

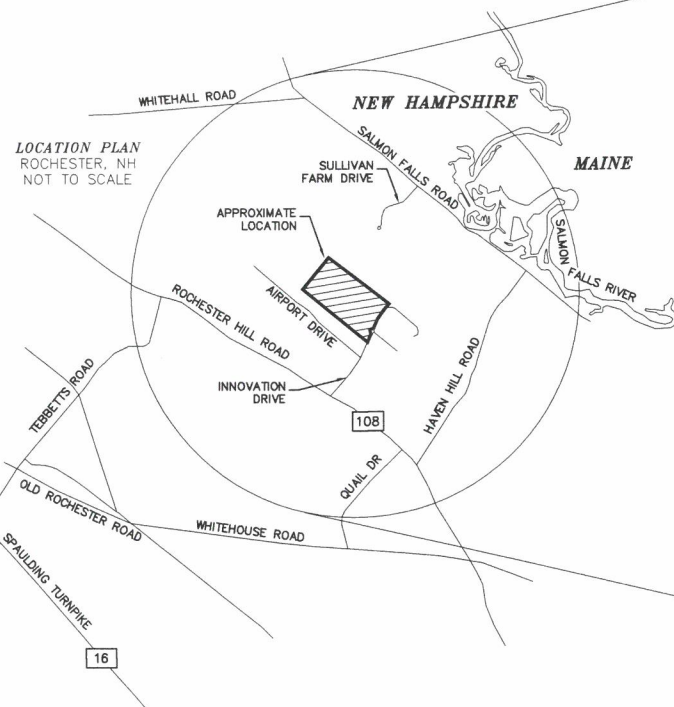
TABLE OF CONTENTS:

SHEET 1	~ NEIGHBORHOOD PLAN
SHEET 2	~ PROJECT NOTES
SHEET 3	~ EXISTING CONDITIONS PLAN
SHEETS 4-8	~ SITE SPECIFIC SOILS MAPS
SHEETS 9-10	~ TEST PIT DATA
SHEET 11	~ SUBDIVISION PLAN*
SHEET 12	~ TOPOGRAPHIC SUBDIVISION PLAN
SHEET 13	~ EASEMENT PLAN*
SHEET 14	~ CONSTRUCTION PHASING PLAN
SHEETS 15-17	~ INDEX DRIVE SITE PLANS
SHEETS 18-22	~ INDEX DRIVE GRADING AND DRAINAGE PLANS
SHEETS 23-27	~ INDEX DRIVE STORMWATER BMP PLANS
SHEETS 28-30	~ INDEX DRIVE EROSION & SEDIMENT CONTROL PLANS
SHEETS 30-35	~ INDEX DRIVE UTILITY PLANS
SHEETS 36-37	~ INDEX DRIVE CROSS SECTIONS
SHEET 38	~ INDEX DRIVE TRUCK TURNING TEMPLATES
SHEET 39	~ INDEX PACKAGING DRIVE LANE SIGHT DISTANCE
SHEETS 40-42	~ INDEX PACKAGING SITE PLANS
SHEETS 43-51	~ INDEX PACKAGING GRADING AND DRAINAGE PLANS
SHEETS 52-54	~ INDEX PACKAGING STORMWATER BMP PLANS
SHEETS 55-56	~ INDEX PACKAGING EROSION & SEDIMENT CONTROL PLANS
SHEETS 57-62	~ INDEX PACKAGING UTILITY PLANS
SHEETS 63-65	~ INDEX PACKAGING CROSS SECTIONS
SHEETS 66-67	~ INDEX PACKAGING LANDSCAPING PLANS
SHEET 68	~ INDEX PACKAGING LIGHTING PLAN
SHEETS 69-70	~ INDEX PACKAGING TRUCK TURNING TEMPLATES
SHEET 71	~ INDEX PACKAGING WAREHOUSE SITE PLAN
SHEETS 72-78	~ INDEX PACKAGING WAREHOUSE GRADING AND DRAINAGE PLANS
SHEETS 79-80	~ INDEX PACKAGING WAREHOUSE STORMWATER BMP PLANS
SHEET 81	~ INDEX PACKAGING WAREHOUSE EROSION & SEDIMENT CONTROL PLAN
SHEETS 82-85	~ INDEX PACKAGING WAREHOUSE UTILITY PLANS
SHEETS 86-87	~ INDEX PACKAGING WAREHOUSE CROSS SECTIONS
SHEET 88	~ INDEX PACKAGING WAREHOUSE LANDSCAPING PLAN
SHEET 89	~ INDEX PACKAGING WAREHOUSE LIGHTING PLAN
SHEET 90	~ INDEX PACKAGING WAREHOUSE TRUCK TURNING TEMPLATES
SHEETS 91-102	~ CONSTRUCTION DETAILS
SHEETS 103-105	~ INTERIM CONSTRUCTION PLANS

* INDICATES A PLAN IS TO BE RECORDED

REQUIRED PERMITS:

- ~ NHDES WETLANDS PERMIT
- ~ NHDES SEWER DISCHARGE PERMIT
- ~ NHDES ALTERATION OF TERRAIN PERMIT
- ~ US EPA NOI & SWPPP
- ~ CONDITIONAL USE PERMIT



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/SUBDIVIDER/DEVELOPER OF ALL TERMS, CONDITIONS, PROVISIONS AND SPECIFICATIONS OF THE CITY OF ROCHESTER LAND 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.

GENERAL PLAN SET NOTES:

- 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 ROCHESTER.

MAJOR SITE PLAN FOR INDEX PACKAGING, INC. 91 INNOVATION DRIVE ROCHESTER, N.H. TAX MAP 242, LOT 5

OWNER: CITY OF ROCHESTER
31 WAKEFIELD STREET
ROCHESTER, NH 03867

APPLICANT: INDEX PACKAGING, INC.
1055 WHITE MOUNTAIN HIGHWAY
MILTON, NH 03851

NOTE:

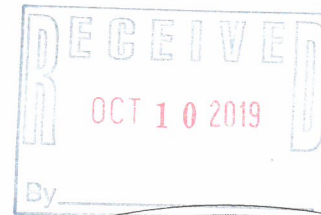
BERRY SURVEYING & ENGINEERING HAS PREPARED AN INSPECTION & MAINTENANCE MANUAL AS PART OF THIS PROJECTS DOCUMENTATION. ALL USERS ARE BOUND TO THIS DOCUMENT AS PART OF THE APPROVAL OF THE PLANNING BOARD. COPIES OF THE YEARLY INSPECTIONS ARE TO BE DELIVERED TO THE CITY OF ROCHESTER COMMUNITY SERVICES DEPARTMENT.

