

**NOTES**

- OWNERS OF RECORD:  
HAVEN PROPERTIES LLC  
80 HAVEN ROAD  
PORTSMOUTH, NH 03801  
TAX MAP 144, LOT 43  
RCRD: 5791-2011  
PARCEL AREA: 1868 SF, 0.04 ACRES
- IRON HORSE PROPERTIES LLC  
105 BARTLETT ST  
PORTSMOUTH, NH 03801  
TAX MAP 164, LOT 4  
RCRD: 5470-1686  
PARCEL AREA: 4.07 ACRES
- BASIS OF BEARING FROM PLAN REFERENCE #8.
- PARCEL IS IN GENERAL RESIDENCE ZONE C (GRZ)  
MINIMUM LOT AREA.....3,500 SF  
MINIMUM STREET FRONTAGE.....70 FT  
MINIMUM LOT DEPTH.....50 FT  
SETBACKS  
FRONT.....5 FT  
SIDE.....10 FT  
REAR.....20 FT  
MAXIMUM BUILDING HEIGHT.....35 FT  
MAXIMUM BUILDING COVERAGE.....35%  
MINIMUM OPEN SPACE.....20%
- GIS DATA SHALL BE PROVIDED TO THE DEPARTMENT OF PUBLIC WORKS AS REQUIRED BY THE CITY. EXISTING BUILDING HAS GAS, SEWER, & WATER SERVICE FROM MAINS IN MCDONOUGH ST.
- THE FINAL PLAT AND ALL EASEMENT DEEDS SHALL BE RECORDED CONCURRENTLY AT THE REGISTRY OF DEEDS BY THE CITY OR AS DEEMED APPROPRIATE BY THE PLANNING BOARD.
- THE PARCEL IS NOT WITHIN A FEMA FLOOD ZONE, AS PER FLOOD INSURANCE RATE MAP #33015C0254E, PANEL 254 OF 682, DATED MAY 17, 2005.

