

**AMBIT ENGINEERING, INC.** CIVIL ENGINEERS AND LAND SURVEYORS

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

21 December 2020

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

**RE: Request for Subdivision Approval Requiring TAC Submission at 272 Ocean Road,  
Tax Map 282 / Lot 3**

Dear Ms. Walker:

On behalf of the Donahue Realty Trust we hereby submit the attached and enclosed Subdivision Plan for TAC Review at your January 5 TAC Meeting. The project proposes the relocation of a lot line at the property site with and maintaining an existing access that will be placed within an easement as a part of the application. Under Subdivision Rules Section III B. 1. f. this requires review by the Technical Advisory Committee. The site was (and is proposed to be) a single family residence. The residence lot will be sold into separate ownership than the remainder lot, requiring a formal easement. A copy of the approved septic system plan for the residence is attached herewith. The lot crosses the existing Greenland town line. The remainder lot is mostly in Greenland; which will speak to the use of the added property. An application will be made to the Greenland Planning Board in addition to the Portsmouth Planning Board for this project. The adjacent Greenland property, where the portion of the lot will be combined, has been surveyed and a copy of the recorded survey in also included herewith.

We look forward to the TAC Committee's review of this submission, in anticipation of a Planning Board review. If there are any questions or comments please feel free to reach out to me.

Sincerely,

*John Chagnon*

John R. Chagnon, PE  
CC: Donahue Realty Trust



The State of New Hampshire  
**Department of Environmental Services**



**Robert R. Scott, Commissioner**

## **APPROVAL FOR CONSTRUCTION OF INDIVIDUAL SEWAGE DISPOSAL SYSTEM (ISDS)**

AS AUTHORIZED BY THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES, WATER DIVISION PURSUANT TO RSA 485-A, WATER POLLUTION AND WASTE DISPOSAL AND ENV-WQ 1000, SUBDIVISION AND INDIVIDUAL SEWAGE DISPOSAL SYSTEM DESIGN RULES.

**APPLICATION APPROVAL DATE:** 12/4/2020

**APPROVAL NUMBER:** eCA2020120412

**I. PROPERTY INFORMATION**

**Address:** 272 OCEAN ROAD  
PORTSMOUTH NH 03801  
**Subdivision Approval No.:** PRE-1967  
**Subdivision Name:**  
**County:** ROCKINGHAM  
**Tax Map/Lot No.:** 282/3

**II. OWNER INFORMATION**

**Name:** PAUL GEORGE CUSTOM MODULAR HOMES  
**Address:** PAUL GEORGE CUSTOM MODULAR HOMES  
238 ROCKINGHAM ROAD  
DERRY NH 03038

**III. APPLICANT INFORMATION**

**Name:** JOHN R CHAGNON  
**Address:** AMBIT ENGINEERING  
200 GRIFFIN RD UNIT 3  
PORTSMOUTH NH 03801

**IV. DESIGNER INFORMATION**

**Name:** JOHN R CHAGNON  
**Address:** AMBIT ENGINEERING  
200 GRIFFIN RD UNIT 3  
PORTSMOUTH NH 03801  
**Permit No.:** 00785

**V. SPECIFIC TERMS AND CONDITIONS:** Applicable to this Approval for Construction

**A. TYPE OF SYSTEM:** STONE AND PIPE

**B. NO. OF BEDROOMS:** 3

**C. APPROVED FLOW:** 450 GPD

**D. OTHER CONDITIONS AND WAIVERS:**

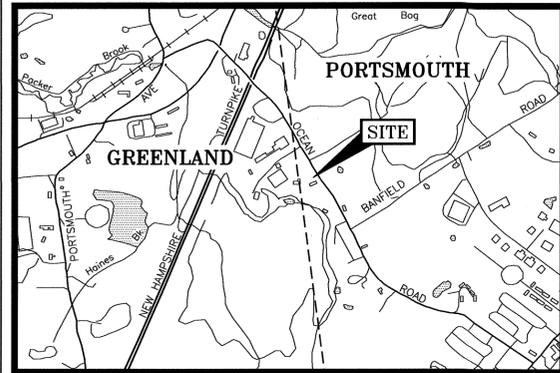
1. This approval is valid for 4 years from date of approval, per Env-Wq 1004.13.
2. Approved with a public water system only.
3. No waivers have been approved.

**Eric J. Thomas**  
Subsurface Systems Bureau

**VI. GENERAL TERMS AND CONDITIONS:** Applicable to all Approvals for Construction

- A. This Approval for Construction is issued to construct the ISDS as identified on Page 1 of this Approval.
- B. This Approval is valid until 12/4/2024, unless an Approval for Operation has been granted.
- C. By exercising any rights under this approval, the parties have agreed to all terms and conditions.
- D. No liability is incurred by the State of New Hampshire by reason of any approval of any Approval for Construction. Approval by the Department of Environmental Services of sewage and waste disposal systems is based on plans and specifications supplied by the Applicant.
- E. The system must be constructed in strict accordance with the approved plans and specifications.
- F. The installed system must be left uncovered and cannot be used after construction until it is inspected and has received an Approval for Operation of Individual Sewage Disposal System (ISDS) by an authorized agent of the Department.
- G. This system must be installed by an installer holding a valid permit. An owner may install the system for his/primary domicile.
- H. This Approval for Construction does not supersede any equivalent or more stringent local ordinances or regulations. State standards are minimal and must be met statewide.

