



RECEIVED
JUN 14 2016
Planning Dept.

LOT LINE REVISION APPLICATION
City of Rochester, New Hampshire

Date: June 01, 2016 [office use only. Check # _____ amount \$ _____ date _____]

Property information

Tax map 260, Lot 32 & Tax map 260, Lot 33 Zoning district: Agricultural

Property address/location: 3 Grey Ledge Drive & 15 Blue Hills Drive, Rochester, NH

Property owner – Parcel A (TM 260/32)

Name: Kenneth B. & Penelope F. Kirchofer

Mailing address: 3 Grey Drive, Rochester, NH 03839-4924

Telephone #: 603-948-1929 Email: NA

Property owner – Parcel B (TM 260/33)

Name: Brian R. & Diane I. Brochu

Mailing address: 15 Blue Hills drive, Rochester, NH 03839-4907

Telephone #: 603-332-1570 Email: NA

Surveyor

Name: Joel D. Runnals, Norway Plains Associates, Inc.

Mailing address: PO Box 249, Rochester, NH 03866

Telephone #: 603-335-3948 Fax #: 603-332-0098

Email address: jrunnals@norwayplains.com Professional license #: NHLLS 685

Proposed project

What is the purpose of the lot line revision? The Brochus are transferring 0.9 +/- acre to the Kirchofers. The area is located along the north side of tax map 260, lot 32.

Will any encroachments result? No

Comments:

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

This proposal does not create any additional lots or propose any additional building areas.

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: Kenneth B. Kirchofer
(Parcel A) Kenneth B. Kirchofer

Date: 5-31-16

Signature of property owner: Penelope F. Kirchofer
(Parcel A) Penelope F. Kirchofer

Date: 5-31-16

Signature of property owner: Brian R. Brochu
(Parcel B) Brian R. Brochu

Date: 5-31-16

Signature of property owner: Diane I. Brochu
(Parcel B) Diane I. Brochu

Date: 5/31/16

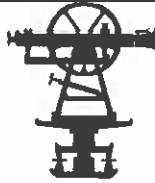
Signature of agent: Joel D. Runnals
Joel D. Runnals, LLS - Norway Plains Associates Inc.

Date: 06-01-16

NORWAY PLAINS ASSOCIATES, INC.

SURVEYORS • SEPTIC SYSTEM DESIGNERS • ENGINEERS • TRANSPORTATION PLANNERS

P.O. Box 249
Continental Blvd. (03867)
Rochester, NH 03866-0249
Fax (603)332-0098
Phone (603) 335-3948 / (800) 479-3948
jrunnals@norwayplains.com



P. O. Box 268
31 Mooney St.
Alton, NH 03809
www.norwayplains.com
Phone & Fax (603) 875-3948
rtetreault@norwayplains.com

June 13, 2016

Mr. James Campbell, Director
Planning, Development & Zoning
31 Wakefield Street
Rochester, NH 03867

Re: Proposed Lot Line Revision
For: Penelope F. & Kenneth B. Kirchofer - Tax Map 260, Lot 32
located at 3 Grey Ledge Drive, Rochester, NH
and Brain R. & Diane I. Brochu – Tax Map 260, Lot 33
located at 15 Blue Hills Drive, Rochester, NH

Dear Jim:

On behalf of my client, we hereby submit plans and application package for a proposed Lot Line Revision for the above referenced properties located in the "Blue Hills" Subdivision located off of Washington Street – NH Route 202.

Both lots will continue to meet all zoning lot requirements and will maintain the same residential uses. Tax map 260, lot 33 will be reduced from 12.42 acres to 11.46 acres. Tax Map 260, lot 32 will be increased from 2.22 acres to 3.19 acres. Current lot frontages will not be affected.

Both parcels are serviced by individual on-site wells and septic systems.

Lot development is not being proposed with this application therefore site feature details of topography, jurisdictional wetland delineation and soil suitability were not performed.

There are no variances or conditional use permits associated with this application.

Thank you for your consideration.

