

AMBIT ENGINEERING, INC. CIVIL ENGINEERS AND LAND SURVEYORS

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

25 January 2022

Beverly M. Zendt, Planning Director
City of Portsmouth
1 Junkins Avenue
Portsmouth, NH 03801

RE: Subdivision Application at 405 South Street, Tax Map 111 / Lot 18

Dear Ms. Zendt:

On behalf of SAI Builders and the Julia Tiebout Revocable Trust we hereby submit the attached and enclosed Subdivision Plans for a Proposed Residential Subdivision at 405 South Street. The project consists of the subdivision of one lot into 2 lots with the associated site improvements. The existing residence will remain and be on Proposed Lot 1 and a new home will be constructed on Proposed Lot 2. We hereby request that we be placed on the Agenda for **Preliminary Subdivision** consideration at the **Planning Board meeting of February 17, 2022**.

The development team request that the Planning Board review this application prior to our submission to the Portsmouth Zoning Board. Relief is required for from the Portsmouth Zoning Ordinance frontage requirement for the GRA Zone. The property has enough area for the lot division, and the property has access from two streets; South Street and McNabb Court. The subdivision proposal includes a new single family residence to be constructed on the lot with access from McNabb Court. However, the existing frontage on McNabb Court does not meet the minimum standard required. Given the need for housing in the city, we believe this application is worthy of review, and approval. We request that the Planning Board comment on this application.

Included in the application package is a site plan showing the location a proposed concept building footprint. This footprint will need minor setback relief from the ZBA. The inclusion of this plan in the plan set is to give the Planning Board a sense of the possible layout of a proposed structure on the new lot to be included in the discussion of the project. This layout would require a setback variance. Concept Architectural plans are included for reference.

The Plan set includes the following plans:

- Cover Sheet – This shows the Development Team, Legend, Site Location, Required Permits, Utility Contacts, and Site Zoning.
- Subdivision Plan – This plans shows the existing property boundaries and the proposed lot division line with the associated deed and plan references, lot areas, site features, and building setback lines.

- Existing Conditions Plan C1 – This plan shows the existing site conditions in detail with the site topography.
- Subdivision Site Plan C2 – This plan shows the proposed building placement on Lot 2 of the subdivision plan; the newly created lot.

We look forward to the Planning Board's review of this submission. If there are any questions or comments please feel free to reach out to me or any member of the project team. We look forward to an in person presentation at your February meeting.

Sincerely,

John Chagnon

John R. Chagnon, PE

CC: Project Team



1 Proposed Front Elevation

Scale: 1/4" = 1'-0"



2 Proposed Right Elevation

Scale: 1/4" = 1'-0"



3 Proposed Left Elevation

Scale: 1/4" = 1'-0"



4 Proposed Rear Elevation

Scale: 1/4" = 1'-0"

405 South Street
Portsmouth, NH



O'SULLIVAN ARCHITECTS, INC.

ARCHITECTURE ■ INTERIORS ■ PLANNING

606 MAIN STREET, SUITE 3001 ■ READING, MA 01867

Tel: (781) 439-6166 ■ Fax: (781) 439-6170 ■ www.osullivanarchitects.com

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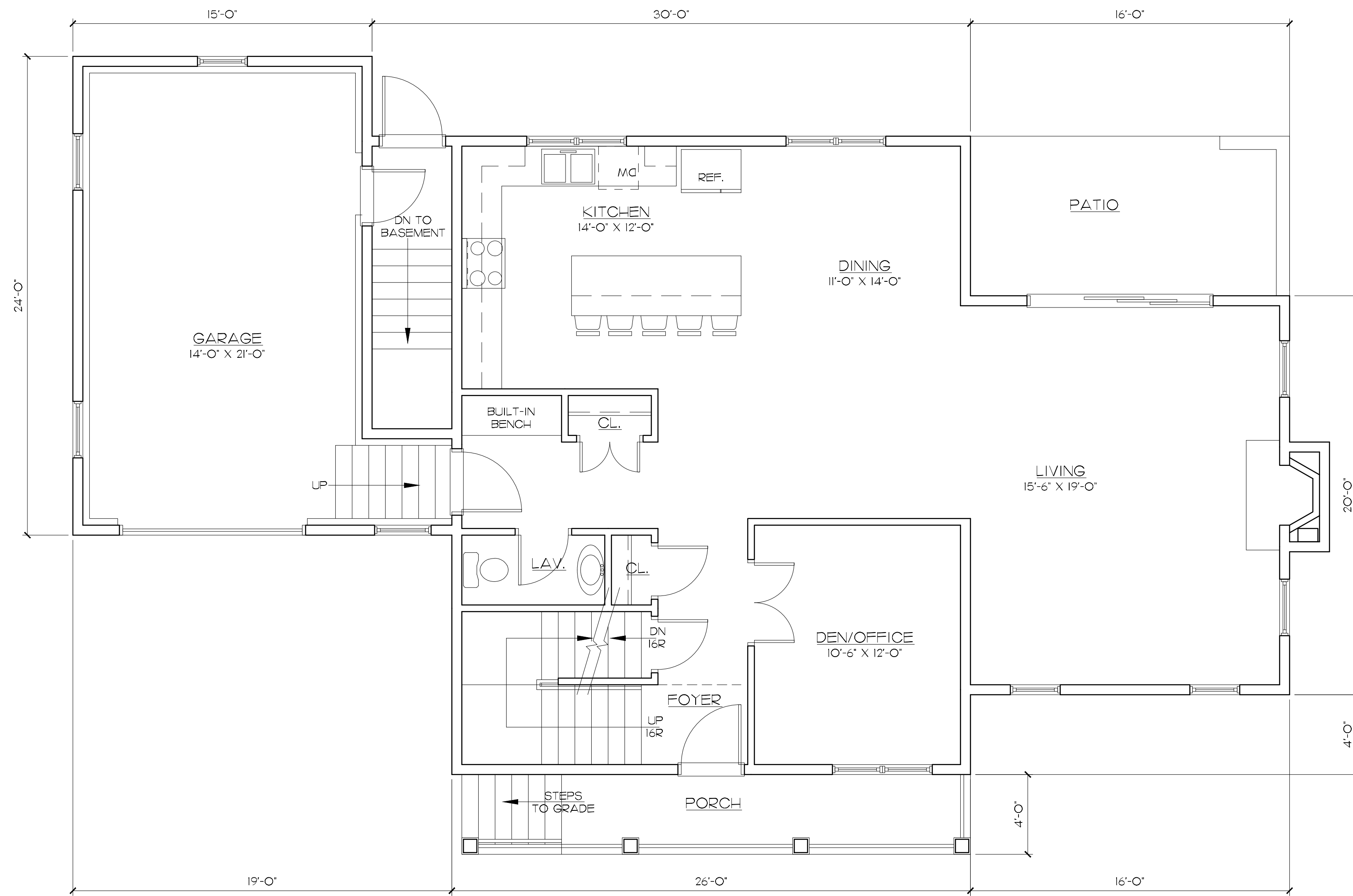
ISSUED	12/8/2021
REVISD / REVISED BY	

