

JONES & BEACH ENGINEERS INC.

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

August 23, 2021

Portsmouth Planning Board
Attn: Dexter Legg
1 Junkins Avenue, Suite 3rd Floor
Portsmouth, NH 03801

**RE: Subdivision & Condo Site Plan Application
668 Middle Street, Portsmouth, NH
Tax Map 147, Lot 18
JBE Project No. 20686**

Dear Mr. Legg,

Jones & Beach Engineers, Inc., respectfully submits a Subdivision Application on behalf of the applicant, Tuck Realty Corporation. The intent of this application is to subdivide Tax Map 147, Lot 18 into three proposed lots. The existing property has 2 structures on the lot. There is a front building situated along Middle Street that has 3 existing units in it. There is a rear carriage house that consists of 1 dwelling. Both of the existing buildings are staying on the property and will be converted into 2 condominiums, one condo as a single family and one condo as a 3 family. The carriage house has an existing garage in the rear that is accessed from Chevrolet Ave. There is an existing curb cut, fence and gate on Chevrolet that provides access to the carriage house garage.

Then we are proposing 2 frontage lots to be accessed from Chevrolet Avenue. These lots are more than double the required lot size and either meet or exceed the minimum frontage. We are not proposing any new roadway and the lots will just have driveways for access. We do need to extend the sewer to the site in order to provide connections for the 2 new lots. The existing units will already have services for utilities from Middle Street. We did receive variances for this development and the approval is attached.

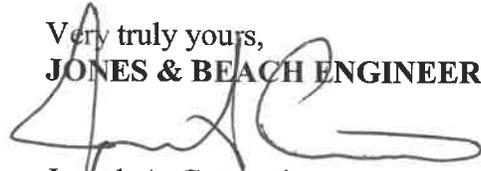
The following items are provided in support of this Application:

1. Completed Subdivision Application (submitted online).
2. Letter of Authorization.
3. Current Deed.
4. Test Pits.
5. Variance Approval
6. Tax Maps
7. Tax Cards

8. Two (2) Full Size Plan Sets Folded.
9. One (1) Half Size Plan Set Folded.

If you have any questions or need any additional information, please feel free to contact our office. Thank you very much for your time.

Very truly yours,
JONES & BEACH ENGINEERS, INC.



Joseph A. Coronati
Vice President

cc: Michael Garrepy, Tuck Realty Corporation (via email)



City of Portsmouth, New Hampshire

Subdivision Application Checklist

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

Applicant Responsibilities (Section III.C): Applicable fees are due upon application submittal along with the Preliminary or final plat and supporting documents and studies submitted in PDF format with the online application. Please consult with Planning staff for submittal requirements.

Owner: Elizabeth B. Larsen Trust of 2012, Elizabeth Larsen Date Submitted: 8/23/21
Trustee

Applicant: Tuck Realty Corporation

Phone Number: 603-944-7530 E-mail: mgarrepy@gmail.com

Site Address 1: 668 Middle Street Map: 147 Lot: 18

Site Address 2: _____ Map: _____ Lot: _____

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"/>	Completed <u>Application</u> form submitted via View Point (the City's web-based permitting program). (III.C.2-3)		N/A
<input checked="" type="checkbox"/>	All application documents, plans, supporting documentation and other materials uploaded to the application form in View Point 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. (III.C.4)		N/A

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

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

Requirements for Preliminary/Final Plat				
<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Required for Preliminary / Final Plat	Waiver Requested
<input checked="" type="checkbox"/>	Location of significant physical features, including bodies of water, watercourses, wetlands, railroads, important vegetation, stone walls and soils types that my influence the design of the subdivision. (Section IV.9/V.8)		<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	
<input checked="" type="checkbox"/>	Preliminary Plat Proposed locations, widths and other dimensions of all new streets and utilities, including water mains, storm and sanitary sewer mains, catch basins and culverts, street lights, fire hydrants, sewerage pump stations, etc. (Section IV.10) Final Plat Proposed locations and profiles of all proposed streets and utilities, including water mains, storm and sanitary sewer mains, catchbasins and culverts, together with typical cross sections. Profiles shall be drawn to a horizontal scale of 1"=50' and a vertical scale of 1"=5', showing existing centerline grade, existing left and right sideline grades, and proposed centerline grade. (Section V.9)	Sheet C1 & C2 No new streets proposed	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	
<input type="checkbox"/>	When required by the Board, the plat shall be accompanied by profiles of proposed street grades, including extensions for a reasonable distance beyond the subject land; also grades and sizes of proposed utilities. (Section IV.10)	N/A - No new streets proposed	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	
<input type="checkbox"/>	Base flood elevation (BFE) for subdivisions involving greater than five (5) acres or fifty (50) lots. (Section IV.11)	N/A - not in flood plain	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	
<input checked="" type="checkbox"/>	For subdivisions of five (5) lots or more, or at the discretion of the Board otherwise, the preliminary plat shall show contours at intervals no greater than two (2) feet. Contours shall be shown in dotted lines for existing natural surface and in solid lines for proposed final grade, together with the final grade elevations shown in figures at all lot corners. If existing grades are not to be changed, then the contours in these areas shall be solid lines. (Section IV.12/ V.12)	Sheets C1 & C2	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	

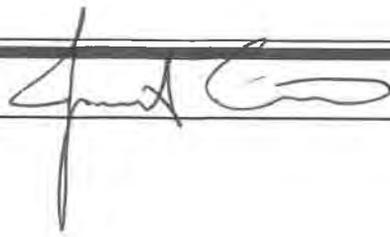
Requirements for Preliminary/Final Plat				
<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Required for Preliminary / Final Plat	Waiver Requested
<input type="checkbox"/>	Dates and permit numbers of all necessary permits from governmental agencies from which approval is required by Federal or State law. (Section V.10)	N/A - no state permits	<input type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	
<input type="checkbox"/>	For subdivisions involving greater than five (5) acres or fifty (50) lots, the final plat shall show hazard zones and shall include elevation data for flood hazard zones. (Section V.11)	N/A - not in flood zone	<input type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	
<input checked="" type="checkbox"/>	Location of all permanent monuments. (Section V.12)		<input type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	

<input type="checkbox"/>	14. Erosion and Sedimentation Control (VI.14)		
<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Waiver Requested
<input checked="" type="checkbox"/>	15. Easements (VI.15)		
<input checked="" type="checkbox"/>	a. Utilities		
<input type="checkbox"/>	b. Drainage		
<input checked="" type="checkbox"/>	16. Monuments: (VI.16)		
<input checked="" type="checkbox"/>	17. Benchmarks: (VI.17)		
<input type="checkbox"/>	18. House Numbers (VI.18)		

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

¹ See City of Portsmouth, NH Subdivision Rules and Regulations for details.
Subdivision Application Checklist/September 2020

Applicant's/Representative's Signature:

A handwritten signature in black ink, appearing to be "Fred C.", written over a horizontal line.

Date:

3/22/21

FEE SCHEDULE
Planning Department
Effective 07/01/21 – 06/30/22

PLANNING BOARD

Subdivision:

Subdivision		
Residential	\$500.00 plus \$200.00 per lot	TOTAL = \$1,100.00
Non-Residential	\$700.00 plus \$300.00 per lot	

Subdivision Amendment:

Administrative approval	\$200.00
TAC or Planning Board approval	\$500.00

Lot line revision/verification.....\$250.00

Lot Line Revision Amendment

Administrative approval	\$100.00
TAC or Planning Board approval	\$150.00

Lot Consolidation – No Subdivision

\$175.00

Restoration of Involuntarily Merged Lots\$250.00

Preliminary Conceptual Consultation.....\$200.00

Design Review

\$500.00

Site Plan Review:

All developments.....	\$500.00
	plus \$5.00 per \$1,000 of site costs only
	plus \$10.00 per 1,000 s.f. of site development area

Total fee not to exceed (cap)

\$15,000.00

Site Plan Minor Amendment:

Administrative approval	\$200.00
Administrative approval after	
work has been done.....	\$500.00
TAC or Planning Board approval	\$800.00

Preliminary Conceptual Consultation.....\$200.00

Design Review

\$500.00

Planning Department Fee Schedule (Effective 07/01/21 – 06/30/22)

Wetlands Conditional Use Permit:

Area of disturbance in wetland or wetland buffer:

Up to 250 sq. ft.	\$100.00
Up to 1,000 sq. ft.....	\$500.00
Greater than 1,000 sq. ft.	\$1,000.00

Conditional Use Permit (Non-Wetland)

Conditional Use Permit (Non-Wetland).....	\$200.00
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BOARD OF ADJUSTMENT

Residential Applications

1-2 dwelling units	\$150.00
3 and over	\$250.00 plus \$50.00 for each unit over 4
Total fee not to exceed (cap)	\$3,000.00
Residential accessory structure only	\$50.00

Non-Residential Applications \$300.00 plus \$5.00 per \$1,000 of valuation of new construction

Total fee not to exceed (cap)	\$3,000.00
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Signs \$200.00

Appeal of Administrative Decision \$50.00

HISTORIC DISTRICT COMMISSION

Work Session (prior to application for approval) \$200.00 per work session

Residential Applications

1 dwelling unit	\$100.00
2 dwelling units	\$100.00
3 dwelling units	\$250.00
4 dwelling units and over	\$400.00 plus \$100.00 for each unit over 4
Total fee not to exceed (cap)	\$5,000.00

Accessory structure, mechanical equipment or replacement of doors/windows only..... \$100.00

Planning Department Fee Schedule (Effective 07/01/21 – 06/30/22)

Non-Residential Applications	\$500.00 plus \$5.00 per \$1,000 of valuation of new construction
Total fee not to exceed (cap)	\$5,000.00
Accessory structure, mechanical equipment or replacement of doors/windows only.....	\$100.00
Signs	\$100.00
Amendment to Certificate of Approval:	
Administrative approval	\$100.00
Administrative approval after work has been done.....	\$500.00
Commission approval	\$800.00

ZONING PERMITS

Certificate of conformity	\$50.00
Letter of interpretation.....	\$100.00

AUTHORIZATION

The undersigned, Elizabeth B. Larsen, Trustee of the Elizabeth B. Larsen Trust of 2012("Trust"), owner of the property located at 668 Middle Street, Portsmouth, New Hampshire and further identified as Portsmouth Tax Map 147, Lot 18 (the "Property"), hereby authorize Tuck Realty Corporation ("Tuck") and its advisors Jones & Beach Engineers, Inc. and Hoefle, Phoenix, Gormley and Roberts, P.A., to file documents and appear before the Portsmouth Zoning Board of Adjustment, Planning Board, Technical Advisory Committee and/or Conservation Commission in all matters relating to applications by Tuck to the City of Portsmouth to permit the subdivision of and up to eight townhouses or similar structures on the Property.

Dated: January 27, 2021

By:

Elizabeth B. Larsen

dotloop verified
01/27/21 2:40 PM EST
TGOV-SMJF-LFZY-ERRP

Elizabeth B. Larsen, Trustee
Elizabeth B. Larsen Trust of 2012

Letter of Authorization

I, W. Turner Porter, Tuck Realty Corporation, PO Box 190, Exeter, NH 03833, developer of property located in Portsmouth, NH, known as Tax Map 147, Lot 18, 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 668 Middle Street 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.



