



MAR - 6 2012

LOT LINE REVISION APPLICATION

City of Rochester, New Hampshire

Date: MARCH 5, 2012

[office use only. Check # 8663 amount \$ 175.00 date paid 3/6/12

8663 175.00 3/6/12
40.80 podag 3/6/12

Property information

Tax map #: 115; lot #'s: 40 & 41; zoning district: BUSINESS 2

Property address/location: 299 NORTH MAIN STREET

Name of project (if applicable): CUMBERLAND FARMS, INC.

Property owner – Parcel A

Name (include name of individual): MANNY PAIVA C/O VSH REALTY, INC. (LOT 41)

Mailing address: 100 CROSSING BLVD, FRAMINGHAM, MA 01702

Telephone #: 508-270-1430 Fax #: 781-459-1082

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

Name (include name of individual): RLP REALTY, INC. (LOT 40)

Mailing address: PO BOX 1328, ROCHESTER, NH 03866

Telephone #: _____ Fax #: _____

Surveyor

Name (include name of individual): CHRISTOPHER M. FRANCHER C/O MHF DESIGN CONSULTANTS

Mailing address: 44 STILES ROAD, SUITE ONE, SALEM, NH 03079

Telephone #: 603-893-0720 Fax #: 603-893-0733

Email address: cmf@mhfdesign.com Professional license #: NH LLS #734

Proposed project

What is the purpose of the lot line revision? TO PROVIDE ADDITIONAL LAND TO BENEFIT
VSA REALTY, INC FOR FUTURE SITE RE-DEVELOPMENT

Will any encroachments result? NO

(Continued Lot Line Revision application Tax Map: 115 Lot: 40441 Zone BUS. 2)

Comments

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

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: SEE AUTHORIZATION LETTER

(Parcel A)

