

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	1258.74'	2352.36'	30°39'32"	S45°48'56"W	1243.78'
C2	1216.89'	2330.38'	29°55'09"	S45°26'40"W	1203.11'
C3	35.00'	8285.09'	0°14'31"	S30°21'50"W	35.00'
C4	452.32'	1361.55'	19°02'03"	N10°33'47"W	450.24'
C6	75.84'	212.27'	20°28'18"	S30°19'18"E	75.44'
C7	10.00'	402.57'	1°25'24"	S65°17'05"E	10.00'
C8	75.42'	402.57'	10°44'01"	N52°37'04"E	75.31'

(MISSING TAGS INTENTIONALLY OMITTED)

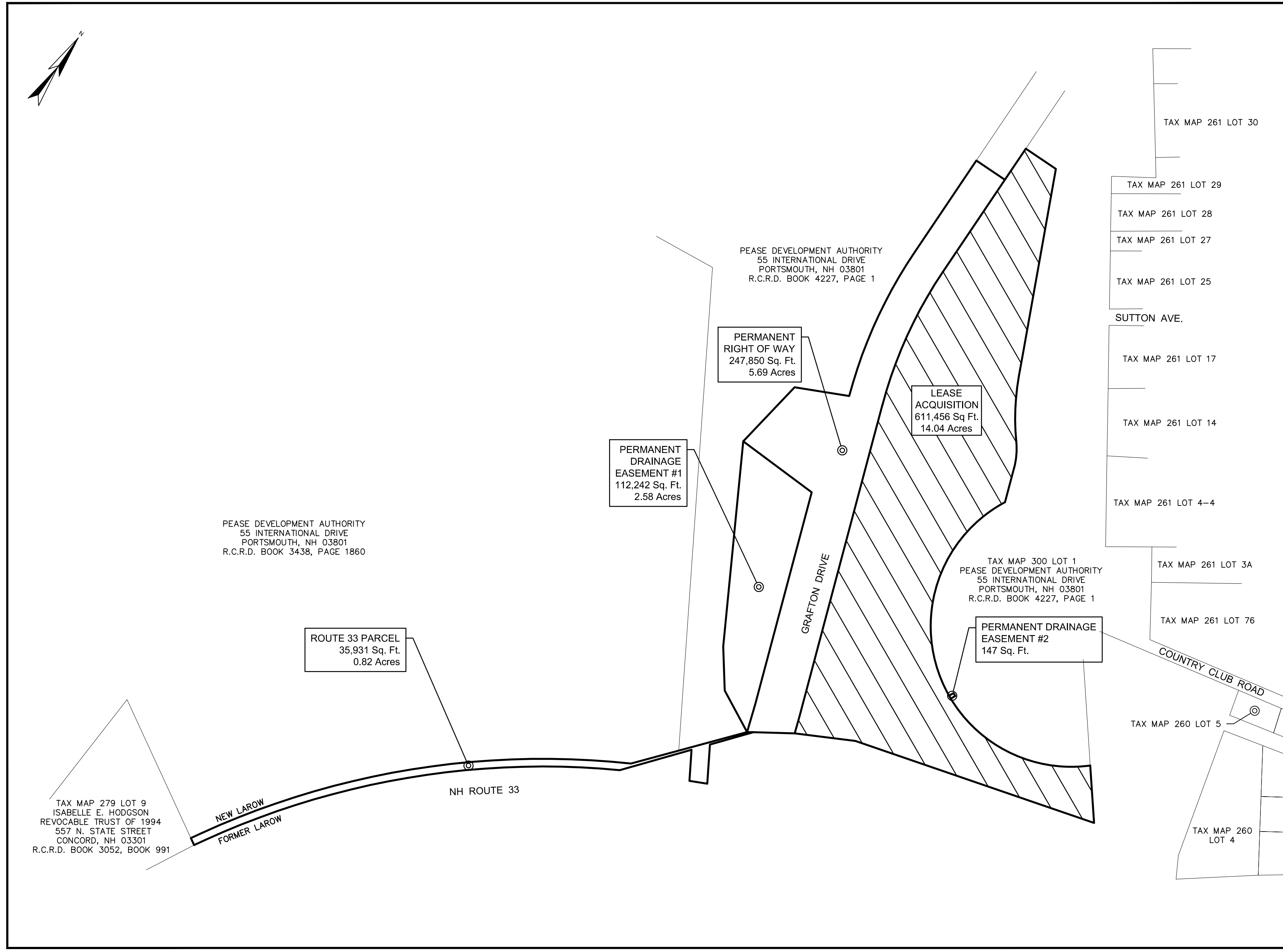
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S30°15'50"W	35.46'
L2	S39°50'05"W	141.47'
L3	S39°50'05"W	202.77'
L4	S56°34'01"W	18.23'
L5	S39°11'33"W	129.24'
L6	S63°50'35"W	51.72'
L7	S39°11'33"W	213.86'
L8	S60°34'39"E	21.92'
L9	S18°33'27"E	83.08'
L10	N88°57'16"E	98.43'
L11	N20°00'23"W	1.76'
L12	N19°20'00"W	51.73'
L13	N01°02'44"W	107.14'
L14	N88°57'16"E	103.74'
L15	S24°53'02"E	189.80'
L17	N25°25'37"E	15.00'
L18	S65°17'07"E	9.63'
L19	S24°00'13"W	15.00'

