



LOT LINE REVISION APPLICATION
City of Rochester, New Hampshire

Date: 7-21-2023 [office use only. Check # _____ amount \$ _____ date _____]

Property information

Tax map #: 243; lot #'s: 63, 64; zoning district: OFFICE COMMERCIAL

Property address/location: 149, 153 ROCHESTER HILL ROAD

Name of project (if applicable): _____

Property owner – Parcel A

Name (include name of individual): MANN FAMILY TRUST, STUART S. & KATHI D. MANN

Mailing address: 149 ROCHESTER HILL ROAD, ROCHESTER, NH 03867

Telephone #: (H) 603-335-6387 (C) 603-534-4411 Email: STUMANN@METROCAST.NET

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

Name (include name of individual): MANN FAMILY TRUST, STUART S. & KATHI D. MANN

Mailing address: 149 ROCHESTER HILL ROAD, ROCHESTER, NH 03867

Telephone #: (H) 603-335-6387 (C) 603-534-4411 Email: STUMANN@METROCAST.NET

Surveyor

Name (include name of individual): RANDOLPH R. TETREAULT ON BEHALF OF NORWAY PLAINS ASSOCIATES, INC.

Mailing address: 2 CONTINENTAL BOULEVARD, ROCHESTER, NH 03867

Telephone #: 603-335-3948 Fax #: N/A

Email address: RTETREAULT@NORWAYPLAINS.COM Professional license #: 729

Proposed project

What is the purpose of the lot line revision? To increase the area of Lot 64.

Will any encroachments result? NO

(Continued Lot Line Revision application Tax Map: 243 Lot: 63, 64 Zone OC)

Comments

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

Request for waiver to wetlands delineation

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:
(Parcel A)



Date:

7/24/23

Signature of property owner:
(Parcel B)



Date:

7/24/23

Signature of agent:



Date:

7/24/23

Lot Line Revision Checklist

**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: _____ Map: 243 Lot: 63,64 Date: 7-21-2023

Applicant/agent: NORWAY PLAINS ASSOCIATES, INC. Signature: Randolph R. Threault, LLC

(Staff review by: _____ Date: _____)

General items

	Yes	No	N/A	Waiver Requested	Comments
<u>4</u> sets completed application	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Total application fee	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
<u>4</u> copies of narrative	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
<u>3</u> sets of full-size plans	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
<u>2</u> sets of 11 X 17 reductions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Completed abutters list	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Copy of existing covenants, easements, and 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"/>	_____
• 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 surveyor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____

General items Continued

	Yes	No	N/A	Waiver Requested	Comments
City tax map & lot #'s	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Subdivision approval statement (per regulations)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Statement that no encroachments will result from the adjustment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Notation on plans: For more information about this lot line adjustment contact.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
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"/>	_____
Information on abutting properties:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
• owner name					_____
• owner address					_____
• tax map and lot #					_____
Zoning designations of subject tract and in vicinity of tract	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Zoning overlay districts	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____

Platting

Clear delineation of area affected by lot line revision	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Surveyed property lines including:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
• existing and proposed bearings					_____
• existing and proposed distances					_____
• monuments					_____
• benchmarks					_____
Existing & proposed square footage for each lot	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____

Show all of the following within 100 feet of the affected area.

Topographic Features

	Yes	No	N/A	Waiver Requested	Comments
Existing buildings/structures	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Existing driveways and access points	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Water features (ponds, streams)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
Wetlands	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
Statement whether located in flood area, and, if so, 100 year flood elevation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____

Utilities

Show all of the following within 100 feet of the affected area

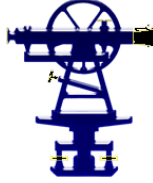
Water lines/well (with protective radius)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Sewer lines/septic system and leach field	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Electric (overhead or underground)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Telephone/cable TV	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Gas lines	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____

Additional Comments:

NORWAY PLAINS ASSOCIATES, INC.

LAND SURVEYORS • SEPTIC SYSTEM DESIGNERS • CIVIL ENGINEERS

P.O. Box 2492
Continental Blvd. (03867)
Rochester, NH 03866-0249
Phone: (603) 335-3948 / (800) 479-3948
Fax: (603) 332-0098



P. O. Box 268
31 Mooney St.
Alton, NH 03809
Phone & Fax: (603) 875-3948
www.norwayplains.com

July 24, 2023

Shanna B. Saunders, Director
City of Rochester Planning & Development
City Hall Annex
33 Wakefield Street
Rochester, New Hampshire 03867

**RE: NARRATIVE – Lot Line Revision for:
Stuart & Kathi Mann
Mann Family Trust
Tax Map 243, Lots 63 & 64, 149 & 153 Rochester Hill Road, Rochester, NH**

Dear Shanna Saunders,

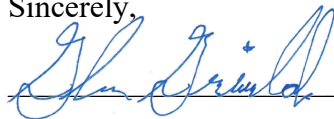
Stuart & Kathi Mann, Trustees of the Mann Family Trust, are proposing a Lot Line Revision of their two adjacent lots, Map 243, Lots 63 and 64.

The proposed revision will be 71,151 sq. ft. (1.63 acres) from Lot 63 to Lot 64. This area is currently partially developed, with sheds from Lot 64 occupying that area. Lot 63 & Lot 64 currently have single family residences with municipal water and on-site septic systems.

As part of this application, we are asking for a waiver regarding delineating the wetlands on site, as no development is proposed.

Thank you for your consideration in this matter.

Sincerely,



Glenn Griswold, PLS / NORWAY PLAINS ASSOCIATES, INC.

ABUTTER LIST

Applicant: NORWAY PLAINS ASSOCIATES, INC.

Project Address: 149 & 153 ROCHESTER HILL ROAD

LEGAL OWNER OF SUBJECT LOT

Owner Name

Mailing Address

MAP 243 63 & 64	MANN FAMILY TRUST STUART S. & KATHI D. MANN	149 ROCHESTER HILL ROAD ROCHESTER, NH 03867
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ABUTTING LOT OWNERS

Owner Name

Owner Mailing Address

[illegible]

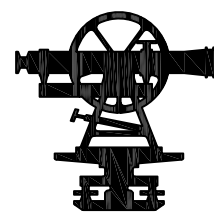
Name of Professional or Easement Holder

Mailing Address

Norway Plains Associates, Inc.	PO Box 249; Rochester, NH 03866-0249

Applicant or Agent: Norway Plains Associates, Inc.

Staff Verification: _____

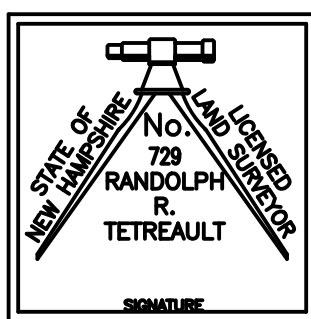


LEGEND	EXISTING
⊙	MONUMENT FOUND
○	NO MONUMENT FOUND
□	BOUND
•	UTILITY POLE
⊠	TEST PIT
⊕	BENCHMARK
—OHW—	OVERHEAD WIRES
—W—	WATER LINE
—EP—	EDGE OF PAVEMENT
—	EDGE OF GRAVEL
—N 89°56'30" E 425.61'	PROPERTY LINE

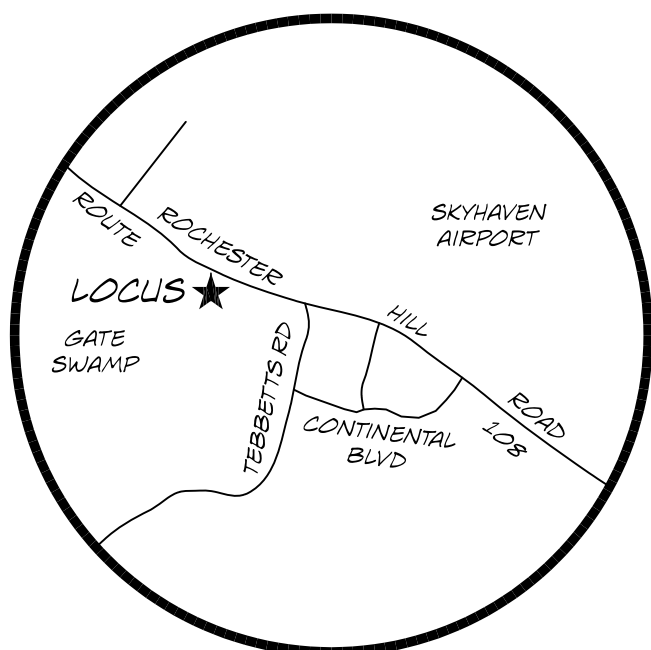
ABBREVIATION LEGEND:
GBF - GRANITE BOUND FOUND
RBF - REBAR FOUND
RBCF - REBAR WITH D CAP FOUND
IPF - IRON PIPE FOUND
"NPA" - NORWAY PLAINS ASSOCIATES
"DSA" - DURGIN-SCHOFIELD ASSOCIATES
("2") - DENOTES HEIGHT OF THE MONUMENT
TBS - MONUMENT TO BE SET

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 TOWN OF ROCHESTER, NH IN ACCORDANCE WITH RSA 676:18.



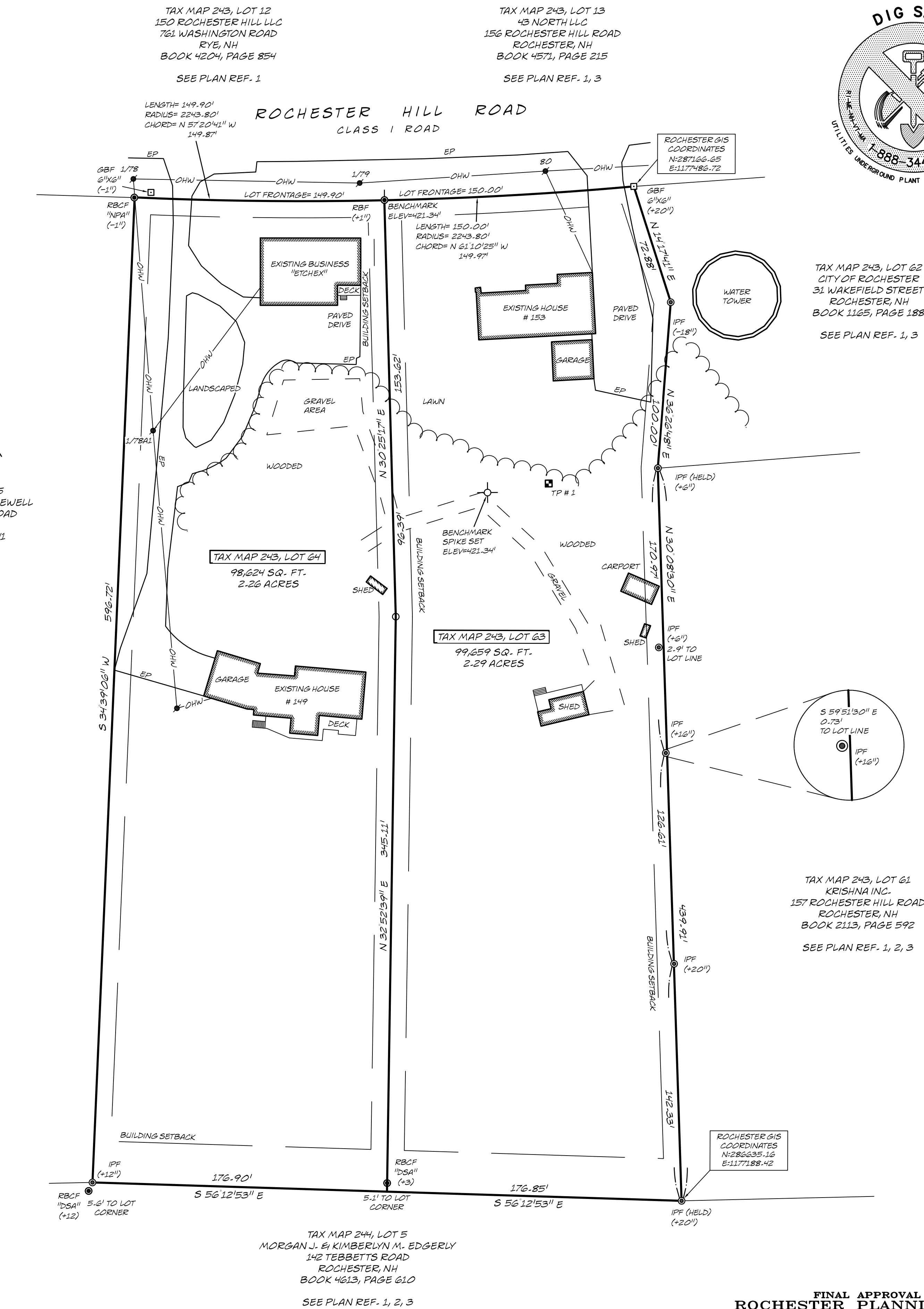
RANDOLPH R. TETREAULT, LLS # 729 DATE



LOCATION MAP
N.T.S.

FILE NO. 102
PLAN NO. C-3415
DWG. NO. 23071 LLA-1

31 MOONEY STREET, ALTON, NH 603-875-3948



TAX MAP 243, LOT 62
CITY OF ROCHESTER
31 WAKEFIELD STREET
ROCHESTER, NH
BOOK 1165, PAGE 188
SEE PLAN REF. 1, 3

TAX MAP 243, LOT 61
KRISHNA INC.
157 ROCHESTER HILL ROAD
ROCHESTER, NH
BOOK 2113, PAGE 592
SEE PLAN REF. 1, 2, 3

TAX MAP 244, LOT 5
MORGAN J. & KIMBERLYN M. EDGERLY
142 TEBBETTS ROAD
ROCHESTER, NH
BOOK 4613, PAGE 610
SEE PLAN REF. 1, 2, 3

FINAL APPROVAL BY
ROCHESTER PLANNING BOARD

CERTIFIED BY POSITION DATE

NOTES:

1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE EXISTING CONDITIONS OF TAX MAP 243, LOTS 63 & 64.
2. TOTAL PARCEL AREA: EXISTING:
MAP 243, LOT 63: 2.29 ACRES
MAP 243, LOT 64: 2.26 ACRES
3. PARCEL IS ZONED OFFICE COMMERCIAL, AND IS WITHIN THE AVIATION OVERLAY DISTRICT.
4. MINIMUM LOT REQUIREMENTS: LOT SIZE = 10,000 SQ FT, FRONTAGE = 80 FT.
5. BUILDING SETBACKS: FRONT YARD = 10 FT, SIDE YARD = 10 FT, REAR YARD = 25 FT. (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.)
6. THE SURVEYED PARCELS ARE SERVICED BY THE MUNICIPAL WATER SYSTEM, AND HAVE ON SITE SEPTIC SYSTEMS.
7. THE SURVEYED PARCELS ARE NOT LOCATED WITHIN THE 100 YEAR FLOOD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP DATED 5/17/2005 COMMUNITY PANEL 33017C0212D.
8. HORIZONTAL DATUM: NAD83 (NH STATE PLANE), VERTICAL DATUM: NAVD88.
9. ABUTTING PROPERTY INFORMATION WAS TAKEN FROM ROCHESTER TAX RECORDS. ABUTTING PROPERTY LINES WERE TAKEN FROM ROCHESTER TAX MAPS AND ARE FOR INFORMATIONAL PURPOSES ONLY.
10. ROCHESTER HILL ROAD IS A VARIABLE WIDTH CLASS I ROAD, PER NH DOT.
11. FOR MORE INFORMATION ABOUT THIS LOT LINE ADJUSTMENT, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, ANNEX BUILDING, 33 WAKEFIELD STREET, ROCHESTER, NH 03867. (603) 335-1338.

REFERENCE PLANS:

1. "SUBDIVISION PLAT ROCHESTER, N.H. PREPARED FOR FOR QUEENIE MAE HIRSCH," DATED: OCTOBER 27, 1987, AND PREPARED BY DURGIN / SCHOFIELD ASSOCIATES. RECORDED: STRAFFORD COUNTY REGISTRY OF DEEDS PLAN # 33-141.
2. "SUBDIVISION PLAN, 142 TEBBETTS ROAD, PREPARED FOR MORGAN J. & KIMBERLYN M. EDGERLY," DATED: JANUARY 2020, AND PREPARED BY NORWAY PLAINS ASSOCIATES, INC. RECORDED: STRAFFORD COUNTY REGISTRY OF DEEDS PLAN NUMBER 12118 & 12119.
3. "BOUNDARY PLAT, TAX MAP 243, LOT 61. PREPARED FOR KRISHNA, INC. DATED: MARCH 9, 2018, AND PREPARED BY GEOMETRES BLUE HILLS, LLC. PLAN IS NOT RECORDED.

TAX MAP 243, LOT 63
OWNER OF RECORD:
MANN FAMILY TRUST
STUART S. & KATHI D. MANN
149 ROCHESTER HILL ROAD
ROCHESTER, N.H.
BOOK 4855, PG 515

TAX MAP 243, LOT 64
OWNER OF RECORD:
MANN FAMILY TRUST
STUART S. & KATHI D. MANN
149 ROCHESTER HILL ROAD
ROCHESTER, N.H.
BOOK 4424, PG 910

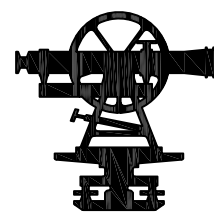
EXISTING CONDITIONS PLAN
ROCHESTER HILL ROAD
ROCHESTER
STRAFFORD COUNTY
NEW HAMPSHIRE

FOR:
STUART S. & KATHI D. MANN
1" = 40' JULY 2023

GRAPHIC SCALE



REVISIONS:

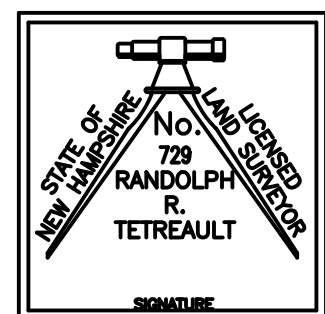


LEGEND	EXISTING
⊙	MONUMENT FOUND
○	NO MONUMENT FOUND
□	BOUND
•	UTILITY POLE
⊠	TEST PIT
⊕	BENCHMARK
—OHW—	OVERHEAD WIRES
—W—	WATER LINE
—EP—	EDGE OF PAVEMENT
—	EDGE OF GRAVEL
N 89°56'30" E 425.61'	PROPERTY LINE

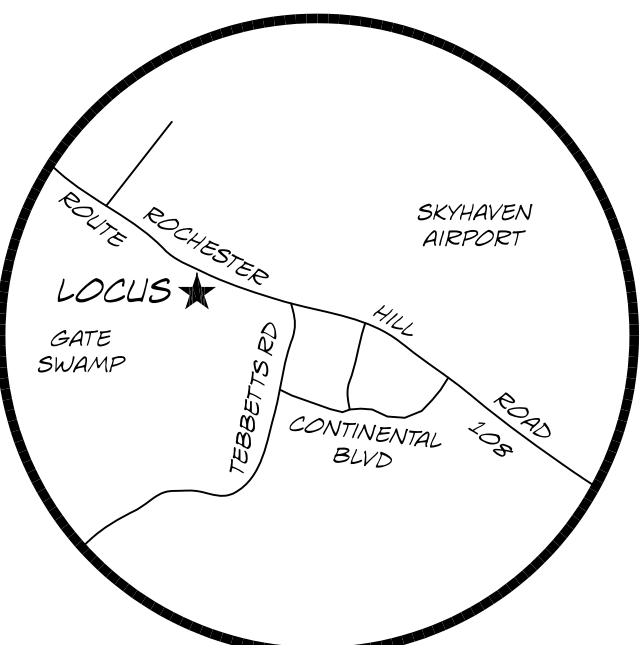
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"DSA" - DURGIN-SCHOFIELD ASSOCIATES
("2") - DENOTES HEIGHT OF THE MONUMENT
TBS - MONUMENT TO BE SET

TAX MAP 243, LOT 65
ANGELA J. & ROBERT A. SEWELL
147 ROCHESTER HILL ROAD
ROCHESTER, NH
BOOK 4431, PAGE 341
SEE PLAN REF. 1, 2

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 TOWN OF ROCHESTER, NH IN ACCORDANCE WITH RSA 676:18.



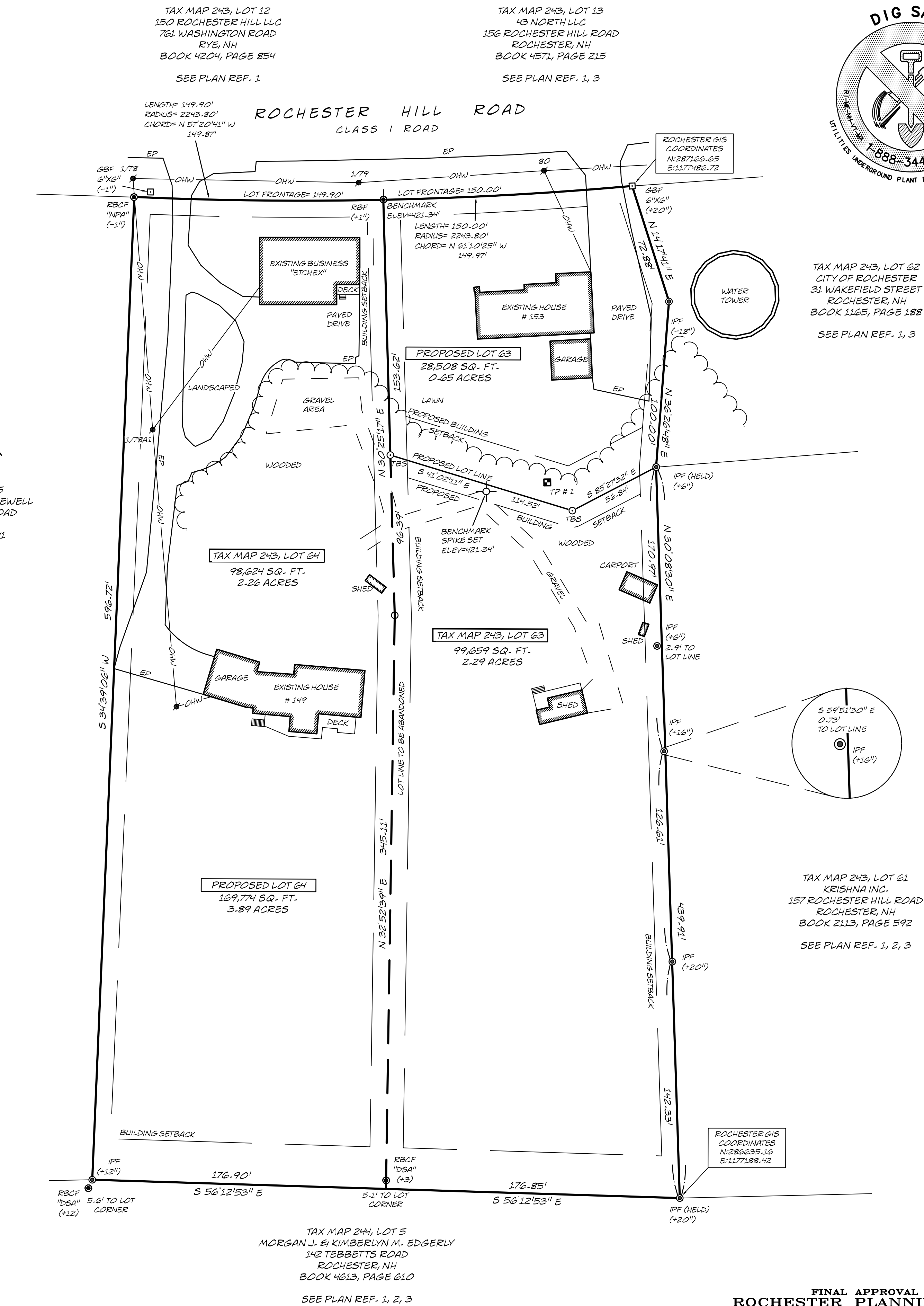
RANDOLPH R. TETREAULT, LLS # 729 DATE



LOCATION MAP
N.T.S.

FILE NO. 102
PLAN NO. C-3415
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31 MOONEY STREET, ALTON, NH 603-875-3948



TAX MAP 243, LOT 62
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31 WAKEFIELD STREET
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TAX MAP 243, LOT 61
KRISHNA INC.
157 ROCHESTER HILL ROAD
ROCHESTER, NH
BOOK 2113, PAGE 592
SEE PLAN REF. 1, 2, 3

FINAL APPROVAL BY
ROCHESTER PLANNING BOARD

CERTIFIED BY POSITION DATE

- NOTES:
1. THE PURPOSE OF THIS PLAN IS TO SHOW THE BOUNDARY AND PROPOSED LOT LINE ADJUSTMENT OF TAX MAP 243, LOTS 63 & 64.
 2. TOTAL PARCEL AREA: EXISTING:
MAP 243, LOT 63: 2.29 ACRES
MAP 243, LOT 64: 2.26 ACRES
PROPOSED:
MAP 243, LOT 63: 0.65 ACRES
MAP 243, LOT 64: 3.89 ACRES
 3. PARCEL IS ZONED OFFICE COMMERCIAL, AND IS WITHIN THE AVIATION OVERLAY DISTRICT.
 4. MINIMUM LOT REQUIREMENTS: LOT SIZE = 10,000 SQ FT, FRONTAGE = 80 FT.
 5. BUILDING SETBACKS: FRONT YARD = 10 FT, SIDE YARD = 10 FT, REAR YARD = 25 FT. (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.)
 6. THE SURVEYED PARCELS ARE SERVICED BY THE MUNICIPAL WATER SYSTEM, AND HAVE ON SITE SEPTIC SYSTEMS.
 7. THE SURVEYED PARCELS ARE NOT LOCATED WITHIN THE 100 YEAR FLOOD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP DATED 5/17/2005 COMMUNITY PANEL 33017C0212D.
 8. HORIZONTAL DATUM: NAD83 (NH STATE PLANE), VERTICAL DATUM: NAVD88.
 9. ABUTTING PROPERTY INFORMATION WAS TAKEN FROM ROCHESTER TAX RECORDS. ABUTTING PROPERTY LINES WERE TAKEN FROM ROCHESTER TAX MAPS AND ARE FOR INFORMATIONAL PURPOSES ONLY.
 10. ROCHESTER HILL ROAD IS A VARIABLE WIDTH CLASS I ROAD, PER NH DOT.
 11. FOR MORE INFORMATION ABOUT THIS LOT LINE ADJUSTMENT, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, ANNEX BUILDING, 33 WAKEFIELD STREET, ROCHESTER, NH 03867. (603) 335-1338.
 12. NO ENCROACHMENTS WILL RESULT FROM THIS LOT LINE ADJUSTMENT. THIS LOT LINE ADJUSTMENT WILL NOT CHANGE THE EXISTING FRONTAGE OF THESE LOTS.

REFERENCE PLANS:

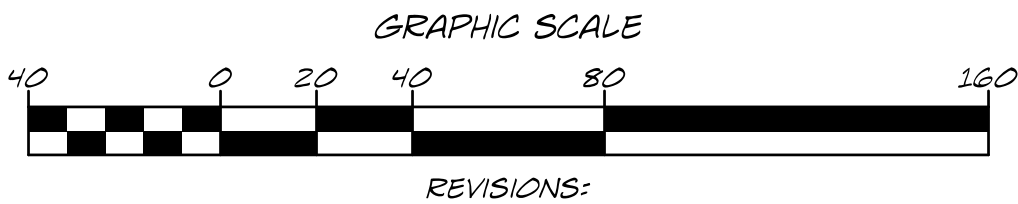
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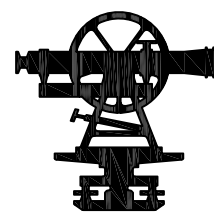
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MANN FAMILY TRUST
STUART S. & KATHI D. MANN
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ROCHESTER, N.H.
BOOK 4855, PG 515

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MANN FAMILY TRUST
STUART S. & KATHI D. MANN
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ROCHESTER, N.H.
BOOK 4424, PG 910

LOT LINE REVISION PLAN
ROCHESTER HILL ROAD
ROCHESTER
STRAFFORD COUNTY
NEW HAMPSHIRE

FOR:
STUART S. & KATHI D. MANN
1" = 40' JULY 2023





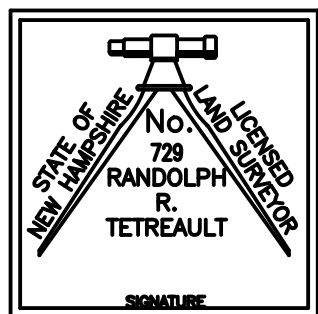
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(+2") - DENOTES HEIGHT OF THE MONUMENT
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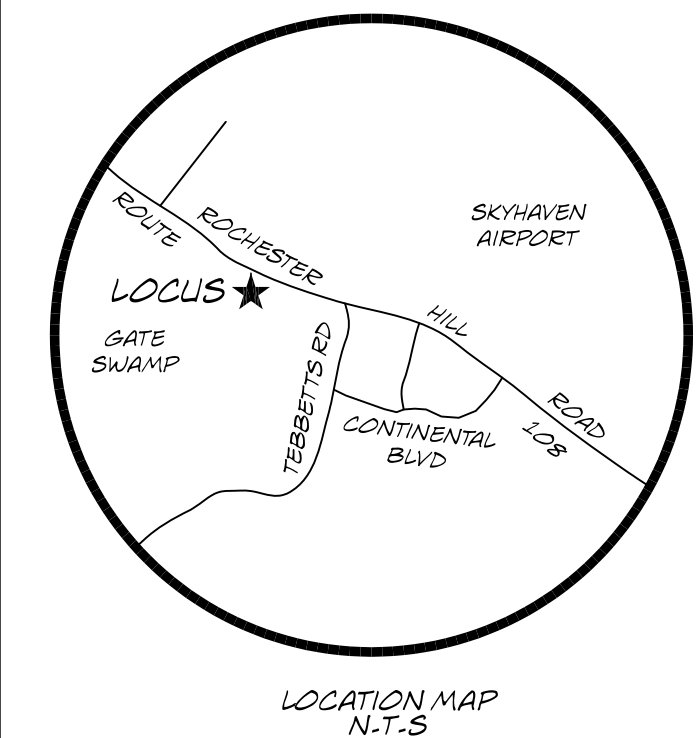
SOILS LEGEND	
PbC	PAXTON FINE SANDY LOAM, 8 TO 15 PERCENT SLOPES.
PdC	PAXTON FINE SANDY LOAM, 8 TO 15 PERCENT SLOPES, VERY STONY.
LeB	LEICESTER VERY STONY FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES.
Mp	FREETOWN AND SWANSEA MUCKY PEATS, 0 TO 2 PERCENT SLOPES, A VERY POORLY DRAINER SOIL

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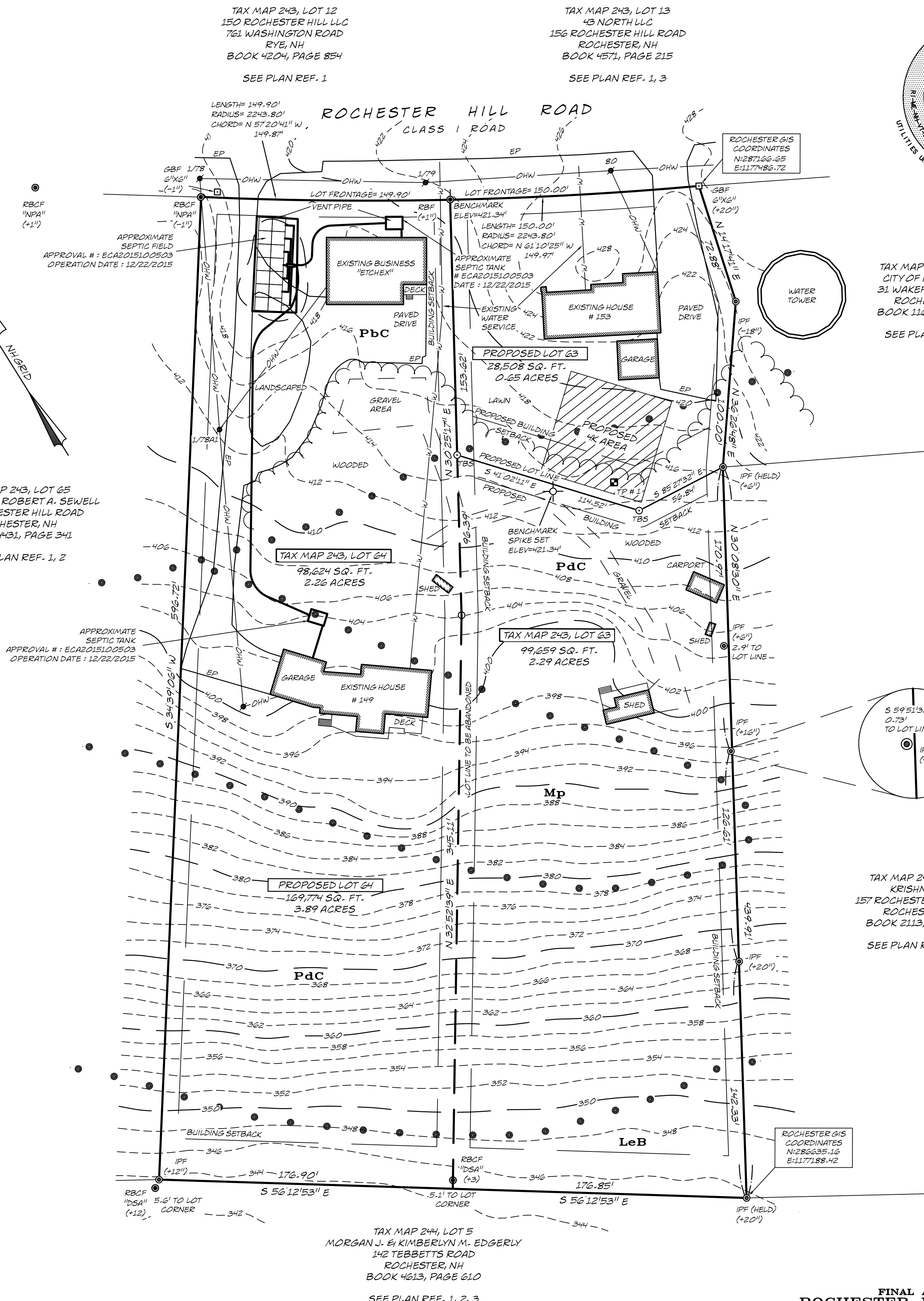


RANDOLPH R. TETREAULT, U.S. # 729 DATE



FILE NO. 102
PLAN NO. C-3415
DWG. NO. 23071 LLA-1

31 MOONEY STREET, ALTON, NH 603-875-3948



TAX MAP 243, LOT 62
CITY OF ROCHESTER
31 WAKEFIELD STREET
ROCHESTER, NH
BOOK 1165, PAGE 188
SEE PLAN REF. 1, 3

TAX MAP 243, LOT 61
KRISHNA INC.
157 ROCHESTER HILL ROAD
ROCHESTER, NH
BOOK 2113, PAGE 592
SEE PLAN REF. 1, 2, 3

TAX MAP 244, LOT 5
MORGAN J. & KIMBERLYN M. EDGERLY
142 TEBBETTS ROAD
ROCHESTER, NH
BOOK 4613, PAGE 610
SEE PLAN REF. 1, 2, 3

FINAL APPROVAL BY
ROCHESTER PLANNING BOARD

CERTIFIED BY POSITION DATE

- NOTES:
1. THE PURPOSE OF THIS PLAN IS TO SHOW THE BOUNDARY AND PROPOSED LOT LINE ADJUSTMENT OF TAX MAP 243, LOTS 63 & 64.
 2. TOTAL PARCEL AREA: EXISTING:
MAP 243, LOT 63: 2.29 ACRES
MAP 243, LOT 64: 2.26 ACRES
PROPOSED:
MAP 243, LOT 63: 0.65 ACRES
MAP 243, LOT 64: 3.89 ACRES
 3. PARCEL IS ZONED OFFICE COMMERCIAL, AND IS WITHIN THE AVIATION OVERLAY DISTRICT.
 4. MINIMUM LOT REQUIREMENTS: LOT SIZE = 10,000 SQ. FT., FRONTAGE = 80 FT.
 5. BUILDING SETBACKS: FRONT YARD = 10 FT, SIDE YARD = 10 FT, REAR YARD = 25 FT. (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.)
 6. THE SURVEYED PARCELS ARE SERVICED BY THE MUNICIPAL WATER SYSTEM, AND HAVE ON SITE SEPTIC SYSTEMS.
 7. THE SURVEYED PARCELS ARE NOT LOCATED WITHIN THE 100 YEAR FLOOD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP DATED 5/17/2005 COMMUNITY PANEL 33017C0212D.
 8. HORIZONTAL DATUM: NAD83 (NH STATE PLANE), VERTICAL DATUM: NAVD88.
 9. ABUTTING PROPERTY INFORMATION WAS TAKEN FROM ROCHESTER TAX RECORDS. ABUTTING PROPERTY LINES WERE TAKEN FROM ROCHESTER TAX MAPS AND ARE FOR INFORMATIONAL PURPOSES ONLY.
 10. ROCHESTER HILL ROAD IS A VARIABLE WIDTH CLASS I ROAD, PER NH DOT.
 11. FOR MORE INFORMATION ABOUT THIS LOT LINE ADJUSTMENT, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, ANNEX BUILDING, 33 WAKEFIELD STREET, ROCHESTER, NH 03867. (603) 335-1338.
 12. NO ENCROACHMENTS WILL RESULT FROM THIS LOT LINE ADJUSTMENT. THIS LOT LINE ADJUSTMENT WILL NOT CHANGE THE EXISTING FRONTAGE OF THESE LOTS.

REFERENCE PLANS:

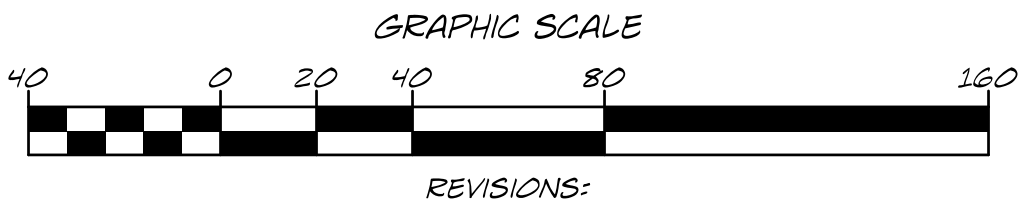
1. "SUBDIVISION PLAT ROCHESTER, N.H. PREPARED FOR FOR QUEENIE MAE HIRSCH." DATED: OCTOBER 27, 1987, AND PREPARED BY DURGIN / SCHOFIELD ASSOCIATES. RECORDED: STRAFFORD COUNTY REGISTRY OF DEEDS PLAN # 33-141.
2. "SUBDIVISION PLAN, 142 TEBBETTS ROAD, PREPARED FOR MORGAN J. & KIMBERLYN M. EDGERLY." DATED: JANUARY 2020, AND PREPARED BY NORWAY PLAINS ASSOCIATES, INC. RECORDED: STRAFFORD COUNTY REGISTRY OF DEEDS PLAN NUMBER 12118 & 12119.
3. "BOUNDARY PLAT, TAX MAP 243, LOT 61. PREPARED FOR KRISHNA, INC. DATED: MARCH 9, 2018, AND PREPARED BY GEOMETRES BLUE HILLS, LLC. PLAN IS NOT RECORDED.

TAX MAP 243, LOT 63
OWNER OF RECORD:
MANN FAMILY TRUST
STUART S. & KATHI D. MANN
149 ROCHESTER HILL ROAD
ROCHESTER, N.H.
BOOK 4855, PG 515

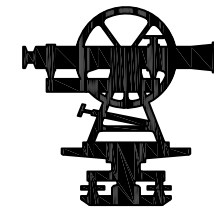
TAX MAP 243, LOT 64
OWNER OF RECORD:
MANN FAMILY TRUST
STUART S. & KATHI D. MANN
149 ROCHESTER HILL ROAD
ROCHESTER, N.H.
BOOK 4424, PG 910

TOPOGRAPHIC PLAN
ROCHESTER HILL ROAD
ROCHESTER
STRAFFORD COUNTY
NEW HAMPSHIRE

FOR:
STUART S. & KATHI D. MANN
1" = 40' JULY 2023



REVISIONS:



LEGEND EXISTING

- MONUMENT FOUND
- NO MONUMENT FOUND
- BOUND
- UTILITY POLE
- ⊠ TEST PIT
- ⊕ BENCHMARK
- OHW — OVERHEAD WIRES
- W — WATER LINE
- EP — EDGE OF PAVEMENT
- — — EDGE OF GRAVEL
- N 89°56'30" E 425.61' PROPERTY LINE

ABBREVIATION LEGEND:

- GBF - GRANITE BOUND FOUND
- RBF - REBAR FOUND
- RBCF - REBAR WITH ID CAP FOUND
- IPF - IRON PIPE FOUND
- "NPA" - NORWAY PLAINS ASSOCIATES
- "DSAI" - DURGIN-SCHAFIELD ASSOCIATES
- ("2") - DENOTES HEIGHT OF THE MONUMENT
- TBS - MONUMENT TO BE SET

NHDES MINIMUM LOT SIZE CALCULATIONS
(BOTH LOTS ARE SERVICED BY MUNICIPAL WATER, WITH ON SITE SEPTIC SYSTEMS)

TAX MAP 243, LOT 64 IS COMPRISED OF THE FOLLOWING:

29,637 SF OF PBC-PAXTON FINE SANDY LOAM, 8 TO 15 PERCENT SLOPES
A GROUP 3, C SLOPE SOIL GROUP, HAVING A MINIMUM LOT SIZE OF 26,500 SF
111.83% PERCENT OF THE MINIMUM LOT SIZE

90,369 SF OF PDC-PAXTON FINE SANDY LOAM, 8 TO 15 PERCENT SLOPES, VERY STONY
A GROUP 3, C SLOPE SOIL GROUP, HAVING A MINIMUM LOT SIZE OF 26,500 SF
341.02% PERCENT OF THE MINIMUM LOT SIZE

34,873 SF OF MP-FREETOWN AND SWANSEA MUCKY PEATS, 0 TO 2 PERCENT SLOPES
A VERY POORLY DRAINED SOIL
NOT USABLE FOR NHDES LOT SIZING

15,840 SF OF LeB-LEICESTER VERY STONY FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES
A GROUP 5, B SLOPE SOIL GROUP, HAVING A MINIMUM LOT SIZE OF 45,000 SF
17.67% PERCENT OF THE MINIMUM LOT SIZE

TAX MAP 243, LOT 64 IS 98,624 SF OR 2.26 ACRES, AND PER ENV-W3
1.005.03 IS 470.12% OF THE REQUIRED MINIMUM LOT SIZE

TAX MAP 243, LOT 63 IS COMPRISED OF THE FOLLOWING:

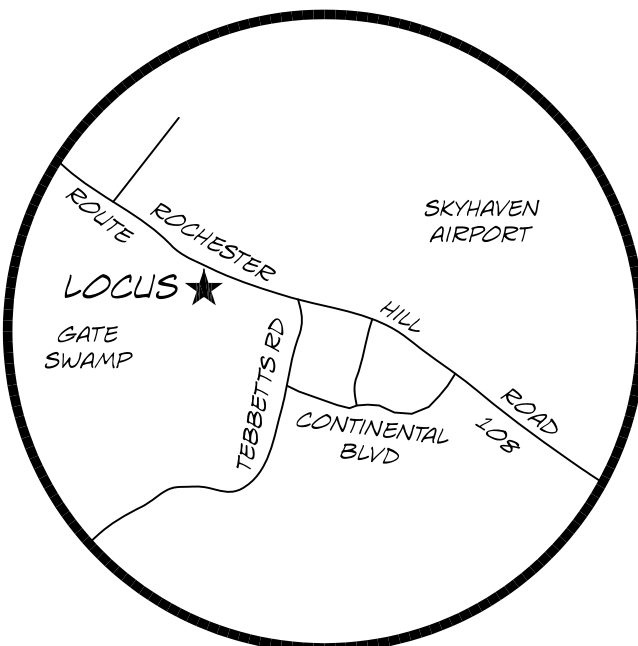
22,859 SF OF PBC-PAXTON FINE SANDY LOAM, 8 TO 15 PERCENT SLOPES
A GROUP 3, C SLOPE SOIL GROUP, HAVING A MINIMUM LOT SIZE OF 26,500 SF
86.26% PERCENT OF THE MINIMUM LOT SIZE

5,005 SF OF PDC-PAXTON FINE SANDY LOAM, 8 TO 15 PERCENT SLOPES, VERY STONY
A GROUP 3, C SLOPE SOIL GROUP, HAVING A MINIMUM LOT SIZE OF 26,500 SF
18.89% PERCENT OF THE MINIMUM LOT SIZE

TAX MAP 243, LOT 63 IS 28,508 SF OR 0.65 ACRES, AND PER ENV-W3
1.005.03 IS 105.15% OF THE REQUIRED MINIMUM LOT SIZE

SOILS LEGEND

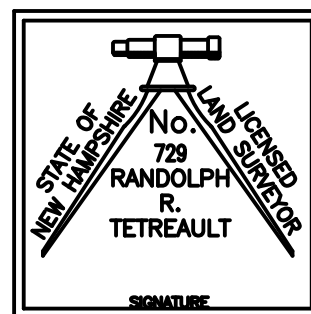
- Pbc** PAXTON FINE SANDY LOAM, 8 TO 15 PERCENT SLOPES.
- Pdc** PAXTON FINE SANDY LOAM, 8 TO 15 PERCENT SLOPES, VERY STONY.
- LeB** LEICESTER VERY STONY FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES.
- Mp** FREETOWN AND SWANSEA MUCKY PEATS, 0 TO 2 PERCENT SLOPES, A VERY POORLY DRAINED SOIL



LOCATION MAP
N.T.S.

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 TOWN OF ROCHESTER, NH IN ACCORDANCE WITH RSA 676:18.



RANDOLPH R. TETRAULT, LLS # 729

DATE

TAX MAP 243, LOT 65
ANGELA J. & ROBERT A. SEWELL
147 ROCHESTER HILL ROAD
ROCHESTER, NH
BOOK 4431, PAGE 341

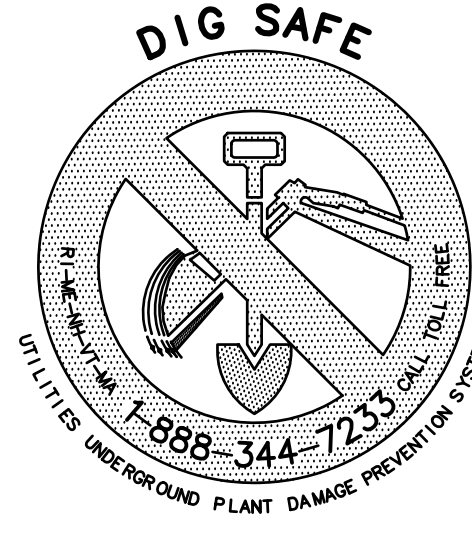
SEE PLAN REF. 1, 2

TAX MAP 243, LOT 12
150 ROCHESTER HILL LLC
761 WASHINGTON ROAD
RYE, NH
BOOK 4204, PAGE 854

SEE PLAN REF. 1

TAX MAP 243, LOT 13
43 NORTH LLC
156 ROCHESTER HILL ROAD
ROCHESTER, NH
BOOK 4571, PAGE 215

SEE PLAN REF. 1, 3



NOTES:

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MAP 243, LOT 63: 2.29 ACRES
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PROPOSED:
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MAP 243, LOT 64: 3.89 ACRES
- PARCEL IS ZONED OFFICE COMMERCIAL, AND IS WITHIN THE AVIATION OVERLAY DISTRICT.
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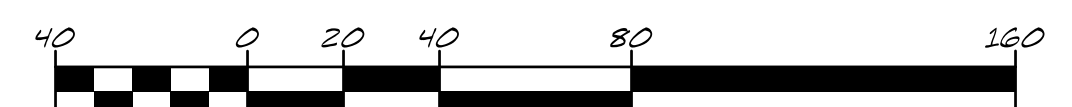
TAX MAP 243, LOT 63
OWNER OF RECORD:
MANN FAMILY TRUST
STUART S. & KATHI D. MANN
149 ROCHESTER HILL ROAD
ROCHESTER, N.H.
BOOK 4855, PG 515

TAX MAP 243, LOT 64
OWNER OF RECORD:
MANN FAMILY TRUST
STUART S. & KATHI D. MANN
149 ROCHESTER HILL ROAD
ROCHESTER, N.H.
BOOK 4424, PG 910

NHDES TOPOGRAPHIC PLAN
ROCHESTER HILL ROAD
ROCHESTER
STRAFFORD COUNTY
NEW HAMPSHIRE

FOR:
STUART S. & KATHI D. MANN
1" = 40' JULY 2023

GRAPHIC SCALE



REVISIONS:

CERTIFIED BY POSITION DATE

FINAL APPROVAL BY
ROCHESTER PLANNING BOARD

TAX MAP 244, LOT 5
MORGAN J. & KIMBERLYN M. EDGERLY
142 TEBBETTS ROAD
ROCHESTER, NH
BOOK 4613, PAGE 610

SEE PLAN REF. 1, 2, 3