

LOT LINE REVISION APPLICATION
City of Rochester, New Hampshire

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

Property information

Tax map #: 121; lot #(s): 305, 306, 307; zoning district: Residential 1 (Lots 306 and 307) Residential 2 (Lot 305)

Property address/location: 3 Walnut Street (305), 1 Walnut Street (306), 184 North Main Street (307)

Name of project (if applicable): Strafford Square Intersection Improvements

Property owner – Parcel A

Name (include name of individual): Burns, Brian C

Mailing address: PO Box 8019, Lynn, MA 01904-8019

Telephone #: 617-922-5635 Email: brian.burns.21@gmail.com

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

Name (include name of individual): Raber Blaze A & Morgan Brook

Mailing address: 184 North Main Street, Rochester, NH 03867

Telephone #: 603-828-8764 Email: blazeamorgan@gmail.com

Surveyor

Name (include name of individual): WSP USA Inc.

Mailing address: 9 Executive Park Drive, Suite 101, Merrimack, NH 03054

Telephone #: 603-595-7900 Fax #: _____

Email address: David.Prince@wsp.com Professional license #: 977

Proposed project

What is the purpose of the lot line revision? The lot line revisions are proposed due to property impacts

at each of the parcels required by the Strafford Square Intersection Improvements Project.

Will any encroachments result? No new encroachments will be created, one will be alleviated (Lot 305 onto 307)

(Continued Lot Line Revision application Tax Map: 121 Lot: 305, 306, 307 Zone Residential 1 & 2)

Comments

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

City of Rochester owns Parcel C:

Name: City of Rochester

Address: 31 Wakefield Street, Rochester, NH 03867

Telephone Number: 603-332-4096

E-Mail Address: peter.nourse@rochesternh.net

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)

Ben Bro

Date: 3/5/20

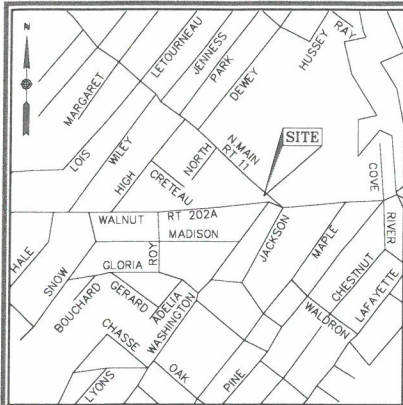
Signature of property owner:
(Parcel B)

Blayne Raber

Date: 2/18/20

Blaine Cox
Signature of property owner (Parcel C):

Date: 2-11-2020



LOCUS MAP
(1"=900')

SUBDIVISION APPROVAL

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 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 RESUBMISSION FOR SUBDIVISION APPROVAL. GRANTED WAIVERS: NONE

FOR MORE INFORMATION ABOUT THIS SUBDIVISION, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 33 WAKEFIELD STREET, ROCHESTER, NH 03867 (603) 335-1338.

ROCHESTER PLANNING BOARD

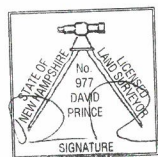
APPROVAL CERTIFIED BY:

DATE:

CERTIFICATION:

"I CERTIFY THAT THE STREET LINES AND PHYSICAL FEATURES SHOWN HEREON ARE ACCURATE AND TRUE TO THE BEST OF MY KNOWLEDGE."

