

LOCATION MAP SCALE 1"=300'

LEGEND:

- |         |                            |
|---------|----------------------------|
| N/F     | NOW OR FORMERLY            |
| RP      | RECORD OF PROBATE          |
| RCD     | ROCKINGHAM COUNTY          |
|         | REGISTRY OF DEEDS          |
| (11/21) | MAP 11 / LOT 21            |
| ---     | BOUNDARY                   |
| - - -   | SETBACK                    |
| ○       | RAILROAD SPIKE FOUND       |
| ○       | IRON ROD/PIPE FOUND        |
| ○       | DRILL HOLE FOUND           |
| ○       | STONE/CONCRETE BOUND FOUND |
| ○       | RAILROAD SPIKE SET         |
| ○       | IRON ROD SET               |
| ○       | DRILL HOLE SET             |
| □       | GRANITE BOUND SET          |

PLAN REFERENCES:

- 1) PLAN OF LOTS, PART OF ELWYN PARK, PORTSMOUTH, N.H. PREPARED BY JOHN W. DURGIN, CIVIL ENGINEER. DATED MAY 1947. R.C.R.D. PLAN #01321.
- 2) VARIANCE APPLICATION SKETCH, 183 COOLIDGE DRIVE, PORTSMOUTH, NH FOR W. FRANK REARDON. PREPARED BY JAMES VERRA AND ASSOCIATES, INC. DATED 19 NOVEMBER 1998. NOT RECORDED.

VARIANCES GRANTED (7/23/19):

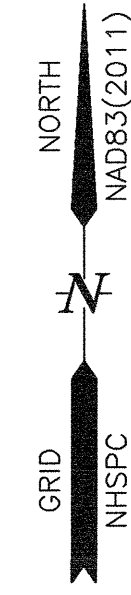
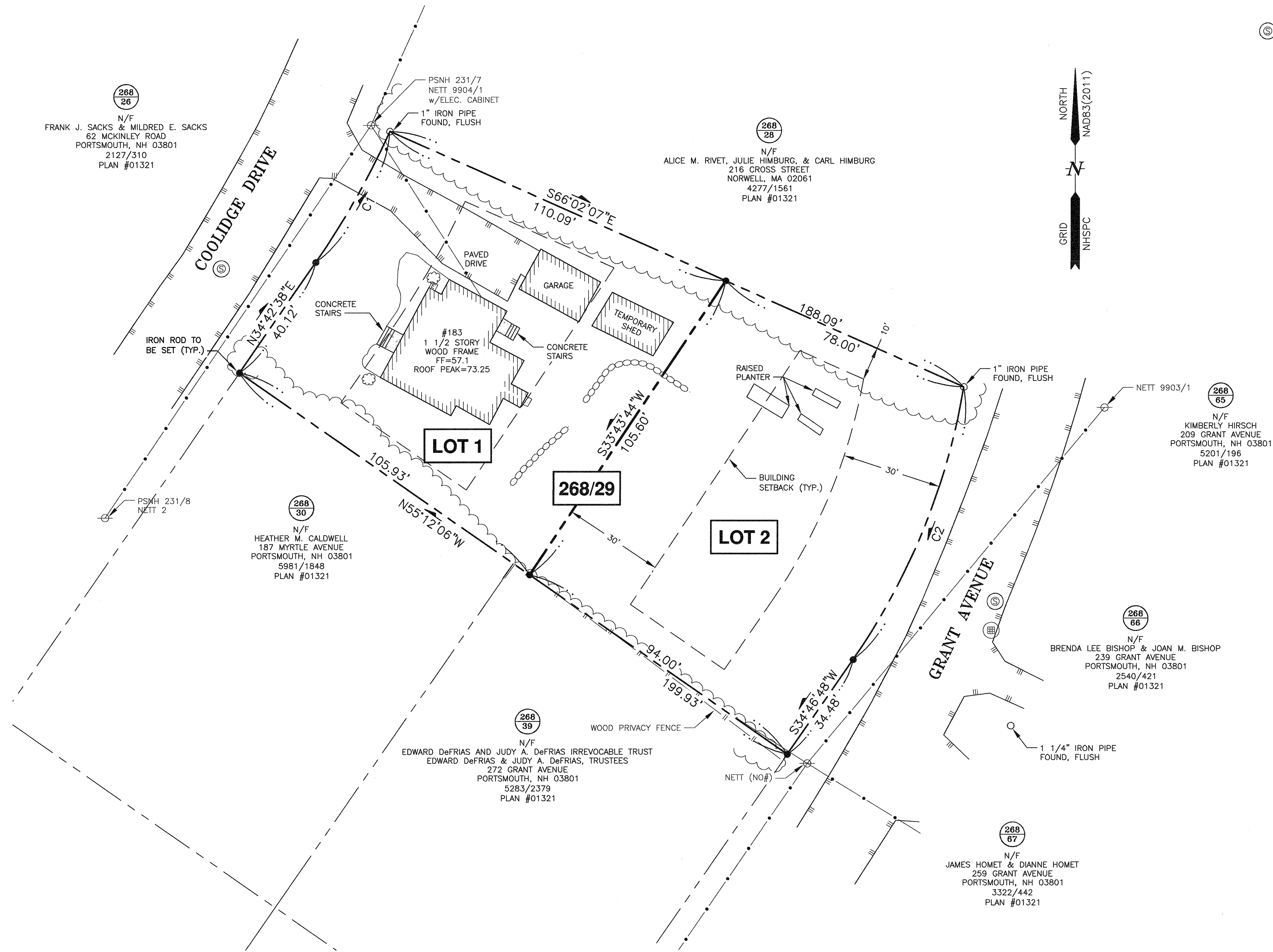
- 1) VARIANCES AND/OR SPECIAL EXCEPTIONS FROM SECTION 10.521 TO ALLOW:
  - a) A LOT AREA AND LOT AREA PER DWELLING UNIT OF 10,100 S.F. FOR THE LOT WITH AN EXISTING STRUCTURE WHERE 15,000 S.F. IS REQUIRED FOR EACH;
  - b) A LOT AREA AND LOT AREA PER DWELLING UNIT OF 10,270 S.F. FOR THE PROPOSED LOT WHERE 15,000 S.F. IS REQUIRED FOR EACH;
  - c) 85' OF CONTINUOUS STREET FRONTAGE WHERE 100 FEET IS REQUIRED; AND
  - d) 86 FEET OF LOT DEPTH WHERE 100 FEET IS REQUIRED.



