

AMBIT ENGINEERING, INC. CIVIL ENGINEERS AND LAND SURVEYORS

200 Griffin Road, Unit 3, Portsmouth, NH 03801
Phone (603) 430-9282 Fax 436-2315

17 May 2021

Juliet Walker, Planning Director
City of Portsmouth
1 Junkins Avenue
Portsmouth, NH 03801

RE: Request for Review for Subdivision Approval at TBD Northwest Street, Tax Map 122 / Lot 2

Dear Ms. Walker:

On behalf of Darrell Moreau (Applicant) we hereby submit the attached and enclosed Subdivision Plans for the Morneault property at 137 Northwest Street. The project consists of the subdivision of one lot into 2 lots with the associated site and infrastructure improvements. The existing residence will remain and be on Proposed Lot 1 and a new home will be constructed on Proposed Lot 2. The project requires Zoning Relief; said relief was granted by the Portsmouth Zoning Board on February 16, 2021. The plans include two proposed easements to the City of Portsmouth; one for a water line crossing, the other for an existing city sewer pump station and turning area which is encroaching on the property. The presence of these easements require that we appear before the city Technical Advisory Committee.

Please consider scheduling this application for the June 1st TAC Meeting.

We look forward to the City's review of this submission. If there are any questions or comments please feel free to reach out to me.

Sincerely,

John Chagnon

John R. Chagnon, PE

CC: Development Team



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: Gregory J. & Amanda B. Morneault Date Submitted: 5/17/21

Applicant: Darrell Moreau

Phone Number: 603-235-3575 E-mail: darrellamoreau@gmail.com

Site Address 1: 137 Northwest Street Portsmouth N.H. 03801 Map: 122 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 type="checkbox"/>	Completed Application form submitted via View Point (the City's web-based permitting program). (III.C.2-3)	Online	N/A
<input 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)	Online	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 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)	Subdivision 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 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>	<p>Subdivision Plan</p> <p>Subdivision Site Plan</p>	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	N/A
<input type="checkbox"/>	<p>North point, date, and bar scale. (Section IV.3/V3)</p>	Required on all Plan Sheets	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	N/A
<input type="checkbox"/>	<p>Zoning classification and minimum yard dimensions required. (Section IV.4/V.4)</p>	Subdivision Plan	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	N/A
<input 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>	Subdivision Plan	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	N/A
<input type="checkbox"/>	<p>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)</p>	Subdivision Plan	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	
<input type="checkbox"/>	<p>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)</p>	Subdivision Plan	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	N/A
<input type="checkbox"/>	<p>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)</p>	Subdivision 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 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)	Subdivision Site Plan	<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)	Subdivision Site 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 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 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 type="checkbox"/>	Location of all permanent monuments. (Section V.12)	Subdivision Plan	<input type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	

<input type="checkbox"/>	14. Erosion and Sedimentation Control (VI.14)	TBD	
<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)	Subdivision Plan	
<input type="checkbox"/>	a. Utilities		
<input type="checkbox"/>	b. Drainage		
<input type="checkbox"/>	16. Monuments: (VI.16)	Subdivision Plan	
<input type="checkbox"/>	17. Benchmarks: (VI.17)	Subdivision Site Plan	
<input type="checkbox"/>	18. House Numbers (VI.18)	TBD	

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	N/A	
<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	N/A	
<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	N/A	
<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	N/A	

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

Applicant's/Representative's Signature: John Chagnon Date: 5-17-21

PROPOSED SUBDIVISION PLAN

TBD NORTHWEST STREET

PORTSMOUTH, NEW HAMPSHIRE

PERMIT PLANS

REQUIRED PERMITS
 NHDES SHORELAND PERMIT: PENDING
 NHDES WETLAND PERMIT: PENDING
 PORTSMOUTH CONDITIONAL USE PERMIT: PENDING
 PORTSMOUTH ZONING BOARD: APPROVED 2/16/21
 PORTSMOUTH PLANNING BOARD: PENDING

