

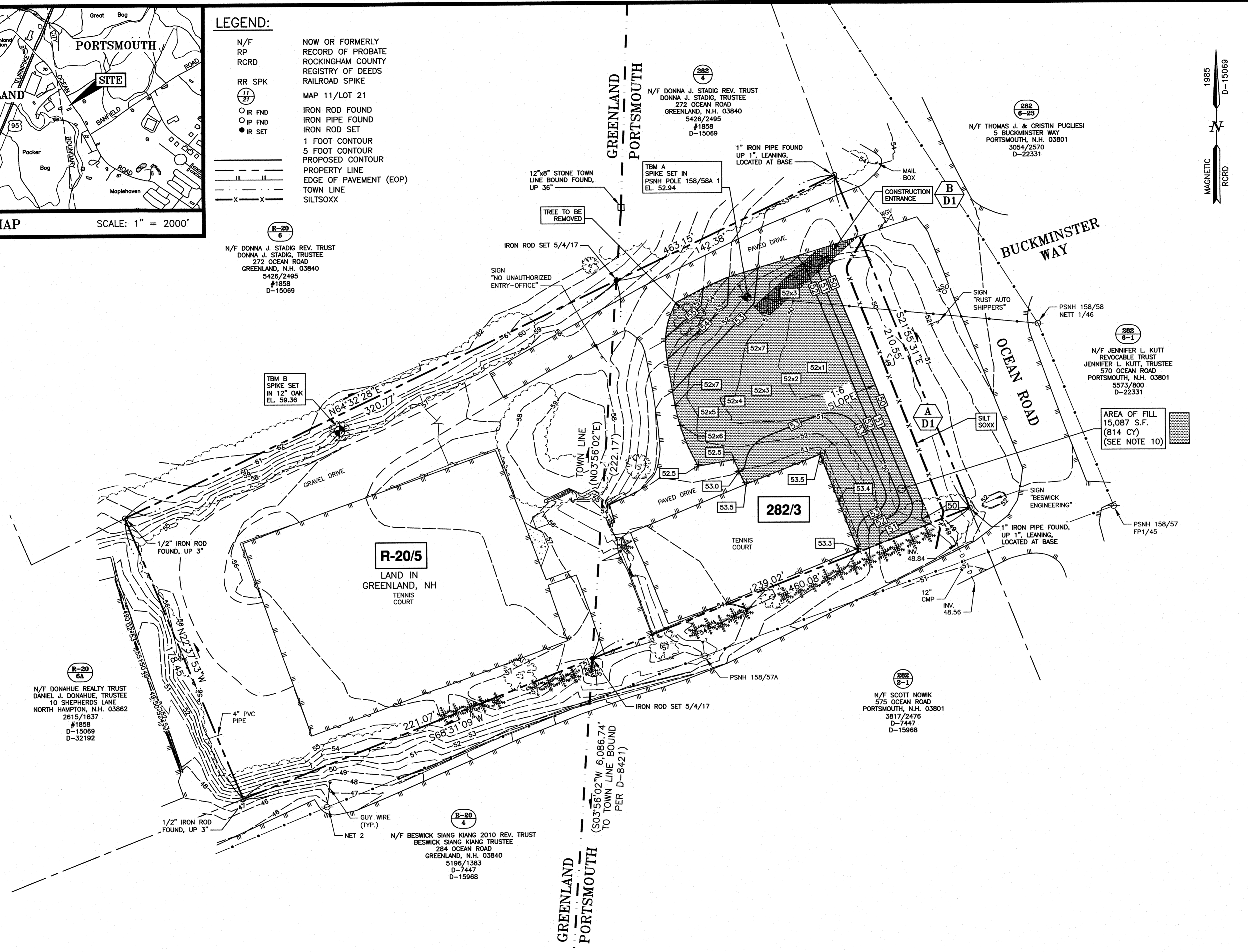
LEGEND:

- N/F NOW OR FORMERLY
- RP RECORD OF PROBATE
- RCRD ROCKINGHAM COUNTY
- RR SPK RAILROAD SPIKE
- MAP 11/LOT 21
- IR FND IRON ROD FOUND
- IP FND IRON PIPE FOUND
- IR SET IRON ROD SET
- 1 FOOT CONTOUR
- 5 FOOT CONTOUR
- PROPOSED CONTOUR
- PROPERTY LINE
- EDGE OF PAVEMENT (EOP)
- TOWN LINE
- SILTSOXX

