

Findings of Fact | Subdivision Rules and Regulations

City of Portsmouth Planning Board

Date: September 21, 2023

Property Address: 928 South Street

Application #: LU-23-144

Decision: Approve Deny Approve with Conditions

Findings of Fact:

Effective August 23, 2022, amended RSA 676:3, I now reads as follows: The local land use board shall issue a final written decision which either approves or disapproves an application for a local permit and make a copy of the decision available to the applicant. **The decision shall include specific written findings of fact that support the decision. Failure of the board to make specific written findings of fact supporting a disapproval shall be grounds for automatic reversal and remand by the superior court upon appeal, in accordance with the time periods set forth in RSA 677:5 or RSA 677:15, unless the court determines that there are other factors warranting the disapproval.** If the application is not approved, the board shall provide the applicant with written reasons for the disapproval. If the application is approved with conditions, the board shall include in the written decision a detailed description of all conditions necessary to obtain final approval.

	Subdivision Review Criteria	Finding (Meets Standards/ Requirements)	Supporting Information (provided by applicant)
1	Subdivision Rules and Regulations III. D. 1 The Board shall act to deny any application which is not in compliance with Section IV or V as appropriate. SECTION IV - REQUIREMENTS FOR PRELIMINARY PLAT	Meets	A plat was initially submitted August 30, 2023 review and approval.
2	SECTION V - REQUIREMENTS FOR FINAL PLAT	Meets	A digital format of the final subdivision will be submitted to the City's GIS department upon final approval.
3	SECTION VI - GENERAL REQUIREMENTS	Meets	The Lot Line Adjustment does not require reviewed by the Technical Advisory Committee (TAC).
4	SECTION VII - DESIGN STANDARDS	Meets	The Lot Line Adjustment does not require reviewed by the Technical Advisory Committee (TAC).

	Subdivision Review Criteria	Finding (Meets Standards/ Requirements)	Supporting Information (provided by applicant)
5	<u>Other Board Findings:</u> Not Applicable		

DRAFT



**Civil
Site Planning
Environmental
Engineering**

133 Court Street
Portsmouth, NH
03801-4413

August 30, 2023

Peter Britz, Planning and Sustainability Director
City of Portsmouth Municipal Complex
1 Junkins Avenue
Portsmouth, New Hampshire 03801

**Re: Application for Lot Line Adjustment Approval
Assessor's Map 221, Lots 87, 88 & 90
South Street
Altus Project No. 4755**

Dear Peter,

On behalf of Patricia Ramsey and KMF Management, LLC and DAVPAT, LLC and 928 S Street NH, LLC, Altus Engineering, LLC (Altus) respectfully submits an application to the Portsmouth Planning Board for multiple lot line adjustments with Tax Map 221, Lots 87, 88 and 90.

In 2022, Patricia Ramsey sold The Edgewood Centre and the property to 928 S Street NH, LLC. Ms. Ramsey retained The Pines and Lots 88 and 90. Although under separate entities prior to the sale, Ms. Ramsey controlled all three parcels.

The proposed lot line adjustments were a condition of the sale to create more uniform shaped parcels, correct and minimize cross easements, and exchange land where active uses make sense.

Please call or email me directly should you have any questions or need any additional information.

Sincerely,

A handwritten signature in black ink, appearing to read "R. Timothy Phoenix, Esq.", written in a cursive style.

Enclosures

eCopy: Patricia Ramsey
928 S Street NH, LLC
R. Timothy Phoenix, Esq.

wde/4755.00 pb cvr ltr.docx

LETTER OF AUTHORIZATION

I authorize Altus Engineering, LLC and Hoefle, Phoenix, Gormley & Roberts, PLLC to execute all applications before Portsmouth Land Use Boards and to take any and all actions necessary throughout the application and permitting process, including but not limited to attendance and presentation at public hearings regarding the property at 928 South Street Tax Map-Lots 221-88.

KMF MANAGEMENT, LLC



Manager, Member/Manager

LETTER OF AUTHORIZATION

I authorize Altus Engineering, LLC and Hoefle, Phoenix, Gormley & Roberts, PLLC to execute all applications before Portsmouth Land Use Boards and to take any and all actions necessary throughout the application and permitting process, including but not limited to attendance and presentation at public hearings regarding the property at 928 South Street Tax Map-Lots 221-90.

DAVPAT, LLC



Manager, Member/Manager

LETTER OF AUTHORIZATION

I authorize Altus Engineering, LLC to execute all applications before Portsmouth Land Use Boards and to take any and all actions necessary throughout the application and permitting process, including but not limited to attendance and presentation at public hearings regarding the property at 928 South Street Tax Map-Lots 221-87 & 221-91.

