

N/F
JOHN R. OLIVER
KATHRYN C. OLIVER
TAX MAP 292 LOT 156
2 WINCHESTER STREET
PORTSMOUTH, NH 03801
R.C.R.D. BOOK 4244 PAGE 2841

N/F
WILLIAM R. GRIFFIN
PAULA J. GRIFFIN
TAX MAP 292 LOT 144
1 WINCHESTER STREET
PORTSMOUTH, NH 03801
R.C.R.D. BOOK 2439 PAGE 282

N/F
LINDSAY A. BLAKEY
TAX MAP 292 LOT 145
95 CARDINAL LANE
PORTSMOUTH, NH 03801
R.C.R.D. BOOK 5791 PAGE 929

N/F
KAREN E. KAPELOS
REVOCABLE TRUST OF 1995
TAX MAP 292 LOT 233
1537B OYSTER CATCHER POINT
NAPLES, FL 34105
R.C.R.D. BOOK 3569 PAGE 2270

TAX MAP 292 LOT 164
EXISTING AREA:
18,845 Square Feet
0.43 Acres
PROPOSED AREA:
24,610 Square Feet
0.56 Acres

TAX MAP 292 LOT 247
EXISTING AREA:
22,448 Square Feet
0.52 Acres
PROPOSED AREA:
16,682 Square Feet
0.38 Acres

N/F
C. WESLEY GARDNER, JR.
REVOCABLE TRUST
TAX MAP 292 LOT 234
150 NATHANIEL DRIVE
PORTSMOUTH, NH 03801
R.C.R.D. BOOK 5195 PAGE 1290

N/F
MICHAEL K. MACPHAIL
CHELSEA L. MCPHAIL
TAX MAP 292 LOT 163
3334 LAFAYETTE ROAD
PORTSMOUTH, NH 03801
R.C.R.D. BOOK 5887 PAGE 1516

AREA TO BE CONVEYED
FROM TAX MAP 292 LOT 164
TO TAX MAP 292 LOT 247
5,766 Square Feet OR 0.13 Acres

ZONE DATA:

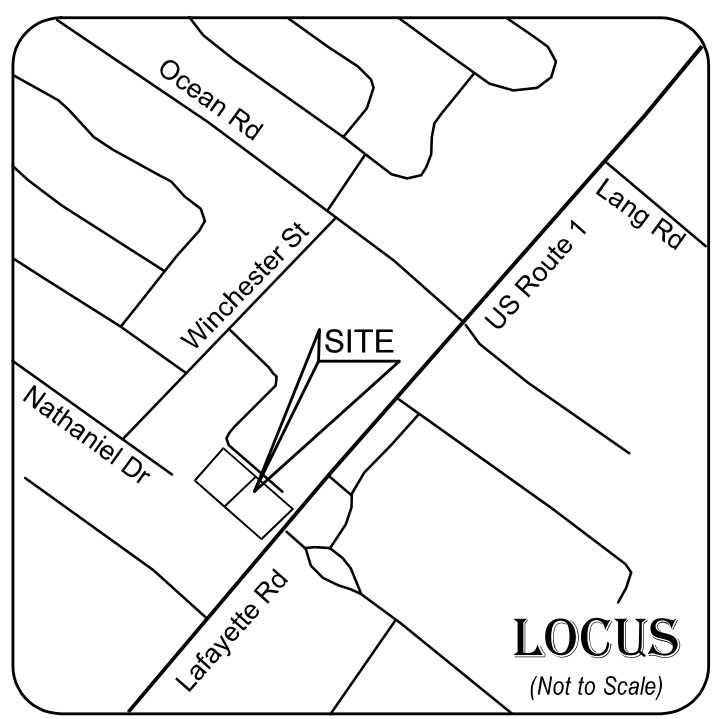
ZONE: S.R.B.

REQUIREMENTS:

- MINIMUM LOT AREA: 15,000 square feet
- MINIMUM FRONTAGE: 100 Feet
- MINIMUM LOT DEPTH: 100 Feet
- MINIMUM FRONT DIMENSIONS: 30 Feet
- MINIMUM SIDE DIMENSIONS: 10 Feet
- MINIMUM REAR DIMENSIONS: 30 Feet
- MAXIMUM BUILDING HEIGHT: 35 Feet
- MAXIMUM COVERAGE: 20%
- MINIMUM OPEN SPACE: 40%

PLAN REFERENCES:

1. "AMENDED SUBDIVISION PLAN, MAP 292 LOT 164, 3310 LAFAYETTE ROAD, PORTSMOUTH, NEW HAMPSHIRE OWNED BY KAREN E. KAPELOS REVOCABLE TRUST OF 1995" PREPARED BY JONES & BEACH ENGINEERS, INC. DATED FEBRUARY 12, 2016, LAST REVISED APRIL 21, 2017 AND RECORDED AT THE R.C.R.D. AS PLAN D-40102.
2. "NATHANIEL DRIVE, PORTSMOUTH, NEW HAMPSHIRE, HAWTHORNE ESTATES CONSOLIDATION & SUBDIVISION PLAN" PREPARED BY JONES & BEACH ENGINEERS, INC. DATED SEPTEMBER 20, 1999, LAST REVISED JANUARY 14, 2000 AND RECORDED AT THE R.C.R.D. AS PLAN D-28133.
3. "PLAN OF LAND OF ELIZABETH & KAREN E. KAPELOS, LAFAYETTE ROAD, PORTSMOUTH, NEW HAMPSHIRE" PREPARED BY CIVIL CONSULTANTS DATED DECEMBER 18, 1984 AND RECORDED AT THE R.C.R.D. AS PLAN D-14147.
4. "PLAN OF LOTS, PORTSMOUTH, N.H. FOR HARVEY MOULTON" PREPARED BY JOHN W. DURGIN DATED MAY 1955 AND RECORDED AT THE R.C.R.D. AS PLAN C-02531.



NOTES:

1. THE INTENT OF THIS PLAN IS TO ADJUST THE PROPERTY LINE BETWEEN TAX MAP 292 LOTS 164 & 247 TO ALLOW FOR THE CONSTRUCTION OF A DRIVEWAY FOR LOT 164.
2. OWNER OF RECORD:
THE KAREN E. KAPELOS REVOCABLE TRUST OF 1995
R.C.R.D. BOOK 3569 PAGE 2269
DATED FEBRUARY 22, 2001
3. TOTAL EXISTING PARCEL AREAS:
TAX MAP 292 LOT 164:
18,845 Square Feet OR 0.43 Acres
TAX MAP 292 LOT 247:
22,448 Square Feet OR 0.52 Acres
4. BASIS OF BEARING IS PER PLAN REFERENCE #1 AND BEING MAGNETIC DECLINATION TAKEN IN JUNE 1984.
5. UNDERGROUND UTILITIES ARE PER PLAN REFERENCE #1.
6. THE EXISTING DRIVEWAY ENTRANCE ONTO LAFAYETTE ROAD WILL BE CLOSED ONCE THE BUILDING PERMIT IS PULLED FOR TAX MAP 292 LOT 247.
7. THE PROPOSED DRIVEWAYS FOR BOTH LOTS WILL COME OFF OF CARDINAL LANE AND THE EXACT CURB CUT LOCATIONS WILL BE COORDINATED WITH THE CITY OF PORTSMOUTH DEPARTMENT OF PUBLIC WORKS.
8. THE SUBJECT PARCELS ARE IN FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON "FLOOD INSURANCE RATE MAP, ROCKINGHAM COUNTY, NEW HAMPSHIRE, PANEL 270 OF 681, MAP No. 33015CO270E WITH AN EFFECTIVE DATE OF MAY 17, 2005.

CERTIFICATION

"I certify that the lines of streets and ways shown are those of public or private streets or ways already established and that no new ways are shown."
"I further certify that this survey conforms to the ethics and standards set forth by the New Hampshire Land Surveyors Association for a category 1, condition 1 survey."

Raymond A. Bisson
Raymond A. Bisson, LLS #931
May 14, 2019
Dated



LOT LINE REVISION

Located at:
88 & 100 Cardinal Lane, Portsmouth,
Rockingham County, New Hampshire
For:
**The Karen E. Kapelos
Revocable Trust of 1995**
1537B Oyster Catcher Point, Unit B
Naples, FL 34105



Licensed in New Hampshire & Maine
PO Box 458, Barrington, NH 03825
t: (603) 664-3900 www.StonewallSurveying.com

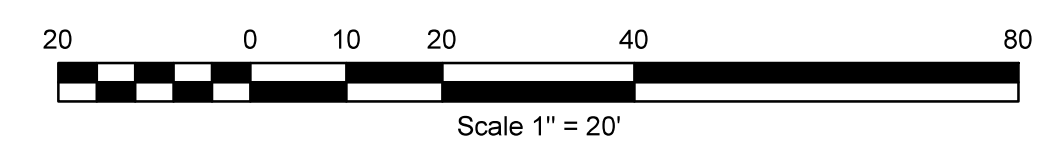
TAX MAP & LOT NO: Tax Map 292 Lots 164 & 247	DRAWING NO: 19011 LLA.dwg
SCALE: 1" = 20'	SHEET: 1 of 1
PROJECT NO: 19011	DATE: May 14, 2019

