

**PLAN REFERENCES:**  
 1.) "PLAN OF A LOT OF LAND OWNED BY ALFRED L. ELWYN, PORTSMOUTH, N.H.," COMPILED FROM A SURVEY MADE 1899 BY A. C. HOYT, C.E. RCRD PLAN #00176, BY W. H. WHITNEY, AUG. 1899.  
 2.) "TAX MAP 113 LOT 30, BOUNDARY PLAN PREPARED FOR HACKETT FAMILY TRUST FUND LOCATED AT 47 ELWYN AVENUE" BY S & H LAND SERVICES, DATED JAN. 16, 2015, RCRD PLAN #D-38675.

APPROVED BY THE PORTSMOUTH PLANNING BOARD

**ZONING SUMMARY**

DIMENSIONAL REQUIREMENTS	REQUIRED	ASSESSOR'S PARCEL 113-22 (REMAINDER)	ASSESSOR'S PARCEL 113-22-1 (NEW LOT)
MIN. LOT AREA:	7,500 S.F.	3,457 S.F.	2,943 S.F.
MIN. LOT AREA PER DWELLING UNIT:	7,500 S.F.	3,457 S.F.±	2,943 S.F.±
MIN. STREET FRONTAGE:	100'	50' (EX.) (ELWYN AVE.)	50' (EX.) (SHERBURNE AVE.)
MIN. LOT DEPTH:	70'	68'±	58'±
FRONT SETBACK:	15'	13.5'±(EX.)	8.3' (PROP.)*
SIDE SETBACK:	10'	6.3'±(EX.)	10' (PROP.)
REAR SETBACK:	20'	20' (PROP.)	20' (PROP.)
MAX. HEIGHT:	35'	37.9' (EX.)	<35'
MAX. BUILDING COVERAGE:	25%	29.8%±(EX.)(1,030 SF INCL. DECK)	31.2%± (PROPOSED BLDG. ENVELOPE AS SHOWN, 917 S.F.)
MIN. OPEN SPACE:	30%	54%	64% ±

**PLAN INTENT:** THE INTENT OF THIS PLAN IS TO ILLUSTRATE FOR THE PURPOSE OF RECEIVING SUBDIVISION APPROVAL FROM THE PLANNING BOARD FOR A 2-LOT SUBDIVISION OF LAND TO CREATE TWO LOTS IN THE GRA ZONING DISTRICT.

\* FRONT YARD AVERAGE OF ABUTTING BUILDINGS (6.8' AND 9.8') - 8.3'  
 DWELLING DENSITY PER LOT:

LOT 113-22 (REMAINDER): 3,457 SF/DWELLING UNIT  
 LOT 113-22-1 (NEW LOT): 2,943 SF/DWELLING UNIT

VARIANCES RECEIVED FROM SECTION 10.521 OF THE PORTSMOUTH ZONING ORDINANCE ON JUNE 18, 2019:

- TO ALLOW 3,457±SF LOT AREA & LOT AREA PER DWELLING UNIT WHERE 7,500 SF IS THE MIN. REQUIRED.
- TO ALLOW 2,943±SF LOT AREA & LOT AREA PER DWELLING UNIT WHERE 7,500 SF IS MIN. REQUIRED.
- TO ALLOW 50'± OF CONTINUOUS FRONTAGE WHERE 100' IS REQUIRED.
- TO ALLOW LOT DEPTHS OF 58'± & 68'± WHERE 70' IS THE MIN. REQUIRED.
- TO ALLOW 30%± BUILDING COVERAGE WHERE 25% IS THE MAXIMUM ALLOWED.

NOW OR FORMERLY  
 STRIDER SULLY  
 47 SHERBURNE AVENUE  
 PORTSMOUTH, N. H. 03801  
 R.C.R.D. VOL. 5431 PG. 2495  
 TAX MAP 113 LOT 18

NOW OR FORMERLY  
 ROBERT D. BEAN  
 50 ELWYN AVENUE  
 PORTSMOUTH, N. H. 03801  
 R.C.R.D. VOL. 2609 PG. 620  
 TAX MAP 113 LOT 23

IRON PIN  
 W/CAP SET  
 7/20/19

2-1/2 ST. WD.  
 HOUSE #47

2-1/2 ST. WD.  
 HOUSE #50

1-1/4" IRON PIPE  
 0.2' UNDERGROUND  
 LEANING NORTHEAST  
 0.38' N/S 5'02'36"E  
 FROM CALCULATED  
 CORNER.

MAG NAIL FOUND  
 IN DRILL HOLE IN  
 CONCRETE SIDEWALK

NOW OR FORMERLY  
 HACKETT FAMILY TRUST FUND  
 47 ELWYN AVENUE  
 PORTSMOUTH, N. H. 03801  
 R.C.R.D. VOL. 5553 PG. 2696  
 TAX MAP 113 LOT 30  
 RCRD PLAN #D-38675

NOW OR FORMERLY  
 SLEEPY HOLLOW PROPERTIES, LLC.  
 P. O. BOX 447  
 NEW CASTLE, N. H. 03854  
 R.C.R.D. VOL. 5948 PG. 54  
 TAX MAP 113 LOT 31

NOW OR FORMERLY  
 AMY G. KEAVENEY  
 TIMOTHY C. KEAVENEY  
 69 ELWYN AVENUE  
 PORTSMOUTH, N. H. 03801  
 R.C.R.D. VOL. 4660 PG. 1942  
 TAX MAP 113 LOT 32

NOW OR FORMERLY  
 EVELYN R. WYATT  
 DANIEL E. WYATT  
 65 SHERBURNE AVENUE  
 PORTSMOUTH, N. H. 03801  
 R.C.R.D. VOL. 2128 PG. 272  
 TAX MAP 113 LOT 19

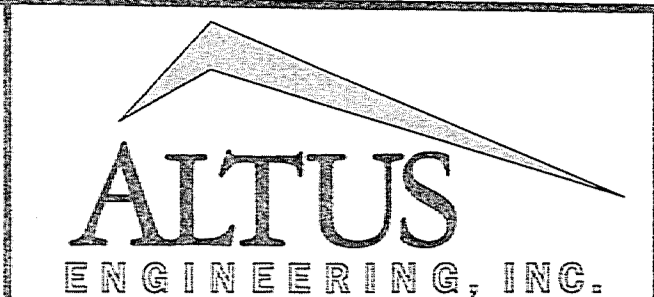
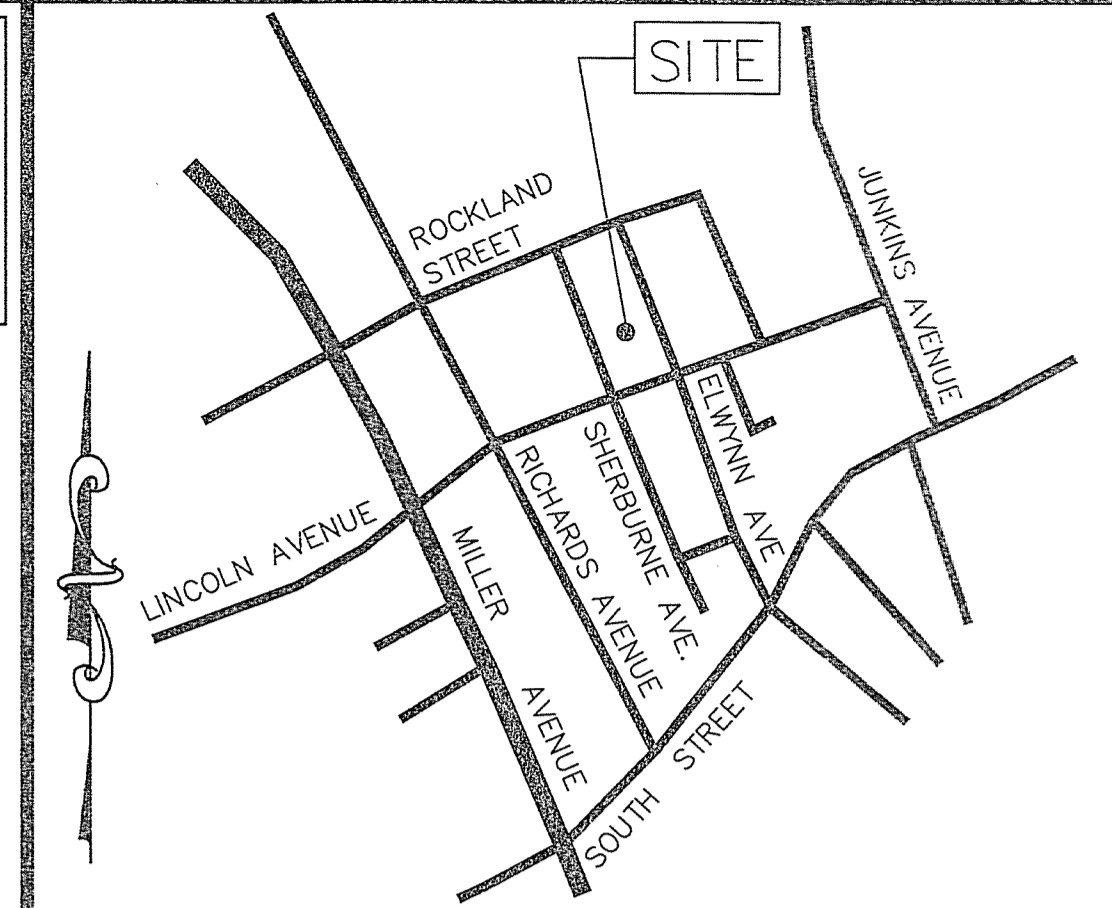
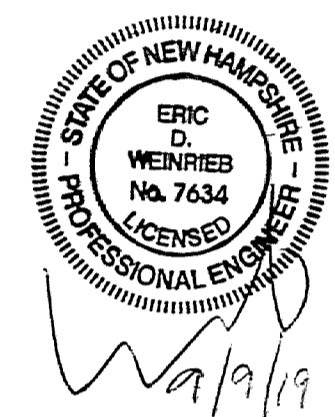
IRON PIN  
 W/CAP SET  
 7/20/19

GIS NAD 83/86  
 COORDINATES  
 N 208990.87  
 E 1227398.77

**NOTE:**  
 DRIVEWAY SHALL CONFORM TO THE  
 MINIMUM STANDARDS SET FORTH IN  
 THE ZONING ORDINANCE.

**SURVEY NOTES:**

- 1) ERROR OF CLOSURE - THIS PLAN REFLECTS EXISTING SITE CONDITION DETAILS WHICH ARE THE RESULTS OF AN ON THE GROUND INSTRUMENT FIELD SURVEY PERFORMED BY KNIGHT HILL LAND SURVEYING SERVICES, INC. ON APRIL 2, 2019. UNADJUSTED TRAVERSE 1/77,400.
- 2) GIS NAD 83/86 COORDINATES ARE LABELED ON TWO LOT CORNERS.
- 3) THERE ARE NO WETLANDS ON THE PARCEL.
- 4) THE EXISTING & PROPOSED LOTS WILL BE SERVICED WITH MUNICIPAL WATER SUPPLY & SANITARY SEWER FROM THE CITY OF PORTSMOUTH.
- 5) THIS PROPERTY DOES NOT LIE IN A FLOOD ZONE AS INDICATED ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR ROCKINGHAM COUNTY, PORTSMOUTH, N. H. FIRM #33015C0259E. WITH AN EFFECTIVE DATE OF MAY 17, 2005.



133 COURT STREET PORTSMOUTH, NH 03801  
 (603) 433-2355 www.ALTUS-ENG.com

**SURVEYOR:**  
 KNIGHT HILL LAND  
 SURVEYING SERVICES, INC.  
 c/o DAVE HISLOP  
 34 OLD POST ROAD  
 NEWINGTON, N. H. 03801  
 (603) 436-1330  
 dave@khlandssurveying.com

**ISSUED FOR:**  
 PLANNING BOARD REVIEW

**ISSUE DATE:**  
 SEPTEMBER 9, 2019

**REVISIONS**

NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMISSION	EDW	07/30/19
1	PB SUBMISSION	EDW	09/09/19

