

# AMBIT ENGINEERING, INC.

CIVIL ENGINEERS AND LAND SURVEYORS

200 Griffin Road, Unit 3, Portsmouth, NH 03801  
Phone (603) 430-9282 Fax 436-2315

1 November 2022

Peter Stith, Technical Advisory Committee Chair  
City of Portsmouth  
1 Junkins Avenue  
Portsmouth, NH 03801

**RE: Lot Line Relocation Application at 184 Walker Bungalow Road and 27 Shaw Road, Tax Map 223 / Lots 18 and 19**

Dear Mr. Stith:

On behalf of Brian Neste, Brady Byrd, and Austin Repair and Renovation, LLC we hereby submit the attached and enclosed Lot Line Relocation Plan for a proposed minor revision to the property line between **184 Walker Bungalow Road and 27 Shaw Road**. The project consists of the transfer of 3,834 Square feet of land from Tax Map 223 Lot 18 to Tax Map 223 Lot 19. No new construction is contemplated at this time; but construction will occur in the future. We hereby request that we be placed on the Agenda for **Technical Advisory Committee Review** at the **TAC Workshop meeting of November 8, 2022**.

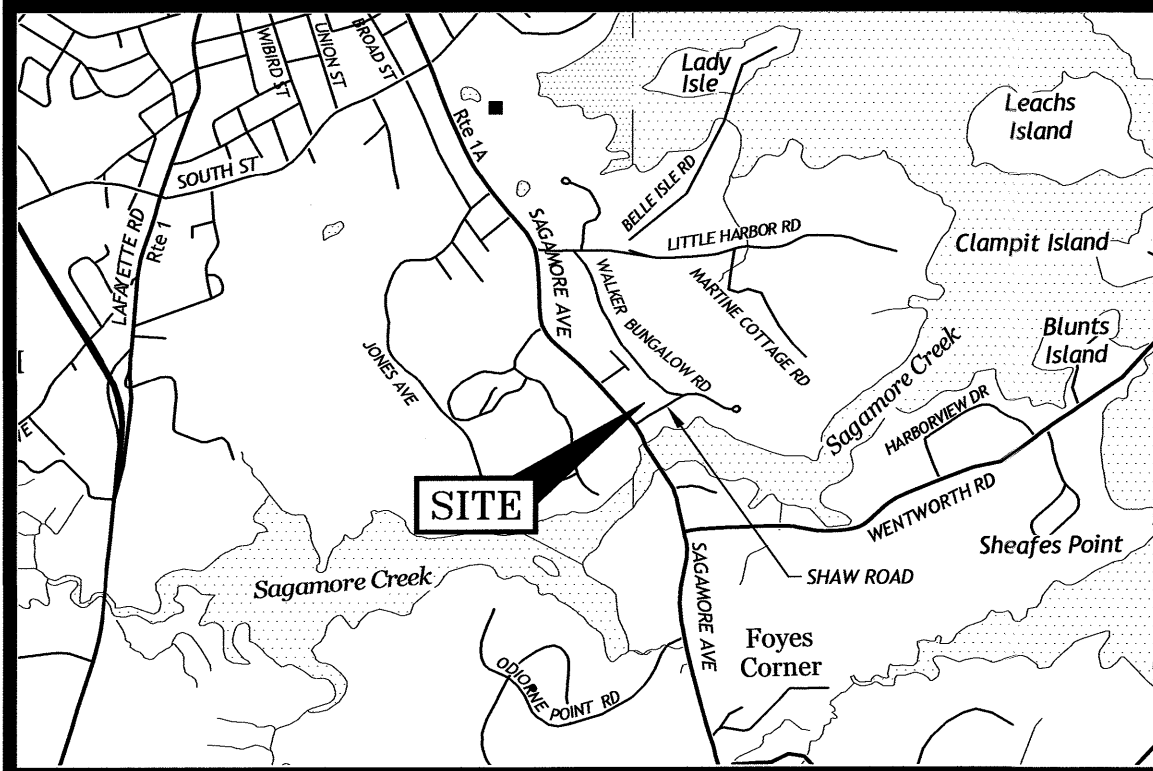
The proposed change does not result in any dimensional deficiencies in the proposed parcels, while making one of the parcels more conforming as it will now meet the lot area requirement. Tax Map 223 Lot 18 was recently subdivided, and the plan recorded at RCRD D-43498. The approved subdivision contained a proposed drainage easement on the 184 Walker Bungalow Road parcel; shown on the attached submitted plan. In the process of the recent subdivisions lot development there will be a drainage pond constructed partially on the area of the 184 Walker Bungalow Road parcel that is intended to be conveyed to 27 Shaw Road. In order to preserve that right the attached Lot Line Relocation plan shows the area as an area subject to a Reservation for that purpose. In accordance with the city approval requirements TAC review is required. We hereby submit for that purpose.