(MISSING TAGS INTENTIONALLY OMITTED)

NOTES:

- REFERENCE: PEASE DEVELOPMENT AUTHORITY
55 INTERNATIONAL DRIVE
PORTSMOUTH, NH 03801
D.S.I. PROJECT NO. 5988
- OWNER OF RECORD: PEASE DEVELOPMENT AUTHORITY
55 INTERNATIONAL DRIVE
PORTSMOUTH, NH 03801
R.C.R.D. BOOK 4227, PAGE 1
R.C.R.D. BOOK 3438, PAGE 1860
- LESSEE: NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION
7 HAZEN DRIVE
CONCORD, NH 03302-0483
- FIELD SURVEY PERFORMED BY D.J.B. & J.H.H. (DOUCET SURVEY) DURING APRIL 2019 USING A TRIMBLE S7 TOTAL STATION TRIMBLE TSC3 DATA COLLECTOR. TRAVERSE ADJUSTMENT BASED ON LEAST SQUARE ANALYSIS.
- HORIZONTAL DATUM BASED ON NAD83(2011) NEW HAMPSHIRE STATE PLANE COORDINATE ZONE (2800) DERIVED FROM REDUNDANT GPS OBSERVATIONS UTILIZING THE KEYNET GPS VRS NETWORK.
- THE INTENT OF THIS PLAN IS TO DEPICT 5 SEPARATE AREAS WHEREIN PROPERTY INTERESTS ARE TO BE CONVEYED FROM PEASE DEVELOPMENT AUTHORITY TO THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION. THE PLAN IS ALSO INTENDED TO DEPICT THE PARCEL TO BE SUBDIVIDED AND LEASED TO THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION (LESSEE). SAID PARCEL IS SHOWN HEREON AS "LEASE ACQUISITION" AND CONTAINS 611,456 SQ. FT. (OR 14.04 AC.).
- DUE TO THE COMPLEXITY OF RESEARCHING ROAD RECORDS AS A RESULT OF INCOMPLETE, OBLITERATED, OR LOST DOCUMENTS, THERE IS AN INHERENT UNCERTAINTY INVOLVED WHEN ATTEMPTING TO DETERMINE THE LOCATION AND WIDTH OF A ROADWAY RIGHT OF WAY. THE EXTENT OF THE ROADS AS DEPICTED HEREON ARE BASED ON RESEARCH CONDUCTED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS, AND AT THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION.
- DRAINAGE INFORMATION BASED ON REFERENCE PLAN 3. IT IS NOT THE INTENT OF THIS PLAN TO SHOW ALL OF THE DRAINAGE LINES AND STRUCTURES THROUGHOUT THE AREA SURVEYED, BUT RATHER ONLY THOSE WITHIN THE LIMITS OF THE "PERMANENT RIGHT OF WAY" SO THAT EASEMENTS MAY BE TRANSFERRED TO THE STATE OF NH TO ALLOW FOR MAINTENANCE AND REPAIR OF THOSE DRAINAGE FACILITIES.
- 304.01 AIRPORT ZONE:
(A) LOT DIMENSIONAL REQUIREMENTS SHALL NOT BE APPLICABLE TO THE AIRPORT ZONE AND SHALL BE SUBJECT TO APPROVAL BY THE BOARD.
(B) BUILDING HEIGHT SHALL NOT EXCEED FAA CRITERIA.
(C) LOTS FRONTING ON TAXIWAYS OR TAXILANES SHALL COMPLY WITH ALL FAA REGULATIONS AND CRITERIA FOR DIMENSIONAL REQUIREMENTS FOR TAXIWAY AND TAXILANE DESIGN.
- 304.05 AIRPORT NATURAL RESOURCE PROTECTION ZONE:
(A) LOT DIMENSIONAL REQUIREMENTS SHALL NOT BE APPLICABLE TO THE AIRPORT NATURAL RESOURCE PROTECTION ZONE AND SHALL BE SUBJECT TO APPROVAL BY THE BOARD.
(B) STRUCTURAL AND NATURAL VEGETATION HEIGHTS SHALL NOT EXCEED FAA REGULATIONS OR CRITERIA OR OTHERWISE INTERFERE WITH AIRPORT OPERATIONS.

THE ABOVE DIMENSIONAL REQUIREMENTS ARE TAKEN FROM THE "PEASE DEVELOPMENT AUTHORITY ZONING ORDINANCE SITE PLAN REGULATIONS SUBDIVISION REGULATIONS" ADOPTED ON DECEMBER 20, 1991 AND LAST REVISED OCTOBER 18, 2013.