**WORK NUMBER: 202007215-1**  
**APPROVAL NUMBER: eCA2020120412**  
**RECEIVED DATE: December 2, 2020**  
**TYPE OF SYSTEM: STONE AND PIPE**  
**NUMBER OF BEDROOMS: 3**



LOCATION MAP SCALE: 1" = 2000'

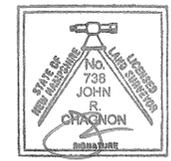
**PLAN REFERENCES:**

- 1) PLAN OF LOTS, GREENLAND-PORTSMOUTH FOR CHRISTINE M. RACE, DATED MAY 1970 BY JOHN W. DURGIN CIVIL ENGINEERS, RCRD #1858.
- 2) SUBDIVISION OF LAND, PORTSMOUTH AND GREENLAND, CORNER AND PARKHURST TO NOVEL REALTY TRUST, DATED NOVEMBER 1976 BY JOHN W. DURGIN CIVIL ENGINEERS PROFESSIONAL ASSOCIATION, RCRD D-6547.
- 3) PLAN OF LAND, PORTSMOUTH & GREENLAND FOR DR. & MRS. WILLIAM A. RUEL, DATED AUGUST 1977 BY JOHN W. DURGIN CIVIL ENGINEERS PROFESSIONAL ASSOCIATION, RCRD D-7447.
- 4) TOWN & CITY LINE SURVEY, GREENLAND & PORTSMOUTH, N.H., DATED DEC. 1978 BY THOMAS F. MORAN, INC. RCRD D-8421.
- 5) SUBDIVISION OF LAND FOR LAWN & IRRIGATION CO., OCEAN ROAD, PORTSMOUTH & GREENLAND, N.H., DATED JANUARY 10, 1986 BY SEACOAST ENGINEERING ASSOCIATES, INC., RCRD D-15968.
- 6) SUBDIVISION OF LAND FOR NEW ENGLAND HOMES INC. IN PORTSMOUTH & GREENLAND, N.H., DATED JANUARY 21, 1986 BY SEACOAST ENGINEERING ASSOCIATES, INC., RCRD D-15069.
- 7) SUBDIVISION OF LAND FOR OCEAN ROAD DEVELOPMENT CORP., OCEAN ROAD, COUNTY OF ROCKINGHAM, PORTSMOUTH, N.H., DATED DECEMBER 11, 1992 BY RICHARD P. MILLETTE AND ASSOCIATES, RCRD D-22331.
- 8) EXISTING CONDITIONS PLAN OF NEW ENGLAND HOMES, INC., 270 OCEAN ROAD, GREENLAND, N.H. FOR NEW ENGLAND HOMES, INC., 270 OCEAN ROAD, GREENLAND, N.H. 03840, DATED 2-24-04 BY SEBAGO TECHNICS, RCRD D-32192.

**GREENLAND ABUTTERS**

- R-20/2**  
N/F TOWN OF GREENLAND  
P.O. BOX 100  
GREENLAND, NH  
03840  
2346/0100
- R-20/3**  
N/F EVERSOUCE ENERGY  
TAX ACCOUNTING  
P.O. BOX 270  
HARTFORD, CT  
06141
- R-20/7**  
N/F HEAFITZ LEWIS  
HEAFITZ DEVELOPMENT  
20 PICKERING STREET  
SIE, 200  
NEEDHAM, MA  
02492  
2937/0178
- R-20/16**  
N/F NOVEL IRON WORKS INC.  
P.O. BOX 221  
GREENLAND, NH  
03840-0221  
2273/0824

**R-20/6A**  
2615/1837  
#1858  
D-15069  
D-32192



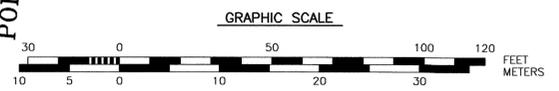
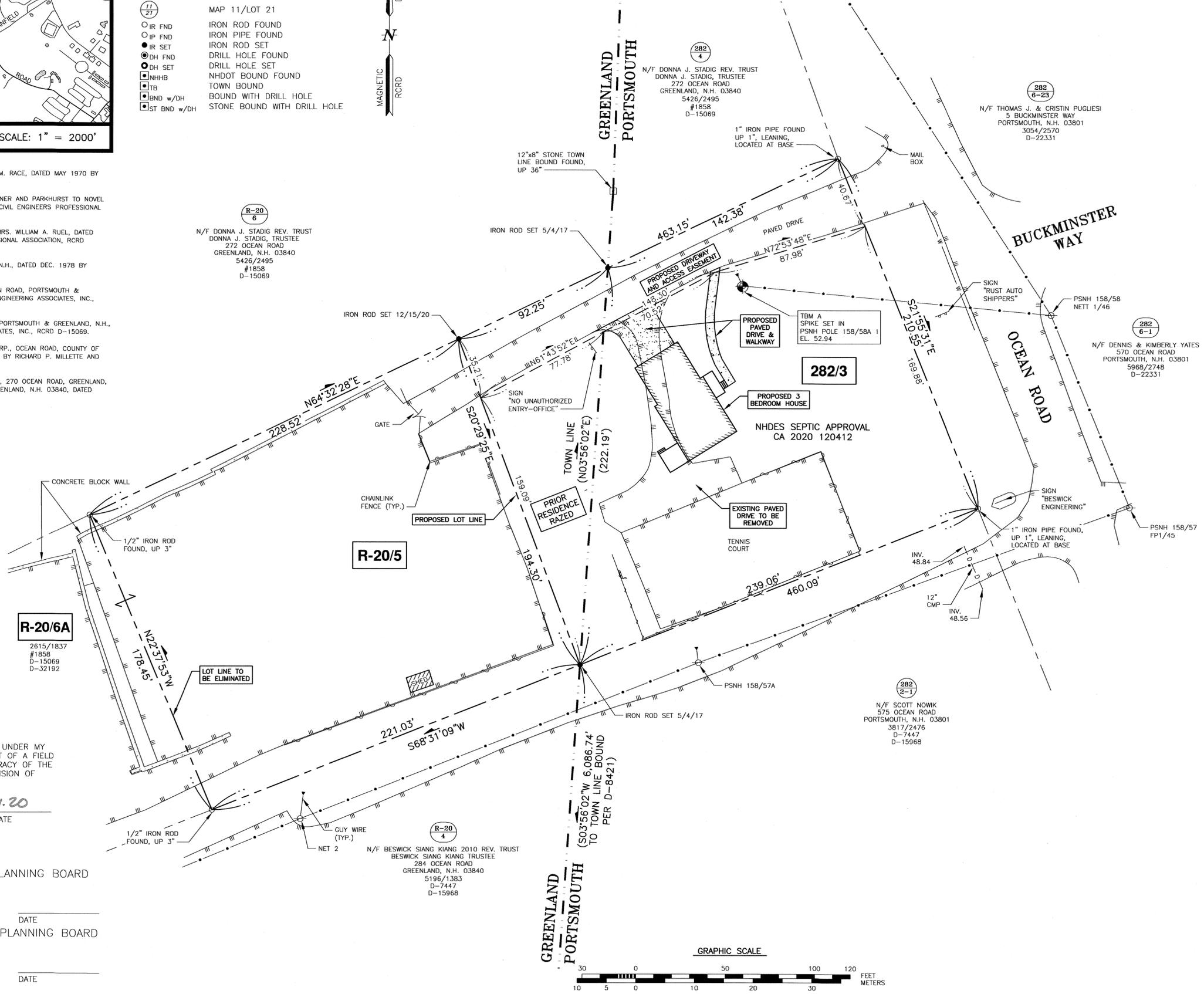
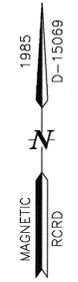
"I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000."

