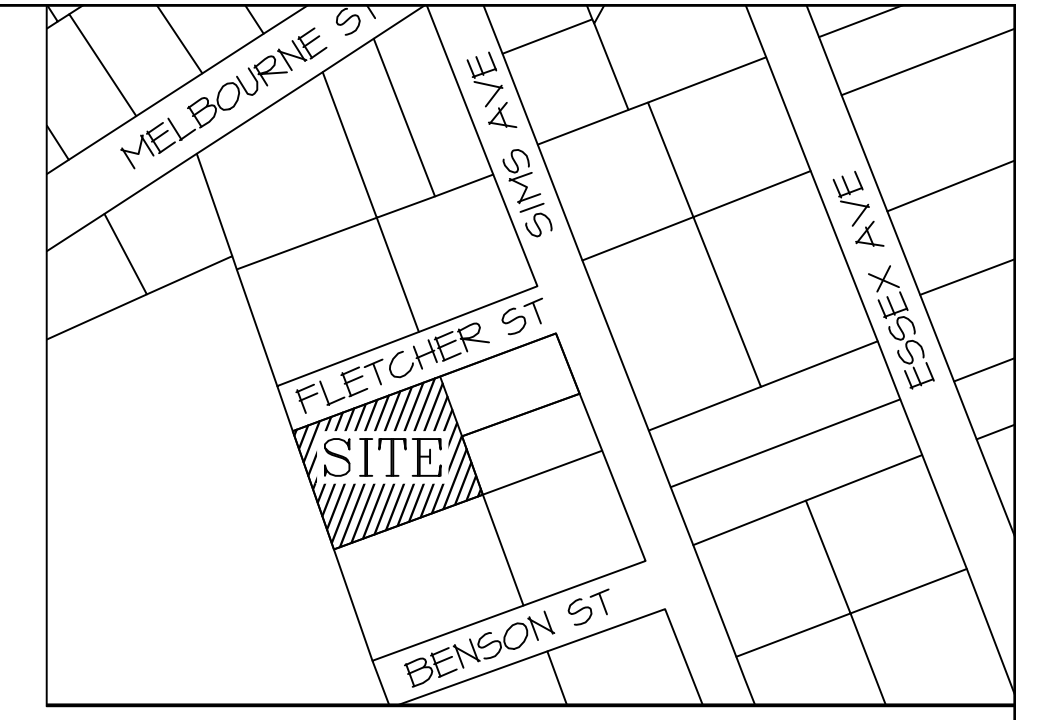
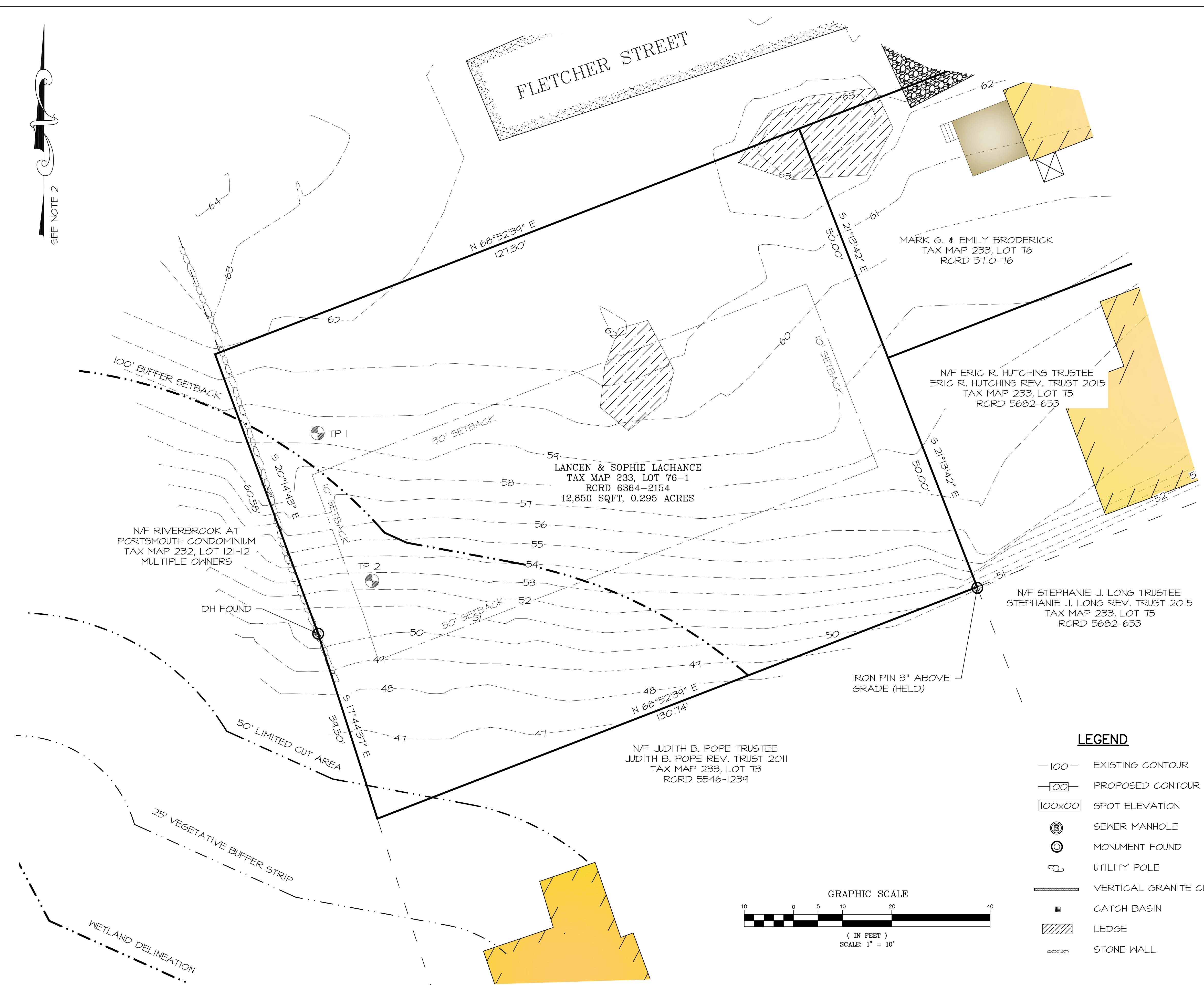


