

JONES & BEACH ENGINEERS INC.

85 Portsmouth Avenue, PO Box 219, Stratham, NH 03885
603.772.4746 - JonesandBeach.com

November 22, 2021

Portsmouth Technical Advisory Committee
Attn: Peter Stith
1 Junkins Avenue, Suite 3rd Floor
Portsmouth, NH 03801

**RE: Subdivision Application
27 Shaw Road, Portsmouth, NH
Tax Map 223, Lot 18
JBE Project No. 21222**

Dear Mr. Stith,

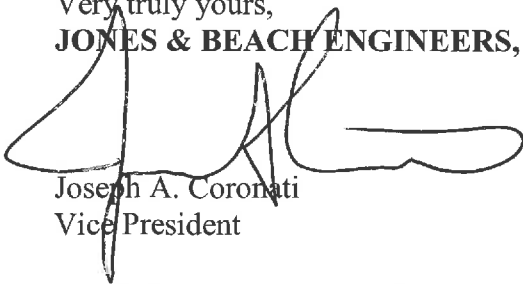
Jones & Beach Engineers, Inc., respectfully submits a Subdivision Application on behalf of the applicant, Clyde Logue. The intent of this application is to propose a two-lot subdivision on Tax Map 223, Lot 18.

The following items are provided in support of this Application:

1. Completed Subdivision Application (submitted online).
2. Subdivision Checklist.
3. Letters of Authorization.
4. Current Deed.
5. Tax Map.
6. One (1) Full Size Plan Set Folded.

If you have any questions or need any additional information, please feel free to contact our office. Thank you very much for your time.

Very truly yours,
JONES & BEACH ENGINEERS, INC.



Joseph A. Coronati
Vice President

cc: Clyde Logue (via email)



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 the Preliminary or final plat and supporting documents and studies submitted in PDF format with the online application. Please consult with Planning staff for submittal requirements.

Owner: Austin Repair & Renovation, LLC _____ Date Submitted: 11/22/21

Applicant: Clyde Logue

Phone Number: 603-479-3981 E-mail: clyde3@gmail.com

Site Address 1: 27 Shaw Road, Portsmouth, NH Map: 223 Lot: 18

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 <u>Application form</u> submitted via View Point (the City's web-based permitting program). (III.C.2-3)		N/A
<input checked="" type="checkbox"/>	All application documents, plans, supporting documentation and other materials uploaded to the application form in View Point in digital Portable Document Format (PDF). One hard copy of all plans and materials shall be submitted to the Planning Department by the published deadline. (III.C.4)		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. (Section IV.1/V.1)	All Sheets	<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 type="checkbox"/>	<p>Preliminary Plat Names and addresses of all adjoining property owners. (Section IV.2)</p> <p>Final Plat 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. (Section V.2)</p>		<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	N/A
<input checked="" type="checkbox"/>	North point, date, and bar scale. (Section IV.3/V3)	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. (Section IV.4/V.4)	Sheet A1	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	N/A
<input checked="" type="checkbox"/>	<p>Preliminary Plat Scale (not to be smaller than one hundred (100) feet = 1 inch) and location map (at a scale of 1" = 1000'). (Section IV.5)</p> <p>Final Plat 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. (Section V.5)</p>		<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. (Section IV.6)	Sheet A1	<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. (Section V.6/ IV.7)		<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. (Section IV.8/V.7)	Sheet A1	<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. (Section IV.9/V.8)	All Sheets	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	
<input type="checkbox"/>	Preliminary Plat 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. (Section IV.10) Final Plat 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. (Section V.9)		<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. (Section IV.10)		<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	
<input checked="" type="checkbox"/>	Base flood elevation (BFE) for subdivisions involving greater than five (5) acres or fifty (50) lots. (Section IV.11)	C1 & A1	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	
<input checked="" 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. (Section IV.12/ V.12)	C1	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	

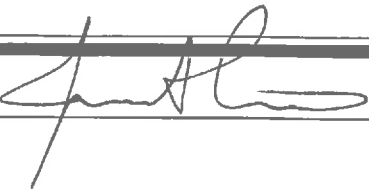
Requirements for Preliminary/Final Plat				
<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Required for Preliminary / Final Plat	Waiver Requested
<input type="checkbox"/>	Dates and permit numbers of all necessary permits from governmental agencies from which approval is required by Federal or State law. (Section V.10)		<input type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	N/A
<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. (Section V.11)		<input type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	N/A
<input checked="" type="checkbox"/>	Location of all permanent monuments. (Section V.12)	Sheet A1	<input type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	

<input type="checkbox"/>	14. Erosion and Sedimentation Control (VI.14)		
<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Waiver Requested
<input type="checkbox"/>	15. Easements (VI.15)		
<input type="checkbox"/>	a. Utilities		
<input type="checkbox"/>	b. Drainage		
<input checked="" type="checkbox"/>	16. Monuments: (VI.16)	Sheet A1	
<input type="checkbox"/>	17. Benchmarks: (VI.17)		
<input type="checkbox"/>	18. House Numbers (VI.18)		

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

¹ See City of Portsmouth, NH Subdivision Rules and Regulations for details.
 Subdivision Application Checklist/September 2020

Applicant's/Representative's Signature:



Date:

11/22/21

FEE SCHEDULE
Planning Department
Effective 07/01/21 – 06/30/22

PLANNING BOARD

Subdivision:

Subdivision		
Residential	\$500.00 plus \$200.00 per lot	= \$900.00
Non-Residential	\$700.00 plus \$300.00 per lot	

Subdivision Amendment:

Administrative approval	\$200.00
TAC or Planning Board approval	\$500.00

Lot line revision/verification \$250.00

Lot Line Revision Amendment

Administrative approval	\$100.00
TAC or Planning Board approval	\$150.00

Lot Consolidation – No Subdivision \$175.00

Restoration of Involuntarily Merged Lots \$250.00

Preliminary Conceptual Consultation..... \$200.00

Design Review \$500.00

Site Plan Review:

All developments.....	\$500.00	
	plus \$5.00 per \$1,000 of site costs only	
	plus \$10.00 per 1,000 s.f. of site development area	

Total fee not to exceed (cap) \$15,000.00

Site Plan Minor Amendment:

Administrative approval	\$200.00
Administrative approval after	
work has been done.....	\$500.00
TAC or Planning Board approval	\$800.00

Preliminary Conceptual Consultation..... \$200.00

Design Review \$500.00

Planning Department Fee Schedule (Effective 07/01/21 – 06/30/22)

Wetlands Conditional Use Permit:

Area of disturbance in wetland or wetland buffer:

Up to 250 sq. ft.	\$100.00
Up to 1,000 sq. ft.....	\$500.00
Greater than 1,000 sq. ft.	\$1,000.00

Conditional Use Permit (Non-Wetland)

Conditional Use Permit (Non-Wetland).....	\$200.00
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BOARD OF ADJUSTMENT

Residential Applications

1-2 dwelling units	\$150.00
3 and over	\$250.00 plus \$50.00 for each unit over 4
Total fee not to exceed (cap)	\$3,000.00
Residential accessory structure only	\$50.00

Non-Residential Applications	\$300.00 plus \$5.00 per \$1,000 of valuation of new construction
Total fee not to exceed (cap)	\$3,000.00

Signs	\$200.00
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Appeal of Administrative Decision	\$50.00
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HISTORIC DISTRICT COMMISSION

Work Session (prior to application for approval)	\$200.00 per work session
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Residential Applications

1 dwelling unit	\$100.00
2 dwelling units	\$100.00
3 dwelling units	\$250.00
4 dwelling units and over	\$400.00 plus \$100.00 for each unit over 4
Total fee not to exceed (cap)	\$5,000.00

Accessory structure, mechanical equipment or replacement of doors/windows only	\$100.00
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Planning Department Fee Schedule (Effective 07/01/21 – 06/30/22)

Non-Residential Applications	\$500.00 plus \$5.00 per \$1,000 of valuation of new construction
Total fee not to exceed (cap)	\$5,000.00
Accessory structure, mechanical equipment or replacement of doors/windows only.....	\$100.00
Signs	\$100.00
Amendment to Certificate of Approval:	
Administrative approval	\$100.00
Administrative approval after work has been done.....	\$500.00
Commission approval	\$800.00

ZONING PERMITS

Certificate of conformity	\$50.00
Letter of interpretation.....	\$100.00

Date: 11/19/2021

From:

Austin Repair & Renovation, LLC

4609 Ridge Oak Dr.

Austin, Texas 78731

Attn: Duane Tharp / Owner

Cell: 603-957-0146

Email: duanetharp@icloud.com

RE:

27 Shaw Rd

Portsmouth, NH 03801

To whom it may concern:

As the Owner of Austin Repair & Renovation which owns 27 Shaw Rd, I authorize Clyde Logue to act on behalf of Austin Repair & Renovation to handle the business of subdividing, surveying and related items with respect to this property.

