

**Ross Engineering, LLC
Civil / Structural Engineering**

**909 Islington Street
Portsmouth, NH 03801**

**603-433-7560
alexross@comcast.net**

September 25, 2023

**26 & 40 Walker Bungalow Rd
Lot Line Adjustment Application**

Project Narrative

This application is for a simple lot line adjustment between two existing residential parcels. To better suit the land owners, the shared property line will be shifted to the north at the street and to the south in the rear, resulting in an equal land swap between the two owners. The existing lot line cuts through a portion of the driveway and stone retaining wall of 40 Walker Bungalow Rd. The proposed line adjustment will shift the front of the sideline to the north to place the driveway and retaining wall entirely on 40 Walker Bungalow Rd. The sideline will then shift back towards the south to make the land exchanged equal between 26 and 40 Walker Bungalow Rd.

Both lots are existing residential lots with completed construction. No site work is proposed. The adjusted lot line will remove an encroachment of 40 Walker Bungalow Rd onto 26 Walker Bungalow Rd and better match the current lines of occupation. No waivers are requested.

Sincerely,

Alex Ross, PE, LLS



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: Richard & Jessica Hayes / William & Katja Becker Date Submitted: 8/30/2023

Applicant: Richard S. Hayes II

Phone Number: 603-502-2402 E-mail: ric@seacoastpower.com

Site Address 1: 40 Walker Bungalow Rd Map: 222 Lot: 5-1

Site Address 2: 26 Walker Bungalow Rd Map: 222 Lot: 5-2

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. (III.C.2-3)	Viewpoint Cloud	N/A
<input checked="" type="checkbox"/>	All application documents, plans, supporting documentation and other materials provided in digital Portable Document Format (PDF) on compact disc, DVD or flash drive. (III.C.4)	Viewpoint Cloud	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)	Lot Line Adjustment Plan	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	N/A

Requirements for Preliminary/Final Plat				Waiver Requested
<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Required for Preliminary / Final Plat	
<input checked="" type="checkbox"/>	Preliminary Plat Names and addresses of all adjoining property owners. (Section IV.2) 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)	Lot Line Adjustment Plan	<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/V.3)	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)	Lot Line Adjustment Plan	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	N/A
<input checked="" type="checkbox"/>	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) 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 may either affect or be affected by the proposed development. (Section V.5)	Lot Line Adjustment Plan	<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)	Lot Line Adjustment Plan	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	
<input checked="" 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)	Lot Line Adjustment Plan	<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)	Lot Line Adjustment Plan	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	


Requirements for Preliminary/Final Plat				Waiver Requested
<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Required for Preliminary / Final Plat	
<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)	Lot Line Adjustment Plan	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	
<input checked="" 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)	N/A - No proposed roads or utilities	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	
<input checked="" 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)	N/A - No proposed roads or utilities	<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)	N/A - <5 Acres & <50 lots	<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)	N/A - <5 lots	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	

Requirements for Preliminary/Final Plat				Waiver Requested
<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Required for Preliminary / Final Plat	
<input checked="" 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)	N/A - No Federal or State Permits Required	<input type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	
<input checked="" 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)	N/A - <5 acres & <50 lots	<input type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	
<input checked="" type="checkbox"/>	Location of all permanent monuments. (Section V.12)	Lot Line Adjustment Plan	<input type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	

