



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: Stone Creek Realty, LLC Date Submitted: 3/22/2021

Applicant: CPI Management, LLC

Phone Number: 617 742 6000 E-mail: rob@cathartes.com

Site Address 1: 53 Green Street Map: 119 Lot: 2

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 submitted via View Point (the City's web-based permitting program). (III.C.2-3)	Enclosed	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)	Enclosed	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
<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)	Existing Conditions Plan	<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"/>	<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>	To Be Provided	<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)	Site Plan, sheet C.102.1	<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>	Required on all plans sheets	<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)	To Be Provided	<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)	To Be Provided	<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)	To Be Provided	<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)	Existing Conditions Plan	<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)	To Be Provided	<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)	N/A	<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)	N/A	<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)	N/A	<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)	Cover Sheet	<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)	N/A	<input type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	
<input checked="" type="checkbox"/>	Location of all permanent monuments. (Section V.12)	To Be Provided	<input type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	

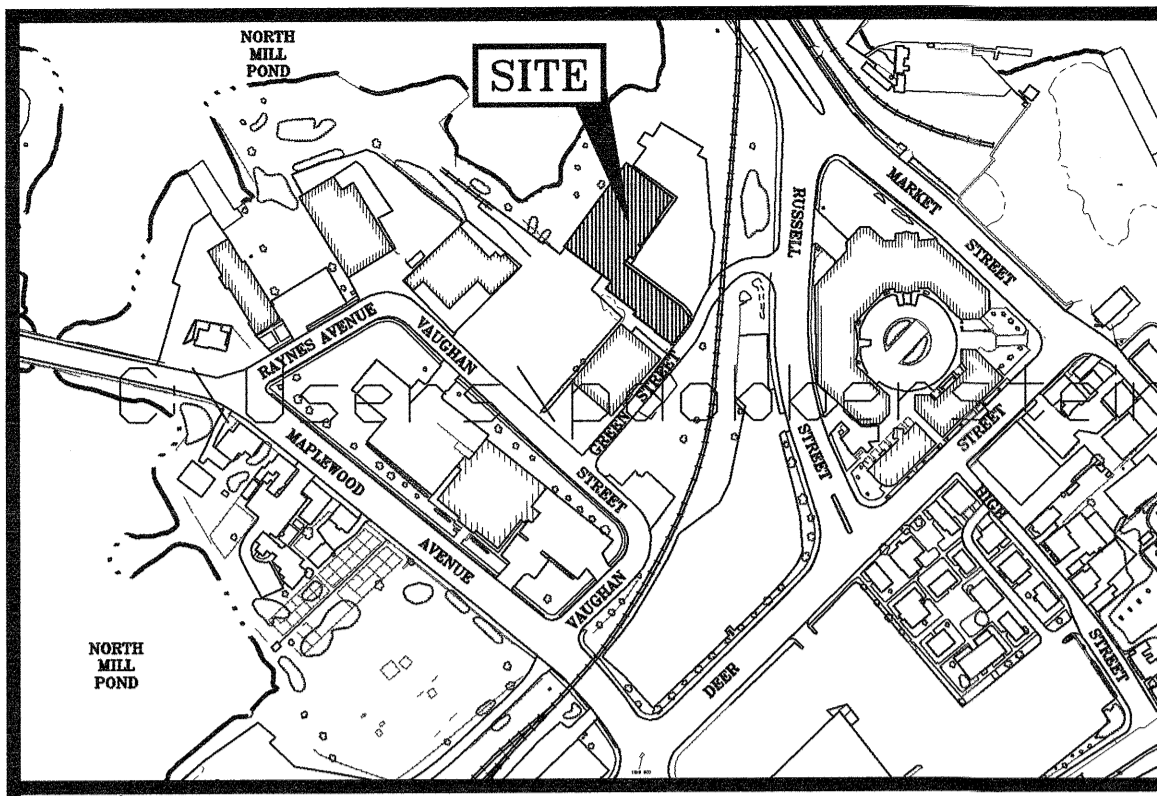
General Requirements ¹			
<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Waiver Requested
<input type="checkbox"/>	1. Basic Requirements: (VI.1)	TBD	
<input type="checkbox"/>	a. Conformity to Official Plan or Map		
<input type="checkbox"/>	b. Hazards		
<input type="checkbox"/>	c. Relation to Topography		
<input type="checkbox"/>	d. Planned Unit Development		
<input type="checkbox"/>	2. Lots: (VI.2)	TBD	
<input type="checkbox"/>	a. Lot Arrangement		
<input type="checkbox"/>	b. Lot sizes		
<input type="checkbox"/>	c. Commercial and Industrial Lots		
<input type="checkbox"/>	3. Streets: (VI.3)	N/A	
<input type="checkbox"/>	a. Relation to adjoining Street System		
