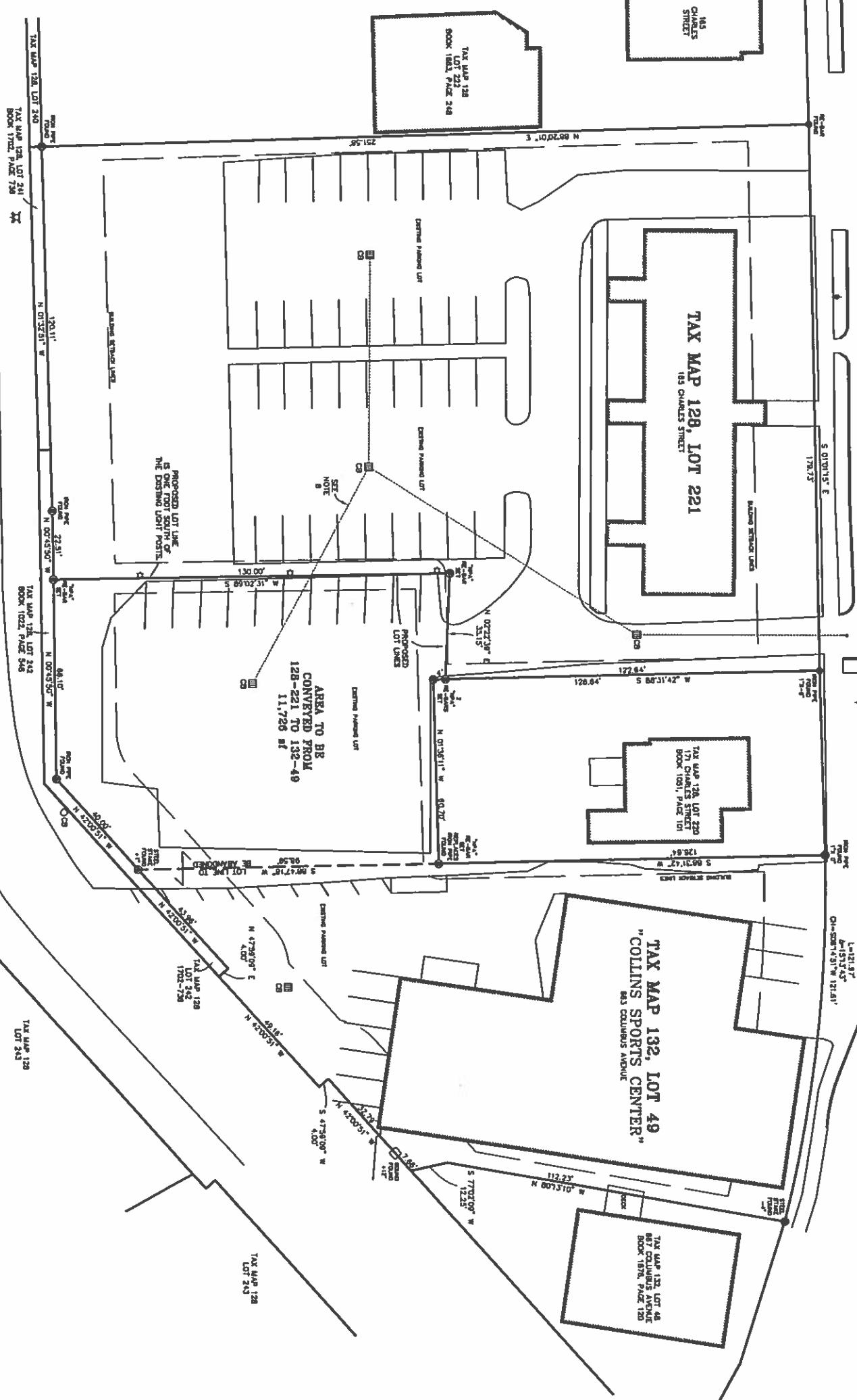
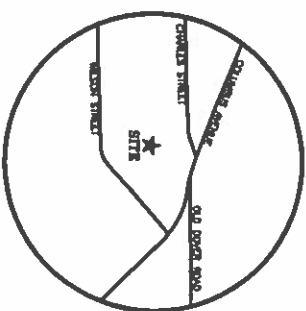


CHARLES STREET

COLUMBUS AVENUE - NH ROUTE 125

LOCUS MAP



WILSON STREET

I HEREBY CERTIFY THAT THIS PLAN, PREPARED UNDER MY DIRECTION, IS THE RESULT OF A SURVEY MADE ON THE GROUND AS PER RECORD DESCRIPTIONS AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE PLAN CLOSURE EXCEEDS 1:10,000.

WHETHER OR NOT OTHERWISE EXPRESSLY RECITED ON THIS SUBDIVISION PLAN, THE SUBDIVISION APPROVAL GRANTED IS CONDITIONED ON FURTHER AND DILIGENT ADHERENCE BY THE OWNER/SUBMITTER/DEVELOPER OF ALL TERMS, CONDITIONS, PROVISIONS, AND SPECIFICATIONS OF THE CITY OF ROCHESTER LAND SUBDIVISION REGULATIONS, AS AMENDED OR AS MAY LATER BE AMENDED, IN EFFECT ON THE DATE OF APPROVAL, UNLESS OR EXCEPT INsofar AS EXPRESSLY WAIVED IN ANY PARTICULAR, BELOW. ANY VARIATION FROM THE APPROVED PLAN WILL REQUIRE A RESUBMISSION FOR SUBDIVISION APPROVAL.

