

**CITY OF PORTSMOUTH  
NEW HAMPSHIRE**

**SUBDIVISION  
APPLICATION FOR  
LOT LINE REVISION**

Case Number \_\_\_\_\_

Property #1  
Map 116 Lot 38 Zone CD 4 Wetlands: Inland \_\_\_\_\_ Coastal \_\_\_\_\_ Lot Area 59,976 SF

Property #2  
Map 116 Lot 37 Zone CD 4 Wetlands: Inland \_\_\_\_\_ Coastal \_\_\_\_\_ Lot Area 4,587 SF

**Date of Approvals (Indicate if Pending)**

Conservation Commission \_\_\_\_\_ Conditional Use \_\_\_\_\_ Board of Adjustment \_\_\_\_\_

Historic District Commission \_\_\_\_\_ Subdivision \_\_\_\_\_ Other \_\_\_\_\_

Street Address Property #1 140 Court Street

Street Address Property #2 152 Court Street

Number of total existing lots 2 Number of total proposed lots 2

Lot area of existing lot(s) 59,976 SF Lot area of proposed lots ~~62,500 SF~~ 62,500 SF

4,587 SF ~~2,113 SF~~ 2,113 SF

Print Information Below

**Property #1 Owner's Name** Portsmouth Housing Authority

Street Address 245 Middle Street City/Town Portsmouth State NH Zip 03801

(603) 436-4310

Telephone # \_\_\_\_\_ Cell Phone # \_\_\_\_\_ Fax # \_\_\_\_\_ Email Address \_\_\_\_\_

Print Information Below

**Property #2 Owner's Name** Ed Pac, LLC

Street Address 242 Central Avenue City/Town Dover State NH Zip 03820

Telephone # \_\_\_\_\_ Cell Phone # \_\_\_\_\_ Fax # \_\_\_\_\_ Email Address \_\_\_\_\_

Print Information Below

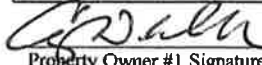
Check One: Attorney for Owner  Attorney for Applicant  Engineer  Surveyor  Other  If other state relationship \_\_\_\_\_

**Representative's Name** John Chagnon, Ambit Engineering

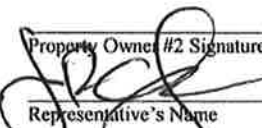
Street Address 200 Griffin Road, Unit 3 City/Town Portsmouth State NH Zip 03801

(603) 430-9282 603-436-2315 jrc@ambitengineering.com

Telephone # \_\_\_\_\_ Cell Phone # \_\_\_\_\_ Fax # \_\_\_\_\_ Email Address \_\_\_\_\_