*JRC* 12.21.20  
JOHN R. CHAGNON, LLS DATE

APPROVED BY THE GREENLAND PLANNING BOARD

APPROVED BY THE PORTSMOUTH PLANNING BOARD

- 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
  - NHHB NHDOT BOUND FOUND
  - TB TOWN BOUND
  - BND w/DH BOUND WITH DRILL HOLE
  - ST BND w/DH STONE BOUND WITH DRILL HOLE



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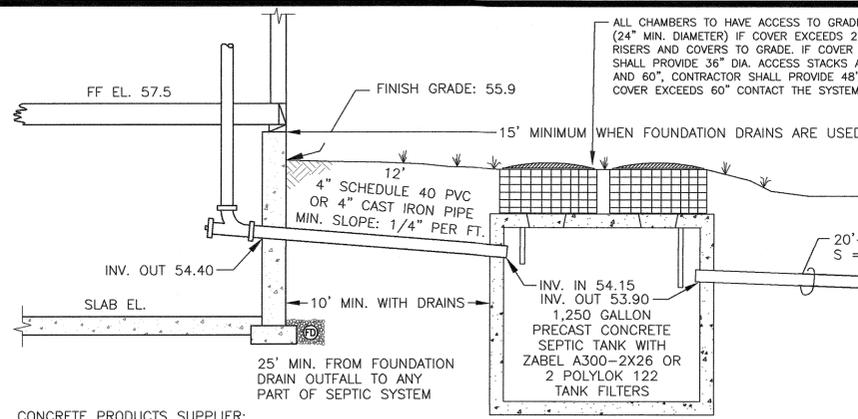
**NOTES:**

- 1) PARCEL IS SHOWN ON THE TOWN OF GREENLAND ASSESSOR'S MAP R-20 AS LOTS 5 & 6A AND ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 282 AS LOT 3.
- 2) OWNER OF RECORD (BOTH LOTS):  
DONAHUE REALTY TRUST  
DANIEL J. DONAHUE, TRUSTEE  
10 SHEPHERDS LANE  
NORTH HAMPTON, NH 03862  
5815/809 & 2615/1837
- 3) PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANELS 33015C0265E & 33015C0270E, EFFECTIVE MAY 17, 2005.
- 4) EXISTING LOT AREA: PROPOSED LOT AREA:  

TOTAL AREA	89,709 S.F.	PORTSMOUTH LOT	47,874 S.F.
	2.0594 AC.		1.0990 ACRES
		GREENLAND AREA	41,834 S.F.
			0.9604 AC.
		(TO BE COMBINED WITH R20/6A)	
		PORTION OF PROPOSED IN 282-3 GREENLAND	8,928 S.F.
			0.2050 ACRES
- 5) GREENLAND PARCEL IS LOCATED IN INDUSTRIAL DISTRICT.  
DIMENSIONAL REQUIREMENTS:  
MIN. LOT AREA: 60,000 S.F.  
FRONTAGE: 200 FT.  
SETBACKS: FRONT: 30 FT.  
SIDE: 20 FT.  
REAR: 20 FT.  
  
MAXIMUM BUILDING HEIGHT: 35 FT.  
MAXIMUM LOT COVERAGE: 50%  
MINIMUM OPEN SPACE: 50%  
  
PORTSMOUTH PARCEL IS LOCATED IN SINGLE RESIDENCE A (SRA) DISTRICT.  
DIMENSIONAL REQUIREMENTS:  
MIN. LOT AREA: 1 AC.  
FRONTAGE: 150 FT.  
DEPTH: 200 FT.  
SETBACKS: FRONT: 30 FT.  
SIDE: 20 FT.  
REAR: 40 FT.  
  
MAXIMUM STRUCTURE HEIGHT: 35 FT.  
MAXIMUM BUILDING COVERAGE: 10%  
MINIMUM OPEN SPACE: 50%
- 6) THE PURPOSE OF THIS PLAN IS TO SHOW THE RELOCATION OF A LOT LINE AT GREENLAND MAP R-20 LOT 5/6A AND PORTSMOUTH MAP 282 LOT 3.
- 7) VERTICAL DATUM IS MEAN SEA LEVEL - NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GPS OBSERVATIONS (±0.2').

NO.	DESCRIPTION	DATE
1	ISSUED FOR APPROVAL	12/21/20
0	ISSUED FOR COMMENT	12/12/20

**LOT LINE RELOCATION PLAN**  
**GREENLAND**  
**TAX MAP R-20 - LOTS 5 & 6A**  
**PORTSMOUTH**  
**TAX MAP 282 - LOT 3**  
OWNER  
**DONAHUE REALTY TRUST**  
272 OCEAN ROAD  
TOWN OF GREENLAND &  
CITY OF PORTSMOUTH  
COUNTY OF ROCKINGHAM  
STATE OF NEW HAMPSHIRE



CONCRETE PRODUCTS SUPPLIER:  
A. J. FOSS (603) 755-2515  
POLYETHYLENE PRODUCTS SUPPLIER:  
WATER INDUSTRIES, INC (603) 875-7000  
(OR APPROVED EQUAL)

### COLLECTION SYSTEM PROFILE

- LEGEND:
- 100- EXISTING CONTOUR
  - 100- PROPOSED CONTOUR
  - TP TEST PIT
  - PT PERC TEST
  - ST SEPTIC TANK
  - FF FINISH FLOOR
  - INV. INVERT
  - MIN. MINIMUM
  - FD- FOUNDATION DRAIN