General Requirements ¹			
<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Waiver Requested
<input checked="" type="checkbox"/>	1. Basic Requirements: (VI.1)	Lot Line Adjustment Plan	
<input checked="" type="checkbox"/>	a. Conformity to Official Plan or Map		
<input checked="" type="checkbox"/>	b. Hazards		
<input checked="" type="checkbox"/>	c. Relation to Topography		
<input checked="" type="checkbox"/>	d. Planned Unit Development		
<input checked="" type="checkbox"/>	2. Lots: (VI.2)	Lot Line Adjustment Plan	
<input checked="" type="checkbox"/>	a. Lot Arrangement		
<input checked="" type="checkbox"/>	b. Lot sizes		
<input checked="" type="checkbox"/>	c. Commercial and Industrial Lots		
<input checked="" type="checkbox"/>	3. Streets: (VI.3)	N/A - No Proposed Streets	
<input checked="" type="checkbox"/>	a. Relation to adjoining Street System		
<input checked="" type="checkbox"/>	b. Street Rights-of-Way		
<input checked="" type="checkbox"/>	c. Access		
<input checked="" type="checkbox"/>	d. Parallel Service Roads		
<input checked="" type="checkbox"/>	e. Street Intersection Angles		
<input checked="" type="checkbox"/>	f. Merging Streets		
<input checked="" type="checkbox"/>	g. Street Deflections and Vertical Alignment		
<input checked="" type="checkbox"/>	h. Marginal Access Streets		
<input checked="" type="checkbox"/>	i. Cul-de-Sacs		
<input checked="" type="checkbox"/>	j. Rounding Street Corners		
<input checked="" type="checkbox"/>	k. Street Name Signs		
<input checked="" type="checkbox"/>	l. Street Names		
<input checked="" type="checkbox"/>	m. Block Lengths		
<input checked="" type="checkbox"/>	n. Block Widths		
<input checked="" type="checkbox"/>	o. Grade of Streets		
<input checked="" type="checkbox"/>	p. Grass Strips		
<input checked="" type="checkbox"/>	4. Curbing: (VI.4)	N/A - No Proposed Curbing	
<input checked="" type="checkbox"/>	5. Driveways: (VI.5)	N/A - Existing driveways, no proposed driveways	
<input checked="" type="checkbox"/>	6. Drainage Improvements: (VI.6)	N/A - No Proposed Drainage or Construction	
<input checked="" type="checkbox"/>	7. Municipal Water Service: (VI.7)	N/A - Existing Water, No Proposed Water Lines	
<input checked="" type="checkbox"/>	8. Municipal Sewer Service: (VI.8)	N/A - Existing Septic, No Proposed Sewer Lines	
<input checked="" type="checkbox"/>	9. Installation of Utilities: (VI.9)	N/A - Existing Utilities, No Proposed Utilities	
<input checked="" type="checkbox"/>	a. All Districts		
<input checked="" type="checkbox"/>	b. Indicator Tape		
<input checked="" type="checkbox"/>	10. On-Site Water Supply: (VI.10)	N/A - Existing Water, No Proposed On-Site Water Supply	
<input checked="" type="checkbox"/>	11. On-Site Sewage Disposal Systems: (VI.11)	N/A - Existing Septic, No Proposed Septic Work	
<input checked="" type="checkbox"/>	12. Open Space: (VI.12)	N/A - No Construction Proposed. Natural Condition and features preserved	
<input checked="" type="checkbox"/>	a. Natural Features		
<input checked="" type="checkbox"/>	b. Buffer Strips		
<input checked="" type="checkbox"/>	c. Parks		
<input checked="" type="checkbox"/>	d. Tree Planting		
<input checked="" type="checkbox"/>	13. Flood Hazard Areas: (VI.13)	N/A - Not in Flood Hazard Zone	
<input checked="" type="checkbox"/>	a. Permits		
<input checked="" type="checkbox"/>	b. Minimization of Flood Damage		
<input checked="" type="checkbox"/>	c. Elevation and Flood-Proofing Records		
<input checked="" type="checkbox"/>	d. Alteration of Watercourses		
<input checked="" type="checkbox"/>	14. Erosion and Sedimentation Control (VI.14)	N/A - No Proposed Construction	

<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Waiver Requested
<input checked="" type="checkbox"/>	15. Easements (VI.15)	N/A - No existing or proposed easements	
<input checked="" type="checkbox"/>	a. Utilities		
<input checked="" type="checkbox"/>	b. Drainage		
<input checked="" type="checkbox"/>	16. Monuments: (VI.16)	Lot Line Adjustment Plan	
<input checked="" type="checkbox"/>	17. Benchmarks: (VI.17)	N/A - No Proposed Streets	
<input checked="" type="checkbox"/>	18. House Numbers (VI.18)	Lot Line Adjustment Plan - Note 1	

