

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

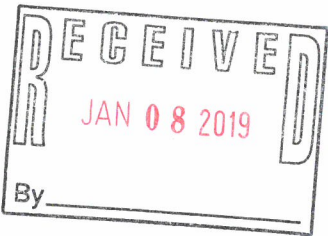
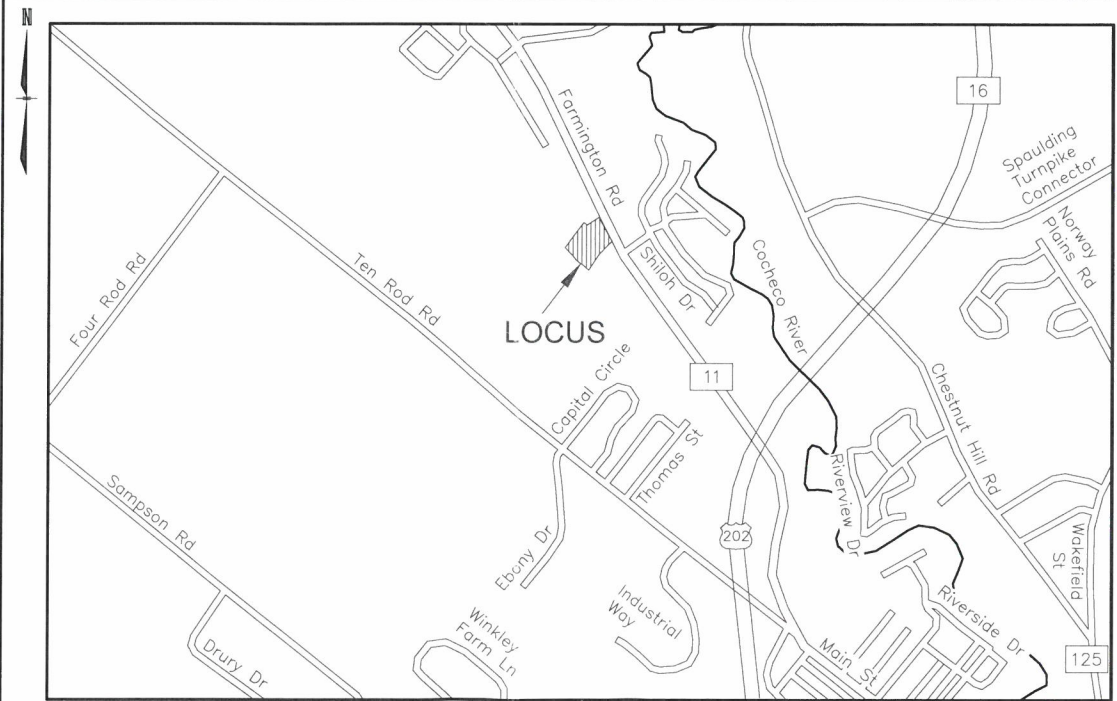
INDEX OF SHEETS

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

SUBDIVISION PLANS
FOR
NORTHGATE APARTMENTS
36 FARMINGTON ROAD
ROCHESTER, NEW HAMPSHIRE

NOVEMBER 6, 2018
LAST REVISED JANUARY 7, 2019

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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48 Constitution Drive, Bedford, N.H. 03110

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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
HDPE HIGH DENSITY POLYETHYLENE PIPE
INV. INVERT
L LENGTH
LS LANDSCAPED AREA
MH MANHOLE
N/F NOW OR FORMERLY
NAVDB NORTH AMERICAN VERTICAL DATUM OF 1988
PSNH PUBLIC SERVICE COMPANY OF NEW HAMPSHIRE
PVC POLYVINYL CHLORIDE
RADIUS
RES RESIDENTIAL
SCRD STRAFFORD COUNTY REGISTRY OF DEEDS
SMH SEWER MANHOLE
S.F. SQUARE FEET
Δ CENTRAL ANGLE
UGU UNDERGROUND UTILITIES
ASSASSOR'S MAP NUMBER/
LOT NUMBER

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

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

MAP 216 LOT 6
N/F
CASACCIO HOLDINGS, LLC
PO BOX 1598
ROCHESTER, NH 03866-1598
SCRD BK#2923 PG.#201
(AUTO SALES)
5.8± AC.

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

MAP 216 LOT 5
N/F
PACKY'S INVESTMENT PROPERTIES, LLC
PO BOX 77
FARMINGTON, NH 03835-0077
SCRD BK#4446 PG.#148
(RETAIL/SERVICE)
1.2± AC.

SEWER EASEMENT
(SEE PLAN
REFERENCE #2)

VERIZON
73.5-1/2L
PSNH
362/
222A1Y

378/73 1/2
WITH LIGHT

362/222S
362/222

30' WIDE RIGHT OF WAY
SEE SCRD BK#981
PG.#343, BK.#1071 PG.#814
AND BK.#1811 PG.#17
(SEE PLAN REFERENCE #1)

362/223B
WITH LIGHT

362/223A
WITH UGU

362/224
362/225

362/225A
WITH LIGHT

362/225B

362/225C

362/225D

362/225E

362/225F

362/225G

362/225H

362/225I

362/225J

362/225K

362/225L

362/225M

362/225N

362/225O

362/225P

362/225Q

362/225R

362/225S

362/225T

362/225U

362/225V

362/225W

362/225X

362/225Y

362/225Z

362/225AA

362/225AB

362/225AC

362/225AD

362/225AE

362/225AF

362/225AG

362/225AH

362/225AI

362/225AJ

362/225AK

362/225AL

362/225AM

362/225AN

362/225AO

362/225AP

362/225AQ

362/225AR

362/225AS

362/225AT

362/225AU

362/225AV

362/225AW

362/225AX

362/225AY

362/225AZ

362/225BA

362/225BB

362/225BC

362/225BD

362/225BE

362/225BF

362/225BG

362/225BH

362/225BI

362/225BJ

362/225BK

362/225BL

362/225BM

362/225BN

362/225BO

362/225BP

362/225BQ

362/225BR

362/225BS

362/225BT

362/225BU

362/225BV

362/225BW

362/225BX

362/225BY

362/225BZ

362/225CA

362/225CB

362/225CC

362/225CD

362/225CE

362/225CF

362/225CG

362/225CH

362/225CI

362/225CJ

362/225CK

