



**RESIDENTIAL SITE PLAN APPLICATION** (townhouses, apts. etc.)  
**City of Rochester, New Hampshire**

Date: 10/27/2023 Is a conditional use needed? Yes:      No: ✓ Unclear:       
(If so, we encourage you to submit an application as soon as possible.)

**Property information**

Tax map #: 132 ; Lot #(s): 41 ; Zoning district: Neighborhood Mixed Use  
Property address/location: 1 Old Dover Rd  
Name of project (if applicable): Residential Conversion  
Size of site:      acres; overlay zoning district(s)?     

**Property owner**

Name (include name of individual): Humor esque LLC, Paul Delisle  
Mailing address: 1 Old Dover Rd Ste 2, Rochester NH  
Telephone #: 603-502-2771 Email: Delisle47@gmail.com

**Applicant/developer** (if different from property owner)

Name (include name of individual): Same  
Mailing address:       
Telephone #:      Email:     

**Engineer/designer**

Name (include name of individual): Same  
Mailing address:       
Telephone #:      Fax #:       
Email address:      Professional license #:     

**Proposed use**

(You are not bound by information on bedrooms and type of ownership unless that is a condition of approval.)

Total number of proposed dwelling units: 13 ; number of existing dwelling units: 0  
Proposed bedrooms/unit: 1 3/4 ; total number of proposed bedrooms: 13

New building(s)? \_\_\_\_\_ addition(s)/modifications to existing building(s)? ✓  
Townhouses/rowhouses: \_\_\_\_\_ flats: ✓ duplexes: \_\_\_\_\_ freestanding detached units: \_\_\_\_\_  
Proposed ownership - leasehold: \_\_\_\_\_ fee simple conveyance: \_\_\_\_\_ condominiums: \_\_\_\_\_

### Utility information

City water? yes ✓ no \_\_\_\_\_; How far is City water from the site? \_\_\_\_\_  
City sewer? yes ✓ no \_\_\_\_\_; How far is City sewer from the site? \_\_\_\_\_  
If City water, what are the estimated total daily needs? \_\_\_\_\_ gallons per day  
Where will stormwater be discharged? \_\_\_\_\_

### Other information

# parking spaces: existing: 60 total proposed: —; Are there pertinent covenants? NO  
Describe existing conditions/use (vacant land?): \_\_\_\_\_  
\_\_\_\_\_

Check any that are proposed: variance \_\_\_\_\_; special exception \_\_\_\_\_; conditional use \_\_\_\_\_  
Wetlands: Is any fill proposed? NO; area to be filled: \_\_\_\_\_; buffer impact? \_\_\_\_\_

Proposed <u>post-development</u> disposition of site (should total 100%)		
	Square footage	% overall site
Building footprint(s) – give for each building		
Parking and vehicle circulation		
Planted/landscaped areas (excluding drainage)		
Natural/undisturbed areas (excluding wetlands)		
Wetlands		
Other – drainage structures, outside storage, etc.		

### Comments

Please feel free to add any comments, additional information, or requests for waivers here: No Changes to the disposition of Site  
\_\_\_\_\_  
\_\_\_\_\_

## Submission of application

This application must be signed by the property owner, applicant/developer (if different from property owner), and/or the agent.

*I(we) hereby submit this Site Plan application to the City of Rochester Planning Board pursuant to the City of Rochester Site Plan 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 applicant/developer (if different from property owner)/as agent, I attest that I am duly authorized to act in this capacity.*

Signature of property owner: \_\_\_\_\_

Date: 10/27/23

Signature of applicant/developer: \_\_\_\_\_

Date: 10/27/23

Signature of agent: \_\_\_\_\_

Date: \_\_\_\_\_

## Authorization to enter subject property

*I hereby authorize members of the Rochester Planning Board, Zoning Board of Adjustment, Conservation Commission, Planning Department, and other pertinent City departments, boards and agencies to enter my property for the purpose of evaluating this application including performing any appropriate inspections during the application phase, review phase, post-approval phase, construction phase, and occupancy phase. This authorization applies specifically to those particular individuals legitimately involved in evaluating, reviewing, or inspecting this specific application/project. It is understood that these individuals must use all reasonable care, courtesy, and diligence when entering the property.*