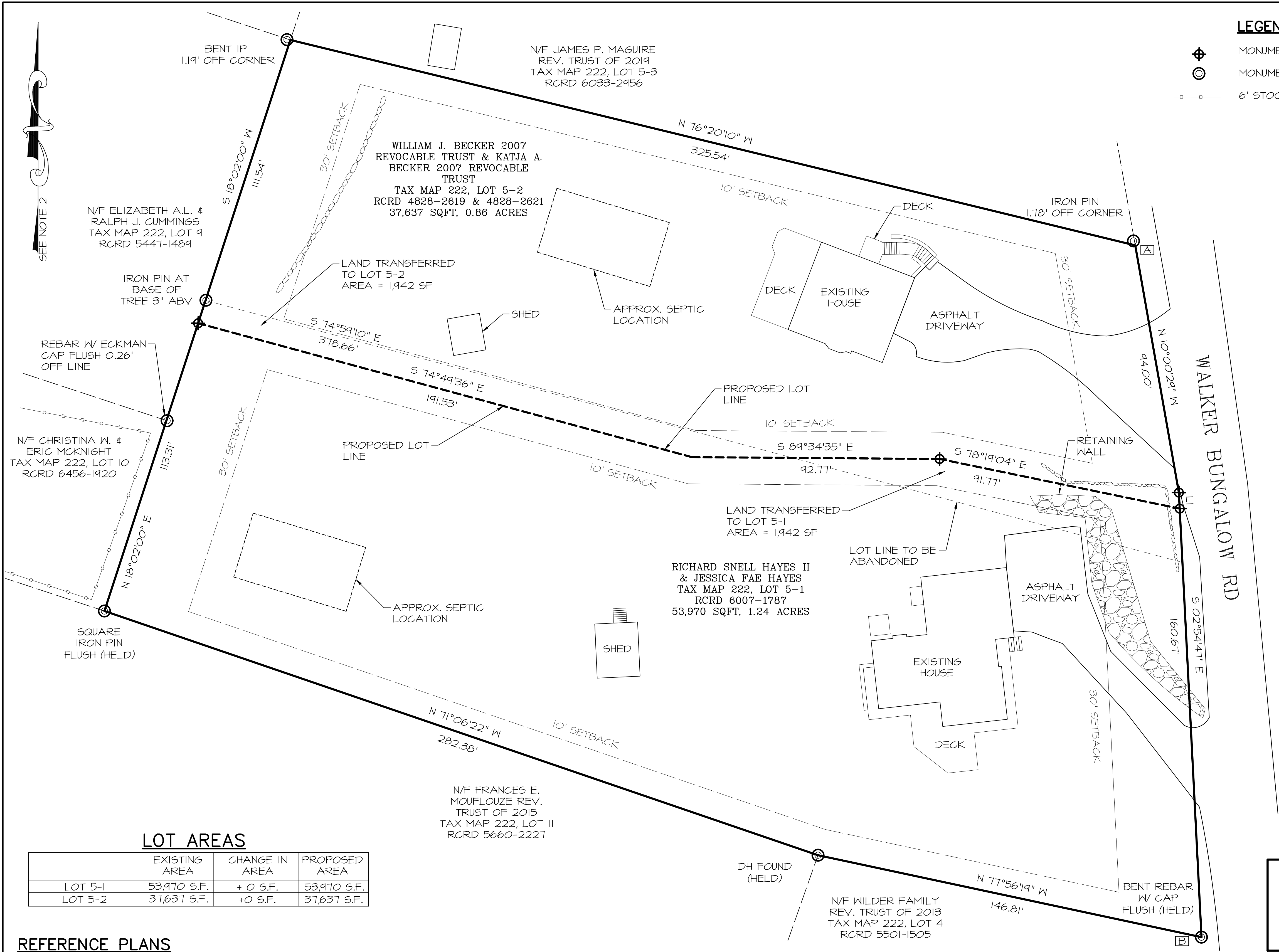
Design Standards			
	Required Items for Submittal	Indicate compliance and/or provide explanation as to alternative design	Waiver Requested
<input checked="" type="checkbox"/>	1. Streets have been designed according to the design standards required under Section (VII.1). a. Clearing b. Excavation c. Rough 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	N/A - No proposed streets	
<input checked="" 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	N/A - No proposed sewer/drainage	
<input checked="" 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	N/A - No proposed sewer	
<input checked="" 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	N/A - No proposed water	

Applicant's/Representative's Signature: 

Date: 8/30/2023

 10/9/23

¹ See City of Portsmouth, NH Subdivision Rules and Regulations for details.
Subdivision Application Checklist/January 2018