<input type="checkbox"/>	b. Street Rights-of-Way		
<input type="checkbox"/>	c. Access		
<input type="checkbox"/>	d. Parallel Service Roads		
<input type="checkbox"/>	e. Street Intersection Angles		
<input type="checkbox"/>	f. Merging Streets		
<input type="checkbox"/>	g. Street Deflections and Vertical Alignment		
<input type="checkbox"/>	h. Marginal Access Streets		
<input type="checkbox"/>	i. Cul-de-Sacs		
<input type="checkbox"/>	j. Rounding Street Corners		
<input type="checkbox"/>	k. Street Name Signs		
<input type="checkbox"/>	l. Street Names		
<input type="checkbox"/>	m. Block Lengths		
<input type="checkbox"/>	n. Block Widths		
<input type="checkbox"/>	o. Grade of Streets		
<input type="checkbox"/>	p. Grass Strips		
<input checked="" type="checkbox"/>	4. Curbing: (VI.4)	See Site Plan C.102.1	
<input checked="" type="checkbox"/>	5. Driveways: (VI.5)	See Site Plan C.102.1	
<input checked="" type="checkbox"/>	6. Drainage Improvements: (VI.6)	See Sheet C.103	
<input checked="" type="checkbox"/>	7. Municipal Water Service: (VI.7)	See Utility Plan C.104	
<input checked="" type="checkbox"/>	8. Municipal Sewer Service: (VI.8)	See Utility Plan C.104	
<input checked="" type="checkbox"/>	9. Installation of Utilities: (VI.9)	See Utility Plan C.104	
<input checked="" type="checkbox"/>	a. All Districts		
<input checked="" type="checkbox"/>	b. Indicator Tape		
<input checked="" type="checkbox"/>	10. On-Site Water Supply: (VI.10)	Enclosed	
<input type="checkbox"/>	11. On-Site Sewage Disposal Systems: (VI.11)	N/A	
<input checked="" type="checkbox"/>	12. Open Space: (VI.12)	See Landscape Plans L-1 & L-2	
<input type="checkbox"/>	a. Natural Features		
<input type="checkbox"/>	b. Buffer Strips		
<input type="checkbox"/>	c. Parks		
<input type="checkbox"/>	d. Tree Planting		
<input checked="" type="checkbox"/>	13. Flood Hazard Areas: (VI.13)	Cover sheet	
<input checked="" type="checkbox"/>	a. Permits		
<input type="checkbox"/>	b. Minimization of Flood Damage		
<input type="checkbox"/>	c. Elevation and Flood-Proofing Records		
<input type="checkbox"/>	d. Alteration of Watercourses		

<input checked="" 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)	Existing Conditions Plan	
<input checked="" type="checkbox"/>	a. Utilities		
<input type="checkbox"/>	b. Drainage		
<input checked="" type="checkbox"/>	16. Monuments: (VI.16)	Existing Conditions Plan	
<input checked="" type="checkbox"/>	17. Benchmarks: (VI.17)	Existing Conditions Plan	
<input type="checkbox"/>	18. House Numbers (VI.18)	N/A	

