

BERRY SURVEYING & ENGINEERING

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January 10, 2023

City of Rochester Planning Office
Attention: Ryan O'Connor, Senior Planner
33 Wakefield Street
Rochester, NH 03867

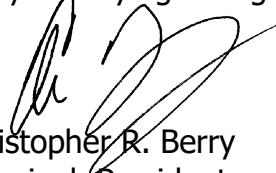
RE: Owner: Elizabeth Dunnells
Applicant: Roadrunner Real Estate Development LLC
797 Portland Street & Crow Hill Road
Conservation Commission #3 Submission

Mr. O'Connor,

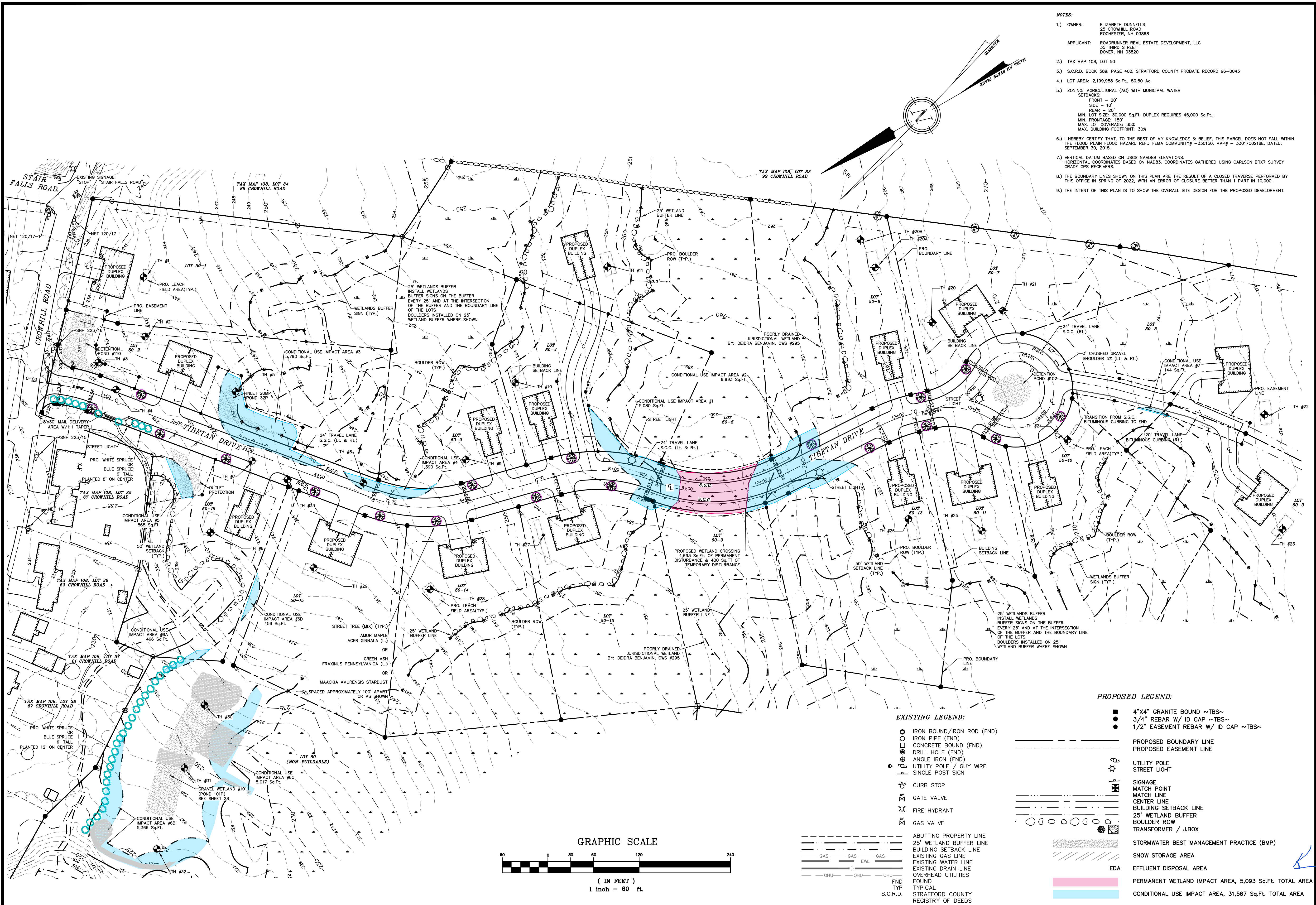
Per the request of the Planning Department we have added the Test Hole Locations on the Site Plan, shown the Effluent Disposal Systems (EDA), and provided the Test Hole Results on site, along with the perc test data at each test hole location which will be used for an EDA. Each lot has a an EDA design for 4 bedrooms which is supported by the on site soil loading. On a site specific basis in the future the applicant could chose to increase the size of the EDA's to increase the bedroom count within each unit, however at this time the applicant intends to build them as 2 bedroom units.

- 10 Half Scale Site Plans are enclosed.

Berry Surveying & Engineering



Christopher R. Berry
Principal, President



- NOTES:
- 1.) OWNER: ELIZABETH DUNNELLS
25 CROWHILL ROAD
ROCHESTER, NH 03868
APPLICANT: ROADRUNNER REAL ESTATE DEVELOPMENT, LLC
35 THIRD STREET
DOVER, NH 03820
 - 2.) TAX MAP 108, LOT 50
 - 3.) S.C.R.D. BOOK 589, PAGE 402, STRAFFORD COUNTY PROBATE RECORD 96-0043
 - 4.) LOT AREA: 2,199,988 Sq.Ft., 50.50 Ac.
 - 5.) ZONING: AGRICULTURAL (AG) WITH MUNICIPAL WATER SETBACKS:
FRONT - 20'
SIDE - 10'
REAR - 20'
MIN. LOT SIZE: 30,000 Sq.Ft. DUPLEX REQUIRES 45,000 Sq.Ft.,
MIN. FRONTAGE: 150'
MAX. LOT COVERAGE: 35%
MAX. BUILDING FOOTPRINT: 30%
 - 6.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF.: FEMA COMMUNITY# - 330150, MAP# - 3307C0218E, DATED: SEPTEMBER 30, 2015.
 - 7.) VERTICAL DATUM BASED ON USGS NAVD88 ELEVATIONS.
HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING CARLSON BRX7 SURVEY GRADE GPS RECEIVERS.
 - 8.) THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN SPRING OF 2022, WITH AN ERROR OF CLOSURE BETTER THAN 1 PART IN 10,000.
 - 9.) THE INTENT OF THIS PLAN IS TO SHOW THE OVERALL SITE DESIGN FOR THE PROPOSED DEVELOPMENT.

REVISION	DATE	DESCRIPTION
#3	1-10-23	REVISE PER DEC. 2022 CONSCOM REQ.
#2	10-20-22	REVISE CUP AREAS/GRAVEL WETLAND
#1	8-23-22	PROJECT SUBMISSION

OVERVIEW SITE PLAN
LAND OF
ELIZABETH DUNNELLS
FOR
ROADRUNNER REAL ESTATE DEVELOPMENT LLC
797 PORTLAND STREET
ROCHESTER, N.H.
TAX MAP 108, LOT 50

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : 1 IN. EQUALS 60 FT.
DATE : AUGUST 23, 2022
FILE NO. : DB 2022 - 023

