



LOT LINE REVISION APPLICATION
City of Rochester, New Hampshire

Date: 4/20/2022 [office use only. Check # _____ amount \$ _____ date _____]

Property information

Tax map #: 203; lot #(s): 29-4; zoning district: AG

Property address/location: 0 Cross Road, Northeast corner of Betts Road and Cross Road intersection

Name of project (if applicable): Betts Road and Cross Road intersection improvements

Property owner – Parcel A

Name (include name of individual): City of Rochester (Blaine Cox - City Manager)

Mailing address: 31 Wakefield Street, Rochester, NH 03867

Telephone #: (603) 335-7500 Email: Blaine.Cox@rochesternh.net

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

Name (include name of individual): City of Rochester - Public Right of Way

Mailing address: _____

Telephone #: _____ Email: _____

Surveyor

Name (include name of individual): Greenman-Pedersen, Inc. (Jeffrey P. Bradford)

Mailing address: 21 Daniel Street, Portsmouth, NH 03801

Telephone #: (978) 570-2945 Fax #: (978) 658-3044

Email address: jbradford@gpinet.com Professional license #: LLS 909

Proposed project

What is the purpose of the lot line revision? To transfer municipal land into the municipal right of way to support re-alignment of the intersection to increase safety.

Will any encroachments result? No

(Continued Lot Line Revision application Tax Map: 203 Lot: 29-4 Zone AG)

Comments

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

Greenman-Pedersen, Inc. is working with the City Engineering department for this project. The Engineering Department is reviewing technical aspects of the project.

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)

Date: _____

Signature of property owner: _____
(Parcel B)

Date: _____

Signature of agent: _____

Date: _____

REF.: MAX-2020266.01

April 20, 2022

Ms. Shanna B. Saunders, Director
City of Rochester Planning & Development
City Hall Annex
33 Wakefield Street
Rochester, NH 03867

**SUBJECT: NARRATIVE – Lot Line Revision Application for:
The City of Rochester, Department of Public Works
Map/Lot 203/29-4
Intersection of Betts Road and Cross Road**



Dear Ms. Saunders:

On behalf of the City of Rochester Department of Public Works, **Greenman-Pedersen, Inc. (GPI)** has prepared this narrative for the lot line revision required to support the Betts Road/Cross Road Intersection Improvement project. This intersection has been identified as a top 10 crash location within the City in the Rochester 2019 Transportation Master Plan. The purpose of this project is to improve safety by realigning Betts Road to provide increased sight distances and better lane alignment.

The City of Rochester is record owner of an undeveloped parcel of land identified as Map/Lot 203/29-4. The proposed realignment of Betts Road will be constructed on approximately 2,134 S.F. (Square Feet) of the subject parcel. As a result, 2,134 S.F. will need to be transferred from municipally owned land into the municipal Right-of-Way.

GPI has been working with the City Engineering Department throughout the design development process and has addressed all comments and concerns of the Department relative to this project.

Should you have any questions or need additional information, please contact me directly at (978) 570-2945 or Kyle Higgins, PE, Project Engineer at (603) 766-5230.

Sincerely,

GREENMAN-PEDERSEN, INC.

A handwritten signature in blue ink that reads "Jeffrey P. Bradford".

Jeffrey P. Bradford, LLS, PE
Vice President / Director of Project Delivery – Land Surveying

Lot Line Revision Checklist

****To be filled out by applicant/agent (with notes to be inserted by staff)***

See regulations for other specific requirements

City of Rochester Planning & Development Department

Project Name: Betts Road and Cross Road intersection improvements Map: 203 Lot: 29-4 Date: 4/20/2022

Applicant/agent: Greenman-Pedersen, Inc. (Jeffrey P. Bradford) Signature: 

(Staff review by: _____ Date: _____)

General items

	Yes	No	N/A	Waiver Requested	Comments
<u>4</u> sets completed application	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Total application fee	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	City Initiated Project
<u>4</u> copies of narrative	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<u>3</u> sets of full-size plans	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<u>2</u> sets of 11 X 17 reductions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Completed abutters list	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Copy of existing covenants, easements, and deed restrictions	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

