

MINOR SUBDIVISION APPLICATION

(a total of three or fewer lots)

City of Rochester, New Hampshire



Date: October 6 2020 Is a conditional needed? Yes: No: x Unclear:
(If so, we encourage you to submit an application as soon as possible.)

Property information

Tax map #: 254; Lot #(s): 18; Zoning district: Agricultural

Property address/location: 287 Rochester Hill Road

Name of project (if applicable): Sofield Apartments

Size of site: 44.44 acres; overlay zoning district(s)? Wetlands

Property owner

Name (include name of individual): Sofield Apartments LLC

Mailing address: 35 Third Street, Dover NH 03820-3316

Telephone #: 603-742-5300 Email: BilltGolds@aol.com

Applicant/developer (if different from property owner)

Name (include name of individual): Same

Mailing address: _____

Telephone #: _____ Email: _____

Engineer/surveyor

Name (include name of individual): Kenneth A. Berry & Christopher R. Berry (P.M)

Mailing address: 335 Second Crown point Road Barrington NH 03825

Telephone #: 603-332-2863 Fax #:

Email address: k.berry@berrysurveying.com & crberry@metrocast.net Professional license #: 14243

Proposed project

Number of proposed lots: 2 (1 new); Are there any pertinent covenants? access & utility easement

Number of cubic yards of earth being removed from the site? N/A

City water? yes x no ; How far is City water from the site? On site

City sewer? yes x no ; How far is City sewer from the site? On Site

Wetlands: Is any fill proposed? N/A; area to be filled: N/A; buffer impact? N/A

Comments

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

See narrative for additional project information.

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: WG

Date: 10-5-20

Signature of applicant/developer: WG

Date: _____

Signature of agent: [Signature]

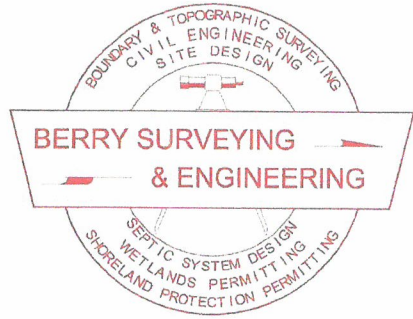
Date: 10-5-20

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: WG

Date: 10-5-20



BERRY SURVEYING & ENGINEERING

335 Second Crown Point Road
Barrington, NH 03825
Phone: (603) 332-2863
Fax: (603) 335-4623
www.BerrySurveying.Com
crberry@metrocast.net

City of Rochester Planning Board
Attention: Chief Planner, Seth Creighton
33 Wakefield Street
Rochester, NH 03867,

October 6, 2020

Re: Sofield Apartments LLC
2 Lot Subdivision
287 Rochester Hill Road
Rochester, NH 03867
Tax Map 254, Lot 18

Mr. Creighton,

On behalf of our client, Sofield Apartments LLC, Berry Surveying & Engineering (BS&E) is submitting for Planning Board, a proposed 2 lot minor subdivision located at 287 Rochester Hill Road.

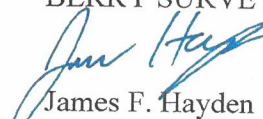
Background and General Narrative:

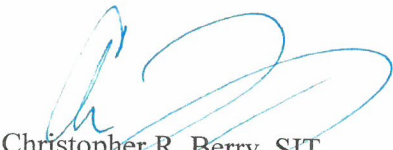
Sofield Apartments LLC owns the parcel at 287 Rochester Hill in Rochester, NH (Tax Map 254, Lot 18). Berry Surveying & Engineering has conducted a partial on-site survey of the parcel which includes a topographic analysis as well as a wetlands analysis in the immediate area of the subdivision. Wetlands were found in the southeast corner of the lot as well as toward the center of parcel. The site contains four apartment buildings, an office building and a shed. The site contains a network of parking and pathways that connect the apartment buildings, the existing buildings are serviced by an existing forcemain.

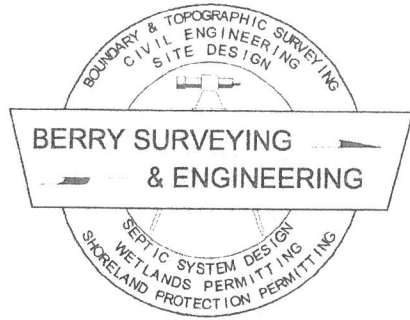
The Proposal:

The proposal is to subdivide the existing parcel into 2 lots. Lot 18 will contain all existing parking buildings on the site, while the remaining land will become Lot 18-1. An access easement will be required to gain access to Lot 18-1 from Rochester Hill Road. Lot 18 contains 4.43 acres, 162.75' of frontage and 34.5% impervious cover. Lot 18-1 contains 40.02 acres, 956.97' of frontage and 0% impervious cover.