 Craig W. Welch, for Portsmouth Housing Authority 6/18/18

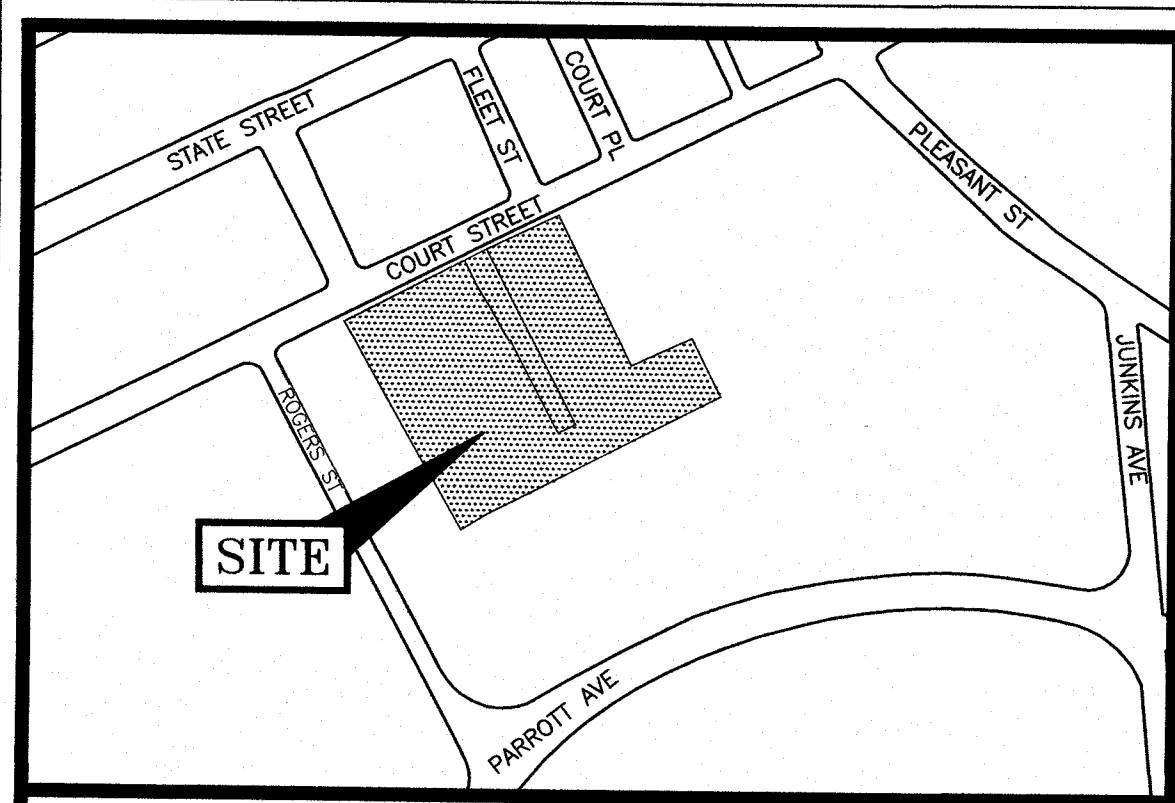
Property Owner #1 Signature Print Owner's Name Date

 \_\_\_\_\_ JOHN CHAGNON, PE 6-18-18

Property Owner #2 Signature Print Owner's Name Date

Representative's Name Print Representative's Name Date

**Note** - This application, together with twelve (12) stamped and folded copies of the subdivision plan, the application fee, and any required State or Federal Permits and/or copies of Applications must be filed with the Planning Department. Refer to Subdivision Rules and Regulations, Section VII for digital submission requirements. The signed mylar will be held by the Planning Department for filing at the Registry of Deeds. A Memo from the Planning Department is submitted to the Planning Board prior to the meeting explaining your request. A copy can be obtained from the Planning Department.

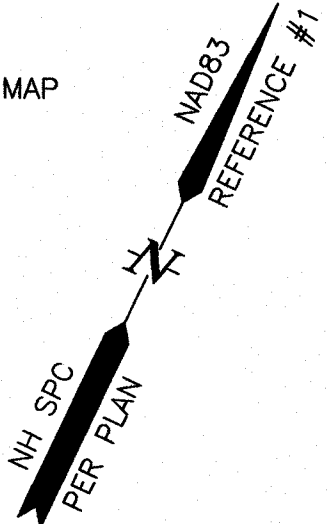


LOCATION MAP

SCALE: 1"=200'

**PLAN REFERENCE:**

1) BOUNDARY PLAN LAND OF PORTSMOUTH HOUSING AUTHORITY COURT STREET PORTSMOUTH, N.H. TAX MAP 116, LOT 38. PREPARED BY BERRY SURVEYING & ENGINEERING, DATED MAY 30, 2014, WITH A FINAL REVISION DATE OF JUNE 4, 2014. NOT RECORDED.



**LEGEND:**

- N/F NOW OR FORMERLY
- RP RECORD OF PROBATE
- RCRD ROCKINGHAM COUNTY
- RR SPK RAILROAD SPIKE
- MAP 11/LOT 21
- IR FND IRON ROD FOUND
- IP FND IRON PIPE FOUND
- IR SET IRON ROD SET
- DH FND DRILL HOLE FOUND
- DH SET DRILL HOLE SET
- NHNB NHDOT BOUND FOUND
- TB TOWN BOUND
- BND w/DH BOUND WITH DRILL HOLE
- ST BND w/DH STONE BOUND WITH DRILL HOLE

