

Wetlands: Is any fill proposed? No; area to be filled: N/A; buffer impact? No.

Comments

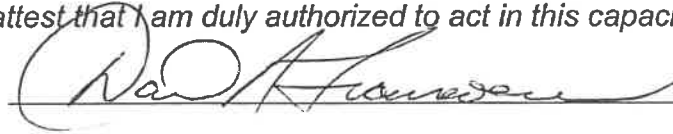
Please feel free to add any comments, additional information, or requests for waivers here:

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:



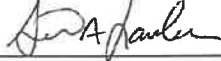
Date: 22 Aug 2022

Signature of applicant/developer:



Date: _____

Signature of agent:



Date: 8/22/22

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:



Date: 22 Aug 2022



Conditional Use Permit Application
City of Rochester, New Hampshire

Date: 8/22/22

Property information

Tax map #: 230; **Lot #(s):** 21; **Zoning district:** GI

Property address/location: 35 Industrial Way

Name of project (if applicable): _____

Property owner

Name (include name of individual): Amarosa Industrial Park LLC and IWRLLC; David Francoeur

Mailing address: 17 Parkview Terrace, Somersworth, NH 03878

Telephone #: 603-749-7100 **Fax** _____

Applicant/developer (if different from property owner)

Name (include name of individual): 35 Industrial Way Management LLC

Mailing address: same as owner

Telephone #: _____ **Fax #:** _____

Engineer/designer

Name (include name of individual): Norway Plains Associates, Inc.; Scott Lawler

Mailing address: PO Box 249, Rochester, NH 03867

Telephone #: 603-335-3948 **Fax #:** _____

Email address: slawler@norwayplains.com **Professional license #:** 10026

Proposed Project

Please describe the proposed project: to allow a parking lot on its own in the general industrial zoning district.

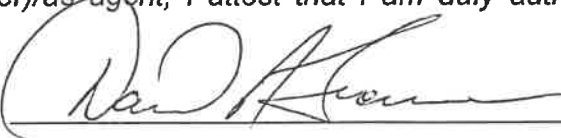
Please describe the existing conditions: the existing parcel is developed with condominiums and associated parking.

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 Conditional Use application to the City of Rochester Planning Board pursuant to the City of Rochester Zoning Ordinance 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:



Date: 22 Aug 2022

Signature of applicant/developer:

Date: _____

Signature of agent:



Date: 8/22/22

NORWAY PLAINS ASSOCIATES, INC.

LAND SURVEYORS • SEPTIC SYSTEM DESIGNERS • CIVIL ENGINEERS

P.O. Box 249
Continental Blvd. (03867)
Rochester, NH 03866-0249
Phone (603) 335-3948
www.norwayplains.com



P. O. Box 268
31 Mooney St.
Alton, NH 03809
Phone & Fax (603) 875-3948

August 23, 2022

Ryan O'Connor, Chief Planner
Planning Department
City of Rochester
33 Wakefield Street
Rochester, NH 03867



Re: Minor Subdivision and Conditional Use Applications for 35 Industrial Management LLC; 35 Industrial Way, Map 230, Lots 21.

Dear Mr. O'Connor:

On behalf of 35 Industrial Management LLC, we hereby submit plans and applications for a proposed two-lot subdivision located at 35 Industrial Way. The parcel, Tax Map 230, Lot 21 comprising of 27.63 acres is located within the General Industrial (GI) zoning district and Wetland Conservation Overlay District. The property is located in Ten Rod Road Business Park which was created back in 1988 timeframe.

The subject lot is currently developed with a multi-tenant commercial and industrial building and associated parking lots. Access to the property is from Industrial Way at two locations at the cul-de-sac and another driveway approximately halfway along the parcel's frontage. The building is serviced by municipal water and sewer and underground utilities. The parcel is subject to several Eversource (fka PSNH) easements. Jurisdictional wetlands on the property were delineated by Joseph Noel, CWS, in August of 2022.

When the parcel was first created, it was actually two parcels, Lots 21 & 22 on Tax Map 230. The two lots were originally developed for Cabletron Systems, Inc. as their main research and development building. To accommodate the fast growing business on Lot 21, a large parking lot was built on Lot 22. In 2000, the parcel underwent a modification to which among other revisions, the common lot line between Lots 21 and 22 was abandoned. Thus, merging the two parcels into one lot. In around 2005, Cabletron Systems, Inc. sold the property and the building transitioned to multi-tenant spaces.