Date: _____

Signature of property owner: SEE AUTHORIZATION LETTER

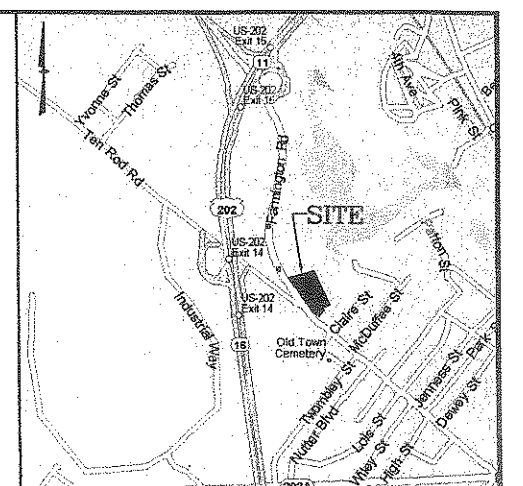
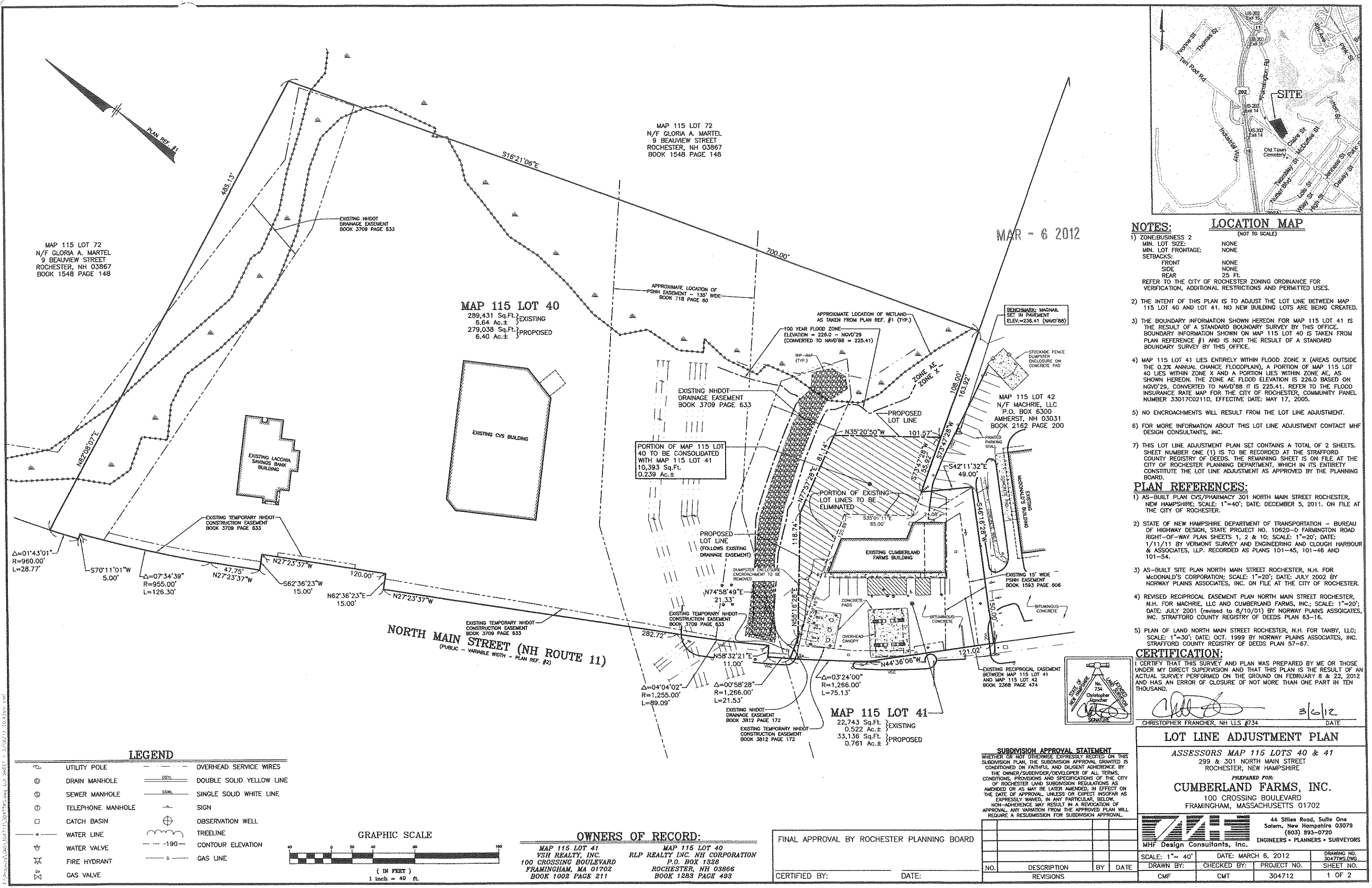
(Parcel B)

Date: _____

Signature of agent: Chris Tynola

CHRIS TYNOLA

Date: 3/6/12



NOTES:

1) ZONE-BUSINESS 2
MIN. LOT SIZE: NONE
MIN. LOT FRONTAGE: NONE
SETBACKS:
FRONT: NONE
SIDE: NONE
REAR: 25 FT.
REFER TO THE CITY OF ROCHESTER ZONING ORDINANCE FOR VERIFICATION, ADDITIONAL RESTRICTIONS AND PERMITTED USES.

2) THE INTENT OF THIS PLAN IS TO ADJUST THE LOT LINE BETWEEN MAP 115 LOT 40 AND LOT 41. NO NEW BUILDING LOTS ARE BEING CREATED.

3) THE BOUNDARY INFORMATION SHOWN HEREON FOR MAP 115 LOT 41 IS THE RESULT OF A STANDARD BOUNDARY SURVEY BY THIS OFFICE. BOUNDARY INFORMATION SHOWN ON MAP 115 LOT 40 IS TAKEN FROM PLAN REFERENCE #1 AND IS NOT THE RESULT OF A STANDARD BOUNDARY SURVEY BY THIS OFFICE.

4) MAP 115 LOT 41 LIES ENTIRELY WITHIN FLOOD ZONE X (AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), A PORTION OF MAP 115 LOT 40 LIES WITHIN ZONE X AND A PORTION LIES WITHIN ZONE AE, AS SHOWN HEREON. THE ZONE AE FLOOD ELEVATION IS 226.0 BASED ON NGVD'29, CONVERTED TO NAVD'88 IT IS 225.41. REFER TO THE FLOOD INSURANCE RATE MAP FOR THE CITY OF ROCHESTER, COMMUNITY PANEL NUMBER 3301700211D, EFFECTIVE DATE: MAY 17, 2005.