SHEET NUMBER

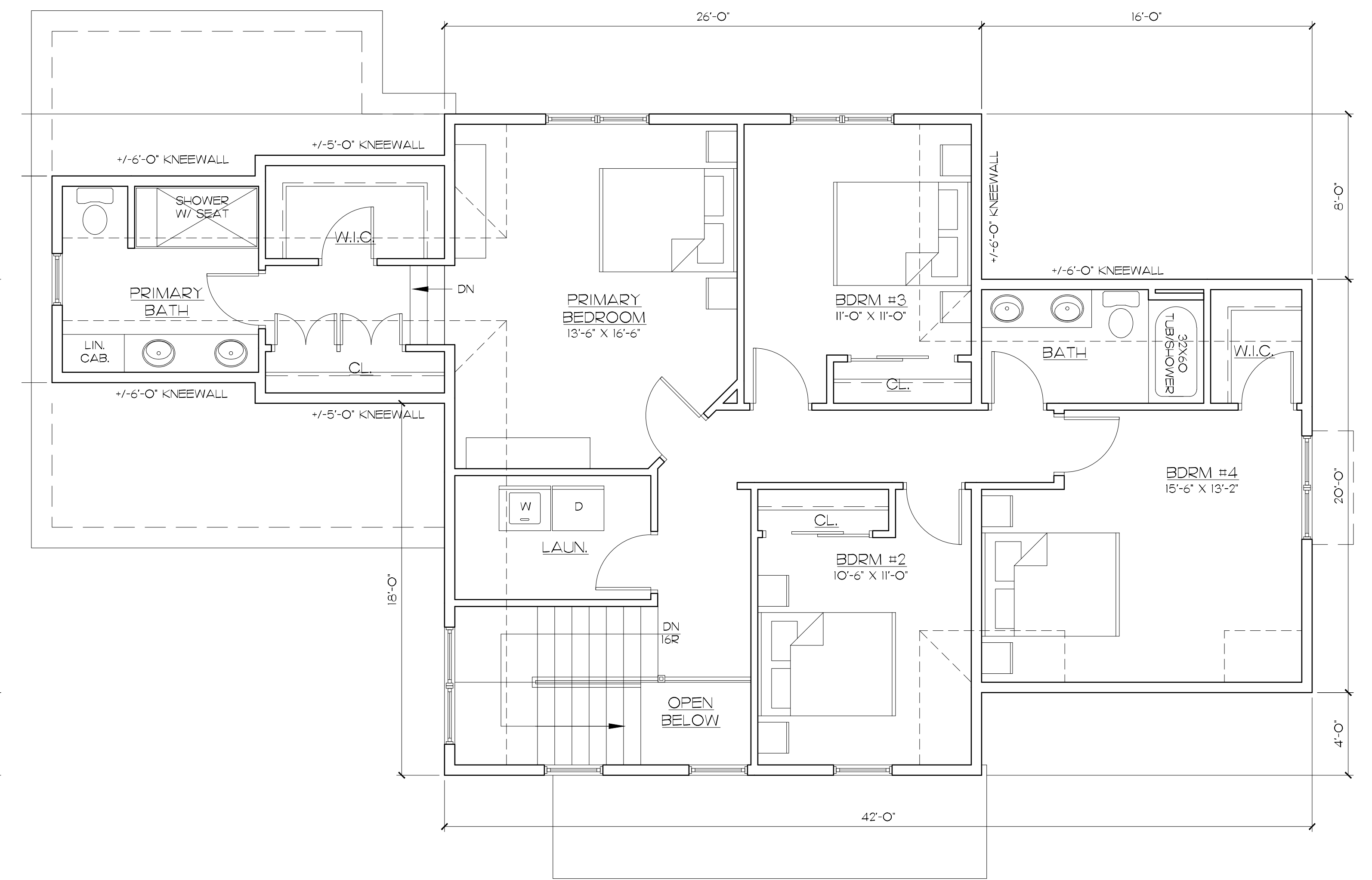
2

JOB NO:

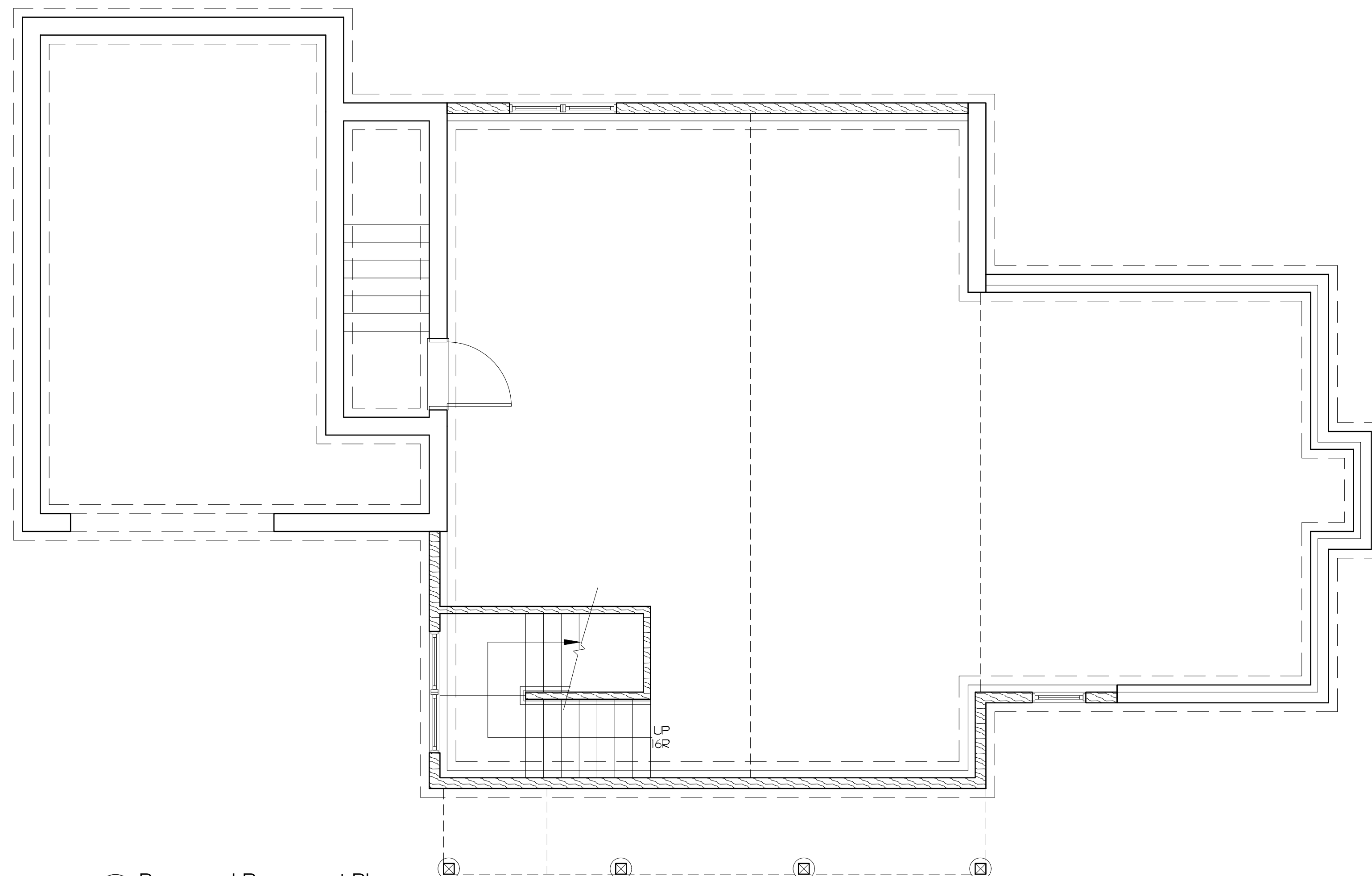
21032



1 Proposed First Floor Plan
Scale: 1/4" = 1'-0"



2 Proposed Second Floor Plan
Scale: 1/4" = 1'-0"



0 Proposed Basement Plan
Scale: 1/4" = 1'-0"

BUILDING S. F.	12/10/21
FIRST FLOOR	1151 S.F.
SECOND FLOOR	1257 S.F.
TOTAL =	2408 S.F.
GARAGE	457 S.F.

405 South Street
Portsmouth, NH

<p>O'SULLIVAN ARCHITECTS, INC. ARCHITECTURE ■ INTERIORS ■ PLANNING 606 MAIN STREET, SUITE 3001 ■ READING, MA 01867 Tel: (781) 439-6166 ■ Fax: (781) 439-6170 ■ www.osullivanarchitects.com © 2016 O'Sullivan Architects Inc.</p>	ISSUED 12/8/2021	SHEET NUMBER 1
	REVISED / REVISED BY 12/22/2021	JOB NO: 21032

PROPOSED RESIDENTIAL SUBDIVISION

405 SOUTH STREET

PORTSMOUTH, NEW HAMPSHIRE

PERMIT PLANS

OWNER:

JULIA R. TIEBOUT REVOCABLE TRUST OF 1999
 JULIA ROBB
 (F/K/A JULIA R. TIEBOUT), TRUSTEE
 405 SOUTH STREET
 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

CONTRACTOR:

SAI BUILDERS
 12 INDUSTRIAL WAY
 SALEM, NH 03079
 TEL. (603) 421-0470

ATTORNEY:

DURBIN LAW
 144 WASHINGTON STREET
 PORTSMOUTH, N.H. 03801
 TEL. (603) 287-4764

ARCHITECT:

O'SULLIVAN ARCHITECTS
 606 MAIN STREET, SUITE 3001
 READING, MA 01867
 TEL. (781) 439-6166

REQUIRED PERMITS:

PORTSMOUTH SUBDIVISION: PENDING
 PORTSMOUTH ZBA: PENDING

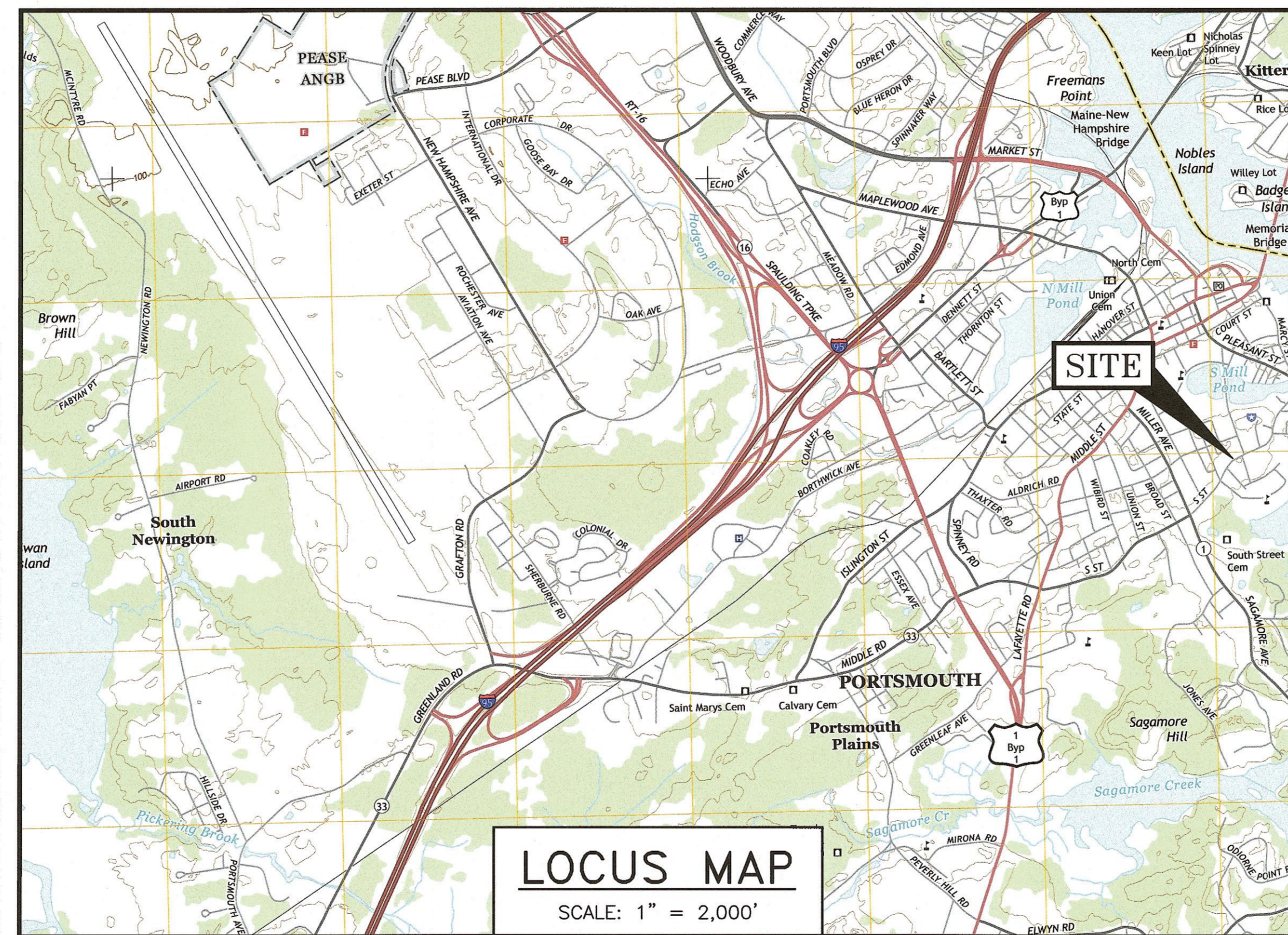
LEGEND:

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
---	---	FOUNDATION DRAIN
---	---	EDGE OF PAVEMENT (EP)
---	---	CONTOUR
---	---	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
---	---	LANDSCAPED AREA
---	---	TO BE DETERMINED
---	---	CAST IRON PIPE
---	---	COPPER PIPE
---	---	DUCTILE IRON PIPE
---	---	PVC POLYVINYL CHLORIDE PIPE
---	---	REINFORCED CONCRETE PIPE
---	---	ASBESTOS CEMENT PIPE
---	---	VITRIFIED CLAY PIPE
---	---	EDGE OF PAVEMENT
---	---	ELEVATION
---	---	FINISHED FLOOR
---	---	INVERT
---	---	SLOPE FT/FT
---	---	TEMPORARY BENCH MARK
---	---	TYPICAL

PORTSMOUTH ZONING MAP



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
Business Districts	
GB	General Business
B	Business
WB	Waterfront Business
Industrial Districts	
OR	Office Research
I	Industrial
WI	Waterfront Industrial
Airport Districts	
AIR	Airport
AI	Airport Industrial
PI	Pease Industrial
ABC	Airport Business Commercial
Conservation Districts	
M	Municipal
NRP	Natural Resource Protection



INDEX OF SHEETS

DWG No.	Description
-	SUBDIVISION PLAN
C1	EXISTING CONDITIONS PLAN
C2	SUBDIVISION SITE 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:
 CONSOLIDATED COMMUNICATIONS
 JOE CONSIDINE
 1575 GREENLAND ROAD
 GREENLAND, N.H. 03840
 Tel. (603) 427-5525

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 SITE PLAN REVIEW REGULATIONS.

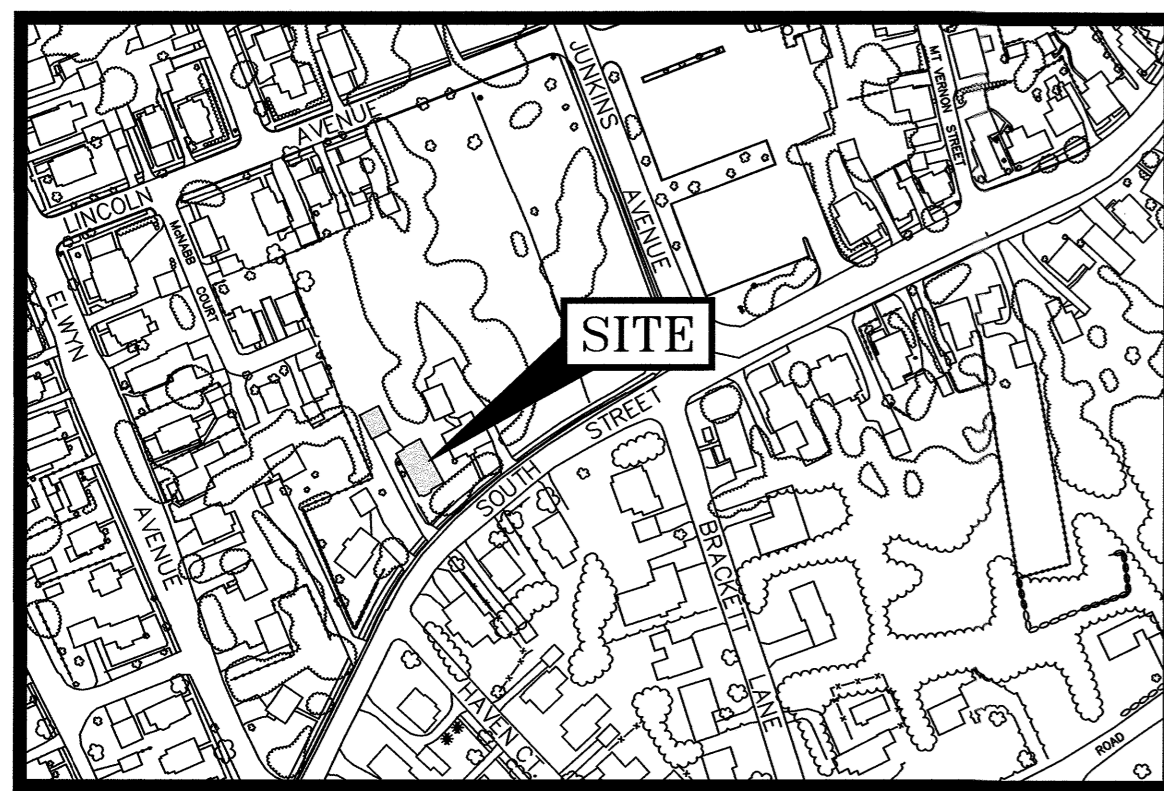
APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN _____ DATE _____

PROPOSED RESIDENTIAL SUBDIVISION
 405 SOUTH STREET
 PORTSMOUTH, N.H.

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

PLAN SET SUBMITTAL DATE: 26 JANUARY 2022



LOCATION MAP

1" = 200'

LEGEND:

N/F	NOW OR FORMERLY
RP	RECORD OF PROBATE
RCD	ROCKINGHAM COUNTY REGISTRY OF DEEDS
(11/21)	MAP 11 / LOT 21
---	BOUNDARY
- - -	PROPOSED 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
○	EDGE OF PAVEMENT (EP)
○	WOODS / TREE LINE
○	UTILITY POLE (w/ GUY)
○	METER (GAS, WATER, ELECTRIC)
TYP.	TYPICAL
LSA	LANDSCAPED AREA

PLAN REFERENCES:

- 1) PLAN OF LOTS, SOUTH ST. & ELWYN AVE. PORTSMOUTH, N.H. ESTATE OF NELLIE E. LOWE. PREPARED BY JOHN W. DURGIN CIVIL ENGINEERS. DATED OCTOBER 1951. R.C.R.D. PLAN #01882.
- 2) BOUNDARY SURVEY FOR MATTHEW. D. BEEBE & BARBARA R. JENNY. MAP 112, LOT 58 PORTSMOUTH, N.H. PREPARED BY ALEX ROSS. DATED AUGUST 22, 2003. R.C.R.D. PLAN D-30915.
- 3) STANDARD BOUNDARY SURVEY, TAX MAP 111 - LOT 21 FOR PETER BERGH & JANET PRINCE, 54 LINCOLN AVENUE, CITY OF PORTSMOUTH, COUNTY OF ROCKINGHAM, STATE OF NEW HAMPSHIRE. PREPARED BY AMBIT ENGINEERING, INC. DATED OCTOBER 2014, FINAL REVISION DATE OCTOBER 23, 2014. NOT RECORDED.

