



PRELIMINARY
SITE PLAN APPLICATION
City of Rochester, New Hampshire

Check one of the following: ☒ Design Review ☐ Conceptual (design review is strongly encouraged)

Property information

Tax map #: _____; Lot #'s): _____; Zoning district: _____

Property address/location: _____; # acres: _____

Name of project (if applicable): _____

Proposed project

Describe proposed project: _____

Nonresidential: current bldg. size _____ s.f.; total proposed bldg. size _____ s.f.

Residential: current # units _____; total proposed # units _____

City water? yes ___ no ___; how far is City water from the site? _____

City sewer? yes ___ no ___; how far is City sewer from the site? _____

Property owner

Name (include name of individual): _____

Mailing address: _____

Telephone #: _____ Email: _____

Applicant/developer (if different from property owner)

Name (include name of individual): _____

Mailing address: _____

Telephone #: _____ Email: _____

Engineer/surveyor

Name (include name of individual): _____

Mailing address: _____

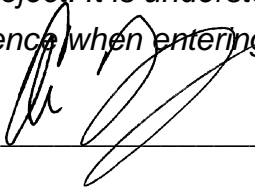
Telephone #: _____ Fax #: _____

Email address: _____ Professional license #: _____

Signature  Date _____

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: _____

N:\PLAN\Forms\Applications\Preliminary Site Plan.doc

SHEET 1	~ NEIGHBORHOOD PLAN	
SHEET 2	~ EXISTING CONDITIONS	OVERVIEW
SHEET 3	~ EXISTING CONDITIONS	DETAIL
SHEET 4	~ OVERVIEW SITE PLAN	
SHEET 5	~ DETAILED SITE PLAN	

NOTE:

BERRY SURVEYING & ENGINEERING HAS PREPARED AN INSPECTION & MAINTENANCE MANUAL AS PART OF THIS PROJECTS DOCUMENTATION. ALL USERS ARE BOUND TO THIS DOCUMENT AS PART OF THE APPROVAL OF THE PLANNING BOARD. COPIES OF THE YEARLY INSPECTIONS ARE TO BE DELIVERED TO THE CITY OF ROCHESTER COMMUNITY SERVICES DEPARTMENT.

SURVEYOR OF RECORD: KENNETH A. BERRY, PE, LLS
CPSWQ, CPESC, CESSWI
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825
(603) 332-2863

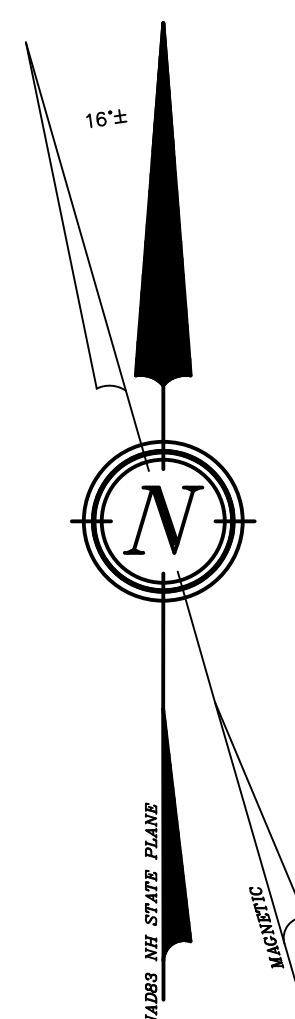
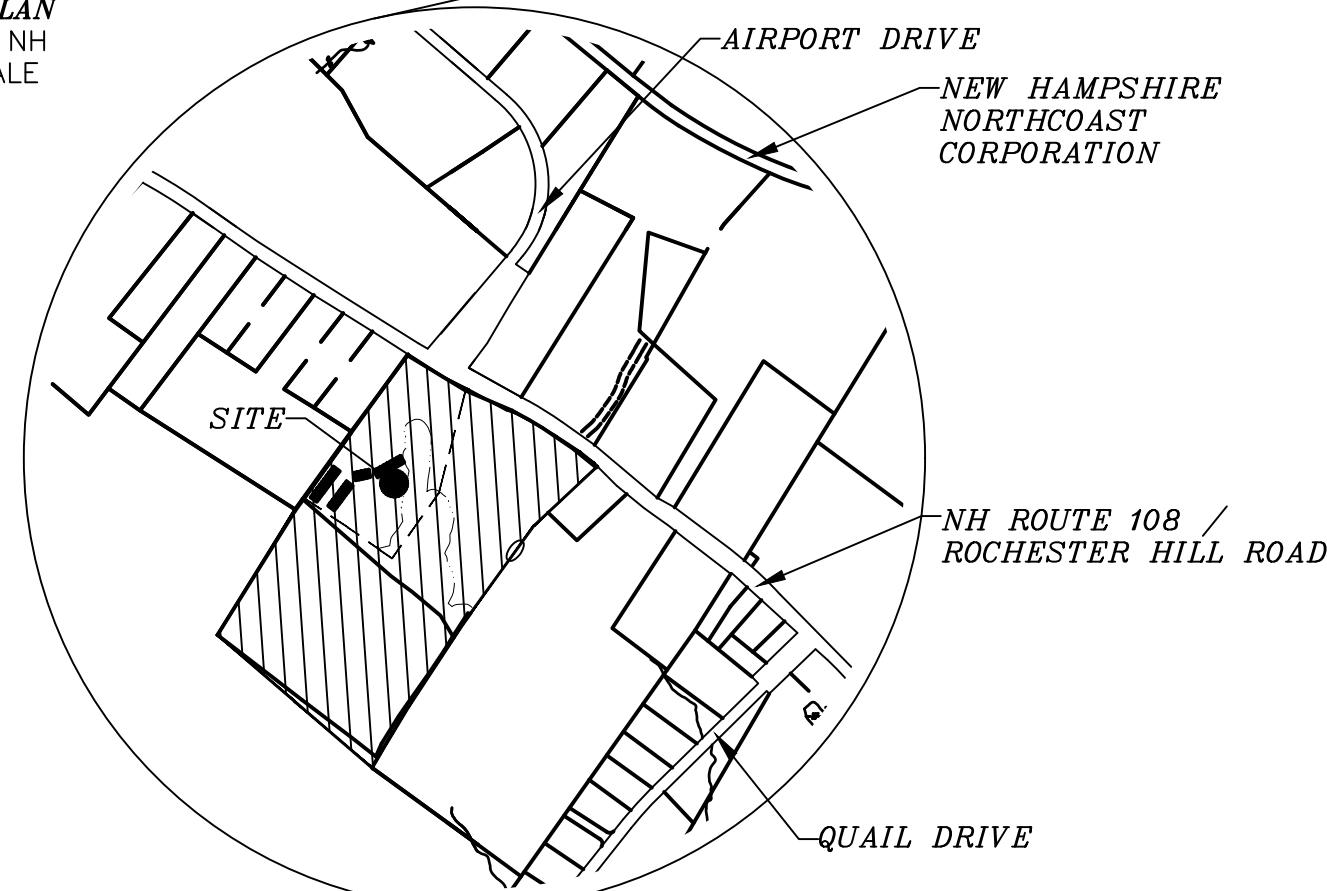
OWNER: SOFIELD APARTMENTS, LLC
35 THIRD STREET
DOVER, NH 03821

ENGINEER OF RECORD: KENNETH A. BERRY, PE, LLS
CPSWQ, CPESC, CESSWI
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825
(603) 332-2863

