

2 LOT SUBDIVISION PLAN FOR

DUBE PLUS CONSTRUCTION,

TAX MAP 283, LOT 11

PATRICIA DRIVE, PORTSMOUTH, NH 03801

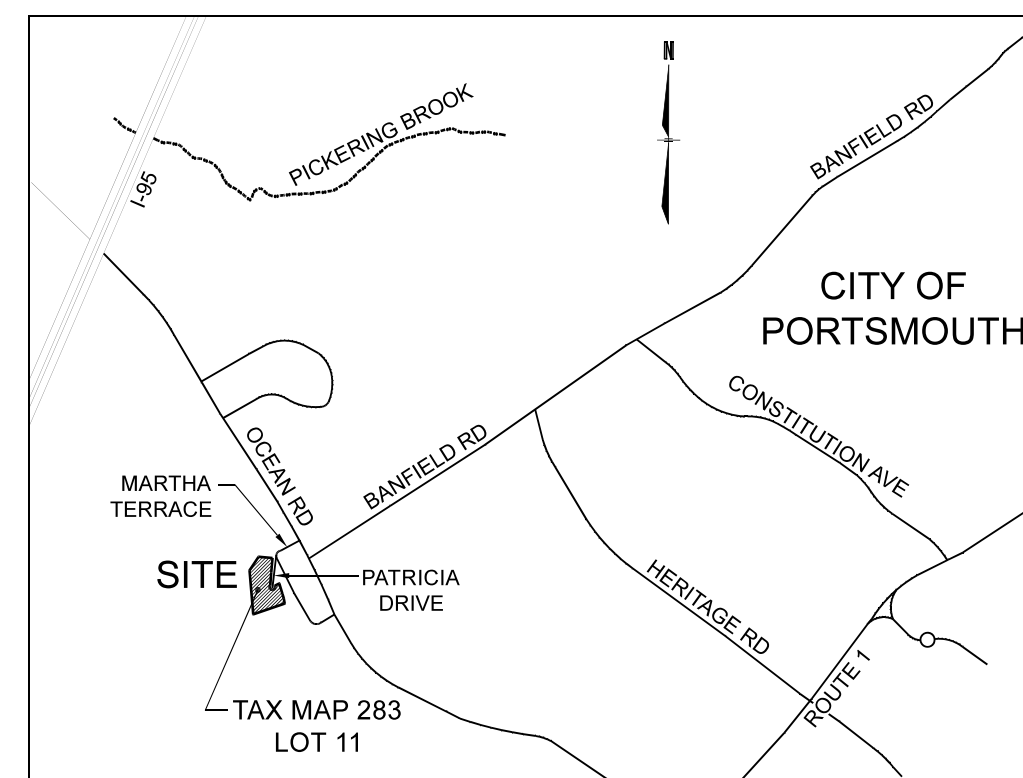
ROCKINGHAM CO.

NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE TAX MAP 283, LOT 11 INTO 2 LOTS.
2. THE PROPERTY IS DESIGNATED AS TAX MAP 283, LOT 11.
3. THE AREA OF THE EXISTING LOT 11 IS 3.16 ACRES (137,549 SQFT.)
4. THE CURRENT OWNER FOR TAX MAP 283, LOT 11: FRITZ FAMILY REVOC LIV TRUST, P.O. BOX 524, 50 SHORE DR., NORTHWOOD NH, 03261. BK 3338 PG 173.
5. THE ZONING DESIGNATION FOR THE PROPERTY IS (SRA) SINGLE RESIDENCE A DISTRICT.
6. DIMENSIONAL REQUIREMENTS PROVIDED FOR ZONE (SRA) DISTRICT:

MIN. ROAD FRONTAGE	=150'
MIN. LOT DEPTH	=200'
MIN. LOT SIZE	=43,560 SF (1 ACRE)
MIN. ROAD SETBACK	=30'
MIN. REAR SETBACK	=40'
MIN. SIDE SETBACK	=20'
WETLAND/WATERBODY SETBACK	=100'
WETLAND/LIMITED CUT	=50'
WETLAND/VEGETATED BUFFER STRIP	=25'
MAXIMUM STRUCTURE HEIGHT	=35'
SEPTIC SETBACK	=75' HYDRIC SOILS

 OVERLAY DISTRICTS: (STEEP SLOPES, SOILS, WETLANDS, CONSERVATION)
7. THE EXISTING USE OF TM 283 LOT 11 IS VACANT LAND.
8. THE PROPOSED USE OF TM 283 LOT 11 WILL BE 2 LOT SUBDIVISION.
9. SEWER TO BE PROVIDED BY ON-SITE SEPTIC SYSTEMS.
10. WATER TO BE PROVIDED BY MUNICIPAL PUBLIC WATER.
11. RIGHT OF WAY WIDTH DETERMINED BY SURVEY, FIELD INVESTIGATION, RECORDED DEEDS AND PLANS OF REFERENCE.
12. ABUTTING PROPERTY INFORMATION PROVIDED BY A COMBINATION OF ON-LINE TAX MAP DATA AND DATA PROVIDED BY granitview.unh.edu.
13. SHEET 7 OF 8 THIS SET WILL BE RECORDED. A COMPLETE PLAN SET WILL BE FILED AT THE CITY OF PORTSMOUTH.
14. THE FEMA MAP NUMBER FOR THIS SITE IS 33015C0270E. EFFECTIVE DATE: MAY 17, 2005. SITE IS LOCATED WITHIN ZONE X. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
15. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO CITY OF PORTSMOUTH SUBDIVISION PLAN REGULATIONS AND THE LATEST EDITION OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
16. IF DURING CONSTRUCTION, IT BECOMES APPARENT THAT DEFICIENCIES EXIST IN THE APPROVED DESIGN DRAWINGS, THE OWNER SHALL BE REQUIRED TO CORRECT DEFICIENCIES TO MEET THE REQUIREMENTS OF THE REGULATIONS AT NO EXPENSE TO THE CITY.
17. 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.
18. ELEVATIONS AND COORDINATES ARE BASED ON STATE PLANE COORDINATES FROM A SOLUTION GENERATED BY NGS OPUS ON JUNE 18, 2020 FROM DATA COLLECTED BY THIS OFFICE ON JUNE 18, 2020. THE OPUS SOLUTION IS BASED ON THE NAD 83 (2011) REF. FRAME AND THE NAVD 88.



LOCATION PLAN

SCALE: 1"=2,000'

SHEET INDEX

DWG	SHT. NO.	DESCRIPTION
CVR	1 OF 9	COVER SHEET
ECP	2 OF 9	EXISTING CONDITIONS PLAN
EBIP	3 OF 9	EXISTING BUFFER IMPACT PLAN
PGP	4 OF 9	PROPOSED GRADING PLAN
PBIP	5 OF 9	PROPOSED BUFFER IMPACT PLAN
PUP	6 OF 9	PROPOSED UTILITY PLAN
PCP	7 OF 9	PROPOSED CONDITIONS PLAN
PSP	8 OF 9	PROPOSED SUBDIVISION
DET	9 OF 9	DETAIL SHEET

PROFESSIONAL CONSULTANTS LIST

SURVEYOR: NEW HAMPSHIRE LAND CONSULTANTS, PLLC.
683C FIRST NH TURNPIKE (RT.4)
NORTHWOOD, NH 03261 PH: (603) 942-9220

WETLAND/SOIL SCIENTIST: GOVE ENVIRONMENTAL SERVICES, INC.
8 CONTINENTAL DR., BLDG. 2, UNIT H,
EXETER, NH 03833 PH: (603) 778-0644



OWNER:

FRITZ FAMILY REVOC LIV TRUST,
EDGAR H FRITZ, TRUSTEE
P.O. BOX 524, 50 SHORE DR.
NORTHWOOD, NH 03261
BK 3338 PG 0173

APPLICANT:

DUBE PLUS CONSTRUCTION,
10 BRICKETTS MILL ROAD,
HAMPSTEAD, NH 03841

INITIAL PLAN SET SUBMISSION DATE

SEPTEMBER 23, 2020

Latest revision date: _____

NOTE:

ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO THE CITY OF PORTSMOUTH REGULATIONS AND THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", LATEST EDITION.



CONTACT DIG SAFE 72 HOURS
PRIOR TO CONSTRUCTION

THE LOCATION OF ANY UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. NEW HAMPSHIRE LAND CONSULTANTS, PLLC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UTILITIES SHOWN. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ANY UTILITIES WHETHER THEY BE ABOVE OR BELOW GROUND. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233).

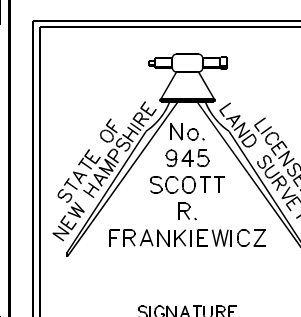
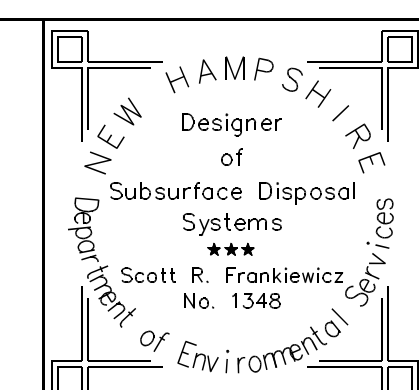
AGENCY APPROVALS

NHDES SUBDIVISION : _____

REVISIONS			
NO.	DATE	DESCRIPTION	BY

N.H. LAND CONSULTANTS

SURVEYING • LAND PLANNING • REAL ESTATE
A VETERAN OWNED COMPANY
683C FIRST NH TURNPIKE, NORTHWOOD, NH 03261 PH 603-942-9220 WEBSITE: NHLANDCONSULTANTS.COM



COVER SHEET
TAX MAP 283 LOT 11

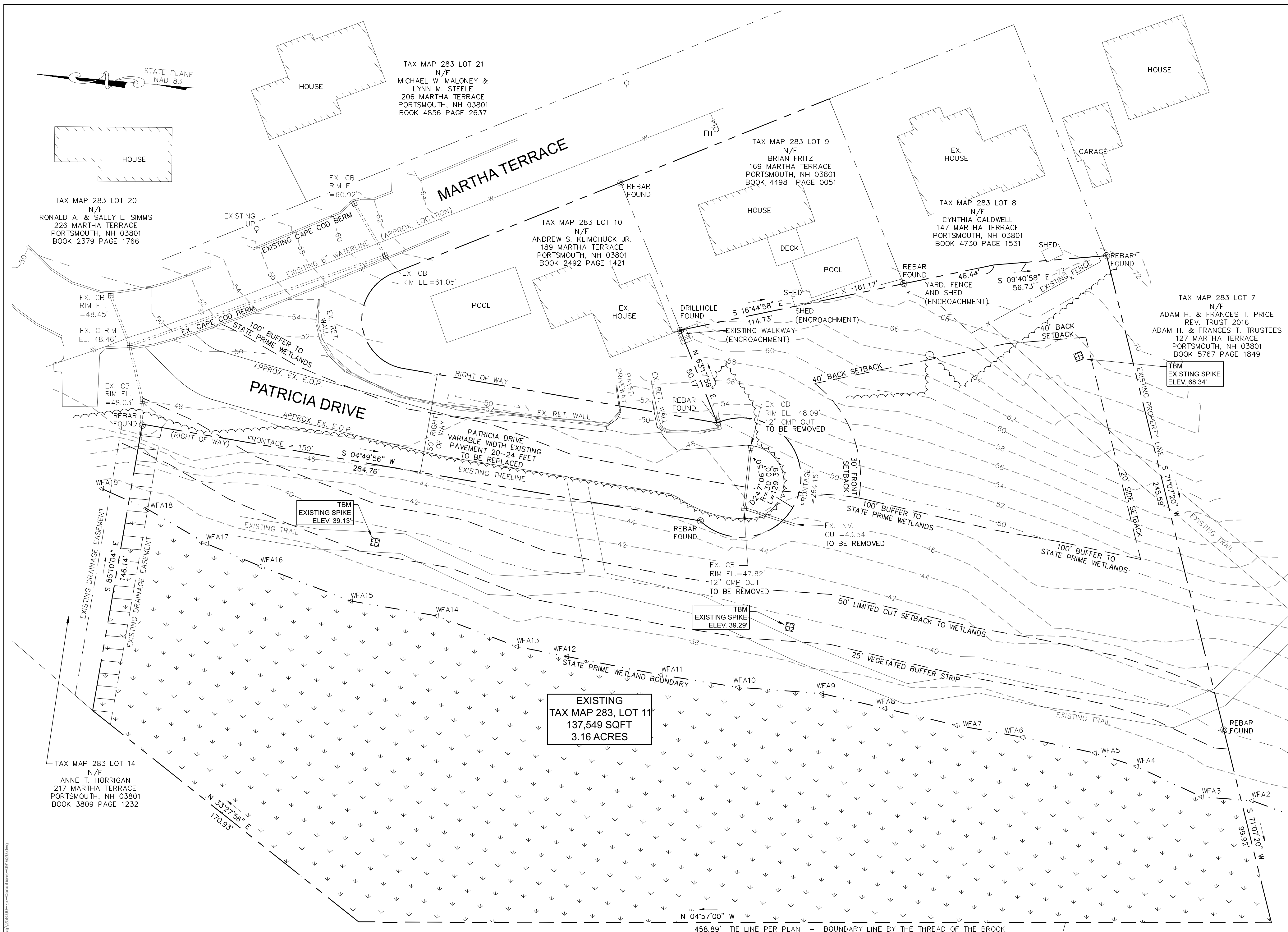
DUBE PLUS CONSTRUCTION

PATRICIA DRIVE, PORTSMOUTH NH 03801
OWNED BY
FRITZ FAMILY REVOC LIV TRUST,
EDGAR H FRITZ, TRUSTEE
P.O. BOX 524, 50 SHORE DR., NORTHWOOD NH, 03261
BOOK 3338 PAGE 0173

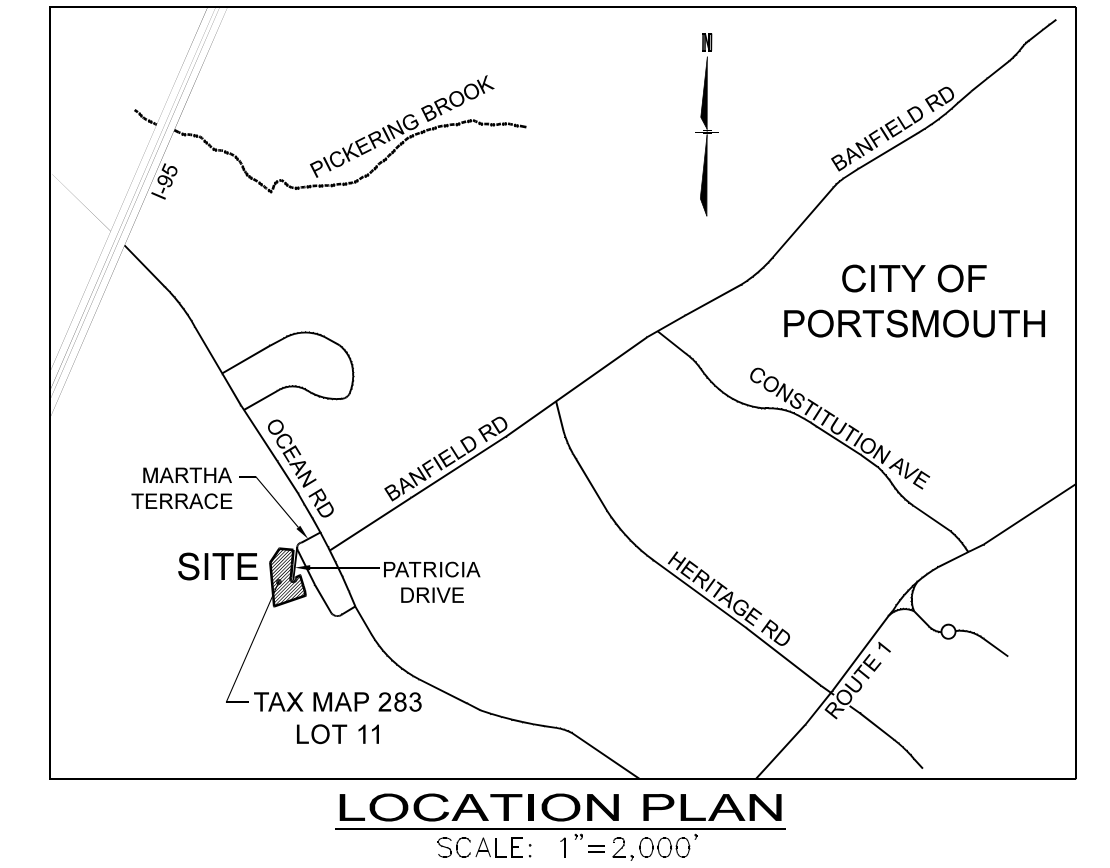
JOB NO: 258.00
ROCKINGHAM CO.
DATE: SEPTEMBER 23, 2020

CVR

SHT. 1 of 9



- ABUTTERS LIST:**
- N/F MAP 283 LOT 7 ADAM H. & FRANCES T. PRICE, ADAM H. & FRANCES T. TRUSTEES 127 MARTHA TERRACE, PORTSMOUTH, NH 03801 BOOK 5767 PAGE 1849
 - N/F MAP 283 LOT 8 CYNTHIA CALDWELL 147 MARTHA TERRACE, PORTSMOUTH, NH 03801 BOOK 4730 PAGE 1531
 - N/F MAP 283 LOT 9 BRIAN A FRITZ 169 MARTHA TERRACE, PORTSMOUTH, NH 03801 BOOK 4491 PAGE 0051
 - N/F MAP 283 LOT 10 ANDREW S KLIMCHUCK JR 189 MARTHA TERRACE, PORTSMOUTH, NH 03801 BOOK 2492 PAGE 1421
 - N/F MAP 283 LOT 21 MICHAEL W MALONEY & LYNN M STEELE 206 MARTHA TERRACE, PORTSMOUTH, NH 03801 BOOK 4859 PAGE 2637
 - N/F MAP 283 LOT 20 RONALD A & SALLY L SIMMS 226 MARTHA TERRACE, PORTSMOUTH, NH 03801 BOOK 2379 PAGE 1766
 - N/F MAP 283 LOT 14 ANNET HERRIGAN 217 MARTHA TERRACE, PORTSMOUTH, NH 03801 BOOK 3809 PAGE 1232
 - N/F MAP 283 LOT 13 CITY OF PORTSMOUTH, DPW P.O. BOX 628 PORTSMOUTH, NH 03802 BOOK 2249 PAGE 0432
 - N/F MAP 283 LOT 12 ELIZABETH J ROLSTON 185 POST ROAD GREENLAND, NH 03840 BOOK 2789 PAGE 2523
 - N/F MAP 283 LOT 7 ADAM H. & FRANCES T. PRICE REV. TRUST 2016 ADAM H. & FRANCES T. TRUSTEES 127 MARTHA TERRACE, PORTSMOUTH, NH 03801 BOOK 5767 PAGE 1849
 - N/F MAP 283 LOT 11 FRITZ FAMILY REVOC LIV TRUST, P.O. BOX 524, 50 SHORE DR., NORTHWOOD NH, 03261 BK 3338 PG 173