**DESIGN INTENT:**  
THE PURPOSE OF THIS DESIGN IS TO MAINTAIN 4' ABOVE SEASONAL HIGH WATER TABLE & 4' ABOVE LEDGE OR ANY IMPERMEABLE SUBSTRATUM BY CONSTRUCTING THE LEACH BED BOTTOM AT ELEVATION 52.92 WHICH IS 23" ABOVE EXISTING GROUND AT THE HIGHEST POINT. (HP 51.0)

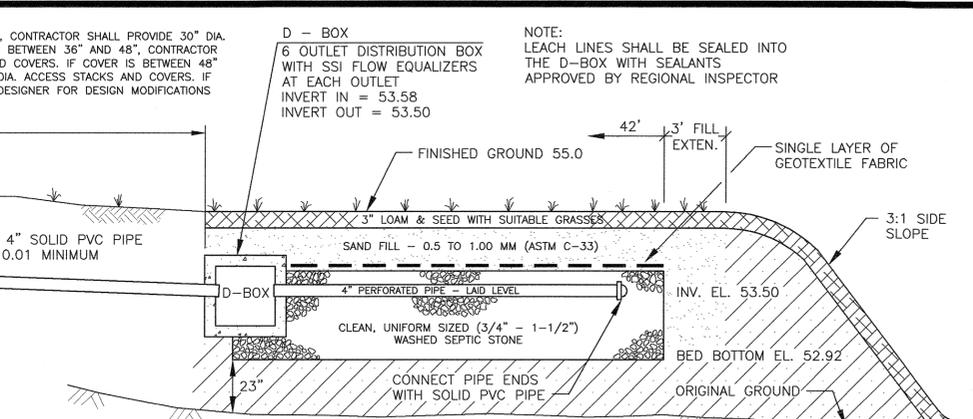
**MINIMUM DISTANCES:**  
(UNLESS OTHERWISE GOVERNED BY LOCAL CODE)

- SURFACE WATER TO: TANK 75' - FIELD 75'
- PRIVATE WELL TO: TANK 75' - FIELD 75'
- PRESSURE WATER LINE TO: TANK 10' - FIELD 25'
- SUCTION WATER LINE TO: TANK 50' - FIELD 50'
- PROPERTY LINE TO: TANK 10' - FIELD 10'

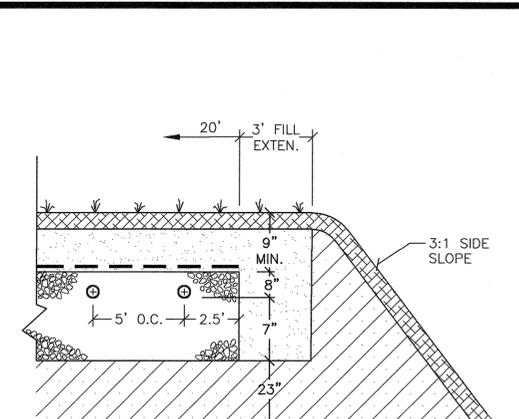
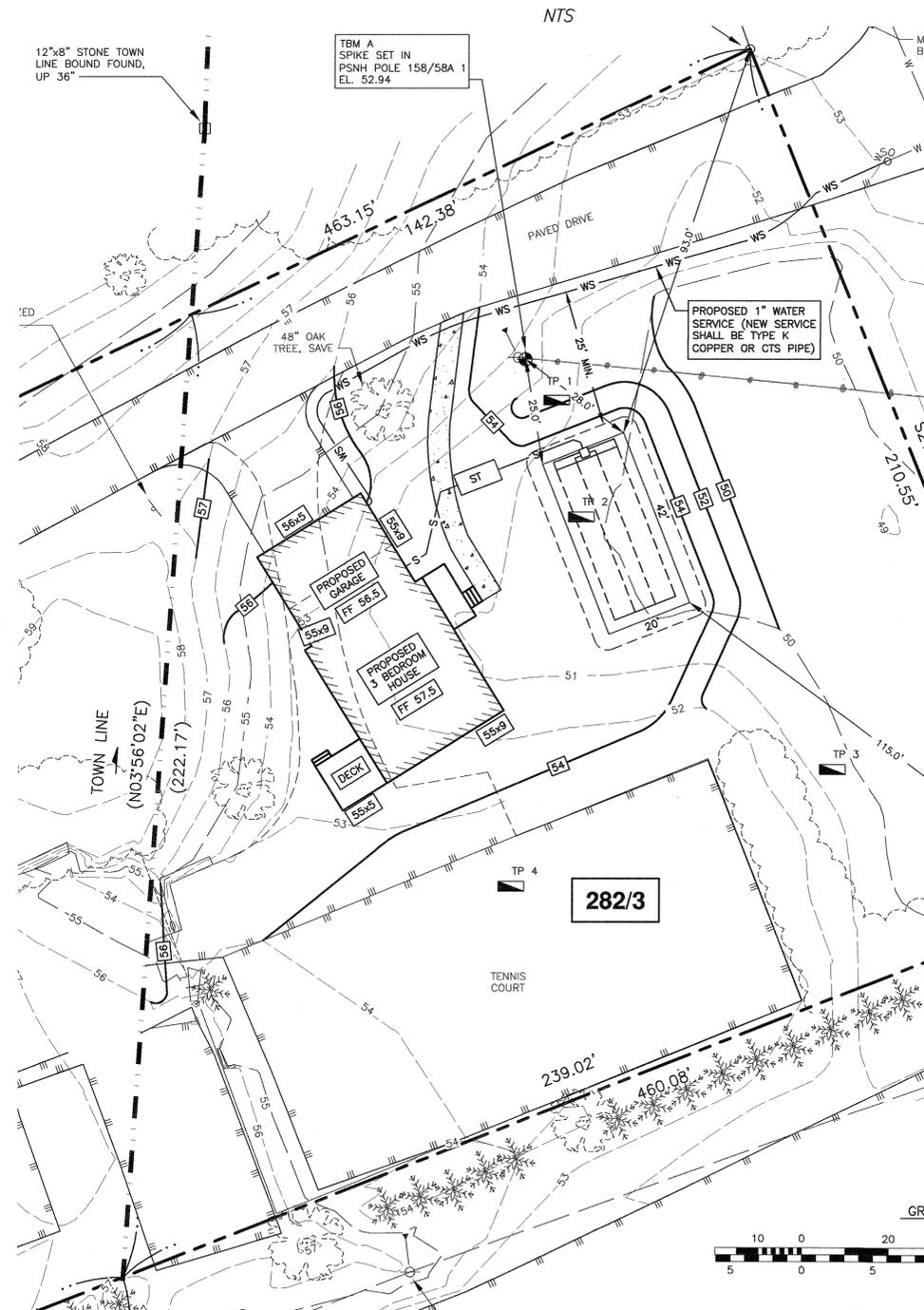
Designer of  
Subsurface Disposal Systems  
John R. Chegnon  
No. 785  
Department of Environmental Services

