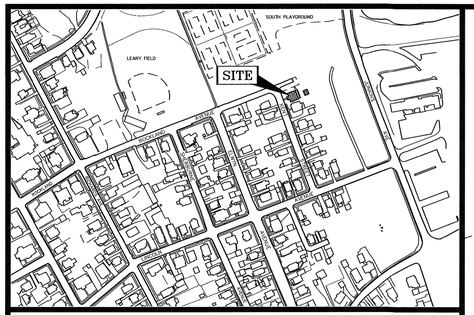
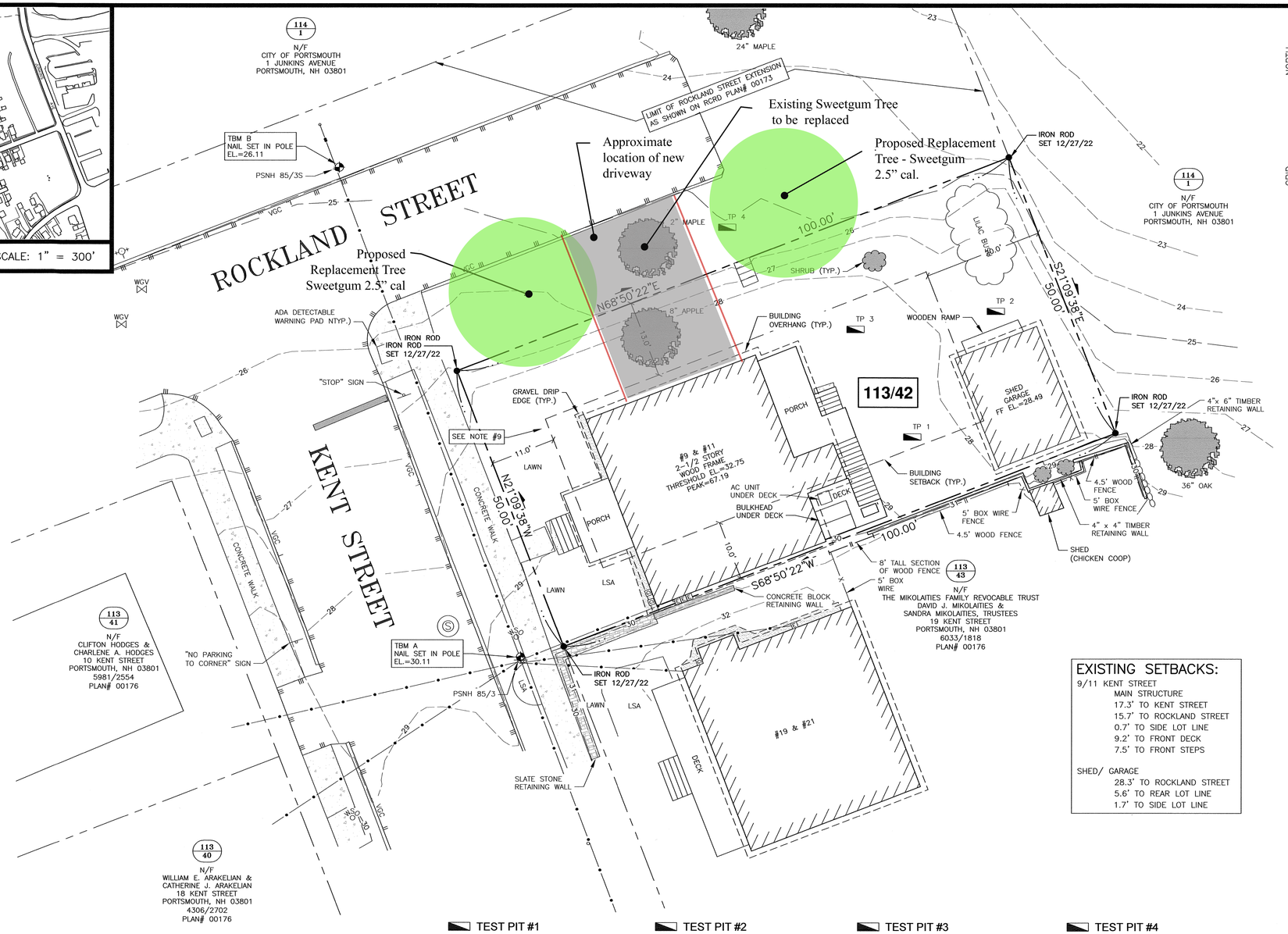


LOCATION MAP SCALE: 1" = 300'

LEGEND:

N/F	NOW OR FORMERLY
RP	RECORD OF PROBATE
RCRD	ROCKINGHAM COUNTY REGISTRY OF DEEDS
11/21	MAP 11 / LOT 21
	BOUNDARY
	SETBACK
	RAILROAD SPIKE FOUND/SET
	IRON ROD/ PIPE FOUND
	DRILL HOLE FOUND/SET
S	SEWER LINE
G	GAS LINE
D	STORM DRAIN
W	WATER LINE
	OVERHEAD ELECTRIC/WIRES
100	CONTOUR
97x3	SPOT ELEVATION
	EDGE OF PAVEMENT (EP)
	WOODS / TREE LINE
	UTILITY POLE (w/ GUY)
GS	GAS SHUT OFF
WSO	WATER SHUT OFF/CURB STOP
GV	GATE VALVE
	HYDRANT
E	METER (GAS, WATER, ELECTRIC)
S	SEWER MANHOLE
	SIGNS
EL.	ELEVATION
FF	FINISHED FLOOR
TBM	TEMPORARY BENCHMARK
TYP.	TYPICAL
VGC	VERTICAL GRANITE CURB
CCB	CAPE COD BERM
LSA	LANDSCAPED AREA



EXISTING SETBACKS:

9/11 KENT STREET
- MAIN STRUCTURE
- 17.3' TO KENT STREET
- 15.7' TO ROCKLAND STREET
- 0.7' TO SIDE LOT LINE
- 9.2' TO FRONT DECK
- 7.5' TO FRONT STEPS

SHED/ GARAGE
- 28.3' TO ROCKLAND STREET
- 5.6' TO REAR LOT LINE
- 1.7' TO SIDE LOT LINE

PLAN REFERENCES:

1) PLAN OF A LOT OF LAND OWNED BY ALFRED L. ELWYN PORTSMOUTH N.H. COMPILED FROM A SURVEY MADE 1899 BY A.C. HOYT C.E. RCRD PLAN# 00176.

2) STANDARD BOUNDARY SURVEY TAX MAP 113 – LOT 45 OWNER: MICHAEL T. ROCHE & SUSAN L. JAVUREK, PROPERTY LOCATED AT 45 KENT STREET, CITY OF PORTSMOUTH, COUNTY OF ROCKINGHAM, STATE OF NEW HAMPSHIRE, SCALE: 1" = 10', DATED: MAY 2002, NOT RECORDED

"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."

12.27.22

JOHN R. CHAGNON, LLS #738 DATE

STATE OF NEW HAMPSHIRE LICENSED LAND SURVEYOR No. 738 JOHN R. CHAGNON

GRAPHIC SCALE

10 5 0 10 20 30 40 FEET
3 0 5 10 METERS

TEST PIT #1

Date: 11/3/22
Logged by: STEVEN D. RIKER
ESHWT: NONE TO 66"
Observed Water: NONE
Restrictive layer: NONE
REFUSAL: NONE TO 66"
Percolation rate: 10 min./inch

DEPTH	DESCRIPTION
0" – 8"	10 YR 3/2 FINE SANDY LOAM, GRANULAR, FRIABLE
0" – 21"	10 YR 4/3 FINE SANDY LOAM, GRANULAR, FRIABLE
21" – 34"	ASH LAYER
34" – 53"	10 YR 3/4 FINE SANDY LOAM, GRANULAR, FRIABLE
53" – 61"	10 YR 4/6 FINE SANDY LOAM, GRANULAR, FRIABLE
61" – 66"	2.5 YR 5/4 FINE SANDY LOAM, GRANULAR, FRIABLE

TEST PIT #2

Date: 11/3/22
Logged by: STEVEN D. RIKER
ESHWT: NONE TO 75"
Observed Water: NONE
Restrictive layer: NONE
REFUSAL: NONE TO 75"
Percolation rate: 10 min./inch

DEPTH	DESCRIPTION
0" – 6"	10 YR 3/3 FINE SANDY LOAM, GRANULAR, FRIABLE
6" – 26"	10 YR 4/3 FINE SANDY LOAM, GRANULAR, FRIABLE
26" – 57"	ASH LAYER
57" – 75"	10 YR 5/4 FINE SANDY LOAM, GRANULAR, FRIABLE

TEST PIT #3

Date: 11/3/22
Logged by: STEVEN D. RIKER
ESHWT: NONE TO 75"
Observed Water: NONE
Restrictive layer: NONE
REFUSAL: NONE TO 75"
Percolation rate: 10 min./inch

DEPTH	DESCRIPTION
0" – 37"	10 YR 3/3 FINE SANDY LOAM, GRANULAR, FRIABLE
37" – 55"	ASH LAYER
55" – 75"	10 YR 5/4 FINE SANDY LOAM, GRANULAR, FRIABLE

TEST PIT #4

Date: 11/3/22
Logged by: STEVEN D. RIKER
ESHWT: 56"
Observed Water: NONE
Restrictive layer: PAN AT 56"
REFUSAL: NONE TO 56"
Percolation rate: 10 min./inch

DEPTH	DESCRIPTION
0" – 5"	10 YR 4/3 FINE SANDY LOAM, GRANULAR, FRIABLE
5" – 18"	ASH LAYER
18" – 27"	10 YR 4/4 FINE SANDY LOAM, GRANULAR, FRIABLE
27" – 56"	2.5 YR 4/4 FINE SANDY LOAM, GRANULAR, FRIABLE
56" – 71"	2.5 YR 4/3 FINE SANDY LOAM, GRANULAR, FRIABLE

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 113 AS LOT 42.

