<u># of units</u>	<u>Parking Spaces Required</u>
< 500 SF	0.5 per unit	5	3
500 to 750 SF	1 per unit	13	13
Over 750 SF	1.3 per unit	3	4
Visitor	0.2 per unit	21	4

***Total required:***

***24 Spaces***

Based on the calculation there is an anticipated requirement for 24 parked vehicles with this project. U.S. Census Bureau information on means of travel for residence of Portsmouth shows that approximately 7.7 percent of Portsmouth residents travel to work via walking or biking and 1.4 percent of Portsmouth residents utilize public transit services to travel to/from work. We can assume that this population may not have a need to have; or have a vehicle. Based on this data a reduction of 9 % in parking demand could be expected, thus reducing the actual demand to 22 vehicles.

The attached site plan shows that the site currently supports eight vehicles in off-street parking locations, leaving the site 14-16 spaces short of meeting the Portsmouth Ordinance. As allowed in the Ordinance, the applicant can seek permission for the amount of provided parking for a use based on the application to the Planning Board for a Conditional Use Permit. This letter is in support of such an application.

The applicant is remodeling an existing building and making a minor revision; the conversion of a small section of the building to residential use and increasing the unit count by one unit. This is a minor addition to an existing site / situation. While the relief seems large, it is actually quite small in that the conversion creates the need for one additional space, at the most, and it could be argued that an intensive commercial re-use may require more parking than that. Also, give the desire for affordable residential apartments in the City's urban core, granting the relief will serve the purpose of perpetuating this use, as the building will be re-fitted and made code compliant, and continue as apartments.

The applicant believes that the provided parking is sufficient for the proposed use. Your approval of this request is hereby requested. Please feel free to call if you have any questions or comments.

Sincerely,

*John Chagnon*

John R. Chagnon, Project Manager  
Ambit Engineering, Inc.  
603-430-9282

**AMBIT ENGINEERING, INC.** CIVIL ENGINEERS AND LAND SURVEYORS

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

12 February, 2020

**Trip Generation**  
**Proposed Renovations – Conversion of Commercial Space to Housing**  
**132 – 134 Middle Street**  
**Portsmouth, NH**

On behalf of MAC Properties, we hereby submit this Parking Assessment in support of the applicant's filing with the Portsmouth Planning Board for a Conditional Use Permit as allowed in the Portsmouth Zoning Ordinance. The Conditional Use Permit seeks to provide 7 parking spaces (some stacked) where 24 are required. The project involves the remodeling of an existing structure at 132-134 Middle Street. The site is actually two abutting properties, however the building, which straddles the property line, is one building, therefore we are treating the request in this application as a single request. The structure is currently 20 dwelling units and 1 commercial unit. The proposed use will be 21 residential units. The applicant seeks to perform this work in accordance with the requirements of the City; hence this application for a Conditional Use Permit submitted herewith based on the revised use.

The plan is to convert the commercial unit into a dwelling unit, update the building's life safety / egress – access, remodel the units, and update the utilities. There are no exterior additions proposed; except for the addition of an ADA access lift. This is a necessary update to the structure. The site is accessed via two driveways on Middle Street and one driveway on State Street (via an easement across the adjacent property). These access points provide for seven onsite parking spaces, as depicted on the Sheet C2 Conditional Use Permit Plan. One existing space, in the front yard, has been removed at the request of the Technical Advisory Committee.

The base trip generation for the proposed 21 unit building is based on a review of the Institute of Transportation Engineers (ITE), *Trip Generation Manual*, 10<sup>th</sup> Edition. The land use code (LUC) that best resembles the proposed use is LUC 220 –Apartment. Using that description the proposed use the site generates the following peak hour trips:

Weekday Trip Ends: 139 Trips (50% entering; 50% exiting)  
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Saturday Trips: 134 Trips (50% entering; 50% exiting)

The location of the building, adjacent to the downtown Portsmouth, allows the residents to be within easy walking distance to jobs and amenities. The location of the building, near public transportation, also allows residents access to the wider transportation network. The

expectation is that actual trip generation (and parking demand) would therefore be reduced due to the resident's use of bicycles, walking, and available transit.

U.S. Census Bureau information on means of travel for residents of Portsmouth shows that approximately 7.7 percent of Portsmouth residents travel to work via walking or biking and 1.4 percent of Portsmouth residents utilize public transit services to travel to/from work. Based on this data a reduction of 9 % in trip generation could be expected.

The applicant has added two locations for bicycle parking; which is a suitable transportation mode given the urban location of the site. There is a COAST bus stop in close proximity to the site. There is also on-street parking on State Street accessed via an access easement.

The applicant believes that the added trip generation from the site re-use is not excessive, will not impact the adjacent street networks, and respectfully requests that the Planning Board grant the Conditional Use Permit as submitted.

Please feel free to call if you have any questions or comments about this application.

Sincerely,

*John Chagnon*

John R. Chagnon, PE  
Ambit Engineering, Inc.



**AMBIT ENGINEERING, INC.** CIVIL ENGINEERS AND LAND SURVEYORS

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

12 February, 2020

**Proposed Parking Demand  
Site Redevelopment  
132-134 Middle Street  
Portsmouth, NH**

The purpose of this calculation is to identify the proposed parking demand under the Portsmouth Ordinance generated by the site remodeling at 132-134 Middle Street. Currently the lot(s) have a three story building with 20 residential and one commercial unit. The proposed plan is to remodel the interior of the building to 21 residential units.

In developing the expected parking demand Ambit Engineering considered the standard rates as outlined in the City of Portsmouth Zoning Ordinance under Section 10.1112.31 **Parking Requirements for Residential Uses**. The parking demand, based upon the number size of the dwelling units in the buildings are summarized below:

Parking Demand Summary

<u>Unit Size</u>	<u>Parking Spaces Required</u>	<u># of units</u>	<u>Parking Spaces Required</u>
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***Total required:***

***24 Spaces***

Based on the calculation there is an anticipated requirement for 24 parked vehicles with this project. U.S. Census Bureau information on means of travel for residence of Portsmouth shows that approximately 7.7 percent of Portsmouth residents travel to work via walking or biking and 1.4 percent of Portsmouth residents utilize public transit services to travel to/from work. We can assume that this population may not have a need to have; or have a vehicle. Based on this data a reduction of 9 % in parking demand could be expected, thus reducing the actual demand to 22 vehicles.

The attached site plan shows that the site currently supports seven vehicles in off-street parking locations, leaving the site 15-18 spaces short of meeting the Portsmouth Ordinance. As allowed in the Ordinance, the applicant can seek permission for the amount of provided parking for a use based on the application to the Planning Board for a Conditional Use Permit. This letter is in support of such an application.

The applicant is remodeling an existing building and making a minor revision; the conversion of a small section of the building to residential use and increasing the unit count by one unit. This is a minor addition to an existing site / situation. While the relief seems large, it is actually quite small in that the conversion creates the need for one additional space, at the most, and it could be argued that an intensive commercial re-use may require more parking than that. Also, give the desire for affordable residential apartments in the City's urban core, granting the relief will serve the purpose of perpetuating this use, as the building will be re-fitted and made code compliant, and continue as apartments.