**REFERENCE PLANS**

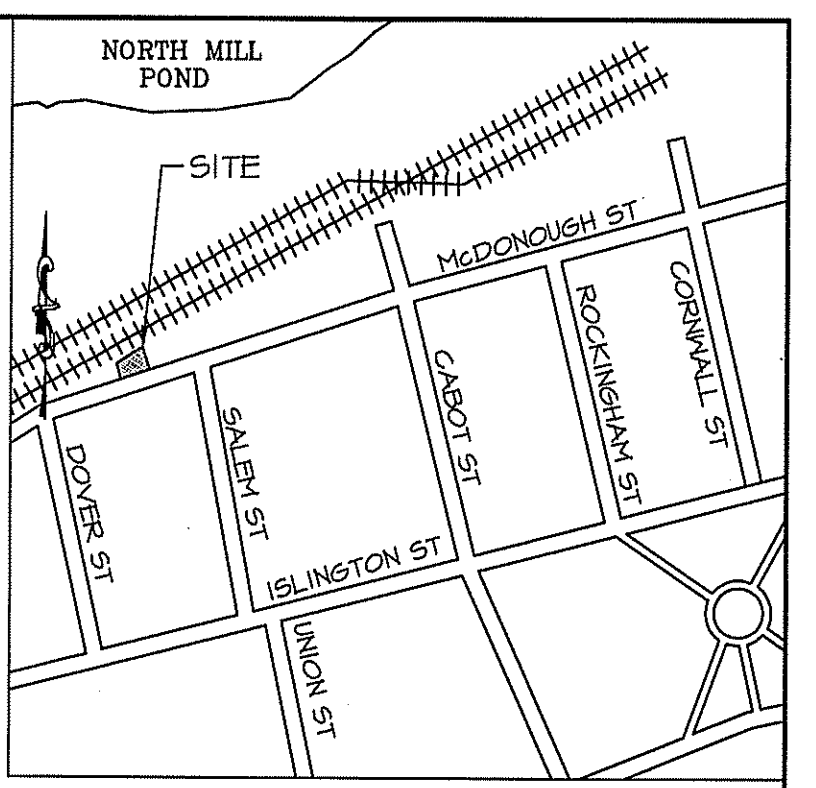
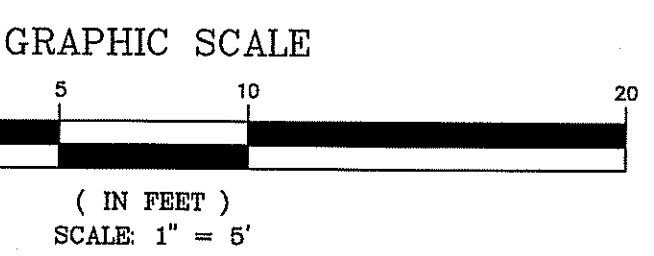
- "PLAN OF A TRACT OF LAND IN THE TOWN OF PORTSMOUTH BELONGING TO A.M. & G.W." BY JOSIAH WIGGIN. DATED AUGUST 13, 1866. RDRD 00561.
- "STATION MAP-LANDS BOSTON AND MAINE R.R. OPERATED BY THE BOSTON AND MAINE R.R. STATION 2966+20 TO STATION 3019+0" BY OFFICE OF VALUATION ENGINEER, BOSTON, MASS. DATED JUNE 30, 1914. NOT RECORDED.
- "RIGHT-OF-WAY AND TRACK MAP BOSTON AND MAINE R.R. OPERATED BY THE BOSTON AND MAINE R.R. STATION 2966+20 TO 3019+0" BY OFFICE OF THE VALUATION ENGINEER, BOSTON, MASS. DATED JUNE 30, 1914. NOT RECORDED.
- "LAND IN PORTSMOUTH, NH. BOSTON AND MAINE RAILROAD TO PORTSMOUTH FACTORY BUILDING ASSOCIATION" BY E.H. CHAPMAN REAL ESTATE ENGINEER. DATED OCTOBER 1923. RCRD 00356.
- "PLAN PF CABOT STREET PORTSMOUTH, N.H., MCDONOUGH ST. TO B.M.R.R." BY JOHN W. DURGIN, CIVIL ENGINEER. DATED APRIL 1928.
- "LOT 45 SALEM ST. PORTSMOUTH, N.H." BY JOHN W. DURGIN, CIVIL ENGINEER. DATED JANUARY 1939. RCRD 0889.
- "PLAN OF LOT No. 179 MCDONOUGH ST. PORTSMOUTH, N.H." BY JOHN W. DURGIN, CIVIL ENGINEER. DATED AUGUST 1963.
- "CONDOMINIUM SITE PLAN GASLIGHT CONDOMINIUM MAP U44 - LOT 26 FOR STEVE KELM & ERIC BESSEMER" BY AMBIT ENGINEERING, INC. DATED JULY 31, 2000. RCRD D-28245.
- "PLAN OF LAND ATTEMPTING TO QUIET TITLE" BY AMES-MSC ARCHITECTS & ENGINEERS. DATED APRIL 26, 2006. NOT RECORDED.

**LOT AREAS**

	EXISTING AREA	AREA CHANGED	PROPOSED AREA
187 MCDONOUGH	1,868 S.F.	669 S.F.	2,537 S.F.

**LOT REQUIREMENTS**

	BUILDING COVERAGE		OPEN SPACE		STREET FRONTAGE FEET	
	S.F.	%	S.F.	%		
187 MCDONOUGH ST	EXISTING	867	46.4%	881	47.2%	47.70'
	PROPOSED	867	34.2%	1550	61.1%	47.70'



**CITY OF PORTSMOUTH PLANNING BOARD**

CHAIRPERSON \_\_\_\_\_ DATE \_\_\_\_\_

**ABUTTERS LIST**

- TAX MAP 144, LOT 28  
178 MCDONOUGH ST  
HAVEN PROPERTIES LLC
- TAX MAP 144, LOT 29  
200 MCDONOUGH ST  
200 MCDONOUGH ST REALTY TRUST
- TAX MAP 144, LOT 42  
199 MCDONOUGH ST  
CANDACE COUTURE
- TAX MAP 144, LOT 44  
179 MCDONOUGH ST  
ALLEN L. & BETTY J. SCHMID
- TAX MAP 164, LOT 4  
105 BARTLETT ST  
IRON HORSE PROPERTIES LLC

A) I ALEX ROSS, HEREBY CERTIFY THAT THIS SURVEY PLAT WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION.