928 S STREET NH, LLC



Ari Stern, Member/Manager



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: 928 S Street NH LLC, KMT Management, LLC, Davpa Date Submitted: 8/28/23

Applicant: Same

Phone Number: 603-766-2301 E-mail: patty@theinnatedgewood.com

Site Address 1: 936 and 962 South Street Portsmouth, NH 03801 (lots 88 & 90) Map: 221 Lot: 88,90

Site Address 2: 928 south Street Portsmouth, NH 03801 (lot 87) Map: 221 Lot: 87

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)	on line submissio	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)	submitted on line	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
<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)	title block, lower right	<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"/>	<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>	plan sheets	<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)	plan sheets	<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>	plan sheets	<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)	plan sheets	<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)	plan sheets	<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)	plan sheets	<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)	sheet 1 of 2	<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)	no new utilities or streets proposed	<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)	bottom center, both sheets	<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)	note 6, sheet 1 of 2, top left	<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)	NA	<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"/>	Dates and permit numbers of all necessary permits from governmental agencies from which approval is required by Federal or State law. (Section V.10)	None 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)	not applicable	<input type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	
<input checked="" type="checkbox"/>	Location of all permanent monuments. (Section V.12)	both sheets	<input type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	

General Requirements¹

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

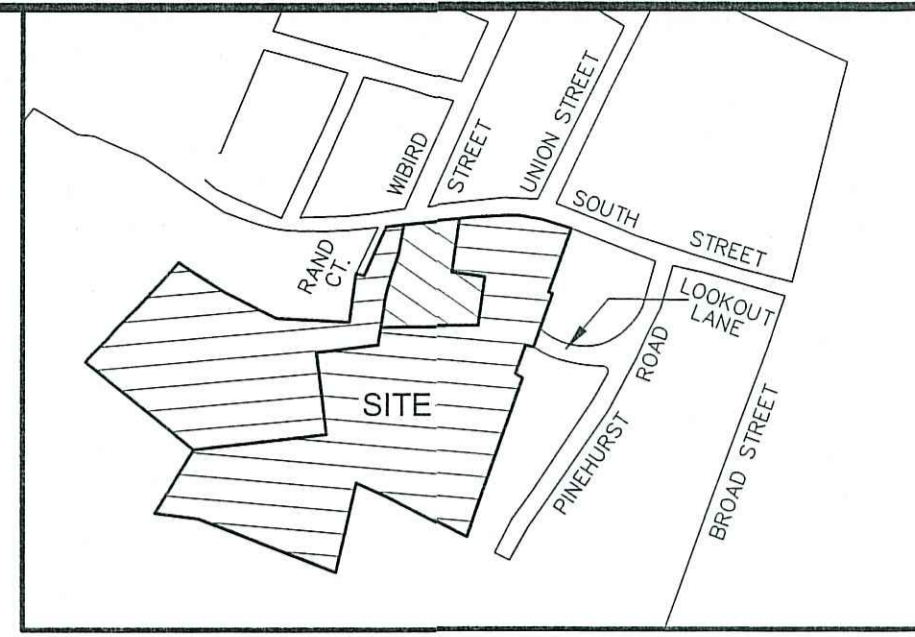
<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Waiver Requested
<input checked="" type="checkbox"/>	15. Easements (VI.15) a. Utilities b. Drainage	Sheet 2 of 2	
<input checked="" type="checkbox"/>	16. Monuments: (VI.16)	both sheets	
<input checked="" type="checkbox"/>	17. Benchmarks: (VI.17)	Not applicable	
<input checked="" type="checkbox"/>	18. House Numbers (VI.18)	not changes proposed, sheet 1 of 2	

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	Not applicable. No site improvements proposed.	
<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	Not applicable. No site improvements proposed.	
<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	Not applicable. No site improvements proposed.	
<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	Not applicable. No site improvements proposed.	

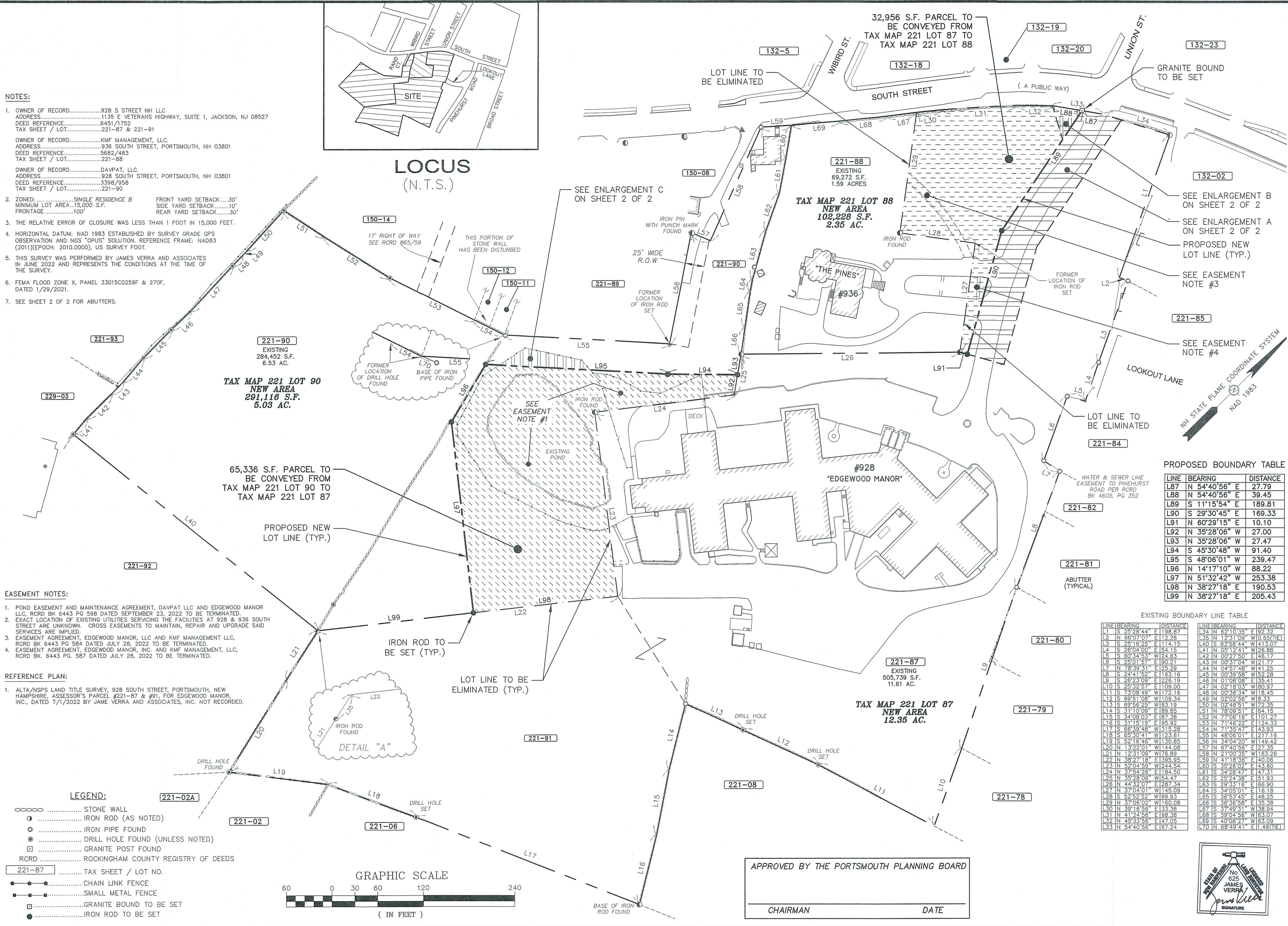
Applicant's/Representative's Signature: _____ Date: 8/28/23