Design Standards			
	Required Items for Submittal	Indicate compliance and/or provide explanation as to alternative design	Waiver Requested
<input checked="" 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	See Site Plan C.102.1	
<input checked="" 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	See Grading and Drainage Sheet C.103	
<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	See Utility Plan C.104	
<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	See Utility Plan C.104	

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

Applicant's/Representative's Signature: *RMC* Date: 3/22/21

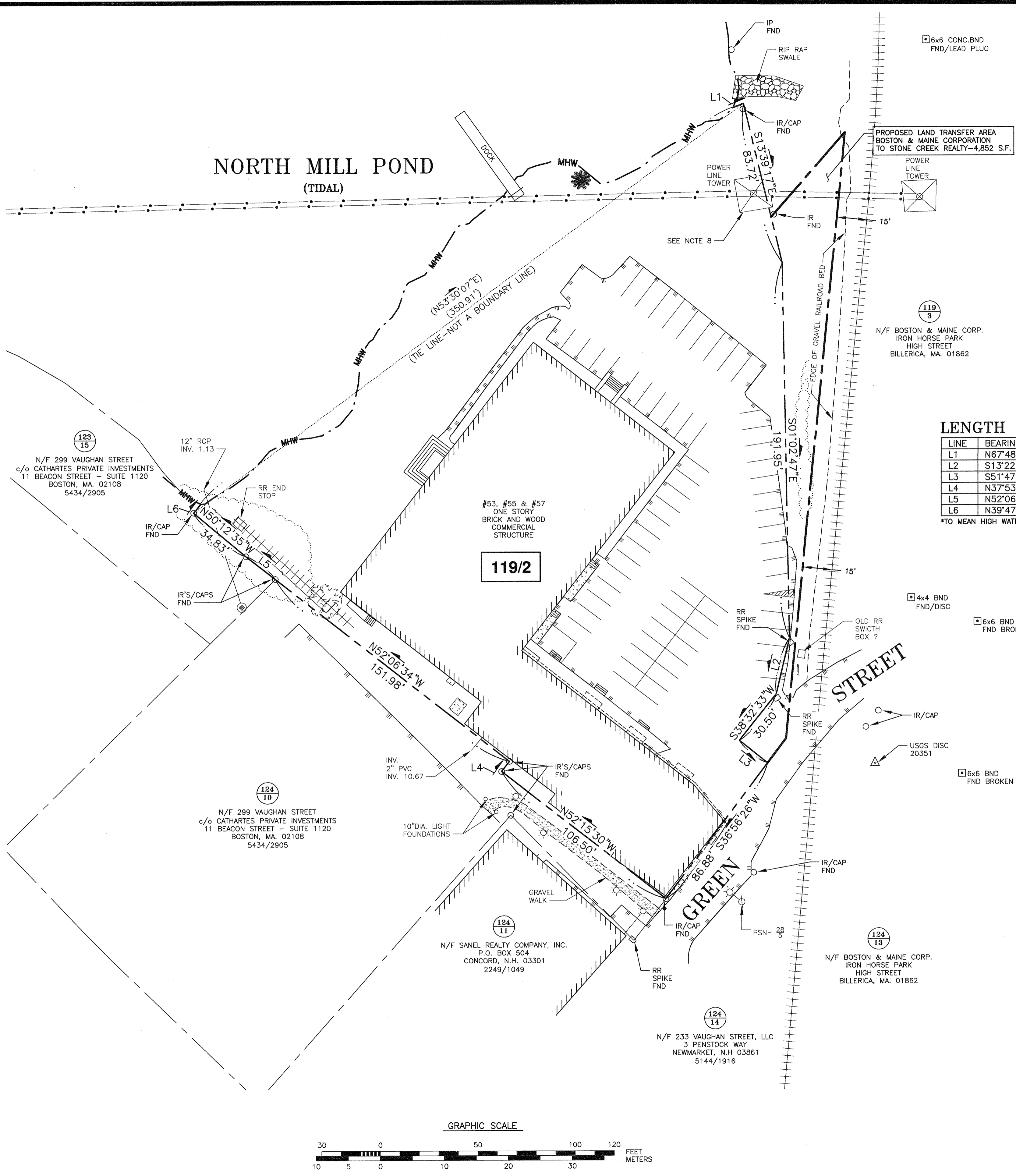


LOCATION MAP SCALE: 1" = 300'

- LEGEND:**
- N/F NOW OR FORMERLY
 - RP RECORD OF PROBATE
 - RCRD ROCKINGHAM COUNTY
 - RR SPK RAILROAD SPIKE
 - MAP 11/LOT 21
 - IR FND IRON ROD FOUND
 - IP FND IRON PIPE FOUND
 - IR SET IRON ROD SET
 - RR SPIKE RAILROAD SPIKE FOUND
 - MHW MEAN HIGH WATER LINE, ELEV. 4.6 (NAVD88)

PLAN REFERENCES:

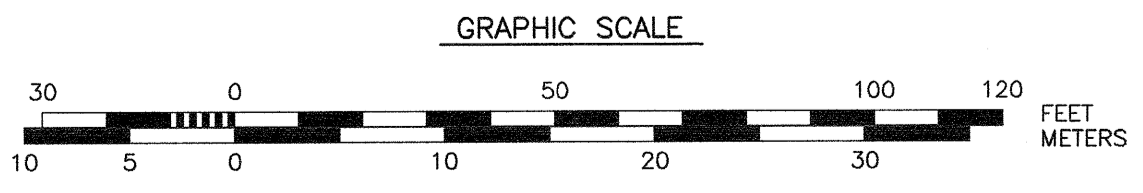
- 1) "PLAN SHOWING LAND AND WHARFAGE OWNED BY SILAS PEIRCE AND CO, L'TD. PORTSMOUTH, N.H.", SCALE: 20 FT = 1 INCH. AUG. 8, 1902 BY A.C. HOYT, SURVEYOR, RCRD 00266.
- 2) "PLAN OF PROPERTY CORNER VAUGHN AND GREEN STREET, PORTSMOUTH, N.H." SCALE: ONE INCH = 20 FEET, FEBRUARY 1907, RCRD 00306.
