



RECEIVED
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2017
Planning Dept.

LOT LINE REVISION APPLICATION
City of Rochester, New Hampshire

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

Property information

Tax map #: 109 ; lot #'(s): 159 & 160 ; zoning district: R1

Property address/location: 639 & 647 PORTLAND STREET

Name of project (if applicable): MINOR LOT LINE ADJUSTMENT PLAN MARILYN W. TAPSCOTT, et al

Property owner – Parcel A

Name (include name of individual): JOHN A. & MARILYN W. TAPSCOTT

Mailing address: 229 IROQUOIS ROAD, VIRGINIA BEACH, VA 23462-4004

Telephone #: 757-754-2803 Email: JOHNTAPSCOTT@GMAIL.COM

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

Name (include name of individual): MARILYN W. TAPSCOTT, et al

Mailing address: 229 IROQUOIS ROAD, VIRGINIA BEACH, VA 23462-4004

Telephone #: 757-754-2803 Email: JOHNTAPSCOTT@GMAIL.COM

Surveyor

Name (include name of individual): DAVID W. VINCENT

Mailing address: PO BOX 1622, DOVER, NH 03821

Telephone #: 603-664-5786 Fax #: 603-664-3274

Email address: d.vincent@jwdsurvey.com Professional license #: 821

Proposed project

What is the purpose of the lot line revision? TO ADJUST THE COMMON LOT LINE BETWEEN THE PROPERTIES TO PROVIDE ADDITIONAL FRONTAGE TO LOT 159

Will any encroachments result? No

(Continued Lot Line Revision application Tax Map: 109 Lot: 159 & 160 Zone R1)

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.

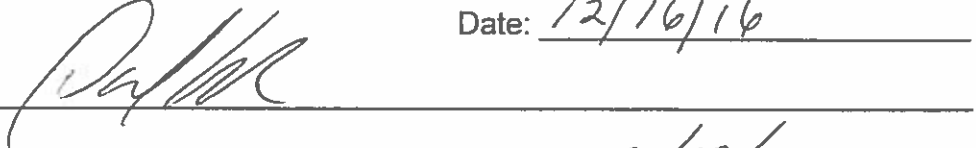
Signature of property owner:
(Parcel A)


Date: 12/15/16

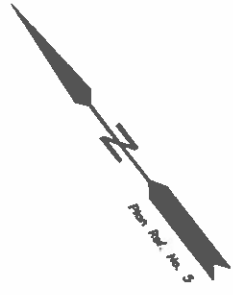
Signature of property owner:
(Parcel B)


Date: 12/16/16

Signature of agent:


Date: 01/09/2017

- Legend:**
- N/Y New or Formerly
 - SCRD Stafford County Registry of Deeds
 - 0 Iron Pipe Found
 - 1 Iron Rod Found
 - 2 Steel Stone Found
 - 3 Drill Hole Found
 - 4 Iron Rod to be Set
 - 5 Utility Pole
 - 6 Building Salsbon
 - 7 Culvert
 - 8 Stone Well



CITY OF ROCHESTER
PLANNING BOARD APPROVAL

Approved by the Rochester Planning Board on _____ Date _____

Signed by _____ Name _____ Position _____

ZONING REGULATIONS

R-1 RESIDENTIAL

LOT AREA MIN 1000 S.F.