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- PLAN REFERENCES:**
- R.C.R.D. PLAN #195, RECORDED APRIL 10, 1964, TITLED: "PARCIAL PLAN OF OCEAN MANOR, PORTSMOUTH, NH", PREPARED FOR: HILTON HOMES, INC., GREENLAND NH, DATED, JANUARY, 1964, PREPARED BY: JOHN DURGIN CIVIL ENGINEERS, SCALE: 1"=40', PLAN APPROVED BY PORTSMOUTH PLANNING BOARD ON MARCH 20, 1964.
 - R.C.R.D. PLAN #05967, RECORDED MAY 21, 1976, TITLED: "RESUBDIVISION OF OCEAN MANNER", PREPARED FOR: ANDREWS PROPERTIES, INC., PORTSMOUTH NH, DATED: MARCH 1976, REVISED MAY 1976, PREPARED BY: JOHN DURGIN CIVIL ENGINEERS, SCALE: 1"=50', PLAN APPROVED BY PORTSMOUTH PLANNING BOARD DURING 1976.
 - R.C.R.D. PLAN #C8102, RECORDED SEPTEMBER 18, 1978, TITLED: "LOT LINE REVISION, LAND OF LEVESQUE AND GERACI, PORTSMOUTH NH", PREPARED BY: JOHN W. DURGIN ASSOCIATES INC., ENGINEERS, SURVEYORS & DESIGNERS OF PORTSMOUTH AND ROCHESTER, DATED SEPTEMBER 1978, SCALE: 1"=50', APPROVED BY PORTSMOUTH PLANNING BOARD ON SEPTEMBER 18, 1978.
 - R.C.R.D. PLAN #033328, RECORDED DECEMBER 6, 2005, TITLED: "SUBDIVISION AND LOT LINE RELOCATION PLAN, MAP 283 - LOTS 7 & 11", PREPARED FOR: ADAM H. & FRANCES PRICE AND ADAM H. PRICE & FRITZ FAMILY REV. LIVING TRUST, 127 MARTHA TERRACE & PATRICIA DRIVE, PORTSMOUTH NH, PREPARED BY: AMBIT ENGINEERING, INC., CIVIL ENGINEERS & LAND SURVEYORS, PORTSMOUTH NH, SCALE: 1"=50', DATED MARCH 2005, APPROVED BY PORTSMOUTH PLANNING BOARD ON OCTOBER 24, 2005.

LEGEND

EXISTING RETAINING WALL	=====	WETLANDS	~~~~~
ABUTTERS PROPERTY LINES	-----	DRILL HOLE FOUND	⊙
SUBJECT PROPERTY LINES	-----	REBAR W/ CAP FOUND	⊙
PROPOSED PROPERTY LINES	-----	STONE BOUND FOUND	⊙
EXISTING TIE LINE	-----	EXISTING GATE VALVE & FIRE HYDRANT	⊙
EDGE OF PAVEMENT	-----		
PROPOSED BLDG SETBACK	-----		
EXISTING CONTOUR (MNR)	-572-		
EXISTING CONTOUR (M.R)	-570-		

- Standards Utilized:**
- US Army Corps of Engineers Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region, Technical Report ERDC/EL TR-12-1 (January 2012).
 - Field Indicators for Identifying Hydric Soils in New England-Version 4, April 2019. New England Hydric Soils Technical Committee
 - US Army Corps of Engineers National Wetland Plant List, 2018
 - Classification of Wetlands and Deepwater Habitats of the United States: USFWS Manual FWS/OBS-79/31 (1979)

NEW STATE OF NH REGISTERED PROFESSIONAL LAND SURVEYOR
 No. 945
 SCOTT R. FRANKIEWICZ
 SIGNATURE

I CERTIFY THAT THIS PLAN IS BASED UPON THE PLAN REFERENCES AND A FIELD SURVEY CONDUCTED ON THE GROUND IN SPRING OF 2020, MEETING THE MINIMUM REQUIREMENTS FOR ACCURACY, 1:10,000 AND COMPLETENESS PER THE STATE OF NEW HAMPSHIRE AND THE CITY OF PORTSMOUTH, NH.

SCOTT R. FRANKIEWICZ, LLS DATE: _____

ENGINEER

NO.	DATE	DESCRIPTION

GRAPHIC SCALE
 15 7.5 0 30
 SCALE: 1"=30'

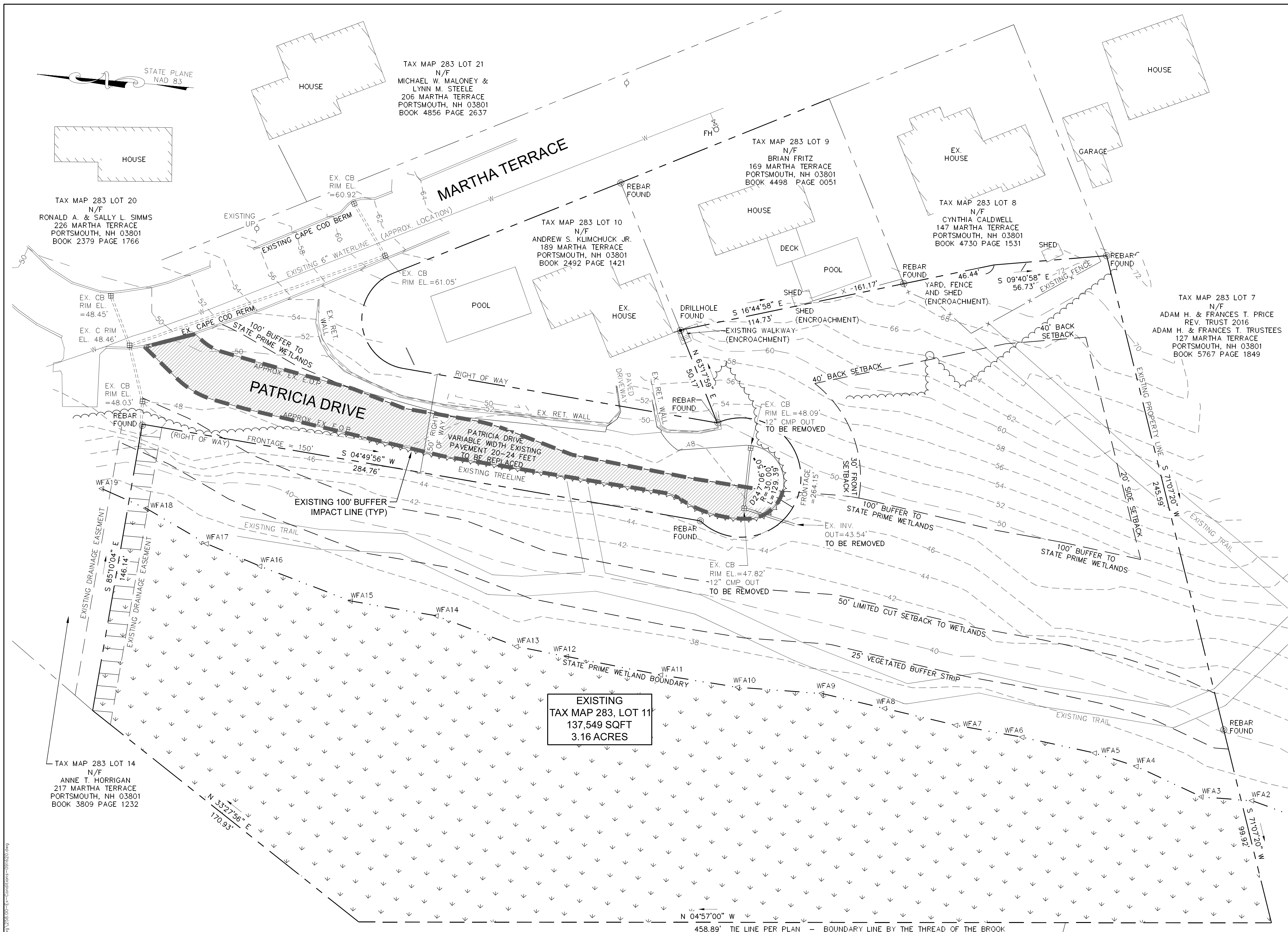
N.H. LAND Consultants
 SURVEYING • LAND PLANNING • REAL ESTATE
 A Veteran Owned Company

EXISTING CONDITIONS PLAN TAX MAP 283 LOT 11 DUBE PLUS CONSTRUCTION
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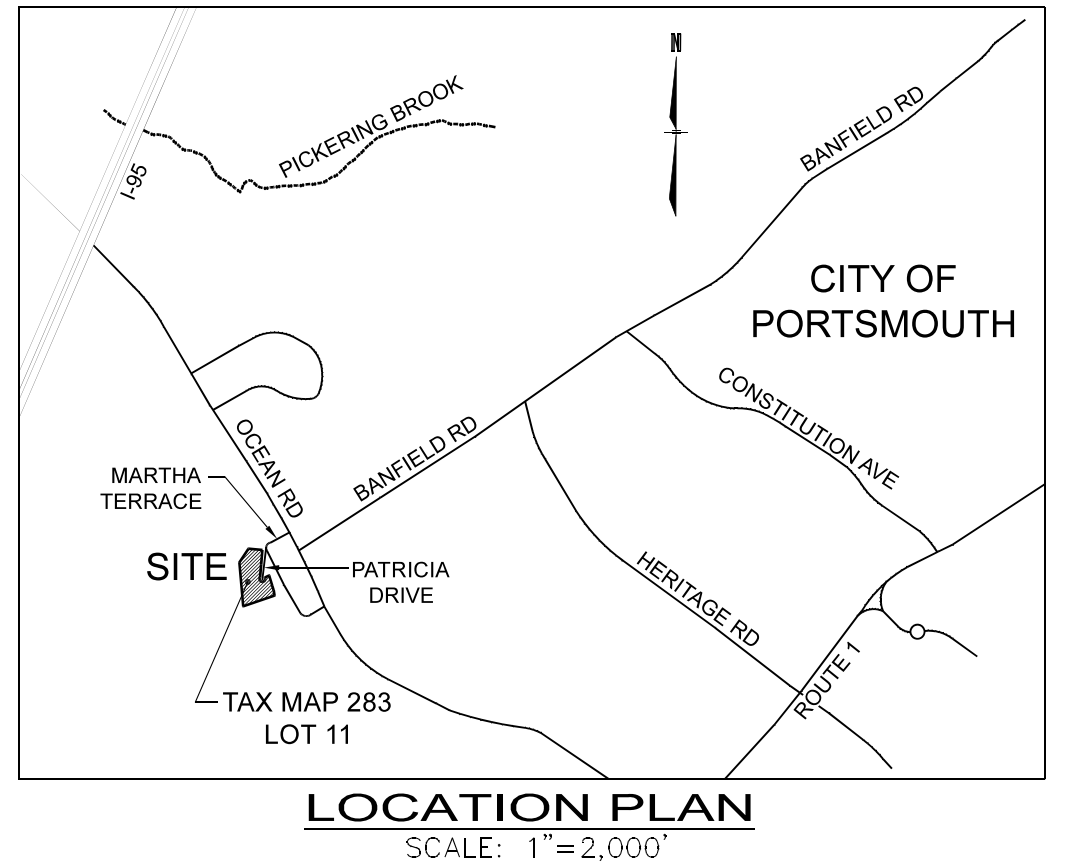
ROCKINGHAM CO.
JOB NO: 258.00
DATE: SEPTEMBER 23, 2020

ECP
 SHT. 2 of 9

DRAWING NUMBER: P:\NH\Registering\2020\258.00\258.00.dwg
 DATE: 09/23/2020 10:58:11 AM
 USER: SCOTT.FRANKIEWICZ
 PLOT DATE: 09/23/2020 10:58:11 AM
 PLOT USER: SCOTT.FRANKIEWICZ
 PLOT DEVICE: HPGLASER



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LEGEND

EXISTING RETAINING WALL	=====	WETLANDS	~~~~~
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SUBJECT PROPERTY LINES	-----	REBAR W/ CAP FOUND	⊙
PROPOSED PROPERTY LINES	-----	STONE BOUND FOUND	⊙
EXISTING TIE LINE	-----	EXISTING GATE VALVE & HYDRANT	⊙
EDGE OF PAVEMENT	-----		
PROPOSED BLDG SETBACK	-----		
EXISTING CONTOUR (MNR)	-572-----		
EXISTING CONTOUR (M.R)	-570-----		

100' WETLAND BUFFER IMPACT AREAS

EXISTING IMPERVIOUS SURFACE (PAVEMENT AREA) = 5,718 SF

EXISTING OVERALL IMPACT = 5,718 SF



TAX MAP 283 LOT 13
N/F
CITY OF PORTSMOUTH DPW
P.O. BOX 628
PORTSMOUTH, NH 03802
BOOK 2249 PAGE 432

TAX MAP 283 LOT 12
N/F
ELIZABETH J. ROLSTON
185 POST ROAD
GREENLAND, NH 03840
BOOK 2679 PAGE 2523

NEW STATE OF
HAMPSHIRE
No. 945
SCOTT R.
FRANKIEWICZ
SIGNATURE

I CERTIFY THAT THIS PLAN IS BASED UPON THE PLAN REFERENCES AND A FIELD SURVEY CONDUCTED ON THE GROUND IN SPRING OF 2020, MEETING THE MINIMUM REQUIREMENTS FOR ACCURACY, 1:10,000 AND COMPLETENESS PER THE STATE OF NEW HAMPSHIRE AND THE CITY OF PORTSMOUTH, NH.

SCOTT R. FRANKIEWICZ, LLS DATE: _____

ENGINEER

NO.	DATE	DESCRIPTION

EXISTING BUFFER IMPACT PLAN
TAX MAP 283
LOT 11

DUBE PLUS CONSTRUCTION
PATRICIA DRIVE, PORTSMOUTH, NH 03801

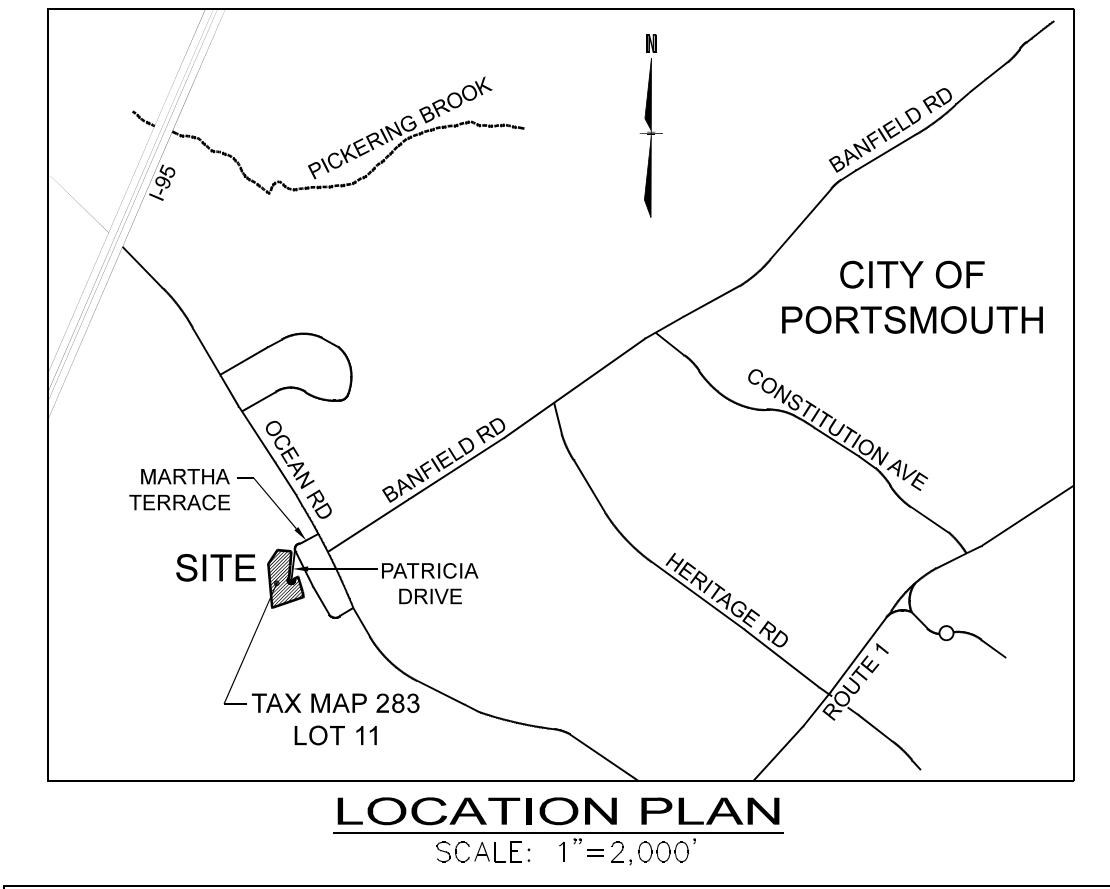
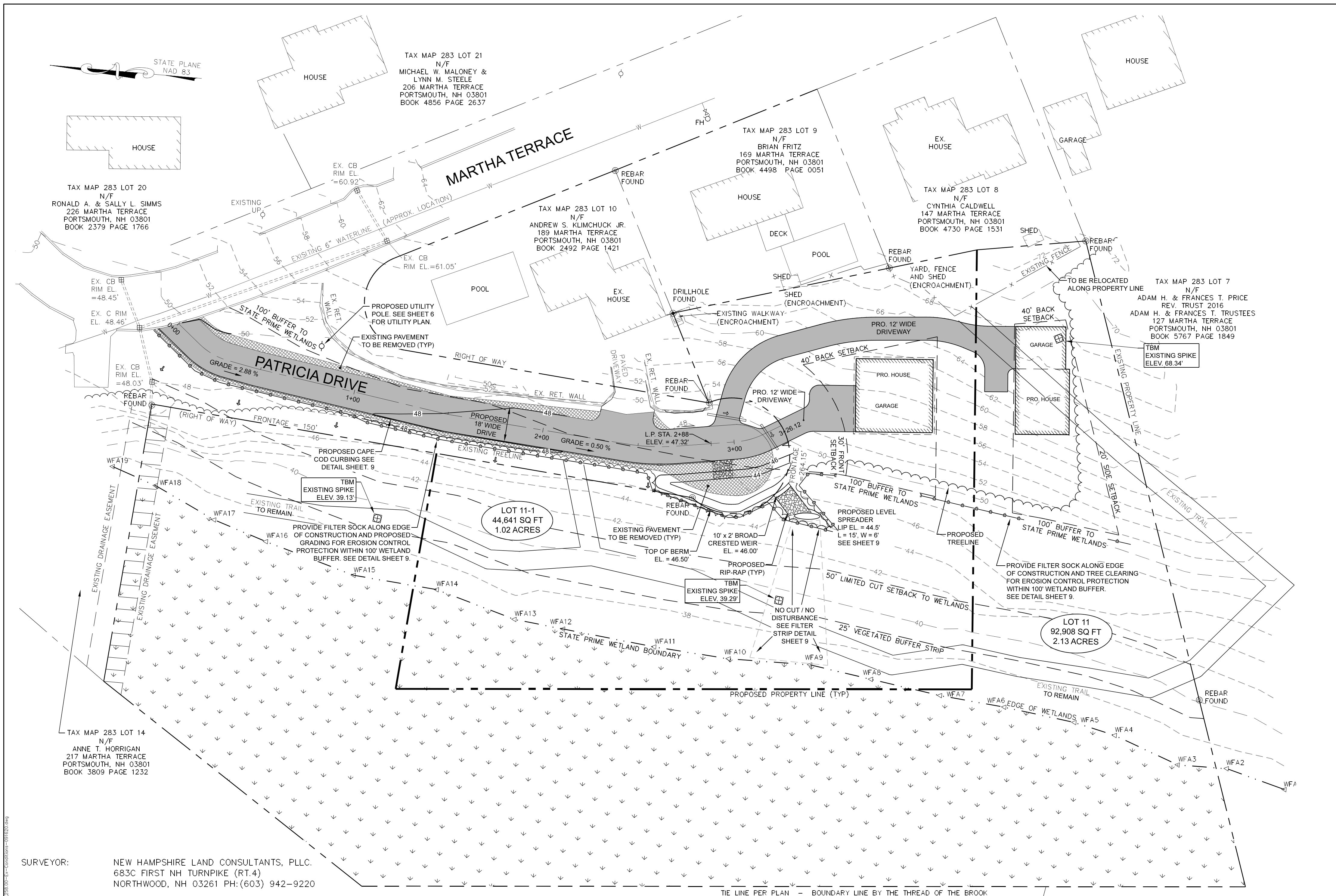
OWNED BY
FRITZ FAMILY REVOC LIV TRUST,
EDGAR H FRITZ, TRUSTEE
P.O. BOX 524, 50 SHORE DR., NORTHWOOD NH, 03261
BOOK 3338 PAGE 0173

ROCKINGHAM CO.
JOB NO: 258.00
DATE: SEPTEMBER 23, 2020

EBIP
SHT. 3 of 9

N.H. LAND Consultants
SURVEYING • LAND PLANNING • REAL ESTATE
A Veteran Owned Company

WEBSITE: NHLANDCONSULTANTS.COM
PH: 603-942-9220
PH: 603-942-9220
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- NOTES:**
- THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE TAX MAP 283, LOT 11 INTO 2 LOTS.
 - THE PROPERTY IS DESIGNATED AS TAX MAP 283, LOT 11.
 - THE AREA OF THE EXISTING LOT 11 IS 3.16 ACRES (137,549 SQFT.)
 - THE CURRENT OWNER FOR TAX MAP 283, LOT 11: FRITZ FAMILY REVOC LIV TRUST, P.O. BOX 524, 50 SHORE DR., NORTHWOOD NH, 03261. BK 338 PG 173.
 - THE ZONING DESIGNATION FOR THE PROPERTY IS (SRA) SINGLE RESIDENCE A DISTRICT.
 - DIMENSIONAL REQUIREMENTS PROVIDED FOR ZONE (SRA) DISTRICT:
 MIN. ROAD FRONTAGE = 150'
 MIN. LOT DEPTH = 200'
 MIN. LOT SIZE = 43,560 SF (1 ACRE)
 MIN. ROAD SETBACK = 30'
 MIN. REAR SETBACK = 40'
 MIN. SIDE SETBACK = 20'
 WETLAND/WATERBODY SETBACK = 100'
 WETLAND/LIMITED CUT = 50'
 WETLAND/VEGETATED BUFFER STRIP = 25'
 MAXIMUM STRUCTURE HEIGHT = 35'
 SEPTIC SETBACK = 75' HYDRIC SOILS
 OVERLAY DISTRICTS: (STEEP SLOPES, SOILS, WETLANDS, CONSERVATION)
 - THE EXISTING USE OF TM 283 LOT 11 IS VACANT LAND.
 - THE PROPOSED USE OF TM 283 LOT 11 WILL BE 2 LOT SUBDIVISION.
 - SEWER TO BE PROVIDED BY ON-SITE SEPTIC SYSTEMS.
 - WATER TO BE PROVIDED BY MUNICIPAL PUBLIC WATER.
 - RIGHT OF WAY WIDTH DETERMINED BY SURVEY, FIELD INVESTIGATION, RECORDED DEEDS AND PLANS OF REFERENCE.
 - ABUTTING PROPERTY INFORMATION PROVIDED BY A COMBINATION OF ON-LINE TAX MAP DATA AND DATA PROVIDED BY grantview.unh.edu.
 - SHEET 7 OF 8 THIS SET WILL BE RECORDED, A COMPLETE PLAN SET WILL BE FILED AT THE CITY OF PORTSMOUTH.
 - THE FEMA MAP NUMBER FOR THIS SITE IS 33015C0270E, EFFECTIVE DATE: MAY 17, 2005. SITE IS LOCATED WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
 - ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO CITY OF PORTSMOUTH SUBDIVISION PLAN REGULATIONS AND THE LATEST EDITION OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
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- PLAN REFERENCES:**
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 - R.C.R.D. PLAN #08102, RECORDED SEPTEMBER 18, 1978, TITLED: "LOT LINE REVISION, LAND OF LEVESQUE AND GERACI, PORTSMOUTH NH", PREPARED BY: JOHN W. DURGIN ASSOCIATES INC., ENGINEERS, SURVEYORS & DESIGNERS OF PORTSMOUTH AND ROCHESTER, DATED SEPTEMBER 1978, SCALE: 1"=50', APPROVED BY PORTSMOUTH PLANNING BOARD ON SEPTEMBER 18, 1978.
 - R.C.R.D. PLAN #033328, RECORDED DECEMBER 6, 2005, TITLED: "SUBDIVISION AND LOT LINE RELOCATION PLAN, MAP 283 - LOTS 7 & 11", PREPARED FOR: ADAM H. & FRANCES T. PRICE AND ADAM H. PRICE & FRITZ FAMILY REV. LIVING TRUST, 127 MARTHA TERRACE & PATRICIA DRIVE, PORTSMOUTH NH, PREPARED BY: AMBIT ENGINEERING, INC., CIVIL ENGINEERS & LAND SURVEYORS, PORTSMOUTH NH., SCALE: 1"=50', DATED MARCH 2005, APPROVED BY PORTSMOUTH PLANNING BOARD ON OCTOBER 24, 2005.

SURVEYOR: NEW HAMPSHIRE LAND CONSULTANTS, PLLC.
 683C FIRST NH TURNPIKE (RT.4)
 NORTHWOOD, NH 03261 PH: (603) 942-9220

WETLAND/SOIL SCIENTIST: COVE ENVIRONMENTAL SERVICES, INC.
 8 CONTINENTAL DR., BLDG. 2, UNIT H,
 EXETER, NH 03833 PH: (603) 778-0644

WETLANDS WERE DELINEATED ON JUNE 4, 2020 AND LOCATED DURING JUNE 2020

ZONE: SRA
LOT SIZE: 1 ACRES
FRONTAGE: 150'
LOT DEPTH: 200'
FRONT SETBACK: 30'
SIDE SETBACK: 20'
REAR SETBACK: 40'

SOILS: 140B/C CHATFIELD-HOLLIS-CANTON COMPLEX

CHATFIELD - NHDES GROUP 4
 HOLLIS - NHDES GROUP 4
 CANTON - NHDES GROUP 2

LOT SIZE USING GROUP 4 SLOPE C = 48,000 SQ FT
WITH PUBLIC WATER = 24,000 SQ FT.

LEGEND

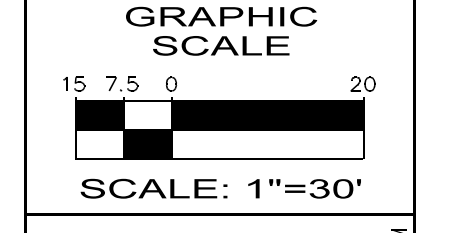
EXISTING RETAINING WALL	=====	WETLANDS	
ABUTTERS PROPERTY LINES	-----	DRILL HOLE FOUND	⊙
SUBJECT PROPERTY LINES	-----	REBAR W/ CAP FOUND	⊙
PROPOSED PROPERTY LINES	-----	STONE BOUND FOUND	⊙
EXISTING TIE LINE	-----	EXISTING GATE VALVE & HYDRANT	⊙
EDGE OF PAVEMENT	-----		
PROPOSED BLDG SETBACK	-----		
EXISTING CONTOUR (MNR)	-572-		
EXISTING CONTOUR (MJR)	-570-		

TAX MAP 283 LOT 13
 N/F
 CITY OF PORTSMOUTH DPW
 P.O. BOX 628
 PORTSMOUTH, NH 03802
 BOOK 2249 PAGE 432

TAX MAP 283 LOT 12
 N/F
 ELIZABETH J. ROLSTON
 185 POST ROAD
 GREENLAND, NH 03840
 BOOK 2679 PAGE 2523

REVISIONS

NO.	DATE	DESCRIPTION	BY



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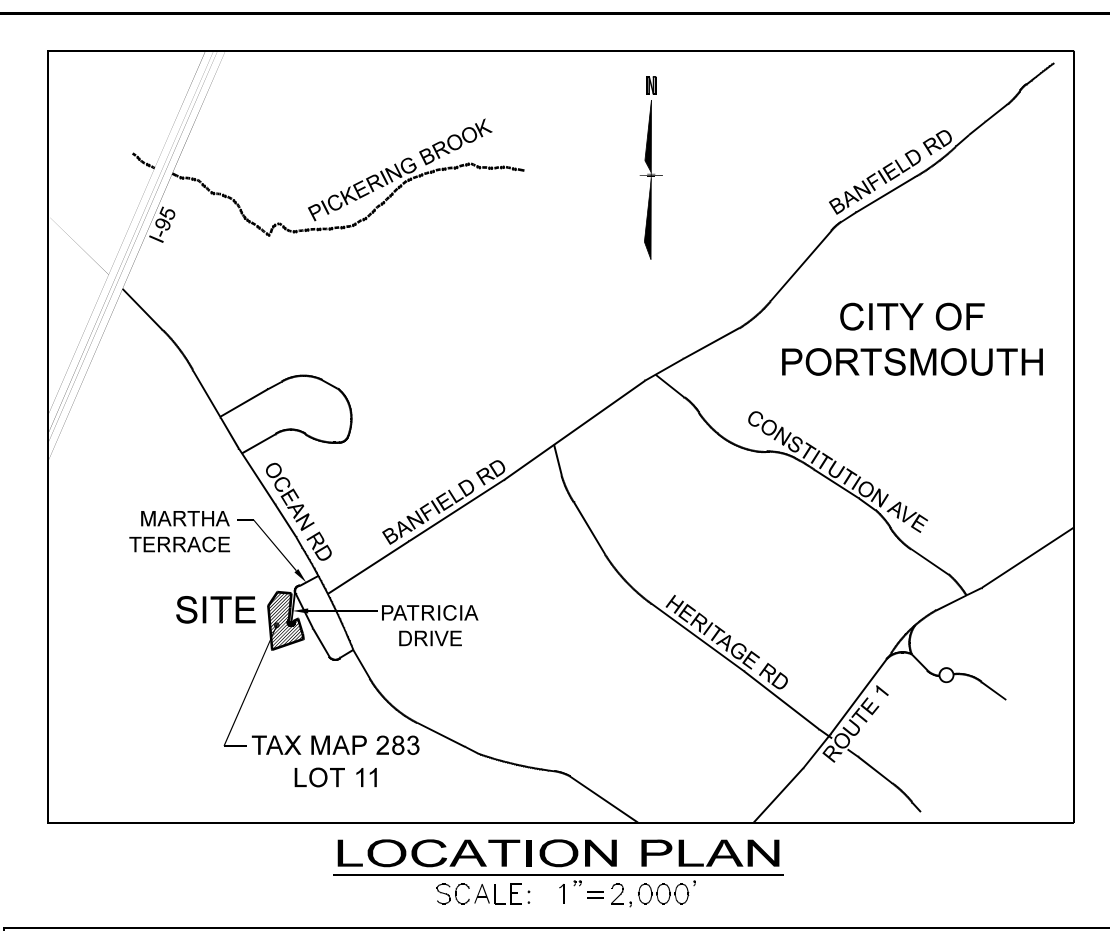
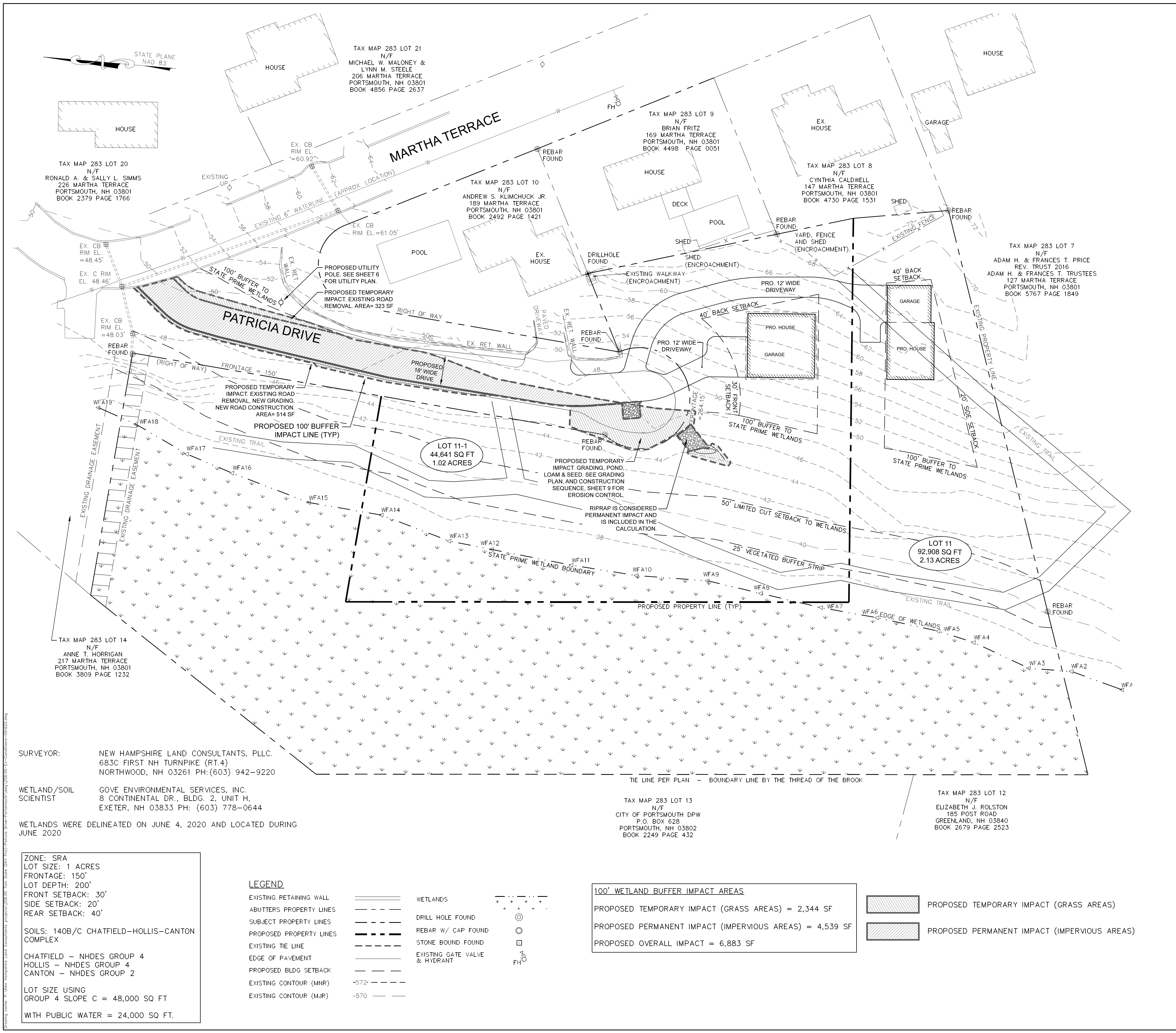
PROPOSED GRADING PLAN
 TAX MAP 283 LOT 11
DUBE PLUS CONSTRUCTION
 PATRICIA DRIVE, PORTSMOUTH, NH 03801

OWNED BY
FRITZ FAMILY REVOC LIV TRUST,
EDGAR H FRITZ, TRUSTEE
 P.O. BOX 524, 50 SHORE DR., NORTHWOOD NH, 03261
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ROCKINGHAM CO.
JOB NO: 258.00
 DATE: SEPTEMBER 23, 2020

PGP
 SHT. 4 of 9

683C FIRST NH TURNPIKE, NORTHWOOD, NH 03261 PH: 603-942-9220 WEBSITE: NHLANDCONSULTANTS.COM



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 5. THE ZONING DESIGNATION FOR THE PROPERTY IS (SRA) SINGLE RESIDENCE A DISTRICT.
 6. DIMENSIONAL REQUIREMENTS PROVIDED FOR ZONE (SRA) DISTRICT:

MIN. ROAD FRONTAGE	=150'
MIN. LOT DEPTH	=200'
MIN. LOT SIZE	=43,560 SF (1 ACRE)
MIN. ROAD SETBACK	=30'
MIN. REAR SETBACK	=40'
MIN. SIDE SETBACK	=20'
WETLAND/WATERBODY SETBACK	=100'
WETLAND/LIMITED CUT	=50'
WETLAND/VEGETATED BUFFER STRIP	=25'
MAXIMUM STRUCTURE HEIGHT	=35'
SEPTIC SETBACK	=75' HYDRIC SOILS

 OVERLAY DISTRICTS: (STEEP SLOPES, SOILS, WETLANDS, CONSERVATION)
 7. THE EXISTING USE OF TM 283 LOT 11 IS VACANT LAND.
 8. THE PROPOSED USE OF TM 283 LOT 11 WILL BE 2 LOT SUBDIVISION.
 9. SEWER TO BE PROVIDED BY ON-SITE SEPTIC SYSTEMS.
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 11. RIGHT OF WAY WIDTH DETERMINED BY SURVEY, FIELD INVESTIGATION, RECORDED DEEDS AND PLANS OF REFERENCE.
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8 CONTINENTAL DR., BLDG. 2, UNIT H,
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WETLANDS WERE DELINEATED ON JUNE 4, 2020 AND LOCATED DURING JUNE 2020

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LOT SIZE: 1 ACRES
FRONTAGE: 150'
LOT DEPTH: 200'
FRONT SETBACK: 30'
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REAR SETBACK: 40'

SOILS: 140B/C CHATFIELD-HOLLIS-CANTON COMPLEX
CHATFIELD - NHDES GROUP 4
HOLLIS - NHDES GROUP 4
CANTON - NHDES GROUP 2

LOT SIZE USING GROUP 4 SLOPE C = 48,000 SQ FT
WITH PUBLIC WATER = 24,000 SQ FT.