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

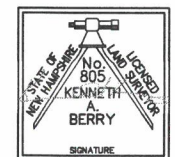
ENGINEER OF RECORD: KENNETH A. BERRY, PE, LLS
CPSWQ, CPESC, CESSM
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825
(603) 332-2863

WETLAND SCIENTIST: FRAGGLE ROCK ENVIRONMENTAL SERVICES
DAMON BURT, CWS #163
38 GARLAND ROAD
STRAFFORD, NH 03864
(603) 969-5574

SOIL SCIENTIST: JOHN P. HAYES, III, CSS #87
7 LIMESTONE WAY
NORTH HAMPTON, NH 03862
(603)-205-4396



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



FINAL APPROVAL
BY
ROCHESTER PLANNING BOARD
CERTIFIED BY : _____
DATE : _____

REVISION	DATE	DESCRIPTION
#1	10-8-19	REVISED PER ROCHESTER TRG COMMENT

MAJOR SITE PLAN
LAND OF
CITY OF ROCHESTER
91 INNOVATION DRIVE
ROCHESTER, N.H.
TAX MAP 242, LOT 5

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603) 332-2863
SCALE : AS SHOWN
DATE : AUGUST 13, 2019
FILE NO. : DB 2019 - 034



WETLAND NOTE:

THE WETLAND DELINEATION WAS COMPLETED APRIL 2019 ACCORDING TO THE FOLLOWING STANDARDS:
CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, TECHNICAL REPORT 4-87-1, (JANUARY, 1987)

U.S. ARMY CORPS OF ENGINEERS, REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2.0, U.S. ARMY ENGINEER RESEARCH AND DEVELOPMENT CENTER, 3909 HALLS FERRY ROAD, VICKSBURG, MS 39180-6199, JANUARY 2012, ERDC/EL TR-12-1
COWARDIN, LEWIS M., GOLET, FRANCIS C. AND LAROE, EDWARD T., CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES, USFWS, DEPT. OF THE INTERIOR, WASH. D.C., 1979.

FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 8.1, 2017 (INCLUDING CORRECTIONS TO VERSION 8.0, 2016, ON PAGES 21, 25, AND 34)

NEW ENGLAND HYDRIC SOILS TECHNICAL COMMITTEE, 2017 VERSION 4, FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION, LOWELL, MA

DAMON E. BURT, CERTIFIED WETLAND SCIENTIST #163

FRAGGLE ROCK ENVIRONMENTAL SERVICES
DAMON BURT, CWS #163

N/F FAZEKAS, CHRISTOPHER & LEANN
71 SULLIVAN FARM DRIVE
ROCHESTER, NH 03868
S.C.R.D. BOOK 4074, PAGE 110
TAX MAP 241, LOT 20-7

N/F KANELOS, NICHOLAS JR. & KATHY I.
67 SULLIVAN FARM DRIVE
ROCHESTER, NH 03868
S.C.R.D. BOOK 3436, PAGE 653
TAX MAP 241, LOT 20-8

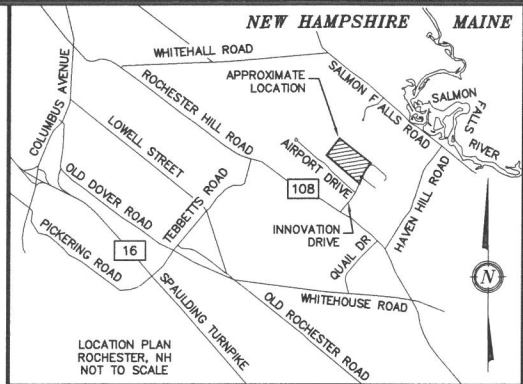
NOTES CONT.

- 10.) NONE OF THESE LOT WILL REQUIRE NHDES SUBDIVISION APPROVAL THE CURRENT USE OF THE PROPERTY IS VACANT LAND
- 11.) FOR MORE INFORMATION ON THIS SUBDIVISION, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 33 WAKEFIELD STREET, ROCHESTER, NH 03867, (603) 335-1338.
- 12.) IF, DURING CONSTRUCTION, IT BECOMES APPARENT THAT DEFICIENCIES EXIST IN THE APPROVED DESIGN DRAWINGS, THE CONTRACTOR SHALL BE REQUIRED TO CORRECT THE DEFICIENCIES TO MEET THE REQUIREMENTS OF THE REGULATION AT NO EXPENSE TO THE CITY.
- 13.) REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY DISTURBANCE OF THE SITE SURFACE ARE AND SHALL BE MAINTAINED THROUGH THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES. IF, DURING CONSTRUCTION, IT BECOMES APPARENT THAT ADDITIONAL EROSION CONTROL MEASURES ARE REQUIRED TO STOP ANY EROSION ON THE CONSTRUCTION SITE DUE TO ACTUAL SITE CONDITIONS, THE OWNER SHALL BE REQUIRED TO INSTALL THE NECESSARY EROSION PROTECTIONS AT NO EXPENSE TO THE CITY.

NOTES CONT.

- 14.) ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO THE CITY OF ROCHESTER SUBDIVISION REGULATIONS AND THE LATEST EDITION OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION.
- 15.) AS-BUILT PLANS OF THE SUBDIVISION SHALL BE SUBMITTED ON A REPRODUCIBLE MYLAR MEDIUM AND IN A DIGITAL DXF FORMAT ON DISK TO THE CITY OF ROCHESTER ENGINEER'S OFFICE UPON COMPLETION OF PROJECT IF A STREET IS PROPOSED FOR CITY ACCEPTANCE. AS-BUILT PLANS SHALL BE PREPARED AND CERTIFIED CORRECT BY A L.L.S. OR P.E.
- 16.) SEE SHEET 13 FOR PROPOSED EASEMENTS.

N/F RINES, DANIEL M. & DANA M.
1155 WHITE MOUNTAIN HIGHWAY
MILTON, NH 03851
S.C.R.D. BOOK 4280, PAGE 769
TAX MAP 241, LOT 14



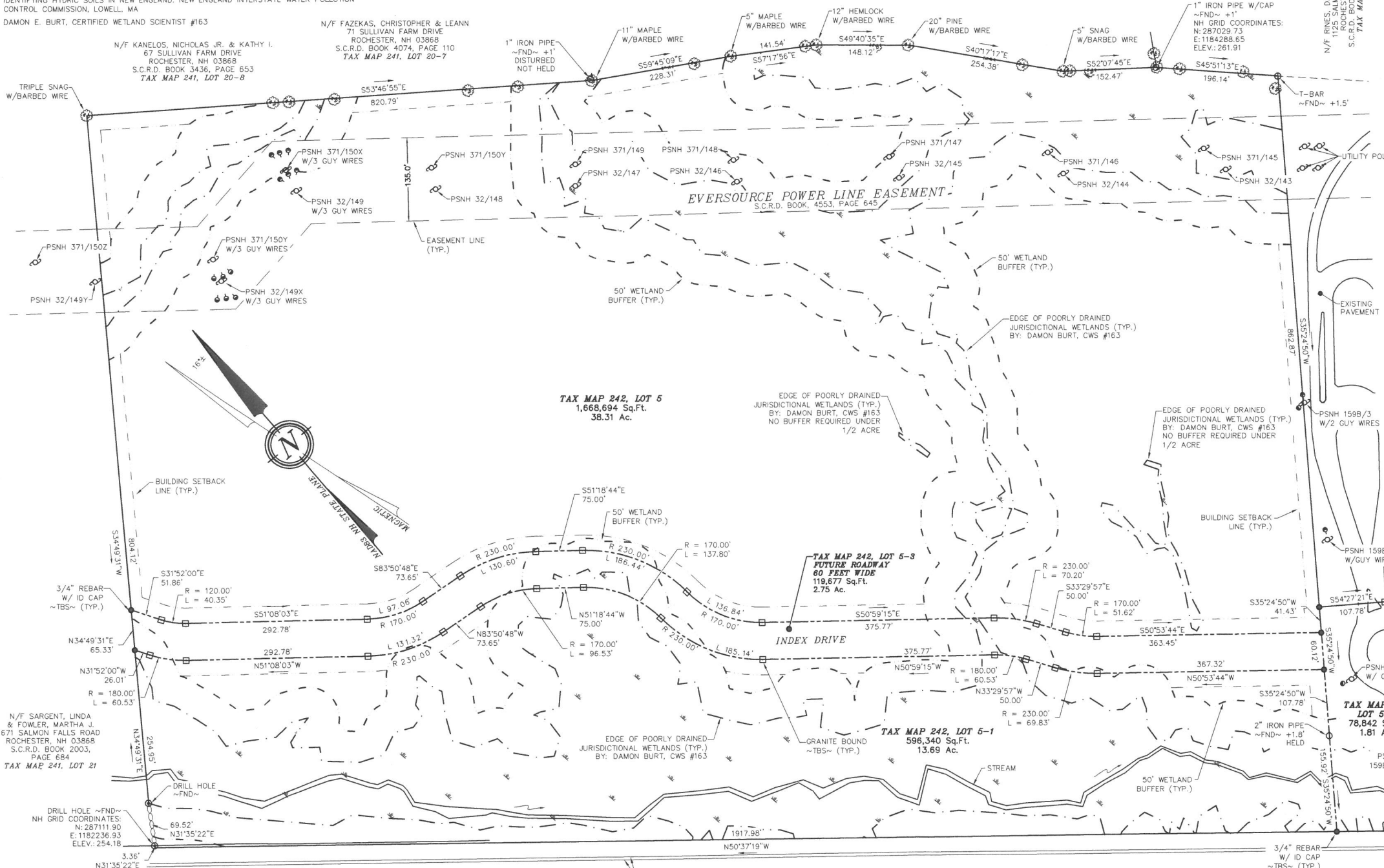
NOTES:

- 1.) OWNER: CITY OF ROCHESTER
31 WAKEFIELD STREET
ROCHESTER, NH 03867
- APPLICANT: INDEX PACKAGING, INC.
1055 WHITE MOUNTAIN HIGHWAY
MILTON, NH 03851
- 2.) TAX MAP 242, LOT 5
- 3.) LOT AREA: 2,460,552 Sq. Ft., 56.48 Ac.
- 4.) S.C.R.D. BOOK 3963, PAGE 25
- 5.) ZONING: GENERAL INDUSTRIAL DISTRICT
FRONTAGE ~ 100.0'
MINIMUM LOT SIZE ~ 20,000 SQUARE FEET
FRONT SETBACK ~ 25.0'
SIDE SETBACK ~ 20.0'
REAR SETBACK ~ 25.0'
WETLANDS/WATER BODY SETBACK ~ 50.0'
MAX. STRUCTURE HEIGHT: 55.0'
MAX. LOT COVERAGE: 75%
- 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# - 33017002160, DATED: MAY 17, 2005.
- 7.) VERTICAL DATUM BASED ON USGS NAVD88 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.
- 8.) THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN APRIL OF 2019, WITH AN ERROR OF CLOSURE BETTER THAN 1 PART IN 10,000.
- 9.) THE INTENT OF THIS PLAN SET IS TO SUBDIVIDE TAX MAP 242, LOT 5. FOR MORE INFORMATION ON THIS SUBDIVISION, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 33 WAKEFIELD STREET, ROCHESTER, NH 03867, (603) 335-1338.

N/F HOUSING AUTHORITY OF THE CITY OF ROCHESTER & THE BUSINESS FINANCE AUTHORITY OF THE STATE OF NEW HAMPSHIRE
2 PILLSBURY STREET, SUITE 101
CONCORD, NH 03301
S.C.R.D. BOOK 4029, PAGE 908
TAX MAP 242, LOT 6

LEGEND:

- 3/4" REBAR W/ ID CAP ~TBS~
- GRANITE BOUND ~TBS~
- IRON BOUND ~FND~
- IRON PIPE ~FND~
- DRILL HOLE ~FND~
- T-BAR ~FND~
- UTILITY POLE / GUY WIRE
- TREE WITH WIRE
- STONE WALL
- PROPOSED BOUNDARY LINE
- BUILDING SETBACK LINE
- WETLAND LINE
- 50' WETLAND BUFFER
- EASEMENT LINE
- STRAFFORD COUNTY REGISTRY OF DEEDS
- TYP. FOUND TO BE SET



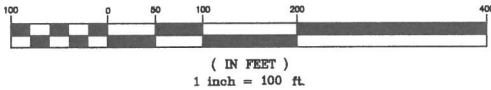
TAX MAP 242, LOT 5
1,668,694 Sq.Ft.
38.31 Ac.

TAX MAP 242, LOT 5-3
FUTURE ROADWAY
60 FEET WIDE
119,677 Sq.Ft.
2.75 Ac.

TAX MAP 242, LOT 5-1
596,340 Sq.Ft.
13.69 Ac.

TAX MAP 242,
LOT 5-2
78,842 Sq.Ft.
1.81 Ac.

GRAPHIC SCALE



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

ROCHESTER PLANNING BOARD
CERTIFIED BY: _____
DATE: _____

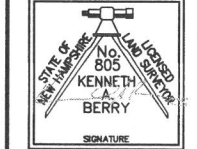
I CERTIFY THAT THIS PLAT EXCEEDS THE MINIMUM REQUIREMENT FOR ACCURACY AND COMPLETENESS OF THE STATE OF N.H. AND OF THE CITY OF ROCHESTER, N.H. - 1:10,000-

KENNETH A. BERRY L.L.S. 805 DATE _____

REVISION	DATE	DESCRIPTION
#1	10-8-19	REVISED PER ROCHESTER TRG COMMENT

SUBDIVISION PLAN
LAND OF
CITY OF ROCHESTER
91 INNOVATION DRIVE
ROCHESTER, N.H.
TAX MAP 242, LOT 5

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603) 332-2863
SCALE: 1 IN. EQUALS 100 FT.
DATE: AUGUST 13, 2019
FILE NO.: DB 2019 - 034



WETLAND NOTE:

THE WETLAND DELINEATION WAS COMPLETED APRIL 2019 ACCORDING TO THE FOLLOWING STANDARDS:

CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, TECHNICAL REPORT 4-87-1, (JANUARY, 1987)

U.S. ARMY CORPS OF ENGINEERS, REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2.0, U.S. ARMY ENGINEER RESEARCH AND DEVELOPMENT CENTER, 3909 HALLS FERRY ROAD, VICKSBURG, MS 39180-6199, JANUARY 2012, ERDC/EL TR-12-1
COWARDIN, LEWIS M., GOLET, FRANCIS C. AND LAROE, EDWARD T., CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES, USFWS, DEPT. OF THE INTERIOR, WASH. D.C., 1979.