R-20 6
 N/F DONNA J. STADIG REV. TRUST
 DONNA J. STADIG, TRUSTEE
 272 OCEAN ROAD
 GREENLAND, N.H. 03840
 5426/2495
 #1858
 D-15069

TBM B
 SPIKE SET
 IN 12" OAK
 EL. 59.36

AREA OF FILL
 15,087 S.F.
 (814 CY)
 (SEE NOTE 10)

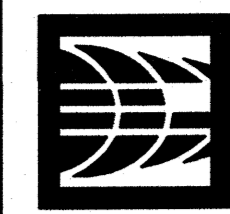


R-20 6A
 N/F DONAHUE REALTY TRUST
 DANIEL J. DONAHUE, TRUSTEE
 10 SHEPHERDS LANE
 NORTH HAMPTON, N.H. 03862
 2615/1837
 #1858
 D-15069
 D-32192

R-20 4
 N/F BESWICK SIANG KIANG 2010 REV. TRUST
 BESWICK SIANG KIANG TRUSTEE
 284 OCEAN ROAD
 GREENLAND, N.H. 03840
 5196/1383
 D-7447
 D-15968

R-20 2-1
 N/F SCOTT NOWIK
 575 OCEAN ROAD
 PORTSMOUTH, N.H. 03801
 3817/2476
 D-7447
 D-15968

R-20 8-1
 N/F JENNIFER L. KUTT
 REVOCABLE TRUST
 JENNIFER L. KUTT, TRUSTEE
 570 OCEAN ROAD
 PORTSMOUTH, N.H. 03801
 5573/800
 D-22331



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

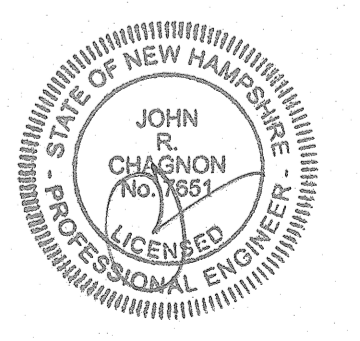
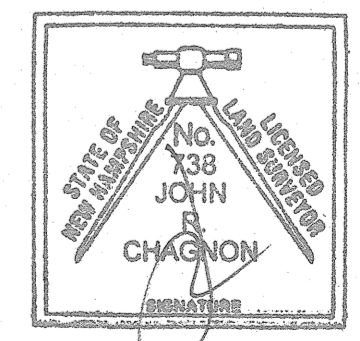
NOTES:

- 1) PARCEL IS SHOWN ON THE TOWN OF GREENLAND ASSESSOR'S MAP R-20 AS LOT 5 & ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 282 AS LOT 3.
- 2) OWNER OF RECORD:
 DONAHUE REALTY TRUST
 DANIEL J. DONAHUE, TRUSTEE
 10 SHEPHERDS LANE
 NORTH HAMPTON, NH 03862
 5815/809
- 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:
 TOTAL AREA
 89,709 S.F.
 2.0594 AC.
 AREA IN GREENLAND
 50,767 S.F.
 1.1654 ACRES
 AREA IN PORTSMOUTH
 38,942 S.F.
 0.8940 ACRES
- 5) 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%
- 7) VERTICAL DATUM IS MEAN SEA LEVEL - NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GPS OBSERVATIONS (±0.2').
- 8) THE PURPOSE OF THIS PLAN IS TO SHOW PROPOSED FILL IN EXCESS OF 100 CUBIC YARDS (CY) ON PORTSMOUTH TAX MAP 282, LOT 3.
- 9) FEATURES IN GREENLAND AREA FROM OCTOBER SURVEY.
- 10) FILL SHALL BE CLEAN FILL WITH NO ORGANIC CONTENT. PLACE 6" OF LOAM ON TOP AND SEED WITH SUITABLE GRASSES. SEE CONSTRUCTION SEQUENCE ON SHEET D1.

PROPOSED FILL
278 OCEAN ROAD
PORTSMOUTH, N.H.