Plan Information

Basic information including:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• Name of project					
• Date					
• North arrow					
• Scale					
• Legend					
• Revision block					
• Vicinity sketch - not less than 1" = 1,000					
Name and address of developer/applicant	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Name, stamp, and NH license # of land surveyor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

General items Continued

	Yes	No	N/A	Waiver Requested	Comments
City tax map & lot #'s	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Subdivision approval statement (per regulations)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Statement that no encroachments will result from the adjustment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Notation on plans: For more information about this lot line adjustment contact.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Approval block (for signature by staff attesting to Planning Board approval)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
References to neighboring plans and subdivisions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Information on abutting properties:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• owner name					
• owner address					
• tax map and lot #					
Zoning designations of subject tract and in vicinity of tract	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Zoning overlay districts	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Platting

Clear delineation of area affected by lot line revision	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Surveyed property lines including:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• existing and proposed bearings					
• existing and proposed distances					
• monuments					
• benchmarks					
Existing & proposed square footage for each lot	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Show all of the following within 100 feet of the affected area.

Topographic Features

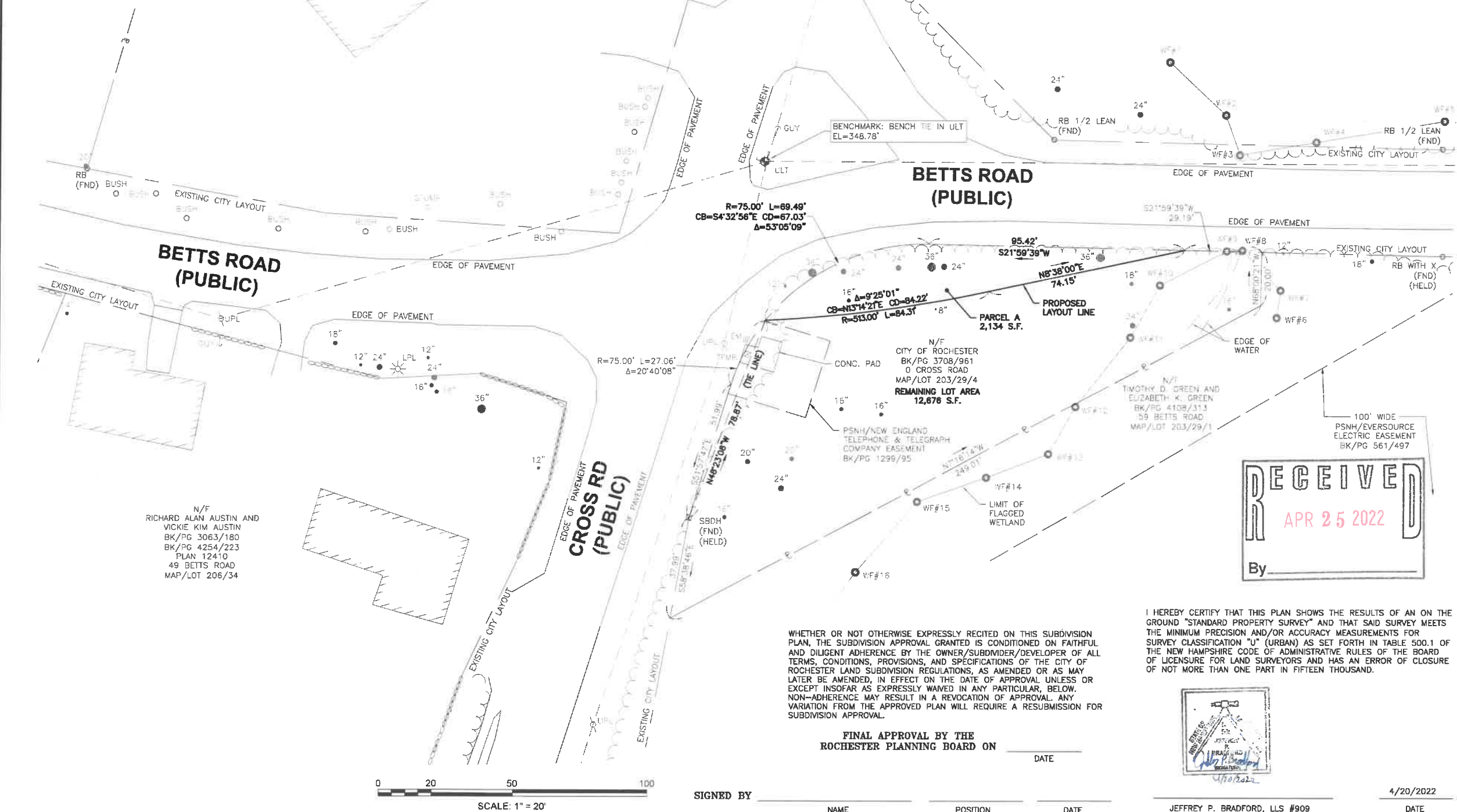
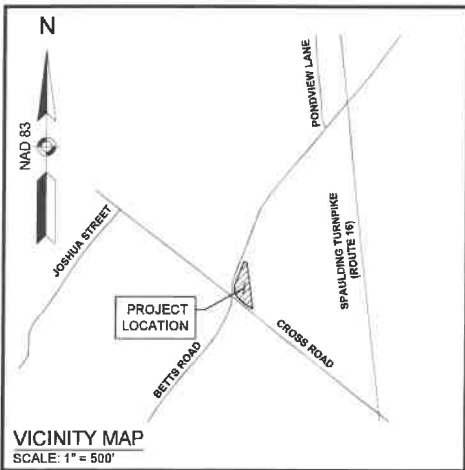
	Yes	No	N/A	Waiver Requested	Comments
Existing buildings/structures	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing driveways and access points	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Water features (ponds, streams)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Wetlands	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Statement whether located in flood area, and, if so, 100 year flood elevation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Utilities