Signature of property owner: \_\_\_\_\_

Date: 10/27/23

## **Site Plan Checklist** (residential and nonresidential)

*\*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: Residential Conversion Map: 132 Lot: 41 Date: \_\_\_\_\_

Applicant/agent: Paul Delisle Signature: [Signature]

(Staff review by: \_\_\_\_\_ Date: \_\_\_\_\_)

### **General items**

	Yes	No	N/A	Waiver Requested	Comments
<b>4</b> sets completed application	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Total application fee	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
<b>4</b> copies of narrative	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
<b>3</b> sets of full-size plans	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
<b>2</b> sets of 11 X 17 reductions	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Completed abutters list	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Copy of existing covenants, easements, 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"/>	_____
• Title sheet					
• 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 survey, engineer, and/or architect	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
City tax map & lot #'s	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Notation on plans: "For more information about this site plan contact...."	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____

### **General items Continued**

	Yes	No	N/A	Waiver Requested	Comments
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"/>	_____
Surveyed property lines including: <ul style="list-style-type: none"><li>• existing and proposed bearings</li><li>• existing and proposed distances</li><li>• pins, stakes, bounds</li><li>• monuments</li><li>• benchmarks</li></ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Include error of closure statement	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Information on abutting properties: <ul style="list-style-type: none"><li>• owner name</li><li>• owner address</li><li>• tax map and lot #</li><li>• square footage of lots</li><li>• approximate building footprints</li><li>• use</li></ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____

### **Zoning**

Zoning designations of subject tract and in vicinity of tract	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Zoning requirements for district: <ul style="list-style-type: none"><li>• frontage</li><li>• lot dimensions/density</li><li>• all setbacks</li><li>• lot coverage</li></ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Zoning overlay districts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____

### **Existing Topographic Features:**

Contour lines a (not to exceed two-foot Intervals, except on steep slopes) and spot elevations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Soil types and boundaries	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Soil test pit locations, profiles, and Depth to water table and ledge	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Percolation test locations and results	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____

**Existing Topographic Features Continued:**

	Yes	No	N/A	Waiver Requested	Comments
Water features (ponds, streams)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Wetlands including name of certified Wetlands scientist who delineated	<input 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Delineation of trees and open areas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Overview of types of trees and vegetation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Stone walls and archaeological features	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Locations of trails and paths	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Other natural/cultural resources (productive farmland, habitats, scenic views, historic structures, etc)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____

**Building Information**

Existing buildings/structures including square footage and use	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Proposed building/structures including <ul style="list-style-type: none"><li>• square footage</li><li>• first floor elevation</li><li>• use</li><li>• # bedrooms per unit if residential</li></ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Elevation drawing of proposed buildings and structures as follows: <ul style="list-style-type: none"><li>• Showing all four sides</li><li>• Drawn to scale with dimensions</li><li>• Showing exterior materials</li><li>• Showing exterior colors</li></ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____

**Circulation and Parking Plans**

Existing and proposed driveways and access points including: <ul style="list-style-type: none"><li>• Width of opening</li><li>• Turning radii</li><li>• Cross section of driveway</li></ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Curbing & edge treatment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Traffic control devices, if appropriate:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____

**Circulation and Parking Plans Continued:**

	Yes	No	N/A	Waiver Requested	Comments
Number of parking spaces	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
• required by ordinance					
• proposed					
Parking layout and dimensions of spaces	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Handicap spaces	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Loading area	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Pedestrian circulation plan (including existing sidewalks in vicinity, if any)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Bicycle rack, if appropriate	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Buffers, landscaping & screening	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Snow storage areas/plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____