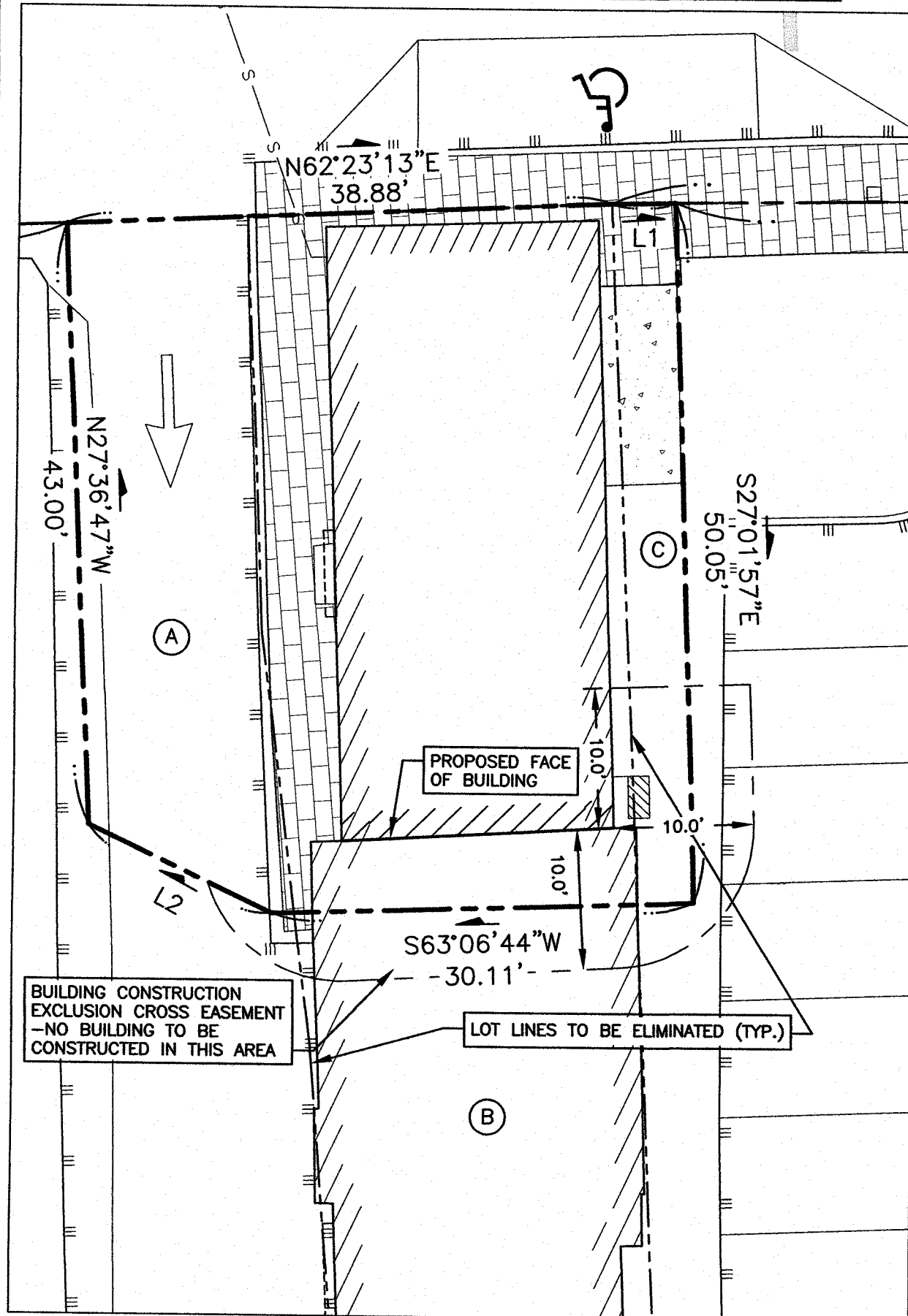
**AMBIT ENGINEERING, INC.**  
Civil Engineers & Land Surveyors  
200 Griffin Road - Unit 3  
Portsmouth, N.H. 03801-7114  
Tel (603) 430-9282  
Fax (603) 436-2315

**NOTES:**

- 1) PARCELS ARE SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 116 AS LOT 38 AND LOT 37.
- 2) OWNERS OF RECORD:  
116/38  
PORTSMOUTH HOUSING AUTHORITY  
245 MIDDLE STREET  
PORTSMOUTH, NH 03801  
R.C.R.D BK 1736, PG 386, BK 1797 PG 20,  
AND BK 1920, PG 47  
  