Show all of the following within 100 feet of the affected area

Water lines/well (with protective radius)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Sewer lines/septic system and leach field	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Electric (overhead or underground)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Telephone/cable TV	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Gas lines	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

Additional Comments:



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 VARIATION FROM THE APPROVED PLAN WILL REQUIRE A RESUBMISSION FOR SUBDIVISION APPROVAL.

FINAL APPROVAL BY THE
ROCHESTER PLANNING BOARD ON _____ DATE _____

SIGNED BY _____

NAME

POSITION

DATE



JEFFREY P. BRADFORD, LLS #909

4/20/2022

DATE

I HEREBY CERTIFY THAT THIS PLAN SHOWS THE RESULTS OF AN ON THE GROUND "STANDARD PROPERTY SURVEY" AND THAT SAID SURVEY MEETS THE MINIMUM PRECISION AND/OR ACCURACY MEASUREMENTS FOR SURVEY CLASSIFICATION "U" (URBAN) AS SET FORTH IN TABLE 500.1 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS AND HAS AN ERROR OF CLOSURE OF NOT MORE THAN ONE PART IN FIFTEEN THOUSAND.

NOTES:

- 1) PARCEL IS SHOWN ON THE CITY OF ROCHESTER ASSESSOR'S MAP 203 AS LOT 29-4.
- 2) OWNER ADDRESS:
CITY OF ROCHESTER
31 WAKEFIELD STREET
ROCHESTER, NH 03867
- 3) PROPERTY ADDRESS:
0 CROSS ROAD
ROCHESTER, NH 03867
BK 3708 PG 961
- 4) PARCEL IS NOT IN A FLOOD HAZARD ZONE AS SHOWN ON THE FIRM PANEL 33017C0201D EFFECTIVE MAY 17, 2005.
- 5) EXISTING LOT AREA: 14,810 S.F. (0.34 AC.)
- 6) PARCEL IS LOCATED IN ZONE (AG) AGRICULTURAL DISTRICT (SINGLE-FAMILY, CONVENTIONAL SUBDIVISION, NEITHER MUNICIPAL WATER NOR SEWER).
- 7) DIMENSIONAL REQUIREMENTS:
MIN. LOT AREA: 45,000 SQUARE FEET
FRONTAGE: 150 FEET
SETBACKS:
FRONT: 20 FEET
SIDE: 10 FEET
REAR: 20 FEET

MAXIMUM STRUCTURE HEIGHT: 35 FEET
MAXIMUM BUILDING COVERAGE: 30%
MINIMUM OPEN SPACE: 65%
- 8) THE PURPOSE OF THIS PLAN IS TO SHOW THE TRANSFER OF MUNICIPAL LAND (PARCEL A) INTO THE MUNICIPAL RIGHT OF WAY.
- 9) HORIZONTAL DATUM: NAD 83, NEW HAMPSHIRE STATE PLANE
COORDINATE SYSTEM
VERTICAL DATUM: NAVD 88
- 10) THE MERIDIAN SHOWN ON THIS PLAN WAS ESTABLISHED BY GPS OBSERVATION ON SEPTEMBER 27, 2021.
- 11) STANDARD PROPERTY SURVEY (URBAN) PERFORMED ON SEPTEMBER 27, 2021.
- 12) NO ENCROACHMENTS WILL RESULT FROM THIS PROPOSED LOT LINE REVISION.
- 12) FOR MORE INFORMATION ABOUT THIS PLAN, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 31 WAKEFIELD STREET, ROCHESTER, NH 03867. (603) 335-1338.

PLAN REFERENCES:

1. "SUBDIVISION PLAN LAND OF S & S JOINT VENTURES IN REAL ESTATE, LLC, BETTS ROAD & CROSS ROAD ROCHESTER, N.H. TAX MAP 203 LOT 29" PREPARED BY BERRY SURVEYING & ENGINEERING, DATED JUNE 28, 2007, REVISED TO NOVEMBER 14, 2007, SCALE 1"=40' (PLAN NO. 92-54)
2. "PROPOSED MAJOR SUBDIVISION FOR KEL-MAR LLC, BETTS ROAD & CROSS ROAD ROCHESTER, N.H. TAX MAP 203 LOT 25" PREPARED BY BERRY SURVEYING & ENGINEERING, DATED JUNE 20, 2008, REVISED TO APRIL 22, 2009, SCALE 1"=80' (PLAN NO. 97-43)
3. "SUBDIVISION PLAN BETTS ROAD CROSS ROAD NH ROUTE 16 SPAULDING TURNPIKE ROCHESTER STRAFFORD COUNTY NEW HAMPSHIRE, PREPARED FOR: MEREDITH A. WALTERS" PREPARED BY NORWAY PLAINS ASSOCIATES, INC., DATED FEBRUARY 2021, REVISED TO APRIL 27, 2021, SCALE 1"=100' (PLAN NO. 12410)
4. "PLANS OF PROPOSED R.O.W. PROJECT SPAULDING TURNPIKE EXTENSION LS-1828(3) N.H. PROJECT NO. P-2282" PREPARED BY MCFARLAND-JOHNSON-GIBBONS ENGINEERS, INC., RECORDED OCTOBER 8, 1981, SCALE 1"=50' (PLAN P023K-0060)

NO.	DESCRIPTION	DATE
1	MINOR DRAFTING EDITS	4/20/2022
2	FOR CITY REVIEW AND COMMENT	2/14/2022

REVISIONS

LAND TRANSFER PLAN
0 CROSS ROAD
TAX MAP 203 - LOT 29-4
OWNED BY
CITY OF ROCHESTER
COUNTY OF STRAFFORD
STATE OF NEW HAMPSHIRE

SCALE: 1"=20'

FEBRUARY 14, 2022