- TEST PIT #3**
- Date: 10/23/20  
Logged by: SDR  
Witnessed by: N/A  
ESHW: 16"  
Observed Water: NONE  
Restrictive layer: 16"  
REFUSAL: NONE TO 70"  
Percolation rate: 12 MINS/INCH  
Roots: NONE
- | DEPTH  | DESCRIPTION                                 |
|--------|---|
| 0-16"  | 10YR 3/2 FINE SANDY LOAM, GRANULAR, FRIABLE |
| 16-33" | 2.5Y 3/2 FINE SANDY LOAM, GRANULAR, FRIABLE |
| 33-70" | 2.5Y 6/1 LOAMY CLAY, BLOCK, FIRM, MASSIVE   |

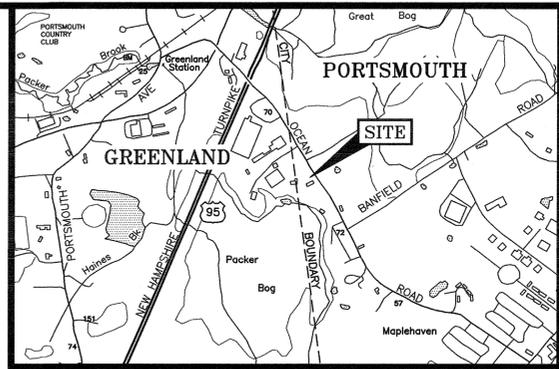
- TEST PIT #4**
- Date: 10/23/20  
Logged by: SDR  
Witnessed by: N/A  
ESHW: 31"  
Observed Water: NONE  
Restrictive layer: 49"  
REFUSAL: NONE TO 74"  
Percolation rate: 10 MINS/INCH  
Roots: NONE
- | DEPTH  | DESCRIPTION  |
|--------|--|
| 0-31"  | 10YR 4/3 LOAMY SAND, GRANULAR, SINGLE GRAIN, LOOSE |
| 31-42" | 10YR 3/3 LOAMY SAND, GRANULAR, FRIABLE             |
| 42-49" | 2.5Y 4/2 LOAMY SAND, GRANULAR, FRIABLE             |
| 49-74" | 2.5Y 3/2 LOAMY CLAY, BLOCKY, FIRM, MASSIVE         |



### LEACH FIELD PROFILE



### LEACH FIELD SECTION



LOCATION MAP 1" = 2000'

**NOTES:**

- 1) PROPOSED FLOW: 3 BEDROOM RESIDENCE 3 x 150 GPD = 450 GPD.
- 2) PROPOSED FIELD SIZE: AT 10 MINUTE PERC REQUIRED EFFLUENT DISPOSAL AREA: 825 S.F. PROPOSED FIELD SIZE: 20' x 42' 840 SQUARE FEET OF LEACH FIELD PROVIDED.
- 3) THIS PLAN IS PREPARED FOR SEPTIC SYSTEM DESIGN ONLY, IT IS NOT A BOUNDARY SURVEY.
- 4) FOUNDATION DRAINS: DAYLIGHT TO SE CORNER OF LOT.
- 5) FLOOD HAZARD: LOT IS NOT IN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON FIRM PANELS 33015C0265E & 33015C0270E EFFECTIVE MAY 17, 2005.
- 6) ANY CHANGES TO THE SPECIFICATIONS SHOWN HEREON SHALL BE SUBMITTED TO THE DESIGNER, IN WRITING, FOR APPROVAL PRIOR TO ANY CONSTRUCTION ON SAID CHANGES.
- 7) IN THE EVENT OF SYSTEM FAILURE: REBUILD IN PLACE.
- 8) WATER SUPPLY: CITY OF PORTSMOUTH
- 9) THE OWNER IS RESPONSIBLE TO OPERATE THIS SYSTEM WITHIN ITS DESIGN CAPACITY. THE AVERAGE DAILY FLOW TO THE LEACHFIELD SHOULD BE NO MORE THAN 1/2 ITS APPROVED DESIGN CAPACITY. FOR SUCCESSFUL OPERATION OF DISPOSAL SYSTEM, MAINTENANCE IS REQUIRED.
  - HAVE TANK PUMPED AS REQUIRED (3 YEAR MAXIMUM).
  - DO NOT DISPOSE BULKY WASTES, TOXIC MATERIALS, OR OIL INTO SYSTEM.
  - DO NOT DISPOSE GREASE INTO THE SYSTEM. CLEAN SEPTIC TANK FILTER WHEN PUMPING TANK.
  - DO NOT ALLOW VEHICLES OR LIVESTOCK ONTO SYSTEM UNLESS SPECIFICALLY DESIGNED FOR SUCH LOADS.
  - DO NOT USE COLORED TOILET PAPER.
  - CONSULT THE SYSTEM DESIGNER PRIOR TO PLACING ANY ADDITIONAL LOADING ON THE SYSTEM, SUCH AS: KITCHEN GARBAGE GRINDERS, HOT TUBS, WHIRLPOOLS, OR BACKWASH SYSTEMS.
- 10) THIS SEPTIC SYSTEM SHALL BE INSTALLED BY OR UNDER THE SUPERVISION OF A NHDES LICENSED INSTALLER. INSTALLER IS RESPONSIBLE FOR PLACING THE LEACH FIELD IN LOCATION SHOWN ON THIS PLAN, USING TIES PROVIDED. ANY DISCREPANCY BETWEEN THESE PLANS AND THE APPARENT FIELD CONDITIONS SHALL BE REPORTED TO THE DESIGNER PRIOR TO CONSTRUCTION. SYSTEM MUST BE INSPECTED AND APPROVED BY NH-DES PRIOR TO BACKFILLING.
- 11) CONSTRUCTION APPROVAL FOR THIS SYSTEM SHALL EXPIRE 4 YEARS FROM DATE OF ISSUE.

