

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

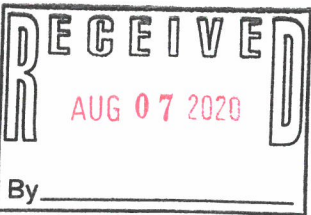
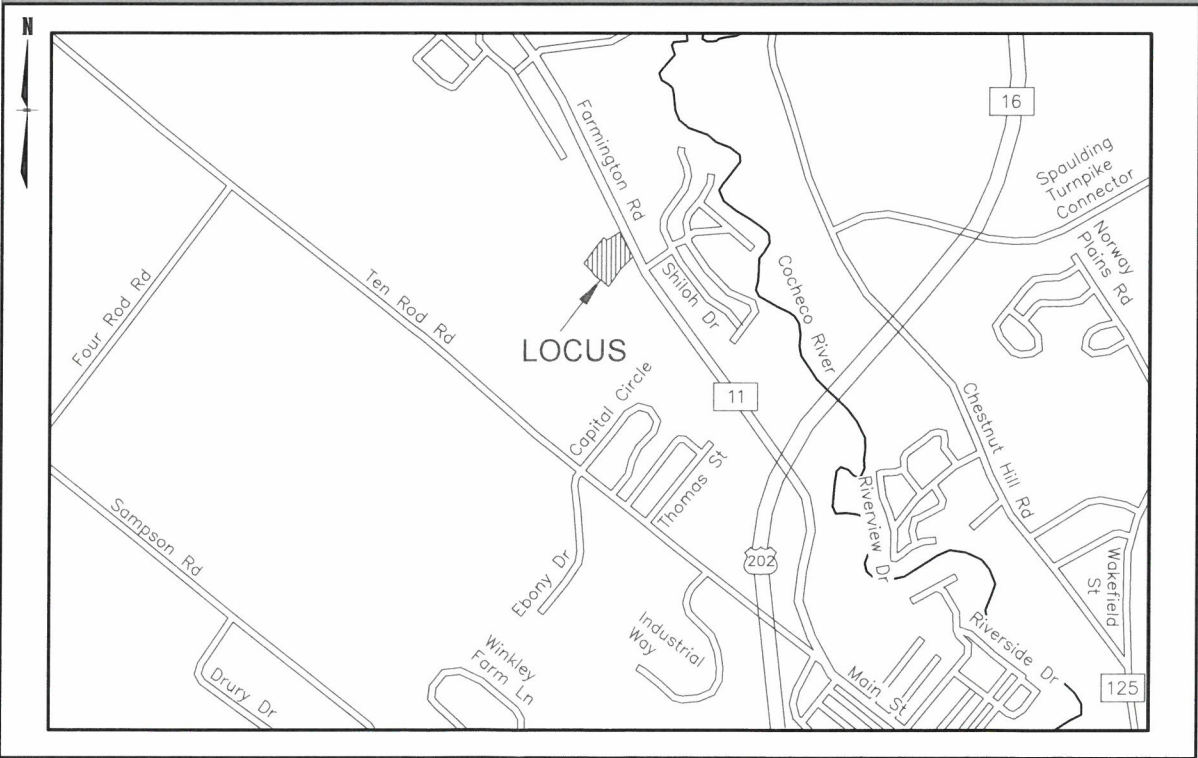
SUBDIVISION PLANS
FOR
NORTHGATE APARTMENTS
36 FARMINGTON ROAD
ROCHESTER, NEW HAMPSHIRE

NOVEMBER 6, 2018
LAST REVISED JULY 22, 2020

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

Detth S
Certified 8/13/20

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



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FILE	47112.01	DR	HD	FB	—	S-0
CK	JCC	CADFILE				

LEGEND:

A. AGRICULTURAL DISTRICT
AC. ACRES
BK/PAGE 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
NAVD88 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
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
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

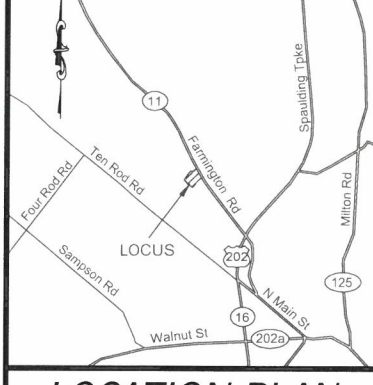
CONCRETE
WETLAND
RIPRAP
UTILITY EASEMENT
SEWER EASEMENT
20' WIDE RIGHT OF WAY
30' WIDE RIGHT OF WAY
PAVEMENT

20' WIDE RIGHT OF WAY TO
MAP 216 LOT 5, SEE SCRD
BK #381 PG #344, BK #1042
PG #294 AND BK #1811 PG #17
(SEE PLAN REFERENCE #1)

N/F
CASACCIO RE HOLDINGS, LLC
PO BOX 1598
ROCHESTER, NH 03866-1598
SCRD BK #2923 PG #201
(AUTO SALES)
5.61 AC.

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)
1.24 AC.

SEWER EASEMENT
(SEE PLAN
REFERENCE #2)



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
716,348 S.F.
(16.4451 ACRES)
- 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 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 HYDRIC SOILS TECHNICAL COMMITTEE. WETLANDS WERE LOCATED BY MSC A DIVISION OF TFMORAN, INC.
- HORIZONTAL DATUM IS PLAN REFERENCE #1.
VERTICAL DATUM IS NAVD88, PER CITY OF ROCHESTER CONTROL DISK #241. THE CONTOUR INTERVAL IS 2 FOOT.
- 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 SHOW THE EXISTING FEATURES, TOPOGRAPHY AND SOILS OF ASSESSORS MAP 216 LOT 4.
- 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-2 IS A SUBDIVISION PLAN TO BE RECORDED IN THE STRAFFORD COUNTY REGISTRY OF DEEDS. SHEET S-1 IS NOT TO BE RECORDED, BUT WILL REMAIN ON FILE WITH THE ROCHESTER PLANNING DEPARTMENT.
- THE EXISTING WELLS SHOWN HEREON HAVE BEEN ABANDONED.

