

Drawing Name: M:\2020\20025\DWG\S-1.dwg
Thu, 11 Jun 2020 - 10:47am

LAND SURVEYORS

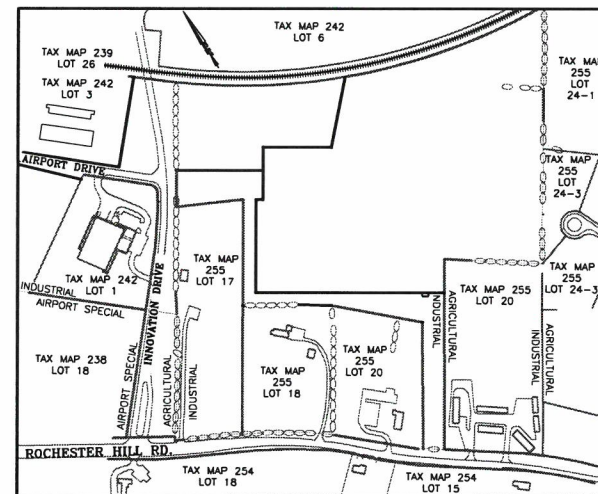
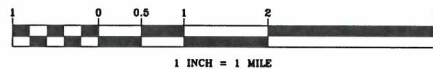
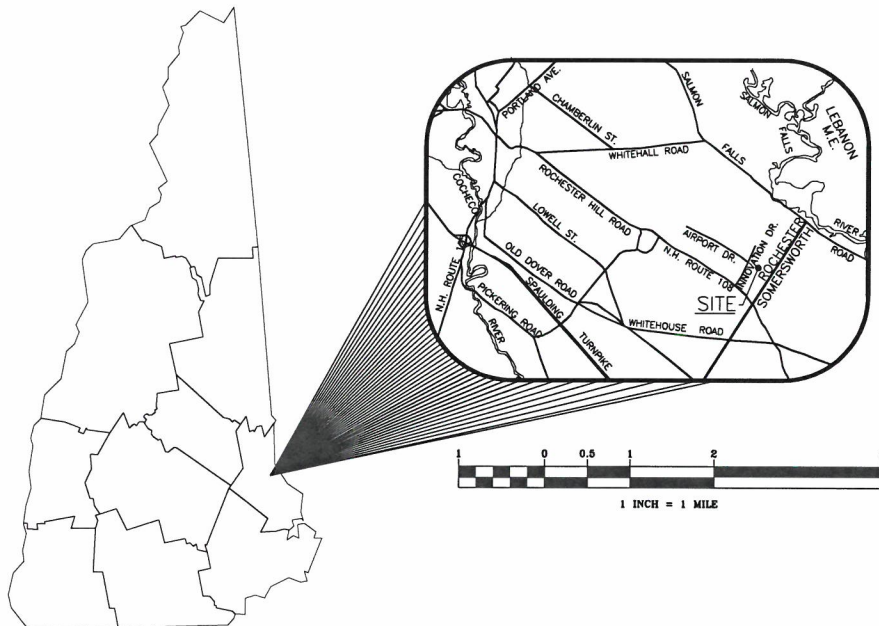


CIVIL ENGINEERS

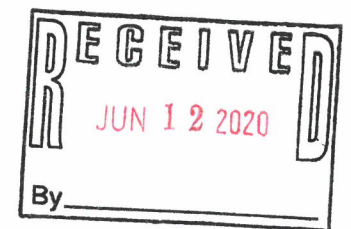
COMMERCIAL SUBDIVISION

NH ROUTE 108 ROCHESTER HILL ROAD INNOVATION DRIVE

PREPARED FOR
CITY OF ROCHESTER
APRIL 2020



OVERALL SITE
1" = 400'



CIVIL ENGINEERS
NORWAY PLAINS ASSOCIATES, INC.
2 CONTINENTAL BOULEVARD
ROCHESTER, NEW HAMPSHIRE 03867
(603) 335-3948

CAREFULLY REVIEW ALL SHEETS OF THIS PACKAGE TO INSURE PROPER CONSTRUCTION. SPECIFIC SITE CONDITIONS SHOULD BE EXPLORED PRIOR TO CONSTRUCTION. CONTACT BOTH THE DESIGN ENGINEER AND THE PROJECT OWNER FOR ANY AVAILABLE GEOTECHNICAL OR HYDROGEOLOGICAL INFORMATION AVAILABLE BUT NOT CONTAINED WITHIN THE PLAN SET. IF THERE ARE ANY QUESTIONS WITH THE DESIGN PRESENTED IN THIS PLAN SET PLEASE CONTACT THE ENGINEERING STAFF AT NORWAY PLAINS ASSOCIATES, INC. (603)-335-3948.

OWNER OF RECORD

TM 255-18
THE CITY OF ROCHESTER
31 WAKEFIELD STREET
ROCHESTER, NH 03867
SCRD 4448-224
(17.30 ACRES)

TM 255-19
THE CITY OF ROCHESTER
31 WAKEFIELD STREET
ROCHESTER, NH 03867
SCRD 4448-224
(2.68 ACRES)

TM 255-21
THE CITY OF ROCHESTER
31 WAKEFIELD STREET
ROCHESTER, NH 03867
SCRD 4424-864
(27.11 ACRES)

APPLICANT

CITY OF ROCHESTER
31 WAKEFIELD STREET
CITY ROCHESTER, NH 03867
(603) 335-1338

STATE AND FEDERAL PERMITS:

STATE OF NEW HAMPSHIRE PERMIT NUMBERS:

NHDES ALTERATION OF TERRAIN:	NOT REQUIRED
NHDES WETLANDS PERMIT:	NOT REQUIRED
NHDES DAM PERMIT:	NOT REQUIRED
NHDES SUBDIVISION PERMIT:	NOT REQUIRED
NHDES SUBSURFACE SYSTEMS PERMIT:	NOT REQUIRED
NHDES WASTEWATER PERMIT:	NOT REQUIRED
NHDOT DRIVEWAY/ENTRANCE PERMIT:	NOT REQUIRED

NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES):

NPDES PERMITS ARE ONLY REQUIRED FOR PROJECTS MEETING THE DISTURBED AREA CRITERIA BELOW AND HAVING A POINT SOURCE STORMWATER DISCHARGE FROM THE SITE TO AN ADJACENT WETLAND OR WATER BODY (I.E. CULVERT, SWALE, ETC. OUTLETING TO A WETLAND, CREEK, STREAM OR RIVER).

