

LOT LINE REVISION APPLICATION
City of Rochester, New Hampshire

Date: 10-02-18 [office use only. Check # _____ amount \$ _____ date _____]

Property information

Tax Map 120, Lot 315, Tax Map 120, Lot 316

Zoning Districts: Office Commercial (OC) & Residential-2 (R2)

Property address/location: 24 Signal Street

Name of project (if applicable): "Lot Line Revision, 24 Signal Street, Rochester, Strafford
County, New Hampshire Prepared for JW Lam Brothers, LLC"

Property owner – Parcel A

Name: JW Lam Brothers, LLC

Mailing address: 24 Signal Street, Rochester, NH 03867-2733

Telephone #: 603-866-1392 Email: johnnylam168@gmail.com

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

Name: JW Lam Brothers, LLC

Mailing address: 24 Signal Street, Rochester, NH 03867-2733

Telephone #: 603-866-1392 Email: johnnylam168@gmail.com

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 #: LLS 685

Proposed project

What is the purpose of the lot line revision? See attached narrative.

Will any encroachments result? No

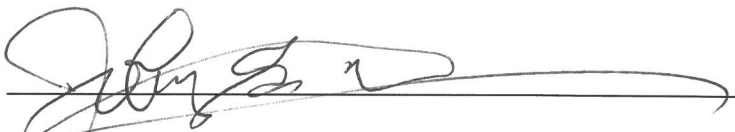
Comments


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.

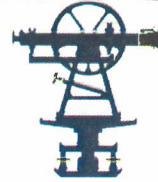
Signature of property owner: 
(Parcels A & B) JW Lam Brothers, LLC
Date: 10-09-18

Signature of agent: 
Joel D. Runnals
Date: 10-09-18

NORWAY PLAINS ASSOCIATES, INC.

LAND SURVEYORS • SEPTIC SYSTEM DESIGNERS • CIVIL ENGINEERS

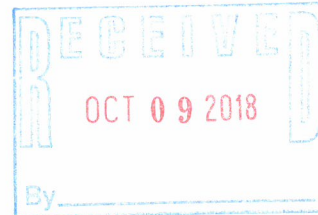
P.O. Box 249
Continental Blvd. (0367)
Rochester, NH 03866-0249
Phone: (603) 335-3948 / (800) 479-3948
Fax: (603) 332-0098
rtetreault@norwayplains.com
Randolph R. Tetreault, President



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

October 09, 2018

Mr. Seth Creighton, Chief Planner
City of Rochester Dept. of Planning & Development
31 Wakefield Street
Rochester, NH 03867



RE: NARRATIVE - "Lot Line Revision, 24 Signal Street, Rochester, Strafford County, New Hampshire, Prepared for JW Lam Brothers, LLC" Dated October 2018 by Norway Plains Associates, Inc.

Dear Mr. Creighton,

The owners of Tax Map 120, Lot 315, JW Lam Bothers, LLC, would like to convey 5,335 square feet of land to themselves, Tax Map 120, Lot 316. Lot 315 currently contains 78,593 square feet and the new area will be 73,258 square feet. Area of Lot 316 is 5,470 square feet and the new area will be 10,805 square feet.

Both lots are in the Downtown Commercial District and the Special Downtown Overlay District. The "Dynasty Plaza" is located on Lot 315. Most of Lots 315 and 316 are developed with either building, and/or parking lot. These lots have municipal water and sewer.

Lot 317 is the Salvation Army Building and their fence encroaches onto lot 316 which is being addressed by the applicant.

No new developement is being planned as part of this application.

If you have any questions or concerns please feel free to contact me. Thank you for your consideration in this matter.

Sincerely,

NORWAY PLAINS ASSOCIATES, INC.

Joel D. Runnals, LLS

LAND SURVEYORS

SEPTIC DESIGNERS

CIVIL ENGINEERS

TRANSPORTATION PLANNERS

REFERENCE PLANS:

1. "LAND IN ROCHESTER, NEW HAMPSHIRE, BOSTON AND MAINE RAILROAD TO ALL STATE REALTY CORP" DATED JUNE 1959 BY SCHOFIELD BROTHERS REG. LAND SURVEYORS SCRD POCKET 2, FOLDER 19, PLAN 49
2. "LAND IN ROCHESTER, NEW HAMPSHIRE, BOSTON AND MAINE RAILROAD TO LENA L. RIGAZIO ET ALS" DATED FEBRUARY 1961 BY SCHOFIELD BROTHERS REG. LAND SURVEYORS SCRD POCKET 4, FOLDER 2, PLAN 22
3. "PLAN SHOWING APPROX. LOT SIZE OF LENA RIGAZIO, ET ALS." RECORDED NOVEMBER 10, 1966 SCRD POCKET 2, FOLDER 18, PLAN 38

LINE	BEARING	DISTANCE
L1	N 42°14'27" E	140.02'
L2	N 42°14'27" E	144.12'
L3	S 56°16'37" E	100.71'