Please email or call me if there are any questions or concerns.

Regards,
Duane

Duane Tharp

Owner

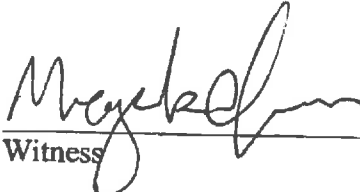
Austin Repair & Renovation, LLC

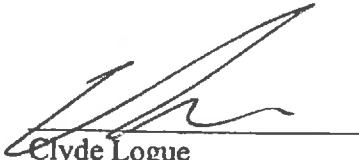
A handwritten signature in black ink, appearing to read 'Duane Tharp', is written over the typed name. The signature is fluid and cursive, with a large loop at the end.


Letter of Authorization

I, Clyde Logue, 10 Newcastle Avenue, Portsmouth, NH 03801, developer of property located in Portsmouth, NH, known as Tax Map 223, Lot 18, do hereby authorize Jones & Beach Engineers, Inc., PO Box 219, Stratham, NH, to act on my behalf concerning the previously-mentioned property. The parcel is located on 27 Shaw Road in Portsmouth, NH.

I hereby appoint Jones & Beach Engineers, Inc., as my agent to act on my behalf in the review process, to include any required signatures.


Witness


Clyde Logue


Date



Return To: Austin Repair and Renovation, LLC

LCHIP	ROA592900	25.00
TRANSFER TAX	RO111037	24,750.00
RECORDING		18.00
SURCHARGE		2.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENT: That Joseph J. Onosko and Jane C. Zill, Husband and Wife, of 27 Shaw Road, Portsmouth, NH 03801, for consideration paid grant to Austin Repair and Renovation, LLC, a Texas Limited Liability Company, of 4609 Ridge Oak Drive, Austin, TX 78731, with WARRANTY COVENANTS:

A certain parcel of land with buildings thereon situate in Portsmouth, County of Rockingham and State of New Hampshire on a private way running from Sagamore Road, so-called, in said Portsmouth to Walker Bungalow Road, so-called, and more particularly bounded and described as follows:

Beginning at the Southeasterly corner of the land herein conveyed and running Northerly in a straight line two hundred seventy-two (272) feet, more or less, to a stake, which is an extension of the line marking the Northerly boundary of land of Sidney Littlefield; thence turning at a right angle and running Westerly one hundred forty-seven (147) feet, more or less, to a stake marking the Northeasterly corner of land which Ray F. Shaw joined in a deed to Margaret R. Shaw; thence turning and running Southerly eighty-three (83) feet, more or less, to a stake which marks the boundary of said land; thence turning at a right angle and running Westerly fifty (50) feet, more or less, to a stake which marks another corner of said lot; thence turning at a right angle and running Southerly one hundred seventy-five (175) feet, more or less, to said private road; thence turning and running Easterly a total of two hundred fifty-five (255) feet, more or less, to the point of beginning.

Excepting and reserving from this conveyance a certain triangular piece of land which was conveyed by Harold H. Shaw to Arthur W. and B.L. Keene by deed dated October 17, 1970 and recorded at Book 2040, Page 251 in the Rockingham County Registry of Deeds and more particularly described as follows:

Beginning at a point on the midline of a private way running from Sagamore Road, so-called, to Walker Bungalow Road, at land of Harold H. Shaw; thence running North 16°51'30" West by

and along said land of Harold H. Shaw, a distance of one hundred forty-eight and seventy-two hundredths (148.72) feet, more or less, to a point at a stone wall; thence turning and running South $26^{\circ}18'43''$ East by said stone wall and land of Arthur W. and B.L. Keene, a distance of one hundred fifty-two (152) feet, more or less, to a point at the midline of said private way; thence turning and running South $75^{\circ}56'00''$ W by and along the midline of said private way, a distance of twenty-five (25) feet, more or less, to the point of beginning.

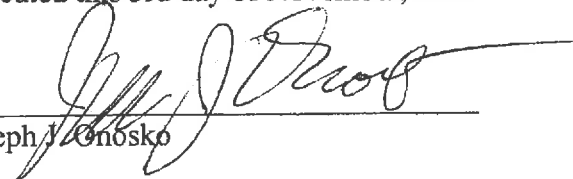
Also another piece or parcel of land situate on the Westerly side of a private way known as Walker Bungalow Road, so-called, and more particularly bounded and described as follows:

Beginning at a point at the midline of said Walker Bungalow Road at other land of Arthur B. and B.L. Keene; thence running South $75^{\circ}56'00''$ West by said other land of Arthur B. and B.L. Keene, a distance of thirty-eight and twenty-one hundredths (38.21) feet, more or less, to the stone wall at land of Harold H. Shaw; thence turning and running North $25^{\circ}18'43''$ West by said stone wall and land of Shaw, a distance of one hundred twenty (120) feet, more or less, to a point at stone wall and land now or formerly of Priscilla P. Hamilton; thence turning and running in a Northeasterly direction by said land now or formerly of Priscilla P. Hamilton, a distance of eighteen (18) feet, more or less, to a drill hole in a rock; thence turning and running South $35^{\circ}04'50''$ East by the midline of Walker Bungalow Road, so-called, a distance of one hundred twenty-seven and sixty hundredths (127.60) feet, more or less, to the point of beginning.

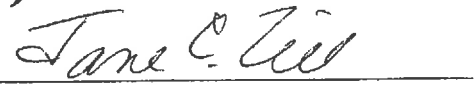
Meaning and intending to describe and convey the same premises conveyed to Joseph J. Onosko and Jane C. Zill by virtue of a Quitclaim deed from Jane C. Zill, Trustee of the Jane C. Zill Revocable Trust dated 05/06/2009 and recorded at the Rockingham County Registry of Deeds in Book 5010, Page 1654.

We, the grantors, hereby release all rights of homestead in the above-described premises.

Executed this 3rd day of November, 2021.



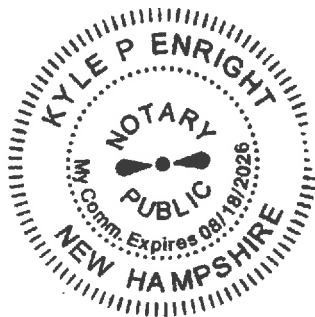
Joseph J. Onosko

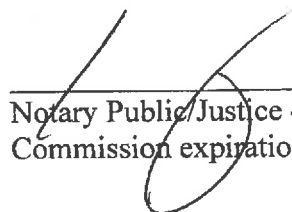


Jane C. Zill

State of New Hampshire
County of Rockingham

Then personally appeared before me on this 3rd day of November, 2021, the said Joseph J. Onosko and Jane C. Zill and acknowledged the foregoing to be their voluntary act and deed.





Notary Public/Justice of the Peace
Commission expiration: 8-18-26



GOVE ENVIRONMENTAL SERVICES, INC.

November 18, 2021

Subject: Wetland Delineation Report
27 Shaw Road, Portsmouth, NH

Dear Joseph Coronati,

Per your request, this letter is to verify that Gove Environmental Services, Inc., performed a site inspection to identify wetlands on the subject properties located on Tax Map 223 Lots 18 on 27 Shaw Road in Portsmouth, NH. Wetlands were evaluated utilizing the following standards:

1. *US Army Corps of Engineers Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region*, Technical Report ERDC/EL TR-12-1 (January 2012).
2. *Field Indicators for Identifying Hydric Soils in New England – Version 4, June 2020*. New England Hydric Soils Technical Committee.
3. *US Army Corps of Engineers National Wetland Plant List, 2018*.
4. *Classification of Wetlands and Deepwater Habitats of the United States*. USFW Manual FWS/OBS-79/31 (1979).

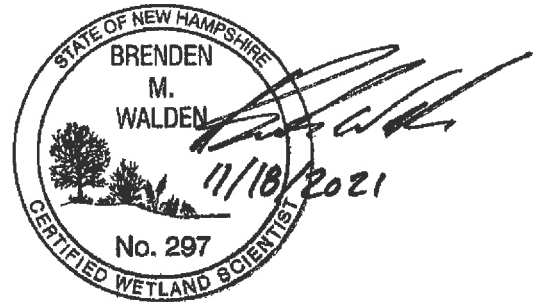
Brenden Walden performed the site inspection on 9/16/2021. During the site review it was determined, using the methods and standards above, that no areas on the property or directly adjacent to the property met the criteria needed to be classified as a wetland.