Respectfully submitted,
BERRY SURVEYING & ENGINEERING


James F. Hayden
Project Engineer


Christopher R. Berry, SIT
Principal, President



BERRY SURVEYING & ENGINEERING

335 Second Crown Point Road
Barrington, NH 03825
Phone: (603) 332-2863
Fax: (603) 335-4623
www.BerrySurveying.Com

City of Rochester Planning Board
Attention: Chief Planner, Seth Creighton
33 Wakefield Street
Rochester, NH 03867,

October 6, 2020

Re: Sofield Apartments LLC
2 Lot Subdivision
287 Rochester Hill Road
Rochester, NH 03867
Tax Map 254, Lot 18

Chairperson & Members of the Rochester Planning Board:

In accordance with to the subdivision standards, the following waiver is hereby requested:

1. **Identification of Waiver Request:** Full topographic analysis as part of a subdivision.
 - Partial topographic analysis in the immediate area of the subdivision.

2. **Explanation:**

The proposal is to subdivide the existing parcel into 2 lots. Lot 18 will contain all existing parking buildings on the site, while the remaining land will become Lot 18-1. An access easement will be required to gain access to Lot 18-1 from Rochester Hill Road

3. **Waiver Justification:**

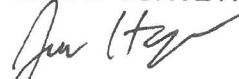
- a. **Granting the waiver will properly carry out the purpose and intent of the regulations.**

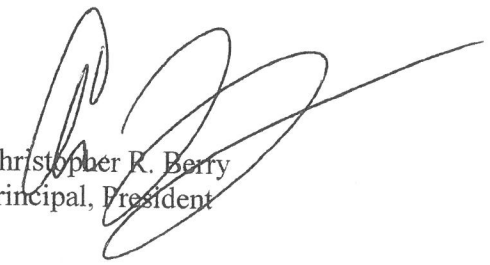
The intent of requiring a full topographic survey is to demonstrate all meaningful topographic features and depict buildable areas. However, in this case the whole parcel cannot be developed per a plan done by Norway Planes in 2005. Therefore the parcel was only topographically survey up to that point. The application provides the required information for the board to make an informed decision concerning the project.

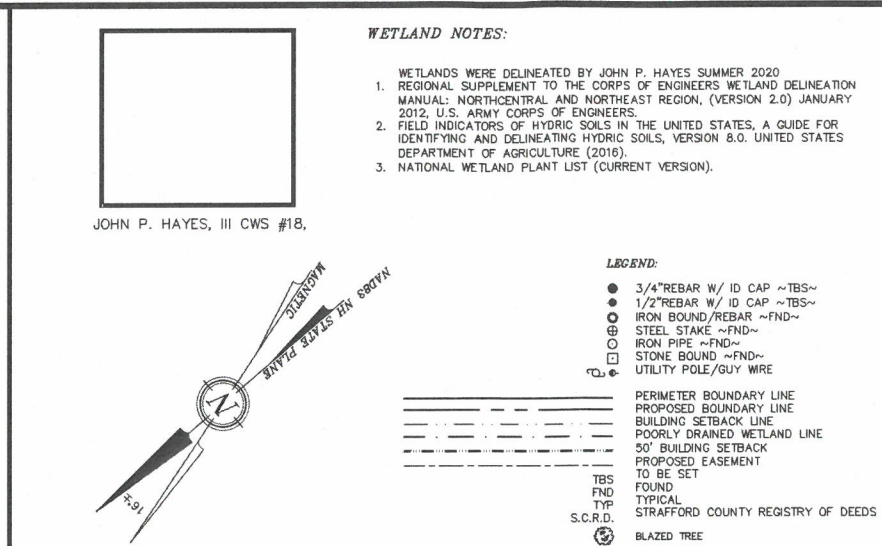
- b. **Strict conformity to the regulations would pose an unnecessary hardship to the applicant.**

Requiring the applicant meet the grading requirement would require them to do topographic analysis in an area that can't be developed. This would come at a considerable cost and will only provide superfluous information on the subject parcel.