We look forward to the TAC review of this submission. If there are any questions or comments, please feel free to reach out to me or any member of the project team. We look forward to an in-person presentation at the November TAC Workshop.

Sincerely,

*John Chagnon*

John R. Chagnon, PE  
CC: Project Team



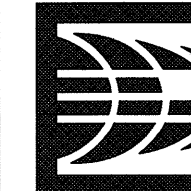
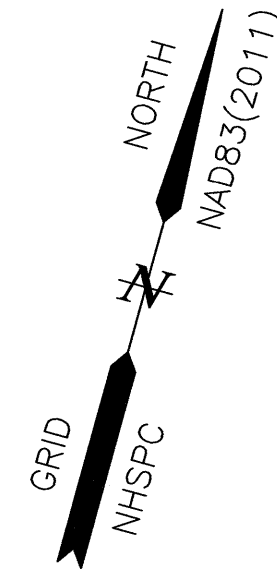
LOCATION MAP SCALE: 1" = 2000'

#### PLAN REFERENCES:

- 1) PROPERTY STAKEOUT SKETCH OWNER: BIRAN L. NESTE & BRADY J. BYRD 184 WALKER BUNGALOW ROAD CITY OF PORTSMOUTH COUNTY OF ROCKINGHAM STATE OF NEW HAMPSHIRE PREPARED BY AMBIT ENGINEERING, INC. DATED 11/11/2009.
- 2) SUBDIVISION PLAN, PROPOSED SUBDIVISION 27 SHAW ROAD, PORTSMOUTH, NH. SCALE: 1" = 20', DATED 11/18/21, PREPARED BY JONES AND BEACH ENGINEERS, INC., NOT RECORDED
- 3) LOT LINE REVISION PORTSMOUTH, N.H., FOR JAMES & VERONICA VAROTSIS, SCALE: 1" = 30', DATED: NOVEMBER 1976, PREPARED BY JOHN W. DURGIN CIVIL ENGINEERS, RCRD C-6463.
- 4) SUBDIVISION PLAN, TRACING OF PROPOSED LAND TRANSFER PLAN FOR HAROLD H. SHAW & BARBARA L. KEENE, WALKER BUNGALOW ROAD, COUNTY OF ROCKINGHAM, PORTSMOUTH, N.H., SCALE 1" = 30', DATED AUG 25, 1985, PREPARED BY RICHARD P. MILLETTE AND ASSOCIATES, RCRD D-14539.
- 5) SUBDIVISION PLAN TAX MAP 223 LOT 18 PROPOSED SUBDIVISION 27 SHAW ROAD, PORTSMOUTH, NH. PREPARED BY JONES & BEACH ENGINEERS, INC. DATED 8/31/22. R.C.R.D. PLAN #D-43498.

#### LEGEND:

N/F	NOW OR FORMERLY
RP	RECORD OF PROBATE
RCRD	ROCKINGHAM COUNTY
	REGISTRY OF DEEDS
17/21	MAP 11 / LOT 21
BOUNDARY	
SETBACKS	
RAILROAD SPIKE FOUND	
IRON ROD/PIPE FOUND	
DRILL HOLE FOUND	
STONE/CONCRETE BOUND FOUND	
RAILROAD SPIKE SET	
IRON ROD SET	
DRILL HOLE SET	
GRANITE BOUND SET	
EDGE OF PAVEMENT (EP)	
WOODS / TREE LINE	
UTILITY POLE (w/ GUY)	
TYP.	TYPICAL
LSA	LANDSCAPED AREA
OVERHEAD ELECTRIC/WIRES	