This concludes the wetland delineation report. If I can be of further assistance, please feel free to contact me at (603) 778-0644.

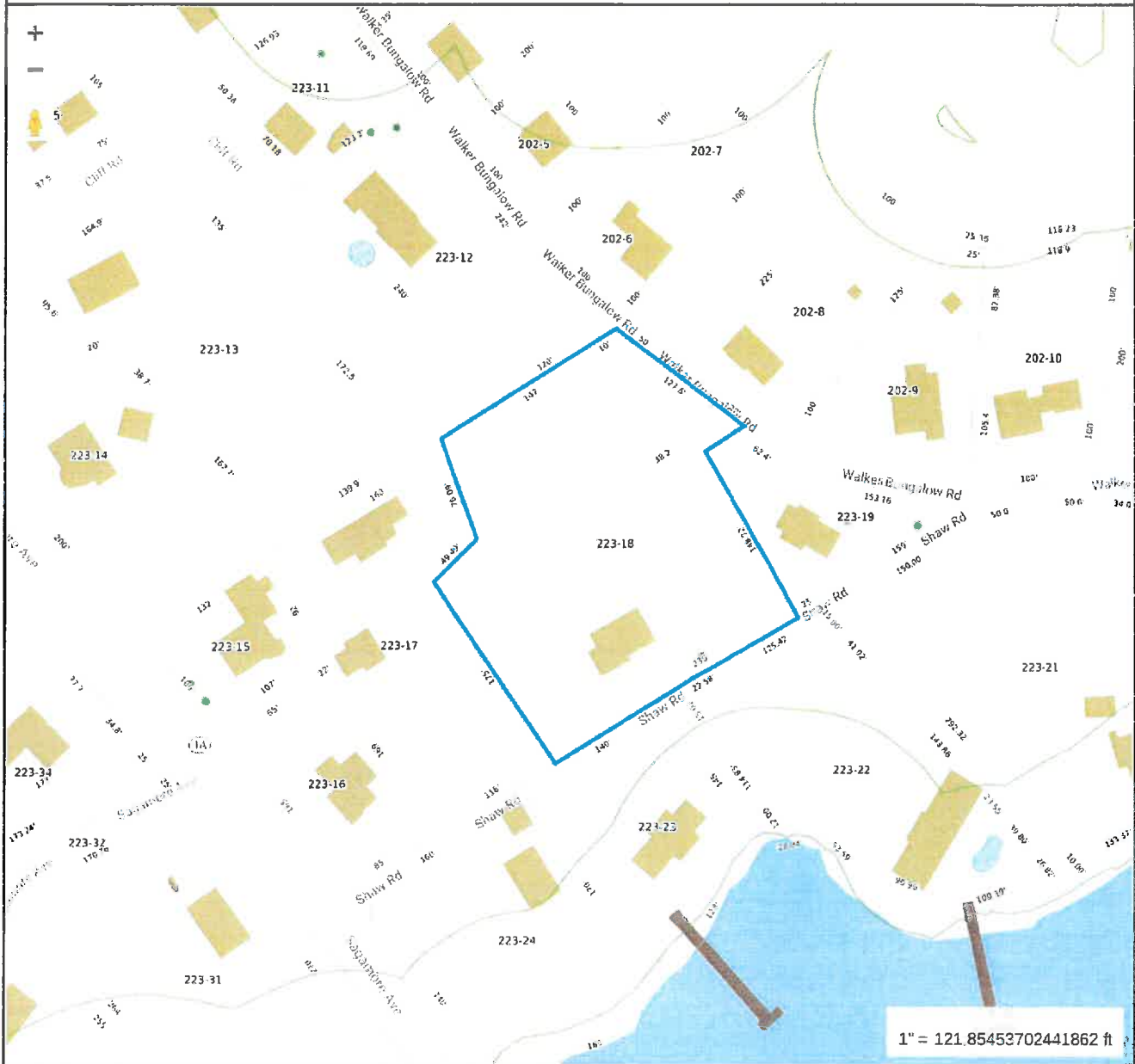
Sincerely,

Brenden Walden
Business Manager & Wetland Scientist
Gove Environmental Services, Inc.

Enc. Portsmouth GIS
Granitview Maps: Aerial
Aerial w/ Topography
Aerial w/ Topography & NWI



8 Continental Dr Unit H, Exeter, NH 03833-7507
Ph (603) 778 0644 / Fax (603) 778 0654
www.gesinc.biz
info@gesinc.biz



Property Information

Property ID 0223-0018-0000
 Location 27 SHAW RD
 Owner AUSTIN REPAIR & RENOVATION LLC



**MAP FOR REFERENCE ONLY
 NOT A LEGAL DOCUMENT**

City of Portsmouth, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 4/1/2019
 Data updated 7/17/2019

Print map scale is approximate.
 Critical layout or measurement activities should not be done using this resource.

Map Theme Legends

Wetlands

-  Wetlands
-  100ft Wetlands Buffer

City of Portsmouth

Map by NH GRANIT



Legend

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Map Scale

1: 1,624



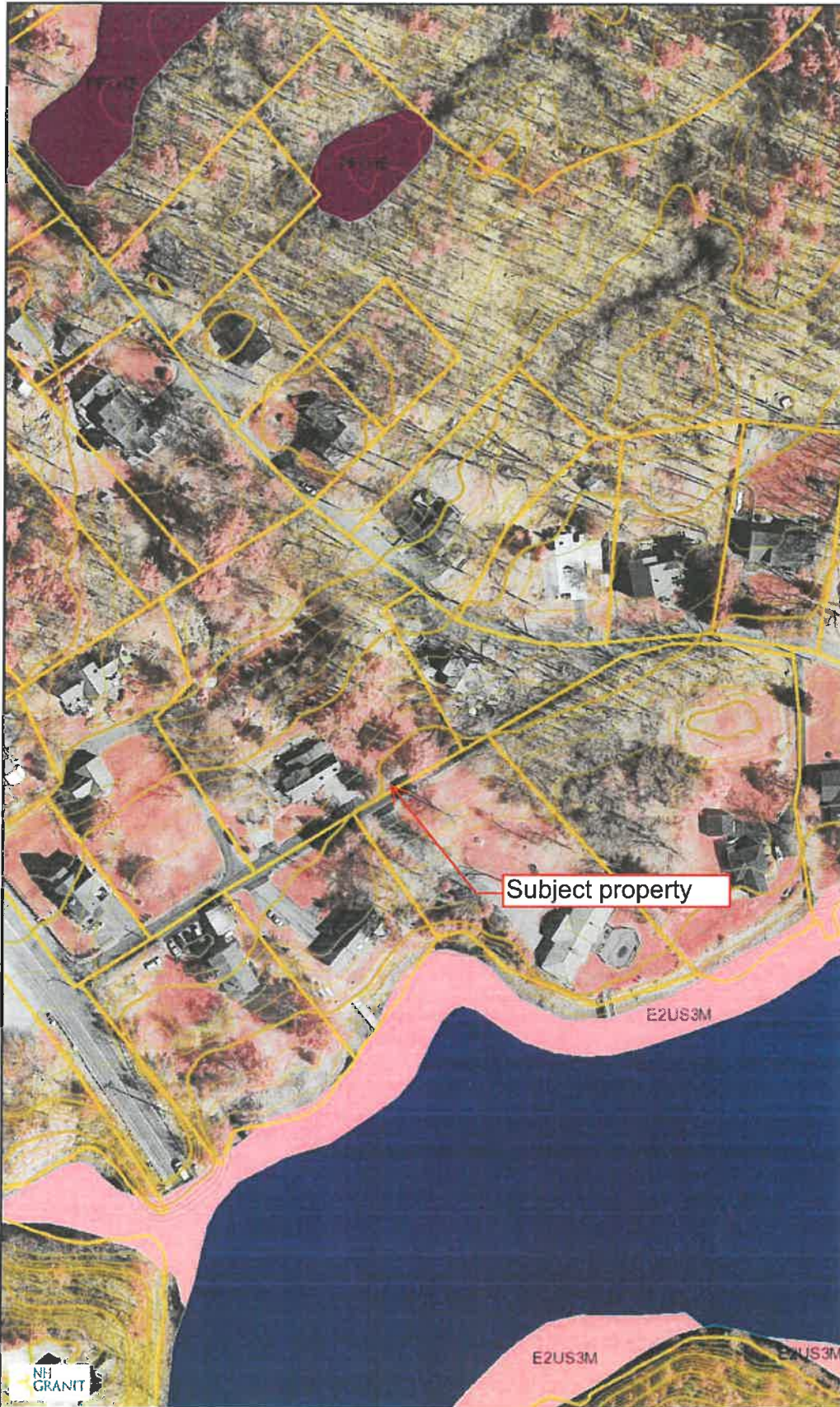
© NH GRANIT, www.granit.unh.edu

Map Generated: 11/18/2021

Notes



Map by NH GRANIT



Legend

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- Contour_2ft_0108010404_s
- Contour_2ft_0108010301_s
- Contour_2ft_0108010302_s
- Contour_2ft_0108010303_s
- Contour_2ft_0108010304_s
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Map Scale