SEE NOTE 2



LOCUS PLAN
N.T.S.

NOTES

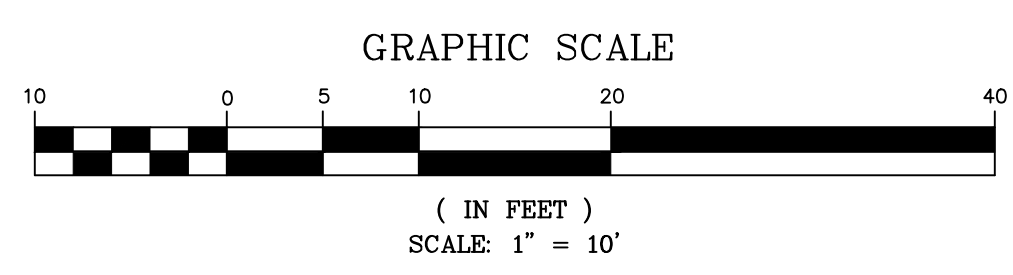
- OWNER OF RECORD:
LANGEN & SOPHIE LACHANCE
TAX MAP 233, LOT 76-1
10 SIMS AVENUE
PORTSMOUTH, NH 03801
RCRD: 6364-2154
LOT 76-1 AREA: 12,850 SF, 0.29 AC
- BASIS OF BEARING HELD FROM PLAN REFERENCE #1.
- PARCEL IS IN SINGLE RESIDENCE B DISTRICT:
MINIMUM LOT AREA.....15,000 SF
MIN. LOT AREA PER DWELLING UNIT.....15,000 SF
MINIMUM FRONTAGE.....100 FT
MINIMUM DEPTH.....100 FT
SETBACKS:
FRONT.....30 FT
SIDE.....10 FT
REAR.....30 FT
MAXIMUM BUILDING HEIGHT:
SLOPED ROOF.....35 FT
MAXIMUM BUILDING COVERAGE.....20%
MINIMUM OPEN SPACE.....40%
- THE PARCEL IS NOT WITHIN A FEMA FLOOD ZONE, AS PER FLOOD INSURANCE RATE MAPS #33015C0259F & #33015C0210F, PANELS 259 & 270 OF 681, DATED JANUARY 29, 2021.

REFERENCE PLANS

- "STANDARD BOUNDARY SURVEY, TAX MAP 223 LOT 73 FOR MICHAEL TRAVIS, 66 BENSON STREET CITY OF PORTSMOUTH" BY AMBIT ENGINEERING, INC. DATED NOVEMBER 2006.
- "CONDOMINIUM SITE PLAN FOR RIVERBROOK AT PORTSMOUTH, N.H." BY RICHARD P. MILLETTE AND ASSOCIATES. DATED AUGUST 25, 1987.
- "DANIELS PARK PORTSMOUTH, NH" DATED JUNE 1918 BY C.A. THAYER ENGR. RCRD 0241

LEGEND

- 100 — EXISTING CONTOUR
- [] — PROPOSED CONTOUR
- [] SPOT ELEVATION
- ⊙ SEWER MANHOLE
- ⊙ MONUMENT FOUND
- ⊙ UTILITY POLE
- VERTICAL GRANITE CURB
- CATCH BASIN
- [] LEDGE
- STONE WALL

