



- NOTES**
- THIS PLAN DEPICTS A LOT DIVISION AT 355 SPINNEY RD, PORTSMOUTH, NH. THE SITE IS IDENTIFIED IN THE PORTSMOUTH ASSESSING DATABASE AS MAP 169 LOT 1.
 - THE RECORD DEED IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS BK2158 P262 CALLS FOR 3 DISTINCT PARCELS WHICH COMPRISE THE SITE.
 - THE PURPOSE OF THIS PLAN IS TO PORTRAY A LOT DIVISION TO REDEFINE THE PARSONAGE LOT, LOT 1.
 - PROPOSED LOT 1 CONTAINS A NON-CONFORMING STRUCTURE. THIS PLAN DOES NOT ADD OR DETRACT FROM THIS NON-CONFORMITY.
 - PORTIONS OF THE REMAINING LAND WILL CONTINUE TO BE ENCUMBERED BY AN ACCESS/ MAINTENANCE EASEMENT, AS DESCRIBED IN 5541/1792.
 - THE PROPOSED LOT DIVISION RE-CREATES THE PARSONAGE LOT AS DEFINED IN NOTE 2, WITH THE EXCEPTION OF REMOVING THE SOUTHERLY PORTION THAT ABUTS THE RTE.1 BY-PASS, AND ALTERING THE FRONTAGE.
 - THE SITE IS IN THE SRB (SINGLE RESIDENCE B) DISTRICT. THE ZONING REQUIREMENTS ARE:
MIN LOT SIZE 15,000 S.F.
FRONTAGE 100'
SIDE YARD 10'
FRONT/REAR YARD 30'
 - LOT CALCULATIONS:
LOT 1 17,817 S.F.
REMAINING LAND 128,849 S.F.
 - SUBSURFACE UTILITIES AS DEPICTED HAVE NOT BEEN DEFINITELY MAPPED BY THIS OFFICE, AND ARE APPROXIMATE AND ASSUMED LOCATIONS.
- PLAN REFERENCES**
- "NORTH CONGREGATION CHURCH" PROGRESS DWG PROVIDED BY THE ARCHIVES OF J. DURGIN, DATED 3-15-61.
 - "PLAN OF LAND PORTSMOUTH, NH LUCY A. HOYT ET ALS" FILE NO. 1131 IN THE ARCHIVES OF J. DURGIN.
 - "EXISTING CONDITIONS PLAN SPINNEY ROAD SIDEWALK PROJECT" BY JAMES VERRA AND ASSOCIATES.
 - "STATE OF NH AS BUILT PLANS GENERAL PLAN 01 MIDDLE ROAD" STATE PROJECT 13455-B SH. 24 OF 178 IN THE STATE OF NH DOT RECORDS.
 - "TOPOGRAPHIC PLAN OF NORTH CONGREGATIONAL CHURCH" BY DOUCETTE SURVEY INC. DATED MARCH 29, 2001, SUPPLIED BY THE OWNERS.

REVISIONS	
Proposed lot reconfigured, north arrow, minor graphics - 04/01/22	
Lots reconfigured, overhead utilities, drainage structures 4/18/22	
Lots reconfigured 5/18/22	

H.H. Amsden & Sons
 05/18/22
 Not Valid Unless Sealed and Signed

Land of
NORTH CHURCH PORTSMOUTH
355 SPINNEY RD
PORTSMOUTH, NH

SUBDIVISION PLAN

H.H. AMSDEN & SONS
Land Surveyors, Planners & Boundary Consultants
103 Francesstown Road
Greenfield, N.H. 03047
(617) 905-3531

Field Work: March, 2022
Field Notes: LEICA ROBOTIC
Drawn by: NCA
Checked by: HA, 03/30/22

Scale: 1" = 20'
Acreage: AS SHOWN
Dwg. No. 2409