2	PROPOSED FILL AREA NOTES	3/12/19
1	REVISED FOR SUBMISSION	2/22/19
0	ISSUED FOR APPROVAL	10/24/18
NO.	DESCRIPTION	DATE

REVISIONS

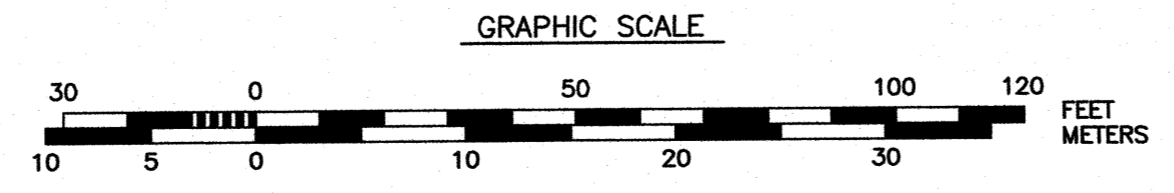


SCALE: 1" = 30' OCTOBER 2018

FILL PERMIT PLAN **C1**

APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN _____ DATE _____



J:\JOB52\UN2700\UN 2730\UN 2736\UN 2736.dwg, 2018.dwg, C1 PERMIT

AMBIT ENGINEERING, INC.

200 Griffin Road, Unit 3, Portsmouth, NH 03801

CIVIL ENGINEERS AND LAND SURVEYORS

Phone (603) 430-9282 Fax 436-2315

12 March, 2019

Dexter Legg, Chair
City of Portsmouth Planning Board
1 Junkins Avenue
Portsmouth, NH 03801

RE: Request for Permit for Proposed Fill at 278 (Formerly 272) Ocean Road Map 282 Lot 3

Dear Chairman Legg and Planning Board Members:

We hereby submit, on behalf of the Donahue Realty Trust, the attached for Planning Board consideration. This letter shows that the application is in accordance with Section 10.1020 Earth Products Removal and Placement. This letter highlights the Ordinance requirements and our response to the requirement in **bold text**:

10.1022.10: An application for a permit for earth products removal or placement shall be submitted to the Planning Board in a form specified by the Board.

The application shall be accompanied by a plan of land, prepared and stamped by a registered land surveyor or civil engineer, showing the following information for the property where the proposed removal or placement of materials is to take place and for all land located within 100 feet of the property: property lines; vegetative cover; all man-made features; existing topography by 4-foot contour intervals; proposed temporary and permanent drainage; (t) proposed topography at 2-foot contours upon completion of the excavation project. **This information is shown on Sheet C1.**

The estimated quantity of material to be removed or placed and topsoil to be stripped, stockpiled and replaced shall be determined by average end area methods or as approved by the Department of Public Works. **The project involves 814 cubic yards of material.**

10.1023 Criteria for Approval

The Planning Board shall grant a permit for earth products removal or placement only if a majority of the Board finds that the application complies with all of the following criteria:

The application is complete and provides sufficient information upon which to base an action; and

The proposed earth products removal or placement activity will not result in any hazard to the public or to **adjacent** properties; and

The proposed earth products removal or placement activity will not create a safety

hazard due to traffic or other cause; and

The proposed earth products removal or placement activity will not result in a reduction in property values or a change in the character of a residential neighborhood. **We submit that this projects meets all of the above criteria. The project is a re-shaping of the landscape; nothing else is proposed at this time. The effect on the area will be imperceptible.**

A permit for earth products removal or placement shall specify conditions pertaining to:

- (a) Control of drainage so as to prevent any adverse impact on adjoining parcels during and after work; **The project does not divert drainage to another property.**
- (b) Disposition of boulders, vegetation, stumps and other debris including unused material and any **structures** used in connection with the operations; **The Plan Notes indicate only clean fill with no organic materials will be placed as fill.**
- (c) The construction of necessary fencing to protect against hazards; **The plan notes the location of erosion control fencing to prevent erosion. It is not anticipated that site fencing is required as there are no steep slopes or cuts associated with the work.**
- (d) Vegetation to remain as a visual barrier; **The project does not need visual barriers; it is not an excavation / pit.**
- (e) Hours of operation; **The work will occur during normal work hours as regulated for all commercial projects in the Portsmouth Codes and Ordinances.**
- (f) Routes for transportation of materials and method of transportation so as to minimize impact on surrounding parcels; **Ocean Road is a recognized truck route.**
- (g) **Setbacks** of the proposed removal from public rights of way and property lines shall be specified; **The work is set back from the property lines.**
- (h) The finished level and grading; **The proposed grades are noted on the plan** and
- (i) The placing of topsoil for purposes of seeding and planting to prevent erosion or dust. **Please see the notes on Sheet D1.**

I would be pleased to meet with you or the Planning Department Staff should you have any questions or concerns. Let me know if you need additional information to complete your review.

