



LOT LINE REVISION APPLICATION
City of Rochester, New Hampshire

Date: _____ [office use only. Check # _____ amount \$ _____ date _____]

Property information

Tax map #: 134; lot #(s): 47 & 47-1; zoning district: Residential 1

Property address/location: 101 Rochester Hill Road & 2 Nola Ave

Name of project (if applicable): _____

Property owner – Parcel A

Name (include name of individual): Sally York

Mailing address: 1252 Franklin Pierce Highway, Barrington, NH 03825

Telephone #: 603-502-1989 Email: 108av8tr@myway.com

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

Name (include name of individual): Andrea J. Smith (c/o Billy Smith, Father)

Mailing address: 2 Nola Ave, Rochester, NH 03867

Telephone #: Mr. Smith: 335-6740,
Ms. Smith: 857-829-0645 Email: andrea.smith1@comcast.net

Surveyor

Name (include name of individual): Stonewall Surveying - Raymond A. Bisson, LLS

Mailing address: PO Box 458, Barrington, NH 03825

Telephone #: 603-664-3900 Fax #: _____

Email address: ray@stonewallsurveying.com Professional license #: 931

Proposed project

What is the purpose of the lot line revision? The purpose is to adjust the property line
between the subject properties to enlarge Lot 47-1.

Will any encroachments result? No

Comments

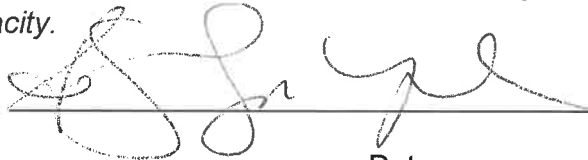
Please feel free to add any comments, additional information, or requests for waivers here:

No waivers being requested.


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) Date: _____

Signature of property owner: 
(Parcel B) Date: 3-8-2017

Signature of agent: 
Date: 3/8/2017



Narrative

March 8, 2017

City of Rochester Planning Department
31 Wakefield Street
Rochester, NH 03867

To Rochester Planning Board:

My clients, Sally L. York & Andrea J. Smith, wish to adjust the property line between their properties. Billy Smith, Ms. Smith's father, currently lives at 2 Nola Avenue. The Smith's would like to have more land associated with their current house and property. Ms. York would like to keep the entire frontage along Rochester Hill Road so she can maintain the vegetation as a buffer from the road.

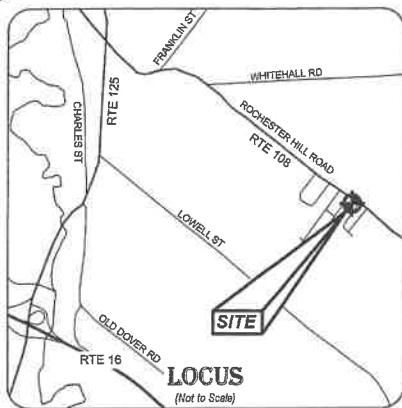
The Lot Line Revision Plan shows all improvements on both properties. Both properties are built upon and are tied into the City of Rochester water and sewer systems. GPS was used to tie the project into the NH Grid system. No waivers are being requested and monuments will be set upon conditional approval of the Plan.

Thank you for your time reviewing this matter.

Sincerely,

A handwritten signature in blue ink, reading "Raymond A. Bisson".

Raymond A. Bisson, LLS
Stonewall Surveying



ZONE DATA:
ZONE: RESIDENTIAL 1

ZONE REQUIREMENTS:
MINIMUM LOT SIZE: 10,000 Square Feet
MINIMUM FRONTAGE: 100 Feet
MINIMUM FRONT YARD: 10 Feet
MINIMUM SIDE YARD: 10 Feet
MINIMUM REAR YARD: 20 Feet
MAXIMUM LOT COVERAGE: 35%
MAXIMUM BUILDING FOOTPRINT: 30%

COVERAGE CALCULATIONS:

TAX MAP 134 LOT 47:
TOTAL EXISTING COVERAGE: 7,280 Square Feet
TOTAL EXISTING LOT COVERAGE: 29.4%
TOTAL PROPOSED LOT COVERAGE: 35.0%

TAX MAP 134 LOT 47-1:
TOTAL EXISTING COVERAGE: 3,335 Square Feet
TOTAL EXISTING LOT COVERAGE: 33.3%
TOTAL PROPOSED LOT COVERAGE: 23.8%

N/F
TAX MAP 134 LOT 68
DOREEN CARMICHAEL
JEFFREY R. CARMICHAEL
3 NOLA AVENUE
ROCHESTER, NH 03867
S.C.R.D. BOOK 1897 PAGE 242

N/F
TAX MAP 134 LOT 70
MARC R. LACASSE
CATHIE W. LACASSE
97 ROCHESTER HILL ROAD
ROCHESTER, NH 03867
S.C.R.D. BOOK 2150 PAGE 705

N/F
TAX MAP 134 LOT 48
MICHAEL G. VETRE
4 NOLA AVENUE
ROCHESTER, NH 03867
S.C.R.D. BOOK 2223 PAGE 723

N/F
TAX MAP 238 LOT 107
GREYSTONE OF MAINE LTD
334 ROUTE 108
MADBURY, NH 03823
S.C.R.D. BOOK 1855 PAGE 238

N/F
TAX MAP 134 LOT 46
PEASE FAMILY TRUST
103 ROCHESTER HILL ROAD
ROCHESTER, NH 03867
S.C.R.D. BOOK 1822 PAGE 790

N/F
TAX MAP 134 LOT 45
DENNIS W. ST. CYR
SUSAN M. ST. CYR
3 VILLANOVA AVENUE
ROCHESTER, NH 03867
S.C.R.D. BOOK 3501 PAGE 178

LEGEND:

MONUMENT FOUND
MONUMENT TO BE SET
UTILITY POLE
SEWER MANHOLE
WATER GATE VALVE
WATER SHUT OFF
LIGHT POLE
SEWER LINE
GAS LINE
WATER LINE
OVERHEAD UTILITY LINE
TOPOGRAPHIC CONTOUR

OWNERS OF RECORD

SALLY L. YORK
1252 Franklin Pierce Highway
Barrington, NH 03825
S.C.R.D. Book 4136 Page 319

Signature _____ Date _____

ANDREA J. SMITH
2 Nola Avenue
Rochester, NH 03867
S.C.R.D. Book 4322 Page 527

Signature _____ Date _____

PLANNING BOARD APPROVAL BLOCK
ROCHESTER, N.H.

SUBDIVISION APPROVAL: Whether or not otherwise expressly recited on this Lot Line Revision Plan, the subdivision approval granted is conditioned on faithful and diligent adherence by the owner/subdivider/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 expect insofar as expressly waived, in any particular, below, non-adherence may result in a revocation of approval. Any variation from the approved plan will require a readmission for subdivision approval. GRANTED WAIVERS: NONE REQUESTED

FINAL APPROVAL BY THE ROCHESTER PLANNING BOARD ON _____

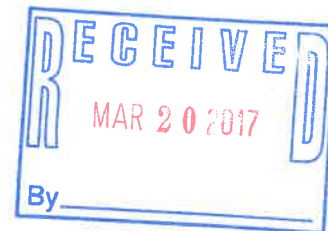
Signature _____ Date _____

PLAN REFERENCES:

1. "PROPOSED SUBDIVISION OF LAND OF THERESE M. O'DER, ROCHESTER HILL ROAD, ROCHESTER, NH" PREPARED BY BERRY SURVEYING & ENGINEERING DATED JUNE 22, 1999 AND RECORDED AT THE S.C.R.D. AS PLAN #56-55.
2. "LOT LINE ADJUSTMENT PLAN, LAND OF DENNIS & SUSAN ST. CYR AND PEASE FAMILY TRUST, VILLANOVA LANE, ROCHESTER, NH" PREPARED BY BERRY SURVEYING & ENGINEERING DATED DECEMBER 10, 2008 AND RECORDED AT THE S.C.R.D. AS PLAN #89-55.
3. "PLAN OF LAND, 5 VILLANOVA LANE, ROCHESTER, NH FOR JOHN F. JR. & DOROTHY B. FOX" PREPARED BY NORWAY PLAINS ASSOCIATES, INC. DATED JULY 1995 AND RECORDED AT THE S.C.R.D. AS PLAN #46-46.

NOTES:

1. OWNERS OF RECORD:
TAX MAP 134 LOT 47:
SALLY L. YORK
S.C.R.D. BOOK 4136 PAGE 319
DATED MAY 22, 2013
TAX MAP 134 LOT 47-1:
ANDREA J. SMITH
S.C.R.D. BOOK 4322 PAGE 527
DATED SEPTEMBER 4, 2015
2. TOTAL PARCEL AREA:
TAX MAP 134 LOT 47:
EXISTING: 24,780 Square Feet or 0.57 Acres
PROPOSED: 20,800 Square Feet or 0.48 Acres
TAX MAP 134 LOT 47-1:
EXISTING: 10,000 Square Feet or 0.23 Acres
EXISTING: 13,980 Square Feet or 0.32 Acres
3. BASIS OF BEARING AND VERTICAL DATUM IS PER THE NH GRID SYSTEM FROM GPS DATA OBTAINED ON DECEMBER 21, 2016.
4. NO RECORDS RESEARCH OR FIELD WORK HAS BEEN PERFORMED BY THIS FIRM AT THIS TIME RELATIVE TO THE SIDELINE OF ROCHESTER HILL ROAD, a.k.a. ROUTE 108. THE SIDELINE SHOWN IS BASED ON THE REFERENCED DEEDS AND PLANS.
5. NO WETLANDS WERE FOUND ON THE PROPERTY.
6. THE SUBJECT PARCELS ARE IN ZONE X (AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAPS, STRAFFORD COUNTY, NEW HAMPSHIRE MAP NUMBER 33017C0212D WITH AN EFFECTIVE DATE OF MAY 17, 2005.
7. NH DES SUBDIVISION APPROVAL IS NOT REQUIRED FOR THIS LOT LINE REVISION.
8. AT THE TIME OF THE FIELD LOCATIONS, THERE WAS APPROXIMATELY EIGHT INCHES OF SNOW COVER ON THE GROUND.
9. THE EXISTING SEWER LINE FROM TAX MAP 134 LOT 47 RUNS ACROSS TAX MAP 134 LOT 47-1. IT IS NOT KNOWN WHERE THE EXACT LOCATION OF THE SEWER LINE IS. THE SURVEY WILL CREATE A SEWER EASEMENT ACROSS LOT 47-1 IN FAVOR OF LOT 47 FOR THE EXISTING SEWER LINE. SHOULD THE EXISTING SEWER LINE NEED TO BE REPLACED, IT WILL BE INSTALLED ACROSS LOT 47 TO THE CITY SEWER LINE.
10. ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE BASED UPON CITY OF ROCHESTER GIS MAP MARKINGS ON GROUND AND CONVERSATIONS WITH SEWER DEPARTMENT AND CLIENTS.
11. NO ENCROACHMENTS WILL RESULT FROM THE ADJUSTMENT SHOWN HEREIN.
12. FOR MORE INFORMATION ABOUT THIS LOT LINE REVISION, PLEASE CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT AT 31 WAKEFIELD STREET, ROCHESTER, NH 03867, (603) 336-1338.



LOT LINE REVISION

Located at:
101 Rochester Hill Road & 2 Nola Avenue
Rochester, Strafford County, New Hampshire
For:
Sally L. York
1252 Franklin Pierce Highway
Barrington, NH 03825
&
Andrea J. Smith
2 Nola Avenue
Rochester, NH 03867

Licensed in New Hampshire & Maine
PO Box 458, Barrington, NH 03825
t: (603) 664-3900 www.StonewallSurveying.com

TAX MAP & LOT NO: 134 / 47 & 47-1	DRAWING NO: 16087 Lot Line Revision
SCALE: 1" = 20'	SHEET: 1 of 1
PROJECT NO: 16087	DATE: 3/8/2017



CERTIFICATION

"I certify that this survey conforms to the ethics and standards set forth by the New Hampshire Land Surveyors Association for a category 1, condition 1 survey."

Raymond A. Blisson March 9, 2017
Raymond A. Blisson, LLS #931 Dated

20 0 10 20 40 80
Scale 1" = 20'