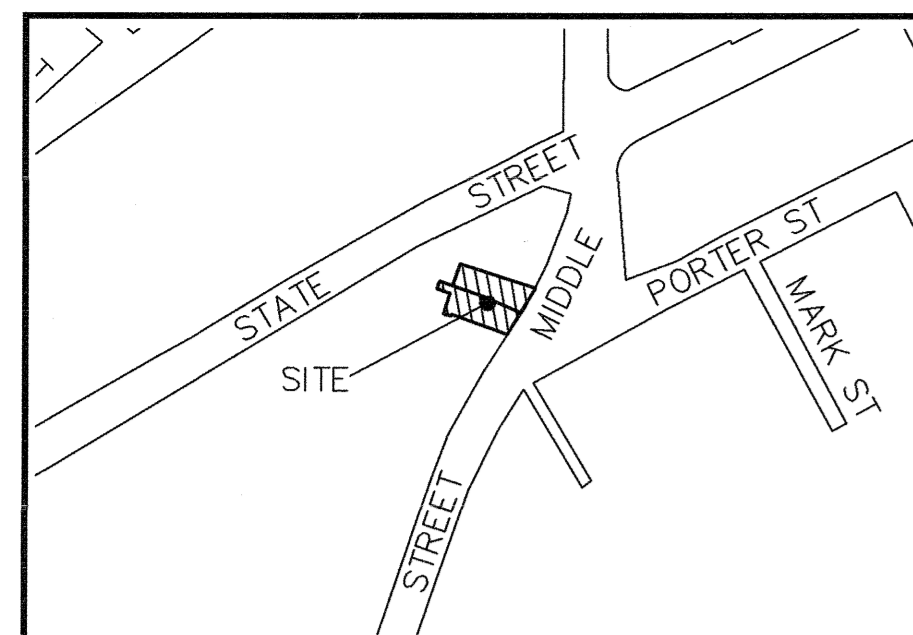
The applicant believes that the provided parking is sufficient for the proposed use. Efforts will be undertaken to increase the available parking in nearby locations by requesting shared uses with abutting business parking lots, or providing residents with passes to park in the Foundry Place garage.

Your approval of this request is hereby requested. Please feel free to call if you have any questions or comments.

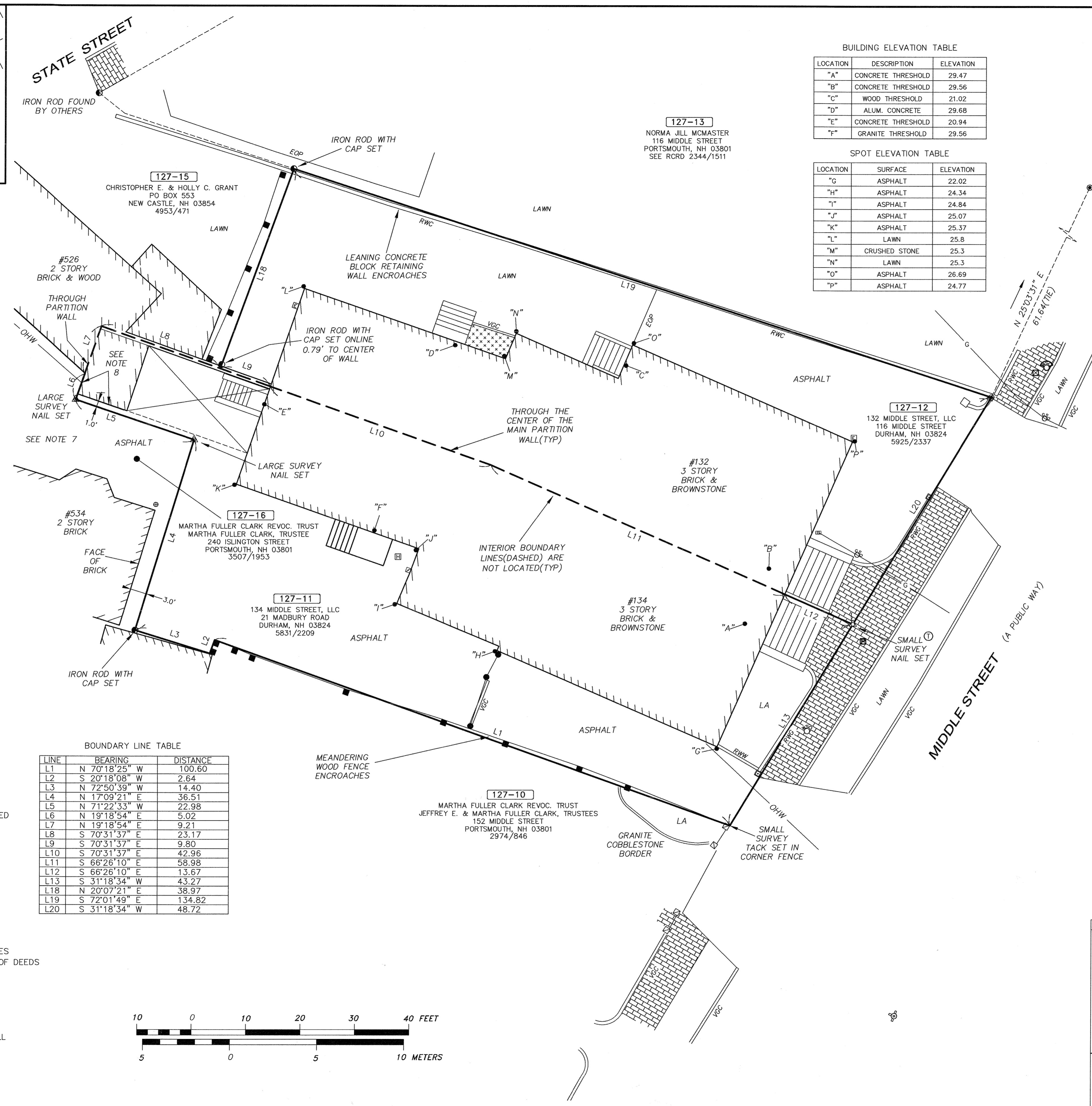
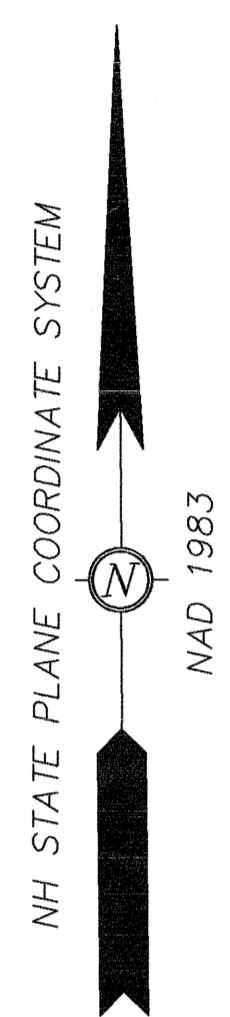
Sincerely,