B) THIS PLAN IS A RESULT OF FIELD SURVEY PERFORMED BY AR & MW DURING MAY OF 2013. THE ERROR OF CLOSURE IS BETTER THAN 1/15,000. SURVEY PER NHLSA STANDARDS; CATEGORY 1, CONDITION 1.

*Alex Ross* 7/23/14  
R. ALEX ROSS DATE  
A COPY OF THIS PLAN HAS BEEN SUBMITTED TO THE PORTSMOUTH PLANNING BOARD FOR INFORMATION PURPOSES ONLY. PER RSA 676:18 IV.

ISS.	DATE	FOR APPROVAL	DESCRIPTION OF ISSUE
1	7/23/2014		

**ROSS ENGINEERING**  
Civil/Structural Engineering & Surveying  
909 Blington St.  
Portsmouth, NH 03801  
(603) 433-7560

CLIENT  
**JEFF DEMERS**  
80 HAVEN ROAD  
PORTSMOUTH, NH 03801

TITLE  
**LOT LINE ADJUSTMENT**  
for  
**HAVEN PROPERTIES LLC & IRON HORSE PROPERTIES LLC**  
187 MCDONOUGH ST & 105 BARTLETT ST  
Tax Map 144, Lot 43 & TAX MAP 164, LOT 4  
Portsmouth, NH 03801



# 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: Haven Properties LLC Date Submitted: 7/23/19

Applicant: Jeff Demers

Phone Number: (603) 502-8074 E-mail: jdemers@jeffdemersdesign.com

Site Address 1: 187 McDonough St Map: 144 Lot: 43

Site Address 2: \_\_\_\_\_ Map: \_\_\_\_\_ Lot: \_\_\_\_\_

Application Requirements			
<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page or Plan Sheet/Note #)	Waiver Requested
<input checked="" type="checkbox"/>	Completed Application form. <b>(III.C.2-3)</b>	ViewPoint	N/A
<input checked="" type="checkbox"/>	All application documents, plans, supporting documentation and other materials provided in digital Portable Document Format (PDF). <b>(III.C.4)</b>	ViewPoint	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 checked="" 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. <b>(Section IV.1/V.1)</b>	Lot Line Adjustment	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> 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 checked="" type="checkbox"/>	<p><b>Preliminary Plat</b> Names and addresses of all adjoining property owners. <b>(Section IV.2)</b></p> <p><b>Final Plat</b> 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. <b>(Section V.2)</b></p>	Lot Line Adjustment	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	N/A
<input checked="" type="checkbox"/>	North point, date, and bar scale. <b>(Section IV.3/V3)</b>	Required on all Plan Sheets	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	N/A
<input checked="" type="checkbox"/>	Zoning classification and minimum yard dimensions required. <b>(Section IV.4/V.4)</b>	Lot Line Adjustment	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	N/A
<input checked="" type="checkbox"/>	<p><b>Preliminary Plat</b> Scale (not to be smaller than one hundred (100) feet = 1 inch) and location map (at a scale of 1" = 1000'). <b>(Section IV.5)</b></p> <p><b>Final Plat</b> 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 my either affect or be affected by the proposed development. <b>(Section V.5)</b></p>	Lot Line Adjustment	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	N/A
<input checked="" 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. <b>(Section IV.6)</b>	Lot Line Adjustment	<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. <b>(Section V.6/ IV.7)</b>	N/A	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	N/A
<input checked="" 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. <b>(Section IV.8/V.7)</b>	Lot Line Adjustment	<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 checked="" type="checkbox"/>	Location of significant physical features, including bodies of water, watercourses, wetlands, railroads, important vegetation, stone walls and soils types that may influence the design of the subdivision. <b>(Section IV.9/V.8)</b>	Lot Line Adjustment	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	
<input type="checkbox"/>	<b>Preliminary Plat</b> 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. <b>(Section IV.10)</b> <b>Final Plat</b> 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. <b>(Section V.9)</b>	N/A	<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. <b>(Section IV.10)</b>	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. <b>(Section IV.11)</b>	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. <b>(Section IV.12/ V.12)</b>	N/A	<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. <b>(Section V.10)</b>	N/A	<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. <b>(Section V.11)</b>	N/A	<input type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	
<input checked="" type="checkbox"/>	Location of all permanent monuments. <b>(Section V.12)</b>	Lot Line Adjustment	<input type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	