APPLICANT: SOFIELD APARTMENTS, LLC
35 THIRD STREET
DOVER, NH 03821

WETLAND SCIENTIST
& SOIL SCIENTIST: JOHN P. HAYES III, CSS, CWS
7 LIMESTONE WAY
NORTH HAMPTON, NH 03862
(603) 205-4396

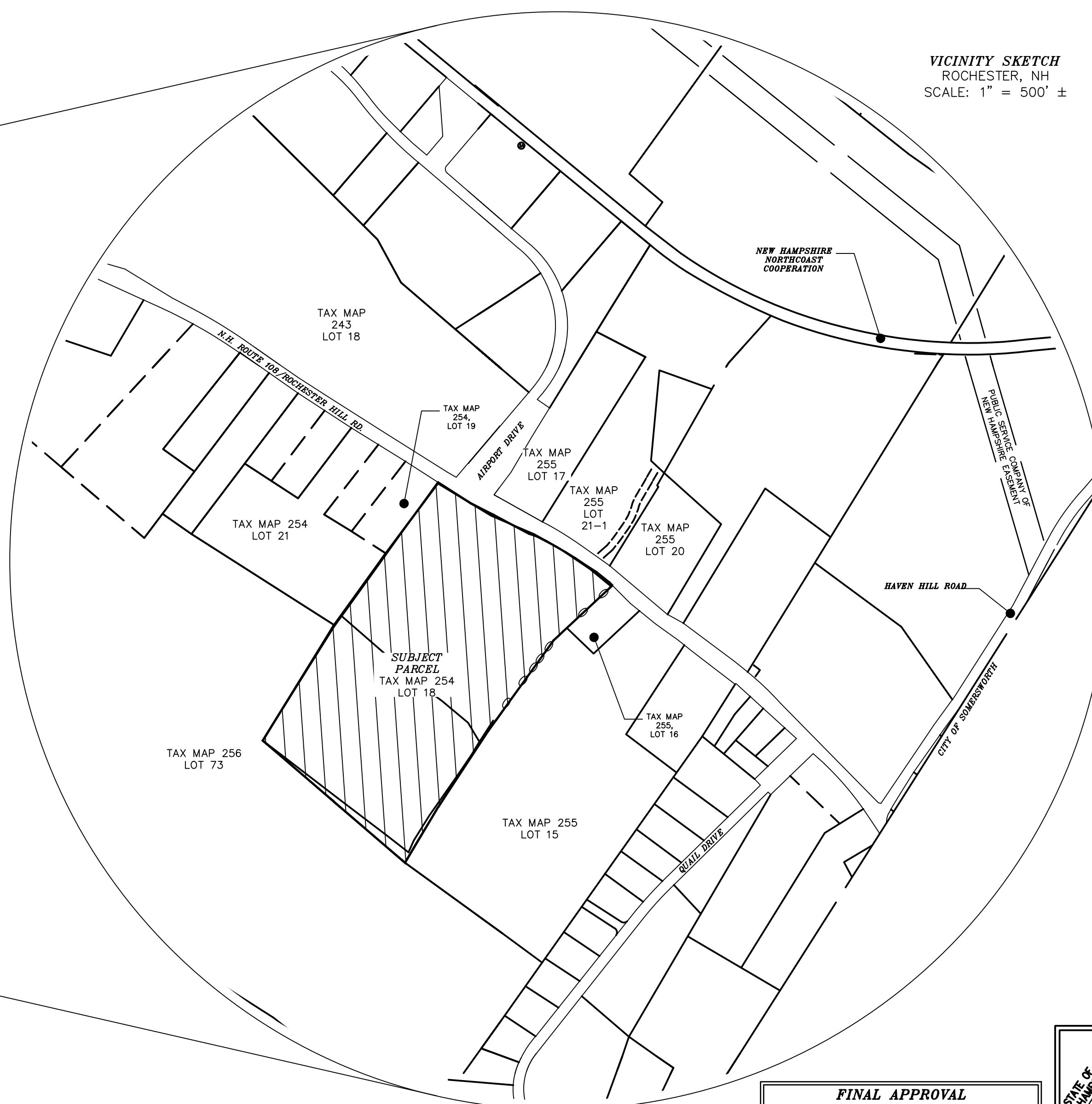
LOCATION PLAN
ROCHESTER, NH
NOT TO SCALE



- 1.) 11x17" PLANS ARE HALF THE PUBLISHED SCALE.
- 2.) ALL PLANS ARE CONSIDERED TO BE NOT FOR CONSTRUCTION UNLESS THEY CONTAIN THE APPROVAL STAMP OF THE CITY OF DOVER.

WHETHER OR NOT OTHERWISE EXPRESSLY RECITED ON THIS SITE PLAN, THE SITE PLAN APPROVAL GRANTED IS CONDITIONED ON FAITHFUL AND DILIGENT ADHERENCE BY THE OWNER/DEVELOPER OF ALL TERMS, CONDITIONS, PROVISIONS AND SPECIFICATIONS OF THE CITY OF ROCHESTER SITE PLAN 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 SITE PLAN APPROVAL.

- 1.) NHDES ALTERATION OF TERRAIN: PENDING
- 2.) NHDES SEWER DISCHARGE: PENDING
- 3.) NH NATURAL HERITAGE BUREAU: PENDING
- 4.) NH DEPARTMENT OF HISTORICAL RESOURCES: PENDING
- 5.) EPA NOTICE OF INTENT: PENDING
- 6.) NHDOT DRIVEWAY PERMIT: PENDING
- 7.) EVERSOURCE WORK ORDER NUMBER: PENDING



VICINITY SKETCH
ROCHESTER, NH
SCALE: 1" = 500' ±

**NEW HAMPSHIRE
NORTHCOAST
COOPERATION**

PUBLIC SERVICE COMPANY OF
NEW HAMPSHIRE

The line graph shows a steady decline in the number of cars on Haven Hill Road from 1970 to 1980. The number of cars starts at approximately 100 in 1970, drops to about 80 in 1975, and reaches approximately 50 in 1980.

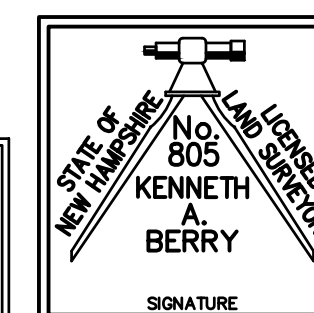
Year	Number of Cars
1970	100
1975	80
1980	50

CITY OF SOMERSWORTH

FINAL APPROVAL
BY
ROCHESTER PLANNING BOARD

CERTIFIED BY : _____

DATE : _____



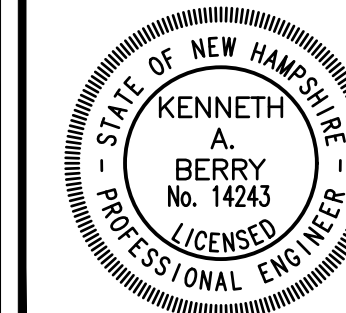
RESIDENTIAL SITE PLAN
LAND OF
SOFIELD APARTMENTS LLC
87 ROCHESTER HILL ROAD
ROCHESTER, N.H.
TAX MAP 254, LOT 18

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603) 332-2863

SCALE : AS SHOWN

DATE : AUGUST 23, 2022

DRAWN BY : DR. 2020 - 075



REVISION	DATE	DESCRIPTION

ABBREVIATION LEGEND:

E.O.P.	EDGE OF PAVEMENT
S.G.C.	SLOPED GRANITE CURB
BITUM.	BITUMINOUS
E.O.P.	EDGE OF PAVEMENT
E.S.H.W.T	ESTIMATE SEASONAL HIGH WATER TABLE
TYP.	TYPICAL
U.G.E.	UNDER GROUND ELECTRIC / UTILITY
U.D.	UNDER DRAIN
C.O.	CLEAN OUT
INV.	INVERT
ELEV.	ELEVATION
F.E.S.	FLARED END SECTION
HDPE	HIGH DENSITY POLYETHYLENE
RCP	REINFORCED CONCRETE PIPE
RECB	ROLLED EROSION CONTROL BLANKET
F.G.	FINISHED GRADE
E.G.	EXISTING GRADE
E.T.W.	EDGE OF TRAVELED WAY
T.B.R.	TO BE REMOVED
PL	PROPERTY LINE
EL	EASEMENT LINE
CL	CENTER LINE
CF	CUBIC FEET
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
P.V.C.	POINT OF VERTICAL CURVE
P.V.I.	POINT OF VERTICAL INTERSECTION
P.V.T.	POINT OF VERTICAL TANGENCY
EX.	EXISTING
PROP.	PROPOSED
STA.	STATION

'/, FEET / FEET

SSL () ~ {SIZE} SINGLE SOLID LINE (COLOR W=WHITE, Y=YELLOW)
DSL () ~ {SIZE} DOUBLE SOLID LINE (COLOR W=WHITE, Y=YELLOW)
SSB () ~ {SIZE} SINGLE SOLID W/ BROKEN LINE (COLOR W=WHITE, Y=YELLOW)
SBL () ~ {SIZE} SINGLE BROKEN LINE (COLOR W=WHITE, Y=YELLOW)
DBL () ~ {SIZE} DOUBLE BROKEN LINE (COLOR W=WHITE, Y=YELLOW)

LEGEND:

- 3/4" REBAR W/ ID CAP ~TBS~
- 1/2" REBAR W/ ID CAP ~TBS~
- IRON BOUND/REBAR ~FND~
- STEEL STAKE ~FND~
- IRON PIPE ~FND~
- STONE BOUND ~FND~
- UTILITY POLE/GUY WIRE

PERIMETER BOUNDARY LINE
PROPOSED BOUNDARY LINE
BUILDING SETBACK LINE
POORLY DRAINED WETLAND LINE
50' BUILDING SETBACK
PROPOSED EASEMENT
EXISTING WATER LINE
EXISTING GAS LINE
EXISTING OVERHEAD UTILITIES
FORCEMAIN
TO BE SET
FND
TYP
S.C.R.D.

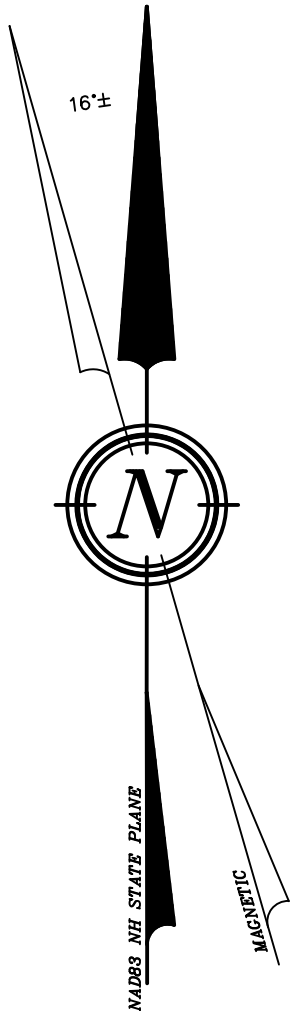
STRAFFORD COUNTY REGISTRY OF DEEDS

PROPOSED LEGEND:

- IRON BOUND (FND)
- TEMPORARY BENCHMARK
- ⊕ CURB STOP
- ⊕ GATE VALVE
- ⊕ GAS VALVE
- ⊕ DROP INLET
- ⊕ SHEET DETAIL
- ⊕ THRUST BLOCK

PROPOSED SPOT ELEVATION
EASEMENT LINE
PROPOSED WATER LINE
PROPOSED DRAIN LINE
PROPOSED UNDERDRAIN
PROPOSED CONTOUR MINOR
PROPOSED CONTOUR MAJOR
SAW CUT LINE
PROPOSED UNDERGROUND UTILITY
SILT FENCE / EROSION MIX BERM
FILTREXX SILT SOXX (8" or 12" AS NOTED)
ORANGE CONSTRUCTION PERIMETER FENCE

GIS SKETCH
ROCHESTER, NH
SCALE: 1" = 300' ±



SIGN ID NUMBER	SIGN SIZE (WIDTH x HEIGHT)	SIGN	TEXT DIMENSIONS	NO. OF SIGNS	BACKGROUND	LEGEND	BORDER	POST SIZE & QUANTITY
R1-1	30"x30"	STOP	SEE STANDARD HIGHWAY SIGNS 2004 EDITION PUBLISHED BY USDOT - FHWA	1	RED	WHITE	WHITE	SQUARE (1)
R2-1	24"x30"	SPEED LIMIT 15	SEE STANDARD HIGHWAY SIGNS 2004 EDITION PUBLISHED BY USDOT - FHWA	1	WHITE	GREEN	GREEN	SQUARE (1)
R6-1R	36"x12"	ONE WAY	SEE STANDARD HIGHWAY SIGNS 2004 EDITION PUBLISHED BY USDOT - FHWA	1	BLACK W/ WHITE ARROW	BLACK	WHITE	SQUARE (1)
W14-2	30"x30"	NO OUTLET	SEE STANDARD HIGHWAY SIGNS 2004 EDITION PUBLISHED BY USDOT - FHWA	1	YELLOW	BLACK	BLACK	SQUARE (1)

ABUTTERS WITHIN 200':

N/F PEASE DEVELOPMENT AUTHORITY
55 INTERNATIONAL DRIVE
PORTSMOUTH, NH 03801
TAX MAP 243, LOT 18
S.C.R.D. BOOK 3752, PAGE 525

N/F BRESS FAMILY REV. TRUST OF
2011 & BRESS, JAMES H. & JUDY A.
271 ROCHESTER HILL ROAD
ROCHESTER, NH 03867
TAX MAP 254, LOT 19
S.C.R.D. BOOK 3921, PAGE 68

N/F BRESS FAMILY REV. TRUST OF
2011 & BRESS, JAMES H. & JUDY A.
271 ROCHESTER HILL ROAD
ROCHESTER, NH 03867
TAX MAP 254, LOT 21
S.C.R.D. BOOK 3921, PAGE 68

N/F SNIPER HOLDINGS LLC
35 BROADWAY
DOVER, NH 03820
TAX MAP 255, LOT 15
S.C.R.D. BOOK 4903, PAGE 386

N/F TAYLOR, DAVID A.
301 ROCHESTER HILL ROAD
ROCHESTER, NH 03867
TAX MAP 255, LOT 16

ABUTTERS WITHIN 200' CONT.:

N/F PEASE DEVELOPMENT AUTHORITY
55 INTERNATIONAL DRIVE
PORTSMOUTH, NH 03801
TAX MAP 255, LOT 17
S.C.R.D. BOOK 3905, PAGE 581

