

LOCUS
1" = 1,000'

152-48
LOUIS F. CLARIZIO
2020 IRREVOCABLE TRUST
195 NEW HAMPSHIRE AVE STE 255
PORTSMOUTH, NH 03801
BK: 6198 PG: 1575

152-47
ERIC WEINRIEB &
RACHEL HOPKINS
9 MIDDLE ROAD
PORTSMOUTH, NH 03801
BK: 4590 PG: 1190

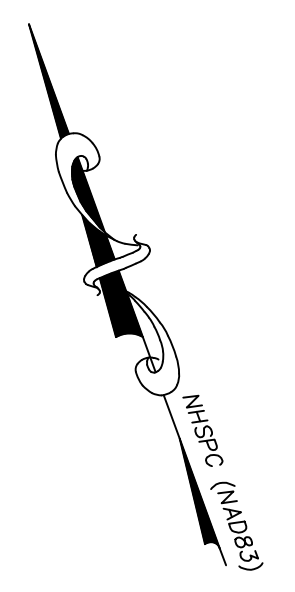
152-6
MIDDLE STREET HOLDING LLC
685 ISLINGTON STREET
PORTSMOUTH, NH 03801
BK: 6072 PG: 17

- LEGEND:**
- ☐ BOUND as DESCRIBED
 - DRILL HOLE
 - IRON ROD (AS NOTED)
 - ⊕ WATER GATE VALVE
 - CHAIN LINK FENCE
 - UTILITY POLE WITH ARM & LIGHT
 - WOOD FENCE
 - ▣ CEMENT CONCRETE PAD
 - RCRD ROCKINGHAM COUNTY REGISTRY OF DEEDS
 - 116-51 TAX SHEET / LOT NO.
 - EOP EDGE OF PAVEMENT
 - VGC VERTICAL FACED GRANITE CURB
 - ETW EDGE OF TRAVEL WAY

REFERENCE PLANS:

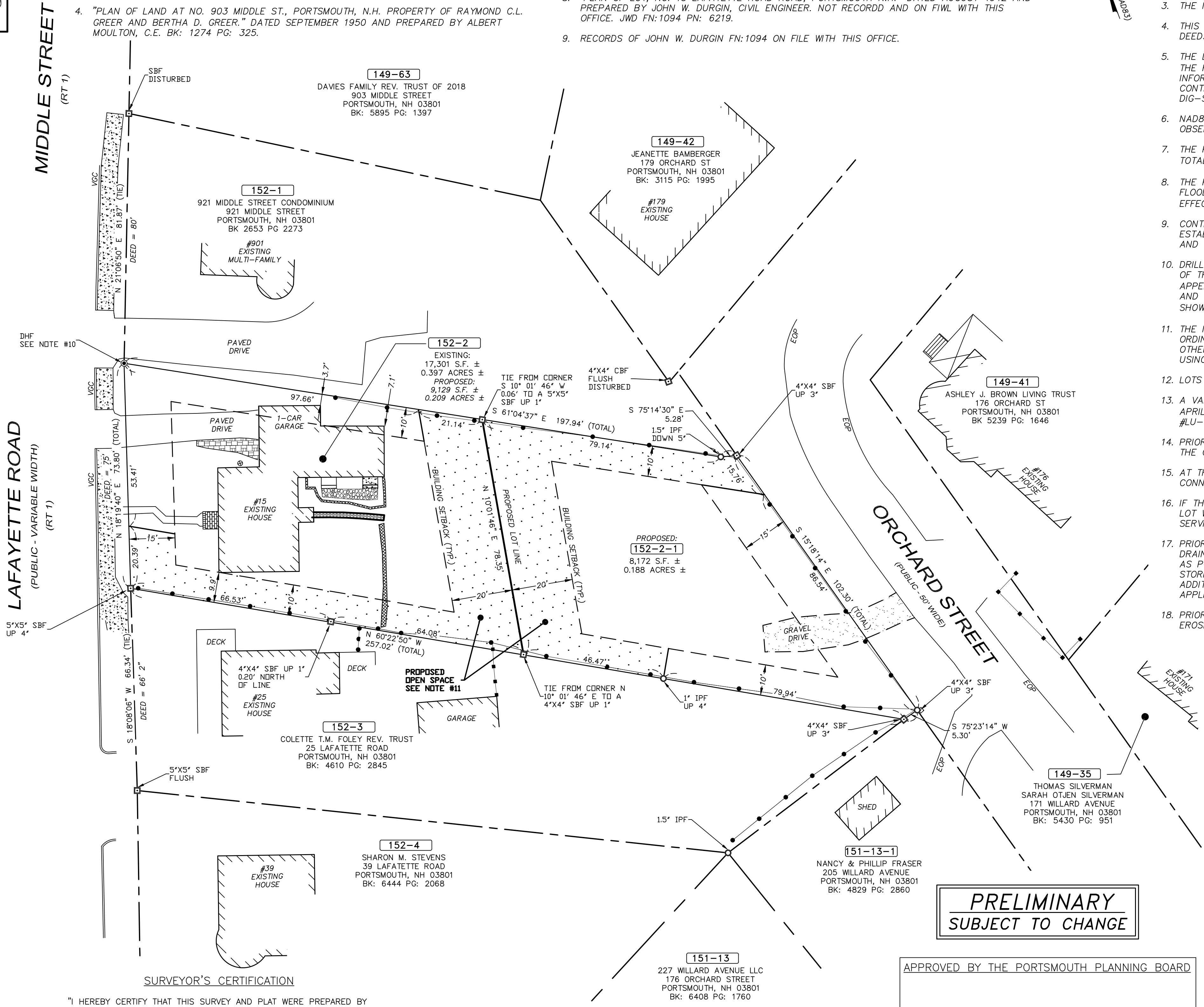
- "PLAN OF LAND OF BURTON K. MURDOCK & FRANCES E. MURDOCK IN PORTSMOUTH NEW HAMPSHIRE." DATED JANUARY 8, 1974 AND PREPARED BY MOULTON ENGINEERING CO. R.C.R.D. PLAN #D-4256.
- "PLAN OF LAND AT 25 LAFAYETTE ROAD PORTSMOUTH, N.H. AS PREPARED FOR/OWNER OF RECORD: DONALD F. AND BONNEY STEARNS 25 LAFAYETTE ROAD, PORTSMOUTH, N.H. 03801. R.C.R.D. PLAN #D-15412.
- "CONDOMINIUM SITE PLAN OF 921 MIDDLE STREET CONDOMINIUMS FOR WALTER HOFFMAN, 921 MIDDLE ST. COUNTY OF ROCKINGHAM, PORTSMOUTH, N.H." DATED MARCH 1986 AND PREPARED BY RICHARD P. MILLETTE AND ASSOCIATES. R.C.R.D. PLAN #D-15490.
- "PLAN OF LAND AT NO. 903 MIDDLE ST., PORTSMOUTH, N.H. PROPERTY OF RAYMOND C.L. GREER AND BERTHA D. GREER." DATED SEPTEMBER 1950 AND PREPARED BY ALBERT MOULTON, C.E. BK: 1274 PG: 325.