CITY OF PORTSMOUTH, NEW HAMPSHIRE
PLANNING BOARD APPROVAL BLOCK

Chairperson _____ Date _____

- LEGEND:**
- MONUMENT TO BE SET ●
 - IRON PIPE / ROD FOUND ⊙
 - GRANITE BOUND FOUND ⊠
 - WATER GATE VALVE ⚙
 - UTILITY POLE ○
 - SEWER MANHOLE ⊕
 - WATER GATE VALVE ⚙
 - FIRE HYDRANT ⚡
 - DRAIN MANHOLE ⊕
 - CATCH BASIN ⊞
 - NOW OR FORMERLY N/F

REV	DATE	STATUS





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: The Karen E. Kapelos Revocable Trust of 1995 Date Submitted: _____

Applicant: The Karen E. Kapelos Revocable Trust of 1995

Phone Number: 603-674-0124 E-mail: jsdnce@yahoo.com

Site Address 1: 88 Cardinal Lane Map: 292 Lot: 164

Site Address 2: 100 Cardinal Lane Map: 292 Lot: 247

Application Requirements			
	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)		N/A
<input checked="" type="checkbox"/>	All application documents, plans, supporting documentation and other materials provided in digital Portable Document Format (PDF). (III.C.4)		N/A

Requirements for Preliminary/Final Plat				
	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)	Title Block & Note #1	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	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"/>	<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>	Sheet #1	<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)	Sheet #1 - Zone Data	<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>	Sheet #1 - Locus Map	<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)	Sheet #1	<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)	Sheet #1	<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)	Sheet #1	<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	<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)	Sheet #1 - Existing Utilities shown along Cardinal Lane.	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	
<input 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	<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)	Sheet #1 - Note #8	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	
<input 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	<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 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	<input type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	
<input 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	<input type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	
<input checked="" type="checkbox"/>	Location of all permanent monuments. (Section V.12)	Proposed Monuments to be set after PB Meeting	<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	Sheet 1	
<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	Sheet 1	
<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"/>	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	Sheet 1	
<input type="checkbox"/>	4. Curbing: (VI.4)	n/a	
<input checked="" type="checkbox"/>	5. Driveways: (VI.5)	Shown on Plan	
<input type="checkbox"/>	6. Drainage Improvements: (VI.6)	n/a	
<input checked="" type="checkbox"/>	7. Municipal Water Service: (VI.7)	Shown on Plan	
<input checked="" type="checkbox"/>	8. Municipal Sewer Service: (VI.8)	Shown on Plan	
<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	9. Installation of Utilities: (VI.9) a. All Districts b. Indicator Tape	n/a - exact location to be determined	
<input type="checkbox"/>	10. On-Site Water Supply: (VI.10)	n/a	
<input type="checkbox"/>	11. On-Site Sewage Disposal Systems: (VI.11)	n/a	
<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	n/a	
<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	n/a - not in flood zone. See note #8	
<input type="checkbox"/>	14. Erosion and Sedimentation Control (VI.14)	n/a	

<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Waiver Requested
<input type="checkbox"/>	15. Easements (VI.15) a. Utilities b. Drainage	n/a	
<input checked="" type="checkbox"/>	16. Monuments: (VI.16)	Stated - Sheet 1	
<input checked="" type="checkbox"/>	17. Benchmarks: (VI.17)	Sheet 1 - UP 250/1	
<input checked="" type="checkbox"/>	18. House Numbers (VI.18)	Sheet 1	

Design Standards			
	Required Items for Submittal	Indicate compliance and/or provide explanation as to alternative design	Waiver Requested
<input 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	
<input 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	
<input 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	
<input 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	

Applicant's/Representative's Signature: Raymond A. Bisson Date: May 14, 2019

¹ See City of Portsmouth, NH Subdivision Rules and Regulations for details.
Subdivision Application Checklist/April 2019