**Utilities**

Show all pertinent existing and proposed profiles, elevations, materials, sizes, and details

Water lines/well (with protective radius)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Sewer lines/septic and leaching areas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Pump stations	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Stormwater management system: pipes, culverts,, catch basins detention/ retention basins, swales, rip rap, etc.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Fire hydrant location(s) and details	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Electric, telephone, cable TV (underground or overhead)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Gas lines	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Fire alarm connections	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Treatment of solid waste (dumpsters?)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Handling of oil, grease, chemicals hazardous materials/waste	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____

## **Landscaping Plan**

	Yes	No	N/A	Waiver Requested	Comments
Demarcation of limits of construction, clear delineation of vegetation to be saved, and strategy for protecting vegetation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Proposed ground cover, shrubbery, and trees including: <ul style="list-style-type: none"><li>• botanical and common names</li><li>• locations and spacing</li><li>• total number of each species</li><li>• size at installation</li></ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Planting plan (size of holes, depth of planting, soil amendments, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Irrigation: system? soaker hose? Manual? underground, etc.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Protection of landscaping from vehicles (Curb stops, berm, railroad ties, etc)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Specification all finished ground surfaces and edges (greenspace, mulch, asphalt, concrete, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Fencing/screening	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____

## **Signage**

Location and type of signs: <ul style="list-style-type: none"><li>• Attached to building</li><li>• Freestanding</li><li>• Directional, if appropriate</li></ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Dimensions of signs: <ul style="list-style-type: none"><li>• Height</li><li>• Area</li><li>• Setback</li></ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Elevation drawings with colors & materials	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Type of Illumination, if proposed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____



**Outdoor Lighting**

	Yes	No	N/A	Waiver Requested	Comments
Locations	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Height of fixtures	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Wattage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Type of light (high pressure sodium, etc)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Design/cut sheets of fixtures	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Illumination study, if appropriate	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____

**Other Elements**

Traffic study, if appropriate	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Drainage study with calculations, storm Water impact analysis, and mitigation plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Grading plan (including finish grades)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Earth being removed from site(in cubic yards)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Erosion and sedimentation plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Proposed covenants, easements, And deed restrictions, if any	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Fiscal impact study, if requested	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____

**Additional Comments:**

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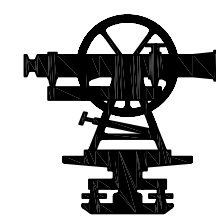
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RESERVED REGISTRY OF DEEDS

