

PLAN REFERENCE (CONTINUED)

12.) LOT LINE REVISION & MERGER PLAN LAND OF ANNA FAZEKAS REVOCABLE TRUST & ERVIN FAZEKAS REVOCABLE TRUST, FLAT ROCK BRIDGE ROAD & MILTON ROAD, ROCHESTER, N.H., TAX MAP 210 LOT 50, 51, 64, & 71
BY: BERRY SURVEYING & ENGINEERING
DATED: NOVEMBER 1, 2016
S.C.R.D. PLAN #114-2
FILE NO. DB 2016-135

13.) EASEMENT & RESTRICTIVE COVENANT PLAN, LAND OF ANNA FAZEKAS REVOCABLE TRUST & ERVIN FAZEKAS REVOCABLE TRUST, MILTON ROAD, ROCHESTER, NH, TAX MAP 210, LOT 48 & 50.
BY: BERRY SURVEYING & ENGINEERING
DATED: SEPTEMBER 27, 2015
S.C.R.D. PLAN #106-22
FILE NO. 2012-075

N/F STEEVES, JAMES W JR.
& STEEVES, L. BETTY
84 MILTON ROAD
ROCHESTER, NH 03866
TAX MAP 210 LOT 8
S.C.R.D. BOOK 1105 PAGE 590

SILVER BELL
MOBILE HOME
PARK

N/F SILVER BELL COOPERATIVE INC.
22 SILVER BELL WPK
ROCHESTER, NH 03868-8035
82 MILTON ROAD, ROCHESTER, NH
TAX MAP 210 LOT 7
S.C.R.D. BOOK 1997 PAGE 158

N/F O'KEEFE MARTIN AUCTIONS
88 MILTON ROAD
ROCHESTER, NH 03867
TAX MAP 210, LOT 6
S.C.R.D.: BOOK 3409, PAGE 783
88 MILTON ROAD

LEGEND:

- IRON BOUND ~SET~
- IRON PIPE OR ROD ~FND~
- ⊗ GATE VALVE
- ⊕ CURB STOP
- ⊕ GAS VALVE
- ⊕ SEPTIC RISERS
- ⊕ SIGN
- ⊕ UTILITY POLE
- ⊕ LIGHT POST
- UNDER GROUND ELECTRIC (UGE)
- OVERHEAD UTILITIES (OHU)
- EXISTING WATER LINE (EWL)
- EXISTING GAS LINE
- OUTSIDE STORAGE
- PROPOSED LILAC BUSH

N/F WE DIG IT EXCAVATING &
TRUCKING LLC
7 DAVIS BOULEVARD
ROCHESTER, NH 03868
TAX MAP 210, LOT 50
S.C.R.D.: BOOK 4575, PAGE 441
89 MILTON ROAD

SOILS:

HuA - HINCKLEY LOAMY SAND, 0-3% SLOPES
SEE WEBSOL USDA-NRCS

NOTES:

- OWNER: PACKYS INVESTMENT PROPERTIES LLC
PO BOX 77
FARMINGTON, NH 03835
- TAX MAP 210, LOT 48
- S.C.R.D. BOOK 4846, PAGE 748
- LOT AREA: 61,501 Sq. Ft., 1.42 Ac.
- ZONING: HC (HIGHWAY COMMERCIAL)
SETBACKS:
FRONT ~ 20.0'
SIDE ~ 10.0'
REAR ~ 25.0'
WETLAND BUILDING SETBACK ~ 50.0'
WETLAND BUFFER ~ 25.0'
MIN. LOT SIZE: 20,000 Sq. Ft.
MIN. FRONTAGE: 100'
MAX. LOT COVERAGE: 85%
- THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING BOUNDARIES AND CONDITIONS OF TAX MAP 210, LOT 48, LOCATED IN ROCHESTER, N.H., AS OF JUNE 24, 2014. A VISUAL INSPECTION WAS CONDUCTED MAY 28, 2021 WITH NO APPARENT CHANGES ON THE SITE HAVING TAKEN PLACE SINCE THE AS-BUILT SURVEY.
- I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PROPERTY DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF: FEMA COMMUNITY #30150, MAP 33017C0203D, DATED: MAY 17, 2005.
- VERTICAL DATUM BASED ON NAVD83 ELEVATIONS. HORIZONTAL DATUM BASED ON NAD83 STATE PLANE. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS.
- THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN FALL OF 2012, WITH AN ERROR OF CLOSURE BETTER THAN 1 PART IN 10,000.
- TOPOGRAPHY PROVIDED IS DEMARCATED AT 1' INTERVALS, AND IS THE RESULT OF A FIELD SURVEY PERFORMED FALL 2015.
- A BARREL OF SPEEDY DRY WILL BE KEPT ON SITE AT ALL TIMES. SEE SPILL PREVENTION DOCUMENT.
- EMPLOYEES WILL CONDUCT ROUTINE INSPECTIONS FOR ANY PETROLEUM PRODUCT OR VEHICLE SPILLS. SEE SPILL PREVENTION DOCUMENT.
- AN OUTSIDE SECURITY SYSTEM WILL BE INSTALLED. THE APPLICANT IS TO COORDINATE PERMITTING WITH POLICE DEPARTMENT.
- NO CARS SHALL BE STORED ON SITE THAT ARE IN DISREPAIR.
- RV'S AND BOATS STORED ON SITE SHALL BE SHRINK WRAPPED DURING OFF SEASON USE AND ONLY WHITE COLOR SHALL BE USED FOR THE SHRINK WRAP MATERIAL.

PLAN REFERENCE:

- PLOT PLAN - PROPOSED SUBDIVISION
80-MOR REALTY, INC. MEDFORD, MASS
TO BE PURCHASED FROM ALBERTA M. HORNE
BY BERRY CONSTRUCTION CO., INC. DB1871-7
DATED APRIL 28, 1971 REVISED MAY 17, 1971
S.C.R.D. PLAN 26, POCKET 11, FOLDER 3
- PLAN OF LAND IN ROCHESTER, N.H.
OWNED BY PIONEER REALTY INVESTMENT TRUST
BY: DECASARE & LANG
DATED AUGUST 1, 1975
S.C.R.D. PLAN 17A-2
- SUBDIVISION PLAN
CHESTNUT HILL HOMES INC.
ROCHESTER, N.H.
BY: FREDERICK E. DREW ASSOC. PLAN NO A-925
DATED APRIL 1978
S.C.R.D. PLAN 17D-70
- PROPOSED LIMITED SUBDIVISION
JOSEPH FAZEKAS PROPERTY
ROCHESTER, N.H.
BY FREDERICK E. DREW ASSOC. PLAN NO A-384
DATED AUGUST 1973
S.C.R.D. PLAN 17E-7 RECORDED JULY 22, 1983
- MINOR SUBDIVISION OF LAND FOR
WILLIAM SMITH, ROCHESTER, STRAFFORD COUNTY, NH
LOT 2 TO BE SOLD TO ABUTTER (FAZEKAS)
BY ROLDAN THERRIAN, LAND SURVEYOR
DATED APRIL 8, 1978
S.C.R.D. PLAN 18A-48
- LAND OF CITY OF ROCHESTER
FLAT ROCK BRIDGE ROAD, ROCHESTER, NH
BY BERRY CONSTRUCTION CO., INC.
DATED DECEMBER 28, 1979
DB 1979-88 (NOT RECORDED)
- LOT LINE REVISION
ERVIN & JOSEPH FAZEKAS AND
CHARLES ROUSSEAU
ROCHESTER, N.H.
BY JOHN W. DURGIN ASSOCIATED FILE NO R-248
DATED FEBRUARY 1984
S.C.R.D. PLAN 24A-17
- SUBDIVISION OF LAND
ERVIN & JOSEPH FAZEKAS
ROCHESTER, N.H.
BY JOHN W. DURGIN ASSOCIATES INC. FILE NO R-248
DATED AUGUST 24 1984
S.C.R.D. PLAN 24A-106
- SUBDIVISION PLAN OF
SUNRISE TOWNHOUSES, SUNSET ARMS CONDOMINIUM
PIONEER REALTY & INVESTMENT TRUST
BY W.G. HOWARD, INC.
DATED SEPTEMBER 7, 1985
S.C.R.D. PLAN 28-10
- SUBDIVISION PLAN AURELE CORMIER
MILTON ROAD, ROUTE 125, ROCHESTER, NH
BY NORWAY PLAINS ASSOCIATES, INC.
DATED MARCH 2000
S.C.R.D. PLAN 63-24
- LOT LINE REVISION, LAND OF ANNA FAZEKAS
REVOCABLE TRUST, MILTON ROAD, ROCHESTER, NH
TAX MAP 210, LOT 48 & 50
BY: BERRY SURVEYING AND ENGINEERING
DATED: JULY 24, 2013
FILE NO.: 2012-075
S.C.R.D. PLAN # 106-13

FINAL APPROVAL

ROCHESTER PLANNING BOARD

CERTIFIED BY: *Phaedra Saunders*

DATE: *Per Nov 1, 2021 PB Meeting*

GRAPHIC SCALE



(IN FEET)

1 inch = 20 ft.

ROCHESTER PLANNING # 210-48&50-B2-13

REVISION	DATE	DESCRIPTION
#3	11-9-21	REVISED PER NOD
#2	10-19-21	REVISED TO ADD OUTSIDE STORAGE PER TRG
#1	7/2/21	REVISED PER TRG COMMENT

EXISTING CONDITIONS / AS-BUILT PLAN

PACKYS INVESTMENT PROPERTIES LLC

87 MILTON ROAD / ROUTE 125

ROCHESTER, NH

TAX MAP 210, LOT 48

BERRY SURVEYING & ENGINEERING

335 SECOND CROWN POINT ROAD

BARRINGTON, N.H. 332-2863

SCALE: 1 IN. EQUALS 20 FT.

DATE: JUNE 1, 2021

FILE NO.: DB 2012 - 075