LEGEND

- | | | | |
|-------------------------|-----------|-------------------------------|-------|
| EXISTING RETAINING WALL | ===== | WETLANDS | ~~~~~ |
| ABUTTERS PROPERTY LINES | ----- | DRILL HOLE FOUND | ⊙ |
| SUBJECT PROPERTY LINES | ----- | REBAR W/ CAP FOUND | ⊙ |
| PROPOSED PROPERTY LINES | ----- | STONE BOUND FOUND | ⊙ |
| EXISTING TIE LINE | ----- | EXISTING GATE VALVE & HYDRANT | FH |
| EDGE OF PAVEMENT | ----- | | |
| PROPOSED BLDG SETBACK | ----- | | |
| EXISTING CONTOUR (MNR) | -572----- | | |
| EXISTING CONTOUR (MJR) | -570----- | | |

100' WETLAND BUFFER IMPACT AREAS

PROPOSED TEMPORARY IMPACT (GRASS AREAS) = 2,344 SF

PROPOSED PERMANENT IMPACT (IMPERVIOUS AREAS) = 4,539 SF

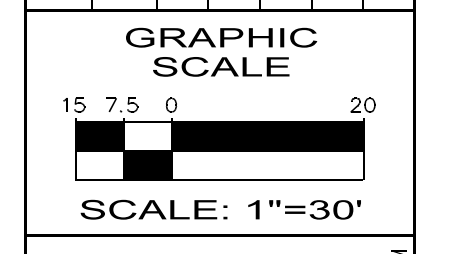
PROPOSED OVERALL IMPACT = 6,883 SF

- | | |
|--|--|
| | PROPOSED TEMPORARY IMPACT (GRASS AREAS) |
| | PROPOSED PERMANENT IMPACT (IMPERVIOUS AREAS) |

DESIGNER OF
Subsurface Disposal
Systems

Scott R. Frankiewicz
No. 1348
Department of Environmental Services
NEW HAMPSHIRE

NO.	DATE	DESCRIPTION



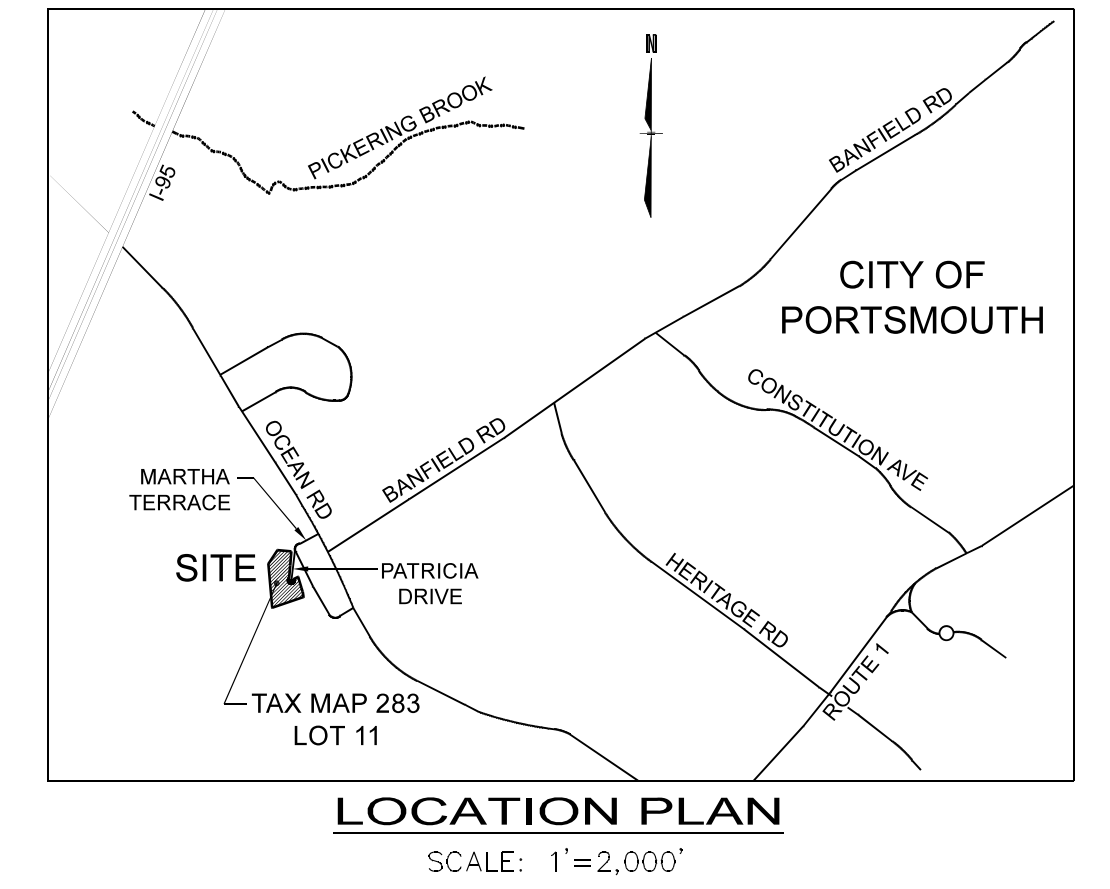
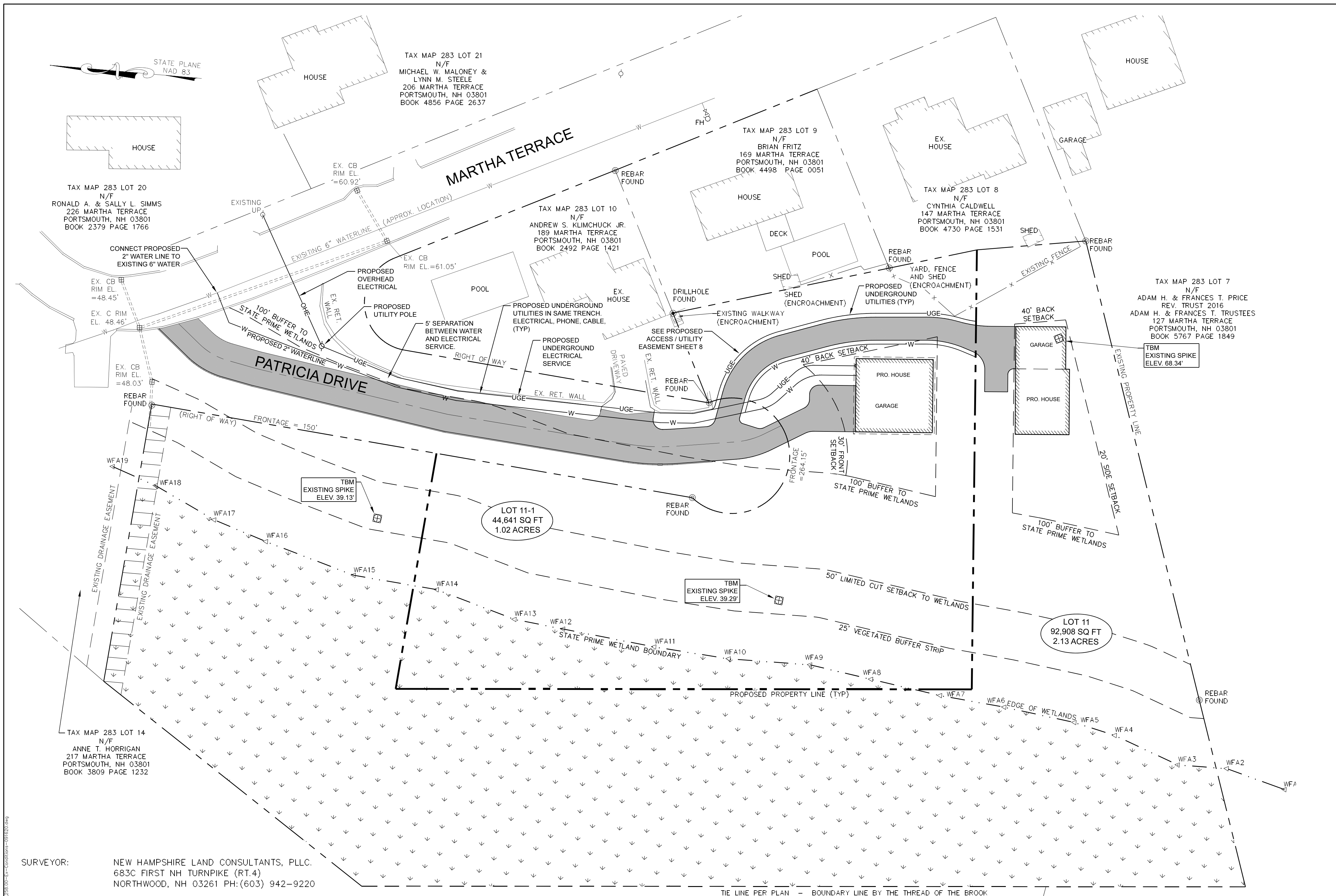
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PROPOSED BUFFER IMPACT PLAN
TAX MAP 283 LOT 11
DUBE PLUS CONSTRUCTION
PATRICIA DRIVE, PORTSMOUTH, NH 03801
OWNED BY
FRITZ FAMILY REVOC LIV TRUST,
EDGAR H FRITZ, TRUSTEE
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ROCKINGHAM CO.
JOB NO: 258.00
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PBIP
SHT. 5 of 9



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LEGEND

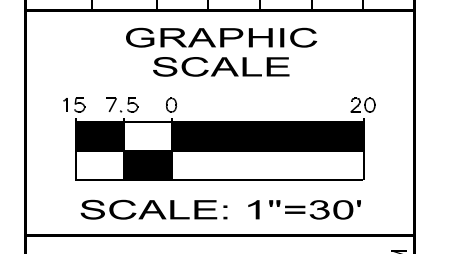
EXISTING RETAINING WALL	=====	WETLANDS	+
ADJUTERS PROPERTY LINES	-----	DRILL HOLE FOUND	⊙
SUBJECT PROPERTY LINES	- - - - -	REBAR W/ CAP FOUND	⊙
PROPOSED PROPERTY LINES	=====	STONE BOUND FOUND	⊙
EXISTING TIE LINE	-----	EXISTING GATE VALVE & HYDRANT	FH
EDGE OF PAVEMENT	=====		
PROPOSED BLDG SETBACK	-----		

TAX MAP 283 LOT 13
 N/F
 CITY OF PORTSMOUTH DPW
 P.O. BOX 628
 PORTSMOUTH, NH 03802
 BOOK 2249 PAGE 432

TAX MAP 283 LOT 12
 N/F
 ELIZABETH J ROLSTON
 185 POST ROAD
 GREENLAND, NH 03840
 BOOK 2679 PAGE 2523

REVISIONS

NO.	DATE	DESCRIPTION	BY



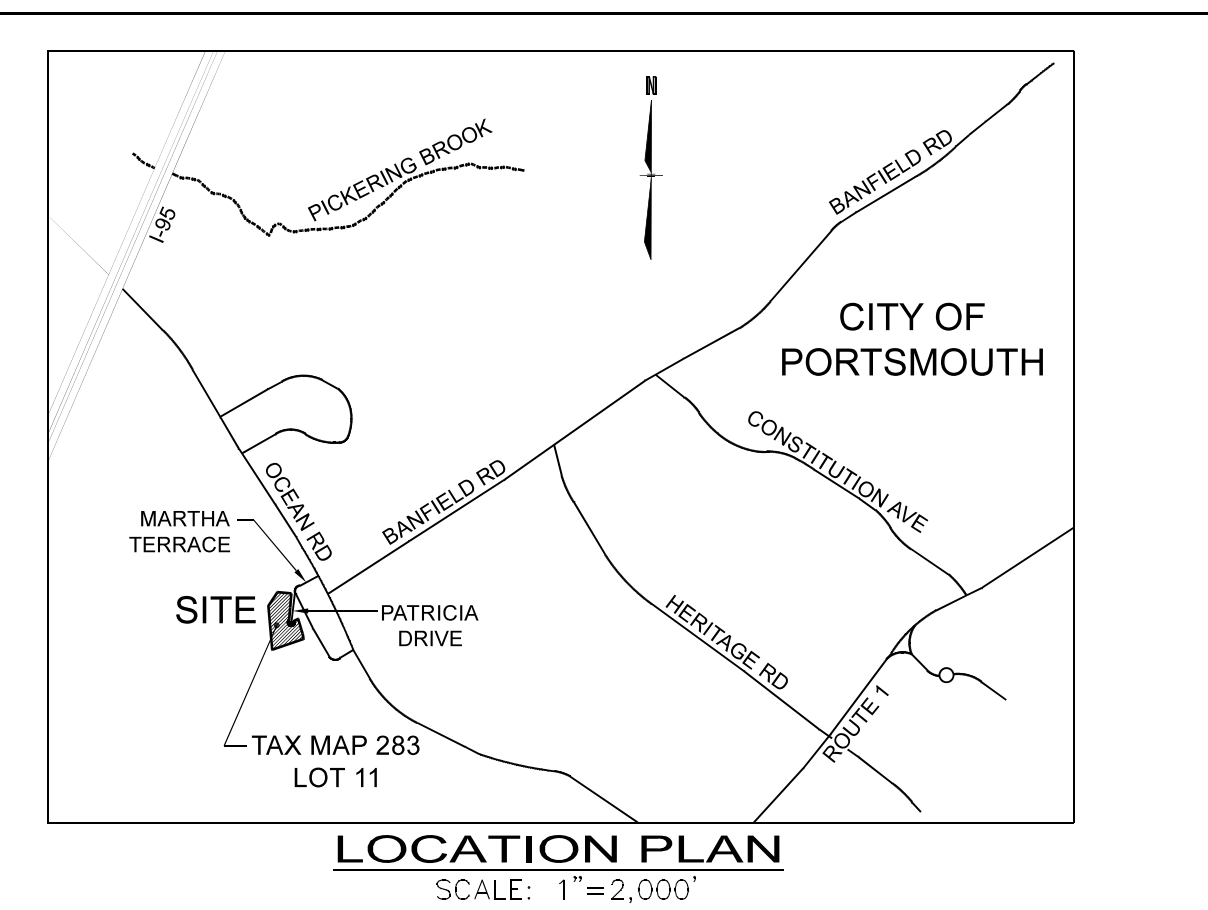
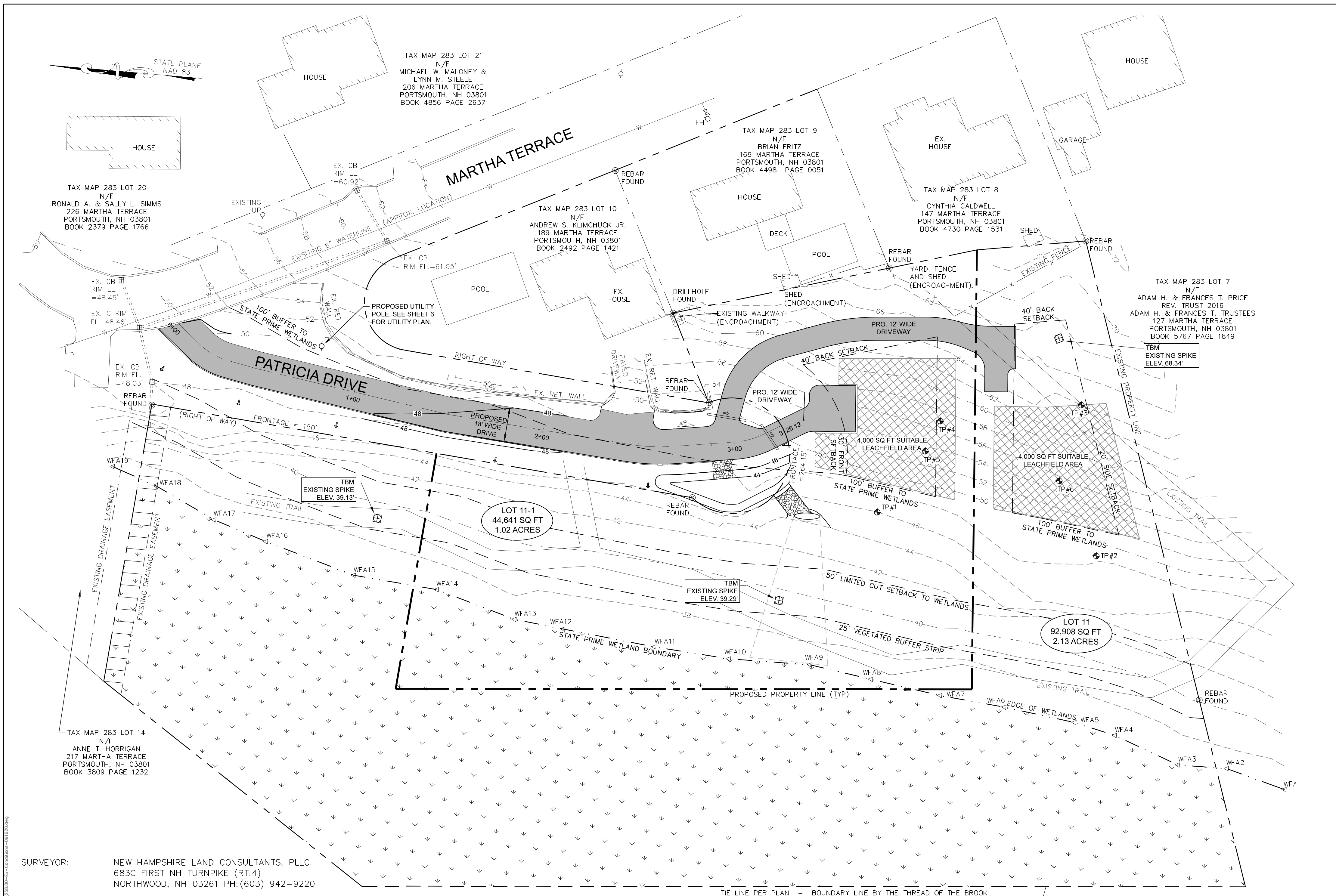
N.H. LAND Consultants
 SURVEYING • LAND PLANNING • REAL ESTATE
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PROPOSED UTILITY PLAN
 TAX MAP 283 LOT 11
DUBE PLUS CONSTRUCTION
 PATRICIA DRIVE, PORTSMOUTH, NH 03801
 OWNED BY
FRITZ FAMILY REVOC LIV TRUST,
EDGAR H FRITZ, TRUSTEE
 P.O. BOX 524, 50 SHORE DR., NORTHWOOD NH, 03261
 BOOK 3338 PAGE 0173