1: 1,624

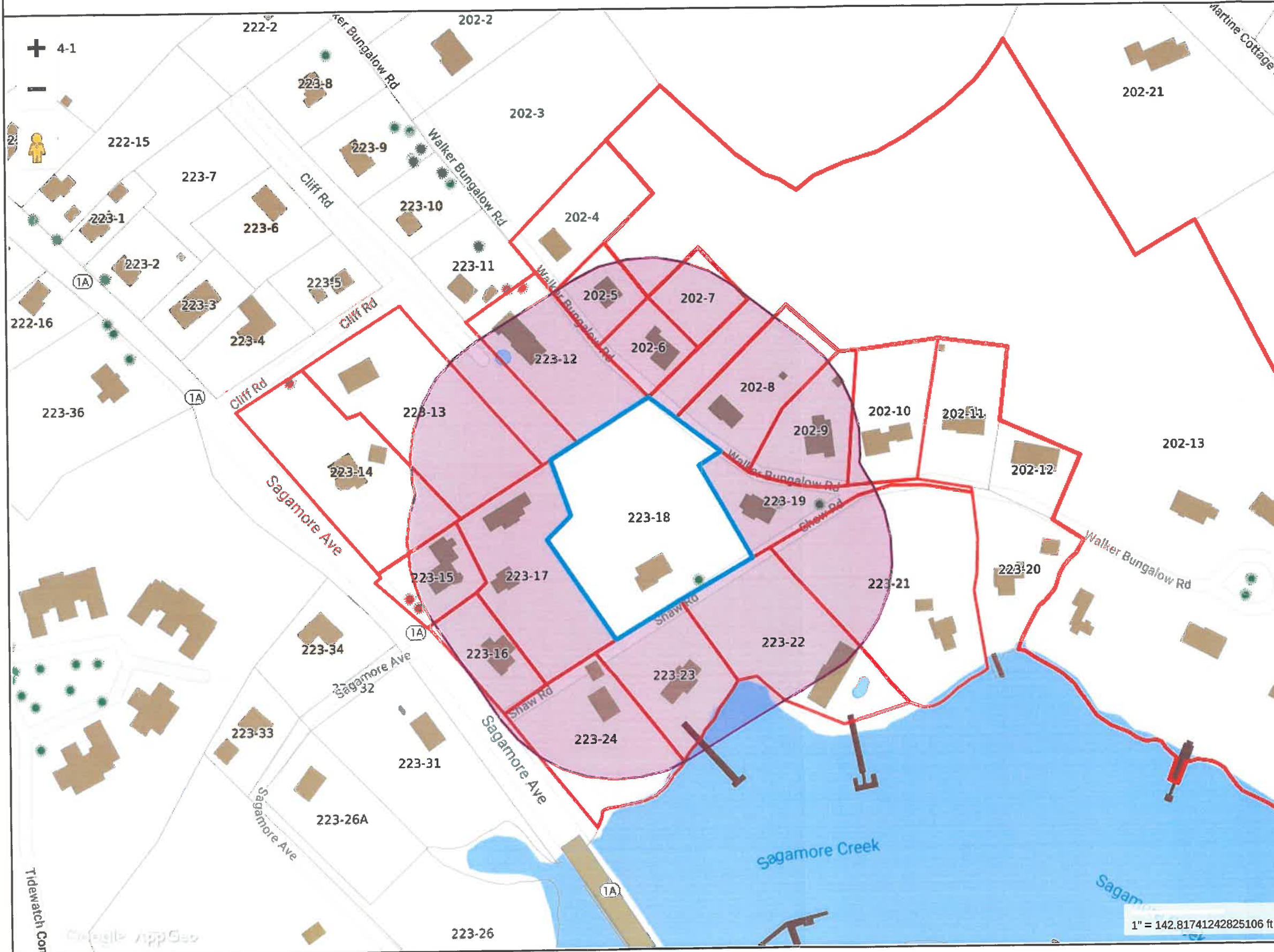


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Map Generated: 11/18/2021

Notes





Property Information	
Property ID	0223-0018-0000
Location	27 SHAW RD
Owner	AUSTIN REPAIR & RENOVATION LLC



**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

City of Portsmouth, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

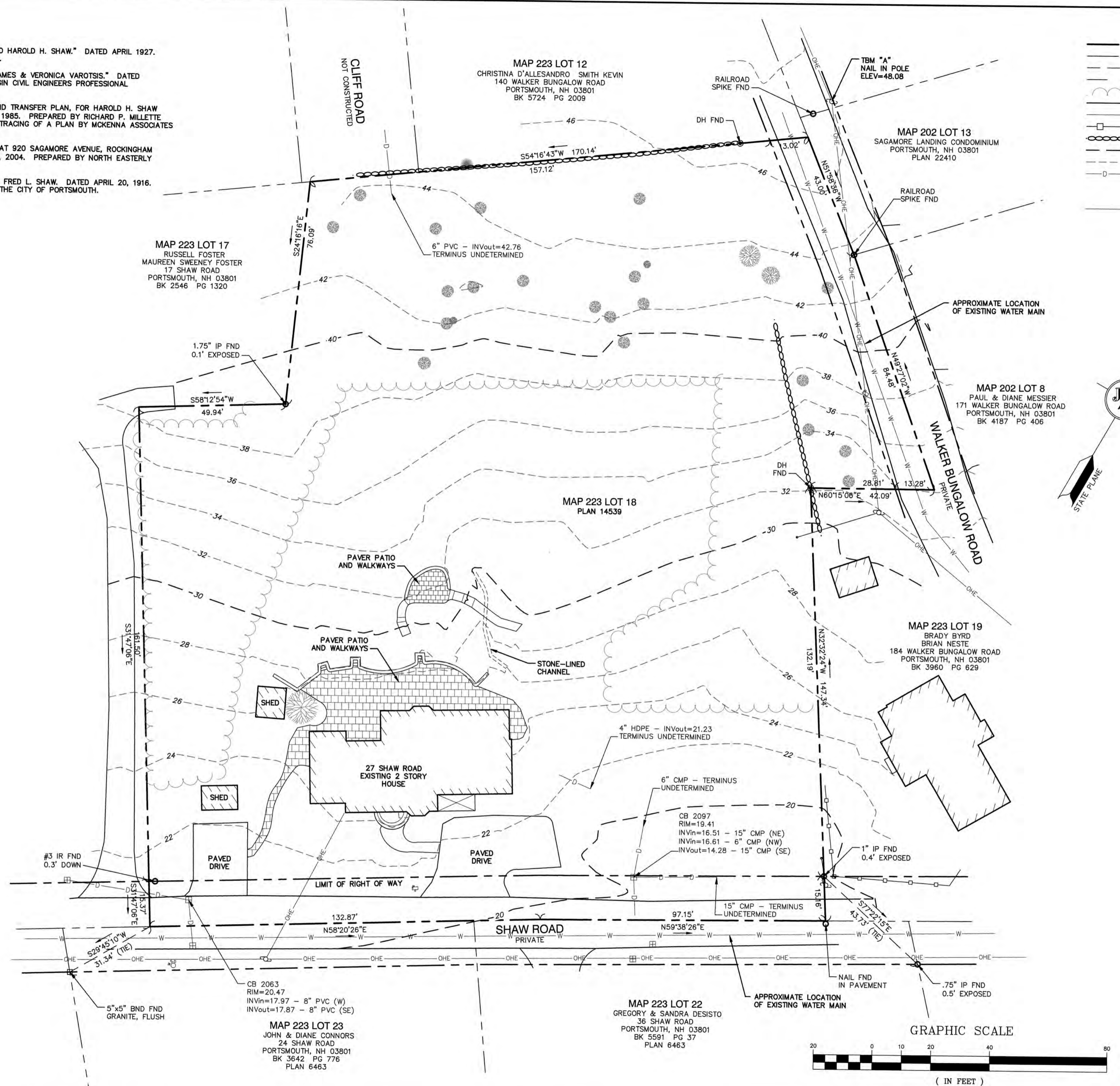
Geometry updated 4/1/2019
Data updated 7/17/2019

