

MINOR SUBDIVISION APPLICATION (a total of three or fewer lots)

City of Rochester, New Hampshire

[office use only. Check # _____ Amount \$ _____ Date paid _____]

Date: 10/31/18 Is a conditional needed? Yes: _____ No: x Unclear: _____
(If so, we encourage you to submit an application as soon as possible.)

Property information

Tax map #: 216; Lot #'s: 4; Zoning district: GR

Property address/location: 36 Farmington Road

Name of project (if applicable): Northgate Apartments

Size of site: 16.5 acres; overlay zoning district(s)? Aquifer Protection

Property owner

Name (include name of individual): Northgate Investment Properties, LLC, c/o Bill Pierce

Mailing address: PO Box 645, Ipswich, MA 01938-0645

Telephone #: 978-580-0618 Email: williampierce667@ymail.com

Applicant/developer (if different from property owner)

Name (include name of individual): (same as property owner)

Mailing address: _____

Telephone #: _____ Email: _____

Engineer/surveyor

Name (include name of individual): Corey Colwell, LLS

Mailing address: 170 Commerce Way, Suite 102

Telephone #: (603) 431-2222 Fax #: (603) 431-0910

Email address: ccolwell@tfmoran.com Professional license #: 844

Proposed project

Number of proposed lots: 3; Are there any pertinent covenants? No

Number of cubic yards of earth being removed from the site? n/a

City water? yes x no _____; How far is City water from the site? on site

City sewer? yes x no _____; How far is City sewer from the site? on site

Continued Minor Subdivision Plan application Tax Map: 216 Lot: 4 Zone GR)

Wetlands: Is any fill proposed? No; area to be filled: n/a; buffer impact? n/a

Comments

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

A 60' wide right of way is proposed for dedication to the City. Also, see attached cover letter and waiver request letter.

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 Subdivision 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 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: [Signature]

Date: 11/1/18

Signature of applicant/developer: [Signature]

Date: 11/1/18

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: [Signature]

Date: 11/1/18



November 6, 2018

47112.01

Neil Sylvain, Chairman
Rochester Planning Board
31 Wakefield Street
Rochester, NH 03867

Re: Minor Subdivision Application – Tax Map 216 Lot 4– Northgate Apartments

Dear Chairman Sylvain,

On behalf of our client, Northgate Investment Properties, LLC, we are submitting an application for minor subdivision of the property shown on the City of Rochester's Tax Map 216 as Lot 4.

We are proposing a three-lot subdivision, along with a sixty-foot-wide right of way to be dedicated to the City of Rochester for future use as a public road. This road would begin off Farmington Road, travel through our property and connect with Tax Map 216 Lot 6.

The City is aware of our intentions as we have had a couple of meetings with staff from the planning and engineering department and have discussed this project on a conceptual level.

As part of this application we are asking for four waivers, all relating to the future construction of the new public road. Since the road is being designed by others, the requested information relative to utilities, grading and drainage, construction effect & traffic analysis will be provided by the firm designing the road. Please see the attached waiver request letter for details.

Thank you for your time and consideration.

Sincerely,
MSC a division of TFMoran, Inc.

Corey Colwell, LLS
Principal

JCC/bmk

TFMoran, Inc.
48 Constitution Drive, Bedford, NH 03110
T(603) 472-4488 www.tfmoran.com



MSC a division of TFMoran, Inc.
170 Commerce Way--Suite 102, Portsmouth, NH 03801
T(603) 431-2222



Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects



November 6, 2018

47112.01

Neil Sylvain, Chairman
Rochester Planning Board
31 Wakefield Street
Rochester, NH 03867

**Re: Minor Subdivision Application – Tax Map 216 Lot 4
Waiver Request Letter – Northgate Apartments**

Dear Chairman Sylvain,

On behalf of our client, Northgate Investment Properties, LLC, we respectfully submit the following waiver requests regarding our application for minor subdivision. Waivers are requested from the City of Rochester Subdivision Regulations:

- (1) **Section 4.4** – Street & Utility Plan
- (2) **Section 4.5** – Grading & Drainage Plan
- (3) **Section 4.6** – Construction Adverse Effect Mitigation Program (CAEMITP)
- (4) **Section 4.7** – Traffic Analysis Plan

We believe, that because there is no proposed construction at this time, the requirements in sections 4.4, 4.5, 4.6 and 4.7 are not necessary. When construction is proposed, the project will be subject to the City of Rochester Site Plan regulations and review process with the Planning Board.

Thank you for your time and consideration.

Respectfully,
MSC a division of TFMoran, Inc.

Corey Colwell, LLS
Principal

JCC/bmk

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T(603) 431-2222

Minor Subdivision Checklist

(Minor subdivisions involve a total of 3 lots or fewer)

**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: Northgate Apartments Map: 216 Lot: 4 Date: 11/06/18

Applicant/agent: Corey Colwell, LLS Signature: Corey Colwell

(Staff review by: _____ Date: 11-6-18)

General items

	Yes	No	N/A	Waiver Requested	Comments
<u>22</u> sets completed applications	<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>22</u> letters of intent	<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>22</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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Plan Information

Basic information including:

• Name of project	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• Date	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• North arrow	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• Scale	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• Legend	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• Revision block	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• Vicinity sketch - not less than 1" = 1,000'	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
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

	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"/>	
Notation on plans: "For more information about this subdivision 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:					
• owner name	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• owner address	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• tax map and lot #	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• approximate square footage of lots	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• approximate building footprints	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	within 100'
• use	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
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

Surveyed property lines including:					
• existing and proposed bearings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• existing and proposed distances	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• monuments	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• benchmarks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Proposed square footage for each lot	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Subdivision # on each lot (1, 2, 3, etc.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Error of closure statement	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Existing 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"/>	
Contour lines 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Percolation test locations and results	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Water features (ponds, streams)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Wetlands (including name of NH certified wetland scientist who delineated)	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Delineation of treed and open areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Stone walls and archaeological features	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Location of rock outcroppings	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Trails and footpaths	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

Utilities

Show existing and proposed for all subject lots and within right of way.

Water lines/well (with protective radius)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	existing shown, waiver for proposed only
Sewer lines/septic system and leach field	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	existing shown, waiver for proposed only
Electric, telephone, cable TV (underground)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	existing shown, waiver for proposed only
Gas lines	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	existing shown, waiver for proposed only

Other Elements

Prospective access points (may be subject to change)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Drainage plan - structures, details, and analysis	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Grading plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Earth being removed from site(in cubic yards)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Erosion and sedimentation plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Proposed covenants, if any	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Road Acceptance Policy and Procedure: Is there a public road proposed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<i>If yes, Have you read and understand the Road acceptance procedure?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

Additional Comments:

Please see the attached cover letter and waiver request letter.

GENERAL INFORMATION

OWNER/APPLICANT
MAP 216 LOT 4
NORTHGATE INVESTMENT PROPERTIES, LLC
C/O BILL PIERCE
PO BOX 645
IPSWICH, MA 01838-0645
(978) 580-0618

RESOURCE LIST
PLANNING DEPARTMENT
CITY HALL ANNEX
33 WAKEFIELD STREET
ROCHESTER, NH 03867-1917
(603) 335-1338
JIM CAMPBELL, DIRECTOR OF PLANNING

SUBDIVISION PLANS
FOR
NORTHGATE APARTMENTS

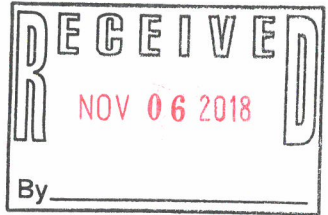
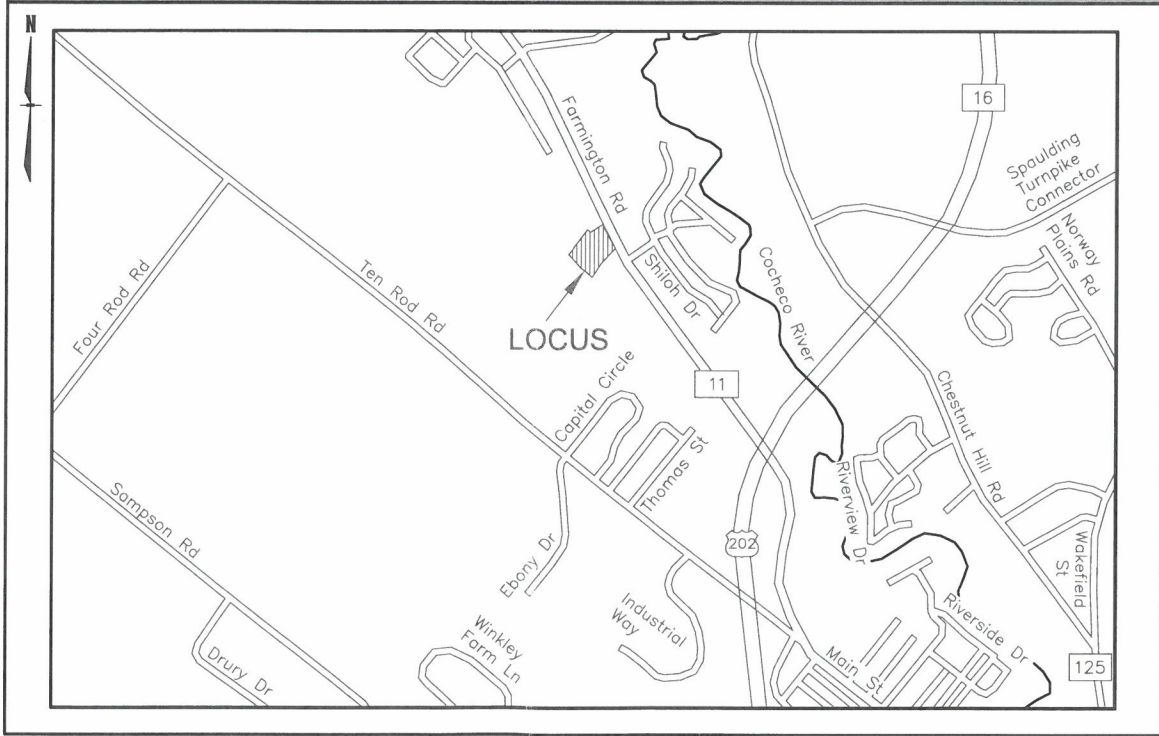
36 FARMINGTON ROAD
ROCHESTER, NEW HAMPSHIRE

NOVEMBER 6, 2018

INDEX OF SHEETS

SHEET	SHEET TITLE
S-0	COVER SHEET
S-1	EXISTING CONDITIONS PLAN, TOPOGRAPHY AND SOILS PLAN
S-2	SUBDIVISION PLAN

VICINITY PLAN



Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

170 Commerce Way, Suite 102
Portsmouth, NH 03801
Phone (603) 431-2222
Fax (603) 431-0910
www.tfmoran.com

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TFM	MSC	Civil Engineers Structural Engineers Traffic Engineers Land Surveyors Landscape Architects Scientists	170 Commerce Way, Suite 102 Portsmouth, NH 03801 Phone (603) 431-2222 Fax (603) 431-0910 www.tfmoran.com
FILE	47112.01	DR IID CK JCC CADFILE	S-0

LEGEND:

A	AGRICULTURAL DISTRICT
AC	ACRES
BK/PG	BOOK & PAGE
CB	CATCH BASIN
CH	CHORD
CMP	CORRUGATED METAL PIPE
CONC.	CONCRETE
CPP	CORRUGATED PLASTIC PIPE
CU	COMMERCIAL USE
EP	EDGE OF PAVEMENT
FES	FLARED END SECTION
GM*	GAS METER
GR	GRANITE RIDGE DISTRICT
HC	HANDICAP
HOPE	HIGH DENSITY POLYETHYLENE PIPE
INV.	INVERT
L	LENGTH
LS	LANDSCAPED AREA
MH	MANHOLE
N/F	NOW OR FORMERLY
NAVDB8	NORTH AMERICAN VERTICAL DATUM OF 1988
PSNH	PUBLIC SERVICE COMPANY OF NEW HAMPSHIRE
PVC	POLYVINYL CHLORIDE
R	RADIUS
RES	RESIDENTIAL
SCRD	STRAFFORD COUNTY REGISTRY OF DEEDS
SMH	SEWER MANHOLE
S.F.	SQUARE FEET
Δ	CENTRAL ANGLE
UGU	UNDERGROUND UTILITIES
	ASSESSOR'S MAP NUMBER / LOT NUMBER

— 10 —	PROPERTY LINE
— 10 —	EXISTING CONTOUR
— 10 —	CHAINLINK FENCE
— 10 —	STOCKADE FENCE
— 10 —	EDGE OF WETLANDS
— 10 —	WATER LINE
— 10 —	DRAIN LINE
— 10 —	SEWER LINE
— 10 —	OVERHEAD UTILITIES
— 10 —	UNDERGROUND UTILITIES
— 10 —	SOIL LINE
— 10 —	EDGE OF WOODS
— 10 —	SEWER MANHOLE
— 10 —	WATER VALVE
— 10 —	WATER SHUT OFF
— 10 —	WATER METER
— 10 —	LIGHT POST
— 10 —	SIGN POLE
— 10 —	CATCH BASIN

⊙	MANHOLE
⊙	UTILITY POLE
⊙	GUY POLE/WIRE
⊙	CLEAN OUT
⊙	WELL
⊙	MAIL BOX
⊙	PARKING SPACES
⊙	HYDRANT
⊙	DUMPSTER
⊙	HANDICAP
⊙	GROUND LIGHT

CONCRETE	WETLAND
RIPRAP	UTILITY EASEMENT
SEWER EASEMENT	20' WIDE RIGHT OF WAY
30' WIDE RIGHT OF WAY	PAVEMENT

FOUND 1" IRON ROD AT CORNER STONEWALL 07/25/2018	FOUND DRILL HOLE AT CORNER STONEWALL 07/25/2018
FOUND 1" IRON ROD AT INTERSECTION STONEWALL LEANING SW LOCATED AT BASE 07/25/2018	FOUND DRILL HOLE AT END STONEWALL 07/25/2018
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FOUND 1" IRON ROD AT CORNER STONEWALL 07/25/2018	FOUND DRILL HOLE AT CORNER STONEWALL 07/25/2018
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FOUND 1" IRON ROD AT INTERSECTION STONEWALLS 07/25/2018	FOUND DRILL HOLE AT INTERSECTION STONEWALLS 07/25/2018

SOILS LEGEND:

CaB- CHARLTON FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES, VERY STONY
 GIB- GLOUCESTER FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES
 GV- GRAVEL AND BORROW PITS
 HGB- HINCKLEY LOAMY SAND, 3 TO 8 PERCENT SLOPES
 LFB- LEICESTER-ROXBURY VERY STONY FINE SANDY LOAMS, 3 TO 8 PERCENT SLOPES

CB1
 RIM=262.45
 INV.IN=258.35 (4"CPP)
 INV.OUT=258.35 (4"CPP)
 CB2
 RIM=262.70
 INV.OUT=258.95 (4"CPP)
 CB3
 RIM=260.00
 INV.IN=257.74 (6"PVC)
 INV.IN=256.62 (6"PVC)
 INV.OUT=256.52 (8"PVC)
 CB4
 RIM=263.36
 INV.OUT=259.86 (15" PVC)
 CB5
 RIM=261.94
 INV.IN=258.24 (15" PVC)
 INV.IN=258.09 (15" CMP)
 INV.OUT=257.64 (15" CMP)
 CB6
 RIM=260.81
 INV.IN=256.11 (15" CMP)
 INV.IN=256.11 (12" CPP)
 INV.OUT=256.01 (24"CPP)
 CB7
 RIM=262.19
 INV.IN=260.64 (12"HOPE)
 INV.OUT=257.46 (18"HOPE)
 CB8
 RIM=262.19
 INV.IN=256.93 (18"HOPE)
 INV.OUT=256.38 (18"HOPE)
 CB9
 RIM=259.58
 INV.IN=252.98 (18"HOPE)
 INV.OUT=252.68 (18"HOPE)
 CB10
 RIM=261.38
 INV.IN=255.53 (24"CPP)
 INV.OUT=255.38 (24"CPP)

NF
 NORMAN J. JR. & BARBARA S. LABRECQUE AND EDYTHE LABRECQUE-BURKHEAD
 78 TEN ROD ROAD
 ROCHESTER, NH 03867-4246
 SCRD BK#11773 PG.#174
 (MIX RES/CI)
 27.0± AC.

MAP 216 LOT 4
 716,579 S.F.
 (16,450.1 ACRES)

NF
 ROBERT & KAREN BERANGER
 20 FARMINGTON ROAD
 ROCHESTER, NH 03867-4304
 SCRD BK#1035 PG.#370
 (MIX RES/CI)
 15.0± AC.

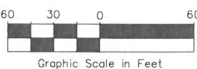
PLAN REFERENCES:

- "SURVEY OF THE LAND OF NORTHGATE APARTMENT COMPLEX, ROCHESTER, N.H." DATED JANUARY 5, 1982 BY HOLDEN ENGINEERING & SURVEYING. SCRD PLAN FILE 234-23.
- "SUBDIVISION PLAN OF LAND IN ROCHESTER, N.H. (NORTHGATE APARTMENT COMPLEX) FOR DOROTHY S. CLINE AND LEONARD A. CLINE AS TRUSTEES OF NORTHEX REALTY TRUST, 51 WINCHESTER STREET, NEWTON HIGHLANDS, MASSACHUSETTS" BY LLOYD F. BROWN ENG., INC. DATED DEC. 16 1975. SCRD PLAN FILE 16A-59.
- "ALTA/ACSM LAND TITLE SURVEY FOR NORTHGATE INVESTMENT PROPERTIES, L.L.C." PREPARED BY AMES MSC ARCHITECTS AND ENGINEERS, DATED MARCH 31, 2005 WITH REVISION 2 DATED MAY 18, 2005.
- "PROPOSED SUBDIVISION PLAN OF MARY E. GRENIER TEN ROD ROAD ROCHESTER, N.H." BY BERRY SURVEYING & ENGINEERING, INC. DATED JANUARY 14, 2000 WITH REVISION 4 DATED 3/24/00. SCRD PLAN #58-38.
- "PROPERTY OF RICHARD S. ROBB ROCHESTER, N.H." BY PETER HODGES SURVEYORS, INC., DATED 9/20/72 LAST REVISED 10/13/72. SCRD PLAN #9-2-47.
- "PROPOSED SUBDIVISION LAND OF BERANGER REALTY, INC. ROUTE 11, ROCHESTER, N.H." BY BERRY CONST. CO., INC. CONTRACTORS & ENGINEERS, DATED JUNE 4, 1979. SCRD PLAN #20-63.

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This plan is not effective unless signed by a duly authorized officer of Thomas F. Moran, Inc.



REV.	DATE	DESCRIPTION	DR	CK

NOTES:

- THE PARCEL IS LOCATED IN THE GRANITE RIDGE ZONING DISTRICT (GR) AND PARTIALLY IN THE AQUIFER PROTECTION OVERLAY DISTRICT.
- THE PARCEL IS SHOWN ON THE CITY OF ROCHESTER ASSESSOR'S MAP 216 AS LOT 4.
- THE PARCEL IS LOCATED IN ZONE X AS SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM (NFIP), FLOOD INSURANCE RATE MAP (FIRM) STRAFFORD COUNTY, NEW HAMPSHIRE, PANEL 184 OF 405, MAP NUMBER 33017C0184D, WITH AN EFFECTIVE DATE OF MAY 17, 2005.
- OWNER OF RECORD: NORTHGATE INVESTMENT PROPERTIES, LLC
 PO BOX 645
 IPSWICH, MA 01938-0645
 SCRD BK#1811 PG.#17
- TOTAL LOT AREA: MAP 216 LOT 4
 716,579 S.F.
 (16,450.1 ACRES)
- DIMENSIONAL REQUIREMENTS:
 MINIMUM FRONTAGE: 50'
 MINIMUM SETBACKS FOR PAVEMENT:
 FRONT 10'
 SIDE 5'
 REAR 10'
- PER THE CITY OF ROCHESTER, NEW HAMPSHIRE ZONING ORDINANCE TABLE 19-B AND SECTION 42.8.C.
- WETLAND DELINEATION WAS COMPLETED BY GOVE ENVIRONMENTAL SERVICES, INC. ON 07/25/2018 IN ACCORDANCE WITH THE U.S. ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, TECHNICAL REPORT Y-87-1 (JAN. 1987) AND REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHEASTERN AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012 AND FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4, MAY 2017, NEW ENGLAND HYDR

LEGEND:

- A AGRICULTURAL DISTRICT
BK/PG BOOK & PAGE
CH CHORD
EP EDGE OF PAVEMENT
GR GRANITE BOUND TO BE SET
GR GRANITE RIDGE DISTRICT
HC HANDICAP
IRTBS IRON ROD TO BE SET
L LENGTH
LS LANDSCAPED AREA
MH MANHOLE
N/F NOW OR FORMERLY
R RADIUS
ROW RIGHT OF WAY
SCRD STRAFFORD COUNTY REGISTRY OF DEEDS
S.F. SQUARE FEET
Δ CENTRAL ANGLE
Δ ASSESSOR'S MAP NUMBER/ LOT NUMBER
- PROPERTY LINE
STONEWALL
CHAINLINK FENCE
EDGE OF WETLANDS

- FLOOD LIGHT
SIGN POLE
UTILITY POLE
PARKING SPACES
DUMPSTER
HANDICAP
CONCRETE
WETLAND
RIPRAP
UTILITY EASEMENT

- SEWER EASEMENT
20' WIDE RIGHT OF WAY
30' WIDE RIGHT OF WAY
PAVEMENT

- WATER LINE
DRAIN LINE
SEWER LINE
OVERHEAD UTILITIES
UNDERGROUND UTILITIES
SEWER MANHOLE
WATER VALVE
WATER SHUT OFF
CATCH BASIN
MANHOLE
UTILITY POLE
GUY POLE
DRAIN CLEAN OUT
WELL



CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION

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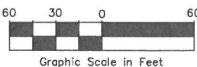
PURSUANT TO NEW HAMPSHIRE REVISED STATUTES ANNOTATED 676:18, II, III AND IV AND 672:14:
I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY THOSE UNDER MY DIRECT SUPERVISION AND ARE THE RESULT OF A FIELD SURVEY CONDUCTED IN OCTOBER 2018. THIS SURVEY CONFORMS TO THE ACCURACY REQUIREMENTS OF AN URBAN SURVEY OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS. I FURTHER CERTIFY THAT THIS SURVEY IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, AND THE FIELD TRAVERSE SURVEY EXCEEDS A PRECISION OF 1:15,000.

LICENSED LAND SURVEYOR

DATE

PLAN REFERENCES:

- "SURVEY OF THE LAND OF NORTHGATE APARTMENT COMPLEX, ROCHESTER, N.H." DATED JANUARY 5, 1982 BY HOLDEN ENGINEERING & SURVEYING, SCRD PLAN FILE 23A-23.
- "SUBDIVISION PLAN OF LAND IN ROCHESTER, N.H. (NORTHGATE APARTMENT COMPLEX) FOR DOROTHY S. CLINE AND LEONARD A. CLINE AS TRUSTEES OF NORTHEX REALTY TRUST, 51 WINCHESTER STREET, NEWTON HIGHLANDS, MASSACHUSETTS" BY LLOYD F. BROWN ENG., INC. DATED DEC. 16 1975. SCRD PLAN FILE 18A-59.
- "ALTA/ACSM LAND TITLE SURVEY FOR NORTHGATE INVESTMENT PROPERTIES, L.L.C." PREPARED BY AMES MSC ARCHITECTS AND ENGINEERS, DATED MARCH 31, 2005 WITH REVISION 2 DATED MAY 18, 2005.
- "PROPOSED SUBDIVISION PLAN OF MARY E. GRENIER TEN ROD ROAD ROCHESTER, N.H." BY BERRY SURVEYING & ENGINEERING, INC. DATED JANUARY 14, 2000 WITH REVISION 4 DATED 3/24/00. SCRD PLAN #58-38.
- "PROPERTY OF RICHARD S. ROBBIE ROCHESTER, N.H." BY PETER HODGES SURVEYORS, INC., DATED 9/20/72 LAST REVISED 10/13/72. SCRD PLAN #9-2-47.
- "PROPOSED SUBDIVISION LAND OF BERANGER REALTY, INC. ROUTE 11, ROCHESTER, N.H." BY BERRY CONST. CO., INC. CONTRACTORS & ENGINEERS, DATED JUNE 4, 1979. SCRD PLAN #20-63.



LOCATION PLAN

NOTES:

- THE PARCEL IS LOCATED IN THE GRANITE RIDGE ZONING DISTRICT (GR) AND PARTIALLY IN THE AQUIFER PROTECTION OVERLAY DISTRICT.
 - THE PARCEL IS SHOWN ON THE CITY OF ROCHESTER ASSESSOR'S MAP 216 AS LOT 4.
 - THE PARCEL IS LOCATED IN ZONE X AS SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM (NFIP), FLOOD INSURANCE RATE MAP (FIRM) STRAFFORD COUNTY, NEW HAMPSHIRE, PANEL 184 OF 405, MAP NUMBER 33017C0184D, WITH AN EFFECTIVE DATE OF MAY 17, 2005.
 - OWNER OF RECORD:
NORTHGATE INVESTMENT PROPERTIES, LLC
PO BOX 645
IPSWICH, MA 01938-0645
SCRD BK.#1811 PG.#17
 - TOTAL LOT AREA:
MAP 216 LOT 4
716,579 S.F.
(16.4501 ACRES)
- | PROPOSED LOT 1: | PROPOSED LOT 2: | PROPOSED LOT 3: | PROPOSED ROW: |
|-------------------------------|--------------------------------|--------------------------------|-------------------------------|
| 53,783 S.F.
(1.2347 ACRES) | 250,930 S.F.
(5.7606 ACRES) | 343,868 S.F.
(7.8941 ACRES) | 67,998 S.F.
(1.5610 ACRES) |
- DIMENSIONAL REQUIREMENTS:
MINIMUM FRONTAGE:
MINIMUM SETBACKS FOR PAVEMENT:
FRONT
SIDE
REAR
 - PER THE CITY OF ROCHESTER, NEW HAMPSHIRE ZONING ORDINANCE TABLE 19-B AND SECTION 42.8.C.
 - WETLAND DELINEATION WAS COMPLETED BY GOVE ENVIRONMENTAL SERVICES, INC. ON 07/25/2018 IN ACCORDANCE WITH THE U.S. ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, TECHNICAL REPORT Y-87-1 (JAN. 1987) AND REGIONAL SUPPLEMENT TO THE CORPUS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHEAST REGION, VERSION 2.0, JANUARY 2012 AND FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4, MAY 2017, NEW ENGLAND HYDRIC SOILS TECHNICAL COMMITTEE. WETLANDS WERE LOCATED BY MSC A DIVISION OF TFMORAN, INC.
 - HORIZONTAL DATUM IS PLAN REFERENCE #1.
 - EASEMENTS, RIGHTS, AND RESTRICTIONS SHOWN OR IDENTIFIED ARE THOSE WHICH WERE FOUND DURING RESEARCH PERFORMED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS. OTHER RIGHTS, EASEMENTS, OR RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF SUBJECT PARCEL(S) WOULD DETERMINE.
 - THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. TFMORAN, INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UNDERGROUND UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE AT 811.
 - THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH THE CURRENT LEGAL DESCRIPTIONS. IT IS NOT AN ATTEMPT TO DEFINE THE EXTENT OF OWNERSHIP OR DEFINE THE LIMITS OF TITLE.
 - THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE MAP 216 LOT 4 INTO 3 LOTS AND CREATE A 60' WIDE RIGHT OF WAY FOR DEDICATION TO THE CITY OF ROCHESTER. THE ROW IS FOR A PROPOSED PUBLIC STREET TO BE DESIGNED BY OTHERS AND CONTAINS 67,998 S.F. (1.5610 ACRES).
 - ALL WETLANDS LESS THAN ONE-HALF ACRE IN SIZE, EXCEPT VERNAL POOLS ARE EXEMPT FROM THE CONSERVATION OVERLAY DISTRICT (COD) PER THE CITY OF ROCHESTER ZONING ORDINANCE SECTION 42.12.E.1.
 - SHEET S-1 IS AN EXISTING CONDITIONS, TOPOGRAPHY AND SOILS PLAN TO REMAIN ON FILE WITH THE ROCHESTER PLANNING DEPARTMENT.
 - FOR MORE INFORMATION ABOUT THIS SUBDIVISION CONTACT CURRENT OWNER, NORTHGATE INVESTMENT PROPERTIES, LLC C/O BILL PIERCE.
 - UTILITIES SERVING BUILDING ON LOT 2 TO BE REROUTED TO AVOID EASEMENTS.

APPROVED BY THE ROCHESTER PLANNING BOARD ON _____ DATE _____
SIGNED BY _____ NAME _____ POSITION _____

TAX MAP 216 LOT 4

**SUBDIVISION PLAN
NORTHGATE APARTMENTS
36 FARMINGTON ROAD
ROCHESTER, NEW HAMPSHIRE
COUNTY OF STRAFFORD**

OWNED BY
NORTHGATE INVESTMENT PROPERTIES, LLC

SCALE: 1" = 60' (22x34)
1" = 120' (11x17)

NOVEMBER 6, 2018



Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

170 Commerce Way, Suite 102
Portsmouth, NH 03801
Phone (603) 431-2222
Fax (603) 431-0910
www.tfmoran.com

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	CK	JCC	CADFILE		