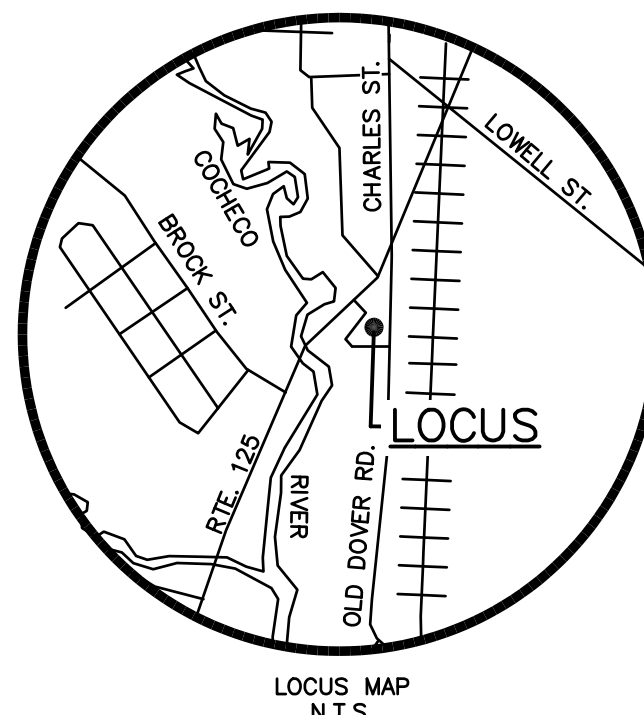
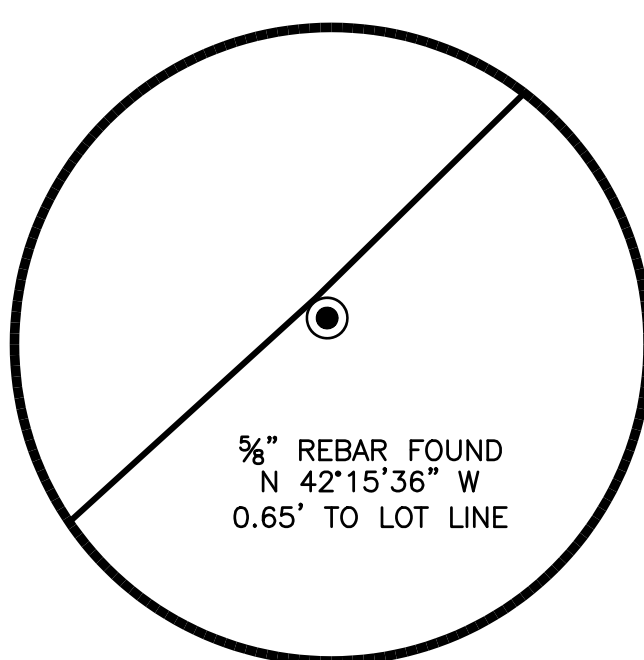
LEGEND	EXISTING
○	NO MONUMENT FOUND
□	MONUMENT
●	BOUND
⊙	UTILITY POLE
⊕	CATCH BASIN
⊖	CATCH BASIN ROUND
⊗	DRAIN MANHOLE
⊘	SEWER MANHOLE
⊙	TELEPHONE MANHOLE
⊕	WATER SHUTOFF
⊖	WATER GATE VALVE
⊗	SIGN
⊘	LIGHT POLE
⊙	BOLLARD
---	EASEMENT LINE
-G-	APPROXIMATE GAS LINE
-OHW-	OVERHEAD WIRES
-S-	APPROXIMATE SEWER LINE
-D-	APPROXIMATE DRAIN LINE
-W-	APPROXIMATE WATER LINE
-UGE-	APPROXIMATE UNDERGROUND ELECTRIC
//	FENCE
EP	EDGE OF PAVEMENT
N 89°56'30" E 425.61'	PROPERTY LINE

## ABBREVIATION LEGEND:

IPF - IRON PIPE FOUND  
RBF - REBAR FOUND  
RBCS - REBAR WITH ID CAP SET  
(+2") - DENOTES HEIGHT OF THE MONUMENT  
"NPA" - NORWAY PLAINS ASSOCIATES  
VGC - VERTICAL GRANITE CURBING  
VCC - VERTICAL CONCRETE CURBING

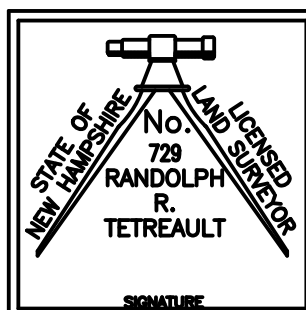
LINE	BEARING	DISTANCE
L1	S 45°14'57" E	13.14'
L2	S 45°31'29" W	6.69'
L3	S 87°17'00" E	26.93'
L4	S 87°19'25" E	34.90'
L5	N 87°17'00" W	67.00'

## DETAIL "A"



FILE NO. 165  
PLAN NO. C-3375  
DWG. NO. 23001 OD-1

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN. I FURTHER CERTIFY THAT I HAVE FILED A COPY OF THIS PLAN WITH THE PLANNING board of the city of ROCHESTER, NH IN ACCORDANCE WITH RSA 676:18.