SOIL TYPE: PENNICHUCK CHANNERY VERY FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES.

BENCHMARK: SPIKE SET IN PSNH POLE 158/58A 1, ELEVATION: 52.94, VERTICAL DATUM IS MEAN SEA LEVEL - NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GPS OBSERVATIONS (+/- 0.2).

DISTANCE TO NEAREST SURFACE WATER: GREATER THAN 100'.

**DIRECTIONS TO SITE**

FROM THE PORTSMOUTH TRAFFIC CIRCLE. EXIT THE TRAFFIC CIRCLE ONTO THE I-95 MAIN/MASS. RAMP. MERGE ONTO I-95 SOUTH. TAKE EXIT 3B FOR NH-33 TOWARD PORTSMOUTH/GREENLAND. TURN LEFT ONTO NH 33W/GREENLAND ROAD. TURN LEFT ONTO OCEAN ROAD. LOT IS LOCATED 6 MILES ON THE RIGHT.

**LOT LOADING CALCULATION**

LOT SIZE: 43,560 S.F. GROUP 3 SOILS: 0-8% SLOPE. 1 ACRE X 2000 GPD/ACRE (DIVIDED BY) 1.6 = 1,250 GPD ALLOWABLE LOADING.

**MAP 282 LOT 3  
SUBSURFACE DISPOSAL SYSTEM PLAN  
272 OCEAN ROAD, PORTSMOUTH, NH**

REGISTRY: ROCKINGHAM  
BOOK / PAGE: 5815 / 809  
NHDES SUBDIVISION APPROVAL NO.: PRE 1967  
NHDES SYSTEM APPROVAL NO.: PENDING

OWNER: PAUL GEORGE CUSTOM MODULAR HOMES  
238 ROCKINGHAM ROAD  
DERRY, NH 03038

APPLICANT:

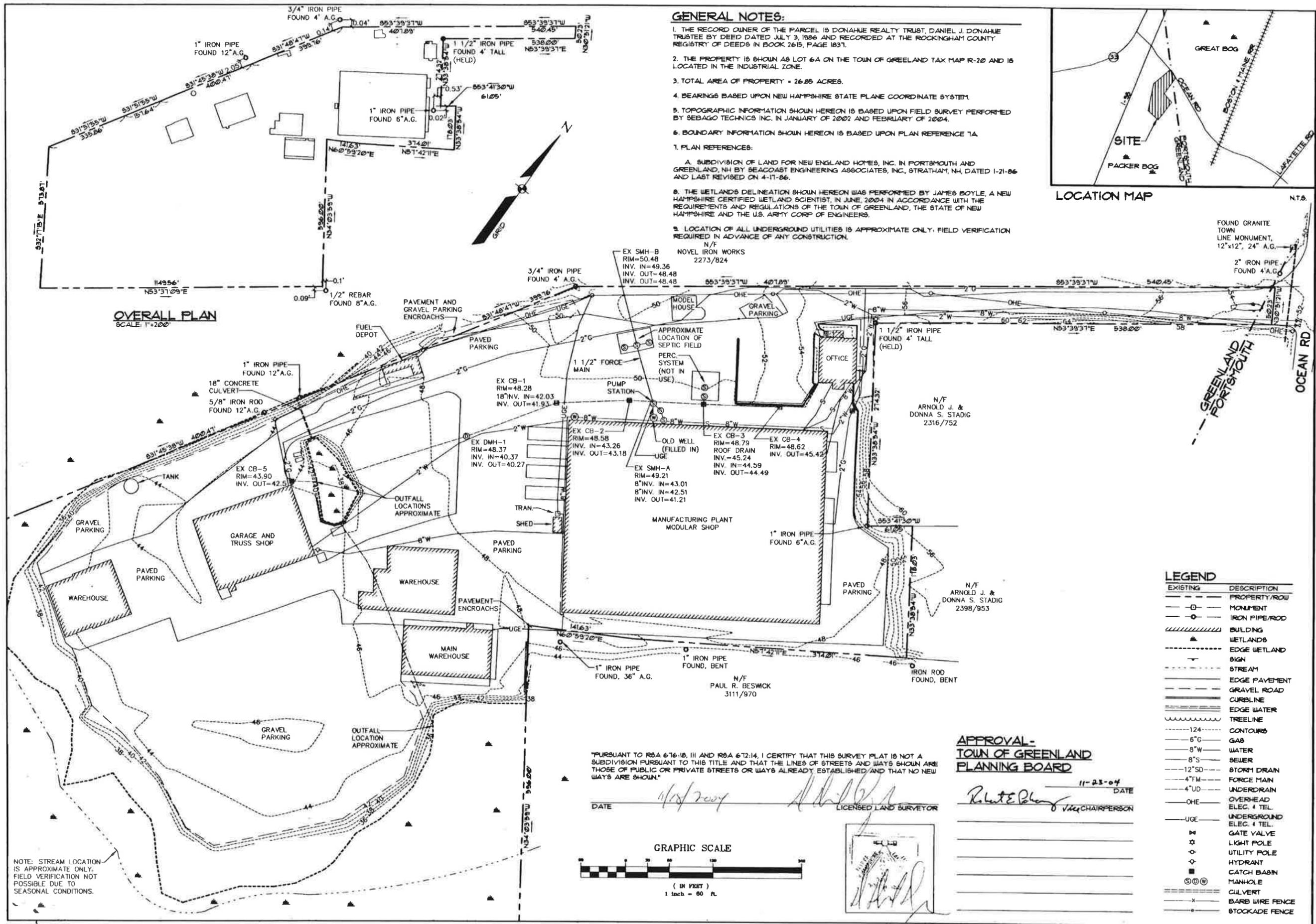


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200 Griffin Road - Unit 3  
Portsmouth, N.H. 03801-7114  
Tel (603) 430-9282  
Fax (603) 436-2315