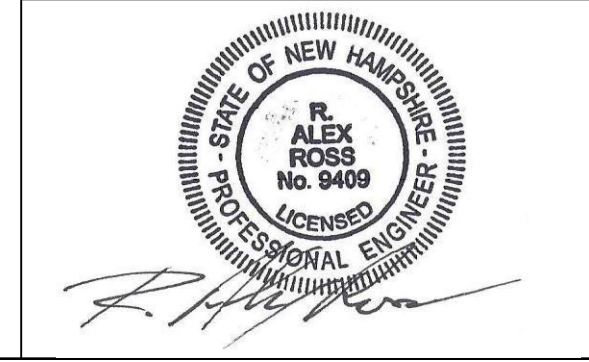


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3	6/10/2022	REVISIONS
2	5/25/2022	FOR PB
1	1/17/2022	PRELIMINARY
ISS.	DATE	DESCRIPTION OF ISSUE
SCALE	1" = 10'	
CHECKED	A. ROSS	
DRAWN	D.D.D.	
CHECKED		

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CLIENT
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PORTSMOUTH, NH 03801

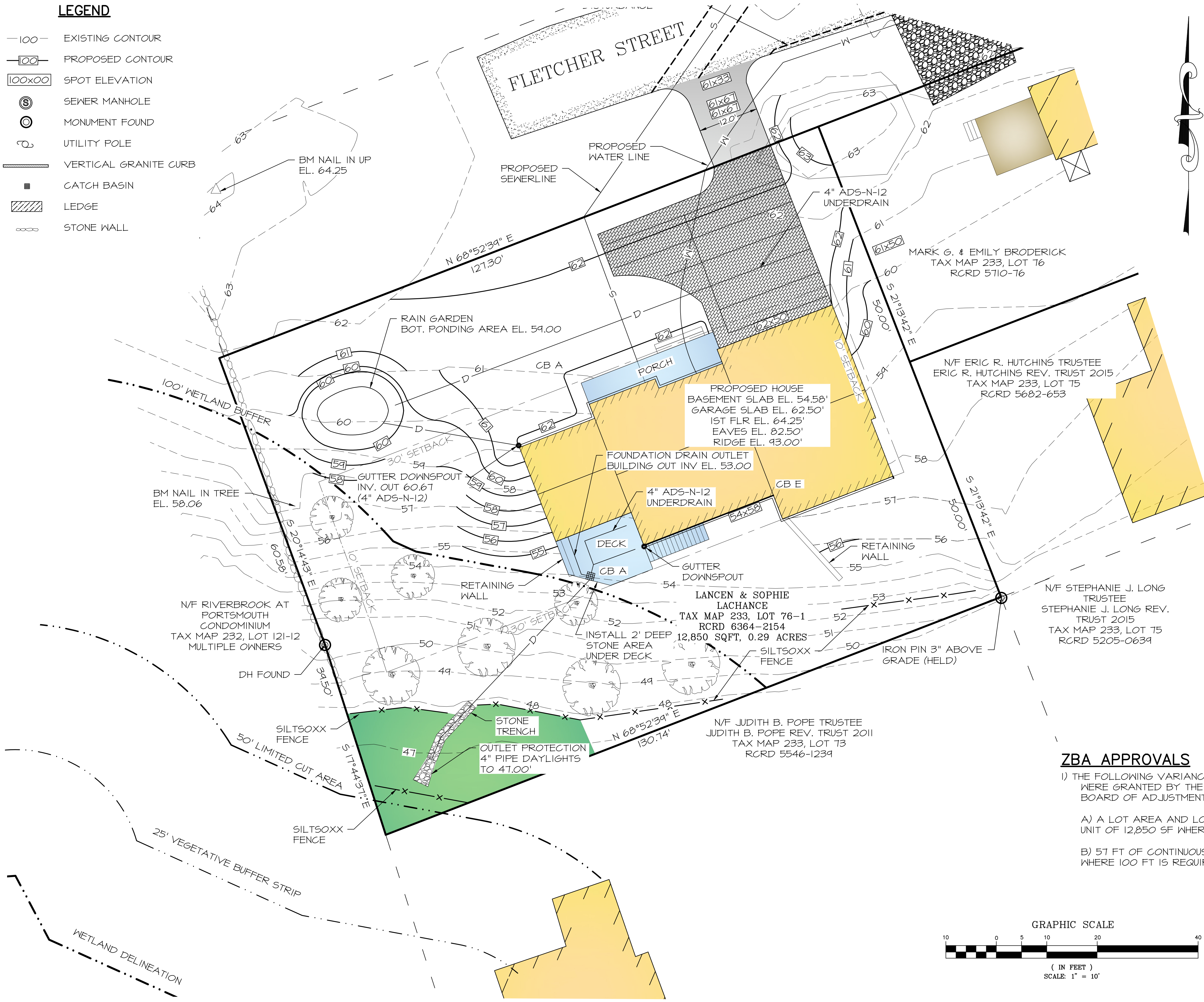
TITLE
EXISTING CONDITIONS PLAN
11 FLETCHER ST
PORTSMOUTH, NH 03801
TAX MAP 233, LOT 76-1