- "SUBDIVISION PLAN OF LAND, 227 WILLARD AVENUE, PORTSMOUTH, NEW HAMPSHIRE FOR JANICE W. YOCOM." DATED JUNE 29, 1999 AND PREPARED BY THIS OFFICE. R.C.R.D. PLAN #D-27518.
- "EXISTING CONDITIONS PLAN, WILLARD AVENUE IMPROVEMENT PROJECT, WILLARD AVENUE, ORCHARD & ASH STREETS & ORCHARD COURT, PORTSMOUTH, NEW HAMPSHIRE, CMA ENGINEERS, INC." LAST REVISED DECEMBER 2, 2021. PREPARED BY AND ON FILE WITH THIS OFFICE. NOT RECORDED. JVA JOB #23944.
- "PLAN OF LOT, NO. 921 MIDDLE STREET, PORTSMOUTH, N.H." DATED AUGUST 1942. PREPARED BY JOHN W. DURGIN, CIVIL ENGINEER. NOT RECORDED AND ON FILE WITH THIS OFFICE. JWD FN: 1094 PN: 1-231.
- "PLAN OF LOT, NO. 15 LAFAYETTE ROAD ROAD, PORTSMOUTH N.H." DATED AUGUST 4942 AND PREPARED BY JOHN W. DURGIN, CIVIL ENGINEER. NOT RECORDED AND ON FILE WITH THIS OFFICE. JWD FN: 1094 PN: 6219.
- RECORDS OF JOHN W. DURGIN FN: 1094 ON FILE WITH THIS OFFICE.



