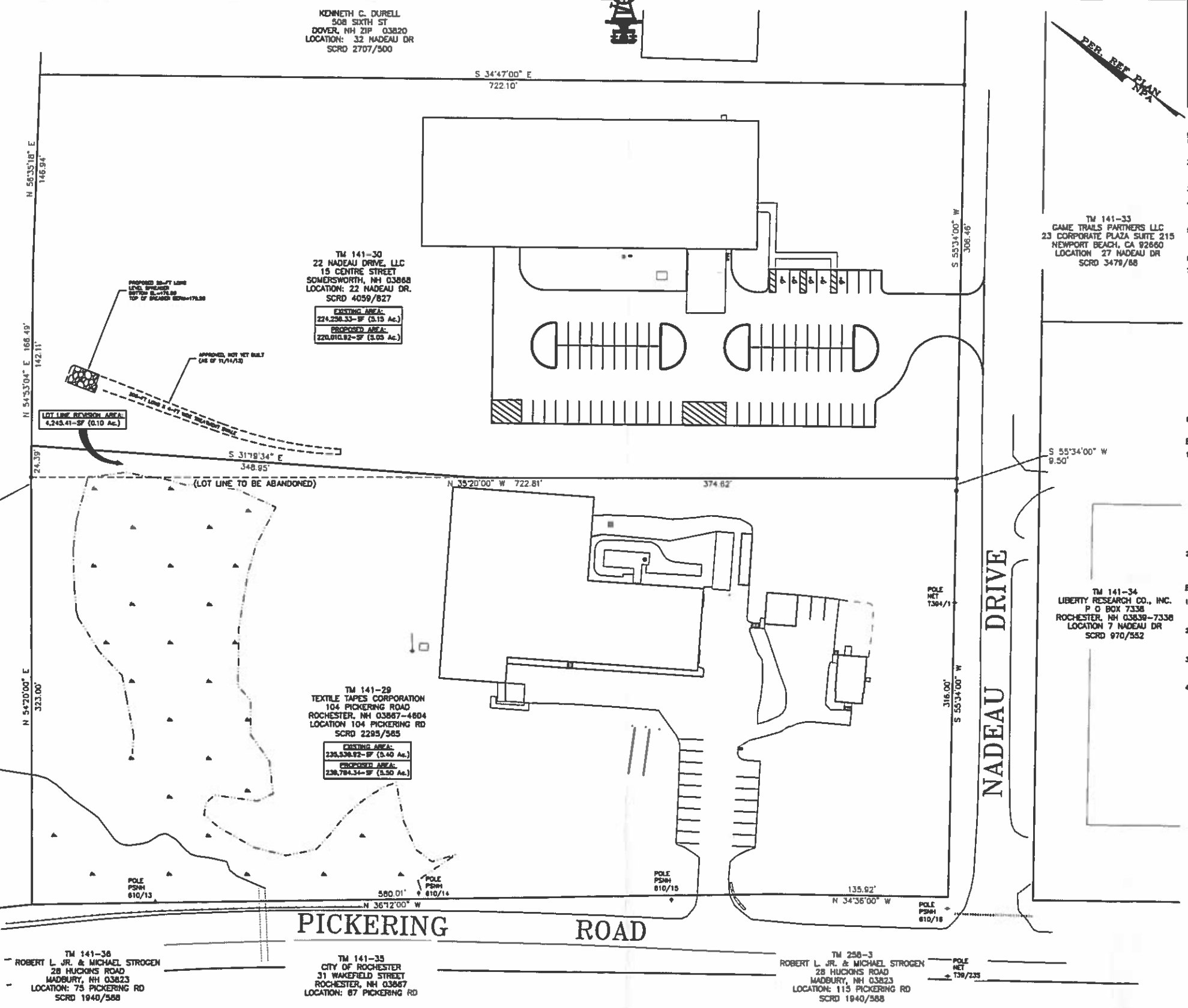
SURVEYORS – ENGINEERS – TRANSPORTATION PLANNERS (603) 335-3948 – P.O. Box 249, Rochester, N.H. 03866-0249

LEGEND

- EXISTING GRANITE OR CONCRETE BOUND
- EXISTING IRON PIN, PIPE OR STAKE
- WETLAND
- EXISTING DRAIN MANHOLE
- EXISTING CATCH BASIN
- EXISTING ACCESSIBLE PARKING SPACE
- EXISTING PAINTED ISLAND
- N 89° 00' 00" W 100.00' — EXISTING PROPERTY LINE
- SETBACK LINE
- EDGE OF WETLAND