JOB NUMBER	DWG. NO.	ISSUE
21-176	1 OF 3	5

LEGEND

- 100 — EXISTING CONTOUR
- 00 — PROPOSED CONTOUR
- 100x00 SPOT ELEVATION
- ⊙ SEWER MANHOLE
- ⊙ MONUMENT FOUND
- ⊙ UTILITY POLE
- VERTICAL GRANITE CURB
- CATCH BASIN
- ▨ LEDGE
- ∞ STONE WALL



NOTES

- 1) OWNER OF RECORD:
LANCEN & SOPHIE LACHANCE
TAX MAP 233, LOT 76-1
TO SIMS AVENUE
PORTSMOUTH, NH 03801
RCRD 6364-2154
LOT 76-1 AREA: 12,850 SF, 0.29 AC
- 2) PARCEL IS IN SINGLE RESIDENCE B DISTRICT:
MINIMUM LOT AREA.....15,000 SF
MIN. LOT AREA PER DWELLING UNIT.....15,000 SF
MINIMUM FRONTAGE.....100 FT
MINIMUM DEPTH.....100 FT
SETBACKS:
FRONT.....30 FT
SIDE.....10 FT
REAR.....30 FT
MAXIMUM BUILDING HEIGHT:
SLOPED ROOF.....35 FT
MAXIMUM BUILDING COVERAGE.....20%
MINIMUM OPEN SPACE.....40%
- 3) COVERAGES
BUILDING COVERAGE
EXISTING COVERAGE = 0 SF

PROPOSED COVERAGE
HOUSE.....1987 SF
PORCH & DECK.....327 SF
PROPOSED STRUCTURE 2314 SF = 18.0%

LOT COVERAGE
EXISTING COVERAGE = 0 SF

PROPOSED COVERAGE
HOUSE.....1987 SF
PORCH, DECK & STAIRS.....371 SF
ASPHALT.....0 SF
TOTAL LOT COVERAGE 2358 SF
PROPOSED OPEN SPACE 10,492 SF
PROPOSED OPEN SPACE 81.6%
- 4) GRADE PLANE IS DEFINED AS THE REFERENCE PLANE OF THE AVERAGE GROUND LEVELS ADJOINING THE BUILDING AT THE EXTERIOR WALLS, OR THE AVERAGE GROUND LEVEL AT A POINT 6' AWAY FROM THE BUILDING WHEN THE GROUND LEVEL SLOPES AWAY FROM THE EXTERIOR WALLS. THE GRADE PLANE WAS DETERMINED TO BE 57.75'.
- 5) BUILDING HEIGHT IS DEFINED AS THE VERTICAL MEASUREMENT BETWEEN TWO REFERENCE POINTS. THE FIRST BEING DEFINED AS THE GRADE PLANE ABOVE. THE SECOND BEING THE MIDWAY POINT BETWEEN THE EAVES AND THE RIDGE ON A PITCHED ROOF.

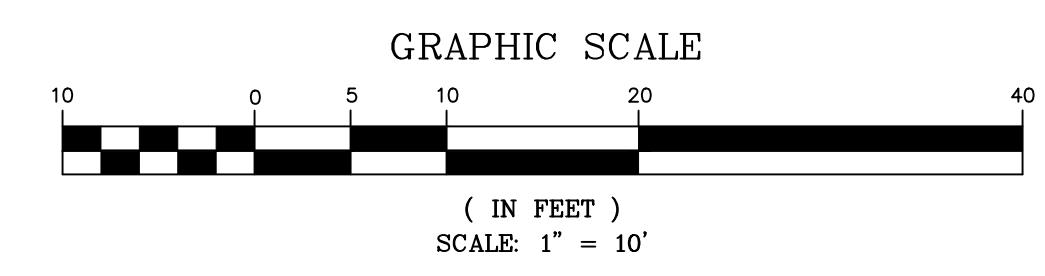
GRADE PLANE EL. = 57.75'
EAVES EL. = 82.50'
RIDGE EL. = 93.00'
ROOF MIDWAY EL. = $82.50 + 93.00 / 2 = 87.75'$
BUILDING HEIGHT = $87.75' - 57.75' = 30.00' < 35'$

ZBA APPROVALS

1) THE FOLLOWING VARIANCES FROM SECTION 10.521 WERE GRANTED BY THE PORTSMOUTH ZONING BOARD OF ADJUSTMENT ON APRIL 21, 2020.

