

AMBIT ENGINEERING, INC. CIVIL ENGINEERS AND LAND SURVEYORS

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

29 July 2020

Juliet Walker, Planning Director
City of Portsmouth
1 Junkins Avenue
Portsmouth, NH 03801

RE: Lot Line Relocation at 42 and 56 Middle Street, Tax Map 126 / Lots 19 & 20

Dear Ms. Walker:

On behalf of the Edward J. Mallon Revocable Trust we hereby submit the attached and enclosed Lot Line Relocation Plan in support of a Lot Line Relocation application at 42 and 56 Middle Street. The project consists of the relocation of the lot line to clear up existing property encroachments. The owners are in agreement that the transfer will be good for future owners and parties in interest. We ask the City to approve the application at the next Planning Board meeting. Also included, only for reference, is a plan detailing off site and on-site burdens associated with Tax map 126, Lot 19, titled "Easement Clarification Plan".

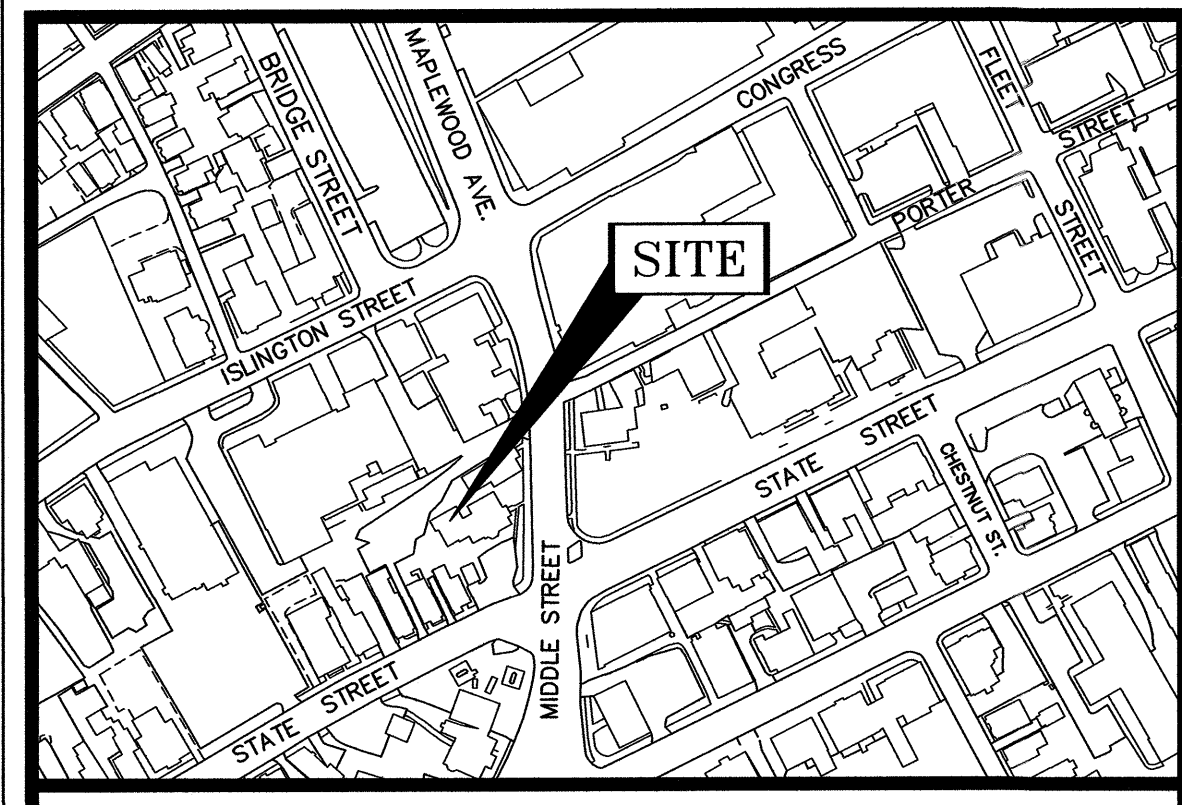
We look forward to the City's review of this submission. If there are any questions or comments please feel free to reach out to me.

