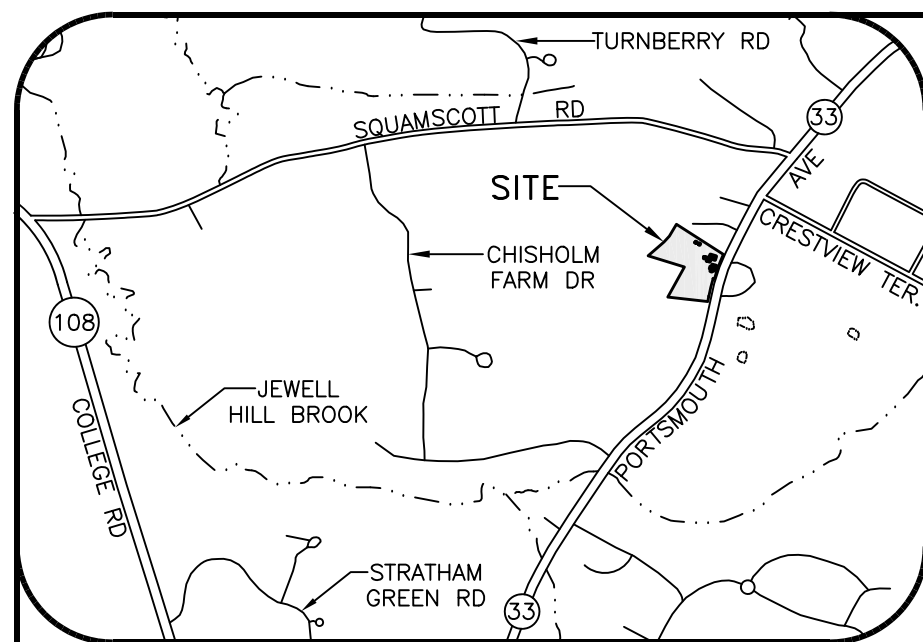


P:\2024 JOBS\24-1214 Land Bank Properties - 217 Portsmouth Ave Stratham\COMMUNICATIONS\01\_INCOMING\From\_JVA\_04-29-25\25-2003\_CONDO.dwg 2025-04-30