The applicant is proposing to subdivide the parcel into two parcels, essentially mimicking the original subdivision configuration. The parent parcel, Lot 21 will retain the existing building and all of the parking and vehicular circulation and unloading areas associated with the building. This 19.98 acre parcel will have over 225 feet of frontage on Industrial Way along with the two driveway access points at the cul-de-sac. In total, this lot will have 645 parking spaces, considerably more than is required by the current Site Plan Regulations for the various uses within the building.

The proposed parcel will be 7.65 acres in size and will have more than 1,631 feet of frontage, with the new property line generally following the stream that bisects the original parcel. This new parcel will consist of the large parking lot, 371 parking spaces with access in the middle of the frontage. Municipal water and sewer mains are located in the Industrial Way Right-of-Way that will service any future development.

Ultimately, this new lot will likely be redeveloped with a commercial or industrial building in the future, pending approval from the Rochester Planning Board. As such, a large amount of the parking lot will be repurposed for the new facility. However, until such time, the parking lot will be the primary use on this parcel. Parking lots within the General Industrial zoning district is permitted by Conditional Use Permit. Please find the attached Conditional Use Application included with the Minor Subdivision Application.

The existing bridge that connects the two parcels would be gated in the event that emergency vehicles need a secondary egress point. Access easements will be developed and recorded as part of this subdivision. All other future utility connections will be independent between the two parcels.

We look forward to discussing this project with staff and the Planning Board. Thank you for your consideration Sincerely,

NORWAY PLAINS ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read "Scott A. Lawler", written in a cursive style.

By:
Scott A. Lawler, PE, Project Engineer

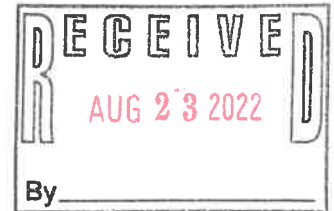
cc: 35 Industrial Management, LLC

Return to:
Amarosa Industrial Park, LLC
19 Cherry Lane
Madbury, NH 03823

E-Doc # 220007443
Book 5032 Page 773

05/16/2022 12:19:58 PM
Page 1 of 3

Catherine A. Berube
Register of Deeds, Strafford County
LCHIP STA197144 25.00
TRANS TAX ST858034 102,000.00



QUITCLAIM DEED

Nashua VP, LLC, a New Hampshire limited liability company, and **The Arthur W. Sullivan Revocable Trust**, both with an address of 670 N. Commercial Street, Suite 303, Manchester, New Hampshire (collectively, the "Grantor"), for consideration paid, grants to **Amarosa Industrial Park, LLC**, a New Hampshire limited liability company with an address of 19 Cherry Lane, Madbury, New Hampshire, a 60% undivided interest as tenant in common, and **IWR LLC**, a New Hampshire limited liability company with an address of 17 Parkview Terrace, Somersworth, New Hampshire, a 40% tenant in common (collectively, the "Grantee"), with **QUITCLAIM COVENANTS**, the following premises situated in Rochester, County of Strafford, State of New Hampshire, consisting of:

A certain tract or parcel of land located on the northerly and northwesterly side of Industrial Way in the City of Rochester, County of Strafford, State of New Hampshire, shown as Lot 230/21 and 230/22 on a plan entitled, "Subdivision Plan – Industrial Way – Rochester, NH for Cabletron Systems, Inc." dated October 2000 and revised to August 27, 2001 by Norway Plains Associates, Inc., said plan being recorded at the Strafford County Registry of Deeds in Plan Drawer 63, Number 15. The subject tract is more particularly bounded and described as follows:

Beginning at a point on the northerly side of the Industrial Way cul-de-sac at land shown on the above referenced plan as Lot 230/20; thence running along Lot 230/20 North 47°-05'-22" West 90.84 feet to a point; thence turning and continuing along Lot 230/20 South 74°-01'-08" West 245.12 feet to a point; thence turning and continuing along Lot 230/20 North 54°-44'-54" West 82.61 feet to a point at land now or formally of Maurice M. Brock Trust; thence turning and running along land of said Trust North 36°-28"-56" East 157.04 feet to a point at the end of a stone wall; thence turning and continuing along land of said Trust and following a stone wall North 38°-47'-40" East 145.63 feet to a drill hole set at the end of a stone wall; thence turning and continuing along land of said Trust North 35°-59'-13" East 646.71 feet to a point at the end of a stone wall; thence turning and continuing along land of said Trust and following a stone wall North 39°-16'-05" East 229.23 feet to a point at land now or formerly of the City of Rochester; thence turning and running along land of the City of Rochester 52°-03'-28" East 299.74 feet to an iron pipe at the end of a stone wall at land now or formerly of George and Ann Stearns; thence turning and running along land of Stearns and following

a stone wall South 48°-06'-27" East 239.68 feet to an iron pipe in said stone wall; thence turning and continuing along land of Stearns and following a stone wall South 46°-34'-46" East 106.47 feet to a point; thence turning and continuing along land of Stearns and following a stone wall South 41°-48'-47" East 87.52 feet to a point; thence turning and continuing along land of Stearns and following a stone wall South 32°-13'-39" East 54.23 feet to a point; thence turning and continuing along land of Stearns and following a stone wall South 09°-29'-29" East 62.01 feet to a point; thence turning and continuing along land of Stearns and following a stone wall South 16°-14'-14" East 30.52 feet to an iron pipe at the end of a stone wall at land of the City of Rochester; thence turning and running along land of the City of Rochester North 84°-51'-50" East 128.30 feet to a point on the northwesterly side of Industrial Way; thence turning and running along Industrial Way on the arc of a curve to the left having a radius of 330.00 feet and an arc length of 45.36 feet to a point of tangency; thence turning and continuing along Industrial Way South 17°-07'-40" East 300.28 feet to a point of curvature; thence turning and continuing along Industrial Way on the arc of a curve to the right having a radius of 370 feet and an arc length of 564.78 feet to a point of tangency; thence turning and continuing along Industrial Way South 70°-19'-50" West 89.81 feet to a point of curvature; thence turning and continuing along Industrial Way on the arc of a curve to the right having a radius of 345.00 feet and an arc length of 451.06 feet to a point; thence turning and continuing along Industrial Way on the arc of a curve to the left having a radius of 405.00 feet and an arc length of 150.22 feet to a capped rebar at a point of tangency; thence turning and continuing along Industrial Way North 56°-00'-38" West 222.85 feet to a point of curvature; thence turning and continuing along Industrial Way on the arc of a curve to the right having a radius of 75.00 feet and an arc length of 59.66 feet to a point; thence turning and continuing along Industrial Way on the arc of a curve to the left having a radius of 75.00 feet and an arc length of 165.79 feet to the point of beginning. The described tract contains 1,203,659 square feet, or 27.64 acres.

Together with the non-exclusive right to pass over Lot 230/20 for secondary access to the parking lot located at the northwesterly corner of the premises.

Subject to the following easements and/or rights-of-way:

1. A 30-foot-wide utility easement for the benefit of the City of Rochester as shown on the above referenced plan. This easement is reserved for the purpose of enabling the City of Rochester to and its successors and assigns, to construct, repair, rebuild, maintain, operate and utilize sewer and/or water pipes and lines across the subject property within said 30-foot easement. This reservation includes the right of the City of Rochester and its successors and assigns, to enter upon the subject premises with any and all persons, equipment and vehicles necessary to install, construct, repair and maintain underground sewer and/or water pipes and lines and associated apparatus.
2. A utility easement for the benefit of Public Service Company of New Hampshire extending over southwesterly, northwesterly and northeasterly portions of the subject tract. Reference is made to the aforementioned plan for a more particular description of this easement.

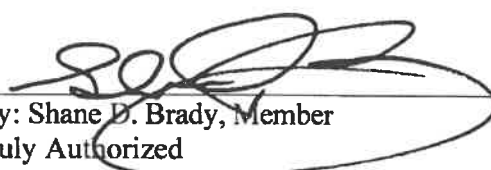
3. The right of Lot 230/20 to pass and repass in common with Lot 230/21 over the existing driveway located at the northwesterly corner of the subject premises for the purpose of access to and from Industrial Way.