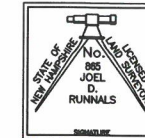
MAP/LOT:	APPLICANT:	MAILING ADDRESS
120-315	JW LAM BROTHERS, LLC	24 SIGNAL STREET, ROCHESTER, NH 03867-2733
120-316	JW LAM BROTHERS, LLC	24 SIGNAL STREET, ROCHESTER, NH 03867-2733

ABUTTERS:	NAME	MAILING ADDRESS
120-19	RIGZ ENTERPRISES LLC	167 LAFAYETTE ROAD, SEABROOK, NH 03874-4511
120-21	DANIEL & LOUISE R. THIBAUDEAU REVOC LIVING TRUST	31 HANCOCK STREET, ROCHESTER, NH 03867-3528
120-41	CHRISTINA MOSS & JOHN LEGRAND	320 PROVINCE ROAD, STRAFFORD, NH 03884-6644
120-43	SAME AS 120-19	
120-44	ACACIA LLC	664 COLUMBUS AVE, SUITE 5B, ROCHESTER, NH 03867-3498
120-84	319 PORTLAND STREET LLC	2 ROCHESTER HILL ROAD, ROCHESTER, NH 03867-3210
120-111	THE SALVATION ARMY	10 OLD FARM LANE, ROCHESTER, NH 03867-2310
120-312	NH NORTHCOAST CORP.	PO BOX 4290SSIPEE, NH 03864-0429
120-318	SAME AS 312	
120-313	BLUE SEAL FEEDS INC.	PO BOX 2052ROCHESTER, NH 03866-2052
120-314	HOWARD & KIMBERLY SECKENDORF	37 CLOVER LANE, BARRINGTON, NH 03825
120-317	SAME AS 120-111	
120-379	G1 HANSEN STREET LLC	153 PORTLAND AVENUE, DOVER, NH 03820
120-400	CITY OF ROCHESTER	31 WAKEFIELD STREET, ROCHESTER, NH 03867-1916
120-401	JENNIFER D. VOEGE	7 HERON WAY, BARRINGTON, NH 03825-7375
120-408	SAME AS 120-400	

GENERAL PLAN NOTES:

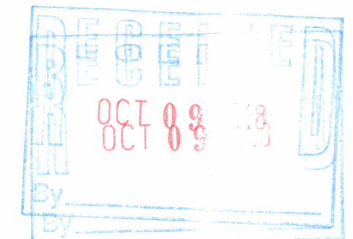
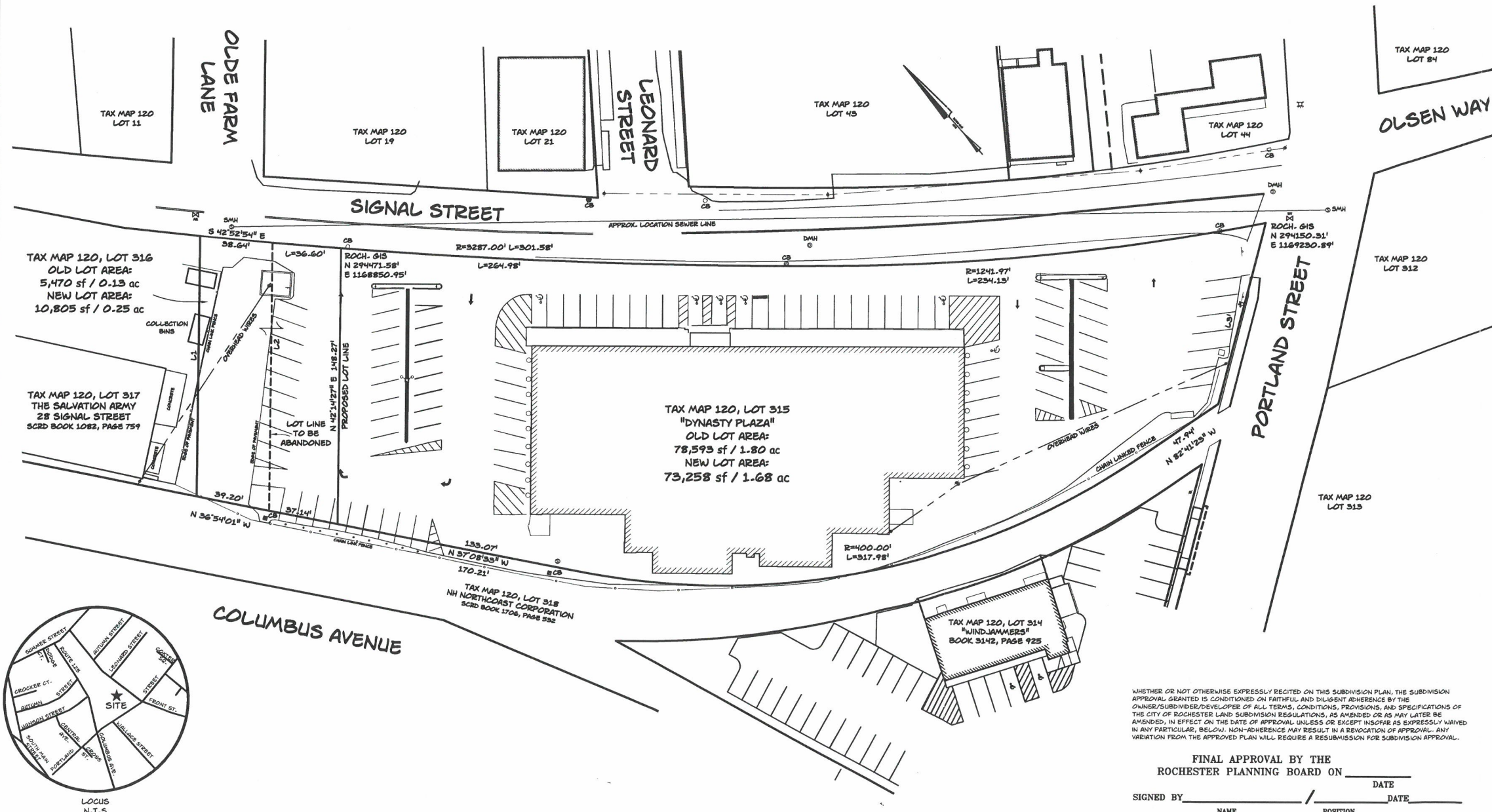
1. THE PURPOSE OF THIS PLAN IS TO REVISE THE BOUNDARY LINE BETWEEN TAX MAP 120, LOTS 315 AND 316.
2. DIMENSIONAL STANDARDS.
ZONE DOWNTOWN COMMERCIAL (DC) DISTRICT.
SPECIAL DOWNTOWN OVERLAY DISTRICT (SDOD).
LOT SIZE= 4,000 SF, FRONTAGE= 40', FY= 10' (MAX.), SY= NONE, RY= 15'
3. LOT AREAS:
TAX MAP 120, LOT 315: OLD AREA= 78,593 SF / 1.80 ACRES
NEW AREA= 73,258 SF / 1.68 ACRES
AREA TO BE CONVEYED FROM LOT 315 TO 316= 5,335 SF / 0.12 AC
TAX MAP 120, LOT 316: OLD AREA= 5,470 SF / 0.13 ACRE
NEW AREA= 10,805 SF / 0.25 ACRE
4. ORIENTATION: HORIZONTAL DATUM - NAD83/2011
5. PARCEL IS NOT LOCATED WITHIN (100YR FLOOD) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NUMBER 33017C0211D EFFECTIVE ON 05-17-2005.
6. THE PARCELS ARE SERVICED BY MUNICIPAL WATER AND SEWER SYSTEMS.
7. NO ENCROACHMENTS WILL RESULT FROM THIS PROPOSED LOT LINE REVISION.
8. FOR MORE INFORMATION ABOUT THIS PLAN, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 31 WAKEFIELD STREET, ROCHESTER, NH 03867. (603) 335-1338.