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

1" = 142.81741242825106 ft

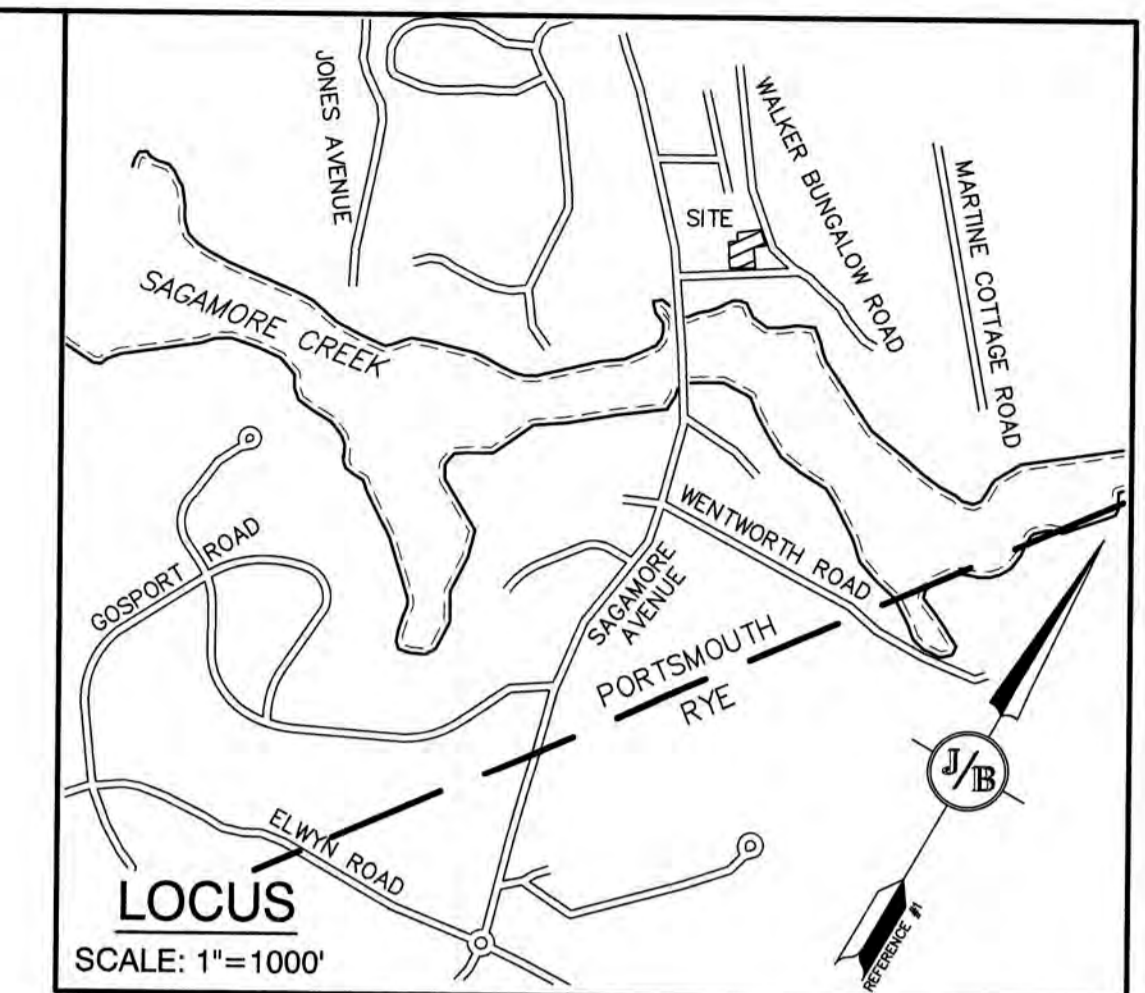
PLAN REFERENCES:

- "LAND IN PORTSMOUTH, N.H., ALICE B. SHAW TO HAROLD H. SHAW." DATED APRIL 1927. PREPARED BY JOHN W. DURGIN. R.C.R.D. 0289.
- "LOT LINE REVISION, PORTSMOUTH, N.H., FOR JAMES & VERONICA VAROTSIS." DATED NOVEMBER 1976. PREPARED BY JOHN W. DURGIN CIVIL ENGINEERS PROFESSIONAL ASSOCIATION. R.C.R.D. 6463.
- "SUBDIVISION PLAN, TRACING OF PROPOSED LAND TRANSFER PLAN, FOR HAROLD H. SHAW AND BARBARA L. KEENE." DATED AUGUST 26, 1985. PREPARED BY RICHARD P. MILLETTE AND ASSOCIATES. R.C.R.D. 14539. THIS IS A TRACING OF A PLAN BY MCKENNA ASSOCIATES FOR HAROLD H. SHAW, DATED OCTOBER 1970.
- "STANDARD PROPERTY SURVEY FOR PROPERTY AT 920 SAGAMORE AVENUE, ROCKINGHAM COUNTY, PORTSMOUTH N.H." DATED MARCH 19, 2004. PREPARED BY NORTH EASTERLY SURVEYING, INC. R.C.R.D. 32504.
- "PLAN OF LOT IN PORTSMOUTH, N.H. OWNED BY FRED L. SHAW. DATED APRIL 20, 1916. PREPARED BY WILLIAM GROVER. ON FILE WITH THE CITY OF PORTSMOUTH.



LEGEND

- PROPERTY LINE
- - - ABUTTER PROPERTY LINE
- - - BUILDING SETBACK
- - - SURVEY TIE LINES
- TREE LINE
- EDGE OF PAVEMENT
- OVERHEAD ELECTRIC LINES
- FENCE
- STONE WALL
- MAJOR CONTOUR
- MINOR CONTOUR
- CATCH BASIN
- DRAIN MANHOLE
- WATER LINE
- WATER SHUTOFF
- UTILITY POLE
- GUY WIRE ANCHOR
- ELECTRIC METER



NOTES:

- THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS OF LOT 18 DEPICTED ON PORTSMOUTH TAX MAP 223.
- ZONING DISTRICT: SINGLE RESIDENCE B
 LOT AREA MINIMUM = 15,000 SF
 LOT FRONTAGE MINIMUM = 100'
 BUILDING SETBACKS (MINIMUM):
 FRONT SETBACK = 30'
 SIDE SETBACK = 10'
 REAR SETBACK = 30'
 WETLAND SETBACK = 100', LIMITED CUT 50'. (NO WETLANDS OBSERVED)
 MAX. BUILDING HEIGHT = 35'
- THE UTILITY LOCATIONS SHOWN HEREON WERE DETERMINED BY OBSERVED ABOVE GROUND EVIDENCE AND SHOULD BE CONSIDERED APPROXIMATE IN LOCATION ONLY. LOCATION, DEPTH, SIZE, TYPE, EXISTENCE OR NONEXISTENCE OF UNDERGROUND UTILITIES AND/OR UNDERGROUND STORAGE TANKS WAS NOT VERIFIED BY THIS SURVEY. ALL CONTRACTORS SHOULD NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES PRIOR TO ANY EXCAVATION WORK OR CALL DIG-SAFE AT 1-888-DIG-SAFE.
- THE SUBJECT PARCEL IS NOT LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 33015C0286F, WITH EFFECTIVE DATE OF JANUARY 29, 2021.
- BASIS OF BEARING: HORIZONTAL — NAD83 NH STATE PLANE.
 VERTICAL — NAVD88.
- CERTAIN DATA HEREON MAY VARY FROM RECORDED DATA DUE TO DIFFERENCES IN DECLINATION, ORIENTATION, AND METHODS OF MEASUREMENT.
- ALL BOOK AND PAGE NUMBERS REFER TO THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
- THE TAX MAP AND LOT NUMBERS ARE BASED ON THE CITY OF PORTSMOUTH TAX RECORDS AND ARE SUBJECT TO CHANGE.
- RESEARCH WAS PERFORMED AT THE CITY OF PORTSMOUTH ASSESSOR'S OFFICE AND PLANNING OFFICE, AND THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
- THIS SURVEY IS NOT A CERTIFICATION TO OWNERSHIP OR TITLE OF LANDS SHOWN. OWNERSHIP AND ENCUMBRANCES ARE MATTERS OF TITLE EXAMINATION NOT OF A BOUNDARY SURVEY. THE INTENT OF THIS PLAN IS TO RETRACE THE BOUNDARY LINES OF DEEDS REFERENCED HEREON. OWNERSHIP OF ADJOINING PROPERTIES IS ACCORDING TO ASSESSOR'S RECORDS. THIS PLAN MAY OR MAY NOT INDICATE ALL ENCUMBRANCES EXPRESSED, IMPLIED OR PRESRIPTIVE.
- ANY USE OF THIS PLAN AND OR ACCOMPANYING DESCRIPTIONS SHOULD BE DONE WITH LEGAL COUNSEL TO BE CERTAIN THAT TITLES ARE CLEAR, THAT INFORMATION IS CURRENT, AND THAT ANY NECESSARY CERTIFICATES ARE IN PLACE FOR A PARTICULAR CONVEYANCE, OR OTHER USES.
- NO WETLANDS WERE OBSERVED ON THE SUBJECT PREMISES.
- SURVEY TIE LINES SHOWN HEREON ARE NOT BOUNDARY LINES. THEY SHOULD ONLY BE USED TO LOCATE THE PARCEL SURVEYED FROM THE FOUND MONUMENTS SHOWN AND LOCATED BY THIS SURVEY.
- SHAW ROAD AND WALKER BUNGALOW ROAD ARE PRIVATE WAYS. RECORD DEEDS AND PLANS INDICATE A RIGHT OF WAY WIDTH OF THIRTY FEET FOR SHAW ROAD. NO WIDTH IS INDICATED FOR WALKER BUNGALOW ROAD. THE BOUNDARY LINE OF THE SUBJECT PARCEL HAS BEEN HELD AS THE CENTER OF SAID WAYS.