A) A LOT AREA AND LOT AREA PER DWELLING UNIT OF 12,850 SF WHERE 15,000 SF IS REQUIRED.

B) 57 FT OF CONTINUOUS STREET FRONTAGE WHERE 100 FT IS REQUIRED.



ISS.	DATE	DESCRIPTION OF ISSUE
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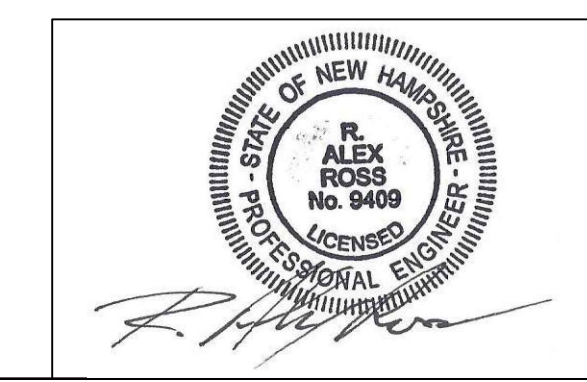
CHECKED: A.ROSS
DRAWN: D.D.D.
CHECKED:

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SITE PLAN
11 FLETCHER ST
PORTSMOUTH, NH 03801
TAX MAP 233, LOT 76-1

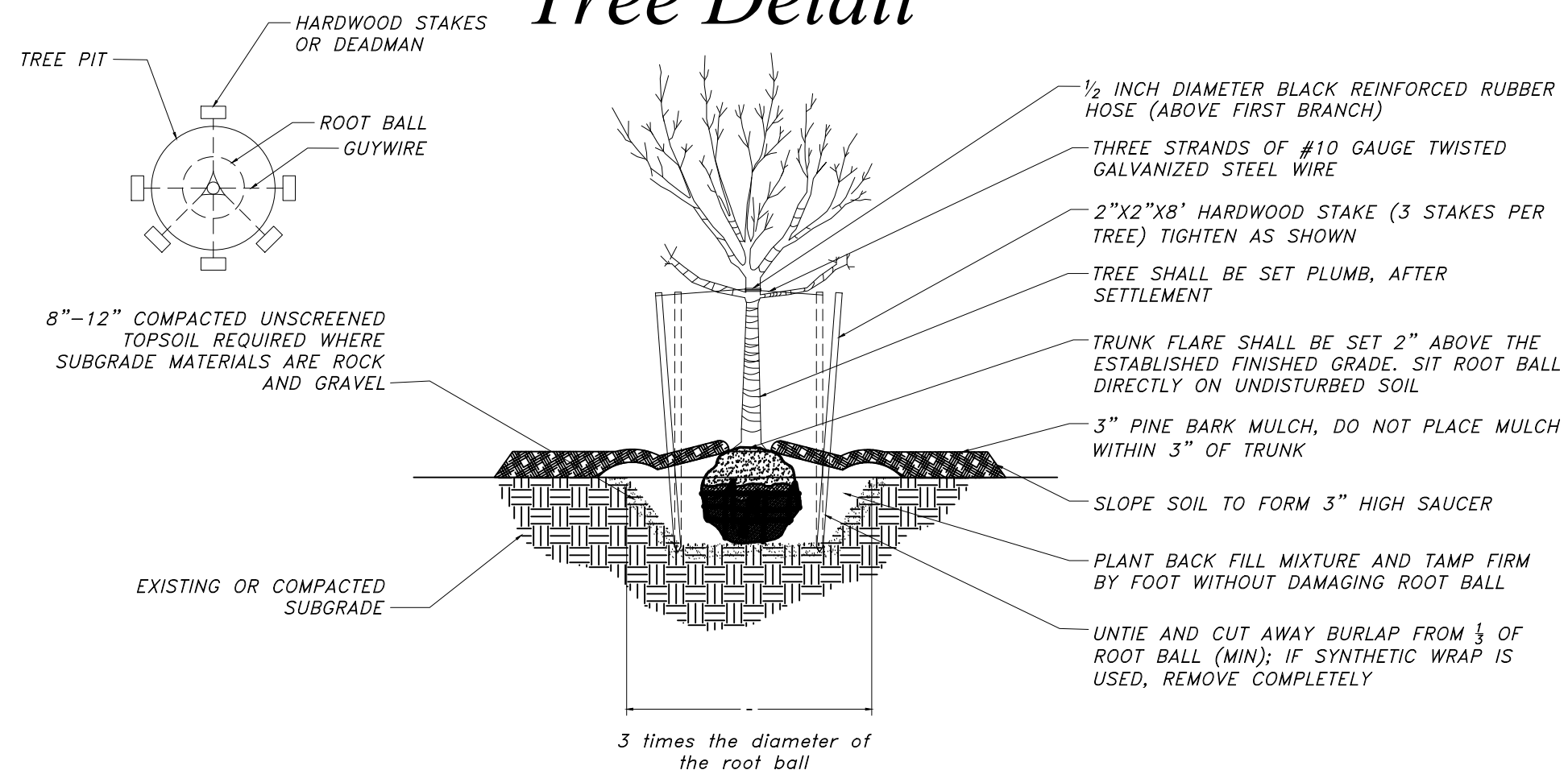
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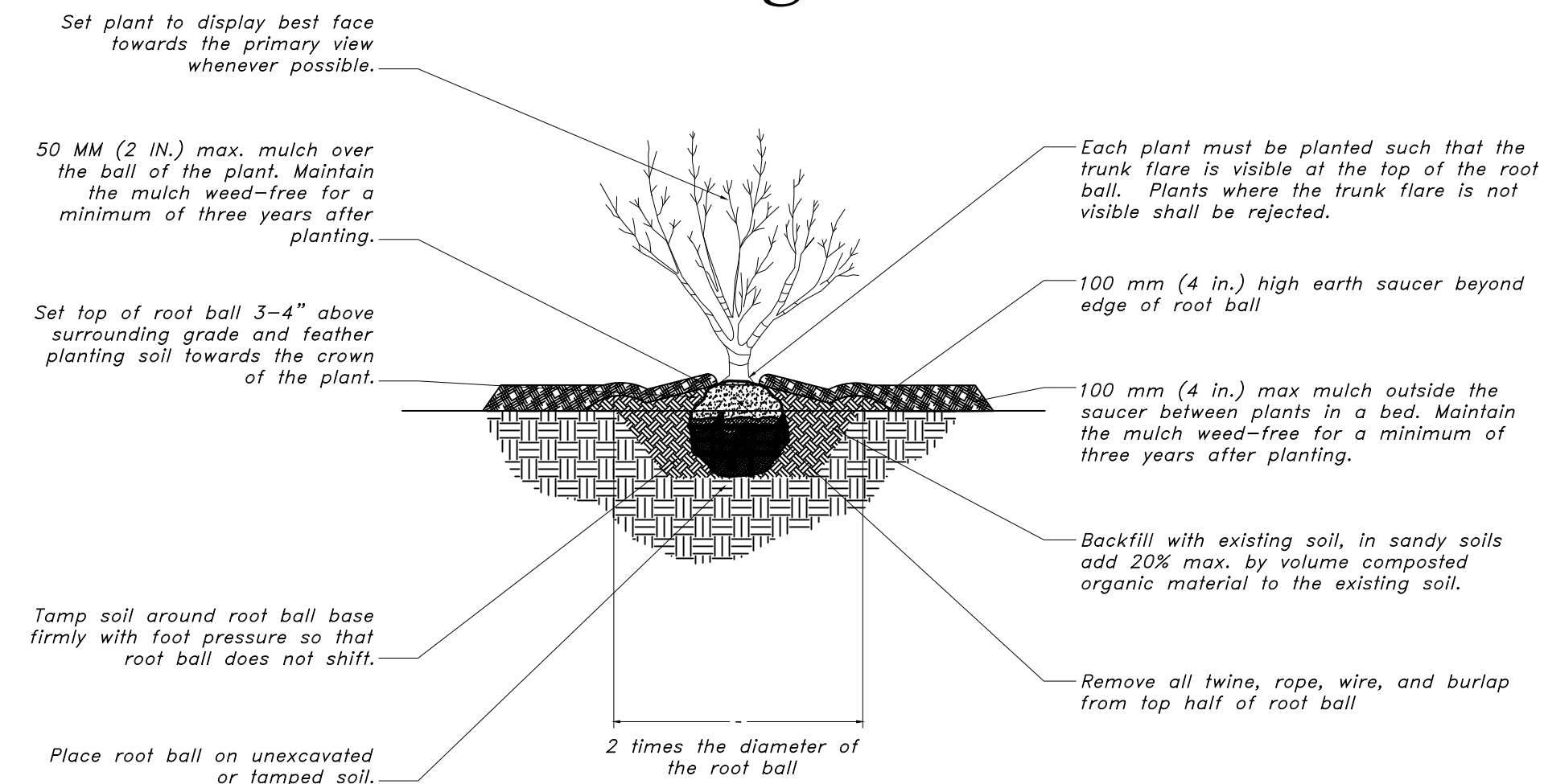
LEGEND

- COMPTONIA PEREGRINA
- VACCINIUM ANGUSTIFOLIUM
- VACCINIUM CORYMOSUM
- VIBURNUM DENTATUM
- VARIEGATED DOGWOOD
- WINTERBERRY
- RED TWIG DOGWOOD

