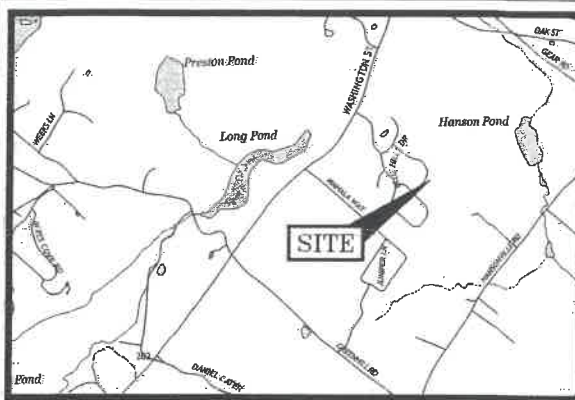




LOCATION MAP

SCALE 1"=2,000'

LEGEND:

- N/F
RP
SORD
- 11
21
- BOUNDARY LINE
BOUNDARY LINE TO BE ABANDONED
PROPOSED BOUNDARY LINE
CITY OF ROCHESTER 50' WETLAND BUFFER LINE
IRON ROD/PIPE FOUND
DRILL HOLE FOUND
STONE/CONCRETE BOUND FOUND
IRON ROD SET
DRILL HOLE SET
GRANITE BOUND SET
EDGE OF PAVEMENT (EP)
WOODS / TREE LINE
UTILITY POLE (w/ GUY)
METER (GAS, WATER, ELECTRIC)
TYP.
LSA
- NOW OR FORMERLY
RECORD OF PROBATE
STRAFFORD COUNTY REGISTRY OF DEEDS
MAP 11 / LOT 21
- BOUNDARY LINE
BOUNDARY LINE TO BE ABANDONED
PROPOSED BOUNDARY LINE
CITY OF ROCHESTER 50' WETLAND BUFFER LINE
IRON ROD/PIPE FOUND
DRILL HOLE FOUND
STONE/CONCRETE BOUND FOUND
IRON ROD SET
DRILL HOLE SET
GRANITE BOUND SET
EDGE OF PAVEMENT (EP)
WOODS / TREE LINE
UTILITY POLE (w/ GUY)
METER (GAS, WATER, ELECTRIC)
TYP.
LSA

WETLAND NOTES:

- 1) WETLAND LINE DELINEATED BY STEVEN D. RIKER, CWS ON 7/17/2020 IN ACCORDANCE WITH THE FOLLOWING STANDARDS:
- U.S. ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL TECHNICAL REPORT Y-87-1 (JAN. 1987), AND REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHEASTAL AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012.
 - FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 3.2, USDA-NRCS, 2018 AND (FOR DISTURBED SITES) FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4, NEWPPCC WETLANDS WORK GROUP (2019).
 - NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS: NORTHEAST (REGION 1), USFWS (MAY 1988).
 - CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES: USFWS MANUAL FWS/OBS-79/31 (1997).
 - "IDENTIFICATION AND DOCUMENTATION OF VERNAL POOLS IN NEW HAMPSHIRE" (1997), NEW HAMPSHIRE FISH AND GAME DEPARTMENT.
- 2) WETLAND FLAGS WERE FIELD LOCATED BY AMBIT ENGINEERING, INC.

SUBDIVISION APPROVAL:

WHETHER OR NOT OTHERWISE EXPRESSLY RECITED ON THE SUBDIVISION PLAN, THE SUBDIVISION APPROVAL GRANTED IS CONDITIONED ON FAITHFUL AND DILIGENT ADHERENCE BY THE OWNERS 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 VARIATION FROM THE APPROVED PLAN WILL REQUIRE A RESUBMISSION FOR SUBDIVISION APPROVAL.

