



NOTES

- THIS PLAN DEPICTS A LOT DIVISION AT 355 SPINNEY RD, PORTSMOUTH, NH. THE SITE IS IDENTIFIED IN THE PORTSMOUTH ASSESSING DATABASE AS MAP 169 LOT 1.
- THE RECORD DEED IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS BK2158 P262 CALLS FOR 3 DISTINCT PARCELS WHICH COMPOSE THE SITE.
- THE PURPOSE OF THIS PLAN IS TO PORTRAY A LOT DIVISION TO REDEFINE THE PARSONAGE LOT, LOT 1.
- PROPOSED LOT 1 CONTAINS A NON-CONFORMING STRUCTURE. THIS PLAN DOES NOT ADD OR DETRACT FROM THIS NON-CONFORMITY.
- PORTIONS OF THE REMAINING LAND WILL CONTINUE TO BE ENCUMBERED BY AN ACCESS/ MAINTENANCE EASEMENT, AS DESCRIBED IN 5541/17192.
- THE PROPOSED LOT DIVISION RE-CREATES THE PARSONAGE LOT AS DEFINED IN NOTE 2. THE PROPOSED LOT DIVISION IS SHOWN BY A DOTTED LINE, SHOWING THE SOUTHERLY PORTION THAT ABUTS THE RTE.1 BY-PASS AND ALTERING THE FRONTAGE.
- THE SITE IS IN THE SRB (SINGLE RESIDENCE B) DISTRICT. THE ZONING REQUIREMENTS ARE: MIN LOT SIZE 15,000 S.F.; MAX LOT SIZE 15,000 S.F.; SIDE YARD 10'; FRONT/REAR YARD 30'.
- LOT CALCULATIONS: 15,068 S.F. REMAINING LAND 131,598 S.F.
- SUBSURFACE UTILITIES AS DEPICTED HAVE NOT BEEN DEFINITELY MAPPED BY THIS OFFICE, AND ARE APPROXIMATE AND ASSUMED LOCATIONS.

PLAN REFERENCES

- "NORTH CONGREGATION CHURCH" PROGRESS DWG PROVIDED BY THE ARCHIVES OF J. DURGIN, DATED 3-15-61.
- "PLAN OF LAND PORTSMOUTH, NH LUCY A. HOTT ET ALS" FILE NO. 1131 IN THE ARCHIVES OF J. DURGIN.
- "EXISTING CONDITIONS PLAN SPINNEY ROAD SLOWALK PROJECT" BY JAMES VERRA AND ASSOCIATES.
- "STATE OF NH AS BUILT PLANS GENERAL PLAN 01 MIDDLE ROAD" STATE PROJECT 13455-B-SH. 24 OF 178 IN THE STATE OF NH DOT RECORDS.
- "TOPOGRAPHIC PLAN OF NORTH CONGREGATIONAL CHURCH" BY DOUCETTE SURVEY INC. DATED MARCH 29, 2001, SUPPLIED BY THE OWNERS.

REVISIONS

Proposed lot reconfigured, north arrow,
minor graphics - 04/01/22

PRELIMINARY  
PROGRESS PRINT

Not Valid Unless Sealed and Signed

Land of  
**NORTH CHURCH PORTSMOUTH**  
**355 SPINNEY RD**  
**PORTSMOUTH, NH**

SUBDIVISION PLAN

Scale: 1" = 20'

Acres: AS SHOWN

H.E. AMSDEN & SONS  
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& Engineers  
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Field Work: March, 2022  
Drawn by: NCA  
Checked by: HA, 03/30/22

Dwg. No. 2409