NPDES PERMIT: NOT REQUIRED

NPDES PERMITS CONSIST OF A NOTICE OF INTENT (NOI) FILED WITH THE ENVIRONMENTAL PROTECTION AGENCY AT LEAST 14 DAYS PRIOR TO CONSTRUCTION COMMENCING AND A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) BEING PREPARED, KEPT ON SITE AND FOLLOWED BY THE CONTRACTOR.

FOR STATUS OF THIS PERMIT, CONTACT THE PROJECT GENERAL CONTRACTOR.

FINAL APPROVAL BY
ROCHESTER PLANNING BOARD

CERTIFIED BY: DATE: 6/12/20

SHEET INDEX		
SHEET S-1	COVER	1" = 100'
SHEET S-2	EXISTING FEATURES	1" = 100'
SHEET S-3	LOT CONSOLIDATION PLAN	1" = 100'
SHEET S-4	SUBDIVISION PLAN	1" = 100'
SHEET S-5	TOPOGRAPHIC SUBDIVISION PLAN	1" = 100'

FILE NO. 104
PLAN NO. C-3012
DWG. NO. 20025 S-1
F.B. NO.

31 Mooney Street, Alton, N.H. 603-875-3948

NORWAY PLAINS ASSOCIATES, INC.

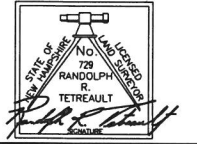
2 Continental Blvd., Rochester, N.H. 603-335-3948

Drawing Location: N:\2020\20025\DWG\20025 S-1.dwg
Thu, 11 Jun 2020 - 10:33am

LAND SURVEYORS



CIVIL ENGINEERS



- LEGEND**
- PROPERTY LINE
 - LIMITS OF JURISDICTIONAL WETLANDS
 - EXISTING EDGE OF PAVEMENT
 - EXISTING TREE LINE
 - EXISTING STONEWALLS
 - EXISTING RAILROAD TRACKS
 - EXISTING CONTOUR LINE
 - EXISTING DRAIN LINE
 - EXISTING OVERHEAD WIRES
 - EXISTING WATER LINE
 - EXISTING SEWER LINE
 - EXISTING GUARD RAIL
 - EXISTING UTILITY POLE
 - EXISTING CATCH BASIN
 - EXISTING SEWER MANHOLE
 - EXISTING MONUMENT
 - EXISTING HYDRANT
 - EXISTING WATER GATE OR SHUT-OFF VALVE
 - EXISTING TEST PIT LOCATION & NUMBER
 - EXISTING WETLANDS
 - EXISTING WELL

EXISTING CATCH BASINS

- CB1
RIM=292.73'
INV. IN=288.70' (15" CPP)
SUMP=285.73'
- EX. CB2
RIM=290.45'
INV. IN=284.66' (15" CPP)
INV. OUT=284.66' (15" CPP)
SUMP=281.35'
- CB3
RIM=283.48'
INV. IN=277.58' (15" CPP)
INV. OUT=277.48' (15" CPP)
SUMP=274.58'
- CB4
RIM=279.23'
INV. IN=268.03' (15" CPP) FROM BRIDGE
INV. IN=272.41' (15" CPP) FROM CB1
INV. OUT=267.58' (15" CPP) SWALE
- CB5
RIM=280.85'
INV. IN=274.63'
INV. OUT=270.55' (15" CPP) SWALE
SUMP=267.55'

TM 242-6
LOCATION: 85 INNOVATION DR.
HOUSING AUTHORITY OF ROCHESTER
% BUSINESS FINANCE AUTH. OF NH
2 PILLSBURY ST. STE 101
CONCORD, NH 03301
SCRD 4029-908

TM 239-26
NH NORTHCOAST CORP
P O BOX 429
OSSISPEE, NH 03864
SCRD 1706-532



NOTES:

- THE PARCELS ARE IN THE GENERAL INDUSTRIAL DISTRICT ZONE (G1) AND CONSERVATION OVERLAY DISTRICT.
- MINIMUM LOT REQUIREMENTS WITH WATER AND SEWER:
LOT AREA = 20,000 SQ.FT.
FRONTAGE = 100 FT.
- BUILDING SETBACKS: "NO INDUSTRIAL BUILDING OR OPERATION SHALL BE SITUATED CLOSER THAN 100 FEET TO THE BOUNDARY LINE OF ANY ADJACENT RESIDENTIAL PROPERTY. THE PLANNING BOARD MAY REDUCE THIS SETBACK TO 50 FEET BY CONDITIONAL USE OR WHERE THE USE IS ACCESSORY TO A PRIMARY SECTION 275-7.2.B.
FRONT = 25 FT.
SIDE = 20 FT.
REAR = 25 FT.
- MAXIMUM BUILDING HEIGHT = 55 FT.
- THE LOTS ARE CURRENTLY UNDEVELOPED
- A PORTION OF TM 255-21 IS LOCATED WITHIN THE 100 YEAR FLOOD ZONE A AS SHOWN ON THE FLOOD INSURANCE RATE MAP DATED MAY 17, 2005 COMMUNITY PANEL 330760218D PANEL 218 OF 405.
- THE LOTS MAY BE SUBJECT TO AN AVIATION EASEMENT AND FLIGHT CLEARANCE EASEMENT AS OUTLINED IN SCRD 1167-280, AS SHOWN.
- TM 255-18 IS SUBJECT TO AN AVIATION EASEMENT AND FLIGHT CLEARANCE EASEMENT IN FAVOR OF THE STATE OF NEW HAMPSHIRE, SEE SCRD 1166-633.
A 60' ROW IN FAVOR OF TM 255-19, SEE SCRD 860-462.
- TM 255-18 IS SUBJECT TO AN AVIATION EASEMENT AND FLIGHT CLEARANCE EASEMENT IN FAVOR OF THE STATE OF NEW HAMPSHIRE, SEE SCRD 1166-604.
- TM 255-21 IS SUBJECT TO ANY RIGHTS TO CROSS AT RAILROAD TRACKS AND/OR RIGHT-OF-WAY OF BOSTON AND MAINE RAILROAD LOCATED BETWEEN PARCELS B AND C. REFERENCE IS MADE TO RIGHTS RESERVED BY TIMOTHY HANSON (PREDECESSOR IN TITLE TO THE RESURRECTION LUTHERAN CHURCH) TO GREAT FALLS AND CONWAY RAILROAD (PREDECESSOR IN TITLE TO BOSTON AND MAINE RAILROAD) DATED JANUARY 10, 1850, SEE SCRD 206-16.
TOGETHER WITH AN EASEMENT TO PASS AND REPASS OVER ROADS CURRENTLY EXISTING OR TO BE CONSTRUCTED ON LAND OF GRANITE STATE BUSINESS PARK, INC., SEE SCRD 1466-340 & SCRD 1593-716.
- VERTICAL DATUM AND CONTOURS ARE DERIVED FROM LIDAR DATA ACQUIRED BY NOAA IN 2011 (NAV088) (GEOID18)
- HORIZONTAL DATUM IS NH STATE PLANE NAD83 (2007)
- SOIL TYPES ARE PER NATURAL RESOURCES CONSERVATION SERVICE (NRCS) REPORT.
 - CIB - CHARLTON
 - DwC - DEERFIELD
 - GwC - GLOUCESTER
 - HwC - HINCKLEY
 - Mp - FREEDMAN & SWANSEA
 - Rk - RIDGEBURY
 - ShB - SUTTON
 - WwC - WINDSOR

WETLAND NOTES

STATE AND FEDERAL JURISDICTIONAL WETLANDS WERE DELINEATED BY N.H. CERTIFIED WETLAND SCIENTIST, BARRY H. KEITH, IN SEPTEMBER OF 2019 AND MAPPED BY NORWAY PLAINS ASSOCIATES, INC. USING TOTAL STATION SURVEY METHODS AND IN ACCORDANCE WITH THE FOLLOWING GUIDANCE DOCUMENTS:
1. N.H. CODE OF ADMINISTRATIVE RULES (ENV-WT 301.01) WITH THE TECHNIQUES OUTLINED IN THE 1987 "U.S. ARMY CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, TECHNICAL REPORT Y-87-1."
2. U.S. ARMY CORPS OF ENGINEERS, 2009, "REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTH CENTRAL AND NORTHEAST REGION, U.S. ARMY CORPS OF ENGINEERS RESEARCH AND DEVELOPMENT CENTER, ENVIRONMENTAL LABORATORY ERDC/EL TR-09-19."
3. U.S. ARMY CORPS OF ENGINEERS, 2012, "NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS: NORTHEAST REGION, U.S. ARMY CORPS OF ENGINEERS RESEARCH AND DEVELOPMENT CENTER, ENVIRONMENTAL LABORATORY.
4. N.H. CODE OF ADMINISTRATIVE RULES (ENV-WT 301.02) WITH THE U.S. FISH AND WILDLIFE SERVICE MANUAL FWS/OBS-79/31 ENTITLED "CLASSIFICATION OF WETLANDS AND DEEP WATER HABITATS OF THE UNITED STATES, COWARDIN ET AL. 1979."
5. NEW ENGLAND HYDRIC SOILS TECHNICAL COMMITTEE, 2004, 3RD ED., "FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND," NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION, LOWELL, MA.
6. U.S. DEPARTMENT OF AGRICULTURE, NATURAL RESOURCE CONSERVATION SERVICE, 2010, "FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 7.0," L.M. VASILAS, G.W. HURT, AND C.V. NOBLE (EDS.), USDA, NRCS, IN COOPERATION WITH THE NATIONAL TECHNICAL COMMITTEE FOR HYDRIC SOILS.

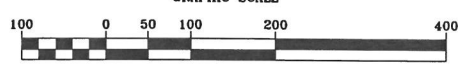


TM 255-18
THE CITY OF ROCHESTER
31 WAKEFIELD STREET
ROCHESTER, NH 03867
SCRD 4448-224
(17.30 ACRES)

TM 255-19
THE CITY OF ROCHESTER
31 WAKEFIELD STREET
ROCHESTER, NH 03867
SCRD 4448-224
(2.88 ACRES)

TM 255-21
THE CITY OF ROCHESTER
31 WAKEFIELD STREET
ROCHESTER, NH 03867
SCRD 4424-684
(27.11 ACRES)

EXISTING FEATURES PLAN
NH ROUTE 108
ROCHESTER HILL RD
INNOVATION DRIVE
ROCHESTER, NH
PREPARED FOR:
CITY OF ROCHESTER
APRIL 2020
GRAPHIC SCALE



FILE NO. 104
PLAN NO. C-3012-EF
DWG. NO. 20025 S-1
F.B. NO.

31 Mooney Street, Alton, N.H. 603-875-3948

NORWAY PLAINS ASSOCIATES, INC.