APPROVED BY THE ROCHESTER PLANNING BOARD ON MARCH 1, 2021

SIGNED BY  POSITION Chief Planner

PLAN REFERENCES:

- SUBDIVISION OF LAND "BLUE HILLS" IN ROCHESTER, N.H. FOR DAVID D. WALTON & GEORGE A. BAILEY. PREPARED BY NORWAY PLAINS SURVEY ASSOCIATES, INC. DATED AUGUST 1986. S.C.R.D. PLAN 30-133.
- SUBDIVISION OF LAND "BLUE HILLS" IN ROCHESTER, N.H. FOR DAVID D. WALTON & GEORGE A. BAILEY. PREPARED BY NORWAY PLAINS SURVEY ASSOCIATES, INC. DATED AUGUST 1986. S.C.R.D. PLAN 30A-127.
- SUBDIVISION OF LAND, BLUE HILLS EXTENSION, ROCHESTER, N.H. FOR DAVID D. WALTON & GERALD A. BAILEY. PREPARED BY NORWAY PLAINS SURVEY ASSOCIATES, INC. DATED JUNE 1988. S.C.R.D. PLAN 38A-114.
- LIMITED SUBDIVISION, RICHARD A. NORTON, ROCHESTER, N.H. PREPARED BY FREDERICK E. DREW ASSOCIATES. DATED APRIL 1980. S.C.R.D. PLAN 20D-39.

CURVE TABLE

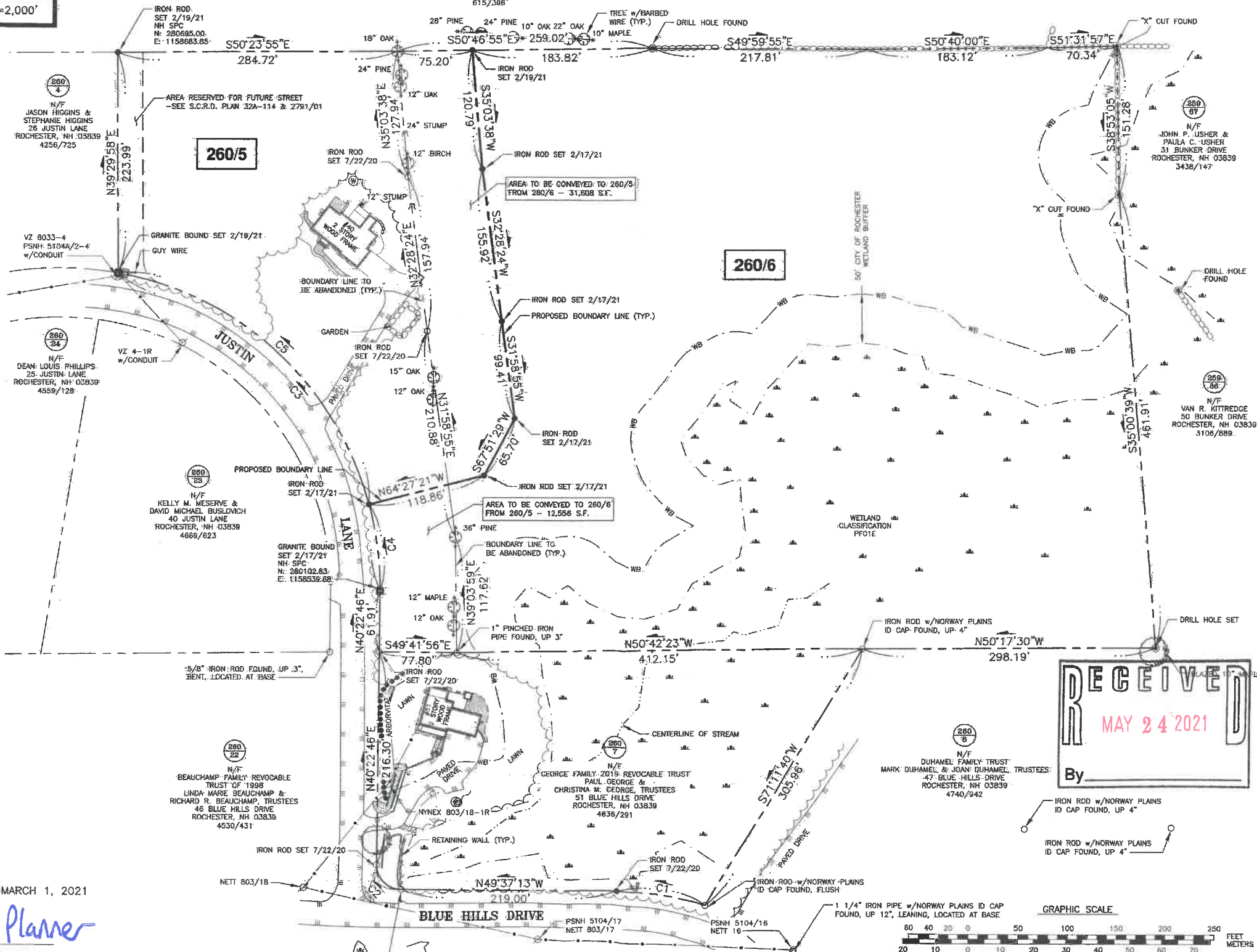
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	300.00'	90.51'	90.17'	N40°58'38"W	17°17'10"
C2	25.00'	39.27'	35.36'	S04°37'14"E	89°59'58"
C3	325.00'	455.78'	419.34'	N00°12'14"E	80°21'04"
C4	325.00'	89.09'	88.81'	N32°31'35"E	15°42'22"
C5	325.00'	366.69'	347.54'	N07°38'57"W	64°38'42"