DATE: FEBRUARY 20, 2019



DAVID PRINCE, LLS
REG. NO. 977
WSP USA, Inc.
9 EXECUTIVE PARK DRIVE
MERRIMACK, NEW HAMPSHIRE

FOR USE OF REGISTER OF DEEDS

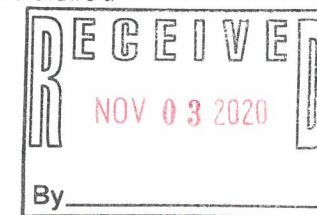
FOR USE OF REGISTER OF DEEDS

NOTES

1. THE INTENT OF THIS PLAN IS TO SHOW THE LOT LINE REVISIONS FOR MAP 121 LOTS 305, 306 & 307:
MAP 121, LOT 305
CURRENT OWNER:
BRIAN C. BURNS
MAP 121, LOT 306
CURRENT OWNER:
CITY OF ROCHESTER
MAP 121, LOT 307
CURRENT OWNER:
ROBERT A. BLAZE & MORGAN BROOK
2. THIS PLAN WAS PREPARED FROM AN ACTUAL ON THE GROUND FIELD SURVEY CONDUCTED BY WSP BETWEEN MARCH 31, 2015 AND APRIL 30, 2015 WITH AN FIELD INSPECTION ON FEBRUARY 8, 2019.
3. THE HORIZONTAL DATUM SHOWN HEREON REFERENCES THE NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM NAD83.
4. TRAVERSE ERROR OF CLOSURE: MEETS OR EXCEEDS 1:10,000
5. ZONING DISTRICT IS "RESIDENTIAL 1" FOR LOTS 306 AND 307 AND "RESIDENTIAL 2" FOR LOT 305.

PLAN REFERENCES

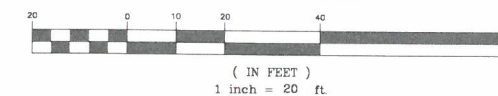
1. PLAN ENTITLED, "NORTH MAIN STREET STRAFFORD SQUARE (INTERSECTION OF N MAIN/WALNUT/WASHINGTON)," PLAN DATED 1896. PLAN ON FILE AT THE CITY HALL CLERKS OFFICE AS PLAN A-4.
2. PLAN ENTITLED, "NORTH MAIN STREET ABOVE STRAFFORD SQUARE," PLAN DATED 1897. PLAN ON FILE AT THE CITY HALL CLERKS OFFICE AS PLAN A-5.
3. PLAN ENTITLED, "WALNUT STREET - SIDEWALK ELEVATION," PLAN ON FILE AT THE CITY HALL CLERKS OFFICE AS PLAN 14-4.
4. PLAN ENTITLED, "WASHINGTON STREET," PLAN ON FILE AT THE CITY HALL CLERKS OFFICE AS PLAN B-5.



LEGEND

- IPF © IRON PIPE FOUND
- ABUTTERS LOT LINE
- RIGHT OF WAY LINE
- NEW PROPERTY LINES
- FORMER LOT LINES

GRAPHIC SCALE



REVISION

DATE DESCRIPTION

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LOT LINE ADJUSTMENT PLAN
WALNUT & NORTH MAIN STREET
ROCHESTER, NEW HAMPSHIRE
PREPARED FOR
THE CITY OF ROCHESTER