OWNERS:
 GREGORY J. MORNEAULT
 AMANDA B. MORNEAULT
 137 NORTHWEST STREET
 PORTSMOUTH, N.H. 03801

APPLICANT:
 DARRELL MOREAU
 1B JACKSON HILL STREET
 PORTSMOUTH, N.H. 03801
 TEL: (603) 512-5116

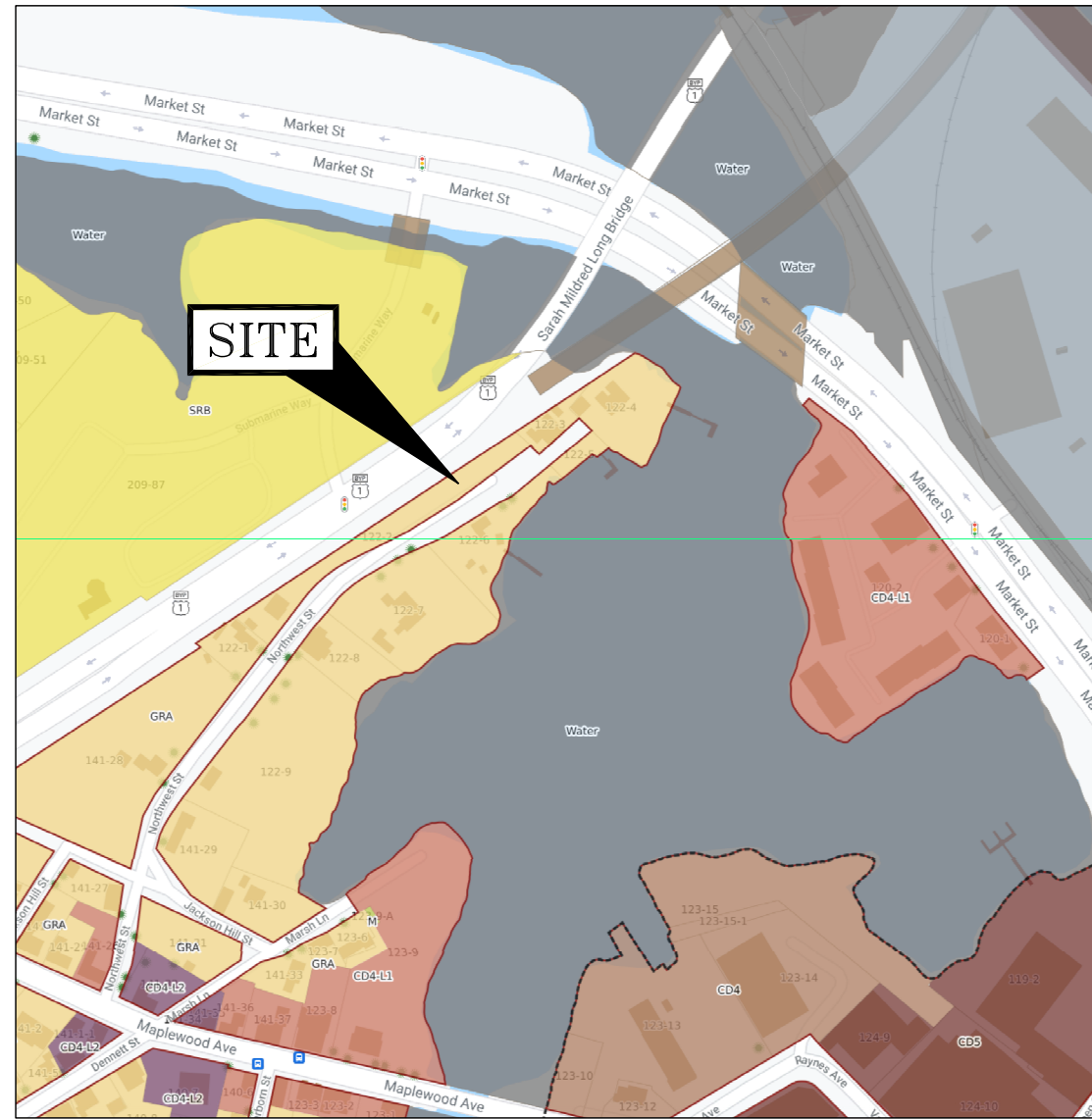
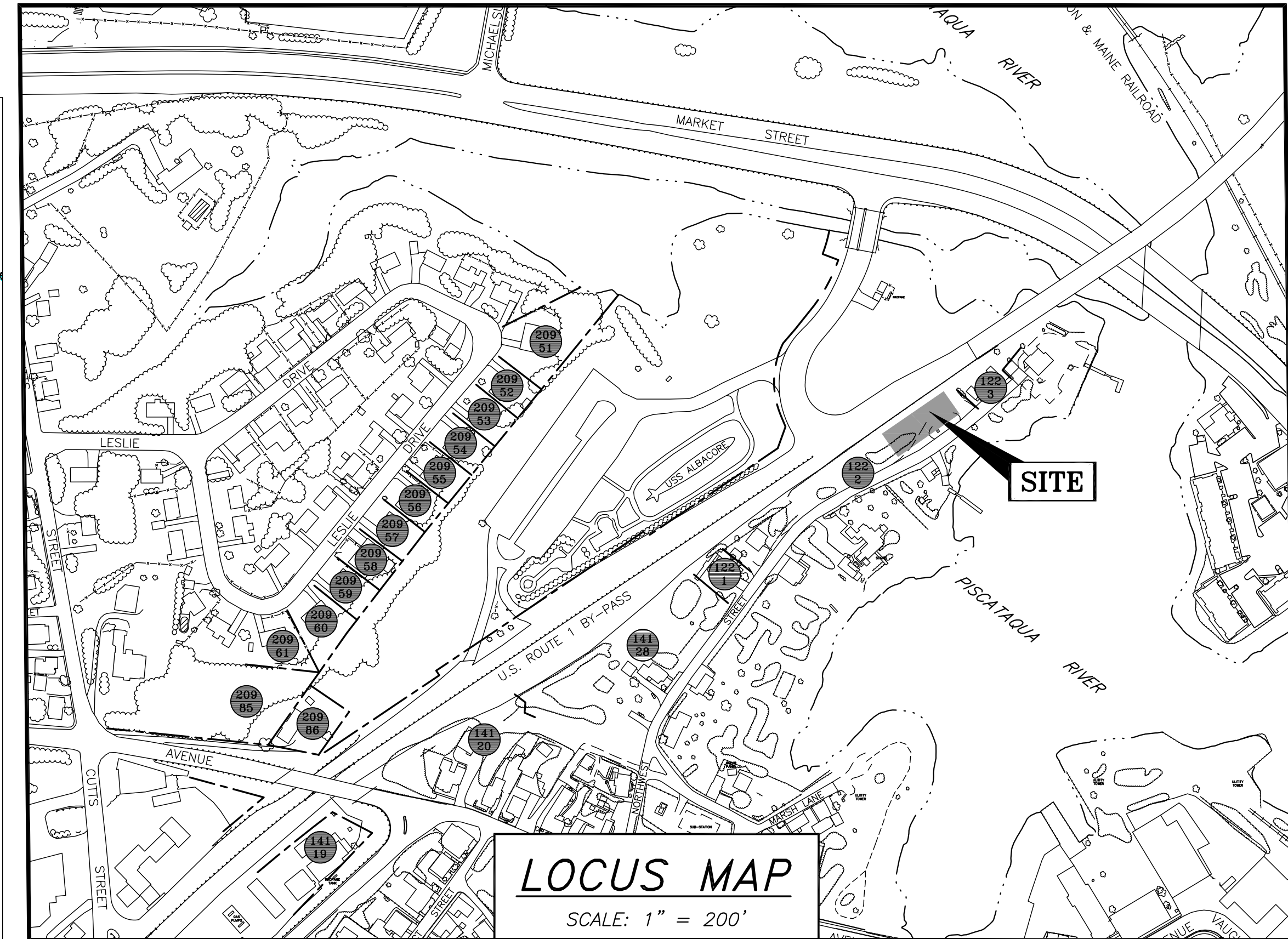
LAND SURVEYOR & CIVIL ENGINEER:
 AMBIT ENGINEERING, INC.
 200 GRIFFIN ROAD, UNIT 3
 PORTSMOUTH, N.H. 03801-7114
 TEL: (603) 430-9282
 FAX: (603) 436-2315

ARCHITECT:
 ART FORM ARCHITECTURE, INC.
 44 LAFAYETTE ROAD
 NORTH HAMPTON, NH. 03862
 TEL: (603) 431-9559

LEGEND:

N/F	NOW OR FORMERLY
RP	RECORD OF PROBATE
RCD	ROCKINGHAM COUNTY
	REGISTRY OF DEEDS
	MAP 11/LOT 21
11/21	
IR FND	IRON ROD FOUND
IP FND	IRON PIPE FOUND
IR SET	IRON ROD SET
DH FND	DRILL HOLE FOUND
DH SET	DRILL HOLE SET
	GRANITE BOUND w/IRON ROD FOUND
EXISTING	
FM	PROPERTY LINE
S	SETBACK LINE
SL	FORCE MAIN
G	SEWER PIPE
D	SEWER LATERAL
FD	GAS LINE
W	STORM DRAIN
FS	FOUNDATION DRAIN
UE	WATER LINE
	FIRE SERVICE LINE
	UNDERGROUND ELECTRIC SUPPLY
	UNDERGROUND ELECTRIC SERVICE
	OVERHEAD ELECTRIC/WIRES
OHW	RETAINING WALL
	EDGE OF PAVEMENT (EP)
100	CONTOUR
97x3	SPOT ELEVATION
	UTILITY POLE
	ELECTRIC METER
	TRANSFORMER ON CONCRETE PAD
	ELECTRIC HANDHOLD/PULLBOX
	WATER SHUT OFF/CURB STOP
	PIPE CLEANOUT
	GATE VALVE
	HYDRANT
	CATCH BASIN
	SEWER MANHOLE
	DRAIN MANHOLE
	WATER METER MANHOLE
	TEST BORING
	TEST PIT
	LANDSCAPED AREA
	CAST IRON PIPE
	COPPER PIPE
	CORRUGATED METAL PIPE
	DUCTILE IRON PIPE
	PVC
	POLYVINYL CHLORIDE PIPE
	REINFORCED CONCRETE PIPE
	HYDRANT
	CENTERLINE
	EDGE OF PAVEMENT
	ELEVATION
	FINISHED FLOOR
	INVERT
	TEMPORARY BENCH MARK
	TYPICAL

R	Rural
SRA	Single Residence A
SRB	Single Residence B
GRA	General Residence A
GRB	General Residence B
GRC	General Residence C
GAMH	Garden Apartment/Mobile Home
Mixed Residential Districts	
MRO	Mixed Residential Office
MRB	Mixed Residential Business
G1	Gateway Corridor
G2	Gateway Center
Business Districts	
GB	General Business
B	Business
WB	Waterfront Business
Industrial Districts	
OR	Office Research
I	Industrial
WI	Waterfront Industrial
Airport Districts	
AIR	Airport
AI	Airport Industrial
PI	Pease Industrial
ABC	Airport Business Commercial
Other Districts	
M	Municipal
NRP	Natural Resource Protection
TC	Transportation Corridor



INDEX OF SHEETS
 SUBDIVISION PLAN
 C1 - SUBDIVISION SITE PLAN

UTILITY CONTACTS

ELECTRIC:
 EVERSOURCE
 74 OLD DOVER ROAD
 ROCHESTER, N.H. 03867
 Tel. (603) 332-4227,
 Ext. 555.5325
 ATTN: MARK COLLINS
 EMAIL:
 mark.collins@eversource.com

NATURAL GAS:
 UNITIL
 325 WEST ROAD
 PORTSMOUTH, N.H. 03801
 Tel. (603) 6294-5147
 ATTN: SUSAN DUPLISA
 dupliseas@unitil.com

CABLE:
 XFINITY BY COMCAST
 180 GREENLEAF AVE.
 PORTSMOUTH, N.H. 03801
 Tel. (603) 266-2278
 ATTN: MIKE COLLINS

SEWER & WATER:
 PORTSMOUTH DEPARTMENT
 OF PUBLIC WORKS
 680 PEVERLY HILL ROAD
 PORTSMOUTH, N.H. 03801
 Tel. (603) 427-1530
 ATTN: JIM TOW

COMMUNICATIONS:
 FAIRPOINT
 COMMUNICATIONS
 1575 GREENLAND ROAD
 GREENLAND, N.H. 03840
 Tel. (603) 427-5525
 ATTN: JOE CONSIDINE
 EMAIL:
 jconsidine@fairpoint.com

PROJECT ABUTTERS:

122-1 N/F ANDREA L. ARDITO R. BRAD LEO 121 NORTHWEST STREET PORTSMOUTH, NH 03801 5646/912	122-3 N/F WILLIAM C. KENNETT C/O RUTH KENNETT 239 NORTHWEST STREET PORTSMOUTH, NH 03801 2304/1890	122-5 N/F WILLIAM C. KENNETT C/O RUTH KENNETT 239 NORTHWEST STREET PORTSMOUTH, NH 03801 2304/1890	122-6 N/F MARY A. MAHONEY 206 NORTHWEST STREET PORTSMOUTH, NH 03801 5642/2411 D-3596
122-7 N/F LARRY BOOZ 172 NORTHWEST STREET PORTSMOUTH, NH 03801 5773/2064 D-14146	122-8 N/F LISA E. GROUX 136 NORTHWEST STREET PORTSMOUTH, NH 03801 4666/602 C-33849	122-9 N/F THE SOCIETY FOR THE PRESERVATION OF NEW ENGLAND ANTIQUITIES 141 CAMBRIDGE STREET BOSTON, MA 02114 786/216	

PROPOSED SUBDIVISION PLAN
 TBD NORTHWEST STREET
 PORTSMOUTH, N.H.