"I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000."

PAUL A. DOBBERSTEIN, LLS.

DATE 9/21/2021



AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
288 Goffin Road - Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 430-2315

NOTES:

- PARCELS ARE SHOWN ON THE CITY OF ROCHESTER ASSESSOR'S MAP 260 AS LOTS 5 & 6.
- OWNERS OF RECORD:
MAP 260 LOT 5
THOMAS BUCHALSKI & LISA BUCHALSKI
40 JUSTIN LANE
ROCHESTER, NH 03839
2791/01
MAP 260 LOT 6
GEORGE FAMILY 2019 REVOCABLE TRUST
PAUL GEORGE & CHRISTINA M. GEORGE, TRUSTEES
51 BLUE HILLS DRIVE
ROCHESTER, NH 03839
4536/288
- PARCELS ARE NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33017C0195D. EFFECTIVE DATE MAY 17, 2005.
- EXISTING & PROPOSED LOT AREAS:
MAP 260 LOT 5
EXISTING 111,628 S.F. 2.56 ACRES
PROPOSED 130,680 S.F. 3.00 ACRES
MAP 260 LOT 6
EXISTING 435,586 S.F. 10.00 ACRES
PROPOSED 416,534 S.F. 9.56 ACRES
- PARCELS ARE LOCATED IN THE AGRICULTURAL ZONING DISTRICT.
- DIMENSIONAL REQUIREMENTS:
MIN. LOT AREA: 45,000 S.F.
FRONTAGE: 150 FEET
FRONT SETBACKS: 20 FEET
SIDE SETBACKS: 10 FEET
REAR SETBACKS: 20 FEET
MAXIMUM BUILDING HEIGHT: 35 FEET
MAXIMUM BUILDING FOOTPRINT: 30%
MAXIMUM LOT COVERAGE: 35%
- THE PURPOSE OF THIS PLAN IS TO SHOW A PROPOSED LOT LINE REVISION BETWEEN ASSESSOR'S MAP 260 LOTS 5 & 6 IN THE CITY OF ROCHESTER.
- HORIZONTAL DATUM IS NAD83(2011). BASIS OF HORIZONTAL DATUM IS REDUNDANT RTN GNSS OBSERVATIONS.

NO.	DESCRIPTION	DATE
2	REVISE PER NOTICE OF DECISION	3/22/21
1	REVISE PER COMMENTS	2/15/21
0	ISSUED FOR COMMENT	10/26/20

LOT LINE REVISION PLAN
BETWEEN
TAX MAP 260 - LOTS 5 & 6
OWNER TAX MAP 260 - LOT 5
THOMAS BUCHALSKI & LISA BUCHALSKI
OWNER TAX MAP 260 - LOT 6
GEORGE FAMILY
2019 REVOCABLE TRUST
PROPERTIES LOCATED AT
40 JUSTIN LANE &
OFF BLUE HILLS DRIVE
CITY OF ROCHESTER
COUNTY OF STRAFFORD
STATE OF NEW HAMPSHIRE

SCALE: 1"=60'

OCTOBER 2020

FB 335 PG 34

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