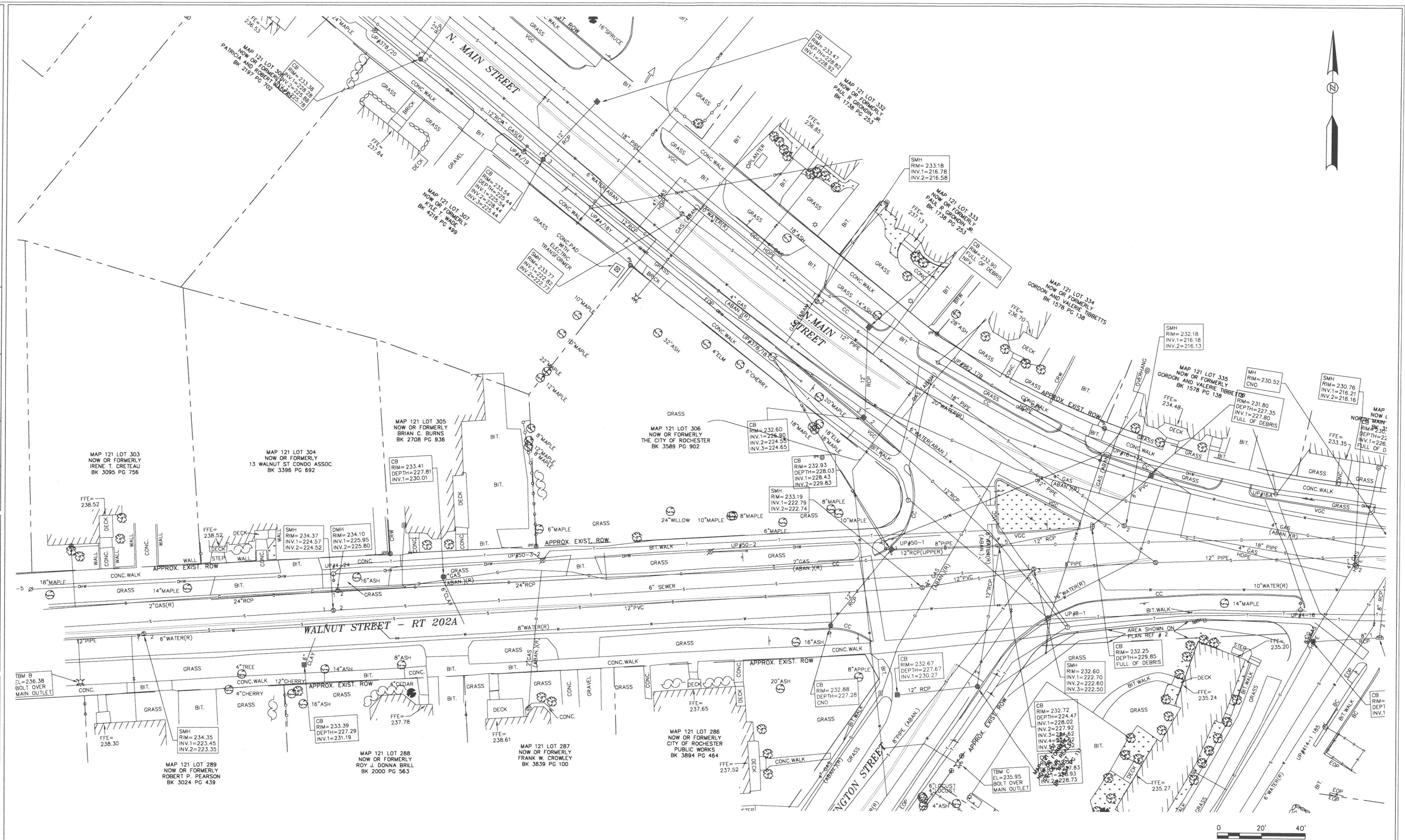


WSP USA Inc.
9 Executive Park Dr, Suite 101
Merrimack, NH 03054
603.595.7900

Drawn By	MS/RBP	Date	FEBRUARY 20, 2019	Job No.	190070C
Surveyed By	WP/MK	Scale	1" = 20'	Sheet No.	1 OF 1
Checked By	DPP				
Book No.	N-270				

190070C-2.dwg

REVISIONS AFTER PROPOSAL		STATION		DATE		DESCRIPTION	
NUMBER	DATE	STATION		NUMBER	DATE	DESCRIPTION	
NOTESBOOKS		PAGE		PAGE		PAGE	
BOOK		BOOK		BOOK		BOOK	
DATE		DATE		DATE		DATE	
TUG		TUG		TUG		TUG	
SHEET CHECKED		SHEET CHECKED		SHEET CHECKED		SHEET CHECKED	
AS BUILT DETAILS		AS BUILT DETAILS		AS BUILT DETAILS		AS BUILT DETAILS	



CITY OF ROCHESTER			
PUBLIC WORKS DEPARTMENT			
EXISTING CONDITIONS			
FEDERAL PROJECT NO.	STATE PROJECT NO.	SHEET NO.	TOTAL SHEETS
X-A000(320)	14530	-	56