Meaning and intending to describe and convey the same premises conveyed to the within Grantor by Deed dated December 19, 2005 and recorded with the Strafford County Registry of Deeds on December 21, 2005 at Book 3310, Page 0547.


This is not homestead property.

EXECUTED this 5th day of may, 2022.

GRANTOR(S):
Nashua VP, LLC


By: Shane D. Brady, Member
Duly Authorized

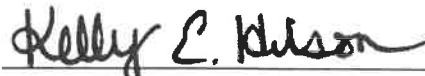
The Arthur W. Sullivan Revocable Trust

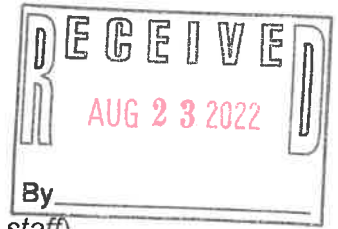

By: Arthur W. Sullivan, Trustee
Duly Authorized

STATE OF NEW HAMPSHIRE
HILLSBOROUGH, SS

Then personally appeared before me on this 5th day of may, 2022 the said Arthur W. Sullivan, Trustee of The Arthur W. Sullivan Revocable Trust, and Shane D. Brady, Sole Member of Nashua VP, LLC, and acknowledged the foregoing to be their voluntary act and deed on behalf of the Grantors in said capacity.




Notary Public/Justice of the Peace
My commission expires: 3/27/2024



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: _____ Map: 230 Lot: 21 Date: 8/22/22

Applicant/agent: Norway Plains Associates Inc. Signature: Ashley Badger

(Staff review by: _____ Date: _____)

General items

	Yes	No	N/A	Waiver Requested	Comments
<u>4</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>4</u> copies of narrative	<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>2</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"/>	
• 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Sewer lines/septic system and leach field	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Electric, telephone, cable TV (underground)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Gas lines	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

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 checked="" type="checkbox"/>	<input type="checkbox"/>	
Grading plan	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Earth being removed from site(in cubic yards)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Erosion and sedimentation plan	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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:

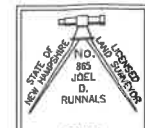
- REFERENCE PLANS:
1. "SUBDIVISION OF LAND, INDUSTRIAL WAY - ROCHESTER, N.H. FOR CABLE SYSTEMS, INC." DATED: OCT. 2000 BY NORWAY PLAINS ASSOCIATES, INC. SCRD PLAN 63-15.
 2. "CORRECTED CONSERVATION EASEMENT PLAN - INDUSTRIAL WAY - TAX MAP 230, LOT 20-2 - ROCHESTER, N.H. FOR ENTERASYS NETWORKS, INC." DATED JUNE 2008 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
48A TEN ROD ROAD
ROCHESTER, NH 03867
SCRD BOOK 3878, PAGE 80



JOSEPH W. NOEL, CWS 086

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 885

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 FOR SUBDIVISION APPROVAL.

FINAL APPROVAL BY THE
ROCHESTER PLANNING BOARD ON _____

SIGNED BY _____ / _____
NAME POSITION
DATE DATE

GENERAL PLAN NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE TAX MAP 230, LOT 21 INTO TWO (2) LOTS.
2. 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%
3. 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%
4. ORIENTATION: HORIZONTAL DATUM - CITY OF ROCHESTER GIS (NHSPC).
VERTICAL DATUM - NAVD83.
5. LOTS ARE NOT LOCATED WITHIN (100YR FLOOD) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NUMBER 33017001950, EFFECTIVE DATED ON 05-17-05.
6. THE PARCELS SHALL BE SERVICED BY MUNICIPAL WATER AND SEWER.
7. 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).
8. DEVELOPMENT ON THE PROPOSED LOTS SHALL BE IN ACCORDANCE WITH THE CITY OF ROCHESTER CHAPTER 218, 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.
9. 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 03878
S.C.R.D. BOOK 3310, PAGE 547

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:



LOCUS
N.T.S

FILE NO. 141
PLAN NO. C-3316-S1
DWG 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

PRELIMINARY PRINT
APPLICATION SUBMITTAL
08-23-22

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

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

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

PROPOSED
TAX MAP 230
LOT 21
AREA:
870,223 sf
19.98 acres