

PROPOSED SUBDIVISION

799 SOUTH STREET
 PORTSMOUTH, NEW HAMPSHIRE
TAC WORKSHOP

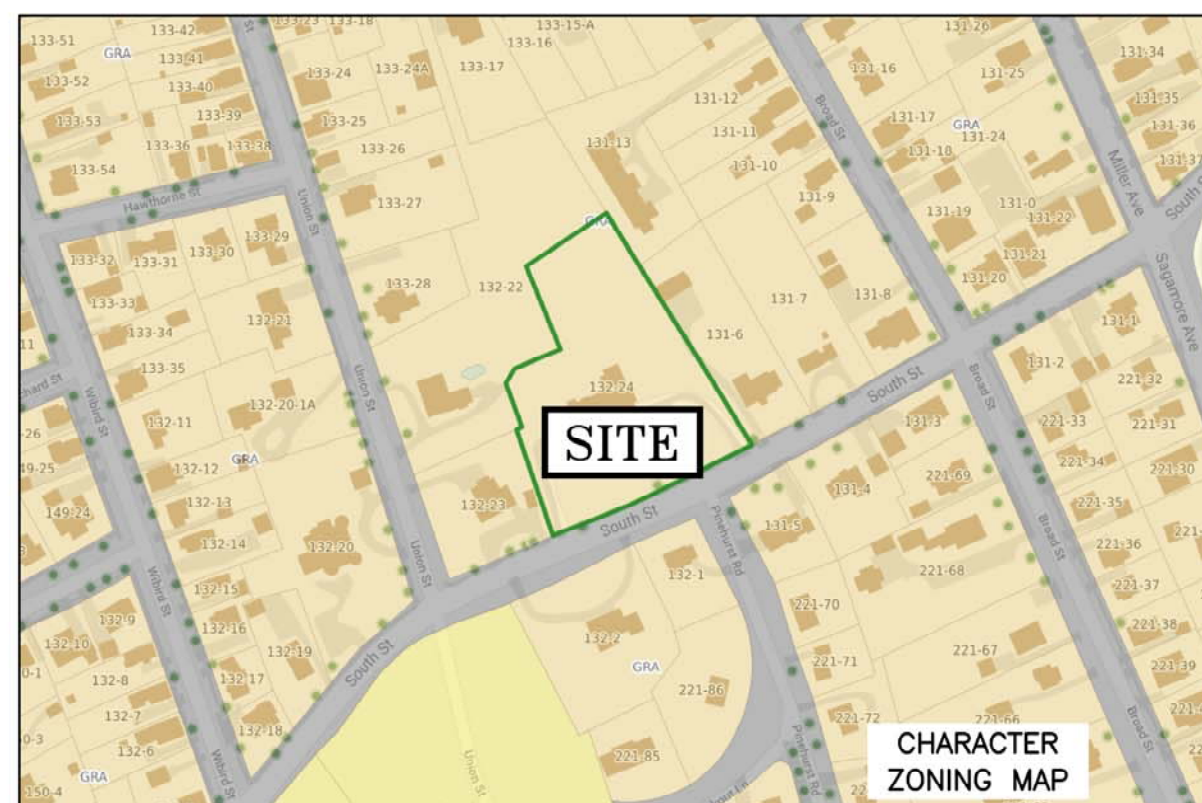
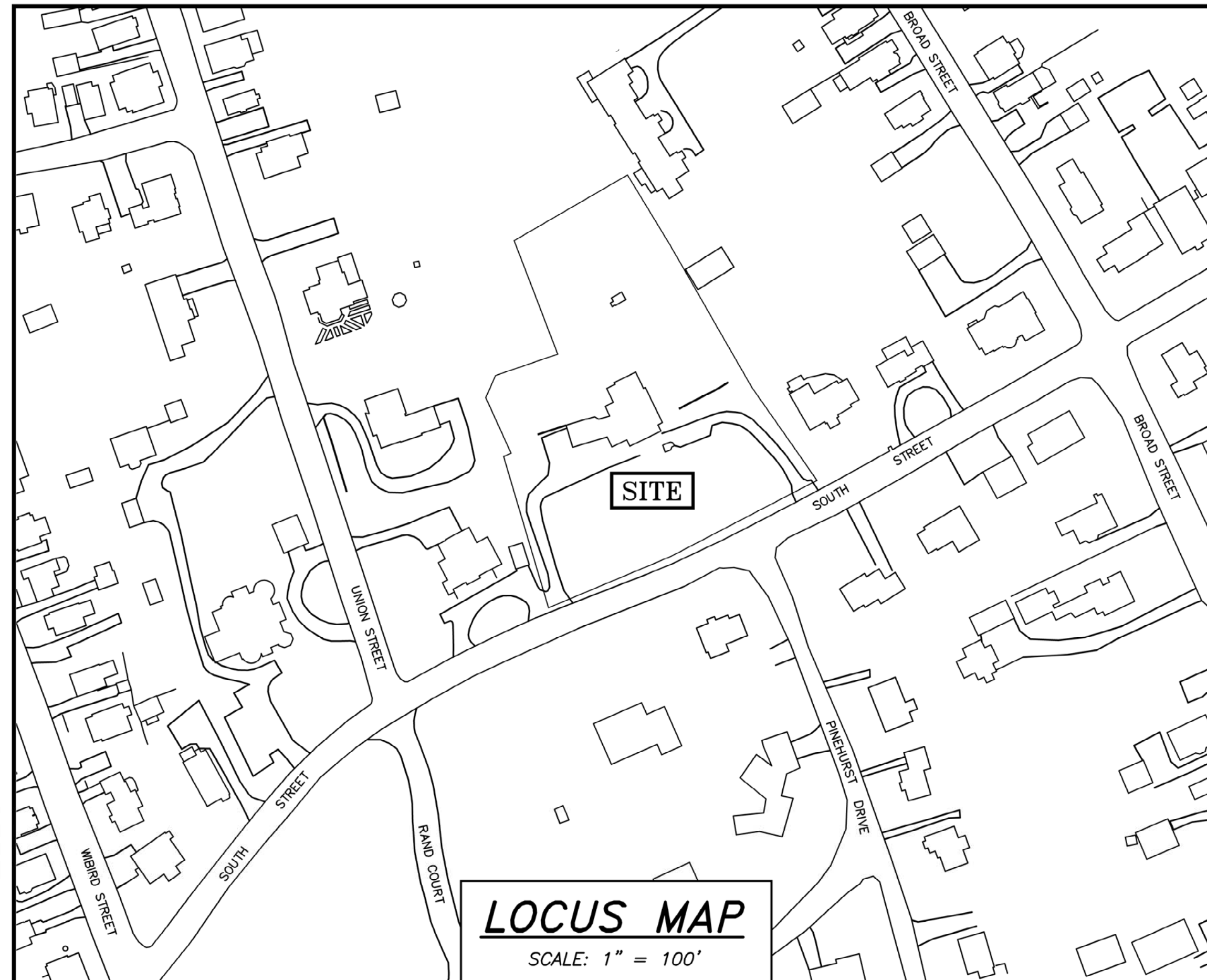
PERMIT LIST:
 PORTSMOUTH SUBDIVISION

OWNERS:

NOELE M. CLEWS
 REVOCABLE TRUST
 CHRISTOPHER CLEWS, TRUSTEE
 67 RIDGES COURT
 PORTSMOUTH, NH 03801

CIVIL ENGINEER & LAND SURVEYOR:

AMBIT ENGINEERING, INC.
 200 GRIFFIN ROAD, UNIT 3
 PORTSMOUTH, N.H. 03801
 Tel. (603) 430-9282
 Fax (603) 436-2315



Legend

Character Districts
 [---] Character-Based Zoning Area
 (Refer to Zoning Map Sheet 2 of 2
 Character Districts Regulating Plan)

Residential Districts

[]	R	Rural
[]	SRA	Single Residence A
[]	SRB	Single Residence B
[]	GRA	General Residence A
[]	GRB	General Residence B
[]	GRC	General Residence C
[]	GA/MH	Garden Apartment/Mobile Home Park

Mixed Residential Districts

[]	MRO	Mixed Residential Office
[]	MRB	Mixed Residential Business
[]	G1	Gateway Corridor
[]	G2	Gateway Center

LEGEND:

EXISTING	PROPOSED	
---	---	PROPERTY LINE
---	---	SETBACK
S	S	SEWER PIPE
SL	SL	SEWER LATERAL
G	G	GAS LINE
D	D	STORM DRAIN
W	W	WATER LINE
WS	WS	WATER SERVICE
UGE	UGE	UNDERGROUND ELECTRIC
OHW	OHW	OVERHEAD ELECTRIC/WIRES
---	UD	FOUNDATION DRAIN
---	---	EDGE OF PAVEMENT (EP)
100	100	CONTOUR
97x3	98x0	SPOT ELEVATION
○	○	UTILITY POLE
☀	☀	WALL MOUNTED EXTERIOR LIGHTS
☐	☐	TRANSFORMER ON CONCRETE PAD
⊙	⊙	ELECTRIC HANDHOLD
⊙	⊙	SHUT OFFS (WATER/GAS)
⊙	⊙	GATE VALVE
⊙	⊙	HYDRANT
⊙	⊙	CATCH BASIN
⊙	⊙	SEWER MANHOLE
⊙	⊙	DRAIN MANHOLE
⊙	⊙	TELEPHONE MANHOLE
⊙	⊙	PARKING SPACE COUNT
⊙	⊙	PARKING METER
LSA	LSA	LANDSCAPED AREA
TBD	TBD	TO BE DETERMINED
CI	CI	CAST IRON PIPE
COP	COP	COPPER PIPE
DI	DI	DUCTILE IRON PIPE
PVC	PVC	POLYVINYL CHLORIDE PIPE
RCP	RCP	REINFORCED CONCRETE PIPE
AC	AC	ASBESTOS CEMENT PIPE
VC	VC	VITRIFIED CLAY PIPE
EP	EP	EDGE OF PAVEMENT
EL	EL	ELEVATION
FF	FF	FINISHED FLOOR
INV	INV	INVERT
S =	S =	SLOPE FT/FT
TBM	TBM	TEMPORARY BENCH MARK
TYP	TYP	TYPICAL



LOCUS MAP
 SCALE: 1" = 100'

INDEX OF SHEETS

DWG No.	
---	SUBDIVISION PLAN
C1	EXISTING CONDITIONS PLAN
C2	UTILITY SITE PLAN
C3	DRIVEWAY PLAN

UTILITY CONTACTS

ELECTRIC:
 EVERSOURCE
 1700 LAFAYETTE ROAD
 PORTSMOUTH, N.H. 03801
 Tel. (603) 436-7708, Ext. 555.5678
 ATTN: MICHAEL BUSBY, P.E. (MANAGER)

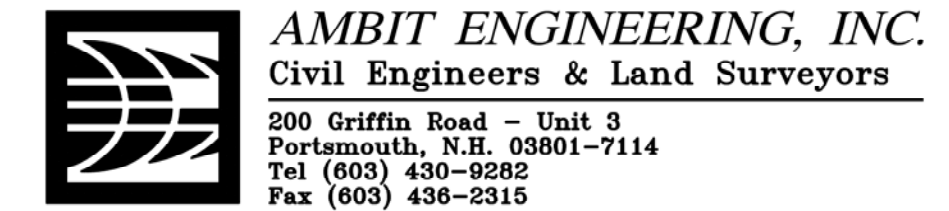
NATURAL GAS:
 UNITIL
 325 WEST ROAD
 PORTSMOUTH, N.H. 03801
 Tel. (603) 294-5144
 ATTN: DAVE BEAULIEU

CABLE:
 COMCAST
 155 COMMERCE WAY
 PORTSMOUTH, N.H. 03801
 Tel. (603) 679-5695 (X1037)
 ATTN: MIKE COLLINS

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

COMMUNICATIONS:
 FAIRPOINT COMMUNICATIONS
 JOE CONSIDINE
 1575 GREENLAND ROAD
 GREENLAND, N.H. 03840
 Tel. (603) 427-5525

TAC WORKSHOP
 CLEWS SUBDIVISION
 799 SOUTH STREET
 PORTSMOUTH, N.H.

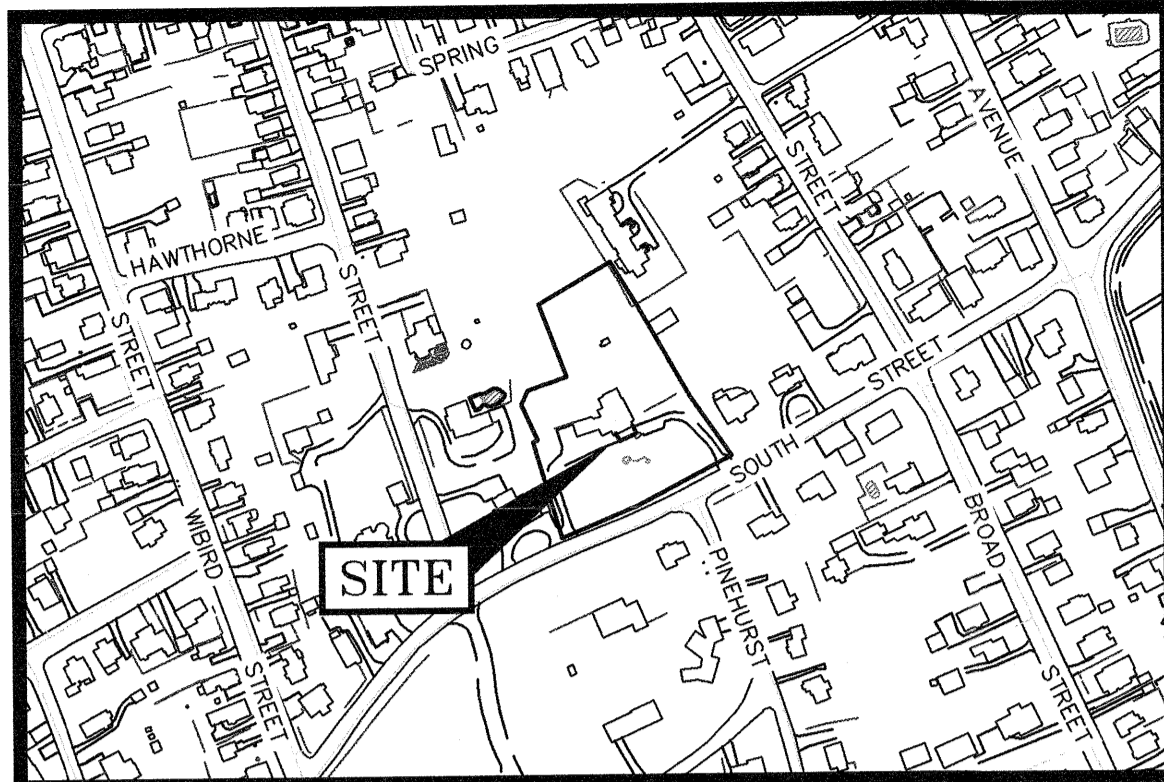


PORTSMOUTH APPROVAL CONDITIONS NOTE:
 ALL CONDITIONS ON THIS PLAN SET SHALL REMAIN IN EFFECT IN PERPETUITY PURSUANT TO THE REQUIREMENTS OF THE CITY OF PORTSMOUTH SUBDIVISION REGULATIONS.

APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN _____ DATE _____

PLAN SET SUBMITTAL DATE: 5 MARCH 2019



LOCATION MAP

SCALE: 1"=300'

LEGEND:

- | | | |
|-----------------|-------------|---|
| EXISTING | | NOW OR FORMERLY RECORD OF PROBATE |
| N/F | | ROCKINGHAM COUNTY REGISTRY OF DEEDS MAP 11 / LOT 21 |
| RP | | |
| RCRD | | |
| (11/21) | | |
| RR SPK FND | RR SPK SET | RAILROAD SPIKE FOUND/SET |
| IR FND | IR SET | IRON ROD FOUND/SET |
| IP FND | IP SET | IRON PIPE FOUND/SET |
| DH FND | DH SET | DRILL HOLE FOUND/SET |
| NHFB FND | | NHDOT BOUND FOUND |
| TB FND | | TOWN BOUND FOUND |
| BND w/DH | BND w/DH | BOUND w/ DRILL HOLE |
| ST BND w/DH | ST BND w/DH | STONE BOUND w/DRILL HOLE |
| D | | STORM DRAIN |
| --- | | UNDERGROUND ELECTRIC |
| --- | | OVERHEAD ELECTRIC/WIRES |
| --- | | EDGE OF PAVEMENT (EP) |
| --- | | WOODS / TREE LINE |
| --- | | UTILITY POLE (w/ GUY) |
| --- | | WATER SHUT OFF/CURB STOP |
| --- | | GATE VALVE |
| --- | | HYDRANT |
| --- | | METER (GAS, WATER, ELECTRIC) |
| --- | | CATCH BASIN |

PLAN REFERENCES:

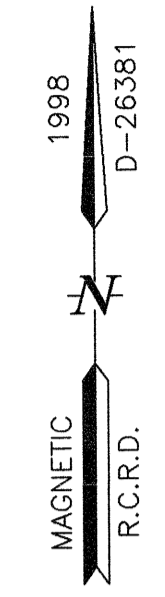
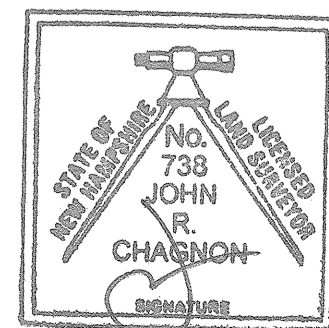
- STANDARD BOUNDARY SURVEY FOR PROPERTY AT 613 UNION STREET, ROCKINGHAM COUNTY, PORTSMOUTH, NEW HAMPSHIRE OWNED BY JOHN R. & ELIZABETH U. FEGELA. DATED 5/15/98 BY EASTERLY SURVEYING. RCRD #D-26381.
- SITE PLAN, BROAD PARK CONDOMINIUMS OFF BROAD STREET, PORTSMOUTH, N.H. DATED 3/10/81 BY RICHARD P. MILLETTE AND ASSOCIATES. RCRD #D-10137.
- PLAN OF RAND AND HISLOP LAND, SOUTH, UNION AND SPRING STS., PORTSMOUTH, N.H. DATED OCT. 1943 BY JOHN W. DURGIN. RCRD #01239.
- PLAN OF LOTS, PORTSMOUTH, N.H. OWNED BY C.W. BREWSTER. DATED OCT. 1931 BY JOHN W. DURGIN. RCRD #0687.

VARIANCE REQUEST:

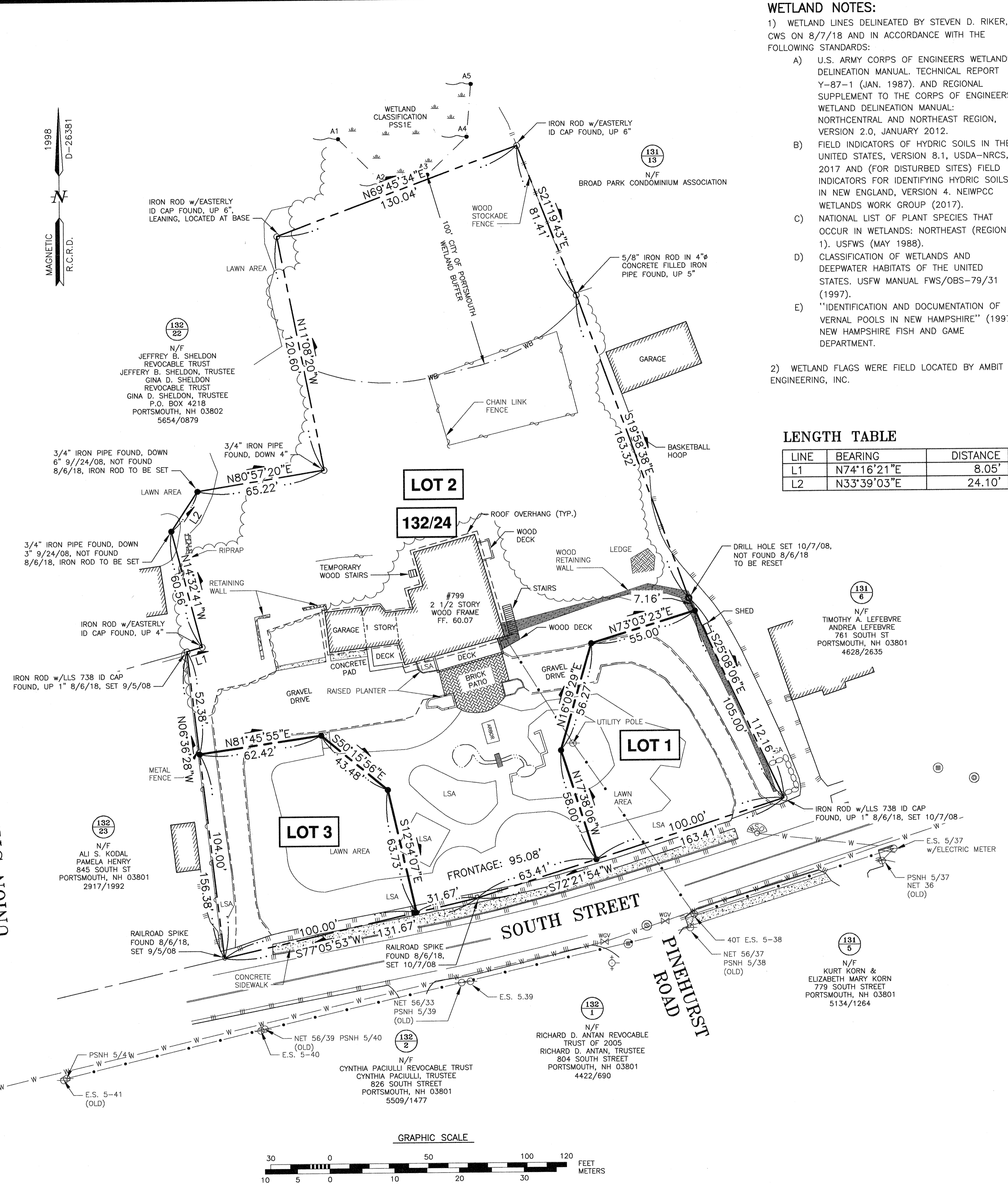
- SECTION 10.521--TO ALLOW 95.08' OF FRONTAGE FOR LOT 2, WHERE 100' IS REQUIRED.

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

JOHN R. CHAGNON, LLS DATE 2-22-19



UNION STREET

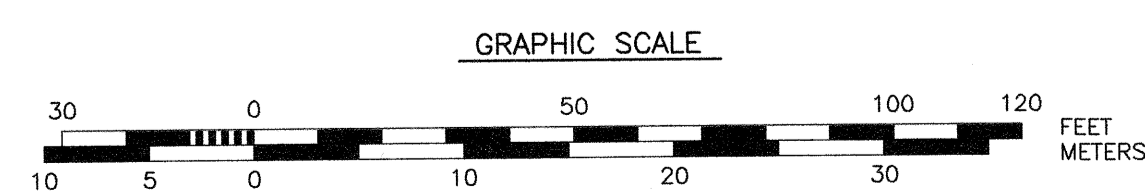


WETLAND NOTES:

- WETLAND LINES DELINEATED BY STEVEN D. RIKER, CWS ON 8/7/18 AND IN ACCORDANCE WITH THE FOLLOWING STANDARDS:
 - U.S. ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, TECHNICAL REPORT Y-87-1 (JAN. 1987), AND REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012.
 - FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 8.1, USDA-NRCS, 2017 AND (FOR DISTURBED SITES) FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4. NEWPCC WETLANDS WORK GROUP (2017).
 - NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS: NORTHEAST (REGION 1). USFWS (MAY 1988).
 - CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES. USFWS MANUAL FWS/OBS-79/31 (1997).
 - "IDENTIFICATION AND DOCUMENTATION OF VERNAL POOLS IN NEW HAMPSHIRE" (1997). NEW HAMPSHIRE FISH AND GAME DEPARTMENT.
- WETLAND FLAGS WERE FIELD LOCATED BY AMBIT ENGINEERING, INC.

LENGTH TABLE

LINE	BEARING	DISTANCE
L1	N74°16'21"E	8.05'
L2	N33°39'03"E	24.10'



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:

- PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S TAX MAP 132 AS LOT 24.
- OWNERS OF RECORD:
NOELE M. CLEWS REVOCABLE TRUST
CHRISTOPHER CLEWS, TRUSTEE
67 RIDGES COURT
PORTSMOUTH, NH 03801
2338/525
- PARCEL NOT IN A FLOOD HAZARD ZONE AS SHOWN ON FIRM PANEL 33015C0259E. MAY 17, 2005.
- EXISTING LOT AREA:
76,889 S.F.
1.7651 ACRES

PROPOSED LOT AREAS:
LOT 1: 9,004 S.F.
0.2067 ACRES
LOT 2: 58,885 S.F.
1.3518 ACRES
LOT 3: 9,000 S.F.
0.2066 ACRES
- PARCEL IS LOCATED IN GENERAL RESIDENCE A (GRA) DISTRICT.
- DIMENSIONAL REQUIREMENTS:
MIN. LOT AREA: 7,500 S.F.
FRONTAGE: 100 FEET
MIN. DEPTH: 70 FEET
SETBACKS:
FRONT: 15 FEET
SIDE: 10 FEET
REAR: 20 FEET

MAXIMUM STRUCTURE HEIGHT: 35'
MAXIMUM STRUCTURE COVERAGE: 25%
MINIMUM OPEN SPACE: 30%
- THE PURPOSE OF THIS PLAN IS TO SHOW THE SUBDIVISION OF TAX MAP 132 LOT 24 IN THE CITY OF PORTSMOUTH INTO 3 LOTS.

NO.	DESCRIPTION	DATE
0	ISSUED FOR VARIANCE APPLICATION	2/22/19

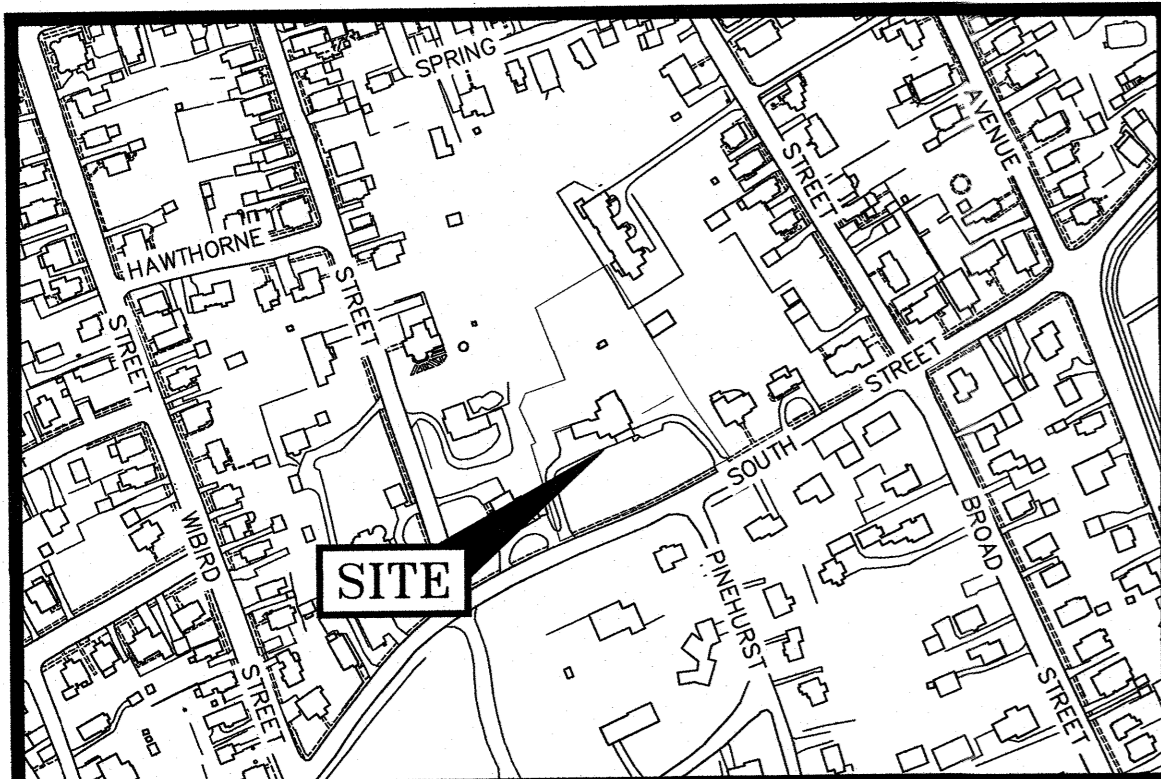
SUBDIVISION PLAN
TAX MAP 132 - LOT 24
OWNER:
NOELE M. CLEWS
REVOCABLE TRUST
CHRISTOPHER CLEWS, TRUSTEE
PROPERTY LOCATED AT:
799 SOUTH STREET
CITY OF PORTSMOUTH
COUNTY OF ROCKINGHAM
STATE OF NEW HAMPSHIRE



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 CITY OF PORTSMOUTH ASSESSOR'S TAX MAP 132 AS LOT 24.
- 2) OWNERS OF RECORD:
NOELE M. CLEWS REVOCABLE TRUST
CHRISTOPHER CLEWS, TRUSTEE
67 RIDGES COURT
PORTSMOUTH, NH 03801
2338/525
- 3) PARCEL NOT IN A FLOOD HAZARD ZONE AS SHOWN ON FIRM PANEL 33015C0259E. MAY 17, 2005.
- 4) EXISTING LOT AREA:
76,889 S.F.
1.7651 ACRES
- 5) PARCEL IS LOCATED IN GENERAL RESIDENCE A (GRA) DISTRICT.
- 6) DIMENSIONAL REQUIREMENTS:
MIN. LOT AREA: 7,500 S.F.
FRONTAGE: 100 FEET
SETBACKS: FRONT 15 FEET
SIDE 10 FEET
REAR 20 FEET
MAXIMUM STRUCTURE HEIGHT: 35 FEET
MAXIMUM BUILDING COVERAGE: 25%
MINIMUM OPEN SPACE: 30%
- 7) THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS ON TAX MAP 132 LOT 24 IN THE CITY OF PORTSMOUTH.
- 8) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.
- 9) VERTICAL DATUM IS MEAN SEA LEVEL NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GPS OBSERVATIONS ($\pm 0.2'$).

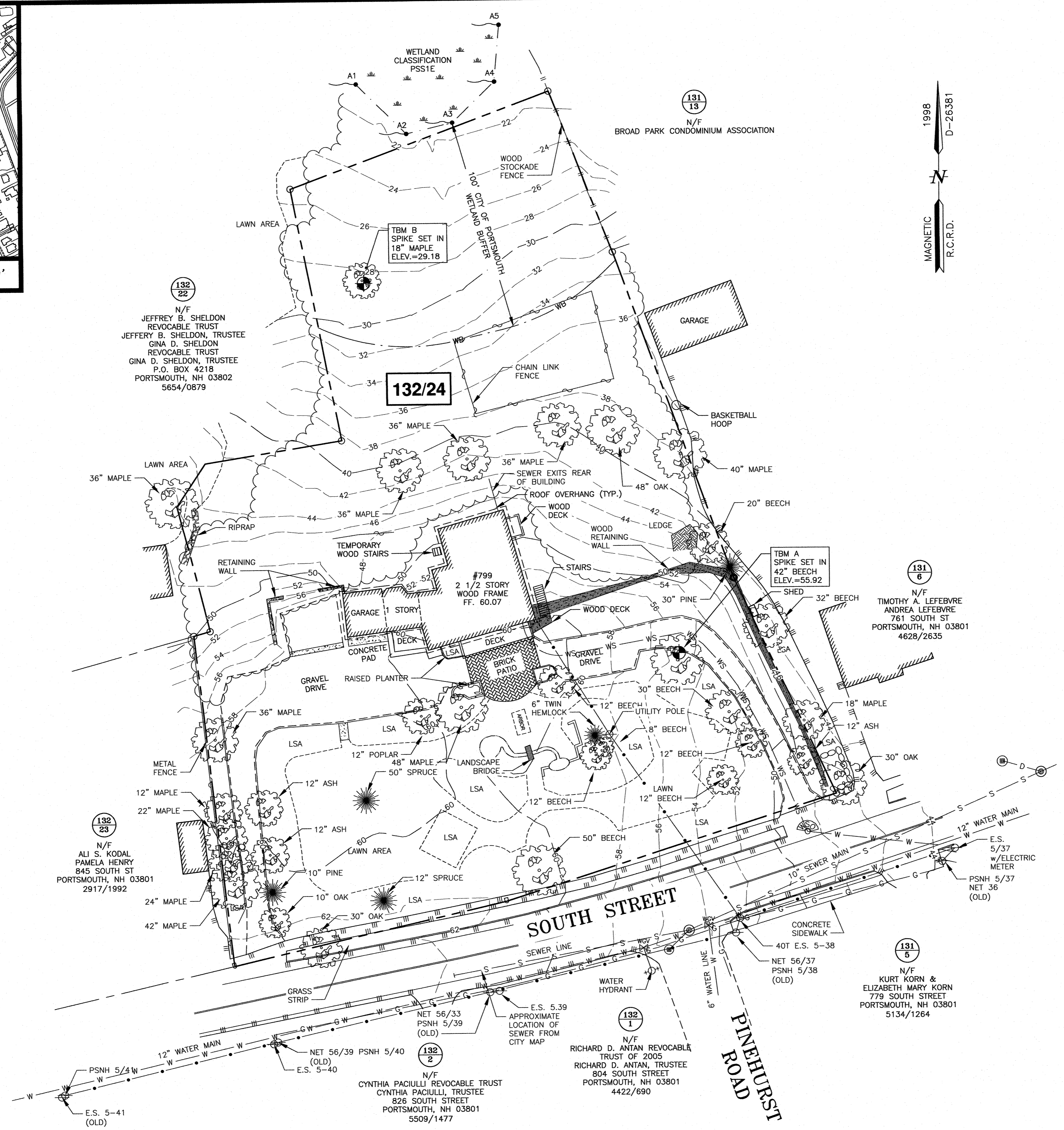


LOCATION MAP

1"=300'