116/37  
ED PAC, LLC  
242 CENTRAL AVENUE  
DOVER, NH 03820  
BK 4679, PG 151
- 3) PARCEL 116/38 AND 116/37 ARE NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 3301SC0259E. EFFECTIVE 5/17/2005
- 4) LOT AREAS:  
LOT 11/38  
EXISTING: 59,976 (S.F.) 1.3769 ACRES  
PROPOSED: 62,500 (S.F.) 1.4337 ACRES  
  
LOT 11/37  
EXISTING: 4,587 (S.F.) 0.1053 ACRES  
PROPOSED: 2,113 (S.F.) 0.0485 ACRES
- 5) PARCELS ARE LOCATED IN CHARACTER DISTRICT 4 (CD4).
- 6) THE PURPOSE OF THIS PLAN IS TO SHOW THE RELOCATION OF LOT LINES BETWEEN TAX MAP 116 LOTS 38 AND 37.
- 7) EXISTING BOUNDARY LINES FROM PLAN REFERENCE 1.
- 8) PERMANENT MONUMENTS ON LOT 37 TO BE SET IN ACCORDANCE WITH CITY OF PORTSMOUTH STANDARDS AFTER SITE DEVELOPMENT.
- 9) PROPOSED 20 FT WIDE SEWER EASEMENT TO BE CONVEYED TO THE CITY OF PORTSMOUTH. LOCATION OF SEWER LINE RUNNING NORTHERLY TO COURT STREET IS APPROXIMATE. EASEMENT IS TO BE 20 FEET WIDE, 10 FEET EITHER SIDE OF THE CENTERLINE OF THE EXISTING SEWER PIPE, WHETHER THE LOCATION IS PRECISELY AS SHOWN HEREON OR NOT.

**LENGTH TABLE**

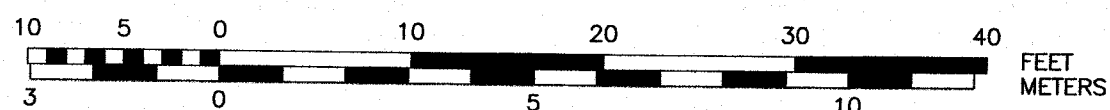
LINE	BEARING	DISTANCE
L1	N64°08'47"E	4.56'
L2	N89°40'10"W	14.52'