NOTES:

- OWNER OF RECORD.....MURDOCK LIVING TRUST
JEFF MURDOCK, TRUSTEE
ADDRESS.....36 GARLAND RD NOTTINGHAM, NH 03290
DEED REFERENCE.....2966/0959
TAX SHEET / LOT.....152-2
- ZONED:GENERAL RESIDENCE A (GRA)
OVERLAYHISTORIC
MINIMUM LOT AREA ..7,500 S.F.
FRONTAGE100'
MINIMUM DEPTH.....70'
FRONT YARD SETBACK15'
SIDE YARD SETBACK10'
REAR YARD SETBACK20'
MINIMUM OPEN SPACE30%
- THE INTENT OF THIS PLAN IS TO SUBDIVIDE THE EXISTING PARCEL INTO TWO PARCELS.
- THIS IS A TWO PAGE SHEET SET, SHEET 1 IS TO BE RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS. ALL OTHER SHEETS TO BE ON FILE WITH THE CITY OF PORTSMOUTH.
- THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED UPON THE FIELD LOCATION OF ALL VISIBLE STRUCTURES (IE CATCH BASINS, MANHOLES, WATER GATES ETC.) AND INFORMATION COMPILED FROM PLANS PROVIDED BY UTILITY COMPANIES AND GOVERNMENTAL AGENCIES. ALL CONTRACTORS SHOULD NOTIFY, IN WRITING, SAID AGENCIES PRIOR TO ANY EXCAVATION WORK AND CALL DIG-SAFE @ 1-888-DIG-SAFE.
- NAD83, VERTICAL DATUM: NAVD88. ESTABLISHED BY SURVEY HORIZONTAL DATUM: GRADE GPS OBSERVATIONS AND REFERENCE PLAN #6.
- THE PLAN IS BASED UPON A FIELD SURVEY COMPLETED IN NOVEMBER OF 2022 WITH TRIMBLE S5 ROBOTIC TOTAL STATION, CARLSON BRX7 RTK GPS UNITS, PANASONIC FZ-M1/TRIMBLE TSC7 DATA COLLECTORS.
- THE PARCEL SHOWN HEREON LIES WITHIN ZONE X (AREA OF MINIMAL FLOOD HAZARD) AS IDENTIFIED ON FLOOD INSURANCE RATE MAP, ROCKINGHAM COUNTY, NEW HAMPSHIRE, MAP NUMBER 33015C0259F, EFFECTIVE DATE 1/29/2021 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- CONTRACTOR TO VERIFY SITE BENCHMARKS BY LEVELING BETWEEN 2 BENCHMARKS PRIOR TO THE ESTABLISHMENT OF ANY GRADES OR ELEVATIONS. DISCREPANCIES ARE TO BE REPORTED TO JAMES VERRA AND ASSOCIATES, INC.
- DRILL HOLE FOUND AND SHOWN ON REFERENCE PLANS #1 & #3. PLANS #7 & #8 SHOW TIE DISTANCES OFF OF THE HOUSES TO THE LOT CORNER THAT DO NOT AGREE WITH THE LOCATION OF THE DRILL HOLE AND APPEAR TO SHORTEN THE FRONTAGE OF THE SUBJECT PARCEL (TAX MAP 152 LOT 4) ON LAFAYETTE ROAD, AND LENGTHEN THE DEEDED FRONTAGE OF TAX MAP 152 LOT 1. HOWEVER THE DURGIN PLANS DO NOT SHOW ANY MONUMENTS FOUND ALONG LAFAYETTE ROAD/MIDDLE STREET.
- THE INTENT OF THE OPEN SPACE AREA IS TO MEET THE REQUIREMENTS SET FORTH IN THE CITY'S ZONING ORDINANCE TO MAINTAIN A 30% OPEN SPACE FREE FROM STRUCTURES, PARKING AREAS, DRIVEWAYS AND OTHER USES WHICH PRECLUDE LANDSCAPING IN SUCH AREAS. THE INTENT OF THE AREA IS COMPUTED BY USING THE AREA OF THE SETBACK LINES, EITHER PERPENDICULAR OR PARALLEL TO THE PROPERTY LINES.
- LOTS ARE TO BE SERVICED BY MUNICIPAL WATER AND SEWER.
- A VARIANCE WAS GRANTED FROM SECTION 10.521 BY THE PORTSMOUTH ZONING BOARD OF ADJUSTMENT ON APRIL 18, 2023 TO ALLOW THE REMAINDER LOT FRONTAGE TO BE 73.8' WHERE 100' IS REQUIRED. SEE CASE #LU-23-23.
- PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THE PROPOSED LOT THE APPLICANT SHALL APPLY TO THE CITY OF PORTSMOUTH PUBLIC WORKS DEPARTMENT FOR A DRIVEWAY PERMIT.
- AT THE TIME OF THE ISSUANCE OF A BUILDING PERMIT FOR THE PROPOSED A WILL BE IMPOSED FOR THE CONNECTION TO THE MUNICIPAL WATER, SEWER AND DRAINAGE/STORMWATER SYSTEMS.
- IF THE PROPOSED LOT IS DEVELOPED PRIOR TO THE RECONSTRUCTION OF ORCHARD STREET, THE PROPOSED LOT WILL BE RESPONSIBLE FOR ALL FEES, CONSTRUCTION AND PERMITS TO RUN PRIVATE UTILITIES TO SERVICE THE PARCEL.
- PRIOR TO THE ISSUANCE OF A BUILDING PERMIT ON THE PROPOSED LOT, THE APPLICANT SHALL SUBMIT A DRAINAGE/STORM WATER MANAGEMENT PLAN. THE PROPOSED LOT SHALL INFILTRATE AS MUCH STORMWATER AS POSSIBLE AND TIE INTO THE NEW STORMWATER SYSTEM WHEN CONSTRUCTED. THE PROPOSED STORMWATER SYSTEM IS NOT PLANNED TO BE EXTENDED TO THE PROPOSED LOT BY THE CITY. ANY ADDITIONAL COST TO EXTEND THE STORMWATER SYSTEM TO THE PROPOSED LOT SHALL BE IMPOSED ON THE APPLICANT.
- PRIOR TO THE ISSUANCE OF A BUILDING PERMIT ON THE PROPOSED LOT, THE APPLICANT SHALL SUBMIT AN EROSION AND SEDIMENTATION CONTROL PLAN.