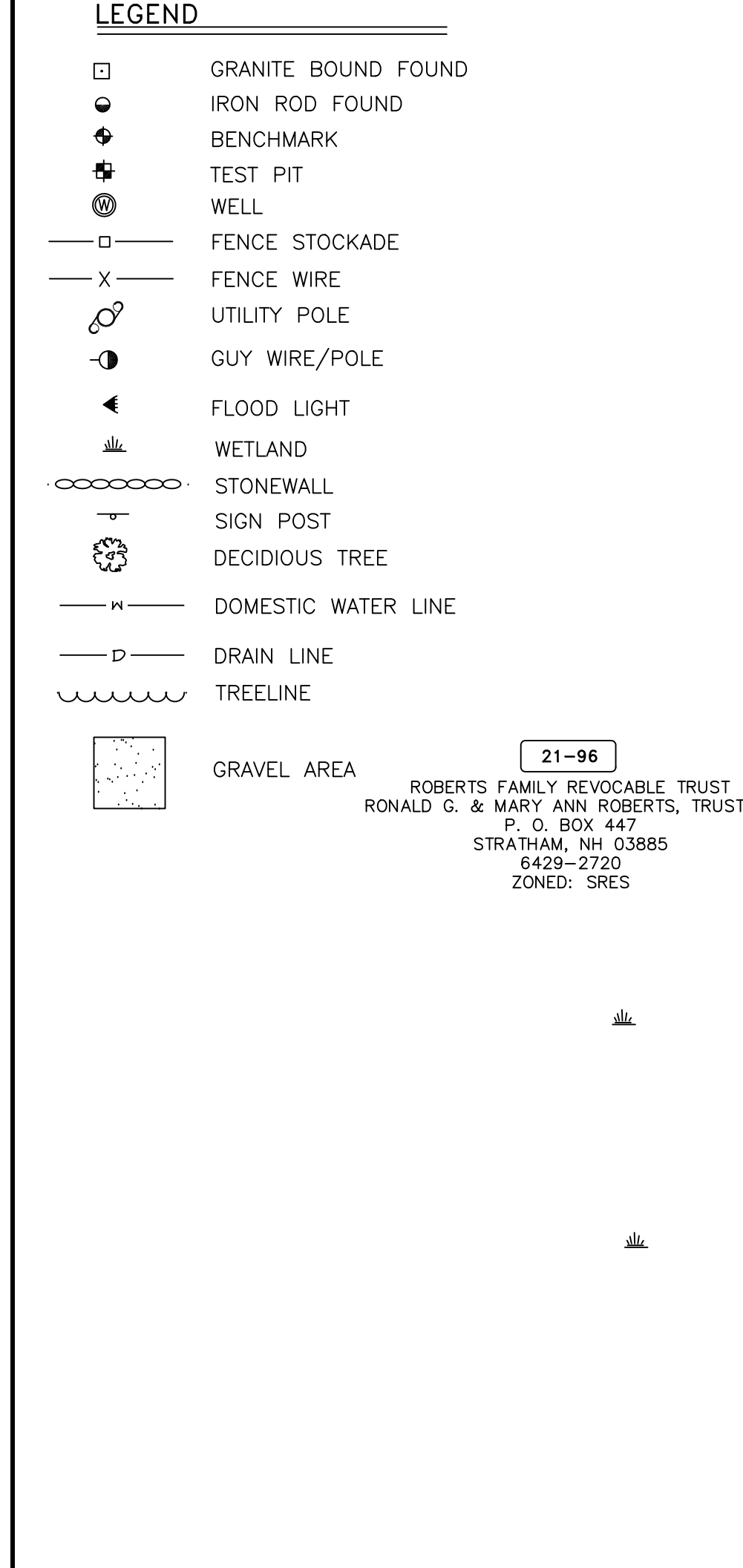


# LOCUS (N.T.S.)

## LEGEND

- GRANITE BOUND FOUND
- IRON ROD FOUND
- ⊕ BENCHMARK
- ⊙ TEST PIT
- ⊙ WELL
- FENCE STOCKADE
- × FENCE WIRE
- UTILITY POLE
- GUY WIRE/POLE
- ▲ FLOOD LIGHT
- ▭ WETLAND
- ⊕ STONEWALL
- ⊕ SIGN POST
- ⊕ DECIDUOUS TREE
- DOMESTIC WATER LINE
- DRAIN LINE
- TREELINE
- ▭ GRAVEL AREA

- ### PLAN REFERENCES:
- "BOUNDARY SURVEY FOR JANET M. BROPHY & WILBERT A. MORIN" BY ALLIED SURVEYING, INC.; DATED JANUARY 22, 1993; SCALE: 1"=50'; R.C.R.D. C-22058.
  - "SUBDIVISION PLAN - LAND OF RONALD G. & MARY ANN ROBERTS IN STRATHAM, NH" BY STOCKTON SERVICES, DATED JULY 20, 2015, SCALE: 1"=100', R.D.R.D. D-39084.
  - "PLAN OF LAND IN STRATHAM, NH AS DRAWN FOR LINDA R. YOUNG AND DEBORAH J. NOYES" BY VERNON W. DINGMAN III, REG. LAND SURVEYOR, DATED MAY 1997; SCALE: 1"=100'; R.C.R.D. C-6956.
  - "PLAN OF LAND - STRATHAM, NH FOR LESTER E. SAVAGE, JR." BY JOHN W. DURGIN CIVIL ENGINEERS PROFESSIONAL ASSN.; DATED MARCH 1974; SCALE: 1"=80'; R.C.R.D. D-4877.
  - "EXISTING CONDITIONS FOR DOROTHY P. THOMPSON - LEGACY LANE FARM, 217 PORTSMOUTH AVENUE (SITE), STRATHAM, NH 03885" BY EMANUEL ENGINEERING, CIVIL & STRUCTURAL CONSULTANTS, LAND PLANNERS; DATED JANUARY 31, 2019. NOT RECORDED AND ON FILE AS PROJ. NO 19-002
  - "THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION - PLANS OF PROPOSED (NON-PARTICIPATING) HIGHWAY BETTERMENT PROJECT; N.H. PROJECT NO. 11550; N.H. ROUTE 101" (SHEET 14) DATED MARCH 26, 1992, FILE NO. 49207