SCALE: AS SHOWN DATE: NOVEMBER 2020

SPACE RESERVED FOR NHDES  
**REVIEWED AND APPROVED**  
IN ACCORDANCE WITH THE  
REQUIREMENTS OF THE  
NH DEPT OF ENVIRONMENTAL SERVICES  
**WATER DIVISION**  
Epic Thomas  
Date: 12/4/2020  
#eCA2020120412

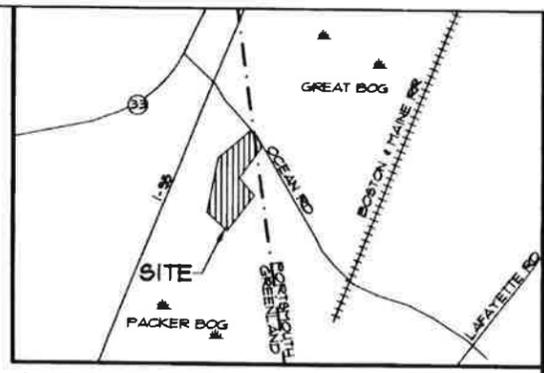
Wetlands were delineated on the basis of hydrophytic vegetation, hydric soils and wetland hydrology in accordance with the techniques outlined in the "Corps of Engineers Wetland Delineation Manual, Technical Report Y-87-1", January 1987. The hydric soil component was determined by using the "Field Indicators for Identifying Hydric Soils in New England, Version 3", NEIWPCC Wetlands Work Group (April 2004).



**GENERAL NOTES:**

1. THE RECORD OWNER OF THE PARCEL IS DONAHUE REALTY TRUST, DANIEL J. DONAHUE TRUSTEE BY DEED DATED JULY 3, 1986 AND RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS IN BOOK 2615, PAGE 1831.
2. THE PROPERTY IS SHOWN AS LOT 6A ON THE TOWN OF GREENLAND TAX MAP R-20 AND IS LOCATED IN THE INDUSTRIAL ZONE.
3. TOTAL AREA OF PROPERTY = 26.85 ACRES.
4. BEARINGS BASED UPON NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM.
5. TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON FIELD SURVEY PERFORMED BY SEBAGO TECHINCS INC. IN JANUARY OF 2002 AND FEBRUARY OF 2004.
6. BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON PLAN REFERENCE 7A.

1. PLAN REFERENCES:
- A. SUBDIVISION OF LAND FOR NEW ENGLAND HOMES, INC. IN PORTSMOUTH AND GREENLAND, NH BY SEACOAST ENGINEERING ASSOCIATES, INC., STRATHAM, NH, DATED 1-21-86 AND LAST REVISED ON 4-11-86.
  - B. THE WETLANDS DELINEATION SHOWN HEREON WAS PERFORMED BY JAMES BOYLE, A NEW HAMPSHIRE CERTIFIED WETLAND SCIENTIST, IN JUNE, 2004 IN ACCORDANCE WITH THE REQUIREMENTS AND REGULATIONS OF THE TOWN OF GREENLAND, THE STATE OF NEW HAMPSHIRE AND THE U.S. ARMY CORP OF ENGINEERS.
  - C. LOCATION OF ALL UNDERGROUND UTILITIES IS APPROXIMATE ONLY; FIELD VERIFICATION REQUIRED IN ADVANCE OF ANY CONSTRUCTION.



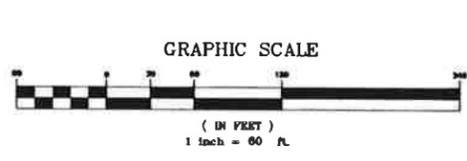
**OVERALL PLAN**  
SCALE: 1"=200'

**LEGEND**

EXISTING	DESCRIPTION
---	PROPERTY ROW
—○—	MONUMENT
—○—	IRON PIPE/ROD
▨▨▨▨	BUILDING
▲	WETLANDS
---	EDGE WETLAND SIGN
---	STREAM
---	EDGE PAVEMENT
---	GRAVEL ROAD
---	CURBLINE
---	EDGE WATER
---	TREELINE
---	CONTOURS
---	GAS
---	WATER
---	SEWER
---	STORM DRAIN
---	FORCE MAIN
---	UNDERDRAIN
---	OVERHEAD ELEC. & TEL.
---	UNDERGROUND ELEC. & TEL.
---	GATE VALVE
---	LIGHT POLE
---	UTILITY POLE
---	HYDRANT
---	CATCH BASIN
---	MANHOLE
---	CULVERT
---	BARB WIRE FENCE
---	STOCKADE FENCE

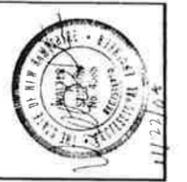
"PURSUANT TO RSA 676:18, III AND RSA 672:14, I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN."

DATE 11/23/2004 [Signature] LICENSED LAND SURVEYOR



**APPROVAL - TOWN OF GREENLAND PLANNING BOARD**

DATE 11-23-04  
[Signature] CHAIRPERSON



REV.	BY:	DATE:	STATUS:
F	SMF	11-19-04	REVISE PER CONDITIONS OF APPROVAL
E	SMF	10-27-04	REVISE BUILDING ADDITION PER CLIENT COMMENTS
D	SMF	9-23-04	FINALIZE BOUNDARY DETAIL
C	SMF	6-17-04	REVISE PER CONDITIONS OF APPROVAL
B	SMF	5-4-04	REVISE PER PLANNING BOARD AND APPLICANT COMMENTS
A	SMF	3-31-04	SUBMIT FOR SITE PLAN REVIEW

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHINCS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHINCS, INC.