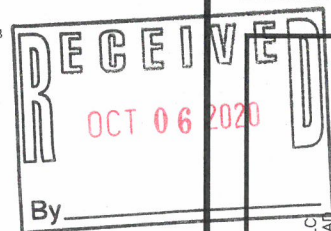
Respectfully Submitted,
BERRY SURVEYING & ENGINEERING


James F. Hayden
Engineering Technician


Christopher R. Berry
Principal, President



- 1.) OWNER: SOFIELD DEVELOPMENTS, 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, THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF: FEMA COMMUNITY# -330150, MAP# - 33017C0218E, DATED: SEPTEMBER 30, 2015.
- 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 SUMMER OF 2020, WITH AN ERROR OF CLOSURE BETTER THAN PART IN 10,000.
- 9.) THE INTENT OF THIS PLAN SET IS TO SUBDIVIDE TAX MAP 254, LOT 18 INTO 2 LOTS. FOR MORE INFORMATION ON THIS SUBDIVISION, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 33 WAKEFIELD STREET, ROCHESTER, NH 03667, (603) 335-1338.
- 10.) LOT 18 IS SERVED BY MUNICIPAL SEWER AND WATER. LOT 18-1 WILL BE GRANTED ACCESS TO THE FORCEMAIN ON LOT 18 THROUGH EASEMENT.
- 11.) THIS IS A TWO SHEET PLAN SET. SHEET 1 IS THE SUBDIVISION SHEET AND WILL BE ON FILE AT THE STAFFORD COUNTY REGISTER OF DEEDS. SHEET 2 IS THE TOPOGRAPHY PLAN AND WILL BE ON FILE AT THE CITY OF ROCHESTER AND THIS OFFICE.
- 12.) REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY DISTURBANCE OF THE SITES 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 TOWN.
- 13.) ALL ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND.
- 14.) EACH INDIVIDUAL LOT WILL HAVE APPROPRIATE EROSION CONTROL DURING CONSTRUCTION PURSUANT TO CITY OF ROCHESTER STORMWATER REGULATIONS.
- 15.) EACH LOT CONTAINS 3,000 Sq. Ft. OF BUILDABLE AREA.
- 16.) AT LEAST TWO HEALTHY WELL-SPACED EXISTING TREES (50+ FEET APART) ARE TO BE PRESERVED ALONG THE FRONTAGE, OR NEW TREES PLANTED IN ORDER TO MEET SUBDIVISION REG. 5.1.3, STREET TREES. IT APPEARS THIS IS MET IN THE EXISTING CONDITION.
- 17.) EACH LOT IS ONLY ALLOWED A MAXIMUM OF 35% IMPERVIOUS SURFACES. LOT 18 HAS 34.5% IMPERVIOUS.
- 18.) LOT 18 CONTAINS 45 UNITS.



SUBDIVISION PLAN
LAND OF
GOSFIELD APARTMENTS L
87 ROCHESTER HILL RO
ROCHESTER, N.H.
TAX MAP 254, LOT 1


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

SCALE : 1 IN. EQUALS 100 FT.

DATE : SEPTEMBER 29, 2020

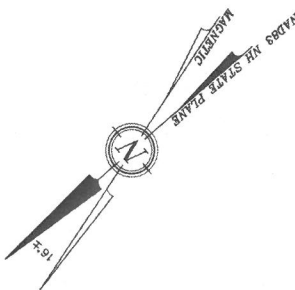
FILE NO. : DB 2020 - 075

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

- 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
 - TBS TO BE SET
 - FND FOUND
 - TYP TYPICAL
 - S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS



JOHN P. HAYES, III CWS #18.

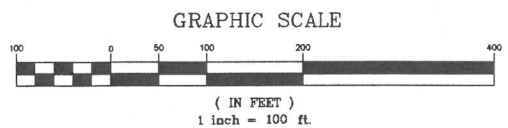
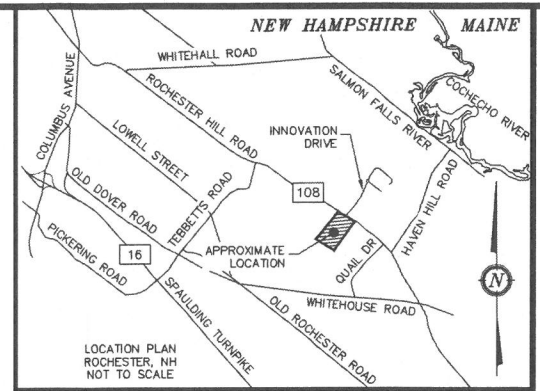
WETLAND NOTES:

- 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.
- 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).

SOILS:

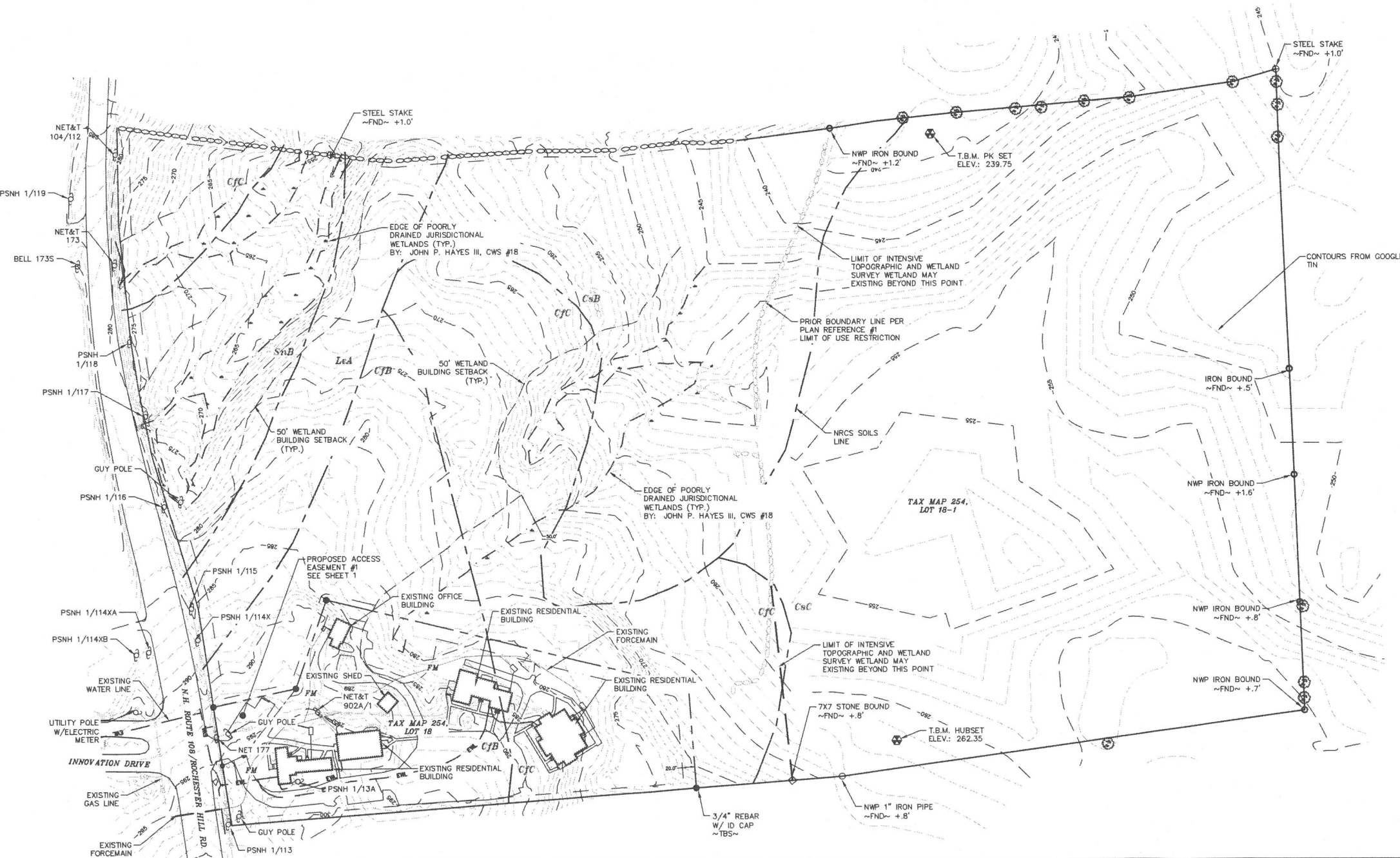
- CfB - CHARLTON FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES
- CfC - CHARLTON FINE SANDY LOAM, 8 TO 15 PERCENT SLOPES
- CsB - CHARLTON FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES, VERY STONY
- CsC - CHARLTON FINE SANDY LOAM, 8 TO 15 PERCENT SLOPES, VERY STONY
- LeA - LEICESTER VERY STONY FINE SANDY LOAM, 0 TO 3 PERCENT SLOPES
- RfA - 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



NOTES:

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DOVER, NH 03820-3316
- TAX MAP 254, LOT 18
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- ALL ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND.
- EACH INDIVIDUAL LOT WILL HAVE APPROPRIATE EROSION CONTROL DURING CONSTRUCTION PURSUANT TO CHAPTER 50.
- EACH LOT CONTAINS 3,000 Sq. Ft. OF BUILDABLE AREA.
- AT LEAST TWO HEALTHY WELL-SPACED EXISTING TREES (50+ FEET APART) ARE TO BE PRESERVED ALONG THE FRONTAGE, OR NEW TREES PLANTED, IN ORDER TO MEET SUBDIVISION REG. 5.13, STREET TREES. IT APPEARS THIS IS MET IN THE EXISTING CONDITION.
- EACH LOT IS ONLY ALLOWED A MAXIMUM OF 35% IMPERVIOUS SURFACES.



SUBDIVISION TOPOGRAPHY PLAN
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 100 FT.
DATE: SEPTEMBER 29, 2020
FILE NO.: DB 2020 - 075

SIGNATURE