SOILS LEGEND:

CsB- 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
HoB- HINCKLEY LOAMY SAND, 3 TO 8 PERCENT SLOPES
LrB- LEICESTER-RIDGEBURY 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.IN=258.95 (4"CPP)
CB3
RIM=260.00
INV.IN=257.74 (6"PVC)
INV.IN=256.62 (6"PVC)
INV.OUT=256.52 (6"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"HDPE)
INV.OUT=257.46 (18"HDPE)

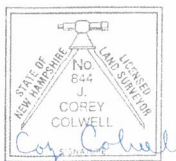
CB8
RIM=262.19
INV.IN=256.93 (18"HDPE)
INV.OUT=256.38 (18"HDPE)

CB9
RIM=259.58
INV.IN=252.98 (18"HDPE)
INV.OUT=252.68 (18"HDPE)

CB10
RIM=261.38
INV.IN=255.53 (24"CPP)
INV.OUT=255.38 (24"CPP)

MAP 216 LOT 4
716,348 S.F.
(16.4451 ACRES)

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.



2020-07-31

DATE

LICENSED LAND SURVEYOR

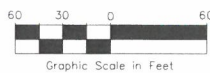
PLAN REFERENCES:

- "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 NORTHGATE 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, LLC." 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.

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REV	DATE	DESCRIPTION	BY	CHK
4	07/22/20	UPDATED AREA	BMK	JCC
3	02/14/20	NO REVISIONS THIS SHEET	BMK	JCC
2	08/01/19	REVISED BOUNDARY & AREAS	BMK	JCC
1	01/07/19	ADDED NOTE 15	BMK	JCC

TAX MAP 216 LOT 4
EXISTING CONDITIONS, TOPOGRAPHY AND SOILS 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

TFM Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
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47112.01
DR ID FB 534
CK JCC CADFILE 47112.01-EF
S-1

LEGEND:

A AGRICULTURAL DISTRICT
BK/PG ABOVE GRADE
CH BOOK & PAGE
EP CHORD
GR EDGE OF PAVEMENT
HC GRANITE RIDGE DISTRICT
L HANDICAP
LS LENGTH
MH LANDSCAPED AREA
N/F MANHOLE
R NOW OR FORMERLY
ROW RADIUS
RSS RIGHT OF WAY
RSS RAILROAD SPIKE SET
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
DRAINAGE EASEMENT
ACCESS EASEMENT

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

SEWER EASEMENT (SEE PLAN REFERENCE #2)
20' WIDE RIGHT OF WAY TO MAP 216 LOT 5, SEE SCRD BK.#981 PG.#344, BK.#1042 PG.#294 AND BK.#1811 PG.#17 (SEE PLAN REFERENCE #1)

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 (NFI), 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
IPSWICH, MA 01938-0645
SCRD BK.#1811 PG.#17
- TOTAL LOT AREA:
MAP 216 LOT 4: 716,352 S.F. (16.4451 ACRES)
MAP LOT 4-1: 53,783 S.F. (1.2347 ACRES)
MAP 216 LOT 4-0: 250,804 S.F. (5.7577 ACRES)
MAP 216 LOT 4-2: 411,761 S.F. (9.4527 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 42.12.E.1.
- WETLAND DELINEATION WAS COMPLETED BY GOVE ENVIRONMENTAL SERVICES, INC. ON 07/25/2018 IN ACCORDANCE WITH THE US 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: NORTHEASTRAL AND 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.
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- 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 TO CREATE A POSSIBLE ACCESS & DRAINAGE EASEMENT FOR FUTURE ROADWAY AND ASSOCIATED DRAINAGE PURPOSES.
- 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 MAP 216 LOT 4-0 TO BE REROUTED TO AVOID EASEMENTS ON MAP 216 LOT 4-1.
- MAP 216 LOT 4-2 SHALL BE SUBJECT TO THE RIGHT-OF-WAY AND EASEMENT FOR THE BENEFIT OF MAP 216 LOT 4-0, FOR THE CONTINUED USE OF THE EXISTING DRIVEWAY AND PARKING SPACES LOCATED ON MAP 216 LOT 4-2 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
- 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' (22x34)
1" = 120' (11x17)

NOVEMBER 6, 2018



Civil Engineers
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Traffic Engineers
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Phone (603) 431-2222
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47112.01

DR ID FB 534
CK JCC CADFILE

S-2

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 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 FOR SUBDIVISION APPROVAL. GRANTED WAIVERS.

APPROVED BY THE ROCHESTER PLANNING BOARD ON 2/4/19
SIGNED BY *[Signature]* NAME *[Signature]* POSITION Chief Planner

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.

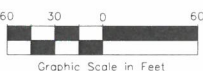


LICENSED LAND SURVEYOR

DATE 2020-07-31

PLAN REFERENCES:

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- "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.
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REV.	DATE	DESCRIPTION	DR	CK
4	07/20/20	REVISED PER DPW COMMENTS	BMK	JCC
3	11/25/19	REVISED ACCESS & DRAINAGE EASEMENT	BMK	JCC
2	08/01/19	REVISED PER CONDITIONS OF APPROVAL	EJS	BMK
1	01/07/19	REVISED PER TRG COMMENTS	ID	JCC