2 Continental Blvd., Rochester, N.H. 603-335-3948 S-1

LAND SURVEYORS

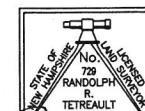
CIVIL ENGINEERS

FINAL APPROVAL BY
ROCHESTER PLANNING BOARD

CERTIFIED BY: _____ DATE: _____

WHETHER OR NOT OTHERWISE EXPRESSLY RECITED ON THIS SUBDIVISION PLAN, THE SUBDIVISION APPROVAL GRANTED IS CONDITIONED ON FAITHFUL AND DILIGENT ADHERENCE BY THE OWNER/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 EXCEPT 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 FROM SUBDIVISION APPROVAL.

I HEREBY CERTIFY THAT THIS PLAN, PREPARED UNDER MY DIRECTION, IS THE RESULT OF A SURVEY MADE ON THE GROUND AS PER RECORD DESCRIPTIONS AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE PLAN CLOSURE EXCEEDS 1:10,000.



NOTES:

- THE PURPOSE OF THIS PLAN TO CONSOLIDATE THE THREE PARCELS LAND DESCRIBED IN STRAFFORD COUNTY REGISTRY OF DEEDS, BOOK 4448, PAGE 224 AND BOOK 4424, PAGE 664 INTO A SINGLE LOT.
- THE PARCELS ARE IN THE GENERAL INDUSTRIAL DISTRICT ZONE (G1) AND CONSERVATION OVERLAY DISTRICT. MINIMUM LOT REQUIREMENTS WITH WATER AND SEWER:
LOT AREA = 20,000 SQ.FT.
FRONTAGE = 100 FT.
FRONT = 25 FT.
SIDE = 20 FT.
REAR = 25 FT.
MAXIMUM BUILDING HEIGHT = 55 FT.
BUILDING SETBACKS:
"NO INDUSTRIAL BUILDING OR OPERATION SHALL BE SITUATED CLOSER THAN 100 FEET TO THE BOUNDARY LINE OF ANY ADJACENT RESIDENTIAL PROPERTY. THE PLANNING BOARD MAY REDUCE THIS SETBACK TO 50 FEET BY CONDITIONAL USE OR WHERE THE USE IS ACCESSORY TO A PRIMARY" SECTION 275-7.2.B.
- THE LOTS ARE CURRENTLY UNDEVELOPED.
- A PORTION OF TAX MAP 255, LOT 21 IS LOCATED WITHIN THE 100 YEAR FLOOD ZONE A AS SHOWN ON THE FLOOD INSURANCE RATE MAP DATED SEPTEMBER 30, 2015, COMMUNITY PANEL 3307C0218E, PANEL 218 OF 405.
- THE SURVEYED LOTS ARE SUBJECT TO AN AVIATION AND FLIGHT CLEARANCE EASEMENT AS OUTLINED IN BOOK 1167, PAGE 280, AS SHOWN. SEE ALSO BOOK 1166, PAGE 633 AND BOOK 1168, PAGE 604. TAX MAP 255, LOT 18 IS SUBJECT TO A 60' RIGHT OF WAY IN FAVOR OF TAX MAP 255, LOT 19. SEE BOOK 880, PAGE 462.
- TAX MAP 255, PAGE 21 IS SUBJECT TO ANY RIGHTS TO CROSS AT RAILROAD TRACKS AND/OR RIGHT-OF-WAY OF BOSTON AND MAINE RAILROAD LOCATED BETWEEN PARCELS B AND C. REFERENCE IS MADE TO RIGHTS RESERVED BY TIMOTHY HANSON (PREDECESSOR IN TITLE TO THE RESURRECTION LUTHERAN CHURCH) TO GREAT FALLS AND CONWAY RAILROAD (PREDECESSOR IN TITLE TO BOSTON AND MAINE RAILROAD) DATED JANUARY 10, 1850, SEE BOOK 208, PAGE 16, TOGETHER WITH AN EASEMENT TO PASS AND REPAIR OVER ROADS CURRENTLY EXISTING OR TO BE CONSTRUCTED ON LAND OF GRANITE STATE BUSINESS PARK, INC., SEE BOOK 1468, PAGE 340 & BOOK 1593, PAGE 716.
- ELEVATIONS AND CONTOURS SHOWN ON THIS PLAN ARE BASED ON NAVD83 (GEOID18). SOME CONTOURS ARE DERIVED FROM LIDAR DATA ACQUIRED BY NOAA IN 2015.
- BEARINGS REFER TO GRID NORTH, NH STATE PLANE NAD83 (2007) BASED ON GPS NETWORK OBSERVATIONS. DISTANCES SHOWN ARE GROUND DISTANCES.
- UTILITIES SHOWN ON THIS PLAN WERE LOCATED FROM EXISTING ABOVEGROUND STRUCTURES & EXISTING PLANS. NPA MAKES NO GUARANTEE THAT SUCH UTILITIES OR THAT THEY ARE IN THE EXACT LOCATION SHOWN. NPA HAS NOT LOCATED THE UNDERGROUND UTILITIES.
- THE LOCATION OF THE ROADS SHOWN ON THIS PLAN ARE BASED ON EXISTING PLANS AND MONUMENTS FOUND.
- FOR MORE INFORMATION ON THIS LOT CONSOLIDATION PLAN, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT; 33 WAKEFIELD STREET, ROCHESTER, NH 03867, (603) 335-1338.

REFERENCE PLANS:
1. "SUBDIVISION OF LAND, ROCHESTER, NH, FOR ROCHESTER INDUSTRIAL PARK, INC." DATED: JUNE 22, 1987 BY NORWAY PLAINS SURVEY ASSOCIATES, INC. RECORDED: PLAN # SCD 37A-29
2. "LOT LINE REVISION, AIRPORT DRIVE, TAX MAP 242, LOTS 5 & 6, ROCHESTER, NH, PREPARED FOR THE CITY OF ROCHESTER" DATED: MAR. 2012 BY NORWAY PLAINS ASSOCIATES, INC. RECORDED: PLAN # SCD 103-89
3. "PLAN OF LANDS, NH ROUTE 108, ROCHESTER HILL ROAD, ROCHESTER, NH FOR THE CITY OF ROCHESTER," DATED: SEPTEMBER 2019 BY NORWAY PLAINS ASSOCIATES, INC. RECORDED: PLAN # SCD 12041.
SEE PLAN REF. 3 FOR ADDITIONAL REFERENCE PLANS.