Tree Detail



Planting Detail



NOTES

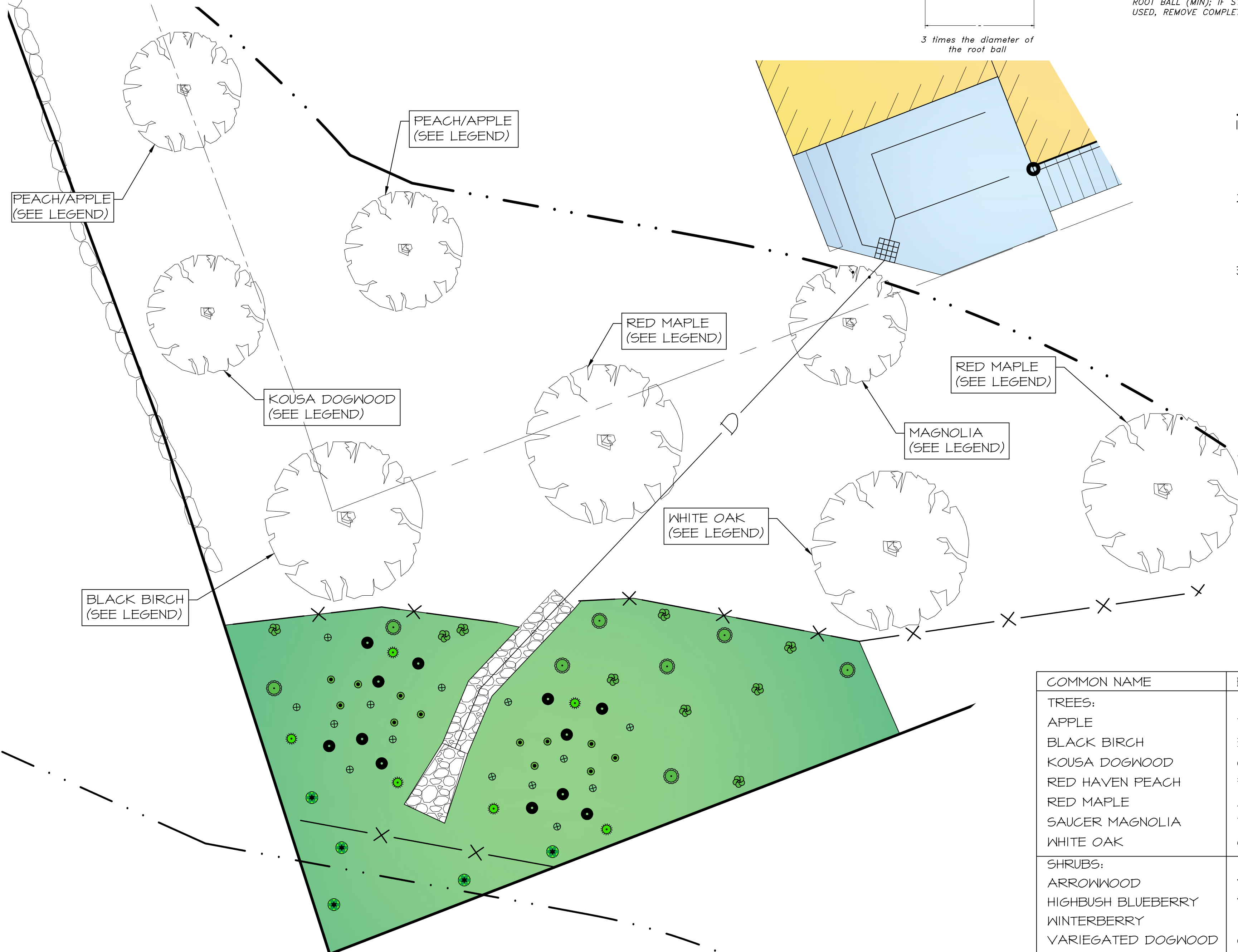
- NOFA - NORTHEAST ORGANIC FARMING ASSOCIATION LAND CARE PRACTICES FOR DESIGN AND MAINTENANCE WILL BE FOLLOWED.
- ALL NEW SHRUBS AND PERENNIALS SHALL BE WATERED THROUGH THANKSGIVING DURING THE FIRST SEASON IN WHICH THEY ARE INSTALLED.
- AN UNDERGROUND DRIP IRRIGATION SYSTEM IS RECOMMENDED. IF AN UNDERGROUND DRIP IRRIGATION SYSTEM IS NOT INSTALLED, SOAKER HOSES WOUND THROUGHOUT PLANTING BEDS ARE ACCEPTABLE. ALTHOUGH OVERHEAD SPRINKLERS ARE RECOMMENDED FOR LAWN AREAS, THEY ARE NOT THE PREFERRED METHOD OF IRRIGATING SHRUBS, PERENNIALS, AND GROUNDCOVERS.