TOWN OF STRATHAM, PLANNING BOARD

CHAIRPERSON \_\_\_\_\_ DATE \_\_\_\_\_

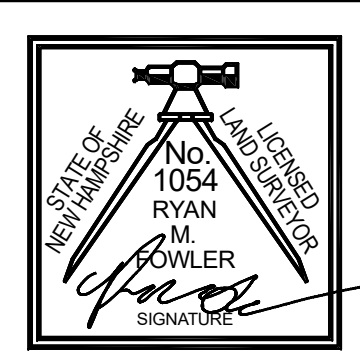
### SURVEYOR'S CERTIFICATION

"I HEREBY CERTIFY THAT THIS SURVEY AND PLAT WERE PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS AN ERROR OF CLOSURE OF GREATER ACCURACY THAN ONE PART IN FIFTEEN THOUSAND (1:15,000)."

"I HEREBY CERTIFY THAT I HAVE FILED A COPY OF THIS PLAN WITH THE PLANNING BOARD OF THE CITY OF STRATHAM IN ACCORDANCE WITH RSA 676:18(IV)."

"I HEREBY CERTIFY THAT THIS PLAN IS ACCURATE AND IS IN COMPLIANCE WITH THE PROVISIONS OF THE STATE OF NEW HAMPSHIRE CONDOMINIUM ACT, RSA 356-B:20(II) AND THAT THE UNITS DEPICTED HEREON HAVE NOT YET BEGUN."