Letter of Authorization

May 14, 2019

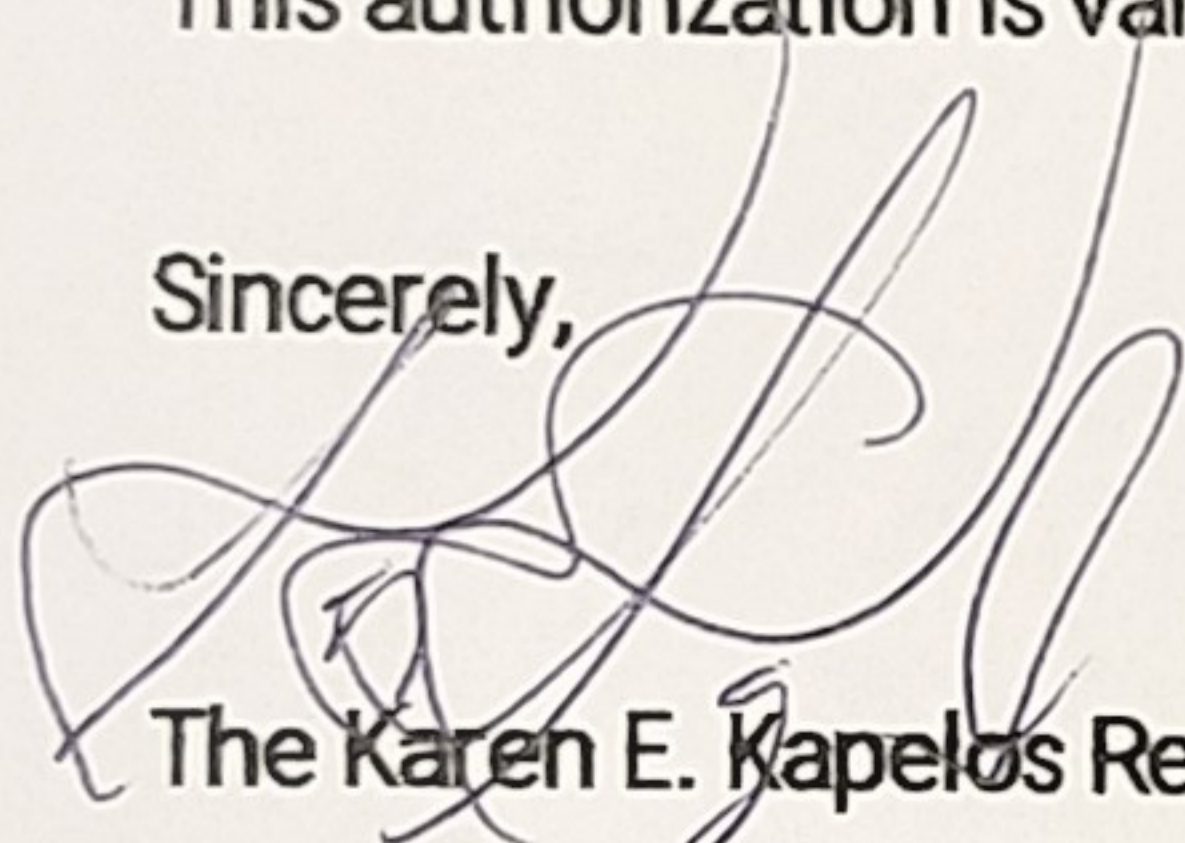
City of Portsmouth Planning Department
1 Junkins Ave
Portsmouth, NH 03801

To Portsmouth Planning Board:

We the undersigned, hereby authorize Raymond Bisson from Stonewall Surveying and his appointees to act on our behalf in all manners relating to local and state permitting, including the signing of all documents related to these matters for the property located at **88 & 100 Cardinal Lane**. All acts carried out by Raymond Bisson and appointees on our behalf shall have the same effect as acts of our own.