5) NO ENCROACHMENTS WILL RESULT FROM THE LOT LINE ADJUSTMENT.

6) FOR MORE INFORMATION ABOUT THIS LOT LINE ADJUSTMENT CONTACT MHF DESIGN CONSULTANTS, INC.

7) THIS LOT LINE ADJUSTMENT PLAN SET CONTAINS A TOTAL OF 2 SHEETS. SHEET NUMBER ONE (1) IS TO BE RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS. THE REMAINING SHEET IS ON FILE AT THE CITY OF ROCHESTER PLANNING DEPARTMENT, WHICH IN ITS ENTIRETY CONSTITUTE THE LOT LINE ADJUSTMENT AS APPROVED BY THE PLANNING BOARD.

PLAN REFERENCES:

- 1) AS-BUILT PLAN CVS/PHARMACY 301 NORTH MAIN STREET ROCHESTER, NEW HAMPSHIRE; SCALE: 1"=40'; DATE: DECEMBER 5, 2011. ON FILE AT THE CITY OF ROCHESTER.
- 2) STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION - BUREAU OF HIGHWAY DESIGN, STATE PROJECT NO. 10620-D FARMINGTON ROAD RIGHT-OF-WAY PLAN SHEETS 1, 2 & 10; SCALE: 1"=20'; DATE: 1/11/11 BY VERMONT SURVEY AND ENGINEERING AND CLOUGH HARBOUR & ASSOCIATES, LLP. RECORDED AS PLANS 101-45, 101-46 AND 101-54.
- 3) AS-BUILT SITE PLAN NORTH MAIN STREET ROCHESTER, N.H. FOR McDONALD'S CORPORATION; SCALE: 1"=20'; DATE: JULY 2002 BY NORWAY PLAINS ASSOCIATES, INC. ON FILE AT THE CITY OF ROCHESTER.
- 4) REVISED RECIPROCAL EASEMENT PLAN NORTH MAIN STREET ROCHESTER, N.H. FOR MACHRIE, LLC AND CUMBERLAND FARMS, INC.; SCALE: 1"=20'; DATE: JULY 2001 (REVISED TO 8/10/01) BY NORWAY PLAINS ASSOCIATES, INC. STRAFFORD COUNTY REGISTRY OF DEEDS PLAN 63-16.
- 5) PLAN OF LAND NORTH MAIN STREET ROCHESTER, N.H. FOR TANBY, LLC; SCALE: 1"=30'; DATE: OCT. 1999 BY NORWAY PLAINS ASSOCIATES, INC. STRAFFORD COUNTY REGISTRY OF DEEDS PLAN 57-67.

CERTIFICATION:

I CERTIFY THAT THIS SURVEY AND PLAN WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND THAT THIS PLAN IS THE RESULT OF AN ACTUAL SURVEY PERFORMED ON THE GROUND ON FEBRUARY 8 & 22, 2012 AND HAS AN ERROR OF CLOSURE OF NOT MORE THAN ONE PART IN TEN THOUSAND.

Christopher Francher
CHRISTOPHER FRANCHER, NH LLS #734
DATE: 3/6/12

LOT LINE ADJUSTMENT PLAN

ASSESSORS MAP 115 LOTS 40 & 41
299 & 301 NORTH MAIN STREET
ROCHESTER, NEW HAMPSHIRE

PREPARED FOR:
CUMBERLAND FARMS, INC.
100 CROSSING BOULEVARD
FRAMINGHAM, MASSACHUSETTS 01702

44 Shiles Road, Suite One Salem, New Hampshire 03079 (603) 893-0720 ENGINEERS • PLANNERS • SURVEYORS	
MHF Design Consultants, Inc.	
SCALE: 1"= 40'	DATE: MARCH 6, 2012
DRAWN BY: CMF	CHECKED BY: CMT
PROJECT NO. 304712	SHEET NO. 1 OF 2

MAR - 6 2012

SUBDIVISION APPROVAL STATEMENT
WHETHER OR NOT OTHERWISE EXPRESSLY RECIPIENT ON THIS SUBDIVISION PLAN, THE SUBDIVISION APPROVAL GRANTED IS CONDITIONED ON FAITHFUL AND DILIGENT ADHERENCE BY THE OWNER/SUBOWNER/DEVELOPER OF ALL TERMS, CONDITIONS, PROVISIONS AND SPECIFICATIONS OF THE CITY OF ROCHESTER LAND SUBDIVISION REGULATIONS AS AMENDED OR AS MAY BE LATER 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 ROCHESTER PLANNING BOARD

CERTIFIED BY: _____ DATE: _____

OWNERS OF RECORD:

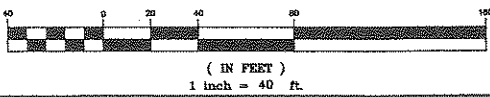
MAP 115 LOT 41
YSH REALTY, INC.
100 CROSSING BOULEVARD
FRAMINGHAM, MA 01702
BOOK 1002 PAGE 211

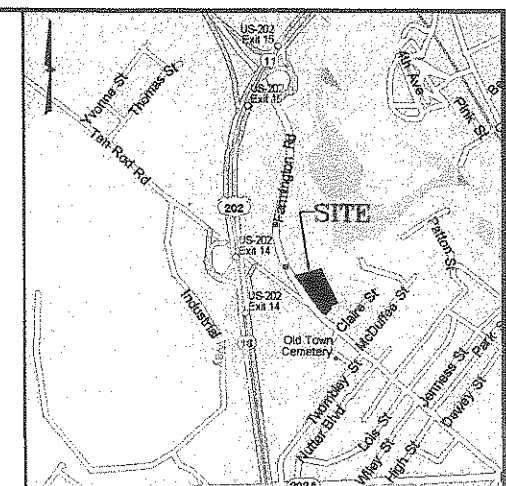
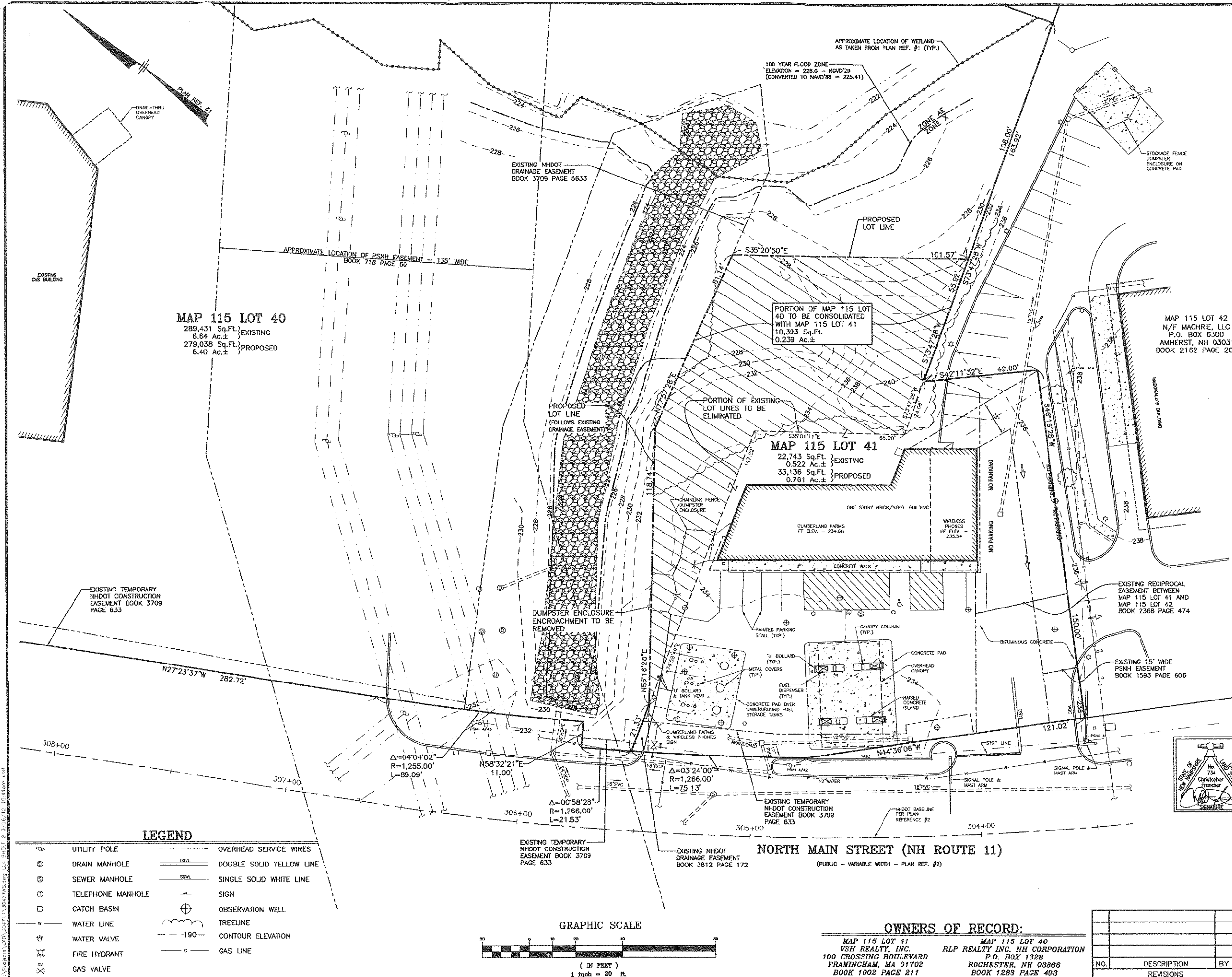
MAP 115 LOT 40
RLP REALTY INC. NH CORPORATION
P.O. BOX 1328
ROCHESTER, NH 03866
BOOK 1283 PAGE 493