**General Requirements<sup>1</sup>**

<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Waiver Requested
<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<b>1. Basic Requirements: (VI.1)</b> a. Conformity to Official Plan or Map b. Hazards c. Relation to Topography d. Planned Unit Development	N/A	
<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<b>2. Lots: (VI.2)</b> a. Lot Arrangement b. Lot sizes c. Commercial and Industrial Lots	N/A	
<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<b>3. Streets: (VI.3)</b> 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	N/A	
<input checked="" type="checkbox"/>	<b>4. Curbing: (VI.4)</b>	Lot Line Adjustment	
<input checked="" type="checkbox"/>	<b>5. Driveways: (VI.5)</b>	Lot Line Adjustment	
<input type="checkbox"/>	<b>6. Drainage Improvements: (VI.6)</b>	N/A	
<input checked="" type="checkbox"/>	<b>7. Municipal Water Service: (VI.7)</b>	Lot Line Adjustment - note #4	
<input checked="" type="checkbox"/>	<b>8. Municipal Sewer Service: (VI.8)</b>	Lot Line Adjustment - note #4	
<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<b>9. Installation of Utilities: (VI.9)</b> a. All Districts b. Indicator Tape	N/A	
<input type="checkbox"/>	<b>10. On-Site Water Supply: (VI.10)</b>	N/A	
<input type="checkbox"/>	<b>11. On-Site Sewage Disposal Systems: (VI.11)</b>	N/A	
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<b>12. Open Space: (VI.12)</b> a. Natural Features b. Buffer Strips c. Parks d. Tree Planting	Lot Line Adjustment	
<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<b>13. Flood Hazard Areas: (VI.13)</b> a. Permits b. Minimization of Flood Damage c. Elevation and Flood-Proofing Records d. Alteration of Watercourses	N/A	
<input type="checkbox"/>	<b>14. Erosion and Sedimentation Control (VI.14)</b>	N/A	



<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Waiver Requested
<input type="checkbox"/>	<b>15. Easements (VI.15)</b> a. Utilities b. Drainage	N/A	
<input checked="" type="checkbox"/>	<b>16. Monuments: (VI.16)</b>	Lot Line Adjustment	
<input checked="" type="checkbox"/>	<b>17. Benchmarks: (VI.17)</b>	Lot Line Adjustment	
<input checked="" type="checkbox"/>	<b>18. House Numbers (VI.18)</b>	Lot Line Adjustment	

Design Standards			
	Required Items for Submittal	Indicate compliance and/or provide explanation as to alternative design	Waiver Requested
<input type="checkbox"/>	<b>1. Streets have been designed according to the design standards required under Section (VII.1).</b> 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"/>	<b>2. Storm water Sewers and Other Drainage Appurtenances have been designed according to the design standards required under Section (VII.2).</b> a. Design b. Standards of Construction	N/A	
<input type="checkbox"/>	<b>3. Sanitary Sewers have been designed according to the design standards required under Section (VII.3).</b> a. Design b. Lift Stations c. Materials d. Construction Standards	N/A	
<input type="checkbox"/>	<b>4. Water Mains and Fire Hydrants have been designed according to the design standards required under Section (VII.4).</b> a. Connections to Lots b. Design and Construction c. Materials d. Notification Prior to Construction	N/A	

Applicant's/Representative's Signature: \_\_\_\_\_

Date: \_\_\_\_\_

7/23/19

<sup>1</sup> See City of Portsmouth, NH Subdivision Rules and Regulations for details.  
Subdivision Application Checklist/April 2019