TOTAL PARCEL AREA = 47.29 ACRES

TM 255-18
THE CITY OF ROCHESTER
31 WAKEFIELD STREET
ROCHESTER, NH 03867
SCRD 4448-224
(17.30 ACRES)

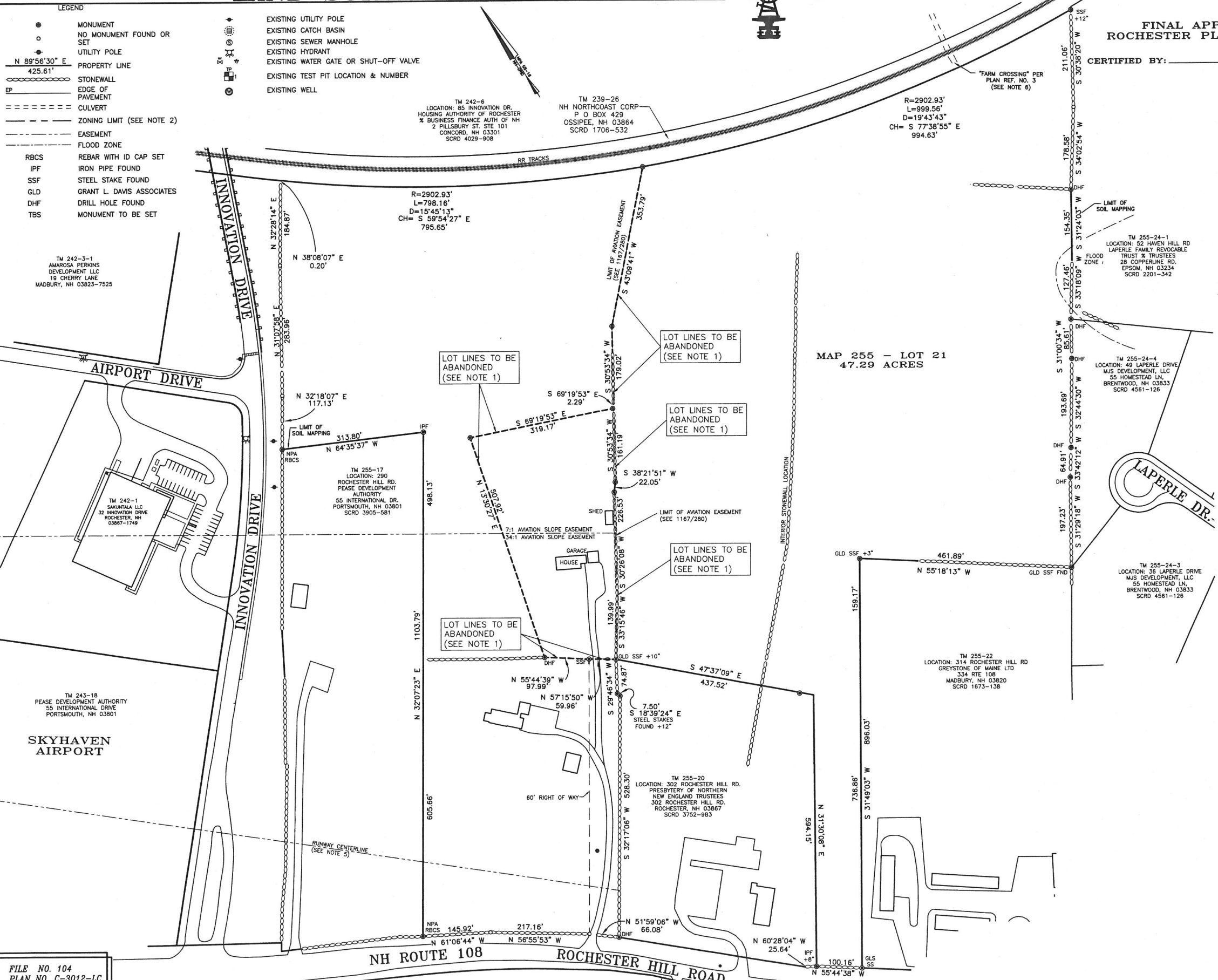
TM 255-19
THE CITY OF ROCHESTER
31 WAKEFIELD STREET
ROCHESTER, NH 03867
SCRD 4448-224
(2.88 ACRES)

TM 255-21
THE CITY OF ROCHESTER
31 WAKEFIELD STREET
ROCHESTER, NH 03867
SCRD 4424-684
(27.11 ACRES)

LOT CONSOLIDATION PLAN
NH ROUTE 108
ROCHESTER HILL ROAD
INNOVATION DRIVE
ROCHESTER
STRAFFORD COUNTY, NH
FOR:
CITY OF ROCHESTER
1" = 100' APRIL 2020
GRAPHIC SCALE

100 0 50 100 200 300 400
(IN FEET)
1 INCH = 100 FT.

S-2



FILE NO. 104
PLAN NO. C-3012-LC
DWG. NO. 19289 ES-1

31 Mooney Street, Alton, N.H. 603-875-3948

NORWAY PLAINS ASSOCIATES, INC.