**AMBIT ENGINEERING, INC.**  
Civil Engineers & Land Surveyors  
200 Griffin Road - Unit 3  
Portsmouth, N.H. 03801-7114  
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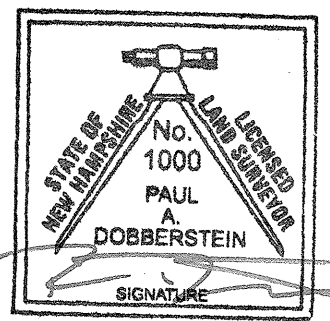
NOTES:

- 1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 268 AS LOT 29.
- 2) OWNER OF RECORD:  
MATTHEW WAJDA  
183 COOLIDGE DRIVE  
PORTSMOUTH, NH 03801  
4936/1611  
R.C.R.D. PLAN #01321 (LOT 22)
- 3) PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0270E. EFFECTIVE DATE MAY 17, 2005.
- 4) EXISTING LOT AREA:  
20,444 S.F.  
0.4693 ACRES  
  
PROPOSED LOT AREAS:  
LOT 1 10,113 S.F. 0.2322 ACRES  
LOT 2 10,330 S.F. 0.2372 ACRES
- 5) PARCEL IS LOCATED IN SINGLE RESIDENCE B (SRB) ZONING DISTRICT.
- 6) DIMENSIONAL REQUIREMENTS:  
MIN. LOT AREA: 15,000 S.F.  
FRONTAGE: 100 FEET  
DEPTH: 100 FEET  
SETBACKS: FRONT 30 FEET  
SIDE 10 FEET  
REAR 30 FEET  
MAXIMUM STRUCTURE HEIGHT: 35 FEET  
MAXIMUM BUILDING COVERAGE: 20%  
MINIMUM OPEN SPACE: 40%
- 7) THE PURPOSE OF THIS PLAN IS TO SHOW THE SUBDIVISION OF ASSESSOR'S MAP 268 LOT 29 IN THE CITY OF PORTSMOUTH INTO TWO LOTS.