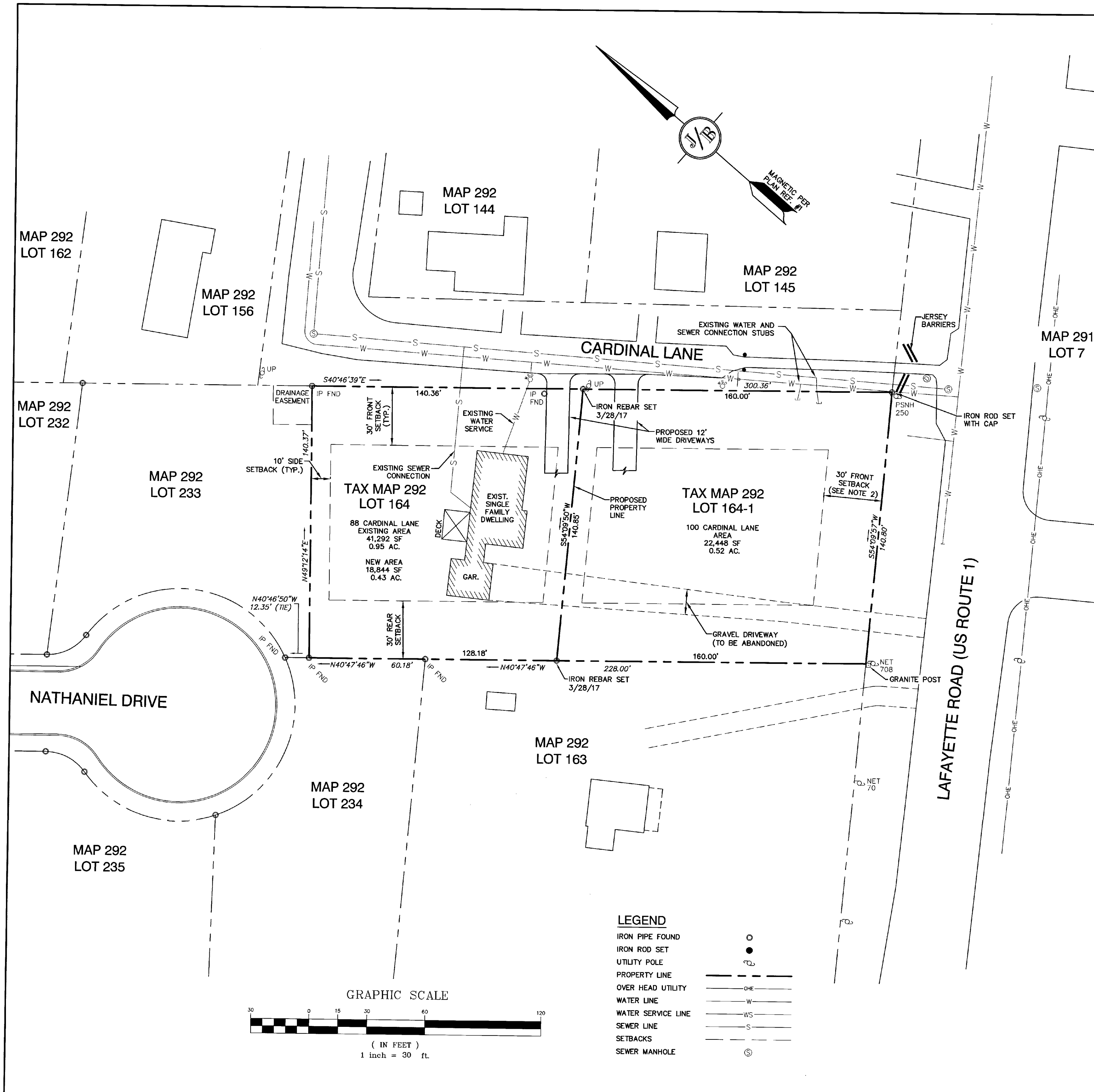
This authorization is valid until further written notice from either party signed below.

Sincerely,



TRUSTEE

The Karen E. Kapelos Revocable Trust of 1995
c/o Karen E. Kapelos
1537B Oyster Cather Point
Naples, FL 34105