**Sebago Technics**  
Engineering Expertise You Can Build On  
270 OCEAN ROAD  
GREENLAND, NH  
Tel: (207) 856-0277

PROJECT NO. I DWG NAME FLD. BK. DESIGN DRAWN  
02026 780 SMF JAM PLS

**EXISTING CONDITIONS PLAN**  
OF:  
**NEW ENGLAND HOMES, INC.**  
270 OCEAN ROAD  
GREENLAND, NH  
FOR:  
**NEW ENGLAND HOMES, INC.**  
270 OCEAN ROAD  
GREENLAND, NH 03840

DATE	SCALE
2-24-04	1"=60'

D-32192 sheet 1 of 3



# 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: Donahue Realty Trust Date Submitted: 12-16-20

Applicant: Donahue Realty Trust

Phone Number: 603-534-1192 E-mail: bettiand@comcast.net

Site Address 1: 272 Ocean Road Map: 282 Lot: 3

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 <a href="#">Application form</a> submitted via View Point (the City's web-based permitting program). <b>(III.C.2-3)</b>	on line	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. <b>(III.C.4)</b>	on line	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. <b>(Section IV.1/V.1)</b>	LLR 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><b>Preliminary Plat</b> Names and addresses of all adjoining property owners. <b>(Section IV.2)</b></p> <p><b>Final Plat</b> 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. <b>(Section V.2)</b></p>	LLR plan	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	N/A
<input type="checkbox"/>	North point, date, and bar scale. <b>(Section IV.3/V3)</b>	Required on all Plan Sheets	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	N/A
<input type="checkbox"/>	Zoning classification and minimum yard dimensions required. <b>(Section IV.4/V.4)</b>	LLR plan	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	N/A
<input type="checkbox"/>	<p><b>Preliminary Plat</b> Scale (not to be smaller than one hundred (100) feet = 1 inch) and location map (at a scale of 1" = 1000'). <b>(Section IV.5)</b></p> <p><b>Final Plat</b> 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. <b>(Section V.5)</b></p>	N/A	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	N/A
<input 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. <b>(Section IV.6)</b>	LLR plan	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	
<input 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. <b>(Section V.6/ IV.7)</b>	N/A	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	N/A
<input 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. <b>(Section IV.8/V.7)</b>	LLR 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. <b>(Section IV.9/V.8)</b>	LLR plan	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	
<input type="checkbox"/>	<b>Preliminary Plat</b> 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. <b>(Section IV.10)</b> <b>Final Plat</b> 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. <b>(Section V.9)</b>	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. <b>(Section IV.10)</b>	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. <b>(Section IV.11)</b>	Not in zone	<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. <b>(Section IV.12/ V.12)</b>	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. <b>(Section V.10)</b>	Septic plan	<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. <b>(Section V.11)</b>	N/A	<input type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	
<input type="checkbox"/>	Location of all permanent monuments. <b>(Section V.12)</b>	LLR plan	<input type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	

**General Requirements<sup>1</sup>**

<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"/>	<b>1. Basic Requirements: (VI.1)</b> a. Conformity to Official Plan or Map b. Hazards c. Relation to Topography d. Planned Unit Development	LLR plan	
<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<b>2. Lots: (VI.2)</b> a. Lot Arrangement b. Lot sizes c. Commercial and Industrial Lots	LLR plan	
<input type="checkbox"/> <input type="checkbox"/>	<b>3. Streets: (VI.3)</b> 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	N/A	
<input type="checkbox"/>	<b>4. Curbing: (VI.4)</b>	N/A	
<input type="checkbox"/>	<b>5. Driveways: (VI.5)</b>	LLR plan	
<input type="checkbox"/>	<b>6. Drainage Improvements: (VI.6)</b>	N/A	
<input type="checkbox"/>	<b>7. Municipal Water Service: (VI.7)</b>	Septic	
<input type="checkbox"/>	<b>8. Municipal Sewer Service: (VI.8)</b>	N/A	
<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<b>9. Installation of Utilities: (VI.9)</b> a. All Districts b. Indicator Tape	N/A	
<input type="checkbox"/>	<b>10. On-Site Water Supply: (VI.10)</b>	N/A	
<input type="checkbox"/>	<b>11. On-Site Sewage Disposal Systems: (VI.11)</b>	Septic plan	
<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<b>12. Open Space: (VI.12)</b> a. Natural Features b. Buffer Strips c. Parks d. Tree Planting	N/A	
<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<b>13. Flood Hazard Areas: (VI.13)</b> a. Permits b. Minimization of Flood Damage c. Elevation and Flood-Proofing Records d. Alteration of Watercourses	N/A	

<input type="checkbox"/>	<b>14. Erosion and Sedimentation Control (VI.14)</b>		
<input checked="" type="checkbox"/>	<b>Required Items for Submittal</b>	<b>Item Location (e.g. Page/line or Plan Sheet/Note #)</b>	<b>Waiver Requested</b>
<input type="checkbox"/>	<b>15. Easements (VI.15)</b>	N/A	
<input type="checkbox"/>	a. Utilities		
<input type="checkbox"/>	b. Drainage		
<input type="checkbox"/>	<b>16. Monuments: (VI.16)</b>	LLR plan	
<input type="checkbox"/>	<b>17. Benchmarks: (VI.17)</b>	LLR plan	
<input type="checkbox"/>	<b>18. House Numbers (VI.18)</b>	LLR plan	

<b>Design Standards</b>			
	<b>Required Items for Submittal</b>	<b>Indicate compliance and/or provide explanation as to alternative design</b>	<b>Waiver Requested</b>
<input type="checkbox"/>	<b>1. Streets have been designed according to the design standards required under Section (VII.1).</b> 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"/>	<b>2. Storm water Sewers and Other Drainage Appurtenances have been designed according to the design standards required under Section (VII.2).</b> a. Design b. Standards of Construction	N/A	
<input type="checkbox"/>	<b>3. Sanitary Sewers have been designed according to the design standards required under Section (VII.3).</b> a. Design b. Lift Stations c. Materials d. Construction Standards	N/A	
<input type="checkbox"/>	<b>4. Water Mains and Fire Hydrants have been designed according to the design standards required under Section (VII.4).</b> a. Connections to Lots b. Design and Construction c. Materials d. Notification Prior to Construction	N/A	

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

Applicant's/Representative's Signature: John Chagnon Date: 12-16-20