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

#### NOTES:

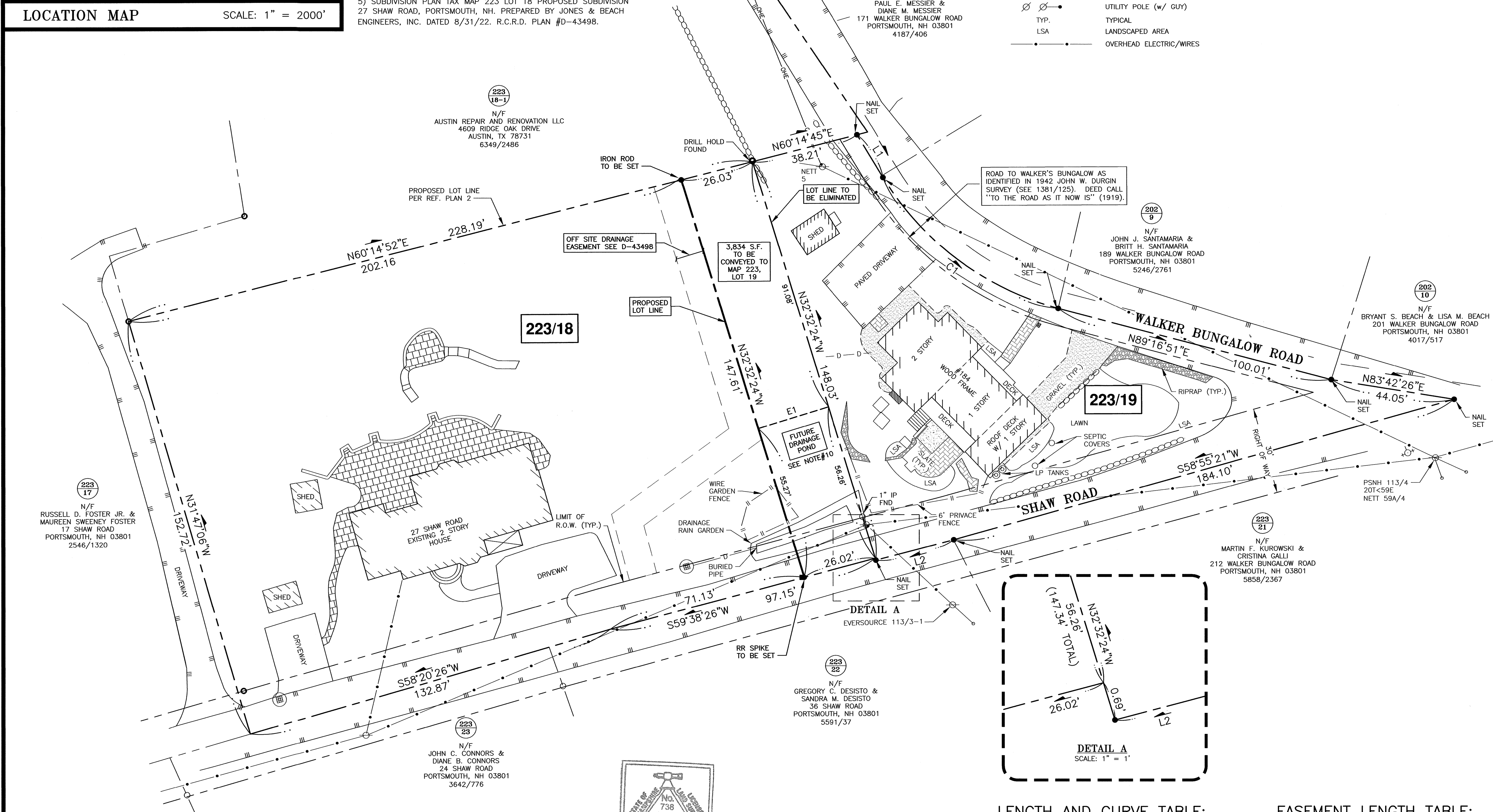
- 1) PARCELS ARE SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 223 AS LOTS 18 & 19
- 2) OWNERS OF RECORD:  
LOT 18  
AUSTIN REPAIR AND RENOVATION LLC  
4609 RIDGE OAK DRIVE  
AUSTIN, TX 78731  
6349/2486  
  
LOT 19  
BRIAN L. NESTE & BRADY J. BYRD  
184 WALKER BUNGALOW ROAD  
PORTSMOUTH, NH 03801  
3960/629
- 3) PARCEL IS NOT IN A FLOOD HAZARD ZONE AS SHOWN ON FIRM PANEL 33015C0286F. EFFECTIVE DATE JANUARY 29, 2021.
- 4) EXISTING LOT AREAS:  
LOT 18 34,205 S.F. 0.7852 ACRES  
LOT 19 14,489 S.F. 0.3326 ACRES  
  
PROPOSED LOT AREAS:  
LOT 18 30,370 S.F. 0.6972 ACRES  
LOT 19 18,323 S.F. 0.4206 ACRES
- 5) PARCEL IS LOCATED IN THE SINGLE RESIDENCE B (SRB) ZONING DISTRICT.
- 6) DIMENSIONAL REQUIREMENTS:  
MIN. LOT AREA: 15,000 SQ.FT.  
MIN. FRONTAGE: 100 FEET  
MIN. DEPTH: 100 FEET  
SETBACKS: FRONT 30 FEET  
SIDE 10 FEET  
REAR 30 FEET  
  