NOTES

- 1) OWNERS OF RECORD:
RICHARD SNELL HAYES II & JESSICA FAE HAYES
TAX MAP 222, LOT 5-1
40 WALKER BUNGALOW RD
PORTSMOUTH, NH 03801
RCRD: 6007-1787
AREA PROPOSED: 53,970 SF, 1.24 ACRES
AREA EXISTING: 53,970 SF, 1.24 ACRES
- WILLIAM J. BECKER 2007 REVOCABLE TRUST &
KATJA A. BECKER 2007 REVOCABLE TRUST
TAX MAP 222, LOT 5-2
26 WALKER BUNGALOW RD
PORTSMOUTH, NH 03801
RCRD: 4828-2619 & 4828-2621
AREA PROPOSED: 37,637 SF, 0.86 ACRES
AREA EXISTING: 37,637 SF, 0.86 ACRES

- 2) BASIS OF BEARING HELD FROM PLAN REFERENCE #1.
- 3) PARCEL IS IN SINGLE RESIDENCE B ZONE (SRB):
MINIMUM LOT AREA.....15,000 SF
MIN. LOT AREA PER DWELLING UNIT.....15,000 SF
MINIMUM FRONTAGE.....100 FT
MINIMUM DEPTH.....100 FT
SETBACKS:
FRONT.....30 FT
SIDE.....10 FT
REAR.....30 FT
MAXIMUM BUILDING HEIGHT:
SLOPED ROOF.....35 FT
FLAT ROOF.....30 FT
MAXIMUM BUILDING COVERAGE.....20%
MINIMUM OPEN SPACE.....40%
- 4) GIS COORDINATES OF TWO LOT CORNERS
- | | NORTHING | EASTING |
|------------------------|-------------|--------------|
| A- NE CORNER (LOT 5-2) | 205464.8995 | 1228738.2007 |
| B- SE CORNER (LOT 5-1) | 205233.1352 | 1228851.6598 |

LENGTH TABLE

	BEARING	LENGTH
LI	N 02°54'47" W	6.00'

CITY OF PORTSMOUTH PLANNING BOARD

CHAIRPERSON

DATE

ISS.	DATE	DESCRIPTION OF ISSUE
SCALE	1" = 20'	
CHECKED	A.ROSS	
DRAWN	D.D.D.	

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

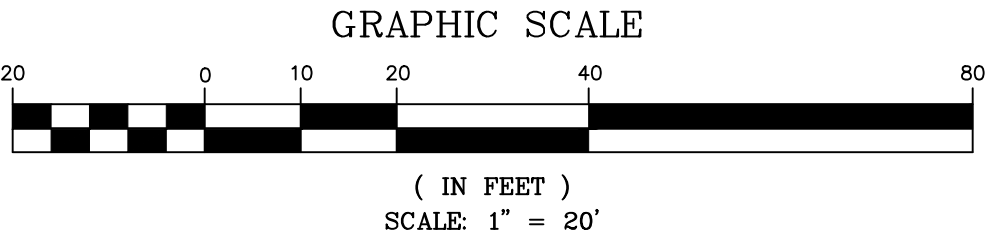
CLIENT
RICHARD HAYES
40 WALKER BUNGALOW RD
PORTSMOUTH, NH 03801

TITLE
**LOT LINE
ADJUSTMENT PLAN**
FOR
RICHARD SNELL HAYES II
& JESSICA FAE HAYES
TAX MAP 222, LOT 5-1
&
WILLIAM J. BECKER 2007
REVOCABLE TRUST &
KATJA A. BECKER 2007
REVOCABLE TRUST
TAX MAP 222, LOT 5-2
PORTSMOUTH, NH 03801

JOB NUMBER	DWG. NO.	ISSUE
22-116	1 OF 1	1

REFERENCE PLANS

- 1) "SUBDIVISION OF LAND FOR WILLIAM J. & ANNA M. BUCKLEY" BY SEACOAST ENGINEERING ASSOCIATES, INC. DATED JULY 31, 1984. RCRD D-14025
- 2) "STANDARD PROPERTY SURVEY LAND OF SARA SOMMER KAUFMAN REV. TRUST" BY ECKMAN ENGINEERING, LLC. DATED NOVEMBER 7, 2020. NOT RECORDED



- I ALEX ROSS, HEREBY CERTIFY:
- A) 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 DDD, SRO & ICA DURING FEBRUARY OF 2023. THE ERROR OF CLOSURE IS BETTER THAN 1/15,000. SURVEY PER NHLSA STANDARDS; CATEGORY 1, CONDITION 1.

R. ALEX ROSS

DATE