ROCKINGHAM CO.
 JOB NO: 258.00
 DATE: SEPTEMBER 23, 2020

PUP
 SHT. 6 of 9

683C FIRST NH TURNPIKE, NORTHWOOD, NH 03261 PH: 603-942-9220 WEBSITE: NH.LANDCONSULTANTS.COM



- NOTES:**
1. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE TAX MAP 283, LOT 11 INTO 2 LOTS.
 2. THE PROPERTY IS DESIGNATED AS TAX MAP 283, LOT 11.
 3. THE AREA OF THE EXISTING LOT 11 IS 3.16 ACRES (137,549 SQ.FT.).
 4. THE CURRENT OWNER FOR TAX MAP 283, LOT 11: FRITZ FAMILY REVOC LIV TRUST, P.O. BOX 524, 50 SHORE DR., NORTHWOOD NH, 03261. BK 3338 PG 173.
 5. THE ZONING DESIGNATION FOR THE PROPERTY IS (SRA) SINGLE RESIDENCE A DISTRICT.
 6. DIMENSIONAL REQUIREMENTS PROVIDED FOR ZONE (SRA) DISTRICT:
 - MIN. ROAD FRONTAGE = 150'
 - MIN. LOT DEPTH = 200'
 - MIN. LOT SIZE = 43,560 SF (1 ACRE)
 - MIN. ROAD SETBACK = 30'
 - MIN. REAR SETBACK = 40'
 - MIN. SIDE SETBACK = 20'
 - WETLAND/WATERBODY SETBACK = 100'
 - WETLAND/LIMITED CUT = 50'
 - WETLAND/VEGETATED BUFFER STRIP = 25'
 - MAXIMUM STRUCTURE HEIGHT = 35'
 - SEPTIC SETBACK = 75' HYDRIC SOILS, CONSERVATION)
 7. THE EXISTING USE OF TM 283 LOT 11 IS VACANT LAND.
 8. THE PROPOSED USE OF TM 283 LOT 11 WILL BE 2 LOT SUBDIVISION.
 9. SEWER TO BE PROVIDED BY ON-SITE SEPTIC SYSTEMS.
 10. WATER TO BE PROVIDED BY MUNICIPAL PUBLIC WATER.
 11. RIGHT OF WAY WIDTH DETERMINED BY SURVEY, FIELD INVESTIGATION, RECORDED DEEDS AND PLANS OF REFERENCE.
 12. ABUTTING PROPERTY INFORMATION PROVIDED BY A COMBINATION OF ON-LINE TAX MAP DATA AND DATA PROVIDED BY GRANITVIEW.URNH.EDU.
 13. SHEET 7 OF 8 THIS SET WILL BE RECORDED. A COMPLETE PLAN SET WILL BE FILED AT THE CITY OF PORTSMOUTH.
 14. THE FEMA MAP NUMBER FOR THIS SITE IS 33015C0270E, EFFECTIVE DATE: MAY 17, 2005. SITE IS LOCATED WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
 15. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO CITY OF PORTSMOUTH SUBDIVISION PLAN REGULATIONS AND THE LATEST EDITION OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
 16. IF DURING CONSTRUCTION, IT BECOMES APPARENT THAT DEFICIENCIES EXIST IN THE APPROVED DESIGN DRAWINGS, THE OWNER SHALL BE REQUIRED TO CORRECT DEFICIENCIES TO MEET THE REQUIREMENTS OF THE REGULATIONS AT NO EXPENSE TO THE CITY.
 17. 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.
 18. ELEVATIONS AND COORDINATES ARE BASED ON STATE PLANE COORDINATES FROM A SOLUTION GENERATED BY NGS OPUS ON JUNE 18, 2020 FROM DATA COLLECTED BY THIS OFFICE ON JUNE 18, 2020. THE OPUS SOLUTION IS BASED ON THE NAD 83 (2011) REF. FRAME AND THE NAVD 88.

- PLAN REFERENCES:**
1. R.C.R.D. PLAN #195, RECORDED APRIL 10, 1964, TITLED: "PARCIAL PLAN OF OCEAN MANNER, PORTSMOUTH, NH", PREPARED FOR: HILTON HOMES, INC., GREENLAND NH, DATED, JANUARY, 1964, PREPARED BY: JOHN DURGIN CIVIL ENGINEERS, SCALE: 1"=40', PLAN APPROVED BY PORTSMOUTH PLANNING BOARD ON MARCH 20, 1964.
 2. R.C.R.D. PLAN #05967, RECORDED MAY 21, 1976, TITLED: "RESUBDIVISION OF OCEAN MANNER", PREPARED FOR: ANDREWS PROPERTIES, INC., PORTSMOUTH NH, DATED: MARCH 1976, REVISED MAY 1976, PREPARED BY: JOHN DURGIN CIVIL ENGINEERS, SCALE: 1"=50', PLAN APPROVED BY PORTSMOUTH PLANNING BOARD DURING 1976.
 3. R.C.R.D. PLAN #8102, RECORDED SEPTEMBER 18, 1978, TITLED: "LOT LINE REVISION, LAND OF LEVESQUE AND GERACI, PORTSMOUTH NH", PREPARED BY: JOHN W. DURGIN ASSOCIATES INC., ENGINEERS, SURVEYORS & DESIGNERS OF PORTSMOUTH AND ROCHESTER, DATED SEPTEMBER 1978, SCALE: 1"=50', APPROVED BY PORTSMOUTH PLANNING BOARD ON SEPTEMBER 18, 1978.
 4. R.C.R.D. PLAN #033328, RECORDED DECEMBER 6, 2005, TITLED: "SUBDIVISION AND LOT LINE RELOCATION PLAN, MAP 283 - LOTS 7 & 11", PREPARED FOR: ADAM H. & FRANCES T. PRICE AND PATRICIA DRIVE, PORTSMOUTH NH, PREPARED BY: AMBIT ENGINEERING, INC., CIVIL ENGINEERS & LAND SURVEYORS, PORTSMOUTH NH, SCALE: 1"=50', DATED MARCH 2005, APPROVED BY PORTSMOUTH PLANNING BOARD ON OCTOBER 24, 2005.

LEGEND

EXISTING RETAINING WALL	=====	WETLANDS	~~~~~
ABUTTERS PROPERTY LINES	-----	DRILL HOLE FOUND	⊙
SUBJECT PROPERTY LINES	- - - - -	REBAR W/ CAP FOUND	⊠
PROPOSED PROPERTY LINES	-----	STONE BOUND FOUND	⊡
EXISTING TIE LINE	-----	EXISTING GATE VALVE & HYDRANT	⊕
EDGE OF PAVEMENT	-----		
PROPOSED BLDG SETBACK	-----		
EXISTING CONTOUR (MNR)	-572- - - -		
EXISTING CONTOUR (MJR)	-570- - - -		

SURVEYOR: NEW HAMPSHIRE LAND CONSULTANTS, PLLC.
683C FIRST NH TURNPIKE (RT.4)
NORTHWOOD, NH 03261 PH: (603) 942-9220

WETLAND/SOIL SCIENTIST: GOVE ENVIRONMENTAL SERVICES, INC.
8 CONTINENTAL DR., BLDG. 2, UNIT H,
EXETER, NH 03833 PH: (603) 778-0644

WETLANDS WERE DELINEATED ON JUNE 4, 2020 AND LOCATED DURING JUNE 2020

ZONE: SRA
LOT SIZE: 1 ACRES
FRONTAGE: 150'
LOT DEPTH: 200'
FRONT SETBACK: 30'
SIDE SETBACK: 20'
REAR SETBACK: 40'

SOILS: 140B/C CHATFIELD-HOLLIS-CANTON COMPLEX

CHATFIELD - NHDES GROUP 4
HOLLIS - NHDES GROUP 4
CANTON - NHDES GROUP 2

LOT SIZE USING GROUP 4 SLOPE C = 48,000 SQ FT
WITH PUBLIC WATER = 24,000 SQ FT.

TEST PIT #1	TEST PIT #2	TEST PIT #3	TEST PIT #4	TEST PIT #5	TEST PIT #6
DATE: 5-26-20 PERFORMED BY: SCOTT FRANKIEWICZ, PERMIT #1348	DATE: 5-26-20 PERFORMED BY: SCOTT FRANKIEWICZ, PERMIT #1348	DATE: 5-26-20 PERFORMED BY: SCOTT FRANKIEWICZ, PERMIT #1348	DATE: 5-26-20 PERFORMED BY: SCOTT FRANKIEWICZ, PERMIT #1348	DATE: 9-18-20 PERFORMED BY: SCOTT FRANKIEWICZ, PERMIT #1348	DATE: 9-18-20 PERFORMED BY: SCOTT FRANKIEWICZ, PERMIT #1348
0-6" Topsoil	0-6" Topsoil	0-6" Topsoil	0-6" Topsoil	0-6" Topsoil	0-6" Topsoil
6-24" Loamy Sand Granular/Friable 7.5 YR 5/6 - Strong Brown	6-30" Loamy Sand Granular/Friable 7.5 YR 5/6 - Strong Brown	6-30" Loamy Sand Granular/Friable 7.5 YR 5/6 - Strong Brown	6-26" Loamy Sand Granular/Friable 7.5 YR 5/6 - Strong Brown	6-36" Loamy Sand Granular/Friable 7.5 YR 5/6 - Strong Brown	6-34" Loamy Sand Granular/Friable 7.5 YR 5/6 - Strong Brown
24-60" Loam Sand Granular/Firm in place 2.5Y 5/6 - Light Olive Brown	30-56" Sand Granular/Firm in place 2.5Y 5/6 - Light Olive Brown	30-56" Sand Granular/Firm in place 2.5Y 5/6 - Light Olive Brown	26-70" Sand Granular/Firm in place 2.5Y 5/6 - Light Olive Brown	36-60" Gravelly Sand Granular/Firm in place 2.5Y 5/6 - Light Olive Brown	34-60" Gravelly Sand Granular/Firm in place 2.5Y 5/6 - Light Olive Brown
ESHWT = 24" Roots to 24" No ledge observed No water observed Many stones throughout hole	ESHWT = 30" Roots to 30" No ledge observed No water observed Many stones throughout hole	ESHWT = 30" Roots to 30" No ledge observed No water observed Many stones throughout hole	ESHWT = 26" Roots to 26" No ledge observed No water observed Many stones throughout hole	ESHWT = 36" Roots to 34" No ledge observed No water observed Many stones throughout hole	ESHWT = 34" Roots to 34" No ledge observed No water observed Many stones throughout hole

TAX MAP 283 LOT 13
N/F
CITY OF PORTSMOUTH DPW
P.O. BOX 628
PORTSMOUTH, NH 03802
BOOK 2249 PAGE 432

TAX MAP 283 LOT 12
N/F
ELIZABETH J. ROLSTON
185 POST ROAD
GREENLAND, NH 03840
BOOK 2679 PAGE 2523

DESIGNER: NEW HAMPSHIRE CONSULTANTS OF Environmental Services
Designer of Subsurface Disposal Systems
Scott R. Frankiewicz, No. 1348

NO.	DATE	DESCRIPTION

GRAPHIC SCALE
15 7.5 0 20
SCALE: 1"=30'

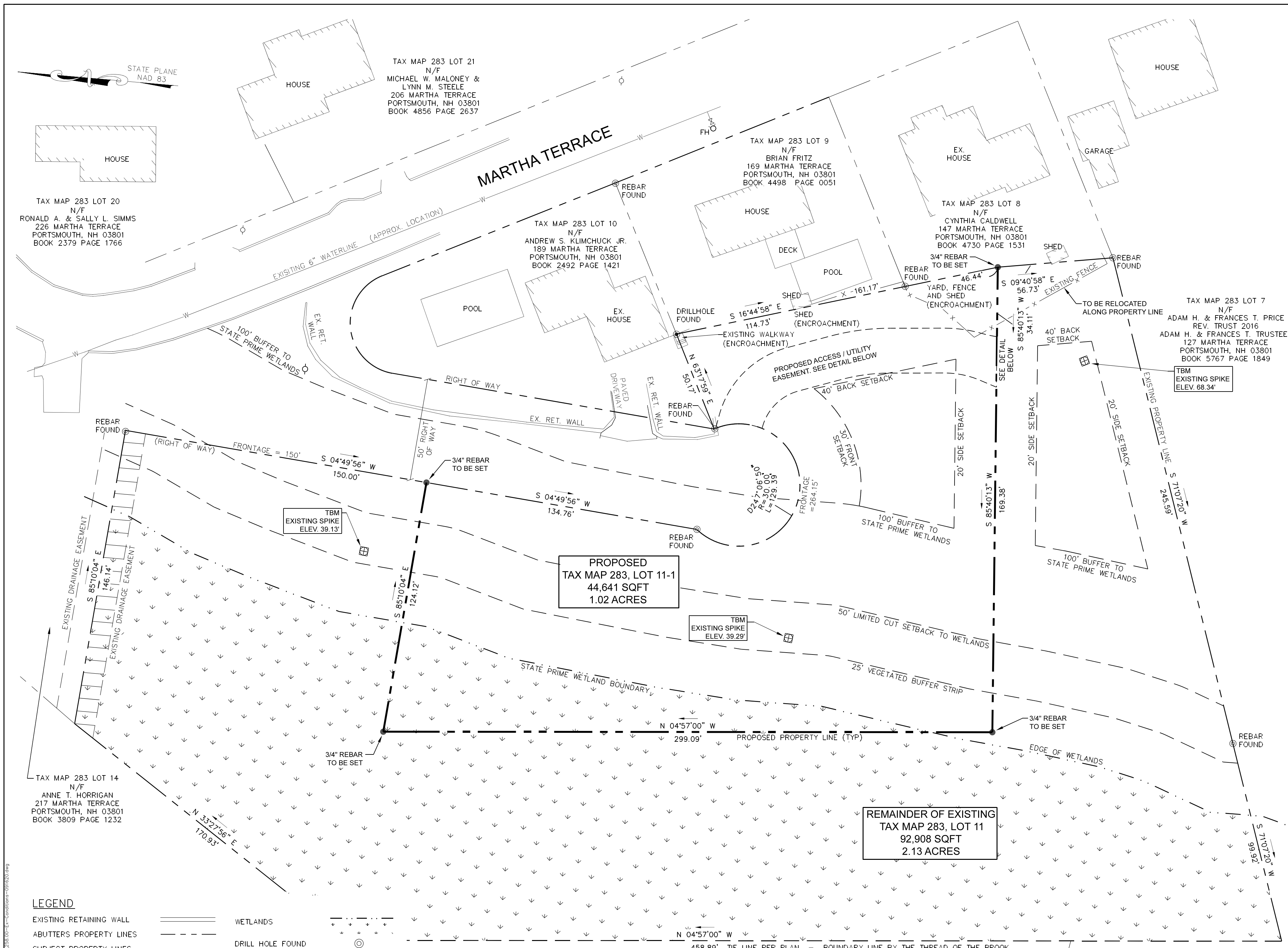
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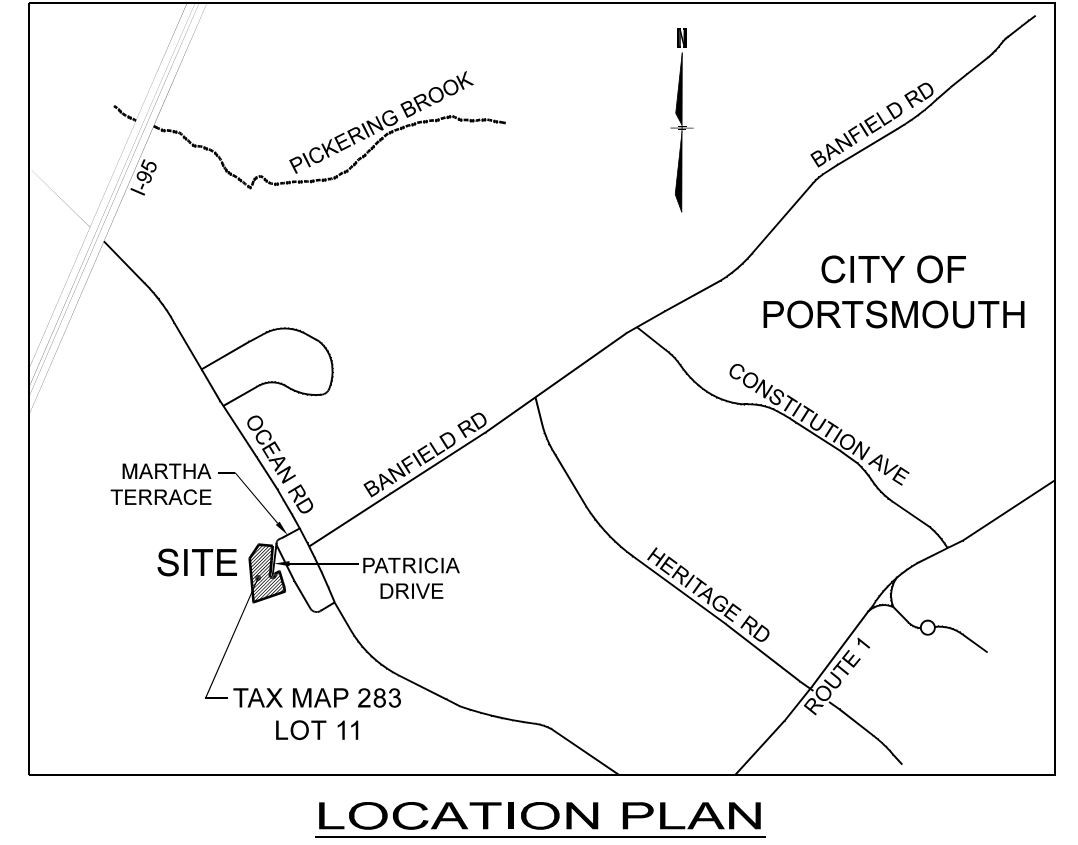
PROPOSED CONDITIONS PLAN TAX MAP 283 LOT 11 DUBE PLUS CONSTRUCTION
PATRICIA DRIVE, PORTSMOUTH, NH 03801
FRITZ FAMILY REVOC LIV TRUST, EDGAR H FRITZ, TRUSTEE
OWNED BY
P.O. BOX 524, 50 SHORE DR., NORTHWOOD NH, 03261
BOOK 3338 PAGE 0173