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NEW ENGLAND HYDRIC SOILS TECHNICAL COMMITTEE. 2017 VERSION 4, FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND. NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION, LOWELL, MA

DAMON E. BURT, CERTIFIED WETLAND SCIENTIST #163

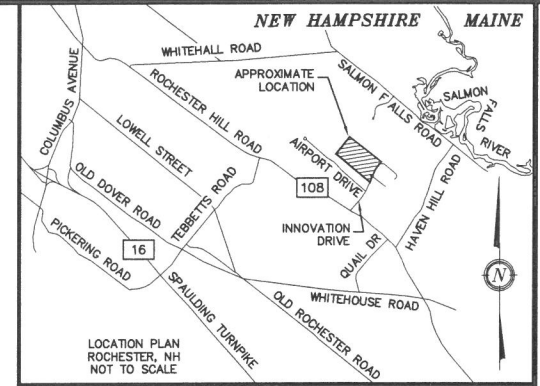
FRAGGLE ROCK ENVIRONMENTAL SERVICES
DAMON BURT, CWS #163

NOTES CONT.

- 10.) NONE OF THESE LOT WILL REQUIRE NHDES SUBDIVISION APPROVAL. THE CURRENT USE OF THE PROPERTY IS VACANT LAND
- 11.) FOR MORE INFORMATION ON THIS SUBDIVISION, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 33 WAKEFIELD STREET, ROCHESTER, NH 03867, (603) 335-1338.
- 12.) IF, DURING CONSTRUCTION, IT BECOMES APPARENT THAT DEFICIENCIES EXIST IN THE APPROVED DESIGN DRAWINGS, THE CONTRACTOR SHALL BE REQUIRED TO CORRECT THE DEFICIENCIES TO MEET THE REQUIREMENTS OF THE REGULATION AT NO EXPENSE TO THE CITY.
- 13.) REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY DISTURBANCE OF THE SITE'S SURFACE ARE AND SHALL BE MAINTAINED THROUGH THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES. IF, DURING CONSTRUCTION, IT BECOMES APPARENT THAT ADDITIONAL EROSION CONTROL MEASURES ARE REQUIRED TO STOP ANY EROSION ON THE CONSTRUCTION SITE DUE TO ACTUAL SITE CONDITIONS, THE OWNER SHALL BE REQUIRED TO INSTALL THE NECESSARY EROSION PROTECTIONS AT NO EXPENSE TO THE CITY.

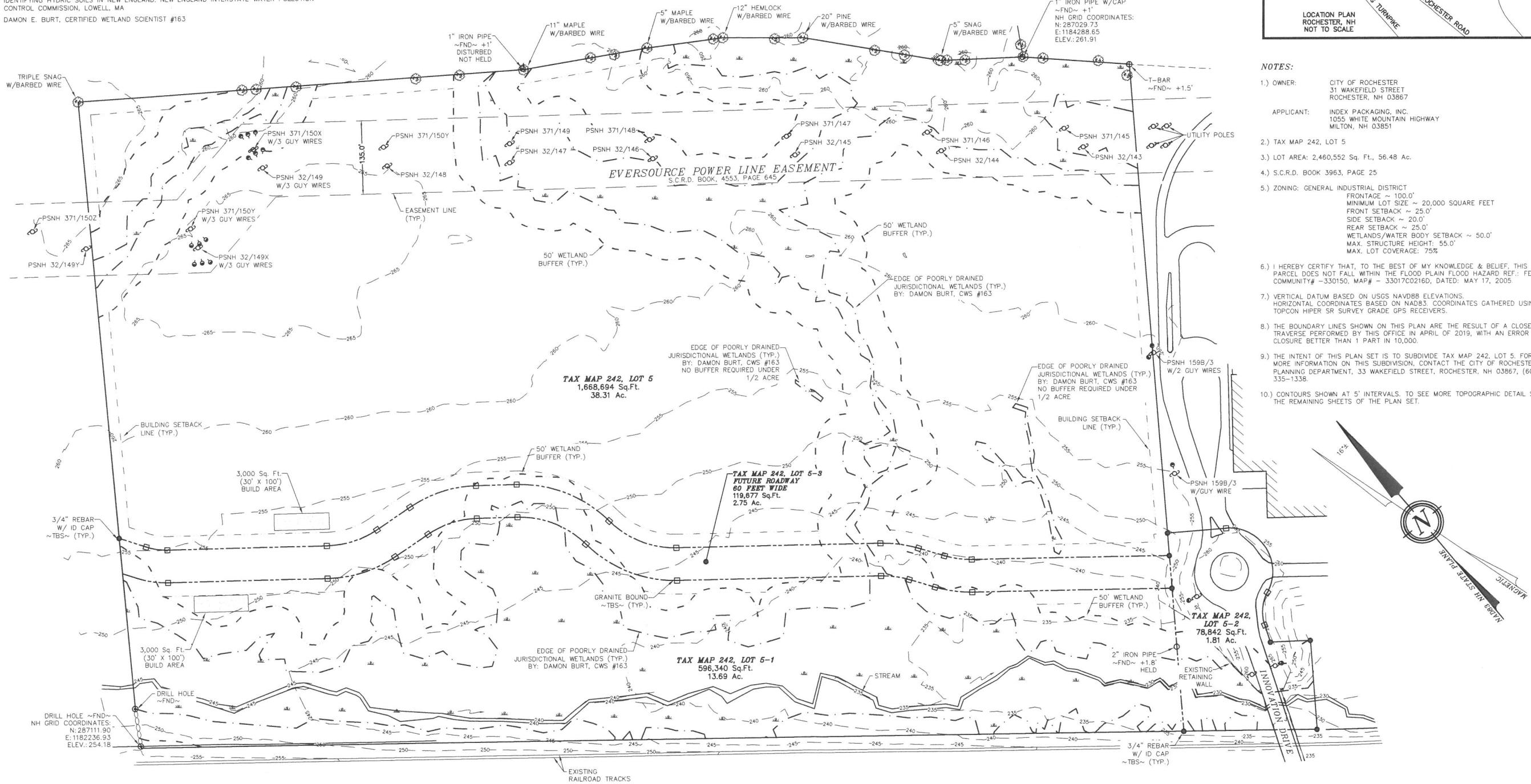
NOTES CONT.