CERTIFICATION:

PURSUANT TO RSA 676:18-III AND RSA 672:14
 I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.
 I CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN UNADJUSTED LINEAR ERROR OF CLOSURE THAT EXCEEDS BOTH THE MINIMUM OF 1:10,000 AS DEFINED IN SECTION 503.04 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES AND THE MINIMUM OF 1:15,000 AS DEFINED IN SECTION 4.2 OF THE N.H.L.S.A. ETHICS AND STANDARDS.
 THIS SURVEY CONFORMS TO A CATEGORY 1 CONDITION 1 SURVEY AS DEFINED IN SECTION 4.1 OF THE N.H.L.S.A. ETHICS AND STANDARDS.

NEW HAMPSHIRE
 LAND REGISTER
 No. 030
 MATTHEW J. SALVUCCI
 SIGNATURE

MATTHEW J. SALVUCCI, LLS 1030 ON BEHALF OF JONES & BEACH ENGINEERS, INC. DATE:

APPLICANT
 CLYDE LOGUE
 10 NEWCASTLE AVENUE
 PORTSMOUTH, NH 03801

TOTAL LOT AREA
 57,354 SQ. FT.
 1.32 ACRES

Design: JAC	Draft: MJS	Date: 11/18/21
Checked: JAC	Scale: 1"=20'	Project No.: 21222
Drawing Name: 21222-PLAN.dwg		
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.		

REV.	DATE	REVISION	BY
0	11/22/21	ISSUED FOR REVIEW	MJS

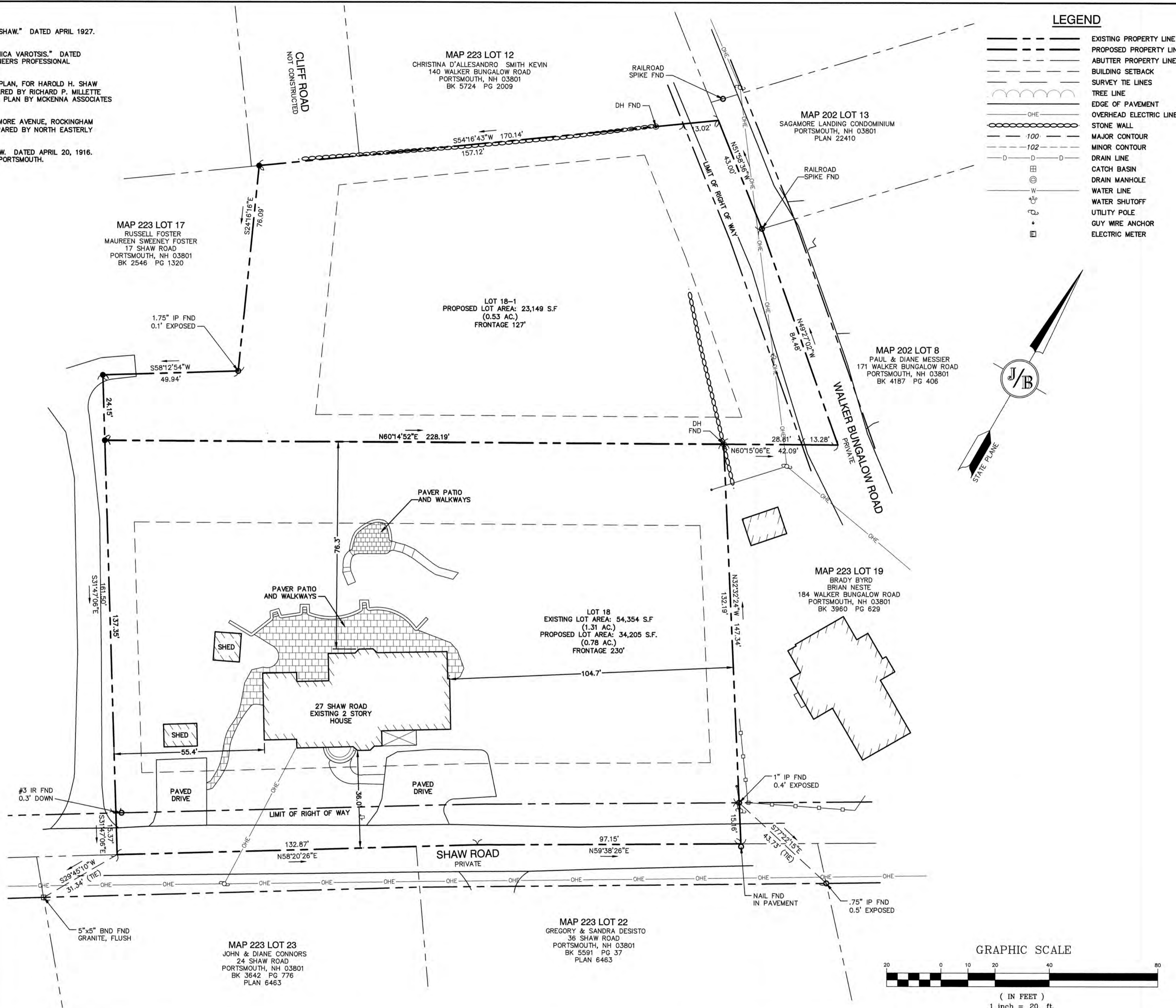
Designed and Produced in NH
J/B Jones & Beach Engineers, Inc.
 Civil Engineering Services
 85 Portsmouth Ave. PO Box 219 Stratham, NH 03885
 603-772-4746
 FAX: 603-772-0227
 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	EXISTING CONDITIONS PLAN
Project:	PROPOSED SUBDIVISION 27 SHAW ROAD, PORTSMOUTH, NH
Owner of Record:	AUSTIN REPAIR & RENOVATION LLC BK 6349, PG 2486 4609 RIDGE OAK DRIVE, AUSTIN, TX 78731