ROCKINGHAM CO.
JOB NO: 258.00
DATE: SEPTEMBER 23, 2020

PCP
SHT. 7 of 9

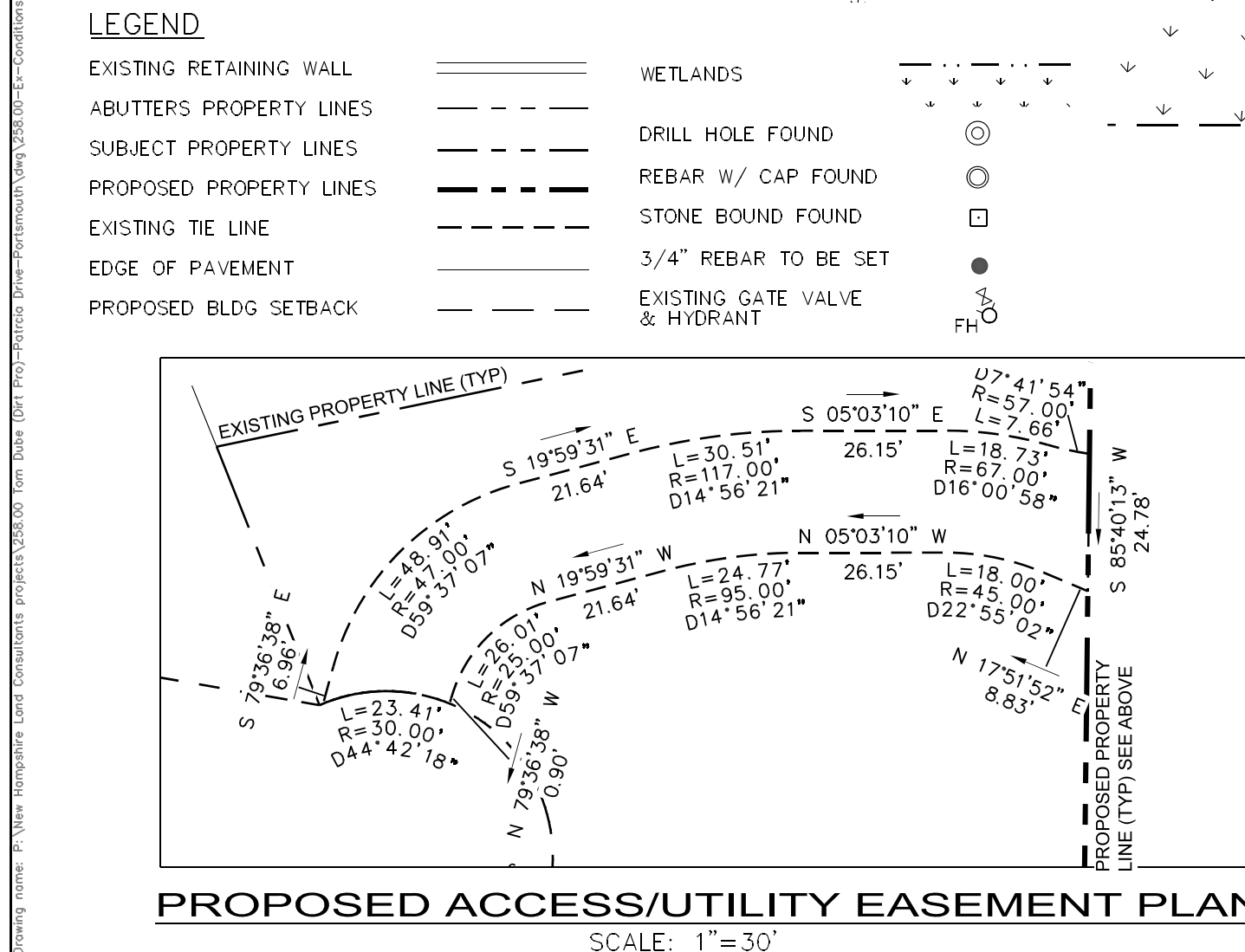


- ABUTTERS LIST:**
- TAX MAP 283 LOT 7
N/F
ADAM H. & FRANCES T. PRICE
127 MARTHA TERRACE,
PORTSMOUTH, NH 03801
BOOK 5767 PAGE 1849
 - TAX MAP 283 LOT 8
N/F
CYNTHIA CALDWELL
147 MARTHA TERRACE,
PORTSMOUTH, NH 03801
BOOK 4730 PAGE 1531
 - TAX MAP 283 LOT 9
N/F
BRIAN FRITZ
169 MARTHA TERRACE
PORTSMOUTH, NH 03801
BOOK 4498 PAGE 0051
 - TAX MAP 283 LOT 10
N/F
ANDREW S. KLIMCHUCK JR.
189 MARTHA TERRACE
PORTSMOUTH, NH 03801
BOOK 2492 PAGE 1421
 - TAX MAP 283 LOT 11
N/F
ADAM H. & FRANCES T. PRICE
REV. TRUST 2016
127 MARTHA TERRACE
PORTSMOUTH, NH 03801
BOOK 5767 PAGE 1849
 - TAX MAP 283 LOT 12
N/F
ELIZABETH J. ROLSTON
185 POST ROAD,
GREENLAND, NH 03840
BOOK 2769 PAGE 2523
 - TAX MAP 283 LOT 13
N/F
CITY OF PORTSMOUTH, DPW
P.O. BOX 628
PORTSMOUTH, NH 03802
BOOK 2249 PAGE 0432
 - TAX MAP 283 LOT 14
N/F
ANNE T. HERRIGAN
217 MARTHA TERRACE
PORTSMOUTH, NH 03801
BOOK 3809 PAGE 1232
 - TAX MAP 283 LOT 15
N/F
MICHAEL W. MALONEY &
LYNN M. STEELE
206 MARTHA TERRACE
PORTSMOUTH, NH 03801
BOOK 4559 PAGE 2637
 - TAX MAP 283 LOT 16
N/F
RONALD A. & SALLY L. SIMMS
226 MARTHA TERRACE
PORTSMOUTH, NH 03801
BOOK 2379 PAGE 1766
 - TAX MAP 283 LOT 17
N/F
ANDREW S. KLIMCHUCK JR.
189 MARTHA TERRACE
PORTSMOUTH, NH 03801
BOOK 2492 PAGE 1421
 - TAX MAP 283 LOT 18
N/F
CYNTHIA CALDWELL
147 MARTHA TERRACE,
PORTSMOUTH, NH 03801
BOOK 4730 PAGE 1531
 - TAX MAP 283 LOT 19
N/F
BRIAN FRITZ
169 MARTHA TERRACE
PORTSMOUTH, NH 03801
BOOK 4498 PAGE 0051
 - TAX MAP 283 LOT 20
N/F
ADAM H. & FRANCES T. PRICE
127 MARTHA TERRACE,
PORTSMOUTH, NH 03801
BOOK 5767 PAGE 1849
 - TAX MAP 283 LOT 21
N/F
MICHAEL W. MALONEY &
LYNN M. STEELE
206 MARTHA TERRACE
PORTSMOUTH, NH 03801
BOOK 4559 PAGE 2637



- NOTES:**
- THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE TAX MAP 283, LOT 11 INTO 2 LOTS.
 - THE PROPERTY IS DESIGNATED AS TAX MAP 283, LOT 11.
 - THE AREA OF THE EXISTING LOT 11 IS 3.16 ACRES (137,549 SQFT.)
 - THE CURRENT OWNER FOR TAX MAP 283, LOT 11: FRITZ FAMILY REVOC LIV TRUST, P.O. BOX 524, 50 SHORE DR., NORTHWOOD NH, 03261. BK 3338 PG 173.
 - THE ZONING DESIGNATION FOR THE PROPERTY IS (SRA) SINGLE RESIDENCE A DISTRICT.
 - DIMENSIONAL REQUIREMENTS PROVIDED FOR ZONE (SRA) DISTRICT:
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MIN. LOT DEPTH = 200'
MIN. LOT SIZE = 43,560 SF (1 ACRE)
MIN. ROAD SETBACK = 30'
MIN. REAR SETBACK = 40'
MIN. SIDE SETBACK = 20'
WETLAND/WATERBODY SETBACK = 100'
WETLAND/LIMITED CUT = 50'
WETLAND/VEGETATED BUFFER STRIP = 25'
MAXIMUM STRUCTURE HEIGHT = 35'
SEPTIC SETBACK = 75'
HYDRIC SOILS OVERLAY DISTRICTS: (STEEP SLOPES, SOILS, WETLANDS, CONSERVATION)
 - THE EXISTING USE OF TM 283 LOT 11 IS VACANT LAND.
 - THE PROPOSED USE OF TM 283 LOT 11 WILL BE 2 LOT SUBDIVISION.
 - SEWER TO BE PROVIDED BY ON-SITE SEPTIC SYSTEMS.
 - WATER TO BE PROVIDED BY MUNICIPAL PUBLIC WATER.
 - RIGHT OF WAY WIDTH DETERMINED BY SURVEY, FIELD INVESTIGATION, RECORDED DEEDS AND PLANS OF REFERENCE.
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 - SHEET 7 OF 8 THIS SET WILL BE RECORDED. A COMPLETE PLAN SET WILL BE FILED AT THE CITY OF PORTSMOUTH.
 - THE FEMA MAP NUMBER FOR THIS SITE IS 3301500270E. EFFECTIVE DATE: MAY 17, 2005. SITE IS LOCATED WITHIN ZONE X. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
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 - 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.
 - ELEVATIONS AND COORDINATES ARE BASED ON STATE PLANE COORDINATES FROM A SOLUTION GENERATED BY NGS OPUS ON JUNE 18, 2020 FROM DATA COLLECTED BY THIS OFFICE ON JUNE 18, 2020. THE OPUS SOLUTION IS BASED ON THE NAD 83 (2011) REF. FRAME AND THE NAVD 88.

- PLAN REFERENCES:**
- R.C.R.D. PLAN #195, RECORDED APRIL 10, 1964, TITLED: "PARCEL PLAN OF OCEAN MANOR, PORTSMOUTH, NH", PREPARED FOR: JOHN HOMES, INC., GREENLAND NH, DATED, JANUARY, 1964, PREPARED BY: JOHN DURGIN CIVIL ENGINEERS, SCALE: 1"=40', PLAN APPROVED BY PORTSMOUTH PLANNING BOARD ON MARCH 20, 1964.
 - R.C.R.D. PLAN #05967, RECORDED MAY 21, 1976, TITLED: "RESUBDIVISION OF OCEAN MANNER", PREPARED FOR: ANDREWS PROPERTIES, INC., PORTSMOUTH NH, DATED: MARCH 1976, REVISED MAY 1976, PREPARED BY: JOHN DURGIN CIVIL ENGINEERS, SCALE: 1"=50', PLAN APPROVED BY PORTSMOUTH PLANNING BOARD DURING 1976.
 - R.C.R.D. PLAN #08102, RECORDED SEPTEMBER 18, 1978, TITLED: "LOT LINE REVISION, LAND OF LEVESQUE AND GERACI, PORTSMOUTH NH", PREPARED BY: JOHN W. DURGIN ASSOCIATES INC., ENGINEERS, SURVEYORS & DESIGNERS OF PORTSMOUTH AND ROCHESTER, DATED SEPTEMBER 1978, SCALE: 1"=50', APPROVED BY PORTSMOUTH PLANNING BOARD ON SEPTEMBER 18, 1978.
 - R.C.R.D. PLAN #03328, RECORDED DECEMBER 6, 2005, TITLED: "SUBDIVISION AND LOT LINE RELOCATION PLAN, MAP 283 - LOTS 7 & 11", PREPARED FOR: ADAM H. & FRANCES PRICE AND ADAM H. PRICE & FRITZ FAMILY REV. TRUST, 127 MARTHA TERRACE & PATRICIA DRIVE, PORTSMOUTH NH, PREPARED BY: AMBIT ENGINEERING, INC., CIVIL ENGINEERS & LAND SURVEYORS, PORTSMOUTH NH, SCALE: 1"=50', DATED MARCH 2005, APPROVED BY PORTSMOUTH PLANNING BOARD ON OCTOBER 24, 2005.



NHDES
SUBDIVISION: _____

APPROVED BY PORTSMOUTH NH PLANNING BOARD

CHAIRMAN _____ DATE _____

SCOTT R. FRANKIEWICZ, LLS

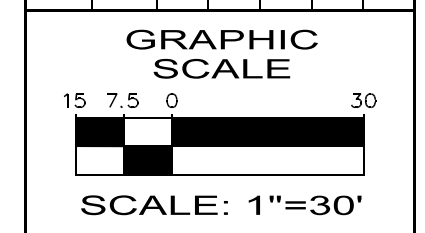
DATE: _____

SCOTT R. FRANKIEWICZ, LLS

DATE: _____

REVISIONS

NO.	DATE	DESCRIPTION	BY



N.H. LAND Consultants
SURVEYING • LAND PLANNING • REAL ESTATE
A VETERAN OWNED COMPANY

6832 FIRST NH TURNPIKE, NORTHWOOD, NH 03261 PH: 603-942-9220 REGISTE: NH.LANDCONSULTANTS.COM

PROPOSED SUBDIVISION PLAN
TAX MAP 283 LOT 11
DUBE PLUS CONSTRUCTION
PATRICIA DRIVE, PORTSMOUTH, NH 03801

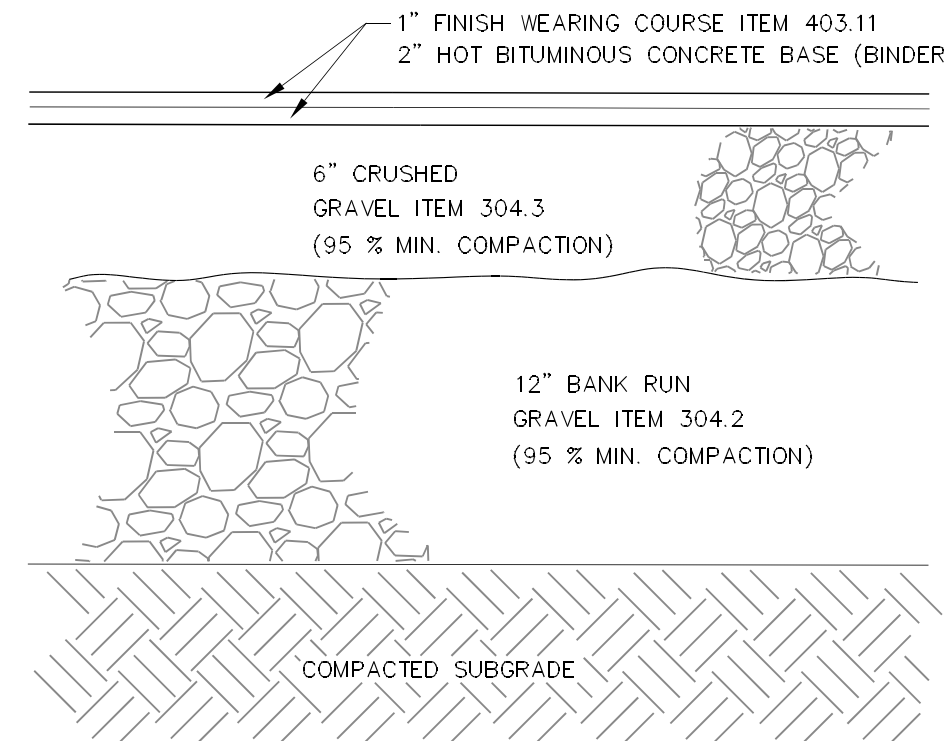
OWNED BY
FRITZ FAMILY REVOC LIV TRUST,
EDGAR H FRITZ, TRUSTEE
P.O. BOX 524, 50 SHORE DR., NORTHWOOD NH, 03261
BOOK 3338 PAGE 0173

ROCKINGHAM CO.
JOB NO: 258.00
DATE: SEPTEMBER 23, 2020

PSP
SHT. 8 of 9

CONSTRUCTION SEQUENCE:

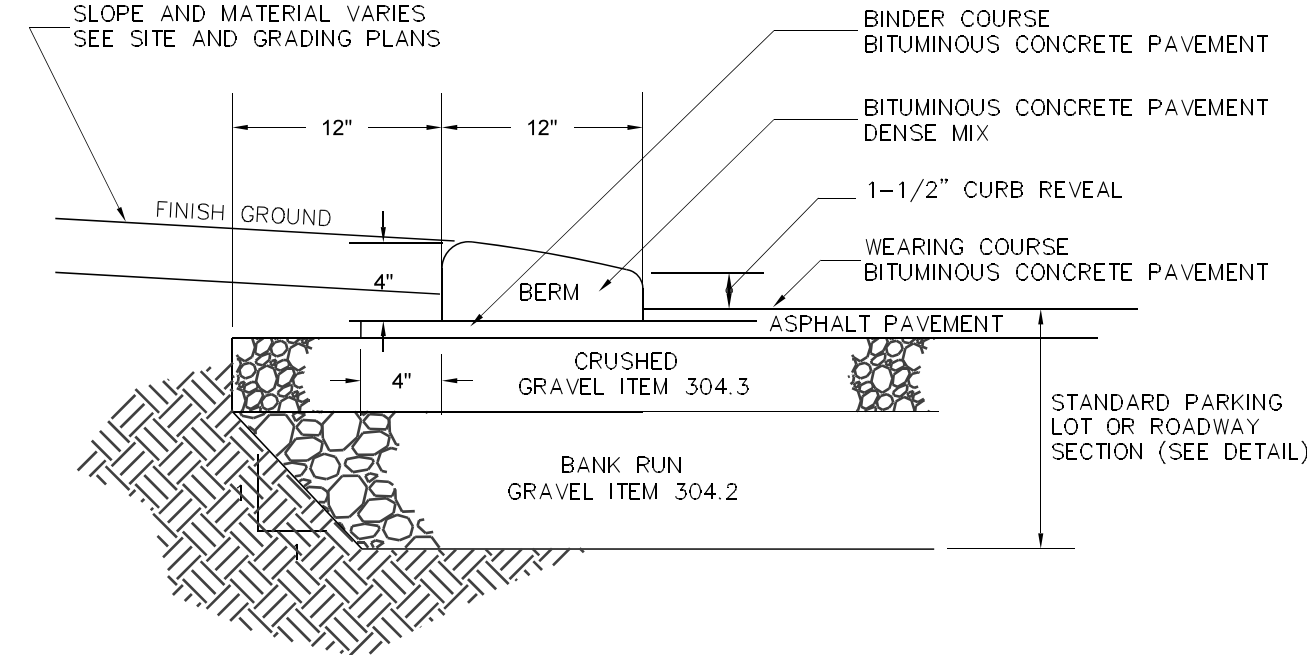
- CUT AND CLEAR TREES, REMOVE EXISTING PAVEMENT WITHIN LIMIT OF WORK (PROPOSED TREELINE), UNLESS OTHERWISE NOTED. ALL STUMPS, BRANCHES, TOPS AND BRUSH TO BE PROPERLY DISPOSED OF, PREFERABLY OFF SITE.
- CONSTRUCT TEMPORARY AND PERMANENT EROSION CONTROL FACILITIES (DETENTION BASIN, DIVERSION BERM, GRASS SWALE) PRIOR TO ANY EARTH MOVING OPERATION.
- ALL AREAS SHALL BE PROTECTED FROM EROSION. SIDE SLOPES AND DETENTION POND SHALL BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
- POND SHALL BE INSTALLED EARLY ON IN THE CONSTRUCTION SEQUENCE (BEFORE ROUGH GRADING THE SITE).
- ALL STORM DRAINAGE SYSTEMS SUCH AS DETENTION/RETENTION BASINS, LEVEL SPREADERS SHALL BE PROTECTED FROM EROSION. ALL STORM DRAINAGE SYSTEMS SHALL BE STABILIZED PRIOR TO DIRECTING FLOW INTO THEM.
- CONSTRUCT TEMPORARY CULVERTS, DIVERSION DITCHES/SWALES OR BERMS AS REQUIRED TO MINIMIZE THE EROSION AFFECTS OF STORMWATER RUNOFF DURING ALL CONSTRUCTION ACTIVITIES. TEMPORARY WATER DIVERSION (SWALES, BASINS, ETC.) MUST BE USED AS NECESSARY UNTIL AREAS STABILIZED.
- ALL MATERIAL SUITABLE FOR USE AS TOPSOIL SHALL BE STOCKPILED IN UPLANDS AREAS. ALL STOCKPILES SHALL BE SEED WITH WINTER RYE AND IF NECESSARY, SURROUNDED WITH SILT FENCE, AND/OR STRAW BALES, IN ORDER TO PREVENT OR CONTAIN SOIL EROSION.
- ALL MATERIAL SUITABLE FOR FILL OR SELECT MATERIAL SHALL BE STOCKPILED IN UPLANDS AREAS. ALL STOCKPILES SHALL BE SURROUNDED WITH SILT FENCE, AND/OR STRAW BALES, IN ORDER TO CONTAIN SOIL EROSION.
- REMOVE ALL IMPROPER ROADWAY/SITE FOUNDATION MATERIAL WITHIN 18" OF SUBGRADE. REPLACE WITH COMPACTED GRANULAR FILL ACCEPTABLE TO THE STATE/TOWN SPECIFICATIONS. ALL SUITABLE FILL MATERIAL SHALL BE COMPACTED TO AT LEAST 95% OF THE DRY WEIGHT AS DETERMINED BY MODIFIED PROCTOR TESTING (ASTM D-1556) REQUIREMENTS.
- CONSTRUCT ALL UNDERGROUND UTILITIES INCLUDING, BUT NOT LIMITED TO DRAIN, DATA, CABLE AND POWER.
- ROUGH GRADE SITE WITHIN LIMIT OF WORK AND COMMENCE CONSTRUCTION OF ROADWAY.
- SITE SHALL BE STABILIZED WITHIN 72 HOURS OF FINISHED GRADE.
- COMPLETE ROADWAY SLOPE GRADING/EMBANKMENT CONSTRUCTION. ALL SLOPES SHALL BE STABILIZED AND SEEDING IMMEDIATELY AFTER GRADING. THE CONTRACTOR SHALL STABILIZE SLOPES WITH APPROPRIATE SEEDING PROGRAM OR JUTE MAT, WHEREVER SPECIFIED. ALL CUT AND FILL SLOPES SHALL BE SEEDING/LOAMED WITHIN 72 HOURS OF ACHIEVING FINISH GRADE.
- APPLY TOPSOIL TO SITE SLOPES AND OTHER AREAS DISTURBED BY CONSTRUCTION. TOPSOIL USED MAY BE NATIVE ORGANIC MATERIAL SCREENED AS TO BE FREE FROM ROOTS, BRANCHES, STONES, AND OTHER DELETERIOUS MATERIALS. TOPSOIL SHALL BE APPLIED SO AS TO PROVIDE A MINIMUM OF A 4-INCH COMPACTED THICKNESS. UPON COMPLETION OF TOPSOILING, FINISHED SECTIONS ARE TO BE LIMED, SEED, AND MULCHED. THE CONTRACTOR SHALL INSPECT COMPLETED SECTIONS OF WORK ON A REGULAR BASIS AND REMEDY ANY PROBLEM AREAS UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
- MAINTAIN, REPAIR, AND REPLACE TEMPORARY EROSION CONTROL MEASURES AS NECESSARY FOR A MINIMUM PERIOD OF 12 MONTHS FOLLOWING SUBSTANTIAL COMPLETION.
- AFTER STABILIZATION (12 MONTHS FOLLOWING SUBSTANTIAL COMPLETION). REMOVE AND PROPERLY DISPOSE OF TEMPORARY EROSION CONTROL MEASURES, PREFERABLY OFF SITE.
- THE SMALLEST PRACTICAL AREA SHALL BE DISTURBED DURING CONSTRUCTION, BUT IN NO CASE SHALL EXCEED 5 ACRES AT ANY ONE TIME BEFORE DISTURBED AREAS ARE STABILIZED.



CONSTRUCTION NOTES:
 REMOVE ALL LOAM, CLAY, MUCK, STUMPS, AND OTHER IMPROPER ROAD FOUNDATION MATERIAL WITHIN 2' OF SUBGRADE. REPLACE WITH COMPACTED GRANULAR FILL MATERIAL ACCEPTABLE TO APPROVING AGENCY. COMPACTION TO BE AT LEAST 95% OF STANDARD PROCTOR.
 ALL PAVEMENT, BASE MATERIALS AND WORKMANSHIP TO BE IN COMPLIANCE WITH N.H.D.O.T. "STANDARDS FOR ROAD AND BRIDGE CONSTRUCTION" LATEST EDITION, AND THE CITY OF PORTSMOUTH PUBLICS WORKS DIVISION.

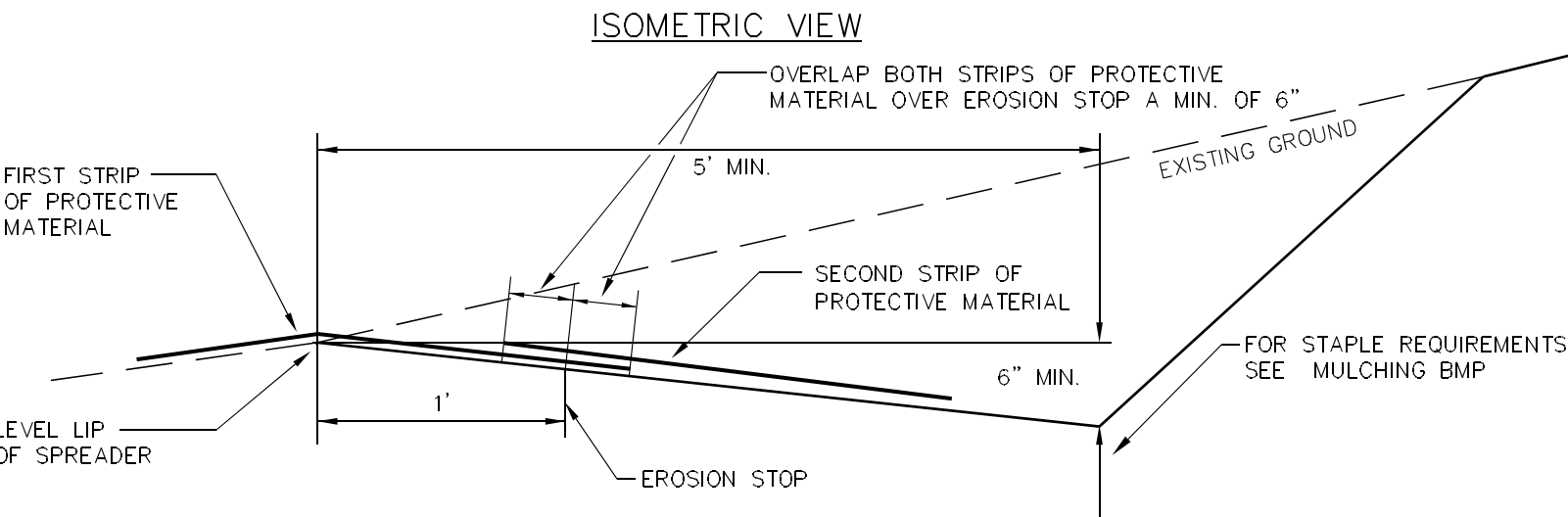
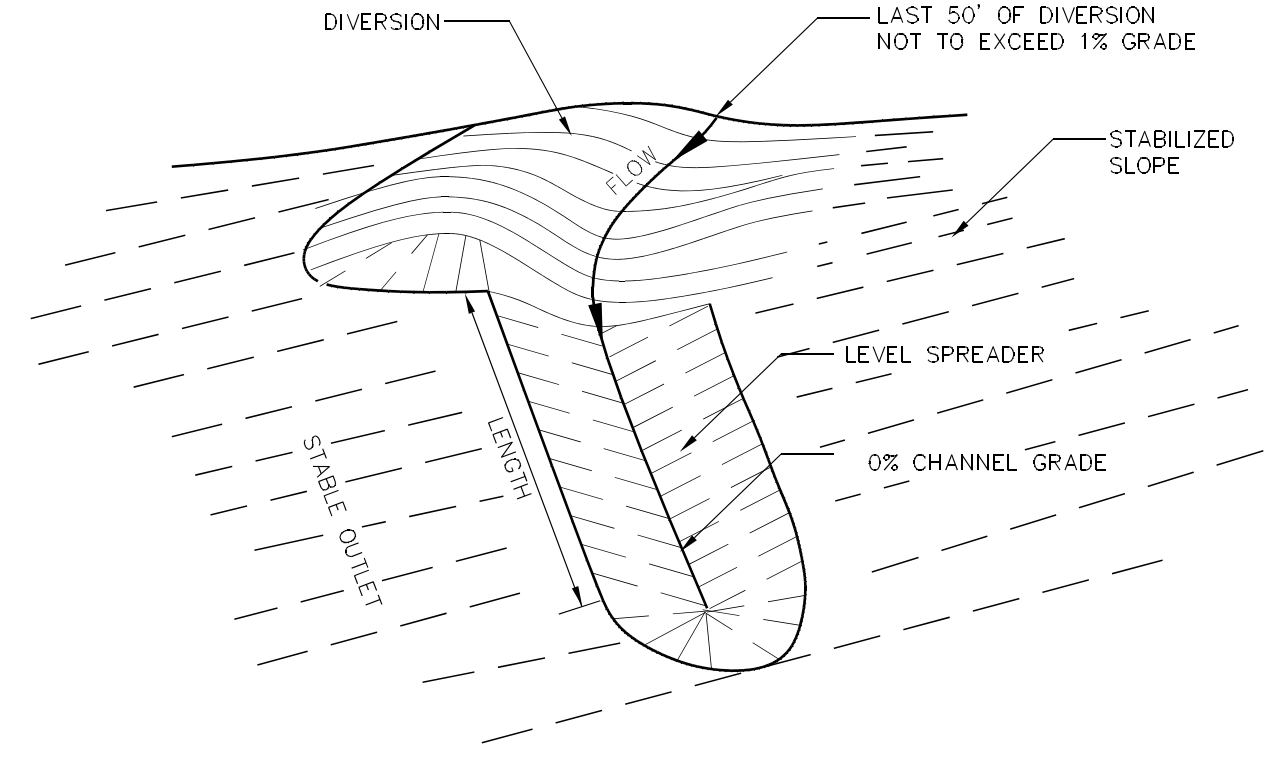
PAVEMENT SECTION

