

LEGEND

- SLOPED GRANITE CURB
- VERTICAL GRANITE CURB
- EDGE OF PAVEMENT
- SINGLE SOLID WHITE LINE
- DOUBLE SOLID YELLOW LINE
- CHAIN LINK FENCE
- SIGN
- GAS VALVE
- LIGHT POLE
- WATER MANHOLE
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- ELECTRIC METER
- PULL BOX
- GUY ANCHOR
- LANDSCAPE AREA
- SEWER MANHOLE
- DRAIN MANHOLE
- CATCH BASIN
- TRANSFORMER PAD
- WATER GATE
- TREES
- ROOF DRAIN
- GAS LINE APPROXIMATE
- BOLLARD
- CONCRETE
- UNDERGROUND TELE RECORD
- UNDERGROUND ELEC RECORD

- SSC
- VCC
- SSLW
- DSLW
- EM
- LSA
- RD-200
- G(APPROX.)-202
- UGT(R)(APPROX.)
- USE(R)(APPROX.)

REFERENCE PLANS

- LOT LINE REVISION ROCHESTER, N.H. FOR CITY OF ROCHESTER APRIL 26, 1985 BY JOHN W. DURGIN ASSOCIATES, INC. (NOT RECORDED).
- PLAN OF MOBIL OIL CORP. ROCHESTER N.H. DEC. 1966 BY WALTER F. O'NEILL, S.C.R.D. PLAN #P12 F1 PL 11.
- STATE OF NEW HAMPSHIRE DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS PLANS OF PROPOSED FEDERAL AID URBAN SYSTEM MG-M-5389 (006) N.H. NO. C-2442-D NORTH MAIN STREET (N.H. ROUTE 202-A), UNION STREET AND BRIDGE STREET CITY OF ROCHESTER COUNTY OF STRAFFORD.
- THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION PLANS OF PROPOSED FEDERAL AID REPLACEMENT OFF SYSTEM PROJECT FEDERAL PROJECT NO. BRZ-389(2) N.H. PROJECT 10754 BRIDGE STREET OVER COCHECO RIVER CITY OF ROCHESTER COUNTY OF STRAFFORD.

NOTES

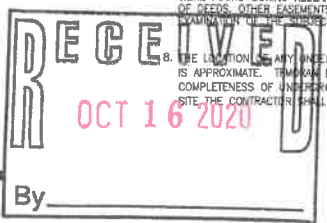
- DEED REFERENCE TO PARCEL IS BK. 4575 PG. 202 IN THE SCRD. AREA = 33,626 SF +/- OR 0.7719 ACRES +/-.
- 121-17 INDICATES TAX MAP AND LOT NUMBER.
- THE PURPOSE OF THIS PLAN IS TO SHOW THE RESULTS OF AN ASBLT SURVEY OF LOT 121-17 COMPLETED ON 10/12/2020.
- CURRENT ZONING IS DC- DOWNTOWN COMMERCIAL DISTRICT WITH SPECIAL DOWNTOWN OVERLAY.
- EXAMINATION OF THE FLOOD INSURANCE RATE MAP FOR STRAFFORD COUNTY, NEW HAMPSHIRE, (ALL JURISDICTIONS) MAP NUMBER 33017C0211D EFFECTIVE DATE: MAY 17, 2005 INDICATES THAT THE SUBJECT PARCEL IS NOT LOCATED WITHIN A FLOOD HAZARD AREA.
- BENCHMARK USED: NHCO CORP. BASE STATION VERTICAL DATUM: NAVD 83 (CORP) BENCHMARKS SET: AS NOTED HORIZONTAL COORDINATES: PROJECTION: NH STATE PLANE HORIZONTAL DATUM: NAVD 83
- EASEMENTS, RIGHTS AND RESTRICTIONS:
 - B. 1720 P. 62 RIGHTS OF THE STATE OF NH FOR SLOPES AND EMBANKMENTS
 - B. 1187 P. 753 RIGHTS OF THE CITY OF ROCHESTER FOR 10' WIDE DRAINAGE EASEMENT
 - B. 882 P. 28 RIGHT OF WAY TO THE CITY OF ROCHESTER

EASEMENTS, RIGHTS AND RESTRICTIONS SHOWN OR IDENTIFIED ARE THOSE WHICH WERE FOUND DURING RESEARCH PERFORMED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS. OTHER EASEMENTS, RIGHTS OR RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF THE SUBJECT PARCELS WOULD DETERMINE.

THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. TFM INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UNDERGROUND UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE, THE CONTRACTOR SHALL CONTACT DIG SAFE AT 811.

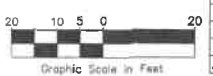
CERTIFICATION

THIS PLAN SHOWS ASBLT CONDITIONS AS OF 10/12/2020.



TAX MAP 121 LOT 17
ASBLT PLAN
BISBANO & ASSOCIATES
90 NORTH MAIN STREET ROCHESTER, NH
OWNED BY
NINETY NORTH MAIN, LLC
PREPARED FOR
BRUCE BISBANO
SCALE: 1"=20' OCTOBER 14, 2020

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This plan is not effective unless signed by a duly authorized officer of Thomas F. Moran, Inc.



REV.	DATE	DESCRIPTION	DR	CK

47325-00 DR STB FB
OK HGM CADFILE 47325-00 ASBLT
SHEET 1 OF 1

TFM Civil Engineers 48 Constitution Drive
Structural Engineers Bedford, NH 03110
Traffic Engineers Phone (603) 472-4488
Land Surveyors Phone (603) 472-9747
Landscape Architects Fax (603) 472-9747
Scientists www.tfmoran.com