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

- NOTES:**
- OWNER OF RECORD.....928 S STREET NH LLC
ADDRESS.....1135 E VETERANS HIGHWAY, SUITE 1, JACKSON, NJ 08527
DEED REFERENCE.....6451/1752
TAX SHEET / LOT.....221-87 & 221-91
 - OWNER OF RECORD.....KMF MANAGEMENT, LLC.
ADDRESS.....936 SOUTH STREET, PORTSMOUTH, NH 03801
DEED REFERENCE.....5682/483
TAX SHEET / LOT.....221-88
 - OWNER OF RECORD.....DAVPAT, LLC.
ADDRESS.....928 SOUTH STREET, PORTSMOUTH, NH 03801
DEED REFERENCE.....3398/958
TAX SHEET / LOT.....221-90
 - ZONED.....SINGLE RESIDENCE B FRONT YARD SETBACK.....30'
MINIMUM LOT AREA.....15,000 S.F. SIDE YARD SETBACK.....10'
FRONTAGE.....100' REAR YARD SETBACK.....30'
 - THE RELATIVE ERROR OF CLOSURE WAS LESS THAN 1 FOOT IN 15,000 FEET.
 - HORIZONTAL DATUM: NAD 1983 ESTABLISHED BY SURVEY GRADE GPS OBSERVATION AND NGS "OPUS" SOLUTION. REFERENCE FRAME: NAD83 (2011)(EPOCH: 2010.0000), US SURVEY FOOT.
 - THIS SURVEY WAS PERFORMED BY JAMES VERRA AND ASSOCIATES IN JUNE 2022 AND REPRESENTS THE CONDITIONS AT THE TIME OF THE SURVEY.
 - FEMA FLOOD ZONE X, PANEL 33015C0259F & 270F, DATED 1/29/2021.
 - SEE SHEET 2 OF 2 FOR ABUTTERS.



**LOCUS
(N.T.S.)**



PROPOSED BOUNDARY TABLE

LINE	BEARING	DISTANCE
L87	N 54°40'56" E	27.79
L88	N 54°40'56" E	39.45
L89	S 11°15'54" E	189.81
L90	S 29°30'45" E	169.33
L91	N 60°29'15" E	10.10
L92	N 35°28'06" W	27.00
L93	N 35°28'06" W	27.47
L94	S 45°30'48" W	91.40
L95	S 48°06'01" W	239.47
L96	N 14°17'10" W	88.22
L97	N 51°32'42" W	253.38
L98	N 38°27'18" E	190.53
L99	N 38°27'18" E	205.43