MAXIMUM BUILDING HEIGHT: SLOPED ROOF 35 FEET  
FLAT ROOF 30 FEET  
MAXIMUM STRUCTURE COVERAGE: 20%  
MINIMUM OPEN SPACE: 40%
- 7) THE PURPOSE OF THIS PLAN IS TO SHOW A PROPOSED LOT LINE RELOCATION BETWEEN LOTS 18 AND 19 ON ASSESSOR'S MAP 223.
- 8) WALKER BUNGALOW ROAD IS A PRIVATE ROAD. BOUNDARY LINES SHOWN HEREON THAT ARE COINCIDENTAL WITH WALKER BUNGALOW ROAD ARE BASED ON RCRD 1381/125. SUBJECT TO THE RIGHTS OF OTHERS.
- 9) SHAW ROAD IS A PRIVATE ROAD DESCRIBED AND DEPICTED AS BEING 30' WIDE (SEE RCRD 726/340 & D-14539). SUBJECT TO RIGHTS OF OTHERS.
- 10) THE AREA TO BE CONVEYED IS SUBJECT TO A RESERVATION FOR USE AS A DRAINAGE POND.

NO.	DESCRIPTION	DATE
1	DRAIN EASEMENT	9/23/22
0	ISSUED FOR COMMENT	4/22/22

**LOT LINE RELOCATION PLAN**  
**TAX MAP 223 LOTS 18 & 19**  
**AUSTIN REPAIR & RENOVATION LLC**  
AND  
**BRIAN L. NESTE & BRADY J. BYRD**  
27 SHAW ROAD &  
184 WALKER BUNGALOW ROAD  
CITY OF PORTSMOUTH  
COUNTY OF ROCKINGHAM  
STATE OF NEW HAMPSHIRE

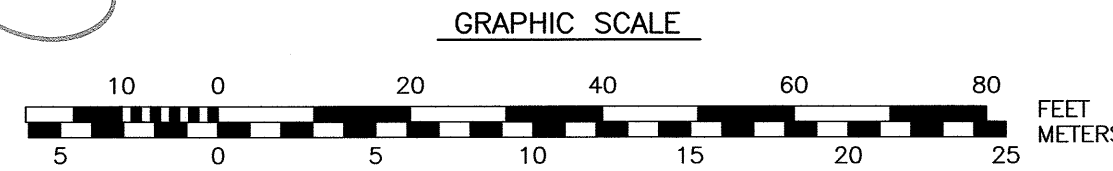
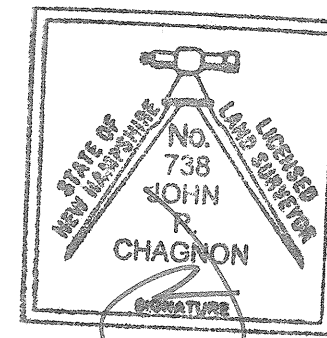
SCALE: 1"=20' MARCH 2022

FB 229 PG 74 1802



"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."

JOHN R. CHAGNON, LLS #738 DATE 9.23.22



#### LENGTH AND CURVE TABLE:

LINE	BEARING	DISTANCE
L1	S46°43'04"E	17.71'
L2	S59°54'57"W	28.53'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	104.46'	79.40'	77.50'	S68°31'49"E	43°33'01"

#### EASEMENT LENGTH TABLE:

LINE	BEARING	DISTANCE
E1	N 57°27'36" E	26.00'

APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN DATE

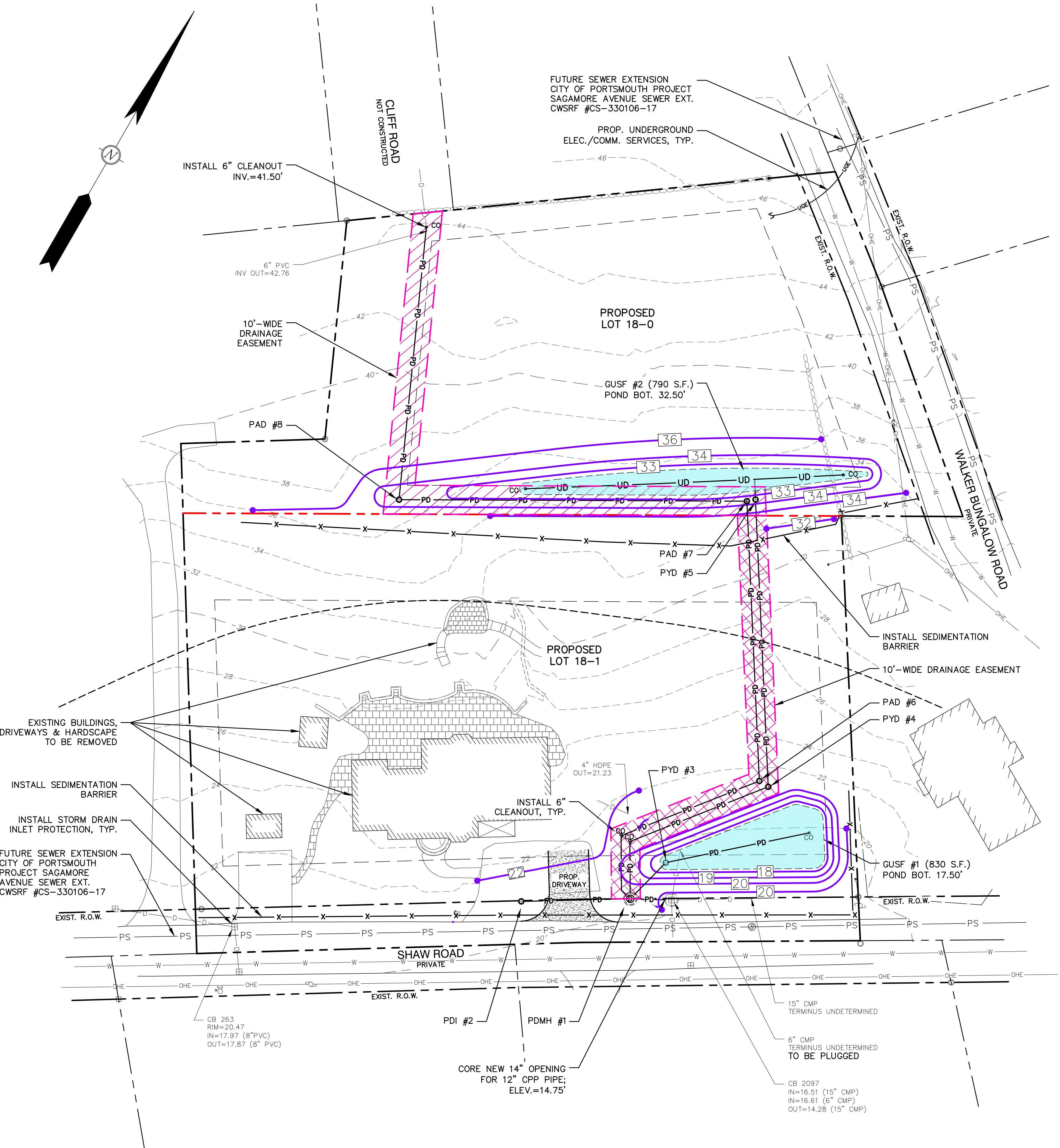


GRADING AND DRAINAGE NOTES

1. DO NOT BEGIN CONSTRUCTION UNTIL ALL STATE AND LOCAL PERMITS HAVE BEEN APPLIED FOR AND RECEIVED.
2. CONTRACTOR SHALL OBTAIN A "DIGSAFE" NUMBER AT LEAST 72 HOURS PRIOR TO COMMENCING CONSTRUCTION.
3. IALL CONSTRUCTION SHALL MEET THE MINIMUM CONSTRUCTION STANDARDS OF THE CITY OF PORTSMOUTH AND NHDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION. THE MORE STRINGENT SPECIFICATION SHALL GOVERN.
4. ALL BENCHMARKS AND TOPOGRAPHY SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO INITIATING CONSTRUCTION.
5. UNLESS OTHERWISE AGREED IN WRITING, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING TEMPORARY BENCHMARKS (TBM) AND PERFORMING ALL CONSTRUCTION SURVEY LAYOUT.
6. PROTECTION OF SUBGRADE: THE CONTRACTOR SHALL BE REQUIRED TO MAINTAIN STABLE, DEWATERED SUBGRADES FOR FOUNDATIONS, PAVEMENT AREAS, UTILITY TRENCHES, AND OTHER AREAS DURING CONSTRUCTION. SUBGRADE DISTURBANCE MAY BE INFLUENCED BY EXCAVATION METHODS, MOISTURE, PRECIPITATION, GROUNDWATER CONTROL, AND CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL TAKE PRECAUTIONS TO PREVENT SUBGRADE DISTURBANCE. SUCH PRECAUTIONS MAY INCLUDE DIVERTING STORMWATER RUNOFF AWAY FROM CONSTRUCTION AREAS, REDUCING TRAFFIC IN SENSITIVE AREAS, AND MAINTAINING AN EFFECTIVE DEWATERING PROGRAM. SOILS EXHIBITING HEAVING OR INSTABILITY SHALL BE OVER EXCAVATED TO MORE COMPETENT BEARING SOIL AND REPLACED WITH FREE DRAINING STRUCTURAL FILL. IF THE EARTHWORK IS PERFORMED DURING FREEZING WEATHER, EXPOSED SUBGRADES ARE SUSCEPTIBLE TO FROST. NO FILL OR UTILITIES SHALL BE PLACED ON FROZEN GROUND. THIS WILL LIKELY REQUIRE REMOVAL OF A FROZEN SOIL CRUST AT THE COMMENCEMENT OF EACH DAY'S OPERATIONS. THE FINAL SUBGRADE ELEVATION WOULD ALSO REQUIRE AN APPROPRIATE DEGREE OF INSULATION AGAINST FREEZING.
7. IF SUITABLE, EXCAVATED MATERIALS SHALL BE PLACED AS FILL WITHIN UPLAND AREAS ONLY AND SHALL NOT BE PLACED WITHIN WETLANDS. PLACEMENT OF BORROW MATERIALS SHALL BE PERFORMED IN A MANNER THAT PREVENTS LONG TERM DIFFERENTIAL SETTLEMENT. EXCESSIVELY WET MATERIALS SHALL BE STOCKPILED AND ALLOWED TO DRAIN BEFORE PLACEMENT. FROZEN MATERIAL SHALL NOT BE USED FOR CONSTRUCTION.
8. IN ORDER TO PROVIDE VISUAL CLARITY ON THE PLANS, DRAINAGE AND OTHER UTILITY STRUCTURES MAY NOT BE DRAWN TO SCALE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER SIZING AND LOCATION OF ALL STRUCTURES AND IS DIRECTED TO RESOLVE ANY POTENTIAL DISCREPANCY WITH THE ENGINEER PRIOR TO CONSTRUCTION.
9. GRASS UNDERDRAIN SOIL FILTERS (GUSFs) ARE SIZED BASED ON AN ESTIMATED 6,000 S.F. IMPERVIOUS AREA FOR PROPOSED HOUSE AND DRIVEWAY PER LOT.