NOT TO SCALE



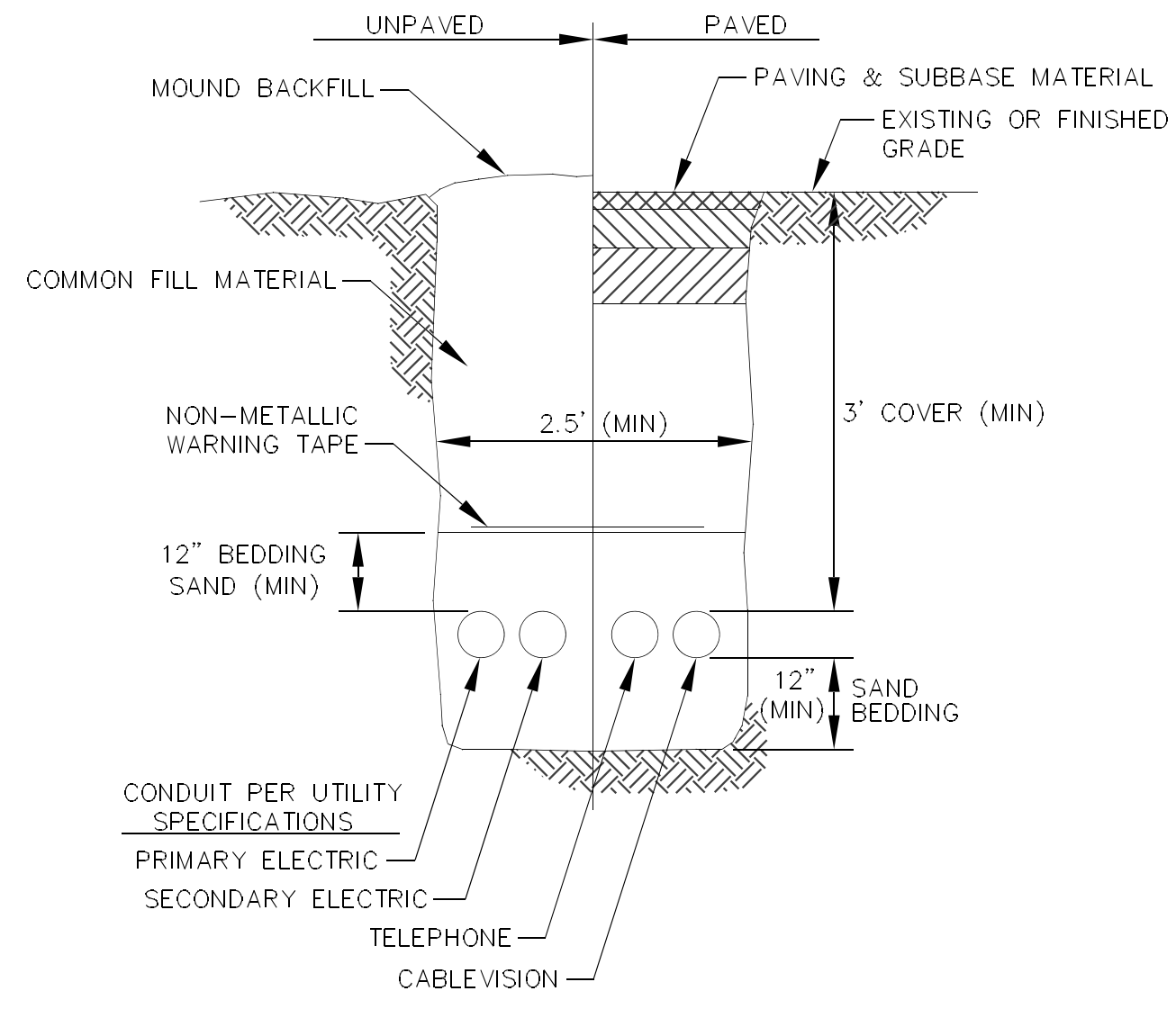
CAPE COD CURB (ASPHALT) DETAIL

NOT TO SCALE



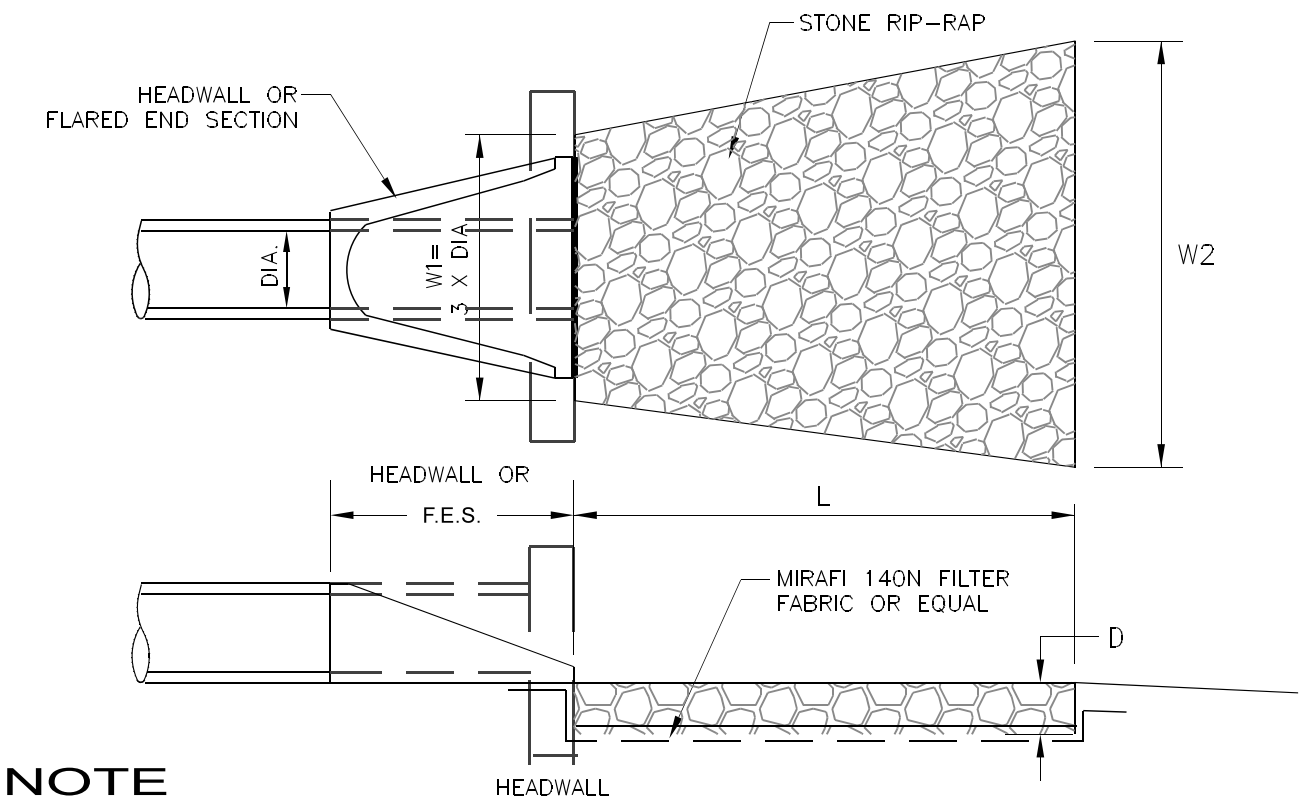
LEVEL SPREADER DETAIL

NOT TO SCALE



UTILITY TRENCH DETAIL

NOT TO SCALE



NOTE
 THE SUBGRADE FOR THE GEOTEXTILE FABRIC AND RIP-RAP SHALL BE PREPARED TO THE LINES AND GRADES SHOWN ON THE PLANS.
 THE ROCK USED FOR RIP-RAP SHALL CONFORM TO THE SPECIFIED GRADATION.
 GEOTEXTILE FABRICS SHALL BE PROTECTED FROM PUNCTURE OR TEARING DURING THE PLACEMENT OF THE ROCK RIP-RAP. DAMAGED AREAS IN THE FABRIC SHALL BE REPAIRED BY PLACING A PIECE OF FABRIC OVER THE DAMAGED AREA OR BY COMPLETE REPLACEMENT OF THE FABRIC. ALL OVERLAPS REQUIRED FOR REPAIRS OR JOINING TWO PIECES OF FABRIC SHALL BE A MINIMUM OF 11 INCHES.
 STONE FOR THE RIP-RAP MAY BE PLACED BY EQUIPMENT AND SHALL BE CONSTRUCTED TO THE FULL LAYER THICKNESS IN ONE OPERATION AND IN SUCH A MANNER AS TO PREVENT SEGREGATION OF THE STONE SIZES.

MAINTENANCE

THE OUTLET PROTECTION SHOULD BE CHECKED AT LEAST ANNUALLY AND AFTER EVERY MAJOR STORM. IF THE RIP-RAP HAS BEEN DISPLACED, UNDERMINED OR DAMAGED, IT SHOULD BE REPAIRED IMMEDIATELY. THE CHANNEL IMMEDIATELY BELOW THE OUTLET SHOULD BE CHECKED TO SEE THAT EROSION IS NOT OCCURRING. THE DOWNSTREAM CHANNEL SHOULD BE KEPT CLEAR OF OBSTRUCTIONS SUCH AS FALLEN TREES, DEBRIS AND SEDIMENT THAT COULD CHANGE THE FLOW PATTERNS AND/OR TAILWATER DEPTHS ON THE PIPES. REPAIRS MUST BE CARRIED OUT IMMEDIATELY TO AVOID ADDITIONAL DAMAGE TO THE OUTLET PROTECTION APRON.

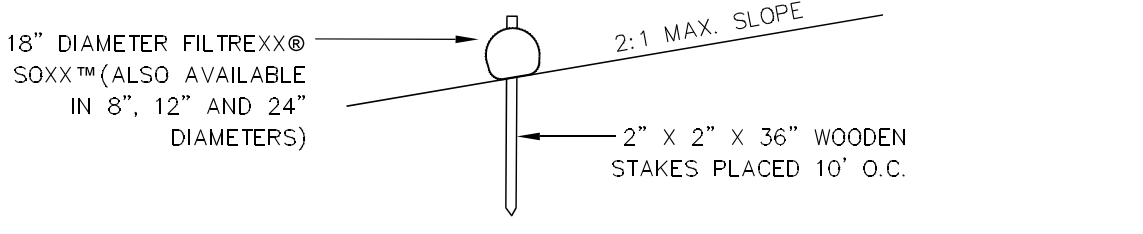
RIP-RAP OUTLET PROTECTION APRON

NOT TO SCALE

- NOTES:**
- THE INLET/OUTLET APRON SHALL BE PREPARED TO THE LINES AND GRADES SHOWN ON THE PLANS.
 - THE RIP-RAP SHALL CONFORM TO THE SPECIFIED GRADATION (d50=2").
 - GEOTEXTILE FABRICS SHALL BE PROTECTED FROM PUNCTURE OR TEARING DURING THE PLACEMENT OF THE ROCK RIP-RAP. DAMAGED AREAS IN THE FABRIC SHALL BE REPAIRED BY PLACING A PIECE OF FABRIC OVER THE DAMAGED AREA OR BY COMPLETE REPLACEMENT OF THE FABRIC. ALL OVERLAPS REQUIRED FOR REPAIRS OR JOINING TWO PIECES OF FABRIC SHALL BE A MINIMUM OF 12 INCHES (ALL SIDES).
 - RIP-RAP MAY BE PLACED BY EQUIPMENT (AS TO PREVENT SEGREGATION OF THE STONE SIZES) AND SHALL BE CONSTRUCTED TO THE FULL LAYER THICKNESS IN ONE OPERATION.

MAINTENANCE:

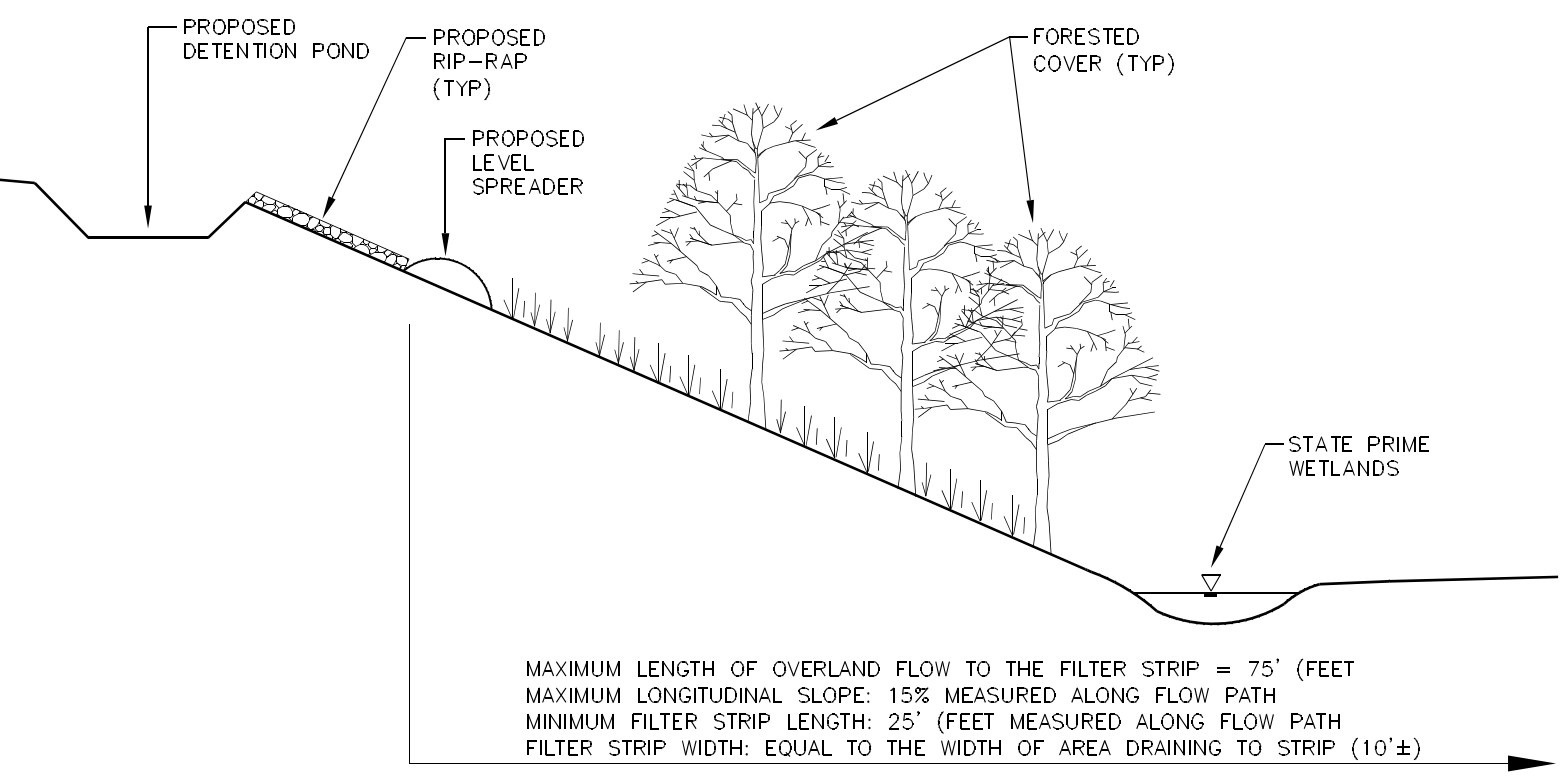
- THE OUTLET PROTECTION SHALL BE CHECKED AT LEAST BI-ANNUALLY AND AFTER EVERY SIGNIFICANT RAIN EVENT. IF THE RIP-RAP HAS BEEN DISPLACED, UNDERMINED OR DAMAGED, IT SHALL BE REPAIRED OR REPLACED IMMEDIATELY.
- THE CHANNEL IMMEDIATELY BELOW THE OUTLET SHOULD BE CHECKED TO SEE THAT EROSION IS NOT OCCURRING.
- THE DOWNSTREAM CHANNEL SHOULD BE KEPT CLEAR OF OBSTRUCTIONS SUCH AS FALLEN TREES, DEBRIS AND SEDIMENT THAT COULD CHANGE THE FLOW PATTERNS AND/OR TAILWATER DEPTHS ON THE PIPES.
- ALL REPAIRS MUST BE CARRIED OUT IMMEDIATELY TO AVOID DAMAGE TO THE OUTLET PROTECTION APRON.



FILTER SOCK DETAIL

FILTRAXX OR APPROVED EQUAL

NOT TO SCALE



FILTER STRIP DETAIL

NOT TO SCALE

MAXIMUM LENGTH OF OVERLAND FLOW TO THE FILTER STRIP = 75' (FEET)
 MAXIMUM LONGITUDINAL SLOPE: 15% MEASURED ALONG FLOW PATH
 MINIMUM FILTER STRIP LENGTH: 25' (FEET MEASURED ALONG FLOW PATH)
 FILTER STRIP WIDTH: EQUAL TO THE WIDTH OF AREA DRAINING TO STRIP (10'±)

ENGINEER	
BY	

REVISIONS	
DESCRIPTION	
DATE	
NO.	

SCALE AS SHOWN

N.H. LAND Consultants
 SURVEYING • LAND PLANNING • REAL ESTATE
 A Veteran Owned Company

683C FIRST NH TURNPIKE, NORTHWOOD, NH 03261 PH: 603-942-9220 WEBSITE: NH.LANDCONSULTANTS.COM

DETAIL SHEET
 TAX MAP 283 LOT 11
DUBE PLUS CONSTRUCTION
 PATRICIA DRIVE, PORTSMOUTH, NH 03801
 OWNED BY
FRITZ FAMILY REVOC LIV TRUST,
EDGAR H FRITZ, TRUSTEE
 P.O. BOX 524, 50 SHORE DR., NORTHWOOD, NH, 03261
 BOOK 3338 PAGE 0173

ROCKINGHAM CO.
 JOB NO: 258.00
 DATE: SEPTEMBER 23, 2020

DET
 SHT. 9 of 9

Drawing name: P:\New Hampshire Land Consultants\projects\235.00 Tom Dube (Dirt Proj)-Portsmouth\dwg\235.00-Ex-Conditions-091620.dwg



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: Fritz Family Revocable Living Trust Date Submitted: 9-22-2020

Applicant: Dube Plus Construction

Phone Number: 603-944-7530 E-mail: mgarrepy@gmail.com

Site Address 1: Patricia Drive Map: 283 Lot: 11

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 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). (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)	Sheet 1 of 9	<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 2-8 of 9	<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)	Sheets 1-8 of 9	<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>	Sheets 1-8 of 9	<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)	Sheets 2 & 8 of 9	<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)	Sheets 2 & 8 of 9	<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)	Sheets 2-8 of 9	<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)	Sheets 2-5 of 9	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	
<input checked="" 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)	Sheets 2-8 of 9	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	
<input checked="" 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)		<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	n/a
<input checked="" type="checkbox"/>	Base flood elevation (BFE) for subdivisions involving greater than five (5) acres or fifty (50) lots. (Section IV.11)		<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	N/A
<input checked="" 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)	Sheets 2-5 of 9	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	n/a

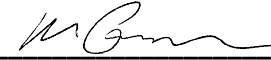
Requirements for Preliminary/Final Plat				
<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Required for Preliminary / Final Plat	Waiver Requested
<input checked="" type="checkbox"/>	Dates and permit numbers of all necessary permits from governmental agencies from which approval is required by Federal or State law. (Section V.10)	Sheet 1 of 9	<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)		<input type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	N/A
<input checked="" type="checkbox"/>	Location of all permanent monuments. (Section V.12)	Sheet 1-5 & 8 of 9	<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) a. Conformity to Official Plan or Map b. Hazards c. Relation to Topography d. Planned Unit Development	Sheets 3-8 of 9	
<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	2. Lots: (VI.2) a. Lot Arrangement b. Lot sizes c. Commercial and Industrial Lots	Sheets 3-8 of 9	N/A
<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	3. Streets: (VI.3) 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	Sheets 2-8 of 9	
<input checked="" type="checkbox"/>	4. Curbing: (VI.4)	Sheet 4, 9 of 9	
<input checked="" type="checkbox"/>	5. Driveways: (VI.5)	Sheets 3-8 of 9	
<input checked="" type="checkbox"/>	6. Drainage Improvements: (VI.6)	Sheet 4 of 9	
<input checked="" type="checkbox"/>	7. Municipal Water Service: (VI.7)	Sheet 6 of 9	
<input type="checkbox"/>	8. Municipal Sewer Service: (VI.8)		N/A
<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	9. Installation of Utilities: (VI.9) a. All Districts b. Indicator Tape		N/A
<input type="checkbox"/>	10. On-Site Water Supply: (VI.10)		N/A
<input checked="" type="checkbox"/>	11. On-Site Sewage Disposal Systems: (VI.11)	Sheet 7 of 9	
<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	12. Open Space: (VI.12) 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"/>	13. Flood Hazard Areas: (VI.13) a. Permits b. Minimization of Flood Damage c. Elevation and Flood-Proofing Records d. Alteration of Watercourses		N/A
<input checked="" type="checkbox"/>	14. Erosion and Sedimentation Control (VI.14)	Sheet 4 of 9	

<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Waiver Requested
<input checked="" type="checkbox"/>	15. Easements (VI.15)	Sheet 8 of 9	
<input checked="" type="checkbox"/>	a. Utilities		
<input checked="" type="checkbox"/>	b. Drainage		
<input checked="" type="checkbox"/>	16. Monuments: (VI.16)		
<input checked="" type="checkbox"/>	17. Benchmarks: (VI.17)		
<input 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 checked="" 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	Sheets 3-8 of 9	
<input checked="" 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	Sheet 4 of 9	
<input checked="" 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	individual septic systems will be designed for each parcel	
<input checked="" 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	Sheet 6 of 9	

Applicant's/Representative's Signature:  Date: 9/22/2020

¹ See City of Portsmouth, NH Subdivision Rules and Regulations for details.
Subdivision Application Checklist/April 2019