LOT LINE REVISION PLAN
165 CHARLES STREET
663 COLUMBUS AVENUE
& WILSON STREET
ROCHESTER
STRAFFORD COUNTY
NEW HAMPSHIRE

NICHOLAS P. MARCOTTE,
STEPHEN G. MARCOTTE
& JANE L. FORREST
SCALE: 1" = 20' MARCH 2015



JOEL D. RUNNALS N.H.L.S. 885 DATE: 05-18-15

SIGNED BY: *[Signature]* DATE: 06/18/2015
ROCHESTER PLANNING BOARD ON: *[Signature]*
FINAL APPROVAL BY THE: 4/8/15

RECEIVED
MAY 19 2015
REVISIONS:
05-08-15 ADDED FIELD LOCATED MONUMENT, SET BACKS AND ADDED PROPOSED LOT LINES.
J. Manning

- GENERAL PLAN NOTES:
1. THE PURPOSE OF THIS PLAN IS TO DO A LOT LINE REVISION BETWEEN TAX MAP 128, LOT 221 AND TAX MAP 132, LOT 49.
 2. LOT AREAS:
TAX MAP 128, LOT 221
OLD AREA= 52,103 SF / 1.198 ACRE
NEW AREA= 40,378 / 0.927 ACRE
AREA TO BE CONVEYED TO TAX MAP 132, LOT 49= 11,726 SF
TAX MAP 132, LOT 49
OLD AREA= 19,197 SF / 0.44 ACRE
NEW AREA= 30,683 SF / 0.709 ACRE
 3. THESE LOTS ARE ZONED NEIGHBORHOOD URBAN USE (NHU).
DIMENSIONAL REGULATIONS PER ZONING ORDINANCE:
MINIMUM LOT SIZE (WITH BOTH WATER AND SEWER) = 6,000 SF
MINIMUM LOT FRONTAGE = 60 FEET
FRONT YARD SETBACKS:
FRONT = MINIMUM - 0 FEET / MAXIMUM - 25 FEET
SIDE = 5 FEET (INCLUDES STREET SIDE)
REAR = 20 FEET
 4. ORIENTATION: HORIZONTAL DATUM - CITY OF ROCHESTER GCS.
 5. FIELD SURVEY WAS PERFORMED ON FEBRUARY 10, 2015 DURING HEAVY SNOW COVERED CONDITIONS AND THE PRESENT AREAS WERE NOT VISIBLE. PARKING AREAS ARE DRAWN BY TRACKING AERIAL MAPS AND THE LOCATIONS SHOWN ON THIS PLAN MAY NOT BE ACCURATE.
 6. PARCELS ARE NOT LOCATED WITHIN ZONE A (100' FLOOD) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NUMBER 33017022110.
 7. SOIL TYPE: WDA - WINDSOR LOAMY SAND, 0 TO 3 PERCENT SLOPES PER SOIL SURVEY OF STRAFFORD COUNTY, NEW HAMPSHIRE.
 8. THERE SHALL BE A PROPOSED DRAINAGE EASEMENT BETWEEN THE CATCH BASINS LOCATED ON TAX MAP 128, LOT 221 AND TAX MAP 132, LOT 49.
 9. FOR MORE INFORMATION ABOUT THIS PLAN, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 31 WAKEFIELD STREET, ROCHESTER, NH 03607, (603) 335-1338.

MAP LOT	OWNER'S NAME	ADDRESS
128 215	ARABCO Realty, Inc.	507 N. State Street, Concord, NH 03301
128 219	W & P Restaurant Corp.	180 Charles Street, Rochester, NH 03607
128 220	Walter & Diane Damros	171 Charles Street, Rochester, NH 03607
128 221	Jane Forrest	165 Charles Street, Rochester, NH 03607
128 222	K&E Automotive Machine Shop of Rochester	160 Charles Street, Rochester, NH 03607
128 240	Donald Lawrence & Thomas O'lar	15 Wilson Street, Rochester, NH 03607
128 241	Gary & Tina Faced	17 Wilson Street, Rochester, NH 03607
128 242	David & Diana Corgan	19 Wilson Street, Rochester, NH 03607
128 243	same as 128-242	
128 244	same as 128-242	
128 245	same as 128-242	
128 246	same as 128-242	
128 247	Arboreal LLC	185 Charles Street, LLC
128 248	Leon Lampert	664 Columbus Ave., Suite 7, Rochester, NH 03607
128 249	Stephen Marcotte & Nicholas Marcotte	36 Lawrence Road, Derry, NH 03808
128 250		22 Shawmut Hwy., Barrington, NH 03825

TAX MAP 128, LOT 221
OWNER OF RECORD:
JANE L. FORREST
165 CHARLES STREET
ROCHESTER, NH 03607
BOOK 1158, PAGE 166

TAX MAP 132, LOT 49
OWNER OF RECORD:
NICHOLAS P. MARCOTTE &
STEPHEN G. MARCOTTE
165 CHARLES STREET
ROCHESTER, NH 03607
BOOK 8872, PAGE 565