FRONT YARD 10 FT

REAR YARD 10 FT

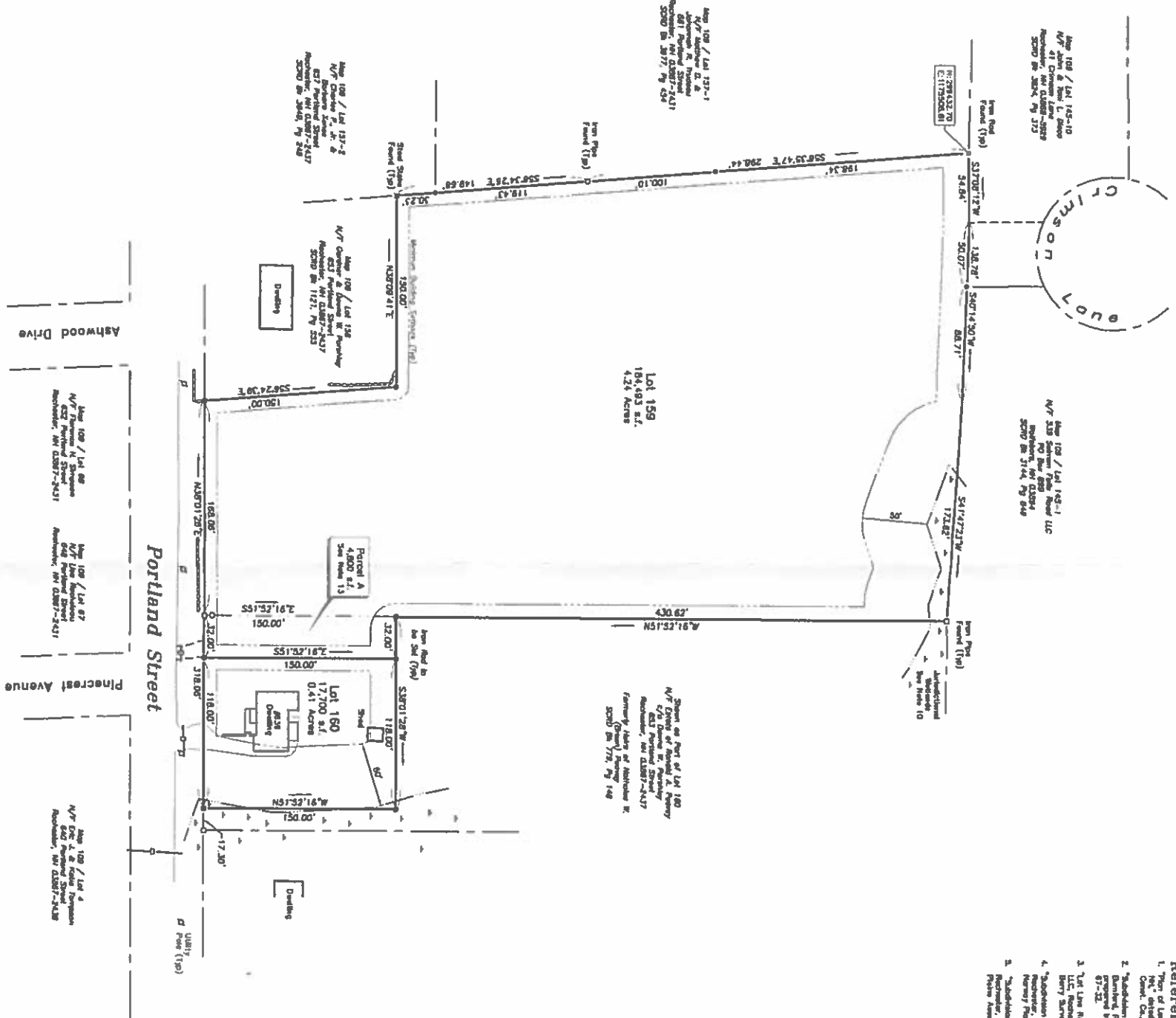
REAR SIDE YARD 5 FT

MAX LOT COVERAGE 35%

MAX BUILDING HEIGHT 35 FT

MAX BUILDING COVERAGE 15%

DISCRETION APPROVAL: Whether or not otherwise expressly provided an applicant may apply for a Discretionary Approval for a use, structure, or activity not permitted by the zoning ordinance. Such approval shall be granted by the City of Rochester Planning Board on the basis of the merits of the application and the public interest. The Planning Board may grant such approval on any condition it deems appropriate.