2 Continental Blvd., Rochester, N.H. 603-335-3948



FINAL APPROVAL BY
ROCHESTER PLANNING BOARD

CERTIFIED BY: *[Signature]* DATE: 6/12/20

LEGEND

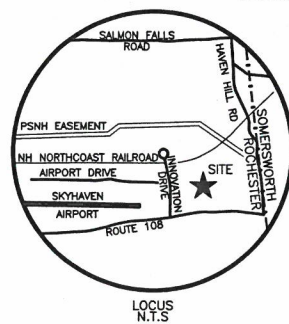
- MONUMENT TO BE SET (REBAR)
- NO MONUMENT FOUND OR SET
- UTILITY POLE
- PROPERTY LINE
- STONEWALL
- EP — EDGE OF PAVEMENT
- EXISTING CULVERT
- ZONING LIMIT (SEE NOTE X)
- EDGE OF WETLAND
- EASEMENT
- HOOK/MERGE LOT
- REBAR WITH ID CAP SET
- IPF — IRON PIPE FOUND
- SSF — STEEL STAKE FOUND
- GLD — GRANT L. DAVIS ASSOCIATES
- DHF — DRILL HOLE FOUND
- TBS — MONUMENT TO BE SET

ADDITIONAL ABUTTERS:

- MAP 255, LOT 15
PATRICK M. MURRAY
17 HILLOREST DRIVE, DOVER, NH 03820
SCRD 1728-756
- MAP 254, LOT 18
MACARDI, LLC
254 DRAKE HILL ROAD, STRAFFORD, NH 03884
SCRD 4524-470
- MAP 242, LOT 1
SAKUNTALA, LLC
32 INNOVATION DRIVE, ROCHESTER, NH 03867
SCRD 4099-767
- MAP 242, LOT 3-1
AMAROSA PERKINS DEVELOPMENT, LLC
18 CHERRY LANE, MADBURY, NH 03823
SCRD 3673-398
- MAP 255, LOT 24-3
MJS DEVELOPMENT LLC
55 HOMESTEAD LANE, BRENTWOOD, NH 03833
SCRD 4561-126
- MAP 255, LOT 24-4
MJS DEVELOPMENT LLC
55 HOMESTEAD LANE, BRENTWOOD, NH 03833
SCRD 4561-126
- MAP 255, LOT 24-10
LAPERLE FAMILY REVOCABLE TRUST
28 COPPERLINE ROAD, EPSOM, NH 03234
SCRD 2201-342

TM 243-18
PEASE DEVELOPMENT AUTHORITY
55 INTERNATIONAL DRIVE
PORTSMOUTH, NH 03801

SKYHAVEN
AIRPORT



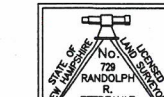
FILE NO. 104
PLAN NO. C-3012-S
DWG. NO. 20025-S-1

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

NORWAY PLAINS ASSOCIATES, INC.

WHETHER OR NOT OTHERWISE EXPRESSLY RECITED ON THIS SUBDIVISION PLAN, THE SUBDIVISION APPROVAL GRANTED IS CONDITIONED ON FAITHFUL AND DILIGENT ADHERENCE BY THE OWNER/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 EXCEPT 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 FROM SUBDIVISION APPROVAL.

I HEREBY CERTIFY THAT THIS PLAN, PREPARED UNDER MY DIRECTION, IS THE RESULT OF A SURVEY MADE ON THE GROUND AS PER RECORD DESCRIPTIONS AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE PLAN CLOSURE EXCEEDS 1:10,000.



NOTES: RANDOLPH R. TETREAULT, L.L.S. #7299 DATE: 6/9/2020

- THE PURPOSE OF THIS PLAN TO SUBDIVIDE LAND DESCRIBED IN STRAFFORD COUNTY REGISTRY OF DEEDS, BOOK 4448, PAGE 224 AND BOOK 4424, PAGE 684 INTO THREE LOTS.
- THE PARCELS ARE IN THE GENERAL INDUSTRIAL DISTRICT ZONE (G) AND THE CONSERVATION OVERLAY DISTRICT. MINIMUM LOT REQUIREMENTS WITH WATER AND SEWER:
LOT AREA = 20,000 SQ. FT.
FRONTAGE = 100 FT.
FRONT = 25 FT.
SIDE = 20 FT.
REAR = 25 FT.
MAXIMUM BUILDING HEIGHT = 55 FT.
- THE LOTS ARE CURRENTLY UNDEVELOPED.
- A PORTION OF TAX MAP 255, LOT 21 IS LOCATED WITHIN THE 100 YEAR FLOOD ZONE A AS SHOWN ON THE FLOOD INSURANCE RATE MAP DATED SEPTEMBER 30, 2015, COMMUNITY PANEL 3307C0218E, PANEL 218 OF 405.
- THE SURVEYED LOTS ARE SUBJECT TO AN AVIATION AND FLIGHT CLEARANCE EASEMENT AS OUTLINED IN BOOK 1167, PAGE 280, AS SHOWN. SEE ALSO BOOK 1168, PAGE 633 AND BOOK 1168, PAGE 604.
- TAX MAP 255, PAGE 21 IS SUBJECT TO ANY RIGHTS TO CROSS AT RAILROAD TRACKS AND/OR RIGHT-OF-WAY OF BOSTON AND MAINE RAILROAD LOCATED BETWEEN PARCELS B AND C. REFERENCE IS MADE TO RIGHTS RESERVED BY TIMOTHY HANSON (PREDECESSOR IN TITLE TO THE RESURRECTION LUTHERAN CHURCH) TO GREAT FALLS AND CONWAY RAILROAD (PREDECESSOR IN TITLE TO BOSTON AND MAINE RAILROAD) DATED JANUARY 10, 1850, SEE BOOK 206, PAGE 16, TOGETHER WITH AN EASEMENT TO PASS AND REPASS OVER ROADS CURRENTLY EXISTING OR TO BE CONSTRUCTED ON LAND OF GRANITE STATE BUSINESS PARK, INC., SEE BOOK 1466, PAGE 340 & BOOK 1593, PAGE 716.
- BEARINGS REFER TO GRID NORTH, NH STATE PLANE NAD83 (2007) BASED ON GPS NETWORK OBSERVATIONS. DISTANCES SHOWN ARE GROUND DISTANCES.
- UTILITIES SHOWN ON THIS PLAN WERE LOCATED FROM EXISTING ABOVE-GROUND STRUCTURES & EXISTING PLANS. NPA MAKES NO GUARANTEE THAT THEY COMPRISE ALL SUCH UTILITIES OR THAT THEY ARE IN THE EXACT LOCATION SHOWN. NPA HAS NOT LOCATED THE UNDERGROUND UTILITIES.
- THE LOCATION OF THE ROADS SHOWN ON THIS PLAN ARE BASED ON EXISTING PLANS AND MONUMENTS FOUND.
- WETLANDS WERE DELINEATED BY B.H. KEITH ASSOCIATES IN OCTOBER 2019.
- PER THIS SUBDIVISION APPROVAL, TM 255/21-1 & TM 255/21-2 ARE TO BE GRANTED RIGHTS TO CONNECT TO THE PROPOSED PUMPING STATION (IF NEEDED) TO BE LOCATED ON TM 255/21 IN THE GENERAL AREA AS SHOWN.
- PER THIS SUBDIVISION APPROVAL, TM 255/21 & TM 255/21-2 ARE TO BE GRANTED RIGHTS OF ACCESS AND ANY PERTINENT UTILITY CONNECTIONS OVER TM 255/21-3 WITH THE EXACT LOCATIONS TO BE DETERMINED.
- PER THIS SUBDIVISION APPROVAL, TM 255/21 ARE TO BE GRANTED RIGHTS TO CONSTRUCT AND DISCHARGE STORMWATER RUNOFF OVER TM 255/21-3 WITHIN THE LOCATION AS SHOWN.