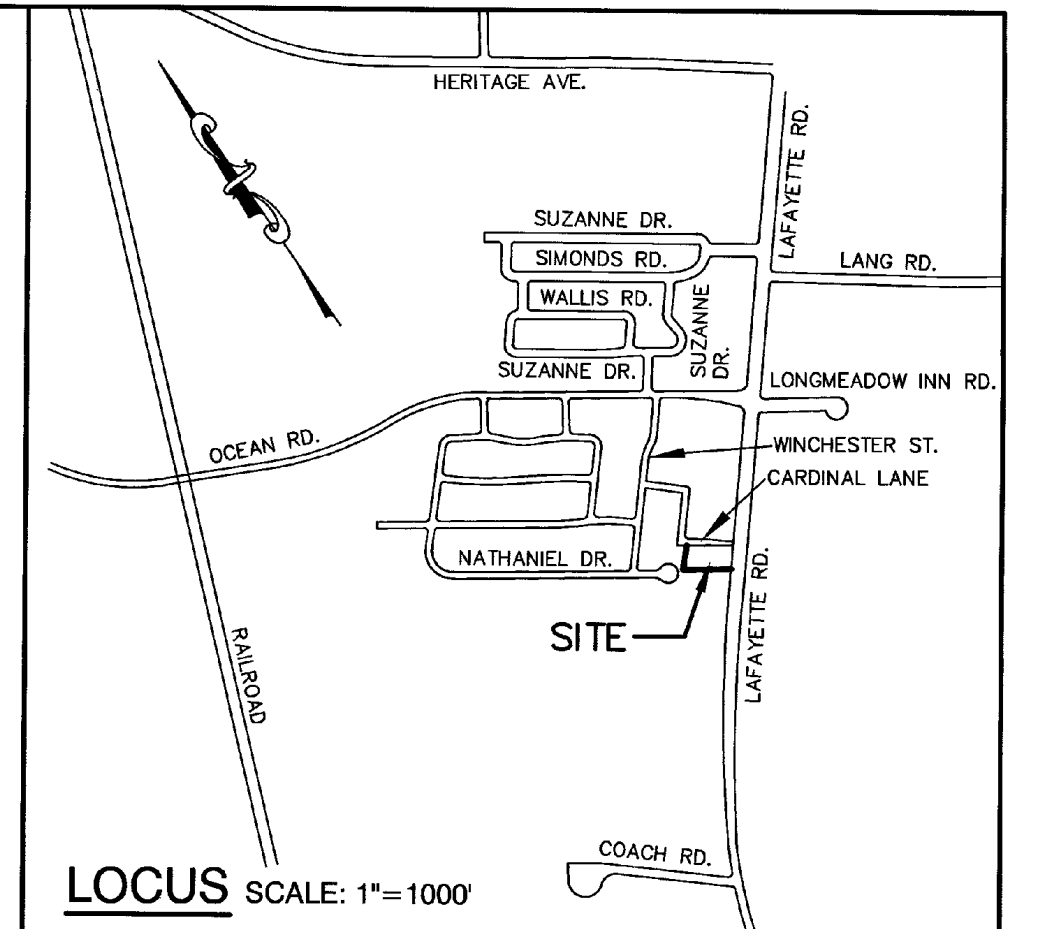


PLAN REFERENCE

1. "NATHANIEL DRIVE, PORTSMOUTH, NEW HAMPSHIRE, HAWTHORNE ESTATES, CONSOLIDATION & SUBDIVISION PLAN", PREPARED BY JONES & BEACH ENGINEERS, INC., SCALE: 1"=80', DATED 1/14/00, R.C.R.D. #D-28133.

ABUTTERS LIST

- MAP 291 LOT 7 (3201 LAFAYETTE RD) HILLOREST AT PORTSMOUTH, LLC PO BOX 2431 SALEM, NH 03079 BK 5444 PG 0198 (05/30/13)
- MAP 291 LOT 9 (LAFAYETTE RD) WESTCHESTER CORNER, LLC 72 SOUTH BROADWAY SALEM, NH 03079 BK 5617 PG 1043 (05/14/15)
- MAP 292 LOT 143 CHARLES LESLIE & VICTORIA TRIDENTI 3 WINCHESTER ST. PORTSMOUTH, NH 03801 BK 4746 PG 1051 (12/19/06)
- MAP 292 LOT 142 MICHELE K GOULD PAULA PETERSON CO-OWNER JESSE DESJARDINS 5 WINCHESTER ST. PORTSMOUTH, NH 03801 BK 5550 PG 2385 (08/04/14)
- MAP 292 LOT 143 VICTORIA TRIDENTI 3 WINCHESTER ST. PORTSMOUTH, NH 03801 BK 5009 PG 0355 (05/11/09)
- MAP 292 LOT 144 WILLIAM R & PAULA J GRIFFIN 1 WINCHESTER ST. PORTSMOUTH, NH 03801 BK 2439 PG 282
- MAP 292 LOT 145 JAMES PETROVITSIS 3258 LAFAYETTE RD PORTSMOUTH, NH 03801 BK 5514 PG 0206 (02/20/14)
- MAP 292 LOT 146 WILFRED J & JACQUELINE FALLON 3240 LAFAYETTE RD PORTSMOUTH, NH 03801 BK 2241 PG 390
- MAP 292 LOT 236 EMMANUEL & KAREN HERNANDEZ 130 NATHANIEL DR PORTSMOUTH, NH 03801 BK 4965 PG 0571 (11/19/08)
- MAP 292 LOT 147 KERRY E RILEY 3224 LAFAYETTE RD PORTSMOUTH, NH 03801 BK 5239 PG 2663 (08/30/11)
- MAP 292 LOT 156 JOHN R & KATHRYN C OLIVER 2 WINCHESTER ST. PORTSMOUTH, NH 03801 BK 4244 PG 2841 (03/05/04)
- MAP 292 LOT 157 ROGER W & DONNA M FORD TRUST ROGER W & DONNA M FORD TRUSTEES 4 WINCHESTER ST. PORTSMOUTH, NH 03801 BK 5224 PG 0574 (06/24/11)
- MAP 292 LOT 161 EDWOOD L JONES 71 WINCHESTER ST. PORTSMOUTH, NH 03801 BK 5589 PG 1862 (01/16/15)
- MAP 292 LOT 162 (81 WINCHESTER ST) SATYAJIT HEERLAL PO BOX 170252 BOSTON, MA 02117 BK 5329 PG 1629 (08/27/12)
- MAP 292 LOT 163 SHIRLEY N GARRETT REVOC TRUST 2000 SHIRLEY N GARRETT, TRUSTEE 11 BARBERRY LANE PORTSMOUTH, NH 03801 BK 4298/ PG 2633 (5/26/04)
- MAP 292 LOT 232 WILLIAM & ALLISON O'MALLEY 131 NATHANIEL DR. PORTSMOUTH, NH 03801 BK 4640 PG 0559
- MAP 292 LOT 235 SUSAN YAEGER 140 NATHANIEL DR. PORTSMOUTH, NH 03801
- MAP 292 LOT 234 WESLEY C GARDNER, JR. REVOCABLE TRUST WESLEY C GARDNER TRUSTEE 150 NATHANIEL DR. PORTSMOUTH, NH 03801 BK 5195 PG 1290 (02/18/11)