UTILITY NOTES

1. ALL EXISTING UTILITIES SHOWN ARE PER PLAN REFERENCE #1. LOCATIONS AND COMPLETENESS ARE NOT GUARANTEED BY ENGINEER OR OWNER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL EXISTING UTILITIES PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES.
2. SITE WILL BE SERVED BY MUNICIPAL WATER & SEWER.
3. COORDINATE ALL WATER LINE CONSTRUCTION ACTIVITIES WITH PORTSMOUTH PUBLIC WORKS.
4. COORDINATE ALL SEWER LINE CONSTRUCTION ACTIVITIES WITH PORTSMOUTH PUBLIC WORKS AND CITY OF PORTSMOUTH SEWER EXTENSION PROJECT.



DRAINAGE STRUCTURES

PDMH #1  
RIM: 20.5'±  
IN: 16.50' [8" CPP, PDI #2]  
IN: 17.50' [6" CPP, PAD #6]  
IN: 16.50' [12" CPP, PYD #4]  
IN: 15.00' [10" CPP, PYD #3]  
OUT: 14.85' [CB #2097]  
12" CPP; L=10'±; S=0.010'/'

PDI #2 (2' STRUCTURE)  
RIM: 19.75'±  
OUT: 16.75' [PDMH #1]  
8" CPP; L=35'±; S=0.007'/'

PYD #3 WITH DOME GRATE  
RIM: 19.25'±  
IN: 15.25' [4" PVC, PERF. U.D.]  
OUT: 15.15' [CB #2097]  
8" CPP; L=11'±; S=0.007

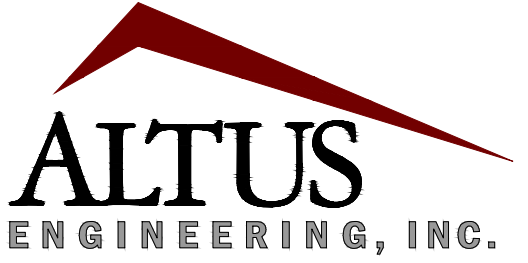
PYD #4 WITH SOLID COVER  
RIM: 20.70'±  
IN: 18.40' [8" CPP, PYD #5]  
OUT: 18.30' [PDMH #1]  
8" CPP; L=70'±; S=0.011'/'

PYD #5 WITH DOME GRATE  
RIM: 33.50'±  
IN: 30.25' [4" PVC, PERF. U.D.]  
OUT: 30.15' [PYD #4]  
8" CPP; L=98'±; S=0.120'/'

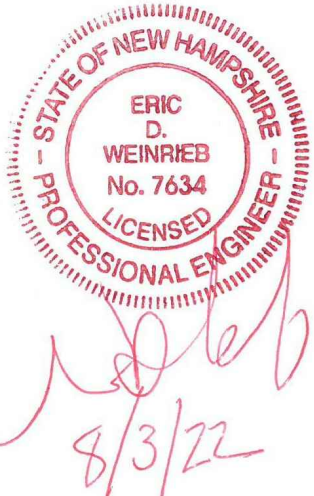
PAD #6 WITH SOLID COVER  
RIM: 21.10'±  
IN: 18.60' [6" PAD, PAD #7]  
OUT: 18.50' [PDMH #1]  
6" CPP; L=73'±; S=0.014'/'