LOT 37

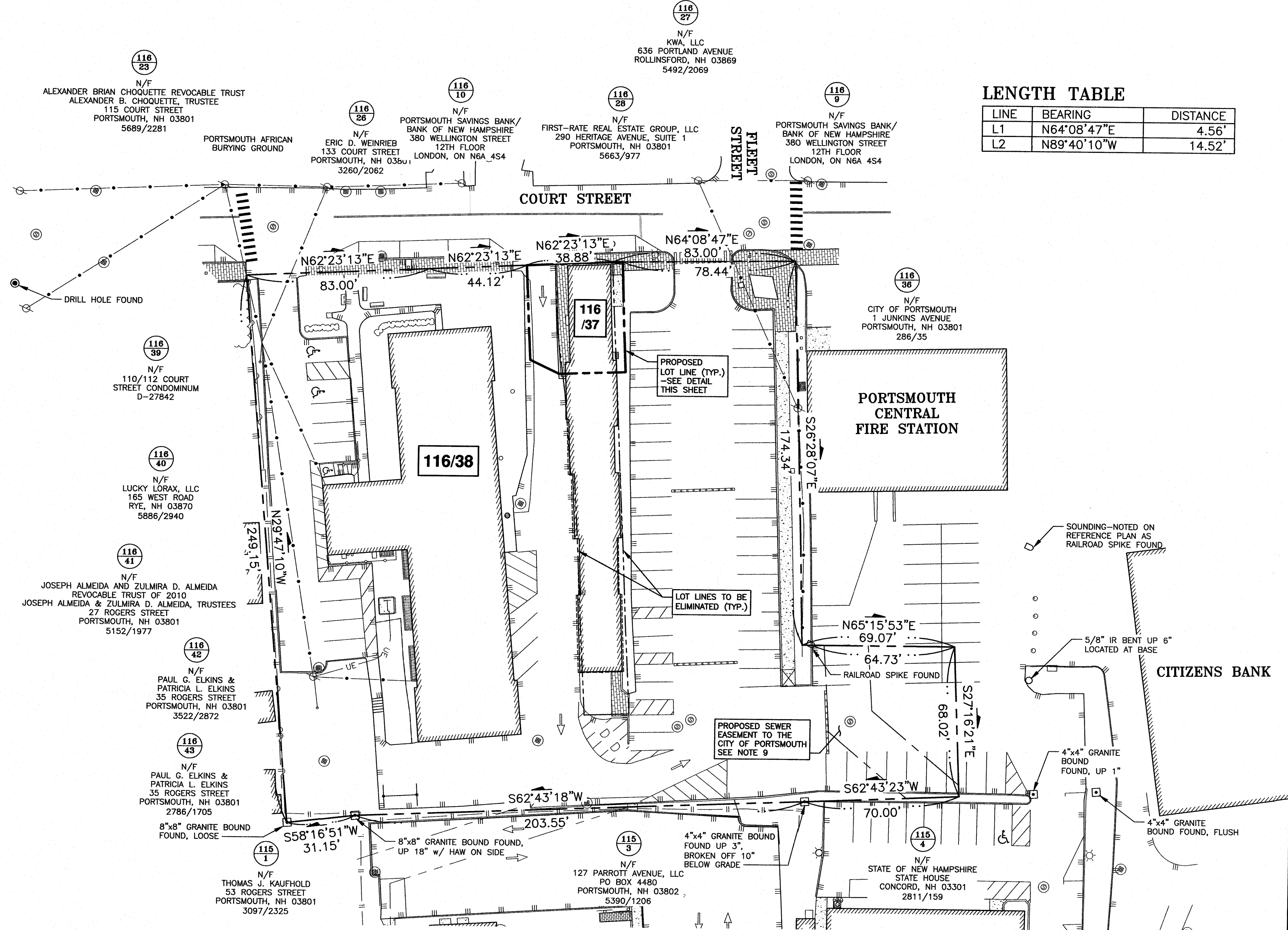
1"=10'

**GRAPHIC SCALE**

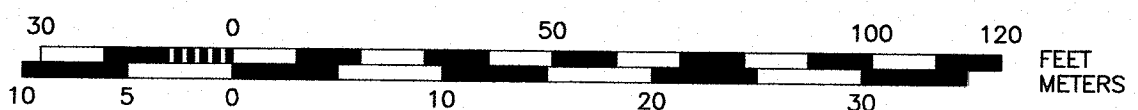


**PARCEL CONVEYANCES:**

- PARCEL A - PORTSMOUTH HOUSING AUTHORITY TO ED PAC, LLC 613 S.F.
- PARCEL B - ED PAC, LLC TO PORTSMOUTH HOUSING AUTHORITY 3,303 S.F.
- PARCEL C - PORTSMOUTH HOUSING AUTHORITY TO ED PAC, LLC 216 S.F.

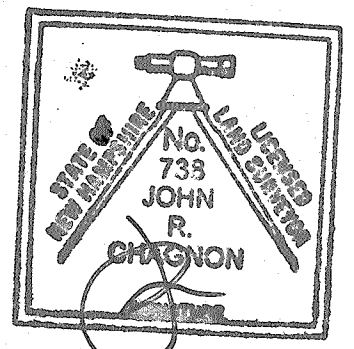


**GRAPHIC SCALE**



APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_



**LOT LINE RELOCATION PLAN  
TAX MAP 116 - LOTS 38 & 37  
FOR  
PORTSMOUTH HOUSING AUTHORITY**

OWNERS  
**PORTSMOUTH HOUSING AUTHORITY**  
245 MIDDLE STREET  
PORTSMOUTH NH 03801

**ED PAC, LLC**  
242 CENTRAL AVENUE  
DOVER NH 03820

PARCEL LOCATION  
140 COURT STREET  
CITY OF PORTSMOUTH  
COUNTY OF ROCKINGHAM  
STATE OF NEW HAMPSHIRE

SCALE: 1"=30'

FEBRUARY 2018