*John Chagnon*

John R. Chagnon, Project Manager  
Ambit Engineering, Inc.  
603-430-9282



**LOCUS**  
(N.T.S.)



**BUILDING ELEVATION TABLE**

LOCATION	DESCRIPTION	ELEVATION
"A"	CONCRETE THRESHOLD	29.47
"B"	CONCRETE THRESHOLD	29.56
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"D"	ALUM. CONCRETE	29.68
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"K"	ASPHALT	25.37
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"M"	CRUSHED STONE	25.3
"N"	LAWN	25.3
"O"	ASPHALT	26.69
"P"	ASPHALT	24.77

**NOTES:**

- OWNER OF RECORD.....132 MIDDLE STREET, LLC.  
ADDRESS.....21 MADBURY ROAD, DURHAM, NH 03824  
DEED REFERENCE.....5925/2337  
TAX SHEET / LOT.....127-12  
PARCEL AREA.....5,499 S.F., 0.13 ACRES
- OWNER OF RECORD.....134 MIDDLE STREET, LLC.  
ADDRESS.....21 MADBURY ROAD, DURHAM, NH 03824  
DEED REFERENCE.....5831/2209  
TAX SHEET / LOT.....127-11  
PARCEL AREA.....5,902 S.F., 0.14 ACRES
- ZONED:.....CD4-L1 & HISTORIC DISTRICT  
SEE CITY OF PORTSMOUTH ZONING ORDINANCE.
- THE RELATIVE ERROR OF CLOSURE WAS LESS THAN 1 FOOT IN 15,000 FEET.
- 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.
- HORIZONTAL DATUM: NAD 1983 ESTABLISHED BY SURVEY GRADE GPS OBSERVATION AND NGS "OPUS" SOLUTION. REFERENCE FRAME: NAD83 (2011)(EPOCH: 2010.0000), US SURVEY FOOT.  
VERTICAL DATUM: NAVD 1988. PRIMARY BENCHMARK: CITY OF PORTSMOUTH "ALBA".
- THE PARCEL SHOWN HEREON LIES WITHIN ZONE X (AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS IDENTIFIED ON FLOOD INSURANCE RATE MAP, ROCKINGHAM COUNTY, NEW HAMPSHIRE, MAP NUMBER 33015C0259E, EFFECTIVE DATE MAY 17, 2005 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- "TOGETHER WITH A RIGHT OF WAY FOR ALL PURPOSES OVER, THROUGH, UPON AND ACROSS LAND OWNED NOW OR FORMERLY OF JOHN C. ROSS, JR, ET UX TO AND FROM STATE STREET AND THE WITHIN DESCRIBED PREMISES TO BE USED IN COMMON BY THE OWNERS OF THE CONVEYED PREMISES AND OWNERS OF THE PROPERTY OWNED NOW OR FORMERLY OF THE SAID JOHN C. ROSS, JR." SEE RCRD 5831/2209
- GRANITE FOUNDATION HELD IN THIS AREA. SEE RCRD PLAN 01876-1.

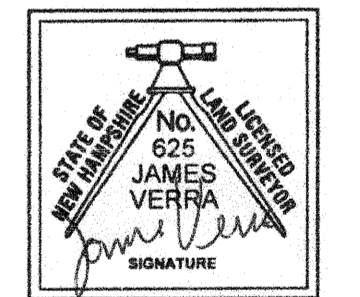
**REFERENCE PLANS:**

- PLAN OF LOT FOR H. SUSSMAN HEIRS, PORTSMOUTH, ROCKINGHAM COUNTY, NH DATED JUNE 1, 1942, UPDATED TO 11-23-42. RCRD PLAN #01253.
- PLAN OF LOT 534 STATE STREET, PORTSMOUTH, NH DATED MAY 1952, RCRD BK #1247, PG 374
- CONDOMINIUM SITE PLAN, MAP 127-LOT 14, HAYMARKET CONDOMINIUM FOR TYROCH REALTY MANAGEMENT, INC. 480 STATE STREET, PORTSMOUTH, N.H. DATED MARCH 2004, RCRD PLAN #D-31794
- EXISTING CONDITIONS PLAN, 116 MIDDLE STREET, PORTSMOUTH, NH, OWNED BY N. JILL MCMASTER DATED 3/15/19 BY NORTHEASTERLY SURVEYING, INC. NOT RECORDED.

**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.

*James Verra*  
JAMES VERRA 5-31-2019  
DATE

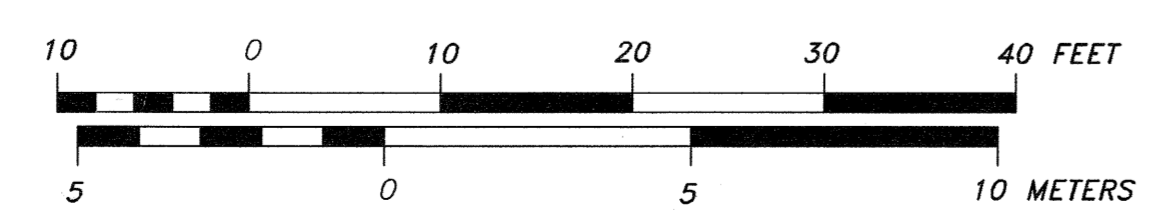


**BOUNDARY LINE TABLE**

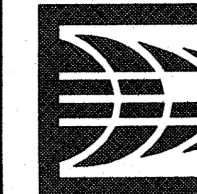
LINE	BEARING	DISTANCE
L1	N 70°18'25" W	100.60
L2	S 20°18'08" W	2.64
L3	N 72°50'39" W	14.40
L4	N 17°09'21" E	36.51
L5	N 71°22'33" W	22.98
L6	N 19°18'54" E	5.02
L7	N 19°18'54" E	9.21
L8	S 70°31'37" E	23.17
L9	S 70°31'37" E	9.80
L10	S 70°31'37" E	42.96
L11	S 66°26'10" E	58.98
L12	S 66°26'10" E	13.67
L13	S 31°18'34" W	43.27
L18	N 20°07'21" E	38.97
L19	S 72°01'49" E	134.82
L20	S 31°18'34" W	48.72

**LEGEND:**

- ..... DRILL HOLE FOUND, UNLESS NOTED
- ..... IRON ROD (AS NOTED)
- ▲ ..... SURVEY NAIL (AS NOTED)
- ..... METAL FENCE
- ..... WOOD FENCE
- ..... LARGE WOOD FENCE POSTS
- ..... CEMENT CONCRETE PAD
- ..... UTILITY POLE
- ⊗ ..... UTILITY POLE W/TRANSFORMER
- ..... GUY
- OHW- ..... OVERHEAD WIRES
- OHE- ..... OVERHEAD ELECTRIC
- OHC- ..... OVERHEAD COMMUNICATION WIRES
- RCRD ..... ROCKINGHAM COUNTY REGISTRY OF DEEDS
- 127-11 ..... TAX SHEET / LOT NO.
- EOP ..... EDGE OF PAVEMENT
- LA ..... LANDSCAPED AREA
- RWW ..... WOOD RETAINING WALL
- VGC ..... VERTICAL FACED GRANITE CURB
- RWG ..... GRANITE RETAINING WALL
- RWC ..... CONCRETE BLOCK RETAINING WALL
- ⊠ ..... LIGHT POLE CONNECTION BOX
- ⊠ ..... CRUSHED STONE
- ⊠ ..... GAS SHUT OFF
- ⊠ ..... ELECTRIC METER
- ⊠ ..... BOLLARD
- ⊠ ..... HYDRANT



REV. NO.	DATE	DESCRIPTION	APPR'D
<p><b>PLAT OF LAND</b> <b>132 &amp; 134 MIDDLE STREET</b> <b>PORTSMOUTH, NEW HAMPSHIRE</b> <b>ASSESSOR'S PARCELS 127-12 &amp; 127-11</b> <b>for: 132 MIDDLE STREET, LLC.</b> <b>&amp; 134 MIDDLE STREET, LLC.</b></p>			
<p><b>JAMES VERRA and ASSOCIATES, INC.</b> 101 SHATTUCK WAY SUITE 8 NEWINGTON, N.H., 03801-7876 603-436-3557</p>			<p>DATE: 5-31-2019 JOB NO: 23804 SCALE: 1" = 10' DWG NAME: 23804 PLAN NO: 23804 SHEET: 1 of 1</p>
<p>CTD PROJECT MGR COPYRIGHT ©2019 by JAMES VERRA and ASSOCIATES, INC.</p>		<p>GTD DRAWN BY</p>	



**AMBIT ENGINEERING, INC.**

Civil Engineers & Land Surveyors

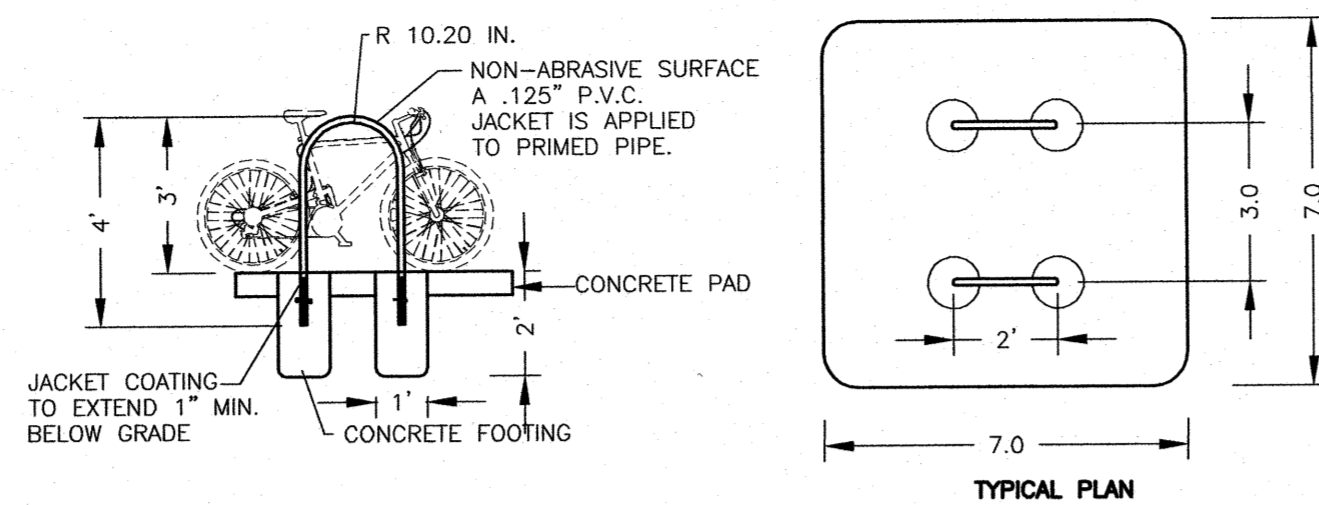
200 Griffin Road - Unit 3  
 Portsmouth, N.H. 03801-7114  
 Tel (603) 430-9282  
 Fax (603) 436-2815