*James M. Fowler*  
 LICENSED LAND SURVEYOR  
 DATE: 4/29/25



- ### NOTES:
- OWNER OF RECORD: DOROTHY P. THOMPSON  
 ADDRESS: 217 PORTSMOUTH AVENUE, STRATHAM, NH 03885  
 DEED REFERENCE: BK:5901 PG:1971  
 TAX MAP: 21 - LOT: 88
  - ZONED: ROUTE 33 LEGACY HIGHWAY HERITAGE DISTRICT
  - STRUCTURES SHALL BE SITED SUCH THAT THEIR FRONT SETBACKS ARE GENERALLY CONSISTENT WITH STRUCTURES ON ADJUTING PROPERTIES LOCATED ON THE SAME SIDE OF THE ROAD. THEREFORE, THE FRONT SETBACK SHALL BE DETERMINED BY CALCULATING THE EXISTING SETBACKS OF THE PRIMARY STRUCTURES OF THE ADJUTING PROPERTIES LOCATED ON THE SAME SIDE OF THE STREET. THE PERMITTED FRONT SETBACK SHALL BE WITHIN 10 FEET OF THE AVERAGE OF THE EXISTING SETBACKS OF THE ADJUTING PROPERTIES. HOWEVER, IN NO CASE SHALL THE FRONT SETBACK BE REQUIRED TO BE MORE THAN 35-FEET. (CALCULATED FRONT SETBACK 23.3' BASED ON (16.7+18.1 AND + 35(MAX) = 69.8/3 = 23.27'))
  - SIDE AND REAR SETBACKS SHALL BE A MINIMUM OF 20-FEET.
  - NO STRUCTURE SHALL EXCEED A HEIGHT OF 35 FEET.
  - NO STRUCTURE SHALL EXCEED A GROSS BUILDING FOOTPRINT SIZE OF 10,000 SQUARE-FEET.
  - NEW STRUCTURES SHALL NOT BE SITED IN FRONT OF, OR IN A MANNER THAT DISTORTS THE VIEW OF HISTORIC BUILDINGS, AS VIEWED FROM THE PUBLIC RIGHT-OF-WAY.
  - THE INTENT OF THIS PLAN IS TO PROVIDE A CONDOMINIUM SITE PLAN AND THE PREPARATION OF CONDOMINIUM DOCUMENTS FOR APPROVAL/RECORDING. EXISTING STRUCTURES WITH THE EXCEPTION OF UNIT #1 ARE TO BE REMOVED. ITEMS SHOWN IN GRAY TO BE REMOVED.
  - THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED UPON THE FIELD LOCATION OF ALL VISIBLE STRUCTURES (IE CATCH BASINS, MANHOLES, WATER GATES ETC.) AND INFORMATION COMPILED FROM PLANS OF RECORD, AND PLANS PROVIDED BY UTILITY COMPANIES AND GOVERNMENTAL AGENCIES. ALL CONTRACTORS SHOULD NOTIFY, IN WRITING, SAID AGENCIES PRIOR TO ANY EXCAVATION WORK AND CALL DIG-SAFE @ 1-888-DIG-SAFE.
  - HORIZONTAL DATUM: NAD83, VERTICAL DATUM: ASSUMED (REF. PLAN #5) TO CONVERT TO NAVD88 SUBTRACT 4.80'. ESTABLISHED BY SURVEY GRADE GPS OBSERVATIONS. UNITS: US SURVEY FOOT.
  - THE PLAN IS BASED UPON A FIELD SURVEY COMPLETED IN JANUARY AND FEBRUARY OF 2025 WITH TRIMBLE SS ROBOTIC TOTAL STATION, CARLSON BRX7 RTK GPS UNITS, PANASONIC FZ-M1/TRIMBLE TSC7 DATA COLLECTORS AND BASED ON REFERENCE PLAN #1. TOPOGRAPHIC INFORMATION, AND SITE DETAIL WAS TAKEN FROM REFERENCE PLAN #1. UPDATED WETLAND FLAG LOCATIONS, AND SITE IMPROVEMENTS WERE LOCATED BY THIS OFFICE. THIS OFFICE DID NOT PERFORM AN UPDATED BOUNDARY SURVEY OF THE SUBJECT PARCEL, THE BOUNDARY SHOWN IS APPROXIMATE AND IS BASED ON PLANS OF RECORD AND DOCUMENTATION.
  - THE PARCEL SHOWN HEREON LIES WITHIN ZONE X (AREA OF MINIMAL FLOOD HAZARD) AS IDENTIFIED ON FLOOD INSURANCE RATE MAP, ROCKINGHAM COUNTY, NEW HAMPSHIRE, MAP NUMBER 33015C0245F, EFFECTIVE DATE JANUARY 29, 2021 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
  - WETLANDS WERE DELINEATED BY MICHAEL SEEKAMP CWS #169 ON FEBRUARY 10, 2025 AND WERE FIELD LOCATED BY JVA.
  - CONTRACTOR TO VERIFY SITE BENCHMARKS BY LEVELING BETWEEN 2 BENCHMARKS PRIOR TO THE ESTABLISHMENT OF ANY GRADES OR ELEVATIONS. DISCREPANCIES ARE TO BE REPORTED TO JAMES VERRA AND ASSOCIATES, INC.
  - TOPOGRAPHIC INFORMATION SHOWN WAS TAKEN FROM REFERENCE PLAN #5 AND WAS NOT BASED ON A FIELD SURVEY BY THIS OFFICE.

### CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1466.45'	183.29'	183.17'	N 20°14'16" E	7°08'41"
C2	1466.45'	9.02'	9.02'	N 16°28'52" E	0°21'08"
C3	107.00'	79.63'	77.81'	N 51°16'55" W	42°38'32"
C4	143.00'	8.95'	8.95'	S 31°45'15" E	5°38'11"
C5	143.00'	68.94'	68.27'	S 47°31'29" E	27°37'17"
C6	23.00'	36.13'	32.53'	N 16°10'07" W	90°00'00"
C7	107.00'	58.28'	57.56'	S 45°33'53" E	31°12'28"
C8	143.00'	60.99'	60.53'	N 42°10'43" W	24°26'08"

### LINE TABLE

LINE	BEARING	DISTANCE
L1	N 73°12'43" W	118.88'
L2	N 29°57'39" W	27.79'
L3	S 29°57'39" E	39.86'
L4	N 61°10'07" W	19.00'
L5	N 28°49'53" E	33.00'
L6	S 73°49'53" W	32.53'
L7	S 28°49'53" W	33.00'
L8	S 61°10'07" E	19.00'
L9	S 28°49'53" W	38.79'