- References:**
1. Plan of Land of the Heirs of Sarah Smith, Rochester, NH, dated January 10, 1844, prepared by The Berry & Co., Inc., 5000 Pinetree St., 19800-1 Pinetree, ME, 04461.
 2. Subdivision Plan for Steven H. Wilson & Richard A. Dunning, Rochester, NH, dated June 3, 2002, prepared by Barry Surveying & Engineering, 5200 Pine St., 04402-2101, Rochester, NH.
 3. The Last Reason Land of Robinson Clayton Harlow, LLC, Rochester, NH, dated April 2, 2004, prepared by Barry Surveying & Engineering, 5200 Pine St., 04402-2101, Rochester, NH.
 4. Subdivision of Land for P2A Development, LLC, Rochester, NH, dated December 2004, prepared by Barry Surveying & Engineering, 5200 Pine St., 04402-2101, Rochester, NH.
 5. Subdivision Plan for 329 Station Farm Road, LLC, Rochester, NH, dated May 2005, prepared by Henry Pease & Co., Inc., 6200 Pine St., 04402-2101, Rochester, NH.



For Registry of Deeds Purpose

- Notes:**
- 1) The purpose of this plan is to rezone the eastern boundary line between Map 108 / Lot 159 & Lot 160. Each lot is served by municipal sewer and water.
 - 2) Field measurements taken from 2012 Electronic Total Station Instrument & Custom Survey Plus Data Collector. Adjusted Closed Traverse Performed October 2014. Leveling Station 5000.
 - 3) Error of Closure Below: 1:24,000.
 - 4) Persons on whom an Easement is based on Assessor's Map 108.
 - 5) Persons on whom an Easement is based on Assessor's Map 109.
 - 6) Owners of Interest:

- 7) Lot 159 & Marylin W. Tapscott, 225 Pleasant Road, 04402-4004, Rochester, NH 04402-4004, 603-774-1140, 603-774-1140, 603-774-1140.
- 8) Lot 160 & Marilyn W. Tapscott, 225 Pleasant Road, 04402-4004, Rochester, NH 04402-4004, 603-774-1140, 603-774-1140, 603-774-1140.
- 9) Existing Area Map 108 / Lot 159: 4.13 Acres. Existing Area Map 109 / Lot 160: 0.41 Acres. Proposed Area Map 109 / Lot 160: 0.41 Acres.
- 10) The outlined boundaries shown herein were field measured by Richard G. Smith, P.E., State of New Hampshire, 1987. Richard G. Smith, P.E., State of New Hampshire, 1987. Richard G. Smith, P.E., State of New Hampshire, 1987. Richard G. Smith, P.E., State of New Hampshire, 1987.
- 11) Person "X" is to be conveyed from Map 108 / Lot 160 and to be conveyed with Map 109 / Lot 160 and to be considered a separate parcel of land.
- 12) This plan does not show any unrecorded or unregistered easements which may exist. A responsible and diligent owner has been made to observe the property and adjacent property lines and has been made to observe the same and make a true and correct copy of the same.
- 13) Person to not located in a Road Hazard Zone as depicted on Road Hazard Map, 04402-4004, Rochester, NH, 04402-4004.



MINOR LOT LINE ADJUSTMENT PLAN
 PREPARED FOR
MARILYN W. & JOHN A. TAPSCOTT
 AND **MARILYN W. TAPSCOTT, NANCY L. SMITHWICK, TERRY T. SHULTZ, & JOHN P. TAPSCOTT**
 OF
TAX MAP 109 / LOTS 159 & 160
 LOCATED AT
639 & 647 PORTLAND STREET
ROCHESTER, NH
COUNTY OF STRAFFORD

DAVID W. VINCENT, LLB
LAND SURVEYING SERVICES
 P.O. BOX 1682
 DOVER, NH 03821
 TEL./FAX (603) 864-5786
 www.davidwvincentllb.com

David W. Vincent, LLB No. 821
 CM JANUARY 2017
 DATE

NO	DATE	DESCRIPTION	BY
1			
2			
3			
4			