PAD #7 WITH SOLID COVER  
RIM: 33.50'±  
IN: 30.25' [6" CPP, PAD #8]  
OUT: 30.15' [PAD #6]  
6" CPP; L=96'±; S=0.120'/'

PAD #8 WITH SOLID COVER  
RIM: 36.50'±  
IN: 34.10' [6" CPP, CLIFF ROAD]  
OUT: 34.00' [PAD #7]  
6" CPP; L=120'±; S=0.031'/'



133 Court Street  
(603) 433-2335  
Portsmouth, NH 03801  
www.altus-eng.com



NOT FOR CONSTRUCTION

ISSUED FOR:

APPROVAL

ISSUE DATE:

AUGUST 3, 2022

REVISIONS

NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMISSION	EDW	08/03/22

DRAWN BY: RMB

APPROVED BY: EDW

DRAWING FILE: 5279SITE-LOT2.DWG

SCALE:

(22"x34") 1" = 20'  
(11"x17") 1" = 40'

OWNER:

AUSTIN REPAIR &  
RENOVATION LLC

4609 RIDGE OAK DRIVE  
AUSTIN, TX 78731

APPLICANT:

BONNIE AND CLYDE LOGUE

27 SHAW ROAD  
PORTSMOUTH, NH 03801

PROJECT:

RESIDENTIAL  
DEVELOPMENT

TAX MAP 223, LOT 18  
27 SHAW ROAD  
PORTSMOUTH, NH

TITLE:

STORMWATER  
MANAGEMENT  
PLAN

SHEET NUMBER:

C - 1

P5279



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. 0299.
- "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.

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: 9/2/22

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
7	8/31/22	REVISED PER REVIEW COMMENTS	MJS
6	6/23/22	REMOVED HOLDING TANK	DJM
5	6/2/22	ADDED DRAINAGE EASEMENTS	MJS
4	3/7/22	REVISED FOR SHORELAND COMMENTS	AJB
3	2/18/22	REVISED FOR SHORELAND PERMIT	AJB

MAP 223 LOT 22  
GREGORY & SANDRA DESISTO  
36 SHAW ROAD  
PORTSMOUTH, NH 03801  
BK 5591 PG 37  
PLAN 6463

MAP 223 LOT 23  
JOHN & DIANE CONNORS  
24 SHAW ROAD  
PORTSMOUTH, NH 03801  
BK 3642 PG 775  
PLAN 6463

MAP 223 LOT 12  
CHRISTINA D'ALLESANDRO & KEVIN SMITH  
140 WALKER BUNGALOW ROAD  
PORTSMOUTH, NH 03801  
BK 5724 PG 2009

LOT 18-1  
PROPOSED LOT AREA: 23,149 S.F.  
(0.53 AC.)  
FRONTAGE 127'