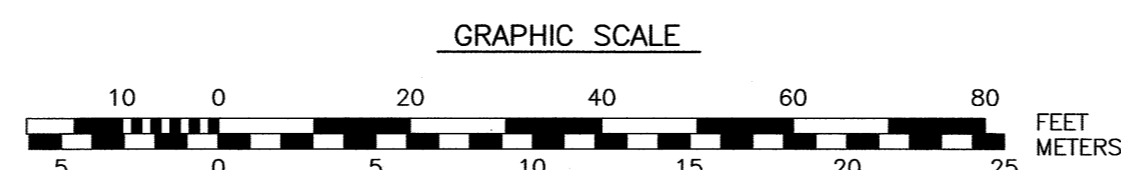
IRON ROD w/ ROSS ID
CAP FOUND, UP 3"

4"x4" CONCRETE BOUND
FOUND, UP 42"

4 1/2" CONCRETE FILLED IRON
PIPE WITH NAIL FOUND, UP 4"

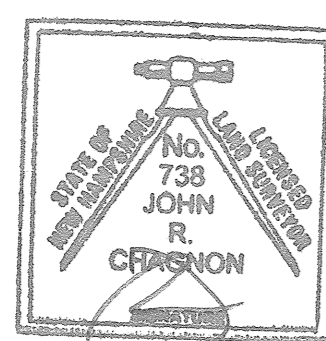
LENGTH TABLE

LINE	BEARING	DISTANCE
L1	N20°34'16"W	12.19'



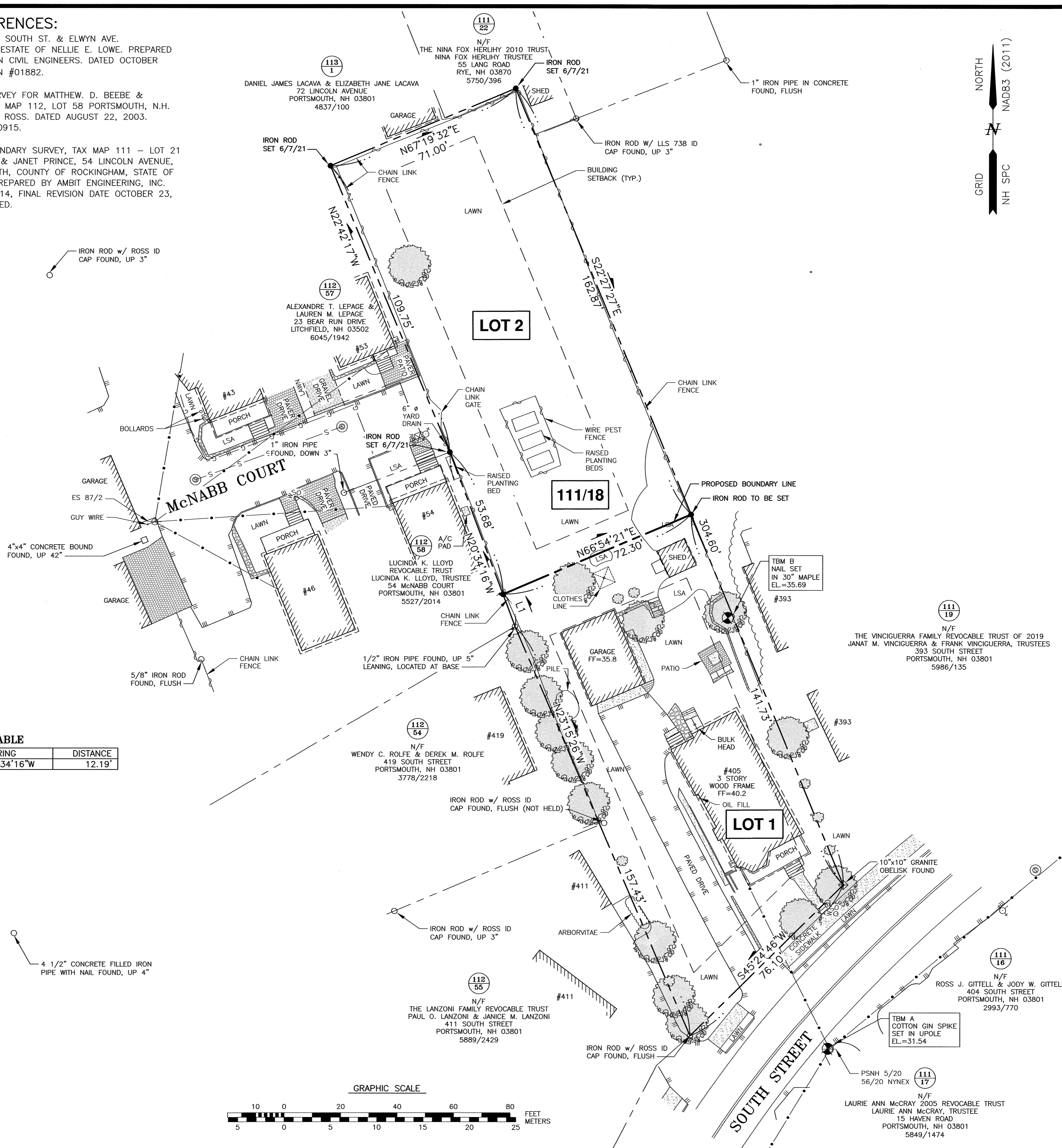
"I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000."

[Signature] 11-16-21
JOHN R. CHAGNON, LLS DATE



APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN DATE



AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
200 Griffin Road - Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 436-2315

NOTES:

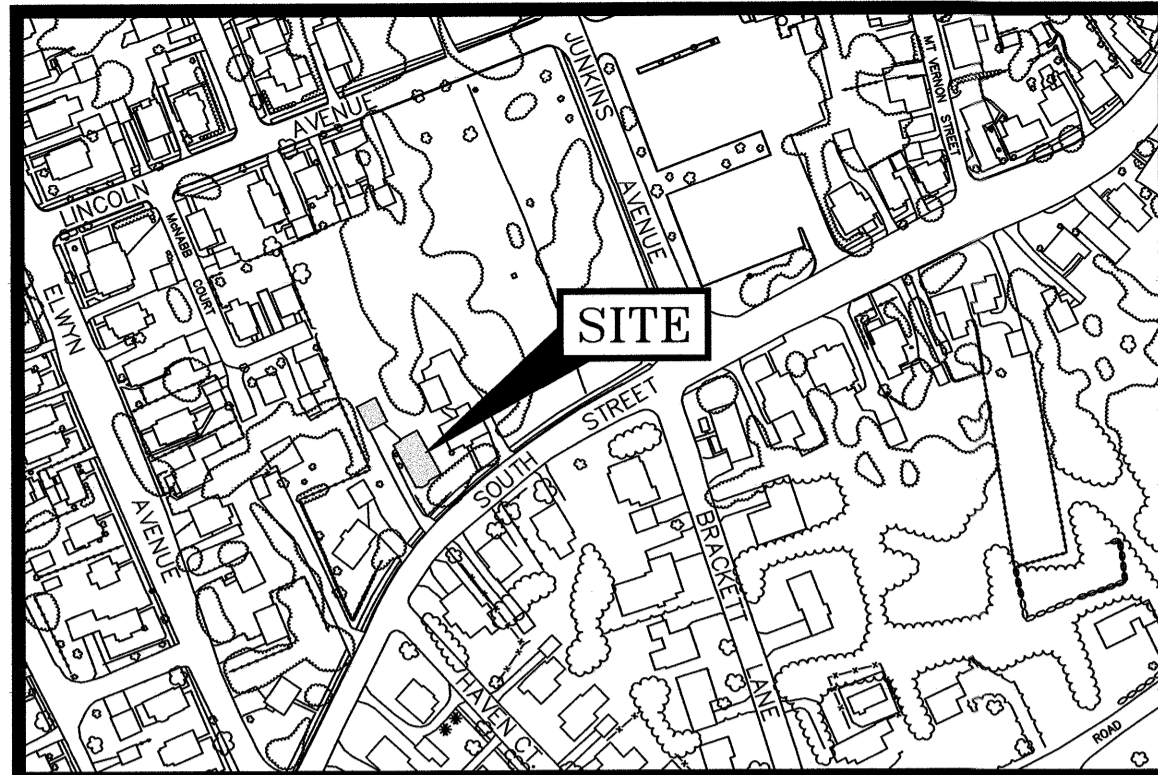
- 1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 111 AS LOT 18.
- 2) OWNER OF RECORD:
JULIA R. TIEBOUT REVOCABLE TRUST OF 1999
JULIA ROBB (f/k/a JULIA R. TIEBOUT), TRUSTEE
405 SOUTH STREET
PORTSMOUTH, NH 03801
5064/696
- 3) PARCEL NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0259F. EFFECTIVE DATE JANUARY 29, 2021.
- 4) EXISTING LOT AREA:
22,750 S.F.
0.5223 ACRES

PROPOSED LOT AREAS:
LOT 1 11,172 S.F. 0.2565 ACRES
LOT 2 11,578 S.F. 0.2658 ACRES
- 5) PARCEL IS LOCATED IN THE GENERAL RESIDENCE A (GRA) ZONING DISTRICT.
- 6) 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 FEET
MAXIMUM BUILDING COVERAGE: 25%
MINIMUM OPEN SPACE: 30%
- 8) VERTICAL DATUM IS NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBSERVATIONS.
- 9) THE PURPOSE OF THIS PLAN IS TO SHOW A SUBDIVISION OF ASSESSOR'S MAP 111 LOT 18 IN THE CITY OF PORTSMOUTH INTO TWO LOTS.

NO.	DESCRIPTION	DATE
2	PROPOSED LINE	11/16/21
1	REVISE PER COMMENTS	9/14/21
0	ISSUED FOR COMMENT	8/16/21

SUBDIVISION PLAN
LAND OF
JULIA R. TIEBOUT
REVOCABLE TRUST OF 2009
405 SOUTH STREET
CITY OF PORTSMOUTH
COUNTY OF ROCKINGHAM
STATE OF NEW HAMPSHIRE



LOCATION MAP

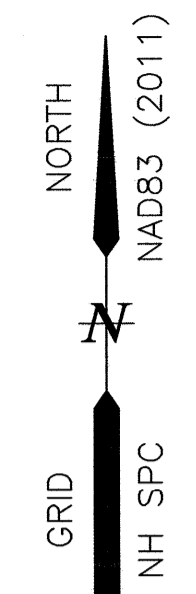
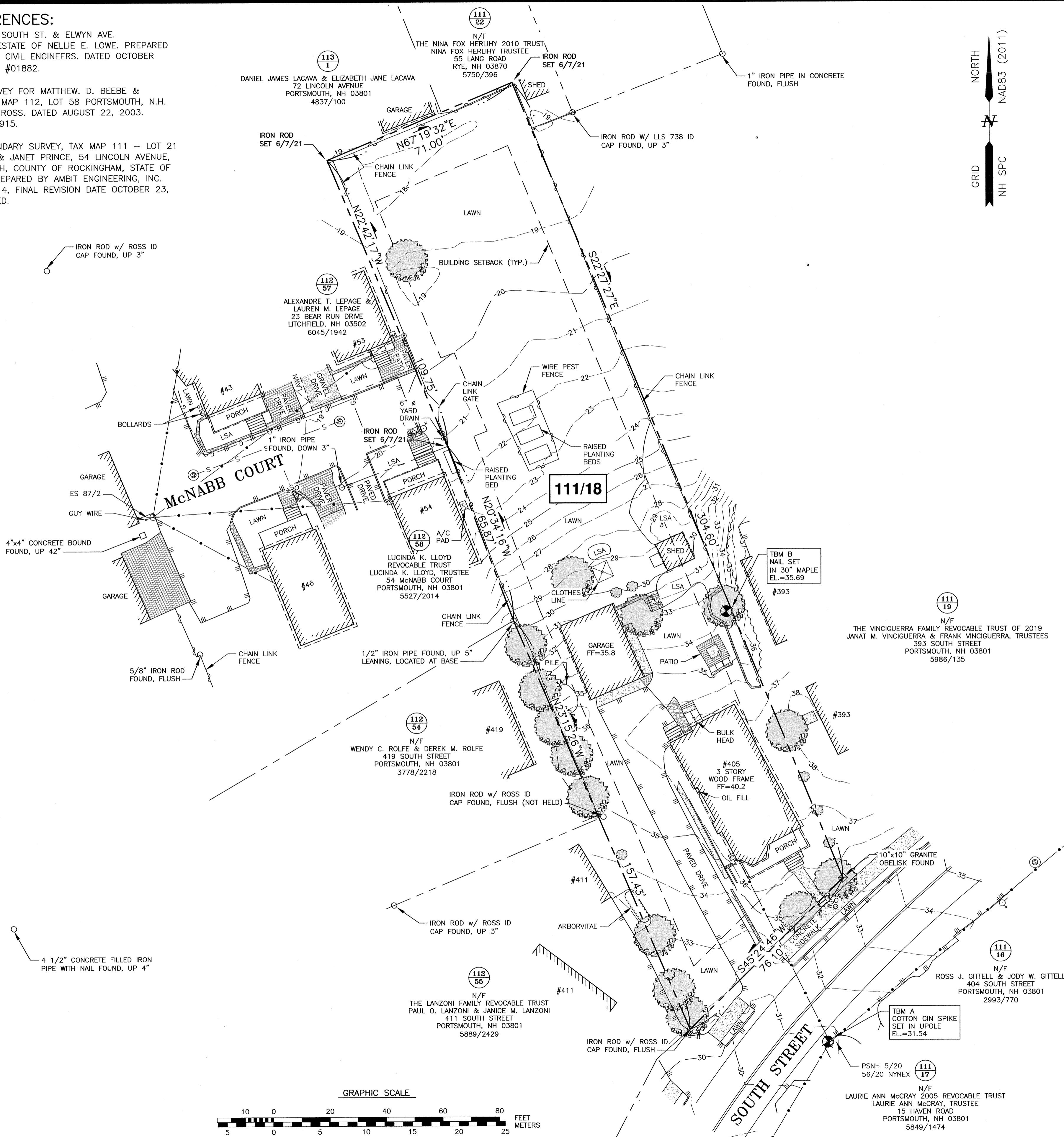
1" = 200'