**DRAWN BY:** RLH  
**APPROVED BY:** EDW  
**DRAWING FILE:** 5000-SUBDIV.DWG

**SCALE:**  
 22"x34": 1" = 10'  
 11"x17": 1" = 20'

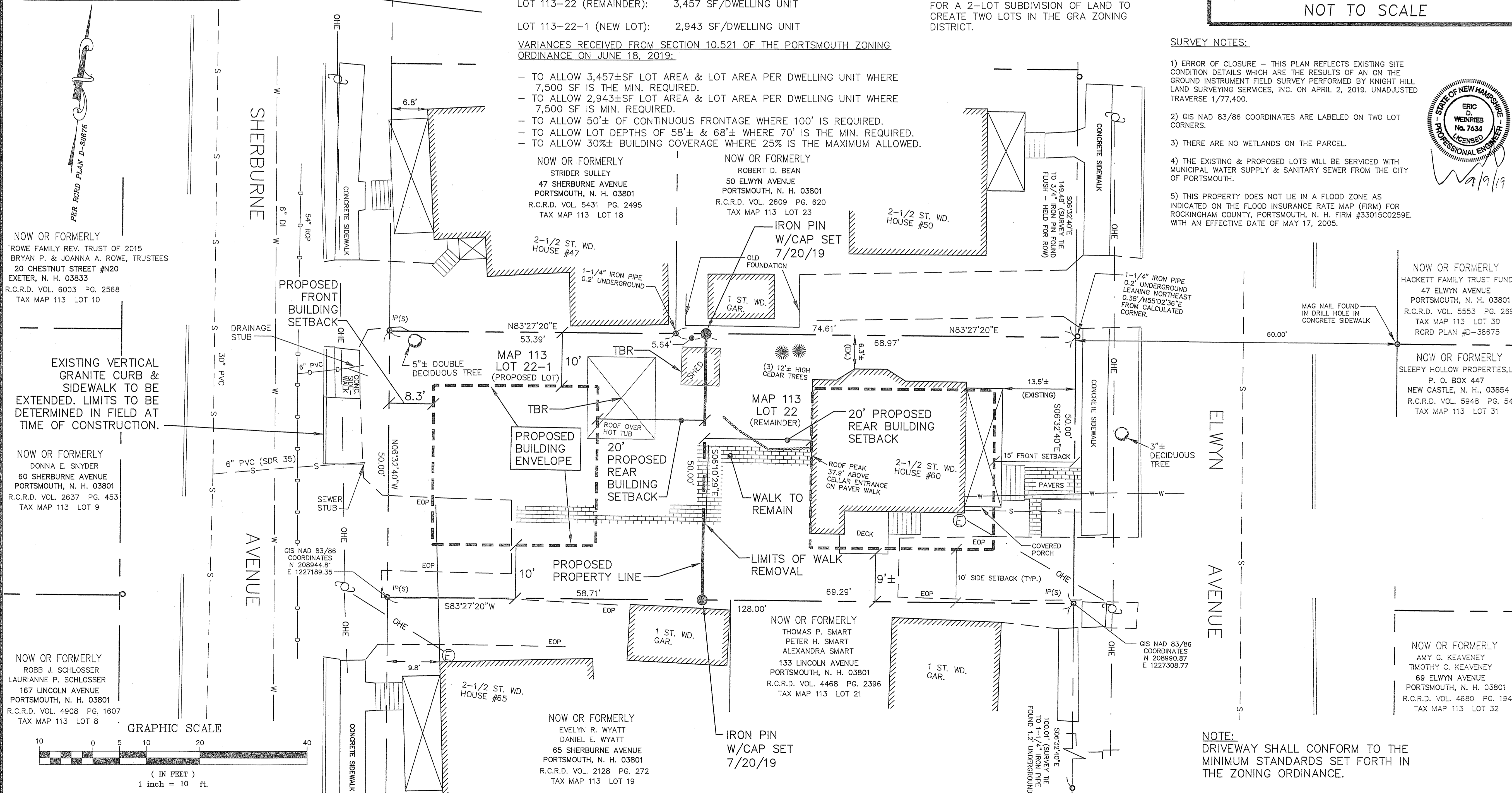
**APPLICANT/OWNER:**  
 ANDREW JOHN MARDEN  
 60 ELWYN AVENUE  
 PORTSMOUTH, NH 03801

