

RECOMMENDED  
DRIPLINE TRENCH  
PURPOSE:

THE PURPOSE OF THE TRENCH IS TO COLLECT AND INFILTRATE  
STORMWATER, AND CONTROL EROSION RUNOFF FROM ROOFTOP.  
CAUTION: DRIPLINE TRENCHES WORK BEST IN SAND & GRAVEL SOILS.  
THEY SHOULD NOT BE USED ON STRUCTURES WITH IMPROPERLY  
SEALED FOUNDATIONS, FLOODING MAY OCCUR.

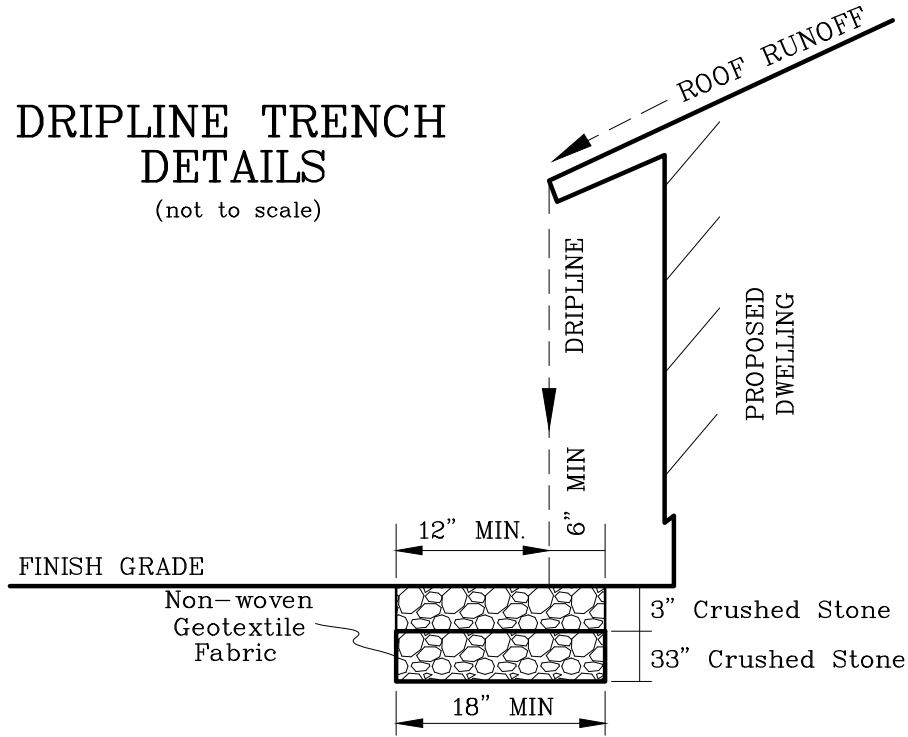
INSTALL:

- 1) DIG A TRENCH 18" WIDE AND AT LEAST 36" DEEP ALONG THE  
DRIPLINE. SLOPE THE BOTTOM AWAY FROM HOUSE FOUNDATION.  
THE FRONT/SIDES OF TRENCH MAY BE EDGED TO KEEP STABILIZE.
- 2) LINE TRENCH SIDES WITH NON-WOVEN GEOTEXTILE FABRIC.
- 3) FILL THE TRENCH WITH 1/2"-1 1/2" CRUSHED STONE TO WITHIN  
3" OF THE GROUND LEVEL. FOLD A FLAP OF NON-WOVEN FABRIC  
OVER THE TOP OF TRENCH AND TOP OFF WITH CRUSHED STONE.

MAINTENANCE:

- 1) REMOVE ACCUMULATED DEBRIS AND WEEDS FROM THE SURFACE AND  
AROUND AREA.
- 2) EVENTUALLY THE FABRIC AND STONE WILL NEED TO BE REMOVED AND  
WASHED TO CLEAN OUT ANY ACCUMULATED SEDIMENT AND DEBRIS.

DRIPLINE TRENCH  
DETAILS  
(not to scale)



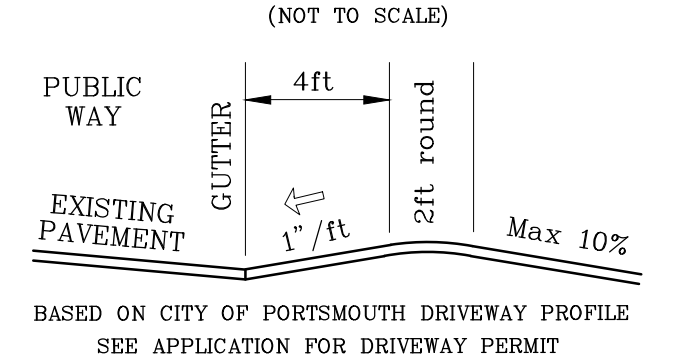
RECOMMENDED  
EROSION/SEDIMENTATION CONTROL:

- 1) Any stripping of vegetation shall be done in such a way that will minimize  
soil erosion. Whenever practical, the natural vegetation shall be retained,  
protected and supplemented, when needed.
- 2) Any soil areas disturbed during construction to be loam, seeded and mulched.
- 3) Install 'Dripline Trench' to collect and infiltrate stormwater and control  
erosive runoff from the rooftop.
- 4) If, during construction, it becomes apparent that deficiencies exist in the approved  
design drawings, the Contractor shall be required to correct the deficiencies to  
meet the requirements of the regulations at no expense to the City.
- 5) Required erosion control measures shall be installed prior to any disturbance of the  
site's surface area and shall be maintained through the completion of all construction  
activities. If, during construction, it becomes apparent that additional erosion control  
measures are required to stop any erosion on the construction site due to actual site  
conditions, the Owner shall be required to install the necessary erosion protection at  
no expense to the City.

UTILITIES NOTES:

- 1) Visible improvements were located on-site. The underground water & sewer  
line sizes & locations, including the sewer manhole number and elevations  
are on plans provided by City of Portsmouth Department of Public Works.
- 2) The 'Proposed Lot' to be serviced by available Municipal water and sewer.  
Installation of the water and sewer to be at the direct supervision of the  
City of Portsmouth Water & Sewer Department.
- 3) The 'Proposed Lot' to be serviced by overhead utilities as per specifications  
of the public utility companies involved. Any necessary easement to be  
conveyed to the public utility companies involved.

TYPICAL DRIVEWAY PROFILE  
(NOT TO SCALE)



VARIANCES SOUGHT:

- 1) The plan intent is to subdivide the subject parcel into (2) two new lots, with variances granted.  
Variances Granted from Section 10.520, Table 10.521 on (xx/xx/2025) to allow:  
a) Lot 26, Lot area and lot area per dwelling unit of 8430 Sq Ft for a lot with an existing  
structure where 15,000 Sq Ft is required for each.  
b) Lot 26, 87 feet of lot depth where 100 feet is required.  
c) Lot 26, Rear yard setback of 10 feet where 30 feet is required.  
d) Lot 26-1, Lot area and lot area per dwelling unit of 8430 Sq Ft for a proposed lot where  
where 15,000 Sq Ft is required for each.  
e) Lot 26-1, 74.13 feet existing lot depth where 100 feet is required.

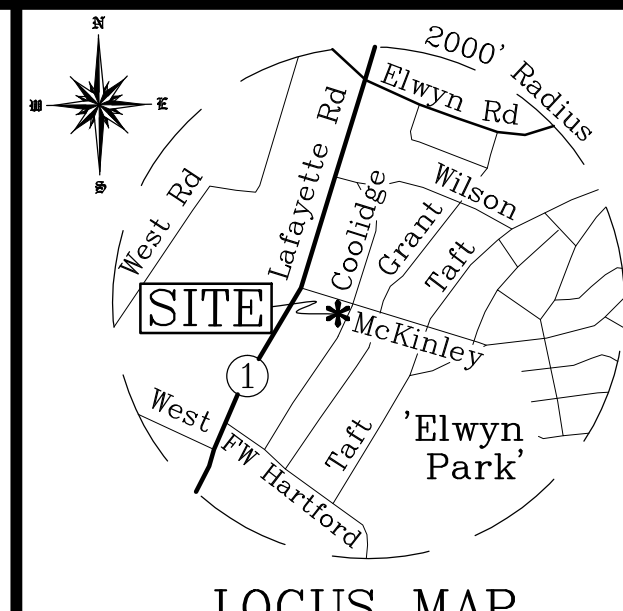
NOTE: FOR SPECIFIC AREA OF REQUEST, SEE LABELS ON PLAN, (VA1a, VA1b,...).

NOTES:

- 1) The subject parcel (TM268 L26) is zoned Single Residence B (SRB) with no overlay districts.  
a) SRB Dimensional Requirements:  
Minimum Lot Size=15,000 sq ft, Minimum Street Frontage=100ft, Minimum Depth=100ft.  
Minimum Yard Setbacks: Front 30ft, Side 10ft & Rear 30ft.  
Maximum Structures: Structure Height 35ft, Roof 8ft, Building Coverage 20%,  
Min. Open Space 40%.
- 2) No part of the subject parcel is located within a Special Flood Hazard Area (SHHA) as per  
FEMA - FIRM, Community Panel No. 330139-0270-E. Effective Date: May 17, 2015.
- 3) The existing garage on 268/26 to be relocated, as shown and portions of the existing  
pavement (dotted area) to be removed.

PLAN REFERENCES:

- 1) See "Plan of Lots, Part of Elwyn Park, Portsmouth, NH"  
Scale: 1"=100' Date: May 1946 by John W. Durgin, CE  
RCRD Plan No. 01068.
- 2) See "Plan of Lots, Part of Elwyn Park, Portsmouth, NH"  
Scale: 1"=100' Date: May 1947 by John W. Durgin, CE  
RCRD Plan No. 01321.
- 3) See "Subdivision Plan..Matthew Wajda, 183 Coolidge Drive.."  
Scale: 1"=20' Date: Oct. 2019+ by Ambit Engineering, Inc.  
RCRD Plan No. 42376. (+=with revision dates)
- 4) Archived survey records from the 'JW Durgin Collection'  
Acquired from JVA - James Verra & Assoc., Inc.  
a) See "Plan of Lot, 62 McKinley Road, Portsmouth, NH"  
Scale: 1"=20' Date: June 1954 by John W. Durgin, CE  
File No. 2320, Plan No. L-116, Unrecorded  
Note: This plan shows distance ties from buildings to  
lot corners.



LOCUS MAP  
(Scale 1"=1000')

LEGEND/SYMBOLS

RCRD	Rockingham County Registry of Deeds
268/26	Tax Map No. & Lot No.
N/F	Now or Formerly
Sq Ft	Square Feet
Ac	Acre
Fnd	Found
A	Arc Length
R	Radius
Retaining Wall	Retaining Wall
IP	Iron Pipe
Rebar	Reinforced Iron Bar
UP232/3	w/Plastic I.D. Cap #893
OHU	Utility Pole & Line/Pole No.
Over Head Utilities	Over Head Utilities
Stockade Fence	Stockade Fence
Split-Rail Fence	Split-Rail Fence
Chain-Link Fence	Chain-Link Fence
Cast Iron	Cast Iron
Asbestos Cement	Asbestos Cement
Ductile Iron	Ductile Iron
Direction of Flow	Direction of Flow
S&S	Sewer Line (approx.)
SMH289	Sewer Manhole No.
Rim70.16	Rim Elevation
Inv64.99	Pipe Invert Elevation
WG	Water Gate
E60	Ten foot contour
E58	Two foot contour
59.0	Spot Elevation
EOP	Edge of Pavement

TOTAL AREA

16,860 Sq Ft±  
0.387 Acs±

TOTAL 'NEW' LOT AREAS

TAX MAP 268  
LOT 26  
TOTAL AREA  
8,430 Sq Ft±  
0.194 Acs±  
(VA1a)

TAX MAP 268  
LOT 26-1  
TOTAL AREA  
8,430 Sq Ft±  
0.194 Acs±  
(VA1d)

OWNER OF RECORD

(Abutter/Owner of Record information  
was derived from City Records)

TAX MAP 268 LOT 26

Tyler Garzo  
62 McKinley Road  
Portsmouth, NH 03801  
See RCRD Bk:6431 Pg:2478  
(Plan Ref. No. 2 -Lot 19)  
(Also See Plan Ref. No. 1 & 4a)

"MINOR SUBDIVISION"

Topography & Utilities

Plan of Land

for

Tyler Garzo

in

Portsmouth, NH

Rockingham County

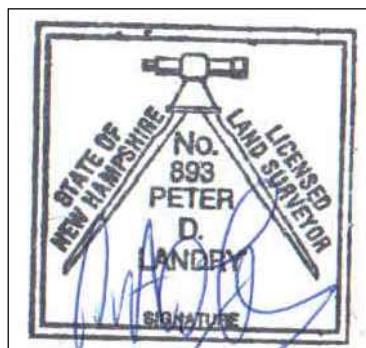
May 2025

Scale 1 inch = 30 feet

0 15 30 60 90 120 FEET

Landry Surveying, LLC

248 Mill Pond Road  
Nottingham, NH 03290  
(603) 679-1387



Revision Block

#	Date	Description	By