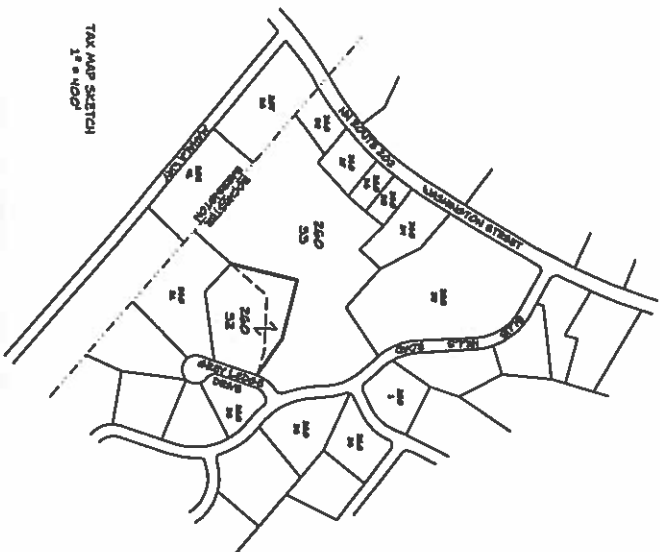
Sincerely,

NORWAY PLAINS ASSOCIATES, INC.