TAX MAP 141, LOT 29 COVERAGE TABLE	PRE-LOT LINE REVISION		POST-LOT LINE REVISION	
	SQ-FT	% SITE	SQ-FT	% SITE
BUILDING FOOTPRINTS: (GIVE FOR EACH BLDG.)	–	–	–	–
OFFICE 1-GARAGE	563	0.25	563	0.25
OFFICE 2-HOUSE	808	0.34	808	0.34
MANUFACTURING BLDG.	21,073	8.96	26,573	11.08
PARKING/VEHICLE CIRCULATION	23,758	10.10	25,135	10.48
PLANTED LANDSCAPE AREAS (EXCLUDING DRAINAGE)	72,729	30.93	80,992	33.78
NATURAL UNDISTURBED AREAS (EXCLUDING WETLANDS)	67,650	28.76	56,408	23.52
WETLANDS	48,528	20.64	48,619	20.28
OTHER-DRAINAGE STRUCTURES, OUTSIDE STORAGE, ETC.	0	0.00	656	0.27
TOTAL	235,139	100	239,784	100

TAX MAP 141, LOT 30 COVERAGE TABLE	PRE-LOT LINE REVISION		POST-LOT LINE REVISION	
	SQ-FT	% SITE	SQ-FT	% SITE
BUILDING FOOTPRINTS: (GIVE FOR EACH BLDG.)	26,000	11.60	26,000	11.82
PARKING/VEHICLE CIRCULATION	37,244	16.60	37,244	16.93
PLANTED LANDSCAPE AREAS (EXCLUDING DRAINAGE)	21,463	9.60	21,463	9.75
NATURAL UNDISTURBED AREAS (EXCLUDING WETLANDS)	131,158	58.46	127,004	57.73
WETLANDS	81	0.04	0	0.00
OTHER-DRAINAGE STRUCTURES, OUTSIDE STORAGE, ETC.	8,300	3.70	8,300	3.77
TOTAL	224,256	100	220,011	100



LOCUS
N.T.S

ABUTTERS:
141-28 MICHAEL F. KIROUAC, 74 PICKERING RD., ROCHESTER, NH 03839, LOCATION 74 PICKERING RD., SCRD 2088/15
141-29 TEXTILE TAPES CORPORATION, 104 PICKERING RD., ROCHESTER NH, 03867-4604, LOCATION: 104 PICKERING RD., SCRD 2295/565
141-30 22 NADEAU DRIVE, LLC, 22 NADEAU DRIVE, ROCHESTER, NH 03867-4637, LOCATION: 22 NADEAU DR., SCRD 4059/827
141-31 KENNETH C. DURELL, 508 SIXTH STREET, DOVER, NH 03820, LOCATION: 32 NADEA DR., SCRD 2707-500
141-33 GAME TRAILS PARTNERS LLC., 23 CORPORATE PLAZA, SUITE 215 NEWPORT BEACH, CA 92660, LOCATION: 27 NADEAU DR., SCRD 3479/88
141-34 LIBERTY RESEARCH CO., INC., P O BOX 7336 ROCHESTER, NH 03839-7336, LOCATION: 7 NADEAU DR., SCRD 970/552
141-35 CITY OF ROCHESTER, 31 WAKEFIELD ST., ROCHESTER, NH, LOCATION: 87 PICKERING RD.
141-36 ROBERT L. JR. & MICHAEL STROGEN, 28 HUCKINS RD., MADBURY, NH 03823 LOCATION:75 PICKERING RD. SCRD 1940/588
256-3 ROBERT L. JR. & MICHAEL STROGEN, 28 HUCKINS RD., MADBURY, NH 03823 LOCATION: 115 PICKERING RD SCRD 1940/588

GRAPHIC SCALE
(IN FEET)
1 INCH = 40 FT.

FINAL APPROVAL BY ROCHESTER PLANNING BOARD

CERTIFIED BY_____ DATE_____

FILE NO.	128	DRAWN BY:	RRL
PLAN NO.	C-2677	CHK'D BY:	RRL
F.B. NO.	###	SCRD NO:	D-###
DWG. NO.	13078/SP-1		

NORWAY PLAINS ASSOCIATES, INC.

RECEIVED
NOV 19 2013
Planning Dept.

REVISIONS:
REVISIONS PER STAFF COMMENTS 10/30/13 -11/14/13

GENERAL NOTES:

1. THE PURPOSE OF THIS PLAN IS TO DEPICT A LOT LINE REVISION BETWEEN TAX MAP 141, LOT 29 AND TAX MAP 141, LOT 30.
2. MAP 141 LOTS 29: EXISTING AREA: 5.40 ACRES; PROPOSED AREA: 5.50 ACRES. MAP 141 LOT30: EXISTING AREA: 5.15 ACRES; PROPOSED AREA: 5.05 ACRES
3. PARCEL IS ZONED: INDUSTRIAL-2
4. JURISDICTIONAL WETLANDS DELINEATED BY: DAVID J. ALLAIN, CWS OF ROUND POND SOIL SURVEY DURING JULY 2013; IN ACCORDANCE WITH THE 1987 CORPS OF ENGINEERS WETLANDS DELINEATIONS MANUAL, TECHNICAL REPORT Y-87-1.
5. THE LOTS ARE NOT LOCATED WITHIN THE 100 YEAR FLOOD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP DATED 05/17/05 COMMUNITY PANEL 330170021B0, PANEL 213 OF 405.
6. THE LOTS ARE SERVICED BY THE MUNICIPAL WATER AND SEWER SYSTEM.
7. ZONE I2 DIMENSIONAL REQUIREMENTS PER ORDINANCE AND REGULATION:

		REQUIRED
MINIMUM LOT SIZE	=	20,000-SF
MINIMUM FRONTAGE	=	100-FT
MAXIMUM LOT COVERAGE*	=	80%*
BUILDING SETBACKS:		
FRONT YARD	=	NO REGULATION
SIDE YARD	=	NO REGULATION**
REAR YARD	=	25-FT
DISTANCE FROM OTHER BUILDINGS	=	6-FT
PARKING LOT SETBACKS:		
FRONT YARD	=	15-FT
SIDE YARD	=	10-FT
REAR YARD	=	10-FT

*COVERAGE IS DEFINED AS THE PERCENTAGE OF THE LOT AREA COVERED BY BUILDINGS.
**OR EQUAL TO THAT OF ADJACENT RESIDENTIAL ZONE.

8. NEAREST FIRE HYDRANT LOCATED ON NORTH SIDE OF NADEAU DRIVE, JUST EAST OF THE SITE DRIVEWAY.

RIGHTS AND EASEMENTS:

1. SUBJECT TO THE RIGHT TO UTILIZE AN EASEMENT IN COMMON WITH OTHERS OVER LAND ACROSS SAID FORMER BOSTON & MAINE RAILROAD RIGHT OF WAY WHICH SAID EASEMENT IS NOT CONTIGUOUS TO THE ABOVE DESCRIBED PREMISES; AND THE RIGHT TO INSTALL, CONSTRUCT, MAINTAIN, SERVICE AND REPAIR A RAIL LINE AND TO USE SAID EASEMENT IN COMMON WITH OTHER PARTIES IN INTEREST INCLUDING BUT NOT RESTRICTED TO THE CITY OF ROCHESTER, NEW HAMPSHIRE; AND THE RIGHT TO ERECT AND TO MAINTAIN A SUITABLE SIGN IDENTIFYING THE GRANTEE'S PLANT AND BUSINESS AT THE INTERSECTION OF A NEW ACCESS ROAD TO BE CONSTRUCTED BY THE CITY OF ROCHESTER, NEW HAMPSHIRE FROM THE PICKERING ROAD, SO-CALLED TO THE ABOVE-DESCRIBED PROPERTY (AND THAT SAID ACCESS ROAD SHALL RUN NORTH 54° 08' EAST BEYOND SAID GRANTEE'S SOUTHEASTERLY BOUND WITH A RIGHT OF ACCESS TO AND FROM SAID ROAD IN FAVOR OF SAID GRANTEE), AS THE SAME MAY APPLY AND BE IN FORCE AND EFFECT.
2. SUBJECT TO AN EASEMENT RESERVED BY THE CITY OF ROCHESTER, NEW HAMPSHIRE FOR ITS BENEFIT ACROSS THE FORMER BOSTON AND MAINE RAILROAD RIGHT OF WAY FOR THE PURPOSE OF RAIL ACCESS TO OTHER PROPERTY OF THE CITY OF ROCHESTER AS SET FORTH IN DEED RECORDED AT SAID REGISTRY AT BOOK 1008, PAGE 647.

REFERENCE PLANS:

1. "LOT LINE REVISION, GEORGE C. NADEAU DR., ROCHESTER, NH FOR BOROVICK RETIREMENT TRUST" DATED: NOV. 2000 BY NORWAY PLAINS ASSOCIATES, INC, RECORDED: SCRD 82-5
2. "AS-BUILT SITE PLAN, MAPLE STREET & GEORGE C. NADEAU DRIVE, ROCHESTER, NH FOR TEXTILE TAPES CORPORATION" DATED: SEPT. 2001 BY NORWAY PLAINS ASSOCIATES, INC.
3. "REVISED BOUNDARY PLAN, CITY OF ROCHESTER INDUSTRIAL PARK, ROCHESTER, NH" DATED: JUNE 1977 BY FREDERICK DREW, RECORDED: SCRD 184-45
4. "SITE PLAN NADEAU DRIVE, ROCHESTER, NH, STRAFFORD COUNTY FOR THE RUBBER GROUP" DATED: JULY 2013 BY NORWAY PLAINS ASSOCIATES, INC.

TM 141-29
OWNER OF RECORD:
TEXTILE TAPES CORPORATION
104 PICKERING ROAD
ROCHESTER, NH 03867-4604
SCRD 2295/565

TM 141-30
OWNER OF RECORD:
22 NADEAU DRIVE, LLC
22 NADEAU DRIVE
ROCHESTER, NH 03867-4637
SCRD 4059/827

LOT LINE REVISION PLAN PICKERING ROAD ROCHESTER, NH STRAFFORD COUNTY

FOR

Jaeger USA
Textile Tapes Corporation

OCTOBER 2013

REVISION DATE
11/14/13

SHEET S-1