REFERENCE PLANS:

- SUBDIVISION OF LAND, ROCHESTER, NH, FOR ROCHESTER INDUSTRIAL PARK, INC. DATED: JUNE 22, 1987 BY NORWAY PLAINS SURVEY ASSOCIATES, INC. RECORDED: PLAN # SCRD 37A-29
- LOT LINE REVISION, AIRPORT DRIVE, TAX MAP 242, LOTS 5 & 6, ROCHESTER, NH, PREPARED FOR THE CITY OF ROCHESTER DATED: MAR. 2012 BY NORWAY PLAINS ASSOCIATES, INC. RECORDED: PLAN # SCRD 103-89
- PLAN OF LANDS, NH ROUTE 108, ROCHESTER HILL ROAD, ROCHESTER, NH FOR THE CITY OF ROCHESTER, DATED: SEPTEMBER 2019 BY NORWAY PLAINS ASSOCIATES, INC. RECORDED: PLAN # SCRD 1204-1.

SEE PLAN REF. 3 FOR ADDITIONAL REFERENCE PLANS.

TOTAL LOT AREA: 47.29 ACRES

TM 255-18, 19 & 21
THE CITY OF ROCHESTER
31 WAKEFIELD STREET
ROCHESTER, NH 03867
SCRD 4448-224
SCRD 4424-684

SUBDIVISION PLAN
ROUTE 108
ROCHESTER HILL ROAD
INNOVATION DRIVE
ROCHESTER
STRAFFORD COUNTY, NH
FOR
CITY OF ROCHESTER

1" = 100' APRIL 2020
GRAPHIC SCALE
100 0 50 100 200 400

REVISIONS:
REVISED TO DATE:
MAY 11, 2020

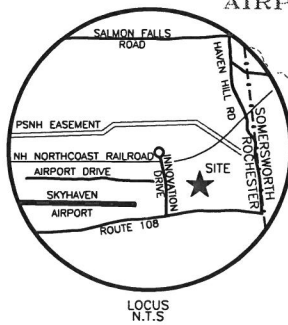
2 CONTINENTAL BLVD., ROCHESTER, NH 603-335-3948

LEGEND

- ⊙ MONUMENT
- NO MONUMENT FOUND OR SET
- UTILITY POLE
- N 89°56'30" E 425.61' — PROPERTY LINE
- STONEWALL
- EDGE OF PAVEMENT
- gravel
- ZONING LIMIT (SEE NOTE X)
- EDGE OF WETLAND
- EASEMENT
- RBCS REBAR WITH ID CAP SET
- IPF IRON PIPE FOUND
- SSF STEEL STAKE FOUND
- GLD GRANT L. DAVIS ASSOCIATES
- DHF DRILL HOLE FOUND
- TBS MONUMENT TO BE SET

ADDITIONAL ABUTTERS:

- MAP 255, LOT 15
PATRICK M. MURRAY
17 HILLCREST DRIVE, DOVER, NH 03820
SCRD 1726-756
- MAP 254, LOT 18
MACARDI, LLC
254 DRAKE HILL ROAD, STRAFFORD, NH 03864
SCRD 4524-470
- MAP 242, LOT 1
SAKUNTALA, LLC
32 INNOVATION DRIVE, ROCHESTER, NH 03867
SCRD 4099-767
- MAP 242, LOT 3-1
AMAROSA PERKINS DEVELOPMENT, LLC
19 CHERRY LANE, MADBURY, NH 03823
SCRD 3673-398
- MAP 255, LOT 24-3
MJS DEVELOPMENT LLC
55 HOMESTEAD LANE, BRENTWOOD, NH 03833
SCRD 4561-126
- MAP 255, LOT 24-4
MJS DEVELOPMENT LLC
55 HOMESTEAD LANE, BRENTWOOD, NH 03833
SCRD 4561-126



FILE NO. 104
PLAN NO. C-3012-T
DWG. NO. 19232 SF-1

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

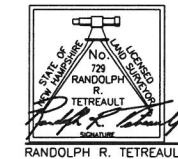
NORWAY PLAINS ASSOCIATES, INC.



RESERVED REGISTRY OF DEEDS

WHETHER OR NOT OTHERWISE EXPRESSLY RECITED ON THIS SUBDIVISION PLAN, THE SUBDIVISION APPROVAL GRANTED IS CONDITIONED ON FAITHFUL AND DILIGENT ADHERENCE BY THE OWNER/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 EXCEPT 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 FROM SUBDIVISION APPROVAL.