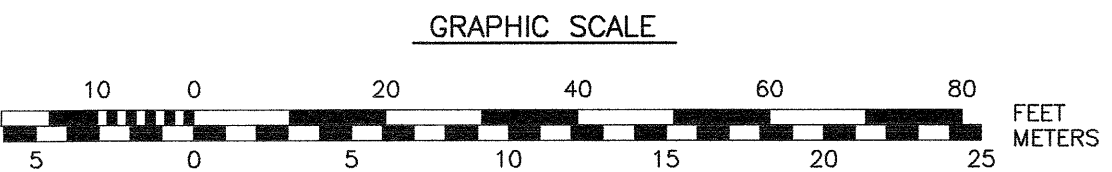
"I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000."

PAUL A DOBBERSTEIN, LLS DATE 10/7/2019



APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN DATE



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	250.00'	45.01'	44.95'	N29°33'09"E	10°18'58"
C2	200.00'	88.64'	87.91'	S22°05'01"W	25°23'35"

NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	10/7/19

SUBDIVISION PLAN  
TAX MAP 268 - LOT 29

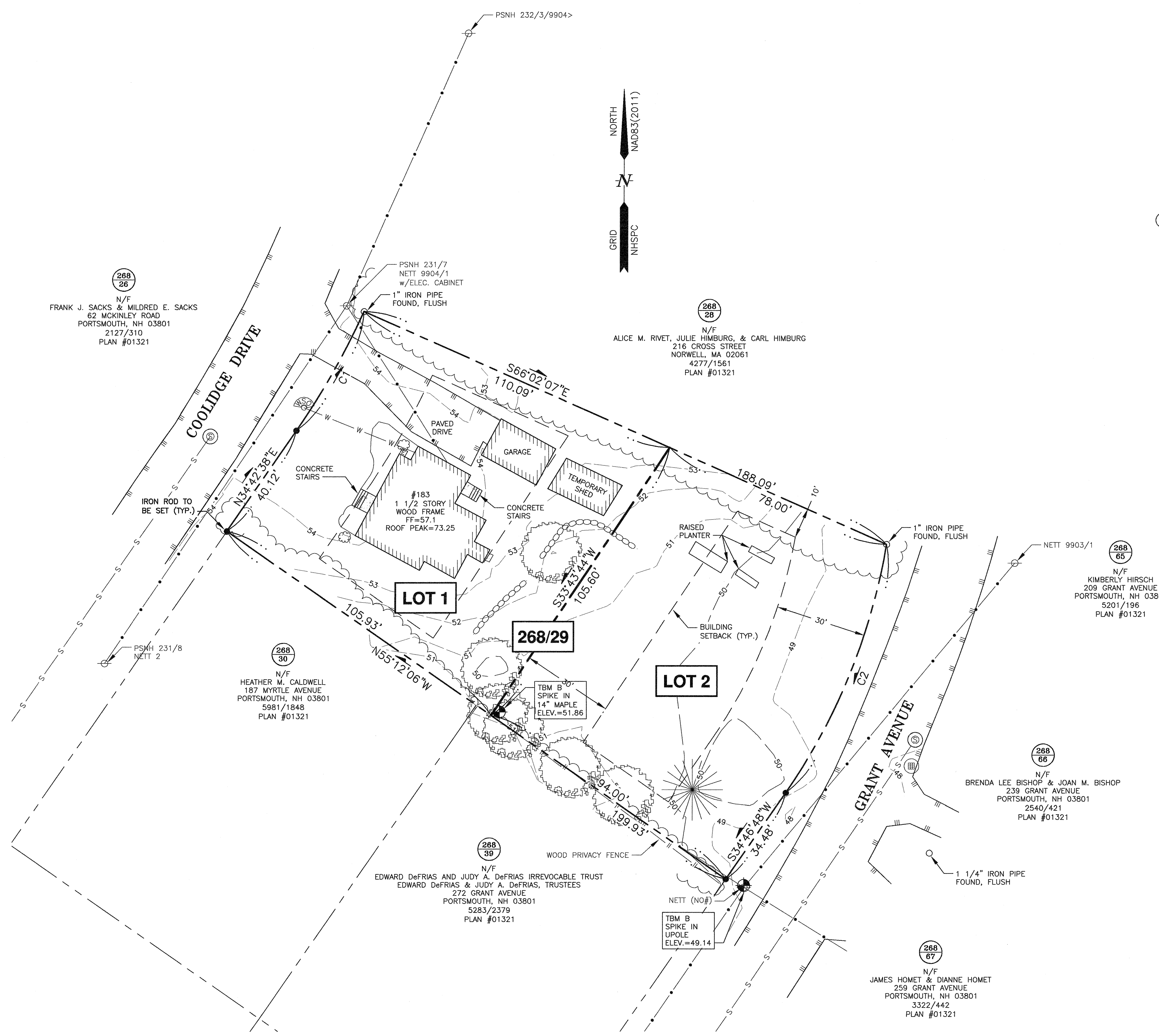
OWNER:  
**MATTHEW WAJDA**  
183 COOLIDGE DRIVE  
CITY OF PORTSMOUTH  
COUNTY OF ROCKINGHAM  
STATE OF NEW HAMPSHIRE