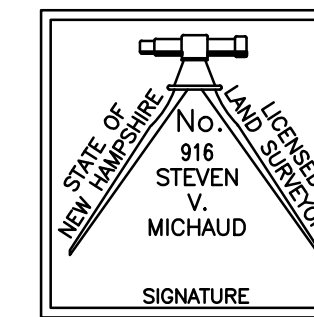
KEY MAP

REFERENCE PLANS:

- "METRIC STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION SUBDIVISION PLAN FOR STATE OF NEW HAMPSHIRE N.H. ROUTE 33 & SOUTH ACCESS ROAD ROCKINGHAM CO. PORTSMOUTH N.H." DATED NOVEMBER 7, 2000 BY PAUL DARBYSHIRE ASSOCIATES NOT RECORDED.
- "RIGHT OF WAY PLANS PORTSMOUTH TRANSPORTATION CENTER N.H. PROJECT No. 20222B" SHEET 1 & 2 ON FILE AT THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION.
- "STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION CONSTRUCTION PLANS FEDERAL AID PROJECT X-A004(090) N.H. PROJECT NO. 20222B" APPROVED 6/12/14 ON FILE AT THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION.
- "PLANS OF PROPOSED FEDERAL AID R.O.W. PROJECT I-95-(12)12 N.H. PROJECT NO. P-5875 INTERSTATE ROUTE 95" ON FILE AT THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION.
- "THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY PLANS FEDERAL AID PROJECT CM-5379(017), N.H. PROJECT NO. 12250" ON FILE AT THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION.
- "SUBDIVISION PLAN FOR PEASE DEVELOPMENT AUTHORITY PORTSMOUTH, GREENLAND AND NEWINGTON NEW HAMPSHIRE" DATED JAN. 4, 1999 BY DOUCET SURVEY, INC. ON FILE AT DOUCET SURVEY.
- "LOT LINE RELOCATION PLAN MAP 261 - LOT 2 & MAP 261 - LOT 76 FOR RICHARD R. BOUTIN 200 & 278 SHERBURNE ROAD PORTSMOUTH, N.H. COUNTY OF ROCKINGHAM" DATED MAY 2005 BY AMBIT ENGINEERING, INC. R.C.R.D. PLAN D32884.
- "FARM HEIGHTS PORTSMOUTH NH LEAVITT WOODWORTH & SWEATT ELIJAH B WOODWORTH TRUSTEE 30 COURT ST BOSTON MASS" R.C.R.D. PLAN 00313.

ADDITIONAL ABUTTERS LIST:

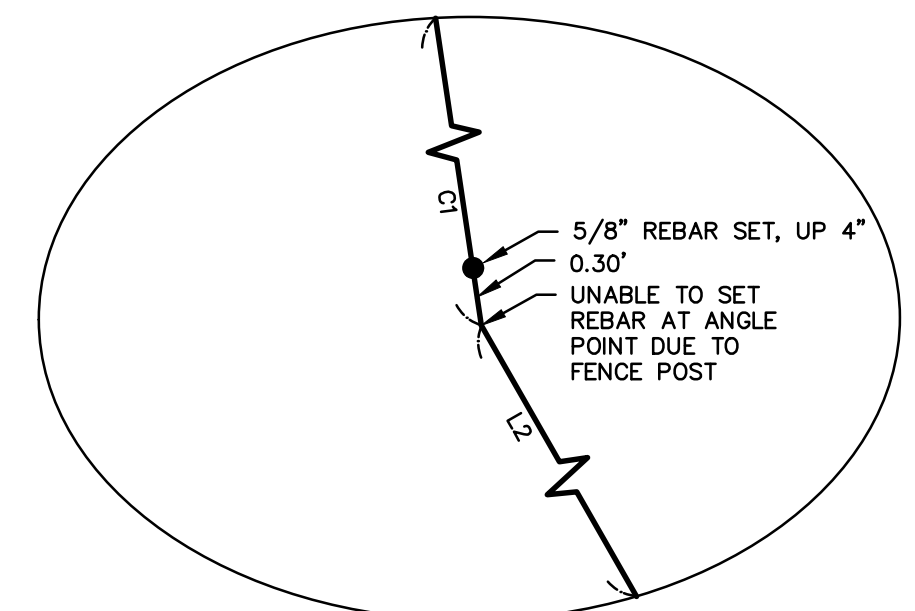
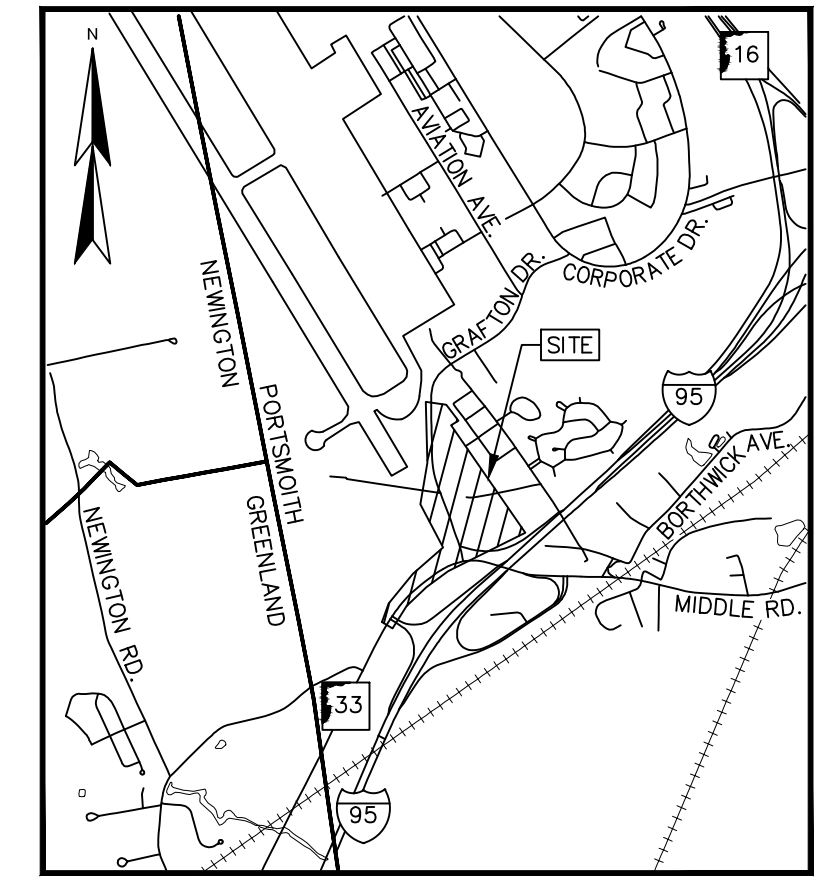
- | | | |
|--|--|---|
| TAX MAP 260 LOT 4
PHILIP D. GRIGGS
176 SHERBURNE RD.
PORTSMOUTH, NH 03801
R.C.R.D. BK. 4579 PG. 395 | TAX MAP 261 LOT 4-4
CAMERON R. & JASON D. SAUNDERS
406 GREENSIDE AVE
PORTSMOUTH, NH 03801
R.C.R.D. BOOK 5151, PAGE 1026 | TAX MAP 261 LOT 27
ALIX M. BARNAUD
516 GREENSIDE AVE
PORTSMOUTH, NH 03801
R.C.R.D. BOOK 5354, PAGE 1883 |
| TAX MAP 260 LOT 5
LOCATION: SHERBURNE RD.
CATHERINE TREMBLAY
490 FW HARTFORD DR.
PORTSMOUTH, NH 03801
R.C.R.D. BK. 4447 PG. 634 | TAX MAP 261 LOT 14
THOMAS A. COCCHIARO
424 GREENSIDE AVE
PORTSMOUTH, NH 03801
R.C.R.D. BOOK 1638, PAGE 219 | TAX MAP 261 LOT 28
CALVIN & DIANA CURINGTON
540 GREENSIDE AVE
PORTSMOUTH, NH 03801
R.C.R.D. BOOK 2399, PAGE 1034 |
| TAX MAP 261 LOT 76
RICHARD BOUTIN
200 SHERBURNE RD
PORTSMOUTH, NH 03801
R.C.R.D. BOOK 4443 PAGE, 2905 | TAX MAP 261 LOT 17
SCOTT P. & KIMBERLY T. KUMPH
24 SUTTON AVE
PORTSMOUTH, NH 03801
R.C.R.D. BOOK 4288, PAGE 701 | TAX MAP 261 LOT 29
GEORGE REV. TRUST OF 2018
576 GREENSIDE AVE
PORTSMOUTH, NH 03801
R.C.R.D. BOOK 5894, PAGE 1184 |
| TAX MAP 261 LOT 3A
NORMAN K. & JENNIFER L. FISK
PO BOX 612
AMHERST, NH 03031
R.C.R.D. BOOK 2048, PAGE 36 | TAX MAP 261 LOT 25
ARIANNE C. CONLEY &
WILLIAM J. MCCARTHY
21 SUTTON AVE
PORTSMOUTH, NH 03801
R.C.R.D. BOOK 5680, PAGE 2782 | TAX MAP 261 LOT 30
JENNIFER J. & PHILIP A. CORBETT
582 GREENSIDE AVE
PORTSMOUTH, NH 03801
R.C.R.D. BOOK 5755, PAGE 2501 |



I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY ME OR BY THOSE UNDER MY DIRECT SUPERVISION AND FALLS UNDER THE URBAN SURVEY CLASSIFICATION OF THE NH CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS. I CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. RANDOM TRAVERSE SURVEY BY TOTAL STATION, WITH A PRECISION GREATER THAN 1:15,000."