DRAWING No.	C1
SHEET 1 OF 3	JBE PROJECT NO. 21222

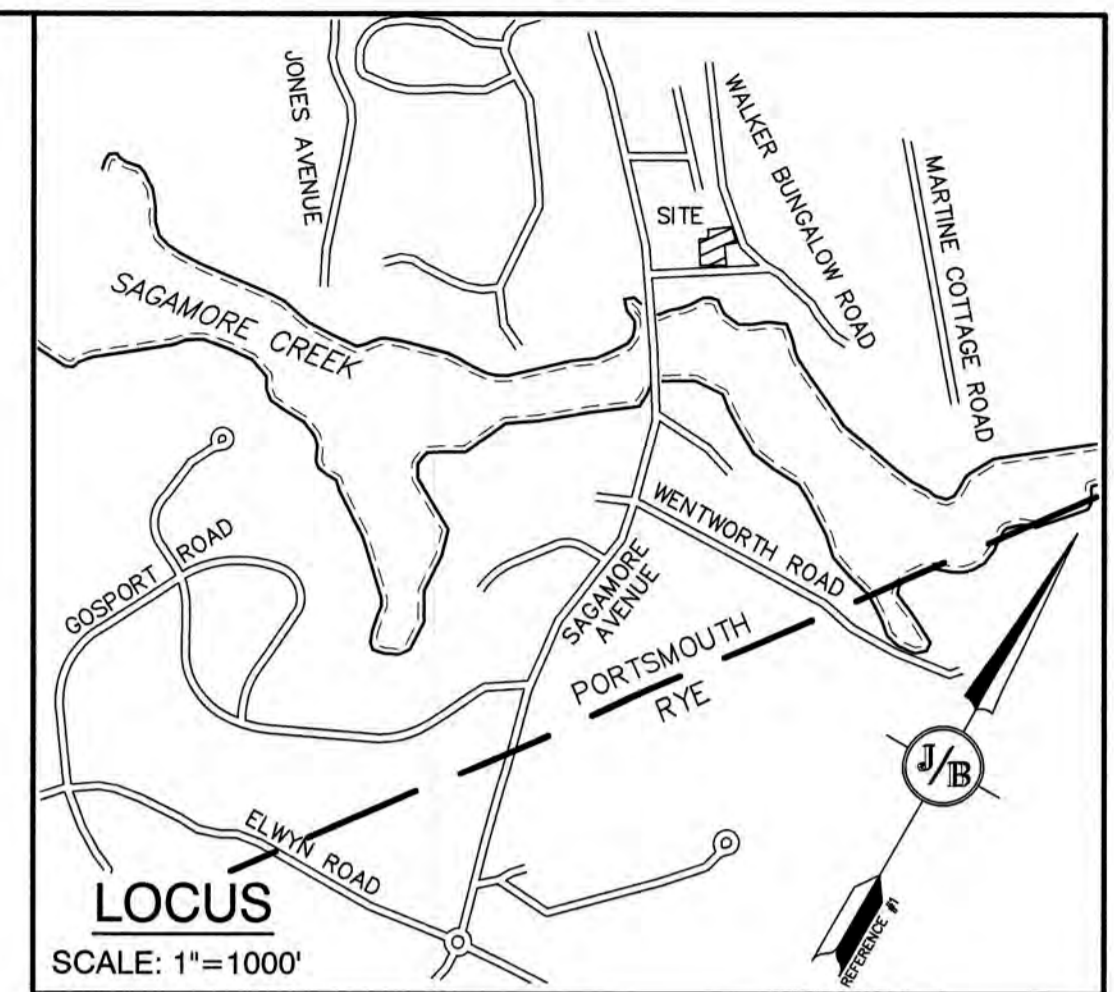
PLAN REFERENCES:

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- "LOT LINE REVISION, PORTSMOUTH, N.H., FOR JAMES & VERONICA VAROTSIS." DATED NOVEMBER 1976. PREPARED BY JOHN W. DURGIN CIVIL ENGINEERS PROFESSIONAL ASSOCIATION. R.C.R.D. 6463.
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LEGEND

- EXISTING PROPERTY LINE
- - - PROPOSED PROPERTY LINE
- - - ABUTTER PROPERTY LINE
- - - BUILDING SETBACK
- - - SURVEY TIE LINES
- - - TREE LINE
- - - EDGE OF PAVEMENT
- - - OVERHEAD ELECTRIC LINES
- - - STONE WALL
- - - 100
- - - MINOR CONTOUR
- - - DRAIN LINE
- - - CATCH BASIN
- - - DRAIN MANHOLE
- - - WATER LINE
- - - WATER SHUTOFF
- - - UTILITY POLE
- - - GUY WIRE ANCHOR
- - - ELECTRIC METER

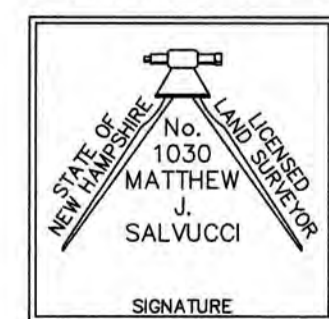


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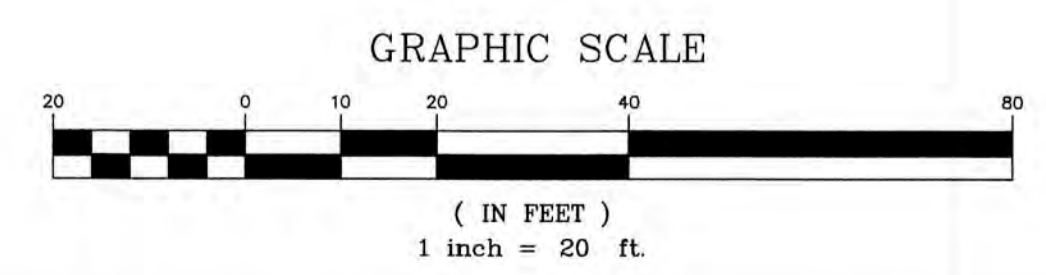
- THE INTENT OF THIS PLAN IS TO SUBDIVIDE LOT 18 DEPICTED ON PORTSMOUTH TAX MAP 223 INTO TWO RESIDENTIAL LOTS. EACH WILL BE SERVED BY CITY WATER. AT THIS TIME, CITY SEWER SERVICE HAS BEEN PROPOSED, BUT NOT YET CONSTRUCTED.
- ZONING DISTRICT: SINGLE RESIDENCE B
LOT AREA MINIMUM = 15,000 SF
LOT FRONTAGE MINIMUM = 100'
BUILDING SETBACKS (MINIMUM):
FRONT SETBACK = 30'
SIDE SETBACK = 10'
REAR SETBACK = 30'
WETLAND SETBACK = 100', LIMITED CUT 50'. (NO WETLANDS OBSERVED)
MAX. BUILDING HEIGHT = 35'
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- BASIS OF BEARING: HORIZONTAL - NAD83 NH STATE PLANE.
VERTICAL - NVAVD88.
- CERTAIN DATA HEREON MAY VARY FROM RECORDED DATA DUE TO DIFFERENCES IN DECLINATION, ORIENTATION, AND METHODS OF MEASUREMENT.
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CERTIFICATION:

PURSUANT TO RSA 676:18-III AND RSA 672:14
I CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN UNADJUSTED LINEAR ERROR OF CLOSURE THAT EXCEEDS BOTH THE MINIMUM OF 1:10,000 AS DEFINED IN SECTION 503.04 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES AND THE MINIMUM OF 1:15,000 AS DEFINED IN SECTION 4.2 OF THE N.H.L.S.A. ETHICS AND STANDARDS.
THIS SURVEY CONFORMS TO A CATEGORY 1 CONDITION 1 SURVEY AS DEFINED IN SECTION 4.1 OF THE N.H.L.S.A. ETHICS AND STANDARDS.



MATTHEW J. SALVUCCI, LLS 1030
ON BEHALF OF JONES & BEACH ENGINEERS, INC. DATE:



APPLICANT
CLYDE LOGUE
10 NEWCASTLE AVENUE
PORTSMOUTH, NH 03801

TOTAL LOT AREA
57,354 SQ. FT.
1.32 ACRES

APPROVED - PORTSMOUTH, NH
PLANNING BOARD

DATE:

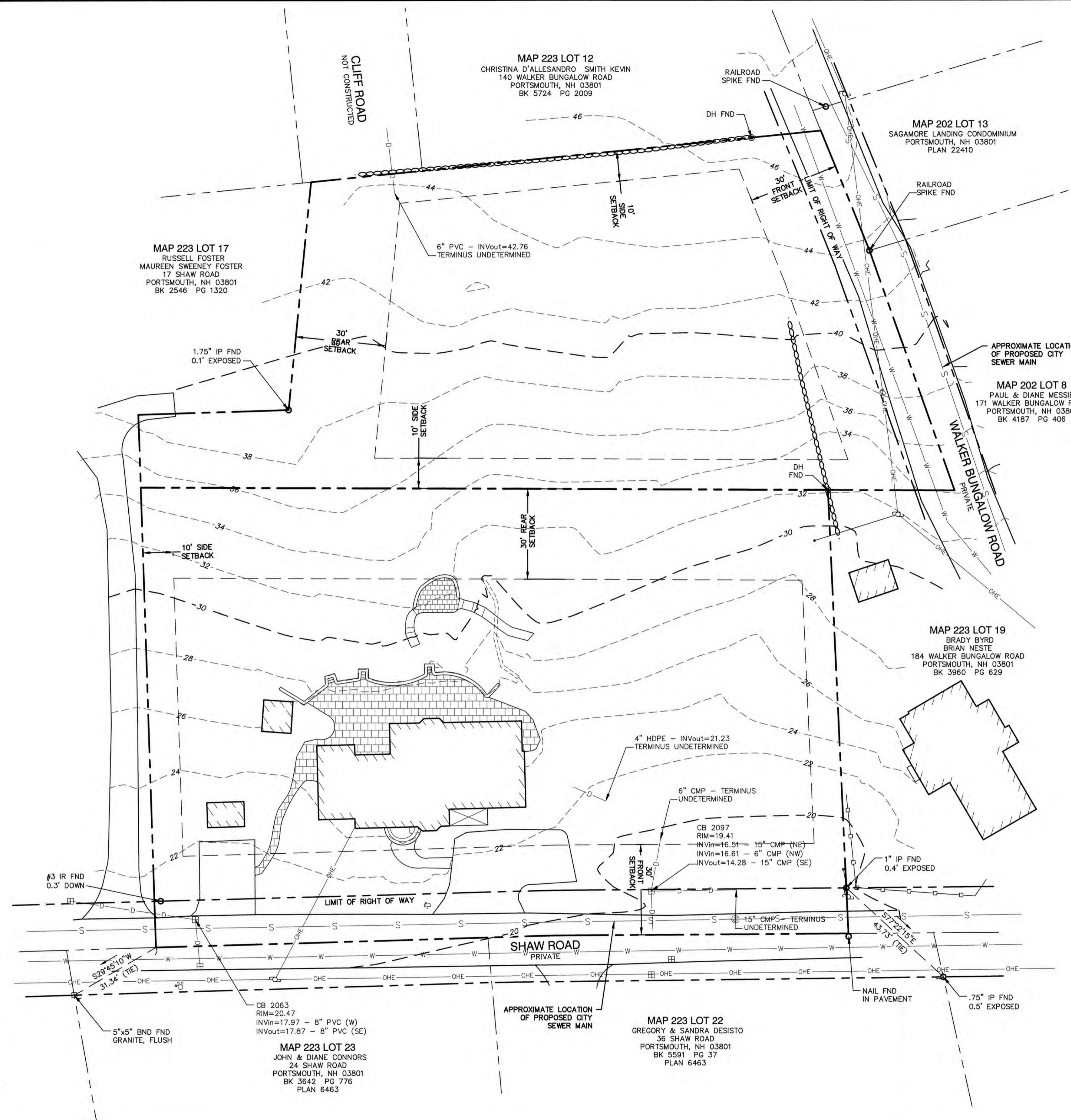
Design: JAC	Draft: MJS	Date: 11/18/21
Checked: JAC	Scale: 1"=20'	Project No.: 21222
Drawing Name: 21222-PLAN.dwg		
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.		

REV.	DATE	REVISION	BY
0	11/22/21	ISSUED FOR REVIEW	MJS

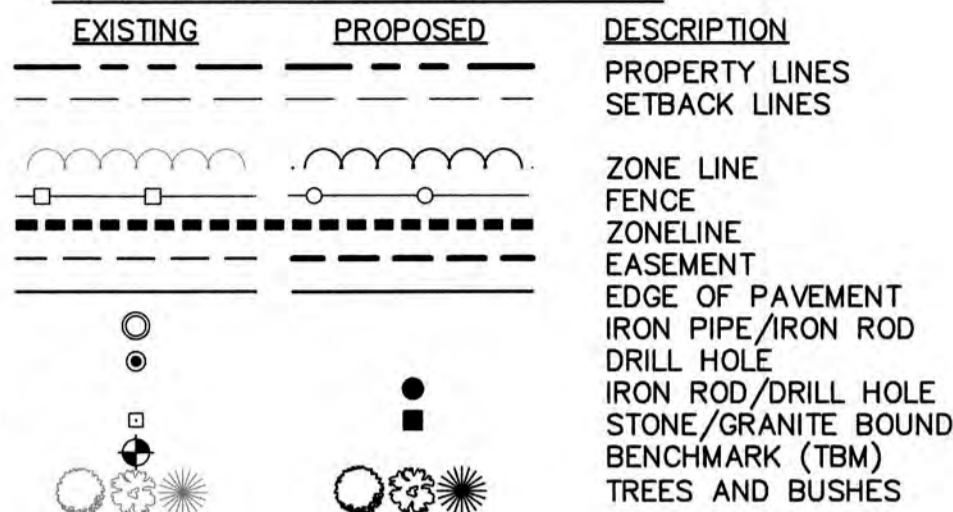
Designed and Produced in NH
J/B Jones & Beach Engineers, Inc.
Civil Engineering Services
85 Portsmouth Ave. PO Box 219 Stratham, NH 03885
603-772-4746 FAX: 603-772-0227 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	SUBDIVISION PLAN
Project:	PROPOSED SUBDIVISION 27 SHAW ROAD, PORTSMOUTH, NH
Owner of Record:	AUSTIN REPAIR & RENOVATION LLC BK 6349, PG 2486 4609 RIDGE OAK DRIVE, AUSTIN, TX 78731

DRAWING No.	A1
SHEET 2 OF 3	JBE PROJECT NO. 21222

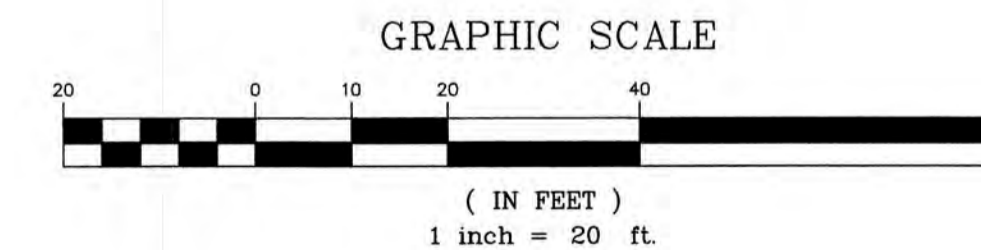
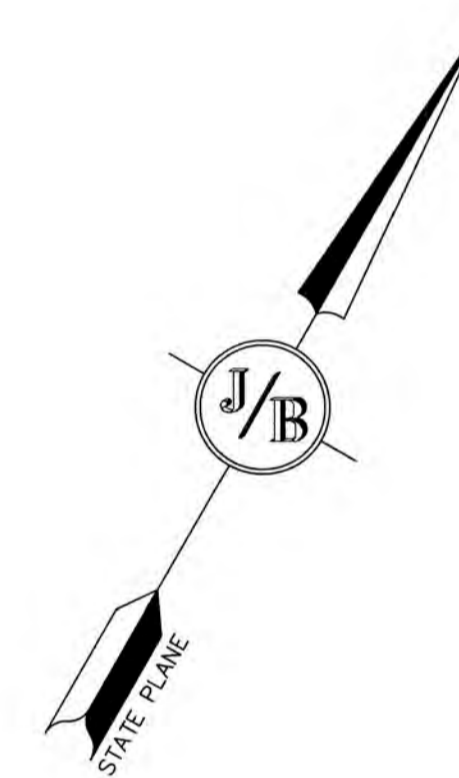


GENERAL LEGEND



GRADING AND DRAINAGE NOTES:

1. UNDERGROUND FACILITIES, UTILITIES AND STRUCTURES HAVE BEEN PLOTTED FROM FIELD OBSERVATION AND THEIR LOCATION MUST BE CONSIDERED APPROXIMATE ONLY. NEITHER JONES & BEACH ENGINEERS, INC., NOR ANY OF THEIR EMPLOYEES TAKE RESPONSIBILITY FOR THE LOCATION OF ANY UNDERGROUND STRUCTURES AND/OR UTILITIES NOT SHOWN THAT MAY EXIST. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL UNDERGROUND STRUCTURES AND/OR UTILITIES LOCATED PRIOR TO EXCAVATION WORK BY CALLING 888-DIG-SAFE (888-344-7233).
2. ALL BENCHMARKS AND TOPOGRAPHY SHOULD BE FIELD VERIFIED BY THE CONTRACTOR.
3. LAND DISTURBING ACTIVITIES SHALL NOT COMMENCE UNTIL APPROVAL TO DO SO HAS BEEN RECEIVED BY ALL GOVERNING AUTHORITIES. THE GENERAL CONTRACTOR SHALL STRICTLY ADHERE TO THE EPA SWPPP DURING CONSTRUCTION OPERATIONS.



APPLICANT
 CLYDE LOGUE
 10 NEWCASTLE AVENUE
 PORTSMOUTH, NH 03801

TOTAL LOT AREA
 57,354 SQ. FT.
 1.32 ACRES

Design: JAC	Draft: MJS	Date: 11/18/21
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REV.	DATE	REVISION	BY
0	11/22/21	ISSUED FOR REVIEW	MJS

Designed and Produced in NH

J/B Jones & Beach Engineers, Inc.

85 Portsmouth Ave. Stratham, NH 03885

Civil Engineering Services

603-772-4746
 FAX: 603-772-0227
 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	TOPOGRAPHY PLAN
Project:	PROPOSED SUBDIVISION 27 SHAW ROAD, PORTSMOUTH, NH
Owner of Record:	AUSTIN REPAIR & RENOVATION LLC BK 6349, PG 2486 4609 RIDGE OAK DRIVE, AUSTIN, TX 78731

DRAWING No.

C2

SHEET 3 OF 3
 JBE PROJECT NO. 21222