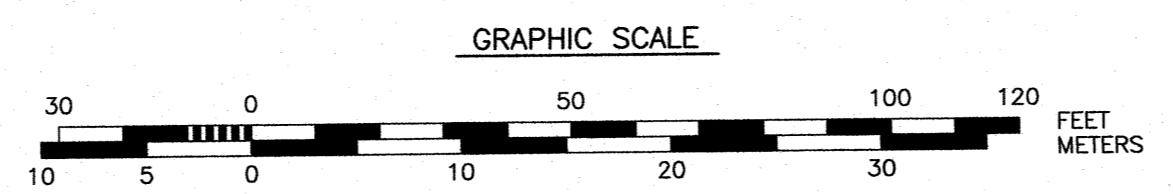
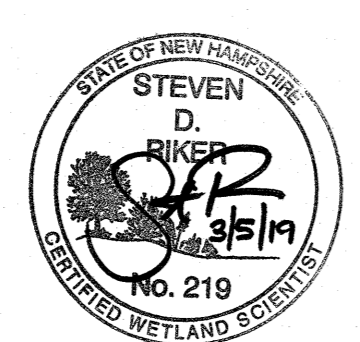
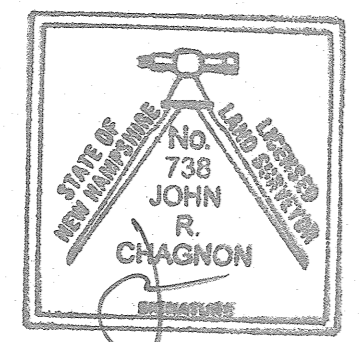
WETLAND NOTES:

- 1) WETLAND LINES DELINEATED BY STEVEN D. RIKER, CWS ON 8/7/18 AND IN ACCORDANCE WITH THE FOLLOWING STANDARDS:
 - A) U.S. ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, TECHNICAL REPORT Y-87-1 (JAN. 1987), AND REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTH-CENTRAL AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012.
 - B) FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 8.1, USDA-NRCS, 2017 AND (FOR DISTURBED SITES) FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4. NEIWPCC WETLANDS WORK GROUP (2017).
 - C) NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS: NORTHEAST (REGION 1). USFWS (MAY 1988).
 - D) CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES. USFW MANUAL FWS/OBS-79/31 (1997).
 - E) "IDENTIFICATION AND DOCUMENTATION OF VERNAL POOLS IN NEW HAMPSHIRE" (1997). NEW HAMPSHIRE FISH AND GAME DEPARTMENT.
- 2) WETLAND FLAGS WERE FIELD LOCATED BY AMBIT ENGINEERING, INC.



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JOHN R. CHAGNON, LLS
DATE 4-5-19



**CLEWS SUBDIVISION
799 SOUTH STREET
PORTSMOUTH, N.H.**

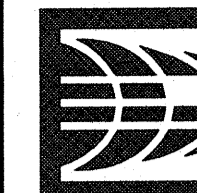
NO.	DESCRIPTION	DATE
1	ISSUED FOR CITY	4/5/19
0	ISSUED FOR COMMENT	2/22/19

REVISIONS

SCALE 1" = 30' FEBRUARY 2019

EXISTING CONDITIONS PLAN

C1



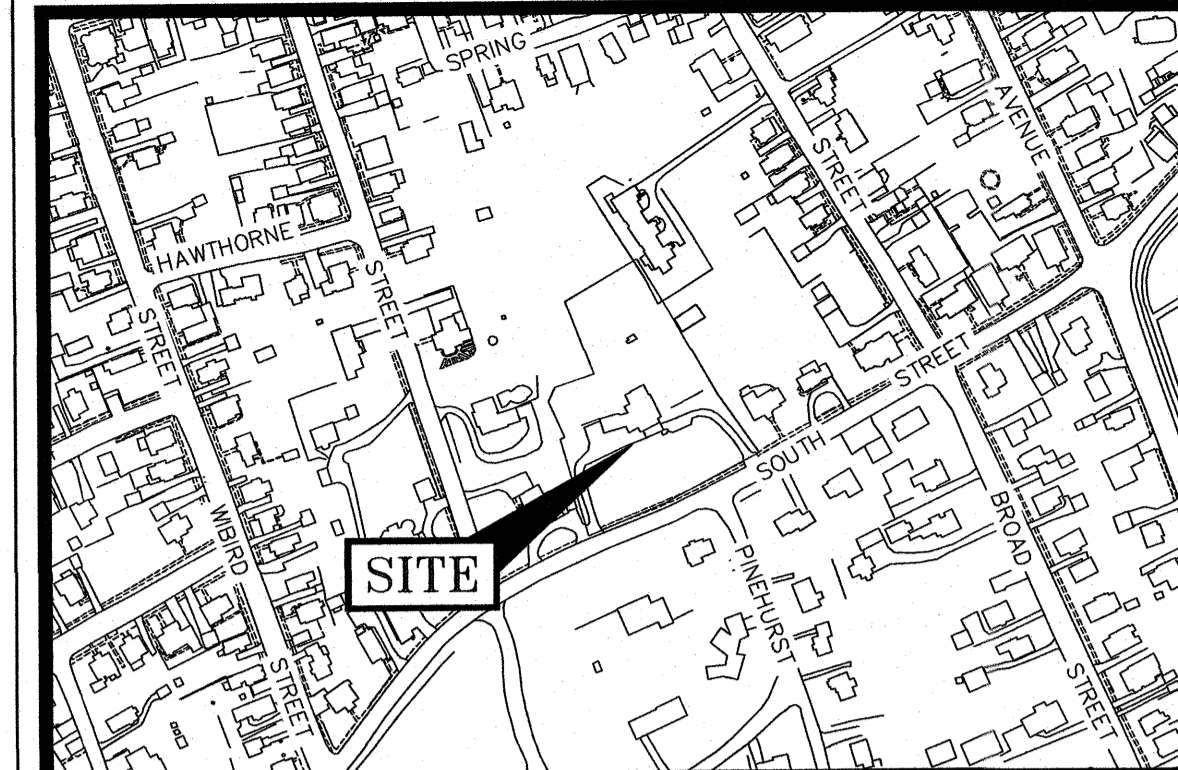
AMBIT ENGINEERING, INC.

Civil Engineers & Land Surveyors

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

NOTES:

- 1) THE PURPOSE OF THIS PLAN IS TO SHOW THE UTILITIES ASSOCIATED WITH THE SUBDIVISION OF TAX MAP 132 LOT 24 IN THE CITY OF PORTSMOUTH.
- 2) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.
- 3) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.
- 4) CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION. (NHDES DECEMBER 2008).
- 5) VERTICAL DATUM IS MEAN SEA LEVEL NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GPS OBSERVATIONS (±0.2').

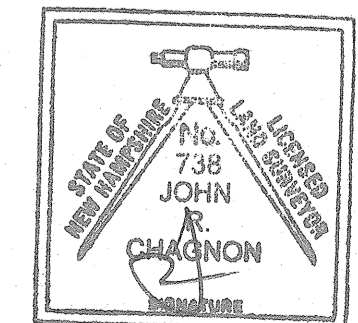
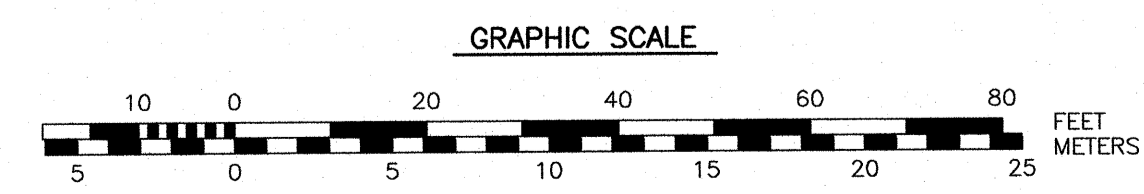
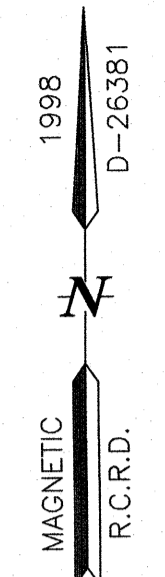
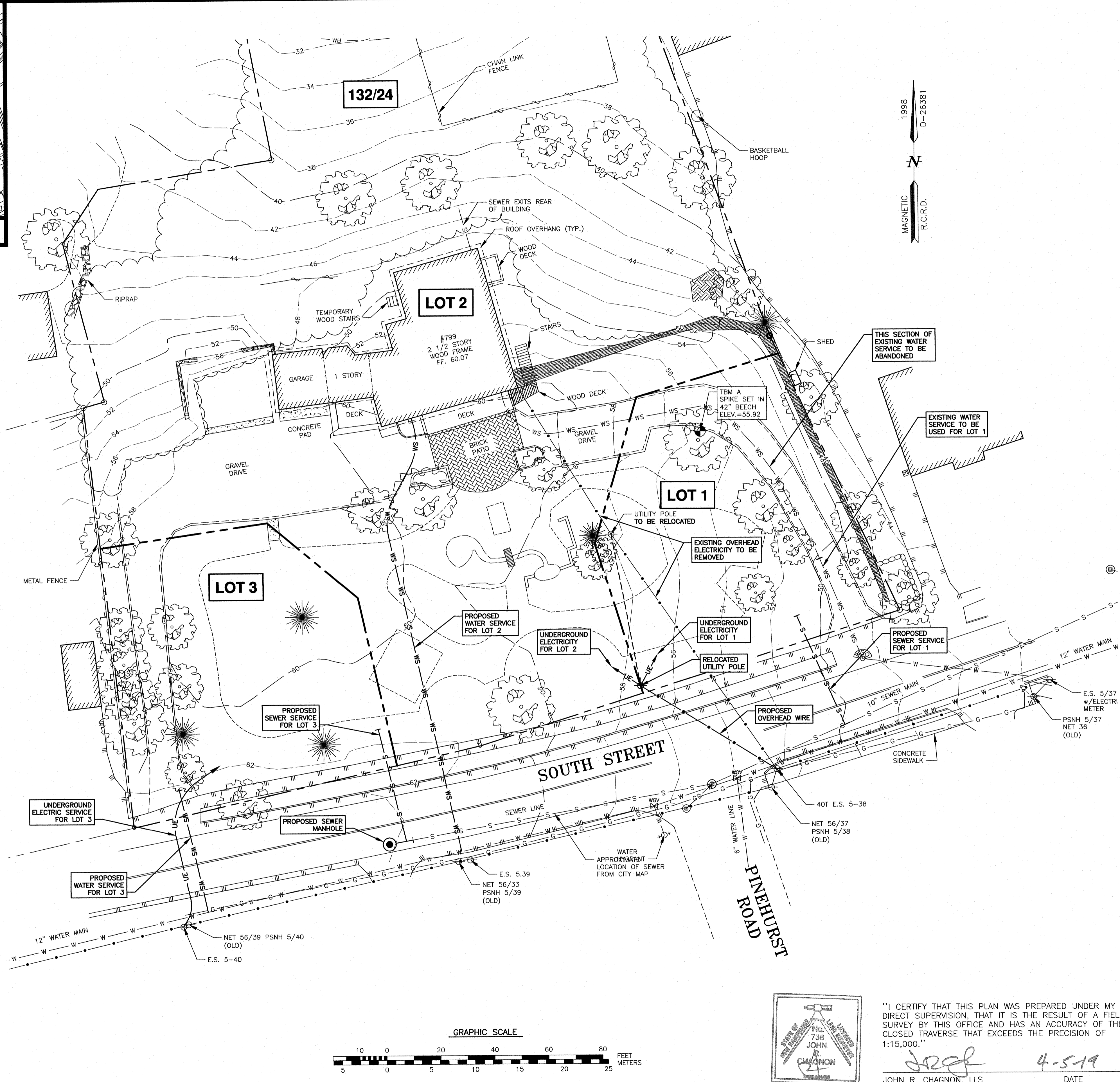


LOCATION MAP

1"=300'

LEGEND:

EXISTING	PROPOSED	DESCRIPTION
N/F		NOW OR FORMERLY RECORD OF PROBATE
RP		ROCKINGHAM COUNTY REGISTRY OF DEEDS MAP 11 / LOT 21
RCRD		BOUNDARY SETBACK
		RAILROAD SPIKE FOUND/SET
		IRON ROD FOUND/SET
		IRON PIPE FOUND/SET
		DRILL HOLE FOUND/SET
		NHHDOT BOUND FOUND
		TOWN BOUND FOUND
		BOUND w/ DRILL HOLE
		STONE BOUND w/DRILL HOLE
		FORCE MAIN
		SEWER LINE
		GAS LINE
		STORM DRAIN
		WATER LINE
		UNDERGROUND ELECTRIC
		OVERHEAD ELECTRIC/WIRES
		CONTOUR
		SPOT ELEVATION
		EDGE OF PAVEMENT (EP)
		WOODS / TREE LINE
		UTILITY POLE (w/ GUY)
		GAS SHUT OFF
		WATER SHUT OFF/CURB STOP
		GATE VALVE
		HYDRANT
		METER (GAS, WATER, ELECTRIC)
		CATCH BASIN
		TELEPHONE MANHOLE
		SEWER MANHOLE
		DRAIN MANHOLE
		WELL
		PHOTO LOCATION/DIRECTION
		AIR CONDITIONER UNIT
		TEST PROBE
		MONITORING WELL
		TEST PIT
		SIGNS
		EDGE OF WETLAND FLAGGING
		SWAMP / MARSH
		ASBESTOS CEMENT PIPE
		CAST IRON PIPE
		CORRUGATED METAL PIPE
		CONCRETE MASONRY UNIT
		COPPER PIPE
		DUCTILE IRON PIPE
		POLYVINYL CHLORIDE PIPE
		REINFORCED CONCRETE PIPE
		VITRIFIED CLAY PIPE
		ELEVATION
		EDGE OF PAVEMENT
		FINISHED FLOOR
		INVERT
		TEMPORARY BENCHMARK
		TYP.
		VERTICAL/SLOPED GRANITE CURB
		CAPE COD BERM
		CENTERLINE
		LANDSCAPED AREA

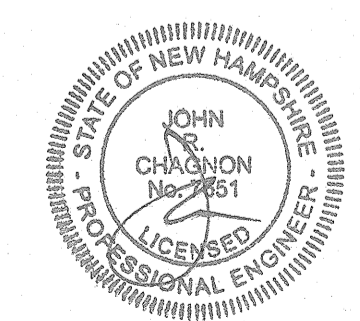


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J.R.C.
4-5-19
JOHN R. CHAGNON, LLS DATE

CLEWS SUBDIVISION
799 SOUTH STREET
PORTSMOUTH, N.H.

NO.	DESCRIPTION	DATE
1	ISSUED TO CITY	4/5/19
0	ISSUED FOR COMMENT	2/22/19



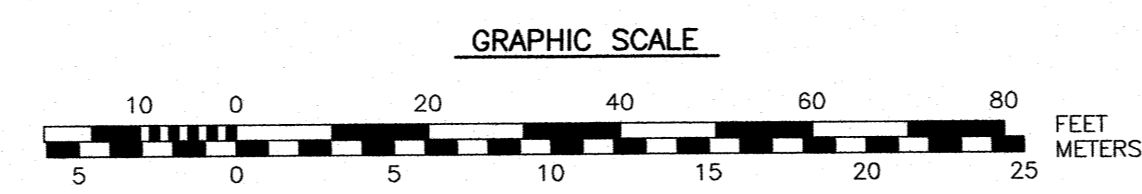
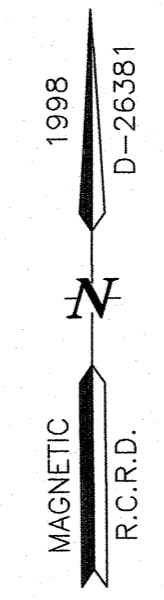
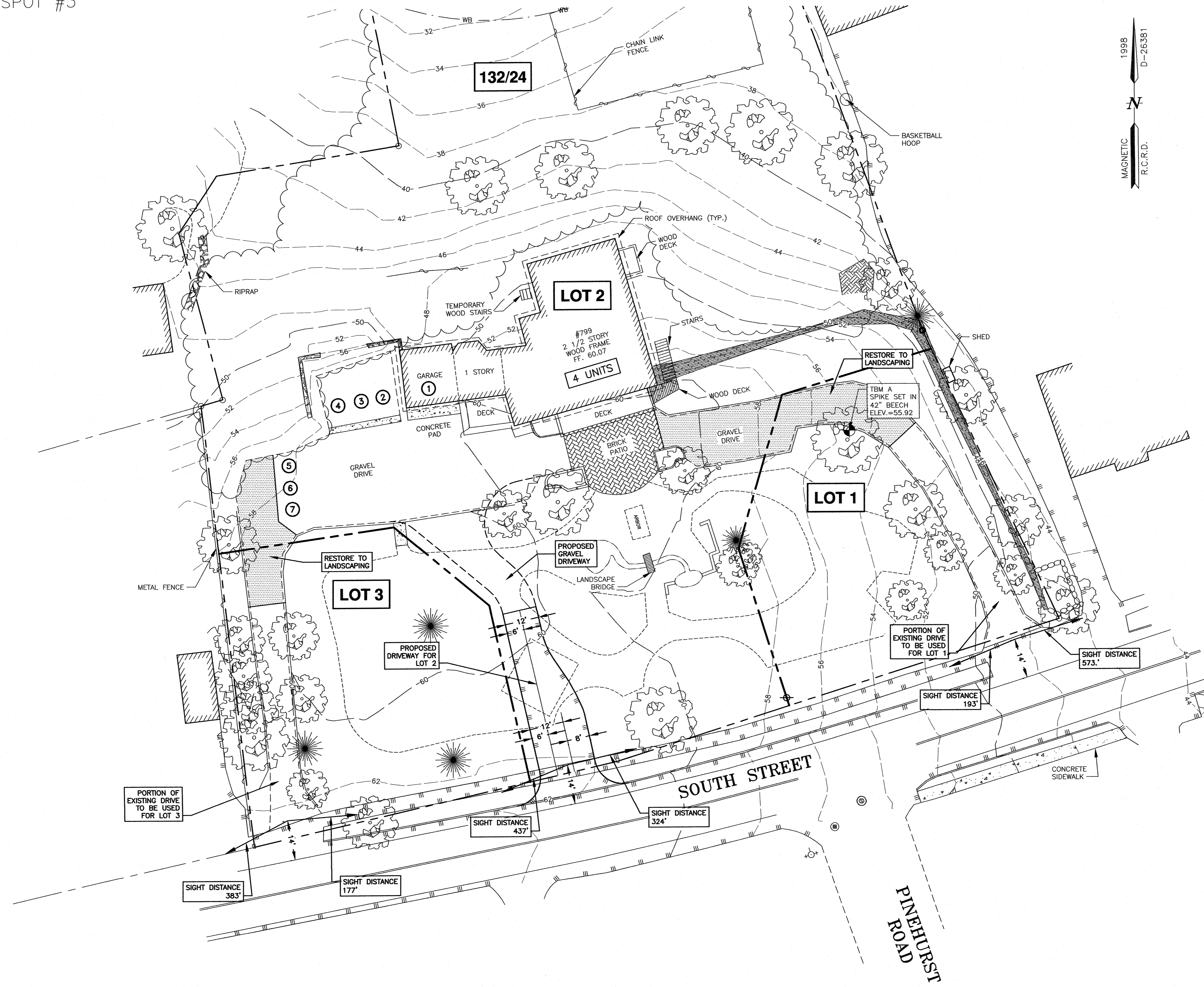
SCALE 1" = 20' FEBRUARY 2019

UTILITY SITE PLAN C2

LEGEND:
 ③ PARKING SPOT #3

NOTES:

- 1) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.
- 2) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.
- 3) CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION. (NHDES DECEMBER 2008).
- 4) REQUIRED PARKING FOR LOT 2:
 UNIT 1: 2,119 SF: 1.3 SPACES
 UNIT 2: 505 SF: 1 SPACE
 UNIT 3: 1,147 SF: 1.3 SPACES
 UNIT 4: 1,493 SF: 1.3 SPACES
 TOTAL REQUIRED: 5 SPACES
 PROVIDED: 7 SPACES



**CLEWS SUBDIVISION
 799 SOUTH STREET
 PORTSMOUTH, N.H.**

NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	4/5/19

REVISIONS

SCALE 1" = 20' MARCH 2019

DRIVEWAY PLAN **C3**

J:\JOBS\1730s\1730s\1736\2018 Subdivision\Plans & Specs\Site\1736 SUBDIVISION 2019.dwg, C3 DRIVE

**CITY OF PORTSMOUTH
NEW HAMPSHIRE**

**WORK SESSION
APPLICATION**

TECHNICAL ADVISORY COMMITTEE

Map 132 Lot 24 Zone GRA Wetlands: Inland Off-Lot Coastal _____ Lot Area 76,889 SF

Date of Approvals (Indicate if Pending)			
Conservation Commission	<u>N/A</u>	Conditional Use	<u>N/A</u> Board of Adjustment <u>Pending</u>
Historic District Commission	<u>N/A</u>	Subdivision	<u>Pending</u> Other _____

Street Address 799 South Street

Description of Project including all use(s) Subdivide One Lot into Three Lots

Building(s) Footprint 3,015 SF Gross Floor Area 5,264 SF #of Stories 3

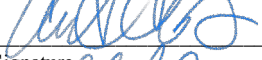
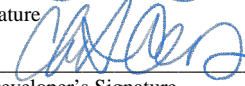
of Dwelling Units 4 Number of Parking Spaces: Existing _____ Proposed 7

Print Information Below			
Property Owner's Name <u>Christopher Kit Clews; Trustee - Noele Clews Trust</u>			
Street Address <u>67 Ridges Court</u>		City/Town <u>Portsmouth</u>	State <u>NH</u> Zip <u>03801</u>
<u>603-867-7801</u>			<u>kit@clews.org</u>
Telephone #	Cell Phone #	Fax #	Email Address

Print Information Below			
Applicant's / Developer's Name <u>Same as Above</u>			
Street Address _____		City/Town _____	State _____ Zip _____
Telephone #	Cell Phone #	Fax #	Email Address

Print Information Below (Include Additional Contact Information on Next Page)			
Check One: Owner's Attorney <input type="checkbox"/> Applicant's Attorney <input type="checkbox"/> Engineer <input checked="" type="checkbox"/> Surveyor <input checked="" type="checkbox"/> Other <input type="checkbox"/> If other, state relationship _____			
Representative's Name <u>John Chagnon, Ambit Engineering</u>			
Street Address <u>200 Griffin Road, Unit 3</u>		City/Town <u>Portsmouth</u>	State <u>NH</u> Zip <u>03801</u>
<u>603-430-9282</u>			<u>jrc@ambitengineering.com</u>
Telephone #	Cell Phone #	Fax #	Email Address

I hereby apply for an informal work session with the Technical Advisory Committee and understand that a formal Site Review application shall be required in order to seek final approvals. I also acknowledge that a formal Site Review application and fee shall be required to comply with all of the ordinances and any stipulations of the Site Review Committee of the City of Portsmouth in the development and construction of this project.

 Owner's Signature _____ Print Owner's Name CHRISTOPHER S. CLEWS Date _____
 Applicant's/Developer's Signature _____ Print Applicant's/Developer's Name CHRISTOPHER S. CLEWS Date _____

At a minimum, the application for a Work Session shall include a site or subdivision plan reflecting the existing and proposed conditions. Any additional information the applicant wishes to provide for review and feedback by the TAC is optional. Typically applicants will be limited to one TAC Work Session per project.

Attachments

The following materials shall be submitted to the Planning Department by the Work Session submission deadline along with the completed Application Form:

- Ten (10) folded copies of the site plan – four (4) full-size (22" x 34") and six (6) reduced (11" x 17")
- Digital copy of any plans and/or exhibits (in PDF format)

STATEMENT OF AUTHORIZATION

The undersigned, Christopher Clews, Trustee of the Noel M. Clews Trust, owner of property at 799 South Street, Portsmouth, NH, do hereby authorize Bernard W. Pelech, and Bosen and Associates, as attorneys, and Ambit Engineering, Inc as project engineers to prepare and file any and all applications for the City of Portsmouth Zoning Board of Adjustment and Planning Board, and further authorizes Bernard W. Pelech and Bosen and Associates, and Ambit Engineering to represent my interests before the Zoning Board and/or Planning Board for the City of Portsmouth with regard to the property located at 799 South Street.

Dated: February 23 2019



Christopher Kit Clews, Trustee



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: Noele M. Clews Revocable Trust Date Submitted: 3-5-19

Applicant: Christopher Clews, Trustee

Phone Number: 603-867-7801 E-mail: kit@clews.org

Site Address 1: 799 South Street Map: 132 Lot: _____

Site Address 2: _____ Map: _____ Lot: _____

Application Requirements			
☑	Required Items for Submittal	Item Location (e.g. Page or Plan Sheet/Note #)	Waiver Requested
<input type="checkbox"/>	Completed Application form. (III.C.2-3)	Submitted	N/A
<input type="checkbox"/>	All application documents, plans, supporting documentation and other materials provided in digital Portable Document Format (PDF) on compact disc, DVD or flash drive. (III.C.4)	Submitted with paperwork	N/A

Requirements for Preliminary/Final Plat				
☑	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Required for Preliminary / Final Plat	Waiver Requested
<input type="checkbox"/>	Name and address of record owner, any option holders, descriptive name of subdivision, engineer and/or surveyor or name of person who prepared the plat. (Section IV.1/V.1)	Cover Sheet; Sheet C1	☑ Preliminary Plat ☑ 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 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>	Subdivision Plan	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	N/A
<input 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 type="checkbox"/>	Zoning classification and minimum yard dimensions required. (Section IV.4/V.4)	Subdivision Plan	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	N/A
<input type="checkbox"/>	<p>Preliminary Plat Scale (not to be smaller than one hundred (100) feet = 1 inch) and location map (at a scale of 1" = 1000'). (Section IV.5)</p> <p>Final Plat Scale (not to be smaller than 1"=100'), Location map (at a scale of 1"=1,000') showing the property being subdivided and its relation to the surrounding area within a radius of 2,000 feet. Said location map shall delineate all streets and other major physical features that may either affect or be affected by the proposed development. (Section V.5)</p>	Subdivision Plan	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	N/A
<input type="checkbox"/>	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)	Subdivision 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. (Section V.6/ IV.7)	Subdivision Plan	<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. (Section IV.8/V.7)	Subdivision Plan	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	

Requirements for Preliminary/Final Plat

<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Required for Preliminary / Final Plat	Waiver Requested
<input type="checkbox"/>	Location of significant physical features, including bodies of water, watercourses, wetlands, railroads, important vegetation, stone walls and soils types that my influence the design of the subdivision. (Section IV.9/V.8)	Existing Conditions Plan C1	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	
<input type="checkbox"/>	Preliminary Plat Proposed locations, widths and other dimensions of all new streets and utilities, including water mains, storm and sanitary sewer mains, catch basins and culverts, street lights, fire hydrants, sewerage pump stations, etc. (Section IV.10) Final Plat Proposed locations and profiles of all proposed streets and utilities, including water mains, storm and sanitary sewer mains, catchbasins and culverts, together with typical cross sections. Profiles shall be drawn to a horizontal scale of 1"=50' and a vertical scale of 1"=5', showing existing centerline grade, existing left and right sideline grades, and proposed centerline grade. (Section V.9)	Utility Site Plan C2	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	
<input type="checkbox"/>	When required by the Board, the plat shall be accompanied by profiles of proposed street grades, including extensions for a reasonable distance beyond the subject land; also grades and sizes of proposed utilities. (Section IV.10)	N/A	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	
<input type="checkbox"/>	Base flood elevation (BFE) for subdivisions involving greater than five (5) acres or fifty (50) lots. (Section IV.11)	N/A	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	
<input type="checkbox"/>	For subdivisions of five (5) lots or more, or at the discretion of the Board otherwise, the preliminary plat shall show contours at intervals no greater than two (2) feet. Contours shall be shown in dotted lines for existing natural surface and in solid lines for proposed final grade, together with the final grade elevations shown in figures at all lot corners. If existing grades are not to be changed, then the contours in these areas shall be solid lines. (Section IV.12/ V.12)	Existing Conditions Plan C1	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	

Requirements for Preliminary/Final Plat				
<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Required for Preliminary / Final Plat	Waiver Requested
<input type="checkbox"/>	Dates and permit numbers of all necessary permits from governmental agencies from which approval is required by Federal or State law. (Section V.10)	Cover Sheet	<input type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	
<input type="checkbox"/>	For subdivisions involving greater than five (5) acres or fifty (50) lots, the final plat shall show hazard zones and shall include elevation data for flood hazard zones. (Section V.11)	N/A; Not in a Special Flood Hazard Area	<input type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	
<input type="checkbox"/>	Location of all permanent monuments. (Section V.12)	Subdivision Plan	<input type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	

General Requirements¹

<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Waiver Requested
<input type="checkbox"/>	1. Basic Requirements: (VI.1) a. Conformity to Official Plan or Map b. Hazards c. Relation to Topography d. Planned Unit Development	Subdivision, Existing Conditions	
<input type="checkbox"/>	2. Lots: (VI.2) a. Lot Arrangement b. Lot sizes c. Commercial and Industrial Lots	Subdivision	
<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	Driveway Plan	
<input type="checkbox"/>	4. Curbing: (VI.4)	N/A	
<input type="checkbox"/>	5. Driveways: (VI.5)	Driveway Plan	
<input type="checkbox"/>	6. Drainage Improvements: (VI.6)	TBD	
<input type="checkbox"/>	7. Municipal Water Service: (VI.7)	Utility Site Plan	
<input type="checkbox"/>	8. Municipal Sewer Service: (VI.8)	Utility Site Plan	
<input type="checkbox"/>	9. Installation of Utilities: (VI.9) a. All Districts b. Indicator Tape	Utility Site Plan	
<input type="checkbox"/>	10. On-Site Water Supply: (VI.10)	N/A	
<input type="checkbox"/>	11. On-Site Sewage Disposal Systems: (VI.11)	N/A	
<input type="checkbox"/>	12. Open Space: (VI.12) a. Natural Features b. Buffer Strips c. Parks d. Tree Planting	N/A	
<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 type="checkbox"/>	14. Erosion and Sedimentation Control (VI.14)	TBD	

<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Waiver Requested
<input type="checkbox"/>	15. Easements (VI.15)	TBD	
<input type="checkbox"/>	a. Utilities		
<input type="checkbox"/>	b. Drainage		
<input type="checkbox"/>	16. Monuments: (VI.16)	Subdivision	
<input type="checkbox"/>	17. Benchmarks: (VI.17)	Existing Conditions Plan C1	
<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 type="checkbox"/>	1. Streets have been designed according to the design standards required under Section (VII.1). a. Clearing b. Excavation c. Rough Grade and Preparation of Sub-Grade d. Base Course e. Street Paving f. Side Slopes g. Approval Specifications h. Curbing i. Sidewalks j. Inspection and Methods	N/A	
<input type="checkbox"/>	2. Storm water Sewers and Other Drainage Appurtenances have been designed according to the design standards required under Section (VII.2). a. Design b. Standards of Construction	TBD	
<input type="checkbox"/>	3. Sanitary Sewers have been designed according to the design standards required under Section (VII.3). a. Design b. Lift Stations c. Materials d. Construction Standards	TBD	
<input type="checkbox"/>	4. Water Mains and Fire Hydrants have been designed according to the design standards required under Section (VII.4). a. Connections to Lots b. Design and Construction c. Materials d. Notification Prior to Construction	TBD	

Applicant's/Representative's Signature: _____

Date: 3-5-19

¹ See City of Portsmouth, NH Subdivision Rules and Regulations for details.
Subdivision Application Checklist/January 2018



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

TECHNICAL REPORT OF WETLAND DELINEATION, CLASSIFICATION & IDENTIFICATION

Ambit Engineering Project No.: 1736 Date(s) of Delineation: 8/7/18 Date of Report: 8/16/18

Field Delineator: Steven D. Riker, CWS 219

Compiled by: Steven D. Riker, CWS 219

Project Location/Tax Map & Lot: 799 South Street, Portsmouth, NH. Tax Map 132, Lot 24.

Prepared for: Kit Clews, 67 Ridges Court, Portsmouth, NH 03801.

Site Area Observed: Entire lot.

Site Conditions: Portion of lot is developed, remainder is forested.

Weather/Seasonal Conditions: 85 sunny. Summer conditions.

Site Disturbance: Only in areas of development.

Wetlands Present: Wetlands exist in low lying depressions or drainageways.

Wetland conditions/atypical situation/problem area: None.

Hydric Soil Criterion: A11. Field Indicators of Hydric Soils in the United States, Version 8.1.

Delineation Standards Utilized:

1. *US Army Corps of Engineers Wetlands Delineation Manual*, Technical Report Y-87-1 (Jan 1987). **AND** Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region, Version 2.0, January 2012.
2. Field Indicators of Hydric Soils in the United States, Version 8.1, USDA-NRCS, 2010 **AND (for disturbed sites)** *Field Indicators for Identifying Hydric Soils in New England*, Version 3. NEIWPC Wetlands Work Group (April 2004).
3. *National List of Plant Species That Occur in Wetlands: Northeast (Region 1)*. USFWS (May 1988).

Ambit Engineering, Inc. delineated jurisdictional wetland boundaries utilizing fluorescent pink flagging tape, labeled alpha-numerically for aid in survey location.

Notes: A1-A5 stop would be classified as a palustrine scrub shrub broad leaved deciduous wetland system that is seasonally flooded and or saturated (PSS1E). This wetland boundary is located on the abutting lot but would be subject to the City of Portsmouth 100' Wetland Buffer.

