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AUG 19 2015
Planning Dept.

LOT LINE REVISION APPLICATION
City of Rochester, New Hampshire

Date: August 18, 2015 [office use only. Check # _____ amount \$ _____ date _____]

Property information

Tax map #: 241; lot #'s): 12 & 12-1; zoning district: Agricultural

Property address/location: 1110 & 1114 Salmon Falls Road

Name of project (if applicable): 1110 Salmon Falls Road, LLC

Property owner – Parcel A

Name (include name of individual): 1110 Salmon Falls Road, LLC

Mailing address: 22 Coach Road, Stratham, NH 03885

Telephone #: (603) 365-6480 Email: billsas@comcast.net

Property owner – Parcel B (clarify whether both parcels are owned by the same person(s))

Name (include name of individual): 1110 Salmon Falls Road, LLC

Mailing address: 22 Coach Road, Stratham, NH 03885

Telephone #: (603) 365-6480 Email: billsas@comcast.net

Surveyor

Name (include name of individual): Robert J. Stowell, P.E., L.L.S
Tritech Engineering Corporation

Mailing address: 755 Central Avenue, Dover, NH 03820

Telephone #: (603) 742-8107 Fax #: (603) 742-3830

Email address: rjs@tritecheng.com Professional license #: 884

Proposed project

What is the purpose of the lot line revision? To adjust the property boundaries between Rochester Tax Map 241

Lot 12 and Lot 12-1 by adding to Parcel "A" (6,614 sq. ft.) & Parcel "B" (15,886 sq. ft.) to Lot 12-1

Will any encroachments result? No

(Continued Lot Line Revision application Tax Map: 241 Lot: 12 & 12-1 Zone Agricultural)

Comments

Please feel free to add any comments, additional information, or requests for waivers here:

Submission of application

This application must be signed by the property owner(s) and/or the agent.

I (we) hereby submit this Lot Line Revision application to the City of Rochester Planning Board pursuant to the City of Rochester Subdivision Regulations and attest that to the best of my knowledge all of the information on this application form and in the accompanying application materials and documentation is true and accurate. As agent, I attest that I am duly authorized to act in this capacity.

Signature of property owner:
(Parcel A) Map 241 Lot 12

WILLIAM S. MEMBER

Date: August 18, 2015

Signature of property owner:
(Parcel B) Map 241 Lot 12-1

WILLIAM S. MEMBER

Date: _____

Signature of agent:

TRITECH ENGINEERING, PRESIDENT

Date: August 18, 2015

TRITECH

ENGINEERING CORPORATION

755 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820

TELEPHONE 603.742.8107
FACSIMILE 603.742.3830

August 19, 2015

James B. Campbell, Chief Planner
City of Rochester
31 Wakefield Street
Rochester, NH 03867-1917

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Planning Dept.

Subject: Lot Line Revision Application
1110 Salmon Falls Road, LLC
Tax Map 241, Lot 12 & 12-1
1110 & 1114 Salmon Falls Road
Rochester, New Hampshire
Job No. 14114

Dear Jim:

Enclosed please the *Lot Line Revision Application Package* for the above referenced project.

Enclosed please find the following:

- Lot Line Revision Application (22 copies)
- Boundary Line Adjustment Plan Set – 11 x 17 (22 copies)
- Boundary Line Adjustment Plan Set – full size (3 copies)
- Minor Subdivision Checklist (22 copies)
- Lot Line Revision Application Fee
- Abutters List (1 copy)

We look forward to meeting with the Technical Review Group on August 25, 2015 and hopeful this will clear the way for review at the Planning Board Meeting on September 14, 2015 Planning Board Meeting.

Please advise should you have any questions.

Very truly yours,
TRITECH ENGINEERING CORP.

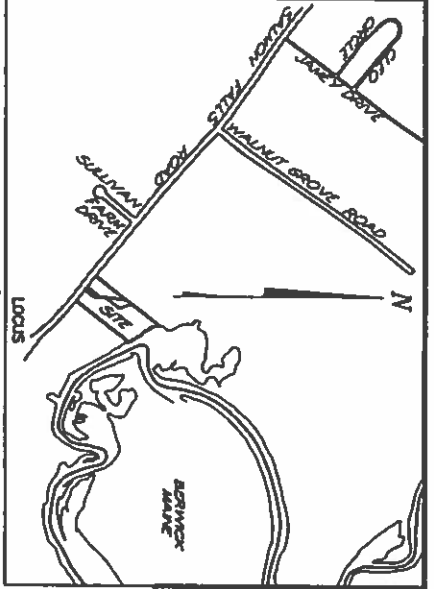
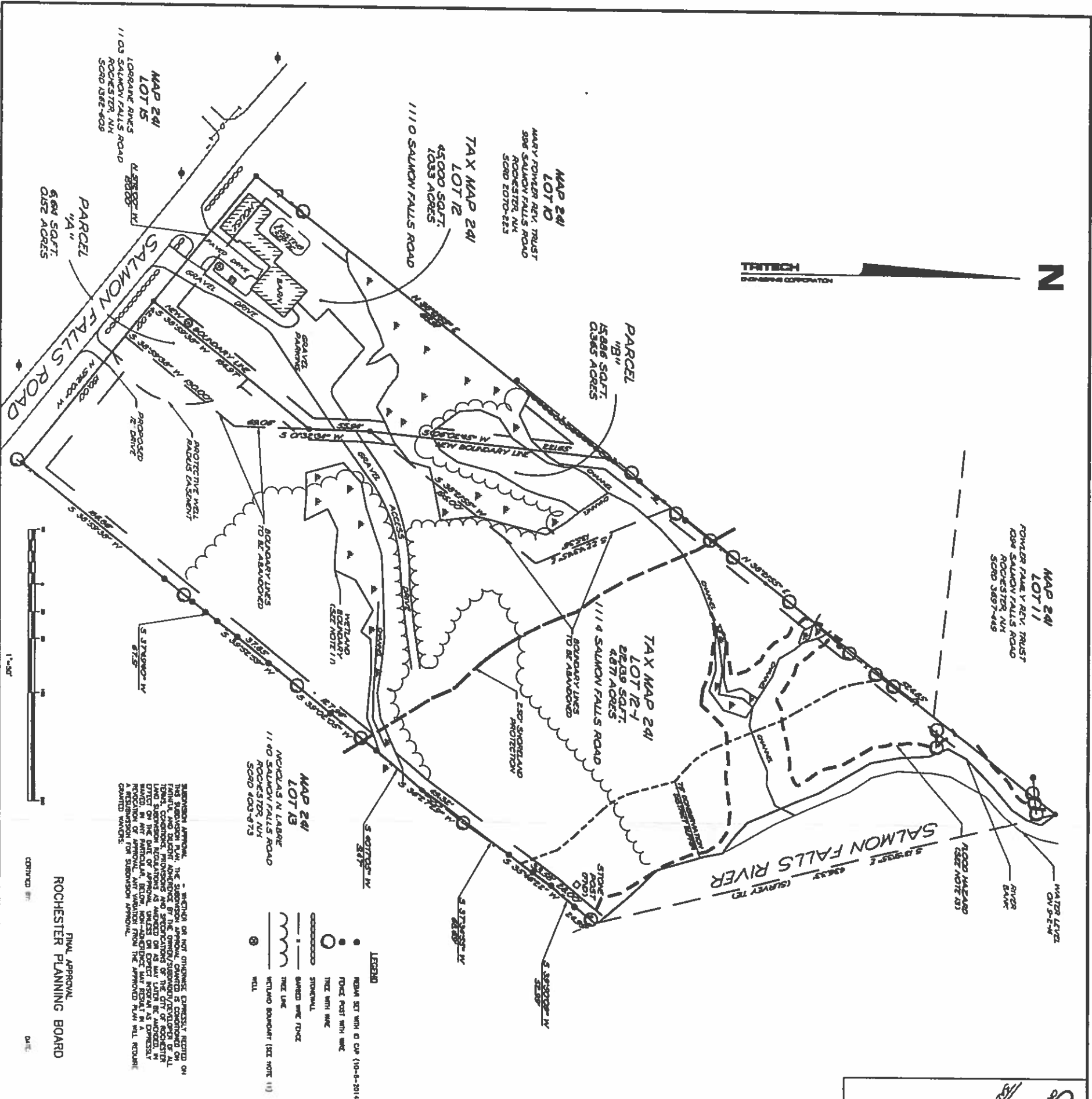


Robert J. Stowell, P.E., L.L.S.
President

RJS / rms

Enclosures

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- NOTES**
- 1.) INTENT TO ADJUST THE PROPERTY BOUNDARIES OF BETWEEN ROCHESTER TAX MAP 241 LOT 12 AND MAP 241 LOT 12-1, BY ADJOINING PARCELS "A" (8,414 SQ. FT.) AND PARCELS "B" (13,286 SQ. FT.) TO MAP 241 LOT 12-1.
 - 2.) CURRENT OWNER OF RECORD: 1110 SALMON FALLS ROAD, LLC.
APPLICANT: WILLIAM C. STOWELL
420 HORN STREET
SQUAMSBOROUGH, N.H.
 - 3.) SUBJECT PARCELS ARE LOCATED IN THE CITY OF ROCHESTER, COUNTY OF STRAFFORD AND THE STATE OF NEW HAMPSHIRE.
 - 4.) TOTAL LOT AREA:
LOT 12: 67,200 SQ. FT. 1,500 ACRES
PARCELS "A" & "B": 21,700 SQ. FT. 495 ACRES
TOTAL: 88,900 SQ. FT. 2,000 ACRES
 - 5.) TAX MAP 241 LOT 12 & 12-1
 - 6.) PROJECT DEED REFERENCE: SCRD BOOK 4282 PAGE 500
 - 7.) PROJECT PLAN REFERENCE: SUBDIVISION OF LAND
ROCHESTER, N.H.
BY: WILLIAM C. STOWELL
NEW HAMPSHIRE ASSOCIATES, INC.
AUG 24, 1983 SCRD 274-84
ELIZABETH A. ROULEAU
TAX MAP 241 LOT 13
1110 SALMON FALLS ROAD
ROCHESTER, N.H.
OCTOBER 24, 2004 SCRD 81-74
SUBDIVISION PLAN
LUC & MEGAN HITCHCOCK
1110 SALMON FALLS ROAD
ROCHESTER, N.H.
TRITECH ENGINEERING CORPORATION
SEPTEMBER 9, 2014 SCRD 108-12
 - 8.) ZONING: AGRICULTURAL
MIN. LOT SIZE: 45,000 SQ. FT.
MIN. FRONTAGE: 150 FT.
MIN. SETBACK: 20 FT.
MIN. SIDE SETBACK: 20 FT.
MIN. REAR SETBACK: 20 FT.
 - 9.) THE LAW UNDISTURBED CLOSING OF OUR RANCH ROAD TRAILHEAD WAS 1 PART IN 37,000, AND WAS ACCOMPANIED USING LEON TO 703 TONN. STATION, DURING THE MONTH OF AUGUST, 2014.
 - 10.) BASES OF BEARING, THE CITY OF ROCHESTER OR STATE.
 - 11.) DURING THE MONTH OF AUGUST, 2014, MOUNTAIN STATE OF NEW HAMPSHIRE, AT THE TIME OF THE CLOSING OF OUR RANCH ROAD TRAILHEAD, WAS 1 PART IN 37,000, AND WAS ACCOMPANIED USING LEON TO 703 TONN. STATION, DURING THE MONTH OF AUGUST, 2014.
 - 12.) A PORTION OF THE SUBJECT PARCELS IS WITHIN A FEDERALLY DESIGNATED SPECIAL DATE 5-17-2003, ZONE A - MAP NO. 2307022180.
 - 13.) SUBJECT PARCELS MAY BE SUBJECT TO FLOODING RIGHTS AS DESCRIBED IN SCRD BOOK 171 PAGE 174.
 - 14.) MAP 241 LOT 12 & LOT 12-1 TO BE SERVED BY PRIVATE WELLS AND PRIVATE SEWING SYSTEMS.
 - 15.) ALL UTILITIES MUST BE UNDERGROUND, INCLUDING UTILITIES EXTENDED OVER THE SITE FROM EXISTING PIPES, UNDER THE SITE, HOWEVER, IF THE ONLY FEASIBLE WAY TO CROSS THE STREET, OR ADJOINING THE STREET, UTILITIES EXTENDED FROM ANY SUCH NEW PIPES MUST BE UNDERGROUND. THE APPLICANT MAY WORK WITH THE CITY STAFF AS APPROPRIATE TO ADDRESS THIS CONDITION.
 - 16.) WHEN A HOME IS CONSTRUCTED ON THE LOT, THE OWNER SHALL OBTAIN A STORMWATER MANAGEMENT PLAN FROM THE CITY ENGINEER, AND FOLLOW THE RECOMMENDATIONS OF THE CITY ENGINEER CHAPTER 10. THE PERMITTEE SHALL OBTAIN THE BEST MANAGEMENT PRACTICES TO PREVENT EROSION IN AREAS WHERE THE SOIL HAS BEEN DISTURBED.
 - 17.) AN ORANGE CONSTRUCTION FENCE MUST BE PLACED ADJACENT TO THE WETLAND PRIOR TO THE START OF CONSTRUCTION ON THE NEW LOT. THIS IS NOT REQUIRED IF THE SOIL FENCE IS ORANGE.
 - 18.) THE PROPOSED DRIVEWAY SHALL BE PLACED IN A LOCATION THAT WILL PROVIDE THE REQUIRED PUBLIC SPACE.
 - 19.) FOR MORE INFORMATION ABOUT THIS SUBDIVISION CONTACT THE ROCHESTER PLANNING DEPARTMENT, 31 WATFIELD STREET ROCHESTER, N.H. 03601 (603) 333-1338
 - 20.) STATE OF NEW HAMPSHIRE AUTHORIZED STATE SUBDIVISION APPROVAL, NUMBER: PD0006