Witness



W. Turner Porter
Tuck Realty Corporation



Date

065834



WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that I, **Elizabeth B. Larsen**, unmarried, of 668 Middle Street, Portsmouth, Rockingham County, New Hampshire, 03801,

for consideration paid, grant to **Elizabeth B. Larsen, Trustee of The Elizabeth B. Larsen Trust of 2012** u/d/t dated December 11, 2012, of 668 Middle Street, Portsmouth, Rockingham County, New Hampshire, 03801,

with **WARRANTY COVENANTS** the following described real estate:

PARCEL I. A certain parcel of land with the buildings thereon, situate on Middle Street, in said Portsmouth, bounded and described as follows:

BEGINNING on Middle Street at land now or formerly of Blanche B. Lovell and running northwesterly by said Lovell's land seven (7) feet to an angle in the division line; thence turning and running North Eighty (80) degrees West by said Lovell's land, land now or formerly of William Conlon and Annie F. Pierce, land now or formerly of the Heirs of Ellen G. Walsh, land now or formerly of the Heirs of Victor Goss, and land now or formerly of Maurice J. and Elizabeth T. Ham, four hundred sixty-two (462) feet to the center of a stone post; thence turning and running North twenty-six (26) degrees West by land of the City of Portsmouth, formerly of the Frank Jones Brewing Company, one hundred six feet and six inches (106.6") to the center of a stone post; thence turning and running North fifty-nine (59) degrees East by land now or formerly of Coleman and Taccetta, formerly of the Frank Jones Brewing Company, two hundred twenty-seven and one half (227 1/2) feet to land now or formerly of Florence Loughton; thence turning and running Southeasterly in a direct line by said Loughton's land four hundred forty-two and one half (442 1/2) feet, more or less, to Middle Street; thence turning and running Southwesterly by said Street sixty-nine feet and ten inches (69 ft. 10 in.) more or less, to the place of beginning.

Together with a right of way thirty (30) feet wide across the northwesterly side of land now or formerly of said Loughton, adjoining the land now or formerly of said Coleman and Taccetta, formerly of said Brewing Company, and subject to similar right of way in said Loughton, her heirs and assigns, thirty (30) feet wide across the northwesterly side of the land herein conveyed, adjoining land now or formerly of said Coleman and Taccetta. Said rights of way are more fully

2012 DEC 20 PM 12: 04

ROCKINGHAM COUNTY
 REGISTRY OF DEEDS

limited and defined in deed of William J. Moat to G. Ralph Loughton, dated 10 May, 1980, recorded in Rockingham Registry of Deeds, Book 512, Page 429, and an agreement of G. Ralph Loughton and Harry E. Boynton, dated May 31, 1913 and recorded in said Rockingham Registry of Deeds, Book 674, Page 341, to which reference is hereby made for a more complete description.

Also, those certain parcels of land located on Forest, Central and Elm Streets, Portsmouth, County of Rockingham, State of New Hampshire, bounded and described as follows:

PARCEL 1. BEGINNING at a point in the northeasterly sideline of Forest Street at the northwesterly corner of land now or formerly of DeCoff, being Lot No. 263 on Plan of Jackson Farm and Buckminster Field drawn by John W. Durgin, CE dated February 1955, recorded in Rockingham County Registry of Deeds and running northwesterly by the northeasterly sideline of Forest Street about 256 feet to the southerly corner of Lot No. 267 on said plan; thence turning and running southwesterly about one hundred feet to the point where the southeasterly sideline of Lot 216 on said plan is intersected by the easterly sideline of the property now or formerly of the State of New Hampshire and being the approach to the high level Piscataqua River Bridge; thence turning and running northerly along the easterly sideline of the said bridge approach land now or formerly of the State of New Hampshire to land now or formerly of the Boston & Maine Railroad; thence turning and running easterly by the right of way of the Boston & Maine Railroad to the northwesterly corner of Lot No. 263; thence turning and running southerly by the westerly line of Lot 263 to the point of beginning, said parcel comprising those portions of Lots 216 and 267 not taken by the State of New Hampshire for the approach to the Piscataqua Bridge, together with Lots 264, 265 and 266, and the stub of land on Forest Street westerly of the westerly sideline of Central Street and the stub of Central Street northerly of the northerly sideline of forest.

PARCEL 2. BEGINNING at a point in the northwesterly sideline of Elm Street at the southwesterly corner of Lot No. 237, the property now or formerly of Zamarchi, being the northeasterly corner of the parcel herein described and running southwesterly by said Elm Street 130 feet to a corner at Lot 234, the property now or formerly of the City of Portsmouth; thence turning and running northwesterly by said Lot 234 and Lot 221, the property now or formerly of the City of Portsmouth, 160 feet to the southeasterly side of Central Street; thence turning and running northeasterly by Central Street 101 feet to a corner at Lot No. 218, the property now or formerly of the City of Portsmouth, thence turning and running southeasterly by Lot 218 and Lot 237 to Elm Street and the point of beginning. Comprising Lots 219, 220, 235 and 236 on said Plan of Jackson Farm and Buckminster Field.

PARCEL 3. All my right, title and interest in and to the following streets or portions of streets, namely:

Central Street from the easterly sideline of the Piscataqua River Bridge approach to the southerly sideline of Forest Street.

That portion of Elm Street bounded northerly by Forest Street, southwesterly by land now or formerly of Zamarchi 200 feet, westerly by Elm Street, and northwesterly by Parcel 2 and land of Zamarchi 190 feet.

Forest Street from the westerly side of Cutts Street westerly to a line between the easterly corner of Lot 216 and the southeasterly corner of Lot 217.

These parcels are subject to such rights as the abutting owners and others may have the use thereof for access to their respective properties.

These parcels are also subject to an Easement to Northern Utilities, Inc. dated March 4, 2004, and recorded at Rockingham County Registry of Deeds in Book 4470, Page 2003.

Included in this conveyance is any and all personal property contents of the real estate.

Being the same premises conveyed to the Grantor by deed of The Wyman P. Boynton Revocable Trust of 1994 u/d/t dated September 1, 1994, recorded at Rockingham County Superior Court at Book 3980, Page 0209.

Dated this 11th day of December, 2012.

W. Woodman
Witness

Elizabeth B. Larsen
Elizabeth B. Larsen

State of New Hampshire
Rockingham, SS.

December 11, 2012

Personally appeared, before me, the above-named Elizabeth B. Larsen, known to me, or satisfactorily proven, to be the person whose name is subscribed to the foregoing instrument and acknowledged that she executed the same for the purposes therein contained.

W. Woodman
Notary Public/Justice of the Peace





36 Stage Rd, Nottingham NH 03290
 603.679.1866 C: 603.706.2521
 calbert.env@gmail.com

**TEST PITS
 668 MIDDLE ROAD
 PORTSMOUTH, NEW HAMPSHIRE
 JANUARY 14, 2021**

Performed by: Christopher Albert, SSD #1085

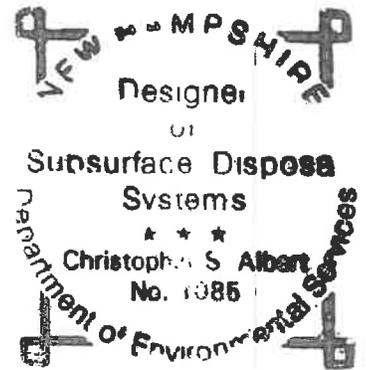
TEST PIT #1 – GRASS MAT

0" - 9"	10YR 3/4	dark yellowish brown fine sandy loam common roots
9" - 20"	10YR 5/6	yellowish brown fine sandy loam common roots
20" - 38"	2.5Y 6/4	Light yellowish brown fine sandy loam Few stones

No H2O observed
 SHWT: 28"
 Roots: 28"
 Refusal: 38"
 Perc Rate = 8 min/inch

TEST PIT #2 – GRASS MAT

0" - 7"	10YR 3/4	dark yellowish brown fine sandy loam to loamy sand many roots
7" - 20"	10YR 5/6	yellowish brown fine sandy loam few roots
20" - 46"	2.5Y 5/3	Light yellowish brown fine sandy loam, few stones





36 Stage Rd, Nottingham NH 03290
603.679.1866 C: 603.706.2521
calbert.env@gmail.com

No H2O observed
SHWT: 32"
Roots: 32"
Refusal: 46"
Perc Rate = 8 min/inch

TEST PIT #3 – GRASS MAT

Refusal: 12"

TEST PIT #4 – GRASS MAT

0" - 9"	10YR 3/4	dark yellowish brown fine sandy loam to loamy sand many roots
9" - 28"	10YR 5/6	yellowish brown fine sandy loam few roots
28" - 48"	2.5Y 5/3	Light yellowish brown fine sandy loam, few stones

No H2O observed
SHWT: 28"
Roots: 28"
Refusal: 48"
Perc Rate = 8 min/inch

TEST PIT #5 – GRASS MAT

Refusal: 18"





36 Stage Rd, Nottingham NH 03290
 603.679.1866 C: 603.706.2521
 calbart.env@gmail.com

TEST PIT #6 – FOREST MAT

0" – 12"	10YR 3/3	dark brown fine sandy loam few roots
12" - 36"	10YR 4/6	yellowish brown fine sandy loam common roots
36" - 50"	2.5Y 6/4	Light yellowish brown fine sandy loam Few stones

No H2O observed
 SHWT: 40"
 Roots: 36"
 Refusal: 50"
 Perc Rate = 8 min/inch

Test Pit #7 – GRASS MAT

0" – 12"	10YR 3/3	dark brown fine sandy loam few roots
12" - 36"	10YR 4/6	yellowish brown fine sandy loam common roots
36" - 72"	2.5Y 5/4	Light Olive brown fine sandy loam Firm, Few stones

No H2O observed
 SHWT: 36"
 Roots: 36"
 Refusal: 72"
 Perc Rate = 8 min/inch





36 Stage Rd, Nottingham NH 03290
 603.679.1866 C: 603.706.2521
 calbert.env@gmail.com

TEST PIT #8 – GRASS MAT

Refusal: 12"

TEST PIT #9 – GRASS MAT

Refusal: 24"

TEST PIT #10 – GRASS MAT

0" - 10"

Crushed Gravel (fill material)

Stabilization Fabric

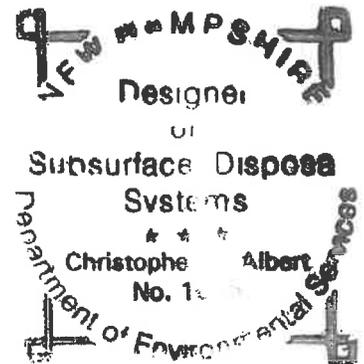
10" - 24"

2.5Y 5/3

Light olive brown
 Silty clay loam
 Subangular blocky

Encountered 2" electrical
 conduit

No H2O observed
 SHWT: 10"
 Roots: none
 Refusal: none
 Perc Rate = 20 min/inch



TEST PIT #11 – EDGE TREE LINE

0" – 20"

10YR 2/2

Very dark brown, FSL
 Few roots

20" - 84"

2.5Y 3/4

Light olive brown
 Silty clay loam
 Subangular blocky



36 Stage Rd, Nottingham NH 03290
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No H2O observed
SHWT: 20"
Roots: 20"
Refusal: none
Perc Rate = 20 min/inch



EXHIBIT D

668 MIDDLE ST

Location 668 MIDDLE ST

Mblu 0147/ 0018/ 0000/ 1

Acct# 34521

Owner LARSEN ELIZABETH B TRUST
OF 2012

PBN

Assessment \$2,207,100

Appraisal \$2,207,100

PID 34521

Building Count 2

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2020	\$1,808,600	\$398,500	\$2,207,100
Assessment			
Valuation Year	Improvements	Land	Total
2020	\$1,808,600	\$398,500	\$2,207,100

Owner of Record

Owner LARSEN ELIZABETH B TRUST OF 2012
Co-Owner LARSEN ELIZABETH B TRUSTEE
Address 668 MIDDLE ST
PORTSMOUTH, NH 03801

Sale Price \$0
Certificate
Book & Page 5390/2799
Sale Date 12/20/2012
Instrument

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
LARSEN ELIZABETH B TRUST OF 2012	\$0		5390/2799		12/20/2012
LARSEN ELIZABETH B	\$0		3980/0209		01/21/2003

Building Information

Building 1 : Section 1

Year Built: 1892
Living Area: 3,840

Replacement Cost: \$1,365,826

Building Percent Good: 79

Replacement Cost

Less Depreciation: \$1,079,000

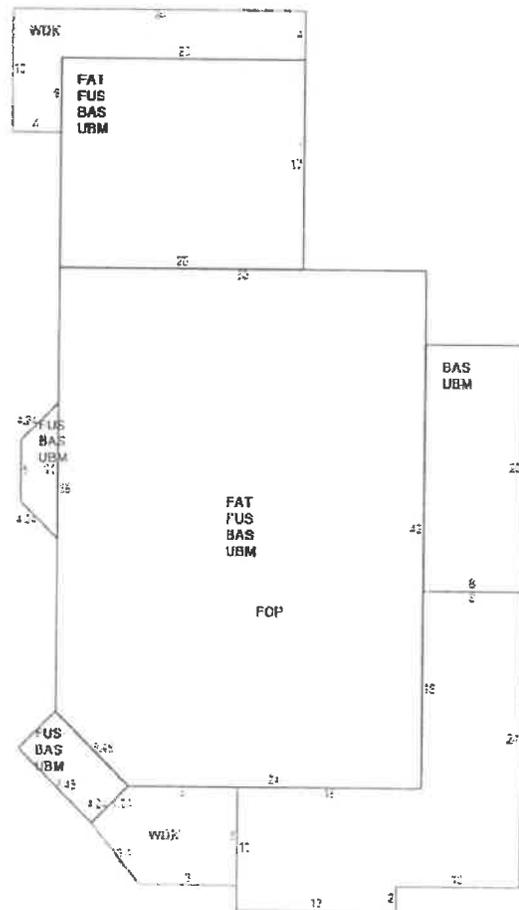
Building Attributes	
Field	Description
Style:	3 Unit
Occupancy	3
Exterior Wall 2	
Interior Wall 2	
Interior Flr 2	Ceram Clay Til
Model	Residential
Grade:	X-
Stories:	2
Exterior Wall 1	Clapboard
Roof Structure:	Gable/Hip
WB Fireplaces	1
Extra Openings	3
Roof Cover	Slate
Interior Wall 1	Plastered
Extra Openings	0
Bsmt Garage	
Interior Flr 1	Hardwood
Heat Fuel	Gas
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	4 Bedrooms
Total Bthrms:	4
Total Half Baths:	0
Total Xtra Fixtrs:	2
Total Rooms:	14
Bath Style:	Avg Quality
Kitchen Style:	Avg Quality
Kitchen Gr	B
Metal Fireplaces	0

Building Photo



(<http://images.vgsi.com/photos2/PortsmouthNHPhotos/A00001\97191.jpg>)

Building Layout



(ParcelSketch.ashx?pid=34521&bid=34521)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,802	1,802
FUS	Upper Story, Finished	1,642	1,642
FAT	Attic	1,582	396

FOP	Porch, Open	338	0
UBM	Basement, Unfinished	1,802	0
WDK	Deck, Wood	202	0
		7,368	3,840

Building 2 : Section 1

Year Built: 1900
Living Area: 1,920
Replacement Cost: \$785,802
Building Percent Good: 89
Replacement Cost Less Depreciation: \$699,400

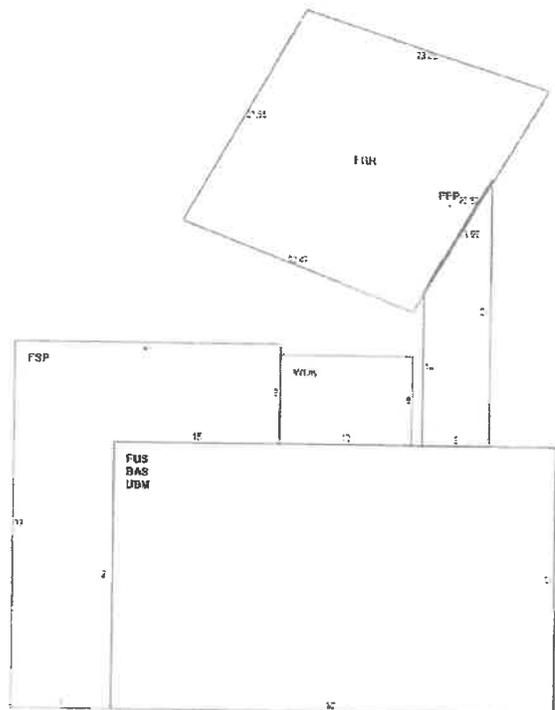
Building Attributes : Bldg 2 of 2	
Field	Description
Style:	3 Unit
Occupancy	3
Exterior Wall 2	
Interior Wall 2	
Interior Flr 2	Ceram Clay Til
Model	Residential
Grade:	A
Stories:	2
Exterior Wall 1	Clapboard
Roof Structure:	Gable/Hip
WB Fireplaces	1
Extra Openings	0
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Plastered
Extra Openings	0
Bsmt Garage	
Interior Flr 1	Hardwood
Heat Fuel	Gas
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	4
Total Half Baths:	0
Total Xtra Fixtrs:	1
Total Rooms:	8
Bath Style:	Avg Quality
Kitchen Style:	Avg Quality
Kitchen Gr	B

Building Photo



(<http://images.vgsi.com/photos2/PortsmouthNHPphotos/A00100193154.JPG>)

Building Layout



(ParcelSketch.ashx?pid=34521&bid=40101)

Building Sub-Areas (sq ft)		Legend	
Code	Description	Gross Area	Living Area
BAS	First Floor	960	960

Metal Fireplaces	0
------------------	---

FUS	Upper Story, Finished	960	960
FEP	Porch, Enclosed	114	0
FGR	Garage, Attached	506	0
FSP	Porch, Screened	432	0
UBM	Basement, Unfinished	960	0
WDK	Deck, Wood	96	0
		4,028	1,920

Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
FBLA	FINISHED BSMNT	480.00 S.F.	\$20,500	2

Land

Land Use

Use Code 1050
 Description THREE FAM
 Zone GRA
 Neighborhood 104
 Alt Land Appr No
 Category

Land Line Valuation

Size (Acres) 1.85
 Frontage
 Depth
 Assessed Value \$398,500
 Appraised Value \$398,500

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
BRN9	BARN			432.00 S.F.	\$9,700	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2020	\$1,808,600	\$398,500	\$2,207,100
2019	\$1,808,100	\$398,500	\$2,206,600
2018	\$1,643,600	\$346,000	\$1,989,600

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$1,808,600	\$398,500	\$2,207,100
2019	\$1,808,100	\$398,500	\$2,206,600
2018	\$1,643,600	\$346,000	\$1,989,600



CITY OF PORTSMOUTH

Planning Department
1 Junkins Avenue
Portsmouth, New
Hampshire 03801
(603) 610-7216

ZONING BOARD OF ADJUSTMENT

August 2, 2021

Elizabeth Larsen, Trustee
Elizabeth Larsen Trust of 2012
668 Middle Street
Portsmouth, NH 03801

RE: Board of Adjustment request for property located at 668 Middle Street

Dear Ms. Larsen:

The Zoning Board of Adjustment, at its regularly scheduled meeting of **July 27, 2021**, considered your application for subdivide lot into three lots which requires the following: 1) A Variance from Section 10.521 to allow 114' and 100' of frontage on a private way where 100' of frontage on a formally accepted street or other road approved by the Planning Board and constructed to City subdivision standards. 2) A Variance from Section 10.521 to allow 69.83' of frontage on Middle Street where 100 feet is required. 3) A Variance from Section 10.512 to allow construction of a structure on a lot with access to a private right of way. Said property is shown on Assessor Map 147 Lot 18 and lies within the General Residence A (GRA) District. As a result of said consideration, the Board voted to grant the variances for the petition as presented and advertised.

The Board's decision may be appealed up to thirty (30) days after the vote. Any action taken by the applicant pursuant to the Board's decision during this appeal period shall be at the applicant's risk. Please contact the Planning Department for more details about the appeals process.

Approvals may also be required from other City Commissions or Boards. Once all required approvals have been received, applicant is responsible for applying for and securing a building permit from the Inspection Department prior to starting any project work.

This approval shall expire unless a building permit is issued within a period of two (2) years from the date granted unless an extension is granted in accordance with Section 10.236 of the Zoning Ordinance.

The minutes and audio recording of this meeting are available by contacting the Planning Department.

Very truly yours,

David Rheume, Chairman of the Zoning Board of Adjustment

cc: Robert Marsilia, Chief Building Inspector

Rosann Maurice-Lentz, City Assessor

R. Timothy Phoenix, Esq.

Mike Garrepy, Tuck Realty Group

**ABUTTERS LIST (200 FEET)
AS OF
August 20, 2021
FOR
668 MIDDLE STREET, PORTSMOUTH, NH 03801
JBE PROJECT No. 20686**

OWNER OF RECORD/APPLICANT:

TAX MAP 147/ LOT 18
ELIZABETH B LARSEN TRUST OF 2012
ELIZABETH B LARSEN TRUSTEE
668 MIDDLE ST
PORTSMOUTH, NH 03801
BK 5390/PG 2799 (12/20/12)

APPLICANT:

TUCK REALTY CORPORATION
C/O MICHAEL GARREPY
PO BOX 190
EXETER, NH 03833

ABUTTERS:

147/19
POLIZZOTTO CHRISTINA C REV. TR.
POLIZZOTTO CHRISTINA C AND LEONARD TTEES
660 MIDDLE STREET
PORTSMOUTH, NH 03801

147/22
270 CASS STREET LLC
161 HALEY RD
KITTERY, ME 03904

147/24
THEURER CAROL P REVOCABLE TRUST OF 2017
THEURER CAROL P TRUSTEE
24 FRIEND STREET
PORTSMOUTH, NH 03801

147/25
WISNER FAMILY IRREVOCABLE TRUST
WISNER ERIC D & LUCAS N CO-TRUSTEES
34 FRIEND STREET
PORTSMOUTH, NH 03801

147/26 & 147/30 & 147/26/1&2
S&G REALTY
33 OCEANVIEW AVE
RYE, NH 03870

148/27
HENNEQUIN DAVID AND PATRICIA 2019 REV TR
HENNEQUIN DAVID C AND PATRICIA TRUSTEES
47 ALDRICH RD
PORTSMOUTH, NH 03801

148/28
NEILSON PAUL S
P.O. BOX 382
NEW CASTLE, NH 03854

148/29
MYERS MICHAEL B
700 MIDDLE STREET
PORTSMOUTH, NH 03801

148/30
BUSSIERE EMILE R JR & ALLISON K
15 NORTH STREET
MANCHESTER, NH 03104-3016

148/31
ANDREWS TIMOTHY J
56 THORNTON ST
PORTSMOUTH, NH 03801

148/33
GRUEN REVOCABLE TRUST OF 2019
GRUEN THOMAS W AND CAROL R TRUSTEES
673 MIDDLE STREET
PORTSMOUTH, NH 03801

148/34
ELLISON WILLIAM T
ELLISON ANNE LISE
687 MIDDLE STREET
PORTSMOUTH, NH 03801

148/35
ALEXANDROPOULOS FRANK M
699 MIDDLE STREET
PORTSMOUTH, NH 03801

148/43
SMITH STEPHEN C REV TRUST 1998
SMITH STEPHEN C TRUSTEE
46 PARK STREET
PORTSMOUTH, NH 03801

148/44
BOGARDUS PATRICIA LIVING TRUST
BOGARDUS PATRICIA & ROBERT W TRUSTEES
26 PARK STREET
PORTSMOUTH, NH 03801

148/32/1
CARR DANIEL J
659 MIDDLE ST #1
PORTSMOUTH, NH 03801

148/32/2
POMERANCE JUSTIN
51 ISLINGTON ST UNIT 302
PORTSMOUTH NH 03801

153/36
PEKOWSKY DEBI L
121 ALDRICH RD
PORTSMOUTH, NH 03801

153/38
GAWRON DAVID
85 ALDRICH RD
PORTSMOUTH, NH 03801

153/39
LOMBARDI VINCENT C
75 ALDRICH RD
PORTSMOUTH NH 03801

153/40
MARKOVSKY DAVID G
30 ALDRICH CT
PORTSMOUTH, NH 03801

153/41
WALSH TERESA
27 WHITTON AVE
STRATHAM NH, 02043

153/42
JOHNSON RACHEL
31 ALDRICH CT
PORTSMOUTH NH, 03801

153/43
ZARICKI A
KARKOTA AJ AND KARKOTA G
25 ALDRICH CT
PORTSMOUTH, NH 03801

153/44
BELLAUD ANNE R LANDAU
55 ALDRICH RD
PORTSMOUTH, NH 03801

153/37/A
BOLDUC GREGORY P
101 ALDRICH ROAD
PORSMOUTH NH

153/37/B
EVANS JUDITH
99 ALDRICH RD
PORTSMOUTH NH 03801

146/27
MALT HOUSE EXCHANGE REALTY TRUST
DZIAMA GARY AND ZACHARY CO-TRUSTEES
95 BREWERY LANE
PORTSMOUTH NH 03801

146/18/1
LAS MAREAS LLC
31 E CONCORD ST
BOSTON, MA 02118

146/18/2
BALTER MATTHEW BERNARD
16 CHEVROLET AVE #2
PORTSMOUTH NH 03801

146/18/3
WITHAM TROY A
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PORTSMOUTH NH 03801

146/18
CHEVROLET AVENUE CONDOS
149 CASS STREET
PORTSMOUTH NH 03801

147/21
SWANSON DAVID E
300 CASS STREET
PORTSMOUTH NH 03801

148/32
MELUSINE CONDO MASTERCARD
659 MIDDLE ST
PORTSMOUTH NH 03801

153/37
ALDRICH RD CONDO MASTERCARD
99 ALDRICH RD
PORTSMOUTH NH 03801

148/35/1
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PESIK DEBORAH & CHARLES TRUSTEES
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148/35/2
GRAY ALEXIS D
669 MIDDLE STREET #2
PORTSMOUTH NH 03801

148/35/3
SINNOTT SUSAN H REVO TRUST
SINNOTT SUSAN H TRUSTEE
29 EMUS WAY
YORK ME 03909

147/21/1
HICKMAN SEAN
622 MIDDLE ST #1
PORTSMOUTH NH 03801

147/51/2
SCHMITT BRENT
300 CASS ST #2
PORTSMOUTH NH 03801

147/20
CYR RICHARD M REVOCABLE TRUST 1999
CYR RICHARD M TRUSTEE
640 MIDDLE ST
PORTSMOUTH NH 03801

154-2
PORTSMOUTH WEST END DEVELOPMENT LLC
3 PENSTOCK WAY
NEWMARKET NH 03857

147/19/1&2
WHELAN CATHERINE R
P.O. BOX 235
NEW CASTLE NH 03854

ENGINEERS/SURVEYORS:

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

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BOLDUC GREGORY P
101 ALDRICH ROAD
PORSMOUTH NH

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EVANS JUDITH
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MALT HOUSE EXCHANGE REALTY TRUST
DZIAMA GARY AND ZACHARY CO-
TRUSTEES
95 BREWERY LANE
PORTSMOUTH NH 03801

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TRUSTEES
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PORTSMOUTH NH 03801

LAS MAREAS LLC
31 E CONCORD ST
BOSTON, MA 02118

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BOSTON, MA 02118

BALTER MATTHEW BERNARD
16 CHEVROLET AVE #2
PORTSMOUTH NH 03801

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PORTSMOUTH NH 03801

BALTER MATTHEW BERNARD
16 CHEVROLET AVE #2
PORTSMOUTH NH 03801

WITHAM TROY A
16 CHEVROLET AVE #3
PORTSMOUTH NH 03801

WITHAM TROY A
16 CHEVROLET AVE #3
PORTSMOUTH NH 03801

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16 CHEVROLET AVE #3
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CHEVROLET AVENUE CONDOS
149 CASS STREET
PORTSMOUTH NH 03801

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149 CASS STREET
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SWANSON DAVID E
300 CASS STREET
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MELUSINE CONDO MASTERCARD
659 MIDDLE ST
PORTSMOUTH NH 03801

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ALDRICH RD CONDO MASTERCARD
99 ALDRICH RD
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DEBORAH S PESIK & CHARLES PESIK
TRUST
PESIK DEBORAH & CHARLES TRUSTEES
669 MIDDLE STREET #1
PORTSMOUTH NH 03801

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TRUST
PESIK DEBORAH & CHARLES TRUSTEES
669 MIDDLE STREET #1
PORTSMOUTH NH 03801

GRAY ALEXIS D
669 MIDDLE STREET #2
PORTSMOUTH NH 03801

GRAY ALEXIS D
669 MIDDLE STREET #2
PORTSMOUTH NH 03801

GRAY ALEXIS D
669 MIDDLE STREET #2
PORTSMOUTH NH 03801

SINNOTT SUSAN H REVO TRUST
SINNOTT SUSAN H TRUSTEE
29 EMUS WAY
YORK ME 03909

SINNOTT SUSAN H REVO TRUST
SINNOTT SUSAN H TRUSTEE
29 EMUS WAY
YORK ME 03909

SINNOTT SUSAN H REVO TRUST
SINNOTT SUSAN H TRUSTEE
29 EMUS WAY
YORK ME 03909

HICKMAN SEAN
622 MIDDLE ST #1
PORTSMOUTH NH 03801

HICKMAN SEAN
622 MIDDLE ST #1
PORTSMOUTH NH 03801

HICKMAN SEAN
622 MIDDLE ST #1
PORTSMOUTH NH 03801

SCHMITT BRENT
300 CASS ST #2
PORTSMOUTH NH 03801

SCHMITT BRENT
300 CASS ST #2
PORTSMOUTH NH 03801

SCHMITT BRENT
300 CASS ST #2
PORTSMOUTH NH 03801

CYR RICHARD M REVOCABLE TRUST 1999
CYR RICHARD M TRUSTEE
640 MIDDLE ST
PORTSMOUTH NH 03801

CYR RICHARD M REVOCABLE TRUST 1999
CYR RICHARD M TRUSTEE
640 MIDDLE ST
PORTSMOUTH NH 03801

CYR RICHARD M REVOCABLE TRUST 1999
CYR RICHARD M TRUSTEE
640 MIDDLE ST
PORTSMOUTH NH 03801

PORTSMOUTH WEST END DEVELOPMENT
LLC
3 PENSTOCK WAY
NEWMARKET NH 03857

PORTSMOUTH WEST END DEVELOPMENT
LLC
3 PENSTOCK WAY
NEWMARKET NH 03857

PORTSMOUTH WEST END DEVELOPMENT
LLC
3 PENSTOCK WAY
NEWMARKET NH 03857

WHELAN CATHERINE R
P.O. BOX 235
NEW CASTLE NH 03854

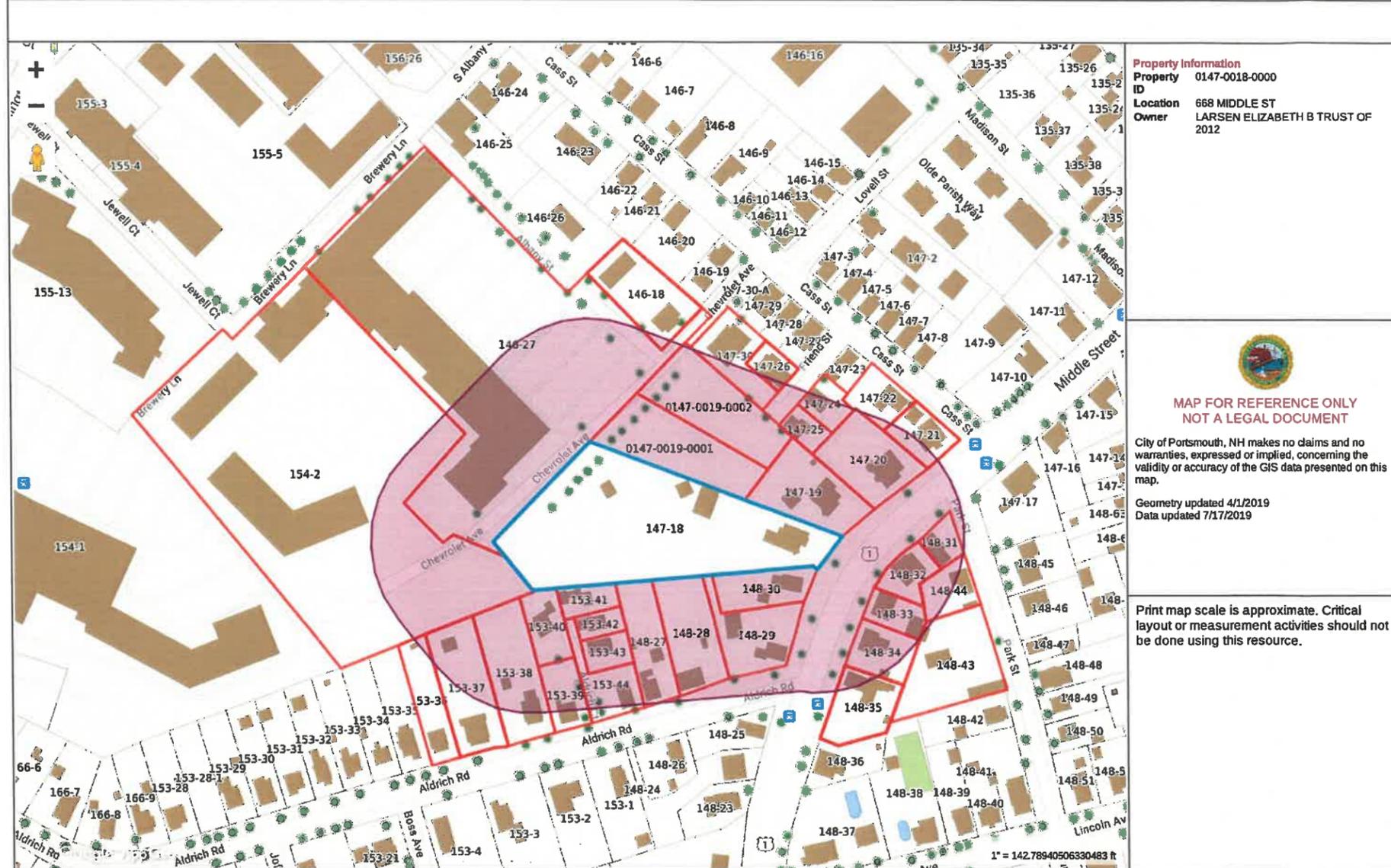
WHELAN CATHERINE R
P.O. BOX 235
NEW CASTLE NH 03854

WHELAN CATHERINE R
P.O. BOX 235
NEW CASTLE NH 03854

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

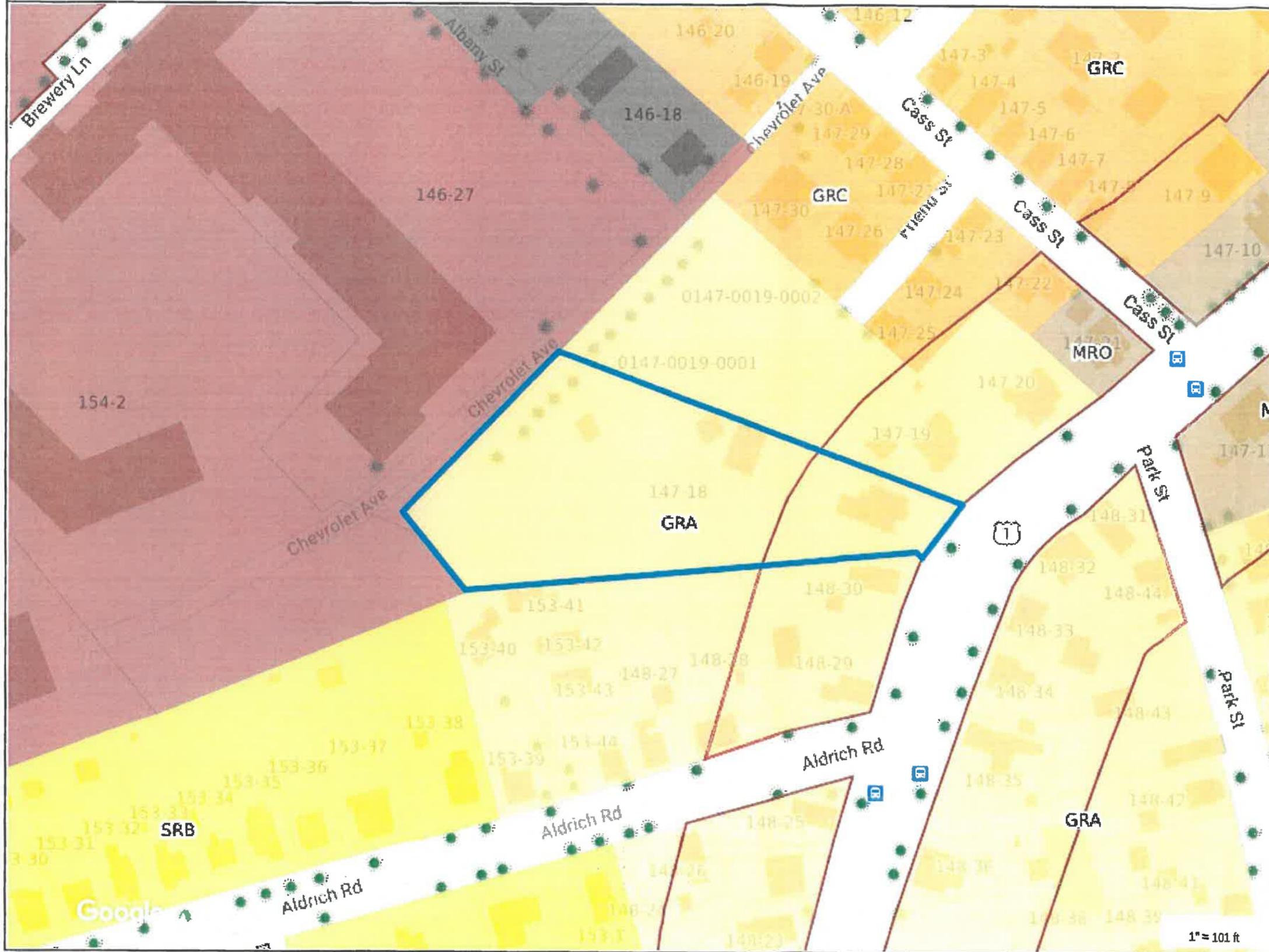
JONES & BEACH ENGINEERS, INC.
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STRATHAM, NH 03885

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



668 Middle Street

EXHIBIT E



Property Information

Property ID	0147-0018-0000
Location	668 MIDDLE ST
Owner	LARSEN ELIZABETH B TRUST OF 2012



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 4/1/2019
Data updated 7/17/2019

1" = 101 ft

Map Theme Legends

Zoning

- Residential Districts**
 - R Residential
 - SRA Single Residence A
 - SRB Single Residence B
 - GRA General Residence A
 - GRB General Residence B
 - GRC General Residence C
 - GA/MH Garden Apartments/Mobile Home Park
- Mixed Residential Districts**
 - MRO Mixed Residential Office
 - MRB Mixed Residential Business
 - G1 Galway Corridor
 - G2 Galway Center
- Business Districts**
 - GB General Business
 - B Business
 - WB Waterfront Business
- Industrial Districts**
 - OR Office Research
 - I Industrial
 - WI Waterfront Industrial
- Airport Districts**
 - AIR Airport
 - AI Airport Industrial
 - PI Pease Industrial
 - ABC Airport Business Commercial
- Conservation Districts**
 - M Municipal
 - NRP Natural Resource Protection
- Character Districts**
 - CD5 Character District 5
 - CD4 Character District 4
 - CD4W Character District 4-B
 - CD4-L1 Character District 4-L1
 - CD4-L2 Character District 4-L2
- Civic District**
 - C Civic District
- Municipal District**
 - M Municipal District
- Overlay Districts**
 - OLOD Osprey Landing Overlay District
 - DO Downtown Overlay District
 - H Historic District

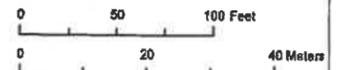
City of Portsmouth

EXHIBIT F

Partial Legend

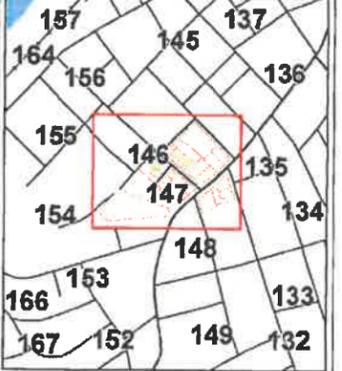
See the cover sheet for the complete legend.

- 7.5A** Lot or lot-unit number
- 2.56 ac** Parcel area in acres (ac) or square feet (sf)
- Address number
- 233-137 Parcel number from a neighboring map
- 6' Parcel line dimension
- SIMS AVE Street name
- Parcel boundary
- Parcel/ROW boundary
- Water boundary
- Structures (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.

Nearby Tax Maps



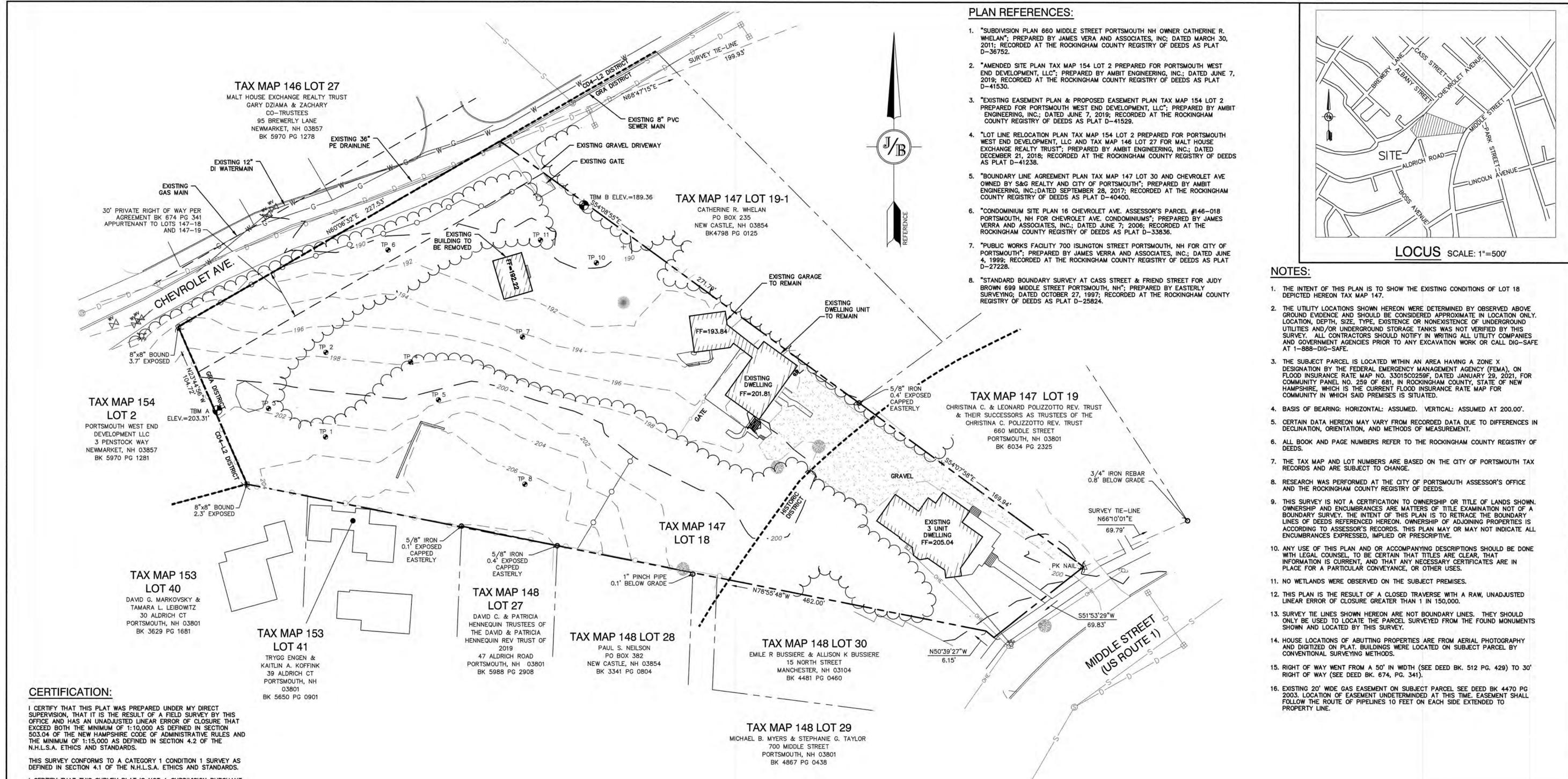
Map Location



Portsmouth, New Hampshire
2019

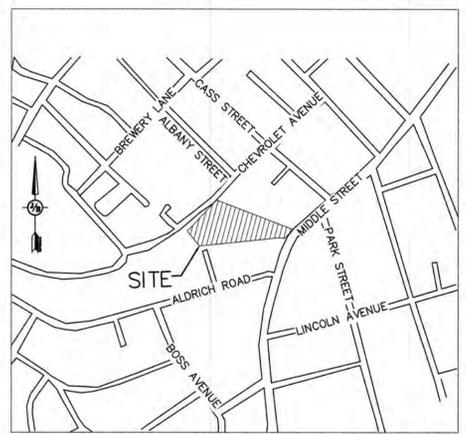
Tax Map 147





PLAN REFERENCES:

- "SUBDIVISION PLAN 660 MIDDLE STREET PORTSMOUTH NH OWNER CATHERINE R. WHELAN"; PREPARED BY JAMES VERA AND ASSOCIATES, INC.; DATED MARCH 30, 2011; RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS AS PLAT D-36752.
- "AMENDED SITE PLAN TAX MAP 154 LOT 2 PREPARED FOR PORTSMOUTH WEST END DEVELOPMENT, LLC"; PREPARED BY AMBIT ENGINEERING, INC.; DATED JUNE 7, 2019; RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS AS PLAT D-41530.
- "EXISTING EASEMENT PLAN & PROPOSED EASEMENT PLAN TAX MAP 154 LOT 2 PREPARED FOR PORTSMOUTH WEST END DEVELOPMENT, LLC"; PREPARED BY AMBIT ENGINEERING, INC.; DATED JUNE 7, 2019; RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS AS PLAT D-41529.
- "LOT LINE RELOCATION PLAN TAX MAP 154 LOT 2 PREPARED FOR PORTSMOUTH WEST END DEVELOPMENT, LLC AND TAX MAP 146 LOT 27 FOR MALT HOUSE EXCHANGE REALTY TRUST"; PREPARED BY AMBIT ENGINEERING, INC.; DATED DECEMBER 21, 2018; RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS AS PLAT D-41238.
- "BOUNDARY LINE AGREEMENT PLAN TAX MAP 147 LOT 30 AND CHEVOLETT AVE OWNED BY S&G REALTY AND CITY OF PORTSMOUTH"; PREPARED BY AMBIT ENGINEERING, INC.; DATED SEPTEMBER 28, 2017; RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS AS PLAT D-40400.
- "CONDOMINIUM SITE PLAN 16 CHEVOLETT AVE. CONDOMINIUMS"; PREPARED BY JAMES VERRA AND ASSOCIATES, INC.; DATED JUNE 7, 2006; RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS AS PLAT D-33836.
- "PUBLIC WORKS FACILITY 700 ISLINGTON STREET PORTSMOUTH, NH FOR CITY OF PORTSMOUTH"; PREPARED BY JAMES VERRA AND ASSOCIATES, INC.; DATED JUNE 4, 1999; RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS AS PLAT D-27228.
- "STANDARD BOUNDARY SURVEY AT CASS STREET & FRIEND STREET FOR JUDY BROWN 698 MIDDLE STREET PORTSMOUTH, NH"; PREPARED BY EASTERLY SURVEYING; DATED OCTOBER 27, 1997; RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS AS PLAT D-25824.



NOTES:

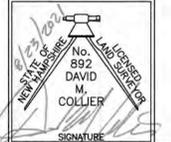
- THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS OF LOT 18 DEPICTED HEREON TAX MAP 147.
- THE UTILITY LOCATIONS SHOWN HEREON WERE DETERMINED BY OBSERVED ABOVE GROUND EVIDENCE AND SHOULD BE CONSIDERED APPROXIMATE IN LOCATION ONLY. LOCATION, DEPTH, SIZE, TYPE, EXISTENCE OR NONEXISTENCE OF UNDERGROUND 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 LOCATED WITHIN AN AREA HAVING A ZONE X DESIGNATION BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 3301500259F, DATED JANUARY 28, 2021 FOR COMMUNITY PANEL NO. 259 OF 681, IN ROCKINGHAM COUNTY, STATE OF NEW HAMPSHIRE, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR COMMUNITY IN WHICH SAID PREMISES IS SITUATED.
- BASIS OF BEARING: HORIZONTAL: ASSUMED. VERTICAL: ASSUMED AT 200.00'.
- 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 CITY OF PORTSMOUTH TAX RECORDS AND ARE SUBJECT TO CHANGE.
- RESEARCH WAS PERFORMED AT THE CITY 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 PRESCRIPTIVE.
- 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.
- THIS PLAN IS THE RESULT OF A CLOSED TRAVERSE WITH A RAW, UNADJUSTED LINEAR ERROR OF CLOSURE GREATER THAN 1 IN 150,000.
- 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.
- HOUSE LOCATIONS OF ADJOINING PROPERTIES ARE FROM AERIAL PHOTOGRAPHY AND DIGITIZED ON PLAT. BUILDINGS WERE LOCATED ON SUBJECT PARCEL BY CONVENTIONAL SURVEYING METHODS.
- RIGHT OF WAY WENT FROM A 50' IN WIDTH (SEE DEED BK. 512 PG. 429) TO 30' RIGHT OF WAY (SEE DEED BK. 674, PG. 341).
- EXISTING 20' WIDE GAS EASEMENT ON SUBJECT PARCEL SEE DEED BK 4470 PG 2003. LOCATION OF EASEMENT UNDETERMINED AT THIS TIME. EASEMENT SHALL FOLLOW THE ROUTE OF PIPELINES 10 FEET ON EACH SIDE EXTENDED TO PROPERTY LINE.

CERTIFICATION:

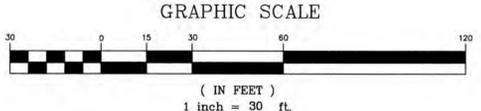
I CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN UNADJUSTED LINEAR ERROR OF CLOSURE THAT EXCEED BOTH THE MINIMUM OF 1:10,000 AS DEFINED IN SECTION 503.04 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES AND THE MINIMUM 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.

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.



DAVID M. COLLIER, LLS 892 DATE: 8/23/2021
ON BEHALF OF JONES & BEACH ENGINEERS, INC.



PROJECT PARCEL CITY OF PORTSMOUTH TAX MAP 147, LOT 18
APPLICANT TUCK REALTY CORPORATION PO BOX 190 EXETER, NH 03833
TOTAL LOT AREA 81,046 SQ. FT. 1.86 ACRES

Design: JAC	Draft: AJB	Date: 11/11/20
Checked: JAC	Scale: AS NOTED	Project No.: 20686
Drawing Name: 20686-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
2	8/23/21	REVISED FOR PRELIMINARY SUBDIVISION	AJB
1	5/26/21	REVISED FOR ZBA	AJB
0	1/26/21	ISSUED FOR REVIEW	LAZ

Designed and Produced in NH

J/B Jones & Beach Engineers, Inc.

85 Portsmouth Ave. Stratham, NH 03885

Civil Engineering Services

603-772-4746
FAX: 603-772-0227
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	EXISTING CONDITIONS PLAN
Project:	668 MIDDLE STREET PORTSMOUTH, NH
Owner of Record:	ELIZABETH B. LARSEN, TRUSTEE OF THE ELIZABETH B. LARSEN TRUST OF 2012 668 MIDDLE STREET, PORTSMOUTH, NH 03801 DEED BK 5390 PG 2799

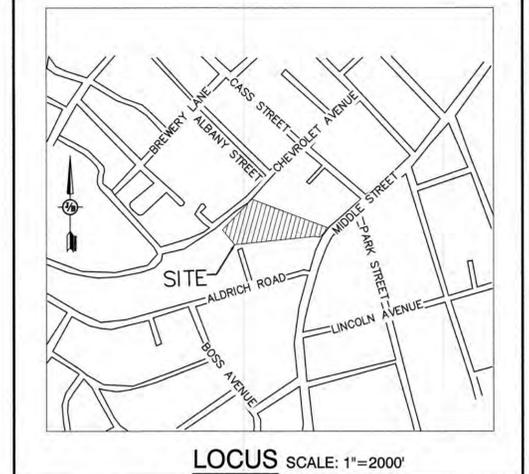
DRAWING No.	C1
SHEET 1 OF 4	JBE PROJECT NO. 20686

GENERAL LEGEND

EXISTING	PROPOSED	DESCRIPTION
		PROPERTY LINES
		ZONE LINE
		FENCE
		ZONELINE EASEMENT
		EDGE OF PAVEMENT
		IRON PIPE/IRON ROD
		DRILL HOLE
		IRON ROD/DRILL HOLE
		STONE/GRANITE BOUND
		BENCHMARK (TBM)
		TREES AND BUSHES

PLAN REFERENCES:

- "SUBDIVISION PLAN 660 MIDDLE STREET PORTSMOUTH NH OWNER CATHERINE R. WHELAN"; PREPARED BY JAMES VERRA AND ASSOCIATES, INC.; DATED MARCH 30, 2011; RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS AS PLAT D-36752.
- "AMENDED SITE PLAN TAX MAP 154 LOT 2 PREPARED FOR PORTSMOUTH WEST END DEVELOPMENT, LLC"; PREPARED BY AMBIT ENGINEERING, INC.; DATED JUNE 7, 2019; RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS AS PLAT D-41530.
- "EXISTING EASEMENT PLAN & PROPOSED EASEMENT PLAN TAX MAP 154 LOT 2 PREPARED FOR PORTSMOUTH WEST END DEVELOPMENT, LLC"; PREPARED BY AMBIT ENGINEERING, INC.; DATED JUNE 7, 2019; RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS AS PLAT D-41529.
- "LOT LINE RELOCATION PLAN TAX MAP 154 LOT 2 PREPARED FOR PORTSMOUTH WEST END DEVELOPMENT, LLC AND TAX MAP 146 LOT 27 FOR MALT HOUSE EXCHANGE REALTY TRUST"; PREPARED BY AMBIT ENGINEERING, INC.; DATED DECEMBER 21, 2018; RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS AS PLAT D-41238.
- "BOUNDARY LINE AGREEMENT PLAN TAX MAP 147 LOT 30 AND CHEVROLET AVE OWNED BY S&G REALTY AND CITY OF PORTSMOUTH"; PREPARED BY AMBIT ENGINEERING, INC.; DATED SEPTEMBER 28, 2017; RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS AS PLAT D-40400.
- "CONDOMINIUM SITE PLAN 16 CHEVROLET AVE. ASSESSOR'S PARCEL #146-018 PORTSMOUTH, NH FOR CHEVROLET AVE. CONDOMINIUMS"; PREPARED BY JAMES VERRA AND ASSOCIATES, INC.; DATED JUNE 7, 2006; RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS AS PLAT D-33836.
- "PUBLIC WORKS FACILITY 700 ISLINGTON STREET PORTSMOUTH, NH FOR CITY OF PORTSMOUTH"; PREPARED BY JAMES VERRA AND ASSOCIATES, INC.; DATED JUNE 4, 1999; RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS AS PLAT D-27228.
- "STANDARD BOUNDARY SURVEY AT CASS STREET & FRIEND STREET FOR JUDY BROWN 699 MIDDLE STREET PORTSMOUTH, NH"; PREPARED BY EASTERLY SURVEYING; DATED OCTOBER 27, 1997; RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS AS PLAT D-25824.



SUBDIVISION NOTES:

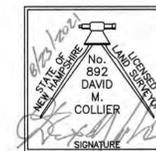
- THE INTENT OF THIS PLAN IS TO SUBDIVIDE MAP 147, LOT 18 INTO 3 RESIDENTIAL LOTS AND CONVERT THE EXISTING BUILDINGS INTO CONDOMINIUMS WITH CITY WATER AND SEWER.
- ZONING DISTRICT: GENERAL RESIDENCE A (GRA)
LOT AREA MINIMUM = 7,500 S.F.
MAX DENSITY = 1 DWELLING UNIT PER 7,500 S.F. LOT AREA
LOT FRONTAGE MINIMUM = 100'
LOT DEPTH MINIMUM = 70'
BUILDING SETBACKS (MINIMUM):
FRONT SETBACK = 15'
SIDE SETBACK = 15'
REAR SETBACK = 20'
MAX. BUILDING HEIGHT = 35' WITH SLOPED ROOF, 30' WITH FLAT ROOF
MAX. BUILDING COVERAGE = 25%
MIN. OPEN SPACE = 30%
- GRANTED VARIANCES:
SECTION 10.521 - FRONTAGE
SECTION 10.512 - ACCESS VIA PRIVATE R.O.W.
- 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.
- SUBJECT PROPERTY IS NOT LOCATED WITHIN FEDERALLY DESIGNATED 100 YEAR FLOOD HAZARD ZONE (ELEVATION 9 NGVD 1929). REFERENCE FEMA COMMUNITY PANEL NO. 33015C0259F, DATED JANUARY 29, 2021.
- ALL CONSTRUCTION ACTIVITIES SHALL CONFORM TO LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) RULES AND REGULATIONS.
- IRON RODS WITH SURVEY CAPS TO BE SET AT ALL PROPERTY CORNERS AND ANGLE POINTS, UNLESS OTHERWISE INDICATED. ALL MONUMENTS SET ARE 5/8" IRON RODS WITH ALUMINUM CAPS MARKED JONES & BEACH ENGINEERS BOUNDARY, DO NOT DISTURB, STRATHAM, N.H." AS SHOWN.
- ALL BOOK AND PAGE NUMBERS REFER TO THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
- THE TAX MAP AND LOT NUMBERS AND BUTTING OWNERS ARE BASED ON THE TOWN OF PORTSMOUTH TAX RECORDS AND ARE SUBJECT TO CHANGE.
- RESEARCH WAS PERFORMED AT THE CITY OF PORTSMOUTH ASSESSORS 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 TRACE 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 PRESCRIPTIVE.
- 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.
- CONDOMINIUM UNIT A IS A SINGLE DWELLING AND CONDOMINIUM UNIT B IS A 3 UNIT DWELLING.
- LCA UNIT A IS ALL AREA NORTHWEST OF THE HISTORIC DISTRICT LINE. LCA UNIT B IS ALL AREA SOUTHEAST OF THE HISTORIC DISTRICT LINE, EXCEPT THE DRIVEWAY FROM MIDDLE STREET TO THE HISTORIC DISTRICT LINE WHICH IS COMMON AREA.

CERTIFICATION:

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 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.

I CERTIFY THAT THIS PLAN FULLY AND ACCURATELY DEPICTS THE LOCATION AND DIMENSIONS OF THE LAND AND EXISTING IMPROVEMENTS SHOWN THEREON AND TO THE EXTENT FEASIBLE, ALL EASEMENTS APPURTENANT THERETO, AND THAT THE BUILDINGS DEPICTED HEREON ARE SUBSTANTIALLY COMPLETE. THIS PLAN COMPLIES WITH NH RSA 356-B20 (I).



DAVID M. COLLIER, LLS 892
ON BEHALF OF JONES & BEACH ENGINEERS, INC.

DATE: 8/23/2021

PROJECT PARCEL
CITY OF PORTSMOUTH
TAX MAP 147, LOT 18

APPLICANT
TUCK REALTY CORPORATION
PO BOX 190
EXETER, NH 03833

TOTAL LOT AREA
81,046 SQ. FT.
1.86 ACRES

DRAWING No.

A1

SHEET 2 OF 4
JBE PROJECT NO. 20686

TAX MAP 146 LOT 27
MALT HOUSE EXCHANGE REALTY TRUST
GARY DZIAMA & ZACHARY
CO-TRUSTEES
95 BREWERY LANE
NEWMARKET, NH 03857
BK 5970 PG 1278

TAX MAP 147 LOT 19-1
CATHERINE R. WHELAN
PO BOX 235
NEW CASTLE, NH 03854
BK4798 PG 0125

TAX MAP 154 LOT 2
PORTSMOUTH WEST END
DEVELOPMENT LLC
3 PENSTOCK WAY
NEWMARKET, NH 03857
BK 5970 PG 1281

TAX MAP 153 LOT 40
DAVID G. MARKOVSKY &
TAMARA L. LEIBOWITZ
30 ALDRICH CT
PORTSMOUTH, NH 03801
BK 3629 PG 1681

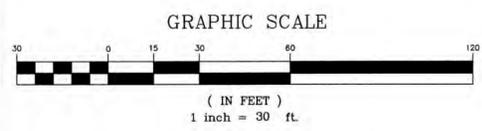
TAX MAP 153 LOT 41
TRYGG ENGEN &
KAITLIN A. KOFFINK
39 ALDRICH CT
PORTSMOUTH, NH
03801
BK 5650 PG 0901

TAX MAP 148 LOT 27
DAVID C. & PATRICIA
HENNEQUIN TRUSTEES OF
THE DAVID & PATRICIA
HENNEQUIN REV TRUST OF
2019
47 ALDRICH ROAD
PORTSMOUTH, NH 03801
BK 5988 PG 2908

TAX MAP 148 LOT 28
PAUL S. NEILSON
PO BOX 382
NEW CASTLE, NH 03854
BK 3341 PG 0804

TAX MAP 148 LOT 30
EMILE R BUSSIÈRE & ALLISON K BUSSIÈRE
15 NORTH STREET
MANCHESTER, NH 03104
BK 4481 PG 0460

TAX MAP 148 LOT 29
MICHAEL B. MYERS & STEPHANIE G. TAYLOR
700 MIDDLE STREET
PORTSMOUTH, NH 03801
BK 4867 PG 0438



LINE	BEARING	DISTANCE
L1	S09°47'11"E	10.10'
L2	S59°09'32"W	34.70'

Design: JAC	Draft: AJB	Date: 11/11/20
Checked: JAC	Scale: AS NOTED	Project No.: 20686
Drawing Name: 20686-PLAN.dwg		
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0	1/26/21	ISSUED FOR REVIEW	LAZ
REV.	DATE	REVISION	BY

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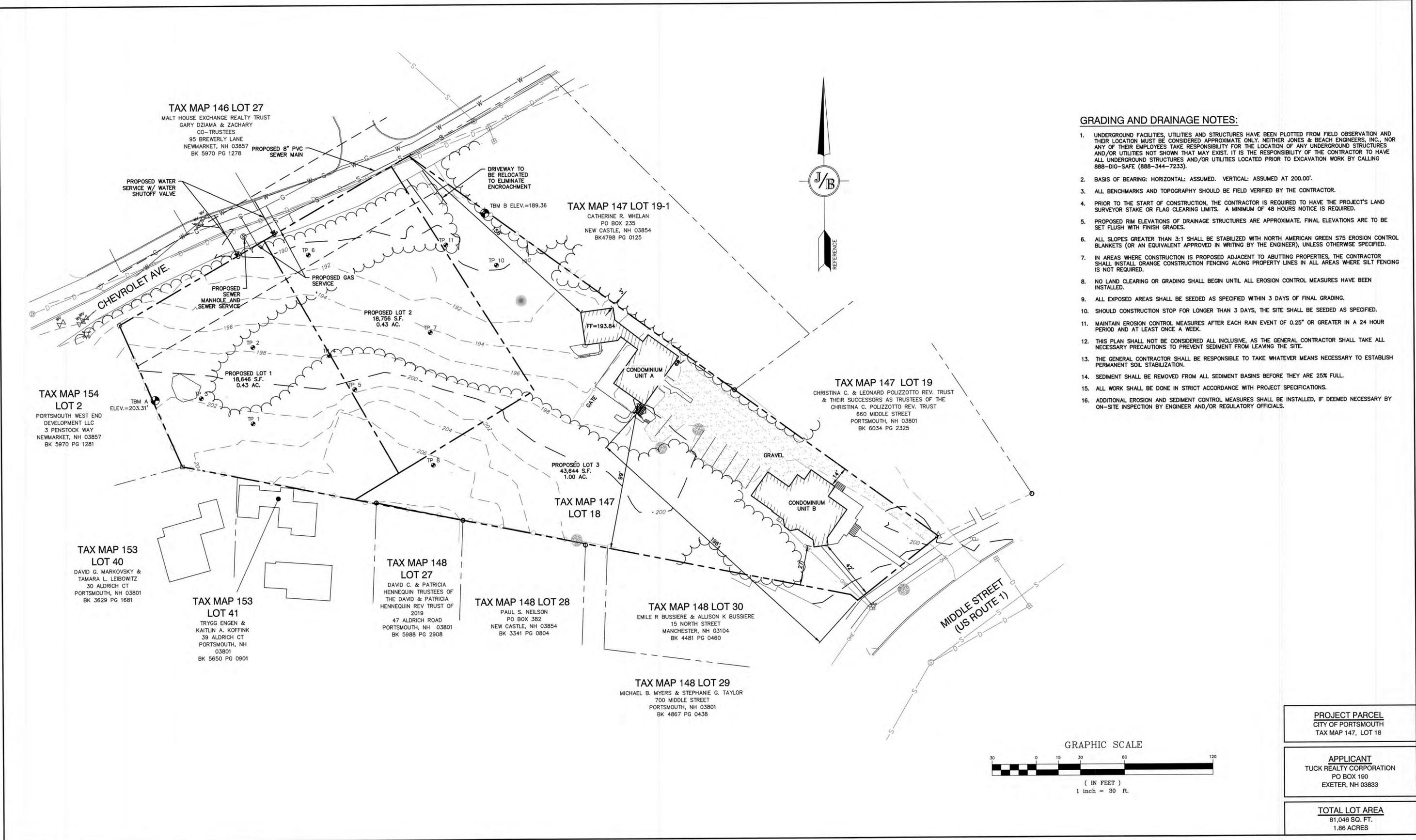
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85 Portsmouth Ave. Stratham, NH 03885

Civil Engineering Services

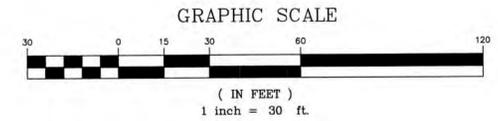
603-772-4746
FAX: 603-772-0227
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	SUBDIVISION & CONDO SITE PLAN
Project:	668 MIDDLE STREET PORTSMOUTH, NH
Owner of Record:	ELIZABETH B. LARSEN, TRUSTEE OF THE ELIZABETH B. LARSEN TRUST OF 2012 668 MIDDLE STREET, PORTSMOUTH, NH 03801 DEED BK 5390 PG 2799



GRADING AND DRAINAGE NOTES:

- UNDERGROUND FACILITIES, UTILITIES AND STRUCTURES HAVE BEEN PLOTTED FROM FIELD OBSERVATION AND THEIR LOCATION MUST BE CONSIDERED APPROXIMATE ONLY. NEITHER JONES & BEACH ENGINEERS, INC., NOR ANY OF THEIR EMPLOYEES TAKE RESPONSIBILITY FOR THE LOCATION OF ANY UNDERGROUND STRUCTURES AND/OR UTILITIES NOT SHOWN THAT MAY EXIST. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL UNDERGROUND STRUCTURES AND/OR UTILITIES LOCATED PRIOR TO EXCAVATION WORK BY CALLING 888-DIG-SAFE (888-344-7233).
- BASIS OF BEARING: HORIZONTAL: ASSUMED. VERTICAL: ASSUMED AT 200.00'.
- ALL BENCHMARKS AND TOPOGRAPHY SHOULD BE FIELD VERIFIED BY THE CONTRACTOR.
- PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR IS REQUIRED TO HAVE THE PROJECT'S LAND SURVEYOR STAKE OR FLAG CLEARING LIMITS. A MINIMUM OF 48 HOURS NOTICE IS REQUIRED.
- PROPOSED RIM ELEVATIONS OF DRAINAGE STRUCTURES ARE APPROXIMATE. FINAL ELEVATIONS ARE TO BE SET FLUSH WITH FINISH GRADES.
- ALL SLOPES GREATER THAN 3:1 SHALL BE STABILIZED WITH NORTH AMERICAN GREEN S75 EROSION CONTROL BLANKETS (OR AN EQUIVALENT APPROVED IN WRITING BY THE ENGINEER), UNLESS OTHERWISE SPECIFIED.
- IN AREAS WHERE CONSTRUCTION IS PROPOSED ADJACENT TO ABUTTING PROPERTIES, THE CONTRACTOR SHALL INSTALL ORANGE CONSTRUCTION FENCING ALONG PROPERTY LINES IN ALL AREAS WHERE SILT FENCING IS NOT REQUIRED.
- NO LAND CLEARING OR GRADING SHALL BEGIN UNTIL ALL EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
- ALL EXPOSED AREAS SHALL BE SEEDED AS SPECIFIED WITHIN 3 DAYS OF FINAL GRADING.
- SHOULD CONSTRUCTION STOP FOR LONGER THAN 3 DAYS, THE SITE SHALL BE SEEDED AS SPECIFIED.
- MAINTAIN EROSION CONTROL MEASURES AFTER EACH RAIN EVENT OF 0.25" OR GREATER IN A 24 HOUR PERIOD AND AT LEAST ONCE A WEEK.
- THIS PLAN SHALL NOT BE CONSIDERED ALL INCLUSIVE, AS THE GENERAL CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT SEDIMENT FROM LEAVING THE SITE.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO TAKE WHATEVER MEANS NECESSARY TO ESTABLISH PERMANENT SOIL STABILIZATION.
- SEDIMENT SHALL BE REMOVED FROM ALL SEDIMENT BASINS BEFORE THEY ARE 25% FULL.
- ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH PROJECT SPECIFICATIONS.
- ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED, IF DEEMED NECESSARY BY ON-SITE INSPECTION BY ENGINEER AND/OR REGULATORY OFFICIALS.



