

LAND SURVEYORS - SEPTIC DESIGNERS

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	140.19'
L2	N 42°14'27" E	144.12'
L3	S 56°16'37" E	100.73'

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

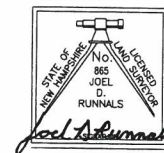
ABUTTERS:
MAP/LOT: NAME MAILING ADDRESS:
120-19 RIGZ ENTERPRISES LLC 167 LAFAYETTE ROAD, SEABROOK, NH 03874-4511
120-21 DANIEL & LOUISE R. THIBAUDEAU REVOC LIVING TRUST 31 HANCOCK STREET, ROCHESTER, NH 03867-3528
320 PROVINCE ROAD, STRAFFORD, NH 03884-6644
120-41 CHRISTINA MOSS & JOHN LEBRAND 664 COLUMBUS AVE, SUITE 5B, ROCHESTER, NH 03867-3498
120-43 SAME AS 120-19 2 ROCHESTER HILL ROAD, ROCHESTER, NH 03867-3210
120-44 ACACIA LLC 10 OLD FARM LANE, ROCHESTER, NH 03867-2310
120-84 319 PORTLAND STREET LLC PO BOX 4290SSIPEE, NH 03864-0429
120-111 THE SALVATION ARMY
120-312 NH NORTHCOAST CORP.
120-318 SAME AS 312
120-313 BLUE SEAL FEEDS INC.
120-314 HOWARD & KIMBERLY SECKENDORF PO BOX 2052ROCHESTER, NH 03866-2052
120-317 SAME AS 120-111 37 CLOVER LANE, BARRINGTON, NH 03825
120-379 61 HANSEN STREET LLC
120-400 CITY OF ROCHESTER
120-401 JENNIFER D. VOEGE
120-408 SAME AS 120-400
153 PORTLAND AVENUE, DOVER, NH 03820
31 WAKEFIELD STREET, ROCHESTER, NH 03867-1916
7 HERON WAY, BARRINGTON, NH 03825-7375