**PROJECT:**  
 2-LOT  
 SUBDIVISION  
 ASSESSOR'S PARCEL  
 113-22  
 60 ELWYN AVENUE  
 PORTSMOUTH,  
 NEW HAMPSHIRE

**TITLE:**  
 SUBDIVISION  
 PLAN

**SHEET NUMBER:**  
 1 OF 1

**CERTIFICATION**  
 I CERTIFY THAT THE EXISTING DETAILS DEPICTED ON THIS PLAN ARE SHOWN ACCURATELY RELATIVE TO THE LOT LINES AND THAT THIS PLAN SHOWS EXISTING CONDITIONS AS OF TIME OF AN INSTRUMENT FIELD SURVEY CONDUCTED UNDER MY SUPERVISION ON APRIL 2, 2019.  
 G. DAVIDSON HISLOP, JR. LLS #802 DATE



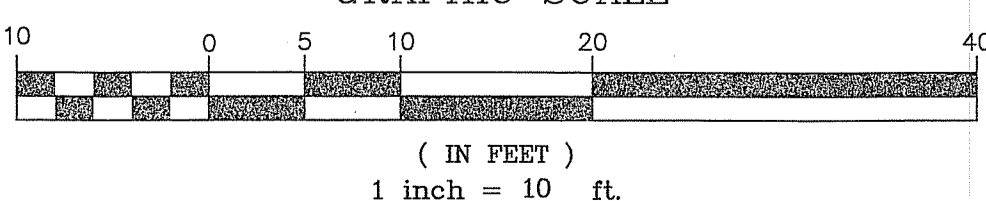
NOW OR FORMERLY  
 ROWE FAMILY REV. TRUST OF 2015  
 BRYAN P. & JOANNA A. ROWE, TRUSTEES  
 20 CHESTNUT STREET #N20  
 EXETER, N. H. 03833  
 R.C.R.D. VOL. 6003 PG. 2568  
 TAX MAP 113 LOT 10

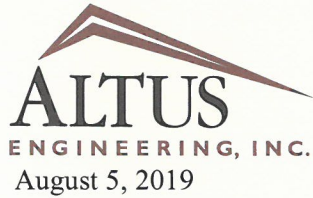
EXISTING VERTICAL  
 GRANITE CURB &  
 SIDEWALK TO BE  
 EXTENDED. LIMITS TO BE  
 DETERMINED IN FIELD AT  
 TIME OF CONSTRUCTION.

NOW OR FORMERLY  
 DONNA E. SNYDER  
 60 SHERBURNE AVENUE  
 PORTSMOUTH, N. H. 03801  
 R.C.R.D. VOL. 2637 PG. 453  
 TAX MAP 113 LOT 9

NOW OR FORMERLY  
 ROBB J. SCHLOSSER  
 LAURIANNE P. SCHLOSSER  
 167 LINCOLN AVENUE  
 PORTSMOUTH, N. H. 03801  
 R.C.R.D. VOL. 4908 PG. 1607  
 TAX MAP 113 LOT 8

**GRAPHIC SCALE**





**Civil  
Site Planning  
Environmental  
Engineering**

133 Court Street  
Portsmouth, NH  
03801-4413

Juliet Walker, Portsmouth Planning Director  
City of Portsmouth Municipal Complex  
Planning Department  
1 Junkins Avenue  
Portsmouth, New Hampshire 03801

**Re: Subdivision Application  
60 Elwyn Avenue  
Assessor's Map 113, Lot 22  
Altus Project P5000**

Dear Ms. Walker:

On behalf of Andrew John Marden, Altus Engineering, Inc. (Altus) is pleased to submit an application for subdivision approval. Mr. Marden proposes to subdivide his 6,400 SF lot on Elwyn and Sherburne Avenues into two house lots. At the June 18, 2019, Zoning Board of Adjustment meeting, the Board voted to grant a variance to allow the subdivision. Enclosed for the Board's consideration, please find the following:

- 4 full size (22 x 34) copies of the subdivision plan
- 6 reduced (11 x 17) copies of the subdivision plan
- Letter of Authorization
- Application for subdivision
- Subdivision checklist
- Application fee check
- CD with pdf copy of the above submission materials

Please call if you have any questions or need any additional information.