**PRELIMINARY  
SUBJECT TO CHANGE**

DATE	REVISION DESCRIPTION	BY	APPR
3/25/25	UPDATE SURVEYOR CERT	REL	RMF
4/29/25	PER COMMENTS	REL	RMF

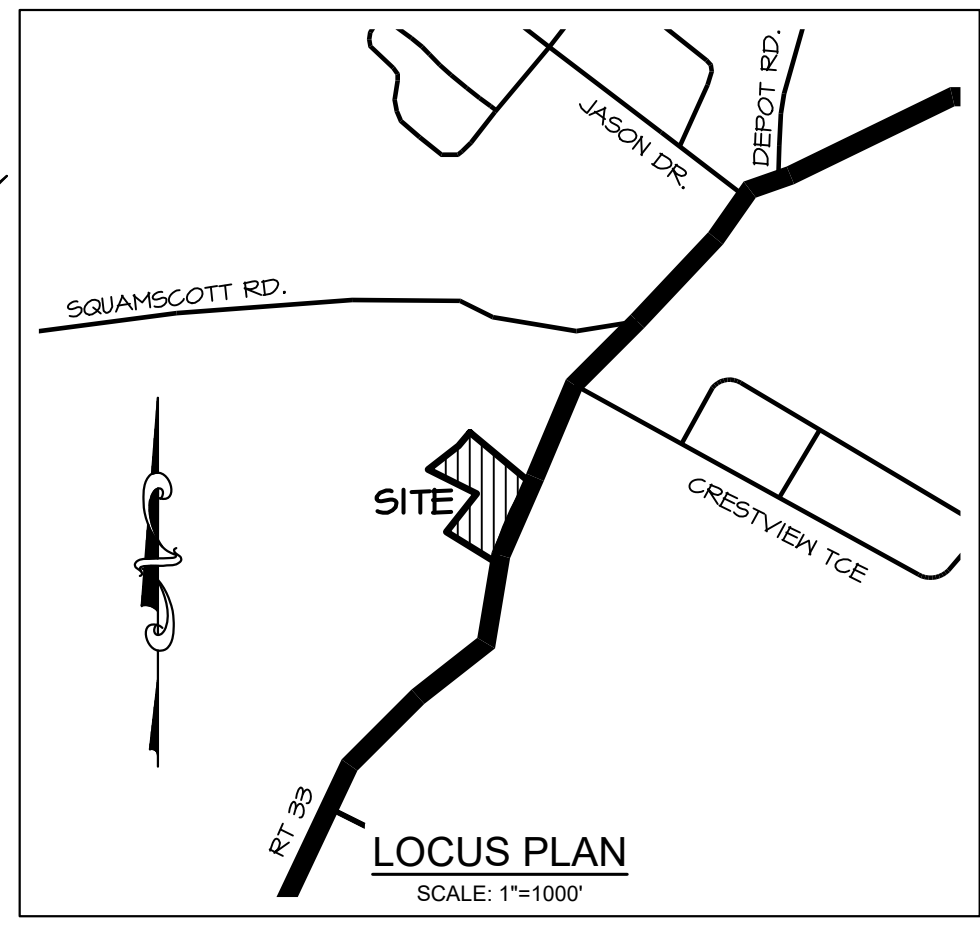
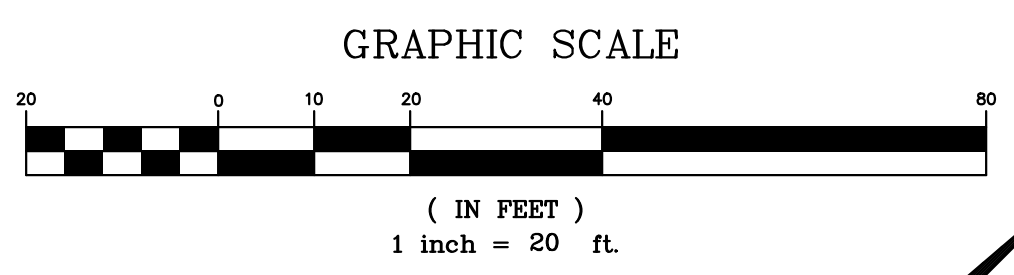
101 SHATTUCK WAY, SUITE 8  
 NEWINGTON, N.H., 03801  
 603-436-3557 - ©2024  
 www.jvasurveyors.com

### CONDOMINIUM SITE PLAN DOROTHY P. THOMPSON

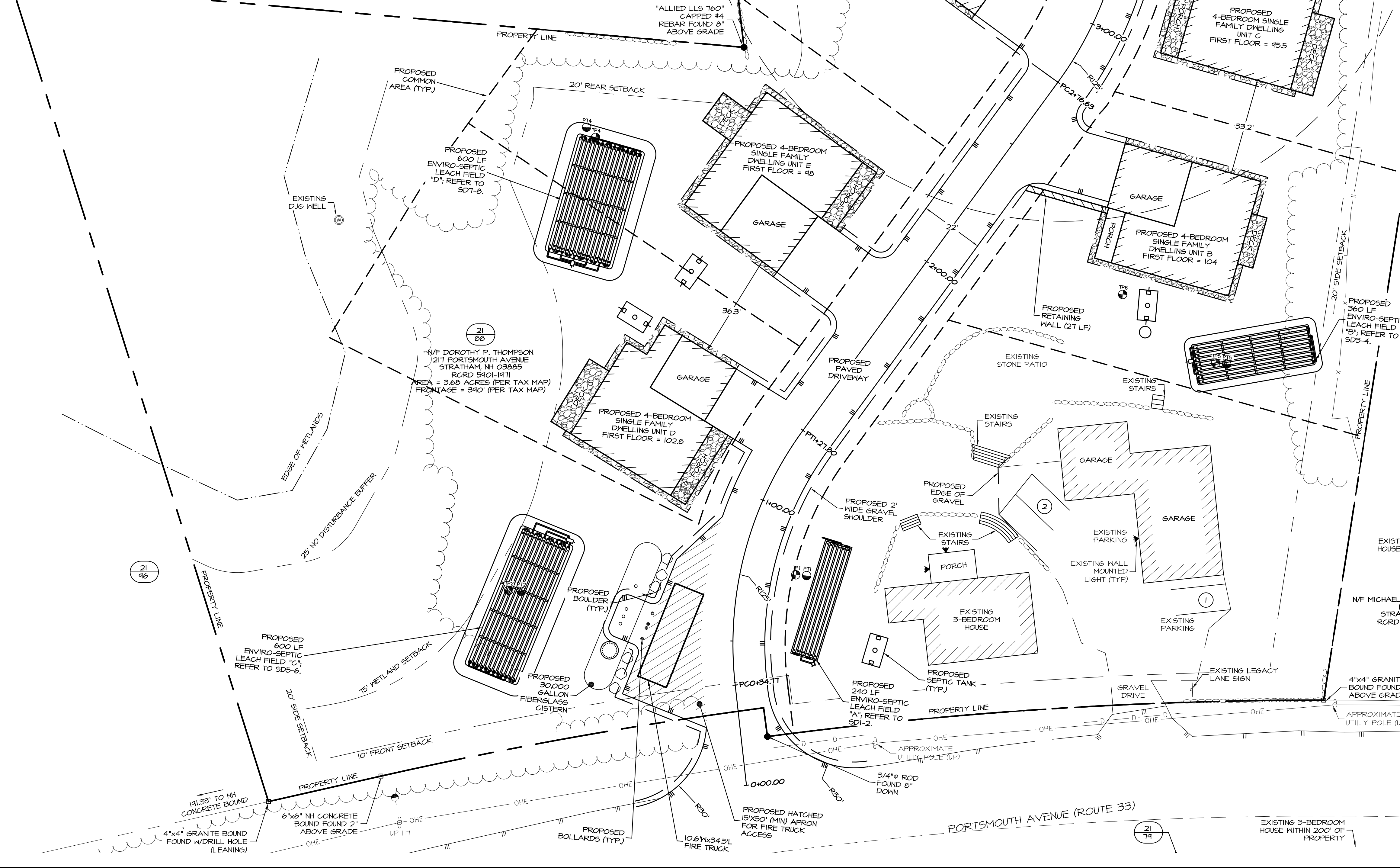
217 PORTSMOUTH AVENUE  
 STRATHAM, NH 03885  
 TAX MAP 21 LOT 88  
 PREPARED FOR:  
 EMANUEL ENGINEERING, INC  
 LAND OF: DOROTHY P. THOMPSON

DATE: 3/05/2025	JOB NO. 25-2003
DRWN BY: RMF/REL	CHK'D BY: RMF
DWG NAME: 25-2003_CONDO.DWG	SCALE: 1" = 30'

**SHEET: V1-CONDO**



#6 REBAR FOUND 24" ABOVE GRADE  
 N/F ERIN & TUCKER DENITT  
 11 SQUAMSCOTT ROAD  
 STRATHAM, NH 03885  
 RCRD BK 6415 PG 2184

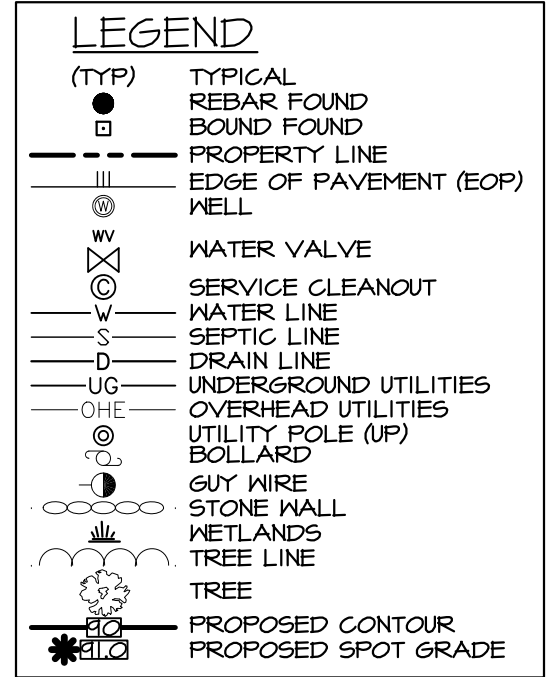


**NOTES:**

- OWNER OF RECORD:  
 TAX MAP 21, LOT 88  
 DOROTHY P. THOMPSON  
 217 PORTSMOUTH AVENUE  
 STRATHAM, NH 03885  
 RCRD BK5401 PG1471
- THE INTENT OF THIS PLAN IS TO SHOW A LAYOUT FOR 5 PROPOSED 4-BEDROOM SINGLE FAMILY DWELLINGS AND A PROPOSED 22' WIDE PAVED DRIVEWAY AS PART OF A PRIVATE SUBDIVISION.
- PARCEL IS ZONED ROUTE 33 LEGACY HIGHWAY HERITAGE DISTRICT PER THE 2022 STRATHAM ZONING DISTRICT MAP.  
 - STRUCTURES SHALL BE SITED SUCH THAT THEIR FRONT SETBACKS ARE GENERALLY CONSISTENT WITH STRUCTURES ON ABUTTING PROPERTIES LOCATED ON THE SAME SIDE OF THE ROAD. THEREFORE, THE FRONT SETBACK SHALL BE DETERMINED BY CALCULATING THE EXISTING SETBACKS OF THE PRIMARY STRUCTURES OF THE ABUTTING PROPERTIES LOCATED ON THE SAME SIDE OF THE STREET. THE PERMITTED FRONT SETBACK SHALL BE WITHIN 10 FEET OF THE AVERAGE OF THE EXISTING SETBACKS OF THE ABUTTING PROPERTIES. HOWEVER, IN NO CASE SHALL THE FRONT SETBACK BE REQUIRED TO BE MORE THAN 35 FEET. (CALCULATED FRONT SETBACK 23.3' BASED ON  $(16.7+18.1 + 35)/3 = 64.8/3 = 21.6$ )  
 - SIDE AND REAR SETBACKS SHALL BE A MINIMUM OF 20 FEET.  
 - NO STRUCTURE SHALL EXCEED A HEIGHT OF 35 FEET.  
 - MAXI. STRUCTURE HEIGHT PROVIDED = 34.2 FEET  
 - NO STRUCTURE SHALL EXCEED A GROSS BUILDING FOOTPRINT SIZE OF 10,000 SQUARE FEET.  
 - MAX. BUILDING FOOTPRINT PROVIDED = 2,411 SQUARE FEET  
 - NEW STRUCTURES SHALL NOT BE SITED IN FRONT OF, OR IN A MANNER THAT DISTORTS THE VIEW OF HISTORIC BUILDINGS, AS VIEWED FROM THE PUBLIC RIGHT-OF-WAY.
- PARCEL IS NOT IN A FLOOD HAZARD ZONE; REFERENCE FLOOD INSURANCE RATE MAP 35015C0245F, DATED JANUARY 24, 2021.
- FIELDWORK CONDUCTED BY JAMES VERRA AND ASSOCIATES, INC. IN JANUARY 2025.
- WETLANDS WERE DELINEATED BY MICHAEL SEEKAMP, CWS #164, IN JANUARY 2025. TOTAL WETLAND AREA = +/- 12,053 SQUARE FEET.
- PROPERTY TO BE SERVICED BY ON-SITE WELL AND SEPTIC.
- ALL CONSTRUCTION SHOULD COMPLY WITH FEDERAL, STATE, AND LOCAL STANDARDS AND REGULATIONS.
- THIS PLAN WAS PREPARED WITH ON-SITE FIELD SURVEY AND EXISTING PLANS. THE CONTRACTOR SHOULD NOTIFY EMANUEL ENGINEERING, INC. DURING CONSTRUCTION IF ANY DISCREPANCY TO THE PLAN IS FOUND ON SITE.
- BEFORE ANY EXCAVATION, DIG SAFE AND ALL UTILITY COMPANIES SHOULD BE CONTACTED 72 HOURS BEFORE COMMENCING BY THE CONTRACTOR. CALL DIG SAFE @ 811 OR 1-888-DIG-SAFE.

**REFERENCE PLANS:**

- "BOUNDARY SURVEY FOR JANET M. BROPHY & WILBERT A. MORIN" BY ALLIED SURVEYING, INC., DATED JANUARY 22, 1993, SCALE: 1"=50'; RCRD C-22058.
- "SUBDIVISION PLAN LAND OF RONALD G. & MARY ANN ROBERTS IN STRATHAM, NH" BY STOCKTON SERVICES, DATED JULY 20, 2015, SCALE: 1"=100'; RCRD D-34084.
- "PLAN OF LAND IN STRATHAM, NH AS DRAWN FOR LINDA R. YOUNG AND DEBORAH J. NOYES" BY VERNON W. DINGMAN III, REG. LAND SURVEYOR; DATED MAY 1997; SCALE: 1"=100'; RCRD C-6456.
- "PLAN OF LAND STRATHAM, NH FOR LESTER E. SAVAGE, JR." BY JOHN W. DURGIN CIVIL ENGINEERS PROFESSIONAL ASSN, DATED MARCH 1974; SCALE: 1"=80'; RCRD D-4877.



SEAL:

7	MAY 23, 2025	FOR APPROVAL	
6	MAY 21, 2025	FOR APPROVAL	
1	MAR 5, 2025	FOR APPROVAL	
ISS. DATE:	DESCRIPTION OF ISSUE:		CHK.
DRAWN:	NCB	DESIGN:	NCB
CHECKED:	BDS	CHECKED:	BDS



CLIENT:  
**LAND BANK PROPERTIES, LLC**  
 15 ARUDA ROAD  
 SANDOWN, NH 03873

TITLE:  
**SITE PLAN**  
 FOR  
**DOROTHY P. THOMPSON**  
 LEGACY LANE FARM  
 217 PORTSMOUTH AVENUE (SITE)  
 STRATHAM, NH 03885

TOWN OF STRATHAM, PLANNING BOARD

CHAIRPERSON	DATE
-------------	------

PROJECT:	SCALE:	SHEET:
24-1214	1"=20'	C1