By: Joel D. Runnals
Joel D. Runnals, LLS

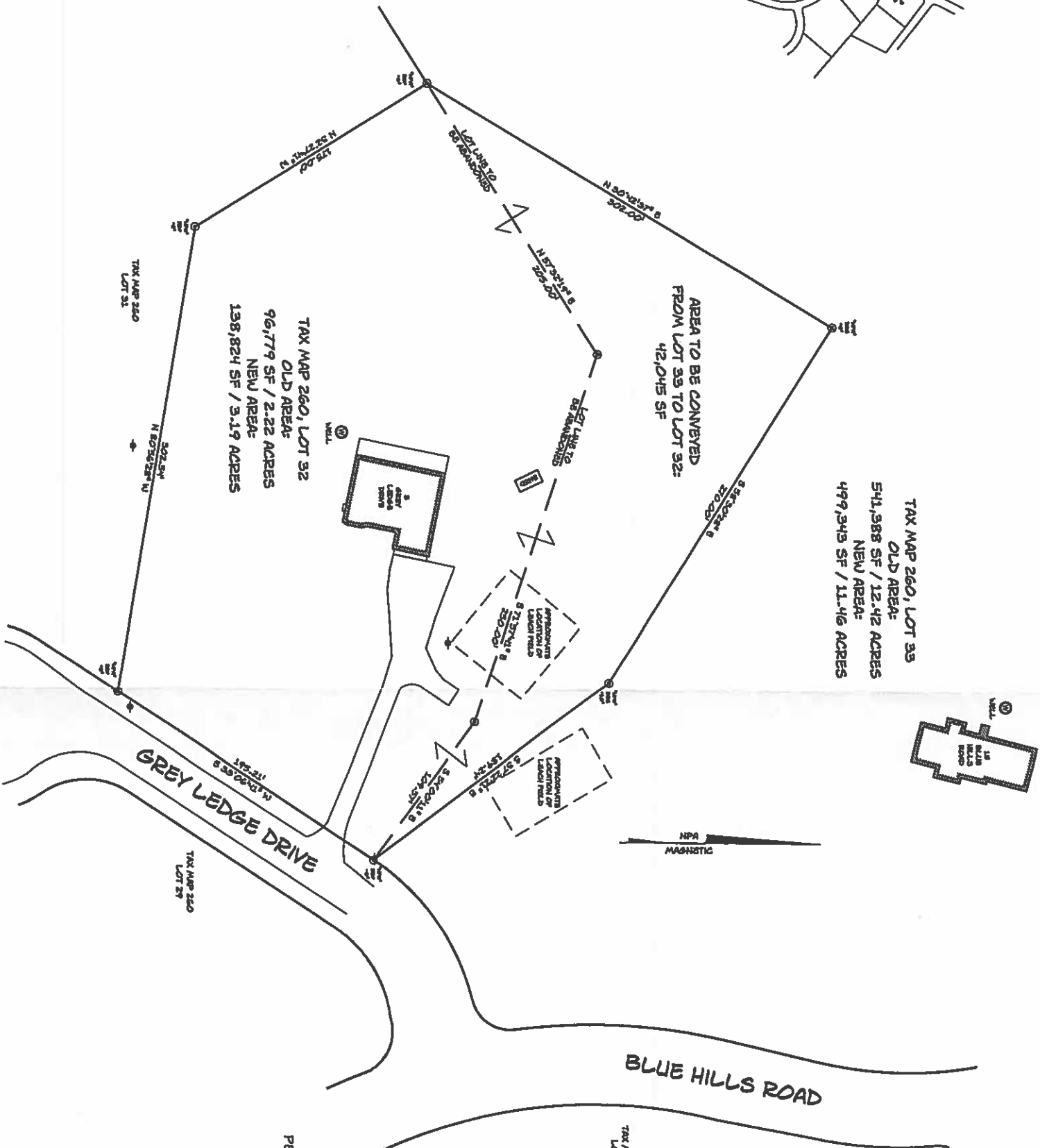


LEGEND
● New
○ Old
--- Existing
--- Utility Poles



TAX MAP 260, LOT 33
OLD AREA:
541,388 SF / 12.42 ACRES
NEW AREA:
499,343 SF / 11.46 ACRES

AREA TO BE CONVEYED
FROM LOT 33 TO LOT 32:
42,045 SF



- NOTES:
1. THE PURPOSE OF THIS PLAN IS TO DO A LOT LINE REVISION BETWEEN TAX MAP 260, LOT 32 AND LOT 33.
 2. TAX MAP 260, LOT 32
OLD AREA: 96,779 SF / 2.22 ACRES
NEW AREA: 138,824 SF / 3.19 ACRES
AREA TO BE CONVEYED FROM LOT 33 TO 32: 42,045 SF
 3. TAX MAP 260, LOT 33
OLD AREA: 541,388 SF / 12.42 ACRES
NEW AREA: 499,343 SF / 11.46 ACRES
PARCEL IS ZONED AGRICULTURAL.
 4. MINIMUM LOT REQUIREMENTS:
BUILDING SETBACKS: 10' 20', 50' 10' 20'
LOT SIZE = 42,000 SF
FRONTAGE = 150'
 5. THE LOTS ARE TO BE SERVICED BY ON SITE WELLS AND SEPTIC SYSTEMS.
 6. PARCEL IS NOT LOCATED WITHIN THE 100 YEAR FLOOD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP NUMBER 220170120190, EFFECTIVE DATE MAY 17, 2005.
 7. FOR MORE INFORMATION ABOUT THIS SUBDIVISION CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 31 WHELFIELD STREET, ROCHESTER, N.H. 03607, (603) 335-1335.

- REFERENCE PLANS:
1. SUBDIVISION OF LAND, BLUE HILLS IN ROCHESTER, NH FOR DAVID D. WILSON & DEBRA L. BULLIS
DATED AUGUST 1986 BY NORWAY PLAINS SURVEY ASSOCIATES, INC.
S.C.R.D. PLAN NO. 304-127
 2. LOT LINE REVISION PLAN, WASHINGTON ST. & BLUE HILLS DR. ROCHESTER, NH FOR BRIAN BROCHU & DAVID TOLLE
DATED JULY 2004 BY NORWAY PLAINS ASSOCIATES, INC.
S.C.R.D. PLAN NO. 78-57

TAX MAP 260, LOT 32
OWNER OF RECORD:
PENelope F. & KENNETH B. KIRCHOFER
3 GREY LEDGE DRIVE
ROCHESTER, NH 03607-4924
BOOK 4313, PAGE 184

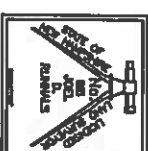
TAX MAP 260, LOT 33
OWNER OF RECORD:
BRIAN R. & DIANE I. BROCHU
15 BLUE HILLS DRIVE
ROCHESTER, NH 03607-4907
BOOK 2006, PAGE 370
BOOK 2032, PAGE 275
BOOK 3083, PAGE 612

LOT LINE REVISION PLAN
BLUE HILLS DRIVE & GREY LEDGE DRIVE
ROCHESTER
STRAFFORD COUNTY
NEW HAMPSHIRE
FOR: BRIAN R. & DIANE I. BROCHU and
PENelope F. & KENNETH B. KIRCHOFER

JUN 1 4 2016

PROPOSED

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 CONSIDERED TO BE CORRECT BY ME IN ACCORDANCE WITH THE PLAN EXAMINER'S DECISION.



FILE NO. 105
PLAN NO. C-2795
DWG NO. 16052.LLR
F.B. NO. SDR 71P

JOB: 0. NORWAY HILLS, NH DATE:

NORWAY PLAINS ASSOCIATES, INC.

DATE:

