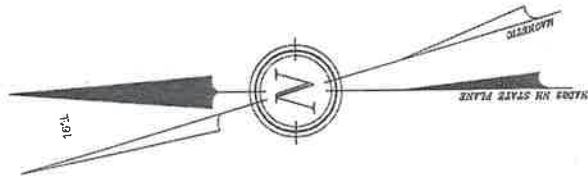


# WETLAND NOTES:

WETLANDS WERE DELINEATED BY DEIDRA BENJAMIN, IN SPRING OF 2022 UTILIZING THE FOLLOWING STANDARDS:

1. REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, NORTH-CENTRAL AND NORTHEAST REGION, (VERSION 2.0) JANUARY 2012, U.S. ARMY CORPS OF ENGINEERS.
2. FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 8.0, UNITED STATES DEPARTMENT OF AGRICULTURE (2016).
3. NATIONAL WETLAND PLANT LIST (CURRENT VERSION).



## PLAN REFERENCES:

- 1.) "BOUNDARY SURVEY, GLENN DAVIDS INTEGRITY AUTOMOTIVE INC. 415 NORTH MAIN STREET, ROCHESTER, NH TAX MAP 114, LOT 4" BY: BERRY SURVEY & ENGINEERING DATED: JUNE 18, 2013 FILE NO.: DB 2013-020 WORKING DRAWING ONLY, NOT RECORDED
- 2.) "SPAULDING TURNPIKE RIGHT-OF-WAY PLAN SHEET 4 - 9 COUNTY OF: STRAFFORD, TOWN OF: ROCHESTER" BY: STATE OF NH DOT ENGINEER DATED: JANUARY 11, 2011 S.C.R.D. PLAN #101-048 THRU #101-053
- 3.) "SPAULDING TURNPIKE RIGHT-OF-WAY PLAN SHEET 16 COUNTY OF: STRAFFORD, TOWN OF: ROCHESTER" BY: STATE OF NH DOT ENGINEER DATED: JANUARY 31, 2011 S.C.R.D. PLAN #104-101
- 4.) "NHDOT HIGHWAY PLAN - PROJECT NO. F 022-1(1), SHEET 17-A, SHEET 17-B, & SHEET 19 BY: STATE OF NH DOT ENGINEER DATED: JANUARY 22, 1955 FILE # 022-1(1)
- 5.) "PLANS OF PROPOSED FEDERAL AID PROJECT F 022-1(1), N.H. PROJECT NO. P-3346, N.H. ROUTE 11 - HENRY WILSON HIGHWAY" BY: STATE OF NEW HAMPSHIRE DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS DATED: APRIL 24, 1957 FILE # 022-1(1)
- 6.) "PLANS OF PROPOSED LS 1827(1), N.H. NO. P-2692-V "SPAULDING TURNPIKE" BY: STATE OF NEW HAMPSHIRE DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS DATED: AUGUST 28, 1955 FILE # LS 1827(1)
- 7.) "NHDOT HIGHWAY PLAN - PROJECT NO. LS 1827(1), SHEET 40 BY: STATE OF NH DOT ENGINEER DATED: APRIL 12, 1955 FILE # LS 1827(1)
- 8.) "NHDOT HIGHWAY PLAN - PROJECT NO. F 022-1(1), SHEET 17" BY: STATE OF NH DOT ENGINEER DATED: DECEMBER 19, 1955 FILE # 022-1(1)
- 9.) "PLAN OF LAND, JOHN A. MEE, JOHN W. MEE, FRANCES M. MEE ROCHESTER, N.H." BY: FREDERICK E. DREW ASSOCIATES DATED MARCH 1981 PLAN NO. A-1252 S.C.R.D. PLAN #17B-117
- 10.) "PLAN OF LAND, FOR ROBERT L. STROGEN & DONALD E. RAND ROCHESTER, NH" BY: NORWAY PLAINS SURVEY ASSOCIATES, INC. DATED MAY 11, 1987 FILE 177, PLAN B-1047-1 S.C.R.D. PLAN 33-19

## NOTES:

- 1.) OWNER: GLENN DAVIDS INTEGRITY AUTOMOTIVE INC. 415 NORTH MAIN STREET ROCHESTER, NH 03867
- A.) TAX MAP 114, LOT 4
- B.) EXISTING LOT AREA: 88,078 Sq.Ft., 2.02 Ac.±
- C.) PROPOSED LOT AREA: 92,195 Sq.Ft., 2.12 Ac.±
- C.) S.C.R.D. BOOK 4816, PAGE 646
- 2.) OWNER: FRANCES M., JOHN A. & JOHN W. MEE 321 NORTH MAIN STREET ROCHESTER, NH 03867
- A.) TAX MAP 114, LOT 3
- B.) EXISTING LOT AREA: 4.4 Ac.± (PER TAX MAP)
- C.) PROPOSED LOT AREA: 4.3 Ac.±
- C.) S.C.R.D. BOOK 1296, PAGE 490
- 3.) ZONING: HC - HIGHWAY COMMERCIAL DISTRICT
- SETBACKS:
- FRONTAGE: 100 FEET
- MIN. LOT AREA: 20,000 Sq. Ft.
- MIN. LOT COVERAGE: 80 %
- FRONT SETBACK: 25 FEET
- SIDE SETBACK: 10 FEET
- REAR SETBACK: 25 FEET
- PAVEMENT SETBACKS:
- FRONT PAVEMENT: 10 FEET
- SIDE PAVEMENT: 5 FEET
- REAR PAVEMENT: 10 FEET

## NOTES:

- 4.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, A PORTION OF THIS PARCEL DOES FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF.: FEMA COMMUNITY #330150, MAP #33017002030, DATED: MAY 17, 2025. THE FLOOD ELEVATION IS 226.00. FND SUBMITTED LETTER OF MAP AMENDMENT (LOMA), ADDITIONAL PLANS ON FILE IN ROCHESTER, NH PLANNING DEPARTMENT.
- 5.) VERTICAL DATUM BASED ON NAVD83 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.
- 6.) THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN APRIL OF 2016, WITH AN ERROR OF CLOSURE OF 1 PART IN 89,448.
- 7.) THE INTENT OF THIS PLAN SET IS TO MODIFY THE LOT LINES OF TAX MAP 114, LOT 3 & TAX MAP 114, LOT 4.
- 8.) THIS IS 1 SHEET PLAN TO BE RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS. FOR MORE INFORMATION ON THIS LOT LINE REVISION, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 33 WAKEFIELD STREET, ROCHESTER, NH 03867, (603) 335-1336.
- 9.) NO ENCROACHMENTS WILL RESULT FROM THIS LOT LINE REVISION.
- 10.) EACH LOT CONTAINS 3,000 Sq. Ft. OF BUILDABLE AREA.

## ADDITIONAL ABUTTERS:

N/F NEWHAUL PROPERTIES LLC  
P.O. BOX 2040  
ROCHESTER, NH 03866-2040  
TAX MAP 222, LOT 4  
S.C.R.D. BOOK 1900, PAGE 587  
37.0 Ac., MOBILE HOME PARK

N/F NEWHAUL PROPERTIES LLC  
P.O. BOX 2040  
ROCHESTER, NH 03866-2040  
TAX MAP 221, LOT 170  
S.C.R.D. BOOK 1900, PAGE 587  
13.4 Ac., MOBILE HOME PARK

N/F MURRAY MARKETING INC.  
P.O. BOX 431 M.O.  
SHREWSBURY, MA 01545-0431  
TAX MAP 221, LOT 172  
S.C.R.D. BOOK 2030, PAGE 456  
11.4 Ac., VACANT

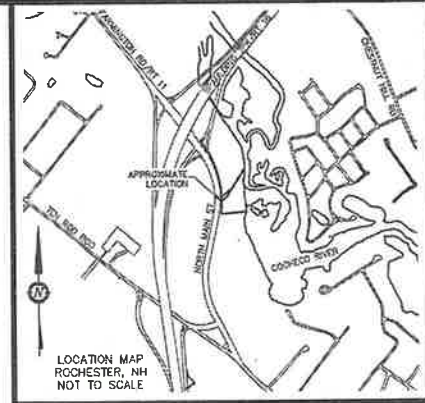
N/F LYDALL EASTERN INC. TECHNICAL  
ATTN: ACCTS PAYABLE  
134 CHESTNUT HILL ROAD  
ROCHESTER, NH 03867  
TAX MAP 221, LOT 185  
S.C.R.D. BOOK 2141, PAGE 753  
3.49 Ac., VACANT

## ADDITIONAL ABUTTERS:

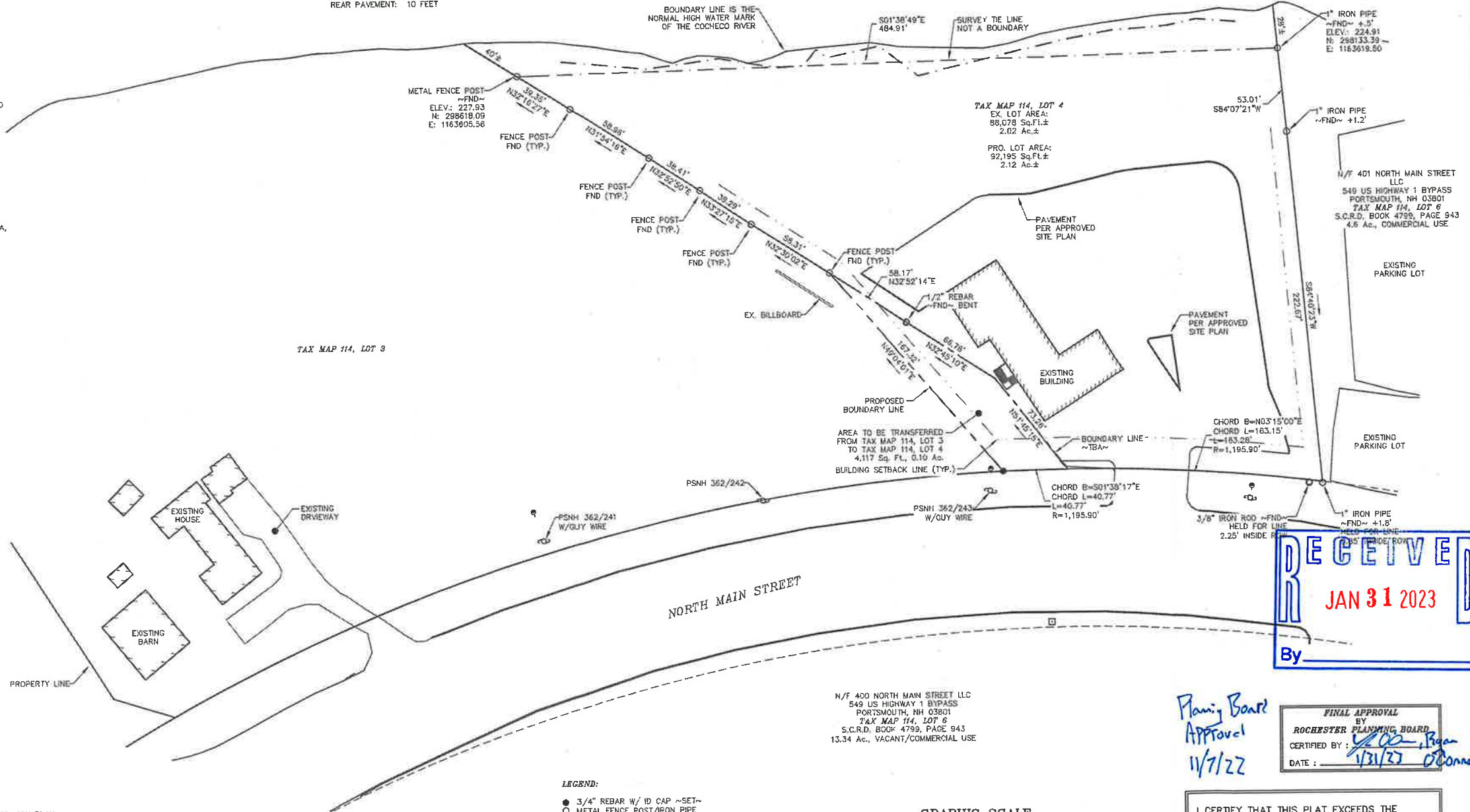
N/F STATE OF NEW HAMPSHIRE  
BUREAU OF TURNPIKE  
P.O. BOX 2250  
CONCORD, NH 03302-2950  
TAX MAP 221, LOT 169  
S.C.R.D. BOOK 667, PAGE 175  
12.1 Ac., VACANT

N/F JEAN W. EDDERLY REVOCABLE TRUST OF 1991  
EDDERLY, JEAN W. TRUSTEE  
2 FARMINGTON ROAD  
ROCHESTER, NH 03867-4304  
TAX MAP 221, LOT 164  
S.C.R.D. BOOK 3357, PAGE 1015  
20.8 Ac., RESIDENTIAL

N/F CAPE CORRAL LLC  
52 WHOLLEY WAY  
PORTSMOUTH, NH 03801  
TAX MAP 321, LOT 161  
S.C.R.D. BOOK 3058, PAGE 150  
19.4 Ac., RESIDENTIAL



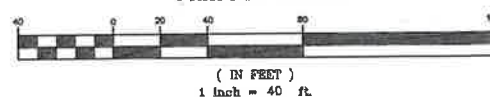
TAX MAP 114, LOT 3



## LEGEND:

- 3/4" REBAR W/ ID CAP ~SET~
- METAL FENCE POST/IRON PIPE
- IRON ROD ~FND~
- UTILITY POLE
- PROPOSED BOUNDARY LINE
- BOUNDARY LINE TO BE ABANDONED
- POORLY DRAINED WETLANDS
- BUILDING SETBACK LINE
- FND FOUND
- TYP TYPICAL
- TBA TO BE ABANDONED
- S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS

## GRAPHIC SCALE



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.

MODIFIED PER TRG #1		DESCRIPTION
#1	10-17-22	
REVISION	DATE	

LOT LINE REVISION  
OF  
GLENN DAVIDS INTEGRITY AUTOMOTIVE INC. &  
FRANCES M. & JOHN A. & JOHN W. MEE  
321 & 415 NORTH MAIN STREET  
ROCHESTER, N.H.  
TAX MAP 114, LOT 3 & 4

**RECEIVED**  
JAN 31 2023  
By

Planning Board  
Approval  
11/7/22

**FINAL APPROVAL**  
ROCHESTER PLANNING BOARD  
CERTIFIED BY: *[Signature]*  
DATE: 1/31/23

I CERTIFY THAT THIS PLAT EXCEEDS THE MINIMUM REQUIREMENT FOR ACCURACY AND COMPLETENESS OF THE STATE OF N.H. AND OF THE CITY OF ROCHESTER, N.H. - 1:10,000 - 1-5-23  
KENNETH A. BERRY LLS 805 DATE

BERRY SURVEYING & ENGINEERING  
335 SECOND CROWN POINT ROAD  
BARRINGTON, NH 03825 (603) 332-2863  
SCALE: 1 IN. EQUALS 40 FT.  
DATE: SEPTEMBER 27, 2022  
FILE NO.: DB 2018-033