Sincerely,

Eric Weinrieb, PE  
President

Enclosure

Ecopy: John Marden,  
Derek Durbin, Esq.

wde/5000 cvr ltr pb 8-2019





# 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 required number of copies of the Preliminary or final plat and supporting documents and studies. Please consult with Planning staff for submittal requirements.

Owner: Andrew John Marden Date Submitted: August 2019

Applicant: Same

Phone Number: 603-828-5655 E-mail: ajm903@gmail.com

Site Address 1: 60 Elwyn Avenue Portsmouth, NH 03801 Map: 113 Lot: 22

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 Application form. (III.C.2-3)	in submission package	N/A
<input checked="" type="checkbox"/>	All application documents, plans, supporting documentation and other materials provided in digital Portable Document Format (PDF). (III.C.4)	in submission package	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)	Plan title block	<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"/>	<b>Preliminary Plat</b> Names and addresses of all adjoining property owners. (Section IV.2) <b>Final Plat</b> 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)	sheet 1 of 1	<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)	Zoning summary	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	N/A
<input checked="" type="checkbox"/>	<b>Preliminary Plat</b> Scale (not to be smaller than one hundred (100) feet = 1 inch) and location map (at a scale of 1" = 1000'). (Section IV.5) <b>Final Plat</b> 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)	sheet 1 of 1	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	N/A
<input checked="" 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)	sheet 1 of 1	<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)	sheet 1 of 1	<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)	sheet 1 of 1	<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 may influence the design of the subdivision. (Section IV.9/V.8)	sheet 1 of 1	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	
<input checked="" type="checkbox"/>	<b>Preliminary Plat</b> 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) <b>Final Plat</b> 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 1 of 1	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	
<input checked="" 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)	NA	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	
<input checked="" type="checkbox"/>	Base flood elevation (BFE) for subdivisions involving greater than five (5) acres or fifty (50) lots. (Section IV.11)	NA	<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)	NA	<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"/>	Dates and permit numbers of all necessary permits from governmental agencies from which approval is required by Federal or State law. <b>(Section V.10)</b>	NA	<input type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	
<input checked="" 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. <b>(Section V.11)</b>	NA	<input type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	
<input checked="" type="checkbox"/>	Location of all permanent monuments. <b>(Section V.12)</b>	sheet 1 of 1	<input type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	





<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Waiver Requested
<input checked="" type="checkbox"/>	<b>15. Easements (VI.15)</b> a. Utilities b. Drainage	NA	
<input checked="" type="checkbox"/>	<b>16. Monuments: (VI.16)</b>	sheet 1 of 1, at property corners	
<input checked="" type="checkbox"/>	<b>17. Benchmarks: (VI.17)</b>	NA	
<input checked="" type="checkbox"/>	<b>18. House Numbers (VI.18)</b>	to be provided by city	

Design Standards			
	Required Items for Submittal	Indicate compliance and/or provide explanation as to alternative design	Waiver Requested
<input checked="" type="checkbox"/>	<b>1. Streets have been designed according to the design standards required under Section (VII.1).</b> 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	NA	
<input checked="" type="checkbox"/>	<b>2. Storm water Sewers and Other Drainage Appurtenances have been designed according to the design standards required under Section (VII.2).</b> a. Design b. Standards of Construction	NA	
<input type="checkbox"/> X	<b>3. Sanitary Sewers have been designed according to the design standards required under Section (VII.3).</b> a. Design b. Lift Stations c. Materials d. Construction Standards	NA	
<input checked="" type="checkbox"/>	<b>4. Water Mains and Fire Hydrants have been designed according to the design standards required under Section (VII.4).</b> a. Connections to Lots b. Design and Construction c. Materials d. Notification Prior to Construction	NA	

Applicant's/Representative's Signature: Eric D. Weinrieb, PE Date: 8-2-19

<sup>1</sup> See City of Portsmouth, NH Subdivision Rules and Regulations for details.  
Subdivision Application Checklist/April 2019