SURVEYOR'S CERTIFICATION

"I HEREBY CERTIFY THAT THIS SURVEY AND PLAT WERE PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS AN ERROR OF CLOSURE OF GREATER ACCURACY THAN ONE PART IN FIFTEEN THOUSAND (1:15,000)."

LICENSED LAND SURVEYOR

DATE



PRELIMINARY
SUBJECT TO CHANGE

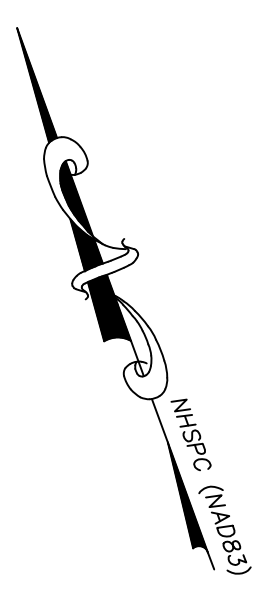
APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN _____ DATE _____

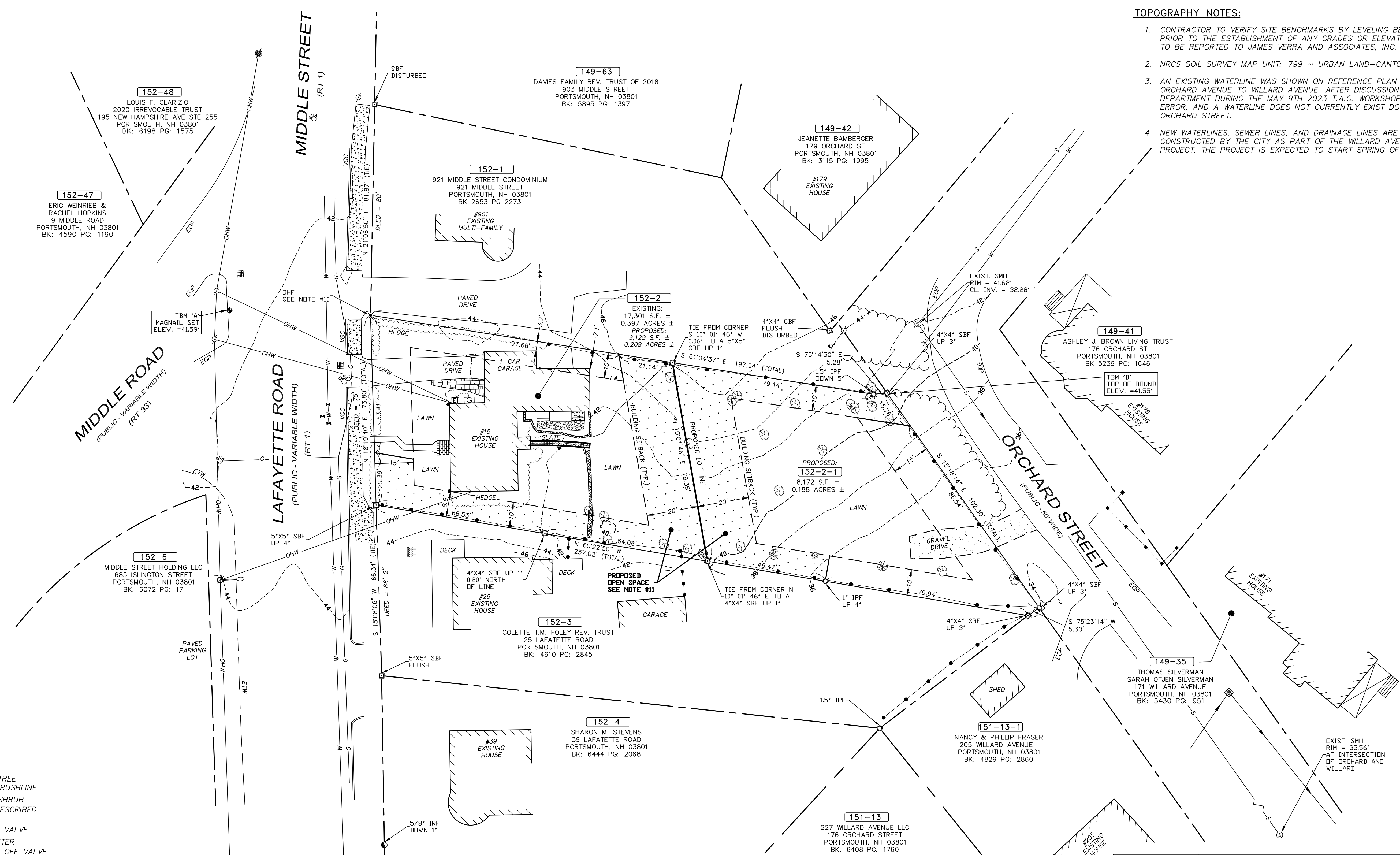
LOT CALCULATIONS

PROPOSED LOT #	PROPOSED AREA	REQUIRED OPEN SPACE	OPEN SPACE PROVIDED	FRONTAGE PROVIDED	CALCULATED LOT DEPTH
LOT 152-2	9,129 S.F. ±	2,739 S.F. ±	2,803 S.F. ±	73.80'	124.70'
LOT 152-2-1	8,172 S.F. ±	2,452 S.F. ±	2,519 S.F. ±	102.30'	108.06'

REV. NO.	DATE	DESCRIPTION	APPR'D
<p>PROPOSED SUBDIVISION PLAN 15 LAFAYETTE ROAD PORTSMOUTH, NEW HAMPSHIRE TAX MAP 152 LOT 2 PREPARED FOR & LAND OF: MURDOCK LIVING TRUST JEFF MURDOCK, TRUSTEE</p>			
<p>JAMES VERRA and ASSOCIATES, INC. 101 SHATTUCK WAY SUITE 8 NEWINGTON, N.H., 03801-7876 603-436-3557</p>			<p>DATE: 5/22/2023 JOB NO: 24032 SCALE: 1" = 20' DWG NAME: 24032_SUB PLAN NO: 24032-1 SHEET: V1</p>
<p>RMF PROJECT MGR COPYRIGHT © 2023 by JAMES VERRA and ASSOCIATES, INC.</p>		<p>RMF DRAWN BY</p>	



- TOPOGRAPHY NOTES:**
1. CONTRACTOR TO VERIFY SITE BENCHMARKS BY LEVELING BETWEEN 2 BENCHMARKS PRIOR TO THE ESTABLISHMENT OF ANY GRADES OR ELEVATIONS. DISCREPANCIES ARE TO BE REPORTED TO JAMES VERRA AND ASSOCIATES, INC.
 2. NRCS SOIL SURVEY MAP UNIT: 799 ~ URBAN LAND-CANTON COMPLEX 3-15% SLOPES.
 3. AN EXISTING WATERLINE WAS SHOWN ON REFERENCE PLAN #6 CONTINUING DOWN ORCHARD AVENUE TO WILLARD AVENUE. AFTER DISCUSSION WITH THE PUBLIC WORKS DEPARTMENT DURING THE MAY 9TH 2023 T.A.C. WORKSHOP WE BELIEVE THIS WAS IN ERROR, AND A WATERLINE DOES NOT CURRENTLY EXIST DOWN THIS PORTION OF ORCHARD STREET.
 4. NEW WATERLINES, SEWER LINES, AND DRAINAGE LINES ARE PROPOSED TO BE CONSTRUCTED BY THE CITY AS PART OF THE WILLARD AVENUE RECONSTRUCTION PROJECT. THE PROJECT IS EXPECTED TO START SPRING OF 2024.



- LEGEND:**
- DECIDUOUS TREE
 - TREE LINE/BRUSHLINE
 - DECIDUOUS SHRUB
 - BOUND as DESCRIBED
 - DRILL HOLE
 - WATER GATE VALVE
 - ELECTRIC METER
 - WATER SHUT OFF VALVE
 - CHAIN LINK FENCE
 - GAS METER
 - GAS VALVE
 - UTILITY POLE WITH ARM & LIGHT
 - IRON ROD (AS NOTED)
 - WOOD FENCE
 - CEMENT CONCRETE PAD
 - UTILITY POLE
 - GUY
 - OVERHEAD WIRES
 - OVERHEAD ELECTRIC
 - OVERHEAD COMMUNICATION WIRES
 - ROCKINGHAM COUNTY REGISTRY OF DEEDS
 - TAX SHEET / LOT NO.
 - EDGE OF PAVEMENT
 - LANDSCAPED AREA
 - LANDSCAPE BLOCK RETAINING WALL
 - VERTICAL FACED GRANITE CURB
 - CATCH BASIN



**PRELIMINARY
SUBJECT TO CHANGE**

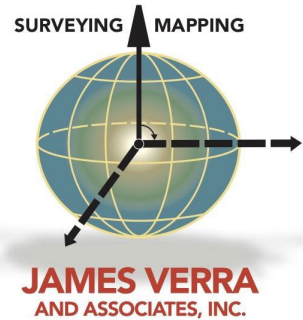
SURVEYOR'S CERTIFICATION

"I HEREBY CERTIFY THAT THIS SURVEY AND PLAT WERE PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS AN ERROR OF CLOSURE OF GREATER ACCURACY THAN ONE PART IN FIFTEEN THOUSAND (1:15,000)."

APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN _____	DATE _____
----------------	------------

REV. NO.	DATE	DESCRIPTION	APPR'D
<p>TOPOGRAPHIC PLAN 15 LAFAYETTE ROAD PORTSMOUTH, NEW HAMPSHIRE TAX MAP 152 LOT 2 PREPARED FOR & LAND OF: MURDOCK LIVING TRUST JEFF MURDOCK, TRUSTEE</p>			
		DATE: 5/22/2023	
		JOB NO: 24032	
		SCALE: 1" = 20'	
		DWG NAME: 24032_SUB	
		PLAN NO: 24032-1	
		SHEET: V2	
<p style="font-size: small;">PROJECT MGR: RMF DRAWN BY: RMF SUITE 8 NEWINGTON, N.H., 03801-7876 603-436-3557</p>		<p style="font-size: small;">COPYRIGHT © 2023 by JAMES VERRA and ASSOCIATES, INC.</p>	



To whom it may concern;

We are requesting the following waivers due to the size and scope of the project.

Driveways VI.5

Our client will be selling the lot and unsure of where the new owner would build the new dwelling or the design of the new structure. We request prior to the issuance of a building permit the new owner would need to obtain the driveway permit.

Drainage Improvements VI.6

Due to the small impact of the 1 lot subdivision, and the lack of a proposed development we are requesting a waiver.

Municipal Water Service VI.7

Due to the lack of proposed development, we are not proposing a house at this time. When the new owner decides to build a structure on the lot, prior to the issuance of a building permit they can apply for approval through the water department at that time.

Municipal Sewer Service VI.8

Due to the lack of proposed development, we are not proposing a house at this time. When the new owner decides to build a structure on the lot, prior to the issuance of a building permit they can apply for approval through the sewer department at that time.

Installation of Utilities VI.9

Due to the lack of proposed development, we are not proposing a house at this time. When the new owner decides to build a structure on the lot, prior to the issuance of a building permit they can apply for approval through the sewer & water departments at that time.

Erosion and Sedimentation Control VI.14

Due to the lack of proposed development, we are not proposing a house at this time. When the new owner decides to build a structure on the lot, prior to the issuance of a building permit they can work with the department to control erosion and sedimentation.

LETTER OF AUTHORIZATION

I, Jeff Murdock, Trustee of the Murdock Living Trust, owner of property depicted on Tax Map 152, Lot 2, do hereby authorize Donahue, Tucker and Ciandella, PLLC, to execute any land use applications to the City of Portsmouth and to take any action necessary for the application and permitting process, including but not limited to, attendance and presentation at public hearings, of the said property.

Dated: 2/28/2023

MURDOCK LIVING TRUST



Jeff Murdock, Trustee



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: MURDOCK LIVING TRUST Date Submitted: 4/28/2023

Applicant: RYAN FOWLER, JAMES VERRA AND ASSOC.

Phone Number: 603-436-3557 E-mail: RYAN@JVASURVEYORS.COM

Site Address 1: 15 LAFAYETTE ROAD PORTSMOUTH NH Map: 152 Lot:

Site Address 2: ORCHARD STREET 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) on compact disc, DVD or flash drive. (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)	Note #1, Sheet 1, & 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"/>	<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>	SHEET 1 & 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)	SHEET 1 & 2	<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>	SHEET 1 & 2	<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 & 2	<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 & 2	<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 & 2	<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 2	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	
<input 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)	N/A	<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	<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	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	
<input 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 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	<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	<input type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	
<input checked="" type="checkbox"/>	Location of all permanent monuments. (Section V.12)	1&2	<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 checked="" type="checkbox"/>	1. Basic Requirements: (VI.1)		
<input checked="" type="checkbox"/>	a. Conformity to Official Plan or Map		
<input checked="" type="checkbox"/>	b. Hazards		
<input checked="" type="checkbox"/>	c. Relation to Topography		
<input type="checkbox"/>	d. Planned Unit Development		
<input checked="" type="checkbox"/>	2. Lots: (VI.2)		
<input checked="" type="checkbox"/>	a. Lot Arrangement		
<input checked="" type="checkbox"/>	b. Lot sizes		
<input type="checkbox"/>	c. Commercial and Industrial Lots		
<input checked="" type="checkbox"/>	3. Streets: (VI.3)		
<input checked="" type="checkbox"/>	a. Relation to adjoining Street System		
<input checked="" type="checkbox"/>	b. Street Rights-of-Way		
<input checked="" 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 checked="" 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 type="checkbox"/>	4. Curbing: (VI.4)		
<input type="checkbox"/>	5. Driveways: (VI.5)		
<input type="checkbox"/>	6. Drainage Improvements: (VI.6)		x
<input type="checkbox"/>	7. Municipal Water Service: (VI.7)		x
<input type="checkbox"/>	8. Municipal Sewer Service: (VI.8)		x
<input type="checkbox"/>	9. Installation of Utilities: (VI.9)		X
<input type="checkbox"/>	a. All Districts		
<input type="checkbox"/>	b. Indicator Tape		
<input type="checkbox"/>	10. On-Site Water Supply: (VI.10)	N/A	N/A
<input type="checkbox"/>	11. On-Site Sewage Disposal Systems: (VI.11)	N/A	N/A
<input checked="" type="checkbox"/>	12. Open Space: (VI.12)		
<input type="checkbox"/>	a. Natural Features		
<input checked="" 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)		
<input type="checkbox"/>	a. Permits		
<input checked="" type="checkbox"/>	b. Minimization of Flood Damage		
<input checked="" type="checkbox"/>	c. Elevation and Flood-Proofing Records		
<input type="checkbox"/>	d. Alteration of Watercourses		
<input type="checkbox"/>	14. Erosion and Sedimentation Control (VI.14)		x

<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 checked="" type="checkbox"/>	16. Monuments: (VI.16)		
<input checked="" type="checkbox"/>	17. Benchmarks: (VI.17)		
<input checked="" 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: Ryan Fowler Date: 4/28/2023

¹ See City of Portsmouth, NH Subdivision Rules and Regulations for details.
Subdivision Application Checklist/January 2018