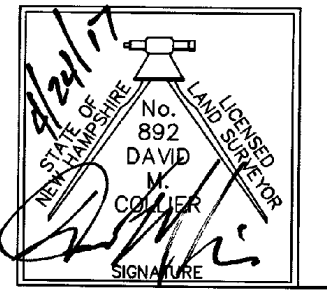


SUBDIVISION NOTES:

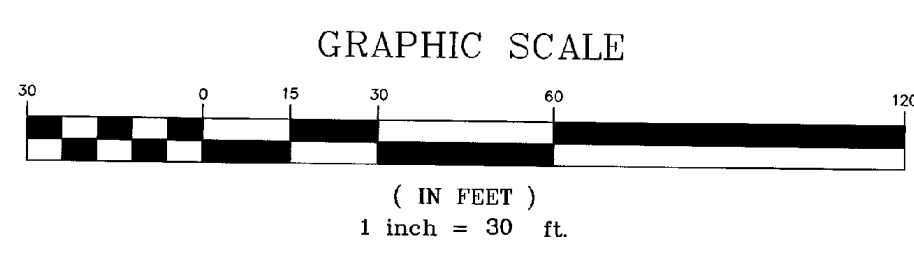
- THE INTENT OF THIS PLAN IS TO SUBDIVIDE MAP 292, LOT 164 INTO TWO (2) SINGLE FAMILY RESIDENTIAL LOTS WITH MUNICIPAL WATER AND SEWER.
- ZONING DISTRICT: SINGLE RESIDENCE B LOT AREA MINIMUM = 15,000 SF LOT FRONTAGE MINIMUM = 100' BUILDING SETBACKS (MINIMUM): FRONT SETBACK = 30' SIDE SETBACK = 10' REAR SETBACK = 30' MAX. BUILDING HEIGHT = 35' MIN. OPEN SPACE ON A LOT = 50% MAXIMUM BUILDING COVERAGE = 100% BUILDING MUST BE 80' FROM CENTERLINE OF LAFAYETTE ROAD OR 30' FROM RIGHT OF WAY.
- THIS PLAN SET HAS BEEN PREPARED BY JONES & BEACH ENGINEERS, INC., FOR MUNICIPAL AND STATE APPROVALS AND FOR CONSTRUCTION BASED ON DATA OBTAINED FROM ON-SITE FIELD SURVEY AND EXISTING MUNICIPAL RECORDS. THROUGHOUT THE CONSTRUCTION PROCESS, THE CONTRACTOR SHALL INFORM THE ENGINEER IMMEDIATELY OF ANY FIELD DISCREPANCY FROM DATA AS SHOWN ON THE DESIGN PLANS, INCLUDING ANY UNFORESEEN CONDITIONS, SUBSURFACE OR OTHERWISE, FOR EVALUATION AND RECOMMENDATIONS. ANY CONTRADICTION BETWEEN ITEMS ON THIS PLAN/PLAN SET, OR BETWEEN THE PLANS AND ON-SITE CONDITIONS, MUST BE RESOLVED BEFORE RELATED CONSTRUCTION HAS BEEN INITIATED.
- SUBJECT PROPERTY IS NOT LOCATED WITHIN FEDERALLY DESIGNATED 100 YEAR FLOOD HAZARD ZONE. REFERENCE FEMA COMMUNITY PANEL NO. 3301SC0270E, DATED MAY 17, 2005.
- PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER, ARCHITECT AND/OR OWNER, IN ORDER TO OBTAIN AND/OR PAY ALL THE NECESSARY LOCAL PERMITS, FEES AND BONDS.
- ALL CONSTRUCTION WILL CONFORM TO TOWN STANDARDS AND REGULATIONS, AND NHDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, WHICHEVER IS MORE STRINGENT.
- ALL CONSTRUCTION ACTIVITIES SHALL CONFORM TO LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) RULES AND REGULATIONS.
- IRON RODS WITH SURVEY CAPS HAVE BEEN SET AT ALL PROPERTY CORNERS AND ANGLE POINTS, UNLESS OTHERWISE INDICATED.
- LANDOWNERS ARE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL WETLAND REGULATIONS, INCLUDING PERMITTING REQUIRED UNDER THESE REGULATIONS.
- THE DRIVEWAYS TO THE EXISTING AND PROPOSED HOUSES TO COME FROM CARDINAL LANE AND BOTH OBTAIN NEW DRIVEWAY PERMITS. ACCESS TO ROUTE 1 TO BE ABANDONED ONCE THE BUILDING PERMIT IS PULLED FOR THE FRONT LOT ALONG LAFAYETTE ROAD.
- TWO NEW CURB CUTS ON CARDINAL LANE TO BE COORDINATED WITH THE DEPARTMENT OF PUBLIC WORKS AND BOTH LOTS TO RECEIVE NEW HOUSE NUMBER AND ADDRESS.
- THE SURVEY TIE LINES SHOWN ON THIS PLAT ARE NOT BOUNDARY LINES, THEY ONLY SHOULD BE USED TO LOCATE THE PARCEL SURVEYED FROM THE FOUND MONUMENTS SHOWN AND LOCATED BY SURVEY.
- THE TAX MAP AND LOT NUMBERS ARE BASED ON THE CITY OF PORTSMOUTH TAX RECORDS AND ARE SUBJECT TO CHANGE.
- ALL BOOK AND PAGE NUMBERS REFER TO THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
- UNDERGROUND FACILITIES, UTILITIES AND STRUCTURES HAVE BEEN PLOTTED FROM FIELD OBSERVATION AND THEIR LOCATION MUST BE CONSIDERED APPROXIMATE ONLY. NEITHER JONES & BEACH ENGINEERS, INC., NOR ANY OF THEIR EMPLOYEES TAKE RESPONSIBILITY FOR THE LOCATION OF ANY UNDERGROUND STRUCTURES OR UTILITIES NOT SHOWN THAT MAY EXIST. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL UNDERGROUND STRUCTURES AND/OR UTILITIES LOCATED PRIOR TO EXCAVATION WORK BY CALLING 1-888-DIG-SAFE (1-888-344-7233).
- THE PLANNING BOARD CONDITIONALLY APPROVED THIS SUBDIVISION PLAN AT ITS SCHEDULED MEETING OF OCTOBER 16, 2008. THE ORIGINAL MYLAR WAS NOT RECORDED. ADDITIONAL FIELD LOCATION WAS PERFORMED TO INDICATE THE RECENT CHANGES TO THE PAYMENT AND RE-ESTABLISH CONTROL. I HAVE REVIEWED THE INFORMATION SHOWN HEREON AND STAMPED THIS PLAN ON BEHALF OF JONES & BEACH ENGINEERS, INC. THE MONUMENTS WERE SET AS INDICATED HEREON.