PLANTING NOTES

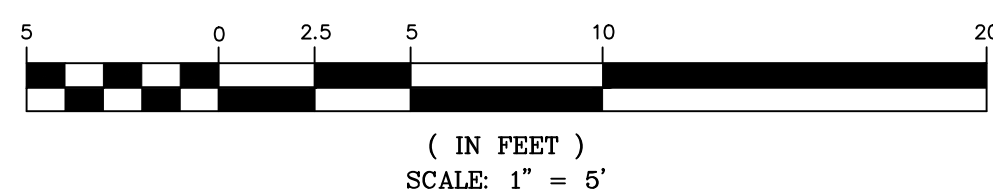
- ALL PLANT MATERIALS SHALL BE FIRST QUALITY NURSERY GROWN STOCK.
- ALL PLANTS SHALL BE PLANTED IN ACCORDANCE WITH NEW HAMPSHIRE LANDSCAPE ASSOCIATION STANDARDS AND BE DOCUMENTED TO HAVE AN 80% SURVIVAL RATE IN THE FIRST YEAR.
- AFTER PLANTING, ALL PLANTS SHALL BE FLOODED AT THE BASE WITH WATER FROM A SLOW-RUNNING HOSE FOR 5 MINUTES EACH.
- ALL PLANTS SHALL BE INSTALLED BEFORE ANY GRASS IS SEEDDED.
- ALL SHRUBS AND PLANTING BEDS SHALL BE MULCHED WITH 3" OF DARK BROWN AGED BARK MULCH AS A FINAL STEP. MULCH MUST BE KEPT 2" AWAY FROM BASE OF EACH PLANT.
- THE PROPERTY OWNER AND ALL FUTURE PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR, AND REPLACEMENT OF ALL REQUIRED SCREENING AND LANDSCAPE MATERIALS.
- ALL REQUIRED PLANT MATERIALS SHALL BE TENDED AND MAINTAINED IN A HEALTHY GROWING CONDITION, REPLACED WHEN NECESSARY, AND KEPT FREE OF REFUSE AND DEBRIS. ALL REQUIRED FENCES AND WALLS SHALL BE MAINTAINED IN GOOD REPAIR.
- THE PROPERTY OWNER SHALL BE RESPONSIBLE TO REMOVE AND REPLACE DEAD OR DISEASED PLANT MATERIALS IMMEDIATELY WITH THE SAME TYPE, SIZE, AND QUANTITY OF PLANT MATERIALS AS ORIGINALLY INSTALLED, UNLESS ALTERNATIVE PLANTINGS ARE REQUESTED, JUSTIFIED, AND APPROVED BY THE PLANNING BOARD OR PLANNING DIRECTOR.

LEGEND

COMMON NAME	BOTANICAL NAME	SPACING	SIZE	QTY:
TREES:				
APPLE	MALUS DOMESTICA 'MCINTOSH'		2" C	0-2
BLACK BIRCH	BETULA LENTA		3-3.5" C	1
KOUSA DOGWOOD	CORNUS KOUSA		3" C	1
RED HAVEN PEACH	PRUNUS PERSICA 'RED HAVEN'		2" C	0-2
RED MAPLE	ACER RUBRUM		3-3.5" C	2
SAUCER MAGNOLIA	MAGNOLIA X SOULANGEANA		3" C	1
WHITE OAK	QUERCUS ALBA		3-3.5" C	1
SHRUBS:				
ARROWWOOD	VIBURNUM DENTATUM	6' O.C.	3 GAL	6
HIGHBUSH BLUEBERRY	VACCINIUM CORYMOSUM	2-4' O.C.	3 GAL	12
WINTERBERRY	ILEX VERTICILLATA 'RED SPRITE'		2 GAL	5
VARIEGATED DOGWOOD	CORNUS ALBA 'BAILHALO'		2 GAL	7
RED TWIG DOGWOOD	CORNUS SERICEA		2 GAL	8
GROUNDCOVERS:				
LOWBUSH BLUEBERRY	VACCINIUM ANGUSTIFOLIUM	2' O.C.	1 GAL	14
SWEET FERN	COMPTONIA PEREGRINA	3' O.C.	1 GAL	14



GRAPHIC SCALE



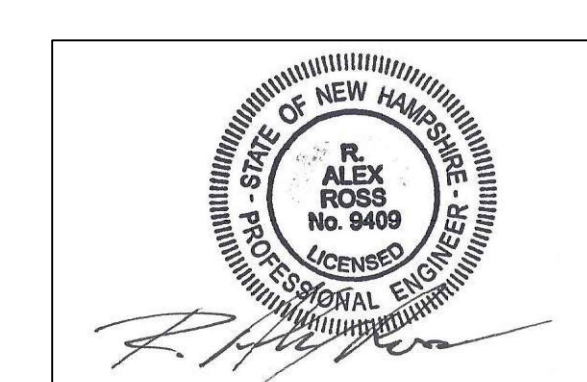
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