LEGEND

UTILITY POLE	OVERHEAD SERVICE WIRES
DRAIN MANHOLE	DOUBLE SOLID YELLOW LINE
SEWER MANHOLE	SINGLE SOLID WHITE LINE
TELEPHONE MANHOLE	SIGN
CATCH BASIN	OBSERVATION WELL
WATER LINE	TREELINE
WATER VALVE	CONTOUR ELEVATION
FIRE HYDRANT	GAS LINE
GAS VALVE	

GRAPHIC SCALE





NOTES:
LOCATION MAP
(NOT TO SCALE)

- 1) ZONE: BUSINESS 2
MIN. LOT SIZE: NONE
MIN. LOT FRONTAGE: NONE
SETBACKS:
FRONT: NONE
SIDE: NONE
REAR: 25 FT.
REFER TO THE CITY OF ROCHESTER ZONING ORDINANCE FOR VERIFICATION, ADDITIONAL RESTRICTIONS AND PERMITTED USES.
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- 5) NO ENCROACHMENTS WILL RESULT FROM THE LOT LINE ADJUSTMENT.
- 6) FOR MORE INFORMATION ABOUT THIS LOT LINE ADJUSTMENT CONTACT MHF DESIGN CONSULTANTS, INC.
- 7) ELEVATIONS SHOWN HEREON ARE ON NAVD 1988 DATUM PER PLAN REFERENCE #1.
- 8) SEE SHEET 1 OF 2 FOR OVERALL BOUNDARY AND LOT LINE ADJUSTMENT INFORMATION.

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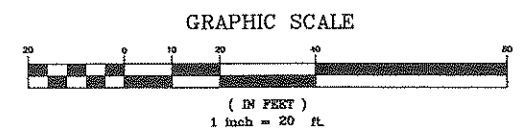
BOUNDARY & TOPOGRAPHIC PLAN

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299 & 301 NORTH MAIN STREET
ROCHESTER, NEW HAMPSHIRE
PREPARED FOR:
CUMBERLAND FARMS, INC.
100 CROSSING BOULEVARD
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MHF Design Consultants, Inc.
44 Siles Road, Suite One
Salem, New Hampshire 03079
(803) 893-0720
ENGINEERS • PLANNERS • SURVEYORS

SCALE: 1"= 20'	DATE: MARCH 6, 2012	DRAWING NO. 3047S.DWG
DRAWN BY: CMF	CHECKED BY: CMT	PROJECT NO. 304712
NO. REVISIONS	BY DATE	SHEET NO. 2 OF 2

OWNERS OF RECORD:
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VSH REALTY, INC.
100 CROSSING BOULEVARD
FRAMINGHAM, MA 01702
BOOK 1002 PAGE 211
MAP 115 LOT 40
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P.O. BOX 1328
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