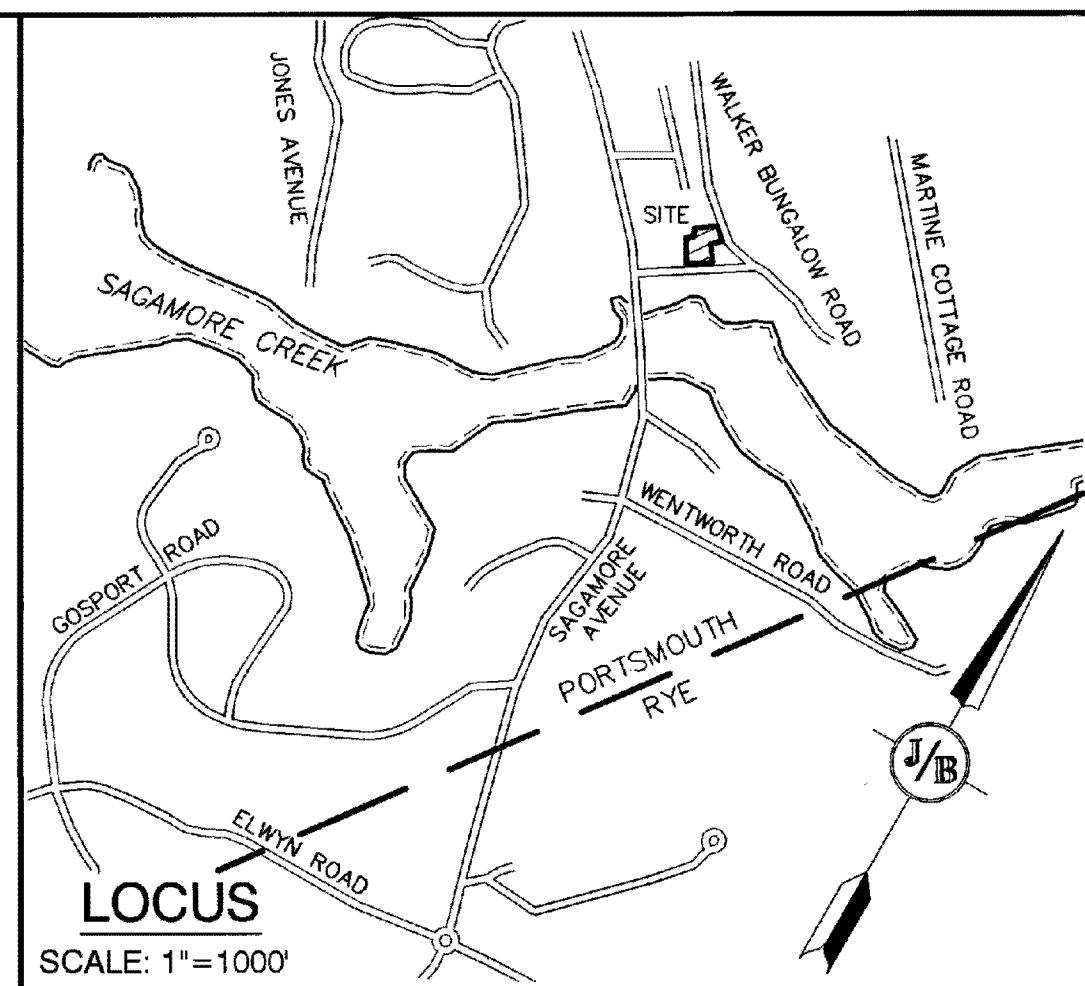
MAP 202 LOT 8  
PAUL & DIANE MESSIER  
171 WALKER BUNGALOW ROAD  
PORTSMOUTH, NH 03801  
BK 4187 PG 406

MAP 223 LOT 19  
BRADY BYRD  
BRIAN NESTE  
184 WALKER BUNGALOW ROAD  
PORTSMOUTH, NH 03801  
BK 3960 PG 629

GRAPHIC SCALE  
0 10 20 30 40 50 60 70 80  
( IN FEET )  
1 inch = 20 ft.

LEGEND

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- ABUTTER PROPERTY LINE
- BUILDING SETBACK
- SURVEY TIE LINES
- EDGE OF PAVEMENT
- OVERHEAD ELECTRIC LINES
- STONE WALL
- UTILITY POLE
- GUY WIRE ANCHOR



NOTES:

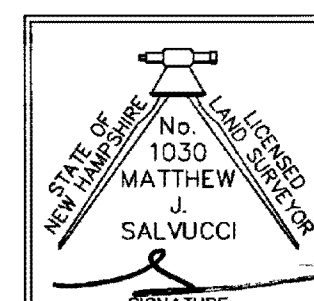
- THE INTENT OF THIS PLAN IS TO SUBDIVIDE LOT 18 DEPICTED ON PORTSMOUTH TAX MAP 223 INTO TWO RESIDENTIAL LOTS. EACH WILL BE SERVICED BY CITY WATER. AT THIS TIME, CITY SEWER SERVICE HAS BEEN PROPOSED, BUT NOT YET CONSTRUCTED.
- ZONING DISTRICT: SINGLE RESIDENCE B  
LOT AREA MINIMUM = 15,000 SF  
LOT FRONTAGE 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'  
MIN. OPEN SPACE = 40%
- 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. 33015C0288F, 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 PRESCRIPTIVE.
- 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.
- EXISTING LOT 18 SHALL PROVIDE A FLOWAGE RIGHTS DRAINAGE EASEMENT TO BENEFIT PROPOSED LOT 18-1 IN ORDER TO MANAGE RUN-OFF THAT NATURALLY FLOWS FROM PROPOSED LOT 18-1 ONTO EXISTING LOT 18.
- OWNER SHALL PROVIDE FOR MAINTENANCE OF RAIN GARDEN IN PERPETUITY.
- BOTH LOTS SHALL CONFORM TO OPEN SPACE REQUIREMENTS FOR CITY OF PORTSMOUTH.

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.

DRAWING No.

A1

SHEET 2 OF 4  
JBE PROJECT NO. 21222

Plan Name:

SUBDIVISION PLAN  
TAX MAP 223 LOT 18

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

Designed and Produced in NH  
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