LEGEND:

- N/F NOW OR FORMERLY
- RP RECORD OF PROBATE
- RCRD ROCKINGHAM COUNTY
- REGISTRY OF DEEDS
- MAP 11 / LOT 21
- BOUNDARY
- - - SETBACK
- D 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
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- GATE VALVE
- HYD HYDRANT
- METER (GAS, WATER, ELECTRIC)
- CATCH BASIN
- TELEPHONE MANHOLE
- SEWER MANHOLE
- DRAIN MANHOLE
- AC AIR CONDITIONER UNIT
- SIGNS
- EL ELEVATION
- EP EDGE OF PAVEMENT
- F.F. FINISHED FLOOR
- INV. INVERT
- TBM TEMPORARY BENCHMARK
- TYP. TYPICAL
- VGC/SGC VERTICAL/SLOPED GRANITE CURB
- LSA LANDSCAPED AREA

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- 3) STANDARD BOUNDARY SURVEY, TAX MAP 111 - LOT 21 FOR PETER BERGH & JANET PRINCE, 54 LINCOLN AVENUE, CITY OF PORTSMOUTH, COUNTY OF ROCKINGHAM, STATE OF NEW HAMPSHIRE. PREPARED BY AMBIT ENGINEERING, INC. DATED OCTOBER 2014, FINAL REVISION DATE OCTOBER 23, 2014. NOT RECORDED.



AMBIT ENGINEERING, INC.
 Civil Engineers & Land Surveyors
 200 Griffin Road - Unit 3
 Portsmouth, N.H. 03801-7114
 Tel (603) 430-9282
 Fax (603) 436-2315

NOTES:

- 1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 111 AS LOT 18.
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 JULIA R. TIEBOUT REVOCABLE TRUST OF 1999
 JULIA ROBB (f/k/a JULIA R. TIEBOUT), TRUSTEE
 405 SOUTH STREET
 PORTSMOUTH, NH 03801
 5064/696
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 MINIMUM OPEN SPACE: 30%
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- 9) THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS ON ASSESSOR'S MAP 111 LOT 18 IN THE CITY OF PORTSMOUTH.

PROPOSED SUBDIVISION
 ROBB RESIDENCE
 405 SOUTH STREET
 PORTSMOUTH, N.H.

NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	6/7/21
REVISIONS		

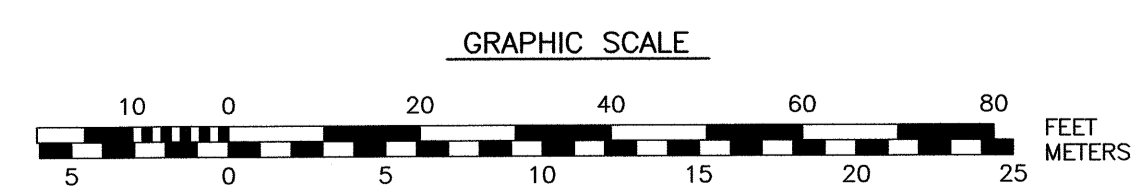
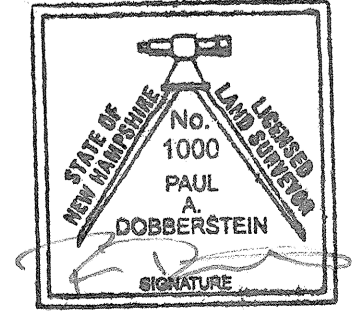
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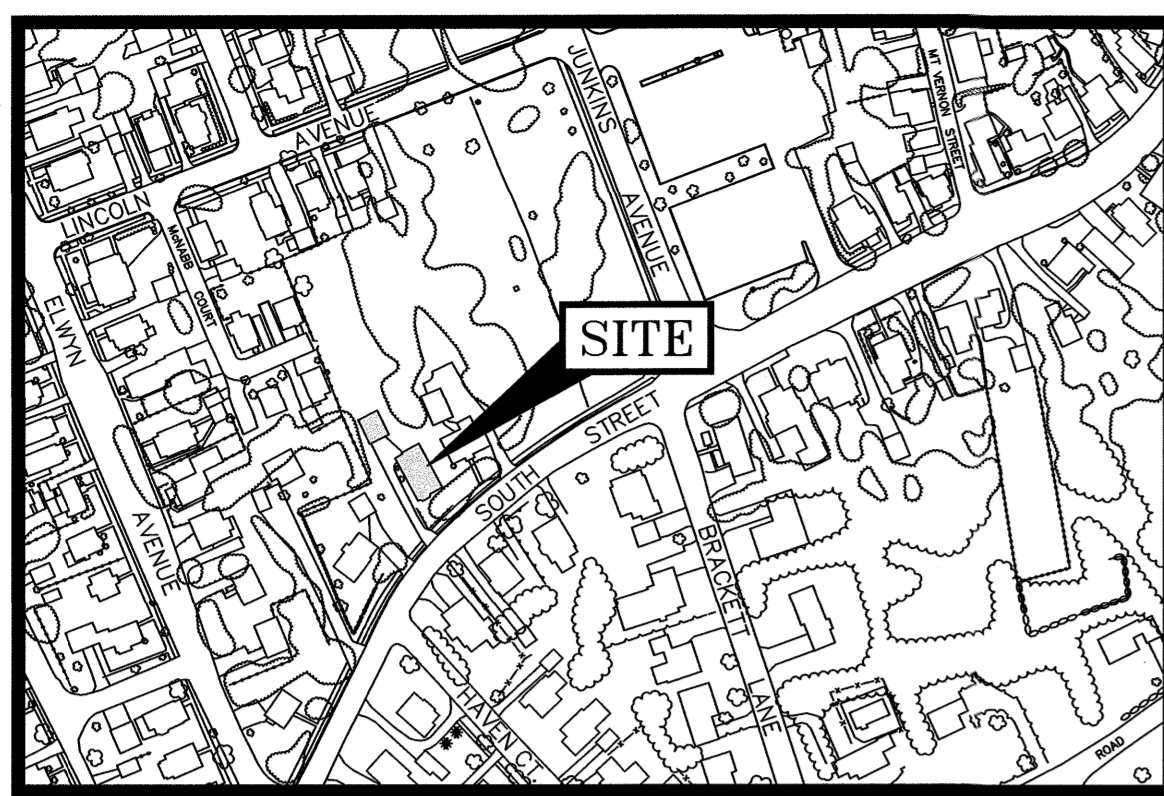
SCALE 1"=20' JUNE 2021