RANDOLPH R. TETREAULT, LLS #729

DATE

NORWAY PLAINS ASSOCIATES, INC.

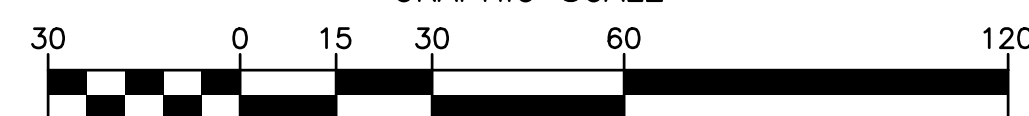
FINAL APPROVAL BY  
ROCHESTER PLANNING BOARD

CERTIFIED BY POSITION DATE

EXISTING CONDITIONS  
PLAN  
OLD DOVER ROAD  
COLUMBUS AVENUE  
ROCHESTER  
STRAFFORD COUNTY  
NEW HAMPSHIRE  
FOR:  
CLIENT: PAUL DELISLE

1" = 30' MAY 2023

GRAPHIC SCALE



REVISIONS:

## NOTES:

- THE PURPOSE OF THIS PLAN IS TO DEPICT THE AS-BUILT FEATURES OF TAX MAP 132, LOTS 41 & 42.
- TOTAL PARCEL AREA: MAP 132, LOT 41 1.54 ACRES  
MAP 132, LOT 42 0.18 ACRES
- PARCEL IS ZONED NEIGHBORHOOD MIXED USE.
- MINIMUM LOT REQUIREMENTS: LOT SIZE = 6,000 S.F. FRONTAGE = 60'
- MINIMUM BUILDING SETBACKS: FY. = NONE, SY. = 5', RY. = 20'  
(ULTIMATE CERTIFICATION AND VERIFICATION OF THE ZONE DESIGNATION AND APPLICABLE LOCATION OF BUILDING SETBACK REQUIREMENTS ARE THE SOLE RESPONSIBILITY OF THE ZONING OFFICER IN THE SUBJECT MUNICIPALITY.)
- THE SURVEYED PARCELS ARE SERVICED BY THE MUNICIPAL WATER AND SEWER SYSTEMS.
- TAX MAP 132 LOTS 41 & 42 ARE NOT LOCATED WITHIN THE 100 YEAR FLOOD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP DATED 5/17/2005 COMMUNITY PANEL #33017C0211D.
- HORIZONTAL DATUM: NH STATE PLANE, NAD83 (2011)  
VERTICAL DATUM: NAVD88  
BEARINGS ON THIS PLAN MAY DIFFER FROM PREVIOUS PLANS & DEEDS BASED ON OBVIOUS SCRIVNER'S ERRORS, OR THE BASIS OF BEARINGS SHOWN.
- ABUTTING OWNER INFORMATION TAKEN FROM THE TOWN OF ROCHESTER TAX RECORDS. ABUTTING PROPERTY LINES WERE TAKEN FROM ROCHESTER TAX MAPS AND/OR GIS, AND ARE FOR INFORMATIONAL PURPOSES ONLY.
- THERE ARE 77 PARKING SPACES ON SITE, 5 OF WHICH ARE DESIGNATED HANDICAPPED PARKING.
- THE SUBJECT PARCELS MAY BE SUBJECT TO SUPPLEMENTAL EASEMENTS AS SHOWN ON REFERENCE PLAN 3.
- ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE ONLY. NORWAY PLAINS ASSOCIATES, INC. HAS NOT PHYSICALLY LOCATED THE UTILITIES. FEDERAL AND STATE LAW REQUIRE YOU CALL DIG-SAFE (811) AT LEAST 72 HOURS BEFORE BEGINNING ANY EXCAVATION.