Apartment Categories By Sq. Ft.	Parking Spaces Required	#Units	Parking Spaces Required
<500	0.5	5	3
500 to 750	1	13	13
Over 750	1.3	3	4
Visitor Parking = 21/5 =			4
<b>Totals</b>		<b>21</b>	<b>24</b>

Parking Spaces

UNIT #	SQUARE FOOTAGE
1	742
2	742
3	825
4	441
5	529
6	550
7	681
8	497
9	665
10	741
11	637
12	564
13	701
14	426
15	497
16	741
17	741
18	563
19	940
20	424
21	890

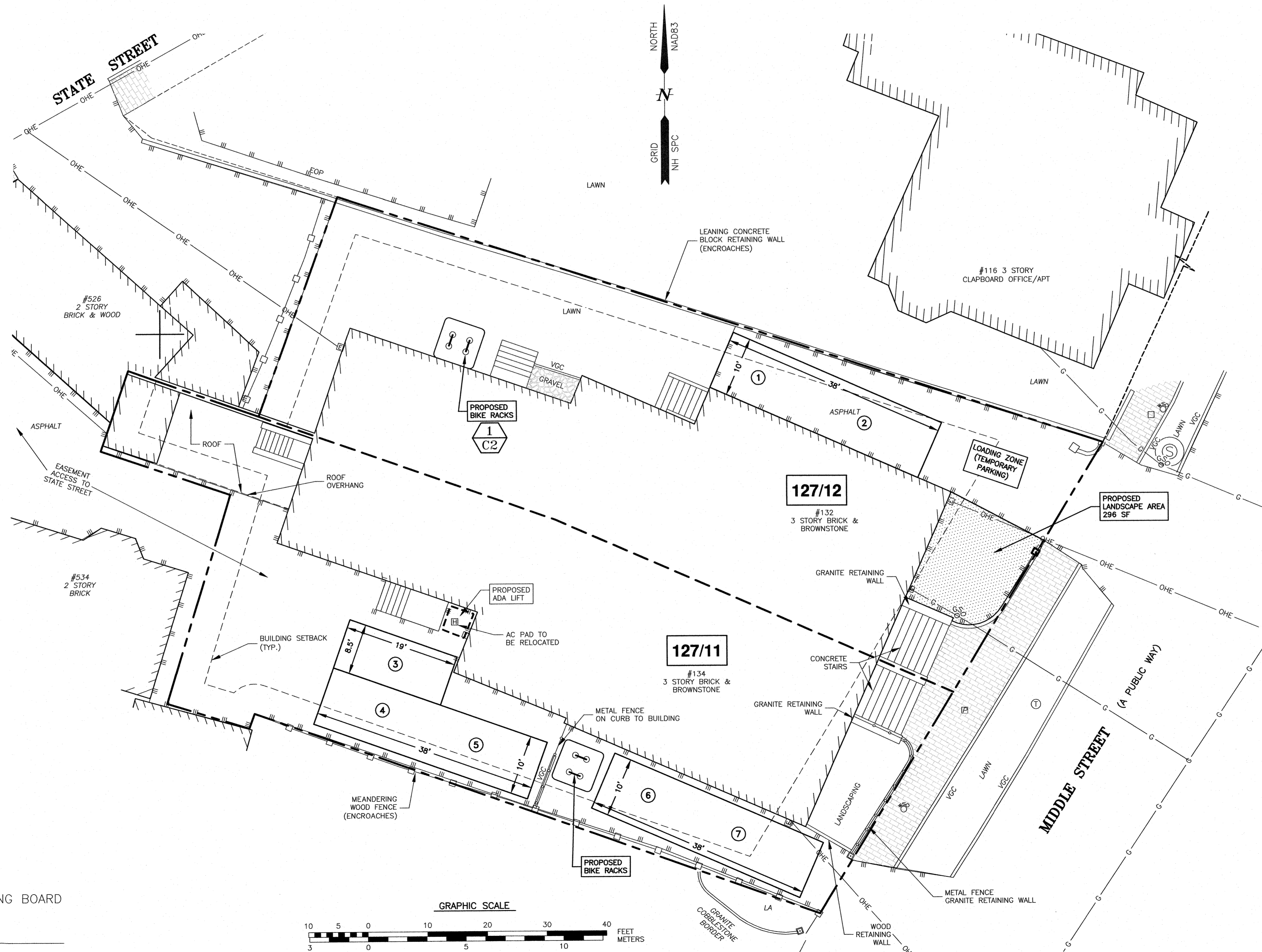
EXISTING	BEDS
ONE BEDROOM	7
STUDIO	13
<b>TOTAL</b>	<b>20</b>
<b>PROPOSED</b>	
TWO BEDROOM (3)	6
ONE BEDROOM	12
STUDIO	6
<b>TOTAL</b>	<b>24</b>