N/F CITY OF ROCHESTER
31 WAKEFIELD STREET
ROCHESTER, NH 0367
TAX MAP 255, LOT 21-1
S.C.R.D. BOOK 4769, PAGE 138

N/F PRESBYTERY OF NORTHERN NEW
ENGLAND TRUSTEES
302 ROCHESTER HILL ROAD
ROCHESTER, NH 03867
TAX MAP 255, LOT 20
S.C.R.D. BOOK 3752, PAGE 983

N/F SOCIETY FOR THE PROTECTION OF
NEW HAMPSHIRE FORESTS
54 PORTSMOUTH STREET
CONCORD, NH 03301
TAX MAP 255, LOT 73
S.C.R.D. BOOK 3339, PAGE 449

REVISION	DATE	DESCRIPTION

NEIGHBORHOOD PLAN LAND OF SOFIELD APARTMENTS LLC 287 ROCHESTER HILL ROAD ROCHESTER, NH TAX MAP 254, LOT 18

BERRY SURVEYING & ENGINEERING 335 SECOND CROWN POINT ROAD BARRINGTON, NH 03825 (603)332-2863 SCALE : AS SHOWN DATE : AUGUST 23, 2022 FILE NO. : DB 2020 - 075
STATE OF NEW HAMPSHIRE KENNETH A. BERRY No. 14243 PROFESSIONAL ENGINEER

- 1.) OWNER: SOFIELD APARTMENTS, LLC
 35 THIRD STREET
 DOVER, NH 03820-3316
- 2.) TAX MAP 254, LOT 18
- 3.) LOT AREA: 1,935,885 Sq.Ft., 44.44 Ac.
- 4.) S.C.R.D. BOOK 4708, PAGE 568
- 5.) ZONING: AGRICULTURAL
 FRONTAGE ~ 150.0'
 FRONT SETBACK ~ 20.0'
 SIDE SETBACK ~ 10.0'
 REAR SETBACK ~ 20.0'
 WETLANDS ~ 50.0'
- 6.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE &
BELIEF, PART OF THIS PARCEL DOES NOT FALL WITHIN THE
FLOOD PLAIN FLOOD HAZARD RE: FEMA COMMUNITY #
-330150, MAP # - 33017C0218E, DATED: SEPTEMBER 30, 2015
- 7.) HORIZONTAL DATUM BASED ON USGS NAVD88 ELEVATIONS.
VERTICAL COORDINATES BASED ON NAD83. COORDINATES
GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS
RECEIVERS.
- 8.) THE INTENT OF THIS MAP IS TO SHOW THE EXISTING
CONDITIONS OF A PORTION OF TAX MAP 245 LOT 18 AS OF
THE DATE OF THE FIELD WORK.

1. WETLANDS WERE DELINEATED BY JOHN P. HAYES SUMMER 2019
2. REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, (VERSION 2.0) JANUARY 2012. U.S. ARMY CORPS OF ENGINEERS.
3. FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 8.0. UNITED STATES DEPARTMENT OF AGRICULTURE (2016).
4. NATIONAL WETLAND PLANT LIST (CURRENT VERSION).

N/F TAYLOR, DAVID
301 ROCHESTER HILL ROAD
ROCHESTER, NH 03867
TAX MAP 255, LOT 16

- 1.) "LOT LINE REVISION, ROCHESTER HILL ROAD - ROUTE 108, ROCHESTER, NH FOR VIRGINIA S. CHAMPLIN FIDUCIARY TRUST CO."
BY: NORWAY PLAINS ASSOCIATES, INC.
DATED: DECEMBER 8, 2005
S.C.R.D. POCKET #84-44
- 2.) "CITY OF ROCHESTER, ROCHESTER HILL PUMP STATION, FORCE MAIN, AND GRAVITY SEWER, ROCHESTER, NEW HAMPSHIRE, SITE PLAN & PROFILE STATION 0+00 TO 11+00"
BY: PROVAN & LORBER, INC
DATED: JANUARY, 2005
ON FILE AT THE CITY OF ROCHESTER AND AT THIS OFFICE
- 3.) "CITY OF ROCHESTER, ROCHESTER HILL PUMP STATION, FORCE MAIN, AND GRAVITY SEWER, ROCHESTER, NEW HAMPSHIRE, SITE PLAN & PROFILE STATION 11+00 TO 21+73"
BY: PROVAN & LORBER, INC
DATED: JANUARY, 2005
ON FILE AT THE CITY OF ROCHESTER AND AT THIS OFFICE

<i>CfB</i>	-	CHARLTON FINE SANDY LOAM,	3	TO	8 PERCENT SLOPES
<i>CfC</i>	-	CHARLTON FINE SANDY LOAM,	8	TO	15 PERCENT SLOPES
<i>CsB</i>	-	CHARLTON FINE SANDY LOAM,	3	TO	8 PERCENT SLOPES, VERY STONY
<i>CsC</i>	-	CHARLTON FINE SANDY LOAM,	8	TO	15 PERCENT SLOPES, VERY STONY
<i>LeA</i>	-	LEICESTER VERY STONY FINE SANDY LOAM,	0	TO	3 PERCENT SLOPES
<i>RdA</i>	-	RIDGEGRUY FINE SANDY LOAM,	0	TO	3 PERCENT SLOPES, VERY STONY
<i>SnB</i>	-	SUTTON FINE SANDY LOAM,	3	TO	8 PERCENT SLOPES

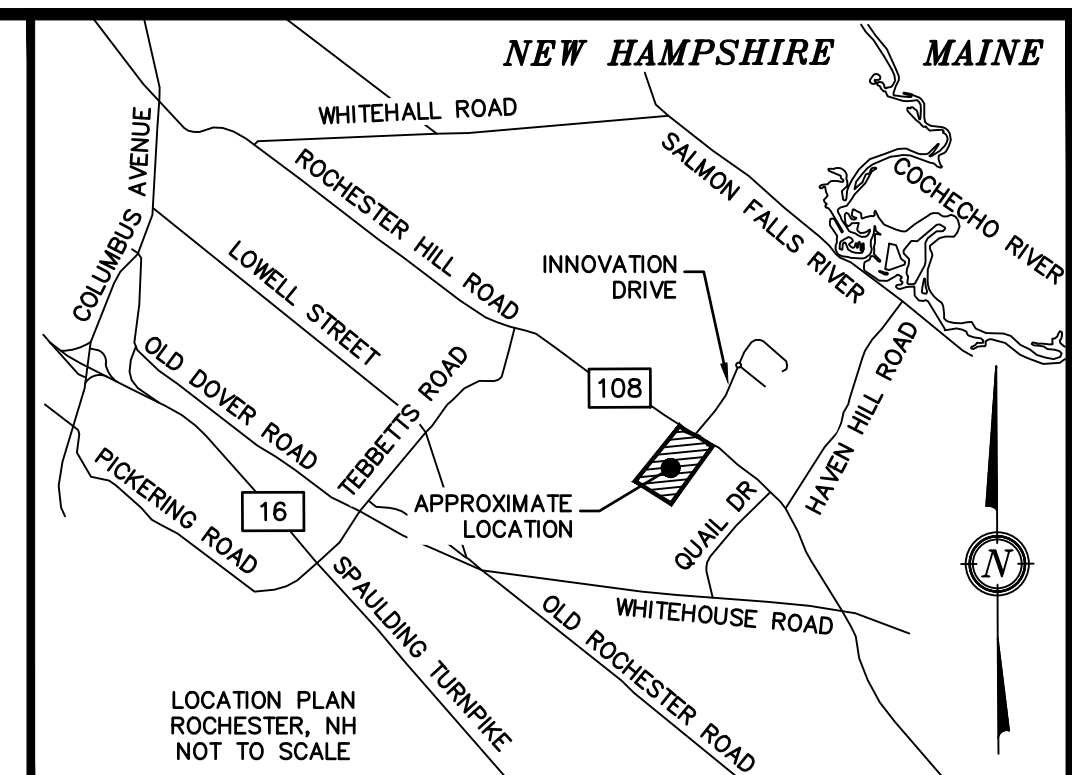
SEE WEBSOIL USDA-NRCS

4.) "LOT LINE REVISION ROCHESTER N.H. FOR VIRGINIA S. CHAMPLIN"
BY: NORWAY PLAINS ASSOCIATES, INC.
DATED: JANUARY, 1994
ON FILE AT THE CITY OF ROCHESTER AND AT THIS OFFICE