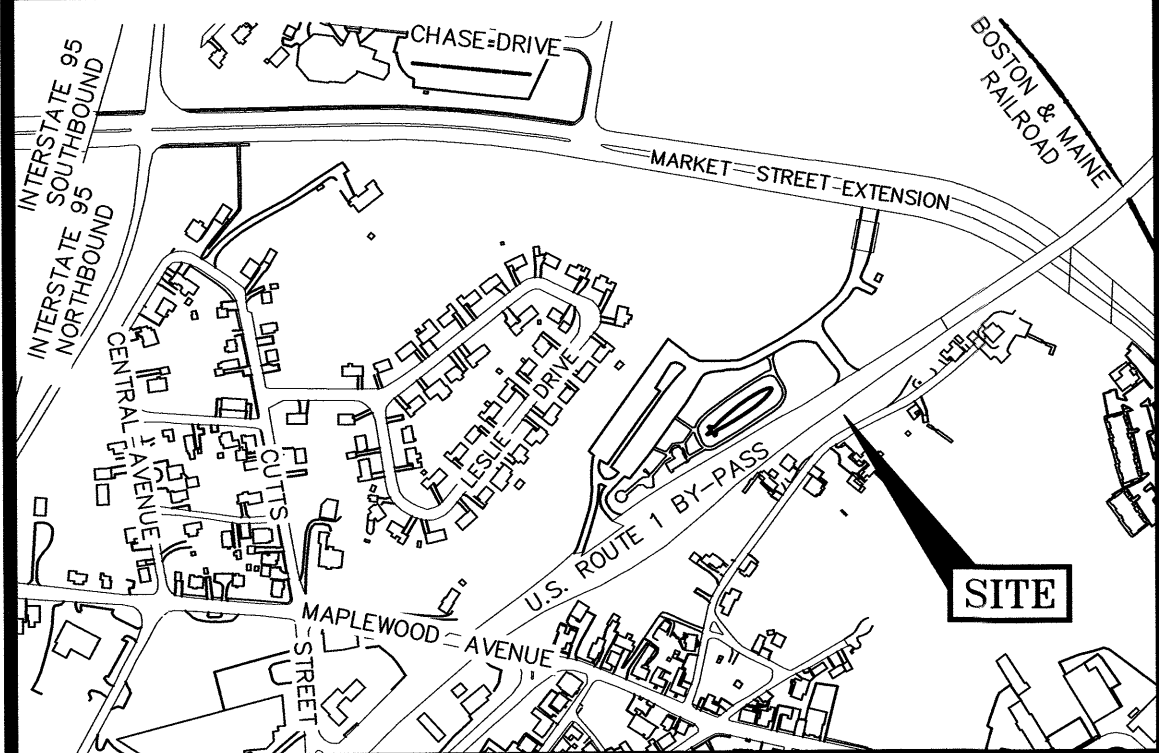
AMBIT ENGINEERING, INC.
 Civil Engineers & Land Surveyors
 200 Griffin Road - Unit 3
 Portsmouth, N.H. 03801-7114
 Tel (603) 430-9282
 Fax (603) 436-2315

PORTSMOUTH APPROVAL CONDITIONS NOTE:
 ALL CONDITIONS ON THIS PLAN SET SHALL REMAIN IN EFFECT IN
 PERPETUITY PURSUANT TO THE REQUIREMENTS OF THE CITY OF
 PORTSMOUTH SITE PLAN REVIEW REGULATIONS.

APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN _____ DATE _____

PLAN SET SUBMITTAL DATE: 17 MAY 2021

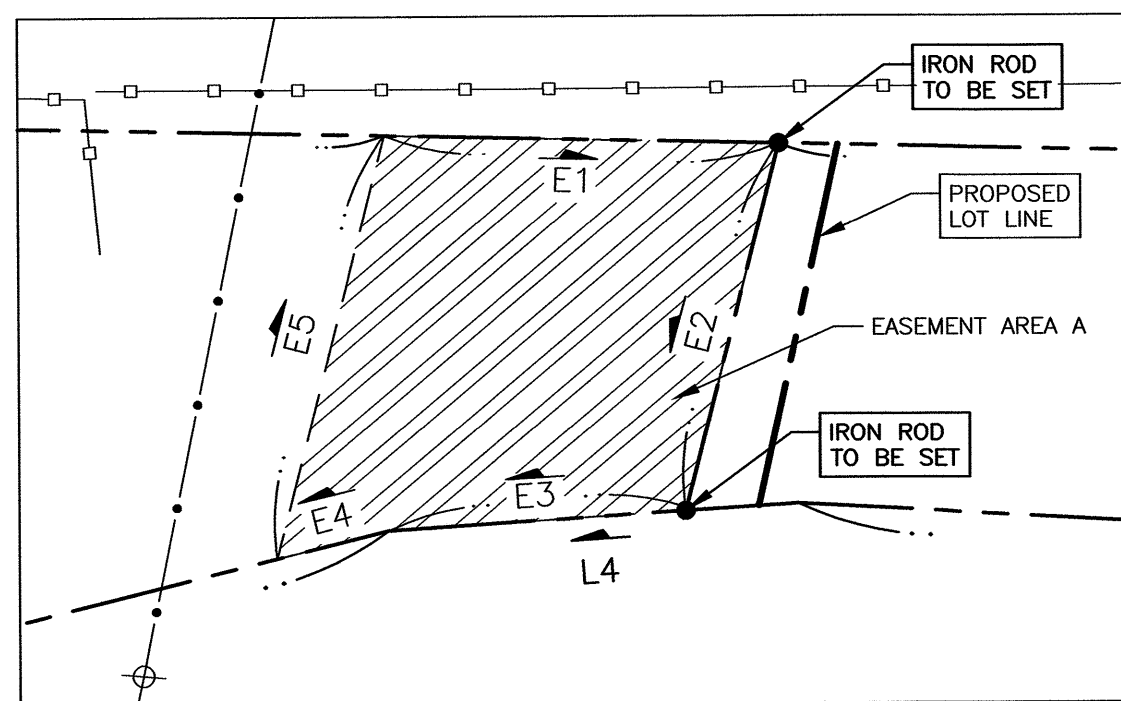


LOCATION MAP SCALE: 1" = 500'

PLAN REFERENCES:

- 1) MAINE NEW HAMPSHIRE INTERSTATE BRIDGE AUTHORITY PISCATAQUA RIVER BRIDGE KITTERY, MAINE - PORTSMOUTH, NEW HAMPSHIRE RIGHT OF WAY MAP - N.H. APPROACH, SCALE: 1" = 50', PREPARED BY HARRINGTON AND CORTELYOU CONSULTING ENGINEERS KANSAS CITY, MO., DATED DECEMBER 1938, SHEET 1 OF 11, NOT RECORDED
- 2) MAINE - NEW HAMPSHIRE INTERSTATE BRIDGE AUTHORITY PISCATAQUA RIVER BRIDGE KITTERY, MAINE - PORTSMOUTH, NEW HAMPSHIRE RIGHT OF WAY MAPS N.H. APPROACH, RE-SURVEYED BY: MOULTON ENGINEERING CO. KITTERY, MAINE 1954, SCALE: 1" = 50', SHEET 1 OF 5, NOT RECORDED
- 3) US ROUTE 1 BYPASS & SUBMARINE WAY RIGHT OF WAY LAYOUT PLANS CITY OF PORTSMOUTH JULY 17, 2019, OWNER OF RECORD: STATE OF NEW HAMPSHIRE, STATE PROJECT NO. 13455, SCALE: 1" = 50', PREPARED BY GM2 ASSOCIATES, SHEETS 3 & 4 OF 6, RCRD D-41603
- 4) PLAN OF LAND PORTSMOUTH, N.H. FOR ESTATE OF GRACE L. HOYT, SCALE: 1" = 20' DATED DEC. 1972 REV. MAR. 1973, PREPARED BY JOHN W. DURGIN CIVIL ENGINEERS, RCRD D-3596
- 5) CONDOMINIUM SITE PLAN FOR GANTRY REALTY TRUST 172 NORTHWEST STREET COUNTY OF ROCKINGHAM PORTSMOUTH, N.H. SCALE: 1" = 20', DATED SEPT. 11, 1985 REV OCT. 1, 1985, PREPARED BY RICHARD P. MILLETTE AND ASSOCIATES, SHEET 1 OF 3, RCRD D-14146
- 6) STANDARD PROPERTY SURVEY AND CONDOMINIUM SITE PLAN OF LAND OF LOT 4 TAX MAP U-22 250 NORTHWEST STREET PORTSMOUTH, NEW HAMPSHIRE COUNTY OF ROCKINGHAM, SCALE: 1" = 10', DATED 9-9-96, PREPARED BY CIVILWORKS DOVER, N.H., RCRD D-24961
- 7) PLAN OF LAND IN THE NAME OF THE SUSAN M. REED REVOCABLE TRUST OF TAX MAP 122 / LOT 8 LOCATED AT #136 NORTHWEST STREET COUNTY OF ROCKINGHAM PORTSMOUTH, NH, SCALE: 1" = 20' DATED MAY 23, 2006, PREPARED BY DAVID W. VINCENT, LLS RCRD C-33849

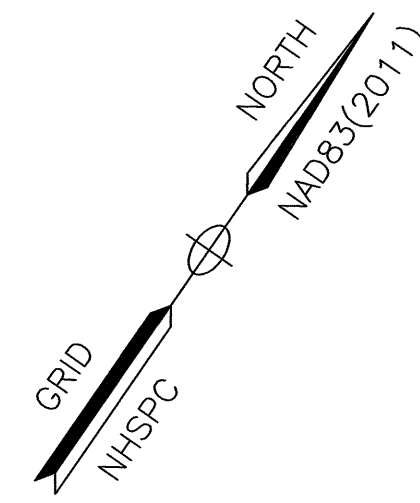
PROPOSED WATERLINE EASEMENT



AREA A SCALE 1"=10'

REQUIRED VARIANCES:

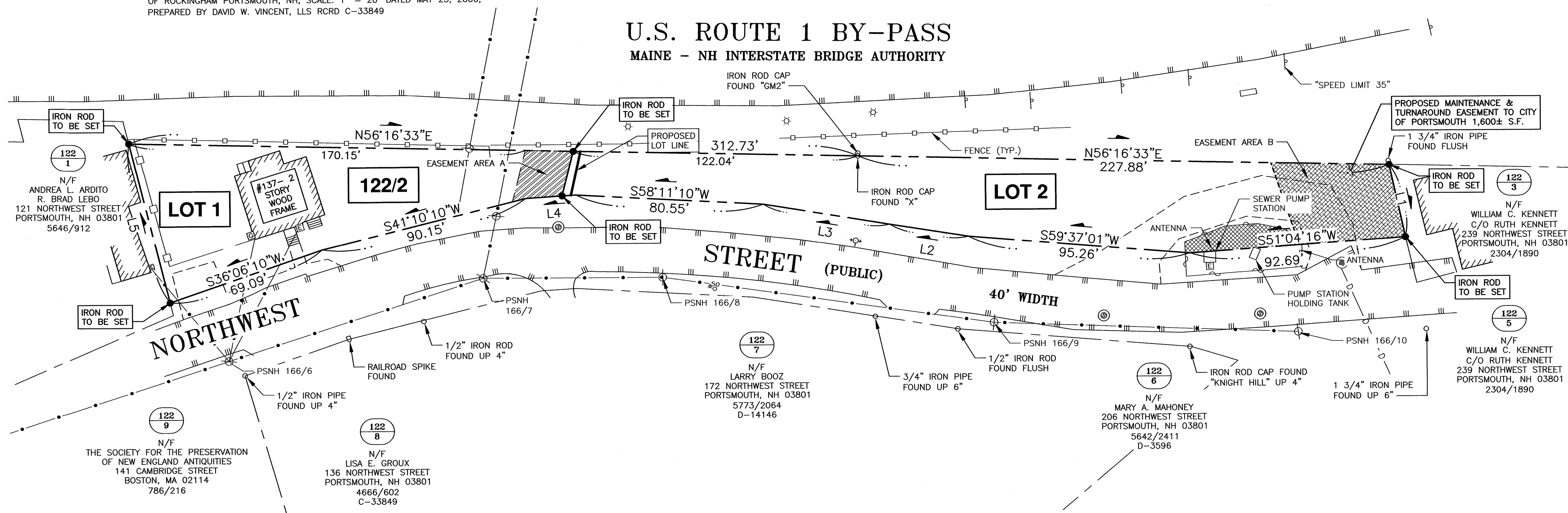
SECTION 10.521
 A LOT DEPTH OF 44.7 FEET FOR LOT 1 AND 25.4 FEET FOR LOT 2 WHERE 70 FEET IS REQUIRED FOR EACH.
 APPROVED 2-16-2021



