

Oct 08, 2026 - 10:32am
F:\MSC Projects\47720 Lincoln Ave - Portsmouth, NH\47720-00 Shienbob - 635 Lincoln Ave\Carlson Survey\Drawings\47720-00 Survey.dwg

LEGEND:

MAP 137 LOT 11	ASSESSORS MAP/ LOT NUMBER
A.G.	ABOVE GRADE
B.G.	BELOW GRADE
BK. PG.	BOOK/PAGE
CONC.	CONCRETE
EL.	ELEVATION
EM	ELECTRIC METER
EP	EDGE OF PAVEMENT
GM	GAS METER
IRF	IRON ROD FOUND
N/F	NOW OR FORMERLY
RCRD	ROCKINGHAM COUNTY REGISTRY OF DEEDS
S.F.	SQUARE FEET
VGC	VERTICAL GRANITE CURB
W/	WITH
WM	WATER METER
○	IRON PIPE/ROD FOUND
△	SPIKE/NAIL FOUND
AC	AIR CONDITIONER
☼	CONIFEROUS TREE
☼	DECIDUOUS TREE
⊙	SEWER MANHOLE
⊕	GAS VALVE
⊕	WATER SHUT OFF
⊕	WATER GATE VALVE
— A — A —	PICKET FENCE
— □ — □ —	STOCKADE FENCE
---	APPROXIMATE ABUTTER LINE
---	BOUNDARY LINE
---	SETBACK LINE
○ ○ ○ ○ ○ ○	STONE WALL
■	CONCRETE
■	CRUSHED STONE
■	PAVEMENT
■	PAVER WALK
■	WOOD DECK
+	LANDSCAPED AREA

IMPERVIOUS COVERAGE TABLE

STRUCTURES	COVERAGE (S.F.)
PRIMARY STRUCTURE & PORCH	1634
GARAGE	522
CONC. BASKETBALL COURT	4534
PAVED DRIVEWAY	2643
CRUSHED STONE	366
DECKS	308
PAVERS	39
STONE WALL	104
WOOD STEPS	110
PAD WITH DUCTLESS MINI SPLIT	7
TOTAL	10267
IMPERVIOUS COVERAGE AREA = 50.5% (10,267 S.F. / 20,336 S.F. * 100%)	

PURSUANT TO NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES LAN 503.09(24):
I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY THOSE UNDER MY
DIRECT SUPERVISION AND ARE THE RESULT OF A FIELD SURVEY CONDUCTED ON
SEPTEMBER 9 & 10, 2026. THIS SURVEY CONFORMS TO THE ACCURACY
REQUIREMENTS OF AN URBAN SURVEY OF THE NEW HAMPSHIRE CODE OF
ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS. THIS
SURVEY IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, AND THE
FIELD TRAVERSE SURVEY EXCEEDS A PRECISION OF 1:15,000.

FOR REVIEW

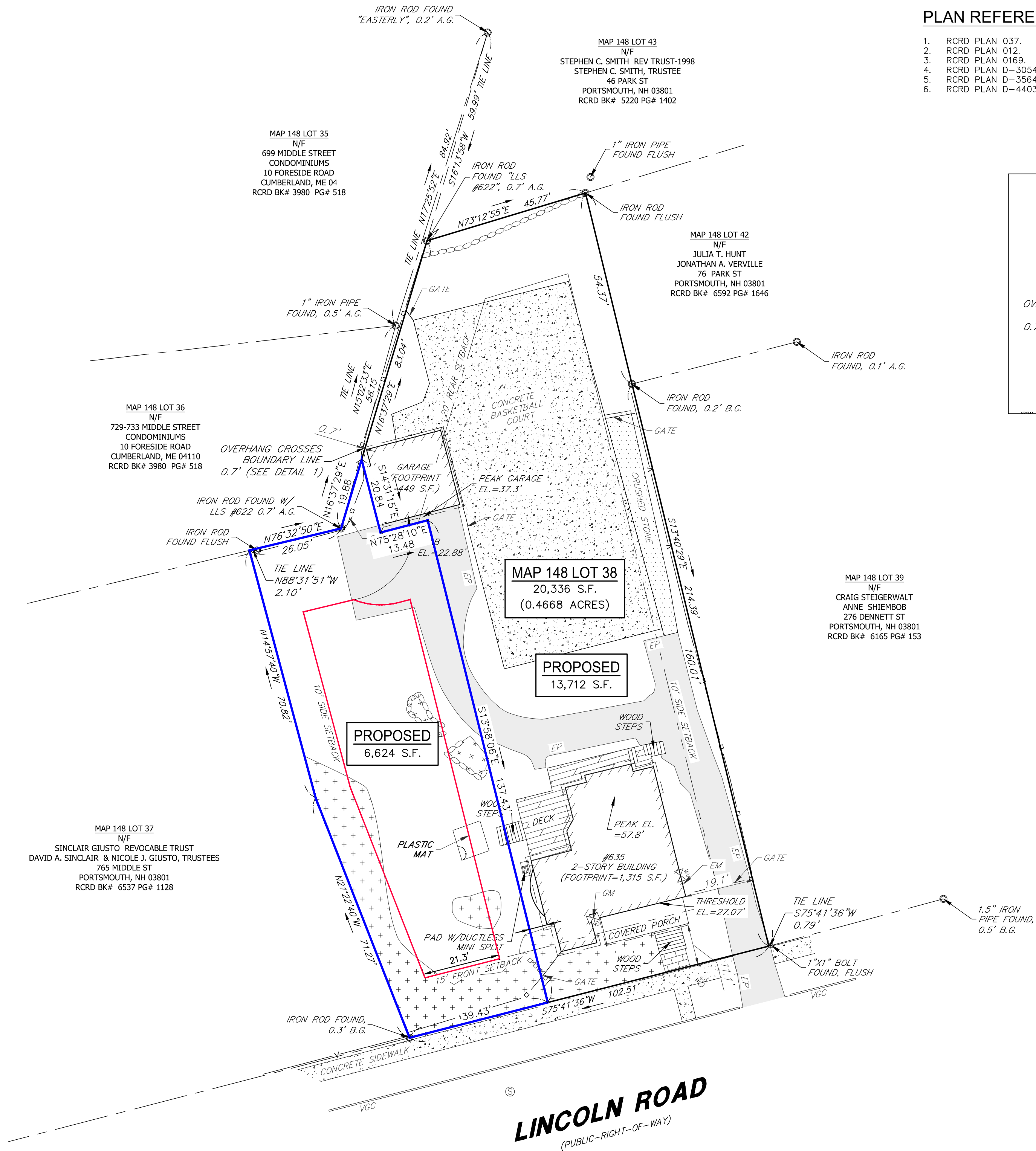
LICENSED LAND SURVEYOR

DATE

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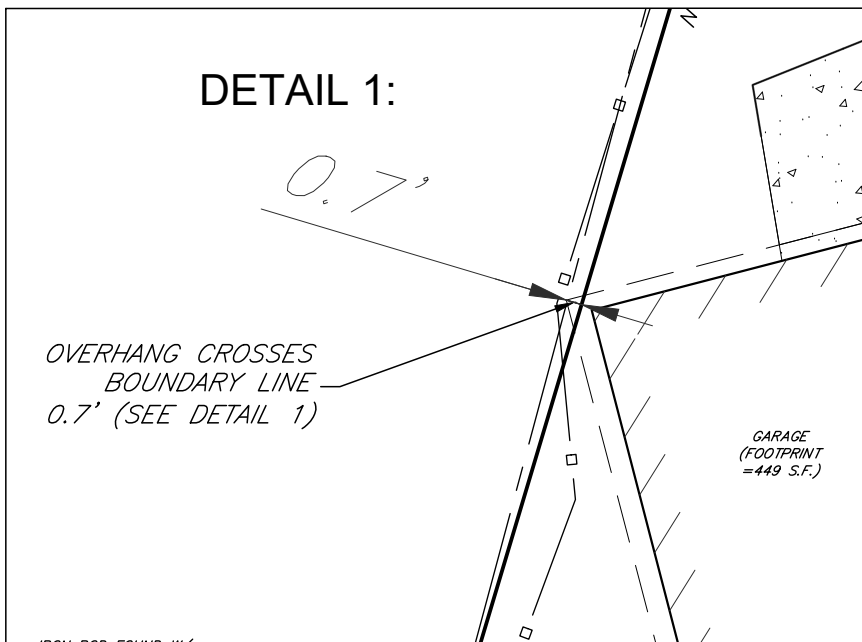
This plan is not effective unless signed by a duly authorized officer of
TFMoran, Inc.



PLAN REFERENCES:

1. RCRD PLAN 037.
2. RCRD PLAN 012.
3. RCRD PLAN 0169.
4. RCRD PLAN D-30540.
5. RCRD PLAN D-35644.
6. RCRD PLAN D-44035.

DETAIL 1:



NOTES:

1. THE PARCEL IS LOCATED IN THE GENERAL RESIDENCE A (GRA) ZONING DISTRICT AND PARTIALLY IN THE HISTORIC OVERLAY DISTRICT.
2. THE PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 148 AS LOT 38.
3. THE PARCEL IS LOCATED IN ZONE X,"AREA OF MINIMAL FLOOD HAZARD," AS SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM (NFIP), FLOOD INSURANCE RATE MAP (FIRM) ROCKINGHAM COUNTY, NEW HAMPSHIRE, PANEL 259 OF 681, MAP NUMBER 33015C0259F, WITH AN EFFECTIVE DATE OF JANUARY 29, 2021.
4.

DIMENSIONAL REQUIREMENTS:	REQUIRED:	EXISTING:
MINIMUM LOT AREA:	7,500 S.F.	20,336 S.F.
CONTINUOUS STREET FRONTAGE:	100'	102.5'
LOT DEPTH:	70'	>70'
MINIMUM YARD DIMENSIONS:		
FRONT:	15'	11.1'
SIDE:	10'	19.1'
REAR:	20'	93.4'
		-0.7' (GARAGE)

MAXIMUM STRUCTURE DIMENSIONS:	
BUILDING HEIGHT:	35'/30' (SLOPED/FLAT)
BUILDING COVERAGE:	25% 35.8%
MINIMUM OPEN SPACE	30% 49.5%
5. OWNER OF RECORD:
MAP 148 LOT 38:
E & B SHIEMBOB FAMILY LIVING TRUST
EDWARD G. SHIEMBOB & BARBARA K. SHIEMBOB, TRUSTEES
7 LANDING WAY
DOVER, NH 03820
RCRD BK.#6721 PG.#1497
6. PARCEL AREA:
MAP 148 LOT 38:
20,336 S.F.
(0.4668 ACRES)
7. THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH THE CURRENT LEGAL DESCRIPTIONS. IT IS NOT AN ATTEMPT TO DEFINE THE EXTENT OF OWNERSHIP OR DEFINE THE LIMITS OF TITLE.
8. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE MAP 148 LOT 38 INTO TWO LOTS.
9. FIELD SURVEY COMPLETED ON SEPTEMBER 9 & 10, 2026 USING A LEICA TS-16 TOTAL STATION, GS-16 & GS-18 GPS RECEIVER AND CARLSON DATA COLLECTION SOFTWARE.
10. HORIZONTAL DATUM IS NAD83 (2011) PER REDUNDANT NETWORK RTK GPS OBSERVATIONS. THE VERTICAL DATUM IS NAVD86 PER REDUNDANT NETWORK RTK GPS OBSERVATIONS.
11. EASEMENTS, RIGHTS, AND RESTRICTIONS SHOWN OR IDENTIFIED ARE THOSE WHICH WERE FOUND DURING RESEARCH PERFORMED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS. OTHER RIGHTS, EASEMENTS, OR RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF SUBJECT PARCEL(S) WOULD DETERMINE.
12. THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. TFMORAN, INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UNDERGROUND UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE.

PROGRESS PRINT
date: 10/06/2026



REV.	DATE	DESCRIPTION	DR	CK

TAX MAP 148 LOT 38
CONCEPTUAL SUBDIVISION PLAN
2-LOT SUBDIVISION
635 LINCOLN AVENUE
PORTSMOUTH, NEW HAMPSHIRE
COUNTY OF ROCKINGHAM

OWNED BY
E & B SHIEMBOB FAMILY LIVING TRUST
EDWARD G. SHIEMBOB & BARBARA K. SHIEMBOB, TRUSTEES
SCALE: 1" = 20' (22x34)
1" = 40' (11x17)
OCTOBER 6, 2026

Seacoast Division



Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

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	CK	BMK	CADFILE		