Sincerely,

John Chagnon, PE
Ambit Engineering, Inc.

Enclosures: 12 Plan Sets

AMBIT ENGINEERING, INC. CIVIL ENGINEERS AND LAND SURVEYORS

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

27 February, 2019

Dexter Legg, Chair
City of Portsmouth Planning Board
1 Junkins Avenue
Portsmouth, NH 03801

**RE: Request for Permit for Proposed Fill at 278 (Formerly 272) Ocean Road
Map 282 Lot 3**

Dear Chairman Legg and Planning Board Members:

We hereby submit, on behalf of the Donahue Realty Trust, the attached for Planning Board Approval. The application is in accordance with Section 10.1020 Earth Products Removal and Placement. As we currently understand there is no official application form, rather this letter serves as the application to appear before the Planning Board for the requisite approval.

Please place this matter on the agenda for the March 21, 2019 Planning Board meeting.

I would be pleased to meet with you or the Planning Department Staff should you have any questions or concerns. Let me know if you need additional information to complete your review.

Sincerely,

John Chagnon, PE
Ambit Engineering, Inc.

Enclosures: 12 Plan Sets

J:\JOBS2\JN2700's\JN 2730's\JN 2736\2018 Fill Permit\Applications\City of Portsmouth\278 Ocean Road Proposed Fill Application Letter 2-27-19.pdf.doc



AMBIT ENGINEERING, INC. CIVIL ENGINEERS AND LAND SURVEYORS
200 Griffin Road, Unit 3, Portsmouth, NH 03801 Phone (603) 430-9282 Fax 436-2315

20 February, 2019

To Whom It May Concern

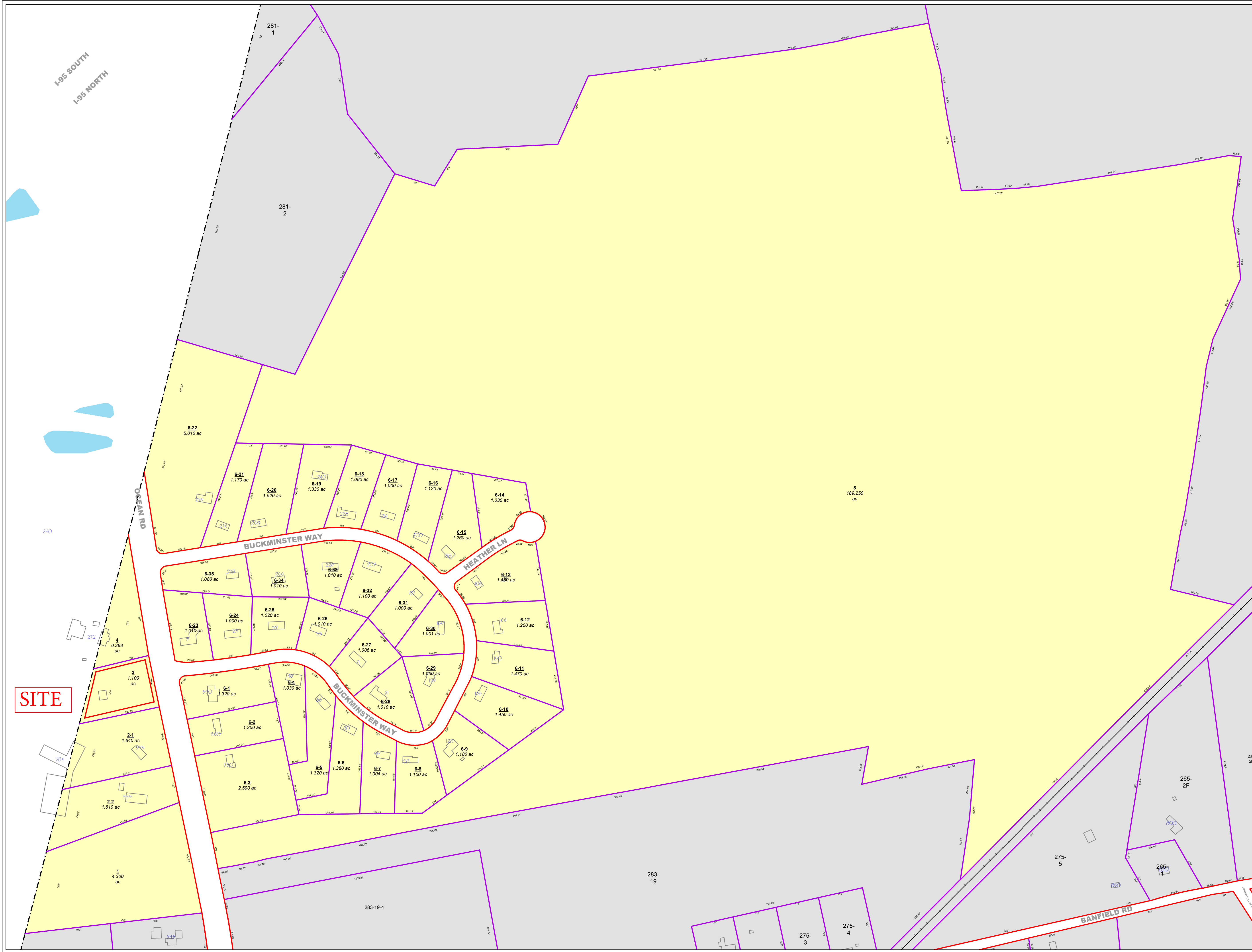
RE: Application to the City of Portsmouth for fill at 278 Ocean Road