5.) "PLAN OF LAND IN ROCHESTER, N.H. OF JOSEPH E. WILBUR EAST WAKEFIELD, N.H."
BY: THE BERRY CONSTRUCTION COMPANY INC. CONTRACTORS & ENGINEERS
DATED: JUNE 12, 1964
ON FILE AT THE CITY OF ROCHESTER AND AT THIS OFFICE

6.) "OVERVIEW UTILITY PLAN"
BY: BERRY SURVING & ENGINEERING
DATED: AUGUST 12, 2019
ON FILE AT THE CITY OF ROCHESTER AND AT THIS OFFICE

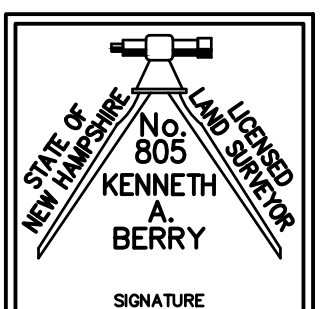
N/F SNIPER HOLDINGS, LLC
35 BROADWAY
DOVER, NH 03820
TAX MAP 255, LOT 15
S.C.R.D. BOOK 4903, PAGE 386



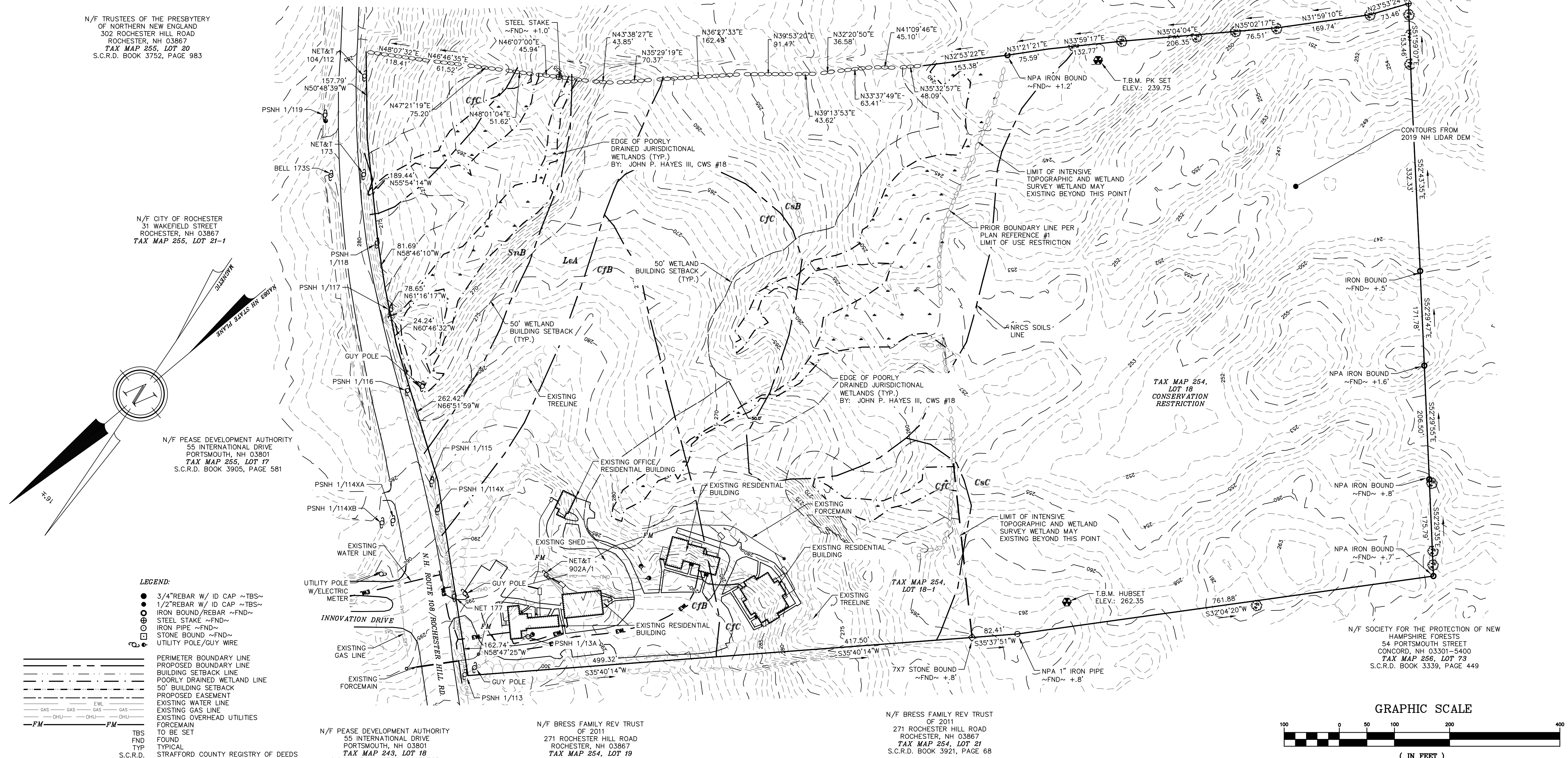
REVISION	DATE	DESCRIPTION

EXISTING CONDITIONS OVERVIEW
LAND OF
SOFIELD APARTMENTS LLC
287 ROCHESTER HILL ROAD
ROCHESTER, N.H.
TAX MAP 254, LOT 18

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603) 332-2811
SCALE : 1 IN. EQUALS 100 FT.



SHEET 2 OF 5



NOTES:

- OWNER: SOFIELD APARTMENTS, LLC
35 THIRD STREET
DOVER, NH 03820-3316
- TAX MAP 254, LOT 18
- LOT AREA: 1,935,885 Sq.Ft., 44.44 Ac.
- S.C.R.D. BOOK 4708, PAGE 568
- ZONING: AGRICULTURAL
FRONTAGE ~ 150.0'
FRONT SETBACK ~ 20.0'
SIDE SETBACK ~ 10.0'
REAR SETBACK ~ 20.0'
WETLANDS ~ 50.0'
- I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, PART OF THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF.: FEMA COMMUNITY# -330150, MAP# - 330170218E, DATED: SEPTEMBER 30, 2015.
- VERTICAL DATUM BASED ON USGS NAVD88 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.
- THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS OF A PORTION OF TAX MAP 245 LOT 18 AS OF THE DATE OF THE FIELD WORK.

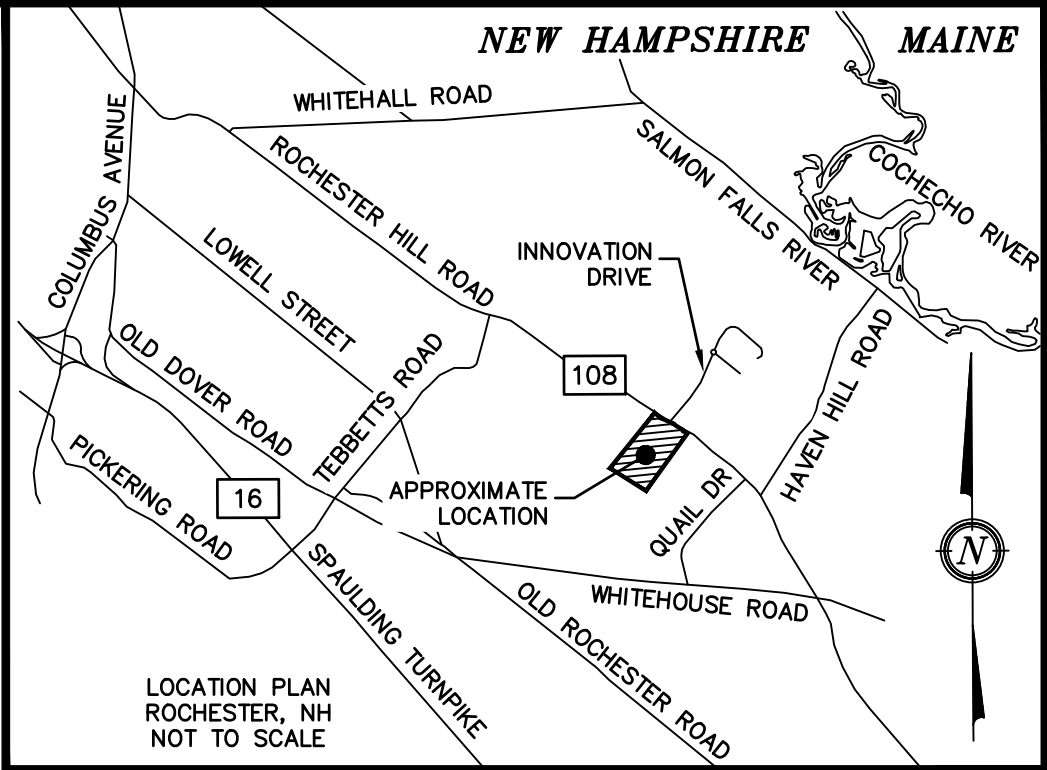
SOILS:

- CfB* - CHARLTON FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES
CfC - CHARLTON FINE SANDY LOAM, 8 TO 15 PERCENT SLOPES
CsB - CHARLTON FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES, VERY STONY
CsC - CHARLTON FINE SANDY LOAM, 8 TO 15 PERCENT SLOPES, VERY STONY
LeA - LEICESTER VERY STONY FINE SANDY LOAM, 0 TO 3 PERCENT SLOPES
RLA - RIDGEBURY FINE SANDY LOAM, 0 TO 3 PERCENT SLOPES, VERY STONY
SnB - SUTTON FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES

SEE WEBSOIL USDA-NRCS

PLAN REFERENCES:

- "LOT LINE REVISION, ROCHESTER HILL ROAD - ROUTE 108, ROCHESTER, NH FOR VIRGINIA S. CHAMPLIN FIDUCIARY TRUST CO."
BY: NORWAY PLAINS ASSOCIATES, INC.
DATED: DECEMBER 8, 2005
S.C.R.D. POCKET #84-44
- "CITY OF ROCHESTER, ROCHESTER HILL PUMP STATION, FORCE MAIN, AND GRAVITY SEWER, ROCHESTER, NEW HAMPSHIRE, SITE PLAN & PROFILE STATION 0+00 TO 11+00"
BY: PROVAN & LORBER, INC
DATED: JANUARY, 2005
ON FILE AT THE CITY OF ROCHESTER AND AT THIS OFFICE
- "CITY OF ROCHESTER, ROCHESTER HILL PUMP STATION, FORCE MAIN, AND GRAVITY SEWER, ROCHESTER, NEW HAMPSHIRE, SITE PLAN & PROFILE STATION 11+00 TO 21+73"
BY: PROVAN & LORBER, INC
DATED: JANUARY, 2005
ON FILE AT THE CITY OF ROCHESTER AND AT THIS OFFICE



WETLAND NOTES:

- WETLANDS WERE DELINEATED BY JOHN P. HAYES SUMMER 2019
- REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, (VERSION 2.0) JANUARY 2012, U.S. ARMY CORPS OF ENGINEERS.
- FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 8.0. UNITED STATES DEPARTMENT OF AGRICULTURE (2016).
- NATIONAL WETLAND PLANT LIST (CURRENT VERSION).

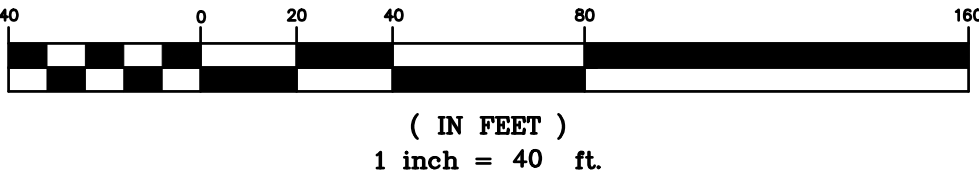


JOHN P. HAYES, III CWS #18,

LEGEND:

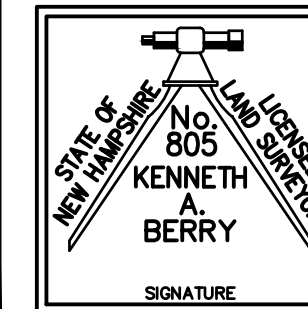
- TRAFFIC SIGNAL LIGHT
- UTILITY POLE / GUY WIRE
- WATER GATE VALVE
- FIRE HYDRANT
- DRAIN MANHOLE
- CATCH BASIN
- OVERHEAD UTILITIES LINE
- EXISTING WATER LINE
- CONTOUR LINE, MINOR
- CONTOUR LINE, MAJOR
- EXISTING CULVERT PIPE
- EXISTING SEWER PIPE
- EXISTING WATER LINE
- EXISTING OVERHEAD UTILITY LINE
- STRAFFORD COUNTY REGISTRY OF DEEDS
- TYPICAL FOUND

GRAPHIC SCALE




EXISTING CONDITIONS PLAN DETAIL
LAND OF
SOFIELD APARTMENTS LLC
287 ROCHESTER HILL ROAD
ROCHESTER, N.H.
TAX MAP 254, LOT 18

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : 1 IN. EQUALS 40 FT.
DATE : AUGUST 23, 2022
FILE NO. : DB 2020 - 075



1. WETLANDS WERE DELINEATED BY JOHN P. HAYES SUMMER 2019 REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTH CENTRAL AND NORTHEAST REGION, (VERSION 2.0) JANUARY 2012, U.S. ARMY CORPS OF ENGINEERS.
2. FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 8.0. UNITED STATES DEPARTMENT OF AGRICULTURE (2016).
3. NATIONAL WETLAND PLANT LIST (CURRENT VERSION).



N/F CITY OF ROCHESTER
31 WAKEFIELD STREET
ROCHESTER, NH 03867
TAX MAP 255, LOT 21-1















N/F PEASE DEVELOPMENT AUTHORITY
55 INTERNATIONAL DRIVE
PORTSMOUTH, NH 03801
TAX MAP 255, LOT 17
S.C.R.D. BOOK 3905, PAGE 581

N/F PEASE DEVELOPMENT AUTHORITY
55 INTERNATIONAL DRIVE
PORTSMOUTH, NH 03801
TAX MAP 243, LOT 18
S.C.R.D. BOOK 3752, PAGE 525

S FAMILY REV TRUST
OF 2011
CHESTER HILL ROAD
CHESTER, NH 03867
MAP 254, LOT 19
BOOK 3921, PAGE 68

N/F BRESS FAMILY REV TRUST
OF 2011
271 ROCHESTER HILL ROAD
ROCHESTER, NH 03867
TAX MAP 254, LOT 21
S.C.R.D. BOOK 3921, PAGE 68

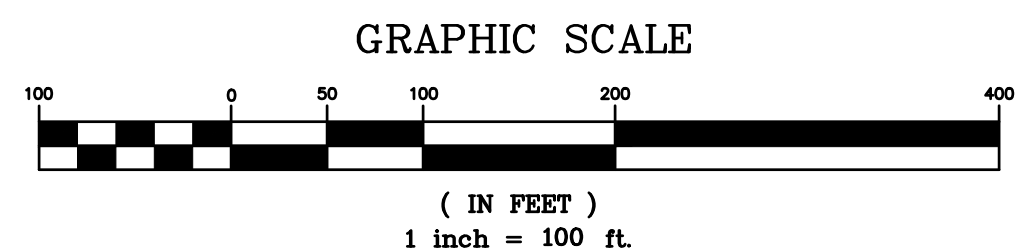
LEGEND:

-  IRON BOUND/REBAR ~FND~
-  STEEL STAKE ~FND~
-  IRON PIPE ~FND~
-  STONE BOUND ~FND~
-  UTILITY POLE/GUY WIRE
-  TREE W/ WIRE
-  PERIMETER BOUNDARY LINE
-  STONE WALL
-  POORLY DRAINED WETLAND LINE
-  50' BUILDING SETBACK
-  PROPOSED OPEN SPACE EASEMENT
-  FND FOUND
-  TYPICAL
-  STRAFFORD COUNTY REGISTRY OF DEEDS

N/F SNIPER HOLDINGS, LLC
35 BROADWAY
DOVER, NH 03820
TAX MAP 255, LOT 15
S.C.R.D. BOOK 4903, PAGE 386

NOTES:

- 1.) OWNER: SOFIELD APARTMENTS, LLC
35 THIRD STREET
DOVER, NH 03820-3316
- 2.) TAX MAP 254, LOT 18
- 3.) LOT AREA: 1,935,885 Sq.Ft., 44.44 Ac.
- 4.) S.C.R.D. BOOK 4708, PAGE 568
- 5.) ZONING: RESIDENTIAL-AGRICULTURAL DISTRICT W/MUNICIPAL WATER & SEWER CONSERVATION SUBDIVISION
FRONTAGE ~ 60'
MINIMUM LOT SIZE (SINGLE FAMILY) ~ 6,000 Sq. Ft.
MINIMUM LOT SIZE (DUPLEX) ~ 9,000 Sq. Ft.
FRONT SETBACK ~ 20.0'
REAR SETBACK ~ 20.0'
SIDE SETBACK ~ 10.0'
WETLANDS BUFFER ~ 50.0'
MAX. LOT COVERAGE: 35%
- 6.) THE INTENT OF THIS PLAN IS TO SHOW THE PROPOSED OVERVIEW SITE PLAN.
- 7.) SEE SHEET 2 FOR ALL OTHER STANDARD SITE PLAN NOTES.



REVISION	DATE	DESCRIPTION

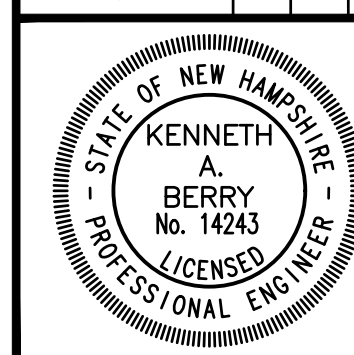
OVERVIEW SITE PLAN
LAND OF
GOSFIELD APARTMENTS LLC
187 ROCHESTER HILL ROAD
ROCHESTER, N.H.
TAX MAP 254, LOT 18

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

SCALE : 1 IN. EQUALS 100 FT.

DATE : AUGUST 23, 2022

FILE NO. : DB 2020 - 075



NOTES:

- 1.) OWNER: SOFIELD APARTMENTS, LLC
35 THIRD STREET
DOVER, NH 03820-3316
- 2.) TAX MAP 254, LOT 18
- 3.) LOT AREA: 1,935,885 Sq.Ft., 44.44 Ac.
- 4.) S.C.R.D. BOOK 4708, PAGE 568
- 5.) THE INTENT OF THIS PLAN IS TO SHOW THE SITE PLAN FOR THE EXISTING PARKING LOT, APARTMENTS AND PROPOSED UNITS.

PARKING REQUIREMENTS:

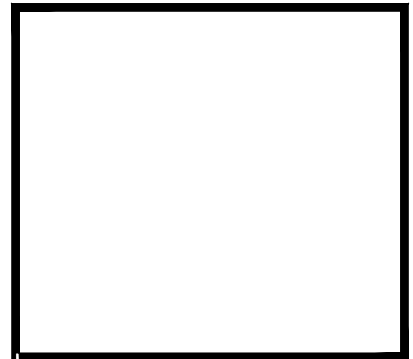
SECTION 10 - PARKING AND CIRCULATION

- RESIDENTIAL
- RESIDENTIAL (NON DC) 2 SPACES PER UNIT:
- 73 UNITS x 2 SPACES = 146 SPACES

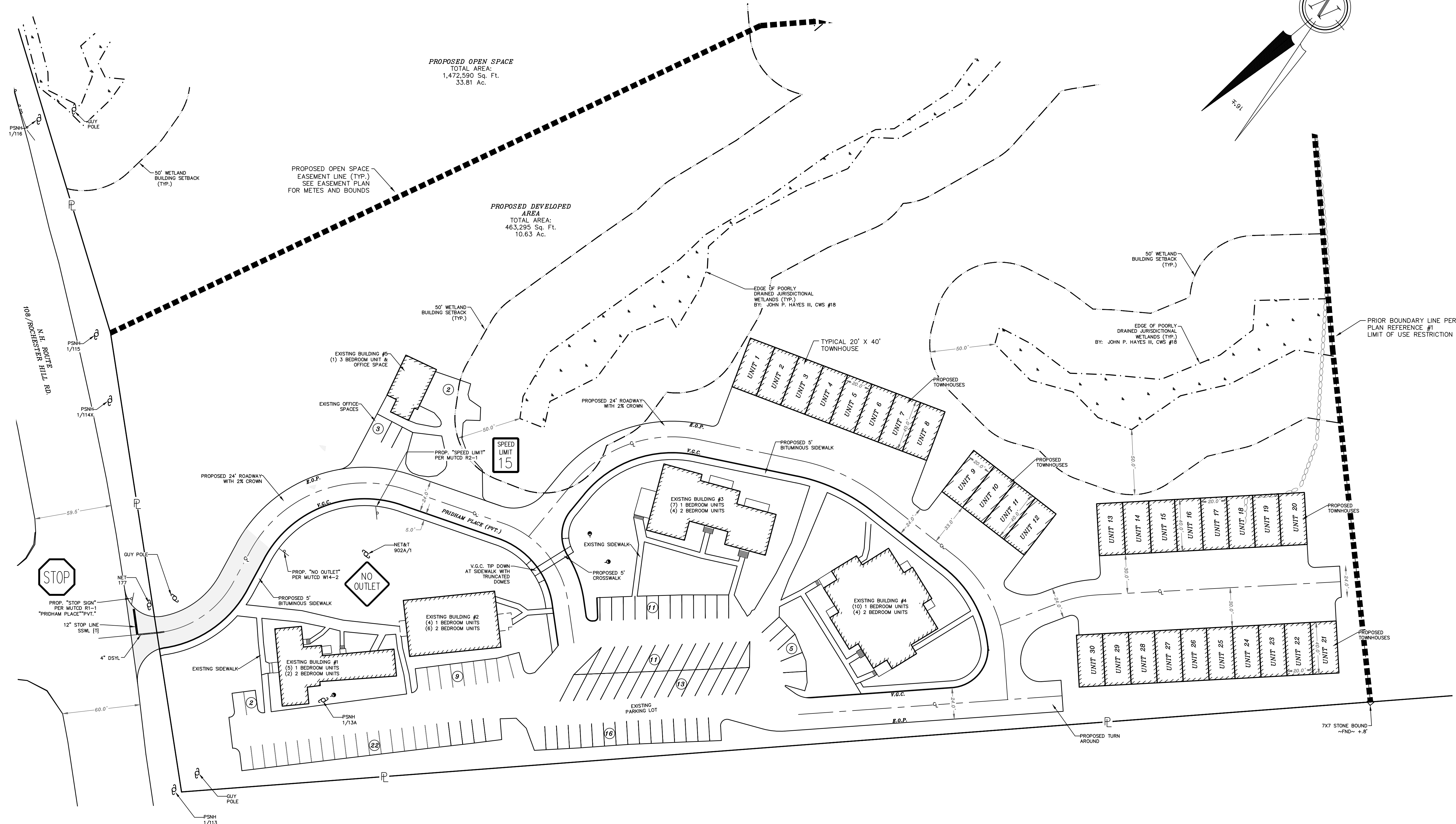
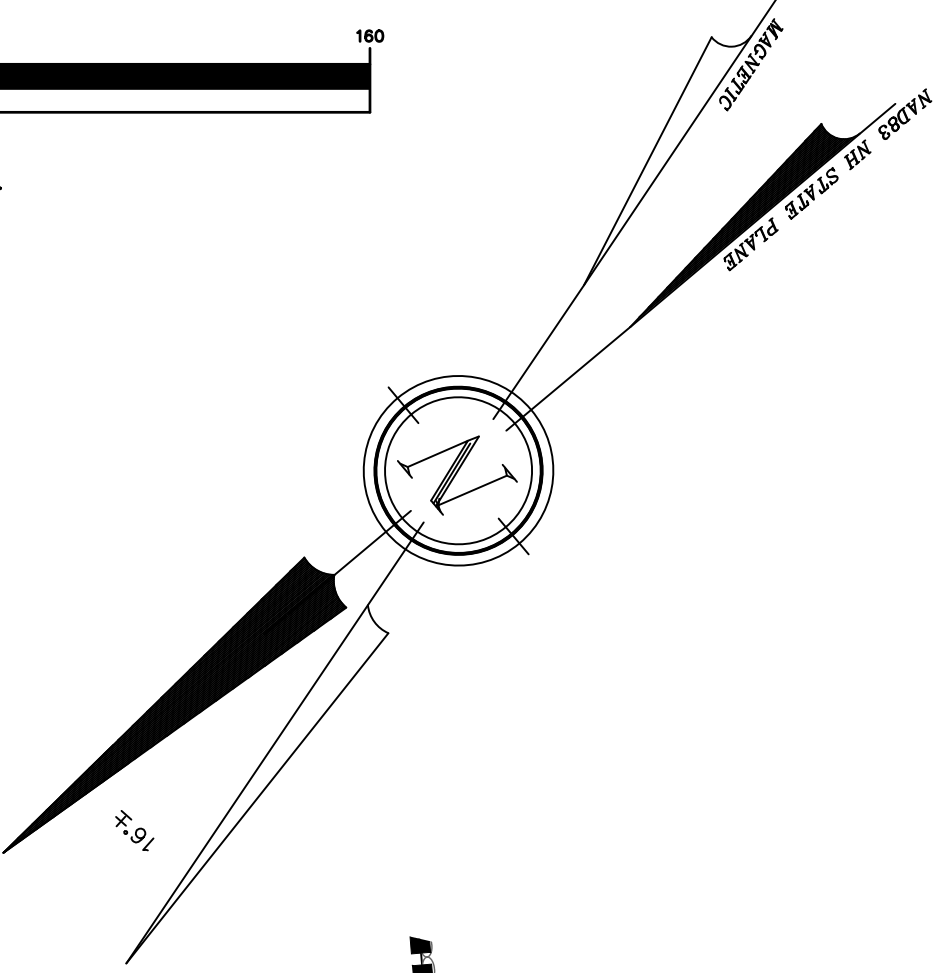
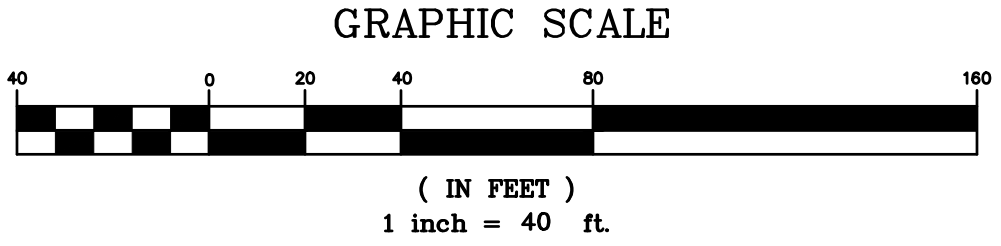
EXISTING UNITS = 43 UNITS
PROPOSED UNITS = 30 UNITS
TOTAL UNITS = 73 UNITS
REQUIRED SPACES = 146 SPACES
PROPOSED SPACES = 151 (91 IN LOTS, 60 IN FRONT OF TOWNHOUSES)

WETLAND NOTES:

- WETLANDS WERE DELINEATED BY JOHN P. HAYES SUMMER 2019
- REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, (VERSION 2.0) JANUARY 2012, U.S. ARMY CORPS OF ENGINEERS.
 - FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 8.0, UNITED STATES DEPARTMENT OF AGRICULTURE (2016).
 - NATIONAL WETLAND PLANT LIST (CURRENT VERSION).



JOHN P. HAYES, III CWS #18,



REVISION	DATE	DESCRIPTION

SITE PLAN LAND OF SOFIELD APARTMENTS LLC 287 ROCHESTER HILL ROAD ROCHESTER, NH TAX MAP 254, LOT 18

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : 1 IN. EQUALS 40 FT.
DATE : AUGUST 23, 2022
FILE NO. : DB 2020 - 075

KENNETH A. BERRY
No. 14243
LICENSED PROFESSIONAL ENGINEER