- 14.) ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO THE CITY OF ROCHESTER SUBDIVISION REGULATIONS AND THE LATEST EDITION OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION.
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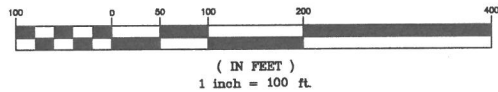


NOTES:

- 1.) OWNER: CITY OF ROCHESTER
31 WAKEFIELD STREET
ROCHESTER, NH 03867
- APPLICANT: INDEX PACKAGING, INC.
1055 WHITE MOUNTAIN HIGHWAY
MILTON, NH 03851
- 2.) TAX MAP 242, LOT 5
- 3.) LOT AREA: 2,460,552 Sq. Ft., 56.48 Ac.
- 4.) S.C.R.D. BOOK 3963, PAGE 25
- 5.) ZONING: GENERAL INDUSTRIAL DISTRICT
FRONTAGE ~ 100.0'
MINIMUM LOT SIZE ~ 20,000 SQUARE FEET
FRONT SETBACK ~ 25.0'
SIDE SETBACK ~ 20.0'
REAR SETBACK ~ 25.0'
WETLANDS/WATER BODY SETBACK ~ 50.0'
MAX. STRUCTURE HEIGHT: 55.0'
MAX. LOT COVERAGE: 75%
- 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# - 33017C0216D, DATED: MAY 17, 2005.
- 7.) VERTICAL DATUM BASED ON USGS NAVD88 ELEVATIONS.
HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.
- 8.) THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN APRIL OF 2019, WITH AN ERROR OF CLOSURE BETTER THAN 1 PART IN 10,000.
- 9.) THE INTENT OF THIS PLAN SET IS TO SUBDIVIDE TAX MAP 242, LOT 5. FOR MORE INFORMATION ON THIS SUBDIVISION, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 33 WAKEFIELD STREET, ROCHESTER, NH 03867, (603) 335-1338.
- 10.) CONTOURS SHOWN AT 5' INTERVALS. TO SEE MORE TOPOGRAPHIC DETAIL SEE THE REMAINING SHEETS OF THE PLAN SET.



GRAPHIC SCALE



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
ROCHESTER PLANNING BOARD
CERTIFIED BY: _____
DATE: _____

I CERTIFY THAT THIS PLAT EXCEEDS THE MINIMUM REQUIREMENT FOR ACCURACY AND COMPLETENESS OF THE STATE OF N.H. AND OF THE CITY OF ROCHESTER, N.H. - 1:10,000-
KENNETH A. BERRY L.L.S. 805 DATE _____

REVISED PER ROCHESTER TRG COMMENT

10-8-19
#1
REVISION
DATE

TOPOGRAPHIC SUBDIVISION PLAN
LAND OF
CITY OF ROCHESTER
91 INNOVATION DRIVE
ROCHESTER, N.H.
TAX MAP 242, LOT 5

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603) 332-2863
SCALE: 1 IN. EQUALS 100 FT.
DATE: AUGUST 13, 2019
FILE NO.: DB 2019 - 034



PLAN REFERENCES:

- "PLAN OF LAND, ROCHESTER, N.H. FOR GRANITE STATE BUSINESS PARK, INC."
BY: NORWAY PLAINS SURVEY ASSOCIATES, INC.
DATED: DECEMBER, 1989
S.C.R.D. PLAN #45-53
- "LOT LINE REVISION, AIRPORT DRIVE, TAX MAP 5 & 6, ROCHESTER, N.H., PREPARED FOR THE CITY OF ROCHESTER"
BY: NORWAY PLAINS SURVEY ASSOCIATES, INC.
DATED: MARCH, 2012
S.C.R.D. PLAN #103-89
- "PLAN OF LAND, THE AMERICAN LUTHERAN CHURCH, ROUTE 16, ROCHESTER, N.H."
BY: NORMAN C. LECIERC
DATED: NOVEMBER 24, 2010
S.C.R.D. PLAN #28, POCKET #6, FOLDER #3
- "SKYHAVEN AIRPORT, ROCHESTER, NEW HAMPSHIRE, AIRPORT LAYOUT PLAN"
BY: ALONZO B. REED, INCORPORATED
DATED: FEBRUARY, 1968
S.C.R.D. PLAN #5, POCKET #11, FOLDER #3
- "RIGHT OF WAY AND TRACK MAP, BOSTON & MAINE R.R., OPERATED BY THE BOSTON AND MAINE R.R."
BY: OFFICE OF VALUATION ENGINEER, BOSTON, MASS
DATED: JUNE 30, 1914
S.C.R.D. PLAN #V54.1-M10

PLAN REFERENCES:

- "PLAN OF LAND, ROCHESTER, N.H., FOR ROCHESTER INDUSTRIAL PARK, INC."
BY: NORWAY PLAINS SURVEY ASSOCIATES, INC.
DATED: AUGUST 1989
S.C.R.D. PLAN #37-83
- "SUBDIVISION OF LAND, ROCHESTER, N.H., FOR ROCHESTER INDUSTRIAL PARK, INC."
BY: NORWAY PLAINS SURVEY ASSOCIATES, INC.
DATED: JUNE 22, 1987
S.C.R.D. PLAN #37A-29
- "RE-SUBDIVISION OF LAND, GRANITE STATE BUSINESS PARK, ROCHESTER, N.H., FOR GRANITE STATE BUSINESS PARK, INC."
SHEET 1 OF 2
BY: NORWAY PLAINS SURVEY ASSOCIATES, INC.
DATED: MAY, 1994
S.C.R.D. PLAN #44-55
- "RE-SUBDIVISION OF LAND, GRANITE STATE BUSINESS PARK, ROCHESTER, N.H., FOR GRANITE STATE BUSINESS PARK, INC."
SHEET 2 OF 2
BY: NORWAY PLAINS SURVEY ASSOCIATES, INC.
DATED: APRIL, 1994
S.C.R.D. PLAN #44-56

PLAN REFERENCES:

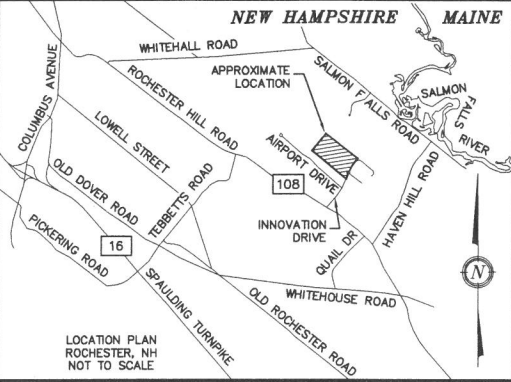
- "RE-SUBDIVISION PLAN, GRANITE STATE BUSINESS PARK, ROCHESTER, N.H., FOR GRANITE STATE BUSINESS PARK, INC."
SHEET 1 OF 2
BY: NORWAY PLAINS SURVEY ASSOCIATES, INC.
DATED: FEBRUARY, 1994
S.C.R.D. PLAN #44-45
- "LOT LINE REVISION, ROCHESTER, N.H., FOR GRANITE STATE BUSINESS PARK, INC."
BY: NORWAY PLAINS SURVEY ASSOCIATES, INC.
DATED: NOVEMBER, 1989
S.C.R.D. PLAN #37A-94
- "LOT LINE REVISION, LOTS 18, 19 & 20, ROCHESTER, N.H., FOR GRANITE STATE BUSINESS PARK, INC."
BY: NORWAY PLAINS SURVEY ASSOCIATES, INC.
DATED: JANUARY, 1991
S.C.R.D. PLAN #38A-121
- "RE-SUBDIVISION PLAN, GRANITE STATE BUSINESS PARK, ROCHESTER, N.H., FOR GRANITE STATE BUSINESS PARK, INC."
BY: NORWAY PLAINS SURVEY ASSOCIATES, INC.
DATED: FEBRUARY, 1994
S.C.R.D. PLAN #44-46

PLAN REFERENCES:

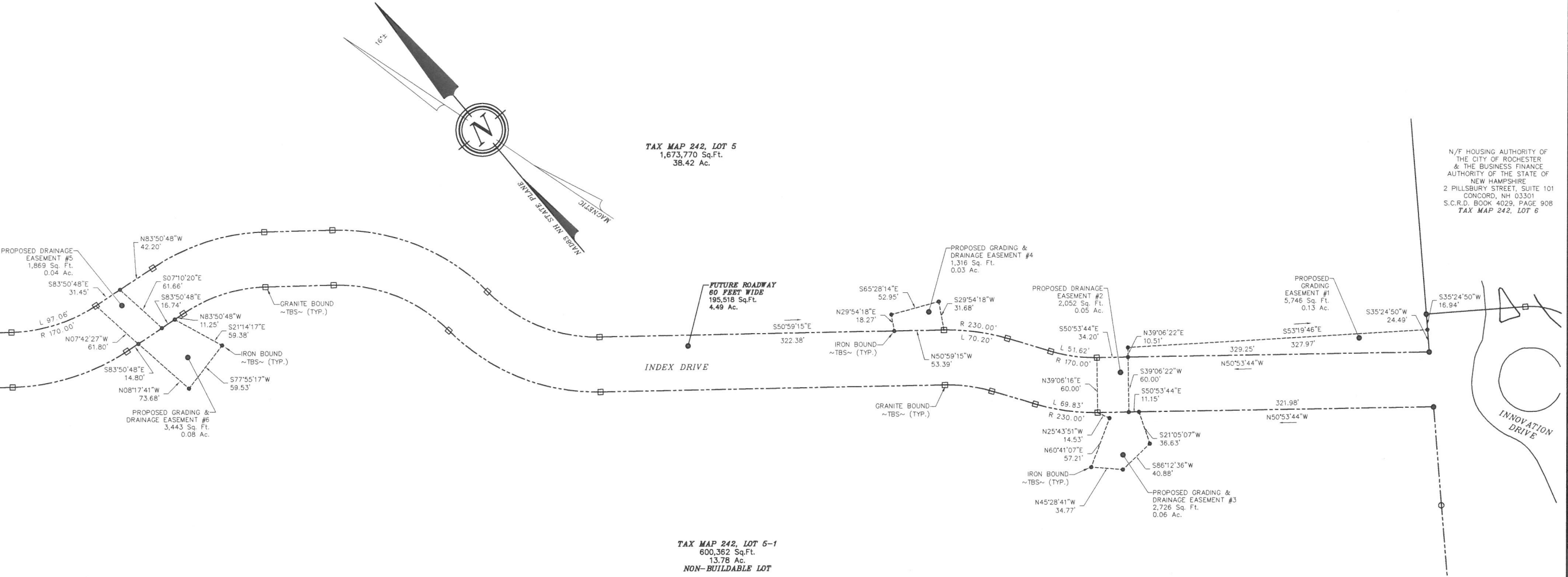
- "SUBDIVISION OF LAND, ROCHESTER, N.H., FOR DENNIS H. FOWLER, VIRGINIA B. RUTLEDGE, AND PHILIP L. FOWLER"
BY: NORWAY PLAINS SURVEY ASSOCIATES, INC.
DATED: NOVEMBER, 1987
S.C.R.D. PLAN #33A-22
- "PLAN OF LAND PREPARED FOR JOHN L. & VICKI SULLIVAN, ROCHESTER, N.H."
BY: MCNEANWY & O'NEIL SURVEY ASSOCIATES
DATED: APRIL 15, 1987
- "OVERALL SUBDIVISION PLAN, SULLIVAN FARM DRIVE, ROCHESTER, N.H. FOR PHILIP L. & CYNTHIA FOWLER"
SHEET NO. 1
BY: NORWAY PLAINS SURVEY ASSOCIATES, INC.
DATED: FEBRUARY, 2001
S.C.R.D. PLAN #66-49
- "OVERALL SUBDIVISION PLAN, SULLIVAN FARM DRIVE, ROCHESTER, N.H. FOR PHILIP L. & CYNTHIA FOWLER"
SHEET NO. 2
BY: NORWAY PLAINS SURVEY ASSOCIATES, INC.
DATED: FEBRUARY, 2001
S.C.R.D. PLAN #66-50

NOTES:

- OWNER: CITY OF ROCHESTER
31 WAKEFIELD STREET
ROCHESTER, NH 03867
- TAX MAP 242, LOT 5
- LOT AREA: 2,460,552 Sq. Ft., 56.48 Ac.
- S.C.R.D. BOOK 3963, PAGE 25
- THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN APRIL OF 2019, WITH AN ERROR OF CLOSURE BETTER THAN 1 PART IN 10,000.
- THE INTENT OF THIS PLAN SET IS TO SHOW MULTIPLE PROPOSED GRADING AND DRAINAGE EASEMENTS ON TAX MAP 242, LOT 5, LOT 5-1, AND ACROSS A FUTURE ROAD WAY. FOR MORE INFORMATION ON THIS SUBDIVISION, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 33 WAKEFIELD STREET, ROCHESTER, NH 03867, (603) 335-1338.
- SEE SUBDIVISION PLAN FOR METES AND BOUNDS ON ENTIRE SUBDIVISION.

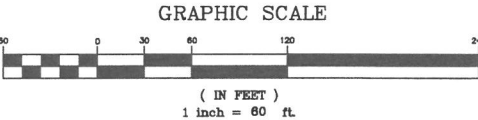


#1	REVISION	DESCRIPTION	
		DATE	REVISED PER ROCHESTER TRG COMMENT
		10-8-19	



LEGEND:

- IRON BOUND (TBS)
- GRANITE BOUND (TBS)
- IRON PIPE (FND)
- PROPOSED BOUNDARY LINE
- PROPOSED EASEMENT LINE
- TBS TO BE SET
- FND FOUND
- TYP TYPICAL
- S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS



I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

KENNETH A. BERRY L.L.S. 805 DATE

PROPOSED EASEMENT PLAN
LAND OF
CITY OF ROCHESTER
91 INNOVATION DRIVE
ROCHESTER, N.H.
TAX MAP 242, LOT 5

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603) 332-2863
SCALE : 1 IN. EQUALS 60 FT.
DATE : AUGUST 13, 2019
FILE NO. : DB 2019 - 034