2) OWNERS OF RECORD:
CYNTHIA AUSTIN SMITH &
PETER SMITH
9 KENT STREET
PORTSMOUTH, NH 03801
6358/448
PLAN# 00176

3) PARCEL IS NOT IN A FLOOD HAZARD ZONE AS SHOWN ON FIRM PANEL 33015C0259F, DATED 1/29/2021.

4) EXISTING LOT AREA:
5,000 S.F.
0.1148 ACRES

5) PARCEL IS LOCATED IN THE 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 RESULTS OF A STANDARD BOUNDARY AND TOPOGRAPHIC SURVEY OF ASSESSOR'S MAP 113, LOT 42 IN THE CITY OF PORTSMOUTH.

8) VERTICAL DATUM IS NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBSERVATIONS.

9) IN ACCORDANCE WITH THE PORTSMOUTH ZONING ORDINANCE, ARTICLE 5, SECTION 10.516 FRONT YARD EXCEPTION FOR EXISTING ALIGNMENTS: THE AVERAGE FRONT SETBACK FOR LOT 113/42 ON KENT STREET IS 10' AND AVERAGE FRONT SETBACK ON ROCKLAND STREET IS 13'. MEASUREMENT TO STRUCTURES 18" ABOVE GRADE.

Proposed Tree Removal & Replacement Plan

2023-01-25

NO.	DESCRIPTION	DATE
2	MONUMENTS SET	12/27/22
1	TEST PIT INFORMATION	11/10/22
0	ISSUED FOR COMMENT	7/13/22

REVISIONS

STANDARD BOUNDARY & TOPOGRAPHIC SURVEY TAX MAP 113 – LOT 42

OWNER:

CYNTHIA AUSTIN SMITH & PETER SMITH

9–11 KENT STREET
CITY OF PORTSMOUTH
COUNTY OF ROCKINGHAM
STATE OF NEW HAMPSHIRE

SCALE: 1" = 10' JUNE 2022

FB 301 PG 45 3492

J:\JOBS\JN 3400's\3400's\3492\2022 Survey\Plans & Specs\Dwg\3492 Survey 2022.dwg, BNDRY NH, 1/25/2023 10:56:57 AM

5. The landscape plan will include a reforestation plan to establish trees in appropriate places, not to attempt to design finished landscaping near home sites. The plan is intended to establish and enhance forest cover in certain areas and/or create screens and buffer strips in critical locations, i.e., sewer/water easements. Proposed screening and buffer strips will receive plantings of evergreens three (3) to four (4) feet in minimum height, planting on ten-by-ten-foot centers (i.e., white pine, red pine or hemlock).

6. A site inspection by the Durham Tree Warden of trees marked for saving, cutting or clear-cutting is required prior to cutting of the lot.

B. ***Non-wooded natural areas***. For subdivisions in open fields and other non-wooded areas, the landscape plan will include a mix of tree species to be planted on thirty-foot centers to provide for a tree canopy. The trees will be planted within the town right-of-way or on the private property boundary line adjacent to the town right-of-way.

C. ***Roadway slopes***. In cases where the sloped areas extend more than ten (10) feet from the shoulder to the ditch line, the sloped areas must be landscaped and planted as determined by the Planning Board.

175-117. Protection During Construction.

A. Fencing or other protective barrier shall be used around trees near construction sites.

B. Changes in the normal drainage patterns shall be avoided, and appropriate protection shall be provided for trees if a grade change is necessary in the surrounding area.

C. Pedestrian and other traffic patterns should be kept away from trees to avoid soil compaction.

D. Practices for the proper protection of trees on construction sites shall be in accordance with the guidelines in the following references:

1. Tree Protection Manual for Builders and Developers, 1979, Florida Department of Agriculture and Consumer Services, Tallahassee, Florida.

2. Protecting Shade Trees During Home Construction, United States Department of Agriculture, Home and Garden Bulletin No. 104, 1977, United States Government Printing Office, Washington, D.C. 20402.

3. Environmental Do's and Don'ts on Construction Sites, United States Department of Agriculture, Soil Conservation Service, Publication No. 1291, 1974.

E. If the above guidelines are not followed and a tree is damaged or destroyed during construction, the developer shall be required to pay to the Town of Durham the assessed value of said tree, to a maximum of two thousand five hundred dollars ($2,500) per tree, the cost to be determined by guidelines in a Guide to Professional Evaluation of Landscape Trees, Specimens and Evergreens, 1982, International Society of Arboriculture, Urbana, Illinois, or per an updated version.