CIVIL ENGINEERS - TRANSPORTATION PLANNERS

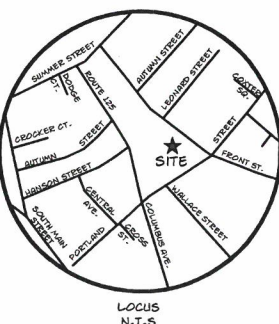
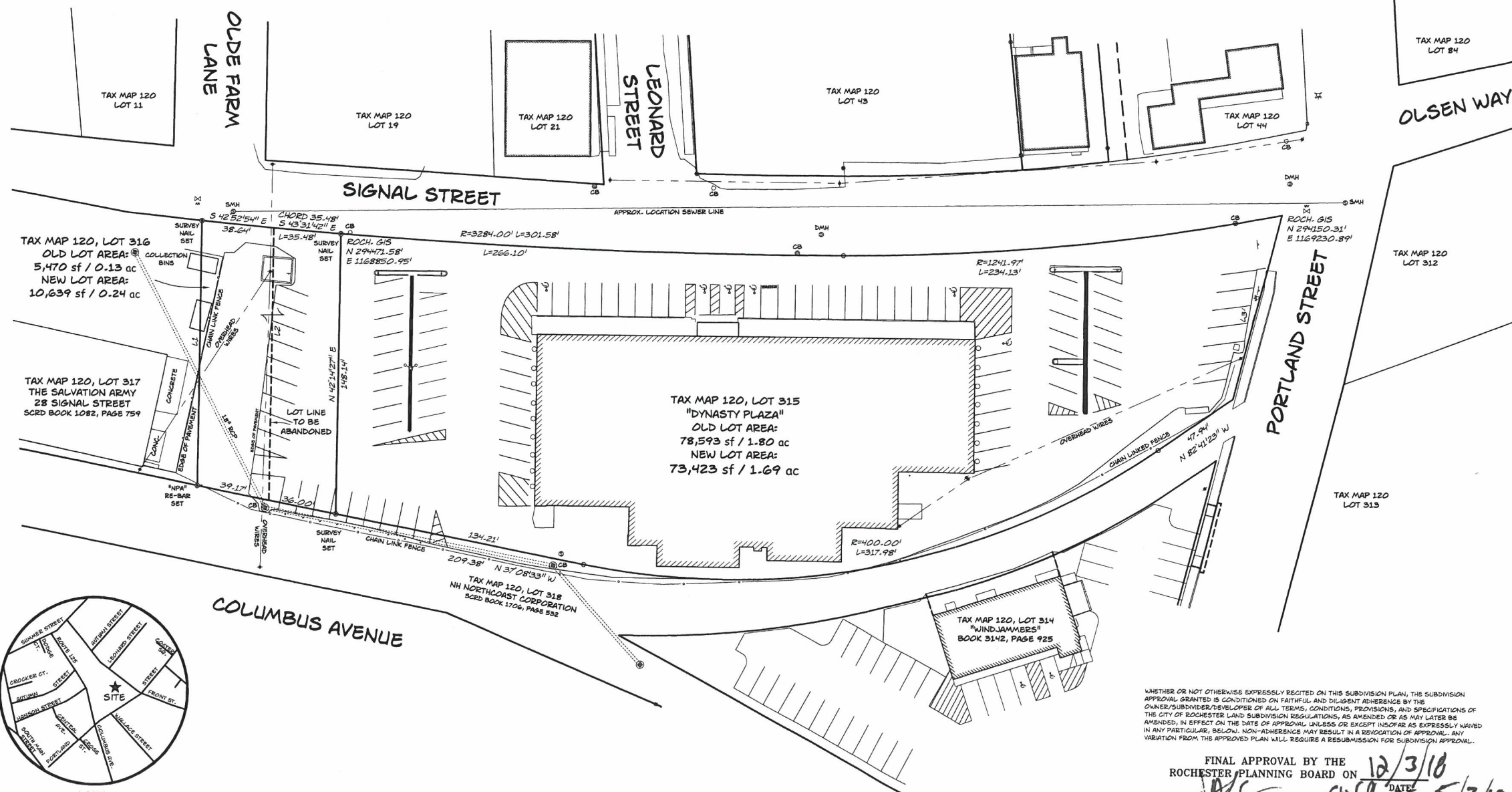
GENERAL PLAN NOTES:

- THE PURPOSE OF THIS PLAN IS TO REVISE THE BOUNDARY LINE BETWEEN TAX MAP 120, LOTS 315 AND 316.
- 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'
- LOT AREAS:
TAX MAP 120, LOT 315: OLD AREA= 78,593 SF / 1.80 ACRES
NEW AREA= 73,423 SF / 1.69 ACRES
AREA TO BE CONVEYED FROM LOT 315 TO 316= 5,169 SF / 0.12 AC
TAX MAP 120, LOT 316: OLD AREA= 5,470 SF / 0.13 ACRE
NEW AREA= 10,639 SF / 0.24 ACRE
- ORIENTATION: HORIZONTAL DATUM - NHSPC2800.
- PARCEL IS NOT LOCATED WITHIN (100YR FLOOD) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NUMBER 330170211D EFFECTIVE ON 05-17-2005.
- THE PARCELS ARE SERVICED BY MUNICIPAL WATER AND SEWER SYSTEMS.
- NO ENCROACHMENTS WILL RESULT FROM THIS PROPOSED LOT LINE REVISION.
- FOR MORE INFORMATION ABOUT THIS PLAN, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 33 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 RECORD DESCRIPTIONS AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE PLAN CLOSURE EXCEEDS 1:10,000.



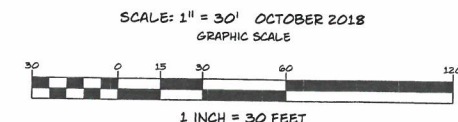
JOEL D. RUNNALS, L.L.S. 865 DATE



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

FINAL APPROVAL BY THE
ROCHESTER PLANNING BOARD ON 12/3/18
SIGNED BY [Signature] DATE 5/3/19
NAME POSITION



SCALE: 1" = 30' OCTOBER 2018
GRAPHIC SCALE

1 INCH = 30 FEET

REVISIONS:
11-20-18 REVISE TO DATE
04-15-19 REVISE TO DATE

NORWAY PLAINS ASSOCIATES, INC.

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