_____.L.L.S. #916
_____.DATE

THE CERTIFICATIONS SHOWN HEREON ARE INTENDED TO MEET REGISTRY OF DEED REQUIREMENTS AND ARE NOT A CERTIFICATION TO TITLE OR OWNERSHIP OF PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE ACCORDING TO CURRENT TOWN ASSESSORS RECORDS.



DETAIL (NOT TO SCALE)

DRAFT
7/21/20

APPROVED FOR THE RECORD:

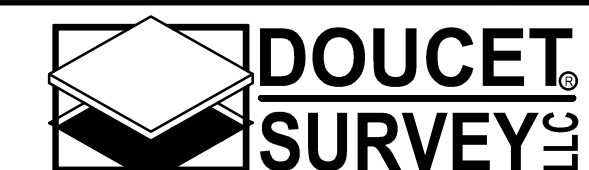
CHAIRMAN PDA BOARD OF DIRECTORS	DATE
CHAIRMAN PORTSMOUTH PLANNING BOARD	DATE

SCALE: 1 INCH = 200 FT.

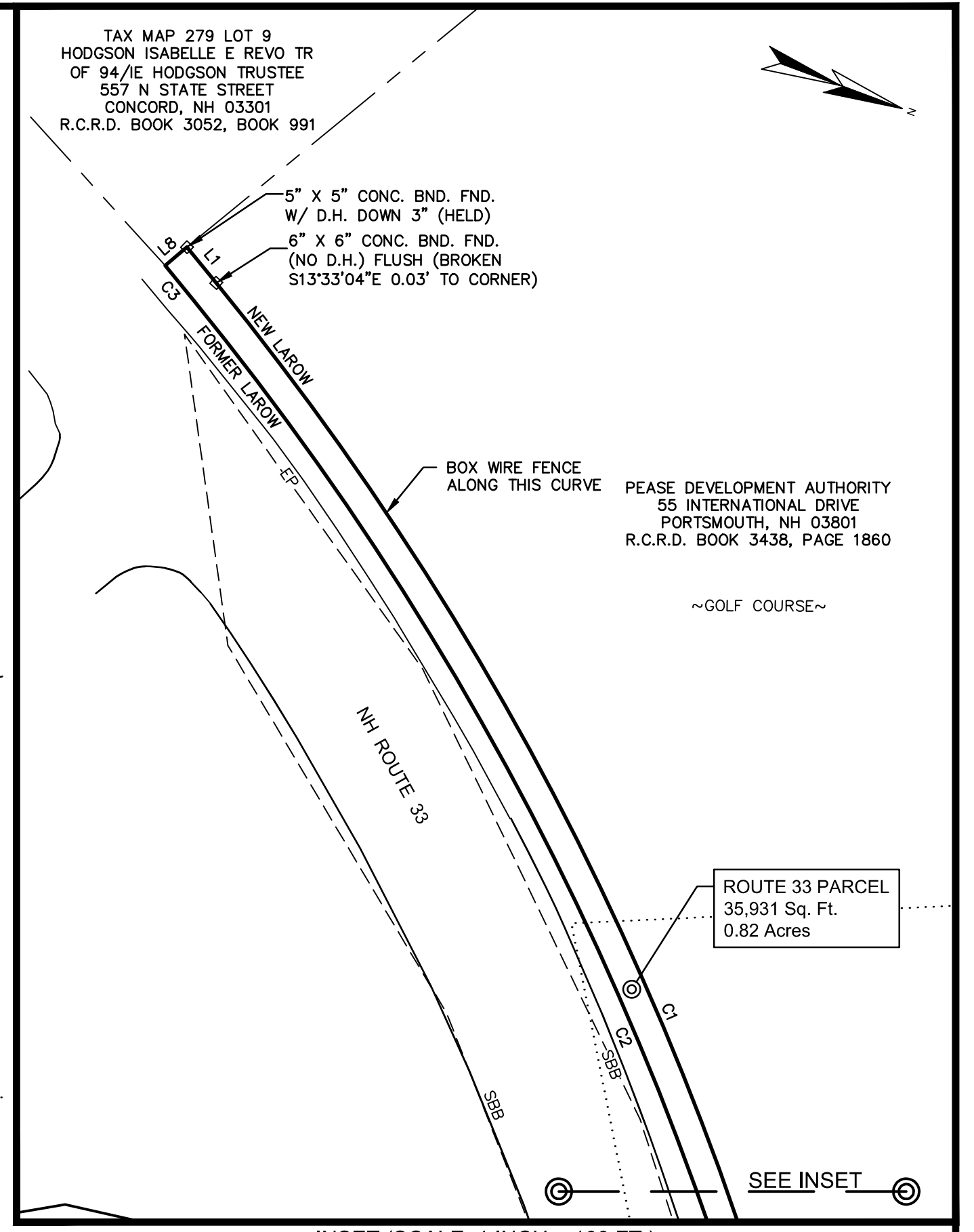
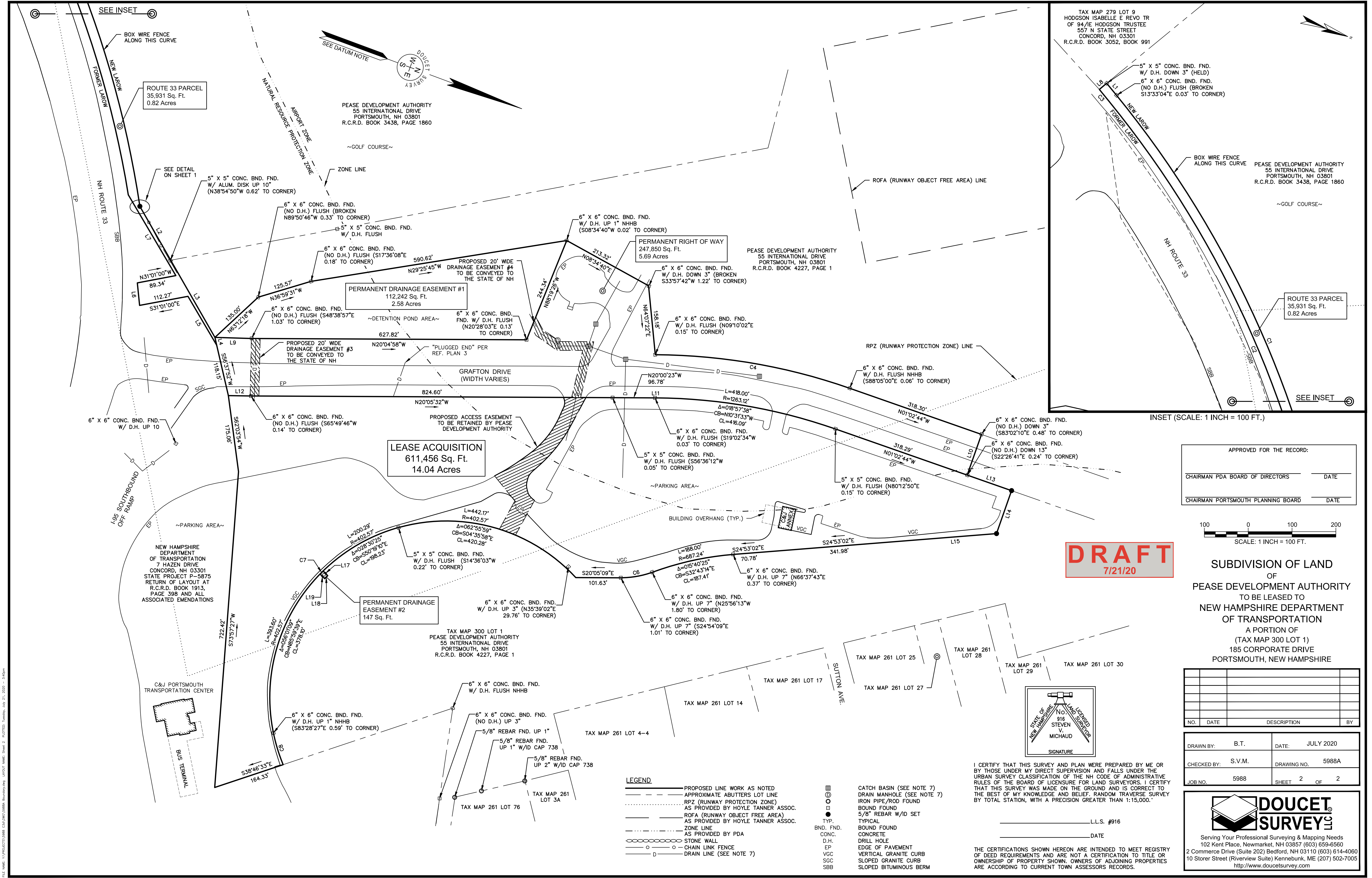
SUBDIVISION OF LAND
OF
PEASE DEVELOPMENT AUTHORITY
TO BE LEASED TO
NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION
A PORTION OF
(TAX MAP 300 LOT 1)
185 CORPORATE DRIVE
PORTSMOUTH, NEW HAMPSHIRE

NO.	DATE	DESCRIPTION	BY

DRAWN BY: B.T.	DATE: JULY 2020
CHECKED BY: S.V.M.	DRAWING NO. 5988A
JOB NO. 5988	SHEET 1 OF 2



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10 Storer Street (Riverview Suite) Kennebunk, ME (207) 502-7005
http://www.doucetsurvey.com

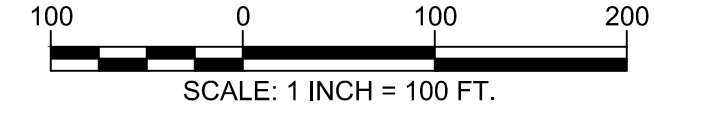


INSET (SCALE: 1 INCH = 100 FT.)

APPROVED FOR THE RECORD:

CHAIRMAN PDA BOARD OF DIRECTORS _____ DATE _____

CHAIRMAN PORTSMOUTH PLANNING BOARD _____ DATE _____



DRAFT
7/21/20

SUBDIVISION OF LAND
OF
PEASE DEVELOPMENT AUTHORITY
TO BE LEASED TO
NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION
A PORTION OF
(TAX MAP 300 LOT 1)
185 CORPORATE DRIVE
PORTSMOUTH, NEW HAMPSHIRE

NO.	DATE	DESCRIPTION	BY

DRAWN BY:	B.T.	DATE:	JULY 2020
CHECKED BY:	S.V.M.	DRAWING NO.	5988A
JOB NO.	5988	SHEET	2 OF 2

STATE OF NEW HAMPSHIRE
No. 916
STEVEN V. MICHAUD
LAND SURVEYOR
SIGNATURE

I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY ME OR BY THOSE UNDER MY DIRECT SUPERVISION AND FALLS UNDER THE URBAN SURVEY CLASSIFICATION OF THE NH CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS. I CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. RANDOM TRAVERSE SURVEY BY TOTAL STATION, WITH A PRECISION GREATER THAN 1:15,000."

_____. L.L.S. #916
_____. DATE

THE CERTIFICATIONS SHOWN HEREON ARE INTENDED TO MEET REGISTRY OF DEED REQUIREMENTS AND ARE NOT A CERTIFICATION TO TITLE OR OWNERSHIP OF PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE ACCORDING TO CURRENT TOWN ASSESSORS RECORDS.

- LEGEND**
- PROPOSED LINE WORK AS NOTED
 - - - APPROXIMATE ABUTTERS LOT LINE
 - ⋯ RPZ (RUNWAY PROTECTION ZONE) AS PROVIDED BY HOYLE TANNER ASSOC.
 - - - ROFA (RUNWAY OBJECT FREE AREA) AS PROVIDED BY HOYLE TANNER ASSOC.
 - - - ZONE LINE AS PROVIDED BY PDA
 - STONE WALL
 - CHAIN LINK FENCE
 - DRAIN LINE (SEE NOTE 7)
 - ⊙ BOUND FOUND
 - CONC. D.H.
 - EP
 - VGC
 - SGC
 - SBB
 - ⊙ TYP. BOUND FOUND
 - CONC. D.H.
 - EP
 - VGC
 - SGC
 - SBB

FILE NAME: \1\PROJECTS\2020\CONTRACTS\00000000000000000000.dwg DATE: 7/21/2020 10:21:20 AM

June 22, 2020

Ms. Juliet Walker, AICP, Planning Director
City of Portsmouth Planning Department
1 Junkins Ave
Portsmouth, NH 03801

Re: 185 Grafton Drive
Subdivision Approval for NHDOT Portsmouth Transportation Center

Dear Juliet:

I am writing in reference to a pending application for subdivision for property at 185 Grafton Drive. The property is the site of the Portsmouth Transportation Center ("PTC"), commonly referred to as the Portsmouth Park and Ride, and the applicant is the New Hampshire Department of Transportation ("DOT").

The Pease Development Authority ("PDA") and DOT have been engaged in discussions pertaining to the operation of the PTC, which is located in part on land owned by PDA. DOT is seeking proposals from private entities to undertake the potential development and long-term maintenance and operation of the bus terminal at the PTC. DOT has been occupying the PTC premises pursuant to five-year renewable Rights-of-Entry. Prior to entering into any agreement with a private party, DOT wishes to acquire a more permanent interest in the property and is considering a long term lease agreement with PDA, including the recording of a subdivision plan.

The PDA Subdivision Regulations typically require a public hearing on an application. However, Part 503.01(c) exempts any department or agency of the State of New Hampshire from the public hearing provision. As such, the administering body may consider the application, and vote without holding a public hearing.

As determined by the PDA Land Use Controls, applications for property in the Airport and Airport Industrial Zones are administered by the PDA Board, while applications for property in other locations are referred to the Planning Board. The 185 Grafton parcel is situated in both the Natural Resource Protection and Airport Zones and will, therefore, need to go before both Boards for consideration.

We are recommending to DOT that the application first go to the Portsmouth Planning Board and then the PDA Board. Following an affirmative vote from the PDA Board the subdivision mylar can be recorded.

DOT is currently preparing the application and subdivision plan for consideration at the July Planning Board meeting. This application presents the first approval utilizing the provision of Part 503.01(c). If you have questions or comments regarding the process, please contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read "Maria".