**PARKING LEGEND:**

PARKING SPACE ②

① BICYCLE RACK  
 C2 NTS

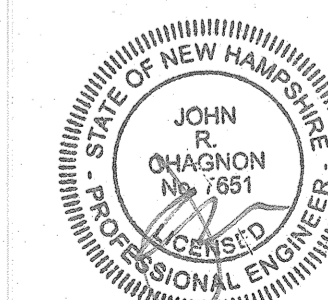


**NOTES:**

- 1) PARCELS ARE SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 127 AS LOTS 11 & 12.
- 2) THE PURPOSE OF THIS PLAN IS TO SHOW THE SITE CONDITIONS FOR THE CONDITIONAL USE PERMIT ON MAP 127 LOTS 11 & 12.
- 3) PARCEL IS LOCATED IN THE CHARACTER DISTRICT 4 - LIMITED (CD4-L1) AND THE HISTORIC DISTRICT.
- 4) EXISTING/PROPOSED USE:  
 LOT 11:  
 EXISTING: 9 RESIDENTIAL & 1 COMMERCIAL UNIT  
 PROPOSED: 10 RESIDENTIAL UNITS  
 LOT AREA: 5,902 S.F.  
 LOT 12:  
 EXISTING: 11 RESIDENTIAL  
 PROPOSED: 11 RESIDENTIAL UNITS  
 LOT AREA: 5,499 S.F.
- 5) NO CHANGE IN THE BUILDING COVERAGE OR OPEN SPACE IS PROPOSED, EXCEPT AS NOTED.

**PROPOSED RENOVATIONS  
 132 & 134  
 MIDDLE STREET  
 PORTSMOUTH, N.H.**

NO.	DESCRIPTION	DATE
2	BEDROOM COUNT, PARKING PAINT	2/12/20
1	ISSUED FOR APPROVAL	1/29/20
0	ISSUED FOR COMMENT	1/28/20



SCALE: 1"=10' JANUARY 2020

**CONDITIONAL USE  
 PERMIT PLAN**

**C2**

APPROVED BY THE PORTSMOUTH PLANNING BOARD

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