PROJECT PARCEL CITY OF PORTSMOUTH TAX MAP 147, LOT 18
APPLICANT TUCK REALTY CORPORATION PO BOX 190 EXETER, NH 03833
TOTAL LOT AREA 81,046 SQ. FT. 1.86 ACRES

Design: JAC Draft: AJB Date: 11/11/20
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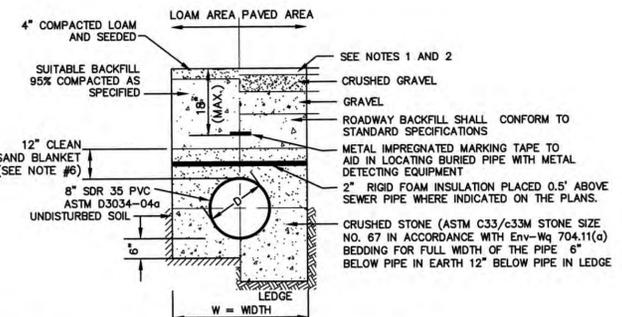
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 85 Portsmouth Ave. PO Box 219 Stratham, NH 03885
 603-772-4746 FAX: 603-772-0227 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	GRADING AND UTILITY PLAN
Project:	668 MIDDLE STREET PORTSMOUTH, NH
Owner of Record:	ELIZABETH B. LARSEN, TRUSTEE OF THE ELIZABETH B. LARSEN TRUST OF 2012 668 MIDDLE STREET, PORTSMOUTH, NH 03801 DEED BK 5390 PG 2799

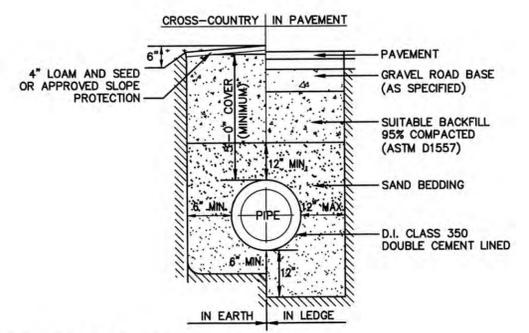
DRAWING No.
C2
 SHEET 3 OF 4
 JBE PROJECT NO. 20686



- NOTES:
1. PAVEMENT REPAIR IN EXISTING ROADWAYS SHALL CONFORM TO PAVEMENT DETAILS.
 2. NEW ROADWAY CONSTRUCTION SHALL CONFORM TO SUBDIVISION SPECIFICATIONS.
 3. TRENCH BACKFILL SHALL CONFORM WITH ENV. Wq 704.11(h) AND BE FREE OF DEBRIS, PAVEMENT, ORGANIC MATTER, TOP SOIL, WET OR SOFT MUCK, PEAT OR CLAY, EXCAVATED LEDGE OR ROCKS OVER SIX INCHES.
 4. W= MAXIMUM ALLOWABLE TRENCH WIDTH TO A PLANE 12" INCHES ABOVE THE PIPE. FOR PIPES 15 INCHES NOMINAL DIAMETER OR LESS, WTD SHALL BE NO MORE THAN 36"; FOR PIPES GREATER THAN 15 INCHES NOMINAL DIAMETER, WTD SHALL BE 24 INCHES PLUS PIPE O.D. WIDTH SHALL ALSO BE THE PAYMENT WIDTH FOR LEDGE EXCAVATION AND FOR ORDERED EXCAVATION BELOW GRADE.
 5. RIGID FOAM INSULATION TO BE PROVIDED WHERE COVER IN THE ROADWAY IS LESS THAN 6" AND CROSS COUNTRY IS LESS THAN 4", PURSUANT TO DES WAIVER BEING ISSUED.
 6. PIPE SAND BLANKET MATERIAL SHALL BE GRADED SAND, FREE FROM ORGANIC MATERIALS, GRADED SUCH THAT 100% PASSES A 1/2" SIEVE AND A MAXIMUM OF 15% PASSES A #200 SIEVE IN ACCORDANCE WITH ENV-Wq 704.11(b).
 7. JOINT SEALS FOR PVC PIPE SHALL BE OIL RESISTANT COMPRESSION RINGS OF ELASTOMERIC MATERIAL AND CERTIFIED BY THE MANUFACTURER AS CONFORMING TO THE ASTM D3212 STANDARD IN EFFECT WHEN THE JOINT SEALS WERE MANUFACTURED, AND SHALL BE PUSH-ON, BELL-AND-SPIGOT TYPE PER ENV-Wq 704.05 (e).

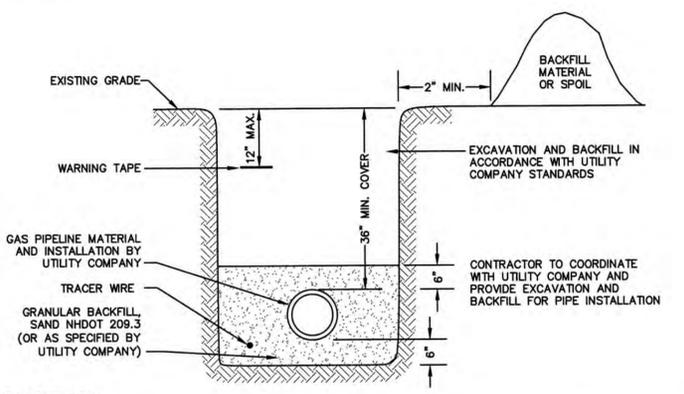
SEWER TRENCH

NOT TO SCALE



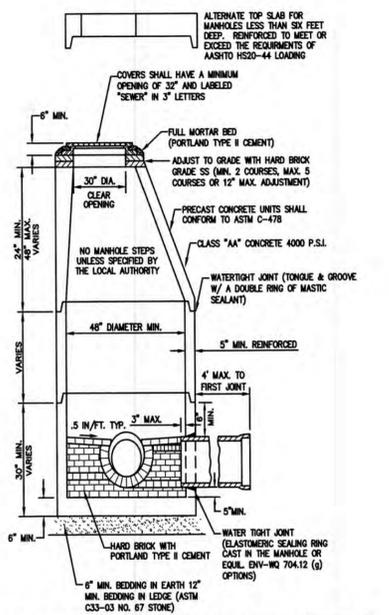
WATER SYSTEM TRENCH

NOT TO SCALE



GAS TRENCH

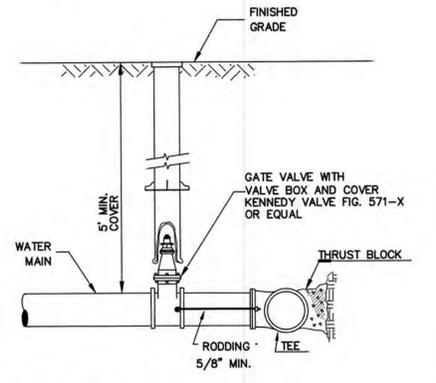
NOT TO SCALE



- NOTES:
1. PER NHDES ENV-WQ 704.13(C), MORTAR USED IN MANHOLE CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING:
 - a. MORTAR SHALL BE COMPOSED OF TYPE II PORTLAND CEMENT AND SAND WITH OR WITHOUT HYDRATED LIME ADDITION
 - b. PROPORTIONS IN MORTAR OF PARTS BY VOLUMES SHALL BE PER TABLE 704-4:
 - (1) 4.5 PARTS SAND AND 1.5 PARTS CEMENT; OR
 - (2) 4.5 PARTS SAND, ONE PART CEMENT AND 0.5 PART HYDRATED LIME;
 - c. CEMENT SHALL BE TYPE II PORTLAND CEMENT THAT IS CERTIFIED BY ITS MANUFACTURER AS CONFORMING TO THE ASTM C150/C150M STANDARD IN EFFECT AT THE TIME THE CEMENT WAS MANUFACTURED
 - d. HYDRATED LIME SHALL BE TYPE S THAT IS CERTIFIED BY ITS MANUFACTURER AS CONFORMING TO THE ASTM C007 STANDARD IN EFFECT AT THE TIME THE HYDRATED LIME WAS PROCESSED
 - e. SAND SHALL CONSIST OF INERT NATURAL SAND THAT IS CERTIFIED BY ITS SUPPLIER AS CONFORMING TO THE ASTM C33 STANDARD IN EFFECT AT THE TIME THE SAND IS PROCESSED BY STANDARD SPECIFICATIONS FOR CONCRETE FINE AGGREGATES
 2. SHELVES SHALL BE CONSTRUCTED TO THE ELEVATION OF THE HIGHEST PIPE CROWN AND SLOPED TO DRAIN TOWARD THE FLOWING THROUGH CHANNEL IN ACCORDANCE WITH ENV-WQ 704.12 (k).
 3. ALL MANHOLES SHALL BE TESTED FOR LEAKAGE IN ACCORDANCE WITH ENV-WQ 704.17 (c) THROUGH (e).
 4. SEWER MANHOLE COVERS SHALL CONFORM TO ASTM A48/48M WITH A CASTING EQUAL TO CLASS 30 IN ACCORDANCE WITH ENV-WQ 704.13 (a) (8).
 5. ALL PRECAST SECTIONS SHALL BE COATED ON THE EXTERIOR WITH A BITUMINOUS DAMP-PROOFING COATING IN ACCORDANCE WITH ENV-WQ 704.12 (j).
 6. ALL PRECAST SECTIONS AND BASES SHALL HAVE THE DATE OF MANUFACTURE AND THE NAME OR TRADEMARK OF THE MANUFACTURER IMPRESSED OR INDUBLY MARKED ON THE INSIDE WALL PER ENV-WQ 704.12(i).
 7. BRICK MASONRY SHALL CONFORM TO ASTM C32 (ENV-WQ 704.12(a)(9)).

SEWER MANHOLE

NOT TO SCALE



BURIED GATE VALVE DETAIL

NOT TO SCALE

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Plan Name:	DETAIL SHEET
Project:	668 MIDDLE STREET PORTSMOUTH, NH
Owner of Record:	ELIZABETH B. LARSEN, TRUSTEE OF THE ELIZABETH B. LARSEN TRUST OF 2012 668 MIDDLE STREET, PORTSMOUTH, NH 03801 DEED BK 5390 PG 2799

DRAWING No.

D1

SHEET 4 OF 4
JBE PROJECT NO. 20686