- 3) "PLAN OF PROPERTY IN PORTSMOUTH, N.H. OWNED BY R.I. SUGDEN" APRIL 15, 1919, SCALE 1" = 20' BY WM. A. GROVER, CIVIL ENGINEER, COPIED BY ROBERT DURGIN PORTS, N.H. 1937, NOT RECORDED.
- 4) "PLAN OF LAND, PORTSMOUTH, N.H. FOR GEORGE D. EMERSON CO." SCALE: 1 IN. = 10 FT, APR. 1952, BY JOHN W. DURGIN, CIVIL ENGINEER, FILE NO 1828, PLAN 7181, NOT RECORDED.
- 5) "LAND IN PORTSMOUTH, N.H. BOSTON AND MAINE RAILROAD TO GEORGE D. EMERSON COMPANY" SCALE: 1" = 40 FT. JUNE 1954 RCRD BOOK 1339 PAGE 305.
- 6) "PLAN OF LAND, VAUGHAN AND GREEN STREETS, PORTSMOUTH, N.H. FOR SAMUEL W. POORVU" SCALE: 1 IN. = 10 FT. JULY 1955 BY JOHN W. DURGIN, CIVIL ENGINEERS, FILE NO. 1828 PLAN NO. 8305, RCRD 02541.
- 7) "PLAN OF LAND, VAUGHAN AND GREEN STREETS, PORTSMOUTH, N.H. FOR SAMUEL W. POORVU & SUMNER L. POORVU" SCALE: 1 IN. = 10 FT. JAN. 1956 BY JOHN W. DURGIN, CIVIL ENGINEERS, FILE NO. 1828 PLAN NO. 8305-1, NOT RECORDED.
- 8) "VAUGHAN STREET URBAN RENEWAL PROJECT, N.H. R-10, PORTSMOUTH, N.H." CONDEMNATION MAP BY ANDERSON-NICHOLS & CO., INC. SCALE: 1" = 40', FEB. 1971, SHEET 3 OF 3, RCRD 2425.
- 9) "LAND IN PORTSMOUTH BOSTON AND MAINE CORPORATION TO HARBORCORP, LLC" SCALE: 1 IN. = 30', MARCH 14, 2005, FINAL REVISION 5/3/2005, BY AMES MSC, RCRD D-32675.