362/225CL

362/225CM

362/225CN

362/225CO

362/225CP

362/225CQ

362/225CR

362/225CS

362/225CT

362/225CU

362/225CV

362/225CW

362/225CX

362/225CY

362/225CZ

362/225DA

362/225DB

362/225DC

362/225DD

362/225DE

362/225DF

362/225DG

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362/225DV

362/225DW

362/225DX

362/225DY

362/225DZ

362/225EA

362/225EB

362/225EC

362/225ED

362/225EE

362/225EF

362/225EG

362/225EH

362/225EI

362/225EJ

362/225EK

362/225EL

362/225EM

362/225EN

362/225EO

362/225EP

362/225EQ

362/225ER

362/225ES

362/225ET

362/225EU

362/225EV

362/225EW

362/225EX

362/225EY

362/225EZ

362/225FA

362/225FB

362/225FC

362/225FD

362/225FE

362/225FF

362/225FG

362/225FH

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362/225FK

362/225FL

362/225FM

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362/225FZ

362/225GA

362/225GB

362/225GC

362/225GD

362/225GE

362/225GF

362/225GG

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362/225GM

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362/225GY

362/225GZ

362/225HA

362/225HB

362/225HC

362/225HD

362/225HE

362/225HF

362/225HG

362/225HH

362/225HI

362/225HJ

362/225HK

362/225HL

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362/225HQ

362/225HR

362/225HS

362/225HT

362/225HU

362/225HV

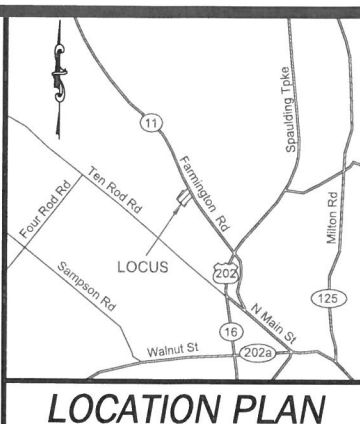
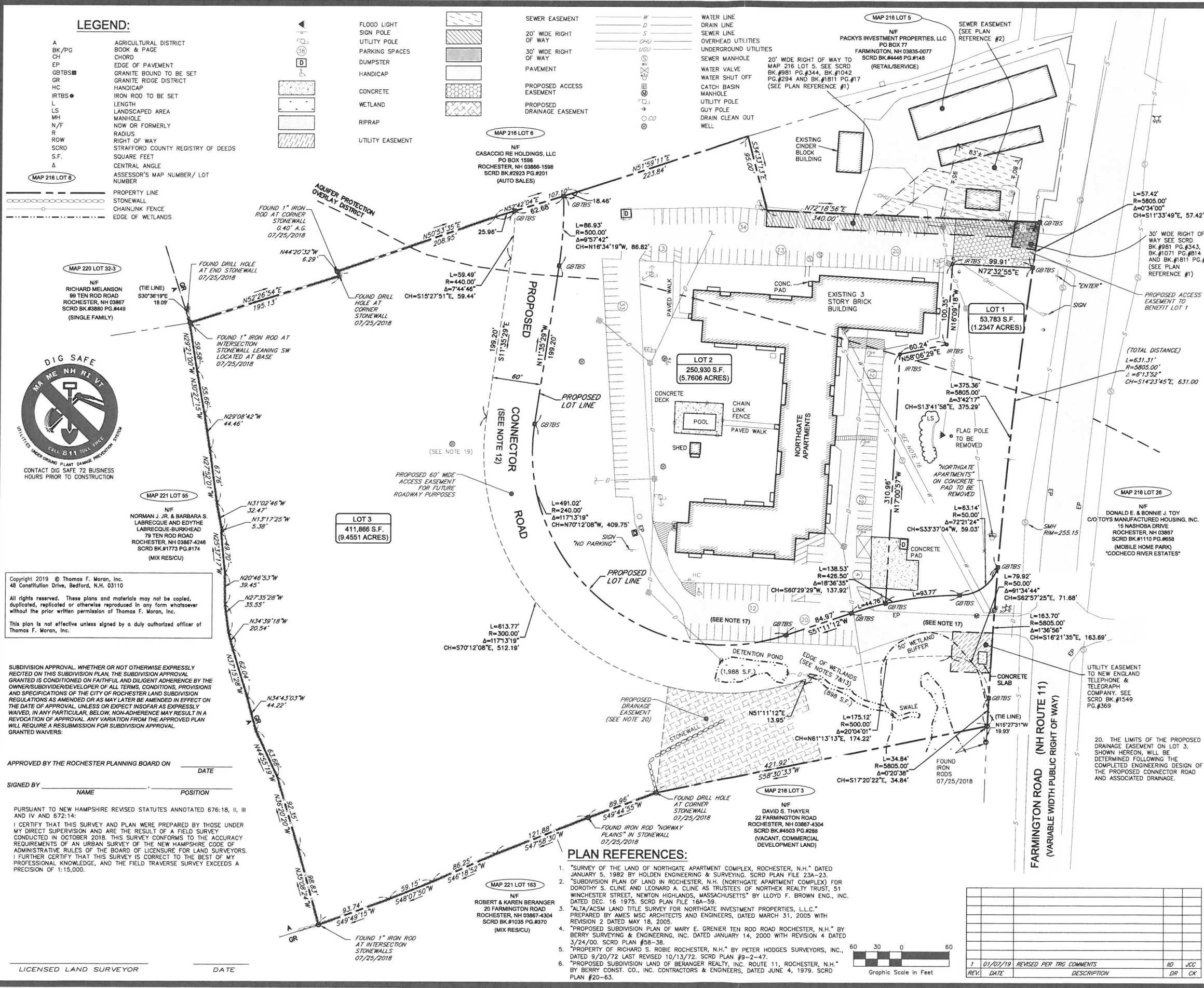
362/225HW