Kenneth A. Berry
L.L.S. 805
Signature

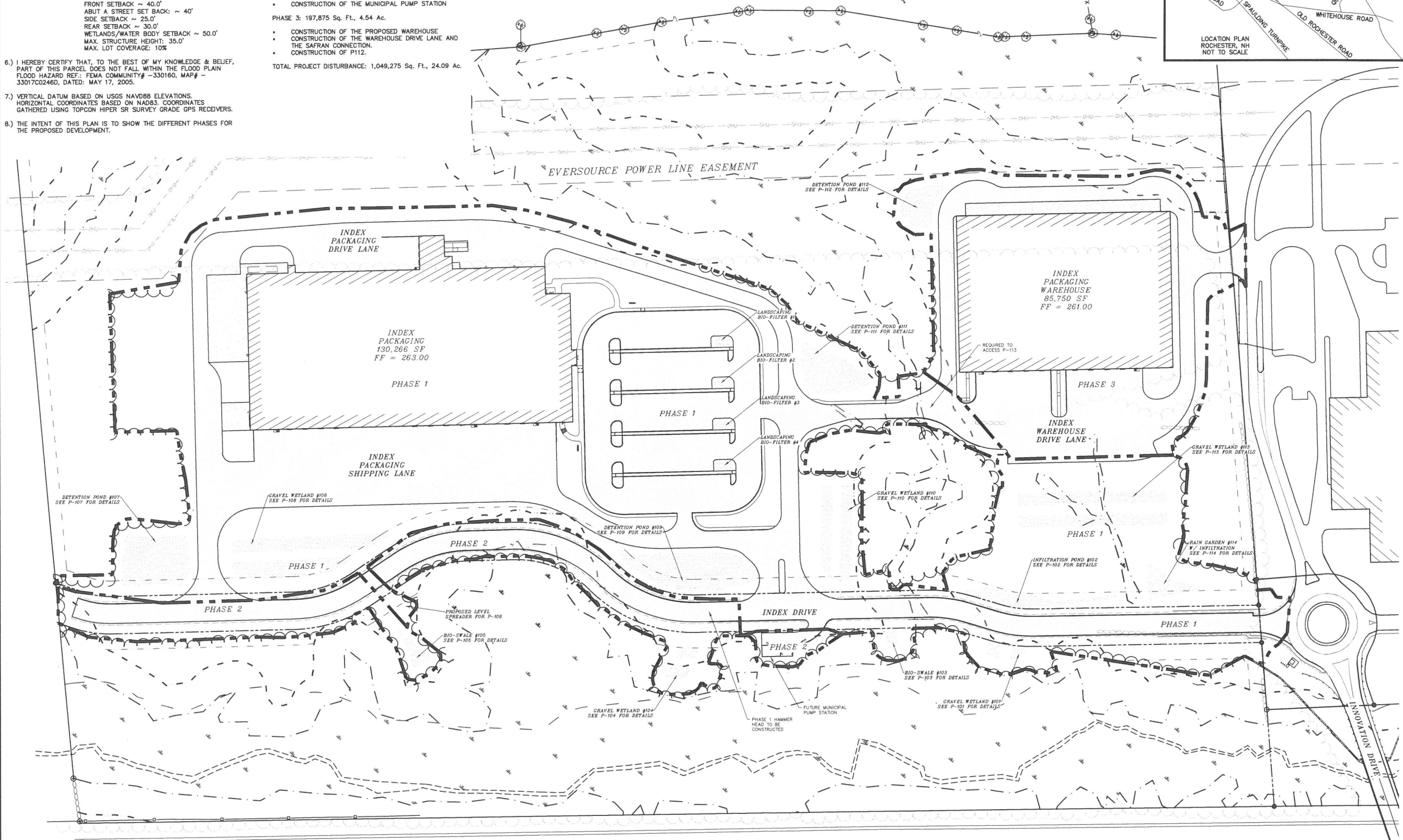
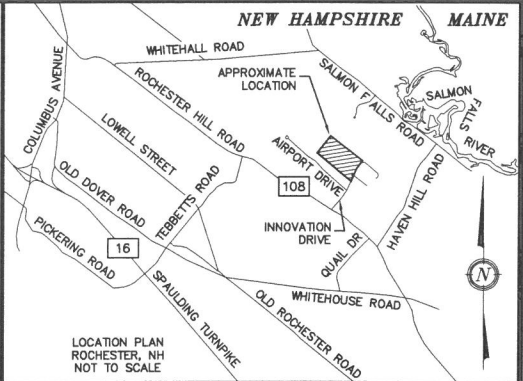
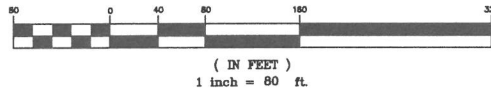
NOTES:

- 1.) OWNER: CITY OF ROCHESTER
31 WAKEFIELD STREET
ROCHESTER, NH 03867
- APPLICANT: INDEX PACKAGING, INC.
1055 WHITE MOUNTAIN HIGHWAY
MILTON, NH 03851
- 2.) TAX MAP 242, LOT 5
- 3.) LOT AREA: 2,460,552 Sq. Ft., 56.49 Ac.
- 4.) S.C.R.D. BOOK 3963, PAGE 25
- 5.) ZONING: GENERAL INDUSTRIAL DISTRICT
FRONTAGE ~ 150.0'
MINIMUM LOT SIZE ~ 40,000 SQUARE FEET
FRONT SETBACK ~ 40.0'
ABUT A STREET SET BACK: ~ 40'
SIDE SETBACK ~ 25.0'
REAR SETBACK ~ 30.0'
WETLANDS/WATER BODY SETBACK ~ 50.0'
MAX. STRUCTURE HEIGHT: 35.0'
MAX. LOT COVERAGE: 10%
- 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 REF.: FEMA COMMUNITY# -330160, MAP# - 33017002460, DATED: MAY 17, 2005.
- 7.) VERTICAL DATUM BASED ON USGS NAVD88 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.
- 8.) THE INTENT OF THIS PLAN IS TO SHOW THE DIFFERENT PHASES FOR THE PROPOSED DEVELOPMENT.

DISTURBANCE PER PHASES:

- PHASE 1: 760,000 Sq. Ft., 17.45 Ac.
- FIRST 900 LF +/- OF INDEX DRIVE.
 - INDEX PACKAGING BUILDING AND PARKING LOT
 - INDEX BUILDING SHIPPING, DRIVE LANE AND THE CONNECTION BETWEEN THE INDEX BUILDING AND WAREHOUSE BUILDING.
 - CONSTRUCTION OF P101, P102, P103, P107, P108 (AND ADJACENT LEVEL SPREADER), P109, P110, P111, P113 & P114
- PHASE 2: 91,400 Sq. Ft., 2.10 Ac.
- REMAINDER OF INDEX DRIVE.
 - CONSTRUCTION OF P104 & P105
 - CONSTRUCTION OF THE MUNICIPAL PUMP STATION
- PHASE 3: 197,875 Sq. Ft., 4.54 Ac.
- CONSTRUCTION OF THE PROPOSED WAREHOUSE
 - CONSTRUCTION OF THE WAREHOUSE DRIVE LANE AND THE SAFRAN CONNECTION.
 - CONSTRUCTION OF P112.
- TOTAL PROJECT DISTURBANCE: 1,049,275 Sq. Ft., 24.09 Ac.

GRAPHIC SCALE



REVISED PER ROCHESTER TRG COMMENT		DESCRIPTION	
#	DATE	REVISION	
10-8-19			

PHASING PLAN
LAND OF
CITY OF ROCHESTER
91 INNOVATION DRIVE
ROCHESTER, N.H.
TAX MAP 242, LOT 5

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

SCALE : 1 IN. EQUALS 80 FT.
DATE : AUGUST 13, 2019
FILE NO. : DB 2019 - 034

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14243
LICENSED PROFESSIONAL ENGINEER

SHEET 14 OF 105

1.) OWNER: CITY OF ROCHESTER
31 WAKEFIELD STREET
ROCHESTER, NH 03867

APPLICANT: INDEX PACKAGING, INC.
1055 WHITE MOUNTAIN HIGHWAY
MILTON, NH 03851

3.) LOT AREA: 2,460,552 Sq. Ft., 56.49 Ac.