Sincerely,

John Chagnon

John R. Chagnon, PE

CC: Edward J. Mallon, Barbara Theodore, Tom Watson



LOCATION MAP SCALE: 1"=200'

LEGEND:

N/F	NOW OR FORMERLY
RP	RECORD OF PROBATE
RCRD	ROCKINGHAM COUNTY
(11/21)	REGISTRY OF DEEDS
(11/21)	MAP 11 / LOT 21
---	BOUNDARY
- - -	BOUNDARY LINE TO BE ABANDONED
- · - · -	PROPOSED BOUNDARY LINE
⊠	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
⊠	OVERHEAD ELECTRIC/WIRES
⊠	EDGE OF PAVEMENT (EP)
⊠	UTILITY POLE (w/ GUY)
⊠	METER (GAS, WATER, ELECTRIC)
⊠	CATCH BASIN
⊠	SEWER MANHOLE
⊠	DRAIN MANHOLE

LENGTH TABLE

LINE	BEARING	DISTANCE
L1	S78°51'10"W	8.82'
L2	S09°15'52"E	5.05'

ADDITIONAL ABUTTERS

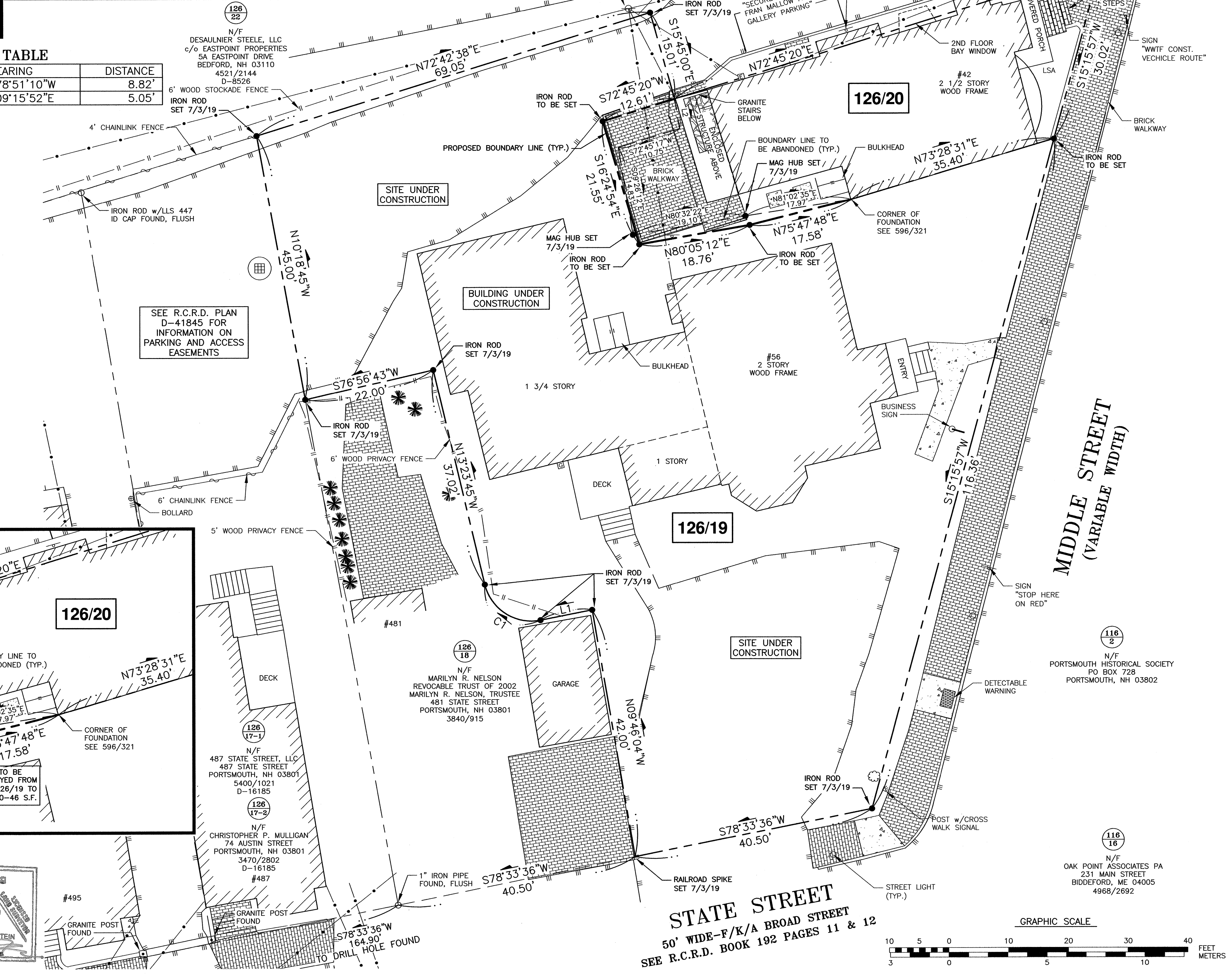
(127/14-1)	N/F 480 STATE STREET, LLC 480 STATE STREET #1 PORTSMOUTH, NH 03801 4385/2266 D-31794	(127/14-3)	N/F TYROCH REALTY MANAGEMENT, INC. 909 ISLINGTON STREET PORTSMOUTH, NH 03801 4384/1971 D-31794
(127/14-2)	N/F CRAIG J. FRANK & BETH A. FRANK 51 ROCKINGHAM AVENUE PORTSMOUTH, NH 03801 4384/1968 D-31794	(127/14-4)	N/F TYROCH REALTY MANAGEMENT, INC. 909 ISLINGTON STREET PORTSMOUTH, NH 03801 4384/1971 D-31794

PLAN REFERENCES:

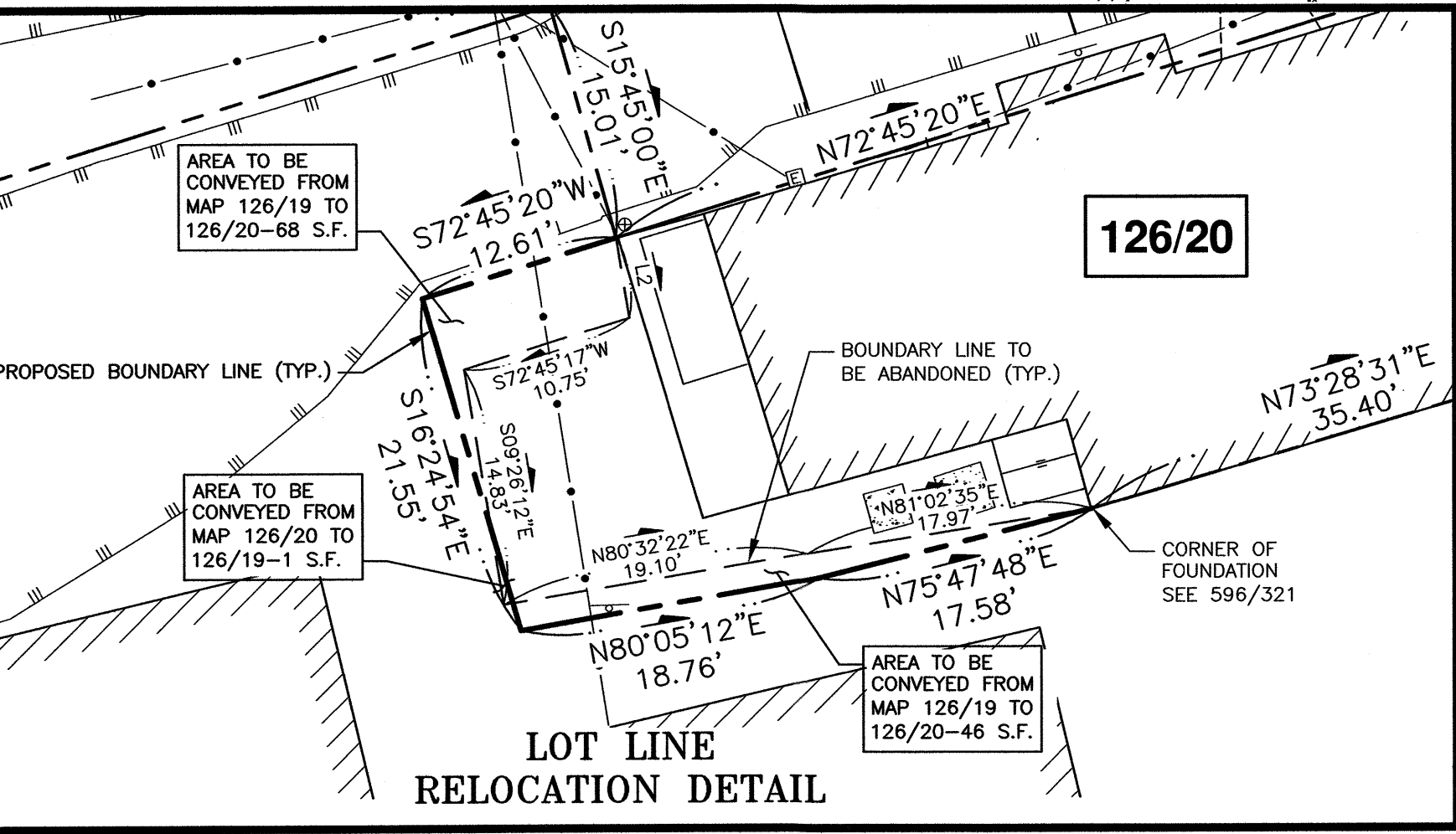
- EASEMENT CLARIFICATION PLAN TAX MAP 126 - LOTS 16, 17, & 19, OWNER LOT 16: BRIGHT SIDE OF THE ROAD, LLC, OWNER LOT 17-1: 487 STATE STREET, LLC, OWNER LOT 17-2: CHRISTOPHER P. MULLIGAN, OWNER LOT 19: 56 MIDDLE STREET, LLC, PROPERTIES LOCATED AT: 487 STATE STREET, 495 STATE STREET, & 56 MIDDLE STREET, CITY OF PORTSMOUTH, COUNTY OF ROCKINGHAM, STATE OF NEW HAMPSHIRE. PREPARED BY AMBIT ENGINEERING, INC. DATED SEPTEMBER 2019, FINAL REVISION DATE SEPTEMBER 26, 2019. R.C.R.D. PLAN D-41845.
- SEE PLAN REFERENCE 1 FOR ADDITIONAL PLAN REFERENCES.

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	8.00'	12.25'	11.09'	N57°16'18"W	87°45'05"

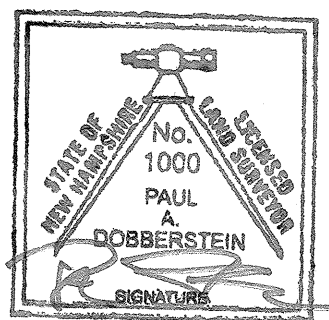


APPROVED BY THE PORTSMOUTH PLANNING BOARD
CHAIRMAN _____ DATE _____



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.

PAUL A. DOBBERSTEIN, LLS #1000 DATE _____



AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
200 Griffin Road - Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
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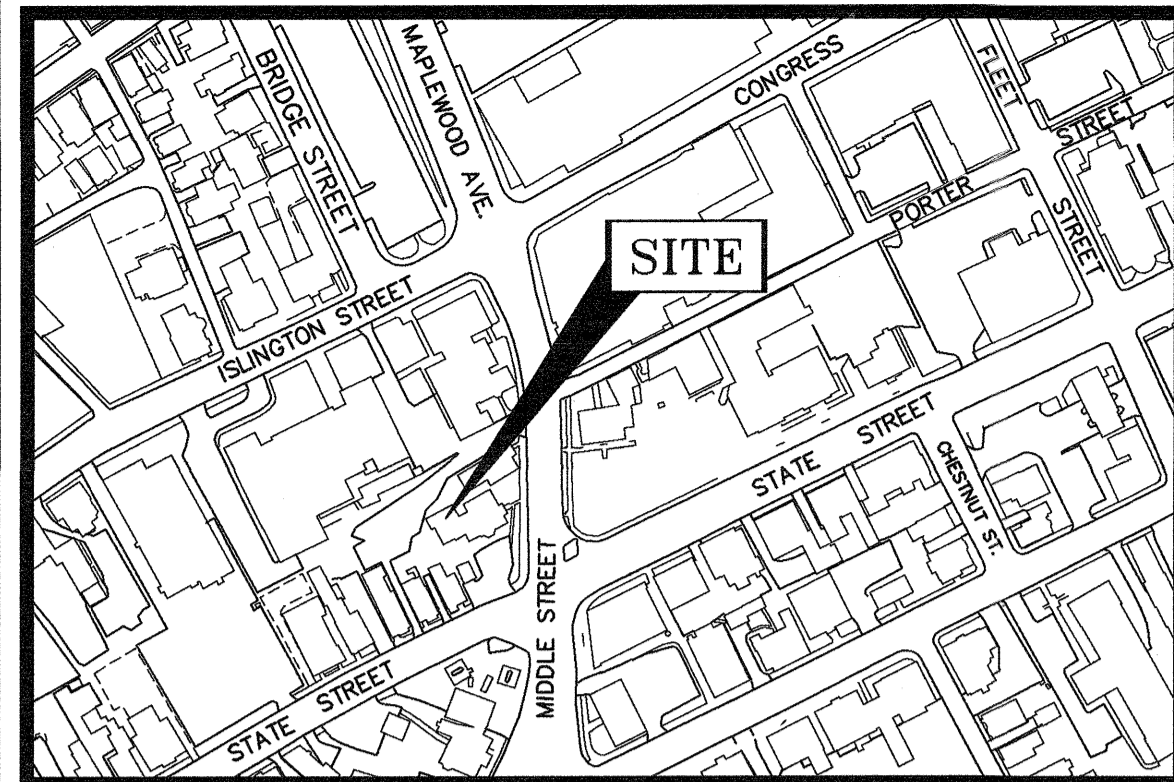
- NOTES:**
- PARCELS ARE SHOWN ON THE CITY OF PORTSMOUTH NH ASSESSOR'S MAP 126 AS LOTS 19 & 20.
 - OWNERS OF RECORD:
MAP 126 LOT 19
56 MIDDLE STREET, LLC
PO BOX 6668
PORTSMOUTH NH 03802
5943/229

MAP 126 LOT 20
EDWARD J. MALLON REVOCABLE TRUST
EDWARD J. MALLON, TRUSTEE
42 MIDDLE STREET
PORTSMOUTH NH 03801
3453/799
 - PARCELS ARE NOT IN A FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0259E, EFFECTIVE MAY 17, 2005
 - EXISTING & PROPOSED LOT AREAS:
MAP 126 LOT 19
EXISTING 10,128 S.F. PROPOSED 10,016 S.F.
0.2325 ACRES 0.2299 ACRES

MAP 126 LOT 20
EXISTING 1,828 S.F. PROPOSED 1,941 S.F.
0.0420 ACRES 0.445 ACRES
 - PARCELS ARE LOCATED IN THE CHARACTER DISTRICT 4-1, THE HISTORIC DISTRICT, AND THE DOWNTOWN OVERLAY DISTRICT.
 - FOR DIMENSIONAL REQUIREMENTS SEE ORDINANCE.
 - THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED LOT LINE RELOCATION BETWEEN ASSESSOR'S MAP 126 LOTS 19 & 20 IN THE CITY OF PORTSMOUTH.
 - ASSESSOR'S MAP 126 LOT 19 IS BENEFITED BY EASEMENT RIGHTS FOR ACCESS, EGRESS, PARKING AND DRAINAGE OVER ASSESSOR'S MAP 126 LOTS 16 & 17, AND IS ALSO SUBJECT TO RIGHTS OF ASSESSOR'S MAP 126 LOTS 16 & 17 TO ACCESS AND INGRESS. SEE R.C.R.D. 2389/820, 2599/2386, AND PLAN D-41845.

NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	7/27/20

LOT LINE RELOCATION PLAN
TAX MAP 126 -
LOTS 19 & 20
OWNER LOT 19:
56 MIDDLE STREET, LLC
OWNER LOT 20:
EDWARD J. MALLON
REVOCABLE TRUST
PROPERTIES LOCATED AT:
42 & 56 MIDDLE STREET
CITY OF PORTSMOUTH
COUNTY OF ROCKINGHAM
STATE OF NEW HAMPSHIRE



LOCATION MAP

SCALE: 1"=200'

LEGEND:

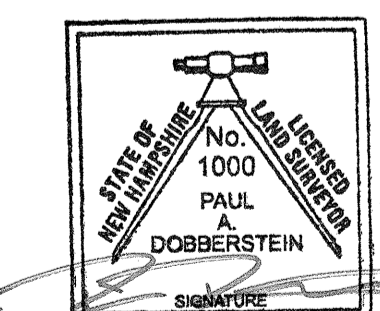
- N/F NOW OR FORMERLY
- RP RECORD OF PROBATE
- RCRD ROCKINGHAM COUNTY REGISTRY OF DEEDS
- RR SPK RAILROAD SPIKE
- MAP 11/LOT 21
- IR FND IRON ROD FOUND
- IP FND IRON PIPE FOUND
- IR SET IRON ROD SET
- DH FND DRILL HOLE FOUND
- DH SET DRILL HOLE SET
- BDND w/DH BOUND WITH DRILL HOLE

EASEMENT LEGEND:

- RCRD 2389/820
- RCRD 2599/2386

DESIGNATED PARKING SPACES

PARCEL	PARKING SPACE NUMBERS
MAP 126 LOT 16	6, 7, 8, 9, AND 10
MAP 126 LOT 17	5, 11, AND 12
MAP 126 LOT 19	3, 4, AND 13



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.

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND 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.

PAUL A. DOBBERSTEIN, LLS #1000

DATE

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	8.00'	12.25'	11.09'	N57°16'18"W	87°45'05"

LENGTH TABLE

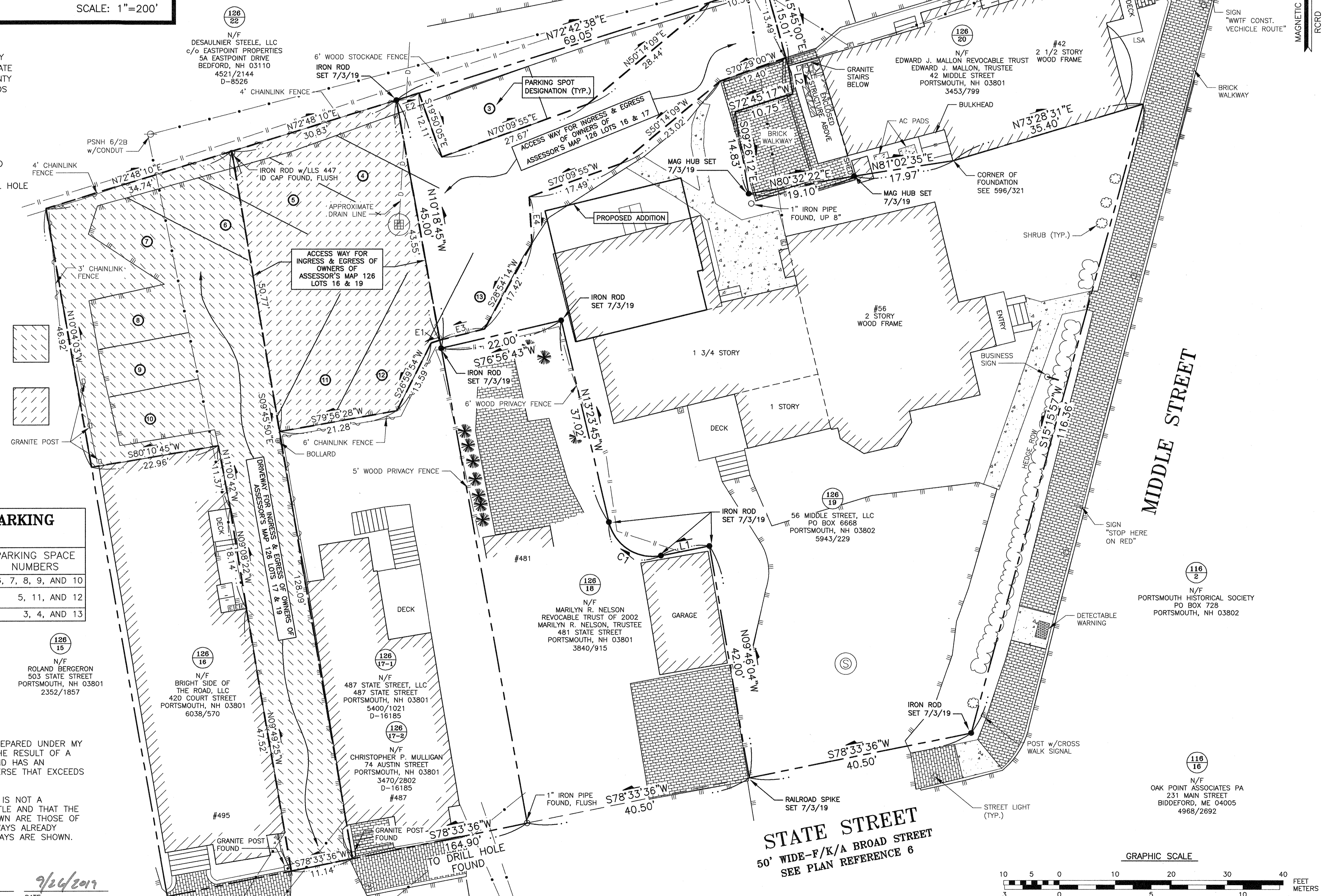
LINE	BEARING	DISTANCE
L1	S78°51'10"W	8.82'
L2	S09°15'52"E	5.05'

EASEMENT LENGTH TABLE

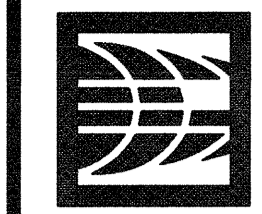
LINE	BEARING	DISTANCE
E1	S72°26'24"W	1.59'
E2	N72°42'38"E	4.21'
E3	S75°51'02"W	8.26'
E4	S03°14'49"E	8.33'

ADDITIONAL ABUTTERS

- (127/14-1) N/F 480 STATE STREET, LLC 480 STATE STREET #1 PORTSMOUTH, NH 03801 4385/2266 D-31794
- (127/14-2) N/F CRAIG J. FRANK & BETH A. FRANK 51 ROCKINGHAM AVENUE PORTSMOUTH, NH 03801 4384/1968 D-31794
- (127/14-3) N/F TYROCH REALTY MANAGEMENT, INC. 909 ISLINGTON STREET PORTSMOUTH, NH 03801 4384/1971 D-31794
- (127/14-4) N/F TYROCH REALTY MANAGEMENT, INC. 909 ISLINGTON STREET PORTSMOUTH, NH 03801 4384/1971 D-31794



(126/21) N/F CITY OF PORTSMOUTH 1 JUNKINS AVENUE PORTSMOUTH, NH 03801 1233/7 & 617/144 D-8526



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Civil Engineers & Land Surveyors
200 Griffin Road - Unit 3
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Tel (603) 430-9282
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NOTES:

- 1) PARCELS ARE SHOWN ON THE CITY OF PORTSMOUTH NH ASSESSOR'S MAP 126 AS LOTS 16, 17, & 19.
- 2) OWNERS OF RECORD:
MAP 126 LOT 16 BRIGHT SIDE OF THE ROAD, LLC 420 COURT STREET PORTSMOUTH, NH 03801 6038/570
MAP 126 LOT 17-1 487 STATE STREET, LLC 487 STATE STREET PORTSMOUTH, NH 03801 5400/1021 D-16185
MAP 126 LOT 17-2 CHRISTOPHER P. MULLIGAN 74 AUSTIN STREET PORTSMOUTH, NH 03801 3470/2802 D-16185
MAP 126 LOT 19 56 MIDDLE STREET, LLC PO BOX 6668 PORTSMOUTH, NH 03802 5943/229
- 3) PARCELS ARE LOCATED IN THE CHARACTER DISTRICT 4-1 AND THE DOWNTOWN OVERLAY DISTRICT.
- 4) FOR DIMENSIONAL REQUIREMENTS SEE ORDINANCE.
- 5) THE PURPOSE OF THIS PLAN IS TO SHOW AND CLARIFY PARKING EASEMENT LOCATIONS AND SPACE DESIGNATIONS ON ASSESSOR'S MAP 126 LOTS 16, 17, & 19. FOR PREVIOUS PARKING EASEMENTS SEE 2389/820, 2599/2386, AND PLAN REFERENCE 5.

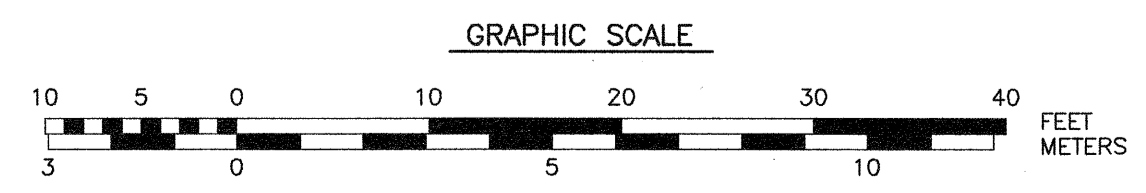
PLAN REFERENCES:

- 1) PLAN OF LOT NO.56 MIDDLE STREET, PORTSMOUTH NH, 1"=10', APRIL 1948 BY JOHN W. DURGIN, FILE NO. 2445 / PLAN NO. 9204.
- 2) RESUBDIVISION OF LAND FOR THE CITY OF PORTSMOUTH ON ISLINGTON ST. COUNTY OF ROCKINGHAM, PORTSMOUTH, NH, 1"=20', AUG. 1978, REDRAFTED 1/17/79 BY MCKENNA ASSOCIATES CONSULTING ENGINEERS, D-8526.
- 3) CONDOMINIUM SITE PLAN FOR GREY GULL CONDOMINIUM, PORTSMOUTH NH, REF. RCRD 2599-2386, 1"=20', BY DAVID W. SIDMORE, 3/12/87, D-16185.
- 4) CONDOMINIUM SITE PLAN FOR J.P. NADEAU, TAX MAP 126 LOT 14 PROPERTY OF J.P. NADEAU 507 STATE STREET COUNTY OF ROCKINGHAM, PORTSMOUTH NEW HAMPSHIRE, 1"=10', FEBRUARY 21, 2008, BY MSC CIVIL ENGINEERS & LAND SURVEYORS, D-35338.
- 5) SCHEMATIC SITE PLAN FOR GRIFFIN, HARRINGTON, BRIGHAM, RITZO AND SWANSON, P.A. STATE AND MIDDLE STREETS, PORTSMOUTH, N.H. PREPARED BY RICHARD P. MILLETTE AND ASSOCIATES. DATED JULY 1980. NOT RECORDED.
- 6) PLAN OF SEVERAL LOTS OF LAND IN PORTSMOUTH BELONGING TO THE ESTATE OF GEO. JEFFREY AND OTHERS AS MARKED ON THE PLAN. PREPARED BY BENJAMIN AKERMAN, SURVEYOR. DATED SEPTEMBER 12, 1809. R.C.R.D BOOK 192 PAGES 111 & 112.

NO.	DESCRIPTION	DATE
2	REVISE LOT 17 OWNERS	9/26/19
1	MISCELLANEOUS REVISIONS	9/25/19
0	ISSUED FOR COMMENT	9/17/19

EASEMENT CLARIFICATION PLAN
TAX MAP 126 -
LOTS 16, 17, & 19
OWNER LOT 16:
BRIGHT SIDE OF THE ROAD, LLC
OWNER LOT 17-1:
487 STATE STREET, LLC
OWNER LOT 17-2:
CHRISTOPHER P. MULLIGAN
OWNER LOT 19:
56 MIDDLE STREET, LLC
PROPERTIES LOCATED AT:
487 STATE STREET,
495 STATE STREET, &
56 MIDDLE STREET
CITY OF PORTSMOUTH
COUNTY OF ROCKINGHAM
STATE OF NEW HAMPSHIRE

SCALE: 1"=10' SEPTEMBER 2019
FB 395 PG 2 3002





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: Edward J. Mallon Revocable Trust Date Submitted: 7-29-20

Applicant: Same as owner

Phone Number: 603-475-5938 E-mail: edm@secureplanning.com

Site Address 1: 42 Middle Street Map: 126 Lot: 20

Site Address 2: 56 Middle Street Map: 126 Lot: 19

Application Requirements			
	Required Items for Submittal	Item Location (e.g. Page or Plan Sheet/Note #)	Waiver Requested
<input checked="" type="checkbox"/>			
<input type="checkbox"/>	Completed Application form. (III.C.2-3)	On File	N/A
<input type="checkbox"/>	All application documents, plans, supporting documentation and other materials provided in digital Portable Document Format (PDF). (III.C.4)	On file	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
<input checked="" type="checkbox"/>			
<input 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)	LLR Plan	<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"/>	<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>	LLR Plan	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	N/A
<input 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 type="checkbox"/>	Zoning classification and minimum yard dimensions required. (Section IV.4/V.4)	LLR Plan	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	N/A
<input 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>	LLR Plan	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	N/A
<input 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)	LLR Plan	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	
<input 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)	N/A	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	N/A
<input 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)	LLR Plan	<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"/>	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)	N/A	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	
<input 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	<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 type="checkbox"/>	Base flood elevation (BFE) for subdivisions involving greater than five (5) acres or fifty (50) lots. (Section IV.11)	Note 3	<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 type="checkbox"/>	Location of all permanent monuments. (Section V.12)	LLR Plan	<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 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	N/A	
<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	2. Lots: (VI.2) a. Lot Arrangement b. Lot sizes c. Commercial and Industrial Lots	N/A	
<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	N/A	
<input type="checkbox"/>	4. Curbing: (VI.4)	N/A	
<input type="checkbox"/>	5. Driveways: (VI.5)	N/A	
<input type="checkbox"/>	6. Drainage Improvements: (VI.6)	N/A	
<input type="checkbox"/>	7. Municipal Water Service: (VI.7)	N/A	
<input type="checkbox"/>	8. Municipal Sewer Service: (VI.8)	N/A	
<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	9. Installation of Utilities: (VI.9) a. All Districts b. Indicator Tape	N/A	
<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 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	
<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)	LLR Plan	
<input type="checkbox"/>	a. Utilities		
<input type="checkbox"/>	b. Drainage		
<input type="checkbox"/>	16. Monuments: (VI.16)	LLR Plan	
<input type="checkbox"/>	17. Benchmarks: (VI.17)	N/A	
<input type="checkbox"/>	18. House Numbers (VI.18)	LLR Plan	

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: John Chagnon Date: 7-29-20

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


23 July, 2020

To Whom It May Concern

**RE: Application for Lot Line Relocation, Tax Map 126, Lots 19 & 20, 42 - 56
Middle Street, Portsmouth**

This letter hereby authorizes and grants permission for **Ambit Engineering**, their agents and assigns, to submit applications and represent the property for the purpose of Planning Board and other approvals, as part of the plan review process for the above-mentioned site. The applicant requesting permit review, the **Edward J. Mallon Revocable Trust** will be represented by Ambit Engineering of Portsmouth. We hereby authorize Ambit Engineering to represent the property on this application, including signatory authorization on any and all applications.

Sincerely,

A handwritten signature in black ink, appearing to read "Edward J. Mallon". The signature is written in a cursive style with a large initial "E" and "M".

Edward J. Mallon
Edward J. Mallon Revocable Trust

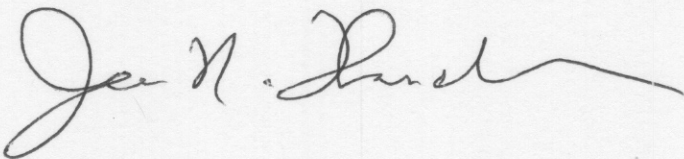
23 July, 2020

To Whom It May Concern

**RE: Application for Lot Line Relocation, Tax Map 126, Lots 19 & 20, 42 - 56
Middle Street, Portsmouth**

This letter hereby authorizes and grants permission for **Ambit Engineering**, their agents and assigns, to submit applications and represent the property for the purpose of Planning Board and other approvals, as part of the plan review process for the above-mentioned site. The applicant requesting permit review, the **56 Middle Street, LLC** will be represented by Ambit Engineering of Portsmouth. We hereby authorize Ambit Engineering to represent the property on this application, including signatory authorization on any and all applications.

Sincerely,

A handwritten signature in black ink, appearing to read "Jason N. Theodore". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

JASON N. THEODORE
~~Barbra Theodore~~
56 Middle Street, LLC