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



2018

JOEL D. RUNNALS, L.L.S. #65 DATE



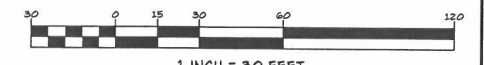
TAX MAP 120, LOT 315
OWNER OF RECORD:
JW LAM BROTHERS, LLC
24 SIGNAL STREET
ROCHESTER, NH 03867
S.C.R.D. BOOK 4300, PAGE 243

TAX MAP 120, LOTS 316
OWNER OF RECORD:
JW LAM BROTHERS, LLC
24 SIGNAL STREET
ROCHESTER, NH 03867
S.C.R.D. BOOK 4394, PAGE 359

LOT LINE REVISION
24 SIGNAL STREET
ROCHESTER
STRAFFORD COUNTY
NEW HAMPSHIRE

PREPARED FOR:
JW LAM BROTHERS, LLC

SCALE: 1" = 30' OCTOBER 2018
GRAPHIC SCALE

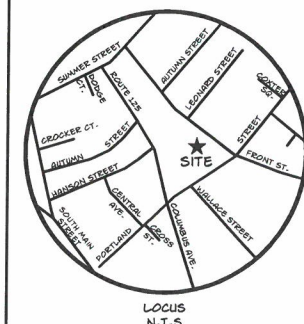


REVISIONS:

WHETHER OR NOT OTHERWISE EXPRESSLY RECITED ON THIS SUBDIVISION 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 EXCEPT INsofar AS EXPRESSLY WAIVED IN ANY PARTICULAR, BELOW. NON-ADHERENCE MAY RESULT IN A REVOCATION OF APPROVAL. ANY VIOLATION FROM THE APPROVED PLAN WILL REQUIRE A RESUBMISSION FOR SUBDIVISION APPROVAL.

FINAL APPROVAL BY THE
ROCHESTER PLANNING BOARD ON _____ DATE _____

SIGNED BY _____ / _____
NAME POSITION



FILE NO. 164
PLAN NO. C-2937-LLR
DWG NO. 18075\LLR-1
F.B. NO. "TJR"

31 Mooney Street, Alton, N.H. 603-875-3948

NORWAY PLAINS ASSOCIATES, INC.

2 Continental Blvd., Rochester, N.H. 603-335-3948