## REFERENCE PLANS:

- "PLAN OF LAND OF ROUTES 125 & 16B, ROCHESTER, NH FOR POWER TECHNIQS, INC." DATED: MARCH 1984 BY: JOHN W. DURGIN ASSOCIATES, INC.  
RECORDED: S.C.R.D. PLAN 24A-15.
- "SUBDIVISION OF LAND, ROCHESTER, NH FOR SANSOUY REALTY TRUST & THE CITY OF ROCHESTER." DATED: FEBRUARY 12, 1985 BY JOHN W. DURGIN ASSOCIATES, INC.  
RECORDED: S.C.R.D. PLAN 27-44.
- "SUBDIVISION OF LAND, ROUTES 125 & 16B, ROCHESTER, NH" FOR SRT ASSOCIATES. DATED: DECEMBER 29, 1987 BY DURGIN/SCHOFIELD ASSOCIATES.  
RECORDED: S.C.R.D. PLAN 36-60.
- "S.C.R.D. POCKET 010, FOLDER 003, PLAN 002."
- "DOVER, SOMERSWORTH & ROCHESTER STREET RAILWAY COMPANY" DATED: JANUARY 7, 1930 BY W.S. WHEELER, C.E. DOVER, NH.  
RECORDED: S.C.R.D. POCKET 010, FOLDER 004, PLAN 004.
- "S.C.R.D. POCKET 015, FOLDER 003, PLAN 055."
- "EASEMENT PLAN ROUTE 125 & OLD DOVER ROAD" FOR NORTHEAST CREDIT UNION. DATED: OCTOBER 2003 BY NORWAY PLAINS ASSOCIATES, INC.  
RECORDED: S.C.R.D. PLAN 74-4.

TAX MAP 132, LOT 41  
OWNER OF RECORD:  
THE HUMORESQUE, LLC  
P.O. BOX 4008  
PORTSMOUTH, N.H.  
BOOK 4843, PG 531

TAX MAP 132, LOT 42  
OWNER OF RECORD:  
MERCHANT NATIONAL BANK/BANK OF N.H.  
380 WELLINGTON STREET, 12TH FLOOR  
LONDON, ON. N6A 4S4  
BOOK 1437, PG 691

TAX MAP 132, LOT 17  
LESLIE PALANA BELKEN  
4 OLD DOVER ROAD  
ROCHESTER, NH 03867  
BK. 4598, PG. 650

TAX MAP 132, LOT 18  
JOHN V. & GISELL MCCOWAN  
6 OLD DOVER ROAD  
ROCHESTER, NH 03867  
BK. 1132, PG. 86

TAX MAP 132, LOT 19  
FOREST M. & JOANNE M. DEGROAT  
8 OLD DOVER ROAD  
ROCHESTER, NH 03867  
BK. 2318, PG. 761

TAX MAP 132, LOT 20  
JONATHAN W. PUGLISE & KATIE N. MORRISSETTE  
10 OLD DOVER ROAD  
ROCHESTER, NH 03867  
BK. 4600, PG. 325

TAX MAP 132, LOT 21  
PAUL A. & SHEA C. HARRIMAN  
12 OLD DOVER ROAD  
ROCHESTER, NH 03867  
BK. 3801, PG. 201

TAX MAP 132, LOT 22  
VASANT T. DASS  
14 OLD DOVER ROAD  
ROCHESTER, NH 03867  
BK. 2034, PG. 223

TAX MAP 132, LOT 23  
DENNIS CARRIER  
14-1/2 OLD DOVER ROAD  
ROCHESTER, NH 03867

TAX MAP 132, LOT 24  
16 OLD DOVER ROAD IRREVOCABLE TRUST  
GERALD R. BIBEAU JR., TRUSTEE  
P.O. BOX 4008  
952 PARKER MOUNTAIN ROAD  
STRAFFORD, NH 03884  
BK. 4445, PG. 642

TAX MAP 132, LOT 25  
CHRISTOPHER BUTLER  
18 OLD DOVER ROAD  
ROCHESTER, NH 03867  
BK. 4994, PG. 243