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**LEGEND:**

N/F	NOW OR FORMERLY
RP	RECORD OF PROBATE
RCRD	ROCKINGHAM COUNTY
(11/21)	REGISTRY OF DEEDS
	MAP 11 / LOT 21
---	BOUNDARY
- - -	SETBACK
□	RAILROAD SPIKE FOUND
○	IRON ROD/PIPE FOUND
●	DRILL HOLE FOUND
■	STONE/CONCRETE BOUND FOUND
●	RAILROAD SPIKE SET
○	IRON ROD SET
●	DRILL HOLE SET
■	GRANITE BOUND SET
S	SEWER LINE
G	GAS LINE
D	STORM DRAIN
W	WATER LINE
- - -	UNDERGROUND ELECTRIC
- - -	OVERHEAD ELECTRIC/WIRES
100	CONTOUR
97x3	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
○	AIR CONDITIONER UNIT
○	SIGNS
AC	ASBESTOS CEMENT PIPE
CI	CAST IRON PIPE
CMP	CORRUGATED METAL PIPE
CMU	CONCRETE MASONRY UNIT
COP	COPPER PIPE
DI	DUCTILE IRON PIPE
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
VC	VITRIFIED CLAY PIPE
EL	ELEVATION
EP	EDGE OF PAVEMENT
F.F.	FINISHED FLOOR
INV.	INVERT
TBM	TEMPORARY BENCHMARK
TYP.	TYPICAL
VCC/SGC	VERTICAL/SLOPED GRANITE CURB
CCB	CAPE COD BERM
LSA	LANDSCAPED AREA



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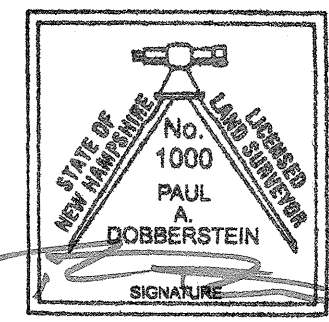
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 MAXIMUM STRUCTURE HEIGHT: 35 FEET  
 MAXIMUM BUILDING COVERAGE: 20%  
 MINIMUM OPEN SPACE: 40%
  - 7) THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING AND PROPOSED CONDITIONS ON ASSESSOR'S MAP 268 LOT 29 IN THE CITY OF PORTSMOUTH.
  - 8) VERTICAL DATUM IS MEAN SEA LEVEL NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GPS OBSERVATIONS (±0.2').

**WAJDA SUBDIVISION  
 183 COOLIDGE DRIVE  
 PORTSMOUTH, N.H.**

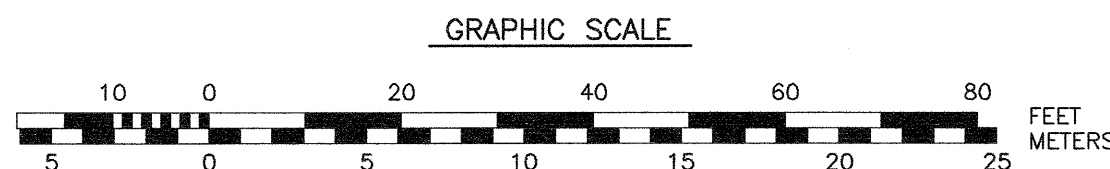
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NO.	DESCRIPTION	DATE
REVISIONS		

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SCALE 1"=20'      OCTOBER 2019

**SUBDIVISION SITE PLAN**

C1