LENGTH TABLE

LINE	BEARING	DISTANCE
L1	N67°48'00"E	6'±*
L2	S13°22'13"W	29.13'
L3	S51°47'14"E	18.50'
L4	N37°53'26"E	6.50'
L5	N52°06'34"W	19.02'
L6	N39°47'25"E	6'±*

*TO MEAN HIGH WATER



AMBIT ENGINEERING, INC.
 Civil Engineers & Land Surveyors
 200 Griffin Road - Unit 3
 Portsmouth, N.H. 03801-7114
 Tel (603) 430-9282
 Fax (603) 436-2315

- NOTES:**
- 1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 119 AS LOT 2.
 - 2) OWNER OF RECORD:
 STONE CREEK REALTY
 c/o DOUGLAS PINCIARO, Mgr.
 P.O. BOX 121
 NEW CASTLE, N.H. 03854-0121
 3378/2467
 - 3) PORTIONS OF THE SUBJECT PARCEL ARE IN A SPECIAL FLOOD HAZARD AREA, ZONE AE (EL 9-NGVD29), AS SHOWN ON FIRM PANEL 33015C0259E, EFFECTIVE MAY 18, 2005. STRUCTURE ON PARCEL WAS REMOVED FROM THE SFHA, SEE LOMA CASE #19-01-0417A.
 - 4) EXISTING LOT AREA:
 70,613± S.F. (TO MEAN HIGH WATER)
 1.6211± ACRES (TO MEAN HIGH WATER)
 - 5) PARCEL IS LOCATED IN THE CHARACTER DISTRICT 5 (CD5) ZONING DISTRICT, AND IS SUBJECT TO THE DOWNTOWN OVERLAY (DOD) AND HISTORIC OVERLAY DISTRICTS.
 - 6) DIMENSIONAL REQUIREMENTS:
 SEE ZONING ORDINANCE
 - 7) THE PURPOSE OF THIS PLAN IS TO SHOW THE RESULT OF A STANDARD BOUNDARY SURVEY OF LOT 2 ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 119.
 - 8) SEE POLE AND WIRE AGREEMENT DATED NOVEMBER 25, 1927 BETWEEN BOSTON AND MAINE RAILROAD & PORTSMOUTH POWER COMPANY. SEE ALSO 1339/298, BOSTON AND MAINE RAILROAD TO GEORGE D. EMERSON COMPANY. NO WIDTH OF RIGHT TO ERECT POLES AND WIRES ON THE SUBJECT PARCEL IS GIVEN.
 - 9) VERTICAL DATUM NAVD88. BASIS OF VERTICAL DATUM NGS PID OC0289 - V 31 USGS 1943.

NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	10/22/19

PROPERTY ACQUISITION WORKSHEET
TAX MAP 119 - LOT 2
 LAND OF
STONE CREEK REALTY
 53, 55 & 57 GREEN STREET
 CITY OF PORTSMOUTH
 COUNTY OF ROCKINGHAM
 STATE OF NEW HAMPSHIRE