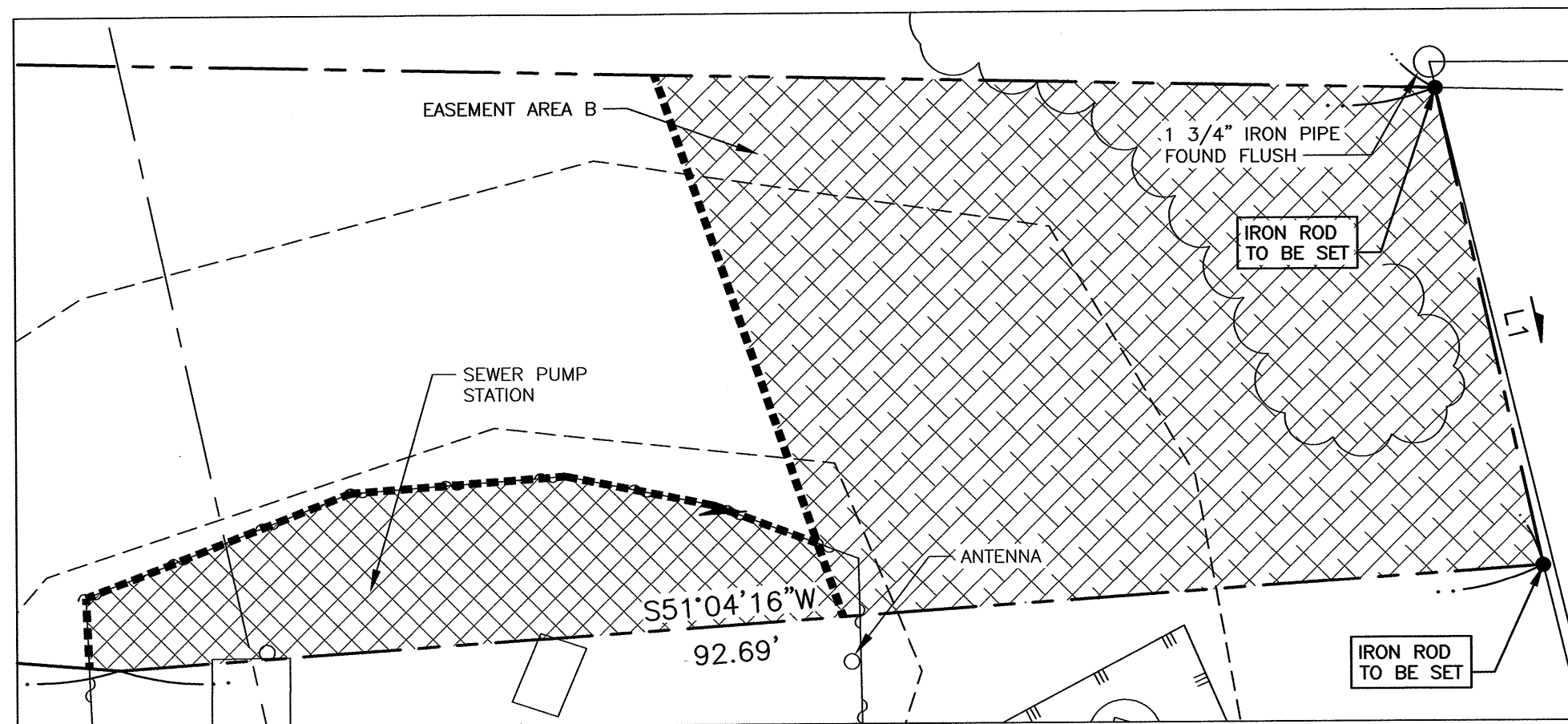
LEGEND:

- N/F NOW OR FORMERLY
- RP RECORD OF PROBATE
- RCRD ROCKINGHAM COUNTY REGISTRY OF DEEDS
- RR SPK RAILROAD SPIKE
- MAP 11/LOT 21
- IR FND IRON ROD FOUND
- IP FND IRON PIPE FOUND
- IR SET IRON ROD SET
- DH FND DRILL HOLE FOUND
- DH SET DRILL HOLE SET
- NHFB NHDOT BOUND FOUND
- TB TOWN BOUND
- BND w/DH BOUND WITH DRILL HOLE
- ST BND w/DH STONE BOUND WITH DRILL HOLE

**U.S. ROUTE 1 BY-PASS
 MAINE - NH INTERSTATE BRIDGE AUTHORITY**



SEWER PUMP STATION & TURN AROUND



AREA B SCALE 1"=10'

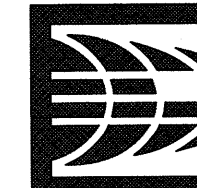
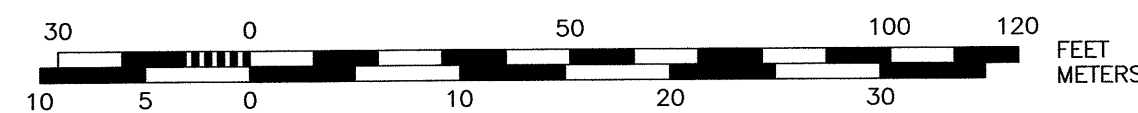
LENGTH TABLE

LINE	BEARING	DISTANCE
L1	S 47°28'51" E	31.75'
L2	S 64°01'21" W	34.26'
L3	S 64°19'54" W	54.79'
L4	S 51°20'10" W	21.35'
L5	N 49°16'35" W	70.45'

EASEMENT LENGTH TABLE

LINE	BEARING	DISTANCE
E1	N 56°16'33" E	20.54'
E2	S 20°36'02" E	19.73'
E3	S 51°20'10" W	15.48'
E4	S 41°10'10" W	5.99'
E5	N 20°36'02" W	22.71'

GRAPHIC SCALE



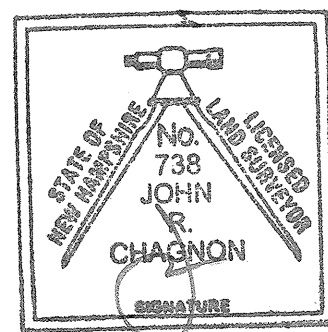
AMBIT ENGINEERING, INC.

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 122 AS LOT 2.
- 2) OWNERS OF RECORD:
 GREGORY J. MORNEAULT
 AMANDA B. MORNEAULT
 137 NORTHWEST STREET
 PORTSMOUTH, N.H. 03801
 APPLICANT:
 DARRELL MOREAU
 1B JACKSON HILL STREET
 PORTSMOUTH, NH 03801
- 3) PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA (AE EL 8) AS SHOWN ON FIRM PANEL 33015C0259E. EFFECTIVE DATE MAY 17, 2005. PARCEL IS PARTIALLY IN THE 2' EXTENDED FLOOD HAZARD ZONE.
- 4) EXISTING LOT AREA:
 18,134 S.F.
 0.4163 ACRES
 PROPOSED LOT AREAS:
 LOT #1 7,500 S.F. 0.1722 ACRES
 LOT #2 10,634 S.F. 0.2441 ACRES
- 5) THE PURPOSE OF THIS PLAN IS TO SHOW THE SUBDIVISION OF ONE LOT INTO TWO LOTS AND CREATE EASEMENTS TO THE CITY OF PORTSMOUTH.
- 6) ZONING DISTRICTS:
 GENERAL RESIDENCE A (GRA) AND HISTORIC DISTRICT.
- 7) DIMENSIONAL REQUIREMENTS:
 LOT AREA: 7,500 S.F.
 FRONTAGE: 100'
 DEPTH: 70'
 SETBACKS: FRONT: 15', SIDE: 10', REAR: 20'.
 MAXIMUM STRUCTURE HEIGHT: 35'
 MAXIMUM BUILDING COVERAGE: 25%
 MINIMUM OPEN SPACE: 30%
- 8) PROPOSED LOT 1 DIMENSIONAL CALCULATIONS:
 LOT AREA: 7,500 S.F.
 FRONTAGE: 179'
 DEPTH: 44.7' AVERAGE
 SETBACKS:
 FRONT: 13.8'
 SIDE: 40.5'
 REAR: 1.8'
 BUILDING COVERAGE: 1,029 S.F. - 14%
 OPEN SPACE: 6,246 S.F. - 83%



I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000.

JOHN R. CHAGNON, LLS 738

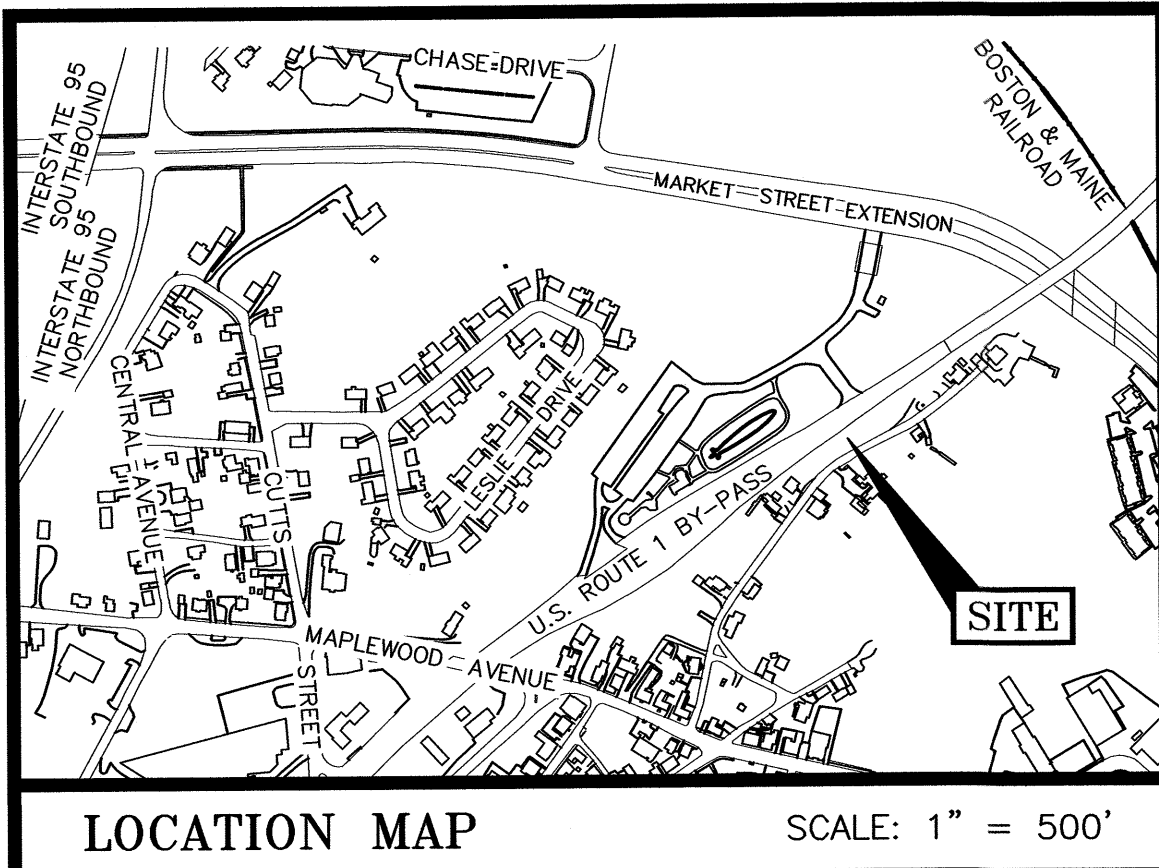
5-17-21
 DATE

APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN DATE

NO.	DESCRIPTION	DATE
0	ISSUED TO TAC	5/17/21
REVISIONS		

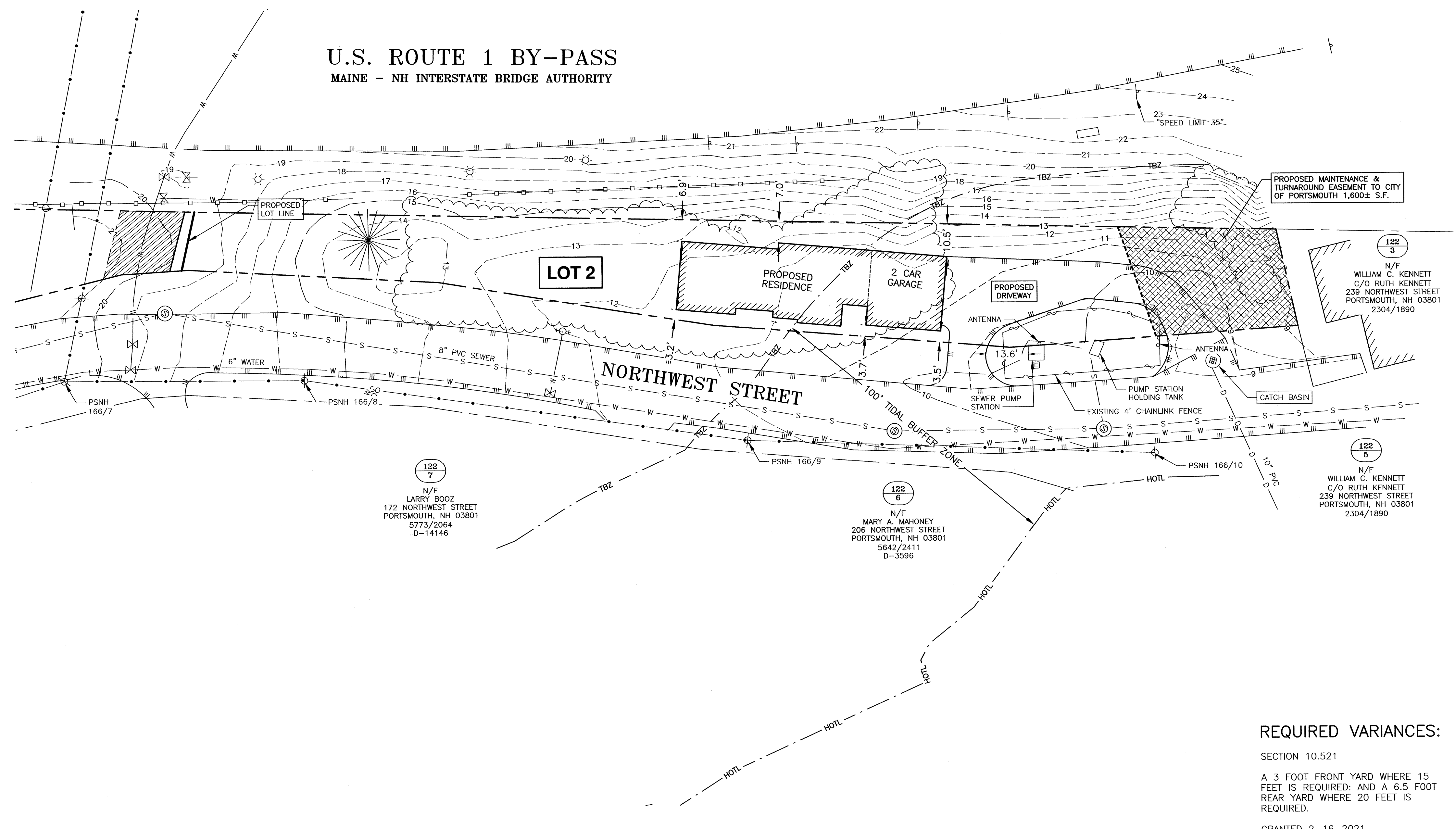
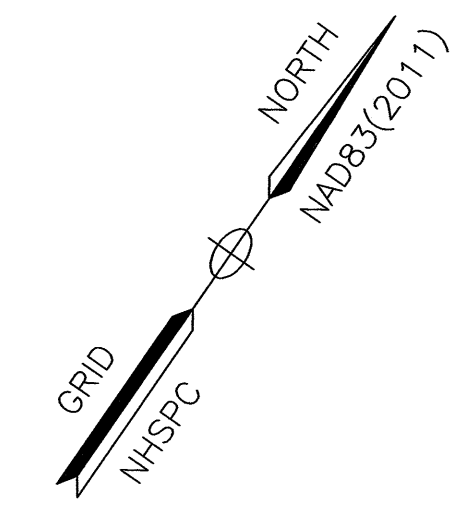
**SUBDIVISION PLAN
 TAX MAP 122 - LOT 2**
 OWNERS:
**GREGORY J. MORNEAULT &
 AMANDA B. MORNEAULT**
 137 NORTHWEST STREET
 CITY OF PORTSMOUTH
 COUNTY OF ROCKINGHAM
 STATE OF NEW HAMPSHIRE



LOCATION MAP SCALE: 1" = 500'

- NOTES:**
- 1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 122 AS LOT 2.
 - 2) OWNERS OF RECORD:
 GREGORY J. MORNEAULT
 AMANDA B. MORNEAULT
 137 NORTHWEST STREET
 PORTSMOUTH, N.H. 03801

 APPLICANT:
 DARRELL MOREAU
 1B JACKSON HILL STREET
 PORTSMOUTH, NH 03801
 - 3) PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA (AE EL 8) AS SHOWN ON FIRM PANEL 33015C0259F. EFFECTIVE DATE JANUARY 29, 2021. PARCEL IS PARTIALLY IN THE 2' EXTENDED FLOOD HAZARD ZONE.
 - 4) EXISTING LOT AREA:
 10,634 S.F.
 0.2441 ACRES
 - 5) THE PURPOSE OF THIS PLAN IS TO SHOW THE PLACEMENT OF A PROPOSED RESIDENCE ON LOT 2 OF THE PROPOSED SUBDIVISION.
 - 6) ZONING DISTRICTS:
 GENERAL RESIDENCE A (GRA) AND HISTORIC DISTRICT.
 - 7) DIMENSIONAL REQUIREMENTS:
 LOT AREA: 7,500 S.F.
 FRONTAGE: 100'
 DEPTH: 70'
 SETBACKS: FRONT: 15', SIDE: 10', REAR: 20'.
 MAXIMUM STRUCTURE HEIGHT: 35'
 MAXIMUM BUILDING COVERAGE: 25%
 MINIMUM OPEN SPACE: 30%
 - 8) PROPOSED LOT 2 DIMENSIONAL CALCULATIONS:
 LOT AREA: 10,634 S.F.
 FRONTAGE: 357'
 DEPTH: 25.4 AVERAGE
 SETBACKS:
 FRONT: 3.2'
 SIDE: 105.9'
 REAR: 6.9'
 STRUCTURE HEIGHT: <35'
 BUILDING COVERAGE: 1,920 S.F. (20%)
 OPEN SPACE: 7,328 S.F. (69%)
 - 9) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.

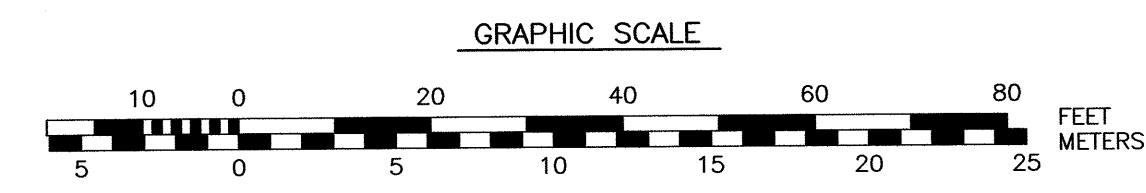


U.S. ROUTE 1 BY-PASS
 MAINE - NH INTERSTATE BRIDGE AUTHORITY

PROPOSED HOUSING
 TBD NORTHWEST ST.
 PORTSMOUTH, NH

NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	5/17/21

REQUIRED VARIANCES:
 SECTION 10.521
 A 3 FOOT FRONT YARD WHERE 15 FEET IS REQUIRED; AND A 6.5 FOOT REAR YARD WHERE 20 FEET IS REQUIRED.
 GRANTED 2-16-2021



APPROVED BY THE PORTSMOUTH PLANNING BOARD
 CHAIRMAN _____ DATE _____

SCALE 1" = 20' MAY 2021
SUBDIVISION SITE PLAN
C1

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