This letter is to inform the City of Portsmouth that Ambit Engineering is authorized to represent me to obtain approvals in regards to the above referenced property. This includes signatures on application forms and representation at Public Hearings.

Please feel free to call me if there is any question regarding this authorization.

Sincerely,

Donahue Realty Trust
Daniel J. Donahue, Trustee
10 Shepherds Lane
North Hampton, NH 03862

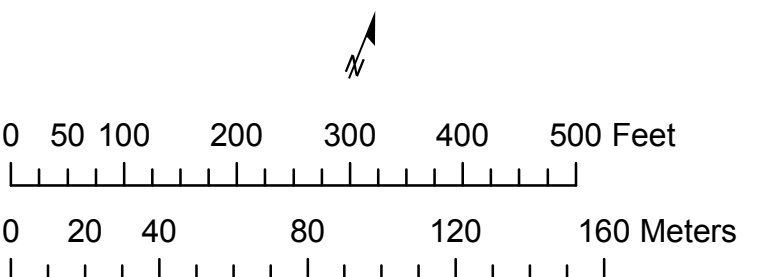


Partial Legend
 See the cover sheet for the complete legend.

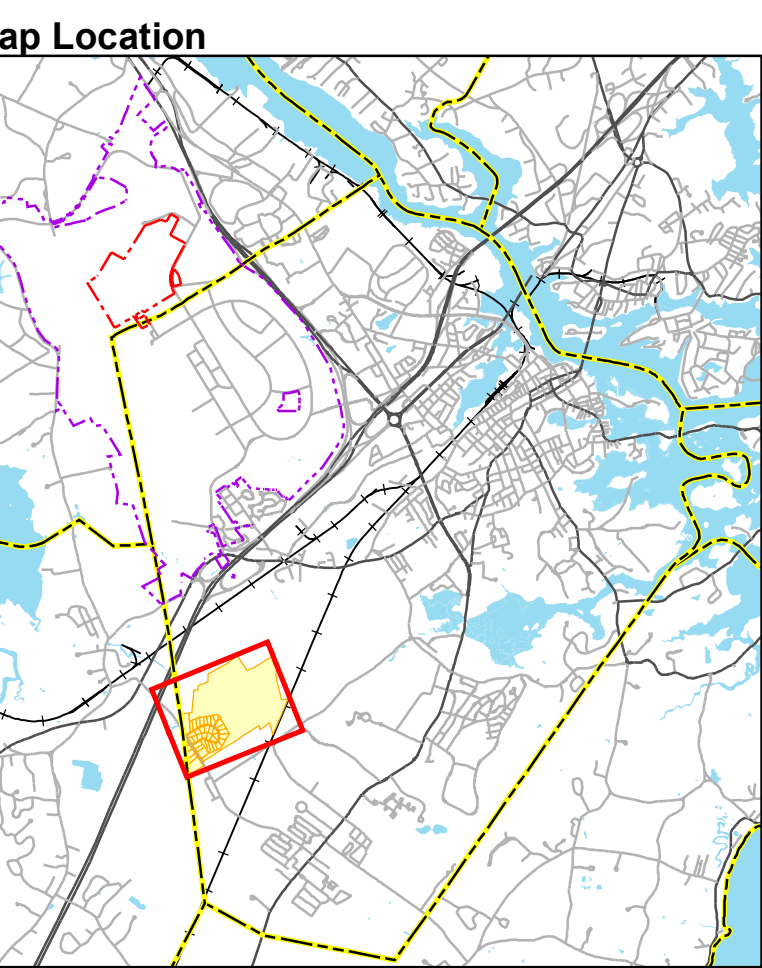
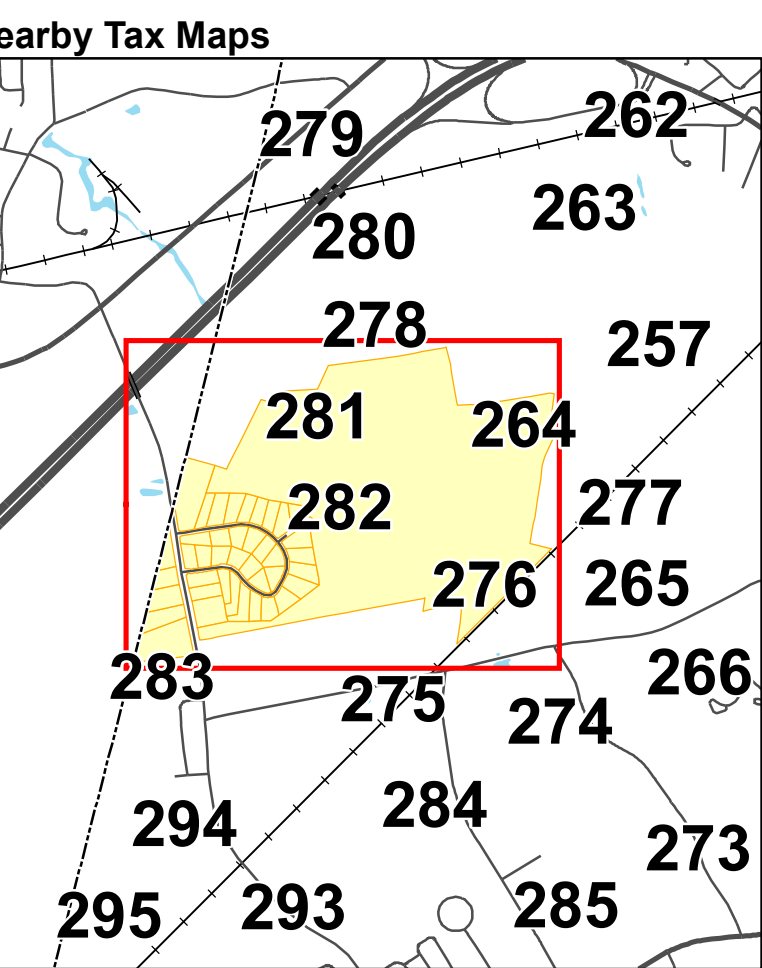
- 7-5A** Lot or lot-unit number
- 2.56 ac Parcel area in acres (ac) or square feet (sf)
- 25 Address number
- 233-137 Parcel number from a neighboring map
- 68' Parcel line dimension
- SIMS AVE Street name

- Parcel/Parcel boundary
- Parcel/ROW boundary
- Water boundary
- Structure (1994 data)

- Parcel covered by this map
- Parcel from a neighboring map (see other map for current status)



This map is for assessment purposes only. It is not intended for legal description or conveyance. Parcels are mapped as of April 1. Building footprints are 2006 data and may not represent current structures. Streets appearing on this map may be paper (unbuilt) streets. Lot numbers take precedence over address numbers. Address numbers shown on this map may not represent posted or legal addresses.



Portsmouth, New Hampshire
 2018
Tax Map 282

SITE