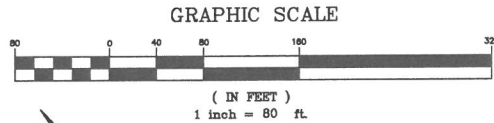
5.) ZONING: GENERAL INDUSTRIAL DISTRICT
FRONTAGE ~ 150.0'
MINIMUM LOT SIZE ~ 40,000 SQUARE FEET
FRONT SETBACK ~ 40.0'
ABOUT A STREET SET BACK: ~ 40'
SIDE SETBACK ~ 25.0'
REAR SETBACK ~ 30.0'
WETLANDS/WATER BODY SETBACK ~ 50.0'
MAX. STRUCTURE HEIGHT: 35.0'
MAX. LOT COVERAGE: 75%

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 REF.: FEMA COMMUNITY# -330160, MAP# - 33017C0246D, DATED: MAY 17, 2005.

7.) VERTICAL DATUM BASED ON USGS NAVD88 ELEVATIONS.
HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES
GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.

8.) THE INTENT OF THIS PLAN IS TO SHOW THE OVERALL SITE PLAN DESIGN OF THE ENTIRE PROJECT.

9.) SEE SHEET 2 FOR ALL OTHER STANDARD SITE PLAN NOTES.

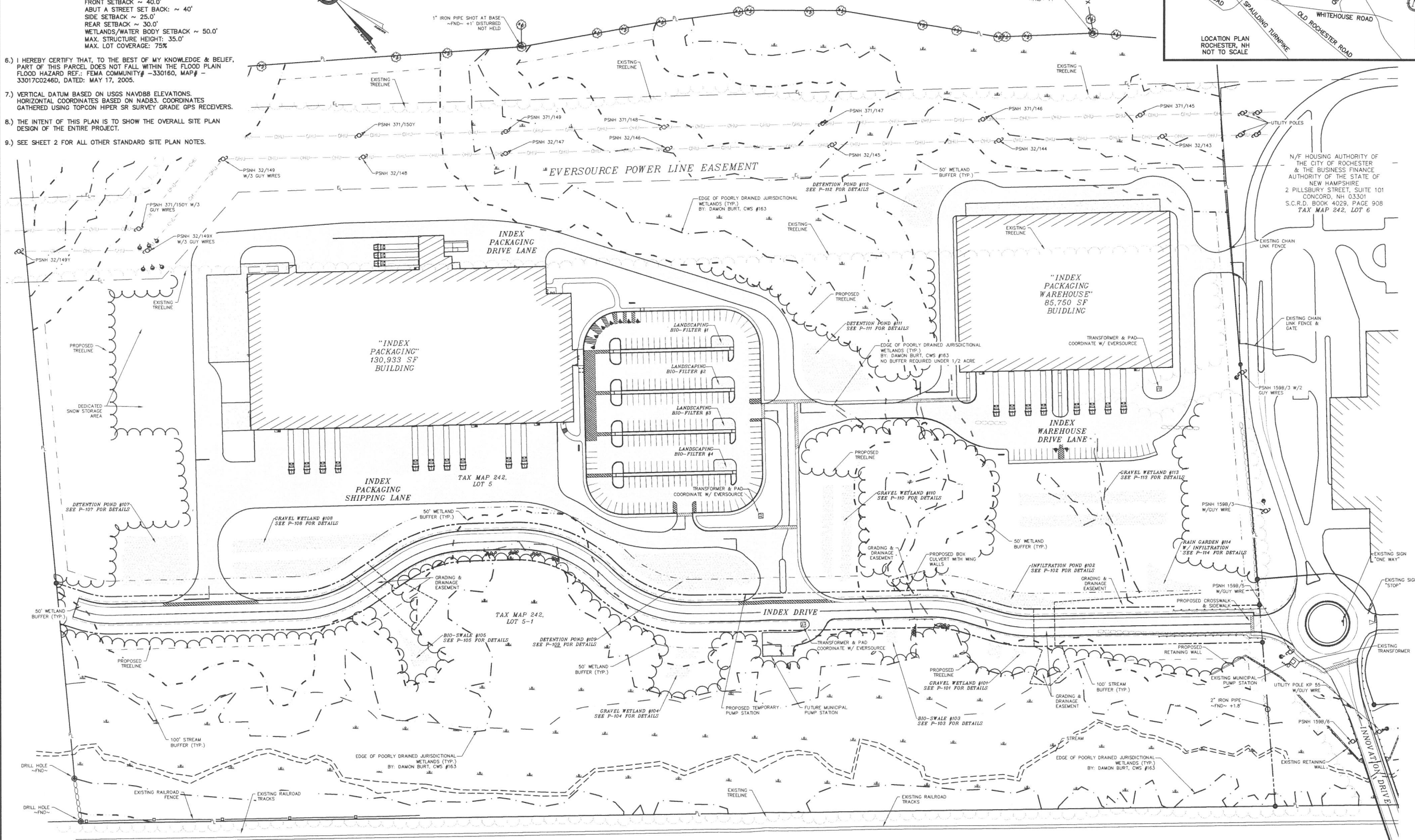
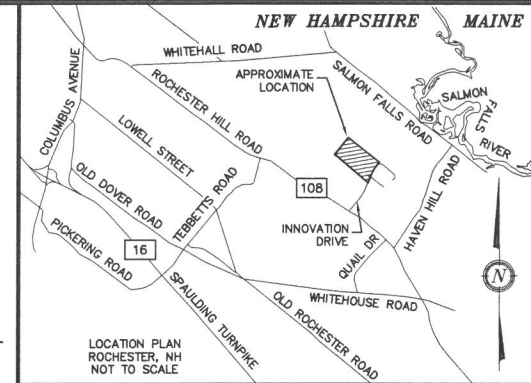


N/F KANELOS, NICHOLAS JR. & KATHY I.
67 SULLIVAN FARM DRIVE
ROCHESTER, NH 03868
S.C.R.D. BOOK 3436, PAGE 653
TAX MAP 241, LOT 20-8

/F FAZEKAS, CHRISTOPHER & LEANN
71 SULLIVAN FARM DRIVE
ROCHESTER, NH 03868
S.C.R.D. BOOK 4074, PAGE 110

N/F RINES, LORRAINE S.
1103 SALMON FALLS ROAD
ROCHESTER, NH 03868
S.C.R.D. BOOK, 1362, PAGE 609
TAX MAP 241, LOT 15

N/F RINES, DANIEL M. & DANA M
1125 SALMON FALLS ROAD
ROCHESTER, NH 03868
S.C.R.D. BOOK 4260, PAGE 769
TAX MAP 241, LOT 14



#1	10-8-19	REVISION PER ROCHESTER TRG COMMENT
REVISION	DATE	DESCRIPTION

OVERVIEW SITE PLAN INDEX DRIVE & INDEX PACKAGING

BERRY SURVEYING & ENGINEERING

335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

SCALE : 1 IN. EQUALS 80 FT.

DATE : AUGUST 13, 2019
FILE NO. : DB 2019 - 034