Maria J. Stowell, P.E.
Manager, Engineering

cc: Anthony Blenkinsop, Deputy General Counsel
Jason Pohopek, DOT

N:\ENGINEER\LETTERS\WalkerP&Rsubdiv.docx



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: Pease Development Authority Date Submitted: 07/27/2020

Applicant: NH Department of Transportation, Bureau of Right of Way, Jason B. Pohopek

Phone Number: 603-271-8251 E-mail: Jason.Pohopek@dot.nh.gov

Site Address 1: #7 Hazen Drive, Room 100 Concord, NH 03302-0483 Map: 300 Lot: 1

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)		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)		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"/>	<p>Preliminary Plat Names and addresses of all adjoining property owners. (Section IV.2)</p> <p>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)</p>		<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"/>	<p>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)</p> <p>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 my either affect or be affected by the proposed development. (Section V.5)</p>		<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)		<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 may 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)		<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)		<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)		<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)		<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	

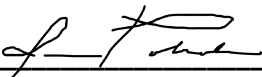
Requirements for Preliminary/Final Plat				
<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Required for Preliminary / Final Plat	Waiver Requested
<input checked="" type="checkbox"/>	Dates and permit numbers of all necessary permits from governmental agencies from which approval is required by Federal or State law. (Section V.10)		<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. (Section V.11)		<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	

General Requirements¹

<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Waiver Requested
<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	1. Basic Requirements: (VI.1) a. Conformity to Official Plan or Map b. Hazards c. Relation to Topography d. Planned Unit Development		
<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	2. Lots: (VI.2) a. Lot Arrangement b. Lot sizes c. Commercial and Industrial Lots		
<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	3. Streets: (VI.3) a. Relation to adjoining Street System b. Street Rights-of-Way c. Access d. Parallel Service Roads e. Street Intersection Angles f. Merging Streets g. Street Deflections and Vertical Alignment h. Marginal Access Streets i. Cul-de-Sacs j. Rounding Street Corners k. Street Name Signs l. Street Names m. Block Lengths n. Block Widths o. Grade of Streets p. Grass Strips		
<input type="checkbox"/>	4. Curbing: (VI.4)		
<input type="checkbox"/>	5. Driveways: (VI.5)		
<input type="checkbox"/>	6. Drainage Improvements: (VI.6)		
<input type="checkbox"/>	7. Municipal Water Service: (VI.7)		
<input type="checkbox"/>	8. Municipal Sewer Service: (VI.8)		
<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	9. Installation of Utilities: (VI.9) a. All Districts b. Indicator Tape		
<input type="checkbox"/>	10. On-Site Water Supply: (VI.10)		
<input type="checkbox"/>	11. On-Site Sewage Disposal Systems: (VI.11)		
<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	12. Open Space: (VI.12) a. Natural Features b. Buffer Strips c. Parks d. Tree Planting		
<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	13. Flood Hazard Areas: (VI.13) a. Permits b. Minimization of Flood Damage c. Elevation and Flood-Proofing Records d. Alteration of Watercourses		
<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 type="checkbox"/>	15. Easements (VI.15)		
<input type="checkbox"/>	a. Utilities		
<input type="checkbox"/>	b. Drainage		
<input type="checkbox"/>	16. Monuments: (VI.16)		
<input 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		
<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		
<input 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 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		

Applicant's/Representative's Signature:  Date: 07/27/2020

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

Pease Development Authority
55 International Drive, Portsmouth, NH 03801, (603) 433-6088



Subdivision Application

For PDA Use Only			
Date Submitted: _____	Municipal Review: _____	Fee: _____	
Application Complete: _____	Date Forwarded: _____	Paid: _____	Check #: _____

Applicant Information


Applicant: State of New Hampshire	Agent: Jason Pohopek, NHDOT Chief of Surveys
Address: Department of Transportation #7 Hazen Drive Concord, NH 03302-0483	Address: Department of Transportation Bureau of Right of Way #7 Hazen Drive, Room 100 Concord, NH 03302-0483
Business Phone: (603) 271-3222	Business Phone: 603-271-3222
Mobile Phone: _____	Mobile Phone: _____
Fax: _____	Fax: _____

Site Information

Address / Location of Original Lot:	#185 Grafton Drive, Portsmouth, NH		
Portsmouth Tax Map: 300	Lot #: 1	Zone: Airport, Business, Commercial (ABC)	
Proposed Activity (check one)	Subdivision <input checked="" type="checkbox"/>	Lot Line Adjustment _____	
Existing Lot	Total # of Existing Lot(s)	1	
	Existing Lot Area	2,000 acres +/-	
Created Lot	Total # of Proposed Lot(s)	1	
	Area of Proposed Lot(s)	14.04 acres	
<i>All above information shall be shown on a site plan submitted with this application. Provide 3 Full size hard copies and 1 PDF copy of all application materials as well as 1 half size set of drawings to PDA. Applicant shall supply additional copies as may be required by applicable municipality. Refer to Chapter 500 of PDA Land Use Controls for additional information</i>			
Checklist:	Application fee (as required) ()	Abbutters List ()	Drawings ()
	Copies of approvals for any Required State/Federal permits (See Ch 500 of PDA LUC)		()

Certification

I hereby certify under the penalties of perjury that the foregoing information and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge. I hereby apply for Subdivision and acknowledge I will comply with all regulations and any conditions established by the Review Committee(s) and the PDA Board of Directors in the development and construction of this

 _____ Signature of Applicant	06/26/2020 _____ Date
Jason Pohopek _____ Printed Name	

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