EXISTING CONDITIONS PLAN **C1**

"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 8/9/2021





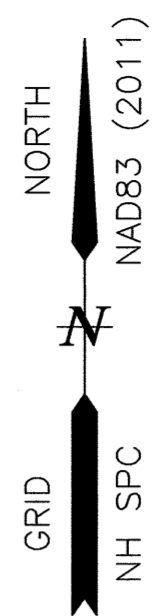
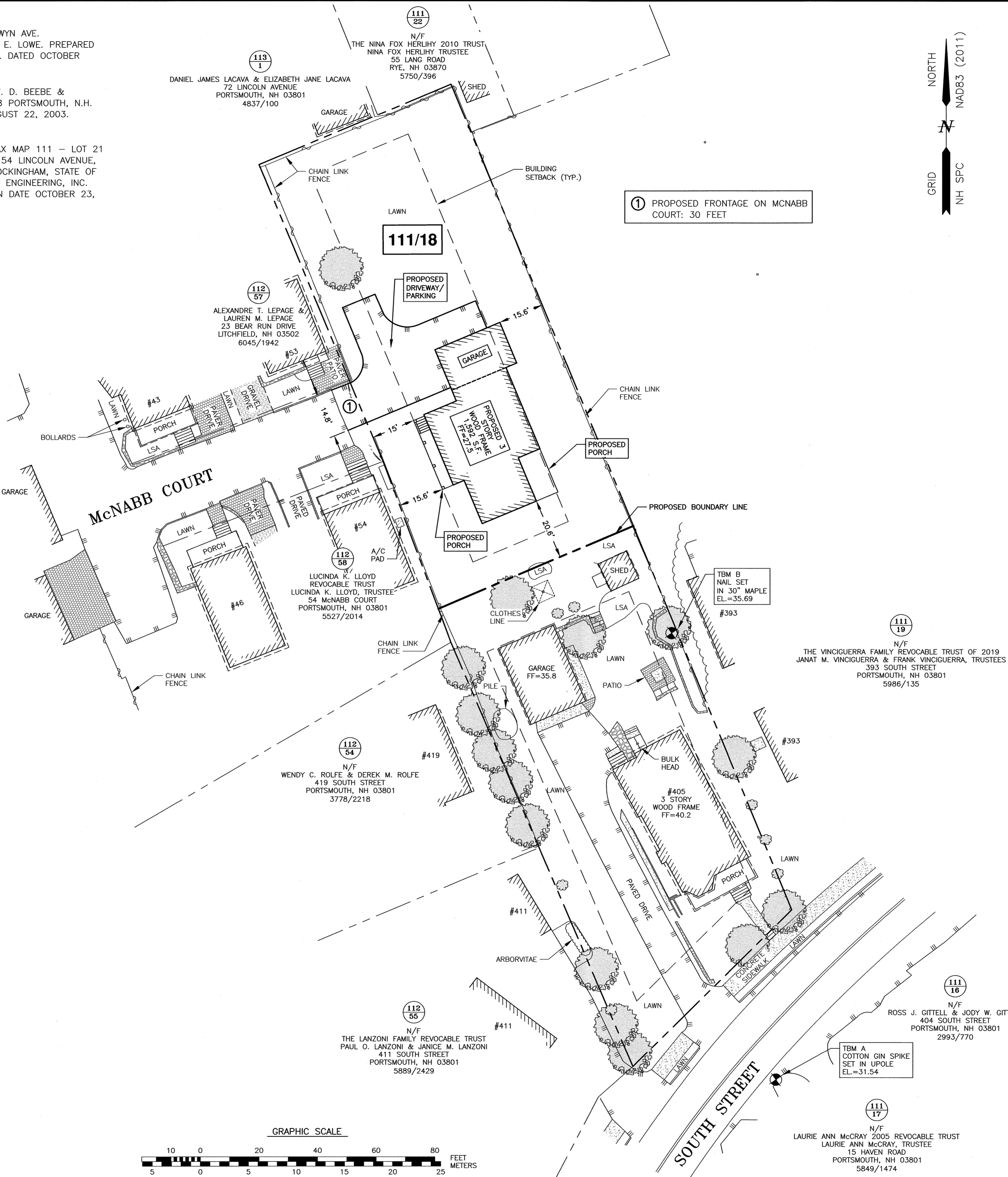
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1" = 200'

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○	WATER SHUT OFF/CURB STOP
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○	HYDRANT
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○	TELEPHONE MANHOLE
○	SEWER MANHOLE
○	DRAIN MANHOLE
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 5064/696
 - 3) PARCEL NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0259F. EFFECTIVE DATE JANUARY 29, 2021.
 - 4) EXISTING LOT AREA:
 22,750 S.F.
 0.5223 ACRES
 PROPOSED LOT AREAS:
 LOT 1 11,172 S.F. 0.2565 ACRES
 LOT 2 11,578 S.F. 0.2658 ACRES
 - 5) PARCEL IS LOCATED IN THE GENERAL RESIDENCE A (GRA) ZONING DISTRICT.
 - 6) 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 FEET
 MAXIMUM BUILDING COVERAGE: 25%
 MINIMUM OPEN SPACE: 30%
 - 8) VERTICAL DATUM IS NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBSERVATIONS.
 - 9) THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED CONDITIONS ON THE LOT DIVIDED FROM ASSESSOR'S MAP 111 LOT 18 IN THE CITY OF PORTSMOUTH.

PROPOSED SUBDIVISION
SAI BUILDERS, LLC
405 SOUTH STREET
PORTSMOUTH, N.H.

NO.	DESCRIPTION	DATE
2	ISSUED FOR APPROVAL	1/24/22
1	PROPOSED LINE	11/16/21
0	ISSUED FOR COMMENT	6/7/21

SCALE 1"=20' JUNE 2021

SUBDIVISION SITE PLAN

C2

"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
 JOHN R. CHAGNON, LLS
 DATE 1-24-22

