

- REFERENCE PLANS:
- "SUBDIVISION OF LAND, INDUSTRIAL WAY - ROCHESTER, N.H. FOR CABLE SYSTEMS, INC." DATED: OCT. 2000 BY NORWAY PLAINS ASSOCIATES, INC. SCRD PLAN 63-15.
 - "CORRECTED CONSERVATION EASEMENT PLAN - INDUSTRIAL WAY - TAX MAP 230, LOT 20-2 - ROCHESTER, N.H. FOR ENTERASYS NETWORKS, INC." DATED JUNE 2006 BY NORWAY PLAINS ASSOCIATES, INC. SCRD PLAN 67-28.
 - "AS-BUILT SITE PLAN - TEN ROD ROAD INDUSTRIAL PARK - ROCHESTER, N.H. FOR CABLE SYSTEMS, INC." DATED JUNE 1994 BY NORWAY PLAINS ASSOCIATES, INC. ON FILE AT THE CITY OF ROCHESTER PLANNING DEPARTMENT.

TAX MAP 221, LOT 24
SCOTT A. BROCK REV. TRUST
48A TEN ROD ROAD
ROCHESTER, NH 03867
SCRD BOOK 3878, PAGE 80

TAX MAP 221, LOT 2
CITY OF ROCHESTER
31 WAKEFIELD STREET
ROCHESTER, NH 03867

TAX MAP 221, LOT 1
IRM PROPERTIES, LLC
181 STAGECOACH ROAD
BARRINGTON, NH 03825

TAX MAP 230, LOT 20
SERVICE CREDIT UNION
3003 LAFAYETTE ROAD
PORTSMOUTH, NH 03801
BOOK 34705, PAGE 257

PROPOSED
TAX MAP 230
LOT 21-1
AREA:
333,439 sf
7.65 acres

TAX MAP 230, LOT 19
LAARS HEATING SYSTEMS
20 INDUSTRIAL WAY
ROCHESTER, NH 03867

TAX MAP 230, LOT 17
ROGER CLOUTRE TRUST
10 INDUSTRIAL WAY
ROCHESTER, NH 03867

The wetland boundary as depicted on this plan was delineated/inspected by Joseph W. Noel, NH Certified Soil Scientist #017 and NH Certified Wetland Scientist #088, on August 16, 2022. The flags were survey located by Norway Plains Associates, Inc. The delineation was conducted in accordance with the U.S. Army Corps of Engineers document Corps of Engineers Wetlands Delineation Manual, (1987) along with the required Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northeast and Northcentral Region, (Version 2, January 2012).



JOSEPH W. NOEL, CWS 088 DATE 11/2/2022

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.



JOEL D. RUNNALS, LLS 865 DATE 11-2-2022

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 OTHERWISE EXCEPT INsofar AS EXPRESSLY WAIVED IN ANY PARTICULAR, BELOW. NON-ADHERENCE MAY RESULT IN A REVOCATION OF APPROVAL AND VARIATION FROM THE APPROVED PLAN WILL REQUIRE A RESUBMISSION FOR SUBDIVISION APPROVAL.

FINAL APPROVAL BY THE
ROCHESTER PLANNING BOARD ON October 3, 2022
DATE

SIGNED BY Joel D. Runnals / Joel D. Runnals DATE November 2, 2022
NAME POSITION

GENERAL PLAN NOTES:

- THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE TAX MAP 230, LOT 21 INTO TWO (2) LOTS.
- DIMENSIONAL STANDARDS:
ZONE (G) GENERAL INDUSTRIAL DISTRICT.
LOT SIZE= 20,000 sf (with MUNICIPAL WATER AND SEWER)
FRONTAGE= 100', FY= 25', SY= 20', RY= 25'
LOT COVERAGE= 75%
- LOT AREAS:
TAX MAP 230, LOT 21: EXISTING AREA= 1,203,662 sf / 27.63 acres
PROPOSED AREA= 870,223 sf / 19.98 acres
LOT COVERAGE= 52%
TAX MAP 230, LOT 21-1: PROPOSED AREA= 333,439 sf / 7.65 acres
LOT COVERAGE= 50%
- ORIENTATION: HORIZONTAL DATUM - CITY OF ROCHESTER GIS (NHSPC).
VERTICAL DATUM - NAVD83.
- A. "NPA" RE-BAR SET IN LEDGE +6"; N 296195.05', E 1161013.62'
B. "NPA" GRANITE BOUND SET +0"; N 266408.37', E 1161973.71'
- LOTS ARE NOT LOCATED WITHIN (100' FLOOD) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NUMBER 33017001950, EFFECTIVE DATED ON 05-17-05.
- THE PARCELS SHALL BE SERVICED BY MUNICIPAL WATER AND SEWER.
- PARKING REQUIREMENTS per SITE PLAN REGS. SECTION 10(A):
OFFICE, GENERAL: 3 SPACE PER 1,000 SQUARE FEET OF GROSS FLOOR AREA (GFA);
INDUSTRIAL: 1 SPACE PER 1,000 SQUARE FEET OF GROSS FLOOR AREA (GFA).
- DEVELOPMENT ON THE PROPOSED LOTS SHALL BE IN ACCORDANCE WITH THE CITY OF ROCHESTER CHAPTER 21B, STORMWATER MANAGEMENT AND EROSION CONTROL AS PART OF THE BUILDING PERMIT PROCESS. THE LOT OWNER SHALL FILE A CITY OF ROCHESTER STORMWATER MANAGEMENT AND EROSION CONTROL PERMIT APPLICATION WITH THE ROCHESTER DEPARTMENT OF PUBLIC WORKS.
- THIS PLAN SHOWS THE APPROXIMATE LOCATION OF AN EMERGENCY VEHICLE ACCESS GATE TO BE INSTALLED BETWEEN TAX MAP 230, LOT 21 AND (PROPOSED) TAX MAP 230, LOT 21-1. THE PURPOSE OF THE GATE IS TO PERMIT EMERGENCY ACCESS OVER, ACROSS AND BETWEEN TAX MAP 230, LOT 21 AND (PROPOSED) TAX MAP 230, LOT 21-1, WHICH ACCESS SHALL BE USED ONLY BY MUNICIPAL FIRE AND POLICE DEPARTMENT PERSONNEL AND VEHICLES, AND BY OTHER EMERGENCY RESPONDERS. THE SAID EMERGENCY ACCESS OVER, ACROSS AND BETWEEN TAX MAP 230, LOT 21 AND (PROPOSED) TAX MAP 230, LOT 21-1 SHALL BE GOVERNED BY AN EMERGENCY ACCESS EASEMENT TO BENEFIT THE CITY OF ROCHESTER TO BE RECORDED IN THE STRAFFORD COUNTY REGISTRY OF DEEDS ON NEAR OR EVEN DATE HEREWITH.
- THIRTY (30) FOOT WIDE SEWER AND WATER EASEMENT WAS RESERVED BY THE CITY OF ROCHESTER IN SCRD BOOK 1417, PAGE 707 AND BOOK 1419, PAGE 228.
- FOR MORE INFORMATION ABOUT THIS PLAN, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 33 WAKEFIELD STREET, ROCHESTER, NH 03867, (603) 335-1338.

TAX MAP 230, LOT 21
OWNER OF RECORD:
AMAROSA INDUSTRIAL PARK, LLC (60% interest)
19 CHERRY LANE, MADBURY, NH 03823
IWRLLC (40% interest)
17 PARKVIEW TERRACE, SOMERSWORTH, NH 03876
S.C.R.D. BOOK 5032, PAGE 773

SUBDIVISION PLAN
35 INDUSTRIAL WAY
ROCHESTER
STRAFFORD COUNTY
NEW HAMPSHIRE

PREPARED FOR:
35 INDUSTRIAL MANAGEMENT LLC

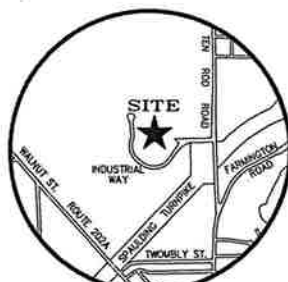
SCALE: 1" = 80' AUGUST 2022

GRAPHIC SCALE



(IN FEET)
1 INCH = 80 FEET

REVISIONS:
11-11-22 PER NOD
11-21-22 TO DATE



LOCUS
N.T.S.

FILE NO. 141
PLAN NO. C-3316-S1
DWC NO. 22146-LDD\S-1

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

NORWAY PLAINS ASSOCIATES, INC.

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



- REFERENCE PLANS:
1. "SUBDIVISION OF LAND, INDUSTRIAL WAY - ROCHESTER, N.H. FOR CABLE SYSTEMS, INC." DATED: OCT. 2003 BY NORWAY PLAINS ASSOCIATES, INC. SCRD PLAN 63-15.
 2. "CORRECTED CONSERVATION EASEMENT PLAN - INDUSTRIAL WAY - TAX MAP 230, LOT 20-2 - ROCHESTER, N.H. FOR ENTERSTAYS NETWORKS, INC." DATED: JUNE 2006 BY NORWAY PLAINS ASSOCIATES, INC. SCRD PLAN 87-28.
 3. "AS-BUILT SITE PLAN - TEN ROD ROAD INDUSTRIAL PARK - ROCHESTER, N.H. FOR CABLE SYSTEMS, INC." DATED: JUNE 1994 BY NORWAY PLAINS ASSOCIATES, INC. ON FILE AT THE CITY OF ROCHESTER PLANNING DEPARTMENT.

TAX MAP 221, LOT 24
SCOTT A. BROCK REV. TRUST
46A TEN ROD ROAD
ROCHESTER, NH 03867
SCRD BOOK 387B, PAGE 80

TAX MAP 221, LOT 2
CITY OF ROCHESTER
31 WAKEFIELD STREET
ROCHESTER, NH 03867

TAX MAP 221, LOT 1
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TAX MAP 230, LOT 20
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3003 LAFAYETTE ROAD
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BOOK 34705, PAGE 257

P.S.N.H.
EASEMENT

TAX MAP 230, LOT 19
LAARS HEATING SYSTEMS
20 INDUSTRIAL WAY
ROCHESTER, NH 03867

TAX MAP 230, LOT 17
ROGER CLOUTRE TRUST
10 INDUSTRIAL WAY
ROCHESTER, NH 03867



FILE NO. 141
PLAN NO. C-0116-37
WFO NO. 25147-001, R-1

31 Kinney Street, Barrington, NH 03825-0215

NORWAY PLAINS ASSOCIATES, INC.

The wetland boundary as depicted on this plan was delineated/tagged by Joseph W. Noel, NH Certified Soil Scientist #017 and NH Certified Wetland Scientist #086, on August 15, 2022. The flags were survey located by Norway Plains Associates, Inc. The delineation was conducted in accordance with the U.S. Army Corps of Engineers document Corps of Engineers Wetlands Delineation Manual, (1987) along with the required Regional Supplement to the Corps of Engineers Wetlands Delineation Manual: Northeast and North Central Region, (Version 2, January 2012).



JOSEPH W. NOEL, CWS 086

11-22-22
DATE

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.



JOEL D. RUNNALS, LLS 865

11-21-22
DATE

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FINAL APPROVAL BY THE
ROCHESTER PLANNING BOARD ON _____

SIGNED BY _____ / _____
NAME POSITION

DATE

DATE

SUBDIVISION PLAN
35 INDUSTRIAL WAY
ROCHESTER
STRAFFORD COUNTY
NEW HAMPSHIRE

PREPARED FOR:
35 INDUSTRIAL MANAGEMENT LLC

SCALE: 1" = 80' AUGUST 2022

GRAPHIC SCALE



1 INCH = 80 FEET

LETTERING:
BY: JDN/BJD
DATE: 08-15-22

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