362/225HX

362/225HY

362/225HZ

Jan 08, 2019 - 8:42am
F:\MSC Projects\47112 - Farmington Road - Rochester\47112.01 - CSD-Northgate - 36 Farmington Rd\SurveyDrawings\47112.01_52_SD.dwg



- 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, SORD BK #1811 PG. #17 (SEE PLAN REFERENCE #1).
 - TOTAL LOT AREA: MAP 216 LOT 4, 716,579 S.F. (16.4501 ACRES).
- | PROPOSED LOT 1: | PROPOSED LOT 2: | PROPOSED LOT 3: |
|----------------------------|-----------------------------|-----------------------------|
| 53,783 S.F. (1.2347 ACRES) | 250,930 S.F. (5.7606 ACRES) | 411,866 S.F. (9.4551 ACRES) |
- 6. DIMENSIONAL REQUIREMENTS:**
- | MINIMUM FRONTAGE: | GR |
|--------------------------------|-----|
| MINIMUM SETBACKS FOR PAVEMENT: | 50' |
| 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 GOWE 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: 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 5-1 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.
 - LOT 3 SHALL BE SUBJECT TO THE RIGHT-OF-WAY AND EASEMENT FOR THE BENEFIT OF LOT 2, FOR THE CONTINUED USE OF THE EXISTING DRIVEWAY AND PARKING SPACES LOCATED ON LOT 3 UNTIL THE CONSTRUCTION OF THE PROPOSED CONNECTOR ROAD. THE TWENTY (20) EXISTING PARKING SPACES AFFECTED BY SAID ROAD ARE TO BE RELOCATED UPON CONSTRUCTION OF THE PROPOSED CONNECTOR ROAD.
 - PARKING REQUIREMENTS: TOTAL REQUIRED: 2 SPACES PER DWELLING UNIT.
- PARKING CALCULATIONS:**
- | EXISTING CONDITIONS: | |
|-------------------------|--------------------|
| TOTAL DWELLING UNITS | = 111 UNITS |
| EXISTING PARKING SPACES | = 175 SPACES |
| EXISTING PARKING RATIO | = 1.58 SPACES/UNIT |
19. THE EXISTING WELLS SHOWN HEREON HAVE BEEN ABANDONED.

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' (22:34)

1" = 120' (11:17)

NOVEMBER 6, 2018

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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

REV	DATE	DESCRIPTION	BY	CHK
1	01/07/19	REVISED PER TRG COMMENTS	JD	JCC

47112.01

DR	ID	FB	534
CK	JCC	CADFILE	

S-2

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



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SUBDIVISION APPROVAL: WHETHER OR NOT OTHERWISE EXPRESSLY RECITED ON THIS SUBDIVISION PLAN, THE SUBDIVISION APPROVAL GRANTED IS CONDITIONED ON FAITHFUL AND DILIGENT ADHERENCE BY THE OWNERS/SUBDIVIDER/DEVELOPER OF ALL TERMS, CONDITIONS, PROVISIONS AND SPECIFICATIONS OF THE CITY OF ROCHESTER LAND SUBDIVISION REGULATIONS AS AMENDED OR AS MAY LATER BE AMENDED IN EFFECT ON THE DATE OF APPROVAL, UNLESS OR EXPECT 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 GRANTED WAIVERS:

APPROVED BY THE ROCHESTER PLANNING BOARD ON _____ DATE _____

SIGNED BY _____ NAME _____ POSITION _____

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.

- PLAN REFERENCES:**
- "SURVEY OF THE LAND OF NORTHGATE APARTMENT COMPLEX, ROCHESTER, N.H." DATED JANUARY 5, 1982 BY HOLDEN ENGINEERING & SURVEYING, SORD 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 NORTHEAST REALTY TRUST, 51 WINCHESTER STREET, NEWTON HIGHLANDS, MASSACHUSETTS" BY LLOYD F. BROWN ENG., INC. DATED DEC. 16 1975, SORD 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 16, 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, SORD 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, SORD 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, SORD PLAN #20-63.