CERTIFICATION:

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.



DAVID M. COLLIER, LLS 892 ON BEHALF OF JONES & BEACH ENGINEERS, INC. DATE: 4/24/17



LEGEND

- IRON PIPE FOUND
- IRON ROD SET
- UTILITY POLE
- PROPERTY LINE
- OVER HEAD UTILITY
- WATER LINE
- WATER SERVICE LINE
- SEWER LINE
- SETBACKS
- SEWER MANHOLE

Design: JAC	Draft: DKE	Date: 2/12/16
Checked: JAC	Scale: AS NOTED	Project No.: 04146
Drawing Name: 04146-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
6	4/21/17	REVISIONS PER CITY REQUEST AND ADDED NOTE	DMC
5	3/29/17	ADDED MONUMENTS SET & MINOR REVISIONS	CWW
4	3/23/17	REVISED LOT LINE	LAZ
3	11/29/16	UPDATED UTILITIES, REVISED BEARING ON PROPOSED PROP. LINE	MJS
2	8/22/16	ISSUED FOR REVIEW	DKE
REV.	DATE	REVISION	BY

J/B Jones & Beach Engineers, Inc.
 85 Portsmouth Ave. Civil Engineering Services 603-772-4746
 PO Box 219 Stratham, NH 03885 FAX: 603-772-0227
 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name: **AMENDED SUBDIVISION PLAN**
 MAP 292 LOT 164
 Project: **3310 LAFAYETTE ROAD**
PORTSMOUTH, NEW HAMPSHIRE
 OWNER: **KAREN E. KAPELOS REVOC TRUST OF 1995**
 1537B OYSTER CATCHER POINT, NAPLES, FL 34105

DRAWING No. **A1**
 SHEET 2 OF 2
 JBE PROJECT NO. 04146

D-40102