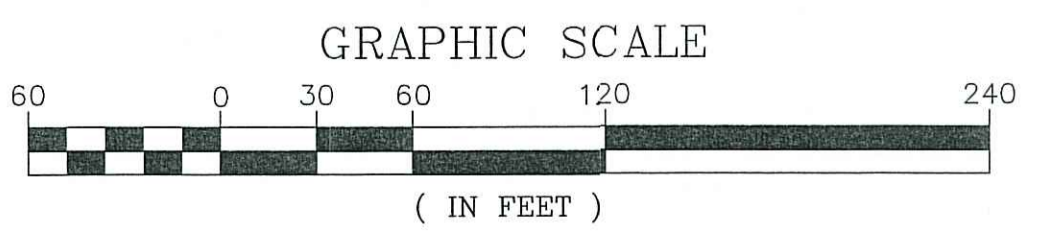
EXISTING BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
L1	S 25°28'44" E	198.87
L2	N 86°07'07" E	112.26
L3	S 25°18'25" E	114.15
L4	S 26°04'00" E	54.15
L5	S 60°34'53" W	124.63
L6	S 25°01'57" E	80.21
L7	N 78°39'31" E	25.29
L8	S 24°41'52" E	163.16
L9	S 26°23'09" E	226.19
L10	S 25°32'59" E	109.00
L11	N 73°08'49" W	172.16
L12	S 69°51'08" W	109.34
L13	S 69°56'25" W	183.19
L14	S 31°10'09" E	89.85
L15	S 34°08'03" E	87.38
L16	S 31°15'19" E	95.92
L17	S 66°39'48" W	315.28
L18	S 65°30'41" W	123.61
L19	S 52°18'46" W	130.85
L20	N 13°22'01" W	144.08
L21	N 12°31'09" W	176.89
L22	S 36°27'18" E	195.95
L23	N 52°04'59" W	244.54
L24	N 37°54'26" E	184.50
L25	N 35°28'06" W	154.47
L26	N 44°32'07" E	287.34
L27	N 37°04'01" W	145.09
L28	S 52°52'52" W	89.93
L29	N 37°06'02" W	160.08
L30	N 39°16'56" E	133.36
L31	N 41°24'56" W	88.07
L32	N 45°33'56" E	147.05
L33	N 54°40'56" E	87.24
L34	N 62°10'25" E	92.32
L35	N 12°31'09" W	103.51(E)
L40	S 83°58'44" W	413.07
L41	N 05°12'41" W	26.88
L42	N 00°27'50" E	46.17
L43	N 00°31'04" W	121.77
L44	N 04°57'48" W	41.25
L45	N 00°38'58" W	52.28
L46	N 01°08'08" E	35.41
L47	N 02°18'03" W	80.97
L48	N 00°36'34" W	18.45
L49	N 02°02'56" W	18.33
L50	N 02°46'51" W	72.35
L51	N 78°09'51" E	64.15
L52	N 77°06'16" E	101.27
L53	N 71°46'22" E	124.33
L54	N 71°35'47" E	43.93
L55	N 45°06'01" E	212.16
L56	N 34°04'20" W	143.42
L57	N 67°40'56" E	27.35
L58	N 21°00'35" W	163.26
L59	N 41°18'56" E	40.06
L60	S 35°28'06" E	43.60
L61	S 34°28'47" E	47.31
L62	S 25°24'38" E	51.93
L63	S 29°33'16" E	66.90
L64	S 34°05'01" E	116.18
L65	S 36°53'45" E	48.25
L66	S 36°36'58" E	35.38
L67	S 37°49'51" W	38.94
L68	S 39°24'56" W	43.07
L69	S 40°08'27" W	63.09
L70	N 68°49'41" E	11.49(E)

- EASEMENT NOTES:**
- POND EASEMENT AND MAINTENANCE AGREEMENT, DAVPAT LLC AND EDGEWOOD MANOR LLC, RCRD BK 6443 PG 598 DATED SEPTEMBER 23, 2022 TO BE TERMINATED.
 - EXACT LOCATION OF EXISTING UTILITIES SERVICING THE FACILITIES AT 928 & 936 SOUTH STREET ARE UNKNOWN. CROSS EASEMENTS TO MAINTAIN, REPAIR AND UPGRADE SAID SERVICES ARE IMPLIED.
 - EASEMENT AGREEMENT, EDGEWOOD MANOR, LLC AND KMF MANAGEMENT LLC, RCRD BK 6443 PG 584 DATED JULY 28, 2022 TO BE TERMINATED.
 - EASEMENT AGREEMENT, EDGEWOOD MANOR, INC. AND KMF MANAGEMENT, LLC, RCRD BK. 6443 PG. 587 DATED JULY 28, 2022 TO BE TERMINATED.

- REFERENCE PLAN:**
- ALTA/NSPS LAND TITLE SURVEY, 928 SOUTH STREET, PORTSMOUTH, NEW HAMPSHIRE, ASSESSOR'S PARCEL #221-87 & #91, FOR EDGEWOOD MANOR, INC., DATED 7/1/2022 BY JAME VERRA AND ASSOCIATES, INC. NOT RECORDED.

- LEGEND:**
- STONE WALL
 - IRON ROD (AS NOTED)
 - IRON PIPE FOUND
 - ⊙..... DRILL HOLE FOUND (UNLESS NOTED)
 - GRANITE POST FOUND
 - RCRD..... ROCKINGHAM COUNTY REGISTRY OF DEEDS
 - 221-87..... TAX SHEET / LOT NO.
 - CHAIN LINK FENCE
 - SMALL METAL FENCE
 - GRANITE BOUND TO BE SET
 - IRON ROD TO BE SET



APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN _____ DATE _____



ENGINEER:

ALTUS ENGINEERING

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

SURVEYOR:

JAMES VERRA & ASSOCIATES, INC.
LAND SURVEYORS

101 SHATTUCK WAY - SUITE 8
NEWINGTON, N.H. 03801-7876
603-436-3557

JOB NO: 23651-3

ISSUED FOR: APPROVAL

ISSUE DATE: AUGUST 30, 2023

REVISIONS

NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMISSION	EDW	08/30/23

DRAWN BY: RMB

APPROVED BY: EDW

DRAWING FILE: 4755-LLA.dwg

SCALE: (22"x34") 1" = 60'
(11"x17") 1" = 120'

OWNER/APPLICANTS:

928 S STREET NH LLC
1135 E VETERANS HIGHWAY
SUITE 1
JACKSON, NJ 08527

KMF MANAGEMENT, LLC
936 SOUTH STREET
PORTSMOUTH, NH 03801

DAVPAT, LLC
928 SOUTH STREET
PORTSMOUTH, NH 03801

PROJECT:

EDGEWOOD MANOR & THE PINES

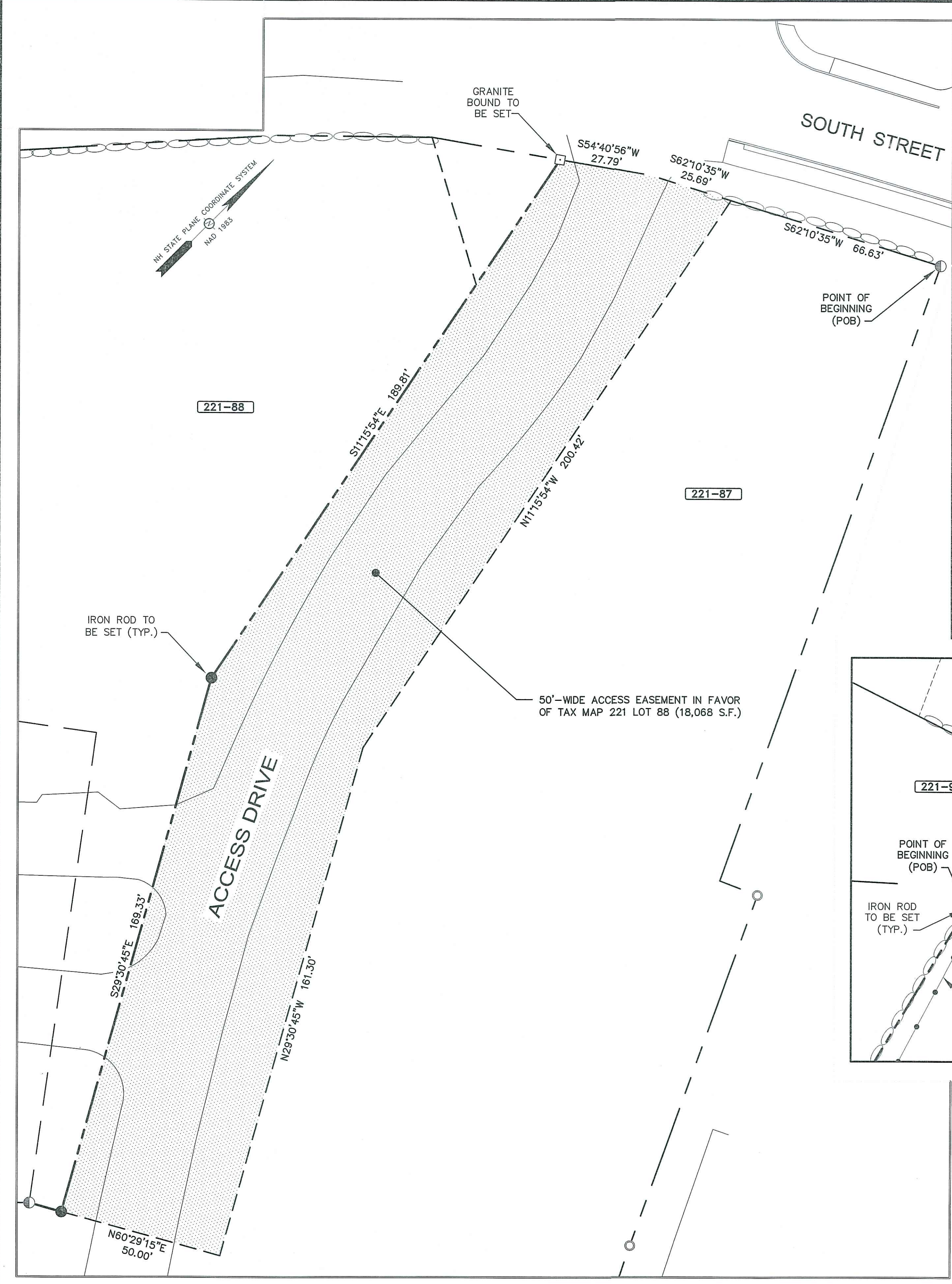
TAX MAP 90, LOT 87, 88 & 90
928 & 936 SOUTH STREET
PORTSMOUTH, NH

TITLE:

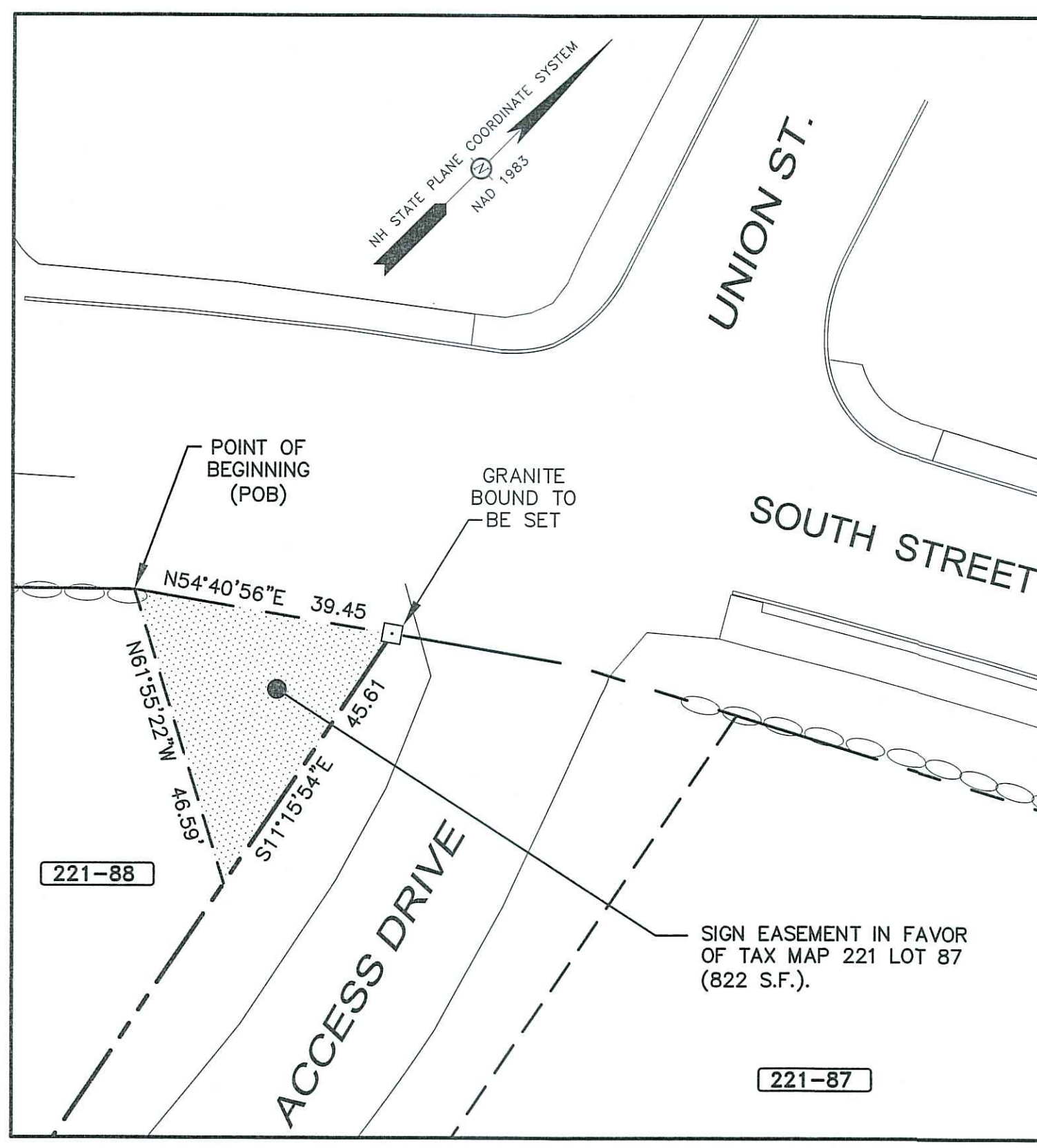
LOT LINE REVISION PLAN

SHEET NUMBER:

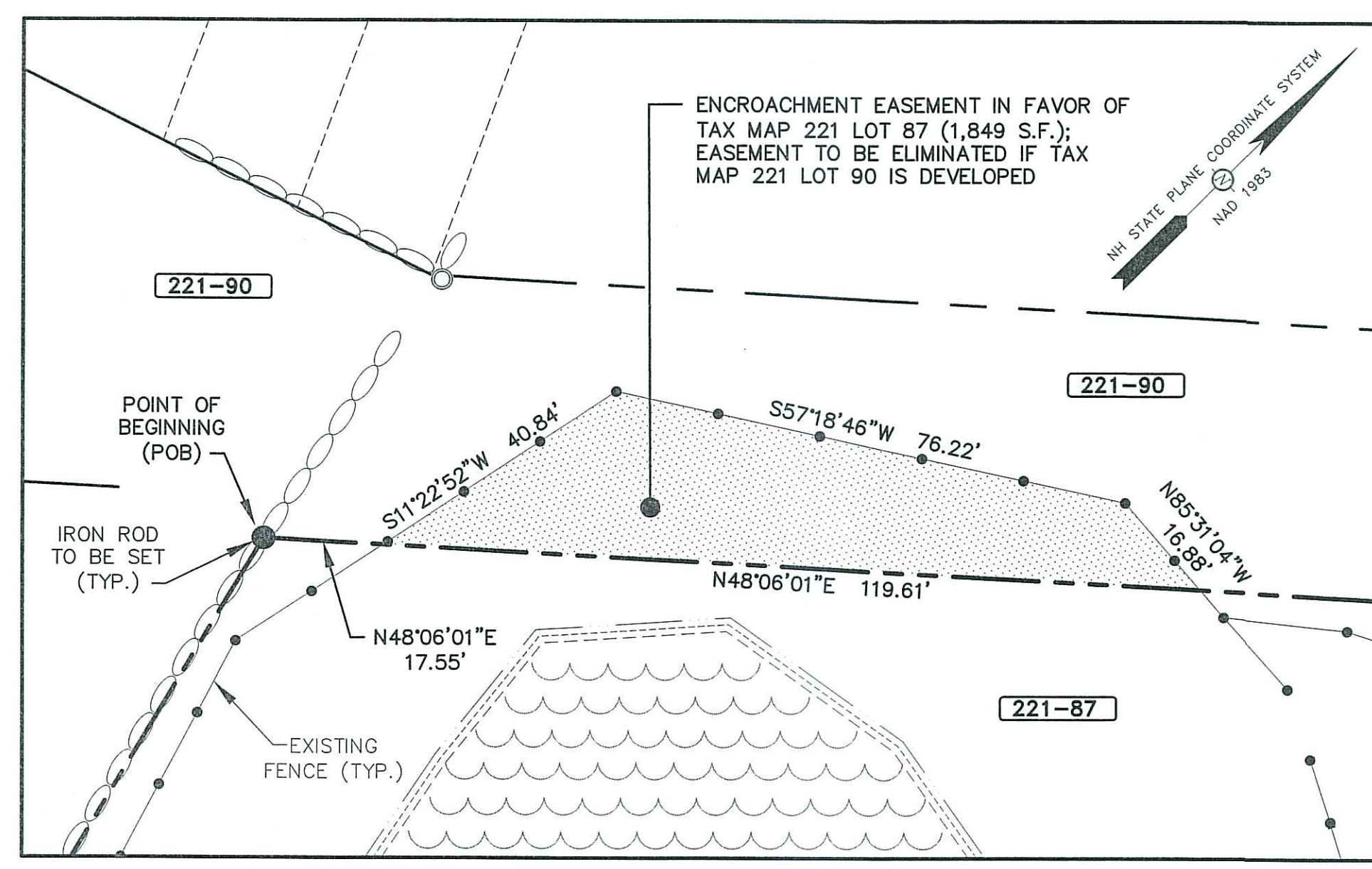
1 OF 2



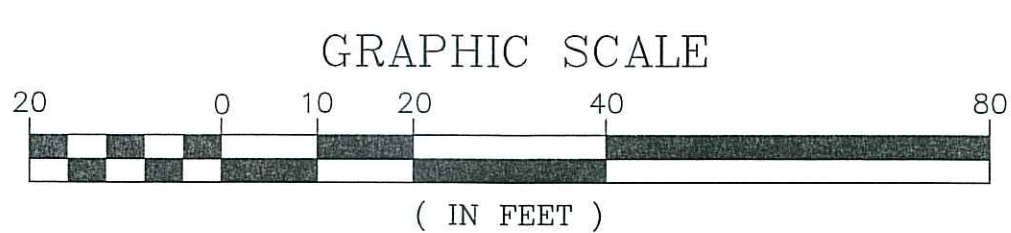
ENLARGEMENT A



ENLARGEMENT B



ENLARGEMENT C



APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN _____ DATE _____

ABUTTERS LIST:

- APN 132-002 CYNTHIA PACIULLI REVOCABLE TRUST 829 SOUTH ST PORTSMOUTH, NH 03801 5509/1477 01/27/2014
- APN 132-005 (392 WBIRO ST) 392 WBIRO ST LLC 69 HUNKING ST PORTSMOUTH, NH 03801 6240/2079 02/23/2021
- APN 132-18 (929 SOUTH ST) HALLE LOUIS P HALLE TRACY C 929 SOUTH ST PORTSMOUTH, NH 03801 3169/0682 08/01/1996
- APN 132-019 (911 SOUTH ST #C) FREEDMAN WENDY M 911 SOUTH ST #C PORTSMOUTH, NH 03801 6089/857 03/03/2020
- APN 132-019 (911 SOUTH ST #A) BULL MATTHEW JOSEPH LAFLAMME HONORE J 911 SOUTH ST #1 PORTSMOUTH, NH 03801 6145/2163 07/30/2020
- APN 132-019 (911 SOUTH ST #B) MILETKOV MIHAL K BUELICIC-MILETKOV BOJANA 911 SOUTH ST #B PORTSMOUTH, NH 03801 5688/2480 01/29/2016
- APN 132-020-001 (889 SOUTH ST #1) BACH ROBERT M BACH JENNIENE A 644 UNION ST PORTSMOUTH, NH 03801 4519/0221 07/25/2005
- APN 132-020-002 HOUGHTON JAMES B 889 SOUTH ST #2 PORTSMOUTH, NH 03801 3001/1889 08/20/1993
- APN 132-020-003 BOLSTER W JEFFREY REVOC TRUST OF 2017 889 SOUTH ST UNIT 3 PORTSMOUTH, NH 03801 5899/0887 03/19/2018
- APN 132-020-004 LOCKWOOD MICHAEL JR & SHAUNNA 35 HODGDON WAY BLD A PORTSMOUTH, NH 03801 6400/1948 04/18/2022
- APN 132-020-005 MILLER WHITNEY SHAFER RAIS 129 MARKET ST UNIT 3 PORTSMOUTH, NH 03801 6320/1879 08/26/2021
- APN 132-020-006 GAINTY LISA P 889 SOUTH ST UNIT 6 PORTSMOUTH, NH 03801 6016/1391 07/12/2019
- APN 132-23 (845 SOUTH ST) KODAL ALI SEMIH REV TRUST KODAL A S & HENRY KODAL P TTEE 845 SOUTH ST PORTSMOUTH, NH 03801 6407/895 05/12/2022
- APN 150-008 LINDSAY J GEE ERIN HEFFRON 978 SOUTH ST PORTSMOUTH, NH 03801 5480/2796 09/20/2013
- APN 150-011 DANIELLE PRONESTI 1008 SOUTH ST PORTSMOUTH, NH 03801 6239/2733 02/22/202
- APN 150-012 WIDENER FAM REV TRUST OF 2018 WARREN L WIDENER & KATHRYN M CO-TRUSTEES 1020 SOUTH ST PORTSMOUTH, NH 03801 5904/0491 04/09/2018
- APN 150-014 GOUGH FAMILY REVOC TRUST P S & M L GOUGH TRUSTEES 1048 SOUTH ST PORTSMOUTH, NH 03801 5335/1584 07/16/2012
- APN 221-002 ROLAND R BERGERON LINDA A BERGERON 330 A JONES AVE PORTSMOUTH, NH 03801 2426/1110 11/10/1982
- APN 221-02A (OFF JONES AVE) CITY OF PORTSMOUTH DPW 680 PEVERLY HILL RD PORTSMOUTH, NH 03802 2368/0361
- APN 221-008 (188 JONES AVE) PORTSMOUTH SNF REALTY LLC C/O RECOVER-CARE 2420 KNAPP ST BROOKLYN, NY 11235 6201/2689 12/01/2020
- APN 221-078 PAUL M HANSEN MICHELLE A LONG 150 PINEHURST RD PORTSMOUTH, NH 03801 5200/0596 03/10/201
- APN 221-079 MAGNANT MICHAEL J REVOC TRUST (50% INT) MAGNANT MICHAEL J TRUSTEE 140 PINEHURST RD PORTSMOUTH, NH 03801 5173/0337 12/07/2010
- APN 221-080 ENDRI K TRAJANI ALLYSON E MELCHOR 124 PINEHURST RD PORTSMOUTH, NH 03801 5983/1515 03/01/2019
- APN 221-081 G & H PRONESTI FAMILY LIVING TRUST GUY A PRONESTI TRUSTEE 100 PINEHURST RD PORTSMOUTH, NH 03801 6397/1901 04/07/2022
- APN 221-082 (84 PINEHURST RD) ST JOHNS CHURCH 100 CHAPEL STREET PORTSMOUTH, NH 03801 4544/1652 09/06/2005
- APN 221-084 MARK A WEIDMAN REVOC TR 2016 (1/2 INT) MARK A & ANNE S WEIDMAN TRUSTEES 44 LOOKOUT LN PORTSMOUTH, NH 03801 5757/0350 09/29/2016
- APN 221-085 (45 LOOKOUT LN) ELIZABETH CAVANAGH TRUST OF 1991 C/O GOULSTON & STORRS PC 400 ATLANTIC AVE BOSTON, MA 02110 5953/2276 10/12/2018
- APN 221-087 (928 SOUTH ST) 928 S STREET NH LLC 1135 E VETERANS HIGHWAY SUITE 1 JACKSON, NJ 08527 6451/1752 2022-11-09
- APN 221-088 (936 SOUTH ST) KMF MANAGEMENT LLC 928 SOUTH ST PORTSMOUTH, NH 03801 5682/0483 12/31/2015
- APN 221-089 ROBBLEE FAMILY TRUST D. A. & L. A. ROBBLEE TRUSTEES 2 RAND CT PORTSMOUTH, NH 03801 5270/0857 12/12/2011
- APN 221-090 (962 SOUTH ST) DAVPAT LLC 928 SOUTH STREET PORTSMOUTH, NH 03801 3398/0958 06/11/1999
- APN 221-091 (NO STREET FRONTAGE) 928 S STREET NH LLC 1135 E VETERANS HIGHWAY SUITE 1 JACKSON, NJ 08527 6451/1752 2022-11-09
- APN 221-092 (NO STREET FRONTAGE) CITY OF PORTSMOUTH DPW 680 PEVERLY HILL RD PORTSMOUTH, NH 03802 2362/1663
- APN 221-093 WOOD FAMILY REVOCABLE TRUST ROGER F. & ELAINE M. WOOD TRUSTEE 1066 SOUTH ST PORTSMOUTH, NH 03801 6069/1008 12/23/2019
- APN 229-003 CITY OF PORTSMOUTH SCHOOL 1 JUNKINS AVE PORTSMOUTH, NH 03802 1985/0379

ENGINEER:

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

SURVEYOR:

JAMES VERRA & ASSOCIATES, INC.
LAND SURVEYORS

101 SHATTUCK WAY - SUITE 8 NEWINGTON, N.H. 03801-7876 603-436-3557

JOB NO: 23651-3

ISSUED FOR: APPROVAL

ISSUE DATE: AUGUST 30, 2023

REVISIONS	NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMISSION		EDW	08/30/23

DRAWN BY: _____ RMB

APPROVED BY: _____ EDW

DRAWING FILE: 4755-LLA.dwg

SCALE:

(22"x34") 1" = 20'

(11"x17") 1" = 40'

OWNER/APPLICANTS:

928 S STREET NH LLC
1135 E VETERANS HIGHWAY
SUITE 1
JACKSON, NJ 08527

KMF MANAGEMENT, LLC
936 SOUTH STREET
PORTSMOUTH, NH 03801

DAVPAT, LLC
928 SOUTH STREET
PORTSMOUTH, NH 03801

PROJECT:

EDGEWOOD MANOR & THE PINES

TAX MAP 90, LOT 87, 88 & 90
928 & 936 SOUTH STREET
PORTSMOUTH, NH

TITLE:

LOT LINE REVISION PLAN

SHEET NUMBER:

2 OF 2