I HEREBY CERTIFY THAT THIS PLAN, PREPARED UNDER MY DIRECTION, IS THE RESULT OF A SURVEY MADE ON THE GROUND AS PER RECORD DESCRIPTIONS AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE PLAN CLOSURE EXCEEDS 1:10,000.



June 9, 2020
DATE

NOTES:

- THE PURPOSE OF THIS PLAN TO SUBDIVIDE LAND DESCRIBED IN STRAFFORD COUNTY REGISTRY OF DEEDS, BOOK 4448, PAGE 224 AND BOOK 4424, PAGE 664 INTO THREE LOTS.
- THE PARCELS ARE IN THE GENERAL INDUSTRIAL DISTRICT (ZONE (CI) AND THE CONSERVATION OVERLAY DISTRICT. MINIMUM LOT REQUIREMENTS WITH WATER AND SEWER:
LOT AREA = 20,000 SQ.FT.
FRONTAGE = 100 FT.
FRONT = 25 FT.
SIDE = 20 FT.
REAR = 25 FT.
MAXIMUM BUILDING HEIGHT = 55 FT.
- THE LOTS ARE CURRENTLY UNDEVELOPED.
- A PORTION OF TAX MAP 255, LOT 21 IS LOCATED WITHIN THE 100 YEAR FLOOD ZONE A AS SHOWN ON THE FLOOD INSURANCE RATE MAP DATED SEPTEMBER 30, 2015, COMMUNITY PANEL 3307C0218E, PANEL 218 OF 405.
- THE SURVEYED LOTS ARE SUBJECT TO AN AVIATION AND FLIGHT CLEARANCE EASEMENT AS OUTLINED IN BOOK 1167, PAGE 280, AS SHOWN. SEE ALSO BOOK 1166, PAGE 633 AND BOOK 1166, PAGE 604.
- TAX MAP 255, PAGE 21 IS SUBJECT TO ANY RIGHTS TO CROSS AT RAILROAD TRACKS AND/OR RIGHT-OF-WAY OF BOSTON AND MAINE RAILROAD LOCATED BETWEEN PARCELS B AND C. REFERENCE IS MADE TO RIGHTS RESERVED BY TIMOTHY HANSON (PREDECESSOR IN TITLE TO THE RESURRECTION LUTHERAN CHURCH) TO GREAT FALLS AND CONWAY RAILROAD (PREDECESSOR IN TITLE TO BOSTON AND MAINE RAILROAD) DATED JANUARY 10, 1850, SEE BOOK 206, PAGE 16, TOGETHER WITH AN EASEMENT TO PASS AND REPASS OVER ROADS CURRENTLY EXISTING OR TO BE CONSTRUCTED ON LAND OF GRANITE STATE BUSINESS PARK, INC., SEE BOOK 1466, PAGE 340 & BOOK 1593, PAGE 716.
- BEARINGS REFER TO GRID NORTH, NH STATE PLANE NAD83 (2007) BASED ON GPS NETWORK OBSERVATIONS. DISTANCES SHOWN ARE GROUND DISTANCES.
- UTILITIES SHOWN ON THIS PLAN WERE LOCATED FROM EXISTING ABOVE-GROUND STRUCTURES & EXISTING PLANS. NPA MAKES NO GUARANTEE THAT THEY COMPRISE ALL SUCH UTILITIES OR THAT THEY ARE IN THE EXACT LOCATION SHOWN. NPA HAS NOT LOCATED THE UNDERGROUND UTILITIES.
- THE LOCATION OF THE ROADS SHOWN ON THIS PLAN ARE BASED ON EXISTING PLANS AND MONUMENTS FOUND.
- WETLANDS WERE DELINEATED BY B.H. KEITH ASSOCIATES IN OCTOBER 2019.
- PER THIS SUBDIVISION APPROVAL, TM 255/21-1 & TM 255/21-2 ARE TO BE GRANTED RIGHTS TO CONNECT TO THE PROPOSED PUMPING STATION (IF NEEDED) TO BE LOCATED ON TM 255/21 IN THE GENERAL AREA AS SHOWN.
- PER THIS SUBDIVISION APPROVAL, TM 255/21 & TM 255/21-2 ARE TO BE GRANTED RIGHTS OF ACCESS AND ANY PERTINENT UTILITY CONNECTIONS OVER TM 255/21-3 WITH THE EXACT LOCATIONS TO BE DETERMINED.

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- "LOT LINE REVISION, AIRPORT DRIVE, TAX MAP 242, LOTS 5 & 6, ROCHESTER, NH, PREPARED FOR THE CITY OF ROCHESTER" DATED: MAR. 2012 BY NORWAY PLAINS ASSOCIATES, INC. RECORDED: SCRD 103-89
- "PLAN OF LANDS, NH ROUTE 108, ROCHESTER HILL ROAD, ROCHESTER, NH FOR THE CITY OF ROCHESTER," DATED: SEPTEMBER 2019 BY NORWAY PLAINS ASSOCIATES, INC. RECORDED: SCRD 12041.

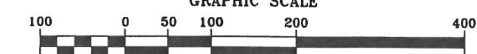
SEE PLAN REF. 3 FOR ADDITIONAL REFERENCE PLANS.

TM 255-18, 19 & 21
THE CITY OF ROCHESTER
31 WAKEFIELD STREET
ROCHESTER, NH 03867
SCRD 4448-224
SCRD 4424-664

TOPOGRAPHIC
SUBDIVISION PLAN
NH ROUTE 108
ROCHESTER HILL ROAD
INNOVATION DRIVE
ROCHESTER
STRAFFORD COUNTY, NH
FOR:
CITY OF ROCHESTER

1" = 100' APRIL 2020

GRAPHIC SCALE



REVISIONS: