CITY OF DOVER

DOVER PLANNING BOARD – AGENDA

REVISED

Meeting Type: Regular Meeting
Meeting Location: Council Chambers, City Hall, 288 Central Ave, Dover NH 03820
Meeting Date: **Tuesday, October 27, 2020**
Meeting Time: **7:00 pm**

1. **CITIZENS' FORUM**
2. **APPROVAL OF THE PRIOR MINUTES**
   - October 13, 2020 Regular Meeting Minutes
3. **OLD BUSINESS**
   A. Possible vote on the City's proposed Capital Improvements (CIP) FY 2023-2027. The CIP can be found on the City Web Site at www.dover.nh.gov and in the Library, City Clerk's office, and the Planning Department.
4. **NEW BUSINESS**
   A. Consideration and acceptance of a Conditional Use Permit to amend a previously approved Site Plan for DMC Real Estate Holdings, LLC, Assessor's Map H, Lot 33, zoned CM, located at 67 Knox Marsh Road. (Proposal is to construct an auxiliary 44 parking field and to add two electric car charging stations). *(P18-57A)

   B. Consideration and acceptance of a Conditional Use Permit for Peter Georgakilas, Assessor's Map M, Lot 102-12, zoned R-40, located on Middle Road. (Proposal is for a 13 lot open space subdivision with 875 feet of roadway and drainage, with a wetland buffer impact of 5,808 sq.ft.) *(P20-52)

   C. Consideration and acceptance of an Open Space Subdivision for Peter Georgakilas, Assessor's Map M, Lot 102-12, zoned R-40, and located at Middle Road. (Proposal is to construct an 875' roadway to provide access to a 13 lot open space condominium subdivision.) *(P20-51)

   D. Consideration and acceptance of a Conditional Use Permit for Gulf Landing Properties, LLC., Assessor's Map 38, Lot 9-A-2, zoned C, located off Central Avenue. (Proposal is to build a medical rehabilitation facility on a vacant lot with the building, parking, and drainage improvements impacting 14,000 square feet of the 50-foot wetlands buffer and a septic tank closer than 75 feet to a wetland). *(P20-67)

   E. Consideration and acceptance of a Site Review for Gulf Landing Properties LLC., Assessor's Map 38, Lot 9-A-2, zoned C, and located at Central Avenue. (Proposal is to construct a three story medical rehabilitation facility/treatment center with a parking lot for visitors and employees). *(P19-85)

   F. Consideration and possible posting of Site Plan Amendments (updating district names and references).
5. **STAFF COMMENT**
6. **MEMBER COMMENTS**
7. **ADJOURNMENT**

*Indicates that if the application is accepted for discussion, the public hearing will be held the same evening. Note that some hearings will be continued from one meeting to another and some may be postponed. Since this is only a partial description of the proposal and may change, persons with questions or wishing to see the plans are invited to visit the Planning Office, Monday through Thursday from 8:30 am to 5:30 pm and Friday 8:30 am to 4:00 pm or email Dover-Planning@dover.nh.gov. You may also view materials at www.dover.nh.gov.

CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

Meeting Type:	Regular Meeting, continued
Meeting Location:	City Council Chamber's 288 Central Avenue
Meeting Date:	**Tuesday, October 13, 2020**
Meeting Time:	**7:00 pm**

Members Present: Gina Cruikshank (Chair), Dennis Ciotti (Councilor), Jackson Kaspari, Ellen Ianello, Frank Torr, Hayley Harmon (Vice Chair), Erin Allgood (Alternate), Dave Landry, Dave White

Members Not Present (excused): Lisa McGunnigle (Alternate), Tom Clark

Members Not Present (un-excused): None

Staff Present: Christopher Parker, Assistant City Manager

Chair G. Cruikshank called the meeting to order at 7:00 p.m. and noted E. Allgood will sit in for T. Clark.

1. CITIZENS' FORUM

Citizens Forum Open. No one spoke. *Citizens Forum Closed.*

2. APPROVAL OF THE PRIOR MINUTES

- September 22, 2020 Regular Meeting Minutes

Motion: F. Torr moved to approve the minutes as presented. Seconded by E. Ianello. Vote: U/A

3. OLD BUSINESS

None

4. NEW BUSINESS

A. Discussion and public hearing on the City's proposed Capital Improvements (CIP) FY 2023-2027. The CIP can be found on the City Web Site at www.dover.nh.gov and in the Library, City Clerk's office, and the Planning Department.

C. Parker reviewed the process and gave a summary of the Capital Improvement's Program.

J. Kaspari asked about separating section 8 out for Climate Change areas to have its own section.
C. Parker noted it will be worked on over the next six months and it will be part of next year's review.

Public hearing opened. No one spoke. He summarized a couple of timing questions that came to the office.
Public Hearing closed.

F. Torr wondered if there is a location for the parking garage- no, not yet.

D. Landry asked some questions about water on pages 126, 127 and other conservation items.

C. Parker answered that there is information on page 33. There are three funds the conservation commission will look to when they find properties that apply.

J. Kaspari asked if the police fleet is under consideration to move to electric. C. Parker said it is part of the overall plan to replace City vehicles with electric vehicles when possible, but police cruisers have certain needs that aren't necessarily conducive to an electric vehicle.

Motion: F. Torr moved to table the discussion. Seconded by D. White. Vote: U/A

DRAFT

B. Consideration and acceptance of a Subdivision using TDR for Mike Robinson, Assessor's Map 10, Lot 32, zoned Heritage Residential, located at 239 Washington Street. (Proposal is to increase one unit using TDR.) *(P20-65)

C. Parker explained that the applicant is requesting that the Board vote on the plan indicating the additional lot can be created and one unit can be built.

The plan shows the existing residential building on the parent lot with one new lot being subdivided for one new residential dwelling. The new lot would be served by a private road, which currently has three other homes off of it. Municipal water and sewer are available.

This project does not need a conditional use permit, as the steep slope area is under the 2,000 s.f threshold.

Christopher Berry, Berry Surveying and Engineering, represented the application and discussed the plat.

D. Landry asked if the impact turns out to be 2,000 s.f. or more, will the applicant come back? Yes, that would require them to come back.

He also wondered if there is potential for further subdivision here or if it will just be one. Mr. Berry can't promise there won't be, but it's highly unlikely it will be further developed.

F. Torr is concerned about the slope. After the driveway goes in, there won't be much room before the slope. Does the applicant have a rendering of what the home will look like in relation to the slope? The proposal is to have less ground disturbance and construction activity by building a deck out the back instead of building up to a flat area to build on. The soil has yet to be tested, but will be as construction begins.

D. Ciotti asked for explanations about the sewer pipes and pumps. Mr. Berry explained the proposal.

Motion: F. Torr moved to accept the application. Seconded by D. White. Vote: U/A

Public hearing opened.
Doug Dodd, 7 Trask Dr supports the request. He asked for a common driveway maintenance agreement to be attached to the deed. One call was received to the office from 5 Trask Dr.
Public Hearing closed.

C. Parker noted the plan is consistent with Chapter 170-27.2 of the Zoning Ordinance allows for developments to buy additional units through the process of Transfer of Development Rights. The process allows the applicant to come to the Board with a plan indicating the TDR subdivision.

The plan is consistent with Chapter 157-10 of the City's Land Subdivision Regulations, which provides for subdivision of existing lots.

Staff believes that the new unit will meet the context of the neightborhood and is supported by the Master plan. Staff recommends approval of the TDR sale with the condition that the TDR fee be paid.

Motion: D. Ciotti made a motion that the Board approve the TDR sale as it is consistent with the context of the neighborhood and is in line with the Master Plan with the staff recommended condition. Seconded by E. Ianello. Vote: U/A

The plan is consistent with Chapter 157-15 of the City's Land Subdivision Regulations, which provides for subdivision of existing lots. Staff recommends approval of the subdivision plat with the following conditions:

Conditions to be Met Prior to Signing of the Plans:

1. The applicant shall provide the Planning Department a
    a. digital version of the plan.
    b. CAD file to the satisfaction of the Asset Management Administrator.
    c. Copy of the signed common driveway access and maintenance agreement
2. The applicant and Dover Fire and Rescue department shall agree on improvements to be made to Trask Drive to comply with NFPA 1 Chapter 18
3. The Applicant shall revise the final plat to
    a. Add the owners' signatures
    b. Add the Licensed Land Surveyor, Professional Engineer, Certified Wetland Scientist stamps and signatures
    c. Add Planning file number P20-65 to the plan set
    d. Note the improvements agreed to with Dover Fire and Rescue

Conditions to be Met Prior to the Issuance of a Building Permit:

4. The new dwelling unit shall be assessed and pay the current water and sewer investment fees in place at the time of application for service.
5. The applicant shall provide a letter of credit or other form of security acceptable to the City for any unfinished work.
6. City Council approval of the Building Permit, as the home is on a private road, if compliance with RSA 674:41 is necessary

Conditions to be Met Prior to Occupancy:

7. Roadway improvements have been constructed
8. Issuance of a Certificate of Occupancy.
9. Impact fees for unit shall be paid per the invoice attached to the Notice of Decision

Motion: D. Landry made a motion that the Board approve the application with the staff recommended conditions. Seconded by D. White. Vote: U/A

C. Consideration and acceptance of a Lot Line Adjustment for Richard A & Adele J Marone, (Owner: Richard A & Adele J Marone), Assessor's Map A, Lots 47-1 & 47-3, zoned R-40, located at 2 Reyner's Brook Drive and 503 Sixth Street. *(P20-63)

The Chair recused herself from this item.
C. Parker explained that the applicants are requesting to adjust the lot lines between their two lots. An equal swap of 8,021 sf will be exchanged.

Kevin McEneaney, McEneaney Survey, represented the application and discussed the plat. The owners are selling the lot and it makes sense to adjust the line so that the shed stays with the house lot. The vacant lot is steep and by adjusting the line the driveway will be in a better location on that lot.

State subdivision approval was required and was received today.

D. Landry asked about an old reference to a conservation area and was curious about the history.

Motion: F. Torr moved to accept the application. Seconded by D. Ciotti. Vote: U/A

Public hearing opened.
Mike Bolduc, 5 Reyner's Brook Dr is concerned about safety. The driveway is proposed close to the intersection which is already dangerous and busy. There are not good site lines there and there are multiple other driveways in the area. There is a clear area further north and west. He recommended a site walk.

He thinks note 1 references the incorrect plan.

The proposed driveway will affect the trees in the conservation area along Sixth St.

No calls or emails were received to the office for this item.
Public Hearing closed.

Mr. McEneaney addressed the public comment and explained his reasoning for placement of the driveway. It can be adjusted if the board prefers.

C. Parker asked if a shared driveway was considered. There isn't sufficient room because of the leach field and the slope is steeper there.

D. Landry agrees about the site lines. He prefers the driveway make a direct entry into the existing lot and avoid losing trees. If the driveway was moved further along Sixth St, would it be beyond the tree line? Yes. If so, that's what he would prefer.

C. Parker noted the City Engineer has final say regarding the driveway.

D. Ciotti also does not like the placement of the proposed driveway, but that is not for the board to determine.

C. Parker suggested prior to the plan being signed, the applicant provide a legal opinion for what that conservation area is and if tree cutting is allowed.

D. White suggested a condition of approval that the proposed driveway be removed from the plans.

The plan is consistent with Chapter 157-18 of the City's Land Subdivision Regulations, which provides for adjusting the lines between existing lots. Staff recommends approval of the adjustment plat with the following conditions:

Conditions to be Met Prior to Signing of the Plans:

1. The applicant shall provide the Planning Department a
    a. digital version of the plan.
    b. CAD file to the satisfaction of the Asset Management Administrator.
    c. Legal memo regarding the "Tree Conservation Area" along Sixth Street
2. The Applicant shall revise the final plat to

DRAFT

a. Add Planning file number P20-63 to the title block
b. Add signature and stamp of LLS
c. Add owners' signatures
d. Add the State Subdivision Approval number
e. Eliminate the proposed driveway

Motion: D. White made a motion that the Board approve the application with the staff recommended conditions. Seconded by E. Ianello. Vote: U/A

D. Consideration and acceptance of a Site Review using TDR for Ernest J. Carrier & Irene R Carrier Revocable Trust of 1998, Assessor's Map 30, Lot 141-B, zoned Gateway District, and located at 4, 6 Ash Street. (Proposal is to construct 2 new 2-bedroom duplexes with 4 garage parking spaces and 2 surface parking spaces, looking to purchase the fourth unit using TDR). *(P20-64)

C. Parker explained that the applicant is requesting that the Board vote on the plan indicating the additional unit can be purchased to total four units via two duplexes. The duplexes would each have garage spaces and there would be 2 surface spaces on site as well.

By right the applicant can have a duplex and single family on the parcel, and both proposed buildings will resemble single family homes.

FX Bruton, Bruton & Berube, represented the application and discussed the plat. The lot is a decent size. There are lots in the neighborhood half the size with similar structures on them. This is a reasonable request and will fit in with the character of the neighborhood. None of the abutters have objected.

Motion: F. Torr moved to accept the application. Seconded by D. Landry. Vote: U/A

Public hearing opened.
Guy Eaton, 67 Mt Vernon St is an abutter. He is not opposed to the project but is concerned about ground water runoff. How much asphalt is going in on the property compared to a single car driveway- which is all that's ever been there.

No calls or emails were received to the office for this item.
Public Hearing closed.

Kevin McEneaney, McEneaney Survey, responded to the public comment and explained the drainage details of the proposed project.

D. White requested the applicant flip the duplex position, so the driveway is further away from Mount Vernon St. to get it away from the intersection.

The meeting was recessed for five minutes for the applicant to consider the implications of flipping the duplex position. The applicant is ok with changing the plan per D. White's suggestion.

C. Parker noted the plan is consistent with Chapter 170-27.2 of the Zoning Ordinance allows for developments to buy additional units through the process of Transfer of Development Rights. The process allows the applicant to come to the Board with a plan indicating the TDR subdivision.

Staff believes that the new unit will meet the context of the surrounding and is supported by the Master plan. Staff recommends approval of the TDR sale with the following conditions

Conditions to be Met Prior to Signing of the Plans:

1. Payment of the TDR fee
2. The applicant shall provide a digital version of the plan to the Planning Department.
3. Submit a CAD file to the satisfaction of the Asset Management Administrator.
4. The Applicant shall revise the final plat to
    a. Add the owners' signatures
    b. Add Planning file number P20-64 to the plan set
    c. Revise zoning information to Gateway (ie maximum lot coverage)
    d. Add parking calculation
    e. Add notes about solid waste collection
    f. Signature and stamp of LLS
    g. Add Common Site Plan notes 10, 14, 15, and 23
    h. Flip the house, located closer to Mt. Vernon Street, so it has the same layout as the second home.

Conditions to be Met Prior to the Issuance of a Building Permit:

5. The new dwelling units shall be assessed and pay the current water and sewer investment fees in place at the time of application for service.
6. The applicant shall provide a letter of credit or other form of security acceptable to the City for any unfinished work.

Conditions to be Met Prior to Occupancy:

7. Issuance of a Certificate of Occupancy.
8. Impact fees per unit shall be paid per the invoice attached to the Notice of Decision.

Motion: F. Torr made a motion that the Board approve the TDR sale as it is consistent with the context of the neighborhood and is in line with the Master Plan with the staff recommended condition. Seconded by J. Kaspari. Vote: U/A

E. Consideration and acceptance of a Lot Line Adjustment for Sebring Holdings, LLC., (Owners: Sebring Holdings, LLC. and Macs Convenience Stores, LLC.), Assessor's Map K , Lots 19A, 19C & 26, zoned R-12, C, IT, located at Dover Point Road. *(P20-62)

C. Parker explained that the applicant is proposing to adjust the lot line between the three lots which would eliminate lot 19A by splitting it between lots 19C and 26. 12,586 s.f. would be transferred to lot 26 and 13,737 s.f. would be transferred to lot 19C thus eliminating 26,323 s.f. of lot 19A.

Kevin McEneany, McEneany Engineering, represented the application and discussed the plat.

Mr. McEneany clarified landscaping requirements for D. Landry.

F. Torr asked if lot 19C has approval for a refueling station. C. Parker said the plan expired and the applicant has received a special exception review from the ZBA but needs Site Plan approval.

D. Ciotti asked about access easements.

Steve Haight, Civilworks addressed the question. The access is off Dover Point Rd and if they come back with a site plan for the gas station that will be clarified. There are cross easements- they could either come through the gas station lot or from Dover Point Rd.

Motion: D. White moved to accept the application. Seconded by E. Ianello. Vote: U/A

Public hearing opened. No one spoke. Staff spoke to two abutters and explained the plan. No specific concerns were raised.
Public Hearing closed.

The plan is consistent with Chapter 157-18 of the City's Land Subdivision Regulations, which provides for adjusting the lines between existing lots. Staff recommends approval of the adjustment plat with the following conditions:

Conditions to be Met Prior to Signing of the Plans:

1. The applicant shall provide the Planning Department a
    a. digital version of the plan.
    b. CAD file to the satisfaction of the Asset Management Administrator.
2. The Applicant shall revise the final plat to
    a. Add Planning file number P20-62 to the title block
    b. Add signature and stamp of LLS
    c. Add owners' signatures

Motion: F. Torr made a motion that the Board approve the application with the staff recommended conditions. Seconded by H. Harmon. Vote: U/A

The Vice Chair noted that items F and G would be heard together.

F. Consideration and acceptance of a Conditional Use Permit for DBS Holdings LLC., Assessor's Map G, Lot 1-M, zoned CM, and located at Crosby Road. (Proposal is to construct two industrial buildings and associated driveway, pavement and drainage, with a wetland buffer impact of 16,438 sq. ft. and a temporary wetlands buffer impact of 13,697 sq. ft.). *(P20-34)

G. Consideration and acceptance of a Site Review for DBS Holdings LLC., Assessor's Map G, Lot 1-M, zoned CM, and located at Crosby Road. (Proposal is to construct two (2) industrial/commercial buildings consisting of 16,100 sq. ft. for warehouse and office space). *(P20-33)

C. Parker explained that the applicant is requesting site plan approval to construct 2 buildings in the Crosby Road Industrial Park on a vacant lot. The buildings will be for industrial/commercial use with 8 internal parking spaces and 15 external spaces.

There will be approximately 28,910 s.f. of wetland buffer impact for all construction disturbance including grading, drainage, and utility work with a building impact area of 7,058 s.f. for the buildings, associated paved areas, and concrete pads.

This application was reviewed by the Technical Review Committee on June 4 and September 10, 2020. The Conservation Commission reviewed and endorsed the CUP application at its September 14th meeting.

Steve Haight, Civilworks New England, represented the application and discussed the plat. Design changes have occurred during the review process and the layout has been shifted so the wetland impacts are now only to the buffer. All technical review comments have been answered and updated on the plan.

J. Kaspari asked about the comparison numbers of runoff. Statistically the values are both zero. Mr. Haight explained how the software calculates it. Storm water management will be reviewed once a year.

Motion: F. Torr moved to accept the applications. Seconded by E. Ianello. Vote: U/A

Public hearing opened. No one spoke. An email was received to the office from an abutter inquiring about water runoff.
Public Hearing closed.

The Wetlands Protection District ordinance provides for Conditional Use Permits to allow impacts to wetlands and wetland buffers if standards related to demonstration of need, avoidance, minimization, and mitigation are met. This proposal is consistent with those standards. Staff recommends the Planning Board and vote to approve the Conditional Use Permit with the condition that the site plan (P20-33) shall be approved.

Motion: F. Torr made a motion that the Board approve the Conditional Use Permit with the staff recommended condition. Seconded by D. White. Vote: U/A

Chapter 153-4 of the Site Review Regulations of the City Code provides for site review by the Planning Board of new construction of various types. This plan is consistent with those regulations.

STAFF RECOMMENDATION Site Plan:
The Planning Department recommends the Planning Board vote to approve the Site Plan with the following conditions:

Conditions to Be Met Prior to the Signing of Plans:

1. The conditional use permit (P20-34) shall be approved.
2. The applicant shall provide the Planning Department a
    a. digital version of the plan
    b. CAD file to the satisfaction of the Asset Management Administrator
3. The applicant must revise final plan set to:
    a. Add the owner's signatures to the final plan submitted for signature
    b. Add LLS, PE, Landscape Architect, and Architect signatures and stamps to final plan
    c. Revise the table on landscape plan so all trees are min 3.5 – 4" caliper

Conditions to Be Met Prior to any Construction Activity:

4. A site construction sign with the contact information for the general contractor must be located and approved by the City Engineer or Assistant City Manager.

Conditions to Be Met Prior to Issuance of a Building Permit:

5. The wetlands buffer placards shall be installed.
6. Water and Sewer investment fees shall be paid at time of application for service.

Conditions to Be Met Prior to Occupancy:

7. Isuance of a certificate of occupancy.
8. Impact fees shall be paid per the invoice included with the Notice of Decision.

9. The applicant shall provide a letter of credit or other form of security acceptable to the City for any unfinished work

D. Landry asked the reasoning of the wetlands placards and C. Parker explained.

Motion: F. Torr made a motion that the Board approve the application with the staff recommended conditions. Seconded by D. Ciotti. Vote: U/A

H. Consideration and acceptance of an Amendment to a previous Subdivision using TDR for Robert Baldwin, Assessor's Map I, Lot 30, zoned R-40, located 144 Mast Road. (Proposal is to construct (1) additional single family home as part of the TDR development). *(P20-35B)

C. Parker explained that the applicant received approval from the Board on June 23, 2020 to purchase 3 TDR units on a parcel. Per Chapter 170-27.2.G(3)(a). In August the Board agreed to sell the applicant an additional 2 lots, with 1 unit per lot. The applicant decided to add only one additional unit (total of 4 new units on site along the private Rupert Drive).

A Condition of the August approval was that the applicant come back with a revised subdivision plan, which he is now providing. Four new lots meets the threshold for a major subdivision. However the layout looks and acts as a minor subdivision, so the applicant seeks a waiver.

In lieu of a Home Owners' Association, the applicant will outline use and maintenance obligations for the private road through easements. There is a note on the plan indicating that this road cannot become public if there are any utility easements.

The plan shows the existing residential building on the parent lot with one new lot being subdivided for one new residential dwelling. The new lot would be served by a private road, which currently has three other homes off of it. Municipal water and sewer are available.

The Board is not voting on the sale of the unit, rather the subdivision of the single lot.

Christopher Berry, Berry Surveying and Engineering, represented the application and discussed the plat.

Motion: F. Torr moved to accept the application. Seconded by D. Ciotti. Vote: U/A

Public hearing opened. No one spoke. No calls or emails were received to the office for this item.
Public Hearing closed.

The plan is consistent with Chapter 157-10 of the City's Land Subdivision Regulations, which provides for subdivision of existing lots.
Chapter 157-51 states a waiver may be granted if the Board finds that
"(1) Strict conformity would pose an unnecessary hardship to the applicant and the waiver would not be contrary to the spirit and intent of the regulations; or
(2) Specific circumstances relative to the subdivision, or conditions of the land in such subdivision, indicate that the waiver will properly carry out the spirit and intent of the regulations."

Staff believes that the criteria 1 has been met, as the road and house layout would be the same under both scenarios. Staff recommends the Planning Board vote to grant the waiver per the reasoning provided by the

applicant with the condition to add a note to the plat that the Board granted a waiver to Chapter 157-10 and that the Board found the criteria of Chapter 157-51.A have been met.

Motion: D. White made a motion that the Board approve the waiver with the staff recommended condition. Seconded by D. Landry. Vote: U/A

Conditions to be Met Prior to Signing of the Plans:

1. The applicant shall provide a:
    a. Digital version of the plan to the Planning Department.
    b. CAD file to the satisfaction of the Asset Management Administrator.
    c. Revised legal documentation which includes the additional lot for maintenance and use of Rupert Drive.
2. Applicant shall revise the plan set to:
    a. Add the owners' signatures
    b. Add the Licensed Land Surveyor, Professional Engineer, Certified Wetland Scientist stamps and signatures
    c. Revise planning file number to P20-35B
    d. Add areas of each lot in acres and square feet
    e. Confirm lot numbers with Assessor
    f. Revise the plan to indicate one 3.5 – 4" caliper street tree per 35' of roadway

Conditions to Be Met Prior to Any Construction Activity:

3. As per the Notice of Decision for P20-35
4. Provide deed language to the Planning Department including regards to the specific restrictions set forth in 170-27.2.G.

Conditions to Be Met Prior to Issuance of a Building Permit:

5. As per the Notice of Decision for P20-35

Conditions to Be Met Prior to Occupancy:

6. As per the Notice of Decision for P20-35

Motion: D. Ciotti made a motion that the Board approve the application with the staff recommended conditions. Seconded by E. Ianello. Vote: U/A

5. STAFF COMMENTS

- TRC for 54 Back River Road and Leather's Lane
- Community Trail work continues in the area of Fisher Street.
- Council ratified zoning amendments. Site regulation changes will be presented at next meeting

6. MEMBER COMMENTS

None

7. ADJOURNMENT

Motion: H. Harmon made a motion to adjourn at 8:54 p.m. Seconded by E. Ianello. Vote: U/A

CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P18-57A

Application Type:	Conditional Use Permit to Amend a Site Plan
Applicant(s):	DMC Real Estate Holdings
Owner(s):	DMC Real Estate Holdings
Location:	67 Knox Marsh Road (Assessor's Map H, Lot 33)
Meeting Date:	October 27, 2020

INTENT: To amend a previously approved site plan and obtain a Conditional Use Permit to construct an auxiliary 44 space parking field and to add 2 electric vehicle charging stations

LOTS/UNITS PROPOSED: N/A

AGENDA ITEM #: 4-A

ACREAGE: 5.77 acres

ZONING DISTRICT: CM

EXISTING LAND USE: Animal Hospital

PROPOSED LAND USE: Same as Existing

SURROUNDING LAND USE: Landscaping Company and Residential

ZBA ACTION: Z09-11: Variance granted on 10/15/2009 to allow a coffee shop with a drive-thru service

ATTACHMENTS: Application materials, TRC minutes, and Site Plan

APPLICATION IS COMPLETE: Yes

NOTICES SENT: Abutter notices were sent by certified mail to all abutters for this meeting

PERMITS REQUIRED:
-Conditional Use Permit for parking

WAIVERS REQUESTED:
Electric Vehicle Charging Stations (to do 2 instead of 4)

Summary of Request and Background
The applicant is requesting to add an additional parking lot to the Broadview Animal Hospital lot which was previously approved at the January 22, 2019 Planning Board meeting. The additional parking requires a Conditional Use Permit. One of the requirements is to add one electric vehicle charging station for every 10 parking spaces over the allowed maximum. The applicant is requesting a waiver and proposing to provide 2 electric vehicle charging spaces rather than 5 (4.4 are required).

This application was reviewed by the Technical Review Committee on September 24, 2020 (minutes attached).

Consistency with Land Use Regulations
Chapter 153-4 of the Site Review Regulations of the City Code provides for site review by the Planning Board of new construction of various types. This plan is consistent with those regulations.

Chapter 153-21 states a waiver may be granted if the Board finds that "(1) Strict conformity would pose an unnecessary hardship to the applicant and the waiver would not be contrary to the spirit and intent of the regulations; or (2) Specific circumstances relative to the subdivision, or conditions of the land in such site plan, indicate that the waiver will properly carry out the spirit and intent of the regulations."

Staff believes that the criterion 2 has been met based on the short turn-around time of customers and limited employees on-site.

STAFF RECOMMENDATION-Waivers:
The Planning Department recommends that the Planning Board accept the application, open the public hearing, and vote to grant the waivers per the reasoning provided by the applicant with the following condition:

Condition to Be Met Prior to Signing of Plans:

1. Add a note to the plat that the Board granted waiver to Chapter 153-14.D(3)(b) and that the Board found the criteria of Chapter 153-21.A have been met.

STAFF RECOMMENDATION- Site Plan
The Planning Department recommends the Planning Board vote to approve the Conditional Use Permit to amend the previously approved Site Plan with the following conditions:

Conditions to be Met Prior of the Signing of Plans:

1. The applicant shall provide:
   a. A digital version of plan set
   b. A CAD file to the satisfaction of the Asset Management Administrator.
   c. Approval from NHDOT regarding driveway permit and if any changes are needed

2. The applicant must revise final plan set to:
   a. Add the owner's signatures to the final plat
   b. Add existing conditions plan
   c. Add LLS and PE signatures and stamps to final plan

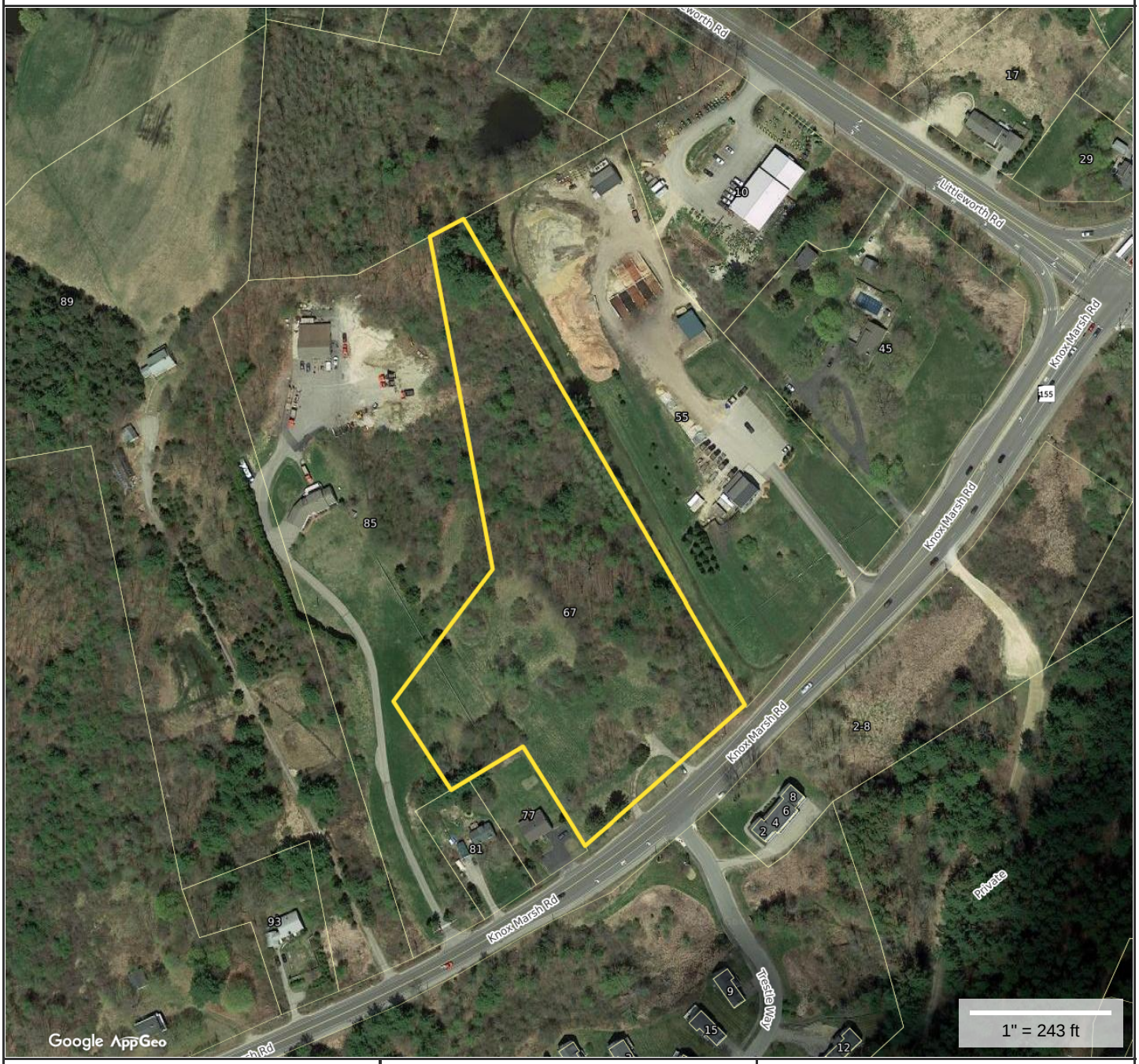
Conditions to Be Met Prior to any Construction Activity:

3. A site construction sign with the contact information for the general contractor must be located and approved by the City.

Conditions to Be Met Prior to Occupancy:

4. Any conditions from P18-57
5. Issuance of a certificate of occupancy
6. The applicant shall provide a letter of credit or other form of security acceptable to the City for any unfinished work.

67 Knox Marsh Road



Property Information

Property ID	H0033-000000
Location	67 KNOX MARSH RD
Owner	DMC REAL ESTATE HOLDINGS LLC
Land Use	305

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

City of Dover, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 5/20/2020
Data updated Daily

CIVILWORKS NEW ENGLAND

181 WATSON ROAD
P.O. BOX 1166
DOVER, NH 03821-1166
PHONE: 603.749.0443 FAX: 603.749.7348

October 5, 2020

Christopher Parker,
Assistant City Manager/Director of Planning
City of Dover
288 Central Ave
Dover, NH 03820

Re: Conditional Use Permit Application:
Broadview Urgent Care Animal Hospital
67 Knox Marsh Road (Map H, Lot 33)
Dover, NH 03820
Our Reference No. 18031

Mr. Parker,

On behalf of our client, DMC Real Estate Holdings, LLC, we are pleased to submit the attached Conditional Use Permit Application.

Broadview Animal Hospital (BVAH) opened for operation this spring just as the Covid-19 health crisis hit; in order to support the protocols recommended by the CDC and NHDES, BVAH brought on more staff which is straining the existing parking areas on site. To accommodate the additional staff BVAH is proposing to construct an auxiliary 44 parking field.

Enclosed herewith are the updated site plan and landscape plan, grading and utility plans showing the new parking field. Also, since the additional parking spaces will exceed the maximum allowed by regulation, BVAH is proposing to add two electric car charging stations on site next to the northeast corner of the building.

Attached please find the following:

- Site Review Application (Amended)
- Conditional Use Permit Application
- Waiver Request
- Project Narrative
- Client Statement
- Car Charging Station Information
- Response to 9-15-20 TRC Comments
- 1 full size plan sets
- 4 reduced size (11x17) plan sets

We look forward to being placed on the October 27, 2020 Planning Board agenda. If you have any questions please do not hesitate to contact our office.

Sincerely,

CIVILWORKS NEW ENGLAND



Stephen J Haight, PE

City of Dover, New Hampshire
SITE REVIEW APPLICATION

[Revision Date: June 4, 2019]

Office Use Only	Project #:		Date Received:	
	Amount Paid:		Time Received:	

APPLICANT AND OWNER INFORMATION

Name of Applicant: DMC REALESTATE HOLDINGS LLC Telephone # 603.767.8859

Address of Applicant: 134 TEN ROAD ROAD, ROCHESTER NH

E-Mail Address: CHAPINVET@GMAIL.COM

Name of Property Owner (*if different from applicant*): _____ Telephone #_____

Address of Property Owner: _____

PROPERTY INFORMATION

Address of Property: 67 KNOX MARSH ROAD

Assessor's Map # H Lot(s) # 33

Zoning District(s) B-4 Overlay District(s) WETLAND

Size of Parcel: 251,352 sq. ft. 5.77 ac. Property Deed: Book 4674 Page: 145

Existing Use of Property: VETERINARY CLINIC

SITE PLAN INFORMATION

Describe Proposed Use: URGENT CARE ANIMAL HOSPITAL 44 SPACE PARKING LOT

Area of Parcel to be Developed: 15,000 sq. ft.

If Multi-family Residential, Specify Number of Units & Buildings Proposed: N/A

Number of Parking Spaces: Existing 44 Proposed 44 ADDITONAL

Highway Access (check where applicable): ____ City Street X State Highway

Number of Employees Total: 50 In Maximum Shift: 35

Disposition of Parcel:

Building Footprint 12.800 sq. ft.

Total Building Area 15,800 sq. ft.

Paved Area _____ sq. ft.

Building Setbacks:

Front Yard 122.6 ft.

Rear Yard 138.9 ft.

Side Yard: Right 118.6 ft. Left 75.5 ft.

City Water? _X_ Yes ___ No How far is city water from the property? ON SITE

City Sewer? _X_ Yes ___ No How far is city sewer from the property? ON SITE

BUILDING INFORMATION

Type of Building to be Built: N/A EXISTING WOOD FRAME STRUCTURE

Height of Building: 32'-6" Finished Floor Elevation: 98.88

Number of Seats (where applicable) _____

Estimated value of construction: N/A Refuse removal: Public/Private (circle one)

WAIVER REQUESTS

Site Review Regulations section(s) to be waived: _____

Justification for waiver request(s) (*attach additional sheets as needed*):

SURVEYOR INFORMATION

Name of Surveyor and Company (Licensed in N.H.) MCENEANEY SURVEY ASSOCIATES OF NE

Address PO BOX 681 DOVER NH 03821 Telephone #: 603.742.0911

Professional License #: 661 E-mail address: MSA@SURVEYNH.CO

ENGINEER INFORMATION

Name of Engineer and Company (Licensed in N.H.) CIVILWORKS NEW ENGLAND

Address PO BOX 1166 DOVER NH 03821 Telephone #: 603.749.0443

Professional License #: 7050 E-mail address: SHAIGHT@CIVILWORKSNE.COM

ARCHITECT INFORMATION

Name of Architect and Company (Licensed in N.H.) _____

Address _____ Telephone #: _____

Professional License #: _____ E-mail address: _____

LANDSCAPE ARCHITECT INFORMATION

Name of Landscape Architect and Company (Licensed in N.H.) _____

Address _____Telephone #: _____

Professional License #: _____ E-mail address: _____

SOIL SCIENTIST INFORMATION

Name of Soil Scientist and Company (Licensed in N.H.) _____

Address _____Telephone #: _____

Professional License #: _____ E-mail address: _____

CONSERVATION EASEMENT HOLDER

Name of Easement Holder: _____ Telephone #_____

Address Easement Holder: _____

SIGNATURES

I/We hereby submit this application to the City of Dover Planning Board 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. Furthermore, I/we submit that the existing conditions sheet of the plan represents the lot in question, and that no alteration of the site shall take place during Planning Board review up to and including the pre-construction meeting. As applicant or as agent, I attest that I am duly authorized to act in this capacity.

Signature of Property Owner: _____ Date: 9/16/20

Signature of Applicant (*if different from owner*): _____ Date: _____

Signature of Agent: _____ Date: 9/16/20

AUTHORIZATION TO ENTER SUBJECT PROPERTY

I, and my successors, hereby authorize members of the Dover Planning Board, Planning Department and other pertinent City Departments and boards to enter my property for the purpose of evaluating this application, including performing inspections during the application phase, post-approval phase, construction phase and occupancy phase. It is understood that these individuals must use all reasonable care, courtesy, and diligence when on the property.

Signature of Property Owner: _____ Date: 9/16/20

AUTHORIZATION TO COMPLETE THE PROJECT ON SUBJECT PROPERTY

I, and my successors, hereby the City of Dover or its assigns to enter my property for the purpose of completing the site work as required by the approved plan should the letter or credit or other surety be called. It is understood that these individuals must use all reasonable care, courtesy, and diligence when on the property.

Signature of Property Owner: _____ Date: 9/16/20

Signature of Applicant (*if different from owner*): _____ Date: _____

CERTIFICATION OF FEES

I, and my successors, hereby certify that I understand that the City of Dover collects impact fees, utility investment fees and inspection fees for projects developed in Dover. Said fees must be paid before a Certificate of Occupancy can be obtained for a structure, unless a different payment schedule is agreed to by the applicant and the City prior to approvals being issued by the Dover Planning Board. Additionally, should the property be in "Current Use" it will be subject to the Land Use Change Tax.

Signature of Property Owner: _____ Date: 9/16/20

Signature of Applicant (*if different from owner*): _____ Date: _____

PLANNING BOARD FEE SCHEDULE

(Revised July 1, 2020)

Below are the fees associated with plan review and are subject to a nonrefundable application fee to cover administrative expenses. Please complete the information below and provide payment with your application submittal. **Plan review fees shall be paid prior to technical review committee (TRC) being scheduled.** For plans not requiring TRC review, **fees are due 21 days prior** to the Planning Board meeting. Staff will coordinate abutter/notice fees, which will be invoiced and must be paid 28 hours before the Planning Board meeting for an application to be heard. Fees shall be paid by cash or check made payable to "City of Dover."

A. Plan Review Fees

1. Application fee for the following **(SELECT ALL THAT APPLY):**

- ☐ SUBDIVISION Application fee $200.00 + $150.00 x # _____ new lots created = $_____
- ☐ LOT LINE ADJUSTMENT Application fee $200.00 + $100.00 X # ___ of lots involved = $_____
- ☐ TRANSFER OF DEVELOPMENT RIGHTS Application fee $200.00 = $_____
- ☐ SITE REVIEW – RESIDENTIAL Application fee $200.00+ $100.00 x # __ per dwelling unit =$_____
- ☒ SITE REVIEW – NON-RESIDENTIAL Application fee $200.00 + (not to exceed $10,000)
  - New construction $.15 sq. ft. x # _____ sq. ft.= $ 200
  - Additions (new floor space) $.10 per sq. ft. x # _____sq. ft.= $_____
- ☐ MOTEL/HOTEL $35.00 x # ___ per lodging unit= $_____
- ☐ CHANGE OF USE Application fee $200.00 + (not to exceed $5,000)
  - Existing floor spaces $.10 per sq. ft. x # _____ sq. ft. = $_____
- ☐ CONDITIONAL USE PERMIT Application fee $200.00 x # _____ per Application = $_____
- ☐ GRAVEL PIT/ EXCAVATIONS
  - Application fee $50.00= $_____
  - Permit fee $75.00= $_____
- ☐ EXTENSIONS/AMENDMENTS/WAIVERS FOR AN APPROVED PLAN Application fee $200.00 =$_____
- ☐ REQUEST FOR REZONING Application fee $200.00 = $_____
- ☐ DRIVEWAY WAIVER Application fee $200.00 = $_____

SUB TOTAL= $_____

AND

2. IMPERVIOUS PAVED AREA (for new development or additions to existing parking lots (not to exceed $10,000) Application fee $200.00 + $.07 sq. ft. x # 15,000 = $ 1,250

TOTAL PLAN REVIEW FEE= $ 1,450

B. Abutter Notification/Mailing Labels - this office will create and print the abutter list and provide labels in triplicate for each abutter. The applicant/owner will need to review the list and provide to this office the engineer, architect, licensed land surveyor (LLS), licensed landscape architect (LLA) and/or soil scientist whose professional seal appears on the plan with names and addresses for notices.

- ☐ Applicant & Owner, engineer, architect, LLS, LLA and/or soil scientist
  - Certified letters fee # _____ of x $8.00= $_____
- ☐ Certified letters fee: # of abutters _____ X $8.00= $_____
- ☐ First Class Mail fee (for individual owner of units within a condominium or other collective form of ownership): # of abutters _____ X $1.00= $_____
- ☐ Creating/Printing Abutter Labels in triplicate per sheet _____ x $10.00= $_____

SUB TOTAL= $_____

C. Foster's newspaper public notice fee $100.00 x # _____ applications = $_____

TOTAL NOTICE FEE= $_____

The above amount must be paid 28 hours prior to the Planning Board meeting, to be heard.

City of Dover, New Hampshire
SITE PLAN REVIEW SUBMISSION CHECKLIST

[Revision Date: June 4, 2019]

This site plan review checklist, as required by Chapter 153-6-B(2), should be completed by the applicant. It is intended to assist the applicant in the planning process of preparing a Site Plan Review application for Planning Board action. The size of the project will determine the types of information required for review, therefore, a **pre-application conference** with the Planning Department to determine the list of items that must be completed is strongly encouraged.

The first step would be to appear before the Technical Review Committee, to apply, eight (8) folded copies of the site plan with scale of not less than 1"=50' or 1" =100' for larger site plans, need to be provided, along with payment of plan review fees.

Two weeks prior to Planning Board, three (3) full size and twelve (12) half size (11x17), folded, copies of the plan set and materials, including response to TRC comments, will be due. Abutter/Notice Fees will be invoiced and need to be paid 28 hours prior to the Planning Board meeting.

The applicant is cautioned that this checklist is only a guide and is not intended to be a complete list of all site plan review requirements. Please refer to the Site Plan Review Regulations for full details.

APPLICANT: _____ File Number: _____

PROJECT TITLE: BROADVIEW ANIMAL HOSPITAL

PROPERTY LOCATION: 67 KNOX MARSH ROAD Tax Map: H Lot: 33

	Where/How Provided	Reviewed
1. Completed and signed Application form		
2. Plan Review Fees are provided		
3. Electronic copy of the engineered/surveyed plan layout		
4. Electronic copy of supplementary materials and application		
5. Traffic Impact Assessment and Analysis (Standard or Advanced)	N/A	
6. Waiver requests to the Site Plan Review Regulations, with written justification	N/A	
7. Conditional Use Permit applications	N/A	
8. A colored rendering of the streetscape that will be created along the existing public right-of-way	N/A	
9. A colored architectural plan showing all sides of buildings	N/A	
10. Folded copies of site plan w/scale of not less than 1"=50' or 1"=100' for larger site plans, for TRC. Plans shall contain the following items as appropriate:	8 COPIES AND A PDF	
Location map at appropriate scale	ON PLAN	
Proposed Project name and title and Planning File #	P18-57A	
Date, north arrow and scale	ON PLAN	
Names of all abutting property owners	"	
Name and address of owners and/or applicants	"	
Signature & stamp of NH licensed land surveyor and/or engineer		
Zoning District boundaries, including any special or overlay districts	"	
Location of Conservation District areas	"	
Location, names and widths of existing and proposed streets, including pavement widths, grades, curbs and crosswalks	ON SITE PLAN	
Location and widths of existing & proposed easements & right of ways	N/A	
Location and width of existing and proposed access/egress ways	ON SITE PLAN	

	Explain How Provided	Reviewed
Depict pedestrian walkways and accessible access	ON SITE PLAN	
Existing and proposed property lines with dimensions and bearings tied into Dover's Geographic Information System coordinate system	"	
Existing and proposed topographic information at two foot intervals	"	
Existing and proposed buildings and structure locations	"	
Minimum building setbacks or build to lines on all lots	"	
Location and size of existing and proposed electric, telephone, gas cable and other underground utilities	"	
Existing and proposed water lines and fire hydrants, including materials and capacity needed	"	
Location and materials of sanitary sewage facilities within project site and projected additional peak hour sewer load	"	
Existing and proposed stormwater lines and facilities	"	
Lighting plan depicting all existing and proposed exterior light fixtures and a lighting level analysis for parking lots	"	
Location of Flood Hazard Zone	"	
Location of all bodies of water and watercourses	"	
Location of wetlands and buffers	"	
Neighborhood plan with aerial underlay showing how project relates to abutting uses within the plan set	"	
Existing natural features and/or significant vegetation on property	"	
Depict existing contours up to 100 ft. beyond project limits	"	
Landscape plan depicting existing and proposed landscaping, prepared by a licensed Professional Landscape Architect	"	
Location of parking layout delineating spaces and arrangement; note addressing maximum required spaces	"	
Location, material and size of existing and proposed pavement area	"	
Location of proposed fire lanes	"	
Specify finished floor elevations of buildings	"	
Location of solid waste disposal facilities (dumpster, pad and screening, etc.), including required screening	"	
Depict all service, storage, loading bays and utility areas	"	
All applicable Dover Common Site Plan notes	"	
11. Additional Information if appropriate		
Stormwater Management Plan depicting the existing & proposed storm drainage system and engineered drainage analysis	"	
Stormwater Management System Operation and Maintenance Plan	"	
Letter to Serve from Public and Private Utilities	"	
Erosion and Sedimentation Control Plan	"	
Landscape Operation and Maintenance Plan	"	
Proposed restrictive covenants or homeowners association documents	"	
Dates and permit numbers of all required state and federal permits	"	
If wetland buffer, indicate placards locations, as applicable	"	
Depict test boring locations, groundwater elevations and soil profiles and/or soils types call-outs	"	
Location of proposed drive-in facilities	N/A	
Provide additional exhibits/technical data determined appropriate by the Planning Board or its staff as required		

REVIEWED BY: _____ DATE_____ TRC DATE_____

City of Dover, New Hampshire
CONDITIONAL USE PERMIT APPLICATION

[Revision Date: May 18, 2017]

Office Use Only	Project #:		Date Received:	
	Amount Paid:		Time Received:	

APPLICANT AND OWNER INFORMATION

Name of Applicant: DMC Real Estate Holdings, LLC Telephone # 603-767-8859

Address of Applicant: 134 Ten Rod Road Rochester, NH 03867

E-Mail Address: chapinvet@gmail.com

Name of Property Owner (if different from applicant): SAME Telephone #

Address of Property Owner:

PROPERTY INFORMATION

Assessor's Map # H Lot(s) # 33

Address of Property: 67 Knox Marsh Road

Zoning District(s) CM Overlay District(s) N/A

Existing Use of Property: VETERINARY HOSPITAL

CONDITIONAL USE PERMIT INFORMATION

Type of Conditional Use Permit (Check All That Apply):

☐ Conservation District	☐ RCM Use Overlay District	☐ I-1 District Uses
☐ Groundwater Protection	☒ Off-Street Parking and Loading	☐ Alternative Treatment Center
☐ Wetland Protection District	☐ Central Business District	☐ Heritage Residential District

Describe Proposed Use or Activity That Requires Conditional Use Permit and Describe Any Impacts:

Additional 44 parking spaces for a total of 88 spaces, 44 spaces over the allowance per CM Zoning District requirements.

List Any Associated State or Federal Permits That Have Been or Will Be Applied For and Indicate Their Status: N/A

Name of Professional That Prepared Plans: Stephen J. Haight, P.E. - Civilworks New England

Address P.O. Box 1166 Dover, NH 03821 Telephone #: 603-749-0443

Professional License #: Stephen J. Haight, P.E.#7978 E-mail address: shaight@civilworksne.com

SIGNATURES

I/We hereby submit this application to the City of Dover Planning Board 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 or as agent, I attest that I am duly authorized to act in this capacity.

Signature of Property Owner: _____ Date: 9/30/20

Signature of Applicant (if different from owner): _____ Date: _____

Signature of Agent: _____ Date: _____

AUTHORIZATION TO ENTER SUBJECT PROPERTY

I, and my successors, hereby authorize members of the Dover Planning Board, Planning Department and other pertinent City Departments and boards to enter my property for the purpose of evaluating this application, including performing inspections during the application phase, post-approval phase, construction phase and occupancy phase. It is understood that these individuals must use all reasonable care, courtesy, and diligence when on the property.

Signature of Property Owner: _____ Date: 9/30/20

CITY OF DOVER CONDITIONAL USE
LIST OF ABUTTERS

Pursuant to RSA 676:4, the State Law of New Hampshire, the City of Dover is required to notify the applicant, abutters (including holders of conservation easements), and any professional whose seal is on the plan, of the public hearing by certified mail, return receipt requested. Staff will provide the abutter information, while the applicant must provide accurate contact information for the owner, applicant and professional agents representing the project.

Owner:

TAX MAP	LOT #	PROPERTY OWNER	MAILING ADDRESS
H	33	DMC Real Estate Holdings, LLC	134 Ten Rod Road Rochester, NH 03867

Applicant (if different from owner):

APPLICANT NAME	APPLICANT COMPANY	MAILING ADDRESS

Surveyor and/or Engineer/Professional Agent:

NAME	COMPANY	MAILING ADDRESS
Stephen J. Haight, P.E.	Civilworks New England	P.O. Box 1166 Dover, NH 03821

Conservation Easement Holder:

TAX MAP	LOT #	NAME OF EASEMENT HOLDER	MAILING ADDRESS

PROJECT NARRATIVE

ACCOMPANYING AMENDED SITE REVIEW APPLICATION

for

BROADVIEW URGENT CARE ANIMAL HOSPITAL

67 KNOX MARSH ROAD

TAX MAP H, LOT 33

Project Overview

Broadview Animal Hospital (BVAH) opened for operation this spring just as the Covid-19 health crisis hit. In order to support the protocols recommended by the CDC and NHDES, BVAH brought on more staff which is straining the existing parking areas on site. To accommodate the additional staff BVAH is proposing to construct an auxiliary 44 parking field.

Along with the Covid protocols demand for service has also skyrocketed necessitating BVAH hiring more staff with a goal of adding 25 additional employees as quickly as possible.

The original site approval contemplated a total of 23 employees for a maximum shift with the future addition included. The total number of employees expected now is 58 for a maximum shift (including the future 8,000 s.f. addition).

Site Location & Characteristics

The project site consists of 5.84 acres and is identified as Lot 33, as shown on Tax Map H. The site is located on the northerly side of Knox Marsh Road, NH Route 155, directly opposite Trestle Way and approximately 1300 ft. west of Route 9. The parcel has 343.3 ft. of frontage on NH Route 155. The site is located in the Commercial Manufacturing (CM) district.

The entire site was been flagged to delineate jurisdictional wetlands by West Environmental, Inc. There are two (2) wetland areas within the site that lie along the easterly boundary and merge off property. The additional site work and parking lot construction will not impact wetlands or wetland buffers.

Traffic, Access and Parking

A full Traffic Impact and Access Study was prepared for the project by TEPP, LLC in 2010. The recommendations of the study and the NHDOT driveway permit requirements were implemented with the construction of left turns into the site in the eastbound approach on Route 155 as well as right turns for the westbound approach.

Parking calculations in accordance with the City Ordinances indicated a maximum allowable requirement of 44 spaces. With this amendment, the project proponent will be seeking a conditional use permit to allow for the increase in parking. In accord with the ordinance the project proponent will be adding electric vehicle charging station/s on site.

Utilities and Lighting

The new parking lot will have site lighting consistent with the site lighting currently onsite and will meet the design criteria set forth in the Dover Site Review Regulations. Lighting will provide adequate safety and security while not causing glare or direct illumination onto adjacent properties.

No additional sewer, water, gas, electric or cable services are required for the new parking lot.

CT4000 Family

ChargePoint® Level 2 Commercial Charging Stations

The CT4000 family is the latest generation of ChargePoint commercial charging stations. Refined yet rugged, these stations set the industry standard for functionality and aesthetics.



The CT4000 full motion color LCD display instructs drivers and supports dynamic updates of custom branded videos and advertisements.

Intelligent power management options double the number of parking spaces served by allowing two charging ports to share a single circuit. Sites with single port EV stations can upgrade to dual port stations without requiring additional electrical services.

The CT4000 is the first ENERGY STAR® certified EV charger because it charges efficiently and conserves power when not charging. As an ENERGY STAR certified EV charger, the CT4000 uses significantly less energy than a standard EV charger when in standby mode to help you save money on your utility bill.

All CT4000 models offer one or two standard SAE J1772™ Level 2 charging ports with locking holsters, each port supplying up to 7.2kW. With this standard connector, ChargePoint level 2 stations can charge any EV.

Stations are available in bollard and wall mount configurations for easy installation anywhere. All stations are fully software upgradeable remotely over the air.

Stations come in both 6′ and 8′ tall models with 18′ and 23′ cords, respectively. With multiple options for size and cord reach, your station can service up to four parking spaces, reach all car models regardless of parking style or car sizes and increase the usability of your EV spots.

Driver Friendly User Interface

- Instructional video shows how to use the station
- Multi-language: English, French, Spanish
- Touch button interface; works in rain, ice and with gloves
- Backed by ChargePoint's world class 24/7 driver phone support

Easily Communicate with Your Drivers

Whether you're a retail establishment wanting to advertise your latest product, a workplace looking to communicate with employees or a municipality wanting to welcome visitors, ChargePoint's prominent LCD screen makes it easy to reach EV drivers:

- Daylight readable, with auto brightness control
- 640 X 480 resolution active matrix
- Full motion 30fps video support
- Upload up to 60 seconds of high quality video on a color LCD screen to individual stations as often as desired
- Brand your charging stations to communicate with drivers
- Instructional video in English, Spanish or French

ENERGY STAR

The First
ENERGY STAR®
Certified EV Charger

Service Products and Support

ChargePoint offers world-class service products and support that help ensure quality of work, save time and money, protect your investment and enhance the productivity of your charging stations. From site planning to installation and setup, to ongoing care and management, when you choose ChargePoint, you're covered.

- **ChargePoint Configuration and Activation:** customized setup and activation of your stations
- **ChargePoint Assure:** the most comprehensive EV Station maintenance and management in the industry

Energy Measurement and Management

- Real-time energy measurement
- 15 minute interval recording
- Time of Day (TOD) pricing
- Load shed by percentage of running average or to fixed power output

Minimize Costs with Flexible Power Management Options

In the vast majority of applications, a full power configuration is the best choice for both station owners and drivers. However, when drivers are parked for a longer time, an intelligent, lower power output can save station owners considerable installation cost while still providing drivers a great charging experience. With flexible power options, station owners can meet the needs of drivers while lowering costs:

Power Select (Patent Pending)

- Allows for a lower capacity (less than 40A) circuit to power each port
- Cuts installation costs by reducing the cost or even avoiding the need to upgrade panels or transformers

Power Sharing

- Dynamically share one 40A, 30A or 20A circuit between two parking spaces
- Doubles the number of parking spots served while reducing installation and operating costs
- Allows station owners to upgrade a single port station to dual port to serve more drivers with no electrical upgrade

Clean Cord Technology

- Keep charging cords off the ground
- Standard on all models
- Ultra-reliable second-generation gravity operated mechanism
- Flexible over entire -40°F to +122°F product temperature range

Safe, Reliable, Energy Efficient Hardware

- UL listed, meeting the stringent requirements of the nation's leading safety standards organization
- Stations are rugged, built to withstand the elements
- Safe, Reliable and Energy Efficient
- ENERGY STAR certified, charges efficiently and conserves power when not charging

When Charging is Mission Critical, Protect Your Investment with ChargePoint Assure

- **Minimize downtime:** ChargePoint Assure provides the most comprehensive EV Station maintenance and management in the industry
- **Get up and running quickly and flawlessly:** Professional guidance for station configuration saves you time, and unlimited changes to station policies flexibly supports your business
- **Eliminate unexpected future expenses:** Cost for parts and on-site labor to install is covered for all Assure eligible repairs
- **One less thing to worry about:** Proactive station monitoring provides you with regular reporting
- **Reduced risk of downtime:** We guarantee 98% annual uptime and one business day response to requests
- **Support when you need it:** We're there for you *and* your drivers. Phone support available for station owners Monday to Friday from 5 AM to 6 PM Pacific. Phone support for drivers is 24/7/365, so you never need to field a driver call



Ultra-reliable second-generation gravity operated mechanism.

18′ and 23′ cords to reach all car models and serve more parking spaces.

World-class 24/7 driver phone support.

Instructional video shows how to use the station. Multi-language charging instructions, giving drivers the choice of English, French or Spanish.

Driver interaction is supported in any weather by five rugged, back-lit buttons with audio feedback.

Strong and rugged design materials built to withstand the elements.

CT4000 stations come with 18′ or 23′ cords to increase the usability of your charging spots, on 6′ and 8′ tall models respectively.

CT4021

Dual-port bollard charging station with 18′ charging cables. Standard *EV Charging Only* sign without optional custom branding.

Promote Your Brand and Business

Having your stations installed in a visible location makes a bold statement about your business' commitment to sustainability and shows that you care about your customers. ChargePoint CT4000 stations are built for customization so you can conveniently promote your brand as well. With custom signage and video you can:

- Increase brand recognition
- Attract EV drivers by making sure your stations are highly visible
- Ensure EV charging installations are consistent with the look and feel of your brand
- Differentiate your stations from standard ChargePoint stations to make them easily identifiable by your driver base



Easily customizable branding area.

All stations come with *EV Charging Only* sign, which can be replaced with your custom signage.

5.7″ color LCD display for customizable video content.

Upload up to 60 seconds of high quality video to individual stations as often as desired.

Daylight readable with auto brightness control.

OPTIONAL:
Additional customizable branding areas.

All stations have standard extrusions to hold your custom signage.

Artwork templates and material specifications are conveniently downloadable from chargepoint.com



Branded CT4021
Shown with optional branding on bollard.
18′ cords on 6′ model.

Branded CT4025
Shown with optional branding on back.
23′ cords on 8′ model.

Bollard Charging Stations

CT4011



CT4021



CT4025



Wall Mount Charging Stations

CT4013



CT4023



CT4027



Contact Us

Visit chargepoint.com

Call +1.408.705.1992

Email sales@chargepoint.com

chargepoint

ChargePoint, Inc.
240 East Hacienda Avenue
Campbell, CA 95008-6617 USA

+1.408.841.4500 or
+1.877.370.3802 US and Canada toll-free

chargepoint.com

Copyright © 2018 ChargePoint, Inc. All rights reserved. CHARGEPOINT is a U.S. registered trademark/service mark, and an EU registered logo mark of ChargePoint, Inc. All other products or services mentioned are the trademarks, service marks, registered trademarks or registered service marks of their respective owners. BR-CT4000-05. April 2018. PN 73-001061-01-6.

Listed by Underwriters Laboratories Inc.


360°
Site
Station
Display

CIVILWORKS NEW ENGLAND
181 WATSON ROAD
P.O. BOX 1166
DOVER, NH 03821-1166

PHONE: 603.749.0443 FAX: 603.749.7348

BROADVIEW VETERINARY ANIMAL HOSPITAL
Owner: DMC Real Estate Holdings, LLC
67 Knox Marsh Road (TAX MAP H, LOT 33)
P18-57A
RESPONSE TO SEPTEMBER 15, 2020
TECHNICAL REVIEW COMMITTEE COMMENTS

Planning Comments:

Did wetlands survey include this part of property?
Wetlands delineation was conducted for the entire site with the anticipation of future expansion. Mark West has revisited he site and has confirmed that there are no wetlands in the area of the proposed auxiliary parking lot. See email attached.

Add existing conditions plan (as-built).
The Existing Conditions (As-Built) plan for Phase I of this site has been added to the plan set.

How many more staff has Broadview Animal Hospital brought on?
The client is anticipating an increase of approximately 25 new employees.

EVC:
For this amount of additional parking, 5 EVC's would be required. Review EVC standards in 153-14.D (3) (b).
We have reviewed the City of Dover regulations standards and have included a waiver with this submittal for relief to provide 2 EVC's where 5 are required.

CUP required for additional parking. A Conditional Use Permit application is part of this submittal.

Provide:
Revised Landscape Operation and Maintenance Plan. As discussed the planning are consistent with the original site plan approval so a revised Landscape O&M is not required.

Narrative describing COVID/process change which requires additional parking.
See attached Narrative and also Narrative from Client describing the COVID/process change to the business.

More details of vehicle charging stations. See attached Electric Car Charging Station specification document.

Revise plan set to:

Provide note that trees have at least a 3.5" caliper per the City's landscaping regulations.
The notes identifying the plantings on the site plan have been revised to indicate that the trees shall be 3.5" caliper minimum.

Add more landscaping to each island in parking lot.
Additional plantings have been added to the landscape islands and are noted on the site plan is pending.

CIVILWORKS NEW ENGLAND
181 WATSON ROAD
P.O. BOX 1166
DOVER, NH 03821-1166

PHONE: 603.749.0443 FAX: 603.749.7348

Add Planning File #18-57A. The Dover Planning File # has been added to the plan set.

Add note that this plan set is an addendum to the approved plan set for P18-57.
The requested note has been added to the coversheet and site plan.

Add owner's signatures. Owner's signatures will be obtained on the final approved plan set.

Add PE and Licensed Landscape Architect signatures and stamps.
Professional stamps and signatures will be applied to the final approved plan set.

Add note about new zoning district (CM) and verify building setbacks on plan view.
Zoning District Note has been updated to reflect the new Zoning district status.

Show snow storage areas for entire site. Snow storage areas have been added to the Site Plan.

Add office space parking calculation. Office parking calculations have been added to Site Plan (

Label future addition. Future addition has been labeled, see Site Plan sheet

Change all referenced to 149 to 153.
All references to Chapter 149 have been revised to be Chapter 153 throughout the plan set.

Link drainage plan and landscaping plan. Landscaping has been shown on the grading plan.

Engineering Comments:

Discuss headlights and berm.
A berm with additional landscaping is shown

Police Department Comments:

Confirm that no additional parking will be requested under Phase 2.
No future requests for additional parking is anticipated.

Eliminate one of the driveway entrances for the secondary parking lot.
One entrance does not work for this situation…there is a need to provide full access around the lot so that internal parking can be accessed from both directions. The comment that one entrance would reduce conflicts is not germane to this situation as this lot is internal to the parcel and is substantially for employee parking. Also, a one entrance lot in this case will reduce the number of spaces that would be available by 4.

It is my professional opinion that in this situation the two entrances are a more efficient and safe traffic movement for this parking area and site.

Other screening needed for headlight shine?
A berm with additional landscaping is shown.

CIVILWORKS NEW ENGLAND
181 WATSON ROAD
P.O. BOX 1166
DOVER, NH 03821-1166

PHONE: 603.749.0443 FAX: 603.749.7348

Fire/Inspection Comments:

EVC's if available to the public, one should also be fore ADA. Add one ADA parking space.
There are 2 EVC's proposed (see attached Waiver request), with one of these stations being an accessible space.

Economic Development Comments: N/A

Planning Board Comments:

Covered under Planning Comments.

P18-57A **67 Knox Marsh Road**

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
H0018-000000	70 KNOX MARSH RD	DOVER BUILDING PARTNERS LLC	C/O EVERGREEN MANAGEMENT IN	17 COMMERCE DR	BEDFORD	NH	03110-7059
H0018-001000	2 8 TRESTLE WY	PROLIM DEVELOPMENT CORP		114 OLD GAGE HILL RD	PELHAM	NH	03076
H0018-001045	2 TRESTLE WY	BAIRD BETSY J		2 TRESTLE WY	DOVER	NH	03820
H0018-001046	4 TRESTLE WY	LAUER EMILY D &	CHOUGULE MAYUR M	4 TRESTLE WY	DOVER	NH	03820
H0018-001047	6 TRESTLE WY	DUPONT CHRISTOPHER J		6 TRESTLE WY	DOVER	NH	03820
H0018-001048	8 TRESTLE WY	TALON CHRISTINE E		8 TRESTLE WY	DOVER	NH	03820
H0029-A00003	LITTLEWORTH RD	QUANTUM REAL ESTATE GROUP LLC		755 CENTRAL AVE	DOVER	NH	03820
H0032-A00001	55 KNOX MARSH RD	SHERWOOD ROBERT E & MARILYN A TRUSTEES	SHERWOOD ROBERT & MARILYN FAMILY REVOCAB	11 LISA BETH CIRCLE	DOVER	NH	03820
H0033-A00000	85 KNOX MARSH RD	COOPER LYDIA	COOPER KEVIN	85 KNOX MARSH RD	DOVER	NH	03820
H0033-B00000	81 KNOX MARSH RD	BARLOW DANIEL		81 KNOX MARSH RD	DOVER	NH	03820
H0033-D00000	77 KNOX MARSH RD	MORIN KARIL S SEPT 1 1982 TRUST	MORIN KARIL S TRUSTEE	P O BOX 2259	DOVER	NH	03821-2259
H0033-E00000	89 KNOX MARSH RD	QUINLAN DENIS J	QUINLAN NANCY K	89 KNOX MARSH RD	DOVER	NH	03820
		DMC REAL ESTATE HOLDINGS LLC		67 KNOX MARSH RD	DOVER	NH	03820
		CIVIL WORKS NEW ENGLAND		PO BOX 1166	DOVER	NH	03821

CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – P18-57A

Application Type:	Site Plan Review
Applicant(s):	DMC Real Estate Holdings, LLC
Owner(s):	DMC Real Estate Holdings, LLC
Location:	67 Knox Marsh Road (Tax Map H, Lot 33)
Date:	September 24, 2020

INTENT: To construct an auxiliary 44 space parking field and to add an electric car charging station

UNITS PROPOSED: N/A

AGENDA ITEM #: 1

ACREAGE: 5.77

ZONING DISTRICT: CM and Wetland Overlay

EXISTING LAND USE: Urgent Care Animal Hospital

PROPOSED LAND USE: Urgent Care Animal Hospital

SURROUNDING LAND USE: Landscaping Company and Residential

ZBA ACTION: Z09-11: Variance granted on 10/15/2009 to allow a coffee shop with a drive-thru service

PERMITS REQUIRED: CUP for Wetland Protection District

WAIVERS REQUESTED: None

ATTENDANCE:
Members:
Donna Benton, Planning
Elena Piekut, Zoning
Alan Dews, Engineering
Frank Torr, Planning Board
Jim Maxfield, Inspection Services
Sgt. Marn Speidel, Police
Others:
Chris Parker
Steve Haight

Approval of 09/17/2020 Meeting Minutes
Sgt. Speidel moved to approve the minutes of September 17, 2020 F.Torr seconded. Vote: U/A

PLAN REVIEW:
Planning:

- Did wetlands survey include this part of property?
- Add existing conditions plan (as-built)
- How many more staff has Broadview Animal Hospital brought on?
- EVC:
  - For this amount of additional parking, 5 EVC's would be required
  - Review EV standards in 153-14.D(3)(b)
- CUP required for additional parking
- Provide:
  - Revised Landscape Operation and Maintenance Plan
  - Narrative describing COVID/process change which requires additional parking
  - More details of vehicle charging station
- Revise plan set to:
  - Provide note that trees have at least a 3.5" caliper per the City's landscaping regulations
  - Add more landscaping to each island in parking lot
  - Add Planning File # P18-57A
  - Add note that this plan set is an addendum to the approved plan set for P18-57
  - Add owner's signatures
  - Add PE and Licensed Landscape Architect signatures and stamps
  - Add note about new zoning district (CM) and verify building setbacks on planview
  - Show snow storage areas for entire site
  - Add office space parking calculation
  - Label future addition
  - Change all references to 149 to 153
  - Link drainage plan and landscaping plan

Engineering Comments:

- Discuss headlights and berm

Police Department Comments:

- Confirm that no additional parking will be requested under Phase 2

- Eliminate one of the driveway entrances for the secondary parking lot.
- Other screening needed for headlight shine?

Fire/Inspections Comments:

- EVCs if available to the public, one should also be for ADA
- Add 1 ADA parking space

Economic Development: N/A

Planning Board Comments:

- Covered under Planning Comments

Next Steps:
Discuss EVCs with Inspection Services. Then submit for Planning Board.

TRC was paused at 10:49 am.

ADDENDUM PARKING SITE PLAN

BROADVIEW URGENT CARE ANIMAL HOSPITAL

TAX MAP H, LOT 33

KNOX MARSH ROAD (NH ROUTE 155)

DOVER, NEW HAMPSHIRE

DOVER PLANNING FILE NO.: P18-57A

SEPTEMBER 2020

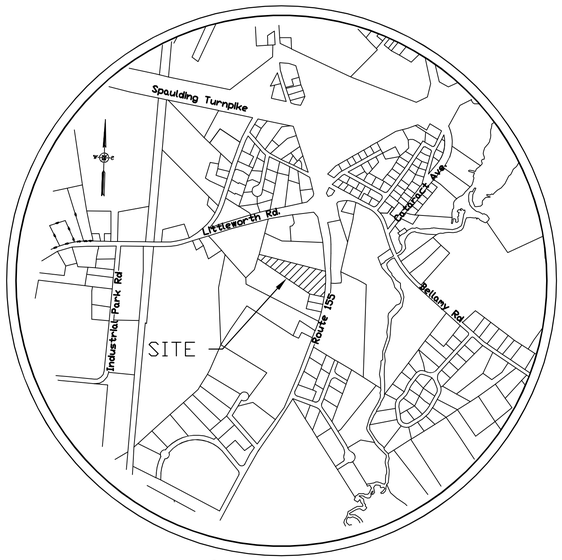
REVISED: OCTOBER 5, 2020

OWNER/APPLICANT: DMC REAL ESTATE HOLDINGS LLC
134 TEN ROD ROAD
ROCHESTER, NH 03867
603-767-8859

SITE ENGINEERING BY: CIVILWORKS NEW ENGLAND
P.O. BOX 1166
181 WATSON ROAD
DOVER, NH 03821
603-749-0443

SOIL/WETLAND SCIENTIST: MARK WEST, C.W.S.
48 STEVENS HILL ROAD
NOTTINGHAM, NH 03290

LANDSCAPE ARCHITECT: WOODBURN & COMPANY
103 KENT PLACE
NEWMARKET, NH 03857
603-659-5949



Location Map
scale 1" =1000'

INDEX — **SHEET NO.**

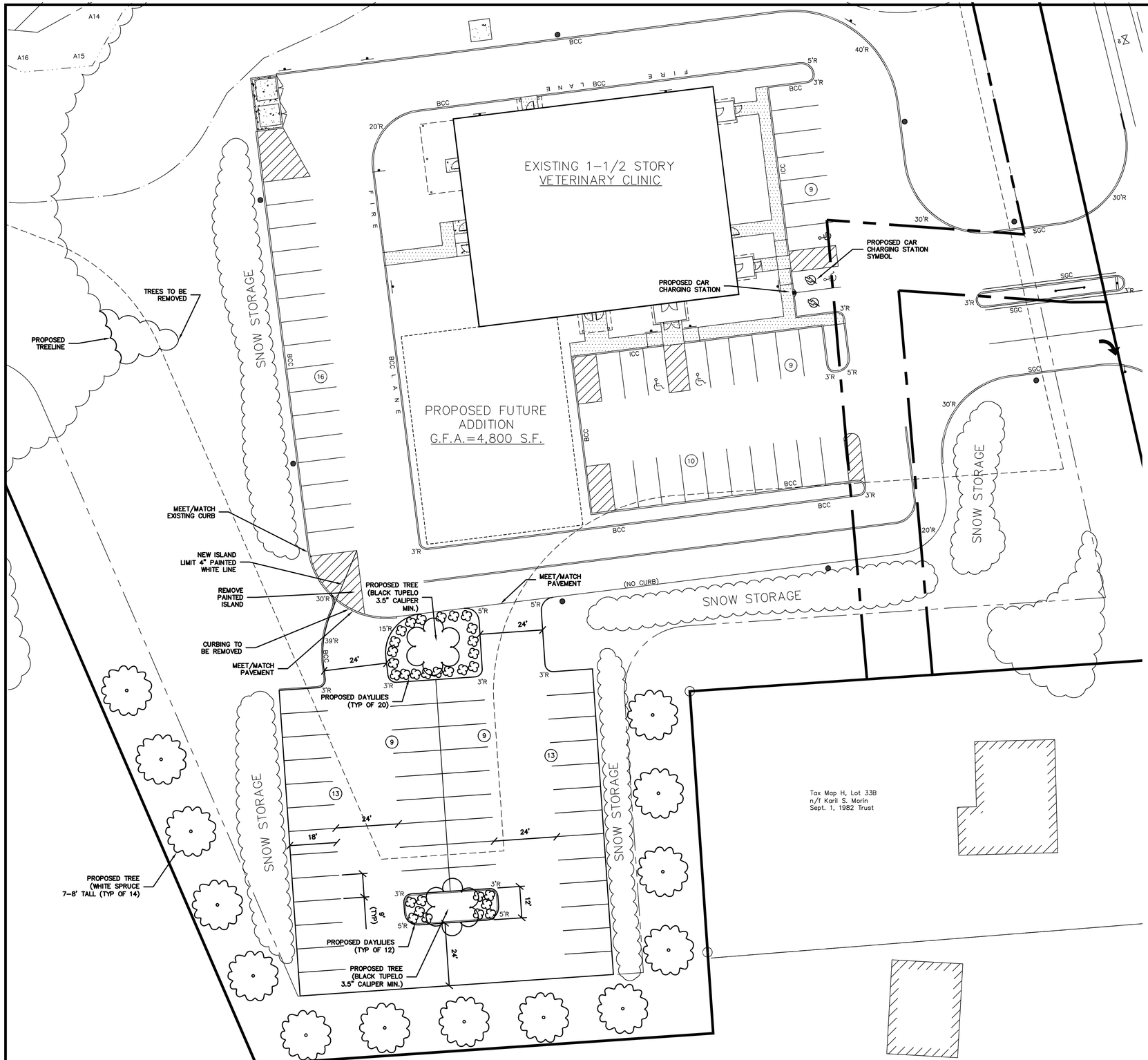
Coversheet	1
Site As-built Plan	3A
Site Parking Layout Plan	6A
Site Parking Grading, Drainage and Erosion Control Plan	7A
Site Parking Lighting Plan	9A

NOTE:
THIS PLAN SET IS AN ADDENDUM TO PLANNING FILE P18-57
TO ADD 44 ADDITIONAL PARKING SPACES ON SITE.

Signature Block:

Applicant/Owner:

DMC Real Estate Holdings, LLC _____ Date



PARKING CALCULATIONS

APPROVED:
(REFERENCE: CITY OF DOVER SITE REVIEW REGULATIONS, CHAPTER 153, SECTION 153.14D)

	PHASE 1	PHASE 2
MEDICAL USE		
1 SPACE/EMPLOYEE (MAX SHIFT)	19	4
0.5 SPACES/EXAM ROOM	7	4
OFFICE		
1.	10	0
SUBTOTALS PER PHASE	36	8
MAXIMUM COMBINED SPACES ALLOWED	44	

ADDITIONAL PARKING: 44

TOTAL PARKING SPACES PROVIDED 88 (INCLUDES 4 HANDICAP ACCESSIBLE)
ALSO INCLUDES 2 ELECTRIC CHARGING STATIONS

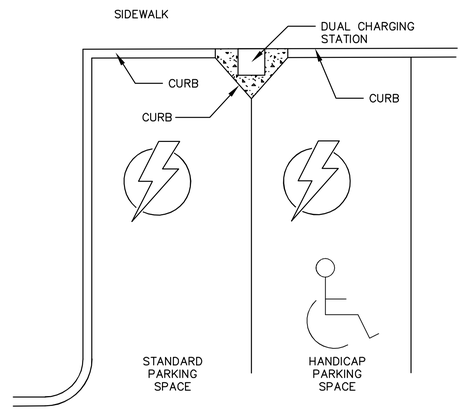
SITE NOTES

1. THIS PLAN SET IS AN ADDENDUM TO PLANNING FILE P18-57 TO ADD 44 ADDITIONAL PARKING SPACES ON SITE.
2. THE SUBJECT PARCEL IS LOCATED IN THE COMMERICAL MANUFACTORING (CM) DISTRICT AND WETLAND OVERLAY.

ZONING

MINIMUM LOT SIZE 20,000 S.F.

MAXIMUM LOT COVERAGE		50%
SETBACK	FRONT	35 FT
	ABUT A STREET	35 FT
	SIDE	10 FT
	REAR	10 FT
OUTBUILDING/ ACCESSORY USE	FRONT	35 FT
	ABUT A STREET	35 FT
	SIDE	10 FT
	REAR	10 FT
BUILDING HEIGHT		
PRINCIPAL BUILDING		50 FT MAX.
OUTABUILDING/ACCESSORY USE		40 FT MAX.



GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)

NOT FOR CONSTRUCTION FOR PERMIT USE ONLY

DOVER PLANNING
FILE NO.: P18-57A

CIVILWORKS NEW ENGLAND
CIVIL ENGINEERING
181 Watson Road, P.O. Box 1166
Dover, New Hampshire 03820
(603) 749-0443

NO.	REVISION	DATE	APP'D
4	FOR PLANNING BOARD SUBMISSION	10-5-20	SJH
3	ADDITIONAL PARKING AREA	9-1-20	SJH
2	FOR PB SIGNATURE	7-2-19	SJH
1	REVISION PER TRC COMMENTS	12-20-18	SJH

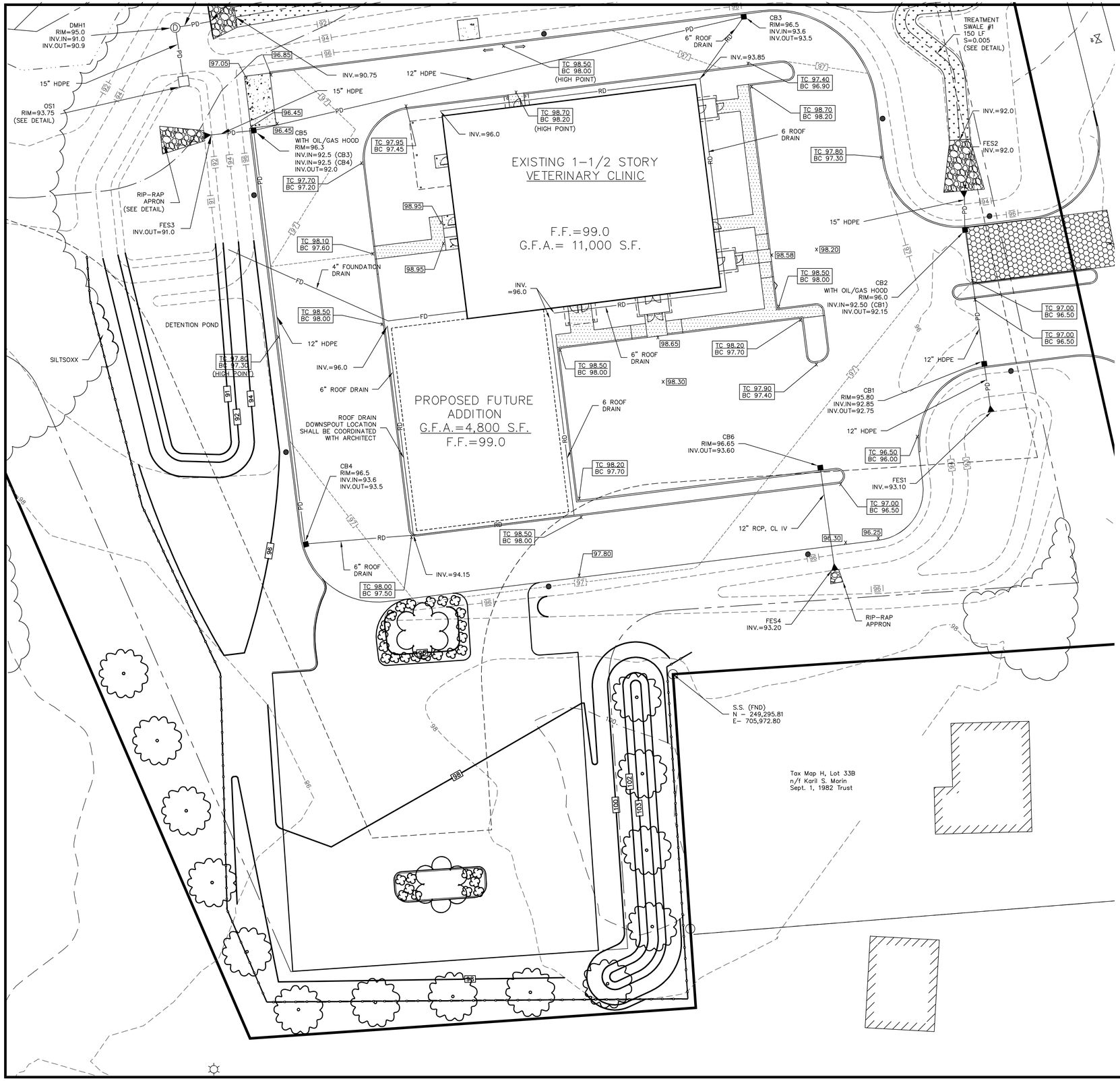
DATE: 11-6-18
SCALE: AS SHOWN
DRAWN BY: SRD
DESIGN BY: DCL
APPROVED BY:SJH
PROJECT NO: 18031
FILE: SITE.DWG

ADDITIONAL PARKING SITE LAYOUT PLAN

BROADVIEW URGENT CARE
ANIMAL HOSPITAL
67 KNOX MARSH ROAD
TAX MAP "H", LOT 33
DOVER, NEW HAMPSHIRE

APPLICANT:
DMC REAL ESTATE
HOLDINGS LLC
134 TEN ROD ROAD
ROCHESTER, NH 03867

6A



NOTES:

1. SEE SHEET #3 THIS PLAN SET FOR ADDITIONAL PLAN SET NOTES.
2. THIS PLAN SET IS AN ADDENDUM TO PLANNING FILE P18-57 TO ADD 44 ADDITIONAL PARKING SPACES ON SITE.

LEGEND

- WETLAND SYMBOL
- FES — FLARED END SECTION
- PROPOSED LIGHT POLE BASE
- x 96.77 — PROPOSED SPOT GRADE
- PCB3 — PROPOSED CATCH BASIN NUMBER
- 98 — PROPOSED FINISH GRADE
- PD — PROPOSED DRAIN LINE
- BUILDING SETBACK LINE
- PARKING SETBACK LINE
- TREELINE
- 188 — EXISTING CONTOUR
- EDGE OF WETLAND
- RIP-RAP STONE
- PROPOSED SIDEWALK
- CONCRETE PAD
- SOD-LINED SWALE

GRID NORTH - CITY

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)

NOT FOR CONSTRUCTION FOR PERMIT USE ONLY

DOVER PLANNING
FILE NO.: P18-57A

CIVILWORKS NEW ENGLAND
CIVIL ENGINEERING
181 Watson Road, P.O. Box 1166
Dover, New Hampshire 03820
(603) 749-0443

NO.	REVISION	APP'D	DATE
4	FOR PLANNING BOARD SUBMISSION	SJH	10-5-20
3	ADDITIONAL PARKING AREA	SJH	9-1-20
2	FOR PB SIGNATURE	SJH	7-2-19
1	REVISION PER TRC COMMENTS	SJH	12-20-18

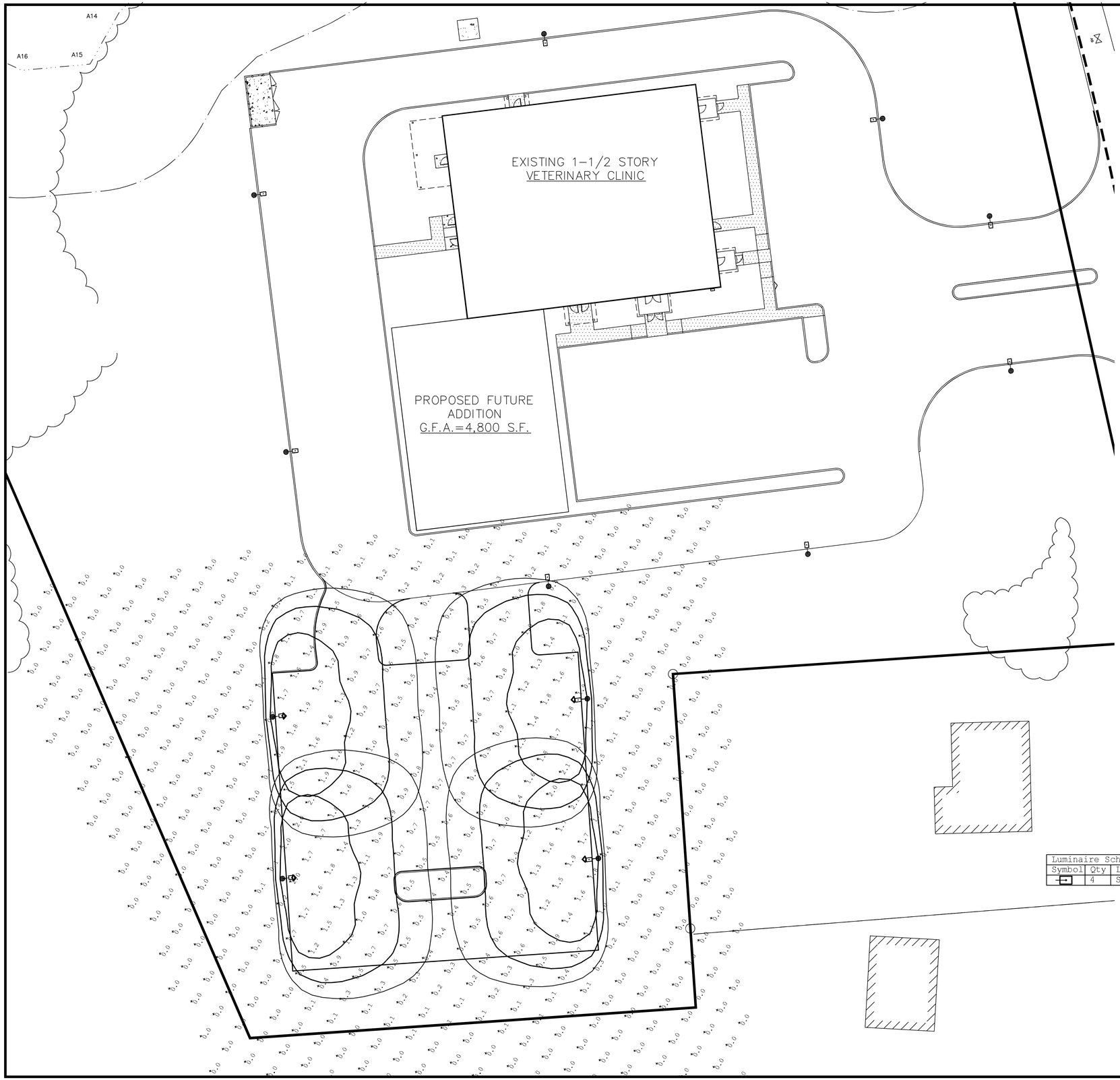
DATE: 11-6-18
SCALE: AS SHOWN
DRAWN BY: SRD
DESIGN BY: DCL
APPROVED BY:SJH
PROJECT NO: 18031
FILE: SITE.DWG

GRADING, DRAINAGE & EROSION CONTROL PLAN

APPLICANT:
DMC REAL ESTATE
HOLDINGS LLC
134 TEN ROD ROAD
ROCHESTER, NH 03867

BROADVIEW URGENT CARE
ANIMAL HOSPITAL
67 KNOX MARSH ROAD
TAX MAP "H", LOT 33
DOVER, NEW HAMPSHIRE

7A



NOTES:
1. SEE SHEET #3 THIS PLAN SET FOR ADDITIONAL PLAN SET NOTES.
2. THIS PLAN SET IS AN ADDENDUM TO PLANNING FILE P18-57 TO ADD 44 ADDITIONAL PARKING SPACES ON SITE.

StatArea_1
PARKING LOT AREA
Illuminance (Fc)
Average = 1.11
Maximum = 2.1
Minimum = 0.4
Avg/Min Ratio = 2.78
Max/Min Ratio = 5.25

Luminaire Schedule				
Symbol	Qty	Label	Arrangement	Description
	4	S4	SINGLE	GLEON-AP-01-LED-E1-SL4-HSS/ SSS4A20SFN1 (20' AFG)

GRID NORTH - CITY

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)

NOT FOR CONSTRUCTION FOR PERMIT USE ONLY

DOVER PLANNING
FILE NO.: P18-57A

CIVILWORKS NEW ENGLAND
CIVIL ENGINEERING
181 Watson Road, P.O. Box 1166
Dover, New Hampshire 03820
(603) 749-0443

NO.	REVISION	APP'D	DATE
4	FOR PLANNING BOARD SUBMISSION	SJH	10-5-20
3	ADDITIONAL PARKING AREA	SJH	9-1-20
2	FOR PB SIGNATURE	SJH	7-2-19
1	REVISION PER TRC COMMENTS	SJH	12-20-18

DATE: 11-6-18
SCALE: AS SHOWN
DRAWN BY: SRD
DESIGN BY: DCL
APPROVED BY:SJH
PROJECT NO: 18031
FILE: SITE.DWG

SITE PARKING LIGHTING PLAN

APPLICANT:
DMC REAL ESTATE
HOLDINGS LLC
134 TEN ROD ROAD
ROCHESTER, NH 03867

BROADVIEW URGENT CARE
ANIMAL HOSPITAL
67 KNOX MARSH ROAD
TAX MAP "H", LOT 33
DOVER, NEW HAMPSHIRE

9A

CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P20-52

Application Type:	Conditional Use
Applicant(s):	Peter Georgakilas
Owner(s):	Peter Georgakilas
Location:	Middle Road (Tax Map M, Lot 102-12)
Meeting Date:	October 27, 2020

INTENT: To construct a 875' roadway and drainage with a wetland buffer of 5,808 s.f.

LOTS/UNITS PROPOSED: 13

AGENDA ITEM #: 4-B

ACREAGE: 28.56 acres

ZONING DISTRICT: R-40

EXISTING LAND USE: Vacant

PROPOSED LAND USE:
Residential

SURROUNDING LAND USE:
Residential

ZBA ACTION: None

ATTACHMENTS: Application materials, Conservation Commission Minutes, and Site Plan

APPLICATION IS COMPLETE:
Yes

NOTICES SENT: Abutter notices were sent by certified mail to all abutters for this meeting

PERMITS REQUIRED:
CUP, NOI, SWPPP, NHB, NHHR

WAIVERS REQUESTED:
- Road grade of 8% within 75' of intersection, where a maximum of 3% is permitted (157-32.G)
- Road length of 475' to cul-de-sac, where minimum of 500' is required
- To permit stormwater treatment within 100' external buffer, where it is not permitted

Summary of Request and Background
The applicant is requesting subdivision approval for a 13 lot subdivision which is accessed via a 875' roadway. The necessary drainage and roadway create a wetland buffer impact of 5,808 sf.

This application was reviewed by the Technical Review Committee on September 10 (minutes attached). The Conservation Commission reviewed and endorsed the CUP application at its September 14th meeting.

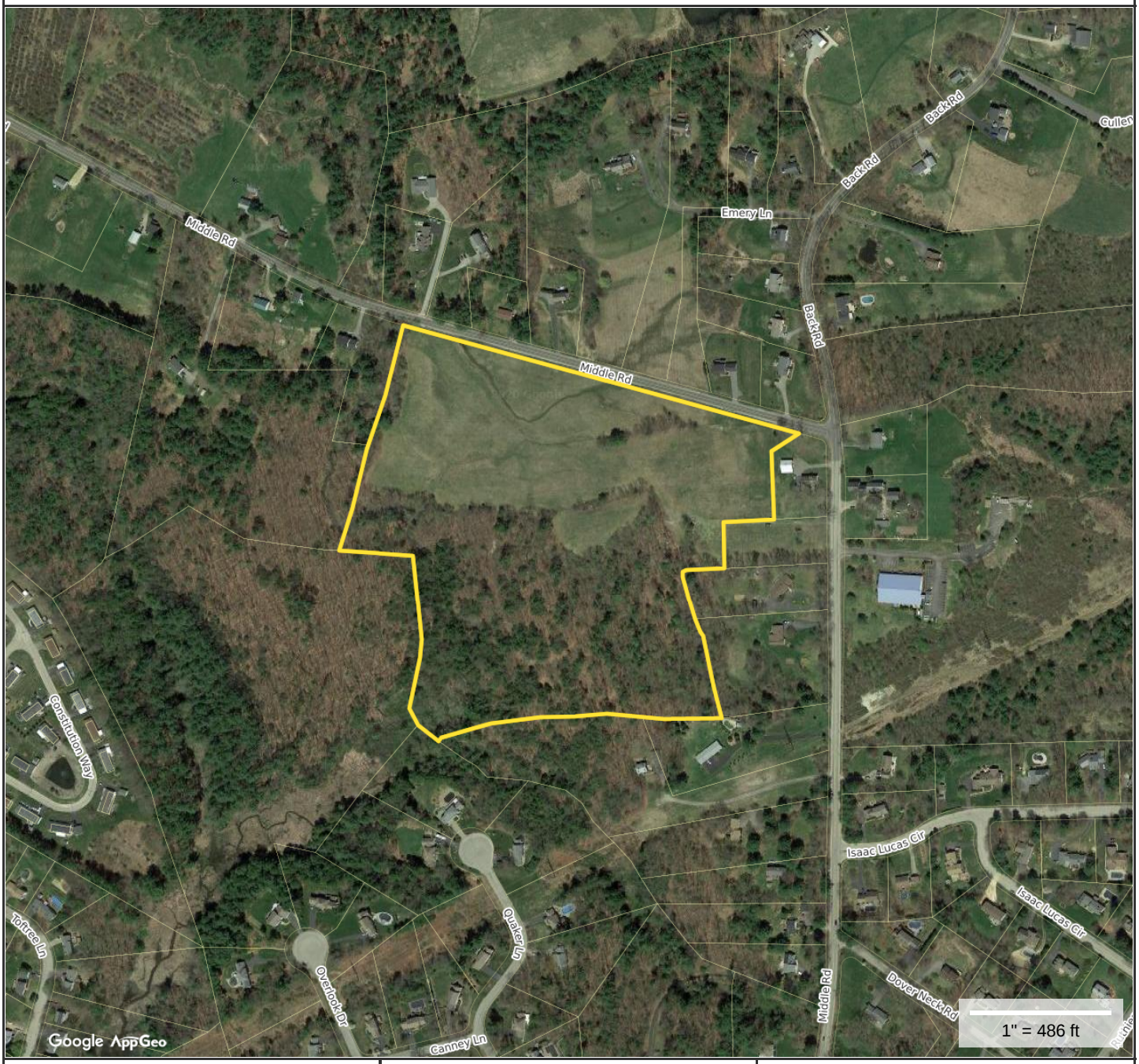
Consistency with Land Use Regulations
The Wetlands Protection District ordinance provides for Conditional Use Permits to allow impacts to wetlands and wetland buffers if standards related to demonstration of need, avoidance, minimization, and mitigation are met. This proposal is consistent with those standards.

STAFF RECOMMENDATION:
The Planning Department recommends the Planning Board accept the application, open the public hearing, and vote to approve the Conditional Use Permit with the following condition:

Condition to Be Met Prior to the Issuance of the Conditional Use Permit:

1. The Board approves P20-51.

Middle Road



Property Information

Property ID	M0102-012000
Location	MIDDLE RD
Owner	GEORGAKILAS PETER
Land Use	130

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

City of Dover, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 5/20/2020
Data updated Daily

CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P20-51

Application Type:	Open Space Subdivision
Applicant(s):	Peter Georgakilas
Owner(s):	Peter Georgakilas
Location:	Middle Road (Tax Map M, Lot 102-12)
Meeting Date:	October 27, 2020

INTENT: To construct a 875' roadway to provide access to a 13-lot open space condominium subdivision.

LOTS/UNITS PROPOSED: 13

AGENDA ITEM #: 4-C

ACREAGE: 28.56 acres

ZONING DISTRICT: R-40

EXISTING LAND USE: Vacant

PROPOSED LAND USE:
Residential

SURROUNDING LAND USE:
Residential

ZBA ACTION: None

ATTACHMENTS: Application materials, TRC minutes, and Site Plan

APPLICATION IS COMPLETE:
Yes

NOTICES SENT: Abutter notices were sent by certified mail to all abutters for this meeting

PERMITS REQUIRED:
CUP, NOI, SWPPP, NHB, NHHR

WAIVERS REQUESTED:
- Road grade of 8% within 75' of intersection, where a maximum of 3% is permitted (157-32.G)
- Road length of 475' to cul-de-sac, where minimum of 500' is required
- To permit stormwater treatment within 100' external buffer, where it is not permitted

Summary of Request and Background
The applicant proposes to subdivide Dover Tax Map M, Lot 102-12 into 13 residential lots plus an open space lot. The properties will be serviced by municipal water and private septic systems and accessed via a 875' roadway.

This application was reviewed by the Technical Review Committee on September 10 (minutes attached). The Conservation Commission reviewed and endorsed the CUP application at its September 14th meeting.

The applicant is requesting three waivers with justification indicated on the application. One is for road grade, one for road length, and one for the 100' external buffer.

Consistency with Land Use Regulations
Chapter 157-19 of the Land Subdivision Regulations of the City Code provides for open space subdivisions of existing lots. This plan is consistent with the regulations.

Chapter 157-51 states a waiver may be granted if the Board finds that

"(1) Strict conformity would pose an unnecessary hardship to the applicant and the waiver would not be contrary to the spirit and intent of the regulations; or (2) Specific circumstances relative to the subdivision, or conditions of the land in such subdivision, indicate that the waiver will properly carry out the spirit and intent of the regulations."

Staff believes criterion 2 has been met for each request.

STAFF RECOMMENDATION-Waivers:
The Planning Department recommends that the Planning Board accept the application, open the public hearing, and vote to grant the waivers per the reasoning provided by the applicant with the following conditions:

Conditions to Be Met Prior to Signing of Plans:
1. Add a note to the plat that the Board granted a waiver to Chapter 157-32.G (road grade), 153-33.J (road length), 157-21.F (100' external buffer) and that the Board found the criteria of Chapter 157-51.A have been met.

STAFF RECOMMENDATION- Subdivision:
The Planning Department recommends that the Planning Board vote to approve the Open Space Subdivision with the following conditions:

Conditions to Be Met Prior to Signing of Plans:
1. Provide:
    a. A draft deed with information about the cemetery buffer.
    b. A digital version of plan set
    c. A CAD file to the satisfaction of the Asset Management Administrator.

2. The applicant shall revise the plat to:
   a. Include the PE, CWS, and LLS signature and stamp
   b. Add the owner's signatures to the final plat submitted for signature to be recorded at the Strafford County Registry of Deeds
   c. Revise electrical underground conduit power stubs from handholes for lots 4,5, and 11 to the satisfaction of the Building Official.
3. The applicant shall provide homeowners association documents to be reviewed and approved by the Assistant City Manager in consultation with the City's General Legal Counsel. Documentation shall include calculation used to determine reserve amount in the treasury, prior to converting ownership and maintenance obligations, including stormwater, road, septic, open space maintenance/ownership, private road requirements, and deed/easement requirements per Section 170.27.2.

Conditions to be Met Prior to Construction Activity:

4. The wetlands buffer placard shall be placed on lot 3.

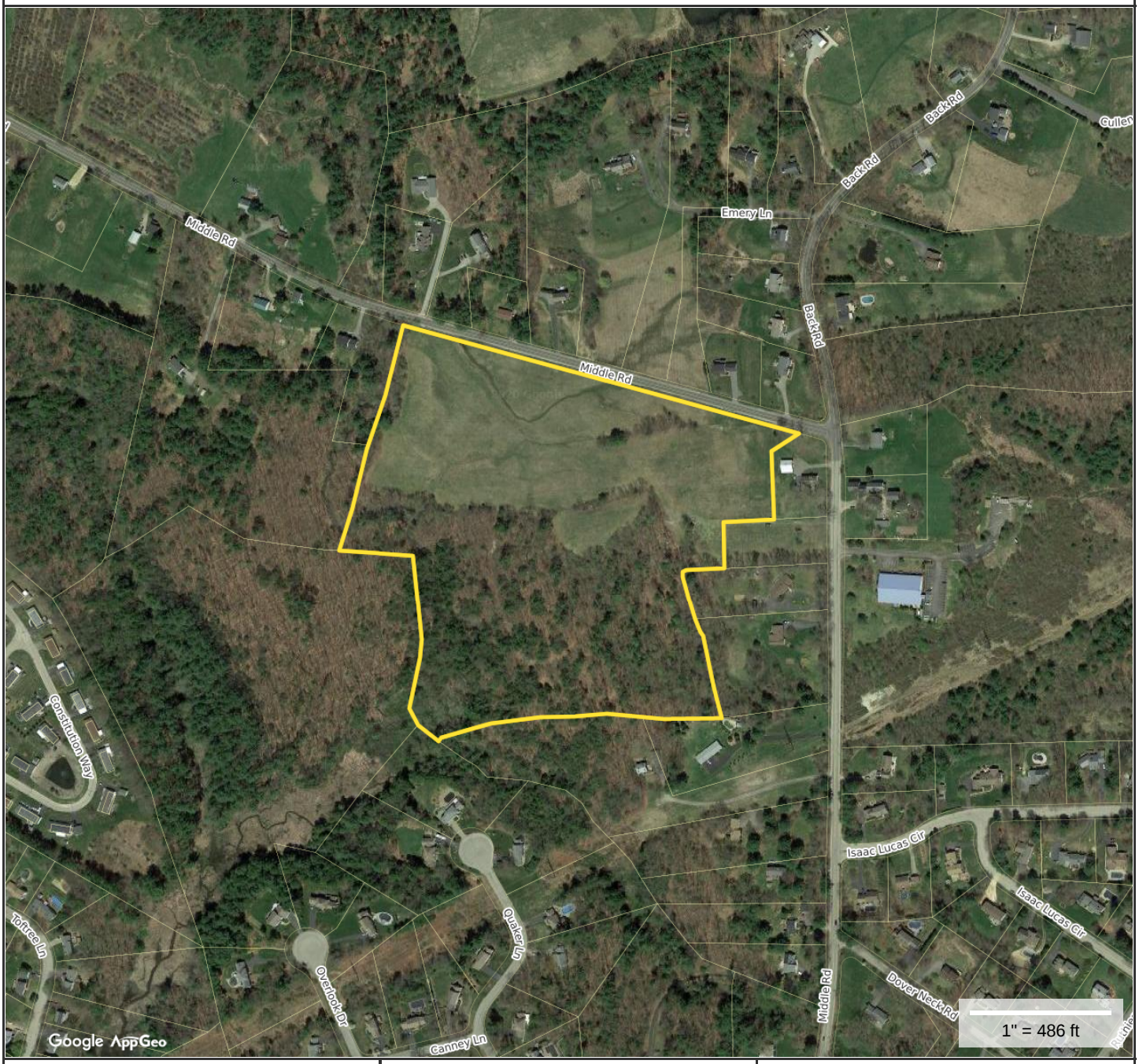
Conditions to be Met Prior to the Issuance of a Building Permit:

5. The new dwelling units shall be assessed and pay the current water and sewer investment fees in place at the time of application for service.
6. The applicant shall provide a letter of credit or other form of security acceptable to the City for any unfinished work.

Conditions to be Met Prior to Occupancy:

7. Issuance of a Certificate of Occupancy.
8. Documentation that the HOA has been created and is in place.
9. Proof of deed with cemetery buffer information submitted to the satisfaction of the Assistant City Manager.
10. Impact fees per unit shall be paid per the invoice attached to the Notice of Decision

Middle Road



Property Information

Property ID	M0102-012000
Location	MIDDLE RD
Owner	GEORGAKILAS PETER
Land Use	130

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

City of Dover, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 5/20/2020
Data updated Daily

City of Dover, New Hampshire
SUBDIVISION APPLICATION

[Revision Date: June 4, 2019]

RECEIVED
Planning Office
OCT 05 2020
Dover, New Hampshire

Office Use Only	Project #: P20-51	Date Received: OCT 05 2020
	Amount Paid:	Time Received:

APPLICANT AND OWNER INFORMATION

Name of Applicant: Peter Georgakilas Telephone # 603-661-8679

Address of Applicant: 60 Silver Street, Dover NH 03820

Name of Property Owner (*if different from applicant*): Same Telephone #

Address of Property Owner:

E-Mail Address: atrcasju@yahoo.com

PROPERTY INFORMATION

Address of Property: Middle Road

Assessor's Map # M Lot(s) # 102-12

Zoning District(s) Rural Residential (R40) Overlay District(s) Conservation (wetland)

Size of Parcel: 28.56 Ac. Property Deed: Book 4669 Page: 1035

Existing Use of Property: Vacant lot

SUBDIVISION INFORMATION

Subdivision Type: Major (4 + net new lots): _____ Open Space: X TDR: _____

Existing Number of Lots: 1 Proposed Number of Lots: 13 Building plus open space

City Water? X Yes ___ No How far is city water from the property? Middle Road

City Sewer? ___ Yes X No How far is city sewer from the property? On site septic

Highway Access (check where applicable): X City Street ____ State Highway

Estimated Length of Proposed Roads: 875' +/- feet Public or Private Road? Private

Estimated value of construction: _____ Refuse removal: Public/(Private) (circle one)

WAIVER REQUESTS

Subdivision Regulations section(s) to be waived: 157-32.G

Justification for waiver request(s) (*attach additional sheets as needed*): See attached waiver request

SURVEYOR INFORMATION

Name of Surveyor and Company (Licensed in N.H.) Kenneth A Berry, PE, LLS
Christopher R. Berry
Berry Surveying & Engineering

Address 335 Second Crown Point Rd, Barrington, NH 03825 Telephone #: 603-332-2863

Professional License #: 805 E-mail address: K.Berry@BerrySurveying.com
crberry@metrocast.net

ENGINEER INFORMATION

Name of Engineer and Company (Licensed in N.H.) Kenneth A Berry, PE, LLS
Christopher R. Berry
Berry Surveying & Engineering

Address 335 Second Crown Point Rd, Barrington, NH 03825 Telephone #: 603-332-2863

Professional License #: 14243 E-mail address: K.Berry@BerrySurveying.com
crberry@metrocast.net

LANDSCAPE ARCHITECT INFORMATION

Name of Landscape Architect and Company (Licensed in N.H.) _____

Address _____ Telephone #: _____

Professional License #: _____ E-mail address: _____

SOIL SCIENTIST INFORMATION

Name of Soil Scientist and Company (Licensed in N.H.) John P. Hayes III

Address 7 Limestone Way, North Hampton NH 03862 Telephone #: 603-205-4396

Professional License #: 87 E-mail address: johnphayes@comcast.net

CONSERVATION EASEMENT HOLDER

Name of Easement Holder: _____ Telephone #_____

Address Easement Holder: _____

SIGNATURES

I/We hereby submit this application to the City of Dover Planning Board 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. Furthermore, I/We submit that the existing conditions sheet of the plan represents the lot in question, and that no alteration of the site shall take place during Planning Board review up to and including the pre-construction meeting. As applicant or as agent, I attest that I am duly authorized to act in this capacity.

Signature of Property Owner: _____ Date: 8-4-20

Signature of Applicant (*if different from owner*): _____ Date: _____

Signature of Agent: _____ Date: 8-4-20

AUTHORIZATION TO ENTER SUBJECT PROPERTY

I, and my successors, hereby authorize members of the Dover Planning Board, Planning Department and other pertinent City Departments and boards to enter my property for the purpose of evaluating this application, including performing inspections during the application phase, post-approval phase, construction phase and occupancy phase. It is understood that these individuals must use all reasonable care, courtesy, and diligence when on the property.

Signature of Property Owner: _____ Date: 8-4-20

AUTHORIZATION TO COMPLETE THE PROJECT ON SUBJECT PROPERTY

I, and my successors, hereby authorize the City of Dover and its assigns to enter my property for the purpose of completing the site work as required by the approved plan should the letter or credit or other surety be called. It is understood that these individuals must use all reasonable care, courtesy, and diligence when on the property.

Signature of Property Owner: _____ Date: 8-4-20

Signature of Applicant (*if different from owner*): _____ Date: _____

CERTIFICATION OF FEES

I, and my successors, hereby certify that I understand that the City of Dover collects impact fees, utility investment fees and inspection fees for projects developed in Dover. Said fees must be paid before a Certificate of Occupancy can be obtained for a structure, unless a different payment schedule is agreed to by the applicant and the City prior to approvals being issued by the Dover Planning Board. Additionally, should the property be in "Current Use" it will be subject to the Land Use Change Tax.

Signature of Property Owner: _____ Date: 8-4-20

Signature of Applicant (*if different from owner*): _____ Date: _____

CERTIFICATION OF PUBLIC ROADWAY ACCEPTANCE

I, and my successors, hereby certify that I understand that the acceptance of a roadway as a public road is an action of the City Council in its sole and complete discretion. In order for the City Council to consider accepting a road as public, it must be free of encumbrances. No roadway with private utility easements shall be accepted as a public road by the City unless the easements are expunged prior to the transfer of land to the City. License agreements for any and all private utilities within the right of way may be granted by the City upon acceptance of the unencumbered roadway consistent with applicable state law.

Signature of Property Owner: _____ Date: 8-4-20

Signature of Applicant (*if different from owner*): _____ Date: _____

PLANNING BOARD FEE SCHEDULE

(Revised February 10, 2020)

Below are the fees associated with plan review. Please complete the information below and provide payment with your application submittal. **Plan review fees shall be paid prior to technical review committee (TRC) being scheduled.** For plans not requiring TRC review, **fees are due 21 days prior** to the Planning Board meeting. Staff will coordinate abutter/notice fees, which will be invoiced and must be paid 28 hours before the Planning Board meeting for an application to be heard. Fees shall be paid by cash or check made payable to "City of Dover."

A. Plan Review Fees

1. Application fee for the following (SELECT ALL THAT APPLY):

- ☐ SUBDIVISION $150.00 x # 12 new lots created= $1800.00
- ☐ LOT LINE ADJUSTMENT $100.00 X # of lots involved= $_____
- ☐ TRANSFER OF DEVELOPMENT RIGHTS Application fee $150.00= $_____
- ☐ SITE REVIEW – RESIDENTIAL $100.00 x # ____ per dwelling unit= $_____
- ☐ SITE REVIEW – NON-RESIDENTIAL (not to exceed $10,000)
  - o New construction $.15 sq. ft. x # _____ sq. ft.= $_____
  - o Additions (new floor space) $.10 per sq. ft. x # _____sq. ft.= $_____
- ☐ MOTEL/HOTEL $35.00 x # ___ per lodging unit= $_____
- ☐ CHANGE OF USE (not to exceed $5,000)
  - o Existing floor spaces $.10 per sq. ft. x # _____ sq. ft. = $_____
- ☐ CONDITIONAL USE PERMIT $150.00 x # 1 per application= $150.00
- ☐ GRAVEL PIT/ EXCAVATIONS
  - o Application fee $50.00= $_____
  - o Permit fee $75.00= $_____
- ☐ EXTENSIONS OF/AMENDMENTS TO/WAIVERS FOR AN APPROVED PLAN $50.00 x # ____ per hour of review (3 hour minimum)= $_____
- ☐ REQUEST FOR REZONING Application fee $150.00= $_____
- ☐ DRIVEWAY WAIVER Application fee $100.00= $_____

SUB TOTAL= $1950.00

AND

2. IMPERVIOUS PAVED AREA (for new development or additions to existing parking lots (not to exceed $10,000) $.07 sq. ft. x # _____= $_____

TOTAL PLAN REVIEW FEE= $_____

B. Abutter Notification/Mailing Labels - this office will create and print the abutter list and provide labels in triplicate for each abutter. The applicant/owner will need to review the list and provide to this office the engineer, architect, licensed land surveyor (LLS), licensed landscape architect (LLA) and/or soil scientist whose professional seal appears on the plan with names and addresses for notices.

- ☐ Applicant & Owner, engineer, architect, LLS, LLA and/or soil scientist
  - o Certified letters fee # _____ of x $8.00= $_____
- ☐ Certified letters fee: # of abutters _____ X $8.00= $_____
- ☐ First Class Mail fee (for individual owner of units within a condominium or other collective form of ownership): # of abutters _____ X $1.00= $_____
- ☐ Creating/Printing Abutter Labels in triplicate per sheet _____ x $10.00= $_____

SUB TOTAL= $_____

C. Foster's newspaper public notice fee **$ 100.00**

TOTAL NOTICE FEE= $_____

The above amount must be paid 28 hours prior to the Planning Board meeting, to be heard.

City of Dover, New Hampshire
SUBDIVISION SUBMISSION CHECKLIST

[Revision Date: May 18, 2019]

This review checklist is intended to assist the applicant in the planning process of preparing a Subdivision application for Planning Board action. The size of the project will determine the types of information required for review, therefore, a **pre-application conference** with the Planning Department to determine the list of items that must be completed is strongly encouraged.

The first step would be to appear before the Technical Review Committee, to apply, eight (8) folded copies of the site plan with scale of not less than 1"=50' or 1" =100' for larger site plans, need to be provided, along with payment of plan review fees.

Two weeks prior to Planning Board, three (3) full size and twelve (12) half size (11x17), folded, copies of the plan set and materials, including response to TRC comments, will be due. Abutter/Notice Fees will be invoiced and need to be paid 28 hours prior to the Planning Board meeting.

The applicant is cautioned that this checklist is only a guide and is not intended to be a complete list of all subdivision requirements. Please refer to the Subdivision Regulations for full details.

APPLICANT: Peter Georgakilas File Number: _____

PROJECT TITLE: Hayden Drive

PROPERTY LOCATION: Middle Road Tax Map: M Lot: 102-12

	Where/How Provided	Reviewed
1. Completed and signed Application form	X	
2. Plan Review Fees are provided	X	
3. Electronic copy of the surveyed plat layout	X	
4. Electronic copy of supplementary materials and application	X	
5. Traffic Impact Assessment and Analysis (Standard or Advanced)	X	
6. Waiver requests to the Subdivision Regulations, with written justification	X	
7. Conditional Use Permit applications	X	
8. Narrative describing yield plan and cost analysis	X	
9. Folded copies of subdivision plan w/scale of not less than 1"=50' or 1"=100' for larger subdivisions. Plans shall contain the following items as appropriate:		
Location map at appropriate scale	X	
Proposed subdivision name and title and Planning File #	X	
Date, north arrow and scale	X	
Names of all abutting property owners	X	
Name and address of owners and/or applicants	X	
Signature & stamp of NH licensed land surveyor and/or engineer	X	
Zoning District boundaries, including any special or overlay districts	X	
Location of Conservation District areas	X	
Location, names and widths of existing and proposed streets, including pavement widths, grades, curbs and crosswalks	X	
Location and widths of existing & proposed easements & right of ways	X	
Location and widths of existing and proposed sidewalks	X	
Existing and proposed property lines with dimensions and bearings tied into Dover's Geographic Information System coordinate system	X	
Existing and proposed lot areas in square feet	X	
Existing and proposed topographic information at two foot intervals	X	
Minimum building setbacks or build to lines on all lots	X	

City of Dover, New Hampshire
CONDITIONAL USE PERMIT APPLICATION

[Revision Date: May 18, 2017]

Office Use Only	Project #: P20-52	Date Received:
	Amount Paid:	Time Received:

APPLICANT AND OWNER INFORMATION

Name of Applicant: Peter Georgakilas Telephone # 603-661-8679

Address of Applicant: 60 Silver Street, Dover NH 03820

E-Mail Address: atrcasju@yahoo.com

Name of Property Owner (if different from applicant): Same Telephone #

Address of Property Owner:

PROPERTY INFORMATION

Assessor's Map # M Lot(s) # 102-12

Address of Property: Middle Road

Zoning District(s) Rural Residential (R40) Overlay District(s) Conservation (wetland)

Existing Use of Property: Vacant lot

CONDITIONAL USE PERMIT INFORMATION

Type of Conditional Use Permit (Check All That Apply):

☒ Conservation District	☐ RCM Use Overlay District	☐ I-1 District Uses
☐ Groundwater Protection	☐ Off-Street Parking and Loading	☐ Alternative Treatment Center
☒ Wetland Protection District	☐ Central Business District	☐ Heritage Residential District

Describe Proposed Use or Activity That Requires Conditional Use Permit and Describe Any Impacts:

Proposed disturbance within the 50' wetland buffer. See attached conditional use permit narrative for additional narrative.

List Any Associated State or Federal Permits That Have Been or Will Be Applied For and Indicate Their Status: _____

_____

Name of Professional That Prepared Plans: _____

Address _____ Telephone #: _____

Professional License #: _____ E-mail address: _____

SIGNATURES

I/We hereby submit this application to the City of Dover Planning Board 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 or as agent, I attest that I am duly authorized to act in this capacity.

Signature of Property Owner: _____ Date: 8-4-20

Signature of Applicant (if different from owner): _____ Date: _____

Signature of Agent: _____ Date: _____

AUTHORIZATION TO ENTER SUBJECT PROPERTY

I, and my successors, hereby authorize members of the Dover Planning Board, Planning Department and other pertinent City Departments and boards to enter my property for the purpose of evaluating this application, including performing inspections during the application phase, post-approval phase, construction phase and occupancy phase. It is understood that these individuals must use all reasonable care, courtesy, and diligence when on the property.

Signature of Property Owner: _____ Date: 8-4-20

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

August 4, 2020

City of Dover
Attention: City Planner Donna Benton
288 Central Ave
Dover, NH 03820

Re: Proposed Open Space Condominium Subdivision
Peter Georgakilas
Middle Road
Tax Map M, Lot 102-12

Dear Mrs. Benton,

On behalf of our client Peter Georgakilas Berry Surveying & Engineering (BS&E) is submitting for TRC to discuss a proposed open space subdivision.

Background and General Narrative:

Peter Georgakilas owns the parcel off Middle Road in Dover, NH (Tax Map M, Lot 102-12). Berry Surveying & Engineering has conducted an on-site survey of the parcel which includes a topographic analysis as well as a wetlands analysis. All on site wetlands have been delineated by a certified wetland scientist. The lot is vacant with no existing buildings or structures and is fully wooded, except for a large field in the middle of the property.

The Proposal:

The applicant is proposing to construct a 875' roadway (475' to the neck of the cul-de-sac, waiver requested) off Middle Road in order to provide access to 13 lot open space condominium subdivision. The proposed road, known as Hayden Drive, will be 24' wide with 2' gravel shoulders. A shared driveway will be constructed off the end of the cul-de-sac and provide aces to three more lots. Residential lamps will be installed on each house and several will be spaced out along the road.

The proposed subdivision was designed to have an open drainage design, utilizing drop inlets and driveway culverts to direct runoff from the proposed roads and houses towards two detention ponds and gavel wetlands. The proposed gravel wetlands will treat the generated runoff and discharge towards the eastern side of the subject parcel. The drainage design was modeled so

that there is a decrease in peak rate at the final analysis point. Gravel wetlands were sued in the design to treat the generated runoff and removed the nitrogen.

All proper erosion and sediment control measures will be taken to ensure that no sediment runs off onto abutting parcels. Double perimeter control and construction fences shall be used along the edge of disturbance within the 50' wetland buffer. A construction entrance will be installed at the proposed roadway cut in order to keep sediment off Middle Road. Check dams will be used in the swales to promote stabilization and keep sediment out of the best management practices.

An intensive landscaping design shall be used to screen the proposed development from Middle Road utilizing a various array of trees and shrubs. Increased vegetated buffers will also be utilized along the edge of disturbance within the wetland buffers to add a level of protection between the development and wetlands. Street trees are also proposed along the road in order to provide interior green space.

A conditional use permit is being filed for this project due to construction within the wetland buffer. Although the project was designed to have no impact within jurisdictional wetlands, disturbance within the buffers is required in order to place the proposed best management practices in the most practical locations. A separate conditional use narrative is included within the submittal.

Respectfully Submitted,
BERRY SURVEYING & ENGINEERING

James F. Hayden
Engineering Technician

Christopher R. Berry
Principal, President

BERRY SURVEYING & ENGINEERING
335 Second Crown Pt. Rd., Barrington, NH 03825
(603) 332-2863 / (603) 335-4623 FAX
www.BerrySurveying.Com

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

August 8, 2020
Revised: September 24, 2020

City of Dover Planning Board
Attention: City Planner Donna Benton
288 Central Ave
Dover, NH 03820

Re: Proposed Open Space Condominium Subdivision
Peter Georgakilas
Middle Road
Tax Map M, Lot 102-12

Chairperson & Members of the Dover Planning Board:

In accordance with to the subdivision standards Article 157-30, the following waiver is hereby requested:

1. Identification of Waiver Request: Maximum road grade of 3% within 75' of an intersection per Dover Subdivision Regulation 157-32.G.

- Proposed road with a -0.5% platform of 30 feet off Middle Road, transitioning through a vertical curve to a 3% grade within 60 feet and finally to a 7.75% grade within 75 feet.

2. Explanation:

The applicant is proposing to construct a 24' wide roadway off Middle road in order to provide access to an open space condominium subdivision. Although the proposed road will have a grade of 7.75% within 75' of the intersection, it was designed to have a 60' platform and large vertical curve at the entrance to allow for a safe stopping platform as vehicles approach Middle Road from the proposed development.

3. Waiver Justification:

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

The intent of requiring a maximum road grade of 3% within 75' of an intersection is to ensure vehicular and pedestrian safety as vehicles approach intersections. Although the proposed roadway has 7.75% road grade within 75' of the intersection, it will still be a safe intersection given the 60' proposed road section that is 3% or less. Furthermore, there are no visual obstructions as vehicles approach the intersection and more 350' of sight distance is provided in each direction.

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

Requiring the applicant meet the grading requirement would increase the disturbance at the front of the site. Causing the development to look less like a subdivision and more like a commercial site, due to the large cutting at the front of the site.

Identification of Waiver Request: Minimum roadway length of 500 (to the neck of the cul-de-sac) per Subdivision Regulation 157-33.J

- Proposed private road length of 475' to the neck of the cul-de-sac.

2. Explanation:

The applicant is utilizing the open space subdivision regulations within the City of Dover zoning regulations to obtain 13 new single family homes. The proposal is to construct a 24' wide private roadway off Middle Road in order to provide access to the single family homes. The roadway will be 877 feet long (475 feet to the neck of the cul-de-sac).

3. Waiver Justification:

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

The proposed road length is 475 feet to the neck of the cul-de-sac. Minimum road length regulations are directly related to municipal efficiencies, where it is not efficient to maintain smaller road. This is a private road with no municipal responsibility.

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

Requiring the applicant to lengthen the road would pose an unnecessary hardship on the applicant. The road and project were designed to keep the majority of the development within the field in the center of the parcel. In addition, the proposed road layout keeps the majority of the development out of the wetland buffer to the west.

Identification of Waiver Request: Required 100' buffer that fronts existing public roadways per Dover Subdivision 157-21F.

- Proposed grading within the front 100' buffer.

2. Explanation:

The applicant is proposing to construct a roadway off Middle Road to provide access to a proposed 13 lot open space subdivision. The road and subdivision are designed to utilize the existing topography as much as possible in order to limit the disturbance. The lot slopes down off Middle Road and then up to a high point towards the middle of the existing field. The

proposed stormwater treatment was placed at the entrance of Hayden Drive, at the low point in order to capture and treat the generated stormwater runoff. Given the topography of the lot, this is the only feasible location for stormwater treatment.

3. Waiver Justification:

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

The purpose of the 100' buffer is to maintain existing vegetated buffers between the proposed development and existing streets. The existing parcel has little to no vegetation within 100' of Middle Road. Placing the stormwater treatment in the front of the Lot will not impede on any existing significant natural features. In addition, a landscaped buffer will be planted along the right of way in order to screen the proposed development from Middle Road. A second row was added to further screen the pond & development.

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

Requiring the applicant to not disturb the 100' buffer would not allow the necessary storm water management practices to be installed.

Respectfully Submitted,
BERRY SURVEYING & ENGINEERING

James F. Hayden
Engineering Technician

Christopher R. Berry
Principal, President

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

Yield Plan Analysis

For

Tax Map M, Lot #102-12

Peter Georgakilas
Mast Road
Dover, NH

Prepared By

Berry Surveying & Engineering
335 Second Crown Point Road
Barrington, NH 03825
603-332-2863

File Number
DB2019-114

Pursuant to the Dover Regulations we submit the following:

The proposed road lengths shown on the proposed yield plan, in and around the cul-de-sacs are approximately 1314 linear feet and 794. Road Construction costs for a City Street in Dover, NH are approximately $450 per linear foot. For a basic road in the R40 zone with a 24' paved surface. This also includes inspections and testing which is required of all city streets.

The land was purchased for $500,000.00 and the proposed construction cost of the yield plan is $948,600.00. This equates to approximately $111,430.77 per unit. The marketing price for a similar project in town is $140,000 per lot, with a frontage lot on Middle Road selling for $170,000.00. There are no additional costs associated with the project such as moving existing infrastructure or housing.

Respectfully submitted,

Berry Surveying & Engineering

Christopher R. Berry
Principal, President

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

August 4, 2020

City of Dover Planning Board
288 Central Ave
Dover, NH 03820

RE: Proposed Open Space Condominium Subdivision
Peter Georgakilas
Middle Road
Tax Map M, Lot 102-12

Mr. Bird and the Dover Conservation Commission

Berry Surveying & Engineering (BS&E,) on behalf of Peter Georgakilas, respectfully requests the City of Dover Conservation Commission to accept the following Conditional Use Permit:

- Disturbance within the 50' wetland buffer.

1. Identification of Conditional Use Permits

Regulations in the zoning ordinance do not allow for earth disturbance within the 50' wetland buffer. However, Section 170-27.C states that a conditional use permit may be granted by the planning board, given the following standards, as shown below, are met. Below we show the project's compliance with the standards required to grant a Conditional Use Permit, and we provide justification for its approval.

2. Compliance with the following standards

a) The APPLICANT shall demonstrate that the proposed use is essential to the productive use of land not in the district; is located and constructed to minimize any detrimental impact of such use upon the surface waters or other environmentally sensitive areas, where it is physically impossible to locate DOVER CODE P 170-101 such use on land not in the district; and economic advantage alone shall not be deemed a sufficient reason for such proposed use.

- **The parcel has several pockets of isolated wetlands located towards the front of the lot, with a larger wetland spanning across the lot to the south. The proposed road was designed in order to minimize the impact within the wetland buffer by concentrating the development in the**

existing field. All proposed side slopes are to be 3:1, to promote vegetation and increase stabilization. The proposed gravel wetland adjacent to the shared driveway was designed to have the least impact on the existing wetlands. The wetland adjacent to the gravel wetland is an isolated pocket that does not contribute to the larger wetlands to the South. In addition impacts are limited to stormwater design which are required to be close to the elevation of the discharge point. Gravel wetlands were chosen in order to treat nitrogen from the proposed development.

b) A soil erosion and sedimentation control plan is submitted and followed to verify the planned avoidance of sediment pollutant runoff to bodies of water.
   - **A full erosion and sediment control plan will be submitted as part of this design. Silt soxx or mulch berm will be used to contain the sediment within the project limits. Rip-Rap and natural fiber matting will be used for slope stabilization. All necessary precautions will be taken to ensure that no sediment goes into the remaining wetland or buffer areas.**

c) Necessary state and federal approvals have been applied for. Said permits shall be received prior to the issuance of the Conditional Use Permit by the Planning Department.
   - **All permits will be presented to the City when acquired.**

d) That architecture and landscape design shall grow from local climate, topography, history, and building practice.
   - **An in depth landscaping design will also be done to ensure that new vegetation is promoted to grow throughout the construction site. In addition, the disturbed buffer and wetland areas will receive a special conservation seed mix that will allow for re-vegetation of those areas.**

3. Justification for approval of Conditional Use Permits

The proposed development will have 5,808 Sq.Ft. of buffer disturbance. All of this disturbance will be for the construction of the proposed road and relating grading through the buffer. The remaining area of road and proposed units will be pulled towards the center of the lot and away from the wetlands on site. Given the sensitivity

of the site and its location, the applicant wanted to contain all work within a concentrated area and away from the adjacent brook.

As part of this design, a full drainage analysis will also be conducted. The proposed road will be crowned, so that all the generated runoff will flow into proposed drop inlets and swales. These swales will divert the generated runoff towards two detention ponds and two gravel wetlands.

Proposed disturbance area #1 is 161 Sq.Ft. and is for the construction of the side slopes for the proposed roadway. The road was designed with 3:1 side slopes.

Proposed disturbance area #2 is 106 Sq.Ft. and is for the construction of the side slopes for the proposed shared driveway. The shared driveway was designed with 3:1 Side slopes, except in areas of buffer disturbance, where 2:1 side slopes are proposed.

Proposed disturbance area #3 is 3,839 Sq.Ft. and is for the construction of gravel wetland #104. The gravel wetland was designed to contain all runoff within the pond for the 25 Yr. design event.

Proposed disturbance area #4 is 78 Sq.Ft. and is for the construction of lot 9.

Proposed disturbance area #5 is 1,624 Sq.Ft. and is for the construction of level spreader 109.

BERRY SURVEYING & ENGINEERING

James F. Hayden
Engineering Technician

Christopher R. Berry
Principal, President

BERRY SURVEYING & ENGINEERING
335 Second Crown Pt. Rd., Barrington, NH 03825
(603) 332-2863 / (603) 335-4623 FAX
www.BerrySurveying.Com

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

August 11, 2020

City of Dover Planning Department
Attention: City Planner Donna Benton
288 Central Ave.
Dover, NH 03820

RE: Traffic Impact Summary
Peter Georgakilas
60 Silver Street
Dover, NH 03820
Middle Road
Tax Map M, Lot 102-12

Mrs. Benton,

Pursuant to the City of Dover Site Review Regulations, Berry Surveying & Engineering (BS&E), on behalf of Peter Georgakilas, has prepared a Traffic Impact Summary for the development of a 13 single family housing development off Middle Road. The point of analysis is the intersection of Middle Road and the proposed access roadway, Hayden Drive.

The following trip generation is calculated from the 10th Edition Trip Generation Manual using Code 210, Single Family Detached Housing:

Hayden Drive Proposed Trip Generation (2020)

Time Method	Weekday Total (Page 2) Dwelling Units			Time Method	AM Peak Adj. Street (Page 3) Dwelling Units			Time Method	PM Peak Adj. Street (Page 4) Dwelling Units		
# Units	13			# Units	13			# Units	13		
Avg. Rate	9.44			Avg. Rate	0.74			Avg. Rate	0.99		
Total Trips	122.7			Total Trips	9.6			Total Trips	12.9		
% Enter	50.0	Total Enter	61.4	% Enter	25.0	Total Enter	2.4	% Enter	63.0	Total Enter	8.1
% Exit	50.0	Total Exit	61.4	% Exit	75.0	Total Exit	7.2	% Exit	37.0	Total Exit	4.8

Using Traffic Counts from the Dover NH Police Department, dated August 3rd – 5th, 2018, the following peak values were used to determine the directional distribution of trips entering and exiting Hayden Drive from Middle Road.

Date	Traffic Distribution Middle Avenue Northbound		Southbound		Two-Way	
8/3/2011	AM Peak	70	AM Peak	66	AM Peak	136
	PM Peak	81	PM Peak	76	PM Peak	157
8/4/2011	AM Peak	56	AM Peak	77	AM Peak	133
	PM Peak	93	PM Peak	89	PM Peak	182
8/5/2011	AM Peak	72	AM Peak	66	AM Peak	138
	PM Peak	80	PM Peak	75	PM Peak	155
Average Peak Hour Traffic	AM Peak	66.0	AM Peak	69.7	AM Peak	135.7
	PM Peak	84.7	PM Peak	80.0	PM Peak	164.7
% Distribution	AM Peak	48.6	AM Peak	51.4		
	PM Peak	51.4	PM Peak	48.6		

Traffic data obtained from the City of Dover Police Department and was used for this analysis. The following table shows in a tabular format the total trips that are calculated to occur to and from Hayden Drive. These trips are shown at AM and PM weekday peak hours in a build situation. These trips are further broken down into enter and exit to and from the site as well as percentage of left and right turns.

Time	AM Peak Hayden Drive	# Trips	Turn Type	% Distribution
Total Trips	9.6			
Trips Enter from Middle Road Northbound		1.2	Right	12.2
Trips Enter from Middle Road Southbound		1.2	Left	12.8
Trips Exit to Middle Road Northbound		3.5	Right	36.5
Trips Exit to Middle Road Westbound		3.7	Left	38.5

Time	PM Peak Hayden Drive	# Trips	Turn Type	% Distribution
Total Trips	12.9			
Trips Enter from Middle Road Northbound		4.2	Right	32.4
Trips Enter from Middle Road Southbound		3.9	Left	30.6
Trips Exit to Middle Road Northbound		2.4	Right	19.0
Trips Exit to Middle Road Southbound		2.3	Left	18.0

Due to the number of trips generated and quantity of single family detached homes on Hayden Drive, minimal turning movements will occur. The largest generation is four trips entering from the north and four trips entering from the south during the PM peak hour.

BERRY SURVEYING & ENGINEERING

BERRY SURVEYING & ENGINEERING
335 Second Crown Pt. Rd., Barrington, NH 03825
(603) 332-2863 / (603) 335-4623 FAX
www.BerrySurveying.Com

The posted speed limit of Middle Road is 30MPH. For the purposes of the safety analysis, the 85th percentile of speed is required. The 85th percentile derived by observation and conservatively is assumed to be 46 MPH, based on traffic counts done by the City of Dover Police Department.

Sight distance on Middle Road to the east and west, as well as roadway alignment are the two determining factors of safety. Sight distance to the east is un-obstructed for well over 350 feet (measured), while sight distance to the west is un-obstructed for well over 400 feet (measured). Using Exhibit 3-1 (Stopping Sight Distance) in the Geometric Design Manual, City of Dover regulations, and a 46 mph 85th percentile speed, requires a stopping sight distance of 305 feet for eastbound and westbound traffic. In this instance both the easterly and westerly sight distances meet the design required warrants. There are no improvements required to obtain this sight distance.

With respect to general safety of Middle Road in relation to the peak hour trip generation and AADT, it is our assessment that the cross section of pavement and shoulder widths are appropriate.

*AASHTO Geometric Design of Highways and Streets 7th Edition (2018)

The proposed development is not within walking distance of any COAST bus stop. The closest bus stop is on Dover Point Road, over a mile away.

- It is recommended that the existing and surrounding infrastructure will be sufficient to handle the minimal projected vehicle trips generated for the peak hour and all other hours for Middle Road and the surrounding roadways

Respectfully Submitted,

BERRY SURVEYING & ENGINEERING

James Hayden
Project Engineer

Kenneth A. Berry, PE, LLS,
CPSWQ, CPESC, CESSWI
Principal, VP-Technical Operations

BERRY SURVEYING & ENGINEERING
335 Second Crown Pt. Rd., Barrington, NH 03825
(603) 332-2863 / (603) 335-4623 FAX
www.BerrySurveying.Com

Dover Police Department Traffic Bureau
46 Locust Street
Dover, New Hampshire 03820
(603) 742-4646

MIDDLE ROAD
area of # 39 (Langdon Place to Hubbard)

Date Start: 03-Aug-11
Date End: 10-Aug-11

Southbound (A to B)

Start Time	0 15	16 20	21 25	26 30	31 35	36 40	41 45	46 50	51 55	56 60	61 65	66 70	71 75	76 9999	Total
08/03/11	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
01:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
02:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
03:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
04:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
05:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
06:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
07:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
08:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
09:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
10:00	0	0	5	6	20	20	6	1	1	0	0	0	0	0	59
11:00	0	0	2	8	27	21	6	1	1	0	0	0	0	0	66
12 PM	0	0	1	11	32	26	6	0	0	0	0	0	0	0	76
13:00	0	0	3	9	17	15	9	1	0	0	0	0	0	0	54
14:00	0	0	3	14	21	28	7	0	0	0	0	0	0	0	73
15:00	0	0	1	8	24	16	12	0	0	1	0	0	0	0	62
16:00	0	0	1	8	15	20	10	0	0	0	0	0	0	0	54
17:00	1	0	0	5	21	39	5	2	0	0	0	0	0	0	73
18:00	0	0	0	3	19	18	6	0	1	0	0	0	0	0	47
19:00	0	0	0	3	10	8	4	3	0	0	0	0	0	0	28
20:00	1	0	0	6	12	10	2	1	0	0	0	0	0	0	32
21:00	0	0	0	1	4	8	4	0	0	0	0	0	0	0	17
22:00	0	1	0	0	9	4	1	1	0	0	0	0	0	0	16
23:00	0	0	0	1	1	2	3	1	0	0	0	0	0	0	8
Total	2	1	16	83	232	235	81	11	3	1	0	0	0	0	665

Dover Police Department Traffic Bureau
46 Locust Street
Dover, New Hampshire 03820
(603) 742-4646

MIDDLE ROAD
area of # 39 (Langdon Place to Hubbard)

Date Start: 03-Aug-11
Date End: 10-Aug-11

Southbound (A to B)

Start Time	0 15	16 20	21 25	26 30	31 35	36 40	41 45	46 50	51 55	56 60	61 65	66 70	71 75	76 9999	Total
08/04/11	0	0	0	0	1	2	0	0	0	0	0	0	0	0	3
01:00	0	0	0	0	0	1	1	0	0	0	0	0	0	0	2
02:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:00	0	0	0	2	2	0	0	0	0	0	0	0	0	0	4
04:00	0	0	0	0	0	2	1	0	0	0	0	0	0	0	3
05:00	0	0	0	6	8	4	2	0	0	0	0	0	0	0	20
06:00	1	0	2	12	23	13	0	0	0	0	1	0	0	0	52
07:00	2	0	0	9	11	15	7	0	0	0	0	0	0	0	44
08:00	2	1	0	17	24	21	10	1	0	0	1	0	0	0	77
09:00	0	0	0	5	15	17	5	1	0	0	0	0	0	0	43
10:00	1	0	1	4	13	23	7	0	0	0	0	0	0	0	49
11:00	3	0	1	8	20	20	9	1	0	0	0	0	0	0	62
12 PM	0	0	1	5	25	23	6	1	0	0	0	0	0	0	61
13:00	2	0	0	16	23	25	4	0	0	0	0	0	0	0	70
14:00	1	0	3	15	29	21	3	0	0	0	0	0	0	0	72
15:00	1	0	1	7	18	38	11	1	1	0	0	0	0	0	78
16:00	3	0	1	6	31	27	6	0	0	0	0	0	0	0	74
17:00	0	0	1	11	25	36	12	3	0	0	1	0	0	0	89
18:00	0	0	1	3	20	23	5	1	0	0	0	0	0	0	53
19:00	0	0	3	4	20	20	6	0	0	0	0	0	0	0	53
20:00	0	0	1	6	13	7	1	1	0	0	0	0	0	0	29
21:00	0	0	0	3	11	5	2	0	0	0	0	0	0	0	21
22:00	0	0	1	0	9	4	4	1	0	0	0	0	0	0	19
23:00	0	0	0	1	4	1	0	0	0	0	0	0	0	0	6
Total	16	1	17	140	345	348	102	11	1	0	3	0	0	0	984

Dover Police Department Traffic Bureau
46 Locust Street
Dover, New Hampshire 03820
(603) 742-4646

MIDDLE ROAD
area of # 39 (Langdon Place to Hubbard)

Date Start: 03-Aug-11
Date End: 10-Aug-11

Southbound (A to B)

Start Time	0 15	16 20	21 25	26 30	31 35	36 40	41 45	46 50	51 55	56 60	61 65	66 70	71 75	76 9999	Total
08/05/11	0	0	0	0	3	0	1	0	0	0	0	0	0	0	4
01:00	0	0	0	1	0	0	1	0	0	0	0	0	0	0	2
02:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:00	0	0	0	0	2	0	1	0	0	0	0	0	0	0	3
04:00	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
05:00	0	0	0	5	8	4	1	0	0	0	0	0	0	0	18
06:00	0	0	0	7	12	9	1	0	0	0	0	0	0	0	29
07:00	2	0	1	9	11	18	2	4	0	0	0	0	0	0	47
08:00	2	0	0	11	15	28	10	0	0	0	0	0	0	0	66
09:00	0	1	4	5	15	18	7	2	0	0	0	0	0	0	52
10:00	1	0	3	5	25	21	8	1	0	0	0	0	0	0	64
11:00	0	0	1	8	21	25	7	0	0	0	0	0	0	0	62
12 PM	2	0	2	8	18	23	9	2	0	0	0	0	0	0	64
13:00	0	0	3	13	19	32	3	0	1	0	0	0	0	0	71
14:00	1	1	5	9	25	22	9	3	0	0	0	0	0	0	75
15:00	0	0	2	6	14	25	14	2	0	0	0	0	0	0	63
16:00	0	1	1	6	22	26	10	1	1	0	0	0	0	0	68
17:00	1	0	1	3	12	30	20	0	0	0	1	0	0	0	68
18:00	1	0	0	4	12	20	4	1	0	0	0	0	0	0	42
19:00	0	0	1	4	13	7	2	0	1	0	0	0	0	0	28
20:00	0	0	0	4	14	15	3	1	0	0	0	0	0	0	37
21:00	1	0	1	4	16	7	1	0	1	0	0	0	0	0	31
22:00	1	1	0	0	10	5	2	0	0	0	0	0	0	0	19
23:00	0	0	0	0	5	3	1	2	0	0	0	0	0	0	11
Total	12	4	25	112	293	338	117	19	4	0	1	0	0	0	925

Dover Police Department Traffic Bureau
46 Locust Street
Dover, New Hampshire 03820
(603) 742-4646

MIDDLE ROAD
area of # 39 (Langdon Place to Hubbard)

Date Start: 03-Aug-11
Date End: 10-Aug-11

Northbound (B to A)

Start Time	0 15	16 20	21 25	26 30	31 35	36 40	41 45	46 50	51 55	56 60	61 65	66 70	71 75	76 9999	Total
08/03/11	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
01:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
02:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
03:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
04:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
05:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
06:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
07:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
08:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
09:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
10:00	1	2	3	10	13	14	8	0	0	0	0	0	0	0	51
11:00	0	3	7	8	21	23	7	1	0	0	0	0	0	0	70
12 PM	0	3	8	13	27	15	8	1	1	0	0	0	0	0	76
13:00	0	0	3	13	16	17	5	0	0	0	0	0	0	0	54
14:00	0	1	10	18	17	28	6	1	0	0	0	0	0	0	81
15:00	0	2	9	15	18	24	7	1	0	0	0	0	0	0	76
16:00	1	0	2	15	22	29	7	0	0	0	0	0	0	0	76
17:00	1	0	7	12	22	19	5	1	0	0	0	0	0	0	67
18:00	1	0	1	5	18	27	2	0	0	0	0	0	0	0	54
19:00	0	1	3	11	10	15	4	2	0	0	0	0	0	0	46
20:00	0	1	2	10	12	5	3	0	0	0	0	0	0	0	33
21:00	0	1	1	4	14	6	3	1	0	0	0	0	0	0	30
22:00	0	0	1	1	3	3	2	0	0	0	0	0	0	0	10
23:00	0	0	0	11	6	4	0	0	0	0	0	0	0	0	21
Total	4	14	57	146	219	229	67	8	1	0	0	0	0	0	745

Dover Police Department Traffic Bureau
46 Locust Street
Dover, New Hampshire 03820
(603) 742-4646

MIDDLE ROAD
area of # 39 (Langdon Place to Hubbard)

Date Start: 03-Aug-11
Date End: 10-Aug-11

Northbound (B to A)

Start Time	0 15	16 20	21 25	26 30	31 35	36 40	41 45	46 50	51 55	56 60	61 65	66 70	71 75	76 9999	Total
08/04/11	0	0	1	2	2	1	3	0	0	0	0	0	0	0	9
01:00	0	0	0	1	1	0	0	0	0	0	0	0	0	0	2
02:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:00	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1
04:00	1	0	0	1	1	0	0	0	0	0	0	0	0	0	3
05:00	0	0	1	0	1	2	0	0	0	0	0	0	0	0	4
06:00	1	0	0	6	9	11	1	0	0	0	0	0	0	0	28
07:00	0	0	0	5	8	25	9	0	0	0	0	0	0	0	47
08:00	0	0	1	4	20	14	7	0	0	0	0	0	0	0	46
09:00	0	1	4	6	13	16	10	0	0	0	0	0	0	0	50
10:00	0	1	5	7	17	21	3	2	0	0	0	0	0	0	56
11:00	0	0	9	6	16	18	3	0	0	1	0	0	0	0	53
12 PM	0	0	2	8	26	22	5	2	0	0	0	0	0	0	65
13:00	0	1	10	9	25	24	3	0	0	0	0	0	0	0	72
14:00	0	2	11	20	20	11	5	1	0	0	0	0	0	0	70
15:00	2	1	11	19	12	36	9	2	1	0	0	0	0	0	93
16:00	0	0	11	12	28	30	2	0	0	0	0	0	0	0	83
17:00	1	0	2	10	28	29	7	0	0	0	0	0	0	0	77
18:00	0	0	5	6	17	16	3	0	1	0	0	0	0	0	48
19:00	2	1	12	12	14	13	2	1	0	0	0	0	0	0	57
20:00	0	2	4	13	15	5	2	0	0	0	0	0	0	0	41
21:00	0	0	4	7	8	5	3	0	0	0	0	0	0	0	27
22:00	0	0	2	2	6	6	1	0	0	0	0	0	0	0	17
23:00	0	1	0	5	3	2	0	0	0	0	0	0	0	0	11
Total	7	10	95	162	290	307	78	8	2	1	0	0	0	0	960

Dover Police Department Traffic Bureau
46 Locust Street
Dover, New Hampshire 03820
(603) 742-4646

MIDDLE ROAD
area of # 39 (Langdon Place to Hubbard)

Date Start: 03-Aug-11
Date End: 10-Aug-11

Northbound (B to A)

Start Time	0 15	16 20	21 25	26 30	31 35	36 40	41 45	46 50	51 55	56 60	61 65	66 70	71 75	76 9999	Total
08/05/11	0	2	1	1	4	2	2	0	0	0	0	0	0	0	12
01:00	0	0	0	0	0	2	0	1	0	0	0	0	0	0	3
02:00	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1
03:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05:00	0	0	2	0	2	1	0	0	0	0	0	0	0	0	5
06:00	0	0	1	2	11	4	1	0	0	0	0	0	0	0	19
07:00	0	0	4	5	16	16	8	0	0	0	0	0	0	0	49
08:00	0	1	1	6	18	23	10	1	0	1	0	0	0	0	61
09:00	0	0	3	4	17	16	5	1	0	1	0	0	0	0	47
10:00	0	1	4	8	14	16	7	0	0	0	0	0	0	0	50
11:00	0	2	6	15	23	16	8	1	1	0	0	0	0	0	72
12 PM	1	0	6	15	15	15	3	2	0	0	0	0	0	0	57
13:00	0	4	7	16	14	20	4	1	0	0	0	0	0	0	66
14:00	1	2	10	10	15	17	8	0	0	0	0	0	0	0	63
15:00	2	0	10	13	23	25	7	0	0	0	0	0	0	0	80
16:00	0	0	6	16	16	25	14	1	0	0	0	0	0	0	78
17:00	0	0	4	10	23	27	6	0	0	0	0	0	0	0	70
18:00	0	0	3	9	15	19	4	1	0	0	0	0	0	0	51
19:00	0	0	4	8	10	10	3	1	0	0	0	0	0	0	36
20:00	1	0	2	2	9	10	0	0	0	0	0	0	0	0	24
21:00	0	1	3	6	3	2	2	0	0	0	0	0	0	0	17
22:00	0	0	3	1	1	5	2	0	0	0	0	0	0	0	12
23:00	0	0	3	4	6	4	1	0	0	0	0	0	0	0	18
Total	5	13	83	152	255	275	95	10	1	2	0	0	0	0	891

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

September 24, 2020

City of Dover
Attention: City Planner Donna Benton
288 Central Ave
Dover, NH 03820

Re: Proposed Open Space Condominium Subdivision
Peter Georgakilas
Middle Road
Tax Map M, Lot 102-12

Dear Mrs. Benton,

On behalf of our client Peter Georgakilas, Berry Surveying & Engineering (BS&E) is submitting a response letter based on comments received from the City on September 10, 2020. Our responses are in **bold**.

Planning Comments:

- ☐ Water/sewer investment fees will be assessed
  Applicant will pay the water/sewer investment fees.

- ☐ Impact fee: $115,635 (13 @ $8,895) will be assessed
  Applicant understands and will pay the impact fees.

- ☐ Stamp and signature of PE and LLS, as well as owners, will be needed.
  All necessary stamps and signatures will be added to the final plans.

- ☐ Ensure all references to Ch. 155 are updated to Ch. 157
  All references to Ch. 155 have been changed to Ch. 157.

- ☐ Provide draft Homeowners Association documents to include road, stormwater, septic, open space maintenance/ownership, and private road requirements
  Draft Homeowners Association documents will be provided for City's review, as a condition of approval.

- ☐ Review to ensure street tree/landscape requirements are met
  Street trees and buffer landscaping are provided per the regulations.

- Note 10 on Sheet 7 is appreciated.
  Acknowledged.

- Add information regarding cemetery buffer to deeds for units 3 and 4
  Information regarding the cemetery buffer will be added to the deeds for units 3 & 4, we suggest this be a condition of approval.

- Show septic system locations
  Septics are shown on the grading plan and final septic designs will be provided prior to a building permit.

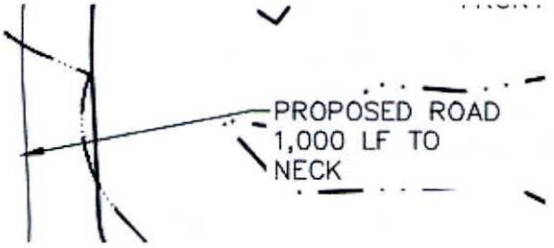
- Please revise the plans:
  - Add Planning file number P20-51 to all sheets
    Planning file number P20-51 has been added to the title block.

    CITY OF DOVER PLANNING FILE #20–51

  - Add missing basis of bearing note (#34)
    Refer to note 37 on sheet 11 for the bearing note. Coordinates were based on NAD83 using Topcon GPS receivers.

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

  - Indicate road lengths on yield plan
    Road lengths have been indicated on the yield plan.

  - Remove stormwater treatment structures from the 100' buffer or seek waiver. Stormwater treatment also cannot be counted toward open space. (See: 157-22.C(1), 157- 21.F(4)(a))
    A waiver is being requested for 157-21.F(4)(a)). No grading or stormwater treatment was not counted towards the open space calculation.

  - Provide a clearer aerial image for neighborhood plan
    A clearer aerial image is provided on the neighborhood plan.

BERRY SURVEYING & ENGINEERING

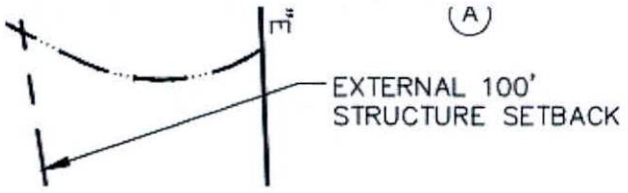
BERRY SURVEYING & ENGINEERING
335 Second Crown Pt. Rd., Barrington, NH 03825
(603) 332-2863 / (603) 335-4623 FAX
www.BerrySurveying.Com

- Add missing owner information at abutting corner lot on Yield Plan
  Owner information has been added for the abutting corner lot.

- Add 'provided' column to zoning note
  'Provided' has been added to the zoning note on sheet 7.

OPEN SPACE SUBDIVISION	PROVIDED SETBACKS
STREET SIDES OF UNITS ~ 20',	20' PROVIDED
DISTANCE BETWEEN UNITS ~ 30'	30' MIN PROVIDED
100' FRONT BUFFER	100' FOR UNITS, (WAIVER)
50' PERIMETER BUFFER	50' PROVIDED
100' ABUTTING STRUCTURE	100' PROVIDED

- Indicate location of external buffers on sheet 7
  External buffers have been called out on sheet 7.



- Notes 21/24, on sheet 8 are redundant
  Note 24 has been removed.

Fire/Inspections Comments:

- ☐ Electrical underground conduit power stubs from handholes for lots 4, 5 and 11 appear to be on the opposite site of the driveway.
  Electrical conduit will be installed in coordination with Eversource, when the final transformers & handholes are installed.

- ☐ Revise plans submitted for review to include a turnaround at the end of the 195' access road and provide turning template.
  A turnaround has been added to the 195' shared driveway.

- ☐ Indicate where the common area electrical pedestal or power source will be located
  No electrical is proposed within the common areas at this time because solar lamps will be used in the common areas.

- ☐ Supports Police and Community Services' changes to reducing 8% grade and reducing length of road exceeding maximum grade.
  Road grade has been revised to provide a longer, shallower platform at the intersection.

BERRY SURVEYING & ENGINEERING
335 Second Crown Pt. Rd., Barrington, NH 03825
(603) 332-2863 / (603) 335-4623 FAX
www.BerrySurveying.Com

Police Department Comments:

- Public safety concern with 8% grade on a road serving so many homes with winter maintenance relying on a private contractor. Can be a high liability area for the Association.
  Road grade has been revised to provide a longer, shallower platform at the intersection. Road was reduced to 7.75%.

- Would you prefer you close the gap between 40' and 75' for waiver request of proposed road grade distance from intersection.
  Road grade has been revised to have a platform of less than 3% for 60' feet and the road grade was lessened from 8% to 7.75%.

- Please explain/note on plan trash pickup.
  Note 35 has been added to sheet 11, stating that trash will be picked up via private totters.

35.) TRASH PICKUP WILL BE THROUGH THE USE OF PRIVATE TOTERS & PRIVATE PICKUP.

Engineering Department:

- Check elevation numbers on the level spreader (buffer #5).
  Elevations for the level spreader have been revised to be correct.

- The curb boxes should be at the ROW line for each lot.
  Curb boxes have been moved to the ROW line.

- Identify septic systems on lots.
  Septics are shown on the grading plan and final septic design will be provided prior to a building permit.

- Electricity across road should be underground.
  The drop pole has been removed.

- Consider RCP instead of HDPE under driveways.
  Note 28 has been added to the grading plan stating that if more than 1.5' of cover cannot be provided for the driveway culverts then RCP

28. DRIVEWAY CULVERTS ARE TO BE HDPE N-12, UNLESS MORE THAN 1.5' OF EARTH COVER CANNOT BE PROVIDED. THEN RCP CULVERTS ARE TO BE USED.

- Provide more trees on street and on lots in general.
  Additional street trees have been added along the roadway and throughout the site.

BERRY SURVEYING & ENGINEERING

BERRY SURVEYING & ENGINEERING
335 Second Crown Pt. Rd., Barrington, NH 03825
(603) 332-2863 / (603) 335-4623 FAX
www.BerrySurveying.Com

Economic Development Comments:

☐ N/A

Planning Board Comments:

☐ Revise notes: Planning Board will not support Sunday Construction hours.
The notes have been revised to state no Saturday or Sunday hours.

☐ Please add a note stating that the cemetery will be maintained by the HOA.
Note 37 has been added to sheet 8 stating that the cemetery will be maintained by the HOA.

Respectfully Submitted,
BERRY SURVEYING & ENGINEERING

James F. Hayden
Engineering Technician

Christopher R. Berry
Principal, President

BERRY SURVEYING & ENGINEERING
335 Second Crown Pt. Rd., Barrington, NH 03825
(603) 332-2863 / (603) 335-4623 FAX
www.BerrySurveying.Com

P20-51 **Middle Road**

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
M0083-007000	52 OVERLOOK DR	SCIRE WILLIAM E &	SCIRE PENNY E	52 OVERLOOK DR	DOVER	NH	03820
M0083-015000	62 QUAKER LN	COMEFORD JEREMIAH		PO BOX 1173	DOVER	NH	03821
M0083-016000	59 QUAKER LN	MORE ASHISH &	MORE SARAH	59 QUAKER LN	DOVER	NH	03820
M0087-000000	193 MIDDLE RD	WELCH PATRICIA E TRUSTEE	WELCH PATRICIA E REVOCABLE LIVING TRUST	193 MIDDLE ROAD	DOVER	NH	03820
M0088-001000	209 MIDDLE RD	MONTECALVO RYAN P &	MONTECALVO ALLISON N	209 MIDDLE RD	DOVER	NH	03820-5002
M0089-000000	315 MIDDLE RD	GAGNON SCOTT C TRUSTEE	GAGNON SCOTT REVOCABLE TRUST	315 MIDDLE RD	DOVER	NH	03820
M0089-C00000	291 MIDDLE RD	SPALDING MELISSA		291 MIDDLE RD	DOVER	NH	03820
M0089-D00000	309 MIDDLE RD	HACKETT THEODORE S &	HACKETT CYNTHIA A	309 MIDDLE ROAD	DOVER	NH	03820
M0089-E00000	297 MIDDLE RD	MAMIGONIAN CARL H & SHARON J TRUSTEES	MAMIGONIAN CARL AND SHARON REVOCABLE LIV	297 MIDDLE RD	DOVER	NH	03820
M0091-B00000	278 MIDDLE RD	MCKENNA JAMES F & JOANNE E TRUSTEES	MCKENNA JAMES AND JOANNE REVOCABLE LIVIN	278 MIDDLE ROAD	DOVER	NH	03820
M0092-A00000	BACK RD	LANGS PATRICIA		10 HAWTHORN ROAD	DOVER	NH	03820
M0101-001000	212 MIDDLE RD	BERGER GLENN &	BERGER SUZANNE	212 MIDDLE RD	DOVER	NH	03820
M0101-002000	210 MIDDLE RD	KLEIN MATTHEW R &	BLEYENBERG JULIE A	210 MIDDLE RD	DOVER	NH	03820-5001
M0101-003000	214 MIDDLE RD	MCMANUS JAMES &	MCMANUS KELLY	214 MIDDLE RD	DOVER	NH	03820
M0101-A00000	232 MIDDLE RD	O CONNELL ELIAS & PAULINE TRUS	O CONNELL FAMILY TRUST	232 MIDDLE RD	DOVER	NH	03820
M0102-000000	277 MIDDLE RD	DRISCOLL BRENDAN C		277 MIDDLE RD	DOVER	NH	03820
M0102-001000	268 MIDDLE RD	MINEROWICZ EDWARD	MINEROWICZ MARCIA	268 MIDDLE RD	DOVER	NH	03820
M0102-002000	262 MIDDLE RD	BEAUDOIN KENNETH D JR & CATHLEEN TRUSTEE	BEAUDOIN FAMILY TRUST	262 MIDDLE RD	DOVER	NH	03820
M0102-007000	9 EMERY LN	MAXWELL WILLIAM J & PATRICIA L TRUSTEES	MAXWELL WILLIAM AND PATRICIA REVOCABLE T	9 EMERY LN	DOVER	NH	03820
M0102-008000	15 EMERY LN	O CONNOR JOHN E & JANE R CO-TRUSTEES	O CONNOR FAMILY REVOCABLE TRUST OF 2016	15 EMERY LANE	DOVER	NH	03820-5011
M0102-009000	19 EMERY LN	BLACK TODD R & JULIE TRUSTEES	BLACK TODD AND JULIE M REVOCABLE TRUSTS	19 EMERY LANE	DOVER	NH	03820
M0102-010000	238 MIDDLE RD	TUNG PAUL C	TUNG LEA ANN	238 MIDDLE RD	DOVER	NH	03820
M0102-011000	MIDDLE RD	HAPPY MOUNTAIN HOLDINGS LLC		901 N MARKET STREET STE 705	WILMINGTON	DE	09801
M0102-012000	MIDDLE RD	GEORGAKILAS PETER		60 SILVER ST	DOVER	NH	03820
		BERRY SURVEYING & ENGINEERING	CHRISTOPHER BERRY	335 SECOND CROWN POINT RD	BARRINGTON	NH	03825

CITY OF DOVER

TECHNICAL REVIEW COMMITTEE NOTES – P20-51

Application Type:	Open Space (Condominium) Subdivision Plan Review
Applicant(s):	Peter Georgakilas
Owner(s):	Peter Georgakilas
Location:	Middle Road (Tax Map M, Lot 102-12)
Date:	September 10, 2020

INTENT: To construct a 875' roadway to provide access to a 13-lot open space condominium subdivision.

LOTS/UNITS PROPOSED: 13

AGENDA ITEM #: 1

ACREAGE: 28.56 ac

ZONING DISTRICT: Rural Residential (R-40)

EXISTING LAND USE: Vacant

SURROUNDING LAND USE: Residential

ZBA ACTION: None

PERMITS REQUIRED: Conditional Use Permit

WAIVERS REQUESTED:
- Road grade of 8% within 75' of intersection, where a maximum of 3% is permitted (157-32.G)
- Road length of 475' to cul-de-sac, where minimum of 500' is required
- To permit stormwater treatment within 100' external buffer, where it is not permitted

ATTENDANCE:
Christopher Parker, Planning
Elena Piekut, Planning/Zoning
Dave White, Engineering
James Maxfield, Fire/Inspections
Sgt. Marn Speidel, Police
Frank Torr, Planning Board

Others:
Christopher Berry, Berry Surveying and Engineering

Approval of meeting minutes of August 6, 2020. Motion to approve by Dave White. Seconded by Frank Torr. Vote: U/A

Planning Comments:
- Water/sewer investment fees will be assessed
- Impact fee: $115,635 (13 @ $8,895) will be assessed
- Stamp and signature of PE and LLS, as well as owners, will be needed
- Ensure all references to Ch. 155 are updated to Ch. 157
- Provide draft Homeowners Association documents to include road, stormwater, septic, open space maintenance/ownership, and private road requirements
- Review to ensure street tree/landscape requirements are met
- Note 10 on Sheet 7 is appreciated.
- Add information regarding cemetery buffer to deeds for units 3 and 4
- Show septic system locations
- Please revise the plans:
  - Add Planning file number P20-51 to all sheets
  - Add missing basis of bearing note (#34)
  - Indicate road lengths on yield plan
  - Remove stormwater treatment structures from the 100' buffer or seek waiver. Stormwater treatment also cannot be counted toward open space. (See: 157-22.C(1), 157-21.F(4)(a))
  - Provide a clearer aerial image for neighborhood plan
  - Add missing owner information at abutting corner lot on Yield Plan
  - Add 'provided' column to zoning note
  - Indicate location of external buffers on sheet 7
  - Notes 21/24, on sheet 8 are redundant

Fire/Inspections Comments:
- Electrical underground conduit power stubs from handholes for lots 4, 5 and 11 appear to be on the opposite site of the driveway
- Revise plans submitted for review to include a turnaround at the end of the 195' access road and provide turning template.
- Indicate where the common area electrical pedestal or power source will be located
- Supports Police and Community Services' changes to reducing 8% grade and reducing length of road exceeding maximum grade

CITY OF DOVER

TECHNICAL REVIEW COMMITTEE NOTES – P20-51

Application Type:	Open Space (Condominium) Subdivision Plan Review
Applicant(s):	Peter Georgakilas
Owner(s):	Peter Georgakilas
Location:	Middle Road (Tax Map M, Lot 102-12)
Date:	September 10, 2020

Police Department Comments:

- Public safety concern with 8% grade on a road serving so many homes with winter maintenance relying on a private contractor. Can be a high liability area for the Association.
- Would prefer you close the gap between 40' and 75' for waiver request of proposed road grade distance from intersection.
- Please explain/note on plan trash pickup

Engineering Comments:

- Check elevation numbers on the level spreader (buffer #5)
- The curbboxes should be at the ROW line for each lot.
- Identify septic systems on lots
- Electricity across road should be underground
- Consider RCP instead of HDPE under driveways
- Provide more trees on street and on lots in general

Economic Development Comments:

- N/A

Planning Board Comments:

- Revise notes: Planning Board will not support Sunday construction hours

Next steps: Resubmit for second TRC before Planning Board submission. PB could be October 27.

D.White motion to pause TRC at 10:54, second by F.Torr. UA

CITY OF DOVER

DOVER CONSERVATION COMMISSION – MINUTES

Meeting Type:	Regular Meeting
Meeting Location:	**Second Floor Conference Room** - 288 Central Ave., Dover, NH
Meeting Date:	Monday, September 14, 2020
Meeting Time:	5:30 pm

MEMBERS PRESENT: Bill Hunt (Chair), Robert Atwood (Secretary), Abigail Lyon, Amy Kramer-Perry, Jason Aube

Absent (Excused): Steve Fellows (Vice Chair)

Absent (Un-excused): Richard Erickson

STAFF PRESENT: Steve Bird (City Planner)

OTHERS PRESENT: Chris Berry, Jase Gregoire, Doug Larosa, Mr. & Mrs. Kelliher

1. **The meeting was convened at 5:30 PM and a roll call was done.**
2. **CITIZEN'S FORUM:** None
3. **APPROVAL OF THE PRIOR MEETING MINUTES** – August 10, 2020

Atwood moved to approve the August 10, 2020 minutes, Hunt seconded. Vote: 2-0 Motion passes; Kramer-Perry, Aube, Lyon abstaining

4. **OLD BUSINESS:** NONE
5. **NEW BUSINESS:**

A. NHDES Expedited Minimum Impact Wetlands Permit for DRVP Developers, LLC, (Agent: Chris Berry, Berry Surveying & Engineering), Assessor's Map 14, Lot 10-G, zoned R-12, located at 40A Cataract Avenue.

Berry was present to explain the proposal for 10 single family units along a 700 foot long road and associated drainage, creating 312 sq. ft. of wetlands impact. Conservation Commission endorsed a Conditional Use Permit on 2/10/20 for this project. The project delay was due to dealing with the new wetlands rules and the impacts of the virus. The Planning Board approved the project earlier this year. I am aware of the e-mail sent to you by the abutter and can address it if needed.

Hunt asked Berry to review the points from the e-mail.

Berry: Storm water from the new road is being directed to rain garden resulting in a reduced flow to the abutter site. On reference line issue, we used the ordinary high water mark on the river. Project density is more of a Planning Board issue but the density is in keeping with the neighborhood. In terms of wildlife, we are preserving the most valuable part of the lot along river.

Aube: Will this require a shoreland permit?

Berry: Yes we will be applying for one as well as an AOT permit.

Aube: If the impoundment water body is more than 10 acres it may have been designated.

Lyon moved to endorse the NHDES Expedited Minimum Impact Wetlands Permit, Atwood seconded. Vote 5-0 Motion passes

The Chair signed one copy of the application and returned it to applicant.

B. City of Dover Conditional Use Permit and NHDES Expedited Minimum Impact Wetlands Permit for the Kelliher Maureen Revocable Trust, (Agent: Steve Haight, Civilworks NE), Assessor's Map L, Lot 58-Y, zoned R-20, located at 27 Cote Drive.

Jase Gregoire was present to explain the proposal to expand a single family house with a garage addition of 355 sq. ft. and 179 sq. ft. of additional driveway, in the Conservation District adjacent to the tidal Piscataqua River, with 764 sq. ft. of tidal buffer zone impact. We have submitted the Shoreland Permit application and are waiting for comments.

Lyon: Almost the entire project is in the Conservation District.

Aube: It looks like most of the area is already disturbed. What are your storm water management plans for the site?

Gregoire: We have stone drip edge along the driveway. We did a drainage analysis.

Aube: You may want to add some native plantings in the lawn area 50 feet from the water.

Lyon: Look at the possibility of living shoreline designs for the site.

Aube: I would suggest we require native plantings in the lawn area.

Larosa: If the site is previously developed the planting requirement doesn't apply.

Aube moved to endorse the Dover CUP and the NHDES Expedited Minimum Impact Wetlands Permit, with the recommendation that where possible, native plantings be installed in the 50 foot waterfront buffer, as long as it doesn't impede the view of the water, Kramer-Perry seconded. Vote 5-0 Motion passes

The Chair signed 5 copies of the application and returned them to applicant.

C. City of Dover Conditional Use Permit for DBS Holdings, LLC (Agent: Steve Haight, Civilworks NE), Assessor's Map G, Lot 1-M, zoned I-2, located on Crosby Road.

Doug Larosa was present to explain the proposal to construct two industrial buildings and associated driveway, pavement and drainage, with a wetland buffer impact of 16,438 sq. ft. and a temporary wetlands buffer impact of 13,697 sq. ft. The project has been to 2 TRC meetings and we have met with Planning staff. We have moved the building towards the road to reduce the buffer impacts. There are no wetland impacts. We did a drainage analysis and used low impact techniques for the drainage, using grass lined swales and level spreader. The parking spaces are in the front of the building but the location is limited by a sewer easement and the roadside swale. There is a bid nee for these smaller contractor spaces. This will turn the lot into a reasonable taxable property.

Lyon: What percent of the lot is being developed?

Larosa: The parking is about 9,000 square feet and the building is about 7,000 square feet. About 10 percent of lot due to the amount of wetlands.

Hunt: The stand alone building and parking cause a lot of the buffer impact.

Larosa: That wetland is a low function and low value wetland with mixed soils and likely manmade.

Aube moved to endorse the Dover CUP, Lyon seconded. Vote 5-0 Motion passes

D. City of Dover Conditional Use Permit for Peter Georgakilas (Agent: Chris Berry, Berry Surveying & Engineering), Assessor's Map M, Lot 102-12, zoned R-40, located on Middle Road.

Berry was present to explain the proposal for a 13 lot open space subdivision with 875 feet of roadway and drainage, with a wetland buffer impact of 5,808 sq. ft. This a 28 acre site in the R-40 district. We are required to do an open space subdivision and the yield plan provided 13 lots. Canney Brook runs through the parcel and the wetlands near the brook are the most valuable. The site has been farmed. This will be a condominium development with limited common areas. The road layout avoids crossing wetlands. There is no AOT or wetlands permit required. We are using gravel wetlands, level spreaders and detention ponds for storm water treatment.

Lyon: Explain the wetland buffer signs proposed.

Berry: The signs are meant to educate buyers on the buffers and to protect the wetlands in the long run.

Hunt: Why not put the last three houses closer to the cul-de-sac?

Berry: That placement is due to the narrowing of the wetland buffers. This is the maximum number of house allowed on the site. There will 23 acres of open space protected.

Hunt confirmed that the road will be private.

Berry: Each house will be a condominium with limited common area around the house. There will be a condominium association for common maintenance.

Lyon: Will the storm water management plan be included in the condominium documents?

Berry: Yes that is include in the documents to make sure each owner knows the responsibilities.

Lyon moved to endorse the Dover CUP, Atwood seconded. Vote 5-0 Motion passes

6. REPORT FROM THE CHAIR

A. Review of Correspondence Received From NH Department of Environmental Services:

a. Letter from Ambit Engineering to DES Wetlands Bureau for 37 Mallard Lane dock permit request for more information

b. Letter from NHDES to owner of 38 Waterloo Circle for potential wetland violation.

7. OTHER BUSINESS:

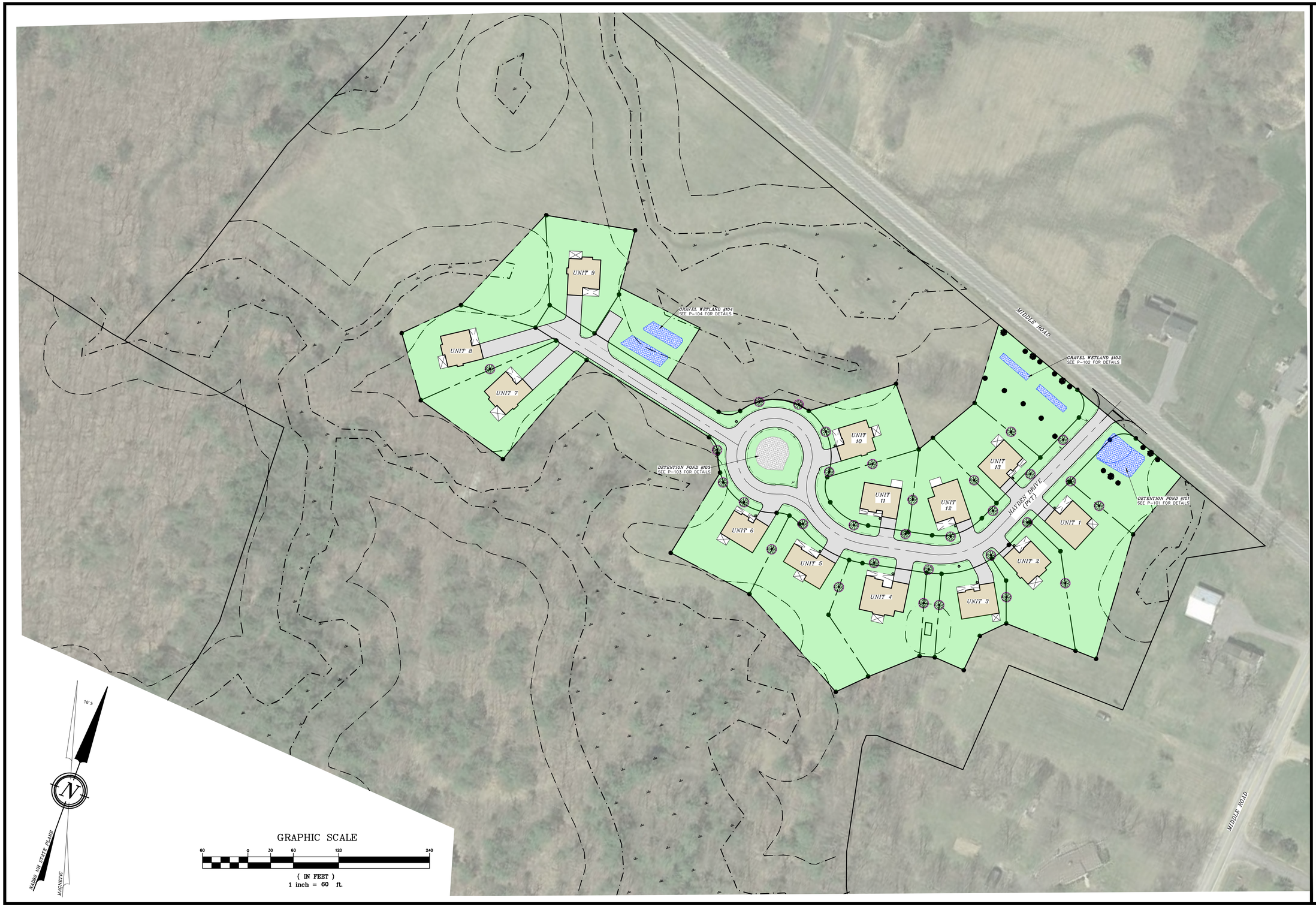
Bird: Councilor Williams asked me to let you know that the City Council is seeking volunteers to serve on a storm water and flood resilience funding task force. Please contact the City Clerk if interested.

Lyon: I am involved in this for my job and it is very worthwhile. I encourage you to volunteer.

Bird: Your October meeting falls on a holiday so we have to move it to Tuesday but that conflicts with Planning Board so I have reserved Room 305 in the McConnell Center. You met there before.

8. ADJOURNMENT

Lyon moved to adjourn at 7:17 PM, Kramer-Perry seconded. Vote 5-0 Motion passes



CITY OF DOVER PLANNING FILE #20-51

REVISION	DATE	DESCRIPTION
#1	9-24-20	REVISED PER TRC COMMENTS

COLOR RENDERING
LAND OF
PETER GEORGAKILAS
MIDDLE ROAD
DOVER, N.H. 03820
TAX MAP M, LOT 102-12

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

SCALE : 1 IN. EQUALS 60 FT.
DATE : AUGUST 11, 2020
FILE NO. : DB 2019 - 114

OPEN SPACE CONDOMINIUM SUBDIVISION
FOR
PETER GEORGAKILAS
MIDDLE ROAD
DOVER, N.H.
TAX MAP M, LOT 102-12

TABLE OF CONTENTS:

SHEET 1 ~ NEIGHBORHOOD PLAN
SHEET 2 ~ YIELD PLAN
SHEET 3 ~ EXISTING CONDITIONS PLAN
SHEET 4 ~ SITE SPECIFIC SOILS MAP OVERVIEW
SHEET 5 ~ SITE SPECIFIC SOILS MAP DETAIL
SHEET 6 ~ TEST PIT DATA
SHEET 7 ~ OPEN SPACE SUBDIVISION PLAN NORTH *
SHEET 8 ~ OPEN SPACE SUBDIVISION PLAN NORTH *
SHEET 9 ~ OPEN SPACE TOPOGRAPHY PLAN NORTH*
SHEET 10 ~ OPEN SPACE TOPOGRAPHY PLAN SOUTH*
SHEET 11 ~ SITE PLAN OVERVIEW
SHEET 12 ~ SITE PLAN EAST
SHEET 13 ~ SITE PLAN WEST
SHEET 14 ~ GRADING PLAN OVERVIEW
SHEET 15 ~ PLAN AND PROFILE HAYDEN DRIVE 0+00 TO 4+50
SHEET 16 ~ PLAN AND PROFILE HAYDEN DRIVE 4+50 TO END
SHEET 17 ~ PLAN AND PROFILE SHARED DRIVEWAY 0+00 TO END
SHEET 18 ~ P-101 & P-103 DETENTION POND #101 & #103
SHEET 19 ~ P-102 GRAVEL WETLAND #102
SHEET 20 ~ P-104 GRAVEL WETLAND #104
SHEET 21 ~ EROSION AND SEDIMENT CONTROL PLAN EAST
SHEET 22 ~ EROSION AND SEDIMENT CONTROL PLAN WEST
SHEET 23 ~ SIGHT DISTANCE PLAN EAST BOUND
SHEET 24 ~ SIGHT DISTANCE PLAN WEST BOUND
SHEET 25 ~ CROSS SECTIONS
SHEET 26 ~ E101-SEDIMENT & EROSION DETAILS
SHEET 27 ~ E102-SEDIMENT & EROSION DETAILS
SHEET 28 ~ C101-CONSTRUCTION DETAILS
SHEET 29 ~ D101-DRAINAGE DETAILS
SHEET 30 ~ U101-UTILITY DETAILS

ASTERISKS FOR PLANS TO BE RECORDED

OWNER: PETER GEORGAKILAS
60 SILVER STREET
DOVER, NH 03820

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

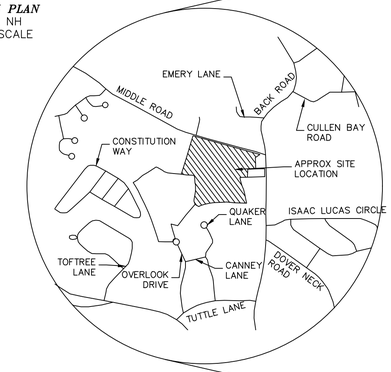
ENGINEER OF RECORD: KENNETH A. BERRY, PE, LLS
CPSWQ, CPESC, CESSWI
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825
(603) 332-2863

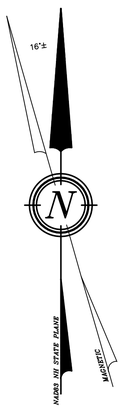
WETLAND SCIENTIST: & SOIL SCIENTIST: JOHN P. HAYES III, CSS, CWS
7 LIMESTONE WAY
NORTH HAMPTON, NH 03862
(603) 205-4396

NOTE:

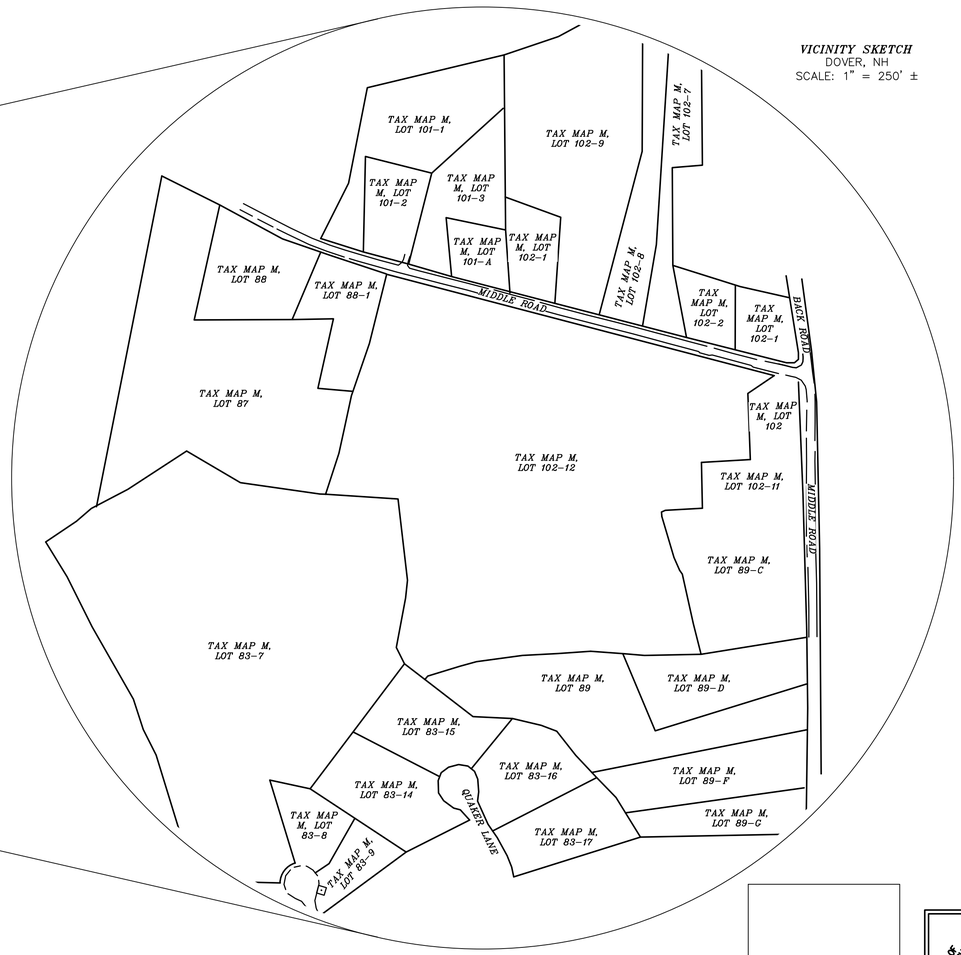
BERRY SURVEYING & ENGINEERING HAS PREPARED AN INSPECTION & MAINTENANCE MANUAL AS PART OF THIS PROJECTS DOCUMENTATION. ALL USERS ARE BOUND TO THIS DOCUMENT AS PART OF THE APPROVAL OF THE PLANNING BOARD. COPIES OF THE YEARLY INSPECTIONS ARE TO BE DELIVERED TO THE CITY OF DOVER COMMUNITY SERVICES DEPARTMENT.

LOCATION PLAN
DOVER, NH
NOT TO SCALE





VICINITY SKETCH
DOVER, NH
SCALE: 1" = 250' ±



REQUIRED PERMITS:

~ US EPA NOI & SWPPP (PENDING)
~ NATURAL HERITAGE BUREAU (PENDING)
~ NH DIVISION OF HISTORICAL RESOURCES (PENDING)

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

APPROVED DOVER

STATE OF NEW HAMPSHIRE — LICENSED LAND SURVEYOR — No. 805 KENNETH A. BERRY — SIGNATURE

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

CITY OF DOVER PLANNING FILE #20-51

REVISION	DATE	DESCRIPTION
#1	9-24-20	REVISED PER TRC COMMENTS

OPEN SPACE SUBDIVISION
LAND OF
PETER GEORGAKILAS
MIDDLE ROAD
DOVER, N.H. 03820
TAX MAP M, LOT 102-12

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

SCALE : AS SHOWN
DATE : AUGUST 11, 2020
FILE NO. : DB 2019 – 114

ABBREVIATION LEGEND:

E.O.P.	EDGE OF PAVEMENT
BITUM.	BITUMINOUS
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
RECB	ROLLED EROSION CONTROL BLANKET
F.G.	FINISHED GRADE
E.G.	EXISTING GRADE
T.B.R.	TO BE REMOVED
LCA	LIMITED COMMON ARE
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)

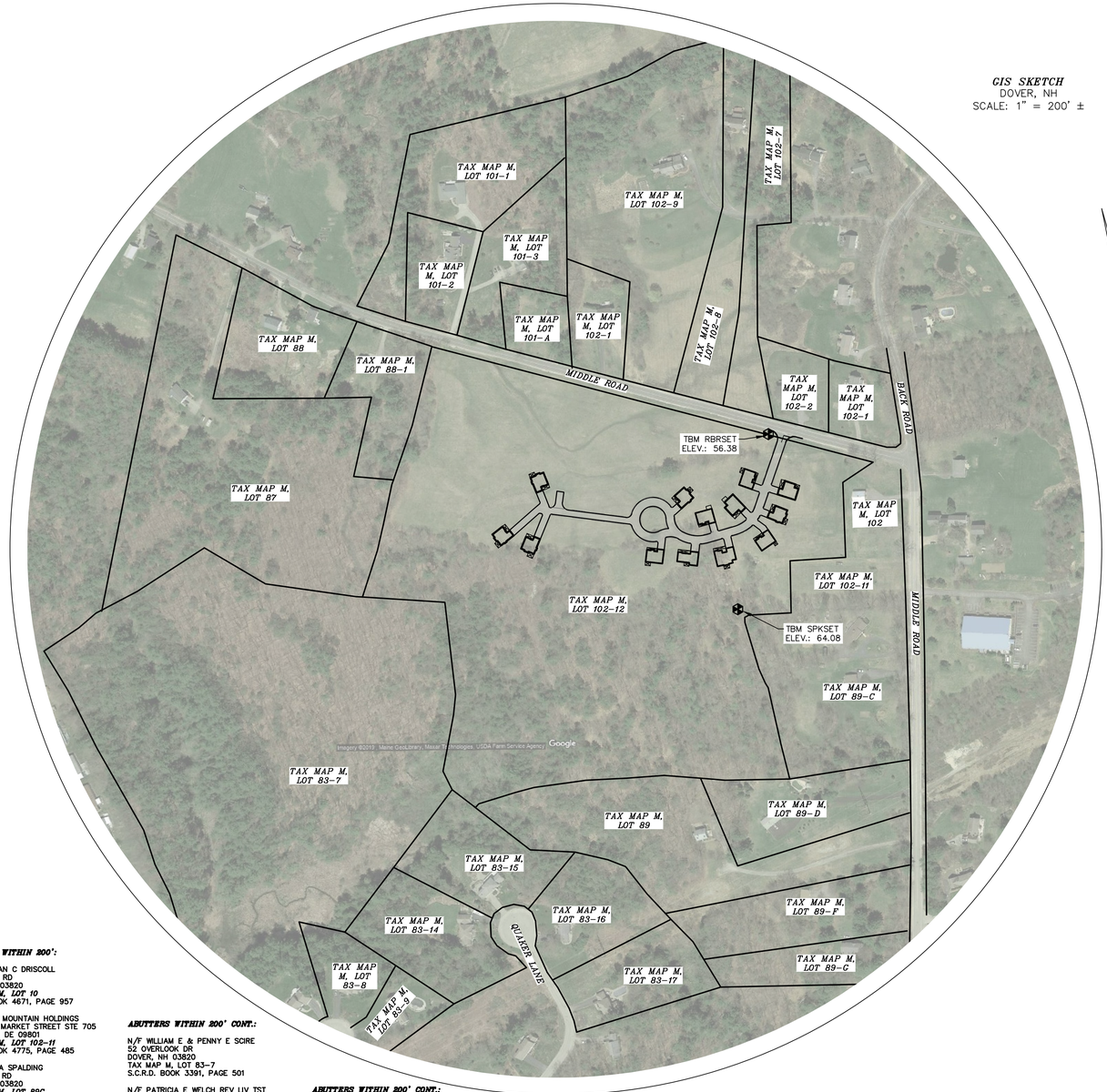
PROPOSED LEGEND:

- IRON BOUND (FND)
- TEMPORARY BENCHMARK
- CURB STOP
- GATE VALVE
- GAS VALVE
- DROP INLET
- SHEET DETAIL (E101 / E6)
- THRUST BLOCK
- F114.05 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

EXISTING LEGEND:

- IRON BOUND (FND)
- REBAR (FND)
- RAILROAD SPIKE (FND)
- UTILITY POLE / GUY WIRE
- SINGLE POST SIGN
- CURB STOP
- GATE VALVE
- GAS VALVE
- FIRE HYDRANT
- CATCH BASIN
- SEWER MANHOLE
- BUILDING SETBACK LINE
- EXISTING WATER LINE
- EXISTING DRAIN LINE
- OVERHEAD UTILITIES
- EXISTING CONTOUR MINOR
- EXISTING CONTOUR MAJOR
- FEMA FLOOD MAP

GIS SKETCH
DOVER, NH
SCALE: 1" = 200' ±



16°±
MAGNETIC
MAINE STATE PLANE

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 (2)
R2-1	24"x30"	SPEED LIMIT 25	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 BRENDAN C DRISCOLL
277 MIDDLE RD
DOVER, NH 03820
TAX MAP M, LOT 10
S.C.R.D. BOOK 4671, PAGE 957

N/F HAPPY MOUNTAIN HOLDINGS
901 NORTH MARKET STREET STE 705
WILMINGTON, DE 09801
TAX MAP M, LOT 102-11
S.C.R.D. BOOK 4775, PAGE 485

N/F MELISSA SPALDING
291 MIDDLE RD
DOVER, NH 03820
TAX MAP M, LOT 89C
S.C.R.D. BOOK 4223, PAGE 128

N/F CARL & SHARON MAMIGONIAN REV TST
297 MIDDLE RD
DOVER, NH 03820
TAX MAP M, LOT 89E
S.C.R.D. BOOK 4524, PAGE 529

N/F THEODORE S & CYNTHIA A HACKETT
309 MIDDLE RD
DOVER, NH 03820
TAX MAP M, LOT 89D
S.C.R.D. BOOK, 1853, PAGE 667

N/F SCOTT GAGNON REV TST
315 MIDDLE RD
DOVER, NH 03820
TAX MAP M, LOT 89
S.C.R.D. BOOK, 3757, PAGE 56

N/F JEREMIAH COMEFORD
PO BOX 1173
DOVER, NH 03821
TAX MAP M, LOT 83-15
S.C.R.D. BOOK, 4672, PAGE 543

ABUTTERS WITHIN 200' CONT.:

N/F WILLIAM E & PENNY E SCIRE
52 OVERLOOK DR
DOVER, NH 03820
TAX MAP M, LOT 83-7
S.C.R.D. BOOK 3391, PAGE 501

N/F PATRICIA E WELCH REV LIV TST
193 MIDDLE RD
DOVER, NH 03820
TAX MAP M, LOT 87
S.C.R.D. BOOK 4368, PAGE 103

N/F RYAN P & ALLISON N MONTECALVO
209 MIDDLE RD
DOVER, NH 03820
TAX MAP M, LOT 88-1
S.C.R.D. BOOK 3857, PAGE 562

N/F MATTHEW R KLEIN JULIE A BLEYENBERG
210 MIDDLE RD
DOVER, NH 03820
TAX MAP M, LOT 101-2
S.C.R.D. BOOK 3536, PAGE 731

N/F JAMES & KELLY MCMANUS
214 MIDDLE RD
DOVER, NH 30820
TAX MAP M, LOT 101-3
S.C.R.D. BOOK 4661, PAGE 354

N/F O'CONNELL FAMILY TRUST
232 MIDDLE RD
DOVER, NH 03820
TAX MAP M, LOT 101-A
S.C.R.D. BOOK 2012, PAGE 788

ABUTTERS WITHIN 200' CONT.:

N/F PAUL C & LEA ANN TUNG
238 MIDDLE RD
DOVER, NH 03820
TAX MAP M, LOT 102-1
S.C.R.D. BOOK 2184, PAGE 486

N/F TODD & JULIE M TODD REV TST
19 EMERY LN
DOVER, NH 03820
TAX MAP M, LOT 102-9
S.C.R.D. BOOK 4381, PAGE 145

N/F OCONNOR FAMILY REV TST
15 EMERY LN
DOVER, NH 03820
TAX MAP M, LOT 102-8
S.C.R.D. BOOK 4371, PAGE 679

N/F WILLIAM & PATRICIA MAXWELL REV TST
9 EMERY LN
DOVER, NH 03820
TAX MAP M, LOT 102-7
S.C.R.D. BOOK 4604, PAGE 179

N/F BEAUDOIN FAMILY TRUST
262 MIDDLE RD
DOVER, NH 03820
TAX MAP M, LOT 102-1
S.C.R.D. BOOK 2046, PAGE 105

ABUTTERS WITHIN 200' CONT.:

N/F GLENN & SUZANNE BERGER
212 MIDDLE RD
DOVER, NH 03820
TAX MAP M, LOT 101-1
S.C.R.D. BOOK 3450, PAGE 707

N/F PATRICIA LANGS
10 HAWTHORN RD
DOVER, NH 03820
TAX MAP M, LOT 92-A
S.C.R.D. BOOK 1019, PAGE 352

N/F JAMES & JOANNE MCKENNA REV TST
278 MIDDLE RD
DOVER, NH 03820
TAX MAP M, LOT 91-B
S.C.R.D. BOOK 4520, PAGE 683

CITY OF DOVER PLANNING FILE #20-51

REVISION	DATE	DESCRIPTION
#1	9-24-20	REVISED PER TRC COMMENTS

NEIGHBORHOOD PLAN
LAND OF
PETER GEORGAKILAS
MIDDLE ROAD
DOVER, N.H. 03820
TAX MAP M, LOT 102-12

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

SCALE : AS SHOWN
DATE : AUGUST 11, 2020
FILE NO. : DB 2019 - 114

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14443
LICENSED PROFESSIONAL ENGINEER

NOTES:

1.) OWNER: PETER GEORGAKILAS
60 SILVER STREET
DOVER, NH 03820

2.) TAX MAP M, LOT 102–12

3.) LOT AREAS: 1,244,008 Sq. Ft., 28.56 Ac.

4.) S.C.R.D. BOOK 4669, PAGE 1035

5.) ZONING: (R–40) RURAL RESIDENTIAL
MINIMUM FRONTAGE ~ 150'
MINIMUM LOT SIZE ~ 40,000 Sq. Ft.
FRONT SETBACK ~ 40'
REAR SETBACK ~ 30'
SIDE SETBACK ~ 25'
WETLANDS BUFFER ~ 50.0'
MAX. BUILDING HEIGHT: 35'
MAX. LOT COVERAGE: 10%

6.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, A PORTION OF THIS PARCEL DOES FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD. REF.: FEMA COMMUNITY #330145, MAP #33017C0320E, DATED: SEPTEMBER 30, 2015.

7.) VERTICAL DATUM BASED ON 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 SUBDIVISION YIELD USING TRADITIONAL R–40 ZONING DIMENSIONS.

ABUTTERS LIST:

(A) DRISCOLL, BRENDAN C.
277 MIDDLE ROAD
DOVER, NH 03820
TAX MAP M, LOT 102
S.C.R.D. BOOK 4671, PAGE 957

(B) STRANGE, EDWARD S.
286 MIDDLE ROAD
DOVER, NH 03820
TAX MAP M, LOT 91
S.C.R.D. BOOK 2733, PAGE 123

(C) MCKENNA, JAMES F. & JOANNE E. TRUSTEES
MCKENNA, JAMES AND JOANNE REVOCABLE LIVING TRUST
278 MIDDLE ROAD
DOVER, NH 03820
TAX MAP M, LOT 91–B
S.C.R.D. BOOK 4520, PAGE 683

(D) MINEROWICZ, EDWARD & MARCIA
268 MIDDLE ROAD
DOVER, NH 03820
TAX MAP M, LOT 102–1
S.C.R.D. BOOK 2046, PAGE 105

(E) BEAUDOIN, KENNETH D. JR. & CATHLEEN TRUSTEES
BEAUDOIN FAMILY TRUST
262 MIDDLE ROAD
DOVER, NH 03820
TAX MAP M, LOT 102–2
S.C.R.D. BOOK 4109, PAGE 275

(F) MAXWELL, WILLIAM J. & PATRICIA L. TRUSTEES
MAXWELL, WILLIAM AND PATRICIA REVOCABLE TRUST
9 EMERY LANE
DOVER, NH 03820
TAX MAP M, LOT 102–7
S.C.R.D. BOOK 4604, PAGE 179

(G) O'CONNOR, JOHN E. & JANE R. CO–TRUSTEES
O'CONNOR FAMILY REVOCABLE TRUST OF 2016
15 EMERY LANE
DOVER, NH 03820–5011
TAX MAP M, LOT 102–8
S.C.R.D. BOOK 4371, PAGE 679

(H) BLACK, TODD R. & JULIE TRUSTEES
BLACK, TODD AND JULIE M. REVOCABLE TRUSTS
19 EMERY LANE
DOVER, NH 03820
TAX MAP M, LOT 102–9
S.C.R.D. BOOK 4381, PAGE 145

(I) TUNG, PAUL C. & LEA ANN
238 MIDDLE ROAD
DOVER, NH 03820
TAX MAP M, LOT 102–10
S.C.R.D. BOOK 2184, PAGE 486

(J) O'CONNELL, ELIAS & PAULINE TRUSTEES
O'CONNELL FAMILY TRUST
232 MIDDLE ROAD
DOVER, NH 03820
TAX MAP M, LOT 101–A
S.C.R.D BOOK 2012, PAGE 788

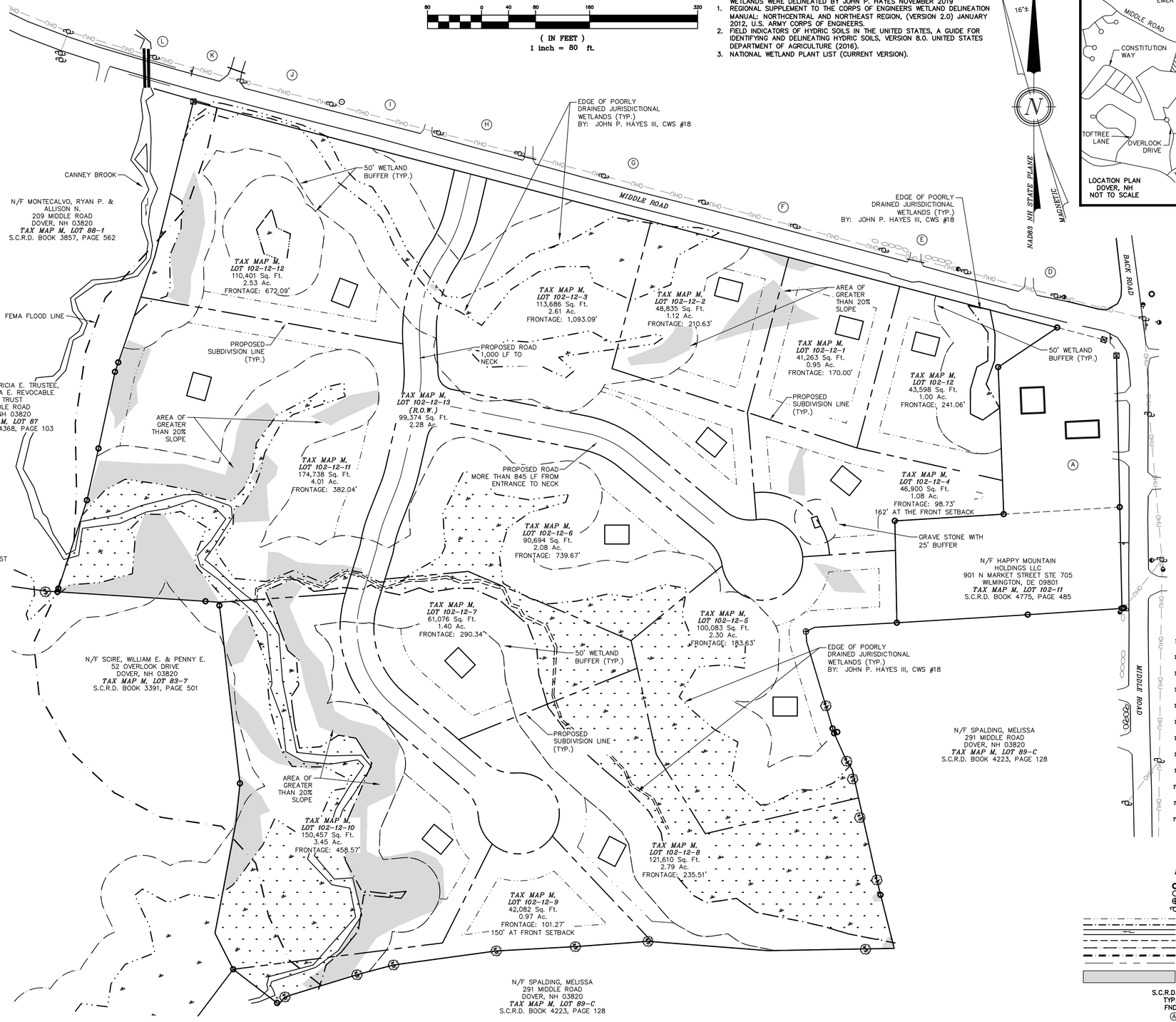
(K) MCMANUS, JAMES & KELLY
214 MIDDLE ROAD
DOVER, NH 03820
TAX MAP M, LOT 101–3
S.C.R.D. BOOK 4661, PAGE 354

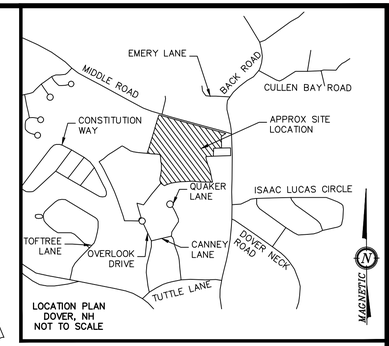
(L) KLEIN, MATTHEW R. & BLEYENBERG, JULIE A.
210 MIDDLE ROAD
DOVER, NH 03820–5001
TAX MAP M, LOT 101–2
S.C.R.D. BOOK 3536, PAGE 731

GRAPHIC SCALE
80 0 40 80 160 320
(IN FEET)
1 inch = 80 ft.

WETLAND NOTES:

1. WETLANDS WERE DELINEATED BY JOHN P. HAYES NOVEMBER 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.
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).





LOCATION PLAN
DOVER, NH
NOT TO SCALE

UPLAND AREA	AREA OUTSIDE BUFFERS
TAX MAP M, LOT 12 AREA: 40,377 S.F.	TAX MAP M, LOT 12 AREA: 28,564 S.F.
TAX MAP M, LOT 12–1 AREA: 41,263 S.F.	TAX MAP M, LOT 12–1 AREA: 41,263 S.F.
TAX MAP M, LOT 12–2 AREA: 41,945 S.F.	TAX MAP M, LOT 12–2 AREA: 24,341 S.F.
TAX MAP M, LOT 12–3 AREA: 63,873 S.F.	TAX MAP M, LOT 12–3 AREA: 26,785 S.F.
TAX MAP M, LOT 12–4 AREA: 45,232 S.F.	TAX MAP M, LOT 12–4 AREA: 41,990 S.F.
TAX MAP M, LOT 12–5 AREA: 63,873 S.F.	TAX MAP M, LOT 12–5 AREA: 31,843 S.F.
TAX MAP M, LOT 12–6 AREA: 71,832 S.F.	TAX MAP M, LOT 12–6 AREA: 26,821 S.F.
TAX MAP M, LOT 12–7 AREA: 41,108 S.F.	TAX MAP M, LOT 12–7 AREA: 24,342 S.F.
TAX MAP M, LOT 12–8 AREA: 55,857 S.F.	TAX MAP M, LOT 12–8 AREA: 24,427 S.F.
TAX MAP M, LOT 12–9 AREA: 36,842 S.F.	TAX MAP M, LOT 12–9 AREA: 34,278 S.F.
TAX MAP M, LOT 12–10 AREA: 69,943 S.F.	TAX MAP M, LOT 12–10 AREA: 25,570 S.F.
TAX MAP M, LOT 12–11 AREA: 129,005 S.F.	TAX MAP M, LOT 12–11 AREA: 71,495 S.F.
TAX MAP M, LOT 12–12 AREA: 87,709 S.F.	TAX MAP M, LOT 12–12 AREA: 32,004 S.F.

LEGEND:

- IRON BOUND ~FND~
- IRON PIPE ~FND~
- STEEL STAKE ~FND~
- UTILITY POLE / GUY WIRE
- BUILDING SETBACK LINE
- WETLAND LINE
- "CANNEY BROOK"
- EXISTING STREAM
- WETLAND BUFFER
- CEMETERY BUFFER
- PROPOSED SUBDIVISION LINE
- AREA OF GREATER THAN 20% SLOPE

S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS
TYP. TYPICAL
FND FOUND
(A) ABUTTER REFERENCE

CITY OF DOVER PLANNING FILE #20–51

#	REVISION	DATE	DESCRIPTION
1		9–24–20	REVISED PER TRC COMMENTS

R–40 YIELD PLAN
LAND OF
PETER GEORGAKILAS
MIDDLE ROAD
DOVER, N.H. 03820
TAX MAP M, LOT 102–12

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

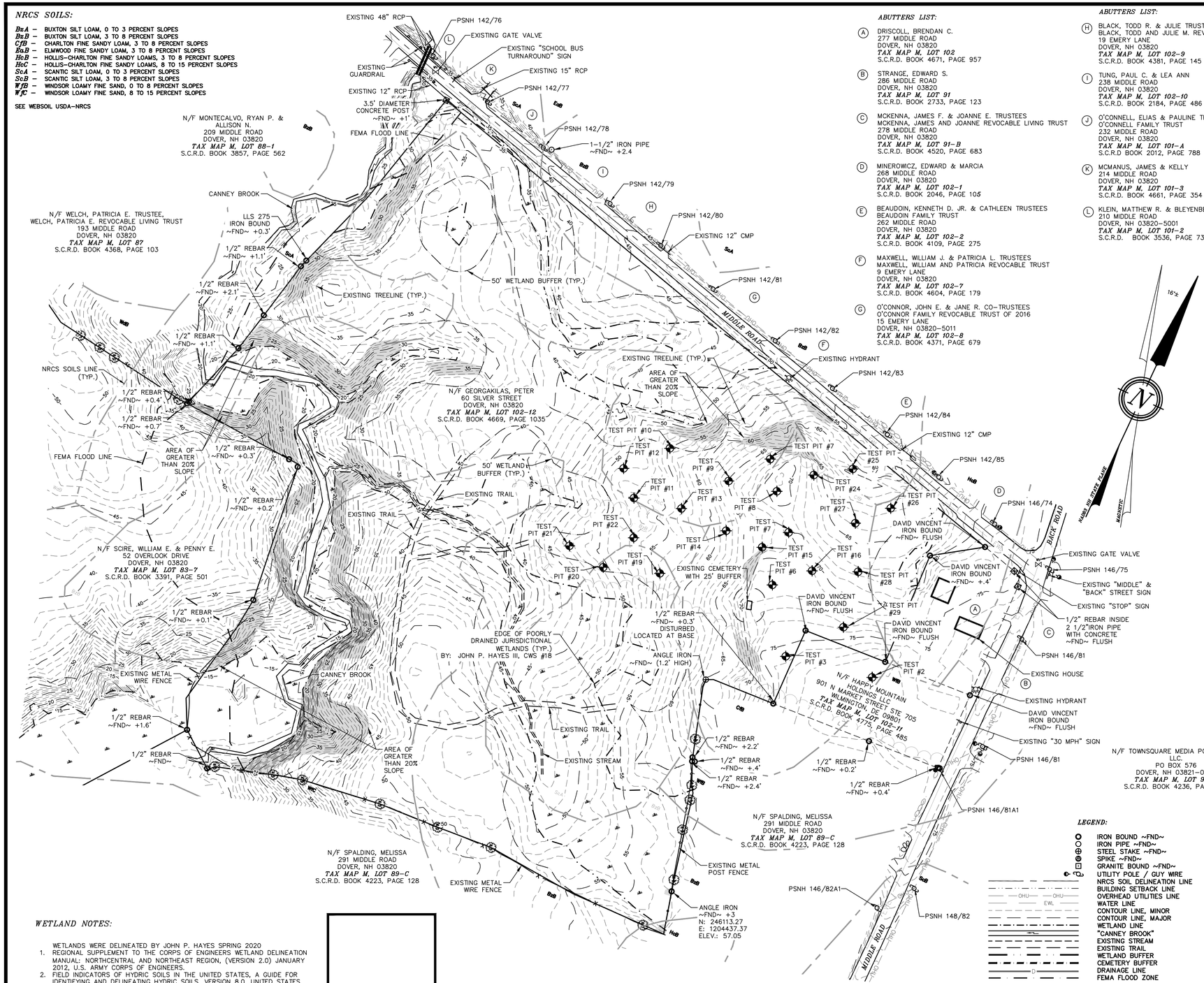
SCALE : 1 IN. EQUALS 80 FT.
DATE : AUGUST 11, 2020
FILE NO. : DB 2019 – 114

STATE OF NEW HAMPSHIRE NO. 805 KENNETH A. BERRY LICENSED LAND SURVEYOR
SIGNATURE

NRCS SOILS:

BxA — BUXTON SILT LOAM, 0 TO 3 PERCENT SLOPES
BxB — BUXTON SILT LOAM, 3 TO 8 PERCENT SLOPES
CfB — CHARLTON FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES
EaB — ELMWOOD FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES
HcB — HOLLIS–CHARLTON FINE SANDY LOAMS, 3 TO 8 PERCENT SLOPES
HcC — HOLLIS–CHARLTON FINE SANDY LOAMS, 8 TO 15 PERCENT SLOPES
ScA — SCANTIC SILT LOAM, 0 TO 3 PERCENT SLOPES
ScB — SCANTIC SILT LOAM, 3 TO 8 PERCENT SLOPES
WfB — WINDSOR LOAMY FINE SAND, 0 TO 8 PERCENT SLOPES
WfC — WINDSOR LOAMY FINE SAND, 8 TO 15 PERCENT SLOPES

SEE WEBSOIL USDA–NRCS



ABUTTERS LIST:

(A) DRISCOLL, BRENDAN C.
277 MIDDLE ROAD
DOVER, NH 03820
TAX MAP M, LOT 102
S.C.R.D. BOOK 4671, PAGE 957

(B) STRANGE, EDWARD S.
286 MIDDLE ROAD
DOVER, NH 03820
TAX MAP M, LOT 91
S.C.R.D. BOOK 2733, PAGE 123

(C) MCKENNA, JAMES F. & JOANNE E. TRUSTEES
MCKENNA, JAMES AND JOANNE REVOCABLE LIVING TRUST
278 MIDDLE ROAD
DOVER, NH 03820
TAX MAP M, LOT 91–B
S.C.R.D. BOOK 4520, PAGE 683

(D) MINEROWICZ, EDWARD & MARCIA
268 MIDDLE ROAD
DOVER, NH 03820
TAX MAP M, LOT 102–1
S.C.R.D. BOOK 2046, PAGE 105

(E) BEAUDOIN, KENNETH D. JR. & CATHLEEN TRUSTEES
BEAUDOIN FAMILY TRUST
262 MIDDLE ROAD
DOVER, NH 03820
TAX MAP M, LOT 102–2
S.C.R.D. BOOK 4109, PAGE 275

(F) MAXWELL, WILLIAM J. & PATRICIA L. TRUSTEES
MAXWELL, WILLIAM AND PATRICIA REVOCABLE TRUST
9 EMERY LANE
DOVER, NH 03820
TAX MAP M, LOT 102–7
S.C.R.D. BOOK 4604, PAGE 179

(G) O'CONNOR, JOHN E. & JANE R. CO–TRUSTEES
O'CONNOR FAMILY REVOCABLE TRUST OF 2016
15 EMERY LANE
DOVER, NH 03820–5011
TAX MAP M, LOT 102–8
S.C.R.D. BOOK 4371, PAGE 679

ABUTTERS LIST:

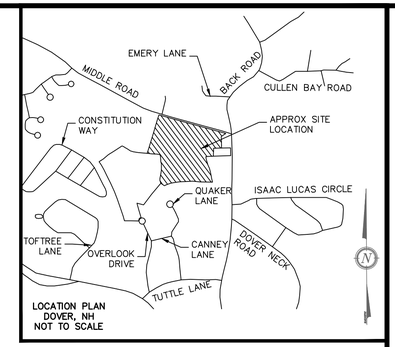
(H) BLACK, TODD R. & JULIE TRUSTEES
BLACK, TODD AND JULIE M. REVOCABLE TRUSTS
19 EMERY LANE
DOVER, NH 03820
TAX MAP M, LOT 102–9
S.C.R.D. BOOK 4381, PAGE 145

(I) TUNG, PAUL C. & LEA ANN
238 MIDDLE ROAD
DOVER, NH 03820
TAX MAP M, LOT 102–10
S.C.R.D. BOOK 2184, PAGE 486

(J) O'CONNELL, ELIAS & PAULINE TRUSTEES
O'CONNELL FAMILY TRUST
232 MIDDLE ROAD
DOVER, NH 03820
TAX MAP M, LOT 101–A
S.C.R.D BOOK 2012, PAGE 788

(K) MCMANUS, JAMES & KELLY
214 MIDDLE ROAD
DOVER, NH 03820
TAX MAP M, LOT 101–3
S.C.R.D. BOOK 4661, PAGE 354

(L) KLEIN, MATTHEW R. & BLEYENBERG, JULIE A.
210 MIDDLE ROAD
DOVER, NH 03820–5001
TAX MAP M, LOT 101–2
S.C.R.D. BOOK 3536, PAGE 731



LOCATION PLAN
DOVER, NH
NOT TO SCALE

NOTES:

1.) OWNER: PETER GEORGAKILAS
60 SILVER STREET
DOVER, NH 03820

2.) TAX MAP M, LOT 102–12

3.) LOT AREAS: 1,244,008 Sq. Ft., 28.56 Ac.

4.) S.C.R.D. BOOK 4669, PAGE 1035

5.) ZONING: (R–40) RURAL RESIDENTIAL
MINIMUM FRONTAGE ~ 150'
MINIMUM LOT SIZE ~ 40,000 Sq. Ft.
FRONT SETBACK ~ 40'
REAR SETBACK ~ 30'
SIDE SETBACK ~ 25'
WETLANDS BUFFER ~ 50.0'
MAX. BUILDING HEIGHT: 35'
MAX. LOT COVERAGE: 10%

6.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, A PORTION OF THIS PARCEL DOES FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD. REF.: FEMA COMMUNITY #330145, MAP #33017C0320E, DATED: SEPTEMBER 30, 2015. THE FLOOD ZONE SHOWN ON THE FEMA MAPS IS INCORRECT BASED ON THE LOCATION OF CANNEY BROOK.

7.) VERTICAL DATUM BASED ON 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 SPRING OF 2020, WITH A BETTER ERROR OF CLOSURE OF 1 PART IN 10,000.

9.) THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS ON TAX MAP M, LOT 102–12 AS OF THE DATE OF THE SURVEY (SPRING/SUMMER 2020).

PLAN REFERENCES:

1.) PLAN OF LAND FOR FRANCIS & VALERIE CHENEVERT, MIDDLE ROAD
DOVER, N.H.
BY: KENNETH E. MOORE
DATED: MAY 1989
S.C.R.D. PLAN #38–48

2.) PLAN OF LAND PREPARED FOR WILLIAM P. TUTTLE, III TAX MAP M, LOT 83
TUTTLE LANE, QUAKER LANE AND DOVER POINT ROAD, DOVER, NH
BY: MCENEANEY SURVEY ASSOCIATES INC.
DATED: NOVEMBER 2001
S.C.R.D.: PLAN #63–95

3.) LOT LINE ADJUSTMENT PLAN PREPARED FOR STABILE HOMES AT OVERLOOK, INC., TAX MAP M, LOT 83–7 & 83–15, QUAKER LANE, DOVER, NH
BY: MCENEANEY SURVEY ASSOCIATES INC.
DATED: FEBRUARY 2002
S.C.R.D.: PLAN #65–19

4.) MINOR SUBDIVISION PLAN OF PROPERTY IN THE NAME OF BALERIA A. CHENEVERT IRREVOCABLE TRUST, TAX MAP M, LOT 102, 277 MIDDLE ROAD, DOVER, NH
BY: DAVID VINCENT
DATED:
S.C.R.D.: PLAN DOCUMENT #11895

5.) SUBDIVISION OF LAND PREPARED FOR MICHAEL L. CROTTO & ELIXABETH J. DALEY. 201 MIDDLE ROAD, DOVER, NH
BY: POHOPEK LAND SURVEYORS & SEPTIC SYSTEM DESIGN LLC.
DATED: MARCH 2009
S.C.R.D.: PLAN #97–25

LEGEND:

- IRON BOUND ~FND~
- IRON PIPE ~FND~
- STEEL STAKE ~FND~
- SPIKE ~FND~
- GRANITE BOUND ~FND~
- UTILITY POLE / GUY WIRE
- NRCS SOIL DELINEATION LINE
- BUILDING SETBACK LINE
- OVERHEAD UTILITIES LINE
- WATER LINE
- CONTOUR LINE, MINOR
- CONTOUR LINE, MAJOR
- WETLAND LINE
- "CANNEY BROOK"
- EXISTING STREAM
- EXISTING TRAIL
- WETLAND BUFFER
- CEMETERY BUFFER
- DRAINAGE LINE
- FEMA FLOOD ZONE
- AREA OF GREATER THAN 20% SLOPE
- NRCS SOIL LABEL
- S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS
- TYP. TYPICAL
- FND FOUND
- (A) ABUTTER REFERENCE

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

WETLAND NOTES:

WETLANDS WERE DELINEATED BY JOHN P. HAYES SPRING 2020
1. 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.
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).

JOHN P. HAYES III, CWS #18

CITY OF DOVER PLANNING FILE #20–51

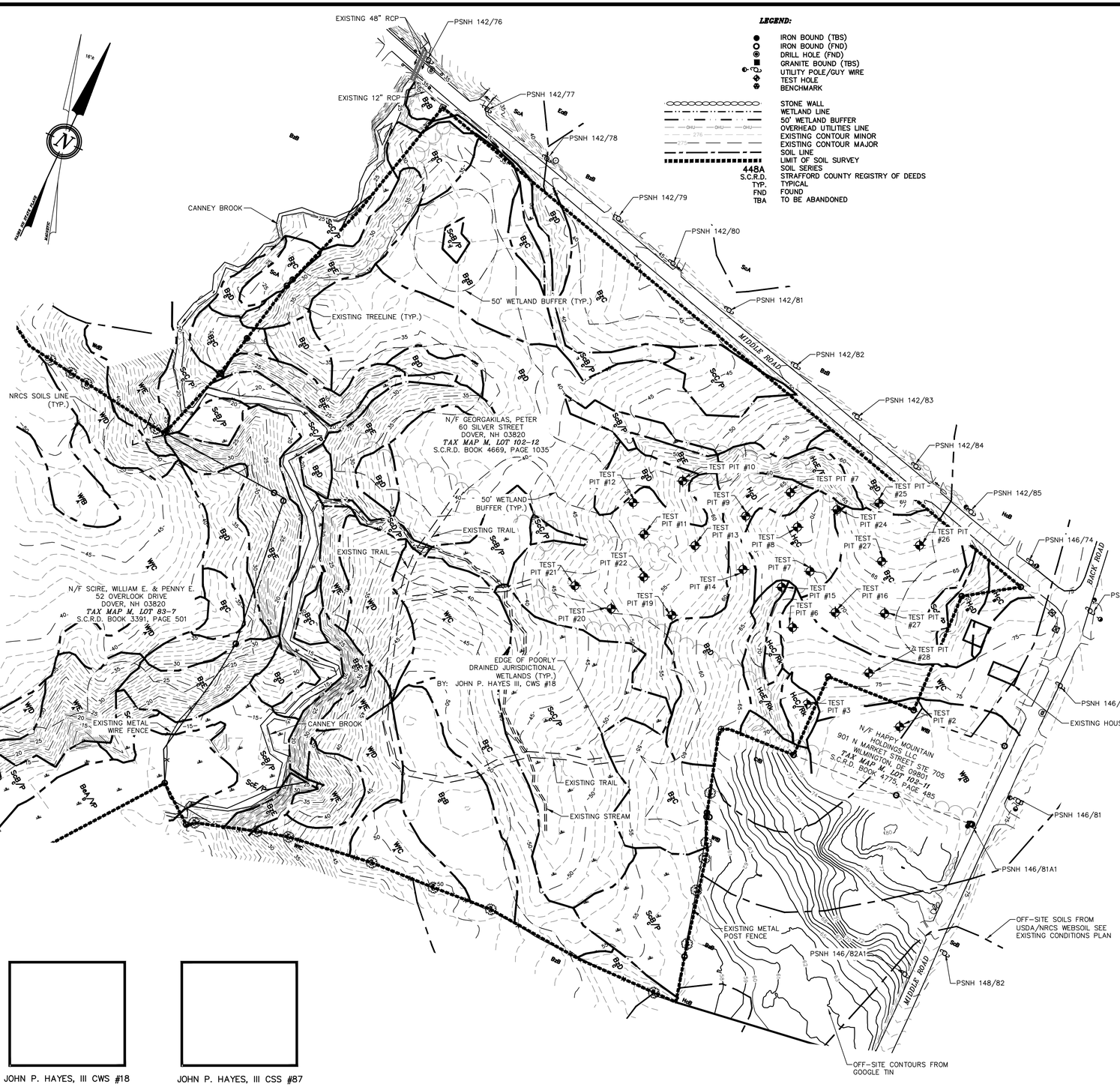
REVISION	DATE	DESCRIPTION
#1	9–24–20	REVISED PER TRC COMMENTS

EXISTING CONDITIONS PLAN
LAND OF
PETER GEORGAKILAS
MIDDLE ROAD
DOVER, N.H. 03820
TAX MAP M, LOT 102–12

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

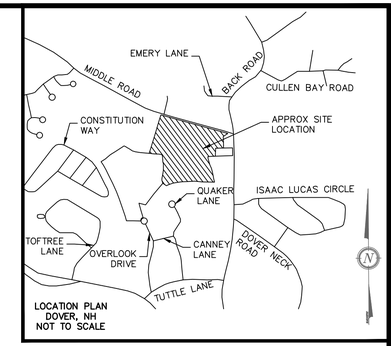
SCALE : 1 IN. EQUALS 100 FT.
DATE : AUGUST 11, 2020
FILE NO. : DB 2019 – 114

STATE OF NEW HAMPSHIRE — No. 805 — KENNETH A. BERRY — LICENSED LAND SURVEYOR — SIGNATURE



JOHN P. HAYES, III CWS #18

JOHN P. HAYES, III CSS #87



LOCATION PLAN
DOVER, NH
NOT TO SCALE

NOTES:

1.) OWNER: PETER GEORGAKILAS
60 SILVER STREET
DOVER, NH 03820

2.) TAX MAP M, LOT 102-12

3.) LOT AREAS: 1,244,008 Sq. Ft., 28.56 Ac.

4.) S.C.R.D. BOOK 4669, PAGE 1035

5.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, A PORTION OF THIS PARCEL DOES FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD. REF.: FEMA COMMUNITY #330145, MAP #33017C0320E, DATED: SEPTEMBER 30, 2015.

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

7.) THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN SPRING OF 2020, WITH A BETTER ERROR OF CLOSURE OF 1 PART IN 10,000.

8.) THE INTENT OF THIS PLAN IS TO SHOW THE OVERVIEW SITE SPECIFIC SOILS MAP ON TAX MAP M, LOT 102-12 AS OF THE DATE OF THE SURVEY. SEE DETAIL SHEET AND SOILS REPORT FOR MORE INFORMATION.

SITE SPECIFIC SOILS LEGEND

SYMBOL	SOIL TAXONOMIC NAME	HYDROLOGIC SOIL GROUP
BzB	BOXFORD	C
BzC	BOXFORD	C
BzD	BOXFORD	C
BzE	BOXFORD	C
ScB/P	SCITICO (POORLY DRAINED)	C
ScC/P	SCITICO (POORLY DRAINED)	C
ScD/P	SCITICO (POORLY DRAINED)	C
ScE/P	SCITICO (POORLY DRAINED)	C
HcC	HOLLIS-CHARLTON COMPLEX (VERY ROCKY)	B
HcD	HOLLIS-CHARLTON COMPLEX (VERY ROCKY)	B
HcC/Rk	HOLLIS-CHARLTON COMPLEX (SHALLOW TO BEDROCK)	C
HcD/Rk	HOLLIS-CHARLTON COMPLEX (SHALLOW TO BEDROCK)	C
HcE/Rk	HOLLIS-CHARLTON COMPLEX (SHALLOW TO BEDROCK)	C
BeA/VP	MAYBID (VERY POORLY DRAINED)	D
WfB	WINDSOR VARIANT (CLAY SUBSOIL)	A
WfC	WINDSOR VARIANT (CLAY SUBSOIL)	A
WfD	WINDSOR VARIANT (CLAY SUBSOIL)	A
WfE	WINDSOR VARIANT (CLAY SUBSOIL)	A

SLOPE: A = 0-3% B = 3-8% C = 8-15% D = 15-25% E = 25-50% F = 50%+

DENOMINATOR: /VPD = VERY POORLY DRAINED /PD & P = POORLY DRAINED /SWPD = SOMEWHAT POORLY DRAINED /MWD = MODERATELY WELL DRAINED

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

CITY OF DOVER PLANNING FILE #20-51

REVISION	DATE	DESCRIPTION
#1	9-24-20	REVISED PER TRC COMMENTS

SITE SPECIFIC SOILS MAP OVERVIEW

LAND OF
PETER GEORGAKILAS
MIDDLE ROAD
DOVER, N.H. 03820
TAX MAP M, LOT 102-12

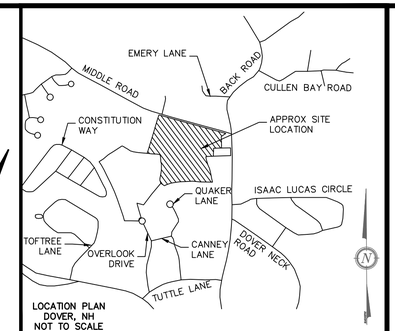
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

SCALE : 1 IN. EQUALS 100 FT.
DATE : AUGUST 11, 2020
FILE NO. : DB 2019 - 114

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

PSNH 142/81
PSNH 142/82
PSNH 142/83
PSNH 142/84
MIDDLE ROAD
EXISTING TRAIL
50' WETLAND BUFFER (TYP.)
EXISTING TREELINE (TYP.)
EXISTING STREAM
EDGE OF POORLY DRAINED JURISDICTIONAL WETLANDS (TYP.) BY: JOHN P. HAYES III, CWS #18
EXISTING METAL POST FENCE
EXISTING HOUSE
OFF-SITE CONTOURS FROM GOOGLE TIN
PSNH 146/82A1
N/F GEORGAKILAS, PETER
60 SILVER STREET
DOVER, NH 03820
TAX MAP M, LOT 102-12
S.C.R.D. BOOK 4669, PAGE 1035
TEST PIT #1
TEST PIT #2
TEST PIT #3
TEST PIT #6
TEST PIT #7
TEST PIT #8
TEST PIT #9
TEST PIT #10
TEST PIT #11
TEST PIT #12
TEST PIT #13
TEST PIT #14
TEST PIT #15
TEST PIT #16
TEST PIT #19
TEST PIT #20
TEST PIT #21
TEST PIT #22
TEST PIT #24
TEST PIT #25
TEST PIT #26
TEST PIT #27
TEST PIT #28
JOHN P. HAYES, III CWS #18
JOHN P. HAYES, III CSS #87

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.



LOCATION PLAN
DOVER, NH
NOT TO SCALE

NOTES:

1.) OWNER: PETER GEORGAKILAS
60 SILVER STREET
DOVER, NH 03820

2.) TAX MAP M, LOT 102-12

3.) LOT AREAS: 1,244,008 Sq. Ft., 28.56 Ac.

4.) S.C.R.D. BOOK 4669, PAGE 1035

5.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, A PORTION OF THIS PARCEL DOES FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD, REF.: FEMA COMMUNITY #330145, MAP #33017C0320E, DATED: SEPTEMBER 30, 2015.

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

7.) THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN SPRING OF 2020, WITH A BETTER ERROR OF CLOSURE OF 1 PART IN 10,000.

8.) THE INTENT OF THIS PLAN IS TO SHOW THE DETAIL SITE SPECIFIC SOILS MAP ON TAX MAP M, LOT 102-12 AS OF THE DATE OF THE SURVEY. SEE DETAIL SHEET AND SOILS REPORT FOR MORE INFORMATION.

LEGEND:

- IRON BOUND (TBS)
- IRON BOUND (FND)
- DRILL HOLE (FND)
- GRANITE BOUND (TBS)
- UTILITY POLE/GUY WIRE
- TEST HOLE
- BENCHMARK
- STONE WALL
- WETLAND LINE
- 50' WETLAND BUFFER
- OHU OVERHEAD UTILITIES LINE
- EXISTING CONTOUR MINOR
- EXISTING CONTOUR MAJOR
- SOIL LINE
- LIMIT OF SOIL SURVEY
- 448A SOIL SERIES
- S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS
- TYP. TYPICAL
- FND FOUND
- TBA TO BE ABANDONED

CITY OF DOVER PLANNING FILE #20-51

REVISION	DATE	DESCRIPTION
#1	9-24-20	REVISED PER TRC COMMENTS

SITE SPECIFIC SOILS MAP DETAIL
LAND OF
PETER GEORGAKILAS
MIDDLE ROAD
DOVER, N.H. 03820
TAX MAP M, LOT 102-12

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

SCALE : 1 IN. EQUALS 50 FT.
DATE : AUGUST 11, 2020
FILE NO. : DB 2019 - 114

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

TEST PIT #1
0–10" 10YR 3/3 DARK BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
10–22" 7.5YR 5/6 STRONG BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
22–26" 2.5Y 5/4 LIGHT OLIVE BROWN, FINE SANDY LOAM, MASSIVE, FRIABLE
26–60" 2.5Y 5/2 GREYISH BROWN, GRAVELLY FINE SANDY LOAM, MASSIVE, FRIABLE
TERMINATED: 60"
E.S.H.W.T.: 36"
RESTRICTIVE LAYER: N/A
REFUSAL: NONE
GROUND WATER OBSERVED: N/A
PERC RATE: 8 MIN./IN.

TEST PIT #2
0–10" 10YR 3/3 DARK BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
10–18" 7.5YR 5/6 STRONG BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
18–24" 2.5Y 5/4 LIGHT OLIVE BROWN, FINE SANDY LOAM, MASSIVE, FRIABLE
24–60" 2.5Y 5/2 GREYISH BROWN, GRAVELLY FINE SANDY LOAM, MASSIVE, FRIABLE
TERMINATED: 49"
E.S.H.W.T.: 24"
RESTRICTIVE LAYER: N/A
REFUSAL: 60"
GROUND WATER OBSERVED: N/A
PERC RATE: 10 MIN./IN.

TEST PIT #3
0–8" 10YR 3/3 DARK BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
8–14" 10YR 4/4 DARK YELLOWISH BROWN, GRAVELLY FINE SANDY LOAM, GRANULAR, FRIABLE
14–30" 10YR 5/4 YELLOWISH BROWN, GRAVELLY FINE SANDY LOAM, BLOCKY, FRIABLE
TERMINATED: 30"
E.S.H.W.T.: NONE
RESTRICTIVE LAYER: N/A
REFUSAL: 30"
GROUND WATER OBSERVED: N/A
PERC RATE: 8 MIN./IN.

TEST PIT #4
0–8" 10YR 3/2 VERY DARK GRAYISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
8–18" 10YR 5/6 YELLOWISH BROWN, LOAMY SAND, GRANULAR, FRIABLE
18–30" 2.5Y 6/3 LIGHT YELLOWISH BROWN, LOAMY SAND, GRANULAR, FRIABLE
30–42" 2.5Y 6/2 LIGHT BROWNISH GRAY, LOAMY SAND, GRANULAR, FRIABLE
42–72" 10YR 5/6 LIGHT BROWNISH GRAY, STRATIFIED SAND, GRANULAR, FRIABLE

TERMINATED: 72"
E.S.H.W.T.: 30"
RESTRICTIVE LAYER: N/A
REFUSAL: NONE
GROUND WATER OBSERVED: N/A
PERC RATE: 8 MIN./IN.

TEST PIT #5
0–8" 10YR 3/2 VERY DARK GRAYISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
8–18" 10YR 5/4 YELLOWISH BROWN, LOAMY SAND, GRANULAR, FRIABLE
18–24" 2.5Y 6/3 LIGHT YELLOWISH BROWN, LOAMY SAND, GRANULAR, FRIABLE,
24–38" 2.5Y 6/2 LIGHT BROWNISH GRAY, LOAMY FINE SAND, GRANULAR, FRIABLE
38–68" 2.5Y 5/3 LIGHT OLIVE BROWN, SILT CLAY LOAM, BLOCKY, FIRM

TERMINATED: 68"
E.S.H.W.T.: 24"
RESTRICTIVE LAYER: 38"
REFUSAL: N/A
GROUND WATER OBSERVED: N/A
PERC RATE: 10 MIN./IN.

TEST PIT #6
0–8" 10YR 3/3 DARK BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
8–12" 10YR 4/4 DARK YELLOWISH BROWN, GRAVELLY FINE SANDY LOAM, GRANULAR, FRIABLE
12–18" 10YR 5/6 YELLOWISH BROWN, LOAMY SAND, GRANULAR, BLOCKY, FRIABLE

TERMINATED: 18"
E.S.H.W.T.: NONE
RESTRICTIVE LAYER: 18"
REFUSAL: LEDGE @ 18"
GROUND WATER OBSERVED: N/A
PERC RATE: 18 MIN./IN.

TEST PIT #7
0–8" 10YR 3/3 DARK BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
8–18" 7.5YR 5/6 STRONG BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
18–32" 2.5Y 5/6 LIGHT OLIVE BROWN, FINE SANDY LOAM, MASSIVE, FRIABLE
32–72" 2.5Y 5/4 GRAYISH BROWN, GRAVELLY FINE SANDY LOAM, MASSIVE, FRIABLE

TERMINATED: 72"
E.S.H.W.T.: 32"
RESTRICTIVE LAYER: N/A
REFUSAL: NONE
GROUND WATER OBSERVED: N/A
PERC RATE: 8 MIN./IN.

TEST PIT #8
0–8" 10YR 3/3 DARK BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
8–20" 7.5YR 5/6 STRONG BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
20–32" 2.5Y 5/4 LIGHT OLIVE BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
32–74" 2.5Y 5/2 GRAYISH BROWN, GRAVELLY FINE SANDY LOAM, MASSIVE, FRIABLE

TERMINATED: 74"
E.S.H.W.T.: 32"
RESTRICTIVE LAYER: @ 22"
REFUSAL: 60"
GROUND WATER OBSERVED: 30"
PERC RATE: 8 MIN./IN.

TEST PIT #9
0–8" 10YR 3/3 DARK BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
8–18" 7.5YR 5/6 STRONG BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
18–32" 2.5Y 5/4 YELLOWISH BROWN, FINE SANDY LOAM, MASSIVE, FRIABLE
32–72" 2.5Y 5/2 LIGHT OLIVE BROWN, GRAVELLY FINE SANDY LOAM, MASSIVE, FRIABLE

TERMINATED: 72"
E.S.H.W.T.: 32"
RESTRICTIVE LAYER: N/A
REFUSAL: NONE
GROUND WATER OBSERVED: N/A
PERC RATE: 8 MIN./IN.

TEST PIT #10
0–8 " 10YR 3/3 DARK BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
8–13" 10YR 4/4 DARK YELLOWISH BROWN, SILT LOAM, GRANULAR, FRIABLE
13–22" 2.5Y 5/3 LIGHT OLIVE BROWN, SILTY CLAY LOAM, BLOCKY, FIRM
22–72" 5Y 5/3 OLIVE, SILTY CLAY, BLOCKY, FIRM

TERMINATED: 72"
E.S.H.W.T.: 13"
RESTRICTIVE LAYER: 13"
REFUSAL: N/A
GROUND WATER OBSERVED: N/A
PERC RATE: 20 MIN./IN.

TEST PIT #11
0–8" 10YR 3/3 DARK BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
8–12" 10YR 4/4 DARK YELLOWISH BROWN, SILT LOAM, GRANULAR, FRIABLE
12–20" 2.5Y 5/3 YELLOWISH BROWN, SILT CLAY LOAM, BLOCKY, FIRM
20–72" 5Y 5/3 OLIVE, SILT CLAY, BLOCKY, FIRM

TERMINATED: 72"
E.S.H.W.T.: 12"
RESTRICTIVE LAYER: 12:
REFUSAL: N/A
GROUND WATER OBSERVED: N/A
PERC RATE: 20 MIN./IN.

TEST PIT #12
0–8" 10YR 3/3 DARK BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
8–12" 10YR 4/4 DARK YELLOWISH BROWN, SILT LOAM GRANULAR, FRIABLE
12–22" 2.5Y 5/3 GRAYISH BROWN, SAND, SINGLE GRAIN, LOOSE
22–42" 5Y 5/3 OLIVE, SILTY CLAY, BLOCKY, FIRM

TERMINATED: 42"
E.S.H.W.T.: 12"
RESTRICTIVE LAYER: 42"
REFUSAL: 42"
GROUND WATER OBSERVED: N/A
PERC RATE: 20 MIN./IN.

TEST PIT #13
0–8" 10YR 3/3 DARK BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
8–14" 10YR 4/4 DARK YELLOWISH BROWN, SILT LOAM, GRANULAR, FRIABLE
14–24" 2.5Y 5/3 LIGHT OLIVE BROWN, SILT CLAY LOAM, BLOCKY, FIRM
24–64" 5Y 5/3 OLIVE, SILT CLAY, BLOCKY, FIRM

TERMINATED: 64"
E.S.H.W.T.: 14"
RESTRICTIVE LAYER: 14"
REFUSAL: N/A
GROUND WATER OBSERVED: N/A
PERC RATE: 18 MIN./IN.

TEST PIT #14
0–10" 10YR 3/3 DARK BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
10–16" 10YR 5/6 YELLOWISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
16–24" 2.5Y 5/4 LIGHT OLIVE BROWN, FINE SANDY LOAM, MASSIVE, FRIABLE
24–70" 2.5Y 5/2 GRAYISH BROWN, GRAVELLY FINE SAND, MASSIVE, FRIABLE

TERMINATED: 70"
E.S.H.W.T.: 24"
RESTRICTIVE LAYER: N/A
REFUSAL: LEDGE N/A
GROUND WATER OBSERVED: N/A
PERC RATE: 16 MIN./IN.

TEST PIT #15
0–8" 10YR 3/3 DARK BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
8–20" 7.5YR 5/6 STRONG BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
20–32" 2.5Y 5/4 LIGHT OLIVE BROWN, FINE SANDY LOAM, MASSIVE, FRIABLE
32–72" 2.5Y 5/4 GRAYISH BROWN, GRAVELLY FINE SANDY LOAM, MASSIVE, FRIABLE

TERMINATED: 72"
E.S.H.W.T.: 32"
RESTRICTIVE LAYER: 32"
REFUSAL: N/A
GROUND WATER OBSERVED: N/A
PERC RATE: 8 MIN./IN.

TEST PIT #16
0–8" 10YR 3/3 DARK BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
8–14" 10YR 4/4 DARK YELLOWISH BROWN, SILT LOAM, GRANULAR, FRIABLE
14–18" 2.5Y 5/3 LIGHT OLIVE BROWN, SILT CLAY LAOM, GRANULAR, FRIABLE
18–52" 5Y 5/3 OLIVE, SILT CLAY, BLOCKY, FIRM

TERMINATED: 52"
E.S.H.W.T.: 18"
RESTRICTIVE LAYER: 18"
REFUSAL: 52"
GROUND WATER OBSERVED: N/A
PERC RATE: 12 MIN./IN.

TEST PIT #17
0–8" 10YR 3/3 DARK BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
8–12" 10YR 4/6 STRONG BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
12–15" 2.5Y 5/4 LIGHT OLIVE BROWN, FINE SANDY LOAM, MASSIVE, FRIABLE
15–72" 2.5Y 5/2 GREYISH BROWN, GRAVELLY FINE SANDY LOAM, MASSIVE, FRIABLE

TERMINATED: 72"
E.S.H.W.T.: 15"
RESTRICTIVE LAYER: 15"
REFUSAL: N/A
GROUND WATER OBSERVED: N/A
PERC RATE: 16 MIN./IN.

TEST PIT #18
0–8" 10YR 3/3 DARK BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
8–14" 10YR 4/4 DARK YELLOWSH BROWN, SILT LOAM, GRANULAR, FRIABLE
14–24" 2.5Y 5/3 LIGHT OLIVE BROWN, SILTY CLAY LOAM, BLOCKY, FIRM
24–64" 5Y 5/3 OLIVE, FINE SILTY CLAY, BLOCKY, FIRM

TERMINATED: 64"
E.S.H.W.T.: 14"
RESTRICTIVE LAYER: @ 14"
REFUSAL: 52"
GROUND WATER OBSERVED: N/A
PERC RATE: 16 MIN./IN.

TEST PIT #19
0–8" 10YR 3/3 DARK BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
8–13" 10YR 4/4 DARK YELLOWSH BROWN, SILT LOAM, GRANULAR, FRIABLE
13–22" 2.5Y 5/3 LIGHT OLIVE BROWN, SILTY CLAY LOAM, BLOCKY, FIRM
22–72" 5Y 5/3 OLIVE, SILTY CLAY, BLOCKY, FIRM

TERMINATED: 72"
E.S.H.W.T.: 13"
RESTRICTIVE LAYER: 13"
REFUSAL: N/A
GROUND WATER OBSERVED: N/A
PERC RATE: 18 MIN./IN.

TEST PIT #20
0–8" 10YR 3/3 DARK BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
8–12" 10YR 4/4 DARK YELLOWSH BROWN, SILT LOAM, GRANULAR, FRIABLE
12–18" 2.5Y 5/3 LIGHT OLIVE BROWN, SILTY CLAY LOAM, BLOCKY, FIRM
18–60" 5Y 5/3 OLIVE, SILTY CLAY, BLOCKY, FIRM

TERMINATED: 60"
E.S.H.W.T.: 12"
RESTRICTIVE LAYER: 12"
REFUSAL: N/A
GROUND WATER OBSERVED: 38"
PERC RATE: 22 MIN./IN.

TEST PIT #21
0–8" 10YR 3/3 DARK BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
8–14" 10YR 4/4 DARK YELLOWISH BROWN, SILT LOAM, GRANULAR, FRIABLE
14–22" 2.5Y 5/3 LIGHT OLIVE BROWN, SILTY CLAY LOAM, BLOCKY, FIRM
22–60" 5Y 5/3 OLIVE, SILTY CLAY, BLOCKY, FIRM

TERMINATED: 60"
E.S.H.W.T.: 14"
RESTRICTIVE LAYER: 14"
REFUSAL: N/A
GROUND WATER OBSERVED: 40"
PERC RATE: 24 MIN./IN.

TEST PIT #22
0–8" 10YR 3/3 DARK BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
8–14" 10YR 4/4 DARK YELLOWISH BROWN, SILT LOAM, GRANULAR, FRIABLE
14–22" 2.5Y 5/3 LIGHT OLIVE BROWN, SILTY CLAY LOAM, BLOCKY, FIRM
22–72" 5Y 5/3 OLIVE, SILTY CLAY, BLOCKY, FIRM

TERMINATED: 72"
E.S.H.W.T.: 14"
RESTRICTIVE LAYER: 14"
REFUSAL: N/A
GROUND WATER OBSERVED: 38"
PERC RATE: 24 MIN./IN.

TEST PIT #23
0–8" 10YR 3/3 DARK BROWN, FINE LOAMY SAND, GRANULAR, FRIABLE
8–16" 10YR 4/4 DARK YELLOWISH BROWN, GRAVELLY FINE SANDY LOAM, GRANULAR, FRIABLE
16–24" 10YR 5/6 YELLOWISH BROWN, GRAVELLY FINE SANDY LOAM, BLOCKY, FRIABLE

TERMINATED: 24"
E.S.H.W.T.: N/A
RESTRICTIVE LAYER: N/A
REFUSAL: 24"
GROUND WATER OBSERVED: N/A
PERC RATE: 18 MIN./IN.

TEST PIT #24
0–8" 10YR 3/3 DARK BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
8–16" 10YR 4/4 DARK YELLOWSH BROWN, SILT LOAM, GRANULAR, FRIABLE
16–20" 2.5Y 5/3 LIGHT OLIVE BROWN, SILTY CLAY LOAM, BLOCKY, FIRM
20–74" 5Y 5/3 OLIVE, SILTY CLAY, BLOCKY, FIRM

TERMINATED: 74"
E.S.H.W.T.: 20"
RESTRICTIVE LAYER: 20"
REFUSAL: 74"
GROUND WATER OBSERVED: N/A
PERC RATE: 18 MIN./IN.

TEST PIT #25
0–8" 10YR 3/3 DARK BROWN, FINE LOAMY SAND, GRANULAR, FRIABLE
8–14" 10YR 4/4 DARK YELLOWSH BROWN, SILT LOAM, GRANULAR, FRIABLE
14–18" 2.5Y 5/3 LIGHT OLIVE BROWN, SILTY CLAY LOAM, BLOCKY, FIRM
18–64" 2.5Y 6/2 GRAYISH BROWN, SILT CLAY, BLOCKY, FIRM

TERMINATED: 64"
E.S.H.W.T.: 18"
RESTRICTIVE LAYER: 18"
REFUSAL: N/A
GROUND WATER OBSERVED: N/A
PERC RATE: 18 MIN./IN.

TEST PIT #26
0–8" 10YR 3/3 DARK BROWN, FINE LOAMY SAND, GRANULAR, FRIABLE
8–14" 10YR 4/4 DARK YELLOWISH BROWN, SILT LOAM, GRANULAR, FRIABLE
14–20" 2.5Y 5/3 LIGHT OLIVE BROWN, SILTY CLAY LOAM, BLOCKY, FIRM
20–38" 5Y 5/3 OLIVE, SILTY CLAY, BLOCKY, FIRM

TERMINATED: 38"
E.S.H.W.T.: 20"
RESTRICTIVE LAYER: 20"
REFUSAL: 38"
GROUND WATER OBSERVED: N/A
PERC RATE: 22 MIN./IN.

TEST PIT #27
0–8" 10YR 3/3 DARK BROWN, FINE LOAMY SAND, GRANULAR, FRIABLE
8–12" 10YR 4/4 DARK YELLOWISH BROWN, SILT LOAM, GRANULAR, FRIABLE
12–15" 2.5Y 5/3 LIGHT OLIVE BROWN, SILTY CLAY LOAM, BLOCKY, FIRM
15–77" 5Y 5/3 OLIVE, SILTY CLAY, BLOCKY, FIRM

TERMINATED: 77"
E.S.H.W.T.: 15"
RESTRICTIVE LAYER: 15"
REFUSAL: N/A
GROUND WATER OBSERVED: N/A
PERC RATE: 20 MIN./IN.

TEST PIT #27
0–8" 10YR 3/3 DARK BROWN, FINE LOAMY SAND, GRANULAR, FRIABLE
8–20" 7.5YR 5/6 STRONG BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
20–32" 2.5Y 5/4 LIGHT OLIVE BROWN, FINE SANDY LOAM, MASSIVE FRIABLE
32–52" 2.5Y 5/2 GREYISH BROWN, GRAVELLY FINE SANDY LOAM, MASSIVE FRIABLE

TERMINATED: 52"
E.S.H.W.T.: 32"
RESTRICTIVE LAYER: N/A
REFUSAL: N/A
GROUND WATER OBSERVED: 52"
PERC RATE: 8 MIN./IN.

CITY OF DOVER PLANNING FILE #20–51

REVISION	DATE	DESCRIPTION
#1	9–24–20	REVISED PER TRC COMMENTS

TEST PIT DATA
LAND OF
PETER GEORGAKILAS
MIDDLE ROAD
DOVER, N.H. 03820
TAX MAP M, LOT 102–12

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

SCALE : N/A
DATE : AUGUST 11, 2020
FILE NO. : DB 2019 – 114

STATE OF NEW HAMPSHIRE
No. 805
KENNETH A BERRY
LICENSED LAND SURVEYOR
SIGNATURE

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

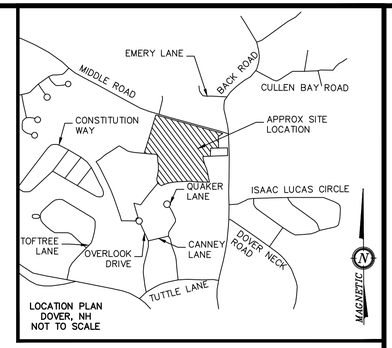
JOHN P. HAYES III, CWS #18

WETLAND NOTES:

WETLANDS WERE DELINEATED BY JOHN P. HAYES SPRING 2020
1. 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.
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).

CONDITIONAL USE PERMITS:
CONSTRUCTION WITHIN THE 50' BUFFER (5,808 Sq. Ft. PROPOSED): PENDING

WAIVER REQUESTS:
ROAD LESS THAN 500' TO THE NECK (475' PROPOSED): PENDING
ROAD GRADE STEEPER THAN 3% WITHIN 75' OF AN INTERSECTION: PENDING
PROPOSED DISTURBANCE WITHIN THE 100' FRONT BUFFER: PENDING



LOCATION PLAN
DOVER, NH
NOT TO SCALE

#	REVISION	DATE	DESCRIPTION
1	REVISED PER TRC COMMENTS	9-24-20	

CITY OF DOVER PLANNING FILE #20-51

OPEN SPACE CONDOMINIUM SUBDIVISION NORTH
LAND OF
PETER GEORGAKILAS
MIDDLE ROAD
DOVER, N.H. 03820
TAX MAP M, LOT 102-12

ABUTTERS LIST:

(A) DRISCOLL, BRENDAN C.
277 MIDDLE ROAD
DOVER, NH 03820
TAX MAP M, LOT 102
S.C.R.D. BOOK 4671, PAGE 957

(B) MINEROWICZ, EDWARD & MARCIA
268 MIDDLE ROAD
DOVER, NH 03820
TAX MAP M, LOT 102-1
S.C.R.D. BOOK 2046, PAGE 105

(C) BEAUDOIN, KENNETH D. JR. & CATHLEEN TRUSTEES
BEAUDOIN FAMILY TRUST
262 MIDDLE ROAD
DOVER, NH 03820
TAX MAP M, LOT 102-2
S.C.R.D. BOOK 4109, PAGE 275

(D) MAXWELL, WILLIAM J. & PATRICIA L. TRUSTEES
MAXWELL, WILLIAM AND PATRICIA REVOCABLE TRUST
9 EMERY LANE
DOVER, NH 03820
TAX MAP M, LOT 102-7
S.C.R.D. BOOK 4604, PAGE 179

(E) O'CONNOR, JOHN E. & JANE R. CO-TRUSTEES
O'CONNOR FAMILY REVOCABLE TRUST OF 2016
15 EMERY LANE
DOVER, NH 03820-5011
TAX MAP M, LOT 102-8
S.C.R.D. BOOK 4371, PAGE 679

ABUTTERS LIST:

(F) BLACK, TODD R. & JULIE TRUSTEES
BLACK, TODD AND JULIE M. REVOCABLE TRUSTS
19 EMERY LANE
DOVER, NH 03820
TAX MAP M, LOT 102-9
S.C.R.D. BOOK 4381, PAGE 145

(G) TUNG, PAUL C. & LEA ANN
238 MIDDLE ROAD
DOVER, NH 03820
TAX MAP M, LOT 102-10
S.C.R.D. BOOK 2184, PAGE 486

(H) O'CONNELL, ELIAS & PAULINE TRUSTEES
O'CONNELL FAMILY TRUST
232 MIDDLE ROAD
DOVER, NH 03820
TAX MAP M, LOT 101-A
S.C.R.D BOOK 2012, PAGE 788

OPEN SPACE:

LOT 102-12 AREA = 1,033,159 SF

PROPOSED GRADING OUTSIDE RIGHT OF WAY = 23,000 SF

OPEN SPACE = 1,010,159 SF (81.2 % OF OF SUBJECT PARCEL)

UPLAND OPEN SPACE = 757,539 SF (75.0 % OF OPEN SPACE)

REQUIRED OPEN SPACE = 622,004 SF (50.0 %)
PROVIDED OPEN SPACE = 1,010,159 (81.2 %)

REQUIRED UPLAND OPEN SPACE = 311,002 SF (50.0 % OF REQUIRED OPEN SPACE)
PROVIDED UPLAND OPEN SPACE = 757,539 (75.0 % OF PROVIDED OPEN SPACE)

LEGEND:

- ● 3/4" REBAR W/ ID CAP ~TBS~
- ○ IRON BOUND ~FND~
- ○ IRON PIPE ~FND~
- ⊕ STEEL STAKE ~FND~
- UTILITY POLE / GUY WIRE
- BUILDING SETBACK LINE
- WETLAND LINE
- "CANNEY BROOK"
- EXISTING STREAM
- WETLAND BUFFER
- CEMETERY BUFFER
- PROPOSED LCA LINE
- MATCH LINE
- LCA LIMITED COMMON AREA
- TBS TO BE SET
- S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS
- TYP. TYPICAL
- FND FOUND
- Ⓐ ABUTTER REFERENCE
- MATCH POINT

NOTES:

1.) OWNER: PETER GEORGAKILAS
60 SILVER STREET
DOVER, NH 03820

2.) TAX MAP M, LOT 102-12

3.) LOT AREAS: 1,244,008 Sq. Ft., 28.56 Ac.

4.) S.C.R.D. BOOK 4669, PAGE 1035

5.) ZONING: (R-40) RURAL RESIDENTIAL
MINIMUM FRONTAGE ~ 150'
MINIMUM LOT SIZE ~ 40,000 Sq. Ft.
FRONT SETBACK ~ 40'
REAR SETBACK ~ 30'
SIDE SETBACK ~ 25'
WETLANDS BUFFER ~ 50.0'
MAX. BUILDING HEIGHT: 35'
MAX. LOT COVERAGE: 10%

OPEN SPACE SUBDIVISION	PROVIDED SETBACKS
STREET SIDES OF UNITS ~ 20',	20' PROVIDED
DISTANCE BETWEEN UNITS ~ 30'	30' MIN PROVIDED
100' FRONT BUFFER	100' FOR UNITS, (WAIVER)
50' PERIMETER BUFFER	50' PROVIDED
100' ABUTTING STRUCTURE	100' PROVIDED

6.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, A PORTION OF THIS PARCEL DOES FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD. REF.: FEMA COMMUNITY #330145, MAP #33017C0320E, DATED: SEPTEMBER 30, 2015. THE FLOOD ZONE SHOWN ON THE FEMA MAPS IS INCORRECT BASED ON THE LOCATION OF CANNEY BROOK.

NOTES CONTINUED:

7.) VERTICAL DATUM BASED ON 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 SPRING OF 2020, WITH A BETTER ERROR OF CLOSURE OF 1 PART IN 10,000.

6.) THE INTENT OF THIS PLAN IS TO SHOW THE NORTHERN DETAIL OF THE OPEN SPACE CONDOMINIUM SUBDIVISION. THE PROPOSED LOTS ARE PROPOSED TO BE LIMITED COMMON AREA AND ARE NOT FEE SIMPLE LOTS.

10.) THIS IS A 30 SHEET PLAN SET WITH SHEETS 7 & 8 RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS. THE REST OF THE PLAN SET WILL BE ON FILE AT THE CITY OF DOVER OR THIS OFFICE. FOR MORE INFORMATION ON THIS SUBDIVISION, CONTACT THE CITY OF DOVER PLANNING DEPARTMENT, 288 CENTRAL AVENUE, DOVER, NH 03820, (603) 516-6008.

11.) ALL LOTS WILL SERVICED BY CITY WATER AND ON SITE SEWAGE DISPOSAL SYSTEMS.

12.) SEE SHEET 8 FOR ALL OTHER COMMON DOVER SUBDIVISION NOTES.

13.) A CONDITIONAL USE PERMIT IS REQUIRED FOR DISTURBANCE WITHIN THE WETLAND BUFFER.

NOTES CONTINUED:

14.) WAIVERS ARE REQUIRED FOR ROAD GRADE AT INTERSECTION, ROAD LENGTH TO CUL-DE-SAC AND DISTURBANCE WITHIN THE FRONT 100' BUFFER.

15.) WETLAND BUFFER SIGNS ARE TO BE INSTALLED ALONG THE BUFFER WHERE POSSIBLE ENCROACHMENT MAY OCCUR.

16.) HAYDEN DRIVE IS PROPOSED TO BE PRIVATE. REFER TO THE HOA DOCUMENTS FOR ROAD & DRAINAGE RESPONSIBILITIES.

SUBDIVISION PLAN LINE TABLE

LINE #	BEARING	DISTANCE
L1	N57°49'14"W	34.29'
L2	N18°56'48"E	41.36'
L3	N82°43'52"W	47.72'
L4	N82°43'52"W	32.17'
L5	N07°16'08"E	35.00'
L6	S73°38'16"W	31.68'
L7	S18°56'48"W	28.41'
L8	N25°17'55"E	23.62'

APPROVED DOVER

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

KENNETH A. BERRY LLS 805 DATE

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

SCALE : 1 IN. EQUALS 60 FT.
DATE : AUGUST 11, 2020
FILE NO. : DB 2019 - 114

STATE OF NEW HAMPSHIRE
NO. 805
KENNETH A. BERRY
LICENSED LAND SURVEYOR
SIGNATURE

NOTES:

1.) OWNER: PETER GEORGAKILAS
60 SILVER STREET
DOVER, NH 03820

2.) TAX MAP M, LOT 102-12

3.) LOT AREAS: 1,244,008 Sq. Ft., 28.56 Ac.

4.) S.C.R.D. BOOK 4669, PAGE 1035

5.) ZONING: (R-40) RURAL RESIDENTIAL
MINIMUM FRONTAGE ~ 150'
MINIMUM LOT SIZE ~ 40,000 Sq. Ft.
FRONT SETBACK ~ 40'
REAR SETBACK ~ 30'
SIDE SETBACK ~ 25'
WETLANDS BUFFER ~ 50.0'
MAX. BUILDING HEIGHT: 35'
MAX. LOT COVERAGE: 10%

OPEN SPACE SUBDIVISION	PROVIDED SETBACKS
STREET SIDES OF UNITS ~ 20',	20' PROVIDED
DISTANCE BETWEEN UNITS ~ 30'	30' MIN PROVIDED
100' FRONT BUFFER	100' FOR UNITS, (WAIVER)
50' PERIMETER BUFFER	50' PROVIDED
100' ABUTTING STRUCTURE	100' PROVIDED

6.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, A PORTION OF THIS PARCEL DOES FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD. REF.: FEMA COMMUNITY #330145, MAP #33017C0320E, DATED: SEPTEMBER 30, 2015. THE FLOOD ZONE SHOWN ON THE FEMA MAPS IS INCORRECT BASED ON THE LOCATION OF CANNEY BROOK.

7.) VERTICAL DATUM BASED ON 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 SPRING OF 2020, WITH A BETTER ERROR OF CLOSURE OF 1 PART IN 10,000.

6.) THE INTENT OF THIS PLAN IS TO SHOW THE SOUTHERN DETAIL OF THE OPEN SPACE CONDOMINIUM SUBDIVISION. THE PROPOSED LOTS ARE PROPOSED TO BE LIMITED COMMON AREA AND ARE NOT FEE SIMPLE LOTS.

10.) THIS IS A 30 SHEET PLAN SET WITH SHEETS 7 & 8 RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS. THE REST OF THE PLAN SET WILL BE ON FILE AT THE CITY OF DOVER OR THIS OFFICE. FOR MORE INFORMATION ON THIS SUBDIVISION, CONTACT THE CITY OF DOVER PLANNING DEPARTMENT, 288 CENTRAL AVENUE, DOVER, NH 03820, (603) 516-6008.

11.) ALL LOTS WILL SERVICED BY CITY WATER AND ON SITE SEWAGE DISPOSAL SYSTEMS.

NOTES CONTINUED:

12.) A CONDITIONAL USE PERMIT IS REQUIRED FOR DISTURBANCE WITHIN THE WETLAND BUFFER.

13.) WAIVERS ARE REQUIRED FOR ROAD GRADE AT INTERSECTION AND ROAD LENGTH TO CUL-DE-SAC.

14.) WETLAND BUFFER SIGNS ARE TO BE INSTALLED ALONG THE BUFFER WHERE POSSIBLE ENCROACHMENT MAY OCCUR.

15.) HAYDEN DRIVE IS PROPOSED TO BE PRIVATE. REFER TO THE HOA DOCUMENTS FOR ROAD & DRAINAGE RESPONSIBILITIES.

16.) CALL DIG SAFE PRIOR TO BEGINNING WORK (1-888-344-7233)

17.) ALL CONSTRUCTION SHALL CONFORM TO THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. CONSTRUCTION SHALL ALSO CONFORM TO THE CITY OF DOVER POLICIES AND PRACTICES.

18.) WRITTEN DIMENSION ON THIS PLAN TAKE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS. IN THE EVENT OF A CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWINGS AND/OR SPECIFICATIONS, THE ENGINEER SHALL BE NOTIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR IS TO CONFIRM ALL ELEVATIONS. CONFLICTS WILL BE REPORTED TO THE DESIGN ENGINEER PRIOR TO CONSTRUCTION.

19.) LIST ANY VARIANCES OR SPECIAL EXCEPTIONS GRANTED BY THE ZONING BOARD OF ADJUSTMENT: NONE

20.) THE SITE CONSTRUCTION HOURS SHALL BE LIMITED TO MONDAY-FRIDAY 7AM-6PM, WITH NO SATURDAY & SUNDAY HOURS. HOURS OF CONSTRUCTION SHALL BE DOCUMENTED ON A SITE CONSTRUCTION SIGN ALONG WITH THE CONTACT INFORMATION FOR THE GENERAL CONTRACTOR. THE PROJECT SIGN SHALL INDICATE THE ROAD IS PROPOSED TO BE PRIVATE AND SHALL RECEIVE NO CITY SERVICES.

21.) THE INSTALLATION OF ELECTRIC POWER, CABLE TELEVISION AND TELEPHONE LINES SHALL BE UNDERGROUND THROUGHOUT THE SITE FOR WHICH DEVELOPMENT IS PROPOSED. SITE PLANS SHALL SHOW ANY EASEMENTS FOR THESE SERVICES.

22.) FROM GROUND BREAKING THE SITE SHALL REMAIN ACCESSIBLE YEAR ROUND IN ALL WEATHER CONDITIONS.

NOTES CONTINUED:

23.) AS-BUILT PLANS OF THE SUBDIVISION SHALL BE SUBMITTED ON PAPER AND IN DIGITAL FORMAT AUTOCAD DWG, AUTOCAD DXF OR ESRI FORMAT TO THE CITY OF DOVER 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. DIGITAL FILES SHALL BE GEO-REFERENCED TO NEW HAMPSHIRE STATE PLANE COORDINATES NAD83 AND SHALL BE EXPRESSED IN FEET. CONTRACTOR IS RESPONSIBLE FOR ACCURATE LOCATION OF ALL BURIED UTILITIES.

24.) THE LIMITS OF CONSTRUCTION DISTURBANCE THAT ARE LOCATED IN OR WITHIN THE 50 FT. OF CONSERVATION AND WETLAND DISTRICTS SHALL BE STAKED, FLAGGED AND CLEARLY IDENTIFIED PRIOR ANY EARTH DISTURBING ACTIVITY OCCURS. PLEASE NOTE THAT NO WORK IS PROPOSED ADJACENT TOO OR WITHIN THE 50' WETLAND BUFFER.

25.) ALL TREATMENT SWALES TO BE CONSTRUCTED SHALL HAVE SOD BOTTOMS. NOT APPLICABLE.

26.) A LETTER OF CREDIT FOR THE COST OF REVEGETATING ALL DISTURBED AREAS ON THE SITE SHALL BE SUBMITTED, AND THE APPROVED CONSTRUCTION SIGN INSTALLED PRIOR TO ANY EARTH DISTURBING ACTIVITY OCCURS. NOT APPLICABLE.

27.) A PRE-CONSTRUCTION CONFERENCE WITH THE DEVELOPER, THE DESIGN ENGINEER, THE EARTHWORK CONTRACTOR AND THE CITY ENGINEER SHALL OCCUR PRIOR TO ANY EARTH DISTURBING ACTIVITY.

28.) THE PROPOSED USE FOR THE SITE IS 13 NEW SINGLE FAMILY HOMES.

29.) COMMERCIAL VEHICLE ROUTE DURING CONSTRUCTION SHALL CONFORM TO DOVER CITY CODE OR BE COORDINATED WITH THE COMMUNITY SERVICES DIRECTOR.

30.) ANY RETAINING WALL TALLER THAN FOUR FEET (4') REQUIRES ISSUANCE OF A BUILDING PERMIT FROM INSPECTION SERVICES.

31.) ANY FENCE TALLER THAN SEVEN FEET (7') REQUIRES THE ISSUANCE OF A BUILDING PERMIT FROM INSPECTION SERVICES.

32.) APPLICANT SHALL COMPLETE LAND USE DEVELOPMENT TRACKING FORM, MOST RECENTLY REVISED VERSION, UTILIZING THE ONLINE POLLUTION TRACKING AND ACCOUNTING PILOT PROJECT (PTAPP) PORTAL.

NOTES CONTINUED:.

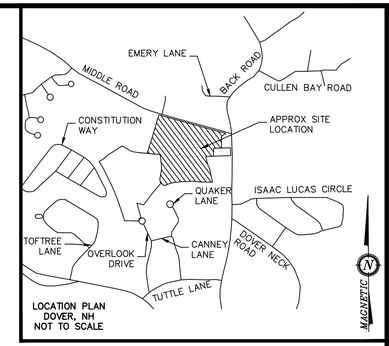
33.) THE OWNER OF RECORD SHALL RECORD AT THE REGISTRY OF DEEDS DOCUMENTATION SUFFICIENT TO PROVIDE NOTICE TO ALL PERSONS/ENTITIES THAT MAY ACQUIRE ANY PROPERTY SUBJECT TO THE REQUIREMENTS AND RESPONSIBILITIES DESCRIBED IN THE APPROVED STORMWATER MANAGEMENT PLAN. THE NOTICE SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS FOR RECORDING CONTAINED IN RSA 477 AND 478. THE NOTICE NEED NOT SET FORTH THE REQUIREMENTS AT LENGTH, SO LONG AS IT IS SUFFICIENT TO PROVIDE NOTICE TO PROSPECTIVE PURCHASERS TO THE REQUIREMENTS FOR MAINTENANCE AND REPORTING.

34.) FIRE DEPARTMENT ACCESS ROADS SHALL BE INSTALLED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS IN ALL WEATHER CONDITIONS AT ALL TIMES.

35.) NO ROADWAY WITH PRIVATE UTILITY EASEMENTS SHALL BE ACCEPTED AS A PUBLIC ROAD BY THE CITY UNLESS THE EASEMENTS ARE EXPUNGED PRIOR TO THE TRANSFER OF LAND TO THE CITY. LICENSE AGREEMENTS FOR ANY AND ALL PRIVATE UTILITIES WITHIN THE RIGHT OF WAY MAY BE GRANTED BY THE CITY UPON ACCEPTANCE OF THE UNENCUMBERED ROADWAY CONSISTENT WITH APPLICABLE STATE LAW.

36.) BASIS OS BEARING IS THE CITY OF DOVER GIS SYSTEM STATIONS xx AND XX WHICH WERE USED TO DETERMINE LOCATION ORIENTATION AND VERTICAL DATUM.

37.) THE EXISTING CEMETERY WILL BE MAINTAINED BY THE HOA.



LOCATION PLAN
DOVER, NH
NOT TO SCALE

NRCS SOILS:

BsA –	BUXTON SILT LOAM, 0 TO 3 PERCENT SLOPES
CfB –	CHARLTON FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES
ElnB –	ELMWOOD FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES
HcB –	HOLLIS-CHARLTON FINE SANDY LOAMS, 3 TO 8 PERCENT SLOPES
HcC –	HOLLIS-CHARLTON FINE SANDY LOAMS, 8 TO 15 PERCENT SLOPES
ScA –	SCANTIC SILT LOAM, 0 TO 3 PERCENT SLOPES
ScB –	SCANTIC SILT LOAM, 3 TO 8 PERCENT SLOPES
WfB –	WINDSOR LOAMY FINE SAND, 0 TO 8 PERCENT SLOPES
WfC –	WINDSOR LOAMY FINE SAND, 8 TO 15 PERCENT SLOPES

SEE WEBSOIL USDA-NRCS

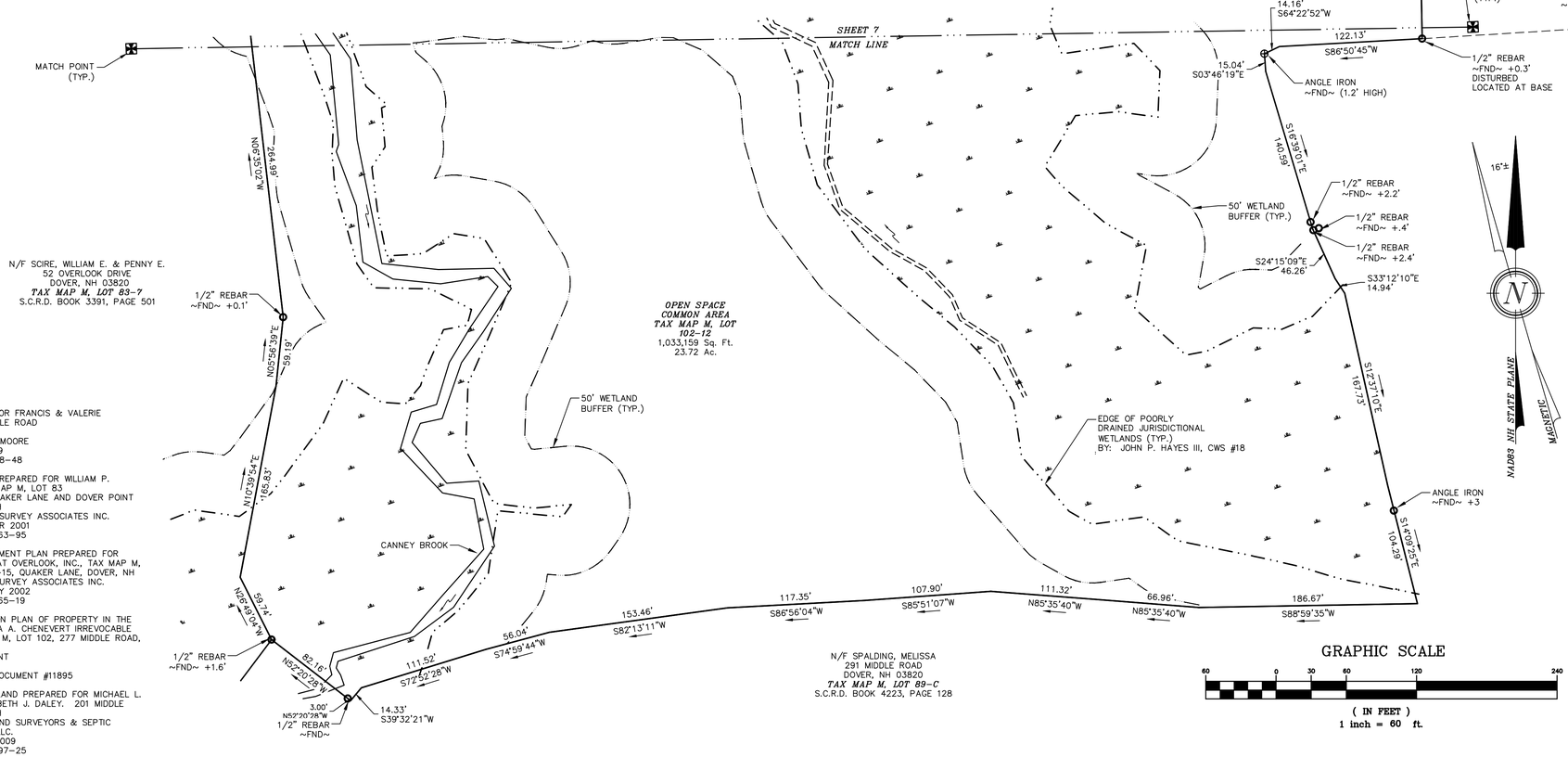
CONDITIONAL USE PERMITS:
CONSTRUCTION WITHIN THE 50' BUFFER (5,808 Sq. Ft. PROPOSED): PENDING

WAIVER REQUESTS:
ROAD LESS THAN 500' TO THE NECK (475' PROPOSED): PENDING
ROAD GRADE STEEPER THAN 3% WITHIN 75' OF AN INTERSECTION: PENDING
PROPOSED DISTURBANCE WITHIN THE 100' FRONT BUFFER: PENDING

WETLAND NOTES:

WETLANDS WERE DELINEATED BY JOHN P. HAYES SPRING 2020
1. 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.
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).

JOHN P. HAYES III, CWS #18



N/F SCIRE, WILLIAM E. & PENNY E.
52 OVERLOOK DRIVE
DOVER, NH 03820
TAX MAP M, LOT 83-7
S.C.R.D. BOOK 3391, PAGE 501

N/F SPALDING, MELISSA
291 MIDDLE ROAD
DOVER, NH 03820
TAX MAP M, LOT 89-C
S.C.R.D. BOOK 4223, PAGE 128

N/F HAPPY MOUNTAIN HOLDINGS LLC
901 N MARKET STREET STE 705
WILMINGTON, DE 09801
TAX MAP M, LOT 102-11
S.C.R.D. BOOK 4775, PAGE 485

N/F SPALDING, MELISSA
291 MIDDLE ROAD
DOVER, NH 03820
TAX MAP M, LOT 89-C
S.C.R.D. BOOK 4223, PAGE 128

PLAN REFERENCES:

1.) PLAN OF LAND FOR FRANCIS & VALERIE CHENEVERT, MIDDLE ROAD
DOVER, N.H.
BY: KENNETH E. MOORE
DATED: MAY 1989
S.C.R.D. PLAN #38-48

2.) PLAN OF LAND PREPARED FOR WILLIAM P. TUTTLE, III TAX MAP M, LOT 83
TUTTLE LANE, QUAKER LANE AND DOVER POINT ROAD, DOVER, NH
BY: MCENEANEY SURVEY ASSOCIATES INC.
DATED: NOVEMBER 2001
S.C.R.D.: PLAN #63-95

3.) LOT LINE ADJUSTMENT PLAN PREPARED FOR STABILE HOMES AT OVERLOOK, INC., TAX MAP M, LOT 83-7 & 83-15, QUAKER LANE, DOVER, NH
BY:MCENEANEY SURVEY ASSOCIATES INC.
DATED: FEBRUARY 2002
S.C.R.D.: PLAN #65-19

4.) MINOR SUBDIVISION PLAN OF PROPERTY IN THE NAME OF BALERIA A. CHENEVERT IRREVOCABLE TRUST, TAX MAP M, LOT 102, 277 MIDDLE ROAD, DOVER, NH
BY: DAVID VINCENT
DATED:
S.C.R.D.: PLAN DOCUMENT #11895

5.) SUBDIVISION OF LAND PREPARED FOR MICHAEL L. CROTTO & ELIXABETH J. DALEY. 201 MIDDLE ROAD, DOVER, NH
BY: POHOPEK LAND SURVEYORS & SEPTIC SYSTEM DESIGN LLC.
DATED: MARCH 2009
S.C.R.D.: PLAN #37-25

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

LEGEND:

- 3/4: REBAR W/ ID CAP ~TBS~
- IRON BOUND ~FND~
- IRON PIPE ~FND~
- STEEL STAKE ~FND~
- UTILITY POLE / GUY WIRE
- BUILDING SETBACK LINE
- WETLAND LINE
- "CANNEY BROOK"
- EXISTING STREAM
- WETLAND BUFFER
- CEMETERY BUFFER
- PROPOSED LCA LINE
- MATCH LINE

LCA	LIMITED COMMON AREA
TBS	TO BE SET
S.C.R.D.	STRAFFORD COUNTY REGISTRY OF DEEDS
TYP.	TYPICAL
FND	FOUND
A	ABUTTER REFERENCE
	MATCH POINT

APPROVED DOVER

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

KENNETH A. BERRY LLS 805 DATE

CITY OF DOVER PLANNING FILE #20-51

#	DATE	DESCRIPTION
1	9-24-20	REVISED PER TRC COMMENTS

OPEN SPACE CONDOMINIUM SUBDIVISION NORTH
LAND OF
PETER GEORGAKILAS
MIDDLE ROAD
DOVER, N.H. 03820
TAX MAP M, LOT 102-12

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

SCALE : 1 IN. EQUALS 60 FT.
DATE : AUGUST 11, 2020
FILE NO. : DB 2019 - 114

STATE OF NEW HAMPSHIRE No. 805 KENNETH A BERRY LICENSED LAND SURVEYOR
SIGNATURE

GRAPHIC SCALE

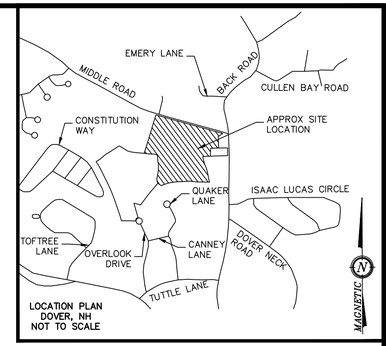
60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

JOHN P. HAYES III, CWS #18

WETLAND NOTES:

1. WETLANDS WERE DELINEATED BY JOHN P. HAYES SPRING 2020 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.
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).



LOCATION PLAN
DOVER, NH
NOT TO SCALE

16°±
NAD83 NH STATE PLANE
MAGNETIC

PSNH 142/77
PSNH 142/78
1-1/2" IRON PIPE ~FND~ +2.4
3.5' DIAMETER CONCRETE POST ~FND~ +1'
PSNH 142/79
PSNH 142/80
PSNH 142/81
PSNH 142/82
50' WETLAND BUFFER (TYP.)
FEMA FLOOD LINE
MIDDLE ROAD
PSNH 142/84
PSNH 142/85
PSNH 146/74
BACK ROAD
DAVID VINCENT IRON BOUND ~FND~ FLUSH
PSNH 146/75
EDGE OF POORLY DRAINED JURISDICTIONAL WETLANDS (TYP.) BY: JOHN P. HAYES III, CWS #18
3/4" REBAR W/ ID CAP ~TBS~
PROPOSED LCA LINE (TYP.)
TAX MAP M, LOT 102-12
LCA TAX MAP M, LOT 102-12-9
LCA TAX MAP M, LOT 102-12-10
LCA TAX MAP M, LOT 102-12-13
LCA TAX MAP M, LOT 102-12-1
LCA TAX MAP M, LOT 102-12-14
LCA TAX MAP M, LOT 102-12-11
LCA TAX MAP M, LOT 102-12-2
LCA TAX MAP M, LOT 102-12-3
LCA TAX MAP M, LOT 102-12-4
LCA TAX MAP M, LOT 102-12-5
LCA TAX MAP M, LOT 102-12-6
LCA TAX MAP M, LOT 102-12-7
LCA TAX MAP M, LOT 102-12-8
TEST PIT #1
TEST PIT #2
TEST PIT #3
TEST PIT #7
TEST PIT #8
TEST PIT #9
TEST PIT #10
TEST PIT #11
TEST PIT #12
TEST PIT #13
TEST PIT #14
TEST PIT #15
TEST PIT #16
TEST PIT #19
TEST PIT #20
TEST PIT #21
TEST PIT #22
TEST PIT #24
TEST PIT #25
TEST PIT #26
TEST PIT #27
TEST PIT #28
TEST PIT #29
HAYDEN DRIVE
3/4" REBAR W/ ID CAP ~TBS~
1/2" REBAR INSIDE 2 1/2"IRON PIPE WITH CONCRETE ~FND~ FLUSH
DAVID VINCENT IRON BOUND ~FND~ +.4'
PSNH 146/81
DAVID VINCENT IRON BOUND ~FND~ FLUSH
DAVID VINCENT IRON BOUND ~FND~ FLUSH
DAVID VINCENT IRON BOUND ~FND~ FLUSH
PSNH 146/81
PSNH 146/81A1
1/2" REBAR ~FND~ +0.4'
1/2" REBAR ~FND~ +1.1'
LLS 275 IRON BOUND ~FND~ +0.3'
1/2" REBAR ~FND~ +2.1'
1/2" REBAR ~FND~ +1.1'
1/2" REBAR ~FND~ +0.4'
N17°06'46"E 1 1/2" REBAR ~FND~ +0.7'
1/2" REBAR ~FND~ +0.3'
1/2" REBAR ~FND~ +0.2'
CANNEY BROOK
EXISTING TRAIL
EDGE OF POORLY DRAINED JURISDICTIONAL WETLANDS (TYP.) BY: JOHN P. HAYES III, CWS #18
3/4" REBAR W/ ID CAP ~TBS~
PROPOSED LCA LINE (TYP.)
GRAVE STONE WITH 25' BUFFER
MATCH POINT (TYP.)
MATCH LINE SHEET 10
MATCH POINT (TYP.)
1/2" REBAR ~FND~ +0.2'
1/2" REBAR ~FND~ +0.3' DISTURBED LOCATED AT BASE
ANGLE IRON ~FND~ (1.2' HIGH)

LEGEND:

- 3/4: REBAR W/ ID CAP ~TBS~
- IRON BOUND ~FND~
- IRON PIPE ~FND~
- STEEL STAKE ~FND~
- UTILITY POLE / GUY WIRE
- BUILDING SETBACK LINE
- WETLAND LINE
- "CANNEY BROOK"
- EXISTING STREAM
- WETLAND BUFFER
- CEMETERY BUFFER
- PROPOSED LCA LINE
- MATCH LINE

- LCA — LIMITED COMMON AREA
- TBS — TO BE SET
- S.C.R.D. — STRAFFORD COUNTY REGISTRY OF DEEDS
- TYP. — TYPICAL
- FND — FOUND
- Ⓐ — ABUTTER REFERENCE
- MATCH POINT

NOTES:

1.) OWNER: PETER GEORGAKILAS
60 SILVER STREET
DOVER, NH 03820

2.) TAX MAP M, LOT 102-12

3.) LOT AREAS: 1,244,008 Sq. Ft., 28.56 Ac.

4.) S.C.R.D. BOOK 4669, PAGE 1035

5.) ZONING: (R-40) RURAL RESIDENTIAL

MINIMUM FRONTAGE ~ 150'	
MINIMUM LOT SIZE ~ 40,000 Sq. Ft.	
FRONT SETBACK ~ 40'	
REAR SETBACK ~ 30'	
SIDE SETBACK ~ 25'	
WETLANDS BUFFER ~ 50.0'	
MAX. BUILDING HEIGHT: 35'	
MAX. LOT COVERAGE: 10%	
OPEN SPACE SUBDIVISION	PROVIDED SETBACKS
STREET SIDES OF UNITS ~ 20',	20' PROVIDED
DISTANCE BETWEEN UNITS ~ 30'	30' MIN PROVIDED
100' FRONT BUFFER	100' FOR UNITS, (WAIVER)
50' PERIMETER BUFFER	50' PROVIDED
100' ABUTTING STRUCTURE	100' PROVIDED

6.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, A PORTION OF THIS PARCEL DOES FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD. REF.: FEMA COMMUNITY #330145, MAP #33017C0320E. DATED: SEPTEMBER 30, 2015. THE FLOOD ZONE SHOWN ON THE FEMA MAPS IS INCORRECT BASED ON THE LOCATION OF CANNEY BROOK.

NOTES CONTINUED:

7.) VERTICAL DATUM BASED ON 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 SPRING OF 2020, WITH A BETTER ERROR OF CLOSURE OF 1 PART IN 10,000.

6.) THE INTENT OF THIS PLAN IS TO SHOW THE NORTHERN TOPOGRAPHY DETAIL OF THE OPEN SPACE CONDOMINIUM SUBDIVISION. THE PROPOSED LOTS ARE PROPOSED TO BE LIMITED COMMON AREA AND ARE NOT FEE SIMPLE LOTS.

10.) THIS IS A 30 SHEET PLAN SET WITH SHEETS 7 & 8 RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS. THE REST OF THE PLAN SET WILL BE ON FILE AT THE CITY OF DOVER OR THIS OFFICE. FOR MORE INFORMATION ON THIS SUBDIVISION, CONTACT THE CITY OF DOVER PLANNING DEPARTMENT, 288 CENTRAL AVENUE, DOVER, NH 03820, (603) 516-6008.

11.) ALL LOTS WILL SERVICED BY CITY WATER AND ON SITE SEWAGE DISPOSAL SYSTEMS.

12.) SEE SHEET 8 FOR ALL OTHER COMMON DOVER SUBDIVISION NOTES.

13.) A CONDITIONAL USE PERMIT IS REQUIRED FOR DISTURBANCE WITHIN THE WETLAND BUFFER.

NOTES CONTINUED:

14.) WAIVERS ARE REQUIRED FOR ROAD GRADE AT INTERSECTION, ROAD LENGTH TO CUL-DE-SAC AND DISTURBANCE WITHIN THE FRONT 100' BUFFER.

15.) WETLAND BUFFER SIGNS ARE TO BE INSTALLED ALONG THE BUFFER WHERE POSSIBLE ENCROACHMENT MAY OCCUR.

16.) HAYDEN DRIVE IS PROPOSED TO BE PRIVATE. REFER TO THE HOA DOCUMENTS FOR ROAD & DRAINAGE RESPONSIBILITIES.

APPROVED DOVER

CITY OF DOVER PLANNING FILE #20-51

REVISION	DATE	DESCRIPTION
#1	9-24-20	REVISED PER TRC COMMENTS

OPEN SPACE TOPOGRAPHY PLAN NORTH

LAND OF
PETER GEORGAKILAS
MIDDLE ROAD
DOVER, N.H. 03820
TAX MAP M, LOT 102-12

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

SCALE : 1 IN. EQUALS 60 FT.
DATE : AUGUST 11, 2020
FILE NO. : DB 2019 - 114

STATE OF NEW HAMPSHIRE — No. 805 — KENNETH A. BERRY — LICENSED LAND SURVEYOR — SIGNATURE

NOTES:

1.) OWNER: PETER GEORGAKILAS
60 SILVER STREET
DOVER, NH 03820

2.) TAX MAP M, LOT 102-12

3.) LOT AREAS: 1,244,008 Sq. Ft., 28.56 Ac.

4.) S.C.R.D. BOOK 4669, PAGE 1035

5.) ZONING: (R-40) RURAL RESIDENTIAL
MINIMUM FRONTAGE ~ 150'
MINIMUM LOT SIZE ~ 40,000 Sq. Ft.
FRONT SETBACK ~ 40'
REAR SETBACK ~ 30'
SIDE SETBACK ~ 25'
WETLANDS BUFFER ~ 50.0'
MAX. BUILDING HEIGHT: 35'
MAX. LOT COVERAGE: 10%

OPEN SPACE SUBDIVISION	PROVIDED SETBACKS
STREET SIDES OF UNITS ~ 20',	20' PROVIDED
DISTANCE BETWEEN UNITS ~ 30'	30' MIN PROVIDED
100' FRONT BUFFER	100' FOR UNITS, (WAIVER)
50' PERIMETER BUFFER	50' PROVIDED
100' ABUTTING STRUCTURE	100' PROVIDED

6.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, A PORTION OF THIS PARCEL DOES FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD. REF.: FEMA COMMUNITY #330145, MAP #33017C0320E, DATED: SEPTEMBER 30, 2015. THE FLOOD ZONE SHOWN ON THE FEMA MAPS IS INCORRECT BASED ON THE LOCATION OF CANNEY BROOK.

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

NOTES CONTINUED:

8.) THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN SPRING OF 2020, WITH A BETTER ERROR OF CLOSURE OF 1 PART IN 10,000.

6.) THE INTENT OF THIS PLAN IS TO SHOW THE SOUTHERN TOPOGRAPHY DETAIL OF THE OPEN SPACE CONDOMINIUM SUBDIVISION. THE PROPOSED LOTS ARE PROPOSED TO BE LIMITED COMMON AREA AND ARE NOT FEE SIMPLE LOTS.

10.) THIS IS A 30 SHEET PLAN SET WITH SHEETS 7 & 8 RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS. THE REST OF THE PLAN SET WILL BE ON FILE AT THE CITY OF DOVER OR THIS OFFICE. FOR MORE INFORMATION ON THIS SUBDIVISION, CONTACT THE CITY OF DOVER PLANNING DEPARTMENT, 288 CENTRAL AVENUE, DOVER, NH 03820, (603) 516-6008.

11.) ALL LOTS WILL SERVICED BY CITY WATER AND ON SITE SEWAGE DISPOSAL SYSTEMS.

12.) SEE SHEET 8 FOR ALL OTHER COMMON DOVER SUBDIVISION NOTES.

13.) A CONDITIONAL USE PERMIT IS REQUIRED FOR DISTURBANCE WITHIN THE WETLAND BUFFER.

14.) WAIVERS ARE REQUIRED FOR ROAD GRADE AT INTERSECTION, ROAD LENGTH TO CUL-DE-SAC AND DISTURBANCE WITHIN THE FRONT 100' BUFFER.

15.) WETLAND BUFFER SIGNS ARE TO BE INSTALLED ALONG THE BUFFER WHERE POSSIBLE ENCROACHMENT MAY OCCUR.

LEGEND:

- 3/4" REBAR W/ ID CAP ~TBS~
- IRON BOUND ~FND~
- IRON PIPE ~FND~
- STEEL STAKE ~FND~
- UTILITY POLE / GUY WIRE
- BUILDING SETBACK LINE
- WETLAND LINE
- "CANNEY BROOK"
- EXISTING STREAM
- WETLAND BUFFER
- CEMETERY BUFFER
- PROPOSED LCA LINE
- MATCH LINE

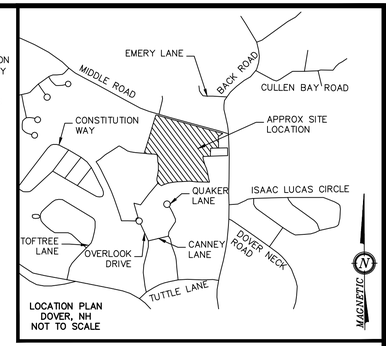
- LCA — LIMITED COMMON AREA
- TBS — TO BE SET
- S.C.R.D. — STRAFFORD COUNTY REGISTRY OF DEEDS
- TYP. — TYPICAL
- FND — FOUND
- (A) — ABUTTER REFERENCE
- MATCH POINT

WETLAND NOTES:

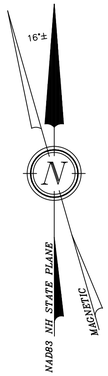
WETLANDS WERE DELINEATED BY JOHN P. HAYES SPRING 2020

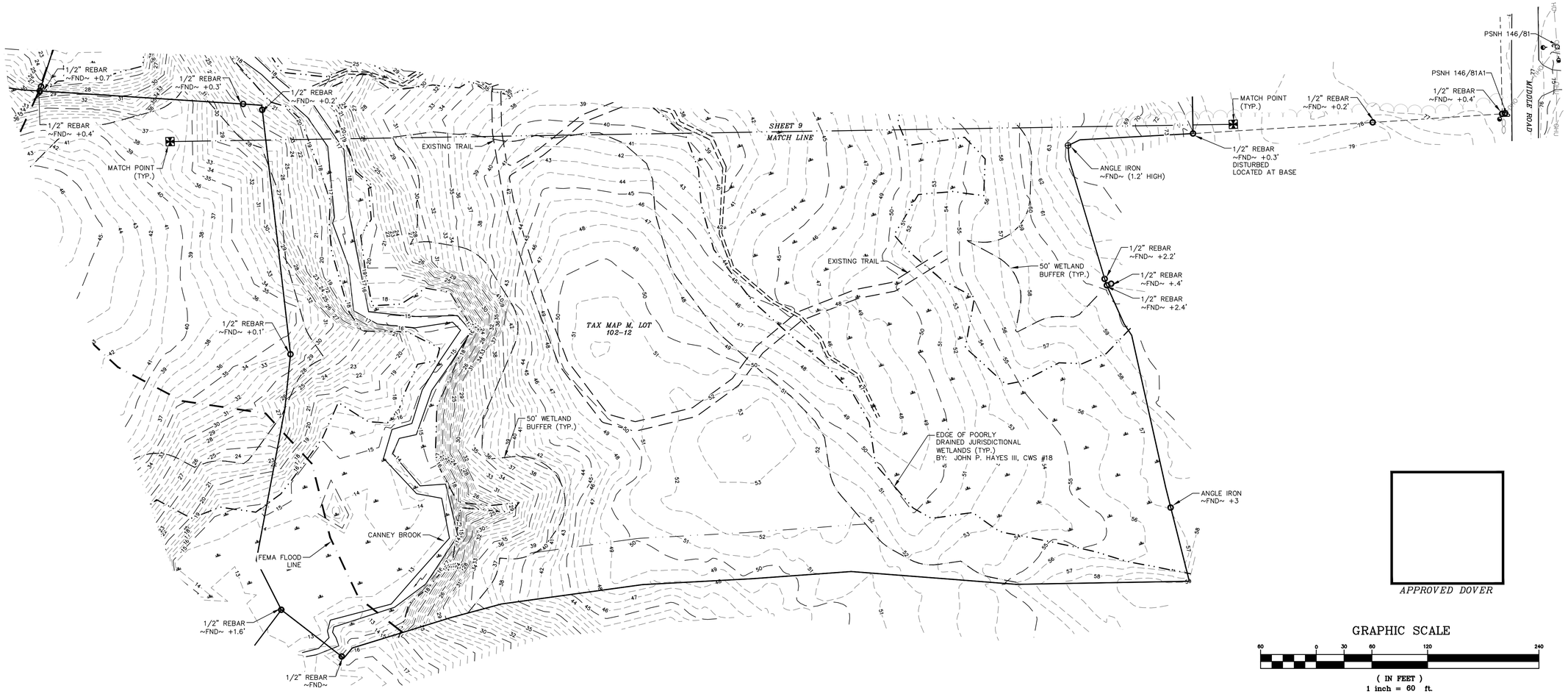
1. REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, (VERSION 2.0) JANUARY 2012, U.S. ARMY CORPS OF ENGINEERS.
2. FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 8.0. UNITED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

JOHN P. HAYES III, CWS #18



LOCATION PLAN
DOVER, NH
NOT TO SCALE





APPROVED DOVER

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

CITY OF DOVER PLANNING FILE #20-51

#	DATE	DESCRIPTION
#1	9-24-20	REVISED PER TRC COMMENTS

OPEN SPACE TOPOGRAPHY PLAN SOUTH

LAND OF
PETER GEORGAKILAS
MIDDLE ROAD
DOVER, N.H. 03820
TAX MAP M, LOT 102-12

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

SCALE : 1 IN. EQUALS 60 FT.
DATE : AUGUST 11, 2020
FILE NO. : DB 2019 - 114

STATE OF NEW HAMPSHIRE No. 805 KENNETH A BERRY LICENSED LAND SURVEYOR
SIGNATURE

NOTES:

1.) OWNER: PETER GEORGAKILAS
60 SILVER STREET
DOVER, NH 03820

2.) TAX MAP M, LOT 102–12

3.) LOT AREAS: 1,244,008 Sq. Ft., 28.56 Ac.

4.) S.C.R.D. BOOK 4669, PAGE 1035

5.) ZONING: (R–40) RURAL RESIDENTIAL

MINIMUM FRONTAGE ~ 150'	
MINIMUM LOT SIZE ~ 40,000 Sq. Ft.	
FRONT SETBACK ~ 40'	
REAR SETBACK ~ 30'	
SIDE SETBACK ~ 25'	
WETLANDS BUFFER ~ 50.0'	
MAX. BUILDING HEIGHT: 35'	
MAX. LOT COVERAGE: 10%	
OPEN SPACE SUBDIVISION	PROVIDED SETBACKS
STREET SIDES OF UNITS ~ 20',	20' PROVIDED
DISTANCE BETWEEN UNITS ~ 30'	30' MIN PROVIDED
100' FRONT BUFFER	100' FOR UNITS, (WAIVER)
50' PERIMETER BUFFER	50' PROVIDED
100' ABUTTING STRUCTURE	100' PROVIDED

6.) THE INTENT OF THIS PLAN IS TO SHOW THE SITE PLAN ELEMENTS FOR THE PROPOSED OPEN SPACE CONDOMINIUM SUBDIVISION.

7.) ALL ON–SITE UTILITIES SHALL BE INSTALLED UNDERGROUND.

8.) THE SUBJECT PARCEL IS SERVICED BY MUNICIPAL WATER AND ON SITE SEPTICS.

9.) ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO APPLICABLE CITY AND STATE CODES.

10.) APPROVED BACKFLOW PREVENTORS SHALL BE PROVIDED FOR BOTH FIRE AND DOMESTIC WATER LINES.

11.) ALL EROSION CONTROL NOTES SHALL INCLUDE PROVISIONS FOR CONSTRUCTION SEQUENCING, TEMPORARY EROSION CONTROL MEASURES, AND PERMANENT STANDARDS SUCH AS LOAM SPREAD RATE FOR DISTURBED AREAS, RATES OF LIME, TYPE AND RATES FOR FERTILIZER, AND SEED AND MULCH MIXTURE WITH RATES OF APPLICATION.

12.) BUILDING ADDRESSES SHALL BE ASSIGNED BY THE BUILDING INSPECTOR AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.

13.) THE FOLLOWING FEDERAL AND STATE PERMITS HAVE BEEN ISSUED FOR THE SUBJECT PROPERTY:

US EPA NOI & SWPPP	(PENDING)
NATURAL HERITAGE BUREAU	(PENDING)
NH DIVISION OF HISTORICAL RESOURCES	(PENDING)

14.) CALL DIG SAFE PRIOR TO BEGINNING WORK (1–888–344–7233)

15.) ALL CONSTRUCTION SHALL CONFORM TO THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. CONSTRUCTION SHALL ALSO CONFORM TO THE CITY OF DOVER POLICIES AND PRACTICES.

16.) WRITTEN DIMENSION ON THIS PLAN TAKE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS. IN THE EVENT OF A CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWINGS AND/OR SPECIFICATIONS, THE ENGINEER SHALL BE NOTIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR IS TO CONFIRM ALL ELEVATIONS. CONFLICTS WILL BE REPORTED TO THE DESIGN ENGINEER PRIOR TO CONSTRUCTION.

17.) LIST ANY VARIANCES OR SPECIAL EXCEPTIONS GRANTED BY THE ZONING BOARD OF
ADJUSTMENT: NONE

18.) THE SITE CONSTRUCTION HOURS SHALL BE LIMITED TO MONDAY–FRIDAY 7AM–6PM, NO SATURDAY & SUNDAY HOURS. HOURS OF CONSTRUCTION SHALL BE DOCUMENTED ON A SITE CONSTRUCTION SIGN ALONG WITH THE CONTACT INFORMATION FOR THE GENERAL CONTRACTOR. THE PROJECT SIGN SHALL INDICATE THE ROAD IS PROPOSED TO BE PRIVATE AND SHALL RECEIVE NO CITY SERVICES.

19.) THE INSTALLATION OF ELECTRIC POWER, CABLE TELEVISION AND TELEPHONE LINES SHALL BE UNDERGROUND THROUGHOUT THE SITE FOR WHICH DEVELOPMENT IS PROPOSED. SITE PLANS SHALL SHOW ANY EASEMENTS FOR THESE SERVICES.

20.) FROM GROUND BREAKING THE SITE SHALL REMAIN ACCESSIBLE YEAR ROUND IN ALL WEATHER CONDITIONS.

21.) AS–BUILT PLANS OF THE SUBDIVISION SHALL BE SUBMITTED ON PAPER AND IN DIGITAL FORMAT AUTOCAD DWG, AUTOCAD DXF OR ESRI FORMAT TO THE CITY OF DOVER 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. DIGITAL FILES SHALL BE GEO–REFERENCED TO NEW HAMPSHIRE STATE PLANE COORDINATES NAD83 AND SHALL BE EXPRESSED IN FEET. CONTRACTOR IS RESPONSIBLE FOR ACCURATE LOCATION OF ALL BURIED UTILITIES.

22.) THE LIMITS OF CONSTRUCTION DISTURBANCE THAT ARE LOCATED IN OR WITHIN THE 50 FT. OF CONSERVATION AND WETLAND DISTRICTS SHALL BE STAKED, FLAGGED AND CLEARLY IDENTIFIED PRIOR ANY EARTH DISTURBING ACTIVITY OCCURS.

23.) ALL TREATMENT SWALES TO BE CONSTRUCTED SHALL HAVE SOD BOTTOMS. NOT APPLICABLE.

24.) A LETTER OF CREDIT FOR THE COST OF REVEGETATING ALL DISTURBED AREAS ON THE SITE SHALL BE SUBMITTED, AND THE APPROVED CONSTRUCTION SIGN INSTALLED PRIOR TO ANY EARTH DISTURBING ACTIVITY OCCURS. NOT APPLICABLE.

25.) A PRE–CONSTRUCTION CONFERENCE WITH THE DEVELOPER, THE DESIGN ENGINEER, THE EARTHWORK CONTRACTOR AND THE CITY ENGINEER SHALL OCCUR PRIOR TO ANY EARTH DISTURBING ACTIVITY.

NOTES CONTINUED:.

26.) THE PROPOSED USE FOR THE SITE IS 13 NEW SINGLE FAMILY HOMES.

27.) COMMERCIAL VEHICLE ROUTE DURING CONSTRUCTION SHALL CONFORM TO DOVER CITY CODE OR BE COORDINATED WITH THE COMMUNITY SERVICES DIRECTOR.

28.) ANY RETAINING WALL TALLER THAN FOUR FEET REQUIRES ISSUANCE OF A BUILDING PERMIT FROM INSPECTION SERVICES.

29.) ANY FENCE TALLER THAN SEVEN FEET REQUIRES THE ISSUANCE OF A BUILDING PERMIT FROM INSPECTION SERVICES.

30.) APPLICANT SHALL COMPLETE LAND USE DEVELOPMENT TRACKING FORM, MOST RECENTLY REVISED VERSION, UTILIZING THE ONLINE POLLUTION TRACKING AND ACCOUNTING PILOT PROJECT (PTAPP) PORTAL.

31.) THE OWNER OF RECORD SHALL RECORD AT THE REGISTRY OF DEEDS DOCUMENTATION SUFFICIENT TO PROVIDE NOTICE TO ALL PERSONS/ENTITIES THAT MAY ACQUIRE ANY PROPERTY SUBJECT TO THE REQUIREMENTS AND RESPONSIBILITIES DESCRIBED IN THE APPROVED STORMWATER MANAGEMENT PLAN. THE NOTICE SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS FOR RECORDING CONTAINED IN RSA 477 AND 478. THE NOTICE NEED NOT SET FORTH THE REQUIREMENTS AT LENGTH, SO LONG AS IT IS SUFFICIENT TO PROVIDE NOTICE TO PROSPECTIVE PURCHASERS TO THE REQUIREMENTS FOR MAINTENANCE AND REPORTING.

32.) FIRE DEPARTMENT ACCESS ROADS SHALL BE INSTALLED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS IN ALL WEATHER CONDITIONS AT ALL TIMES.

33.) NO ROADWAY WITH PRIVATE UTILITY EASEMENTS SHALL BE ACCEPTED AS A PUBLIC ROAD BY THE CITY UNLESS THE EASEMENTS ARE EXPUNGED PRIOR TO THE TRANSFER OF LAND TO THE CITY. LICENSE AGREEMENTS FOR ANY AND ALL PRIVATE UTILITIES WITHIN THE RIGHT OF WAY MAY BE GRANTED BY THE CITY UPON ACCEPTANCE OF THE UNENCUMBERED ROADWAY CONSISTENT WITH APPLICABLE STATE LAW. THIS IS A PRIVATE ROAD AND THEREFORE DOES NOT APPLY TO THIS PROJECT.

34.) THE PROPOSED PROJECT WILL CONSIST OF TWO PHASES. THE FIRST PHASE WILL BE THE CONSTRUCTION OF THE PROPOSED ROAD, RELATING GRADING/DRAINAGE AND THE STORM WATER MANAGEMENT SYSTEM (DETENTION PONDS AND GRAVEL WETLANDS). THE ROAD, GRAVEL WETLANDS AND DETENTION PONDS ARE TO BE FULLY CONSTRUCTED AND STABILIZED PRIOR TO RESIDENTIAL LOT CONSTRUCTION.
PHASE 1 (ROAD): 87,000 SqFt. OF DISTURBANCE
PHASE 2 (RESIDENTIAL): LESS THAN 100,000 Sq.Ft. OF DISTURBANCE

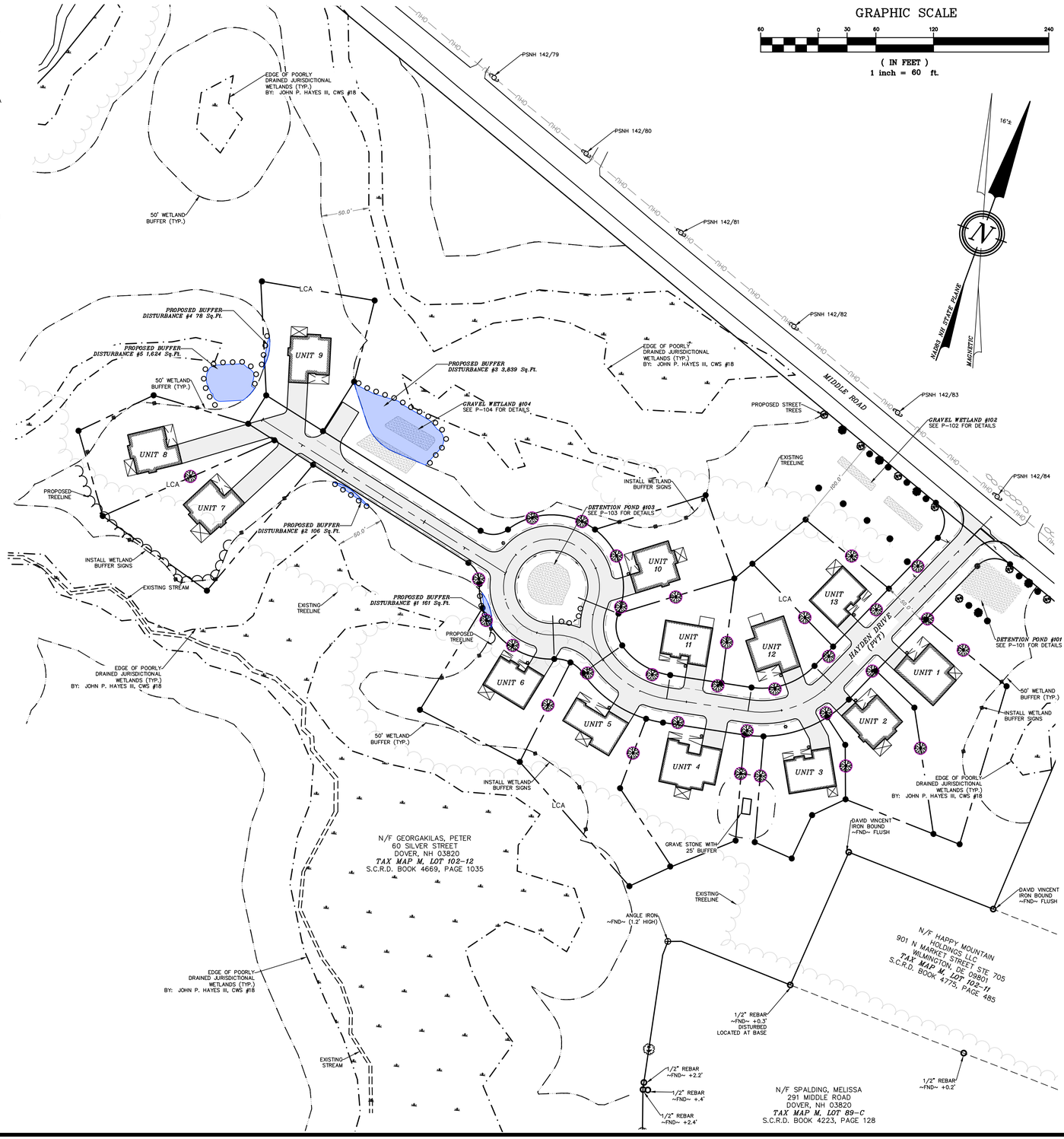
35.) TRASH PICKUP WILL BE THROUGH THE USE OF PRIVATE TOTERS & PRIVATE PICKUP.

36.) STREET TREES ARE TO BE PLANTED ON THE BOUNDARY LINES BETWEEN UNITS.

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

CONDITIONAL USE PERMITS:
CONSTRUCTION WITHIN THE 50' BUFFER (5,808 Sq. Ft. PROPOSED): PENDING

WAIVER REQUESTS:
ROAD LESS THAN 500' TO THE NECK (475' PROPOSED): PENDING
ROAD GRADE STEEPER THAN 3% WITHIN 75' OF AN INTERSECTION: PENDING
PROPOSED DISTURBANCE WITHIN THE 100' FRONT BUFFER: PENDING



CITY OF DOVER PLANNING FILE #20–51

#	REVISION	DATE	DESCRIPTION
#1	REVISED PER TRC COMMENTS	9–24–20	

OVERVIEW SITE PLAN
LAND OF
PETER GEORGAKILAS
MIDDLE ROAD
DOVER, N.H. 03820
TAX MAP M, LOT 102–12

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

SCALE : 1 IN. EQUALS 60 FT.
DATE : AUGUST 11, 2020
FILE NO. : DB 2019 – 114

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

NOTES:

1.) OWNER: PETER GEORGAKILAS
60 SILVER STREET
DOVER, NH 03820

2.) TAX MAP M, LOT 102–12

3.) LOT AREAS: 1,244,008 Sq. Ft., 28.56 Ac.

4.) S.C.R.D. BOOK 4669, PAGE 1035

5.) THE INTENT OF THIS PLAN IS TO SHOW THE EASTERN SITE PLAN DETAIL.

EDGE OF POORLY DRAINED JURISDICTIONAL WETLANDS (TYP.) BY: JOHN P. HAYES III, CWS #18

MATCH POINT (TYP.)

50' WETLAND BUFFER (TYP.)

INSTALL WETLAND BUFFER SIGNS

24' TRAVELED LANE WITH 2'/, SUPER ELEVATION

STREET TREE (MIX) (TYP.) SPACED APPROX. 100' APART OR AS SHOWN.

RESIDENTIAL LAMP MOUNTED ON HOUSE

DETENTION POND #103 SEE P-103 FOR DETAILS

TREE TO BE PLANTED ON PROPERTY LINE

PROPOSED DECK (TYP.)

2' GRAVEL SHOULDERS

12' TRAVELED LANE WITH 2'/, CROWN

PROP. LAMP STA.: 3+00 (Lt.18.0') THIS LAMP IS INTENDED TO BE SOLAR

GRAVE STONE WITH 25' BUFFER

EXISTING TREELINE

MATCH LINE SHEET 13

OPEN SPACE COMMON AREA

LIMITED COMMON AREA (TYP.)

COMMON AREA HAYDEN DRIVE (PVT.)

GRAVEL WETLAND #102 SEE P-102 FOR DETAILS

STREET TREE (MIX) (TYP.) SPACED APPROX. 25' APART OR AS SHOWN.

RED OAK QUERCUS RUBRA

OR

LONDON PLANE TREE PLATANUS ACERIFOLIA

EVERGREENS TO BE PLANTED IN BETWEEN THE STREET TREES

WHITE SPRUCES TO BE PLANTED AT TOP OF SLOPE EVERY 35'

MIDDLE ROAD

S.G.C. TIP DOWN START STA.: 0+14.09 (Lt.38.65')

S.G.C. TIP DOWN END STA.: 0+27.02 (Lt.12.86')

PROP. "NO OUTLET" PER MUTCD W14-2 STA.: 0+50 (Rt.15.0')

PROP. "SPEED LIMIT" PER MUTCD R2-1 STA.: 1+00 (Rt.15.0')

S.G.C. TIP DOWN END STA.: 0+28.16 (Lt.12')

18" STOP LINE SSWL (TYP.)

PROP. "STOP SIGN" PER MUTCD R1-1 "HAYDEN DRIVE" "PVT" STA.: 0+20 (Lt.25.0')

S.G.C. TIP DOWN START STA.: 0+07.20 (Lt.54.41')

PSNH 142/84

PSNH 142/85

E.O.P.

S.S.W.L.

S.C.R.D.

DETENTION POND #101 SEE P-101 FOR DETAILS

STREET TREE (MIX) (TYP.) SPACED APPROX. 35' APART OR AS SHOWN.

AMUR MAPLE ACER GINNALA (L.)

OR

GREEN ASH FRAXINUS PENNSYLVANICA (L.)

OR

MAACKIA AMURENSIS STARBURST

PROPOSED PORCH (TYP.)

RESIDENTIAL LAMP MOUNTED ON HOUSE

PROPOSED DECK (TYP.)

TREE TO BE PLANTED ON PROPERTY LINE

EDGE OF POORLY DRAINED JURISDICTIONAL WETLANDS (TYP.) BY: JOHN P. HAYES III, CWS #18

50' WETLAND BUFFER (TYP.)

INSTALL WETLAND BUFFER SIGNS

UNIT 1

UNIT 2

UNIT 3

UNIT 4

UNIT 5

UNIT 10

UNIT 11

UNIT 12

UNIT 13

LCA

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

CITY OF DOVER PLANNING FILE #20–51

#	DATE	DESCRIPTION
1	9–24–20	REVISED PER TRC COMMENTS

SITE PLAN EAST
LAND OF
PETER GEORGAKILAS
MIDDLE ROAD
DOVER, N.H. 03820
TAX MAP M, LOT 102–12

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

SCALE : 1 IN. EQUALS 20 FT.
DATE : AUGUST 11, 2020
FILE NO. : DB 2019 – 114

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

NOTES:

1.) OWNER: PETER GEORGAKILAS
60 SILVER STREET
DOVER, NH 03820

2.) TAX MAP M, LOT 102-12

3.) LOT AREAS: 1,244,008 Sq. Ft., 28.56 Ac.

4.) S.C.R.D. BOOK 4669, PAGE 1035

5.) THE INTENT OF THIS PLAN IS TO SHOW THE WESTERN SITE PLAN DETAIL.

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

PROPOSED HIGH BUSH BLUEBERRY BUSHES PLANTED 10' O.C. AT EDGE OF DISTURBANCE WITHIN RIGHT OF WAY
PROPOSED BUFFER DISTURBANCE #4 78 Sq.Ft.
PROPOSED BUFFER DISTURBANCE #5 1,624 Sq.Ft.
PROPOSED DECK (TYP.)
UNIT 9
OPEN SPACE COMMON AREA
PROPOSED HIGH BUSH BLUEBERRY BUSHES PLANTED 10' O.C. AT EDGE OF DISTURBANCE WITHIN RIGHT OF WAY
PROPOSED BUFFER DISTURBANCE #3 3,839 Sq.Ft.
EDGE OF POORLY-DRAINED JURISDICTIONAL WETLANDS (TYP.) BY: JOHN P. HAYES III, CWS #18
GRAVEL WETLAND #104 SEE P-104 FOR DETAILS
16°± GRID NORTH STATE PLANE MAGNETIC
LCA
50' WETLAND BUFFER (TYP.)
INSTALL WETLAND BUFFER SIGNS
FIRE TRUCK TURN-AROUND
20.0'
60.0'
R15.0'
R5.0'
R20.0'
00+52
E.O.P.
2' GRAVEL SHOULDERS
18' TRAVELED LANE WITH 2'/. SUPER ELEVATION
8.0'
N82°45'07"W 299.20'
PROPOSED BUFFER DISTURBANCE #2 106 Sq.Ft.
INSTALL WETLAND BUFFER SIGNS
PROPOSED HIGH BUSH BLUEBERRY BUSHES PLANTED 10' O.C. AT EDGE OF DISTURBANCE WITHIN RIGHT OF WAY
UNIT 8
UNIT 7
LIMITED COMMON AREA (TYP.)
TREE TO BE PLANTED ON PROPERTY LINE
EXISTING TREELINE
PROPOSED PORCH (TYP.)
PROPOSED DECK (TYP.)
PROPOSED TREELINE
50' WETLAND BUFFER (TYP.)
EDGE OF POORLY-DRAINED JURISDICTIONAL WETLANDS (TYP.) BY: JOHN P. HAYES III, CWS #18
N/F GEORGAKILAS, PETER
60 SILVER STREET
DOVER, NH 03820
TAX MAP M, LOT 102-12
S.C.R.D. BOOK 4669, PAGE 1035
EXISTING STREAM
EXISTING TREELINE
MATCH POINT (TYP.)
SHEET 12
MATCH LINE
50' WETLAND BUFFER (TYP.)
SHARED DRIVEWAY/COMMON AREA
00+00
00+52
00+00
2' GRAVEL SHOULDERS
PROP. LAMP STA.: 7+00 (Lt.18.0') THIS LAMP IS INTENDED TO BE SOLAR
26' TRAVELED LANE WITH 2'/. SUPER ELEVATION
R=256.47' L=50.00'
R64.0'
STREET TREE (MIX) (TYP.) SPACED APPROX. 35' APART OR AS SHOWN.
DETENTION POND #102 SEE P-102 FOR DETAILS
R38.0'
R15.0'
2' GRAVEL SHOULDERS
UNIT 10
RESIDENTIAL LAMP MOUNTED ON HOUSE
ONE WAY
PROP. ONE WAY SIGN PER MUTCD R6-1R STA. 5+43.00 (Lt. 18.00)
PLAN SHRUBS AT ENTRANCE
CONTRACTOR TO INSTALL REFLECTORS ALONG BACK SIDE OF CUL-DE-SAC
PROPOSED HIGH BUSH BLUEBERRY BUSHES PLANTED 10' O.C. AT EDGE OF DISTURBANCE WITHIN RIGHT OF WAY
EDGE OF POORLY-DRAINED JURISDICTIONAL WETLANDS (TYP.) BY: JOHN P. HAYES III, CWS #18
14.0'
12.0'
26.0'
POC=60.92
PT=60.92
R=59.63' L=60.00'
R48.0'
UNIT 11
2' GRAVEL SHOULDERS
PROP. LAMP STA.: 5+00 (Lt.18.0')
EXISTING TREELINE
PROPOSED TREELINE
INSTALL WETLAND BUFFER SIGNS
50' WETLAND BUFFER (TYP.)
6+00
E.O.P.
POB=17.38
PT=17.38
PT=77.08
8+77.08
8+40.38
HAYDEN DRIVE (PVT.) COMMON AREA
R=80.45' L=100.00'
UNIT 6
PROPOSED DECK (TYP.)
LCA

CITY OF DOVER PLANNING FILE #20-51

#	REVISION	DATE	DESCRIPTION
#1		9-24-20	REVISED PER TRC COMMENTS

SITE PLAN WEST
LAND OF
PETER GEORGAKILAS
MIDDLE ROAD
DOVER, N.H. 03820
TAX MAP M, LOT 102-12

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

SCALE : 1 IN. EQUALS 20 FT.
DATE : AUGUST 11, 2020
FILE NO. : DB 2019 - 114

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

NOTES:

1. OWNER: PETER GEORGAKILAS
60 SILVER STREET
DOVER, NH 03820

2. TAX MAP M, LOT 102–12

3. LOT AREA: 1,244,008 Sq. Ft., 28.56 Ac.

4. S.C.R.D. BOOK 4669, PAGE 1035

5. EXISTING CONDITIONS INFORMATION IS BASED ON A SURVEY PERFORMED BY BERRY SURVEYING & ENGINEERING AND IS ENCLOSED IN THIS PACKAGE.

6. THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH NHDOT STANDARD SPECIFICATIONS DATED 2016. CURRENT STANDARD PLANS, SUPPLEMENTAL SPECIFICATIONS AND SPECIAL PROVISIONS INCLUDED IN THE PROPOSAL.

7. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO LOCATE EXACTLY AND TO PRESERVE ANY AND ALL UNDERGROUND UTILITIES CALL "DIG–SAFE" 1–888–DIGSAFE (344–7233) AT LEAST 72 HOURS BEFORE COMMENCING CONSTRUCTION.

8. WHERE AN EXISTING UNDERGROUND UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED TO THE ENGINEER FOR RESOLUTION OF THE CONFLICT.

9. THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE AND ANY OTHER PRIVATE UTILITIES BY THE UTILITY COMPANIES.

10. AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. LIMIT OF GRADING SHOULD NOT BE EXPANDED WITHOUT CONSULTING THE DESIGN ENGINEER. SEE ALSO E&SC PLAN.

11. THE TERM "PROPOSED" (PROP.) MEANS WORK TO BE CONSTRUCTED USING NEW MATERIALS, OR, WHERE APPLICABLE, RE–USING EXISTING MATERIALS IDENTIFIED AS "REMOVE & RESET" (R & R).

12. ALL SYMBOLS, WORDS, TRANSVERSE MARKINGS (STOP BARS, CROSSWALK LINES, AND RAILROAD SYMBOLS), LANE LINES, AND ALL OTHER MARKINGS NOTED WITH [T] SHALL BE THERMOPLASTIC.

13. ALL DISTURBED AREAS NOT DESIGNATED TO BE PAVED SHALL HAVE LOAM PLACED AND SEEDED. THE LOAM SHALL HAVE A MINIMUM DEPTH OF 4 INCHES AND SHALL BE PLACED FLUSH WITH THE TOP OF THE ADJACENT CURB, EDGING, BERM OR PAVEMENT SURFACE.

14. ALL ELEVATIONS TO BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. THE DESIGN ENGINEER IS TO BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCY. TEMPORARY BENCHMARKS (T.B.M.) ARE TO BE PROVIDED BY THE DESIGN ENGINEER.

15. NOTE THAT THE PROJECT IS SUBJECT TO THE EPA NPDES PHASE II. THE NOTICE OF INTENT (NOI) MUST BE FILED ALONG WITH A STORMWATER POLLUTION PREVENTION PLAN (SWPPP). BIWEEKLY INSPECTIONS WILL BE CONDUCTED BY THE DESIGN ENGINEER AND AFTER STORM EVENTS OF OVER 0.25".

16. UPON FINAL COMPLETION AND 85% STABILIZATION THE DRAINAGE SYSTEM IS TO BE CLEANED OF ALL DEBRIS TO INCLUDE THE PUMPING OF THE BASIN SUMPS. SEE SHEET E102, DETAIL E18 FOR DEFINITION OF STABLE.

17. ALL BASINS AND DRAINS ARE TO HAVE BOOTS INSTALLED ON ALL INLETS AND OUTLETS.

18. ALL TREATMENT SWALE TO BE CONSTRUCTED SHALL HAVE SOD BOTTOMS UNLESS OTHERWISE INSTRUCTED BY THE DESIGN ENGINEER DURING CONSTRUCTION.

19. A LETTER OF CREDIT FOR THE COST OF RE–VEGETATING ALL DISTURBED AREAS ON THE SITE SHALL BE SUBMITTED PRIOR TO ANY EARTH DISTURBING ACTIVITY OCCURS, AS MAY BE APPLICABLE.

20. A PRE–CONSTRUCTION CONFERENCE WITH THE DEVELOPER, THE DESIGN ENGINEER, THE EARTHWORK CONTRACTOR AND DOVER CITY STAGF SHALL OCCUR PRIOR TO ANY EARTH DISTURBING ACTIVITY.

21. BUILDING ADDRESSES SHALL BE DETERMINED BY THE BUILDING OGFICIAL.

22. THE PROPOSED PROJECT WILL CONSIST OF TWO PHASES. THE FIRST PHASE WILL BE THE CONSTRUCTION OF THE PROPOSED ROAD, RELATING GRADING/DRAINAGE AND THE STORM WATER MANAGEMENT SYSTEM (DETENTION PONDS AND GRAVEL WETLANDS). THE ROAD, GRAVEL WETLANDS AND DETENTION PONDS ARE TO BE FULLY CONSTRUCTED AND STABILIZED PRIOR TO RESIDENTIAL LOT CONSTRUCTION.
PHASE 1 (ROAD): 87,000 SqFt. OF DISTURBANCE
PHASE 2 (RESIDENTIAL): LESS THAN 100,000 Sq.Ft. OF DISTURBANCE

23. WRITTEN DIMENSION ON THIS PLAN TAKE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS. IN THE EVENT OF A CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWINGS AND/OR SPECIFICATIONS, THE ENGINEER SHALL BE NOTIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR IS TO CONFIRM ALL ELEVATIONS. CONFLICTS WILL BE REPORTED TO THE DESIGN ENGINEER PRIOR TO CONSTRUCTION.

24. COMMERCIAL VEHICLE ROUTE DURING CONSTRUCTION SHALL CONFORM WITH CITY OF DOVER CODE OR BE COORDINATED WITH THE COMMUNITY SERVICES DIRECTOR.

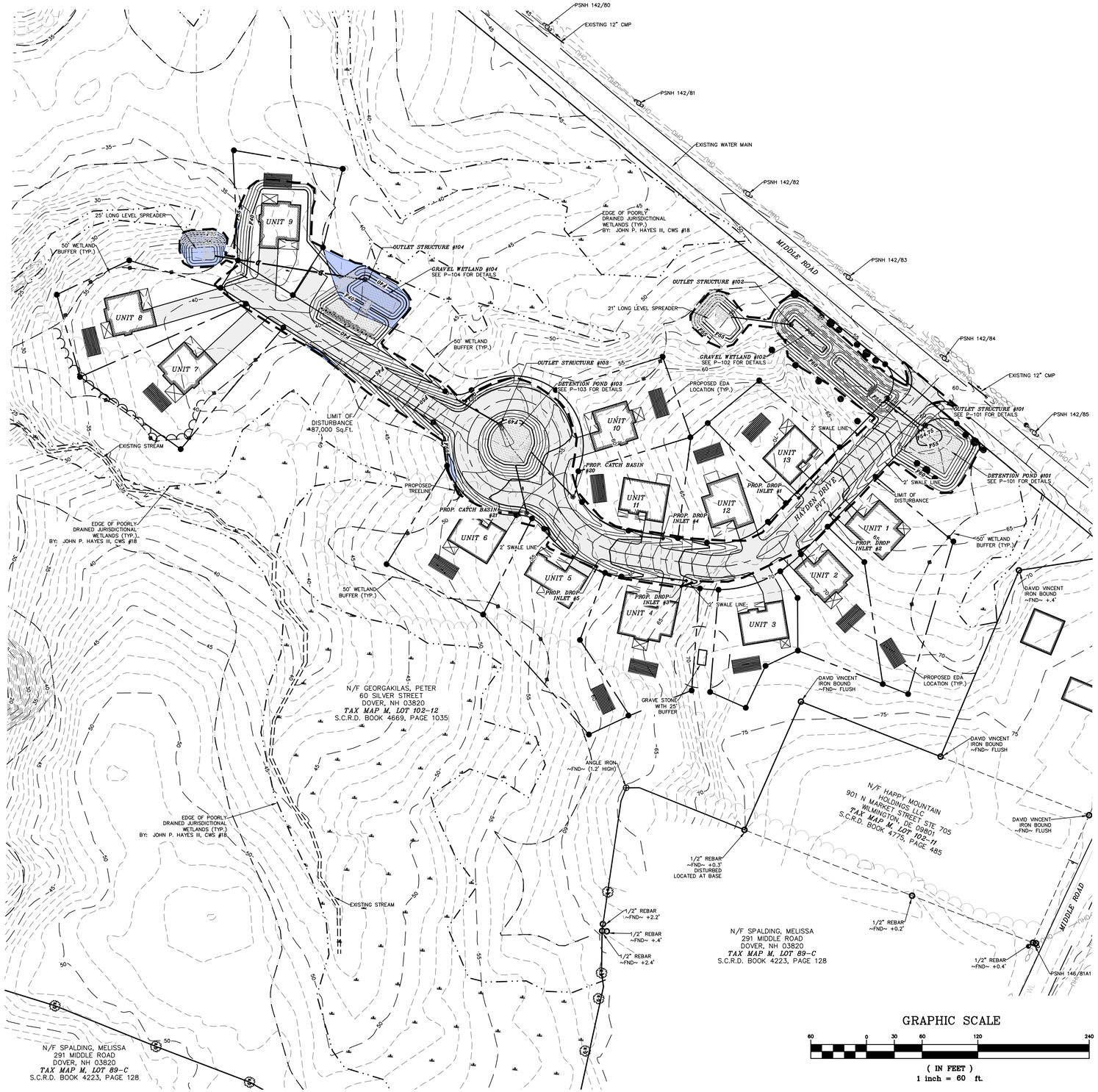
25. THE CONTRACTOR SHALL CALL AND COORDINATE WITH DIGSAFE AT 1–888–344–7233 AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.

26. SEE DETAILS CONCERNING SITE LAYOUT, DRAINAGE, UTILITY, AND SEDIMENT AND EROSION CONTROLS.

27. ALL DRAINAGE PIPE IS TO BE HDPE N–12. INDIVIDUAL PIPE SIZES ARE SPECIFIED, RECYCLED PIPE IS APPROVED FOR PROJECT SITE. RECYCLED HDPE PIPE "GREEN PIPE" IS ACCEPTABLE FOR THIS PROJECT SITE.

28. DRIVEWAY CULVERTS ARE TO BE HDPE N–12, UNLESS MORE THAN 1.5' OF EARTH COVER CANNOT BE PROVIDED. THEN RCP CULVERTS ARE TO BE USED.





CITY OF DOVER PLANNING FILE #20–51

REVISION	DATE	DESCRIPTION
#1	9–24–20	REVISED PER TRC COMMENTS

OVERVIEW GRADING PLAN

LAND OF
PETER GEORGAKILAS
MIDDLE ROAD
DOVER, N.H. 03820
TAX MAP M, LOT 102–12

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

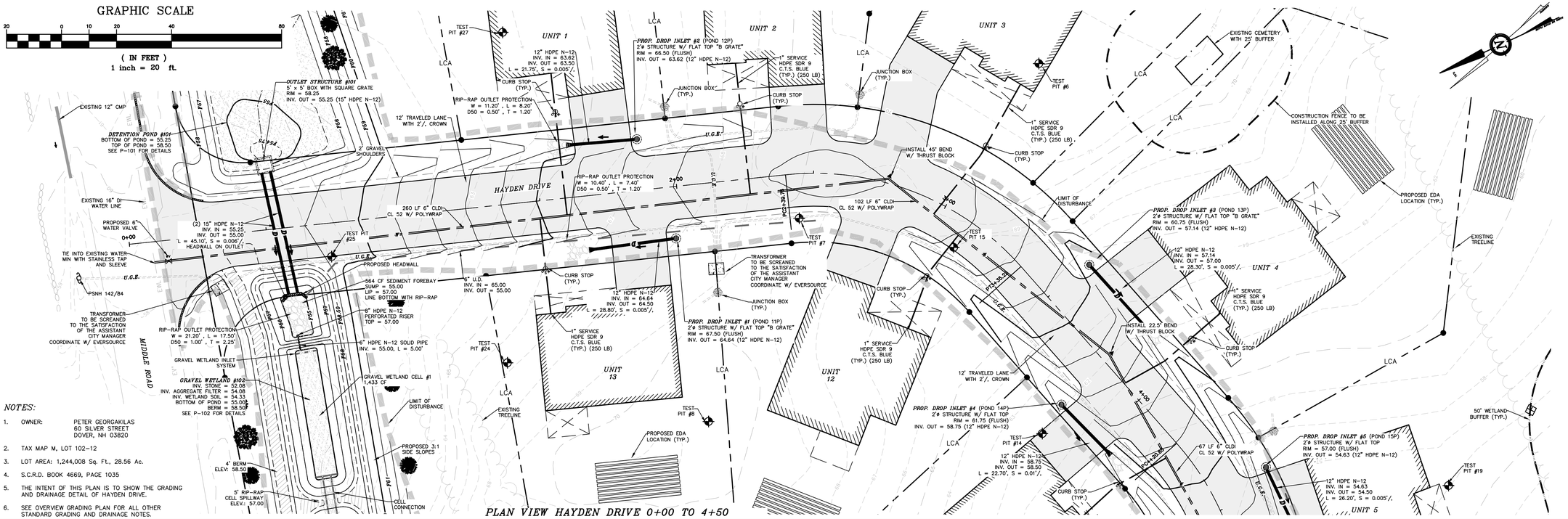
SCALE : 1 IN. EQUALS 60 FT.
DATE : AUGUST 11, 2020
FILE NO. : DB 2019 – 114

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

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

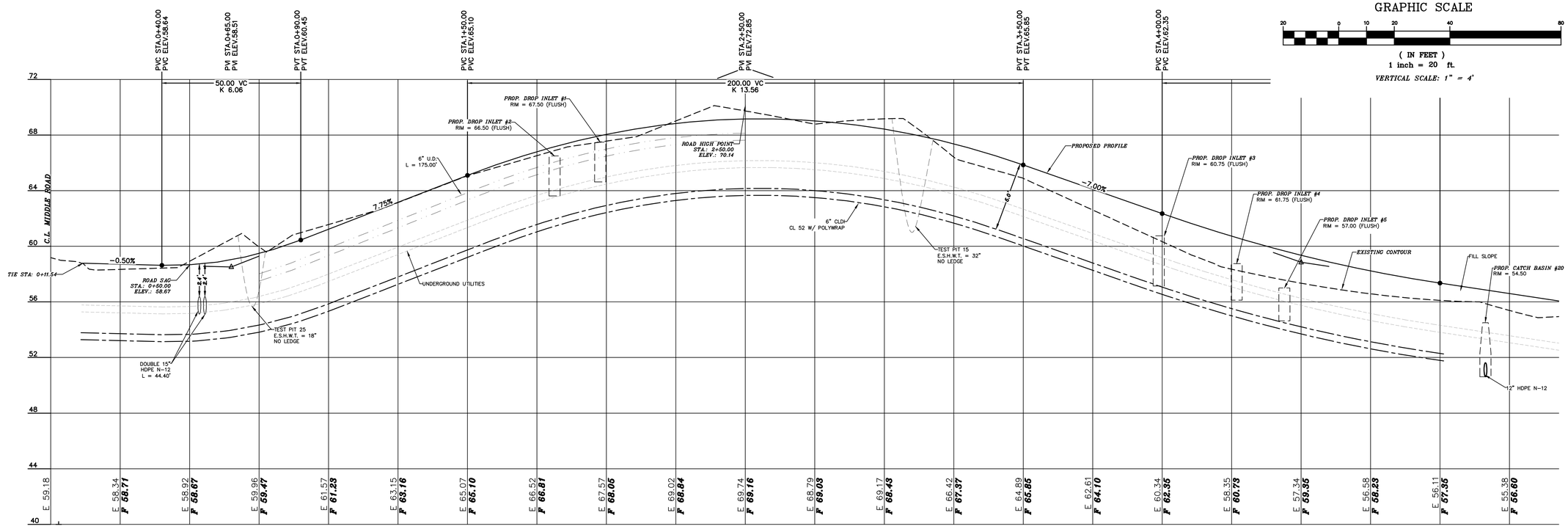


PLAN VIEW HAYDEN DRIVE 0+00 TO 4+50

NOTES:

1. OWNER: PETER GEORGAKILAS
   60 SILVER STREET
   DOVER, NH 03820
2. TAX MAP M, LOT 102-12
3. LOT AREA: 1,244,008 Sq. Ft., 28.56 Ac.
4. S.C.R.D. BOOK 4669, PAGE 1035
5. THE INTENT OF THIS PLAN IS TO SHOW THE GRADING AND DRAINAGE DETAIL OF HAYDEN DRIVE.
6. SEE OVERVIEW GRADING PLAN FOR ALL OTHER STANDARD GRADING AND DRAINAGE NOTES.

PROFILE VIEW HAYDEN DRIVE 0+00 TO 4+50



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

VERTICAL SCALE: 1" = 4'

#	REVISION	DATE	DESCRIPTION
1		9-24-20	REVISED PER TRC COMMENTS

CITY OF DOVER PLANNING FILE #20-51

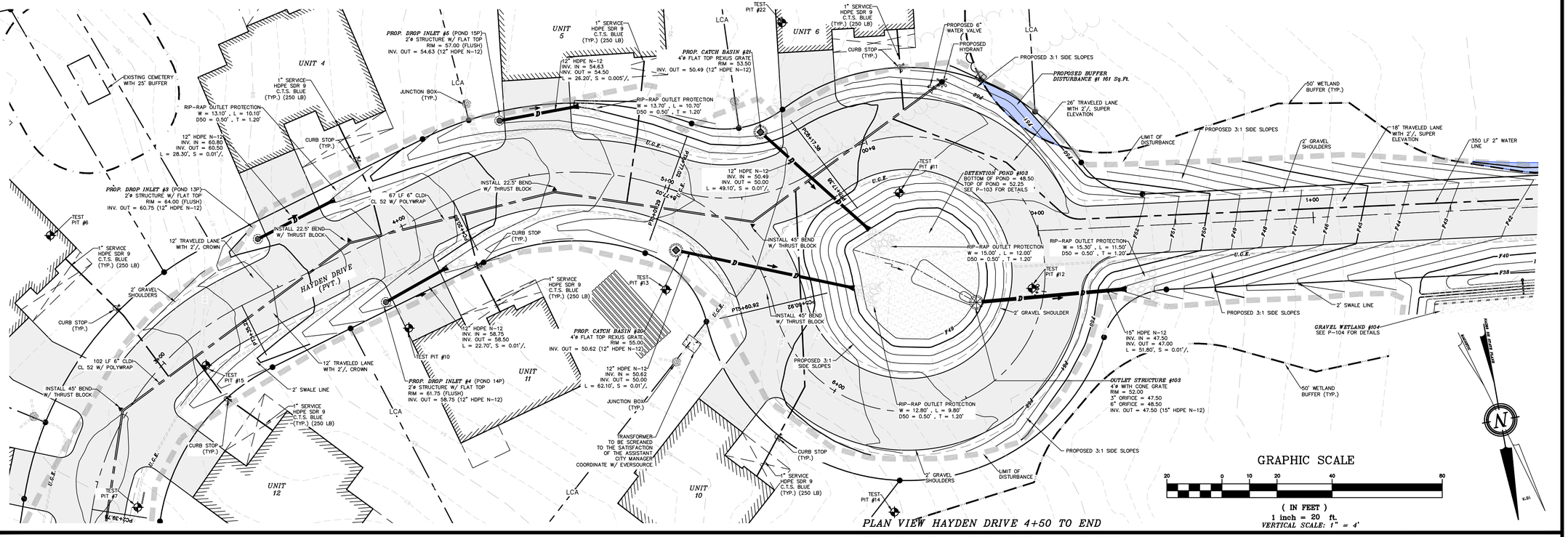
PLAN AND PROFILE HAYDEN DRIVE 0+00 TO 4+50

LAND OF
PETER GEORGAKILAS
MIDDLE ROAD
DOVER, N.H. 03820
TAX MAP M, LOT 102-12

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

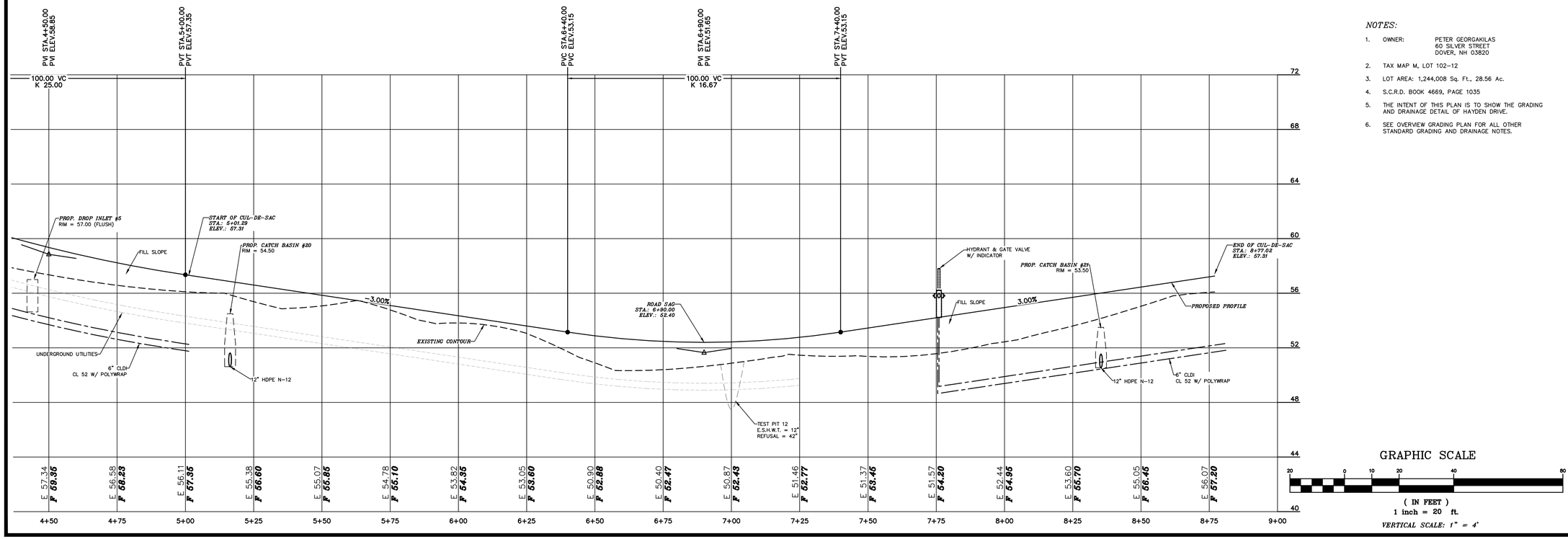
SCALE : 1 IN. EQUALS 20 FT.
DATE : AUGUST 11, 2020
FILE NO. : DB 2019 - 114

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



PLAN VIEW HAYDEN DRIVE 4+50 TO END

PROFILE VIEW HAYDEN DRIVE 4+50 TO END



NOTES:

1. OWNER: PETER GEORGAKILAS
   60 SILVER STREET
   DOVER, NH 03820
2. TAX MAP M, LOT 102-12
3. LOT AREA: 1,244,008 Sq. Ft., 28.56 Ac.
4. S.C.R.D. BOOK 4669, PAGE 1035
5. THE INTENT OF THIS PLAN IS TO SHOW THE GRADING AND DRAINAGE DETAIL OF HAYDEN DRIVE.
6. SEE OVERVIEW GRADING PLAN FOR ALL OTHER STANDARD GRADING AND DRAINAGE NOTES.

CITY OF DOVER PLANNING FILE #20-51

#	REVISION	DATE	DESCRIPTION
1		9-24-20	REVISED PER TRC COMMENTS

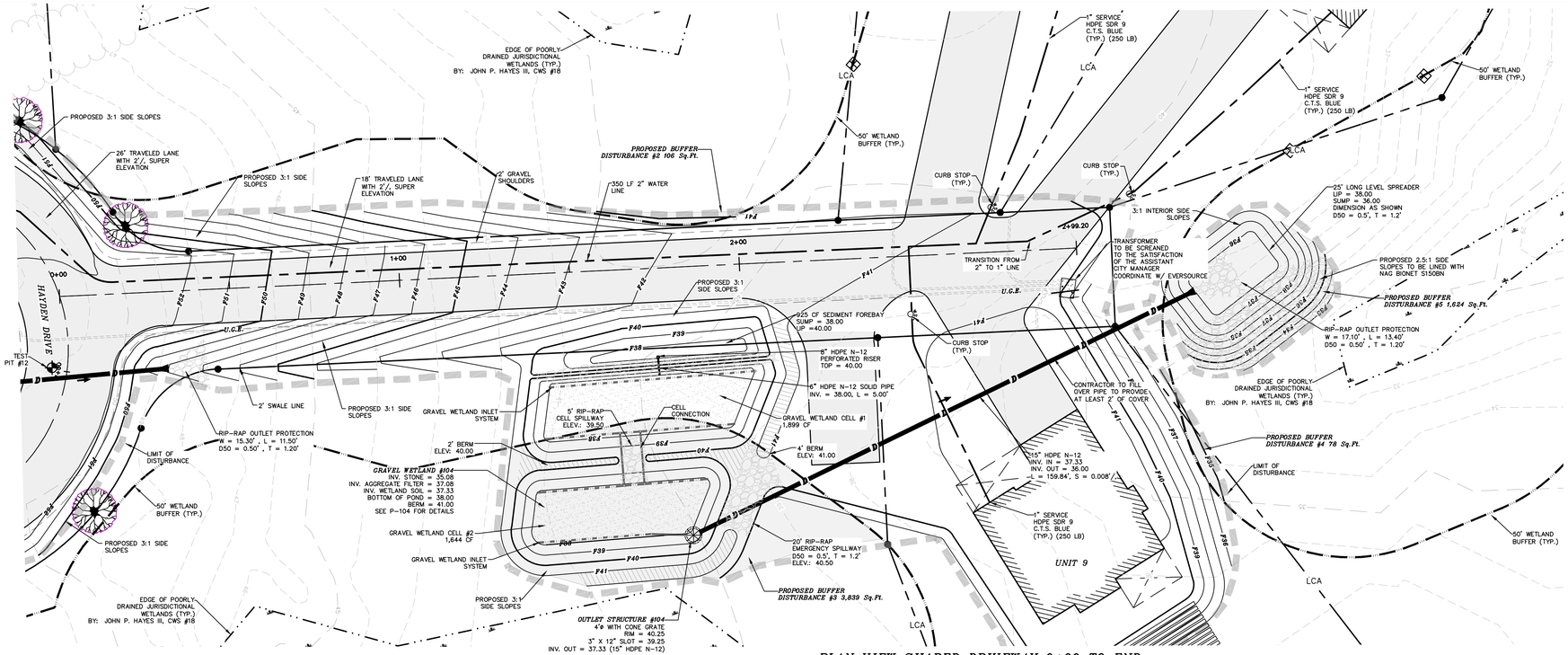
PLAN AND PROFILE HAYDEN DRIVE 4+50 TO END

LAND OF
PETER GEORGAKILAS
MIDDLE ROAD
DOVER, N.H. 03820
TAX MAP M, LOT 102-12

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

SCALE : 1 IN. EQUALS 20 FT.
DATE : AUGUST 11, 2020
FILE NO. : DB 2019 - 114

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14943
LICENSED PROFESSIONAL ENGINEER



PLAN VIEW SHARED DRIVEWAY 0+00 TO END

NOTES:

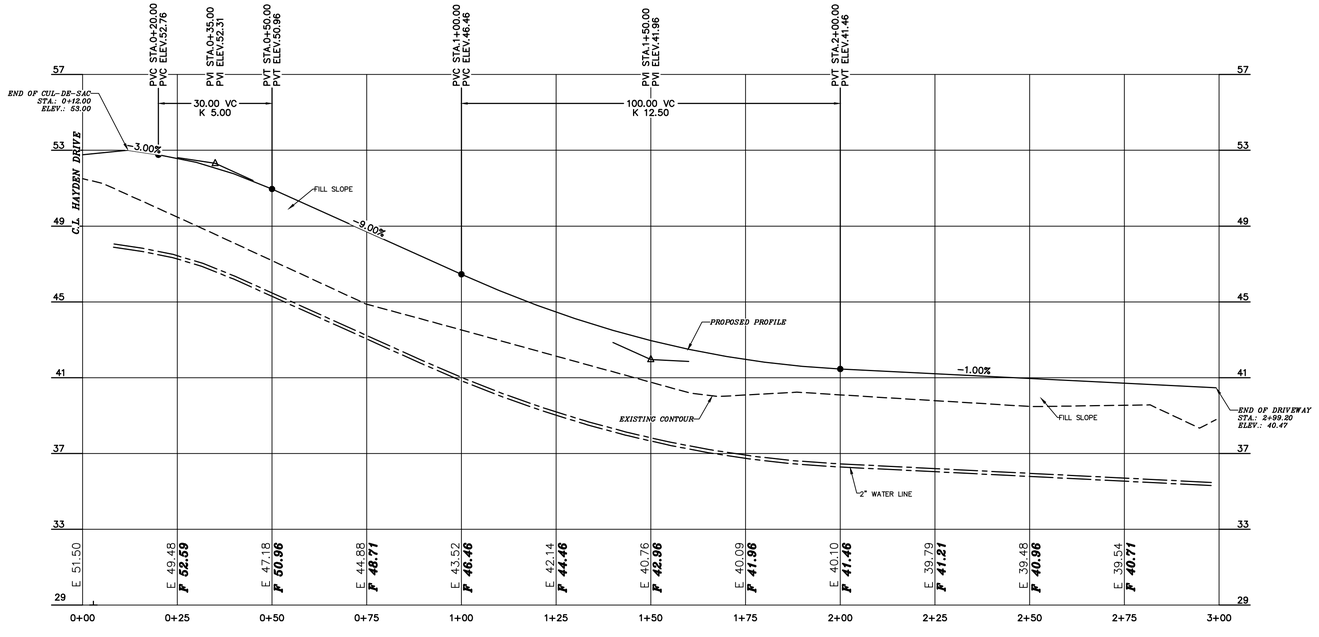
1. OWNER: PETER GEORGAKILAS 60 SILVER STREET DOVER, NH 03820
2. TAX MAP M, LOT 102-12
3. LOT AREA: 1,244,008 Sq. Ft., 28.56 Ac.
4. S.C.R.D. BOOK 4669, PAGE 1035
5. THE INTENT OF THIS PLAN IS TO SHOW THE GRADING AND DRAINAGE DETAIL OF THE SHARED DRIVEWAY.
6. SEE OVERVIEW GRADING PLAN FOR ALL OTHER STANDARD GRADING AND DRAINAGE NOTES.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

PROFILE VIEW SHARED DRIVEWAY 0+00 TO END



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.
VERTICAL SCALE: 1" = 4'

CITY OF DOVER PLANNING FILE #20-51

REVISION	DATE	DESCRIPTION
#1	9-24-20	REVISED PER TRC COMMENTS

PLAN AND PROFILE SHARED DRIVEWAY 0+00 TO END
LAND OF
PETER GEORGAKILAS
MIDDLE ROAD
DOVER, N.H. 03820
TAX MAP M, LOT 102-12

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

SCALE : 1 IN. EQUALS 20 FT.
DATE : AUGUST 11, 2020
FILE NO. : DB 2019 - 114

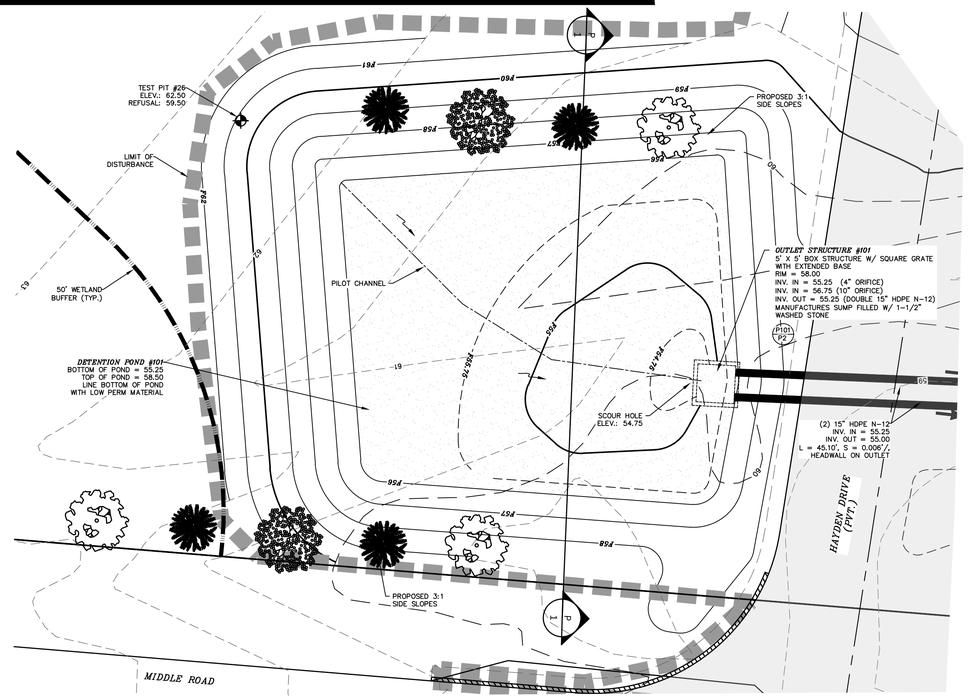
STATE OF NEW HAMPSHIRE - KENNETH A. BERRY No. 14243 LICENSED PROFESSIONAL ENGINEER -

P1

LOW PERMEABILITY MATERIAL GRADATION	
SIEVE SIZE	% PASSING BY WEIGHT
#4	95 – 100
#40	60 – 95
#100	40 – 60
#200	25 – 45

1–1/2" WASHED CRUSHED STONE*	
SIEVE SIZE	% PASSING BY WEIGHT
2"	100
1–1/2"	90 – 100
1"	20 – 55
1–1/2"	0 –15
3/8"	0 –5

* EQUIVALENT TO STANDARD WASHED STONE – SECTION 702 OF NHDOT NHDOT STANDARD SPECIFICATIONS

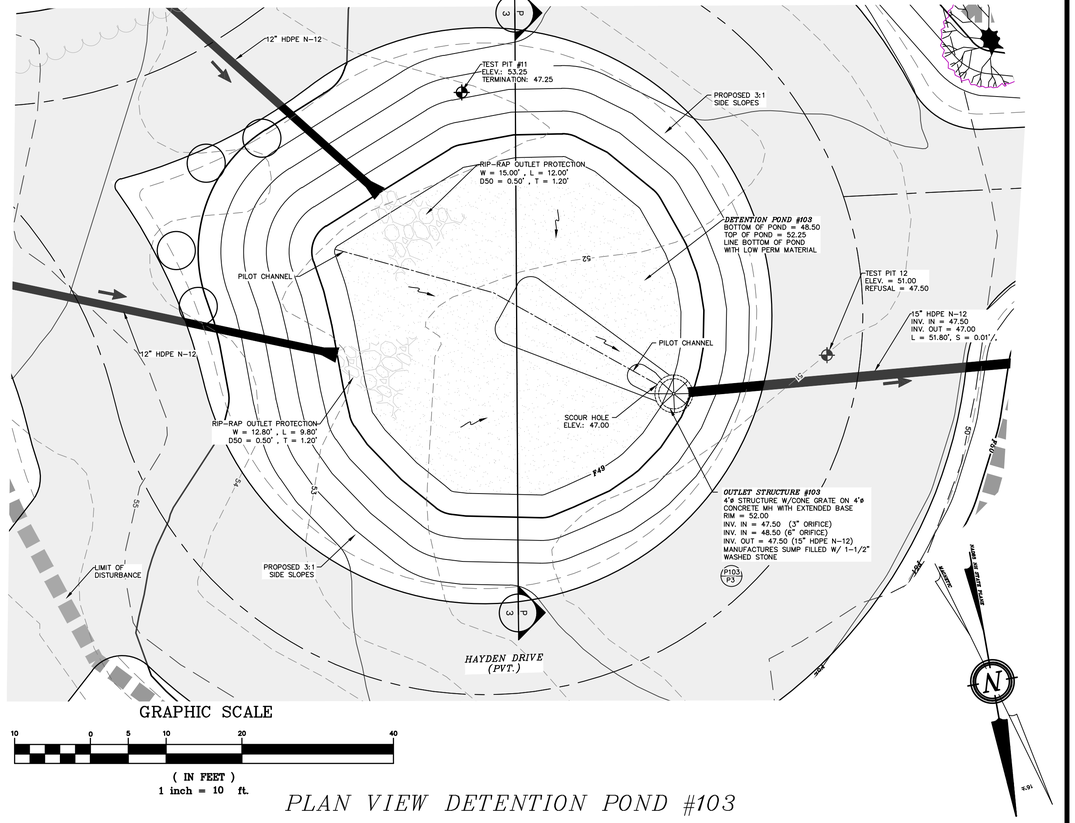


GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

PLAN VIEW DETENTION POND #101



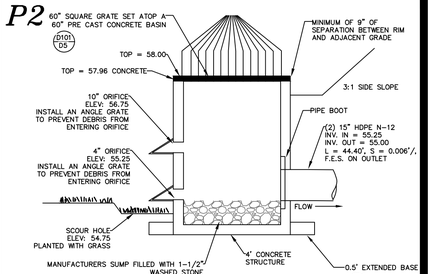
GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

PLAN VIEW DETENTION POND #103

P2



OUTLET STRUCTURE #101
NOT TO SCALE

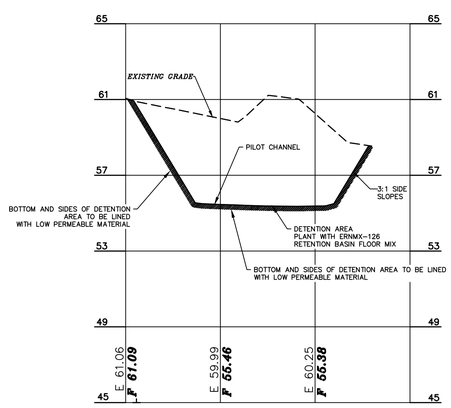
5' X 5' SQUARE BOX (D101 D5)

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

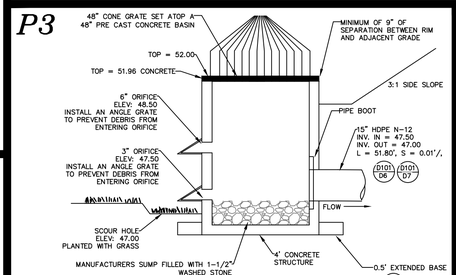
VERTICAL SCALE: 1" = 4'



SECTION OF DETENTION POND 101

P 1 | P 1

P3



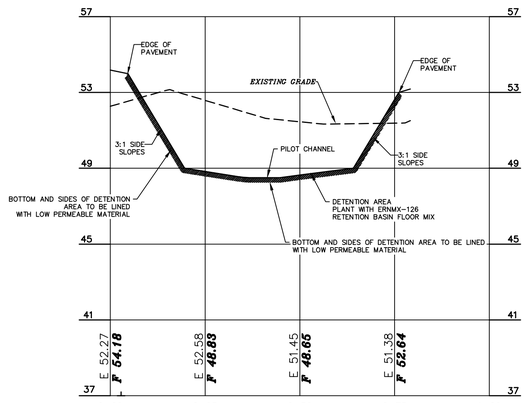
OUTLET STRUCTURE #103
NOT TO SCALE

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

VERTICAL SCALE: 1" = 4'



SECTION OF DETENTION POND 103

P 3 | P 3

CITY OF DOVER PLANNING FILE #20–51

#	DATE	DESCRIPTION
1	9–24–20	REVISED PER TRC COMMENTS

DETENTION POND #101 & DETENTION POND #103
LAND OF
PETER GEORGAKILAS
MIDDLE ROAD
DOVER, N.H. 03820
TAX MAP M, LOT 102–12

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

SCALE : AS SHOWN
DATE : AUGUST 11, 2020
FILE NO. : DB 2019 – 114

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

P101 & P103

MAINTENANCE REQUIREMENTS

ACTIVITY	FREQUENCY
CLOGGING AND SYSTEM PERFORMANCE	
INSPECT INLETS AND OUTLETS TO ENSURE GOOD CONDITION AND NO EVIDENCE OF DETERIORATION. CHECK TO SEE IF HIGH-FLOW BYPASS IS FUNCTIONING. REMEDY: REPAIR OR REPLACE ANY DAMAGED STRUCTUAL PARTS, INLETS AND OUTLETS. CLEAR OR REMOVE DEBRIS OR RESTRICTIONS.	ANNUALLY, MORE FREQUENTLY IN THE FIRST YEAR OF OPERATION
CHECK FOR INTERNAL EROSION, EVIDENCE OF SHORT-CIRCUITING, AND ANIMAL BURROWS. REMEDY: SOIL EROSION FROM SHORT-CIRCUITING OR ANIMAL BOROUGHS SHOULD BE REPAIRED WHEN THEY OCCUR.	
CHECK THAT THE SYSTEM IS FULLY DRAINING WITHIN A 24-48 HOUR PERIOD AFTER RAIN EVENTS. REMEDY: REPAIR OR RESTORE HYDRAULIC INLET OR OUTLET CONFIGURATION.	
VEGETATION	
CHECK FOR ROBUST VEGETATION COVERAGE THROUGHOUT THE SYSTEM AND DEAD OR DYING PLANTS REMEDY: VEGETATION SHOULD COVER > 75% OF THE SYSTEM AND SHOULD BE RESEEDED AND CARED FOR AS NEEDED	ANNUALLY, OR AS NEEDED
CUT AND REMOVE VEGETATION FROM GRAVEL WETLAND SYSTEM AND FOREBAY IN ORDER TO MAINTAIN NITROGEN REMOVAL PERFORMANCE REMEDY: THE VEGETATION SHOULD BE CUT AND REMOVED FROM THE SYSTEM TO PREVENT NITROGEN FROM CYCLING BACK INTO THE SYSTEM	ONCE EVERY 3 YEARS

3/8" WASHED CRUSHED STONE*

SIEVE SIZE	% PASSING BY WEIGHT
1/2"	100
3/8"	95 – 100
# 4	22 – 55
# 8	0 – 10

* EQUIVALENT TO STANDARD WASHED STONE – SECTION 702 OF NHDOT NHDOT STANDARD SPECIFICATIONS

1-1/2" WASHED CRUSHED STONE*

SIEVE SIZE	% PASSING BY WEIGHT
2"	100
1-1/2"	90 – 100
1"	20 – 55
1-1/2"	0 –15
3/8"	0 –5

* EQUIVALENT TO STANDARD WASHED STONE – SECTION 702 OF NHDOT NHDOT STANDARD SPECIFICATIONS

WETLAND SOIL

SIEVE SIZE	% PASSING BY WEIGHT
0.5	100
#10"	90 – 75
#100	40 – 50
#200	25 – 50
SIEVE SIZE	**% PASSING TOLERANCES**
0.5	±10.0
#10	±5.0
#100	±5.0
#200	±5.0

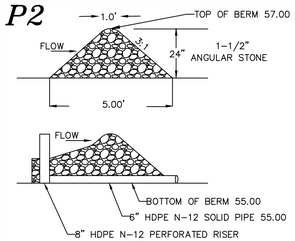
DESIGN REFERENCES

1 UNH STORMWATER CENTER

P1

P2

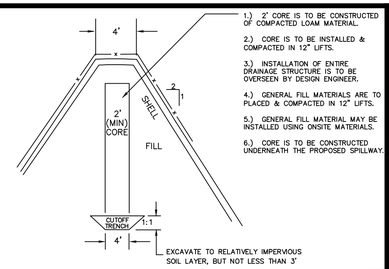
STONE BERM FOR FOREBAY



P3

LOW PERMEABILITY MATERIAL GRADATION

SIEVE SIZE	% PASSING BY WEIGHT
#4	95 – 100
#40	60 – 95
#100	40 – 60
#200	25 – 45



1.) 2' CORE IS TO BE CONSTRUCTED OF COMPACTED LOAM MATERIAL.

2.) CORE IS TO BE INSTALLED & COMPACTED IN 12" LIFTS.

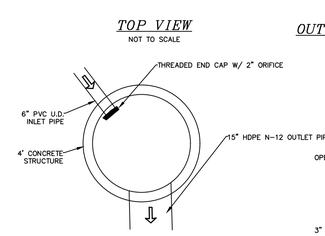
3.) INSTALLATION OF ENTIRE DRAINAGE STRUCTURE IS TO BE OVERSEEN BY DESIGN ENGINEER.

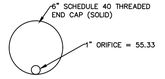
4.) GENERAL FILL MATERIALS ARE TO PLACED & COMPACTED IN 12" LIFTS.

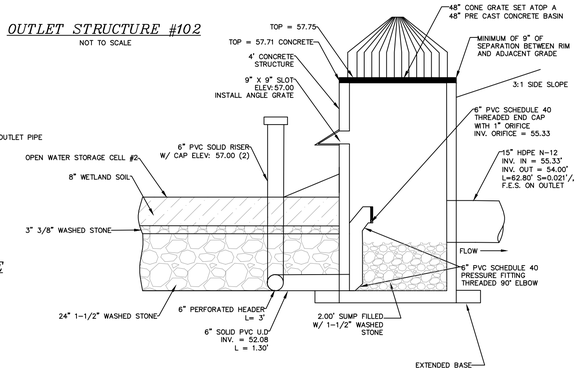
5.) GENERAL FILL MATERIAL MAY BE INSTALLED USING ONSITE MATERIALS.

6.) CORE IS TO BE CONSTRUCTED UNDERNEATH THE PROPOSED SPILLWAY.

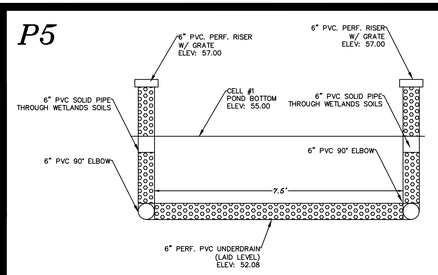
P4







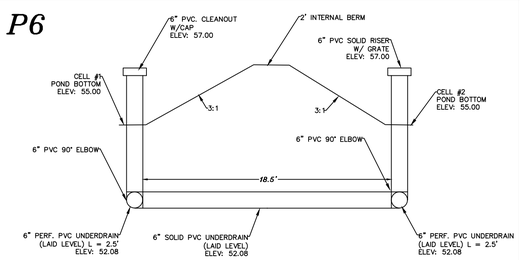
P5



GRAVEL WETLAND INLET SYSTEM

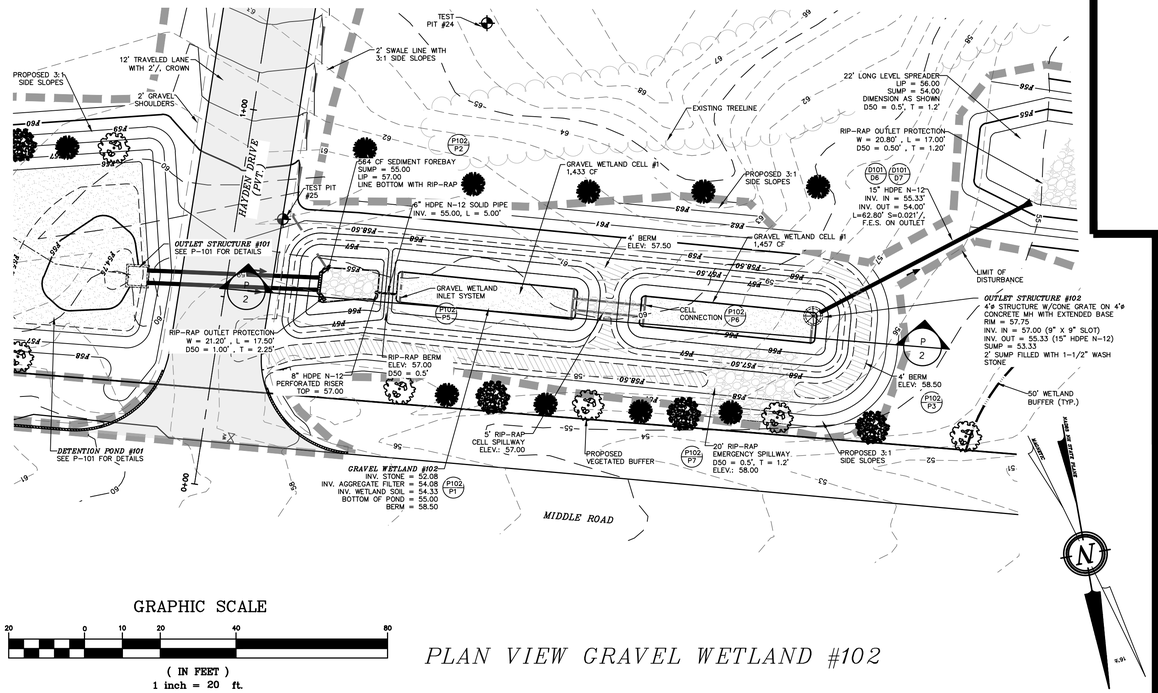
NOT TO SCALE

P6



GRAVEL WETLAND CONNECTION SYSTEM

NOT TO SCALE



GRAPHIC SCALE

20 0 10 20 40 80

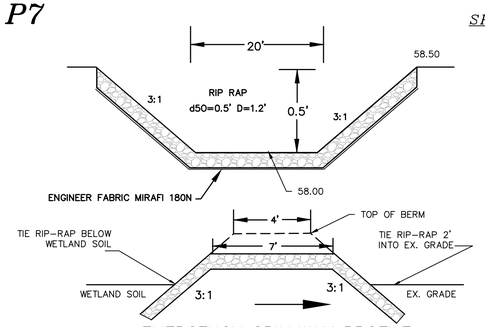
(IN FEET)
1 inch = 20 ft.

PLAN VIEW GRAVEL WETLAND #102

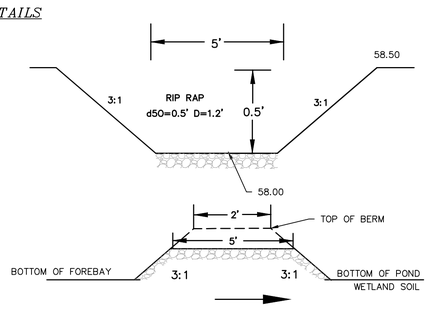
P7

SPILLWAY DETAILS

NOT TO SCALE

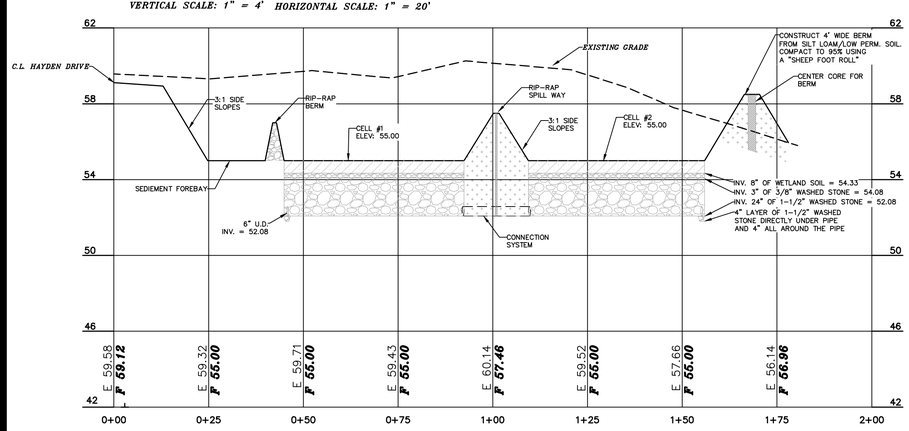


EMERGENCY SPILLWAY PROFILE



GRAVEL WETLAND CELL SPILLWAY PROFILE

VERTICAL SCALE: 1" = 4' HORIZONTAL SCALE: 1" = 20'



SECTION OF GRAVEL WETLAND 102

P102

#	REVISION	DATE	DESCRIPTION
1		9-24-20	REVISED PER TRC COMMENTS

CITY OF DOVER PLANNING FILE #20-51

GRAVEL WETLAND #102
LAND OF
PETER GEORGAKILAS
MIDDLE ROAD
DOVER, N.H. 03820
TAX MAP M, LOT 102-12

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

SCALE : AS SHOWN
DATE : AUGUST 11, 2020
FILE NO. : DB 2019 – 114

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

MAINTENANCE REQUIREMENTS

ACTIVITY	FREQUENCY
CLOGGING AND SYSTEM PERFORMANCE	
INSPECT INLETS AND OUTLETS TO ENSURE GOOD CONDITION AND NO EVIDENCE OF DETERIORATION. CHECK TO SEE IF HIGH-FLOW BYPASS IS FUNCTIONING. REMEDY: REPAIR OR REPLACE ANY DAMAGED STRUCTUAL PARTS, INLETS AND OUTLETS. CLEAR OR REMOVE DEBRIS OR RESTRICTIONS.	ANNUALLY, MORE FREQUENTLY IN THE FIRST YEAR OF OPERATION
CHECK FOR INTERNAL EROSION, EVIDENCE OF SHORT-CIRCUITING, AND ANIMAL BURROWS. REMEDY: SOIL EROSION FROM SHORT-CIRCUITING OR ANIMAL BOROUGHS SHOULD BE REPAIRED WHEN THEY OCCUR.	
CHECK THAT THE SYSTEM IS FULLY DRAINING WITHIN A 24-48 HOUR PERIOD AFTER RAIN EVENTS. REMEDY: REPAIR OR RESTORE HYDRAULIC INLET OR OUTLET CONFIGURATION.	
VEGETATION	
CHECK FOR ROBUST VEGETATION COVERAGE THROUGHOUT THE SYSTEM AND DEAD OR DYING PLANTS REMEDY: VEGETATION SHOULD COVER > 75% OF THE SYSTEM AND SHOULD BE RESEEDED AND CARED FOR AS NEEDED	ANNUALLY, OR AS NEEDED
CUT AND REMOVE VEGETATION FROM GRAVEL WETLAND SYSTEM AND FOREBAY IN ORDER TO MAINTAIN NITROGEN REMOVAL PERFORMANCE REMEDY: THE VEGETATION SHOULD BE CUT AND REMOVED FROM THE SYSTEM TO PREVENT NITROGEN FROM CYCLING BACK INTO THE SYSTEM	ONCE EVERY 3 YEARS

P1

3/8" WASHED CRUSHED STONE*

SIEVE SIZE	% PASSING BY WEIGHT
1/2"	100
3/8"	95 – 100
# 4	22 – 55
# 8	0 – 10

* EQUIVALENT TO STANDARD WASHED STONE – SECTION 702 OF NHDOT NHDOT STANDARD SPECIFICATIONS

1-1/2" WASHED CRUSHED STONE*

SIEVE SIZE	% PASSING BY WEIGHT
2"	100
1-1/2"	90 – 100
1"	20 – 55
1-1/2"	0 –15
3/8"	0 –5

* EQUIVALENT TO STANDARD WASHED STONE – SECTION 702 OF NHDOT NHDOT STANDARD SPECIFICATIONS

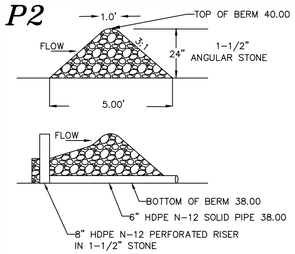
WETLAND SOIL

SIEVE SIZE	% PASSING BY WEIGHT
0.5	100
#10*	90 – 75
#100	40 – 50
#200	25 – 50
SIEVE SIZE	**% PASSING TOLERANCES**
0.5	±10.0
#10	±5.0
#100	±5.0
#200	±5.0

DESIGN REFERENCES

1 UNH STORMWATER CENTER

P2

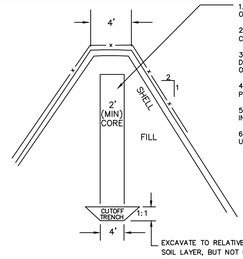


STONE BERM FOR FOREBAY

P3

LOW PERMEABILITY MATERIAL GRADATION

SIEVE SIZE	% PASSING BY WEIGHT
#4	95 – 100
#40	60 – 95
#100	40 – 60
#200	25 – 45



1.) 2' CORE IS TO BE CONSTRUCTED OF COMPACTED LOAM MATERIAL.

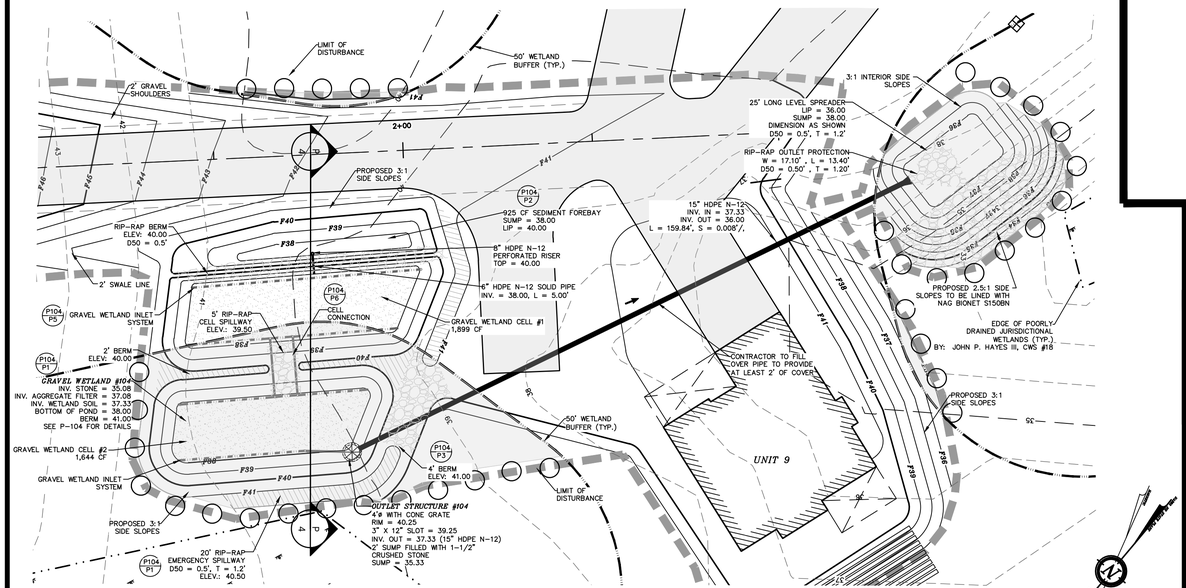
2.) CORE IS TO BE INSTALLED & COMPACTED IN 12" LIFTS.

3.) INSTALLATION OF ENTIRE DRAINAGE STRUCTURE IS TO BE OVERSEEN BY DESIGN ENGINEER.

4.) GENERAL FILL MATERIALS ARE TO PLACED & COMPACTED IN 12" LIFTS.

5.) GENERAL FILL MATERIAL MAY BE INSTALLED USING ONSITE MATERIALS.

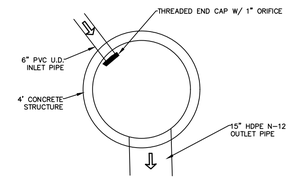
6.) CORE IS TO BE CONSTRUCTED UNDERNEATH THE PROPOSED SPILLWAY.



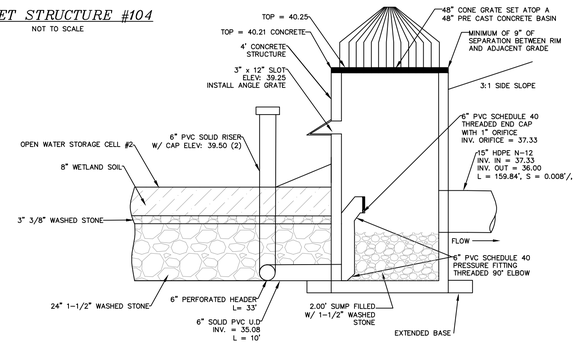
PLAN VIEW GRAVEL WETLAND #104

P4

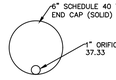
TOP VIEW
NOT TO SCALE



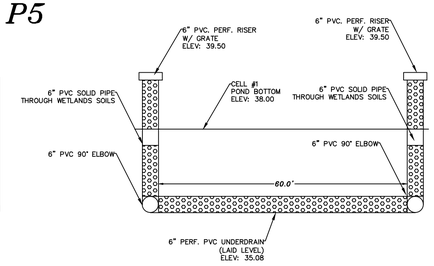
OUTLET STRUCTURE #104
NOT TO SCALE



CAP WITH CONTROL ORIFICE
NOT TO SCALE

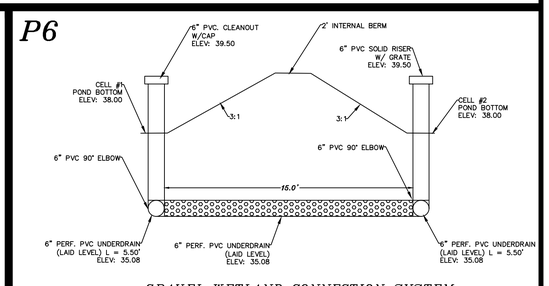


P5

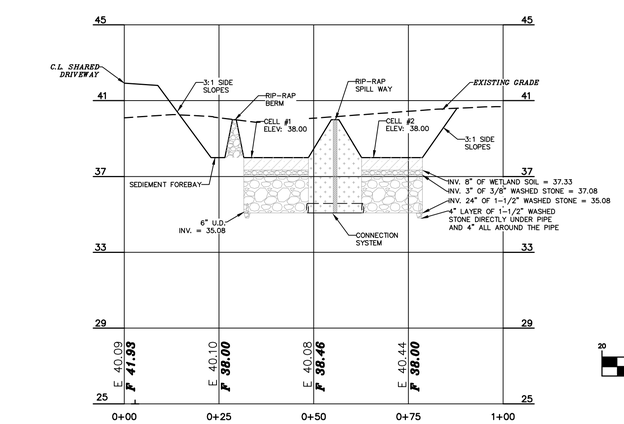


GRAVEL WETLAND INLET SYSTEM
NOT TO SCALE

P6

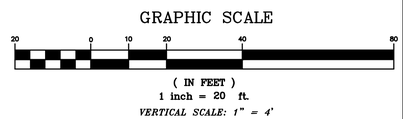


GRAVEL WETLAND CONNECTION SYSTEM
NOT TO SCALE



SECTION OF GRAVEL WETLAND 104

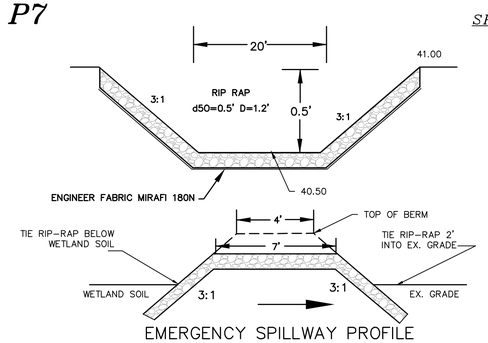
P 4



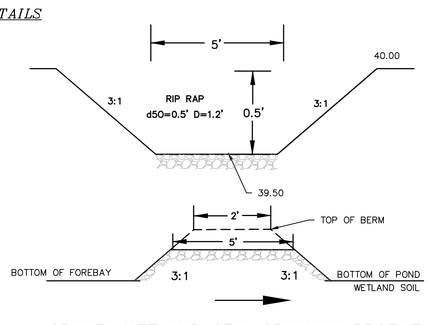
VERTICAL SCALE: 1" = 4'

P7

SPILLWAY DETAILS
NOT TO SCALE



EMERGENCY SPILLWAY PROFILE



GRAVEL WETLAND CELL SPILLWAY PROFILE

P104

CITY OF DOVER PLANNING FILE #20-51

#	REVISION	DATE	DESCRIPTION
#1	REVISED PER TRC COMMENTS	9-24-20	

GRAVEL WETLAND #104
LAND OF
PETER GEORGAKILAS
MIDDLE ROAD
DOVER, N.H. 03820
TAX MAP M, LOT 102-12

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

SCALE : 1 IN. EQUALS 20 FT.
DATE : AUGUST 11, 2020
FILE NO. : DB 2019 – 114

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

NOTES:

1.) OWNER: PETER GEORGAKILAS
60 SILVER STREET
DOVER, NH 03820

2.) TAX MAP M, LOT 102–12

3.) LOT AREAS: 1,244,008 Sq. Ft., 28.56 Ac.

4.) S.C.R.D. BOOK 4669, PAGE 1035

5.) THE INTENT OF THIS PLAN IS TO SHOW THE EROSION AND SEDIMENT CONTROL PLAN FOR THE EASTERN SIDE OF THE SUBDIVISION.

5.) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVE AND BELOW GROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ANY UTILITY CONFLICTS SHOULD BE REPORTED IMMEDIATELY TO THE DESIGN ENGINEER.

9.) UPON FINAL COMPLETION AND 85% STABILIZATION, THE DRAINAGE SYSTEM IS TO BE CLEANED OF ALL DEBRIS. SEDIMENT CONTROL PRACTICES REMOVED AND DISPOSED OF PROPERLY, AND ANNUAL MAINTENANCE PREFORMED ON ALL DRAINAGE PRACTICES.

10.) EROSION AND SEDIMENT CONTROL INSPECTIONS TO BE CONDUCTED ONCE PER EVERY SEVEN DAYS AND AT AN INCREASED FREQUENCY INCLUDING WITHIN 24–HOURS OF A 0.25 INCH RAIN EVENT. INSPECTIONS TO BE CONDUCTED BY A "QUALIFIED PERSON" AS DEFINED BY EPA CGP 4.1.1 AND INSPECTION REPORTS SUBMITTED TO THE CITY OF DOVER, NH, ENGINEERING DEPARTMENT WITHIN 24 HOURS IN ACCORDANCE WITH CGP 4.1.7 AND MAINTAINED BY THE OWNER FOR A PERIOD OF THREE YEARS AFTER THE PROJECT IS COMPLETED.

11.) SILT FENCE MAY BE SUBSTITUTED WITH FILTREXX SILT SOXX OR EROSION CONTROL MIX BERM.

12.) PER EPA CGP Z.1.2.2 (INSTALL PERIMETER CONTROL), "YOU MUST INSTALL SEDIMENT CONTROLS ALONG THOSE PERIMETER AREAS OF YOUR SITE THAT WILL RECEIVE STORMWATER FROM EARTH DISTURBING ACTIVITIES." AS A RESULT OF SWPPP INSPECTIONS, THE CONTRACTOR MAY HAVE TO EXPAND PERIMETER CONTROLS TO MEET THIS REQUIREMENT. THE E&SC PLAN IS INITIAL GUIDANCE AS TO THE ANTICIPATED REQUIREMENTS AND IT THE CONTRACTORS RESPONSIBILITY TO ENSURE THAT STORMWATER VIOLATION DO NOT OCCUR.

14.) A CONSTRUCTION ENTRANCE IS REQUIRED AND THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING IT.

15.) CONTRACTOR IS RESPONSIBLE FOR SWEEPING THE ROAD AND ANYTHING DISTURBED, TO ENSURE THAT NO SEDIMENT IS BEING TRACKED ONTO MIDDLE ROAD.

16.) CONTRACTOR IS RESPONSIBLE FOR CLEANING AND MAINTAINING THE INLET PROTECTION ONCE INSTALLED.

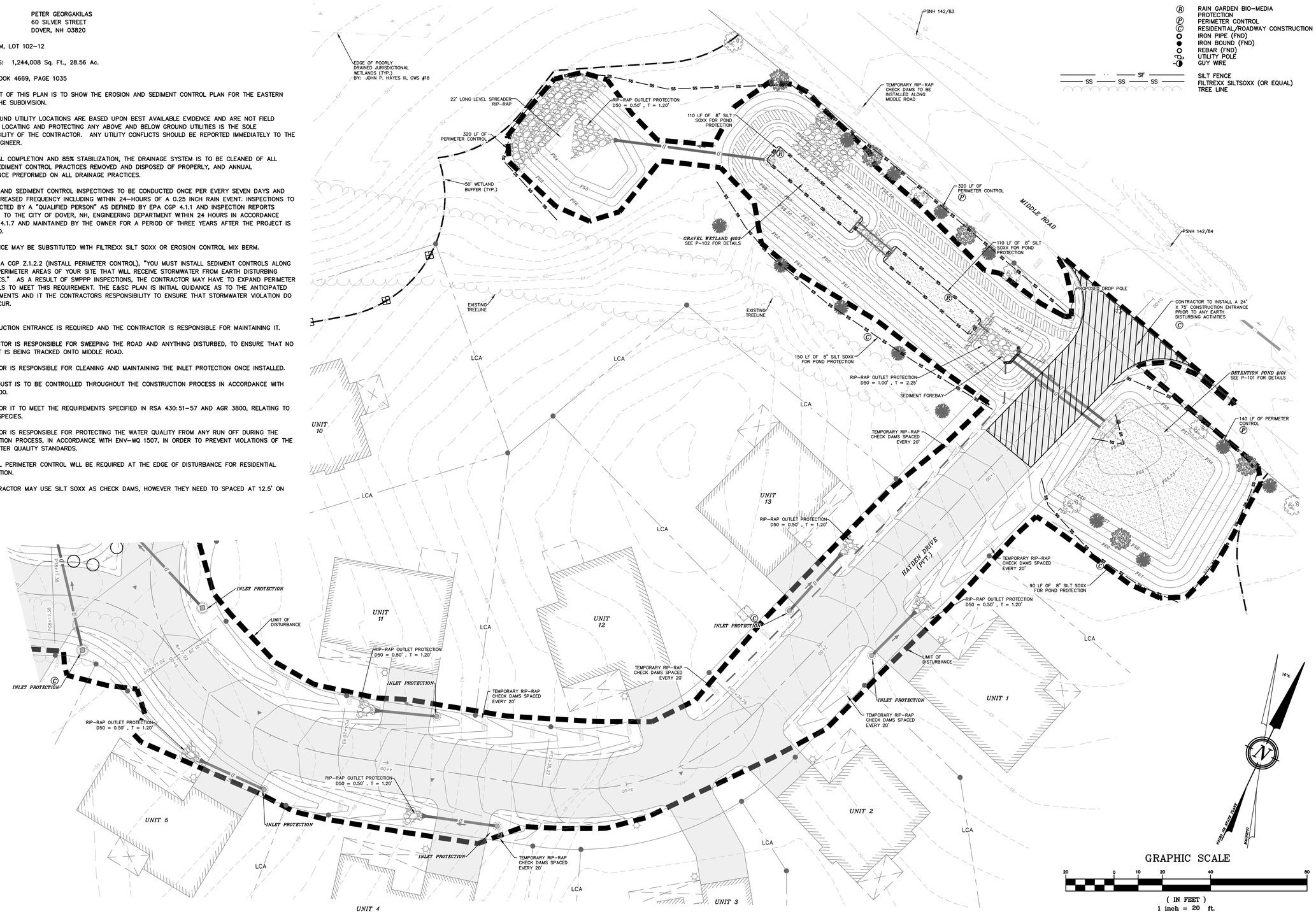
17.) FUGITIVE DUST IS TO BE CONTROLLED THROUGHOUT THE CONSTRUCTION PROCESS IN ACCORDANCE WITH ENV–A 1000.

18.) CONTRACTOR IT TO MEET THE REQUIREMENTS SPECIFIED IN RSA 430:51–57 AND AGR 3800, RELATING TO INVASIVE SPECIES.

19.) CONTRACTOR IS RESPONSIBLE FOR PROTECTING THE WATER QUALITY FROM ANY RUN OFF DURING THE CONSTRUCTION PROCESS, IN ACCORDANCE WITH ENV–WQ 1507, IN ORDER TO PREVENT VIOLATIONS OF THE STORM WATER QUALITY STANDARDS.

20.) ADDITIONAL PERIMETER CONTROL WILL BE REQUIRED AT THE EDGE OF DISTURBANCE FOR RESIDENTIAL CONSTRUCTION.

21.) THE CONTRACTOR MAY USE SILT SOXX AS CHECK DAMS, HOWEVER THEY NEED TO SPACED AT 12.5' ON CENTER.



CITY OF DOVER PLANNING FILE #20–51

REVISION	DATE	DESCRIPTION
#1	9–24–20	REVISED PER TRC COMMENTS

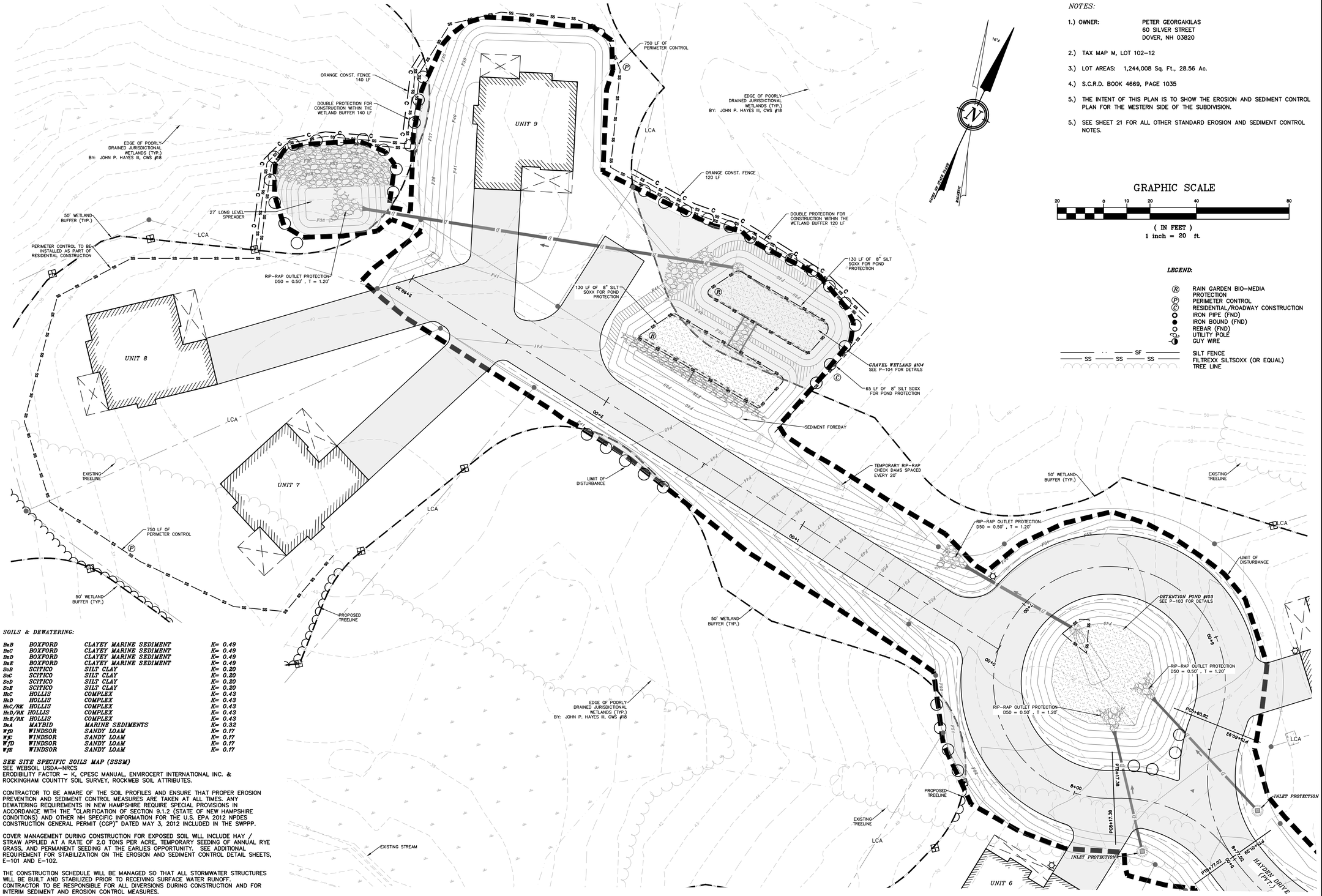
EROSION AND SEDIMENT CONTROL PLAN EAST

LAND OF
PETER GEORGAKILAS
MIDDLE ROAD
DOVER, N.H. 03820
TAX MAP M, LOT 102–12

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

SCALE : 1 IN. EQUALS 20 FT.
DATE : AUGUST 11, 2020
FILE NO. : DB 2019 – 114

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



NOTES:

1.) OWNER: PETER GEORGAKILAS
60 SILVER STREET
DOVER, NH 03820

2.) TAX MAP M, LOT 102-12

3.) LOT AREAS: 1,244,008 Sq. Ft., 28.56 Ac.

4.) S.C.R.D. BOOK 4669, PAGE 1035

5.) THE INTENT OF THIS PLAN IS TO SHOW THE EROSION AND SEDIMENT CONTROL PLAN FOR THE WESTERN SIDE OF THE SUBDIVISION.

5.) SEE SHEET 21 FOR ALL OTHER STANDARD EROSION AND SEDIMENT CONTROL NOTES.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

LEGEND:

- Ⓡ RAIN GARDEN BIO-MEDIA PROTECTION
- Ⓟ PERIMETER CONTROL
- Ⓒ RESIDENTIAL/ROADWAY CONSTRUCTION
- IRON PIPE (FND)
- IRON BOUND (FND)
- REBAR (FND)
- UTILITY POLE
- GUY WIRE
- SF — SILT FENCE
- SS — FILTREXX SILTSOXX (OR EQUAL)
- TREE LINE

SOILS & DEWATERING:

BaB	BOXFORD	CLAYEY MARINE SEDIMENT	K= 0.49
BaC	BOXFORD	CLAYEY MARINE SEDIMENT	K= 0.49
BaD	BOXFORD	CLAYEY MARINE SEDIMENT	K= 0.49
BaE	BOXFORD	CLAYEY MARINE SEDIMENT	K= 0.49
ScB	SCITICO	SILT CLAY	K= 0.20
ScC	SCITICO	SILT CLAY	K= 0.20
ScD	SCITICO	SILT CLAY	K= 0.20
ScE	SCITICO	SILT CLAY	K= 0.20
HoC	HOLLIS	COMPLEX	K= 0.43
HoD	HOLLIS	COMPLEX	K= 0.43
HoC/RK	HOLLIS	COMPLEX	K= 0.43
HoD/RK	HOLLIS	COMPLEX	K= 0.43
HoE/RK	HOLLIS	COMPLEX	K= 0.43
BmA	MAYBID	MARINE SEDIMENTS	K= 0.32
WfB	WINDSOR	SANDY LOAM	K= 0.17
WfC	WINDSOR	SANDY LOAM	K= 0.17
WfD	WINDSOR	SANDY LOAM	K= 0.17
WfE	WINDSOR	SANDY LOAM	K= 0.17

SEE SITE SPECIFIC SOILS MAP (SSSM)
SEE WEBSOIL USDA-NRCS
ERODIBILITY FACTOR - K, CPESC MANUAL, ENVIROCERT INTERNATIONAL INC. & ROCKINGHAM COUNTTY SOIL SURVEY, ROCKWEB SOIL ATTRIBUTES.

CONTRACTOR TO BE AWARE OF THE SOIL PROFILES AND ENSURE THAT PROPER EROSION PREVENTION AND SEDIMENT CONTROL MEASURES ARE TAKEN AT ALL TIMES. ANY DEWATERING REQUIREMENTS IN NEW HAMPSHIRE REQUIRE SPECIAL PROVISIONS IN ACCORDANCE WITH THE "CLARIFICATION OF SECTION 9.1.2 (STATE OF NEW HAMPSHIRE CONDITIONS) AND OTHER NH SPECIFIC INFORMATION FOR THE U.S. EPA 2012 NPDES CONSTRUCTION GENERAL PERMIT (CGP)" DATED MAY 3, 2012 INCLUDED IN THE SWPPP.

COVER MANAGEMENT DURING CONSTRUCTION FOR EXPOSED SOIL WILL INCLUDE HAY / STRAW APPLIED AT A RATE OF 2.0 TONS PER ACRE, TEMPORARY SEEDING OF ANNUAL RYE GRASS, AND PERMANENT SEEDING AT THE EARLIES OPPORTUNITY. SEE ADDITIONAL REQUIREMENT FOR STABILIZATION ON THE EROSION AND SEDIMENT CONTROL DETAIL SHEETS, E-101 AND E-102.

THE CONSTRUCTION SCHEDULE WILL BE MANAGED SO THAT ALL STORMWATER STRUCTURES WILL BE BUILT AND STABILIZED PRIOR TO RECEIVING SURFACE WATER RUNOFF. CONTRACTOR TO BE RESPONSIBLE FOR ALL DIVERSIONS DURING CONSTRUCTION AND FOR INTERIM SEDIMENT AND EROSION CONTROL MEASURES.

CITY OF DOVER PLANNING FILE #20-51

REVISION	DATE	DESCRIPTION
#1	9-24-20	REVISED PER TRC COMMENTS

EROSION AND SEDIMENT CONTROL PLAN WEST

LAND OF
PETER GEORGAKILAS
MIDDLE ROAD
DOVER, N.H. 03820
TAX MAP M, LOT 102-12

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

SCALE : 1 IN. EQUALS 20 FT.
DATE : AUGUST 11, 2020
FILE NO. : DB 2019 - 114

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14043
LICENSED PROFESSIONAL ENGINEER

NOTES:

1.) OWNER: PETER GEORGAKILAS
60 SILVER STREET
DOVER, NH 03820

2.) TAX MAP M, LOT 102-12

3.) LOT AREAS: 1,244,008 Sq. Ft., 28.56 Ac.

4.) S.C.R.D. BOOK 4669, PAGE 1035

5.) THIS IS A RESIDENTIAL SUBDIVISION.

6.) THE INTENT OF THIS PLAN IS TO DEMONSTRATE THE AVAILABLE SIGHT DISTANCE FROM THE PROPOSED ROADWAY KNOWN AS HAYDEN DRIVE.

7.) EXISTING CONDITIONS INFORMATION IS BASED ON A SURVEY PERFORMED BY BERRY SURVEYING & ENGINEERING AND IS ENCLOSED IN THIS PACKAGE. EXISTING AND PROPOSED CONTOURS ARE PROVIDED AT 2' INTERVALS WITH DRAINAGE FEATURES AT MORE PRECISE INTERVALS.

8.) THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH NHDOT STANDARD SPECIFICATIONS DATED 2010. CURRENT STANDARD PLANS, SUPPLEMENTAL SPECIFICATIONS AND SPECIAL PROVISIONS INCLUDED IN THE PROPOSAL.

9.) THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO LOCATE EXACTLY AND TO PRESERVE ANY AND ALL UNDERGROUND UTILITIES CALL "DIG-SAFE" 1-888-DIGSAFE (344-7233) AT LEAST 72 HOURS BEFORE COMMENCING CONSTRUCTION

NOTES CONT.:

10.) WHERE AN EXISTING UNDERGROUND UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED TO THE ENGINEER FOR RESOLUTION OF THE CONFLICT.

11.) THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE AND ANY OTHER PRIVATE UTILITIES BY THE UTILITY COMPANIES.

12.) AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.

13.) THE TERM "PROPOSED" (PROP.) MEANS WORK TO BE CONSTRUCTED USING NEW MATERIALS, OR, WHERE APPLICABLE, RE-USING EXISTING MATERIALS IDENTIFIED AS "REMOVE & RESET" (R & R).

14.) ALL EXISTING SIGNS WITHIN THE PROJECT LIMITS SHALL BE RETAINED UNLESS NOTED OTHERWISE.

15.) ALL SYMBOLS, WORDS, TRANSVERSE MARKINGS (STOP BARS, CROSSWALK LINES, AND RAILROAD SYMBOLS), LANE LINES, AND ALL OTHER MARKINGS NOTED WITH (T) SHALL BE THERMOPLASTIC.

16.) ALL DISTURBED AREAS NOT DESIGNATED TO BE PAVED SHALL HAVE LOAM PLACED AND SEEDED. THE LOAM SHALL HAVE A MINIMUM DEPTH OF 4 INCHES AND SHALL BE PLACED FLUSH WITH THE TOP OF THE ADJACENT CURB, EDGING, BERM OR PAVEMENT SURFACE.

17.) THE SPEED LIMIT ON MIDDLE ROAD IS 30 MPH.

LEGEND:

- DRILL HOLE ~FND~
- IRON PIPE ~FND~
- IRON BOUND ~FND~
- NH HIGHWAY BOUND ~FND~
- 3/4" IRON BOUND W/ ID CAP ~TBS~
- GRANITE BOUND ~TBS~
- SIGNAGE
- UTILITY POLE
- GUY WIRE
- OHU — OVERHEAD UTILITIES LINE
- POORLY DRAINED WETLAND LINE
- 50' POORLY DRAINED WETLAND BUFFER
- SHOULDER
- BUILDING SETBACK LINE
- SUBDIVISION BOUNDARY LINE
- CENTER LINE

S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS
TYP. TYPICAL
FND FOUND
PL PROPERTY LINE
EL EASEMENT LINE
R.O.W. RIGHT OF WAY
E.O.P. EDGE OF PAVEMENT
SSL (W) SINGLE SOLD LINE (WHITE)
DSL (Y) DOUBLE SOLID LINE (YELLOW)

CLEAR ZONE CALCULATION:

DESIGN SPEED: 30 MPH / 85TH PERCENTILE CALCULATED 46 MPH

SOUTHBOUND DESIGN ADT (2011): 985 (DOVER POLICE DEPARTMENT)

FROM AASHTO ROADSIDE DESIGN GUIDE (2011) TABLE 3.1 PAGE 3-3

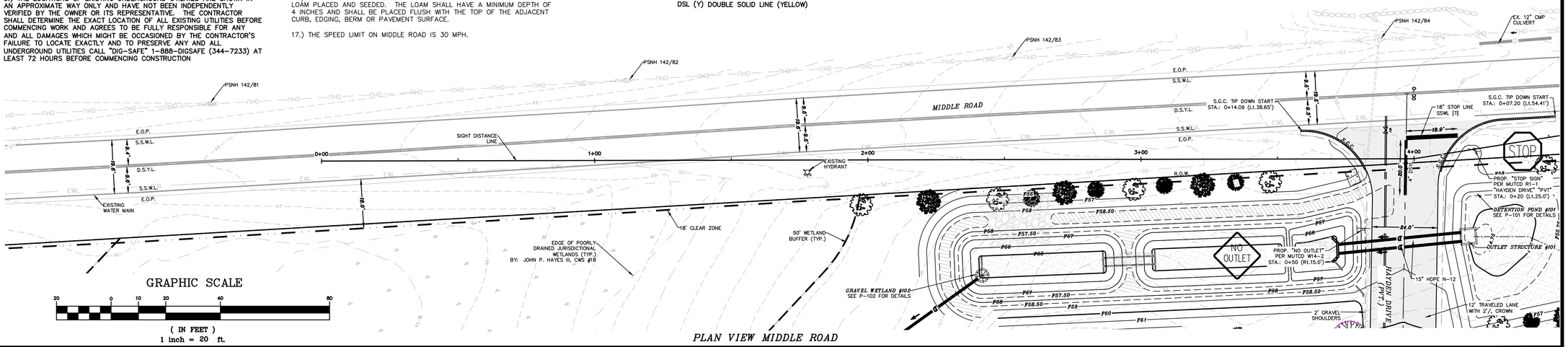
CLEAR ZONE REQUIRED TO BE 16-20 FEET (1V:5H TO 1V:4H)
-18 FEET HAS BEEN SELECTED

SIGHT DISTANCE REQUIREMENT:

DESIGN SPEED: 30 MPH
85TH PERCENTILE ESTIMATED: 46 MPH

WESTBOUND: 305 FEET REQUIRED (350 FEET PROVIDED)
EASTBOUND: 305 FEET REQUIRED (400 FEET PROVIDED)
MINIMUM 305' REQUIRED BY CITY OF DOVER

FROM AASHTO GEOMETRIC DESIGN OF HIGHWAYS AND STREETS (2018) TABLE 3-1



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

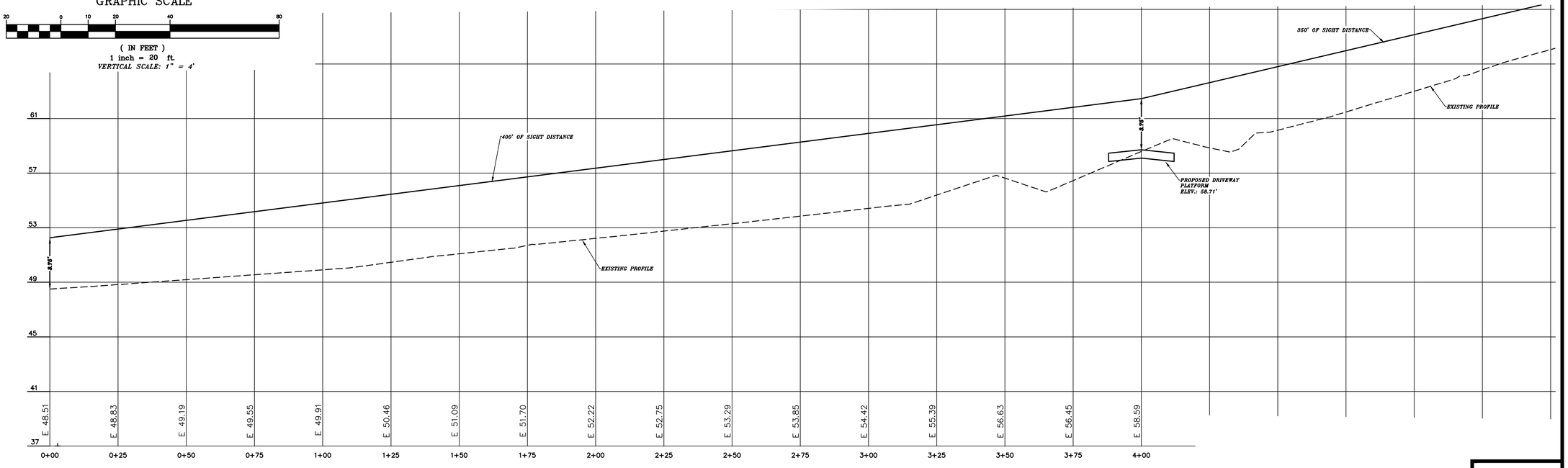
PLAN VIEW MIDDLE ROAD

PROFILE VIEW SIGHT LINE

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.
VERTICAL SCALE: 1" = 4'



SD-1

CITY OF DOVER PLANNING FILE #20-51

#	REVISION	DATE	DESCRIPTION
1	REVISED PER TRC COMMENTS	9-24-20	

SIGHT DISTANCE PLAN EAST BOUND

LAND OF
PETER GEORGAKILAS
MIDDLE ROAD
DOVER, N.H. 03820
TAX MAP M, LOT 102-12

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

SCALE : 1 IN. EQUALS 20 FT.
DATE : AUGUST 11, 2020
FILE NO. : DB 2019 - 114

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

NOTES:

1.) OWNER: PETER GEORGAKILAS
60 SILVER STREET
DOVER, NH 03820

2.) TAX MAP M, LOT 102-12

3.) LOT AREAS: 1,244,008 Sq. Ft., 28.56 Ac.

4.) S.C.R.D. BOOK 4669, PAGE 1035

5.) THIS IS A RESIDENTIAL SUBDIVISION.

6.) THE INTENT OF THIS PLAN IS TO DEMONSTRATE THE AVAILABLE SIGHT DISTANCE FROM THE PROPOSED ROADWAY KNOWN AS HAYDEN DRIVE.

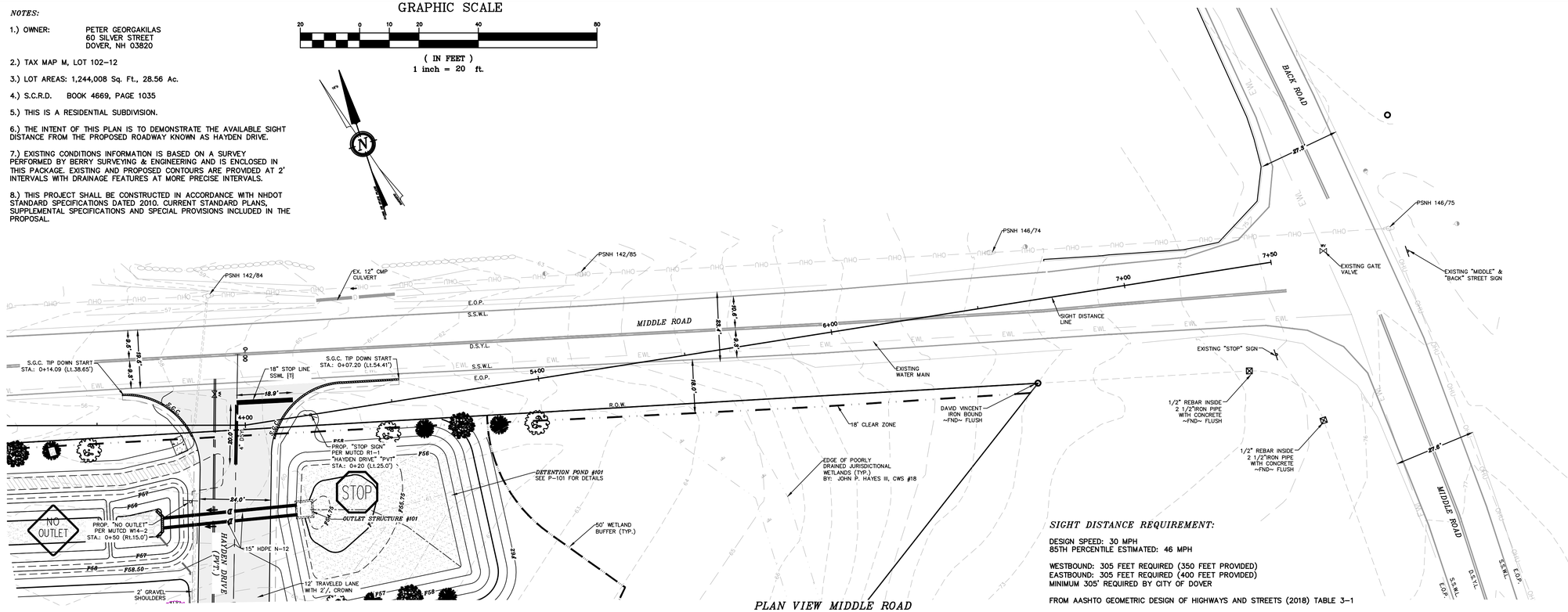
7.) EXISTING CONDITIONS INFORMATION IS BASED ON A SURVEY PERFORMED BY BERRY SURVEYING & ENGINEERING AND IS ENCLOSED IN THIS PACKAGE. EXISTING AND PROPOSED CONTOURS ARE PROVIDED AT 2' INTERVALS WITH DRAINAGE FEATURES AT MORE PRECISE INTERVALS.

8.) THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH NHDOT STANDARD SPECIFICATIONS DATED 2010. CURRENT STANDARD PLANS, SUPPLEMENTAL SPECIFICATIONS AND SPECIAL PROVISIONS INCLUDED IN THE PROPOSAL.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.



PLAN VIEW MIDDLE ROAD

SIGHT DISTANCE REQUIREMENT:

DESIGN SPEED: 30 MPH
85TH PERCENTILE ESTIMATED: 46 MPH

WESTBOUND: 305 FEET REQUIRED (350 FEET PROVIDED)
EASTBOUND: 305 FEET REQUIRED (400 FEET PROVIDED)
MINIMUM 305' REQUIRED BY CITY OF DOVER

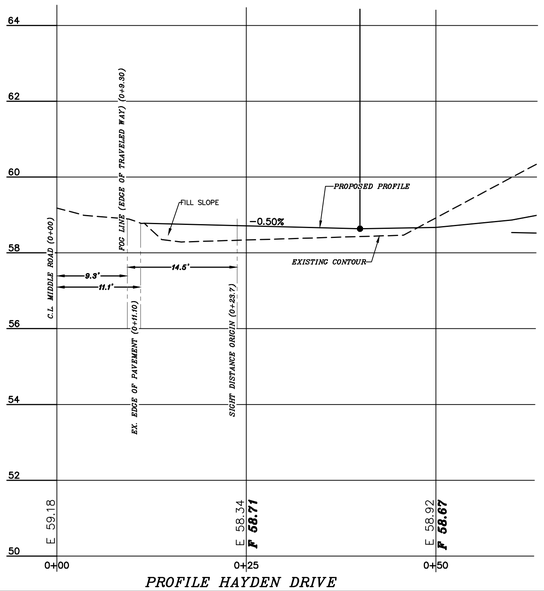
FROM AASHTO GEOMETRIC DESIGN OF HIGHWAYS AND STREETS (2018) TABLE 3-1

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

VERTICAL SCALE: 1" = 2'



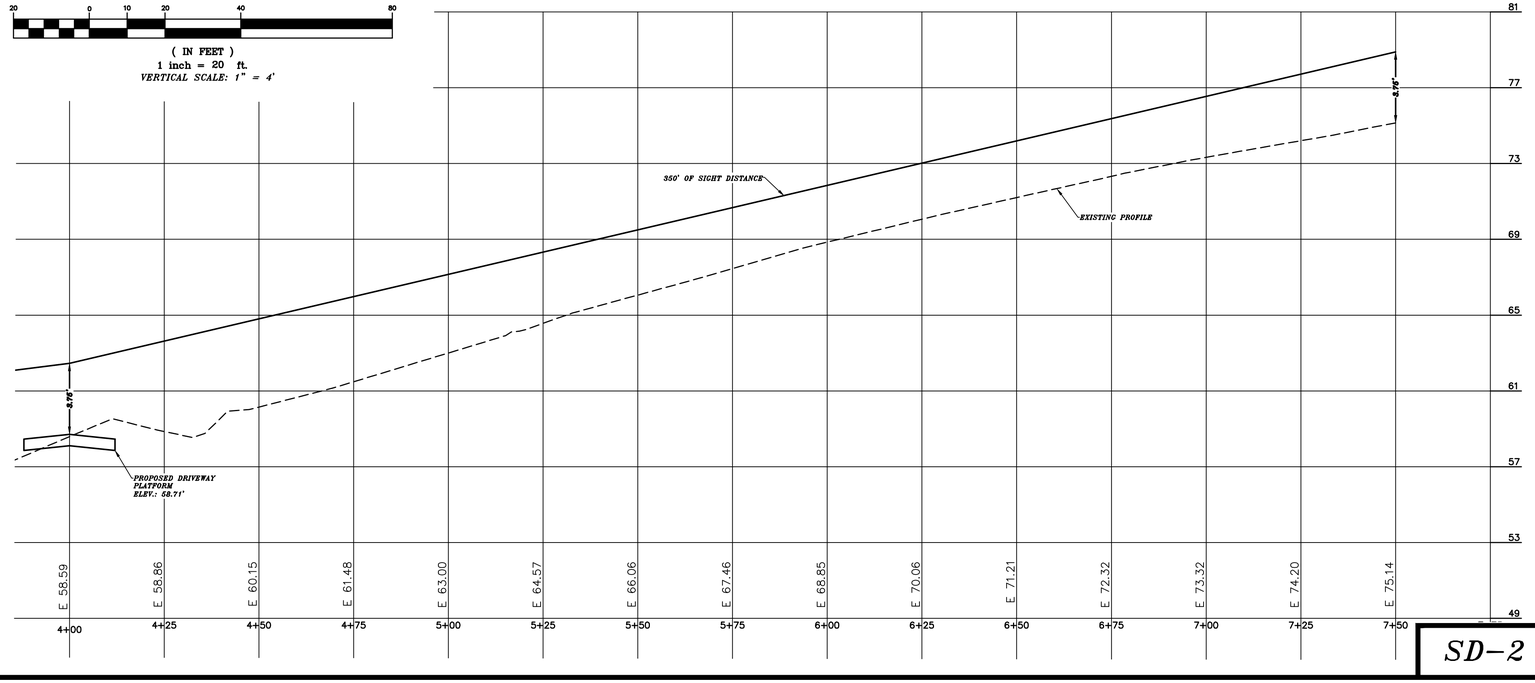
PROFILE HAYDEN DRIVE

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.
VERTICAL SCALE: 1" = 4'

PROFILE VIEW SIGHT LINE



SD-2

CITY OF DOVER PLANNING FILE #20-51

REVISION	DATE	DESCRIPTION
#1	9-24-20	REVISED PER TRC COMMENTS

SIGHT DISTANCE PLAN WEST BOUND

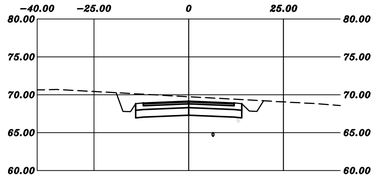
LAND OF
PETER GEORGAKILAS
MIDDLE ROAD
DOVER, N.H. 03820
TAX MAP M, LOT 102-12

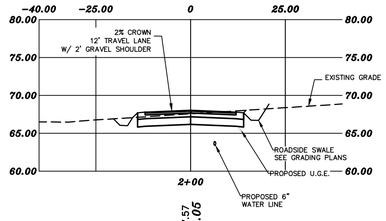
BERRY & SURVEYING ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

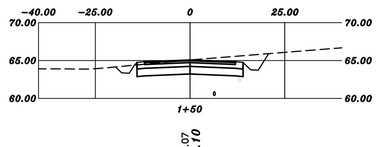
SCALE : 1 IN. EQUALS 20 FT.
DATE : AUGUST 11, 2020
FILE NO. : DB 2019 - 114

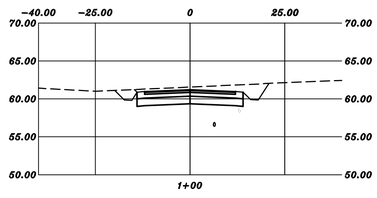
STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14943
LICENSED PROFESSIONAL ENGINEER

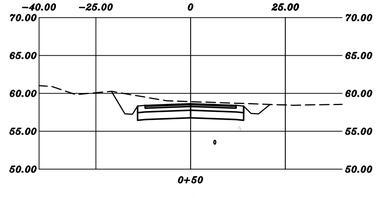
CROSS SECTIONS HAYDEN DRIVE 0+00 TO END

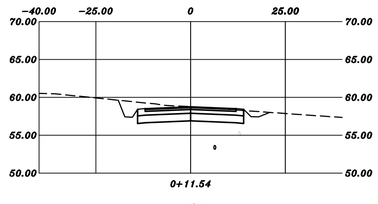


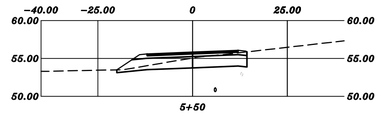


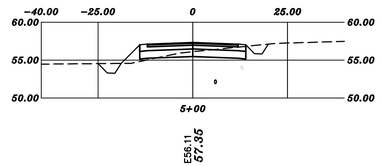


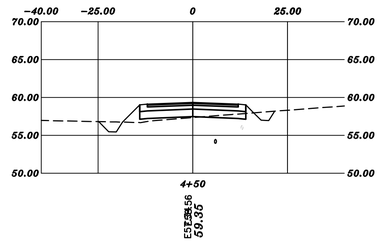


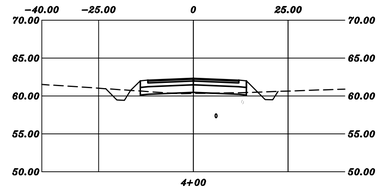


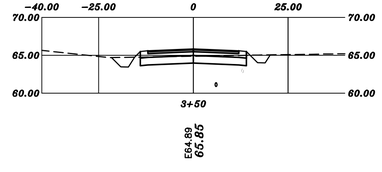


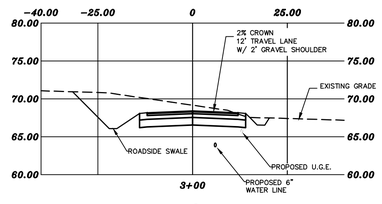








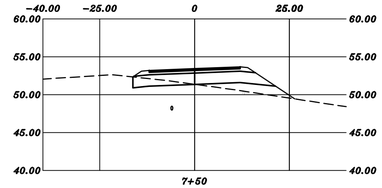


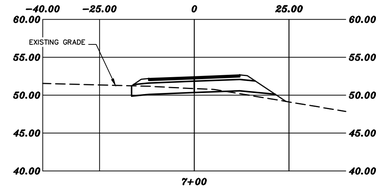


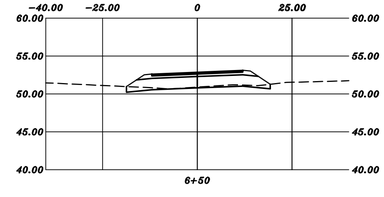
GRAPHIC SCALE

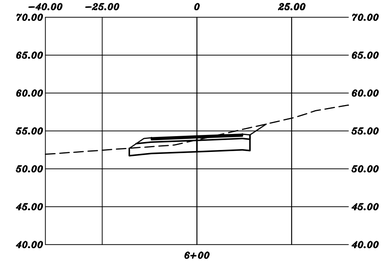
20 0 10 20 40 80

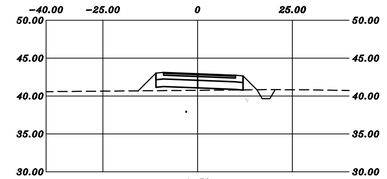
(IN FEET)
1 inch = 20 ft.
Vertical Scale 10

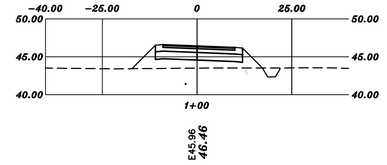


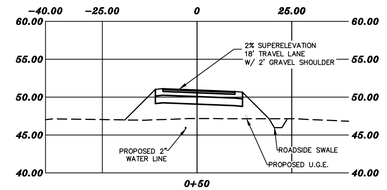


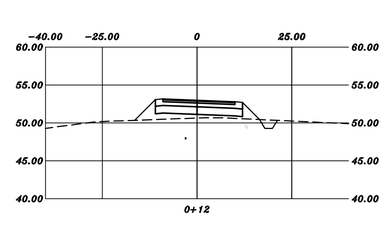








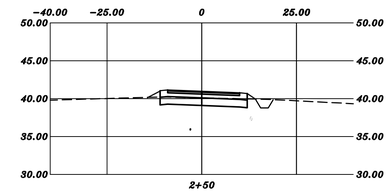


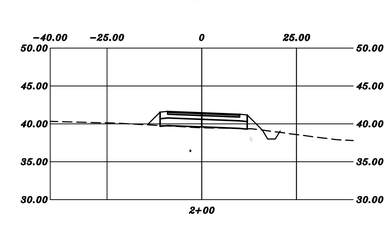


GRAPHIC SCALE

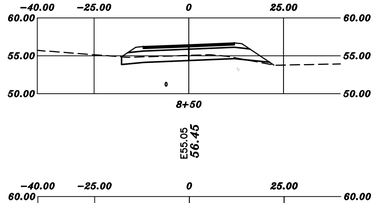
20 0 10 20 40 80

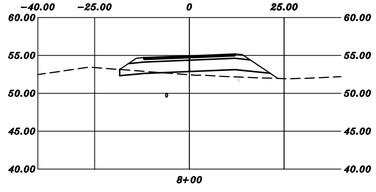
(IN FEET)
1 inch = 20 ft.
Vertical Scale 10





CROSS SECTIONS SHARED DRIVEWAY 0+00 TO END





CITY OF DOVER PLANNING FILE #20-51

#	REVISION	DATE	DESCRIPTION
1		9-24-20	REVISED PER TRC COMMENTS

CROSS SECTIONS

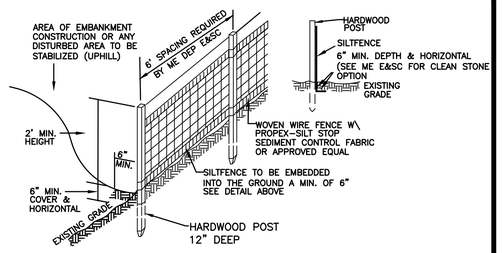
LAND OF
PETER GEORGAKILAS
MIDDLE ROAD
DOVER, N.H. 03820
TAX MAP 4, LOT 102-12

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

SCALE : 1 IN. EQUALS 20 FT.
DATE : AUGUST 11, 2020
FILE NO. : DB 2019 – 114

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 10433
LICENSED PROFESSIONAL ENGINEER

E1



SILT FENCE CONSTRUCTION SPECIFICATIONS

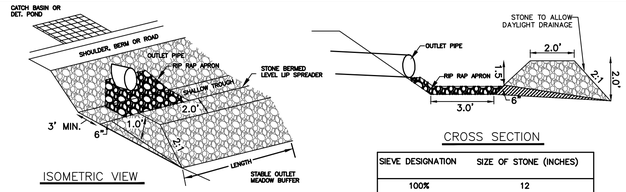
1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES AND FILTER CLOTH SHALL BE FASTENED TO WOVEN WIRE EVERY 24" AT TOP MID AND BOTTOM SECTIONS AND BE EMBEDDED INTO GROUND A MINIMUM OF 12" THE FENCE POSTS SHALL BE A MINIMUM 48" LONG, SPACED A MAXIMUM 6' APART, AND DRIVEN A MINIMUM OF 12" INTO THE GROUND.
2. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THE ENDS OF THE FABRIC SHALL BE OVERLAPPED BY SIX INCHES, FOLDED AND STAPLED TO PREVENT SEDIMENT FROM BY-PASSING.
3. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND SEDIMENT REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE AND PROPERLY DISPOSED OF. SEE MAINTENANCE NOTE BELOW, REMOVAL OF SEDIMENT REQUIRED AT A DEPTH OF 6-INCHES.
4. PLACE THE ENDS OF THE SILT FENCE UP CONTOUR TO PROVIDE FOR SEDIMENT STORAGE.
5. SILT FENCES SHALL BE REMOVED WHEN NO LONGER NEEDED AND THE SEDIMENT COLLECTED SHALL BE DISPOSED AS DIRECTED BY THE ENGINEER.
6. THE AREA DISTURBED BY THE REMOVAL SHALL BE SMOOTHED AND RE-VEGETATED.
7. TO BE CONSTRUCTED IAW ME E&SC BMPs B1 SEDIMENT CONTROLS, SILT FENCE, PAGE 23.

SILT FENCE MAINTENANCE

1. SILT FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REPAIRS THAT ARE REQUIRED SHALL BE MADE IMMEDIATELY.
2. IF THE FABRIC ON A SILT FENCE SHOULD DECOMPOSE OR BECOME INEFFECTIVE DURING THE EXPECTED LIFE OF THE FENCE, THE FABRIC SHALL BE REPLACED PROMPTLY.
3. SEDIMENT DEPOSITS SHOULD BE REMOVED WHEN THEY REACH SIX-INCHES IN DEPTH.
4. SEDIMENT DEPOSITS THAT ARE REMOVED OR LEFT IN PLACE AFTER THE FABRIC HAS BEEN REMOVED SHALL BE GRADED TO CONFORM WITH THE EXISTING TOPOGRAPHY AND VEGETATED.

SILT FENCE DETAIL
NOT TO SCALE

E2

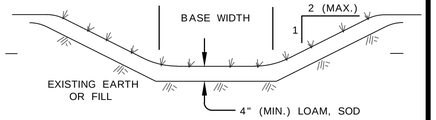


SIEVE DESIGNATION	SIZE OF STONE (INCHES)
100%	12
84-100%	6
68-83%	3
42-55%	1
8-12%	NO. 4

1. CONSTRUCT THE LEVEL SPREADER LIP ON A 0% GRADE TO INSURE UNIFORM SPREADING OF RUNOFF.
2. LEVEL SPREADER SHALL BE CONSTRUCTED ON UNDISTURBED SOIL AND NOT ON FILL.
3. THE ENTIRE LEVEL LIP AREA SHALL BE PROTECTED BY PLACING EXCELSIOR ENFORCER MATTING BENEATH THE STONE. EACH STRIP SHALL OVERLAP BY AT LEAST SIX INCHES.
4. THE FLOW FROM THE LEVEL SPREADER SHALL OUTLET ONTO STABILIZED AREAS. WATER SHOULD NOT RE-CONCENTRATE IMMEDIATELY BELOW THE SPREADER.
5. MAINTENANCE: THE LEVEL SPREADER SHOULD BE CHECKED PERIODICALLY AND AFTER EVERY MAJOR STORM TO DETERMINE IF THE LIP HAS BEEN DAMAGED AND THE DESIGN CONDITIONS HAVE NOT CHANGED. ANY DETRIMENTAL SEDIMENT ACCUMULATION SHOULD BE REMOVED. IF STONE REMOVAL HAS TAKEN PLACE ON THE LIP, THEN THE DAMAGE SHOULD BE REPAIRED.
6. REFERENCE IS MADE TO ME E&SC SECTION G SWALES AND DITCHES #4 LEVEL SPREADERS, PAGE 77 AND ME SWM CHAPTER 8 CONVEYANCE SYSTEMS8.3 LEVEL SPREADERS.

STONE BERM LEVEL SPREADER
NOT TO SCALE

E3



GRASS DIVERSION SWALE
NOT TO SCALE

INSPECT ANNUALLY FOR EROSION, SEDIMENT ACCUMULATIONS, VEGETATION LOSS, & INVASIVE SPECIES. REPAIR AS NECESSARY.

MOW GRASS ANNUALLY TO A DEPTH OF 4".

INSTALL STABILIZATION MATTING DURING CONSTRUCATION

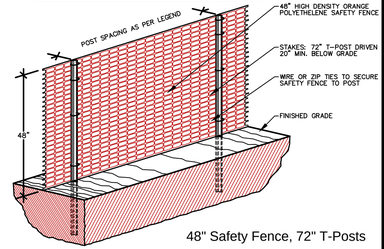
TO BE CONSTRUCTED IAW ME SWM SECTION 8, #1 VEGETATED SWALES AND ME E&SC SITE DEVELOPMENT, A4 WATER DIVERSION, PAGE 11.

E4 *CONSTRUCTION SAFETY FENCE*

NOT TO SCALE

LEGEND

SAF12	48" ORANGE FENCE, 12 FEET O.C.
SAF11	48" ORANGE FENCE, 11 FEET O.C..
SAF10	48" ORANGE FENCE, 10 FEET O.C.
SAF9	48" ORANGE FENCE, 9 FEET O.C.
SAF8	48" ORANGE FENCE, 8 FEET O.C..
SAF7	48" ORANGE FENCE, 7 FEET O.C.
SAF6	48" ORANGE FENCE, 6 FEET O.C.



48" Safety Fence, 72" T-Posts

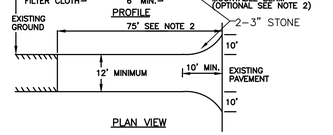
1. ALL SENSITIVE AREAS SHALL BE PROTECTED AS PER PLAN.
2. ALL TREES IN THE CONSTRUCTION AREA NOT SPECIFICALLY DESIGNATED FOR REMOVAL SHALL BE PRESERVED AND PROTECTED WITH HIGH VISIBILITY FENCE AS PER PLAN.
3. WHEN PRACTICABLE, INSTALL HIGH VISIBILITY 3 FEET OUTSIDE OF THE DRIP LINE OF THE TREE.
4. SAFETY FENCE SHOULD BE FASTENED SECURELY TO THE T-POSTS.
5. THE FENCING MUST REMAIN IN PLACE DURING ALL PHASES OF CONSTRUCTION; ANY CHANGE OF THE PROTECTIVE FENCING MUST BE APPROVED.

CITY OF DOVER PLANNING FILE #20-51

REVISION	DATE	DESCRIPTION
#1	9-24-20	REVISED PER TRC COMMENTS

E5 *STABILIZED CONSTRUCTION ENTRANCE*

NOT TO SCALE

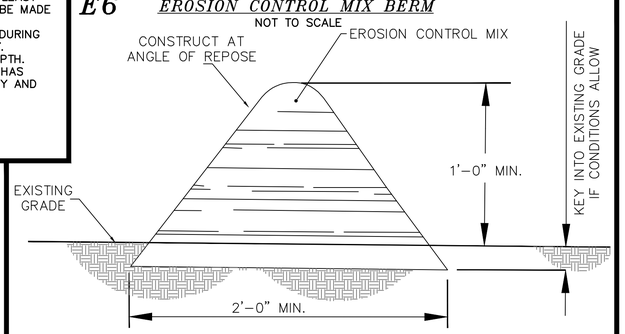


PLAN VIEW

1. STONE FOR A STABILIZED CONSTRUCTION ENTRANCE SHALL BE 2 - 3 INCH STONE, RECLAIMED STONE, OR RECYCLED CONCRETE EQUIVALENT.
2. THE LENGTH OF THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 75 FEET, EXCEPT THAT THE MINIMUM LENGTH MAY BE REDUCED TO 50 FEET IF A 3-INCH TO 6-INCH BERM IS INSTALLED AT THE ENTRANCE OF THE PROJECT SITE.
3. THE THICKNESS OF THE STONE FOR THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 6 INCHES.
4. THE WIDTH OF THE ENTRANCE SHALL NOT BE LESS THAN THE FULL WIDTH OF THE ENTRANCE WHERE INGRESS OR EGRESS OCCURS OR 10 FEET, WHICH EVER IS GREATER.
5. GEOTEXTILE FILTER CLOTH SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING
6. ALL SURFACE WATER THAT IS FLOWING TO OR DIVERTED TOWARD THE CONSTRUCTION ENTRANCE SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A BERM WITH 5:1 SLOPES THAT CAN BE CROSSED BY VEHICLES MAY BE SUBSTITUTED FOR THE PIPE.
7. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, WASHED, OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED PROMPTLY.
8. TO BE CONSTRUCTED IAW ME E&SC SITE DEVELOPMENT #2 CONSTRUCTION ENTRANCE / EXIT, PAGE 8..

E6 *EROSION CONTROL MIX BERM*

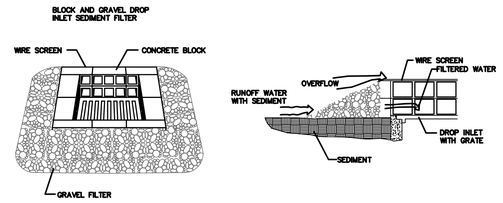
NOT TO SCALE



EROSION CONTROL MIX BERMS SHALL BE USED ONLY AS FOLLOWS:

1. BERMS SHALL BE USED IN AREAS WHERE EROSION WILL OCCUR ONLY IN THE FORM OF SHEET EROSION AND THERE IS NO CONCENTRATION OF WATER IN A CHANNEL OR DRAINAGE WAY ABOVE THE BERM.
2. THE BERMS SHALL BE INSTALLED FOLLOWING THE CONTOUR OF THE LAND AS CLOSLY AS POSSIBLE.
3. THE BERMS SHALL BE INSTALLED ON SLOPES LESS THAN 5%
4. SUBJECT TO (E), BELOW, THE MIX SHALL HAVE AN ORGANIC PORTION BETWEEN 80 AND 100%, DRY WEIGHT BASIS, AND BE FIBROUS AND ELONGATED SUCH AS FROM SHREDDED BARK, STUMP GRINDINGS, COMPOSED BARK, OR EQUIVALENT MANUFACTURED PRODUCTS.
5. WOOD AND BARK CHIPS, GROUND CONSTRUCTION DEBRIS, OR REPROCESSED WOOD PRODUCTS SHALL NOT BE USED AS ORGANIC MATERIAL.
6. THE MIX SHALL NOT CONTAIN SILTS, CLAY, OR FINE SANDS.
7. THE MIX SHALL HAVE A PARTICLE SIZE BY WEIGHT OF 70 TO 85% PASSING A 6-INCH SCREEN AND A MAXIMUM OF 85% PASSING THE 0.75-INCH SCREEN.
8. THE MIX PH SHALL BE BETWEEN 5.0 AND 8.0.
9. THE BERM SHALL BE AT LEAST 12 INCHES HIGH AND AT LEAST 2 FEET WIDE.
10. TO BE CONSTRUCTED IAW ME E&SC SECTION B SEDIMENT CONTROLS, #2 EROSION CONTROL MIX BERM, PAGE 24.

E7



MAINTENANCE

ALL STRUCTURES SHOULD BE INSPECTED AFTER EVERY RAIN STORM AND REPAIRS MADE AS NECESSARY. SEDIMENT SHOULD BE REMOVED FROM TRAPPING DEVICES AFTER THE SEDIMENT HAS REACHED A MAXIMUM OF ONE HALF THE DEPTH OF THE TRAP. THE SEDIMENT SHOULD BE DISPOSED OF IN A SUITABLE AREA AND PROTECTED FROM EROSION BY EITHER STRUCTURE OR VEGETATIVE MEANS. THE TEMPORARY TRAPS SHOULD BE REMOVED AND THE AREA REPAIRED AS SOON AS THE CONTRIBUTING DRAINAGE AREA TO THE INLET HAS BEEN COMPLETELY STABILIZED.

BLOCK & GRAVEL DROP INLET SEDIMENT FILTER

NOT TO SCALE

TO BE USED IN ALL AREAS WHERE THERE WILL BE NO TRAFFIC.

TO BE CONSTRUCTED IAW ME E&SC SEDIMENT CONTROLS B5, STORM DRAIN INLET PROTECTION, PAGE 27.

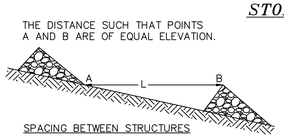
E8 *TEMPORARY EROSION CONTROL MEASURES*

1. THE SMALLEST PRACTICAL AREA OF LAND SHALL BE EXPOSED AT ANY ONE TIME.
2. EROSION, SEDIMENT AND DETENTION MEASURES SHALL BE INSTALLED AS SHOWN ON THE PLANS AND AT LOCATIONS AS REQUIRED, DIRECTED BY THE ENGINEER.
3. ALL DISTURBED AREAS SHALL BE RETURNED TO ORIGINAL GRADES AND ELEVATIONS. DISTURBED AREAS SHALL BE LOAMED WITH A MINIMUM OF 4" OF LOAM AND SEEDED WITH NOT LESS THAN ONE POUND OF SEED PER 50 SQUARE YARDS OF AREA. (SEE SEED SPECIFICATIONS THIS SHEET)
4. ALL DISTURBED AREAS WILL BE RESTABILIZED WITHIN 45 DAYS. AT ANY ONE TIME, NO MORE THAN 5 ACRES, (217,800 Sq. Ft.) WILL BE DISTURBED.
5. SILT FENCES AND PERIMETER BARRIERS SHALL BE INSPECTED PERIODICALLY AND AFTER EVERY RAIN DURING THE LIFE OF THE PROJECT. ALL DAMAGED AREAS SHALL BE REPAIRED, SEDIMENT DEPOSITS SHALL PERIODICALLY BE REMOVED AND DISPOSED OF.
6. AFTER ALL DISTURBED AREAS HAVE BEEN STABILIZED, THE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE REMOVED AND THE AREA DISTURBED BY THE REMOVAL SMOOTHED AND RE-VEGETATED.
7. PER THE EPA CGP REQUIREMENTS THERE WILL BE REPORTS OF THE EROSION CONTROL INSPECTIONS IAW SWPPP PREPARED BY BS&E. ALL EROSION CONTROLS SHALL BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER 0.25" OR GREATER RAIN EVENT.
8. DITCHES, SWALES, AND BASINS SHALL BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
9. DO NOT TRAFFIC EXPOSED SOIL SURFACES WITH CONSTRUCTION EQUIPMENT. IF FEASIBLE, PERFORM EXCAVATIONS WITH EQUIPMENT POSITIONED OUTSIDE THE LIMITS OF THE INFILTRATION SYSTEM.
10. DRIVEWAYS AND CUT AND FILL SPLOPES MUST BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINAL GRADE.
11. STABILIZATION MEANS:
    - 11.1. A MINIMUM OF 85% OF VEGETATIVE COVER HAS BEEN ESTABLISHED.
    - 11.2. A MINIMUM OF 3 INCHES OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIP RAP HAS BEEN INSTALLED, OR
    - 11.3. EROSION CONTROL BLANKETS HAVE BEEN INSTALLED.
12. THIS PROJECT IS TO BE MANAGED IN A MANNER THAT MEETS THE REQUIREMENTS AND INTENT OF RSA 430:53 AND CHAPTER AGR 3800 RELATIVE TO INVASIVE SPECIES.
13. THE NHDES STORMWATER MANUAL, IN THREE VOLUMES, DATED DECEMBER 2008, IS A PART OF THIS PLAN SET AND THE MORE RESTRICTIVE WILL GOVERN. (NH SWM)

EROSION & SEDIMENT CONTROL DETAILS
LAND OF
PETER GEORGAKILAS
MIDDLE ROAD
DOVER, N.H. 03820
TAX MAP M, LOT 102-12

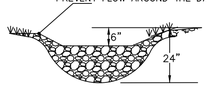
E9 *STONE CHECK DAM*

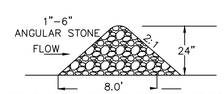
NOT TO SCALE



SPACING BETWEEN STRUCTURES

NOTE: KEY STONE INTO CHANNEL BANKS AND EXTEND IT BEYOND THE ABUTMENTS A MINIUM OF 18" TO PREVENT FLOW AROUND THE DAM.



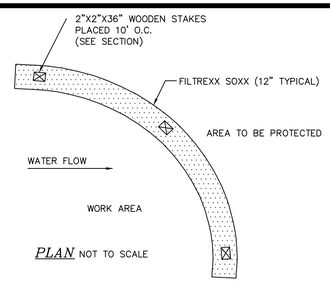


STONE GRADE STABILIZATION STRUCTURE

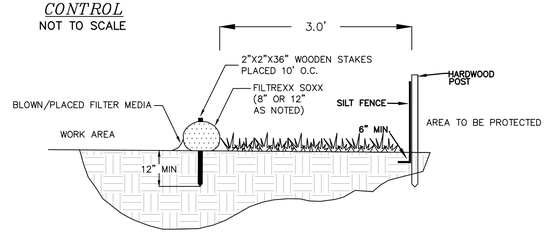
1.) CHECK DAMS SHOULD BE INSTALLED BEFORE RUNOFF IS DIRECTED TO THE SWALE OR DRAINAGE DITCH.
2.) THE MAXIMUM CONTRIBUTING DRAINAGE AREA TO THE DAM SHOULD BE LESS THEN ONE ACRE.
3.) THE MAXIMUM HEIGHT OF THE DAM SHOULD BE TWO FEET.
4.) THE CENTER OF THE DAM SHOULD BE AT LEAST SIX INCHES LOWER THAN THE OUTER EDGES.
5.) THE MAXIMUM SPACING IS AS SHOWN ON THE PROJECT SITE PLANS.
6.) CHECK DAMS WILL NOT BE USED IN A FLOWING STREAM.
7.) TEMPORARY CHECK DAMS WILL BE REMOVED ONCE THE SWALE OR DITCH IS DETERMINED STABLE.
8.) TO BE CONSTRUCTED IAW ME E&SC B4 4-2 SEDIMENT CONTROLS, STONE CHECK DAMS, PAGE 26.
9.) SILT SOXX (12 INCH) MAY BE SUBSTITUTED AS CHECK DAM WITH ADJUSTED SPACING (12.5' FOR 8% ROADWAY).

E10 *FILTREXX SEDIMENT CONTROL*

NOT TO SCALE



PLAN NOT TO SCALE



NOTES

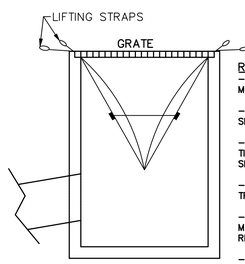
1. ALL MATERIAL TO MEET FILTREXX SPECIFICATIONS.
2. FILTER MEDIA FILL TO MEET APPLICATION REQUIRMENTS.
3. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.
4. SILTSOXX MAY BE USED IN PLACE OF SILT FENCE OR OTHER SEDIMENT BARRIERS.
5. SILTSOXX COMPOST/SOIL/ROCK/SEED FILL MATERIAL SHALL BE ADJUSTED AS NECESSARY TO MEET THE REQUIRMENTS OF THE SPECIFIC APPLICATION.
6. FILTREXX SOXX IS A REGISTERED TRADEMARK OF FILTREXXIN TERNATIONAL, LLC.
7. SILT FENCE IS NOT A SUBSTITUTION FOR SILT SOXX AND ANY EQUAL SUBSTITUTION TO BE APPROVED.
8. TO BE CONSTRUCTED IAW FILTREXX, SECTION 1:EROSION & SEDIMENT CONTROL (PAGE 323) - CONSTRUCTION ACTIVITIES, SWPPP CUT SHEET: FILTREXX SEDIMENT CONTROL AND ME E&SC SEDIMENT CONTROLS B3 FILTER SOCKS, PAGE 25.

Filtrexx International, LLC
35481 Grafton Eastern Rd | Grafton, Oh 44044
440-926-2607 | fax: 440-926-4021
WWW.FILTREXX.COM
OR APPROVED EQUAL

NOTE: FOR AREAS REQUIRING DOUBLE PERIMETER CONTROL WITHIN 50' OF JURISDICTIONAL WETLANDS AND NOT FOR ALL SILT SOXX APPLICATIONS. THIS DUPLICATION MAY BE SPECIFIED AS 12" SILT SOXX OR ORANGE CONSTRUCTION FENCE AS NOTED.

SECTION NOT TO SCALE

E11



RECOMMENDED MAINTENANCE SCHEDULE

-EACH SILTSACK SHOULD BE INSPECTED AFTER EVERY MAJOR RAIN EVENT, AND MUST BE MAINTAINED.

-IF THERE HAVE BEEN NO MAJOR EVENTS, SILTSACK SHOULD BE INSPECTED EVERY 2-3 WEEKS.

-THE RESTRAINT CORD SHOULD BE VISIBLE AT ALL TIMES. IF CORD IS COVERED WITH SEDIMENT, THE SILTSACK SHOULD BE EMPTIED.

-TO BE USED IN ALL AREAS WHERE THERE WILL BE TRAFFIC.

- ARE SUBJECT TO DAMAGE BY SNOW PLOWS, AND MUST BE INSPECTED AFTER ANY SNOW EVENT AND REPLACED AS REQUIRED.

- TO BE CONSTRUCTED IAW ME E&SC SEDIMENT CONTROLS B5, STORM DRAIN INLET PROTECTION, PAGE 27.

STORM DRAIN INLET PROTECTION DETAIL
NOT TO SCALE

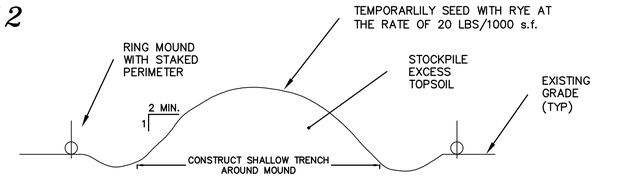
E-101

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

SCALE : AS NOTED
DATE : AUGUST 11, 2020
FILE NO. : DB 2019 - 114

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

E12



TO BE CONSTRUCTED IAW NH SWM #3 4–1 EROSION CONTROL PRACTICES, SOIL STOCKPILE PRACTICES, PAGE 46.

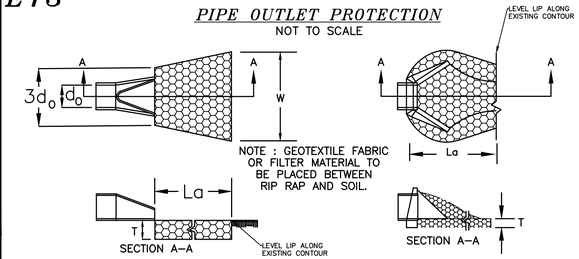
TOPSOIL STOCKPILE MOUND

NOT TO SCALE

E13

PIPE OUTLET PROTECTION

NOT TO SCALE



PIPE OUTLET TO FLAT AREA WITH NO DEFINED CHANNEL

PIPE OUTLET TO WELL–DEFINED CHANNEL

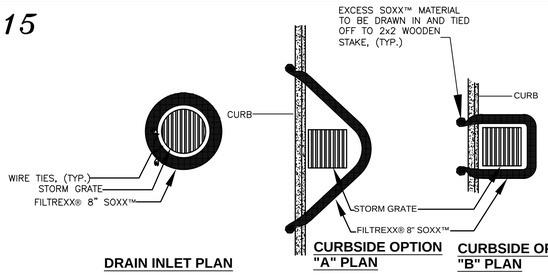
PIPE OUTLET PROTECTION CONSTRUCTION SPECIFICATIONS

1. THE SUB GRADE FOR THE FILTER MATERIAL, GEOTEXTILE FABRIC, AND RIP RAP SHALL BE PREPARED TO THE LINES AND GRADES SHOWN ON THE PLANS. SPECIFIED GRADATION.
2. THE ROCK OR GRAVEL USED FOR FILTER OF RIP RAP SHALL CONFORM TO NHDOT SECTION 583.
3. GEOTEXTILE FABRICS SHALL BE PROTECTED FROM PUNCTURE OR TEARING DURING THE PLACEMENT OF THE ROCK RIP RAP DAMAGED AREAS IN THE FABRIC SHALL BE REPAIRED BY PLACING A PIECE OF FABRIC OVER THE DAMAGED AREA OR BY COMPLETE REPLACEMENT OF THE FABRIC. ALL OVERLAPS REQUIRED FOR REPAIRS OR JOINING TWO PIECES OF FABRIC SHALL BE A MINIMUM OF 12 INCHES.
4. STONE FOR THE RIP RAP MAY BE PLACED BY EQUIPMENT AND SHALL BE CONSTRUCTED TO THE FULL LAYER THICKNESS IN ONE OPERATION AND IN SUCH A MANNER AS TO PREVENT SEGREGATION OF THE STONE SIZES.
5. TO BE CONSTRUCTED IAW NH SWM #2 4–6 CONVEYANCE PRACTICES, 6. OUTLET PROTECTION, PAGE 172.

E14

TABLE 7–24––RECOMMENDED RIP RAP GRADATION RANGES		
d50 SIZE= 0.5 FEET 6 INCHES		
% OF WEIGHT SMALLER THAN THE GIVEN d50 SIZE	SIZE OF STONE (INCHES) FROM	TO
100%	9	12
85%	8	11
50%	6	9
15%	2	3

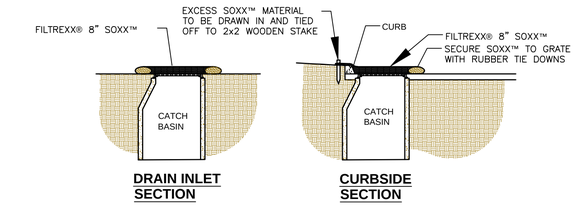
E15



DRAIN INLET PLAN

CURBSIDE OPTION "A" PLAN

CURBSIDE OPTION "B" PLAN



DRAIN INLET SECTION

CURBSIDE SECTION

NOTES:
1. ALL MATERIAL TO MEET FILTREXX® SPECIFICATIONS.
2. FILTER MEDIA™ FILL TO MEET APPLICATION REQUIREMENTS.
3. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.

FILTREXX INLET PROTECTION

NOT TO SCALE

E16

NOTE: THIS PROJECT IS TO BE MANAGED IN A MANNER THAT MEETS THE REQUIREMENTS AND INTENT OF RSA 430:53 AND CHAPTER AGR 3800 RELATIVE TO INVASIVE SPECIES.

NOTE: Temporary seed mix for stabilization of turf shall be winter rye or oats at a rate of 2.5 lbs. per 1000 s.f. and shall be placed prior to OCT. 15, if permanent seeding not yet complete.

SEEDING GUIDE

USE	SEEDING MIXTURE 1/	DROUGHTY	WELL DRAINED	MODERATELY WELL DRAINED	POORLY DRAINED
STEEP CUTS AND FILLS, BORROW AND DISPOSAL AREAS	A	FAIR	GOOD	GOOD	FAIR
	B	POOR	GOOD	FAIR	FAIR
	C	POOR	GOOD	EXCELLENT	GOOD
	D	FAIR	FAIR	GOOD	EXCELLENT
	E	FAIR	EXCELLENT	EXCELLENT	POOR
WATERWAYS, EMERGENCY SPILLWAYS, AND OTHER CHANNELS WITH FLOWING WATER.	A	GOOD	GOOD	GOOD	FAIR
	C	GOOD	EXCELLENT	EXCELLENT	FAIR
	D	GOOD	EXCELLENT	EXCELLENT	FAIR
LIGHTLY USED PARKING LOTS, ODD AREAS, UNUSED LANDS, AND LOW INTENSITY USE RECREATION SITES.	A	GOOD	GOOD	GOOD	FAIR
	B	GOOD	GOOD	GOOD	FAIR
	C	GOOD	EXCELLENT	EXCELLENT	POOR
	D	FAIR	GOOD	GOOD	EXCELLENT
PLAY AREAS AND ATHLETIC FIELDS (TOPSOIL IS ESSENTIAL FOR GOOD TURF.)	F	FAIR	EXCELLENT	EXCELLENT	2/
	G	FAIR	EXCELLENT	EXCELLENT	2/

GRAVEL PIT, SEE NH–PM–24 IN APPENDIX FOR RECOMMENDATION REGARDING RECLAMATION OF SAND AND GRAVEL PITS.

1/ REFER TO SEEDING MIXTURES AND RATES IN TABLE 7–36.
2/ POORLY DRAINED SOILS ARE NOT DESIRABLE FOR USE AS PLAYING AREA AND ATHLETIC FIELDS.

RECOMMENDED *

SEEDING RATES

MIXTURE	POUNDS PER ACRE	POUNDS PER 1,000 Sq. Ft.
A. TALL FESCUE	20	0.45
CREEPING RED FESCUE	20	0.45
RED TOP	2	0.05
TOTAL	42	0.95
B. TALL FESCUE	15	0.35
CREEPING RED FESCUE	10	0.25
CROWN VETCH	15	0.35
OR		
FLAT PEA	30	0.75
TOTAL	40 OR 55	0.95 OR 1.35
C. TALL FESCUE	24	0.55
CREEPING RED FESCUE	24	0.55
BIRDS FOOT TREFOIL	REMOVED	REMOVED
TOTAL	48	1.10
D. TALL FESCUE	20	0.45
FLAT PEA	30	0.75
TOTAL	50	1.20
E. CREEPING RED FESCUE 1/	50	1.15
KENTUCKY BLUEGRASS 1/	50	1.15
TOTAL	100	2.30
F. TALL FESCUE 1	150	3.60

CONSERVATION MIX	POUNDS PER ACRE	POUNDS PER 1,000 S.F.
TALL FESCUE (35%)	15	0.35
CREEPING RED FESCUE (25%)	15	0.35
ANNUAL RYEGRASS (12%)	5	0.12
PERENNIAL RYEGRASS (10%)	5	0.12
KENTUCKY BLUEGRASS (10%)	15	0.35
WHITE CLOVER (3%)	7	0.16

SEEDING SPECIFICATIONS

1. GRADING AND SHAPING
   A. SLOPES SHALL NOT BE STEEPER THAN 2:1; 3:1 SLOPES OR FLATTER ARE PREFERRED.
   WHERE MOWING WILL BE DONE, 3:1 SLOPES OR FLATTER ARE RECOMMENDED.
2. SEEDBED PREPARATION
   A. SURFACE AND SEEPAGE WATER SHOULD BE DRAINED OR DIVERTED FROM THE SITE TO PREVENT DROWNING OR WINTER KILLING OF THE PLANTS.
   B. STONES LARGER THAN 4 INCHES AND TRASH SHOULD BE REMOVED BECAUSE THEY INTERFERE WITH SEEDING AND FUTURE MAINTENANCE OF THE AREA. WHERE FEASIBLE, THE SOIL SHOULD BE TILLED TO A DEPTH OF ABOUT 4 INCHES TO PREPARE A SEED BED AND MIX FERTILIZER AND LIME INTO THE SOIL. THE SEEDBED SHOULD BE LEFT IN REASONABLY FIRM AND SMOOTH CONDITION. THE LAST TILLAGE OPERATION SHOULD BE PERFORMED ACROSS THE SLOPE WHEREVER PRACTICAL.
3. ESTABLISHING A STAND
   A. LIME AND FERTILIZER SHOULD BE APPLIED PRIOR TO OR AT THE TIME OF SEEDING
   AND INCORPORATED INTO THE SOIL KINDS AND AMOUNTS OF LIME AND FERTILIZER SHOULD BE BASED ON AN EVALUATION OF SOIL TESTS. WHEN A SOIL TEST IS NOT AVAILABLE,
   THE FOLLOWING MINIMUM AMOUNTS SHOULD BE APPLIED:
   AGRICULTURAL LIMESTONE, 2 TONS PER ACRE OR 100LBS. PER 1,000 SQ.FT.
   NITROGEN(N), 50LBS. PER ACRE OR 1.1LBS. PER 1,000 SQ.FT.
   PHOSPHATE(P2O5), 100LBS. PER ACRE OR 2.2LBS. PER 1,000 SQ.FT.
   POTASH(K2O), 100LBS. PER ACRE OR 2.2LBS. PER 1,000 SQ.FT.
   (NOTE: THIS IS THE EQUIVALENT OF 500LBS. PER ACRE OF 10–20–20 FERTILIZER OR 1,000LBS. PER ACRE OF 5–10–10.)
   B. SEED SHOULD BE SPREAD UNIFORMLY BY THE METHOD MOST APPROPRIATE FOR THE SITE. METHODS INCLUDE BROADCASTING, DRILLING AND HYDROSEEDING. WHERE BROADCASTING IS USED, COVER SEED WITH .25 INCH OF SOIL OR LESS, BY CULTIPACKING OR RAKING.
   C. REFER TO TABLE(G–E1 THIS SHEET) FOR APPROPRIATE SEED MIXTURES AND TABLE(H–E1 THIS SHEET) FOR RATES OF SEEDING. ALL LEGUMES (CROWNVETCH, BIRDSFOOT TREFOIL, AND FLATPEA) MUST BE INOCULATED WITH THEIR SPECIFIC INOCULANT.
   D. WHEN SEEDED AREAS ARE MULCHED, PLANTINGS MAY BE MADE FROM EARLY SPRING TO EARLY OCTOBER. WHEN SEEDED AREAS ARE NOT MULCHED, PLANTINGS SHOULD BE MADE FROM EARLY SPRING TO MAY 20 OR FROM AUGUST 10 TO SEPTEMBER 1.
4. MULCH
   A. HAY, STRAW, OR OTHER MULCH, WHEN NEEDED, SHOULD BE APPLIED IMMEDIATELY AFTER SEEDING.
   B. MULCH WILL BE HELD IN PLACE USING APPROPRIATE TECHNIQUES FROM THE BEST MANAGEMENT PRACTICE FOR MULCHING. HAY OR STRAW MULCH SHALL BE PLACED AT A RATE OF 90LBS PER 1000 S.F.
5. MAINTENANCE TO ESTABLISH A STAND
   A. PLANTED AREA SHOULD BE PROTECTED FROM DAMAGE BY FIRE, GRAZING, TRAFFIC, AND DENSE WEED GROWTH.
   B. FERTILIZATION NEEDS SHOULD BE DETERMINED BY ONSITE INSPECTIONS. SUPPLEMENTAL FERTILIZER IS USUALLY THE KEY TO FULLY COMPLETE THE ESTABLISHMENT OF THE STAND BECAUSE MOST PERENNIAL STAKE 2 TO 3 YEARS TO BECOME ESTABLISHED.
   C. IN WATERWAYS, CHANNELS, OR SWALES WHERE UNIFORM FLOW CONDITIONS ARE ANTICIPATED, OCCASIONAL MOWING MAY BE NECESSARY TO CONTROL GROWTH OF WOODY VEGETATION.
6. TO BE CONSTRUCTED IAW NH SWM #3 4–1 EROSION CONTROL PRACTICES, PERMANENT VEGETATION, PAGE 60.

E17

CONSTRUCTION SEQUENCE:

1.) CUT AND REMOVE TREES IN CONSTRUCTION AREA ONLY AS REQUIRED, RELOCATE ANY PROJECT T.B.M.

2.) CONSTRUCT AND/OR INSTALL TEMPORARY AND PERMANENT SEDIMENT EROSION AND DETENTION CONTROL FACILITIES AS SPECIFIED. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SOIL LAND DISTURBANCE AND MUST BE REVIEWED AND APPROVED BY THE COMMUNITY SERVICES DEPARTMENT.

3.) EROSION, SEDIMENT AND DETENTION CONTROL FACILITY SHALL BE INSTALLED & STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.TEMPORARY DIVERSIONS MAY BE REQUIRED. POST CONSTRUCTION STORM WATER MANAGEMENT PRACTICES MUST BE INITIATED AND STABILIZED EARLY IN THE PROCESS.

4.) CLEAR, CUT AND DISPOSE OF DEBRIS IN APPROVED FACILITY

5.) CONSTRUCT TEMPORARY CULVERTS AS REQUIRED, OR DIRECTED

6.) CONSTRUCT ROADWAYS FOR ACCESS TO DESIRED CONSTRUCTION AREAS. ALL ROADS SHALL BE STABILIZED IMMEDIATELY

7.) START BUILDING CONSTRUCTION

8.) INSTALL PIPE AND CONSTRUCTION ASSOCIATED APPURTENANCES AS REQUIRED OR DIRECTED. INSTALL RAIN GARDENS. ALL DISTURBED AREAS SHALL STABILIZED IMMEDIATELY AFTER GRADING.

9.) BEGIN PERMANENT AND TEMPORARY SEEDING AND MULCHING. ALL CUT AND FILL SLOPES AND DISTURBED AREAS SHALL BE SEEDED OR MULCHED AS REQUIRED, OR DIRECTED. NO AREA IS ALLOWED TO BE DISTURBED FOR A LENGTH OF TIME THAT EXCEEDS 60 DAYS BEFORE BEING STABILIZED. DAILY, OR AS REQUIRED. ALL ROADWAYS AND PARKING AREAS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADES. ALL CUT AND FILL SLOPES SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADES.

10.) CONSTRUCT TEMPORARY BERMS, DRAINS DITCHES, SILT FENCES, SEDIMENT TRAPS, ETC. MULCH AND SEED AS REQUIRED.

11.) INSPECT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES DURING CONSTRUCTION. ALL SWPPP INSPECTIONS MUST BE CONDUCTED BY A QUALIFIED PROFESSIONAL SUCH AS A PROFESSIONAL ENGINEER (PE), A CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL (CPESC), A CERTIFIED EROSION SEDIMENT AND STORM WATER INSPECTOR (CESSW), OR A CERTIFIED PROFESSIONAL IN STORM WATER QUALITY (CPSWQ). INSPECTION REPORTS SHALL BE SUBMITTED TO THE COMMUNITY SERVICES DEPARTMENT.

12.) COMPLETE PERMANENT SEEDING AND LANDSCAPING.

13.) REMOVE TEMPORARY EROSION CONTROL MEASURES AFTER SEEDING AREAS HAVE ESTABLISHED THEMSELVES AND SITE IMPROVEMENTS ARE COMPLETE.

14.) SMOOTH AND REVEGETATE ALL DISTURBED AREAS.

15.) FINISH PAVING ALL ROADWAYS.

E18

DEFINITION OF STABLE:

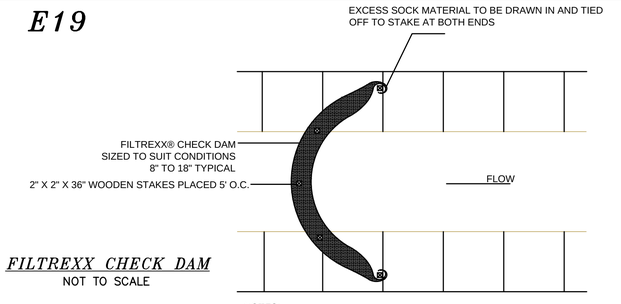
PER ENV–WQ 1500 ALTERATION OF TERRAIN

1. BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED.
2. A MINIMUM OF 85 PERCENT VEGETATED GROWTH HAS BEEN ESTABLISHED..
3. A MINIMUM OF 3 INCHES OF NON–EROSIVE MATERIAL SUCH AS STONE OR RIP–RAP HAS BEEN INSTALLED.
4. OR, EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.

ADDITION STABILIZATION NOTES:

5. HAY MULCH OR OTHER APPROVED METHODS SHALL BE USED TO CONTROL EROSION OF NEWLY GRADED AREAS. ALL CUT AND FILL SLOPES SHALL BE SEEDED AND MULCHED WITHIN 72 HOURS AFTER THEIR CONSTRUCTION.
6. DISTURBED SOIL AREAS SHALL BE EITHER TEMPORARILY OR PERMANENTLY STABILIZED. IN AREAS WHERE FINAL GRADING HAS NOT OCCURRED, TEMPORARY STABILIZATION MEASURES SHOULD BE IN PLACE WITHIN SEVEN (7) CALENDAR DAYS FOR EXPOSED SOIL AREAS THAT ARE WITHIN ONE HUNDRED (100) FEET OF A SURFACE WATER BODY OR A WETLAND AND NO MORE THAN 14 CALENDAR DAYS FOR ALL OTHER AREAS. PERMANENT STABILIZATION SHOULD BE IN PLACE WITHIN THREE (3) CALENDAR DAYS FOLLOWING COMPLETION OF FINAL GRADING OF EXPOSED SOIL AREAS.

E19

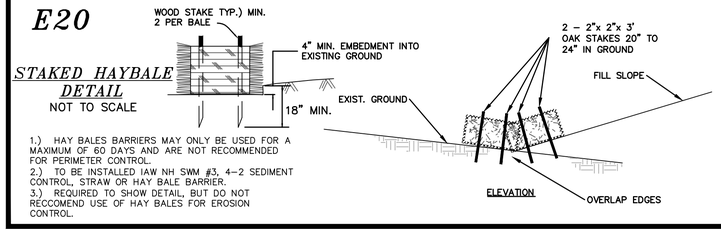


FILTREXX CHECK DAM

NOT TO SCALE

NOTES:
1. ALL MATERIAL TO MEET FILTREXX® SPECIFICATIONS.
2. CHECK DAM SHOULD BE USED IN AREAS THAT DRAIN 1 ACRE OR LESS.
3. SEDIMENT SHOULD BE REMOVED FROM BEHIND CHECK DAM ONCE THE ACCUMULATED HEIGHT HAS REACHED ½ THE HEIGHT OF THE CHECK DAM.
4. CHECK DAM CAN BE DIRECT SEEDED AT THE TIME OF INSTALLATION.
5. CONTRACTOR IS REQUIRED TO BE A FILTREXX CERTIFIED™ INSTALLER.

E20

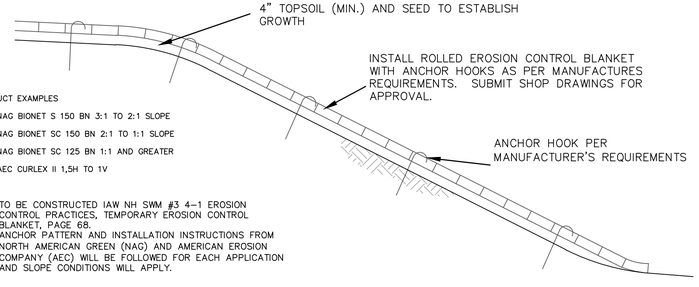


STAKED HAYBALE DETAIL

NOT TO SCALE

1.) HAY BALES BARRIERS MAY ONLY BE USED FOR A MAXIMUM OF 60 DAYS AND ARE NOT RECOMMENDED FOR PERIMETER CONTROL.
2.) TO BE INSTALLED IAW NH SWM #3, 4–2 SEDIMENT CONTROL, STRAW OR HAY BALE BARRIER.
3.) REQUIRED TO SHOW DETAIL, BUT DO NOT RECCOMEND USE OF HAY BALES FOR EROSION CONTROL.

E21



PRODUCT EXAMPLES

1.) NAG BIONET S 150 BN 3:1 TO 2:1 SLOPE
2.) NAG BIONET SC 150 BN 2:1 TO 1:1 SLOPE
3.) NAG BIONET SC 125 BN 1:1 AND GREATER
4.) AEC CURLEX II 1,5H TO 1V

1. TO BE CONSTRUCTED IAW NH SWM #3 4–1 EROSION CONTROL PRACTICES, TEMPORARY EROSION CONTROL BLANKET, PAGE 68.
2. ANCHOR PATTERN AND INSTALLATION INSTRUCTIONS FROM NORTH AMERICAN GREEN (NAG) AND AMERICAN EROSION COMPANY (AEC) WILL BE FOLLOWED FOR EACH APPLICATION AND SLOPE CONDITIONS WILL APPLY.

ROLLED EROSION CONTROL BLANKET (RECB) SLOPE STABILIZATION DETAIL

NOT TO SCALE

E22

WINTER STABILIZATION NOTES

1. ALL DISTURBED AREAS THAT DO NOT HAVE AT LEAST 85% VEGETATIVE COVERAGE PRIOR TO OCTOBER 15TH SHALL BE STABILIZED BY APPLYING MULCH AT A RATE OF 3–4 TONS PER ACRE. ALL SIDE SLOPES, STEEPER THAN 4:1, THAT ARE NOT DIRECTED TO SWALES OR DETENTION BASINS, SHALL BE LINED WITH BIODEGRADABLE/PHOTODEGRADABLE "JUTE MATTING" (EXCELSIOR'S CURLEX II OR EQUAL). ALL OTHER SLOPES SHALL BE MULCHED AND TACKED AT A RATE OF 3–4 TONS PER ACRE. THE APPLICATION OF MULCH AND/OR JUTE MATTING SHALL NOT OCCUR OVER EXISTING SNOW COVER. IF THE SITE IS ACTIVE AFTER OCTOBER 15TH, ANY SNOW THAT ACCUMULATES ON DISTURBED AREAS SHALL BE REMOVED. PRIOR TO SPRING THAW ALL AREAS WILL BE STABILIZED, AS DIRECTED ABOVE.

2. ALL SWALES THAT DO NOT HAVE FULLY ESTABLISHED VEGETATION SHALL BE EITHER LINED WITH TEMPORARY JUTE MATTING OR TEMPORARY STONE CHECK DAMS (APPROPRIATELY SPACED). STONE CHECK DAMS WILL BE MAINTAINED THROUGHOUT THE WINTER MONTHS. IF THE SWALES ARE TO BE MATTED WITH PERMANENT LINERS OR RIPRAP WITH ENGINEERING FABRIC, THIS SHALL BE COMPLETED PRIOR TO WINTER SHUTDOWN OR AS SOON AS THEY ARE PROPERLY GRADED AND SHAPED.

3. PRIOR TO OCT. 15TH ALL ROADWAY AND PARKING AREAS SHALL BE BROUGHT UP TO AND THROUGH THE BANK RUN GRAVEL APPLICATION. IF THESE AREAS' ELEVATIONS ARE PROPOSED TO REMAIN BELOW THE PROPOSED SUBGRADE ELEVATION, THE SUBGRADE MATERIAL SHALL BE ROUGHLY CROWNED AND A 3" LAYER OF CRUSHED GRAVEL SHALL BE PLACED AND COMPACTED. THIS WILL ALLOW THE SUBGRADE TO SHED RUNOFF AND WILL REDUCE ROADWAY EROSION. THIS CRUSHED GRAVEL DOES NOT HAVE TO CONFORM TO NH DOT 304.3, BUT SHALL HAVE BETWEEN 15–25% PASSING THE #200 SIEVE AND THE LARGEST STONE SIZE SHALL BE 2". IF THE SITE IS ACTIVE AFTER OCTOBER 15TH, ANY ACCUMULATED SNOW SHALL BE REMOVED FROM ALL ROADWAY AND PARKING AREAS.

4. AFTER OCTOBER 15TH, THE END OF NEW HAMPSHIRE'S AVERAGE GROWING SEASON, NO ADDITIONAL LOAM SHALL BE SPREAD ON SIDE SLOPES AND SWALES. THE STOCKPILES THAT WILL BE LEFT UNDISTURBED UNTIL SPRING SHALL BE SEEDED BY THIS DATE. AFTER OCTOBER 15TH, ANY NEW OR DISTURBED PILES SHALL BE MULCHED AT A RATE OF 3–4 TONS PER ACRE. ALL STOCKPILES THAT WILL REMAIN THROUGHOUT THE WINTER SHALL BE SURROUNDED WITH SILT FENCING.

#	REVISION	DATE	DESCRIPTION
1		9–24–20	REVISED PER TRC COMMENTS

CITY OF DOVER PLANNING FILE #20–51

EROSION & SEDIMENT CONTROL DETAILS

LAND OF
PETER GEORGAKILAS
MIDDLE ROAD
DOVER, N.H. 03820
TAX MAP M, LOT 102–12

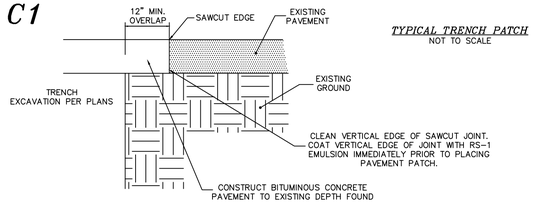
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332–2863

SCALE : AS NOTED
DATE : AUGUST 11, 2020
FILE NO. : DB 2019 – 114

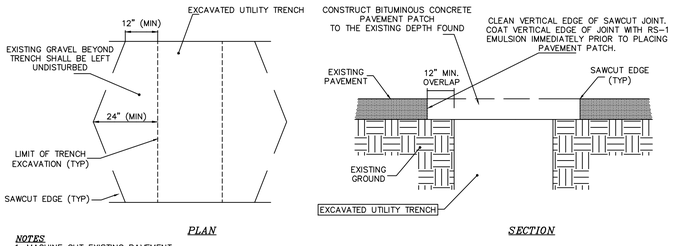
STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14243
LICENSED PROFESSIONAL ENGINEER

E–102

C1



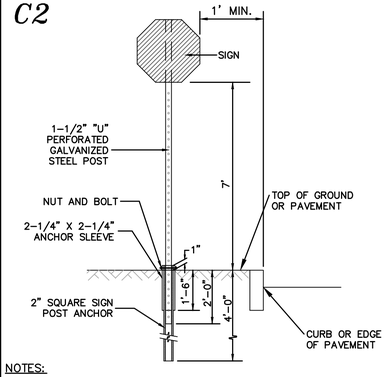
TYPICAL TRENCH PATCH
NOT TO SCALE



PLAN *SECTION*

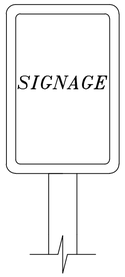
NOTES:
1. MACHINE CUT EXISTING PAVEMENT.
2. ALL TEMPORARY, DAMAGED, OR DEFECTIVE PAVEMENT SHALL BE REMOVED PRIOR TO PLACEMENT OF PERMANENT TRENCH REPAIRS.
3. DIAMOND PATCHES, SHALL BE REQUIRED FOR ALL TRENCHES CROSSING ROADWAY. DIAMOND PATCHES SHALL MEET NHDOT REQUIREMENTS.

C2

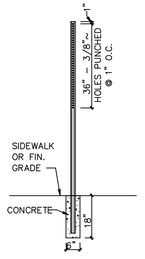


NOTES:
1. ALL SIGNAGE SHALL BE TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS AND NHDOT STANDARDS.
2. THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS/CATALOG CUTS TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO ERECTING SIGNS.
3. THE LOCATION OF THE SIGNS SHALL BE AS INDICATED ON THE DRAWINGS AND/OR AS DIRECTED BY THE CITY OF DOVER DEPARTMENT OF PUBLIC WORKS.

TYPICAL SIGN POST
(NOT TO SCALE)

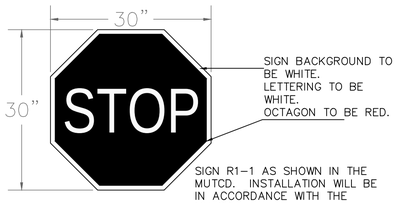


PARTIAL ELEVATION
N.T.S.



POST
N.T.S.

MOUNTING
N.T.S.



SIGN BACKGROUND TO BE WHITE. LETTERING TO BE WHITE. OCTAGON TO BE RED.

SIGN R1-1 AS SHOWN IN THE MUTCD. INSTALLATION WILL BE IN ACCORDANCE WITH THE MUTCD.

C3

affinity led lighting

AMERICAN BUILT — ASSEMBLED WITH PRIDE — BY US VETERANS — IN RHODE ISLAND, NEW HAMPSHIRE

S800 Series Roadway Luminaire
LED Street & Area Lighting

The S800 Series distills the benefits of combining industry-leading components and LED technology with pragmatic design and American-Built reliability. The outstanding photometric performance results in sites with excellent uniformity, allowing greater pole spacing and lower power density. The S800 Series is the best alternative available for traditional street and area lighting with quick payback and improved performance.

Standard Features
- Night Sky Friendly (zero uplight) with integrated backlight-shield
- Reduced-glare optical lenses standard in Type II, Type III and Type V photometric distributions
- Available in 3000K, 4000K and 5000K Correlated Color Temperatures
- Tool-Less Entry with Connect-Safe™ for Lineman Friendly installation
- Die-Cast Aluminum Housing and Housing Door with Ultra-durable powder-coat finish that resists corrosion, abrasion and UV-degradation
- Integrated Tilt Adjustment ±5°
- Built-in Bird-Guard
- Input Voltage: 120-277V or 347-480V, 50/60Hz
- Ambient Operating Temperatures -40°C to +50°C
- Smart Ready with 7-pin Photocontrol Receptacle (per ANSI C136.41) and 0-10V Dimming Capability
- LED Lifetime Rating >120,000 hours L70 @55°C (per IESNA TM-21-11)
- 10-Year Limited Warranty

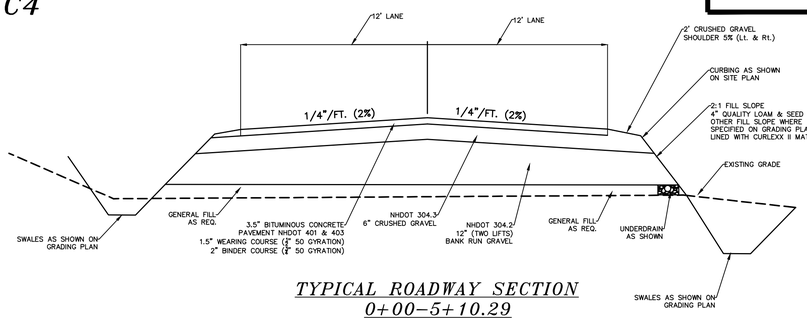
Product Specifications

EXAMPLE: S80X-XXW-XXK-TX-10-XX-M ⟹ S800-40W-40K-T2-10-GR-M

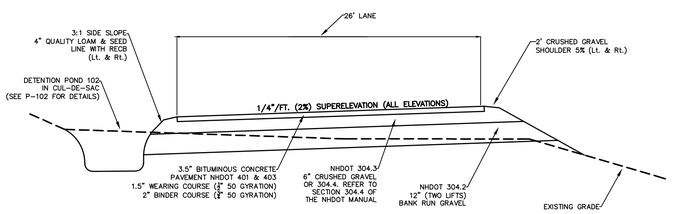
MODEL	POWER	COLOR	DISTRIBUTION	CONTROL OPTION	FINISH	DRIVER
S800	25W 40W 65W	30K: 3000K 40K: 4000K 50K: 5000K	T2: Type II T3: Type III T5: Type V	10: 0-10V Dimming	BR: Bronze BL: Black GR: Gray WH: White	M: Meanwell
S801	80W 100W	57K: 5700K				

EVERSOURCE POLE MOUNTED LAMP

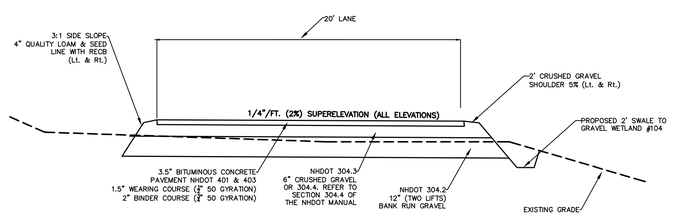
C4



TYPICAL ROADWAY SECTION
0+00–5+10.29
NOT TO SCALE

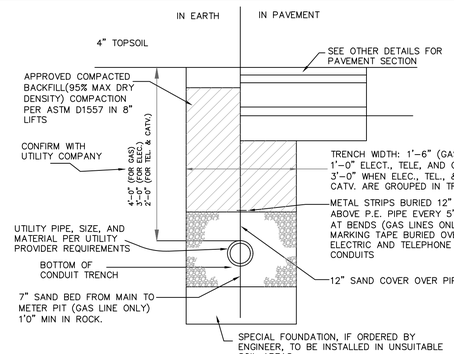


TYPICAL CUL-DE-SAC SECTION
5+10.29–END
NOT TO SCALE



TYPICAL SHARED DRIVEWAY
0+00–END
NOT TO SCALE

C5

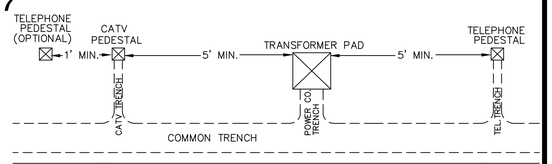


ELECTRICAL, TELEPHONE, AND GAS TRENCH
NOT TO SCALE

C6

TYPICAL RURAL DRIVEWAY – CROSS SECTION
NOT TO SCALE

C7



PEDESTAL PLACEMENT
NOT TO SCALE

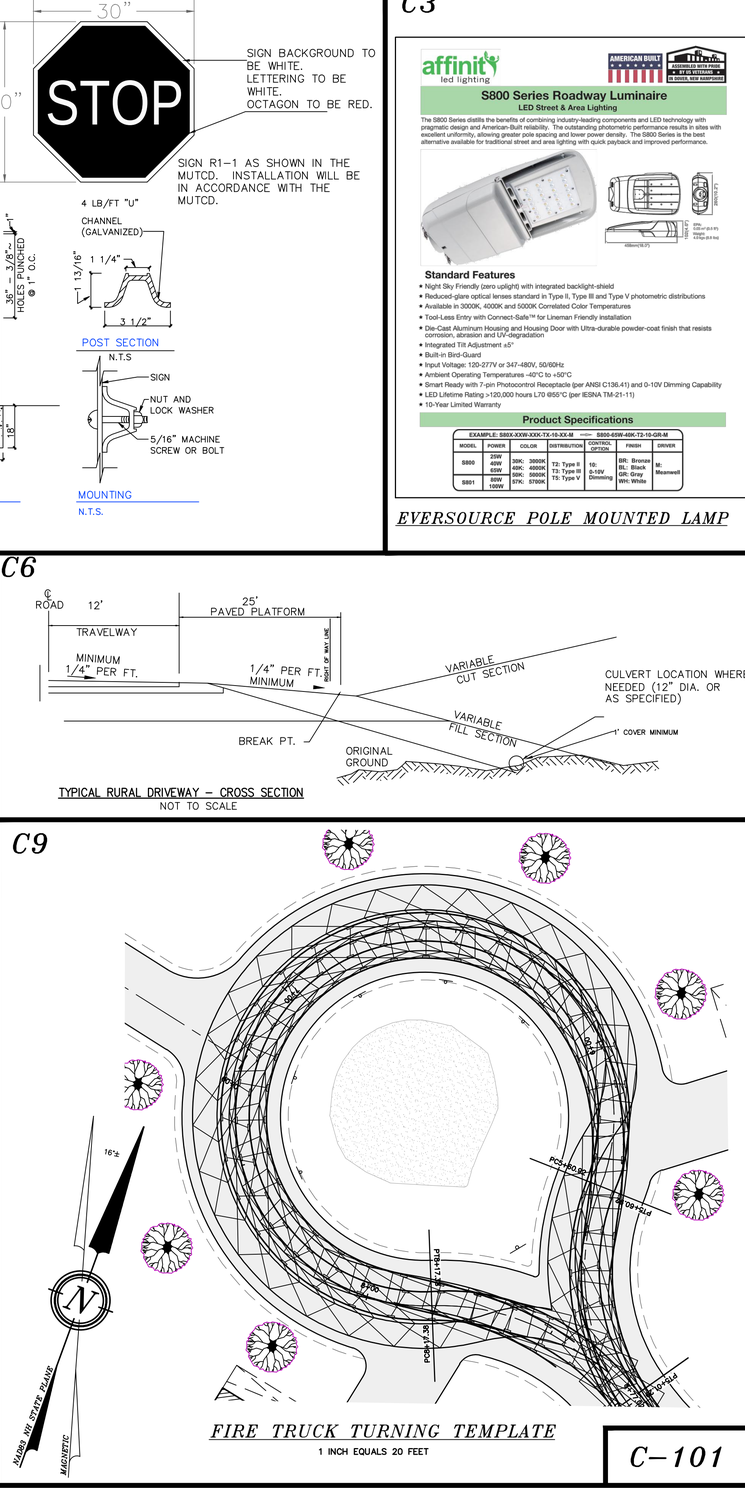
C8

TYPICAL RESIDENTIAL LAMP



MOUNTED 6–8' ON UNITS

C9



FIRE TRUCK TURNING TEMPLATE
1 INCH EQUALS 20 FEET

C-101

CITY OF DOVER PLANNING FILE #20-51

#	REVISION	DATE	DESCRIPTION
1		9-24-20	REVISED PER TRC COMMENTS

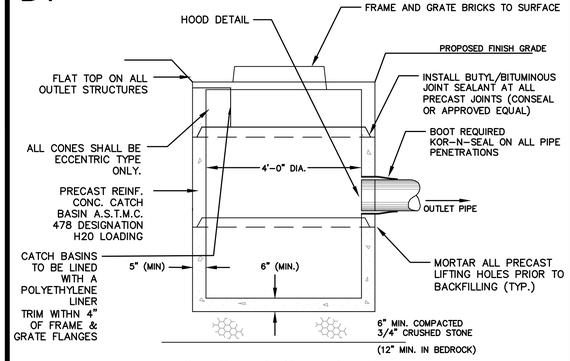
CONSTRUCTION DETAILS
LAND OF
PETER GEORGAKILAS
MIDDLE ROAD
DOVER, N.H. 03820
TAX MAP M, LOT 102-12

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

SCALE : AS NOTED
DATE : AUGUST 11, 2020
FILE NO. : DB 2019 – 114

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

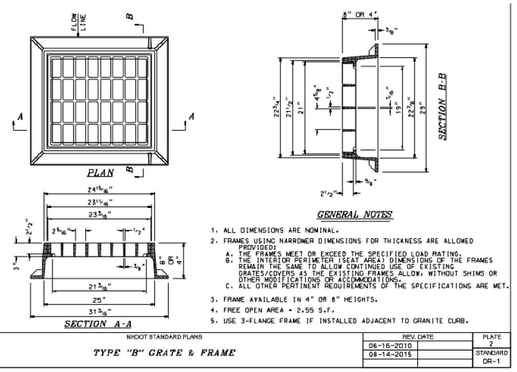
D1



CATCH BASIN DETAIL

NOT TO SCALE

D2



NHDOT STANDARD PLANS

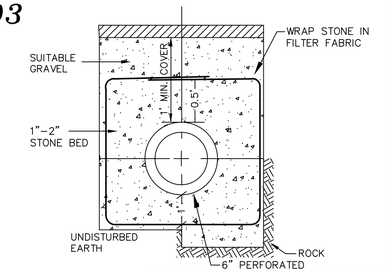
TYPE "B" GRATE & FRAME

REV.	DATE	PLATE
	06-16-2010	2
	08-14-2015	STANDARD DR-1

CATCH BASIN GRATE

NOT TO SCALE

D3



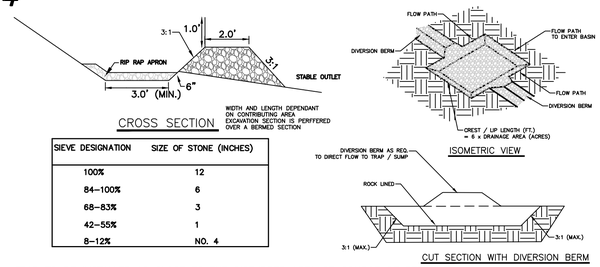
NOTE:

1. PAVEMENT REPAIR IN EXISTING ROADWAYS SHALL CONFORM TO STREET OPENING REGULATIONS.

UNDERDRAIN TRENCH DETAIL

NOT TO SCALE

D4



SIEVE DESIGNATION	SIZE OF STONE (INCHES)
100%	12
84-100%	6
68-83%	3
42-55%	1
8-12%	NO. 4

1. TRAP TO BE INSTALLED AS CLOSE TO THE DISTURBED AREA OR SOURCE OF SEDIMENT AS POSSIBLE.
2. THE MAXIMUM CONTRIBUTING DRAINAGE AREA TO THE TRAP SHALL BE LESS THAN 5 ACRES.
3. THE MINIMUM VOLUME OF THE TRAP SHALL BE 3,600 CUBIC FEET OF STORAGE FOR EACH ACRE OF DRAINAGE AREA.
4. THE SIDE SLOPES OF THE TRAP SHALL BE 3:1 OR FLATTER AND SHALL BE STABILIZED IMMEDIATELY AFTER THEIR CONSTRUCTION.
5. THE OUTLET OF THE TRAP SHALL BE A MINIMUM OF ONE FOOT BELOW THE CREST OF THE TRAP AND SHALL DISCHARGE TO A STABILIZED AREA.
6. THE TRAP SHALL BE CLEANED WHEN 50 PERCENT OF THE ORIGINAL VOLUME IS FILLED.
7. THE MATERIALS REMOVED FROM THE TRAP SHALL BE PROPERLY DISPOSED OF AND STABILIZED.

STONE LINED SEDIMENT TRAP

REVISION	DATE	DESCRIPTION
#1	9-24-20	REVISED PER TRC COMMENTS

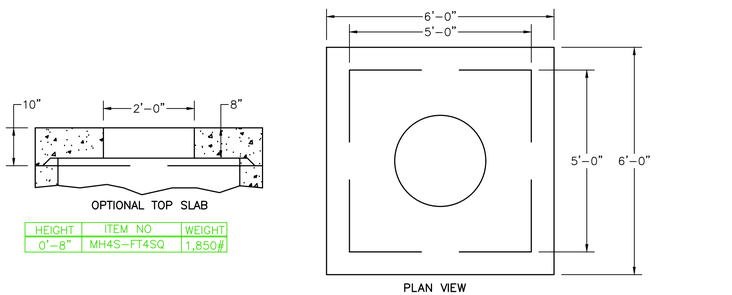
CITY OF DOVER PLANNING FILE #20-51

DRAINAGE DETAILS
LAND OF
PETER GEORGAKILAS
MIDDLE ROAD
DOVER, N.H. 03820
TAX MAP M, LOT 102-12

D5

5' X 5' BOX MANHOLE

NOT TO SCALE



HEIGHT	ITEM NO	WEIGHT
0'-8"	MH4S-FT4SQ	1,850#

TOP SECTION

HEIGHT	ITEM NO	WEIGHT
1'-0"	MH4S-12T4SQ	3,182#
2'-0"	MH4S-24T4SQ	4,514#
3'-0"	MH4S-36T4SQ	5,846#
4'-0"	MH4S-48T4SQ	7,178#

RISER SECTION

HEIGHT	ITEM NO	WEIGHT
1'-0"	MH4S-12CS4SQ	1,332#
2'-0"	MH4S-24CS4SQ	2,664#
3'-0"	MH4S-36CS4SQ	3,996#
4'-0"	MH4S-48CS4SQ	5,328#

BASE SECTION

HEIGHT	ITEM NO	WEIGHT
2'-0"	MH4S-24S4SQ	4,514#
3'-0"	MH4S-36S4SQ	5,846#
4'-0"	MH4S-48S4SQ	7,178#
5'-0"	MH4S-60S4SQ	8,510#

NOTES:

1. CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
2. DESIGN LOADING PER AASHTO HS-20, 1 TO 5 FEET COVER.
3. MANHOLE DESIGN SPECS CONFORM TO ASTM C478 SPEC FOR "PRECAST REINFORCED CONCRETE MANHOLE SECTIONS."
4. MUST BE SHEA CONCRETE OR EQUAL.

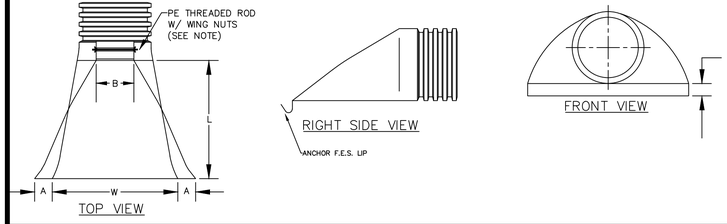
D6

PART No.	PIPE SIZE	A	B(MAX)	H	L	W
1510-NP	15" 375 mm	6.5" 165 mm	10" 254 mm	6.5" 165 mm	25" 635 mm	29" 735 mm
1810-NP	18" 450 mm	7.5" 190 mm	15" 380 mm	6.5" 165 mm	32" 812 mm	35" 890 mm
2410-NP	24" 600 mm	7.5" 190 mm	18" 450 mm	6.5" 165 mm	36" 900 mm	45" 1140 mm
3010-NP	30" 750 mm	10.5" 266 mm	N/A	7.0" 178 mm	53" 1345 mm	68" 1725 mm
3610-NP	36" 900 mm	10.5" 266 mm	N/A	7.0" 178 mm	53" 1345 mm	68" 1725 mm

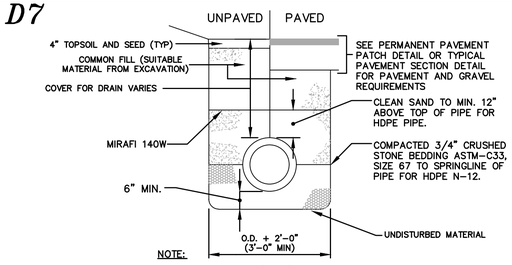
NOTE: PE THREADED ROD W/ WING NUTS PROVIDED FOR END SECTIONS 15"-24". 30" & 36" END SECTIONS TO BE WELDED PER MANUFACTURER'S RECOMMENDATIONS.

ADS N-12 FLARED END SECTIONS

NOT TO SCALE (ALL DIMENSIONS ARE NOMINAL)



D7



NOTE:

PLASTIC DRAIN PIPE (HDPE) SHALL BE ADS N-12 (CORRUGATED EXTERIOR/SMOOTH INTERIOR) OR EQUAL MEETING AASHTO M-252 AND H-20 LOADING.

TYPICAL DRAIN TRENCH

NOT TO SCALE

D8

ANGLE GRATE

NOT TO SCALE

NOTE:

MUST BE HAALA INDUSTRIES INC. OR EQUAL.

Angle Grates For Manholes



AG0808-58
Part No. AG0808-58

Save Trees

Angle Grates are designed to cover inlet orifices and prevent small to medium debris from passing through. The top angled design helps to minimize the amount of debris that settles on top after the water receeds. All grates are made from plate for a clean and smooth contact surface.

- Plate design for a clean appearance
- Standard 2" openings (other sizes can be made)
- Angled top/front plate to maximize debris deflection
- Mounting flanges on 3 sides allows grate to be mounted at floor level inverts
- Galvanized steel construction. Can be made from aluminum or stainless steel.

D9

CONE GRATE

NOT TO SCALE

NOTE:

MUST BE HAALA INDUSTRIES INC. OR EQUAL.

Cone Grates Top Mount



CG12TM
Part No. CG12TM

Save Trees

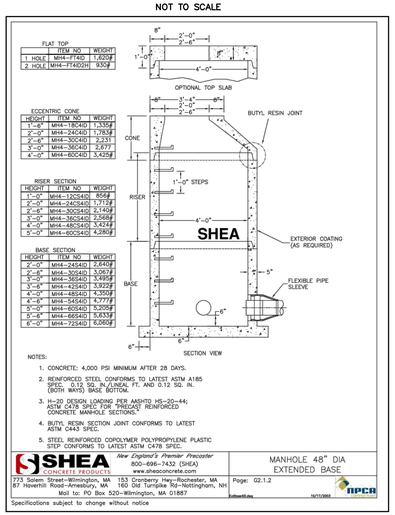
Top Mount Cone Grates are designed to mount on the top of round manhole inlet or outlet structures to keep debris from entering the storm water system. Top mount cone grates are easy to install and allow for at grade manhole installations but can be used in a variety of applications. Grates 96" and larger are made as a two piece, bolt together design.

- Plate and bar hybrid design is both clean and cost effective
- Made from 1/2" plate with 3/4" or 1" round bars depending on grate size
- Anti vortex plate can be added upon request
- Hinged and lockable access doors can be added upon request
- Galvanized steel construction. Can be made from aluminum or stainless steel.

D10

48" MANHOLE ROUND EXTENDED BASE

NOT TO SCALE



NOTES:

1. CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
2. REINFORCED STEEL CONFORMS TO LATEST ASTM A185 SPEC. 0.12 SQ. IN./LINEAL FT. AND 0.12 SQ. IN. (BOTH WAYS) BASE BOTTOM.
3. H-20 DESIGN LOADING PER AASHTO HS-20-44, ASTM C478 SPEC FOR "PRECAST REINFORCED CONCRETE MANHOLE SECTIONS."
4. BUTYL RESIN SECTION JOINT CONFORMS TO LATEST ASTM C443 SPEC.
5. STEEL REINFORCED COPOLYMER POLYPROPYLENE PLASTIC STEP CONFORMS TO LATEST ASTM C478 SPEC.

SHEA CONCRETE PRODUCTS — *New England's Premier Precaster* — 800-696-7432 (SHEA) — www.sheaconcrete.com
773 Salem Street-Wilmington, MA 153 Cranberry Hwy-Rochester, MA
87 Haverhill Road-Amesbury, MA 160 Old Turnpike Rd-Nottingham, NH
Mail to: PO Box 520-Wilmington, MA 01887

MANHOLE 48" DIA EXTENDED BASE
Page: G2.1.2
10/17/2005

Specifications subject to change without notice

D-101

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

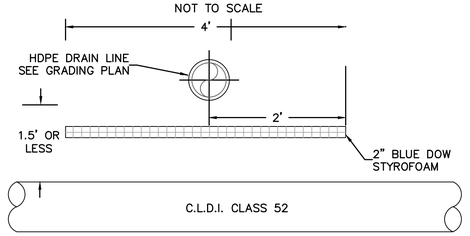
SCALE : AS NOTED
DATE : AUGUST 11, 2020
FILE NO. : DB 2019 - 114

STATE OF NEW HAMPSHIRE — KENNETH A. BERRY No. 14143 — LICENSED PROFESSIONAL ENGINEER

U1

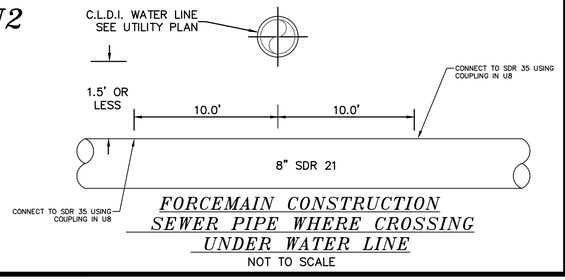
INSULATE WATER PIPE WHERE CROSSING UNDER DRAIN LINE

NOT TO SCALE



NOTE: THIS ONLY APPLIES IF 1.5' OF VERTICAL SEPARATION CAN NOT BE OBTAINED THIS ALSO APPLIES FOR THE REVERSE SITUATION

U2



FORCEMAIN CONSTRUCTION SEWER PIPE WHERE CROSSING UNDER WATER LINE

NOT TO SCALE

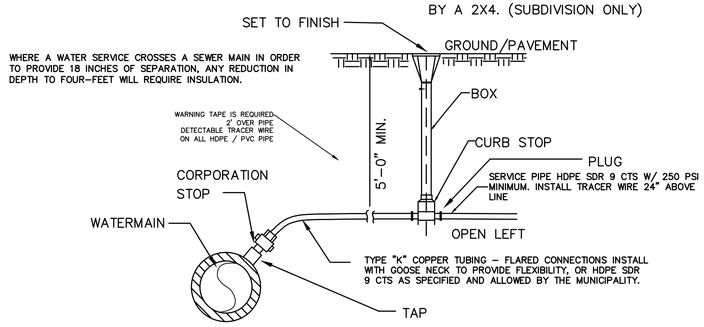
U3

TYPICAL WATER SERVICE CONNECTION

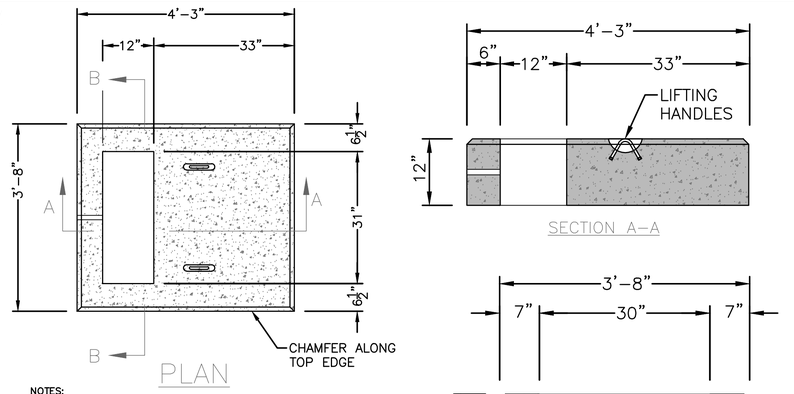
NOT TO SCALE

THE END OF THE INSTALLED WATER SERVICE TO BE MARKED BY A 2X4. (SUBDIVISION ONLY)

WHERE A WATER SERVICE CROSSES A SEWER MAIN IN ORDER TO PROVIDE 18 INCHES OF SEPARATION, ANY REDUCTION IN DEPTH TO FOUR-FEET WILL REQUIRE INSULATION.



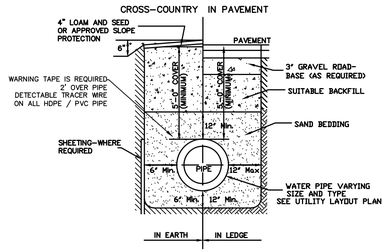
U4



NOTES:
1. CONCRETE MINIMUM STRENGTH 4,000 PSI AFTER 28 DAYS
2. REINFORCEMENT STEEL CONFORMS TO ASTM A615 GRADE 60 #6 REBAR.
3. MEETS OR EXCEEDS EVERSOURCE SPECIFICATIONS.
4. MUST BE A SHEA CONCRETE PRODUCT OR EQUAL.

TRANSFORMER AND PAD DETAIL

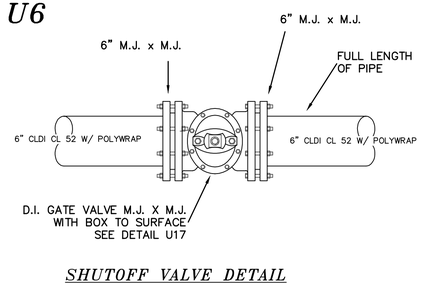
U5



TYPICAL TRENCH DETAIL FOR WATER SYSTEM

NOT TO SCALE

U6



SHUTOFF VALVE DETAIL

NOT TO SCALE

1.) ALL VALVES ARE TO OPEN RIGHT
2.) SEE CITY OF DOVER STANDARDS OF INFRASTRUCTURE DESIGN FOR POTABLE WATER DETAILS

U7

TYPICAL THRUST BLOCKS

NOT TO SCALE

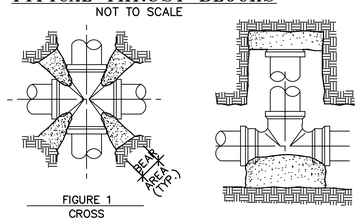


FIGURE 1
CROSS
(ONLY REQ'D IF ANY LEG IS LESS THAN 60 FT. LONG)

FIGURE 2
TEE, PLUG OR CAP

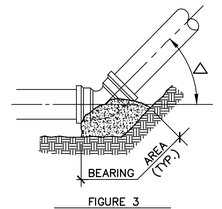


FIGURE 3
HORIZONTAL OR
UPWARD VERTICAL BEND

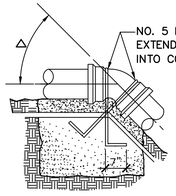


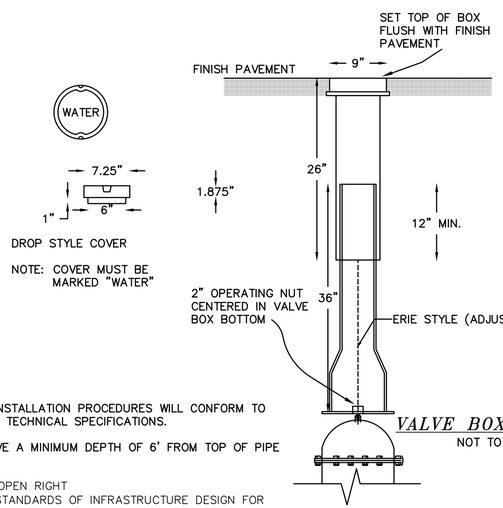
FIGURE 4
DOWNWARD VERTICAL BEND

PIPE I.D.	BEARING AREA, SQUARE FEET						VOLUME OF CONC. CU.YD		
	FIGURE 1	FIGURE 2	FIGURE 3, △				FIGURE 4, △		
			90°	45°	22-1/2°	11-1/4°	45°	22-1/2°	11-1/4°
4"	2	2	2	1	1	1	1.0	.5	.5
6"	2	3	3	2	1	1	1.5	1.0	.5
8"	2	5	6	3	2	1	2.0	1.0	.5
10"	3	7	10	5	3	1	4.0	2.0	1.0
12"	3	10	14	8	4	2			
14"	4	14	20	10	5	3			
16"	4	20	24	12	7	4			
18"	5	24	30	16	10	5			
20"	5	28	40	20	12	6			

GENERAL NOTES:

1. ALL FITTINGS & EXPOSED REBAR TO BE RAPPED W/ TWO LAYERS OF 6 MIL. POLYETHYLENE WHERE COVERED WITH CONCRETE.
2. ALL CONCRETE SHALL BE CLASS C 3000 P.S.I. MINIMUM 28 DAYS COMPRESSIVE STRENGTH.
3. PLACE CONCRETE AGAINST UNDISTURBED EARTH.
4. TABLE DENOTES MINIMUM BEARING AREA OR VOLUME OF THRUST BLOCK. SPECIAL DESIGN FOR EACH INSTALLATION IS REQUIRED IF ALLOWABLE SOIL BEARING CAPACITY IS LESS THAN 3000 P.S.F.
5. VERTICAL SURFACES NOT BEARING AGAINST UNDISTURBED EARTH SHALL BE FORMED.
6. KEEP CONCRETE AWAY FROM FLANGE BOLTS AND FITTINGS.
7. MECHANICAL JOINTS AT ALL FITTINGS IE: BENDS,
8. TEES, CROSSES, AND VALVES SHALL BE THRUST RESTRAINT. (MEGA-LUG OR APPROVED EQUAL.

U8



VALVE BOX DETAIL

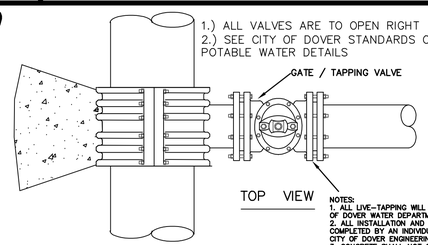
NOT TO SCALE

NOTES:

1.) ALL MATERIALS AND INSTALLATION PROCEDURES WILL CONFORM TO LOCAL WATER WORKS TECHNICAL SPECIFICATIONS.
2.) ALL PIPE SHOULD HAVE A MINIMUM DEPTH OF 6' FROM TOP OF PIPE TO FINISH GRADE.
3.) ALL VALVES ARE TO OPEN RIGHT
4.) SEE CITY OF DOVER STANDARDS OF INFRASTRUCTURE DESIGN FOR POTABLE WATER DETAILS

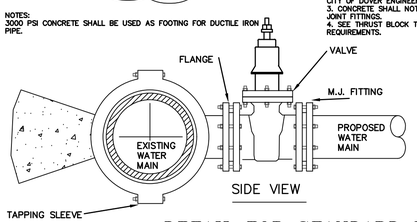
U9

1.) ALL VALVES ARE TO OPEN RIGHT
2.) SEE CITY OF DOVER STANDARDS OF INFRASTRUCTURE DESIGN FOR POTABLE WATER DETAILS



NOTES:
1. ALL LIVE-TAPPING WILL BE COMPLETED IN ACCORDANCE WITH CITY OF DOVER WATER DEPARTMENT REGULATIONS.
2. ALL INSTALLATION AND TAPPING OF EXISTING WATER MAINS WILL BE COMPLETED BY AN INDIVIDUAL OR FIRM THAT IS APPROVED BY THE CITY OF DOVER ENGINEERING.
3. CONCRETE SHALL NOT CONTACT BOLTS OR END OF MECHANICAL JOINT FITTINGS.
4. SEE THRUST BLOCK TABLES FOR AREA OF CONCRETE REQUIREMENTS.

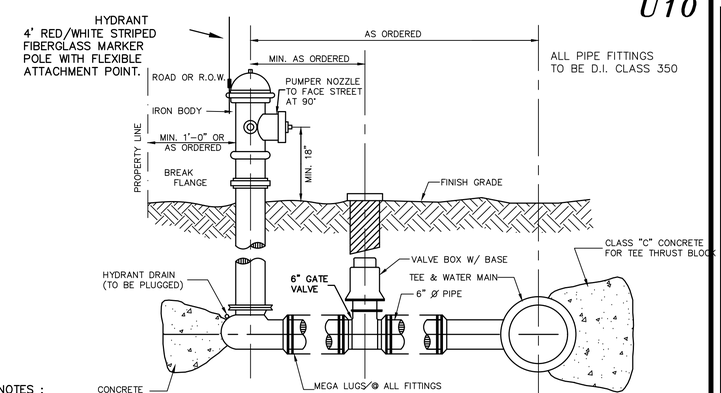
NOTES:
3000 PSI CONCRETE SHALL BE USED AS FOOTING FOR DUCTILE IRON PIPE.



DETAIL FOR STANDARD TAPPING SLEEVE AND VALVE ASSEMBLY

NOT TO SCALE

U10



NOTES :

1.) THE FIRE HYDRANT IS TO BE PAINTED CITY OF DOVER STANDARD COLORS AND BE EQUIPPED WITH A HYDRANT LOCATOR.
2.) THE FIRE HYDRANT SHALL BE THE "EDDY" TYPE.
3.) GATE VALVES OPEN LEFT.

NOT TO SCALE

HYDRANT INSTALLATION DETAIL

U-101

#	REVISION	DATE	DESCRIPTION
#1	REVISED PER TRC COMMENTS	9-24-20	CITY OF DOVER PLANNING FILE #20-51

UTILITY DETAILS
LAND OF
PETER GEORGAKILAS
MIDDLE ROAD
DOVER, N.H. 03820
TAX MAP M, LOT 102-12

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

SCALE : AS NOTED
DATE : AUGUST 11, 2020
FILE NO. : DB 2019 - 114

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

CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P20-67

Application Type:	Conditional Use
Applicant(s):	Gulf Landing Properties, LLC
Owner(s):	Gulf Landing Properties, LLC
Location:	Central Ave (Tax Map 38, Lot 9-A-2)
Meeting Date:	October 27, 2020

INTENT: To obtain a Conditional Use Permit to allow 14,000 s.f. of wetland buffer impact and a septic tank closer than 75' of a wetland

LOTS/UNITS PROPOSED: 64 beds

AGENDA ITEM #: 4-D

ACREAGE: 28.56 acres

ZONING DISTRICT: C

EXISTING LAND USE: Vacant

PROPOSED LAND USE: Rehabilitation Facility

SURROUNDING LAND USE: Commercial

ZBA ACTION: Z14-01 and Z14-02: 1/16/14 Variances granted for front setback of 25 ft. whereas 50' is required and to allow 12 multi-family dwelling units where only 6 are permitted with the conditions that no more than 10 dwelling units are constructed and each dwelling unit shall contain no more than 2 bedrooms.

Z19-13: Variance granted on 9/19/19 to permit a hospital use (a substance abuse treatment facility) with the condition that all state licenses and permits shall be obtained.

ATTACHMENTS: Application materials, Conservation Commission Minutes, and Site Plan

APPLICATION IS COMPLETE: Yes

NOTICES SENT: Abutter notices were sent by certified mail to all abutters for this meeting

PERMITS REQUIRED:
CUP, NHDES Sewer Discharge Permit, NOI, DHR, Natural Heritage Bureau, DHHS

WAIVERS REQUESTED:
-Site specific soils map
-Lighting (uniformity ratio & spillover)

Summary of Request and Background
The applicant is requesting to allow a septic tank within the 50' wetland buffer and to allow 14,000 s.f. of wetland buffer impact.

This application was reviewed by the Technical Review Committee on September 24, 2020 and December 12, 2019 (minutes attached). The Conservation Commission reviewed and endorsed the CUP application at its October 13, 2020 meeting.

Consistency with Land Use Regulations
The Wetlands Protection District ordinance provides for Conditional Use Permits to allow impacts to wetlands and wetland buffers if standards related to demonstration of need, avoidance, minimization, and mitigation are met. This proposal is consistent with those standards.

STAFF RECOMMENDATION:
The Planning Department recommends the Planning Board accept the application, open the public hearing, and vote to approve the Conditional Use Permit with the following condition:

Condition to Be Met Prior to the Issuance of the Conditional Use Permit:

1. The Board approves P19-85.

Central Avenue



Property Information

Property ID	38009-A00002
Location	CENTRAL AV
Owner	GULF LANDING PROPERTIES LLC
Land Use	390

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

City of Dover, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 5/20/2020
Data updated Daily

CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P19-85

Application Type:	Site Plan Review
Applicant(s):	Gulf Landing Properties, LLC
Owner(s):	Gulf Landing Properties, LLC
Location:	Central Ave (Tax Map 38, Lot 9-A-2)
Meeting Date:	October 27, 2020

INTENT: Proposal is to construct a three story treatment center with a parking lot for visitors and employees. A related CUP application is also before the Board.

LOTS/UNITS PROPOSED: 64 beds

AGENDA ITEM #: 4-E

ACREAGE: 28.56 acres

ZONING DISTRICT: C

EXISTING LAND USE: Vacant

PROPOSED LAND USE: Rehabilitation Facility

SURROUNDING LAND USE: Commercial

ZBA ACTION: Z14-01 and Z14-02: 1/16/14 Variances granted for front setback of 25 ft. whereas 50' is required and to allow 12 multi-family dwelling units where only 6 are permitted with the conditions that no more than 10 dwelling units are constructed and each dwelling unit shall contain no more than 2 bedrooms.

Z19-13: Variance granted on 9/19/19 to permit a hospital use (a substance abuse treatment facility) with the condition that all state licenses and permits shall be obtained.

ATTACHMENTS: Application materials, TRC minutes, and Site Plan

APPLICATION IS COMPLETE: Yes

NOTICES SENT: Abutter notices were sent by certified mail to all abutters for this meeting

PERMITS REQUIRED:
CUP, NHDES Sewer Discharge Permit, NOI, DHR, NHB, DHHS

WAIVERS REQUESTED:
-Site specific soils map
-Lighting (uniformity ratio & spillover)

Summary of Request and Background
The applicant is proposing a medical withdrawal management facility on Central Ave near Dover Bowl. The secured building is proposed to have 64 beds and 24/7 staff.

This application was reviewed by the Technical Review Committee on September 24, 2020 and December 12, 2019 (minutes attached). The Conservation Commission reviewed and endorsed the CUP application at its October 13, 2020 meeting.

Consistency with Land Use Regulations
Chapter 153-4 of the Site Review Regulations of the City Code provides for site review by the Planning Board of new construction of various types. This plan is consistent with those regulations.

Chapter 153-21 states a waiver may be granted if the Board finds that "(1) Strict conformity would pose an unnecessary hardship to the applicant and the waiver would not be contrary to the spirit and intent of the regulations; or
(2) Specific circumstances relative to the subdivision, or conditions of the land in such site plan, indicate that the waiver will properly carry out the spirit and intent of the regulations."

Staff believes that the criterion 2 has been met.

STAFF RECOMMENDATION-Waivers:
The Planning Department recommends that the Planning Board accept the application, open the public hearing, and vote to grant the waivers per the reasoning provided by the applicant with the following conditions:

Conditions to Be Met Prior to Signing of Plans:
1. Add a note to the plat that the Board granted waivers to Chapter 153-13.A(10) and 153-14.E and that the Board found the criteria of Chapter 153-21.A have been met.

STAFF RECOMMENDATION- Site Plan
The Planning Department recommends the Planning Board vote to approve the Site Plan with the following conditions:

Conditions to Be Met Prior to the Signing of Plans:
1. The conditional use permit (P20-67) shall be approved.
2. The applicant shall provide the Planning Department a
    a. digital version of the plan
    b. CAD file to the satisfaction of the Asset Management Administrator
    c. Letter to Serve from Eversource
3. The applicant must revise final plan set to:
    a. Add the owner's signatures to the final plan submitted for

signature

b. Add LLS, PE, CWS, Landscape Architect, and Architect signatures and stamps to final plan
c. Screen the generator and add a note on the location of the portable generator
d. Ensure
    1. all building elevations match the streetscape provided
    2. the sewer discharge tank has 3-5' clearance around it.
e. Add dates and permit numbers to permits as acquired
f. Address water main and hydrant issues to the satisfaction of the City Engineer and Building Official.
g. Add green space next to ROW
h. Address drainage to the satisfaction of the City Engineer.

Conditions to Be Met Prior to any Construction Activity:

4. A site construction sign with the contact information for the general contractor must be located and approved by the City Engineer or Assistant City Manager.

Conditions to Be Met Prior to Issuance of a Building Permit:

5. Provide the classification of the generator
6. The wetlands buffer placards shall be installed.
7. Water and Sewer investment fees shall be paid at time of application for service.

Conditions to Be Met Prior to Occupancy:

8. Issuance of a certificate of occupancy.
9. Impact fees shall be paid per the invoice included with the Notice of Decision.
10. The applicant shall provide a letter of credit or other form of security acceptable to the City for any unfinished work.

Central Avenue



Property Information

Property ID	38009-A00002
Location	CENTRAL AV
Owner	GULF LANDING PROPERTIES LLC
Land Use	390

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

City of Dover, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 5/20/2020
Data updated Daily

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

October 7, 2020

City of Dover
Attention: City Planner Donna Benton
288 Central Ave
Dover, NH 03820

Re: Proposed Site Plan Operational Narrative
Gulf Landing Properties LLC
Central Avenue
Tax Map 38, Lot 9-A2

Dear Mrs. Benton,

On behalf of the applicant, Gulf Landing Properties LLC. Berry Surveying & Engineering (BS&E) has worked with the applicant and one of the potential operators of the treatment facility proposed off Central Ave., in Dover, NH. This operation description is at the request of the TRC and more specifically the Police Department.

The proposal is to construct a Medical Withdrawal Management facility which will include physical treatment and long term educational treatment for voluntary clients for substances such as drugs and alcohol. Treatment takes place on an individual basis as well as in group setting inside the facility. This is a safe and secure place for the practice of withdrawal management can be applied. This is an option for potential residents whereas often times attempting this outside of a facility can be a less safe or desirable option with low percentages of success. Residents are not permitted to come or go from the facility. The facility will not allow "walk in" treatment to potential residents. The majority of potential residents are pre-screened, by telephone, prior to entry, to ensure the facility is equipped to provide for their specific needs. It is expected that on an infrequent basis there will be managed transfers from Wentworth Douglas Hospital, which is done by ambulance.

The facility provides 24 hour staffing with awake overnight staffing. The facility is overseen by a medical director and will employ nursing staff as well as masters level clinicians. Though the facility is not fully locked down, as seen in other more advanced sites, the facility is locked from the outside, with full time monitoring of the interior residents. The residents that are welcomed into the facility are there on their own accord. In the event a resident wishes to leave the facility against medical advice, they are permitted to do so, so long as they have a friend or family member to escort them off premises. Residents are not permitted to keep vehicles at the project site. The residents are permitted fresh air breaks from the facility, where they are accompanied

outside the building. In the case of this facility these breaks are proposed to take place at the north easterly corner of the structure.

There is a progression through the building as a residents reaches varying levels of success. A resident that is in need of medical withdrawal management is housed in closer proximity to the medical staff and internal systems specialized for that purpose. Once a resident reaches a level of success that allows them to move to residential inpatient treatment, they are relocated within the building. Once a resident reaches the maximum level success achievable at the facility, they are transported to another aftercare facility in New Hampshire or are returned home.

The facility prepares meals for the residents and provides general care and cleaning of the facility. Refuse is disposed of in the provided dumpster and the grounds are kept in good operation through the use of subcontractors. The residents are there to focus on their treatment and not on typical residential responsibilities.

Respectfully Submitted,
BERRY SURVEYING & ENGINEERING
&
River Valley Development Corp.

Christopher R. Berry
Principal, President

Michael Patenaude
President

BERRY SURVEYING & ENGINEERING
335 Second Crown Pt. Rd., Barrington, NH 03825
(603) 332-2863 / (603) 335-4623 FAX
www.BerrySurveying.Com

City of Dover, New Hampshire
SITE REVIEW APPLICATION

[Revision Date: June 4, 2019]

RECEIVED
Planning Office
OCT 06 2020
Dover, New Hampshire

Office Use Only	Project #:		Date Received:	
	Amount Paid:		Time Received:	

APPLICANT AND OWNER INFORMATION

Name of Applicant: Gulf Landing Properties LLC Telephone # 978-815-4590

Address of Applicant: 9 Patriot Drive, Dover, NH 03820

E-Mail Address: RVDC1501@comcast.net

Name of Property Owner (*if different from applicant*): Same Telephone #

Address of Property Owner:

PROPERTY INFORMATION

Address of Property: Central Avenue

Assessor's Map # 38 Lot(s) # 9-A2

Zoning District(s) B3 Overlay District(s) Wetland Conservation

Size of Parcel: 48,717 sq. ft. 1.11 ac. Property Deed: Book 4213 Page: 615

Existing Use of Property: Vacant lot

SITE PLAN INFORMATION

Describe Proposed Use: Proposed 3 story treatment facility

Area of Parcel to be Developed: 48,000 +/- sq. ft.

If Multi-family Residential, Specify Number of Units & Buildings Proposed:

Number of Parking Spaces: Existing 0 Proposed 34

Highway Access (check where applicable): X City Street ____ State Highway

Number of Employees Total: 16 In Maximum Shift: 8

Disposition of Parcel:

Building Footprint 8,500 sq. ft.

Total Building Area 25,500 sq. ft.

Paved Area 8,445 sq. ft.

Building Setbacks:

Front Yard 50 ft.

Rear Yard 15 ft.

Side Yard: Right 12 ft. Left 12 ft.

City Water? X Yes ___ No How far is city water from the property? Existing Main Lot 9-D

City Sewer? X Yes ___ No How far is city sewer from the property? Central Avenue (pump)

BUILDING INFORMATION

Type of Building to be Built: Medical treatment

Height of Building: +/- 35' Finished Floor Elevation: 149.20'

Number of Seats (where applicable) N/A

Estimated value of construction: _____ Refuse removal: Public/Private (circle one)

WAIVER REQUESTS

Site Review Regulations section(s) to be waived: Parking & Site Specific Soils Map

Justification for waiver request(s) (*attach additional sheets as needed*):

See attached waiver justification

SURVEYOR INFORMATION

Name of Surveyor and Company (Licensed in N.H.) Kenneth A Berry, PE, LLS
Christopher R. Berry
Berry Surveying & Engineering

Address 335 Second Crown Point Rd, Barrington, NH 03825 Telephone #: 603-332-2863

Professional License #: 805 E-mail address: K.Berry@BerrySurveying.com
crberry@metrocast.net

ENGINEER INFORMATION

Name of Engineer and Company (Licensed in N.H.) Kenneth A Berry, PE, LLS
Berry Surveying & Engineering

Address 335 Second Crown Point Rd, Barrington, NH 03825 Telephone #: 603-332-2863

Professional License #: 14243 E-mail address: K.Berry@BerrySurveying.com

ARCHITECT INFORMATION

Name of Architect and Company (Licensed in N.H.) _____

Address _____ Telephone #: _____

Professional License #: _____ E-mail address: _____

LANDSCAPE ARCHITECT INFORMATION

Name of Landscape Architect and Company (Licensed in N.H.) Terrain Planting & Design LLC Eric Buck

Address 311 Kast Hill Road, Hopkinton NH 03229 Telephone #: 603-491-2322

Professional License #: 78 E-mail address: _____

SOIL SCIENTIST INFORMATION

Name of Soil Scientist and Company (Licensed in N.H.) Damon Burt Fraggle Rock Env. Services

Address 38 Garland Road Telephone #: 603-969-5574

Professional License #: 163 E-mail address: _____

CONSERVATION EASEMENT HOLDER

Name of Easement Holder: _____ Telephone #_____

Address Easement Holder: None

SIGNATURES

I/We hereby submit this application to the City of Dover Planning Board 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. Furthermore, I/we submit that the existing conditions sheet of the plan represents the lot in question, and that no alteration of the site shall take place during Planning Board review up to and including the pre-construction meeting. As applicant or as agent, I attest that I am duly authorized to act in this capacity.

Signature of Property Owner: _____ Date: 11-14-19

Signature of Applicant (*if different from owner*): _____ Date: _____

Signature of Agent: _____ Date: 11-14-19

AUTHORIZATION TO ENTER SUBJECT PROPERTY

I, and my successors, hereby authorize members of the Dover Planning Board, Planning Department and other pertinent City Departments and boards to enter my property for the purpose of evaluating this application, including performing inspections during the application phase, post-approval phase, construction phase and occupancy phase. It is understood that these individuals must use all reasonable care, courtesy, and diligence when on the property.

Signature of Property Owner: _____ Date: 11-14-19

AUTHORIZATION TO COMPLETE THE PROJECT ON SUBJECT PROPERTY

I, and my successors, hereby the City of Dover or its assigns to enter my property for the purpose of completing the site work as required by the approved plan should the letter or credit or other surety be called. It is understood that these individuals must use all reasonable care, courtesy, and diligence when on the property.

Signature of Property Owner: _____ Date: 11-14-19

Signature of Applicant (*if different from owner*): _____ Date: _____

CERTIFICATION OF FEES

I, and my successors, hereby certify that I understand that the City of Dover collects impact fees, utility investment fees and inspection fees for projects developed in Dover. Said fees must be paid before a Certificate of Occupancy can be obtained for a structure, unless a different payment schedule is agreed to by the applicant and the City prior to approvals being issued by the Dover Planning Board. Additionally, should the property be in "Current Use" it will be subject to the Land Use Change Tax.

Signature of Property Owner: _____ Date: 11-14-19

Signature of Applicant (*if different from owner*): _____ Date: _____

PLANNING BOARD FEE SCHEDULE

(Revised May 14, 2019)

Below are the fees associated with plan review. Please complete the information below and provide payment with your application submittal. **Plan review fees shall be paid prior to technical review committee (TRC) being scheduled.** For plans not requiring TRC review, **fees are due 21 days prior** to the Planning Board meeting. Staff will coordinate abutter/notice fees, which will be invoiced and must be paid 28 hours before the Planning Board meeting for an application to be heard. Fees shall be paid by cash or check made payable to "City of Dover."

A. Plan Review Fees

1. Application fee for the following (SELECT ALL THAT APPLY):

☐ SUBDIVISION $150.00 x # _____ new lots created=	$_____
☐ LOT LINE ADJUSTMENT $100.00 X # of lots involved=	$_____
☐ TRANSFER OF DEVELOPMENT RIGHTS Application fee $150.00=	$_____
☐ SITE REVIEW – RESIDENTIAL $100.00 x # ____ per dwelling unit=	$_____
☐ SITE REVIEW – NON-RESIDENTIAL (not to exceed $10,000)	
o New construction $.15 sq. ft. x # 31,055 sq. ft.=	$ 4,658.25
o Additions (new floor space) $.10 per sq. ft. x # _____sq. ft.=	$_____
☐ MOTEL/HOTEL $35.00 x # ___ per lodging unit=	$_____
☐ CHANGE OF USE (not to exceed $5,000)	
o Existing floor spaces $.10 per sq. ft. x # _____ sq. ft. =	$_____
☐ CONDITIONAL USE PERMIT $150.00 x # 1 per application=	$ 150.00
☐ GRAVEL PIT/ EXCAVATIONS	
o Application fee $50.00=	$_____
o Permit fee $75.00=	$_____
☐ EXTENSIONS OF/AMENDMENTS TO/WAIVERS FOR AN APPROVED PLAN $50.00 x # ____ per hour of review (3 hour minimum)=	$_____
☐ REQUEST FOR REZONING Application fee $150.00=	$_____
☐ DRIVEWAY WAIVER Application fee $100.00=	$_____
SUB TOTAL=	**$** 4,808.25

AND

2. IMPERVIOUS PAVED AREA (for new development or additions to existing parking lots (not to exceed $10,000) $.07 sq. ft. x # 8,445 = $ 591.15

TOTAL PLAN REVIEW FEE= $ 5,399.40

B. Abutter Notification/Mailing Labels - this office will create and print the abutter list and provide labels in triplicate for each abutter. The applicant/owner will need to review the list and provide to this office the engineer, architect, licensed land surveyor (LLS), licensed landscape architect (LLA) and/or soil scientist whose professional seal appears on the plan with names and addresses for notices.

☐ Applicant & Owner, engineer, architect, LLS, LLA and/or soil scientist	
o Certified letters fee # _____ of x $8.00=	$_____
☐ Certified letters fee: # of abutters _____ X $8.00=	$_____
☐ First Class Mail fee (for individual owner of units within a condominium or other collective form of ownership): # of abutters _____ X $1.00=	$_____
☐ Creating/Printing Abutter Labels in triplicate per sheet _____ x $10.00=	$_____
SUB TOTAL=	**$**_____

C. Foster's newspaper public notice fee **$ 80.00**

TOTAL NOTICE FEE= $ 80.00

The above amount must be paid 28 hours prior to the Planning Board meeting, to be heard.

City of Dover, New Hampshire
SITE PLAN REVIEW SUBMISSION CHECKLIST

[Revision Date: June 4, 2019]

This site plan review checklist, as required by Chapter 149-6-B(2), should be completed by the applicant. It is intended to assist the applicant in the planning process of preparing a Site Plan Review application for Planning Board action. The size of the project will determine the types of information required for review, therefore, a **pre-application conference** with the Planning Department to determine the list of items that must be completed is strongly encouraged.

The first step would be to appear before the Technical Review Committee, to apply, eight (8) folded copies of the site plan with scale of not less than 1"=50' or 1" =100' for larger site plans, need to be provided, along with payment of plan review fees.

Two weeks prior to Planning Board, three (3) full size and twelve (12) half size (11x17), folded, copies of the plan set and materials, including response to TRC comments, will be due. Abutter/Notice Fees will be invoiced and need to be paid 28 hours prior to the Planning Board meeting.

The applicant is cautioned that this checklist is only a guide and is not intended to be a complete list of all site plan review requirements. Please refer to the Site Plan Review Regulations for full details.

APPLICANT: Gulf Landing Properties LLC File Number: _____

PROJECT TITLE: Allonsy Park

PROPERTY LOCATION: Central Avenue Tax Map: 38 Lot: 9-A2

	Where/How Provided	Reviewed
1. Completed and signed Application form	Included in the submittal	
2. Plan Review Fees are provided	Included in the submittal	
3. Electronic copy of the engineered/surveyed plan layout	Included in the submittal	
4. Electronic copy of supplementary materials and application	CD included	
5. Traffic Impact Assessment and Analysis (Standard or Advanced)	Included in the submittal	
6. Waiver requests to the Site Plan Review Regulations, with written justification	Included in the submittal	
7. Conditional Use Permit applications	Included in the submittal	
8. A colored rendering of the streetscape that will be created along the existing public right-of-way	Will provide when completed	
9. A colored architectural plan showing all sides of buildings	Will provide	
10. Folded copies of site plan w/scale of not less than 1"=50' or 1"=100' for larger site plans, for TRC. Plans shall contain the following items as appropriate:	X	
Location map at appropriate scale	X	
Proposed Project name and title and Planning File #	X	
Date, north arrow and scale	X	
Names of all abutting property owners	X	
Name and address of owners and/or applicants	X	
Signature & stamp of NH licensed land surveyor and/or engineer	X	
Zoning District boundaries, including any special or overlay districts	X	
Location of Conservation District areas	X	
Location, names and widths of existing and proposed streets, including pavement widths, grades, curbs and crosswalks	X	
Location and widths of existing & proposed easements & right of ways	X	
Location and width of existing and proposed access/egress ways	X	

	Explain How Provided	Reviewed
Depict pedestrian walkways and accessible access	X	
Existing and proposed property lines with dimensions and bearings tied into Dover's Geographic Information System coordinate system	X	
Existing and proposed topographic information at two foot intervals	X	
Existing and proposed buildings and structure locations	X	
Minimum building setbacks or build to lines on all lots	X	
Location and size of existing and proposed electric, telephone, gas cable and other underground utilities	X	
Existing and proposed water lines and fire hydrants, including materials and capacity needed	X	
Location and materials of sanitary sewage facilities within project site and projected additional peak hour sewer load	X	
Existing and proposed stormwater lines and facilities	X	
Lighting plan depicting all existing and proposed exterior light fixtures and a lighting level analysis for parking lots	Lighting plan included	
Location of Flood Hazard Zone	X	
Location of all bodies of water and watercourses	X	
Location of wetlands and buffers	X	
Neighborhood plan with aerial underlay showing how project relates to abutting uses within the plan set	X	
Existing natural features and/or significant vegetation on property	X	
Depict existing contours up to 100 ft. beyond project limits	X	
Landscape plan depicting existing and proposed landscaping, prepared by a licensed Professional Landscape Architect	Landscaping plan included	
Location of parking layout delineating spaces and arrangement; note addressing maximum required spaces	N/A	
Location, material and size of existing and proposed pavement area	X	
Location of proposed fire lanes	X	
Specify finished floor elevations of buildings	X	
Location of solid waste disposal facilities (dumpster, pad and screening, etc.), including required screening	Private pickup	
Depict all service, storage, loading bays and utility areas	X	
All applicable Dover Common Site Plan notes	X	
11. Additional Information if appropriate		
Stormwater Management Plan depicting the existing & proposed storm drainage system and engineered drainage analysis	X	
Stormwater Management System Operation and Maintenance Plan	X	
Letter to Serve from Public and Private Utilities	X	
Erosion and Sedimentation Control Plan	X	
Landscape Operation and Maintenance Plan	On landscaping plan	
Proposed restrictive covenants or homeowners association documents	X	
Dates and permit numbers of all required state and federal permits	X	
If wetland buffer, indicate placards locations, as applicable	X	
Depict test boring locations, groundwater elevations and soil profiles and/or soils types call-outs	N/A	
Location of proposed drive-in facilities	N/A	
Provide additional exhibits/technical data determined appropriate by the Planning Board or its staff as required	X	

REVIEWED BY: _____ DATE_____ TRC DATE_____

City of Dover, New Hampshire
CONDITIONAL USE PERMIT APPLICATION

[Revision Date: May 18, 2017]

Office Use Only	Project #:		Date Received:	
	Amount Paid:		Time Received:	

APPLICANT AND OWNER INFORMATION

Name of Applicant: Gulf Landing Properties LLC Telephone #978-815-4590

Address of Applicant: 9 Patriot Drive, Dover, NH 03820

E-Mail Address: RVDC1501@comcast.net

Name of Property Owner (if different from applicant): Same as above Telephone #

Address of Property Owner:

PROPERTY INFORMATION

Assessor's Map # 38 Lot(s) # 9-A2

Address of Property: Central Avenue

Zoning District(s) B-3 Overlay District(s) Wetlands

Existing Use of Property: Vacant Land

CONDITIONAL USE PERMIT INFORMATION

Type of Conditional Use Permit (Check All That Apply):

☐ Conservation District ☐ RCM Use Overlay District ☐ I-1 District Uses

☐ Groundwater Protection ☐ Off-Street Parking and Loading ☐ Alternative Treatment Center

☒ Wetland Protection District ☐ Central Business District ☐ Heritage Residential District

Describe Proposed Use or Activity That Requires Conditional Use Permit and Describe Any Impacts:

Septic tank within 75' of the wetland.

List Any Associated State or Federal Permits That Have Been or Will Be Applied For and Indicate Their Status: EPA Notice of Intent, Natural Heritage Bureau, Department of Historical Resources

Name of Professional That Prepared Plans: Kenneth A. Berry, PE, LLS
Berry Surveying & Engineering

Address 335 Second Crown Point Rd, Barrington, NH 03825 Telephone #: 603-332-2863

Professional License #: 14243 E-mail address: K.Berry@BerrySurveying.com

SIGNATURES

I/We hereby submit this application to the City of Dover Planning Board 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 or as agent, I attest that I am duly authorized to act in this capacity.

Signature of Property Owner: _____ Date: 11/14/2019

Signature of Applicant (if different from owner): _____ Date: _____

Signature of Agent: _____ Date: 11/14/2019

AUTHORIZATION TO ENTER SUBJECT PROPERTY

I, and my successors, hereby authorize members of the Dover Planning Board, Planning Department and other pertinent City Departments and boards to enter my property for the purpose of evaluating this application, including performing inspections during the application phase, post-approval phase, construction phase and occupancy phase. It is understood that these individuals must use all reasonable care, courtesy, and diligence when on the property.

Signature of Property Owner: _____ Date: 11/14/2019

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

September 28, 2020

City of Dover Planning Board
Attn: Steve Bird
288 Central Ave
Dover, NH 03820

RE: Proposed Site Plan
Gulf Landing Properties LLC
Central Avenue
Tax Map 38, Lot 9-A2

Mr. Bird and the Dover Conservation Commission

Berry Surveying & Engineering (BS&E,) on behalf of Gulf Landing Properties, LLC respectfully requests the City of Dover Conservation Commission to accept the following Conditional Use Permit:

- Septic tank within 75' of a wetland

1. Identification of Conditional Use Permits

Regulations in the zoning ordinance do not allow for septic tanks to be places within 75' of a wetland. However, Section 170-27.1.F states that a conditional use permit may be granted by the planning board, given the following standards, as shown below, are met. Below we show the project's compliance with the standards required to grant a Conditional Use Permit, and we provide justification for its approval.

2. Compliance with the following standards

a) Demonstration of Need: The proposed construction is essential to the productive use of land or water outside the Wetlands Protection District.

- **The proposed building and parking lot are positioned as close to the right of way as possible without breaching the required setbacks. As a result of this the proposed septic tanks have to be placed on the north side of the proposed parking lot, so that they are not underneath pavement. Given the geometry of the lot, this is the only feasible location for the building and tanks.**

b) Avoidance: The potential impacts have been avoided to the maximum extent practicable. The applicant will demonstrate by plan and example that the proposed construction represents the least impacting alternative.
   - **The tanks will be water tight and pressure tested to ensure that there will be no leakage and that they can handle the proposed sewage loading. Furthermore, the proposed system is a pump system so the tanks will not hold sewage for long periods of time. Lastly the tanks are submerged below the wetland surface elevation.**

c) Minimization: Any unavoidable impacts have been minimized. No reasonable Alternative to the proposed construction exists which does not impact a ZONING P 170-102 wetland or which has less detrimental impact on a wetland. Design, construction and maintenance methods will be prepared by a registered engineer to minimize detrimental impacts to the wetlands and will include restoration of the site as nearly as possible to its original grade.
   - **A full erosion and sediment control plan will be submitted as part of this design. Silt soxx or mulch berm will be used to contain the sediment within the project limits. Rip-Rap and natural fiber matting will be used for slope stabilization. All necessary precautions will be taken to ensure that no sediment goes into the remaining wetland.**

d) Mitigation: If the APPLICANT is required by State rules to prepare a compensatory mitigation plan, the APPLICANT shall provide the Conservation Commission and PLANNING BOARD with one copy each of said plan for their review.
   - **No mitigation is required.**

e) Approval for the wetlands impact has been received from the NHDES Wetlands Bureau pursuant to Section G (3), below.
   - **No approval from NHDES is required.**

James F. Hayden
Engineering Technician

Christopher R. Berry
Principal, President

BERRY SURVEYING & ENGINEERING

BERRY SURVEYING & ENGINEERING
335 Second Crown Pt. Rd., Barrington, NH 03825
(603) 332-2863 / (603) 335-4623 FAX
www.BerrySurveying.Com

City of Dover, New Hampshire
CONDITIONAL USE PERMIT APPLICATION

[Revision Date: May 18, 2017]

Office Use Only	Project #:		Date Received:	
	Amount Paid:		Time Received:	

APPLICANT AND OWNER INFORMATION

Name of Applicant: Gulf Landing Properties LLC Telephone #978-815-4590

Address of Applicant: 9 Patriot Drive, Dover, NH 03820

E-Mail Address: RVDC1501@comcast.net

Name of Property Owner (if different from applicant): Same as above Telephone #

Address of Property Owner:

PROPERTY INFORMATION

Assessor's Map # 38 Lot(s) # 9-A2

Address of Property: Central Avenue

Zoning District(s) B-3 Overlay District(s) Wetlands

Existing Use of Property: Vacant Land

CONDITIONAL USE PERMIT INFORMATION

Type of Conditional Use Permit (Check All That Apply):

☐ Conservation District ☐ RCM Use Overlay District ☐ I-1 District Uses

☐ Groundwater Protection ☐ Off-Street Parking and Loading ☐ Alternative Treatment Center

☒ Wetland Protection District ☐ Central Business District ☐ Heritage Residential District

Describe Proposed Use or Activity That Requires Conditional Use Permit and Describe Any Impacts:

For work within the 50' wetland buffer

List Any Associated State or Federal Permits That Have Been or Will Be Applied For and Indicate Their Status: EPA Notice of Intent, Natural Heritage Bureau, Department of Historical Resources

Name of Professional That Prepared Plans: Kenneth A. Berry, PE, LLS
Berry Surveying & Engineering

Address 335 Second Crown Point Rd, Barrington, NH 03825 Telephone #: 603-332-2863

Professional License #: 14243 E-mail address: K.Berry@BerrySurveying.com

SIGNATURES

I/We hereby submit this application to the City of Dover Planning Board 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 or as agent, I attest that I am duly authorized to act in this capacity.

Signature of Property Owner: _____ Date: 11/14/2019

Signature of Applicant (if different from owner): _____ Date: _____

Signature of Agent: _____ Date: 11/14/2019

AUTHORIZATION TO ENTER SUBJECT PROPERTY

I, and my successors, hereby authorize members of the Dover Planning Board, Planning Department and other pertinent City Departments and boards to enter my property for the purpose of evaluating this application, including performing inspections during the application phase, post-approval phase, construction phase and occupancy phase. It is understood that these individuals must use all reasonable care, courtesy, and diligence when on the property.

Signature of Property Owner: _____ Date: 11/14/2019

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

November 12, 2019
Revised: August 6, 2020

City of Dover
Attention: City Planner Donna Benton
288 Central Ave
Dover, NH 03820

Re: Proposed Site Plan
Gulf Landing Properties LLC
Central Avenue
Tax Map 38, Lot 9-A2

Dear Mrs. Benton,

On behalf of the applicant, Gulf Landing Properties LLC. Berry Surveying & Engineering (BS&E) is submitting for TRC to discuss a proposed development off Central Avenue.

Background and General Narrative

Gulf Landing Properties LLC, owns the parcel off Central Avenue in Dover, NH (Tax Map 38, Lot 9-A2). Berry Surveying & Engineering has conducted an on-site survey of the parcel which includes a topographic analysis as well as a wetlands analysis. Fraggle Rock Environmental Services was on site and delineated the wetlands. The lot is vacant with no existing buildings or structures. The parcel is previously disturbed due to fill being induced on site in the early 2000's. It is open at the front and lightly wooded towards the rear.

The Proposal:

The proposal is to construct a three story treatment center in the southeast corner of the lot. A parking lot will be constructed next to the treatment facility to provide parking for visitors and employees. A sidewalk network will be constructed around the building to provide pedestrian access throughout the site. The applicant is also proposing to reclaim and resurface the existing right of way off Central Avenue.

The proposed building will be serviced by City water and sewer. A force main will be installed to pump sewer from the project site to an existing sewer manhole in Central Avenue. The proposed force main system will have a Duplex pump station with dual alternating pumps. Additionally the system will have a control panel on the rear side of the building with a built in

alarm system to warn of pump failure. Furthermore, a location for a backup generator is called out on the plans In the event it is deemed necessary. On site security will be in place with the use of security systems, cameras, lighting and 24 hour on site personnel.

As part of the site plan development, an intensive drainage analysis was done. The proposed drainage analysis analyzed two final points. The first being the existing drainage system in the parking lot of Lots 9-D & 6-A. As part of the right of way reconstruction, some of the old pavement will be removed and replaced with grass, which will help improve the stormwater flow within the existing drain line. The second analysis point is the existing culvert that discharges behind Dover Bowl. Given the proposed development of the site, and the generation of new impervious area, the applicant will constructing a single cell gravel wetland to capture and treat the stormwater from the proposed development. Given the shallow seasonal high water table and relative shallow slopes of the site, a subsurface gravel wetland was deemed most appropriate because it would achieve maximum treatment but limit disturbance. A representative of the University of New Hampshire Stormwater Center has been contacted regarding the single cell gravel wetland to gather input of the subsurface treatment cell. UNH Stormwater Center agreed that a single cell gravel wetland would be sufficient for the proposed development.

An erosion and control design has also been submitted to demonstrate the various methods that will be used to contain sediment throughout the construction process. Perimeter control such as silt soxx or mulch berm will be used to contain sediment within the proposed limits of disturbance. Given the close proximity of the wetlands, two rows of protection will be used in addition to the installation of orange construction fence to clearly show the proposed limits of disturbance.

As part of the application process with the City, the applicant will also requesting a conditional use permit for disturbance within the 50' buffer. The proposed development will have 14,000 Sq.Ft. of buffer disturbance. The majority of this disturbance will be for the construction of the gravel wetland and level spreader, which will serve to enhance the water quality going into the wetland.

A brief traffic analysis was done to determine the impact the proposed treatment center would have on the local traffic and the effects were minimal. Although the traffic study shows 196 daily trips, this proposed facility will not every day visitors and patients will not be allowed to have cars on the premises, this reducing the overall traffic impact to just employees and deliveries.

Respectfully Submitted,
BERRY SURVEYING & ENGINEERING

James F. Hayden
Engineering Technician

Christopher R. Berry
Principal, President

BERRY SURVEYING & ENGINEERING

BERRY SURVEYING & ENGINEERING
335 Second Crown Pt. Rd., Barrington, NH 03825
(603) 332-2863 / (603) 335-4623 FAX
www.BerrySurveying.Com

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

November 20, 2019
Revised: August 6, 2020

City of Dover
Attention: City Planner Donna Benton
288 Central Ave
Dover, NH 03820

Re: Proposed Site Plan
Gulf Landing Properties LLC
Central Avenue
Tax Map 38, Lot 9-A2

Chairperson & Members of the Dover Planning Board:

In accordance with the Site Review Regulations, the following waiver is hereby requested:

1. **Identification of Waiver Request**: Submission of a Site Specific Soils Map as part of a site plan application.

    - Site Plan application without a Site Specific Soils Map (SSSM).

2. **Explanation:**

The proposal is to construct a three story treatment center in the southeast corner of the lot. A parking lot will be constructed next to the treatment facility to provide parking for visitors and employees. A sidewalk network will be constructed around the building to provide pedestrian access throughout the site. The applicant is also proposing to resurface the existing right of way off Central Avenue.

3. **Waiver Justification**:

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

The intent of this regulation is to ensure that proper data is collected in relation to soils so that the project drainage can be designed accordingly. Given the use of the NRCS Web Soil Survey, the soil type was obtained and only one soil type was found on site. This regulation is more prevalent in jobs that will utilize septic systems or require storm water management systems that utilize infiltration through natural soil types. The proposed site development will not utilize any storm water infiltration. All runoff will be diverted to a subsurface gravel wetland that will treat the runoff and discharge it to a level spreader. The system will lined with MIRAFI fabric so that none of the runoff can infiltrate through the system.

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

Strict conformity to this regulation will require the applicant to involve a certified soils scientist, who will have to go on site and delineate the soils type, on a site with uniform soils.

1. **Identification of Waiver Request**: Exterior lighting shall be down lit so as not to illuminate abutting properties.

    - Proposed lighting that will illuminate parking spaces on Lot 9-D.

2. **Explanation:**

The proposed treatment facility will be serviced by onsite parking as well as parking granted through on easement on Lot 9-D. The applicant is proposing to install lights on the backside of the building in order to illuminate the parking area on Lot 9-D. This is the only area where on site lighting affects an abutting parcel.

3. **Waiver Justification**:

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

The intent of this regulation is to ensure that no proposed lighting goes onto abutting lots. In the proposed site development, the offsite lighting will only illuminate parking spaces granted to the applicant. Furthermore, the area behind the parking spaces, is more parking and there are no residential uses in the area.

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

Strict conformity to this regulation will require the applicant to not illuminate parking spaces, which would result in the need for a new waiver.

1. **Identification of Waiver Request**: Lighting uniformity ratio of 6:1 within the B-3 zone.

    - Proposed lighting uniformity ratio of 4:1 within the B-3 zone.

2. **Explanation:**

The proposed treatment facility will be serviced by onsite parking as well as parking granted through on easement on Lot 9-D. The applicant is proposing to install lights around the parking lot and building in order to illuminate the parking lot area. The uniformity ratio is a function of the average lumen, divided by the minimum lumin. Dover's site plan regulations have a minimum illumination level of 0.2 foot candles. That means in order to have a uniformity ratio of

6:1, the average foot candle needs to be 1.2. However the Dover Site Plan Regulations also state that the highest foot candles within the parking area can be 0.5.

3. Waiver Justification:

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

The intent of this regulation to ensure that parking areas are well lit. Even though the proposed parking lot has a uniformity ratio less than 6:1, the parking lot will still be well lit given the down lit fixtures and types of light s proposed.

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

Strict conformity to this regulation will require the applicant to add additional, unnecessary lights and becoming non-conforming in another Site Plan Regulation.

Thank you for your time and attention to this matter and we hope you look favorably upon the request.

BERRY SURVEYING & ENGINEERING

James F. Hayden
Engineering Technician

Christopher R. Berry
Principal, President

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

November 12, 2019
Revised: August 6, 2020

City of Dover Planning Board
Attn: Steve Bird
288 Central Ave
Dover, NH 03820

RE: Proposed Site Plan
Gulf Landing Properties LLC
Central Avenue
Tax Map 38, Lot 9-A2

Mr. Bird and the Dover Conservation Commission

Berry Surveying & Engineering (BS&E,) on behalf of Gulf Landing Properties, LLC respectfully requests the City of Dover Conservation Commission to accept the following Conditional Use Permit:

- Disturbance within the 50' wetland buffer (14,000 SF)

1. Identification of Conditional Use Permits

Regulations in the zoning ordinance do not allow for earth disturbance within the 50' wetland buffer. However, Section 170-27.C states that a conditional use permit may be granted by the planning board, given the following standards, as shown below, are met. Below we show the project's compliance with the standards required to grant a Conditional Use Permit, and we provide justification for its approval.

2. Compliance with the following standards

a) The APPLICANT shall demonstrate that the proposed use is essential to the productive use of land not in the district; is located and constructed to minimize any detrimental impact of such use upon the surface waters or other environmentally sensitive areas, where it is physically impossible to locate DOVER CODE P 170-101 such use on land not in the district; and economic advantage alone shall not be deemed a sufficient reason for such proposed use.

- **The proposed building and parking lot are positioned as close to the right of way as possible without breaching the**

required setbacks. The gravel wetland was held close to the building and parking lot in order to capture the runoff from the proposed development. The majority of the of the disturbance is for the gravel wetland and related grading.

b) A soil erosion and sedimentation control plan is submitted and followed to verify the planned avoidance of sediment pollutant runoff to bodies of water.
   - **A full erosion and sediment control plan will be submitted as part of this design. Silt soxx or mulch berm will be used to contain the sediment within the project limits. Rip-Rap and natural fiber matting will be used for slope stabilization. All necessary precautions will be taken to ensure that no sediment goes into the remaining wetland or buffer areas.**

c) Necessary state and federal approvals have been applied for. Said permits shall be received prior to the issuance of the Conditional Use Permit by the Planning Department.
   - **The applicant will be applying for a EPA Notice of Intent, Department of Historical Resources and Natural Heritage Bureau. Copies of the approved applications will be given to the City when acquired.**

d) That architecture and landscape design shall grow from local climate, topography, history, and building practice.
   - **An in depth landscaping design will also be done to ensure that new vegetation is promoted to grow throughout the construction site. In addition, the disturbed buffer and wetland areas will receive a special conservation seed mix that will allow for re-vegetation of those areas. A highbush blueberry buffer will be planted between the proposed disturbance and the wetland to provide a vegetated buffer. Additional habitat not currently available on site.**

3. Justification for approval of Conditional Use Permits

As part of this design, a full drainage analysis will also be conducted. All of the proposed impervious surface will be directed to the proposed gravel wetland. The runoff will be treated and discharged towards a level spreader. The gravel wetland and level spreader are designed so that there will be no increase in runoff to the wetlands.

BERRY SURVEYING & ENGINEERING

BERRY SURVEYING & ENGINEERING
335 Second Crown Pt. Rd., Barrington, NH 03825
(603) 332-2863 / (603) 335-4623 FAX
www.BerrySurveying.Com

BERRY SURVEYING & ENGINEERING

James F. Hayden
Engineering Technician

Christopher R. Berry
Principal, President

BERRY SURVEYING & ENGINEERING
335 Second Crown Pt. Rd., Barrington, NH 03825
(603) 332-2863 / (603) 335-4623 FAX
www.BerrySurveying.Com

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

October 5, 2020

City of Dover
Attention: City Planner Donna Benton
288 Central Ave
Dover, NH 03820

Re: Proposed Site Plan
Gulf Landing Properties LLC
Central Avenue
Tax Map 38, Lot 9-A2

Dear Mrs. Benton,

On behalf of the applicant, Gulf Landing Properties LLC. Berry Surveying & Engineering (BS&E) is submitting for a second TRC to discuss the TRC comments made on December 12, 2019 & September 24th 2020. Our responses are in **bold.**

PLAN REVIEW:
Planning Comments:

- ☐ Impact fees ($12,240)
  Applicant will pay the impact fees.

- ☐ Water/sewer investment fees
  Applicant will pay the investment fees.

- ☐ Show outdoor access/benches
  Benches are shown on sheet 3, with a detail provided on sheet L-101.

- ☐ Has Shaw's signed off on the easement? Provide proof.
  A copy of the easement has been provided in the submission. This is a right granted to the applicant in the chain of title. No further sign off is required.

- ☐ Provide letters to serve
  Letters to serve are enclosed.

- ☐ Provide copies of easements as narrative indicates.
  Copies of the easements have been provided.

- Please revise plan to:
  - Add owners' signatures and date
    Owner's signature will be added to the final plans.
  - Add common notes 1, 36 & 38 (in full)
    Common note 1 is reflected in note 42 on sheet 3
    Common note 36 is reflected in note 45 on sheet 3
    Common note 38 is reflected in note 32 on sheet 3
  - Add LLS, LLA, Architect & PE signature
    All necessary stamps and signatures will be added to the final plans.
  - Add dates and numbers of permits
    Dates and permit numbers will be added to the final plans when acquired.
  - Revise note 22 on sheet 3 referencing Zoning Board case and conditions of variance
    Note 22 on sheet 3 has been revised to reference the Zoning Board case and conditions of variance.
  - Are plants in snow storage area tolerant to being in snow storage areas?
    Plants are sufficiently set back from snow storage area.
  - On sheet 2: indicate width of ROW
    ROW width indicated on sheet 2.
  - Are bollards needed if grade is same between parking lot and walkway?
    Bollards have been added between the parking lot and walkway.
  - King Pin "Drive?"
    "King Pin Lane" has been revised to "King Pin Drive" on all sheets.
  - Add private road notes
    Note 20 on sheet 3 has been revised to state that the road is intended to remain private with no City services.
  - Check zoning reference b3 = C
    Zoning reference has been revised.
  - Check code references 149 = 153
    Code references has been revised.
  - How much has changed since Conservation Commission review
    Project has changed enough to warrant a second review by the Conservation Commission, scheduled for October 13th.

BERRY SURVEYING & ENGINEERING

BERRY SURVEYING & ENGINEERING
335 Second Crown Pt. Rd., Barrington, NH 03825
(603) 332-2863 / (603) 335-4623 FAX
www.BerrySurveying.Com

- On Architectural Renderings:
  - Break up left elevation more
    Updated elevations have been provided.
  - Bring cultural stone all the way up middle section of front elevation.
    The applicant has worked with the planning department and the provided architectural renderings are deemed to be sufficient.

Police Department Comments:

☐ Reconfigure easterly parking area to ensure stairwell is not blocked by a parked vehicle.
Parking area has been revised.

☐ Expand narrative to include information about security/facility operations.
Project Narrative has been expanded to include information regarding security.

☐ Is dumpster only for use by staff or would residents use it?
Note 46 has been added to sheet 3 stating that the dumpster is for staff use only. Waste from the residents will be discarded into the dumpster by staff.

Fire/Inspections Comments:

- Sheet 3 note 21 indicates (apt/units) and note 39 indicates 60 bed treatment facility. Applicant to indicate the overall building use(s).
  Note 21 has been revised to remove the reference to apartments/units. 64 beds proposed.

- Will the project be seeking licensure through DHHS. Is it a 24/7 defend in place facility.
  The applicant will ratify required licensing with Inspection Services and will ensure all required licensing is applied for.

- Indicate ambulance access where applicable.
  An ambulance parking area has been included on the site plan, on the south side of the parking lot.

- Sheet 3 Note 26: the 2015 IBC requires permits for over 7'.
  Note 26 has been revised accordingly.

- Sheet 3 indicate the sign type for both accessible spaces.
  Sign sizes and types are included on the neighborhood plan and site plan.

- Sheet 3 clarify the ability of waste vehicle to navigate the turn to access dumpster.
  The dumpster has been moved so that it can be more accessible. A painted area is proposed in front of it, to allow vehicles more room to access the dumpster.

  Submitted plans to indicate all entrances/exits.
  All entrances and exits are shown on the site plan.

- Provide the proposed termination point of the kitchen hood.
  This hood termination will be located at back left corner of the building, out of view from the roadway.

- Sheet 8 Waste water pumping controller shall be within sight of pump location.
  Tank has been moved to the backside of the parking lot and will be visible from the controller.

- Sheet 8 utilities shall be sufficiently remote from one another. Has utility transformer location been confirmed.
  Utilities have been designed to meet the minimum separation. Eversource has confirmed location.

- Sheet 19 Pump Station & Valve does not appear to coincide w/ sheet 8 configuration. Please clarify.
  Sheet 19 has been revised to match sheet 8.

- Submitted plans shall indicate the classification of the tank and the area around it.
  This is unresolved.

- Sheet 19 note 16 and 17 should be edited.
  Notes 16 and 17 have been revised to be clearer.

- Submitted plans do not appear to indicate stair details for the east parking lot. Please include.
  Detail C22 has been added to sheet C103 to provide a detail for the staircase.

- The elevation plans appear to indicate a sloped roof- indicate if there will be any roof mounted mechanical systems.
  Mechanicals are placed adjacent to the building on the northwest side. Two 10' x 10' pads are reserved for this space.

Engineering Comments:

- ☐ Recommend removing one 45 degree bend in the FM to straighten it out.
  The location of the pump chamber has been moved to the back side of the parking lot. All unnecessary 45 degree bends have been removed.

- Note to rework the existing SMH invert to accept the new service.
  A note has been added to state that the existing SMH is to be reworked to accept the new service.

- Where will the sewer PS control panel be located?
  The control panel is located on the westerly corner of the building.

  The watermain is shown too close to the sewer forcemain. There should be 10 ft of separation.
  The existing forcemain has been field located and is now shown in the correct location.

- The hydrant seems too close to the building and is on the slope.
  The grading has been revised to show a flat area around the proposed hydrant.

- Restrain between the hydrant and gate and back to the 45 degree bend.
  A note has been added to the utility plan referencing the above comment.

- Foster the hydrant gate to the 6x6 anchor tee
  A note has been added to the utility plan referencing the above comment.

- Increase the green space in the right of way like the old plan
  Additional green space has been added to the right of way.

- Add a catchbasin to capture the stormwater leaving the right of way like the old plan
  A curb line is proposed along the right of way to divert runoff to the existing catch basins. The applicant is not proposing to add additional drainage structures at this time.

- Install a berm to prevent the parking lot drainage going into the wetland or snow storage.
  A small swale has been added to direct flow to the forebay.

- C101 page 15/20 detail C6-check the stone size.
  The stone size on detail C6 has been revised to be correct.

Economic Development Comments:

- Does the small unidirectional color rendering provided reflect the actual colors of the building materials that will be used? Would like to see samples.
  Updated color renderings have been provided. These are proposed to be vinyl with a stone veneer.

- What will the landscaping look like from all perspectives?
  Updated streetscapes have been provided.

- Described alternatively as a "Treatment Center" and a "Recovery Facility" Treatment for what? Recovery for what?
  The proposed building will be both a treatment facility and recovery facility. It is a center for people with substance abuse issues.

- What will be the age variation of the occupants
  The proposed facility will be open to every age group except for minors.

Planning Board Comments:

- Easement include dumpster truck?
  Dumpster trucks will be allowed access to the site through the easement.

- Screening of transformer, generator and dumpster
  The transformer will be screened in accordance with Eversource and City of Dover. The dumpster will be screened with a proposed fence.

- Height of retaining wall?
  Height of retaining wall is depicted on the grading plan, it is proposed to be 2-3 feet tall.

Respectfully Submitted,
BERRY SURVEYING & ENGINEERING

James F. Hayden
Engineering Technician

Christopher R. Berry
Principal, President

BERRY SURVEYING & ENGINEERING
335 Second Crown Pt. Rd., Barrington, NH 03825
(603) 332-2863 / (603) 335-4623 FAX
www.BerrySurveying.Com

P19-85 & P19-86 **Central Avenue**

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
38009-A00000	887 CENTRAL AV	BLACK DOG CAR WASH CENTRAL AVENUE LLC		PO BOX 8	WAITSFIELD	VT	05673-0008
38009-A00001	CENTRAL AV	DRISCOLL REALTY INC		BOX 207	KITTERY POINT	ME	03905
38006-A00000	851 881 CENTRAL AV	851 CENTRAL AVENUE LLC		177 HUNTINGTON AVE STE 1901	BOSTON	MA	02115
38009-B00000	899 CENTRAL AV	HUEYLOCH LLC		899 CENTRAL AV	DOVER	NH	03820
38009-D00000	CENTRAL AV	887B CENTRAL AVENUE LLC	C/O THE ANAGNOST COMPANIES	1662 ELM ST STE 100	MANCHESTER	NH	03101-1243
38010-000000	901 CENTRAL AV	NANTUCKET HOLDING COMPANY LLC		340 CENTAL AVE STE 202	DOVER	NH	03820
38010-A00000	CENTRAL AV	STATE OF NEW HAMPSHIRE		J.D. MORTON BLDG	CONCORD	NH	03301
38011-000000	903 CENTRAL AV	RT 125 ASSOCIATES		PO BOX 977	DOVER	NH	03821
38011-00003B	903 3 CENTRAL AV	RT 125 ASSOCIATES		PO BOX 977	DOVER	NH	03821
38012-000000	OLD ENGLISH VILLAGE RD	CHURCHILL FORGE		7 WELLS AVENUE SUITE 14	NEWTON	MA	02459
38011-000004	903 4 CENTRAL AV	903 CENTRAL AVENUE ASSOCIATES LLC		903 CENTRAL AV UNIT 5	DOVER	NH	03820
38009-A00002	CENTRAL AV	GULF LANDING PROPERTIES LLC		9 PATRIOT DR	DOVER	NH	03820
		BERRY SURVEYING & ENGINEERING	CHRIS BERRY	335 SECOND CROWN POINT ROAD	BARRINGTON	NH	03825
		TERRAIN PLANTIN & DESIGN LLC	ERIC BUCK	311 KAST HILL ROAD	HOPKINTON	NH	03229
		FRAGGLE ROCK ENVIRONMENTAL SERVICES	DAMON BURT	38 GARLAND ROAD	STRAFFORD	NH	03844

CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – P19-85

Application Type:	TRC Review
Applicant(s):	Gulf Landing Properties LLC
Owner(s):	Gulf Landing Properties LLC
Location:	Central Ave (Tax Map 38, Lot 9-A-2)
Date:	September 24, 2020

INTENT: Proposal is to construct a three story treatment center with a parking lot for visitors and employees.

LOTS/UNITS PROPOSED: 64 beds

AGENDA ITEM #: 2

ACREAGE: 1.11 acres

ZONING DISTRICT: B-3

EXISTING LAND USE: Vacant

SURROUNDING LAND USE: Commercial

ZBA ACTION:
Z14-01 and Z14-02: 1/16/14 Variances granted for front setback of 25 ft. whereas 50' is required and to allow 12 multi-family dwelling units where only 6 are permitted with the conditions that no more than 10 dwelling units are constructed and each dwelling unit shall contain no more than 2 bedrooms.

Z19-13: Variance granted on 9/19/19 to permit a hospital use (a substance abuse treatment facility) with the condition that all state licenses and permits shall be obtained.

PERMITS REQUIRED:
-CUP
-NHDES Sewer Discharge Permit
-NOI
-DHR
-Natural Heritage Bureau
-DHHS?

WAIVERS REQUESTED:
-Parking lot lighting (both for lot 9-D and Uniformity ratio)
-Specific Soils

ATTENDANCE:
Members: Donna Benton, Planning
Elena Piekut, Zoning
Alan Dews, Engineering
Frank Torr, Planning Board
Jim Maxfield, Inspection Services
Sgt. Marn Speidel, Police
Others: Chris Parker,
Chris Berry and Mike Patenaud

PLAN REVIEW:
Planning Comments:
- Impact fees ($12,240)
- Water/sewer investment fees
- Show outdoor access/benches
- Provide copies of easements as narrative indicates
- ConCom will need to re-review
- Please revise plan to:
  - Add owners' signatures and date
  - Add common notes 1, 36, and 38 (in full)
  - Add CWS, LLS, LLA, Architect & PE signature
  - Add dates and numbers of permits
  - Revise note 22 on sheet 3 referencing Zoning Board case date and conditions of variance
  - Are plants in snow storage tolerant to being in snow storage areas?
  - On sheet 2: Indicate width of ROW
  - Are bollards needed if grade is same between parking lot and walkway?
  - King Pin "Drive"
  - Add private road notes
  - Check zoning references B3=C
  - Check code references 149=153, etc
  - On Architectural renderings:
    - Break up left elevation more
    - Bring cultured stone up center area to windows on front elevation (facing Central) as discussed

Police Department Comments:
- Reconfigure easterly parking area to ensure stairwell is not blocked by a parked vehicle
- TRC response memo indicates narrative pertaining to security/facility operations was expanded. Where is that narrative?
- Is dumpster only for use by staff, or would residents use it

Fire/Inspections Comments:
- Will the project be seeking licensure through DHHS. Is it a 24/7 defend in place facility.
- Indicate ambulance access where applicable.
- Sheet 3 Note 26: the 2015 IBC requires permits for over 7'.
- Provide the proposed termination point of the kitchen hood.
- Is the generator classification determined at this time. Will generator have a WP enclosure or be installed in its own building.
- Is a connection for a portable power supply been determined, if so locate on plan.

- Sheet 19 Pump Station & Valve does not appear to coincide w/ sheet 8 configuration. Please clarify.
- Submitted plans shall indicate the classification of the tank and the area around it.
- Sheet 19 note 16 and 17 should be edited.
- Submitted plans do not appear to indicate stair details for the east parking lot. Please include.
- The elevation plans appear to indicate a sloped roof- indicate if there will be any roof mounted mechanical systems.

Engineering Comments:

- *Recommend removing one 45-degree bend in the FM to straighten it out.*
- *Note to rework the existing SMH invert to accept the new service.*
- *Where will the sewer PS control panel be located?*
- *The watermain is shown too close to the sewer force main. There should be 10 ft of separation.*
- *The hydrant seems too close to the building and is on the slope.*
- *Restrain between the hydrant and gate and back to the 45-degree bend.*
- *Foster the hydrant gate to the 6x6 anchor tee*
- *Increase the green space in the right of way like the old plan*
- *Add a catch basin to capture the stormwater leaving the right of way like the old plan*
- *Install a berm to prevent the parking lot drainage going into the wetland or snow storage.*
- *Page C101 page 15/20 detail C6-check the stone size*
- CUP for sewer items in wetland buffer needed
- Water line runs underneath building?

Economic Development Comment:

- Describe in a narrative what patients may be recovering from and if it includes all ages as patients

Planning Board Comments: None

Next Steps:
Conservation Commission Review then submit for Planning Board.

Adjournment: J. Maxfield made a motion to adjourn at 11:26am. Seconded by A.Dews. Vote: U/A.

CITY OF DOVER

DOVER CONSERVATION COMMISSION – MINUTES

Meeting Type:	Regular Meeting
Meeting Location:	**Room 305 McConnell Center** – 61 Locust St., Dover, NH
Meeting Date:	Tuesday, October 13, 2020
Meeting Time:	5:30 pm

MEMBERS PRESENT: Bill Hunt (Chair), Steve Fellows (Vice Chair), Robert Atwood (Secretary), Abigail Lyon, Amy Kramer-Perry, Jason Aube

Absent (Excused):

Absent (Un-excused): Richard Erickson

STAFF PRESENT: Steve Bird (City Planner)

OTHERS PRESENT: Lindsey Williams (City Council Liaison) Steve Riker, Chris Berry, Stephen Haight, Jase Gregoire, FX Bruton, Michael Khavari, Stephen McKinney, David Croft, others

1. **The meeting was convened at 5:30 PM and a roll call was done.**
2. **CITIZEN'S FORUM:**

   David Croft: I am a member of the Davis Farm Owners Association and we have concerns with this development. Concerns include wildlife impacts, watershed and river, impacts to wetland buffers and steep slopes, cutting trees in the buffer, economic advantage alone, impacts on quality of life and property values, and environmental impacts.

3. **APPROVAL OF THE PRIOR MEETING MINUTES** – September 14, 2020

Lyon moved to approve the September 14, 2020 minutes, Kramer-Perry seconded. Vote: 5-0 Motion passes; Fellows abstaining

4. **OLD BUSINESS:** NONE
5. **NEW BUSINESS:**

A. NHDES Permit by Notification for Anthony & Stephanie Retrosi Revocable Trust (Agent: Steve Riker, Ambit Engineering, Inc.), Assessor's Map L, Lot 114, zoned R-20, located at 318 Dover Point Road.

Riker was present to explain the proposal for the repair/replacement of an existing dock (3.5' x 40' fixed wood pier, an 8.5' x 8' pier section a 2.5' x 20' gangway and an 8' x 12' float) adjacent to the tidal Cochecho River. The work will result in 354 sq. ft. of permanent impacts to tidal wetlands. Seeking the Chair's signature on the application. The existing dock is in need of repair. It will be replaced in kind, same footprint and size. I have a letter from the NH Natural Heritage Bureau stating no impact. We are reducing the number of piles from 16 to 8.

Hunt: Will you be constructing the dock by barge?

Riker: Yes a barge will be used and sections will be constructed off site.

Fellows: How will the old piles be removed? How old is the dock?

Riker: Yes we will use a vibratory hammer to remove piles. Dock is present on a 1972 aerial.

Fellows moved to endorse the NHDES Permit by Notification, Atwood seconded. Vote 6-0 Motion passes

The Chair signed one copy of the application and returned it to applicant.

B. City of Dover Conditional Use Permits for Gulf Landing Properties, LLC. (Agent: Chris Berry), Assessor's Map 38, Lot 9-A-2, zoned B-3, located off Central Avenue.

DRAFT

Berry was present to explain the proposal to build a medical rehabilitation facility on a vacant lot with the building, parking, and drainage improvements impacting 14,000 square feet of the 50-foot wetlands buffer and a septic tank closer than 75 feet to a wetland. The site was subject to a DES action for illegal fill in past. We were before you in the past for a different mixed used proposal, but this requires less parking and we have an easement from Dover Bowl for parking. The storm water design uses a gravel wetland on site. The existing wetlands have low function and value. There is no wetland impacts. The second Cup is related to a septic tank for the sewer pump being closer than 75 feet to wetland.

Hunt: How does this wetland buffer impact compare to the last plan?

Berry: It is about the same but there is less impervious cover now.

Lyon: What do you consider full treatment for nitrogen and phosphorous?

Berry: We meet AOT standards even though a permit is not required.

Lyon: Can you reduce the number of parking spaces further?

Berry: This is the minimum number of spaces that we need on site.

Lyon: What kind of plantings are you proposing?

Berry: We are going to install native species and blueberry bushes along the back of the parking.

Lyon: Can we require the applicant to remove some of the invasive species?

Bird: The CUP process allow you to recommend conditions so you have to consider what is reasonable.

Fellows: The removal could further impact the wetland areas in the process.

Fellows moved to endorse the two Dover CUP's, Aube seconded. Vote 6-0 Motion passes

C. City of Dover Conditional Use Permit for Michael Khavari, (Owner: Karen A. Towle, Trustee & James B. Towle & Karen A. Towle Revocable Trust), (Agent: Steve Haight, Civilworks NE), Assessor's Map I, Lot 4-A, zoned R-12, located on Leather's Lane.

Bird distributed copies of a letter from the Davis Farm Owners Association (DFOA) and copies of 10 e-mails supporting the DFOA letter

Haight was present to explain the proposal for 40 single family units, with impacts to the Conservation District 20% slopes of 15,389 sq. ft. and 12,029 sq. ft. of wetland buffer impacts. About 6-7 acres of the parcel will be undeveloped. We have been to the Planning Board for approval of the increase in number of units through TDR and to a couple of TRC meetings. This is phase 2 of the Davis Farm project from the 1980s. We were approved for 45 units by the Planning Board but are proposing only 40 units. The wetland buffer impacts are due to drainage and the 20% slope impacts are due to roadway and grading. We have talked with DES about the project and that is why we have a 400 foot buffer from the river. All drainage is being treated on site with a wet pond. No houses impact wetland buffers. We need an AOT permit from DES, but no wetlands are impacted so no wetlands permit is required. We have an extensive landscape plan.

DRAFT

ALLONSY PARK
FOR
GULF LANDING PROPERTIES LLC
CENTRAL AVENUE
DOVER, N.H.
TAX MAP 38, LOT 9-A2

TABLE OF CONTENTS:

SHEET 1 ~ NEIGHBORHOOD PLAN
SHEET 2 ~ EXISTING CONDITIONS PLAN
SHEET 3 ~ SITE PLAN
SHEET 4 ~ GRADING AND DRAINAGE PLAN
SHEET 5 ~ PLAN AND PROFILE ACCESS WAY
SHEET 6 ~ P-101 GRAVEL WETLAND DETAILS
SHEET 7 ~ EROSION & SEDIMENT CONTROL PLAN
SHEET 8 ~ UTILITY PLAN
SHEET 9 ~ UTILITY PLAN & PROFILE
SHEET 10 ~ LANDSCAPING PLAN
SHEET 11 ~ LIGHTING PLAN
SHEET 12 ~ CROSS SECTIONS ACCESS WAY
SHEET 13 ~ E101-SEDIMENT & EROSION DETAILS
SHEET 14 ~ E102-SEDIMENT & EROSION DETAILS
SHEET 15 ~ C101-CONSTRUCTION DETAILS
SHEET 16 ~ C102-CONSTRUCTION DETAILS
SHEET 17 ~ C103-CONSTRUCTION DETAILS
SHEET 18 ~ U101- UTILITY DETAILS
SHEET 19 ~ U102- PUMP DESIGN DETAILS
SHEET 20 ~ L101- LANDSCAPING DETAILS

NO PLANS TO BE RECORDED

OWNER: GULF LANDING PROPERTIES LLC
9 PATRIOT DRIVE
DOVER, NH 03820

APPLICANT: GULF LANDING PROPERTIES LLC
9 PATRIOT DRIVE
DOVER, NH 03820

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

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

WETLAND SCIENTIST: FRAGGLE ROCK ENVIRONMENTAL SERVICES
DAMON BURT, CWS #163
38 GARLAND ROAD
STRAFFORD, NH 03884
(603) 969-5574

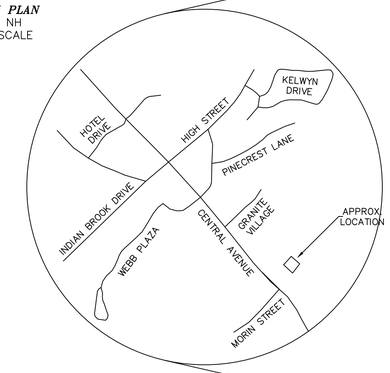
NOTE:

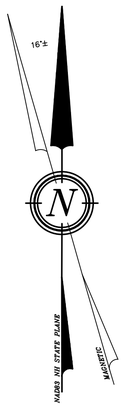
BERRY SURVEYING & ENGINEERING HAS PREPARED AN INSPECTION & MAINTENANCE MANUAL AS PART OF THIS PROJECTS DOCUMENTATION. ALL USERS ARE BOUND TO THIS DOCUMENT AS PART OF THE APPROVAL OF THE PLANNING BOARD. COPIES OF THE YEARLY INSPECTIONS ARE TO BE DELIVERED TO THE CITY OF DOVER COMMUNITY SERVICES DEPARTMENT.

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



LOCATION PLAN
DOVER, NH
NOT TO SCALE





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

REQUIRED PERMITS:

1.) NHDES SEWER DISCHARGE PERMIT: PENDING

2.) DEPARTMENT OF HISTORICAL RESOURCES: 11267

3.) NATURAL HERITAGE BUREAU (NHB): NHB19-3615

OWNER'S SIGNATURE DATE

APPROVED DOVER

STATE OF NEW HAMPSHIRE LICENSED LAND SURVEYOR
No. 805
KENNETH A. BERRY
SIGNATURE

DOVER FILE #P19-85

REVISION	DATE	DESCRIPTION
#2	10-05-20	REVISED PER TRC COMMENTS
#1	08-06-20	REVISED PER TRC COMMENTS

SITE PLAN
LAND OF
GULF LANDING PROPERTIES LLC
CENTRAL AVENUE
DOVER, N.H.
TAX MAP 38, LOT 9-A2

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

SCALE : AS SHOWN
DATE : NOVEMBER 14, 2019
FILE NO. : DB 2019 - 143

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14437
LICENSED PROFESSIONAL ENGINEER

ABBREVIATION LEGEND:

E.O.P.	EDGE OF PAVEMENT
C.C.C.	CAST IN PLACE CONCRETE CURB
S.G.C.	SLOPED GRANITE CURB
BITUM.	BITUMINOUS
E.O.P.	EDGE OF PAVEMENT
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
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)

EXISTING LEGEND:

- IRON BOUND (FND)
- REBAR (FND)
- RAILROAD SPIKE (FND)
- UTILITY POLE / GUY WIRE
- SINGLE POST SIGN
- CURB STOP
- GATE VALVE
- GAS VALVE
- FIRE HYDRANT
- CATCH BASIN
- SEWER MANHOLE
- DRAIN MANHOLE
- TREE
- E113.83 EXISTING SPOT ELEVATION
- BUILDING SETBACK LINE
- GAS GAS GAS GAS EXISTING GAS LINE
- EWL EWL EXISTING WATER LINE
- S EXISTING SEWER LINE
- D EXISTING DRAIN LINE
- OHU OHU OHU OHU OVERHEAD UTILITIES
- 116 EXISTING CONTOUR MINOR
- 115 EXISTING CONTOUR MAJOR

PROPOSED LEGEND:

- IRON BOUND (FND)
- TEMPORARY BENCHMARK
- CURB STOP
- GATE VALVE
- GAS VALVE
- CATCH BASIN
- E101 / E6 SHEET DETAIL
- THRUST BLOCK
- LIGHTING
- P114.05 PROPOSED SPOT ELEVATION
- EASEMENT LINE
- GAS GAS GAS GAS PROPOSED GAS LINE
- W PROPOSED WATER LINE
- S PROPOSED SEWER LINE
- FM PROPOSED FORCE MAIN
- D PROPOSED DRAIN LINE
- U.D. U.D. PROPOSED UNDERDRAIN
- P41 PROPOSED CONTOUR MINOR
- P40 PROPOSED CONTOUR MAJOR
- SAW CUT LINE
- UGE UGE PROPOSED UNDERGROUND UTILITY
- SF SILT FENCE / EROSION MIX BERM
- SS SS SS FILTREXX SILT SOXX (8" or 12" AS NOTED)
- C C C ORANGE CONSTRUCTION PERIMETER FENCE

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	2	RED	WHITE	WHITE	SQUARE (2)
R7-8	12"x18"	RESERVED PARKING	SEE STANDARD HIGHWAY SIGNS 2004 EDITION PUBLISHED BY USDOT - FHWA	2	WHITE	GREEN W/ WHITE SYMBOL ON BLUE	RED	SQUARE (2)
R7-8a	12"x6"	VAN ACCESSIBLE	SEE STANDARD HIGHWAY SIGNS 2004 EDITION PUBLISHED BY USDOT - FHWA	1	BLUE	WHITE	WHITE	SQUARE (0)
R8-31	12"x18"	NO PARKING FIRE LANE	SEE STANDARD HIGHWAY SIGNS 2004 EDITION PUBLISHED BY USDOT - FHWA	3	WHITE	RED	RED	SQUARE (3)
R8-31	12"x18"	NO PARKING	SEE STANDARD HIGHWAY SIGNS 2004 EDITION PUBLISHED BY USDOT - FHWA	2	WHITE	RED	RED	SQUARE (2)
D9-13bP	12"x6"	AMBULANCE STATION	SEE STANDARD HIGHWAY SIGNS 2004 EDITION PUBLISHED BY USDOT - FHWA	1	BLUE	WHITE	WHITE	SQUARE (0)

ABUTTERS WITHIN 200':

N/F 851 CENTRAL AVENUE LLC
177 HUNTINGTON AVE, STE 1901
BOSTON, MA 02115
TAX MAP 38, LOT 6A
S.C.R.D. BOOK 4017, PAGE 207

N/F BLACK DOG CAR WASH
CENTRAL AVE LLC
PO BOX 8
WAITSFIELD, VT 05673
TAX MAP 38, LOT 9A
S.C.R.D. BOOK 3854, PAGE 235

N/F THIRD STREET
TERRACE CONDOMINIUMS,
53 THIRD STREET, LLC
277 MAIN STREET
DURHAM, NH 03824
TAX MAP 21, LOT 21
S.C.R.D. BOOK 3446, PAGE 119

N/F DRISCOLL REALTY INC
BOX 207
KITTERY POINT, ME 03905
TAX MAP 38, LOT 9A-1
S.C.R.D. BOOK 709, PAGE 130

N/F NANTUCKET HOLDING COMPANY LLC
340 CENTRAL AVE STE 202
DOVER, NH 03820
TAX MAP 38, LOT 10
S.C.R.D. BOOK, 1739, PAGE 29

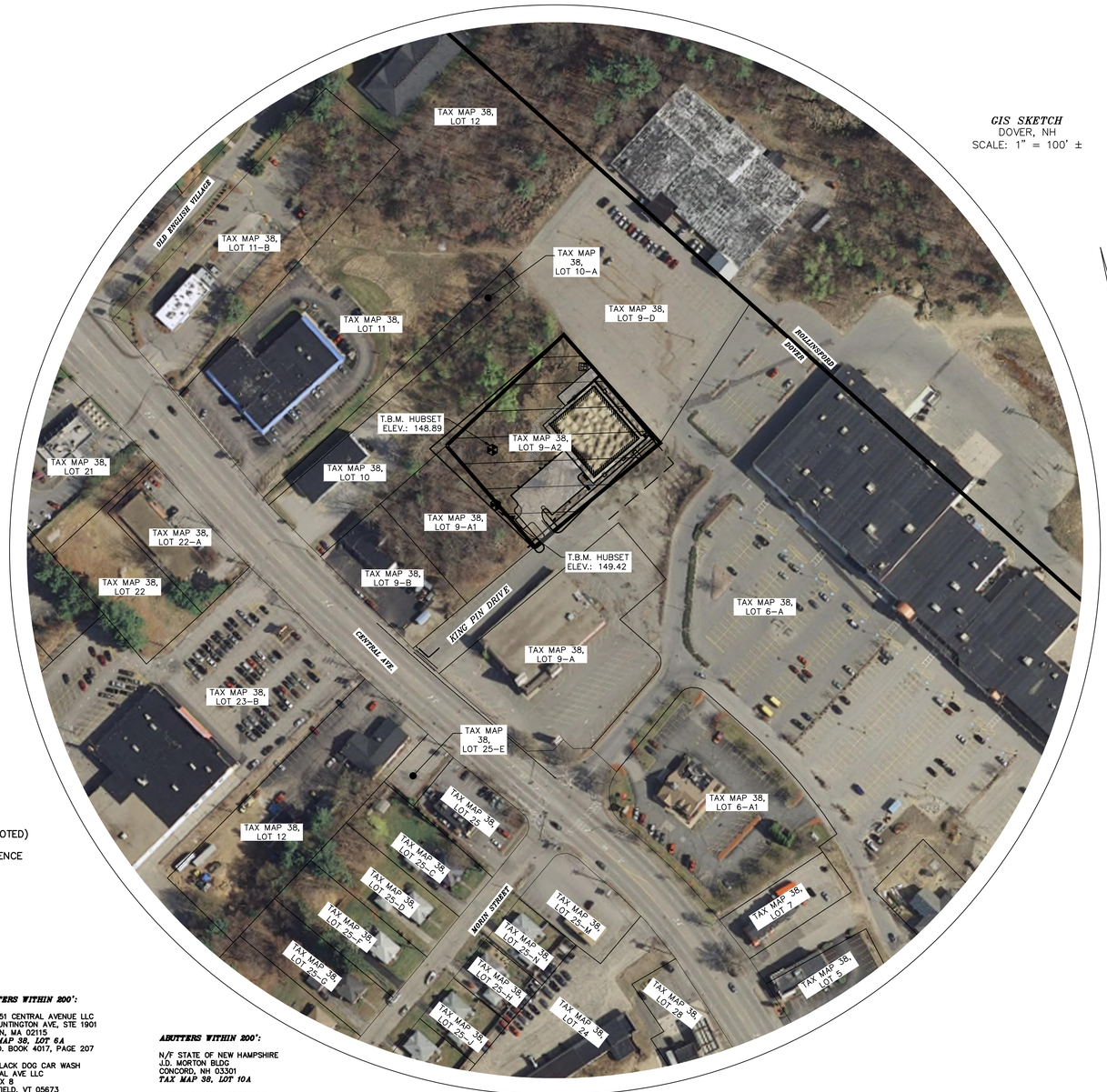
887B CENTRAL AVENUE LLC
C/O THE ANAGNOST COMPANIES
1662 ELM STREET STE 100
MANCHESTER, NH 03101-1243
TAX MAP 38, LOT 9D
S.C.R.D. BOOK 3678, PAGE 355

ABUTTERS WITHIN 200':

N/F STATE OF NEW HAMPSHIRE
J.O. MORTON BLDG
CONCORD, NH 03301
TAX MAP 38, LOT 10A

N/F ROUTE 125 ASSOCIATES
P.O. BOX 977
DOVER, NH 03821
TAX MAP 38, LOT 11

GIS SKETCH
DOVER, NH
SCALE: 1" = 100' ±



DOVER FILE #P19-85

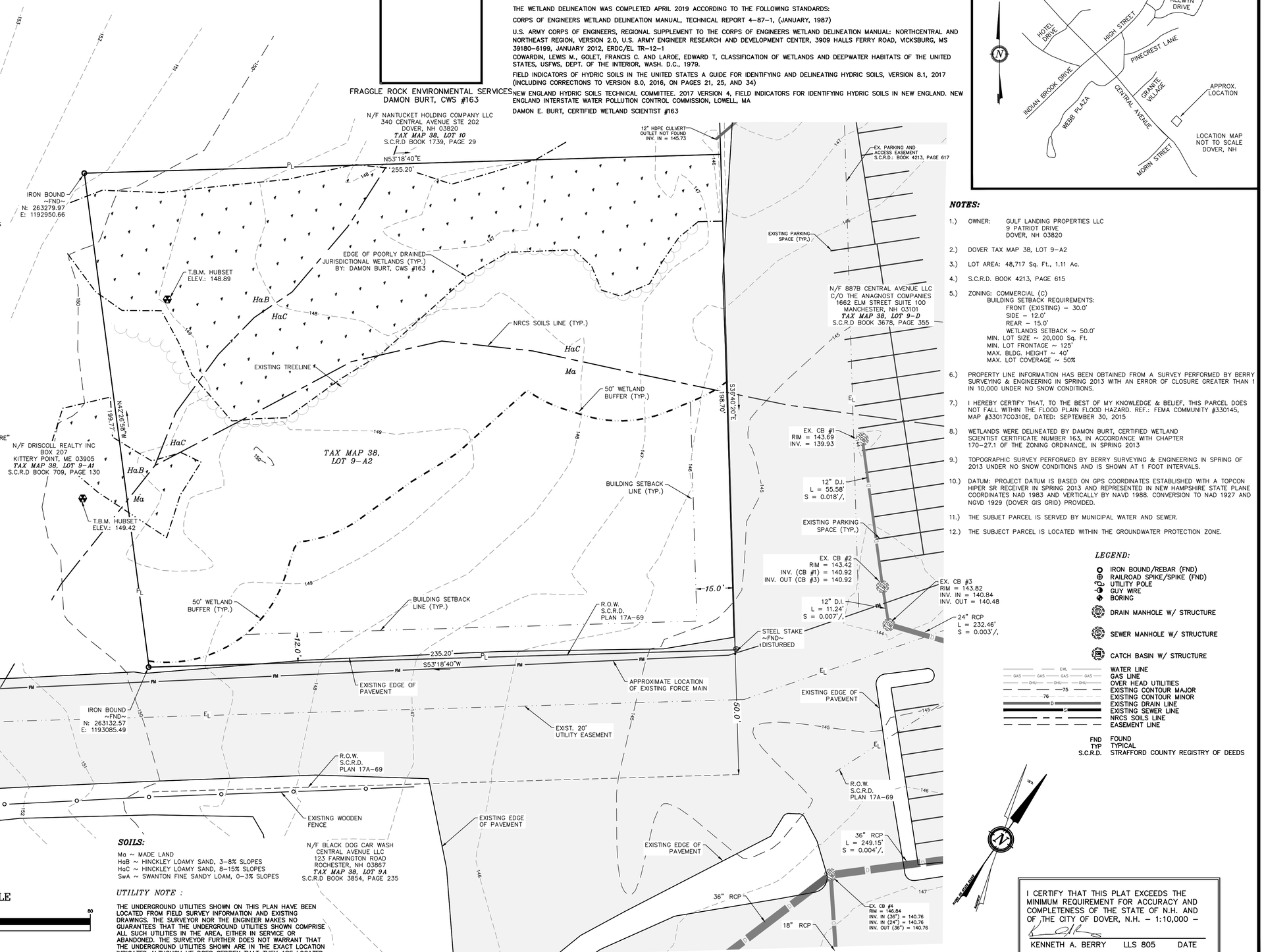
REVISION	DATE	DESCRIPTION
#2	10-05-20	REVISED PER TRC COMMENTS
#1	08-06-20	REVISED PER TRC COMMENTS

NEIGHBORHOOD PLAN
LAND OF
GULF LANDING PROPERTIES LLC
CENTRAL AVENUE
DOVER, N.H.
TAX MAP 38, LOT 9-A2

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

SCALE : AS SHOWN
DATE : NOVEMBER 14, 2019
FILE NO. : DB 2019 - 143

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



PLAN REFERENCES:

1.) "SITE PLAN OF DOVER BOWL CENTRAL AVENUE
DOVER, N.H. MARK F. BOWEN & MICHAEL DOWNS
P.O. BOX 1755 DOVER, N.H."
BY: TERRASCAN, INC.
DATED: FEBRUARY 6, 1989
S.C.R.D PLAN # 36-27

2.) "ALTA/ACSM LAND TITLE SURVEY FOR SHAW'S
REALTY CO. 851 CENTRAL AVENUE
DOVER & ROLLINSFORD, NEW HAMPSHIRE"
BY: DOUCET SURVEY INC.
DATED: JUNE 30, 2000
S.C.R.D PLAN # 59-7

3.) "ALTA/ACSM LAND TITLE SURVEY FOR SHAW'S
REALTY CO. 851 CENTRAL AVENUE
DOVER & ROLLINSFORD, NEW HAMPSHIRE"
BY: DOUCET SURVEY INC.
DATED: JUNE 30, 2000
S.C.R.D PLAN # 59-6

4.) "ALTA/ACSM LAND TITLE SURVEY FOR SHAW'S
REALTY CO. 851 CENTRAL AVENUE
DOVER & ROLLINSFORD, NEW HAMPSHIRE"
BY: DOUCET SURVEY INC.
DATED: JUNE 30, 2000
S.C.R.D PLAN # 59-5

5.) "CONDOMINIUM SITE PLAN PREPARED FOR
SHAHEEN'S #1 CENTRAL CONDOMINIUMS
TAX MAP 38, LOT NO.S 11-1, 11-2 & 11-3
903 CENTRAL AVENUE CITY OF DOVER
COUNTY OF STRAFFORD STATE OF NEW HAMPSHIRE"
BY: MCENEANEY SURVEY ASSOCIATES, INC.
DATED: NOVEMBER 4, 2003
S.C.R.D PLAN # 73-23

6.) "ALTA / ACSM LAND TITLE SURVEY OF THE
SERVICE MERCHANDISE STORE # 26
SHAWS PLAZA - CENTRAL AVENUE DOVER &
ROLLINSFORD, NH PREPARED FOR SERVICE
MERCHANDISES COMPANY, INC. AND LAWYERS
TITLE INSURANCE CORPORATION"
BY: MCENEANEY SURVEY ASSOCIATES, INC.
DATED: JUNE 10, 1997
S.C.R.D PLAN # 50-4

7.) "SHAW'S PLAZA EXPANSION
DOVER, NEW HAMPSHIRE"
BY: APPLEDORE ENGINEERING, INC.
DATED: NOVEMBER 28, 1989
S.C.R.D PLAN # 37A-43

8.) "LOT LINE REVISION LOCATED IN DOVER, N.H.
PREPARED FOR SHAWS REALTY CO. AND
DRISCOLL REALTY INC. MARCH 1984"
BY: KIMBALL CHASE COMANY, INC.
DATED: OCTOBER 10, 1984
S.C.R.D PLAN # 17E-90

9.) "SUBDIVISION OF LOTS A B & C
HYDER MANAGEMENT OF DOVER
DOVER-ROLLINSFORD N.H."
BY: G.L. DAVIS & ASSOCIATES
DATED: SEPTEMBER 1, 1976
S.C.R.D PLAN # 17A-69

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

SOILS:

Ma ~ MADE LAND
HaB ~ HINCKLEY LOAMY SAND, 3-8% SLOPES
HaC ~ HINCKLEY LOAMY SAND, 8-15% SLOPES
SwA ~ SWANTON FINE SANDY LOAM, 0-3% SLOPES

UTILITY NOTE :

THE UNDERGROUND UTILITIES SHOWN ON THIS PLAN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR NOR THE ENGINEER MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE.

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)

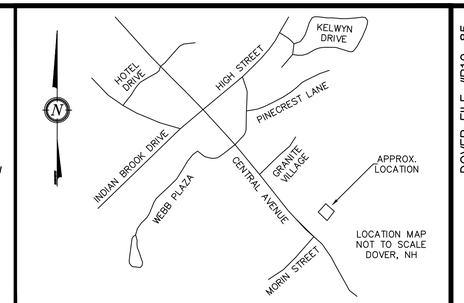
U.S. ARMY CORPS OF ENGINEERS, REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2.0, U.S. ARMY ENGINEER RESEARCH AND DEVELOPMENT CENTER, 3909 HALLS FERRY ROAD, VICKSBURG, MS 39180-6199, JANUARY 2012, ERDC/EL TR-12-1

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



NOTES:

1.) OWNER: GULF LANDING PROPERTIES LLC
9 PATRIOT DRIVE
DOVER, NH 03820

2.) DOVER TAX MAP 38, LOT 9-A2

3.) LOT AREA: 48,717 Sq. Ft., 1.11 Ac.

4.) S.C.R.D. BOOK 4213, PAGE 615

5.) ZONING: COMMERCIAL (C)
BUILDING SETBACK REQUIREMENTS:
FRONT (EXISTING) - 30.0'
SIDE - 12.0'
REAR - 15.0'
WETLANDS SETBACK ~ 50.0'
MIN. LOT SIZE ~ 20,000 Sq. Ft.
MIN. LOT FRONTAGE ~ 125'
MAX. BLDG. HEIGHT ~ 40'
MAX. LOT COVERAGE ~ 50%

6.) PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A SURVEY PERFORMED BY BERRY SURVEYING & ENGINEERING IN SPRING 2013 WITH AN ERROR OF CLOSURE GREATER THAN 1 IN 10,000 UNDER NO SNOW CONDITIONS.

7.) 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 #330145, MAP #33017C0310E, DATED: SEPTEMBER 30, 2015

8.) WETLANDS WERE DELINEATED BY DAMON BURT, CERTIFIED WETLAND SCIENTIST CERTIFICATE NUMBER 163, IN ACCORDANCE WITH CHAPTER 170-27.1 OF THE ZONING ORDINANCE, IN SPRING 2013

9.) TOPOGRAPHIC SURVEY PERFORMED BY BERRY SURVEYING & ENGINEERING IN SPRING OF 2013 UNDER NO SNOW CONDITIONS AND IS SHOWN AT 1 FOOT INTERVALS.

10.) DATUM: PROJECT DATUM IS BASED ON GPS COORDINATES ESTABLISHED WITH A TOPCON HIPER SR RECEIVER IN SPRING 2013 AND REPRESENTED IN NEW HAMPSHIRE STATE PLANE COORDINATES NAD 1983 AND VERTICALLY BY NAVD 1988. CONVERSION TO NAD 1927 AND NGVD 1929 (DOVER GIS GRID) PROVIDED.

11.) THE SUBJET PARCEL IS SERVED BY MUNICIPAL WATER AND SEWER.

12.) THE SUBJECT PARCEL IS LOCATED WITHIN THE GROUNDWATER PROTECTION ZONE.

LEGEND:

- IRON BOUND/REBAR (FND)
- RAILROAD SPIKE/SPIKE (FND)
- UTILITY POLE
- GUY WIRE
- BORING
- DRAIN MANHOLE W/ STRUCTURE
- SEWER MANHOLE W/ STRUCTURE
- CATCH BASIN W/ STRUCTURE
- WATER LINE
- GAS LINE
- OVER HEAD UTILITIES
- EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- EXISTING DRAIN LINE
- EXISTING SEWER LINE
- NRCS SOILS LINE
- EASEMENT LINE

FND FOUND
TYP TYPICAL
S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS

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

KENNETH A. BERRY LLS 805 DATE

DOVER FILE #P19-85

REVISION	DATE	DESCRIPTION
#2	10-05-20	REVISED PER TRC COMMENTS
#1	08-06-20	REVISED PER TRC COMMENTS

EXISTING CONDITIONS PLAN
LAND OF
GULF LANDING PROPERTIES LLC
CENTRAL AVENUE
DOVER, N.H.
TAX MAP 38, LOT 9-A2

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

SCALE : 1 IN. EQUALS 20 FT.
DATE : NOVEMBER 14, 2019
FILE NO. : DB 2019 - 143

STATE OF NEW HAMPSHIRE N.H. 805 KENNETH A. BERRY LICENSED LAND SURVEYOR SIGNATURE

NOTES:

1.) OWNER: GULF LANDING PROPERTIES LLC
9 PATRIOT DRIVE
DOVER, NH 03820

2.) DOVER TAX MAP 38, LOT 9-A2

3.) LOT AREA: 48,717 Sq. Ft., 1.11 Ac.

4.) S.C.R.D. BOOK 4213, PAGE 615

5.) ZONING: COMMERCIAL (C)
BUILDING SETBACK REQUIREMENTS:
FRONT – 30.0' (135.5' PROPOSED)
SIDE – 12.0' (12.9' PROPOSED)
REAR – 15.0' (15.3' PROPOSED)
WETLANDS SETBACK ~ 50.0'
MIN. LOT SIZE ~ 20,000 Sq. Ft. (48,717 Sq. Ft. PROVIDED)
MIN. LOT FRONTAGE ~ 125' (235.2' PROVIDED)
MAX. BLDG. HEIGHT ~ 40'
MAX. LOT COVERAGE ~ 50% (17.4% PROPOSED)

6.) PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A SURVEY PERFORMED BY BERRY SURVEYING & ENGINEERING IN SPRING 2013 WITH AN ERROR OF CLOSURE GREATER THAN 1 IN 10,000 UNDER NO SNOW CONDITIONS.

7.) 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 #330145, MAP #33017C0310E, DATED: SEPTEMBER 30, 2015

8.) WETLANDS WERE DELINEATED BY DAMON BURT, CERTIFIED WETLAND SCIENTIST CERTIFICATE NUMBER 163, IN ACCORDANCE WITH CHAPTER 170–27.1 OF THE ZONING ORDINANCE, IN SPRING 2013

9.) TOPOGRAPHIC SURVEY PERFORMED BY BERRY SURVEYING & ENGINEERING IN SPRING OF 2013 UNDER NO SNOW CONDITIONS AND IS SHOWN AT 1 FOOT INTERVALS.

10.) DATUM: PROJECT DATUM IS BASED ON GPS COORDINATES ESTABLISHED WITH A TOPCON HIPER SR RECEIVER IN SPRING 2013 AND REPRESENTED IN NEW HAMPSHIRE STATE PLANE COORDINATES NAD 1983 AND VERTICALLY BY NAVD 1988.

11.) AS–BUILT PLANS OF THE SITE PLAN SHALL BE SUBMITTED ON PAPER AND IN DIGITAL FORMAT AUTOCAD DWG, AUTOCAD DXF OR ESRI FORMAT TO THE CITY OF DOVER 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. DIGITAL FILES SHALL BE GEO–REFERENCED TO NEW HAMPSHIRE STATE PLANE COORDINATES NAD83 AND SHALL BE EXPRESSED IN FEET.

12.) THE INSTALLATION OF ELECTRIC POWER, CABLE TELEVISION AND TELEPHONE LINES SHALL BE UNDERGROUND THROUGHOUT THE SITE FOR WHICH DEVELOPMENT IS PROPOSED. CONTRACTOR RESPONSIBLE FOR LOCATION OF EXISTING UTILITIES.

13.) THE SUBJECT PARCEL IS SERVED BY MUNICIPAL WATER AND SEWER.

14.) ALL CONSTRUCTION SHALL CONFORM WITH THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION (NHDOT) "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" AND WITH THE CITY OF DOVER COMMUNITY SERVICES REGULATIONS AND STANDARD SPECIFICATION FOR CONSTRUCTION. THE MORE STRINGENT SPECIFICATION SHALL APPLY.

15.) ALL EROSION CONTROL NOTES SHALL INCLUDE PROVISIONS FOR CONSTRUCTION SEQUENCING, TEMPORARY EROSION CONTROL MEASURES, AND PERMANENT STANDARDS SUCH AS LOAM SPREAD RATE FOR DISTURBED AREAS, RATES OF LIME, TYPE AND RATES FOR FERTILIZER, AND SEED AND MULCH MIXTURE WITH RATES OF APPLICATION.

16.) THE LIMITS OF CONSTRUCTION DISTURBANCE THAT ARE LOCATED IN OR WITHIN THE 50 FT. OF CONSERVATION AND WETLAND DISTRICTS SHALL BE STAKED, FLAGGED AND CLEARLY IDENTIFIED PRIOR ANY EARTH DISTURBING ACTIVITY OCCURS.

17.) ALL TREATMENT SWALES TO BE CONSTRUCTED SHALL HAVE SOD BOTTOMS.

18.) A LETTER OF CREDIT FOR THE COST OF REVEGETATING ALL DISTURBED AREAS ON THE SITE SHALL BE SUBMITTED, AND THE APPROVED CONSTRUCTION SIGN INSTALLED PRIOR TO ANY EARTH DISTURBING ACTIVITY OCCURS.

19.) A PRE–CONSTRUCTION CONFERENCE WITH THE DEVELOPER, THE DESIGN ENGINEER, THE EARTHWORK CONTRACTOR AND THE CITY ENGINEER SHALL OCCUR PRIOR TO ANY EARTH DISTURBING ACTIVITY.

20.) SITE CONSTRUCTION HOURS SHALL BE LIMITED TO MONDAY–FRIDAY 7 AM–6 PM, SATURDAY 9 AM 4 PM. NO SUNDAY HOURS. HOURS OF CONSTRUCTION MUST BE DOCUMENTED ON A SITE CONSTRUCTION SIGN ALONG WITH THE CONTACT INFORMATION FOR THE GENERAL CONTRACTOR. SAID SIGNAGE MUST BE LOCATED AND APPROVED BY THE CITY ENGINEER OR ASSISTANT CITY MANAGER. CITY OF DOVER –SITE PLAN COMMON NOTES PAGE 3 OF 4. THE PROJECT SIGN SHOULD ALSO STATE THAT THE ROAD IS PROPOSED TO BE PRIVATE AND IS INTENDED TO REMAIN PRIVATE WITH NO CITY SERVICES.

21.) BUILDING ADDRESSE SHALL BE ASSIGNED BY THE BUILDING OFFICIAL AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.

22.) THE PROPOSED USE FOR THE SITE IS A MEDICAL REHABILITATION FACILITY (HOSPITAL USE CATEGORY). VARIANCE REQUEST Z19–13 WAS GRANTED BY THE ZONING BOARD OF ADJUSTMENT, ON SEPTEMBER 25, 2019 TO ALLOW THE PROPOSED USE WITHIN THE ZONE DEPENDENT ON THE FOLLOWING CONDITIONS.
–ALL STATE LICENSES AND PERMITS SHALL BE OBTAINED: SEE PERMIT LIST IN NOTE 23.

23.) THE FOLLOWING FEDERAL AND STATE PERMITS HAVE BEEN ISSUED FOR THE SUBJECT PROPERTY:
NHDES SEWER DISCHARGE PERMIT: PENDING
DEPARTMENT OF HISTORICAL RESOURCES (DHR): 11267
NATURAL HERITAGE BUREAU (NHB): NHB19–3615

NOTES CONTINUED:

24.) COMMERCIAL VEHICLE ROUTE DURING CONSTRUCTION SHALL CONFORM TO DOVER CITY CODE OR BE COORDINATED WITH THE COMMUNITY SERVICES DIRECTOR.

25.) ANY RETAINING WALL TALLER THAN FOUR FEET (4') REQUIRES ISSUANCE OF A BUILDING PERMIT FROM INSPECTION SERVICES. STRUCTURAL DESIGN PLANS WILL BE PROVIDED IF NEEDED.

26.) ANY FENCE TALLER THAN SIX FEET (7') REQUIRES THE ISSUANCE OF A BUILDING PERMIT FROM INSPECTION SERVICES.

27.) APPLICANT SHALL COMPLETE LAND USE DEVELOPMENT TRACKING FORM, MOST RECENTLY REVISED VERSION, UTILIZING THE ONLINE POLLUTION TRACKING AND ACCOUNTING PILOT PROJECT (PTAPP) PORTAL.

28.) THE OWNER OF RECORD SHALL RECORD AT THE REGISTRY OF DEEDS DOCUMENTATION SUFFICIENT TO PROVIDE NOTICE TO ALL PERSONS/ENTITIES THAT MAY ACQUIRE ANY PROPERTY SUBJECT TO THE REQUIREMENTS AND RESPONSIBILITIES DESCRIBED IN THE APPROVED STORMWATER MANAGEMENT PLAN. THE NOTICE SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS FOR RECORDING CONTAINED IN RSA 477 AND 478. THE NOTICE NEED NOT SET FORTH THE REQUIREMENTS AT LENGTH, SO LONG AS IT IS SUFFICIENT TO PROVIDE NOTICE TO PROSPECTIVE PURCHASERS TO THE REQUIREMENTS FOR MAINTENANCE AND REPORTING.

29.) PROJECT SITE SHALL REMAIN ACCESSIBLE IN ALL WEATHER CONDITIONS.

30.) EXTERIOR LIGHTING SHALL BE CUT–OFF TYPE FIXTURES PER CHAPTER 153–14–E AND SHALL PROVIDE LIGHTING DIRECTED ON–SITE ONLY. WAIVER REQUIRED.

31.) APPROVED BACKFLOW PREVENTERS SHALL BE PROVIDED FOR BOTH FIRE AND DOMESTIC WATER LINES.

32.) THE PROPOSED STRUCTURE SHALL BE SERVED BY A SPRINKLER SYSTEM AS REQUIRED BY CHAPTER 81– 30 OF THE CODE OF THE CITY OF DOVER AND THE ADOPTED STATE OF NH BUILDING AND FIRE CODES.

33.) SPRINKLER CONNECTIONS MUST BE FLUSHED IN ACCORDANCE WITH NFPA 24 AND A CONTRACTOR'S MATERIAL AND TEST CERTIFICATE FOR UNDERGROUND PIPING FORM MUST BE COMPLETED AND APPROVED BY INSPECTION SERVICES PRIOR TO CONNECTION OF THE BACKFLOW DEVICE.

34.) FIRE DEPARTMENT CONNECTIONS SHALL BE LOCATED ON THE STREET SIDE OF THE BUILDING PER NFPA 13. ACCESS TO THE FDC SHALL MAINTAIN A CLEAR AND UNOBSTRUCTED PATH AT ALL TIMES.

35.) THE SITE LAYOUT IS DESIGNED IN COMPLIANCE WITH APPLICABLE ACCESSIBILITY REGULATIONS. THE PROPOSED STRUCTURE WILL BE ALSO BE DESIGNED IN ACCORDANCE WITH APPLICABLE ACCESSIBILITY REGULATIONS. (I.E. IBC, ANSI–117.1) AND NH RSA 155–A:5.

36.) EXISTING BUILDING IMPERVIOUS AREA: 0 Sq.Ft. (0%)
EXISTING PAVED IMPERVIOUS AREA: 0 Sq.Ft. (0%)
TOTAL EXISTING IMPERVIOUS COVER: 0 Sq.Ft. (0%)
PROPOSED BUILDING IMPERVIOUS AREA: 8,500 Sq.Ft. (17.4%)
PROPOSED PAVED IMPERVIOUS AREA: 8,445 Sq.Ft. (17.3%)
TOTAL PROPOSED IMPERVIOUS COVER: 16,945 Sq.Ft. (34.7%)

37.) ALL DISTURBED UNPAVED AREAS TO RECEIVE 4" QUALITY LOAM AND SEED.

38.) THIS PROJECT PROPOSES 32,000 Sq.Ft. OF DISTURBANCE.

39.) THE PROPOSED FACILITY WILL BE A 64 BED TREATMENT FACILITY, WITH A MAXIMUM OF 8 EMPLOYEES ON A SHIFT AT ONE TIME.

40.) WETLAND LINE SHALL BE STAKED OUT AND FLAGGED WITH PINK AND BLACK FLAGGING BY BERRY SURVEYING AND ENGINEERING, PRIOR TO CONSTRUCTION.

41.) IF REQUIRED, SNOW SHALL BE REMOVED TO AN APPROVED LOCATION.
PAVEMENT COVERAGE: 8,445 Sq. Ft.
SNOW STORAGE: 1,408 Sq. Ft.
6:1 RATIO PROVIDED

42.) THE INTENT OF THIS PLAN IS TO DEMONSTRATE THE SITE PLAN ASPECTS OF THE PROPOSED SITE PLAN DEVELOPMENT.

43.) SEE SHEET 2 FOR A LIST OF PLAN REFERENCES AND EASEMENT REFERENCES.

44.) ALL BOUNDS ARE TO BE RESET.

45.) A SECURITY SYSTEM SHALL BE INSTALLED AS REQUIRED BY CHAPTER 45, ARTICLE I, SECTION 45–2 OF THE CODE OF THE CITY OF DOVER

46.) PROPOSED DUMPSTER WILL ONLY BE USED BY STAFF. WASTE FROM THE RESIDENTS OF THE FACILITY WILL BE DISCARDED INTO THE DUMPSTER BY STAFF.

47.) THE APPLICANT IS TO WORK WITH THE INSPECTION SERVICES DEPARTMENT TO ENSURE ALL PROPER LICENSING IS ACQUIRED.

CONDITIONAL USE PERMITS:
CONSTRUCTION WITHIN THE 50' BUFFER (14,000 Sq. Ft. PROPOSED): PENDING
SEPTIC TANK WITHIN 75' OF WETLAND: PENDING

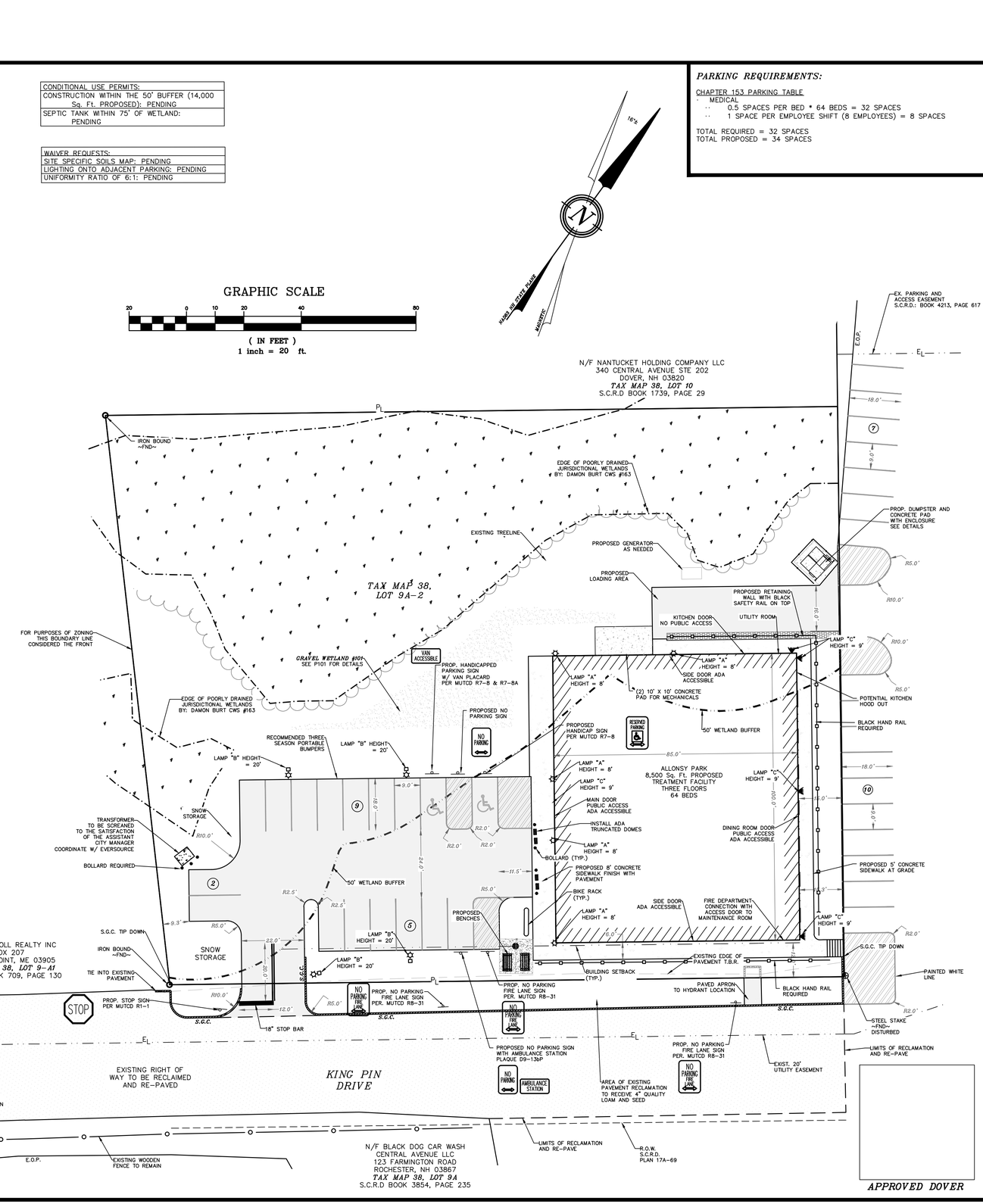
WAIVER REQUESTS:
SITE SPECIFIC SOILS MAP: PENDING
LIGHTING ONTO ADJACENT PARKING: PENDING
UNIFORMITY RATIO OF 6:1: PENDING

PARKING REQUIREMENTS:

CHAPTER 153 PARKING TABLE
MEDICAL
0.5 SPACES PER BED * 64 BEDS = 32 SPACES
1 SPACE PER EMPLOYEE SHIFT (8 EMPLOYEES) = 8 SPACES

TOTAL REQUIRED = 32 SPACES
TOTAL PROPOSED = 34 SPACES

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.



APPROVED DOVER

DOVER FILE #P19–85

#	REVISION	DATE	DESCRIPTION
#2		10–05–20	REVISED PER TRC COMMENTS
#1		08–06–20	REVISED PER TRC COMMENTS

SITE PLAN
LAND OF
GULF LANDING PROPERTIES LLC
CENTRAL AVENUE
DOVER, N.H.
TAX MAP 38, LOT 9–A2

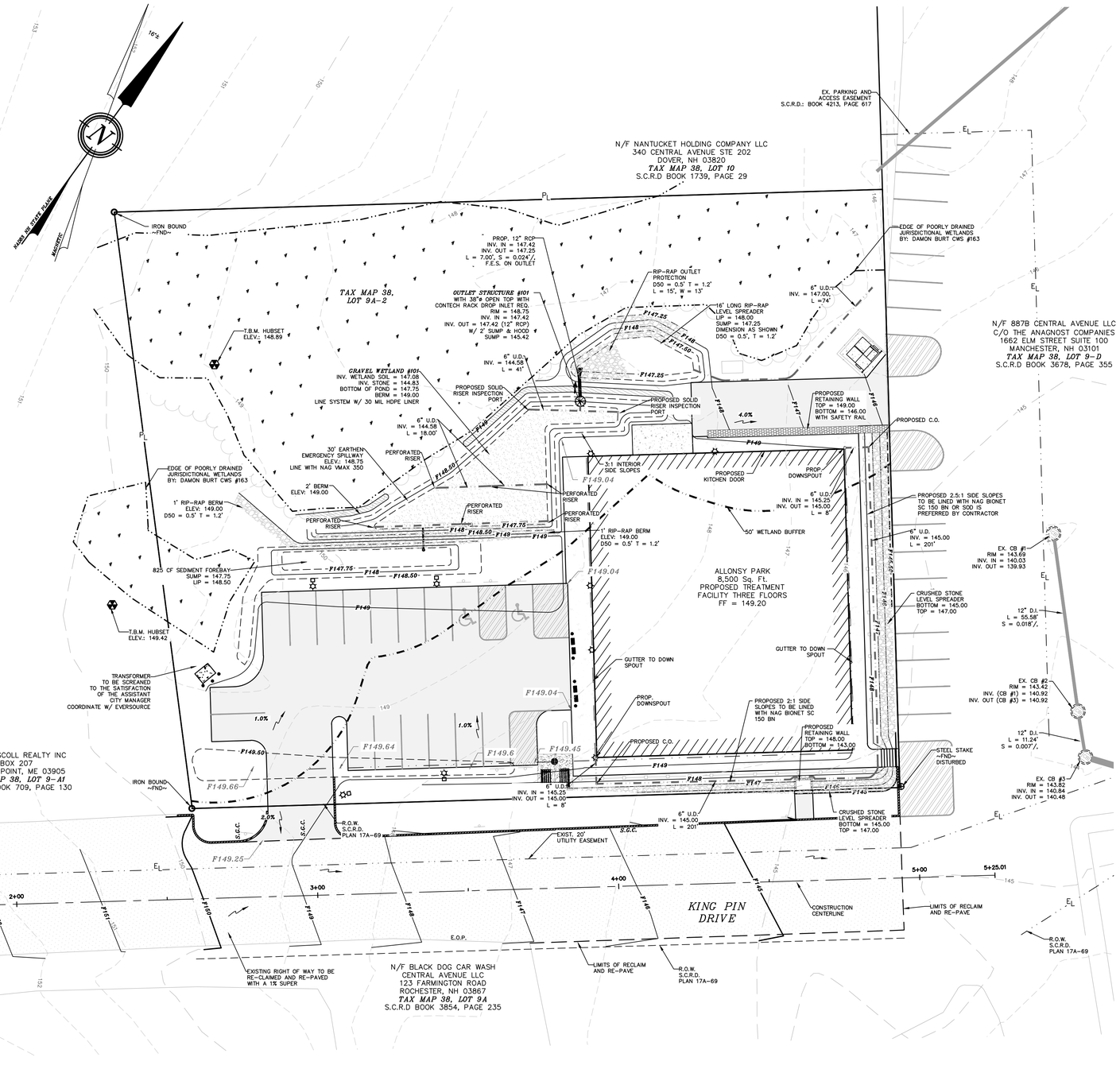
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332–2863

SCALE : 1 IN. EQUALS 20 FT.
DATE : NOVEMBER 14, 2019
FILE NO. : DB 2019 – 143

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

NOTES:

1. OWNER: GULF LANDING PROPERTIES LLC
   9 PATRIOT DRIVE
   DOVER, NH 03820
2. DOVER TAX MAP 38, LOT 9–A2
3. LOT AREA: 48,717 Sq. Ft., 1.11 Ac.
4. S.C.R.D. BOOK 4213, PAGE 615
5. EXISTING CONDITIONS INFORMATION IS BASED ON A SURVEY PERFORMED BY BERRY SURVEYING & ENGINEERING AND IS ENCLOSED IN THIS PACKAGE.
6. THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH NHDOT STANDARD SPECIFICATIONS DATED 2016. CURRENT STANDARD PLANS, SUPPLEMENTAL SPECIFICATIONS AND SPECIAL PROVISIONS INCLUDED IN THE PROPOSAL.
7. CONTRACTOR SHALL TAKE SPECIAL CARE IN NOT DISTURBING EXISTING MONUMENTS BOUNDS, AND OR BENCHMARKS WITHOUT FIRST MAKING PROVISIONS FOR RELOCATION
8. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO LOCATE EXACTLY AND TO PRESERVE ANY AND ALL UNDERGROUND UTILITIES CALL "DIG–SAFE" 1–888–DIGSAFE (344–7233) AT LEAST 72 HOURS BEFORE COMMENCING CONSTRUCTION
9. WHERE AN EXISTING UNDERGROUND UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED TO THE ENGINEER FOR RESOLUTION OF THE CONFLICT.
10. THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE AND ANY OTHER PRIVATE UTILITIES BY THE UTILITY COMPANIES.
11. AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. LIMIT OF GRADING SHOULD NOT BE EXPANDED WITHOUT CONSULTING THE DESIGN ENGINEER. SEE ALSO E&SC PLAN.
12. THE TERM "PROPOSED" (PROP.) MEANS WORK TO BE CONSTRUCTED USING NEW MATERIALS, OR, WHERE APPLICABLE, RE–USING EXISTING MATERIALS IDENTIFIED AS "REMOVE & RESET" (R & R).
13. ALL SYMBOLS, WORDS, TRANSVERSE MARKINGS (STOP BARS, CROSSWALK LINES, AND RAILROAD SYMBOLS), LANE LINES, AND ALL OTHER MARKINGS NOTED WITH [T] SHALL BE THERMOPLASTIC.
14. ALL DISTURBED AREAS NOT DESIGNATED TO BE PAVED SHALL HAVE LOAM PLACED AND SEEDED. THE LOAM SHALL HAVE A MINIMUM DEPTH OF 4 INCHES AND SHALL BE PLACED FLUSH WITH THE TOP OF THE ADJACENT CURB, EDGING, BERM OR PAVEMENT SURFACE.
15. ALL ELEVATIONS TO BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. THE DESIGN ENGINEER IS TO BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCY. TEMPORARY BENCHMARKS (T.B.M.) ARE TO BE PROVIDED BY THE DESIGN ENGINEER.
16. NOTE THAT THE PROJECT IS SUBJECT TO THE EPA NPDES PHASE II, THE NOTICE OF INTENT (NOI) MUST BE FILED ALONG WITH A STORMWATER POLLUTION PREVENTION PLAN (SWPPP). BIWEEKLY INSPECTIONS WILL BE CONDUCTED BY THE DESIGN ENGINEER AND AFTER STORM EVENTS OF OVER 0.25".
17. UPON FINAL COMPLETION AND 85% STABILIZATION THE DRAINAGE SYSTEM IS TO BE CLEANED OF ALL DEBRIS TO INCLUDE THE PUMPING OF THE BASIN SUMPS. SEE SHEET E102, DETAIL E18 FOR DEFINITION OF STABLE.
18. ALL UNPAVED AREAS ARE TO RECEIVE 4" QUALITY LOAM AND SEED.
19. A LETTER OF CREDIT FOR THE COST OF RE–VEGETATING ALL DISTURBED AREAS ON THE SITE SHALL BE SUBMITTED PRIOR TO ANY EARTH DISTURBING ACTIVITY OCCURS, AS MAY BE APPLICABLE.
20. A PRE–CONSTRUCTION CONFERENCE WITH THE DEVELOPER, THE DESIGN ENGINEER, THE EARTHWORK CONTRACTOR AND DOVER CITY STAFF SHALL OCCUR PRIOR TO ANY EARTH DISTURBING ACTIVITY.
21. BUILDING ADDRESSES SHALL BE DETERMINED BY THE BUILDING OFFICIAL.
22. THE PROPOSED PROJECT PROPOSES 32,000 Sq.Ft. OF DISTURBANCE.
23. WRITTEN DIMENSION ON THIS PLAN TAKE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS. IN THE EVENT OF A CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWINGS AND/OR SPECIFICATIONS, THE ENGINEER SHALL BE NOTIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR IS TO CONFIRM ALL ELEVATIONS. CONFLICTS WILL BE REPORTED TO THE DESIGN ENGINEER PRIOR TO CONSTRUCTION.
24. COMMERCIAL VEHICLE ROUTE DURING CONSTRUCTION SHALL CONFORM WITH CITY OF DOVER CODE OR BE COORDINATED WITH THE COMMUNITY SERVICES DIRECTOR.
25. THE CONTRACTOR SHALL CALL AND COORDINATE WITH DIGSAFE AT 1–888–344–7233 AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.
26. SEE DETAILS CONCERNING SITE LAYOUT, DRAINAGE, UTILITY, AND SEDIMENT AND EROSION CONTROLS.
27. EXISTING RIGHT OF WAY IS TO BE RE–CLAIMED AND RE–SURFACED BY THE CONTRACTOR.



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

DOVER FILE #P19–85

#	REVISION	DATE	DESCRIPTION
#2			REVISED PER TRC COMMENTS
#1		10–05–20 08–06–20	REVISED PER TRC COMMENTS

GRADING AND DRAINAGE PLAN
LAND OF
GULF LANDING PROPERTIES LLC
CENTRAL AVENUE
DOVER, N.H.
TAX MAP 38, LOT 9–A2

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

SCALE : 1 IN. EQUALS 20 FT.
DATE : NOVEMBER 14, 2019
FILE NO. : DB 2019 – 143

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

NOTES:

1.) OWNER: GULF LANDING PROPERTIES LLC
9 PATRIOT DRIVE
DOVER, NH 03820

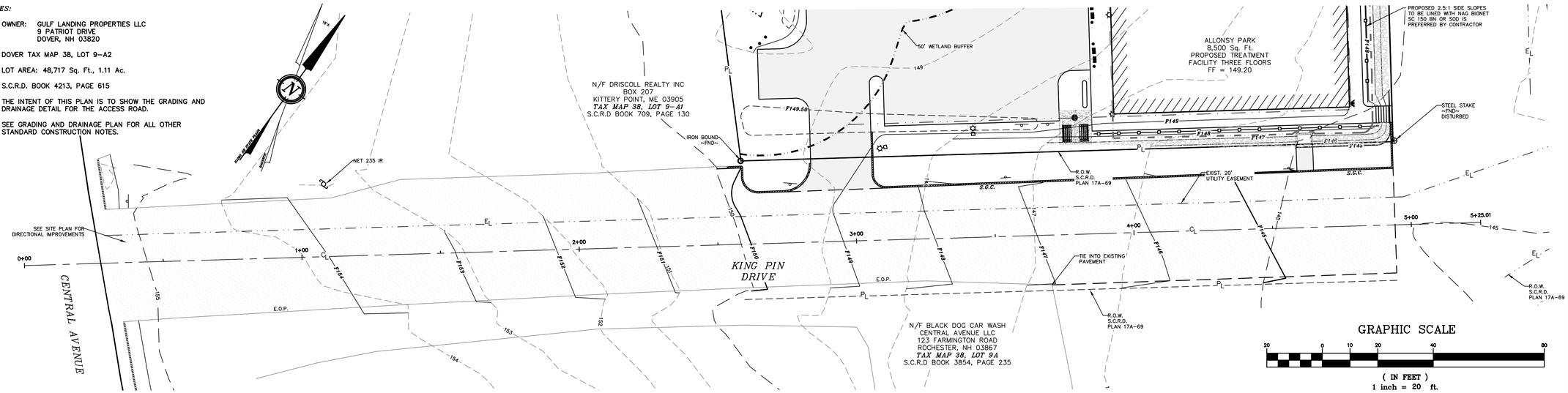
2.) DOVER TAX MAP 38, LOT 9–A2

3.) LOT AREA: 48,717 Sq. Ft., 1.11 Ac.

4.) S.C.R.D. BOOK 4213, PAGE 615

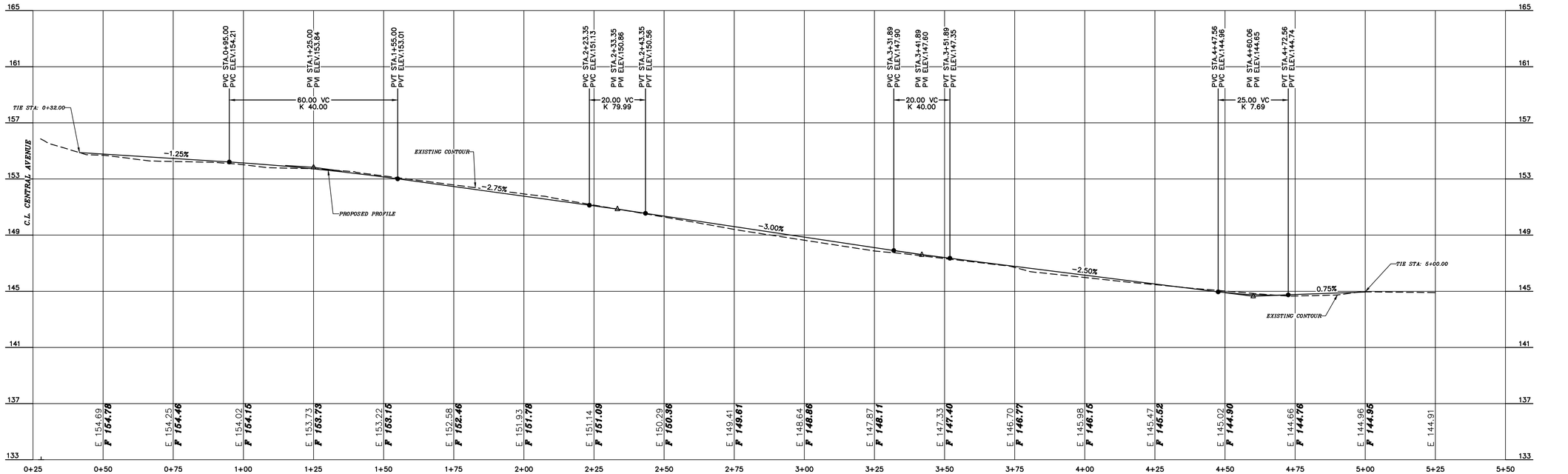
5.) THE INTENT OF THIS PLAN IS TO SHOW THE GRADING AND DRAINAGE DETAIL FOR THE ACCESS ROAD.

6.) SEE GRADING AND DRAINAGE PLAN FOR ALL OTHER STANDARD CONSTRUCTION NOTES.



PLAN VIEW ACCESS ROAD 0+00 TO END

PROFILE VIEW ACCESS ROAD 0+00 TO END



GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.
VERTICAL SCALE: 1" = 4'

DOVER FILE #P19–85

#	DATE	DESCRIPTION
#2	10–05–20	REVISED PER TRC COMMENTS
#1	08–06–20	REVISED PER TRC COMMENTS

PLAN AND PROFILE ACCESS ROAD 0+00 TO END
LAND OF
GULF LANDING PROPERTIES LLC
CENTRAL AVENUE
DOVER, N.H.
TAX MAP 38, LOT 9–A2

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

SCALE : 1 IN. EQUALS 20 FT.
DATE : NOVEMBER 14, 2019
FILE NO. : DB 2019 – 143

STATE OF NEW HAMPSHIRE – KENNETH A. BERRY No. 14143 LICENSED PROFESSIONAL ENGINEER

MAINTENANCE REQUIREMENTS

ACTIVITY	CLOGGING AND SYSTEM PERFORMANCE	FREQUENCY
INSPECT INLETS AND OUTLETS TO ENSURE GOOD CONDITION AND NO EVIDENCE OF DETERIORATION. CHECK TO SEE IF HIGH-FLOW BYPASS IS FUNCTIONING. REMEDY: REPAIR OR REPLACE ANY DAMAGED STRUCTUAL PARTS, INLETS AND OUTLETS. CLEAR OR REMOVE DEBRIS OR RESTRICTIONS.		ANNUALLY, MORE FREQUENTLY IN THE FIRST YEAR OF OPERATION
CHECK FOR INTERNAL EROSION, EVIDENCE OF SHORT-CIRCUITING, AND ANIMAL BURROWS. REMEDY: SOIL EROSION FROM SHORT-CIRCUITING OR ANIMAL BOROUGHS SHOULD BE REPAIRED WHEN THEY OCCUR.		
CHECK THAT THE SYSTEM IS FULLY DRAINING WITHIN A 24-48 HOUR PERIOD AFTER RAIN EVENTS. REMEDY: REPAIR OR RESTORE HYDRAULIC INLET OR OUTLET CONFIGURATION.		

ACTIVITY	VEGETATION	FREQUENCY
CHECK FOR ROBUST VEGETATION COVERAGE THROUGHOUT THE SYSTEM AND DEAD OR DYING PLANTS REMEDY: VEGETATION SHOULD COVER > 75% OF THE SYSTEM AND SHOULD BE RESEEDED AND CARED FOR AS NEEDED		ANNUALLY, OR AS NEEDED
CUT AND REMOVE VEGETATION FROM GRAVEL WETLAND SYSTEM AND FOREBAY IN ORDER TO MAINTAIN NITROGEN REMOVAL PERFORMANCE REMEDY: THE VEGETATION SHOULD BE CUT AND REMOVED FROM THE SYSTEM TO PREVENT NITROGEN FROM CYCLING BACK INTO THE SYSTEM		ONCE EVERY 3 YEARS

1-1/2" WASHED CRUSHED STONE*

SIEVE SIZE	% PASSING BY WEIGHT
2"	100
1-1/2"	90 - 100
1"	20 - 55
1/2"	0 -15
3/8"	0 -5

* EQUIVALENT TO STANDARD WASHED STONE - SECTION 702 OF NHDOT STANDARD SPECIFICATIONS

3/8" WASHED CRUSHED STONE*

SIEVE SIZE	% PASSING BY WEIGHT
1/2"	100
3/8"	95 - 100
# 4	22 - 55
# 8	0 - 10

* EQUIVALENT TO STANDARD WASHED STONE - SECTION 702 OF NHDOT STANDARD SPECIFICATIONS

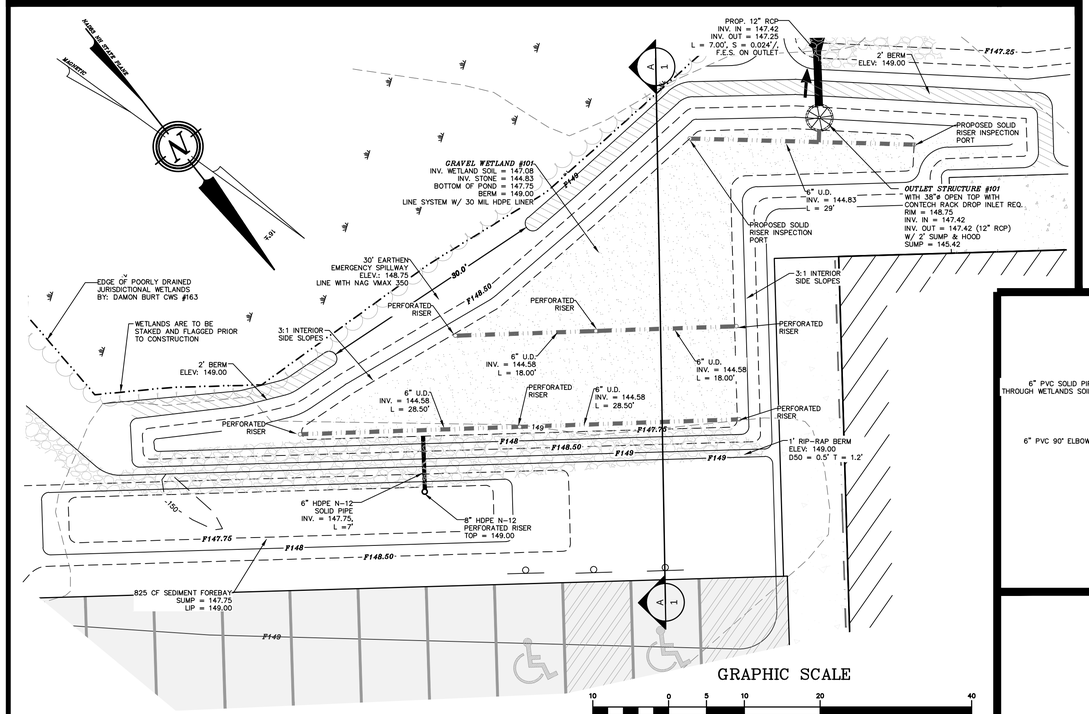
WETLAND SOIL

SIEVE SIZE	% PASSING BY WEIGHT
0.5	100
#10"	90 - 75
#100	40 - 50
#200	25 -50
SIEVE SIZE	% PASSING TOLERANCES
0.5	±10.0
#10	±5.0
#100	±5.0
#200	±5.0

MAINTENANCE REQUIREMENTS

DESIGN REFERENCES

1 UNH STORMWATER CENTER

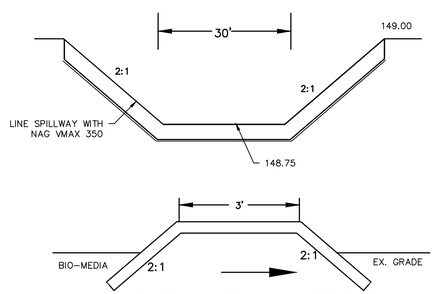


GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

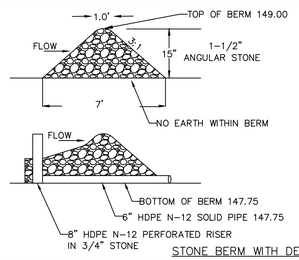
PLAN VIEW GRAVEL WETLAND #101



EMERGENCY SPILLWAY PROFILE

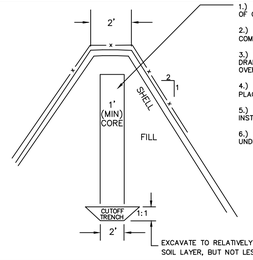
SPILLWAY DETAILS

STONE BERM FOR FOREBAY



STONE BERM WITH DEWATERING

LOW PERMEABILITY MATERIAL GRADATION	
SIEVE SIZE	% PASSING BY WEIGHT
#4	95 - 100
#40	60 - 95
#100	40 - 60
#200	25 - 45



1.) 1' CORE IS TO BE CONSTRUCTED OF COMPACTED LOW PERM MATERIAL.

2.) CORE IS TO BE INSTALLED & COMPACTED IN 12" LIFTS.

3.) INSTALLATION OF ENTIRE DRAINAGE STRUCTURE IS TO BE OVERSEEN BY DESIGN ENGINEER.

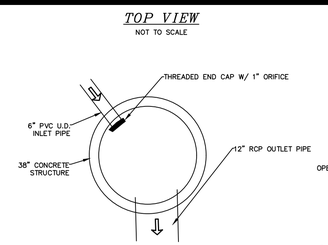
4.) GENERAL FILL MATERIALS ARE TO PLACED & COMPACTED IN 12" LIFTS.

5.) GENERAL FILL MATERIAL MAY BE INSTALLED USING ONSITE MATERIALS.

6.) CORE IS TO BE CONSTRUCTED UNDERNEATH THE PROPOSED SPILLWAY.

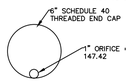
TOP VIEW

NOT TO SCALE



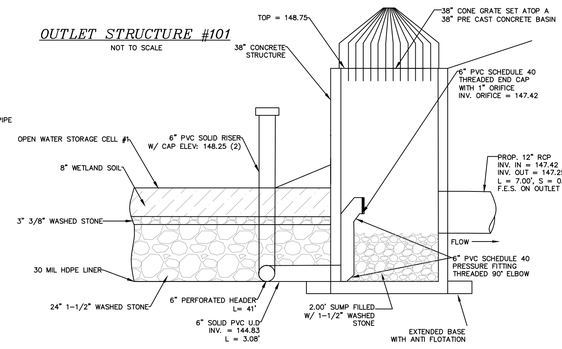
CAP WITH CONTROL ORIFICE

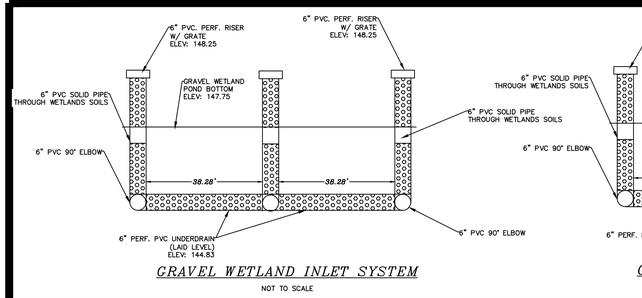
NOT TO SCALE



OUTLET STRUCTURE #101

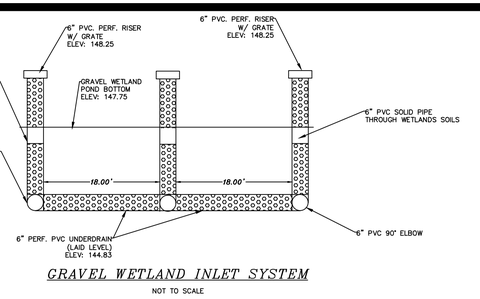
NOT TO SCALE





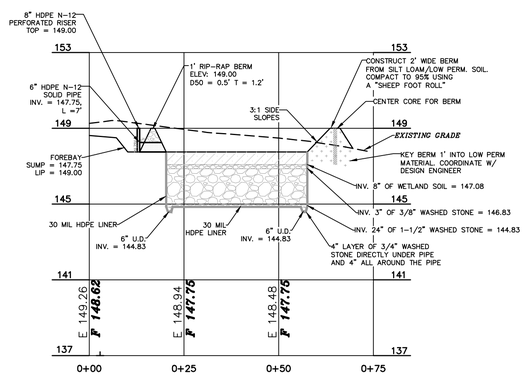
GRAVEL WETLAND INLET SYSTEM

NOT TO SCALE



GRAVEL WETLAND INLET SYSTEM

NOT TO SCALE



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

VERTICAL SCALE: 1" = 4'

SECTION OF GRAVEL WETLAND #101

A 1 — A 1

P101

#	REVISION	DATE	DESCRIPTION
#2			REVISED PER TRC COMMENTS
#1		10-05-20 08-06-20	REVISED PER TRC COMMENTS

DOVER FILE #P19-85

GRAVEL WETLAND #101
LAND OF
GULF LANDING PROPERTIES LLC
CENTRAL AVENUE
DOVER, N.H.
TAX MAP 38, LOT 9-42

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

SCALE : 1 IN. EQUALS 20 FT.
DATE : NOVEMBER 14, 2019
FILE NO. : DB 2019 - 143

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

SOILS & DEWATERING:

Hab	***HINCKLEY***	***LOAMY SAND***	***K= N/A***
HnC	***HINCKLEY***	***LOAMY SAND***	***K= N/A***

SEE SITE SPECIFIC SOILS MAP (SSSM)
SEE WEBSOIL USDA--NRCS
ERODIBILITY FACTOR – K, CPESC MANUAL, ENVIROCERT INTERNATIONAL INC. & ROCKINGHAM COUNTTY SOIL SURVEY, ROCKWEB SOIL ATTRIBUTES.

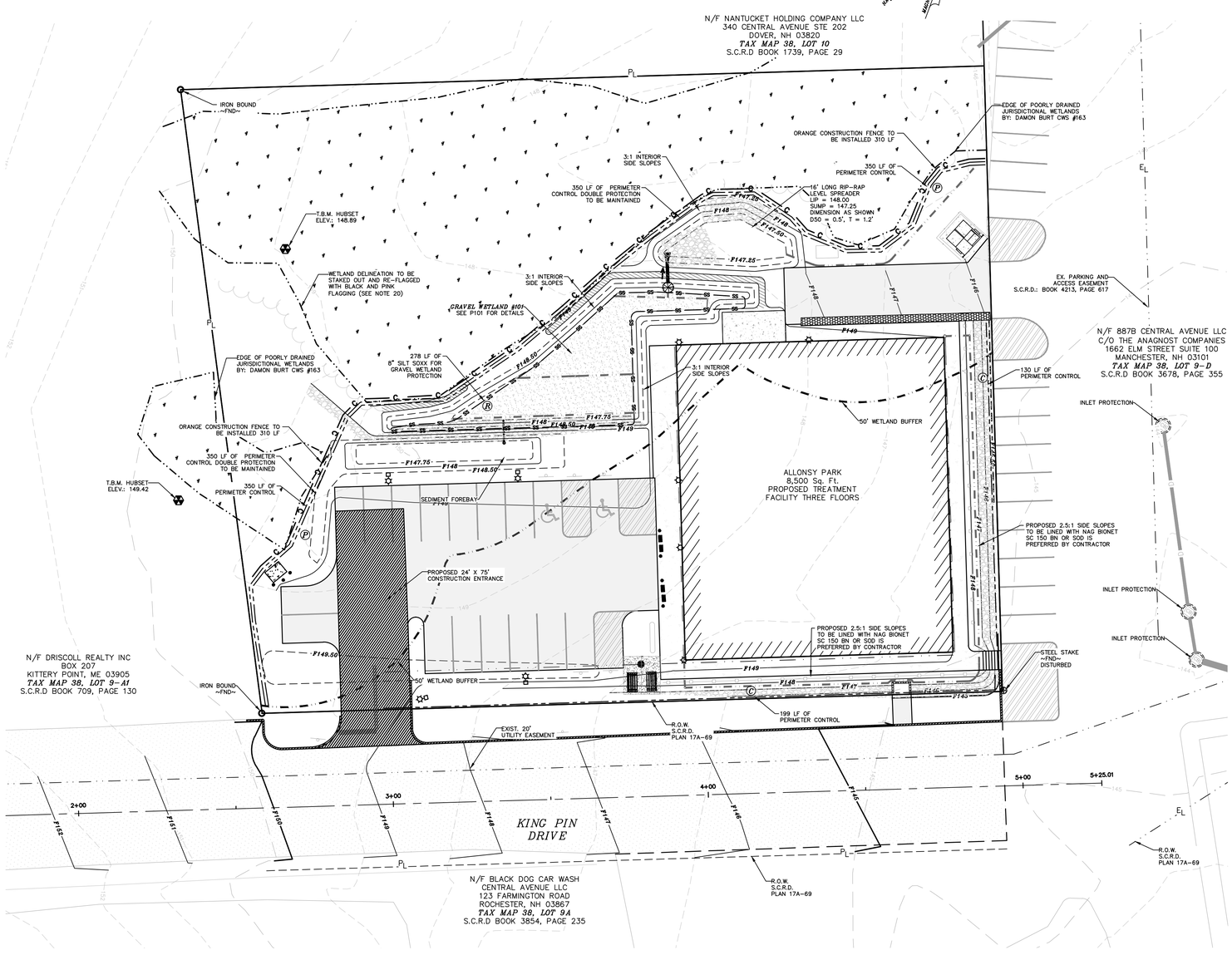
CONTRACTOR TO BE AWARE OF THE SOIL PROFILES AND ENSURE THAT PROPER EROSION PREVENTION AND SEDIMENT CONTROL MEASURES ARE TAKEN AT ALL TIMES. ANY DEWATERING REQUIREMENTS IN NEW HAMPSHIRE REQUIRE SPECIAL PROVISIONS IN ACCORDANCE WITH THE "CLARIFICATION OF SECTION 9.1.2 (STATE OF NEW HAMPSHIRE CONDITIONS) AND OTHER NH SPECIFIC INFORMATION FOR THE U.S. EPA 2012 NPDES CONSTRUCTION GENERAL PERMIT (CGP)" DATED MAY 3, 2012 INCLUDED IN THE SWPPP.

COVER MANAGEMENT DURING CONSTRUCTION FOR EXPOSED SOIL WILL INCLUDE HAY / STRAW APPLIED AT A RATE OF 2.0 TONS PER ACRE, TEMPORARY SEEDING OF ANNUAL RYE GRASS, AND PERMANENT SEEDING AT THE EARLIES OPPORTUNITY. SEE ADDITIONAL REQUIREMENT FOR STABILIZATION ON THE EROSION AND SEDIMENT CONTROL DETAIL SHEETS, E-101 AND E-102.

THE CONSTRUCTION SCHEDULE WILL BE MANAGED SO THAT ALL STORMWATER STRUCTURES WILL BE BUILT AND STABILIZED PRIOR TO RECEIVING SURFACE WATER RUNOFF. CONTRACTOR TO BE RESPONSIBLE FOR ALL DIVERSIONS DURING CONSTRUCTION AND FOR INTERIM SEDIMENT AND EROSION CONTROL MEASURES.

LEGEND:

- (R) RAIN GARDEN BIO-MEDIA PROTECTION
- (P) PERIMETER CONTROL
- (C) RESIDENTIAL/ROADWAY CONSTRUCTION
- IRON PIPE (FND)
- IRON BOUND (FND)
- REBAR (FND)
- UTILITY POLE
- GUY WIRE
- BENCHMARK
- SF — SILT FENCE
- SS — FILTREXX SILTSOXX TREE LINE



NOTES:

1.) OWNER: GULF LANDING PROPERTIES LLC
9 PATRIOT DRIVE
DOVER, NH 03820

2.) DOVER TAX MAP 38, LOT 9-A2

3.) LOT AREA: 48,717 Sq. Ft., 1.11 Ac.

4.) S.C.R.D. BOOK 4213, PAGE 615

5.) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVE AND BELOW GROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ANY UTILITY CONFLICTS SHOULD BE REPORTED IMMEDIATELY TO THE DESIGN ENGINEER.

6.) THE CONTRACTOR SHALL CALL AND COORDINATE WITH DIGSAFE AT 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.

7.) ALL DRAINAGE PIPE IS TO BE HDPE N-12. INDIVIDUAL PIPE SIZES ARE SPECIFIED ON GRADING AND DETAIL PLAN SHEETS, GREEN PIPE.

8.) ALL ELEVATIONS TO BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. THE DESIGN ENGINEER IS TO BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCY. TEMPORARY BENCHMARKS (T.B.M.) ARE TO BE PROVIDED BY THE DESIGN ENGINEER.

9.) UPON FINAL COMPLETION AND 85% STABILIZATION, THE DRAINAGE SYSTEM IS TO BE CLEANED OF ALL DEBRIS. SEDIMENT CONTROL PRACTICES REMOVED AND DISPOSED OF PROPERLY, AND ANNUAL MAINTENANCE PREFORMED ON ALL DRAINAGE PRACTICES.

10.) EROSION AND SEDIMENT CONTROL INSPECTIONS TO BE CONDUCTED ONCE PER EVERY SEVEN DAYS AND AT AN INCREASED FREQUENCY INCLUDING WITHIN 24-HOURS OF A 0.25 INCH RAIN EVENT. INSPECTIONS TO BE CONDUCTED BY A "QUALIFIED PERSON" AS DEFINED BY EPA CGP 4.1.1 AND INSPECTION REPORTS SUBMITTED TO THE CITY OF DOVER, NH, ENGINEERING DEPARTMENT WITHIN 24 HOURS IN ACCORDANCE WITH CGP 4.1.7 AND MAINTAINED BY THE OWNER FOR A PERIOD OF THREE YEARS AFTER THE PROJECT IS COMPLETED. SEE ALSO CITY OF DOVER ADDITIONAL INSPECTION REQUIREMENTS BELOW.

11.) SILT FENCE MAY BE SUBSTITUTED WITH FILTREXX SILT SOXX OR EROSION CONTROL MIX BERM. SILT FENCE IS NOT A SUBSTITUTE FOR FILTREXX SILT SOXX OR APPROVED EQUAL.

12.) PER EPA CGP Z.1.2.2 (INSTALL PERIMETER CONTROL), "YOU MUST INSTALL SEDIMENT CONTROLS ALONG THOSE PERIMETER AREAS OF YOUR SITE THAT WILL RECEIVE STORMWATER FROM EARTH DISTURBING ACTIVITIES." AS A RESULT OF SWPPP INSPECTIONS, THE CONTRACTOR MAY HAVE TO EXPAND PERIMETER CONTROLS TO MEET THIS REQUIREMENT. THE E&SC PLAN IS INITIAL GUIDANCE AS TO THE ANTICIPATED REQUIREMENTS AND IT THE CONTRACTORS RESPONSIBILITY TO ENSURE THAT STORMWATER VIOLATION DO NOT OCCUR.

13.) CITY OF DOVER: IN ACCORDANCE WITH SITE PLAN REVIEW REGULATIONS (149-14) THE FOLLOWING STORMWATER MEASURES ARE REQUIRED. THE CONTIGUOUS LAND DISTURBANCE IS 48,000 SQUARE FEET.

A.) ALL PROPOSED BMPs WILL CONFORM TO THE NH STORMWATER MANUAL VOLUME 3.
B.) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SOIL LAND DISTURBANCE AND MUST BE REVIEWED AND APPROVED BY COMMUNITY SERVICE.
C.) TEMPORARY STABILIZATION MEASURES SHOULD BE IN PLACE WITHIN SEVEN CALENDAR DAYS FOR EXPOSED SOILS AREAS THAT ARE WITHIN ONE HUNDRED FEET OF A SURFACE WATER BODY OR A WETLAND AND NO MORE THAN 14 CALENDAR DAYS FOR ALL OTHER AREAS. PERMANENT STABILIZATION SHOULD BE IN PLACE WITHIN THREE CALENDAR DAYS FOLLOWING COMPLETION OF FINAL GRADING OF EXPOSED SOKL AREAS.
D.) ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED IN FUNCTIONING CONDITION UNTIL FINAL STABILIZATION IS ACCOMPLISHED.
E.) COMMUNITY SERVICES DEPARTMENT OR THEIR DESIGNATED AGENT SHALL HAVE ACCESS TO THE SITE TO COMPLETE ROUTINE INSPECTIONS AND SHALL BE NOTIFIED 24-HOURS PRIOR TO INSTALLATION OF A STORMWATER BMP IN ORDER TO SCHEDULE AN INSPECTION, DURING NORMAL WORKING HOURS.
F.) THE PLANNING BOARD OR COMMUNITY SERVICES MAY REQUIRE THE DESIGN ENGINEER AND/OR AN INDEPENDENT, THIRD-PARTY INSPECTION AND OVERSIGHT OF THE CONSTRUCTION OF STORMWATER MANAGEMENT FACILITIES AND EROSION AND SEDIMENT CONTROL AT THEIR DISCRETION. THE OWNER / APPLICANT IS RESPONSIBLE FOR ALL FEES ASSOCIATED WITH INSPECTIONS.
G.) ALL SWPPP INSPECTIONS MUST BE CONDUCTED BY A QUALIFIED PROFESSIONAL SUCH AS A PROFESSIONAL ENGINEER (PE), A CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL (CPESC), A CERTIFIED EROSION SEDIMENT AND STORMWATER INSPECTOR (CESSWI), OR A CERTIFIED PROFESSIONAL IN STORMWATER QUALITY (CPSWQ). INSPECTION REPORTS WILL BE SUBMITTED TO THE COMMUNITY SERVICES DEPARTMENT.

14.) CONTRACTOR IA RESPONSIBLE FOR MAINTAINING THE CONSTRUCTION ENTRANCE SO THAT NO SEDIMENT GETS TRACKED OUT ONTO CENTRAL AVENUE.

15.) CONTRACTOR IS RESPONSIBLE FOR SWEEPING THE PARKING LOT, SIDEWALKS AND ANYTHING DISTURBED,

16.) CONTRACTOR IS RESPONSIBLE FOR CLEANING AND MAINTAINING THE INLET PROTECTION ONCE INSTALLED.

17.) FUGITIVE DUST IS TO BE CONTROLLED THROUGHOUT THE CONSTRUCTION PROCESS IN ACCORDANCE WITH ENV-A 1000.

18.) CONTRACTOR IT TO MEET THE REQUIREMENTS SPECIFIED IN RSA 430:51-57 AND AGR 3800, RELATING TO INVASIVE SPECIES.

19.) CONTRACTOR IS RESPONSIBLE FOR PROTECTING THE WATER QUALITY FROM ANY RUN OFF DURING THE CONSTRUCTION PROCESS, IN ACCORDANCE WITH ENV-WQ 1507, IN ORDER TO PREVENT VIOLATIONS OF THE STORM WATER QUALITY STANDARDS.

20.) WETLANDS ARE TO BE RE-FLAGGED WITH PINK AND BLACK FLAGGING PRIOR TO CONSTRUCTION.

21.) ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES MAY BE REQUIRED DURING CONSTRUCTION.

22.) CONTRACTOR IS ENCOURAGED TO USE MULCH BERM AS A MEANS FOR PERIMETER CONTROL DURING THE CONSTRUCTION PROCESS.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

DOVER FILE #P19-85

REVISION	DATE	DESCRIPTION
#2	10-05-20	REVISED PER TRC COMMENTS
#1	08-06-20	REVISED PER TRC COMMENTS

EROSION AND SEDIMENT CONTROL PLAN
LAND OF
GULF LANDING PROPERTIES LLC
CENTRAL AVENUE
DOVER, N.H.
TAX MAP 38, LOT 9-A2

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

SCALE : 1 IN. EQUALS 20 FT.
DATE : NOVEMBER 14, 2019
FILE NO. : DB 2019 - 143

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

NOTES:

1.) OWNER: GULF LANDING PROPERTIES LLC
9 PATRIOT DRIVE
DOVER, NH 03820

2.) DOVER TAX MAP 38, LOT 9–A2

3.) LOT AREA: 48,717 Sq. Ft., 1.11 Ac.

4.) S.C.R.D. BOOK 4213, PAGE 615

5.) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVE AND BELOW GROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ANY UTILITY CONFLICTS SHOULD BE REPORTED IMMEDIATELY TO THE DESIGN ENGINEER.

6.) THE CONTRACTOR SHALL CALL AND COORDINATE WITH DIGSAFE 1–888–344–7233 AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.

7.) PROTECTION OF SUBGRADE: THE CONTRACTOR SHALL BE REQUIRED TO MAINTAIN STABLE, DEWATERED SUBGRADES, TRENCHES, AND OTHER AREAS DURING CONSTRUCTION. SUBGRADE DISTURBANCE MAY BE INFLUENCED BY EXCAVATION METHODS, MOISTURE, PRECIPITATION, GROUNDWATER CONTROL, AND CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL TAKE PRECAUTIONS TO PREVENT SUBGRADE DISTURBANCE. SUCH PRECAUTIONS MAY INCLUDE DIVERTING STORMWATER RUNOFF AWAY FROM CONSTRUCTION AREAS, REDUCING TRAFFIC IN SENSITIVE AREAS, AND MAINTAINING AN EFFECTIVE DEWATERING PROGRAM. SOILS EXHIBITING HEAVING OR INSTABILITY SHALL BE OVER EXCAVATED TO MORE COMPETENT BEARING SOIL AND REPLACED WITH FREE DRAINING STRUCTURAL FILL MEETING THE ENGINEERS SPECIFIC RECOMMENDED CRITERIA.

8.) IF THE EARTHWORK IS PERFORMED DURING FREEZING WEATHER (NOT ALLOWED IN CITY R.O.W.), EXPOSED SUBGRADES ARE SUSCEPTIBLE TO FROST. NO FILL OR UTILITIES SHALL BE PLACED ON FROZEN GROUND. THIS WILL LIKELY REQUIRE REMOVAL OF A FROZEN SOIL CRUST AT THE COMMENCEMENT OF EACH DAY'S OPERATION. THE FINAL SUBGRADE ELEVATION WOULD ALSO REQUIRE AN APPROPRIATE DEGREE OF INSULATION AGAINST FREEZING.

9.) PLACEMENT OF BORROW MATERIALS SHALL BE PERFORMED IN A MANNER THAT PREVENTS LONG TERM DIFFERENTIAL SETTLEMENT. EXCESSIVELY WET MATERIALS SHALL BE STOCKPILED AND ALLOWED TO DRAIN BEFORE PLACEMENT. FROZEN MATERIAL SHALL NOT BE USED FOR CONSTRUCTION. VOIDS BETWEEN STONES AND CLUMPS OF MATERIAL SHALL BE FILLED WITH FINE MATERIALS.

10.) FINAL UTILITY LOCATIONS TO BE COORDINATED BETWEEN THE CONTRACTOR, ALL APPROPRIATE UTILITY COMPANIES AND THE DOVER DPW.

11.) CONTRACTOR TO CONTACT DOVER DPW A MINIMUM OF TWO WEEKS PRIOR TO ANY CONSTRUCTION TO COORDINATE ALL WORK CONCERNING INSTALLATION OF ANY PROPOSED WATER LINE IMPROVEMENTS.

12.) ALL WATER MAIN AND SERVICE INSTALLATIONS SHALL CONFORM TO CITY OF DOVER STANDARDS. ALL HIGHWAY CONSTRUCTION WILL MEET THE CITY OF DOVER STANDARDS.

13.) CONTRACTOR SHALL COORDINATE ALL ELECTRICAL INSTALLATIONS WITH EVERSOURCE AT (800) 662–7764. ALL ELECTRIC CONDUIT INSTALLATION SHALL BE INSPECTED BY EVERSOURCE PRIOR TO BACKFILL. A 48–HOUR MINIMUM NOTICE IS REQUIRED.

14.) CONTRACTOR SHALL COORDINATE ALL TELECOMMUNICATIONS INSTALLATIONS WITH FAIRPOINT COMMUNICATIONS AT (603) 427–5525.

15.) CONTRACTOR SHALL COORDINATE ALL CABLE INSTALLATIONS WITH COMCAST.

16.) CONTRACTOR SHALL COORDINATE ALL GAS INSTALLATIONS WITH UNITIL.

17.) ALL WATER SERVICES ARE TO BE WITNESSED WITH A 2"x4" PAINTED BLUE. ALL SEWER SERVICES ARE TO BE WITNESSED WITH A 2"X4" PAINTED YELLOW, IS STUBBED PRIOR TO BUILDING CONSTRUCTION.

18.) SEE EXISTING CONDTIONS PLAN FOR DATUM. VERTICAL DATUM BASED ON NAVD88 ELEVATIONS. HORIZONTAL DATUS BASED ON NAD83 STATE PLANE COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS.

19.) THE PROPOSED WATER LINE WILL TIE IN BY "DOVER BOWL", COORDINATION WITH THE OWNER AND DOVER DPW HAS BEEN MADE AND ALL PARTIES ARE IN AGREEMENT.

NOTES CONTINUED:

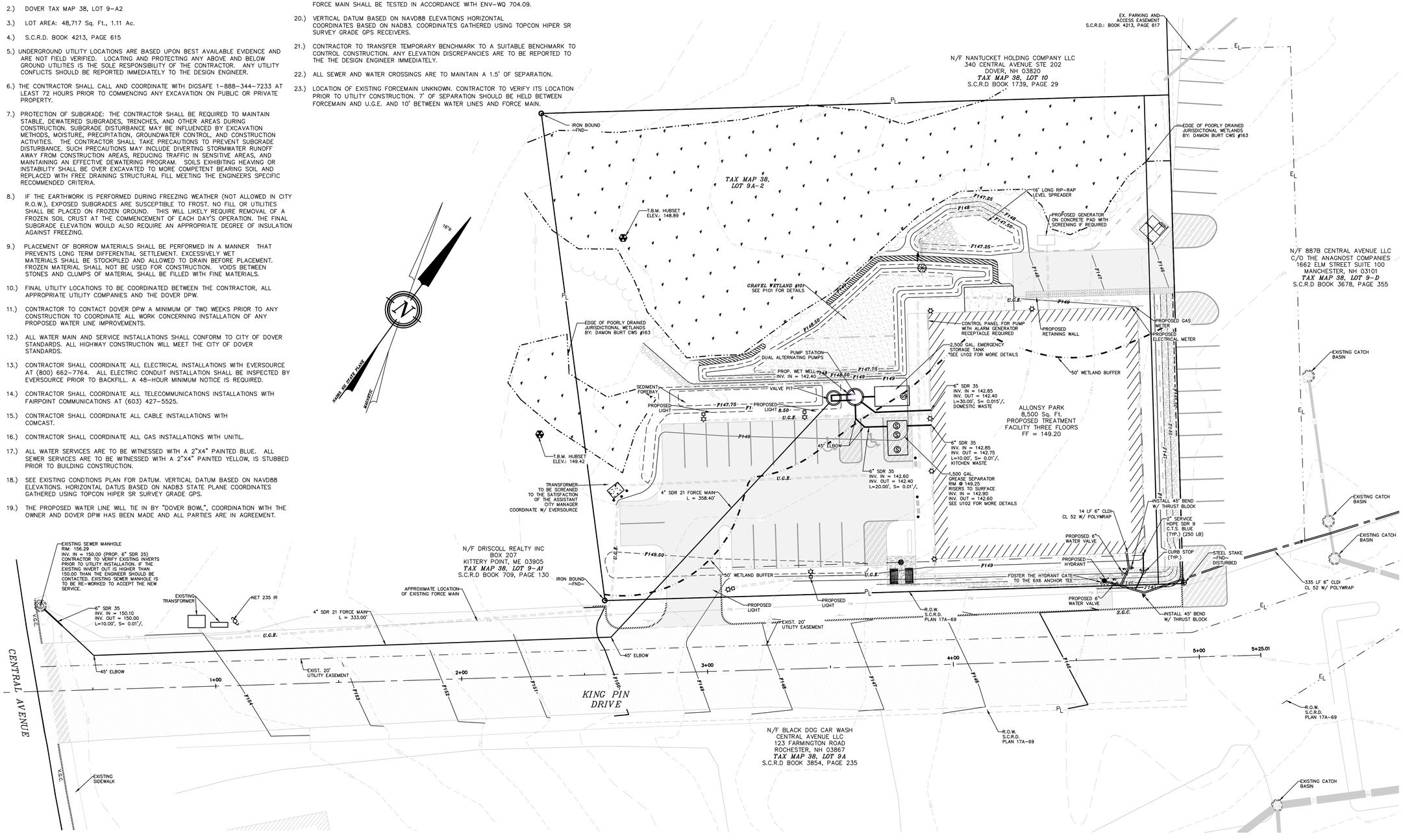
19.) ALL SEWER INSTALLATIONS SHALL CONFORM TO THE REQUIREMENTS OF NHDES & DOVER DPW SEWER DIVISION STANDARDS. ALL PVC SEWER PIPE IS TO CONFORM WITH ENV–WQ 704.05 (c)–(e) FOR SDR 35 GRAVITY SEWER PIPE, CONFORM WITH ENV–WQ 704.08 FOR SDR 21 / 11 / 9 FORCE MAIN PRESSURE PIPE, AND CONFORM WITH ASTM D3034. PVC JOINT SEALS SHALL CONFORM WITH ASTM D3121. THE FORCE MAIN SHALL BE TESTED IN ACCORDANCE WITH ENV–WQ 704.09.

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

21.) CONTRACTOR TO TRANSFER TEMPORARY BENCHMARK TO A SUITABLE BENCHMARK TO CONTROL CONSTRUCTION. ANY ELEVATION DISCREPANCIES ARE TO BE REPORTED TO THE THE DESIGN ENGINEER IMMEDIATELY.

22.) ALL SEWER AND WATER CROSSINGS ARE TO MAINTAIN A 1.5' OF SEPARATION.

23.) LOCATION OF EXISTING FORCEMAIN UNKNOWN. CONTRACTOR TO VERIFY ITS LOCATION PRIOR TO UTILITY CONSTRUCTION. 7' OF SEPARATION SHOULD BE HELD BETWEEN FORCEMAIN AND U.G.E. AND 10' BETWEEN WATER LINES AND FORCE MAIN.



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

DOVER FILE #P19–85

REVISION	DATE	DESCRIPTION
#2	10–05–20	REVISED PER TRC COMMENTS
#1	08–06–20	REVISED PER TRC COMMENTS

OVERVIEW UTILITY PLAN
LAND OF
GULF LANDING PROPERTIES LLC
CENTRAL AVENUE
DOVER, N.H.
TAX MAP 38, LOT 9–A2

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

SCALE : 1 IN. EQUALS 20 FT.
DATE : NOVEMBER 14, 2019
FILE NO. : DB 2019 – 143

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14143
LICENSED PROFESSIONAL ENGINEER

NOTES:

1.) OWNER: GULF LANDING PROPERTIES LLC
9 PATRIOT DRIVE
DOVER, NH 03820

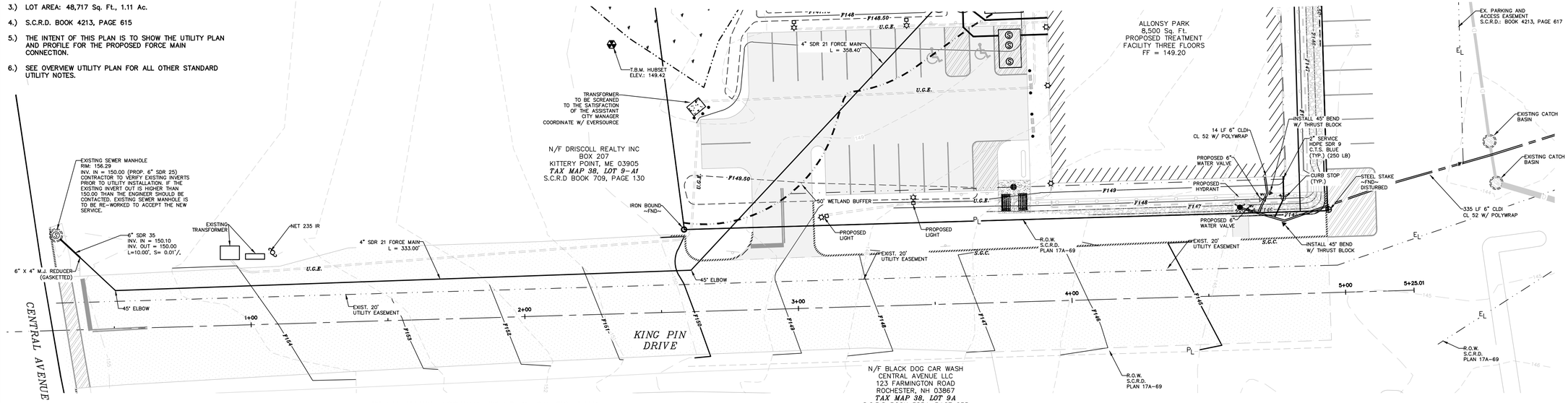
2.) DOVER TAX MAP 38, LOT 9–A2

3.) LOT AREA: 48,717 Sq. Ft., 1.11 Ac.

4.) S.C.R.D. BOOK 4213, PAGE 615

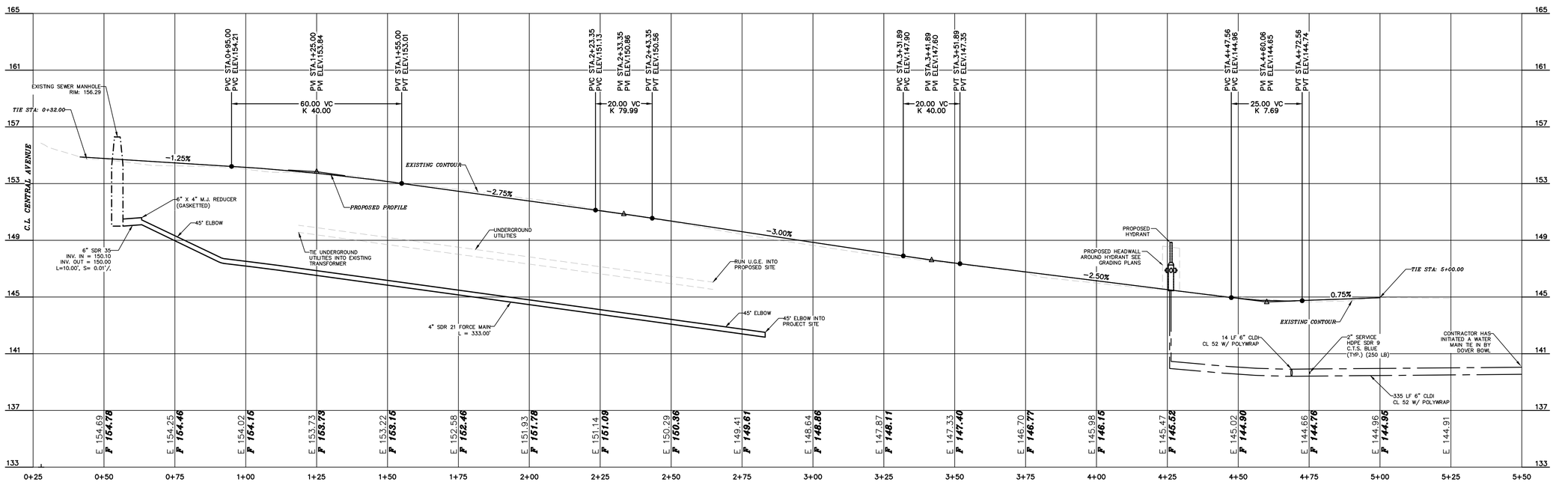
5.) THE INTENT OF THIS PLAN IS TO SHOW THE UTILITY PLAN AND PROFILE FOR THE PROPOSED FORCE MAIN CONNECTION.

6.) SEE OVERVIEW UTILITY PLAN FOR ALL OTHER STANDARD UTILITY NOTES.



PLAN VIEW ACCESS ROAD 0+00 TO END

PROFILE VIEW ACCESS ROAD 0+00 TO END



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

VERTICAL SCALE: 1" = 4'

DOVER FILE #P19–85

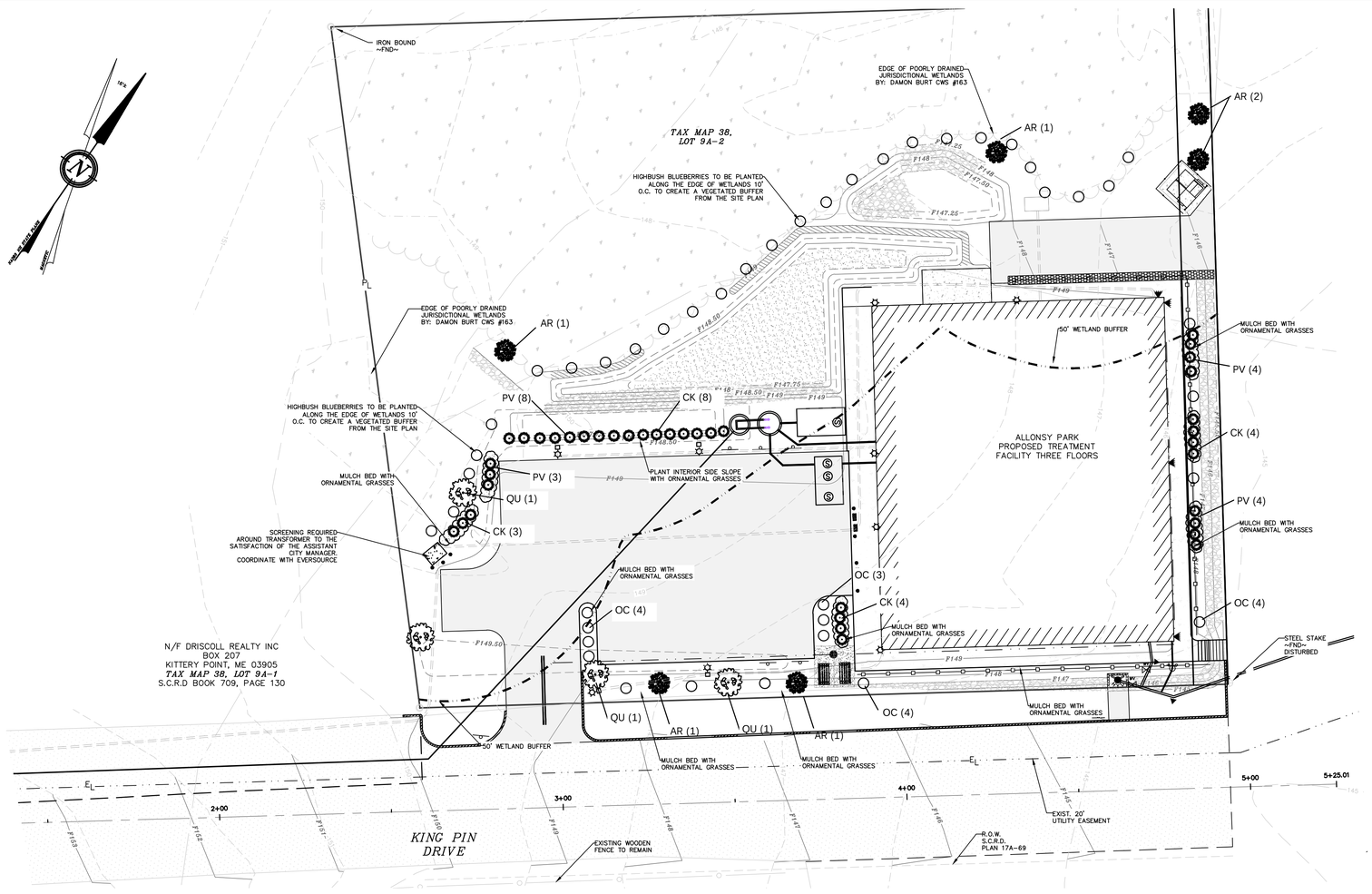
#	REVISION	DATE	DESCRIPTION
#2			REVISED PER TRC COMMENTS
#1		10–05–20 08–06–20	REVISED PER TRC COMMENTS

UTILITY PLAN & PROFILE
LAND OF
GULF LANDING PROPERTIES LLC
CENTRAL AVENUE
DOVER, N.H.
TAX MAP 38, LOT 9–A2

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

SCALE : 1 IN. EQUALS 20 FT.
DATE : NOVEMBER 14, 2019
FILE NO. : DB 2019 – 143

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



PLANTING NOTES

1. CONTRACTOR SHALL OBTAIN APPROVAL FROM L.A. PRIOR TO PURCHASING &/OR INSTALLING SUBSTITUTE PLANT MATERIAL PRIOR TO PURCHASE OF ANY SUBSTITUTE MATERIALS.

2. CONSTRUCTION ACCESS WILL BE AS DIRECTED BY L.A. CONTRACTOR IS RESPONSIBLE FOR RESTORATION OF ACCESS ROUTE AND ALL AREAS DISTURBED BY PLANTING OPERATIONS UPON COMPLETION OF CONSTRUCTION OPERATIONS, AT NO ADDITIONAL COST TO THE OWNER.

3. LAYOUT OF ALL PLANTING BEDS AND LOCATION OF PLANTS TO BE APPROVED BY L.A. ON SITE PRIOR TO CONSTRUCTION AND INSTALLATION.

4. CONTRACTOR TO REMOVE ALL DEBRIS GENERATED BY PLANT INSTALLATION. DEBRIS TO BE DISPOSED OF IN A LEGAL MANNER.

5. ALL PLANT MATERIAL SHALL BE GUARANTEED TO BE IN GOOD, HEALTHY & FLOURISHING CONDITION FOR ONE YEAR FROM THE DATE OF FINAL INSTALLATION APPROVAL BY L.A. CONTRACTOR SHALL REPLACE, WITHOUT COST TO OWNER, AND AS SOON AS WEATHER CONDITIONS PERMIT, ALL DEAD AND NON-FLOURISHING PLANTS AS DETERMINED BY THE L.A. REPLACEMENT PLANTS SHALL BE BE GUARANTEED IDENTICALLY TO ORIGINAL PLANTS, TIME PERIOD COMMENCING FROM DATE OF REPLACEMENT PLANTING APPROVAL BY L.A.

6. ALL BEDS TO BE MULCHED WITH 3" DEPTH SHREDDED BARK MULCH UNLESS NOTED OTHERWISE.

7. CONTRACTOR TO PROVIDE NECESSARY TEMPORARY IRRIGATION IF NEEDED BASED ON TIME OF YEAR THE PROJECT IS IMPLEMENTED.

8. ALL PLANT MATERIAL TO COMPLY WITH THE CITY OF DOVER'S SITE REVIEW REGULATIONS, 149-14(G), SUCH THAT THERE SHALL BE DECIDUOUS SHADE TREES PLANTED 40 FEET O.C. ALONG THE PERIMTERE OF THE PARKING LOTS AND SHRUBS PLANTED 5 FEET O.C. WITHIN THE PERIMETER BUFFER. SEE PLANT LIST FOR SPECIES AND SIZE OF PLANTS.

TEMPORARY WATERING NOTES

1. CONTRACTOR IS RESPONSIBLE FOR MAKING SURE ALL PLANT MATERIAL HAS ADEQUATE WATER DURING THE ESTABLISHMENT PERIOD.

2. THE USE OF GATOR BAGS, SOAKER HOSE, HAND WATERING AND OTHER TECHNIQUES SHOULD BE USED TO ASSURE PROPER HYDRATION OF THE PLANTINGS IS MAINTAINED.

3. TEMPORARY IRRIGATION SYSTEMS CAN BE SET UP TO ASSIST IN WATERING ACTIVITIES.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

PLANTING SCHEDULE
Central Avenue
Botanical Name/ Common Name

	Size	Qty	Label
Trees			
Acer Rubrum / Red Maple	3.5" Cal.	6	AR
Quercus / Oak	3.5" Cal.	4	QU
Shrubs			
Cornus sericea 'Cardinal' / Cardinal Dogwood	#3 3-4'	15	OC
Vaccinium Corymbosum / Highbush Blueberry	#3 3-4'	27	VC
Grasses			
Panicum Virgatum / Shenandoah Switch Grass	#1	19	PV
Calamagrostis Karl Forester / Feather Reed Grass	#1	19	CK

NOTES:

1. CALL DIG SAFE PRIOR TO BEGINNING WORK. (1-888-344-7233). THE LANDSCAPE CONTRACTOR IS ADVISED OF THE PRESENCE OF UNDERGROUND UTILITIES AND SHALL VERIFY THE EXISTENCE AND LOCATION OF THE SAME BEFORE COMMENCING AND DIGGING OPERATIONS. THE LANDSCAPE CONTRACTOR SHALL REPLACE OR REPAIR UTILITIES, PAVING, WALKS, CURBING, ETC DAMAGED IN PERFORMANCE OF THIS JOB AT NO ADDITIONAL COST TO THE OWNER OR GENERAL CONTRACTOR.
2. CONTRACTOR SHALL THOROUGHLY FAMILIARIZE THEMSELVES WITH ALL SITE CONDITIONS PRIOR TO CONSTRUCTION BIDDING.
3. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTINGS SHOWN ON THE DRAWINGS. VARIATIONS IN QUANTITIES ARE TO BE APPROVED BY THE DESIGN ENGINEER.
4. PROVIDED SMOOTH TRANSITION WHERE NEW WORK MEETS EXISTING CONDITIONS.
5. ALL PLANT MATERIAL INSTALLED SHALL MEET THE SPECIFICATIONS OF "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN
6. ALL PLANT MATERIALS SHALL BE FREE FROM INSECTS AND DISEASE.
7. ALL PLANTINGS SHALL BE DONE IN ACCORDANCE WITH ACCEPTABLE HORTICULTURAL PRACTICES. THIS IS TO INCLUDE PROPER PLANTING MIX, PLANT BED AND TREE PIT PREPARATION, PRUNING STAKING OR GUYING, WRAPPING, SPRAYING, FERTILIZATION, PLANTING AND ADEQUATE MAINTENANCE UNTIL ACCEPTANCE FROM OWNER.
8. ALL GRASS, OTHER VEGETATION AND DEBRIS SHALL BE REMOVED FROM ALL PLANTING AREAS PRIOR TO PLANTING.
9. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING AND NEWLY PLANTED TREES AND SHRUBS DURING THE CONSTRUCTION PROCESS. WHERE REQUIRED, THE CONTRACTOR SHALL INSTALL TEMPORARY FENCING (SNOW OR EQUAL) AROUND EXISTING TREES AND SHRUBS THAT COULD BE IMPACTED BY THE CONSTRUCTION PROCESS. STORAGE OF CONSTRUCTION EQUIPMENT, CONSTRUCTION MATERIALS, SNOW STORAGE AND OR VEHICLE PARKING SHALL NOT BE PERMITTED WITHIN THE DRIP LINE OF TREES OR TWENTY FEET WHICH EVER IS GREATER.
10. NEW PLANTINGS SHALL BE INSTALLED PER PROJECT DRAWINGS AND SPECIFICATION THAT INCLUDE FERTILIZATION AND MULCHING AS REQUIRED.
11. ALL SHRUB BEDS AND TREE PITS SHALL BE MULCHED WITH 3" CLEAN SHREDDED BLACK MULCH
12. WHERE INDICATED ON PLAN, PLANTING SOIL MIXTURE FOR GROUND COVER AND PERENNIAL BED AREAS SHALL CONSIST OF FOUR PARTS TOPSOIL, TWO PARTS SPHAGNUM PEAT MOSS, AND ONE PART HORTICULTURAL PERLITE BY VOLUME. PEAT MOSS MAY BE SUBSTITUTED WITH WELL-ROTTED OR DEHYDRATED MANURE OR COMPOST. ROTOTILL BEDS TO A DEPTH OF 8 INCHES.
13. MAINTENANCE OF NEW PLANTINGS AND LAWNS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND OR LANDSCAPE SUBCONTRACTOR UNTIL ACCEPTANCE BY THE OWNER. RESPONSIBILITIES SHALL INCLUDE WATERING WEEDING AND MOWING AS NECESSARY. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE, REPLACEMENT MATERIAL SHALL BE GUARANTEED FOR AND ADDITIONAL YEAR FROM TIME OF INSTALLATION.
14. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL TEMPORARY EROSION CONTROL MEASURES DURING THE CONSTRUCTION PHASE AND UNTIL ALL AREAS HAVE BEEN STABILIZED AND ACCEPTED BY THE OWNER. THE GENERAL CONTRACTOR SHALL PROVIDE WEEKLY INSPECTIONS OF EROSION MEASURE AND IMMEDIATELY AFTER STORM EVENTS AND REPAIR AS NECESSARY.
15. THE GENERAL CONTRACTOR AND OR THE LANDSCAPE SUBCONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL THREE GUYING MATERIAL ONCE PLANT MATERIAL HAS BEEN ESTABLISHED. (MINIMUM OF ONE GROWING SEASON). ALL TEMPORARY EROSION CONTROL MEASURE SHALL BE REMOVED ONCE STABILIZATION OF DISTURBANCE HAS BEEN ACCEPTED BY OWNER.
16. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR A MINIMUM OF TWO MOWINGS FOR ALL TURF AREAS OR UNTIL ACCEPTANCE BY THE OWNER. A MINIMUM UNIFORM 75% CATCH OF TURF IS REQUIRED FOR ACCEPTANCE.
17. ALL PLANTINGS SHALL BE WATERED REGULARLY DURING THEIR FIRST YEAR AND MAINTAINED PERMANENTLY IN GOOD GROWING CONDITION AS AN EFFECTIVE VISUAL SCREEN.
18. SHRUBS OR TREES WHICH DIE SHALL BE REPLACED WITHIN ONE GROWING SEASON WITH NEW SHRUBS OR TREES TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE LANDSCAPING REQUIREMENTS.
19. ALL REQUIRED LANDSCAPING SHALL BE INSTALLED BEFORE OCCUPANCY, OR WITHIN SIX MONTHS IF OCCUPANCY OCCURS DURING WINTER CONDITIONS.
20. TREES ARE TO BE 6' TALL AT PLANTING.
21. ALL PLANT STOCK SHALL CONFORM TO ANSI Z260.1 – NURSERY STOCK, LATEST EDITIONS (AMERICAN ASSOCIATION OF NURSERYMEN, INC.)
22. 4" AGED PINEBARK MULCH AND A WEED BARRIER (TY-PAR FABRIC OR APPROVED EQUAL) SHALL BE APPLIED TO ALL SHRUB AND GROUND COVER BEDS. INSTALL WEED BARRIER AS PER MANUFACTURERS RECOMMENDATIONS.
23. PLANT-PIT BACK-FILL SHALL BE MIXED AT A RATE OF 7 PARTS OF TOPSOIL TO 2 PARTS OF DEHYDRATED COW MANURE. SLOW RELEASE FERTILIZER SHALL BE APPLIED AS PER MANUFACTURERS RECOMMENDATIONS. USE EXISTING ON-SITE TOPSOIL AS PART OF BACK FILL WHEN AVAILABLE.
24. ALL LANDSCAPED AREAS NOT PLANTED WITH TREES, SHRUBS OR GROUNDCOVER SHALL BE RESTORED WITH SEED OR SOD AS INDICATED ON PLANS.
25. TOPSOIL WILL BE TESTED FOR FERTILIZATION REQUIREMENTS, AND SLOW RELEASE ENVIRONMENTALLY FRIENDLY FERTILIZER WILL BE APPLIED AT THE RECOMMENDED RATES.
26. ALL DISTURBED WETLAND BUFFER AREAS, EXCEPT FOR AREAS THAT ARE PART OF THE DRAINAGE SYSTEM, ARE TO BE RESEEDED WITH A CONSERVATION SEED MIX AND ONLY MOWED TWICE PER YEAR.
27. ALL PLANT SUBSTITUTIONS MUST BE APPROVED BY THE ENGINEER.
28. PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, UPON DELIVERY OR AT THE JOB SITE WHILE WORK IS ONGOING TO CONFORMITY TO SPECIFIED QUALITY, SIZE AND VARIETY.
29. PLANTS FURNISHED IN CONTAINERS SHALL HAVE THE ROOTS WELL ESTABLISHED IN THE SOIL MASS AND SHALL HAVE AT LEAST ONE (1) GROWING SEASON. ROOT-BOUND PLANTS OR INADEQUATELY SIZED CONTAINERS TO SUPPORT THE PLANT MAY BE DEEMED UNACCEPTABLE.
30. ALL PLANTS SHALL BE GUARANTEED BY THE CONTRACTOR FOR NO LESS THAN ONE FULL YEAR FROM THE TIME OF INSTALLATION. DURING THIS TIME, THE OWNER SHALL MAINTAIN ALL PLANT MATERIALS IN THE ABOVE MANNER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSPECT THE PLANTS TO ENSURE PROPER CARE. IF THE CONTRACTOR IS DISSATISFIED WITH THE CARE GIVEN, HE SHALL IMMEDIATELY, AND IN SUFFICIENT TIME TO PERMIT THE CONDITION TO BE RECTIFIED, NOTIFY THE OWNER IN WRITING OR OTHERWISE FORFEIT HIS CLAIM.
31. BY THE END OF THE GUARANTEE PERIOD, THE CONTRACTOR SHALL HAVE REPLACED ANY PLANT MATERIAL THAT IS MISSING, NOT TRUE TO SIZE AS SPECIFIED, THAT HAS DIED, THAT HAS LOST NATURAL SHAPE DUE TO DEAD BRANCHES, EXCESS PRUNING OR INADEQUATE OR IMPROPER CARE, OR IS, IN THE OPINION OF THE OWNER, IN UNHEALTHY OR UNSIGHTLY CONDITION.
32. THE CONTRACTOR IS TO USE TEMPORARY MEASURES FOR WATERING PLANTS DURING THE ESTABLISHMENT PERIOD. INCLUDING CONNECTING TEMPORARY HOSES TO THE STRUCTURE WATER SUPPLY LINE AND UTILIZING SPRINKLERS UNTIL 85% GROWTH OCCURS.

terrain
planning & design llc

General Plant Maintenance Guide

General Plant Bed Maintenance:

- All plant maintenance should be performed by a qualified horticulturalist or licensed arborist. Cleaning the dead material out of the planting bed in the fall helps keep litter from building up around the plants and in some cases killing the plants. Watering the first year during dry periods will help get the plants established. Mulching every year is not necessary. Raking the old mulch and turning it over is all that is needed. When necessary only install one inch of mulch and do not place the mulch closer than 3" to the trunks or stems of woody plants.

Trees

- The first year watering during dry periods will be necessary.
- 3" inches of mulch maybe used. The mulch should be kept 3 inches from the trunk.
- Fertilizing is not necessary for the first year. Fertilizing in subsequent years only when and if the foliage is looking weak.
- Fertilization should occur prior to Mat 31st or after trees have dropped their leaves for the year.
- Prune dead wood once a year.
- Depending on the amount of compaction the bed area receives, deep root aeration may be needed over time

Woody Shrubs

- The first year watering during dry periods will be necessary.
- 3" inches of mulch maybe used. The mulch should be kept 3 inches from the stems.
- Fertilizing is not necessary for the first year. Fertilizing in subsequent years only when and if the foliage is looking weak.
- Fertilization should occur prior to Mat 31st or after shrubs have dropped their leaves or gone dormant for the year.
- Prune dead wood once a year.

Grasses

- Grasses only need to be clipped back at the end of the growing season and all the clippings removed from the area.
- Do not over mulch. Too much mulch will prohibit the grass from developing into a strong clump.

Perennials

- All perennials need to be pruned back after the first or second hard frost. A two-step method; first dead head all the flower heads and let drop to the ground for re-seeding. Second cut the stems back to 3" above the ground and remove the stem and leaf litter and place in compost. Do not over mulch. Too much mulch will prohibit the growth and development
- Fertilizing perennials once in the spring with a low phosphate fertilizer will help the plants to get started in the spring.

terrain
planning & design llc
311 kast hill road
hopkinton, nh 03229
603. 491. 2322
terrainplanning.com

ALLONSY
PARK

Site Location:
CENTRAL AVENUE
Dover, NH
Tax Map: 38, Lot 9-A2

Prepared For:
Berry Surveying & Engineering
335 Second Crown Point Rd
Barrington, NH 03825

LANDSCAPE PLAN

DATE:

SCALE: 1" = 20'

PROJECT #: 19-143

Drawn By: ID

Checked By: ERB

REVISIONS: DATE:
Issued for Client Review

This plan is the property of Terrain Planning & Design LLC. Use or reproduction of this plan by any means without permission or purchase from Terrain Planning & Design LLC is prohibited.

L - 01

SHEET 10 OF 20



NOTES:

1.) OWNER: GULF LANDING PROPERTIES
9 PATRIOT DRIVE
DOVER, NH 03820

2.) DOVER TAX MAP 38, LOT 9–A2

3.) LOT AREA: 48,717 Sq. Ft., 1.11 Ac.

4.) S.C.R.D. BOOK 4213, PAGE 615

6.) THE INTENT OF THIS PLAN IS TO PROVIDE THE LIGHTING SCHEME FOR THE PROPOSED PROJECT.

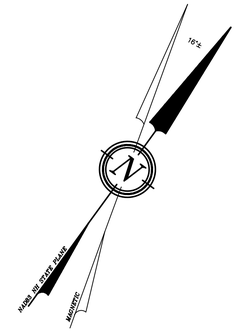
7.) ALL LAMPS ARE SHOWN ON THE SITE PLAN WITH LOCATION, TYPE AND HEIGHT.

8.) SEE CONSTRUCTION DETAILS FOR PRODUCT CUT SHEETS.

9.) LAMP A HEIGHT: 8 FEET
LAMP B HEIGHT: 20 FEET
LAMP C HEIGHT: 9 FEET

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Stat Zone # 1	+	0.8 fc	2.2 fc	0.2 fc	11.0:1	4:1

Schedule											
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
☼	A	5	Lithonia Lighting	ODSL10 SRC	CRAFTSTON WALL MOUNTED SMALL DECORATIVE LANTERN, ONE LAMP 13W SPIRAL COMPACT FLUORESCENT, WHITE GLASS DIFFUSER 4.25" DIA. X 6.65" HIGH, ELECTRONIC BALLAST	ONE 13-WATT T4 SPIRAL COMPACT FLUORESCENT, VERTICAL BASE UP POSITION.	1	ODSL10_SRC.ies	900	1	12.6
☼	B	4	Lithonia Lighting	MRT1 42TRT SR4SC	OMERO ARCHITECTURAL ARM-MOUNTED CUTOFF LUMINAIRE WITH SEGMENTED TYPE IV SHARP CUTOFF REFLECTOR MEETS THE 'NIGHTTIME FRIENDLY' CRITERIA	ONE 42-WATT TRIPLE TUBE COMPACT FLUORESCENT, HORIZONTAL POSITION	1	MRT1_42TRT_SR4SC.ies	3200	1	48
▶	C	3	Lithonia Lighting	WSR LED 1 10A700/40K SR4 MVOLT	WSR LED WITH 1 MODULE, 10 LED's, 700mA DRIVER, 4000K COLOR TEMPERATURE, TYPE 4 LENS	LED	1	WSR_LED_1_10A700_40K_SR4_MVOLT.ies	1927	1	24



GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

N/F NANTUCKET HOLDING COMPANY LLC
340 CENTRAL AVENUE STE 202
DOVER, NH 03820
TAX MAP 38, LOT 10
S.C.R.D BOOK 1739, PAGE 29

IRON BOUND ~FND~

EDGE OF POORLY DRAINED JURISDICTIONAL WETLANDS BY: DAMON BURT CWS #163

TAX MAP 38, LOT 9A–2

EDGE OF POORLY DRAINED JURISDICTIONAL WETLANDS BY: DAMON BURT CWS #163

ALLONSY PARK
8,500 Sq. Ft.
PROPOSED TREATMENT FACILITY THREE FLOORS

N/F 887B CENTRAL AVENUE LLC
C/O THE ANAGNOST COMPANIES
1662 ELM STREET SUITE 100
MANCHESTER, NH 03101
TAX MAP 38, LOT 9–D
S.C.R.D BOOK 3678, PAGE 355

STEEL STAKE ~FND~ DISTURBED

N/F DRISCOLL REALTY INC
BOX 207
KITTERY POINT, ME 03905
TAX MAP 38, LOT 9–A1
S.C.R.D BOOK 709, PAGE 130

IRON BOUND ~FND~

NET 235 IR

CENTRAL AVENUE

KING PIN DRIVE

N/F BLACK DOG CAR WASH
CENTRAL AVENUE LLC
123 FARMINGTON ROAD
ROCHESTER, NH 03867
TAX MAP 38, LOT 9A
S.C.R.D BOOK 3854, PAGE 235

DOVER FILE #P19–85

REVISION	DATE	DESCRIPTION
#2	10–05–20	REVISED PER TRC COMMENTS
#1	08–06–20	REVISED PER TRC COMMENTS

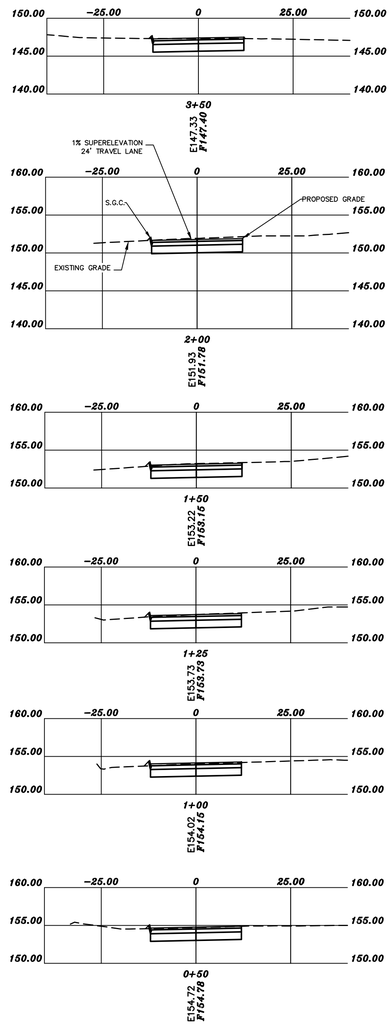
LIGHTING PLAN
LAND OF
GULF LANDING PROPERTIES LLC
CENTRAL AVENUE
DOVER, N.H.
TAX MAP 38, LOT 9–A2

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

SCALE : 1 IN. EQUALS 20 FT.
DATE : NOVEMBER 14, 2019
FILE NO. : DB 2019 – 143

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

SHEET 11 OF



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.
Vertical Scale 10

DOVER FILE #P19−85

REVISION	DATE	DESCRIPTION
#2		REVISED PER TRC COMMENTS
#1	10−05−20 08−06−20	REVISED PER TRC COMMENTS

CROSS SECTIONS 0+00 − END

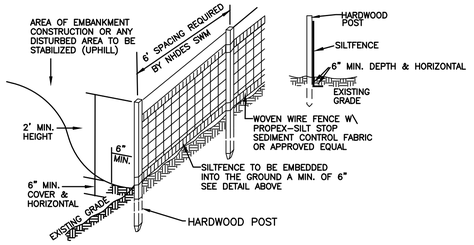
LAND OF
GULF LANDING PROPERTIES LLC
CENTRAL AVENUE
DOVER, N.H.
TAX MAP 38, LOT 9−A2

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

SCALE : 1 IN. EQUALS 20 FT.
DATE : NOVEMBER 14, 2019
FILE NO. : DB 2019 − 143

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14143
LICENSED PROFESSIONAL ENGINEER

E1



SILT FENCE CONSTRUCTION SPECIFICATIONS

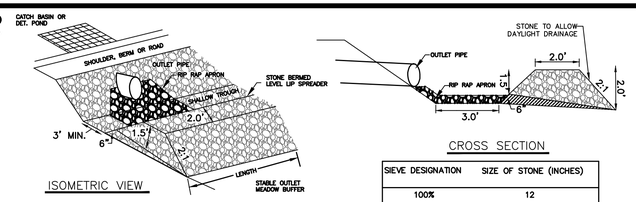
1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES AND FILTER CLOTH SHALL BE FASTENED TO WOVEN WIRE EVERY 24" AT TOP MID AND BOTTOM SECTIONS AND BE EMBEDDED INTO GROUND A MINIMUM OF 8" THE FENCE POSTS SHALL BE A MINIMUM 48" LONG, SPACED A MAXIMUM 6' APART, AND DRIVEN A MINIMUM OF 16" INTO THE GROUND.
2. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THE ENDS OF THE FABRIC SHALL BE OVERLAPPED BY SIX INCHES, FOLDED AND STAPLED TO PREVENT SEDIMENT FROM BY-PASSING.
3. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND SEDIMENT REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE AND PROPERLY DISPOSED OF. SEE MAINTENANCE NOTE BELOW, REMOVAL OF SEDIMENT REQUIRED AT A DEPTH OF 6-INCHES.
4. PLACE THE ENDS OF THE SILT FENCE UP CONTOUR TO PROVIDE FOR SEDIMENT STORAGE.
5. SILT FENCES SHALL BE REMOVED WHEN NO LONGER NEEDED AND THE SEDIMENT COLLECTED SHALL BE DISPOSED AS DIRECTED BY THE ENGINEER.
6. THE AREA DISTURBED BY THE REMOVAL SHALL BE SMOOTHED AND RE-VEGETATED.
7. TO BE CONSTRUCTED IAW NH SWM #3 4-2 SEDIMENT CONTROL PRACTICES, SILT FENCE, PAGE 90.

SILT FENCE MAINTENANCE

1. SILT FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REPAIRS THAT ARE REQUIRED SHALL BE MADE IMMEDIATELY.
2. IF THE FABRIC ON A SILT FENCE SHOULD DECOMPOSE OR BECOME INEFFECTIVE DURING THE EXPECTED LIFE OF THE FENCE, THE FABRIC SHALL BE REPLACED PROMPTLY.
3. SEDIMENT DEPOSITS SHOULD BE REMOVED WHEN THEY REACH SIX-INCHES IN DEPTH.
4. SEDIMENT DEPOSITS THAT ARE REMOVED OR LEFT IN PLACE AFTER THE FABRIC HAS BEEN REMOVED SHALL BE GRADED TO CONFORM WITH THE EXISTING TOPOGRAPHY AND VEGETATED.

SILT FENCE DETAIL
NOT TO SCALE

E2

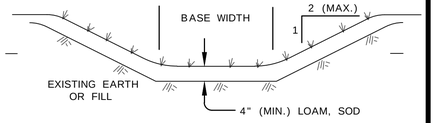


SIEVE DESIGNATION	SIZE OF STONE (INCHES)
100%	12
84-100%	6
68-83%	3
42-55%	1
8-12%	NO. 4

1. CONSTRUCT THE LEVEL SPREADER LIP ON A 0% GRADE TO INSURE UNIFORM SPREADING OF RUNOFF.
2. LEVEL SPREADER SHALL BE CONSTRUCTED ON UNDISTURBED SOIL AND NOT ON FILL.
3. THE ENTIRE LEVEL LIP AREA SHALL BE PROTECTED BY PLACING EXCELSIOR ENFORCER MATTING BENEATH THE STONE. EACH STRIP SHALL OVERLAP BY AT LEAST SIX INCHES.
4. THE FLOW FROM THE LEVEL SPREADER SHALL OUTLET ONTO STABILIZED AREAS. WATER SHOULD NOT RE-CONCENTRATE IMMEDIATELY BELOW THE SPREADER.
5. MAINTENANCE: THE LEVEL SPREADER SHOULD BE CHECKED PERIODICALLY AND AFTER EVERY MAJOR STORM TO DETERMINE IF THE LIP HAS BEEN DAMAGED AND THE DESIGN CONDITIONS HAVE NOT CHANGED. ANY DETRIMENTAL SEDIMENT ACCUMULATION SHOULD BE REMOVED. IF STONE REMOVAL HAS TAKEN PLACE ON THE LIP, THEN THE DAMAGE SHOULD BE REPAIRED.
6. REFERENCE IS MADE TO NHDES SWM VOL. 2, 4-6, STONE BERM LEVEL SPREADERS, PAGE 162

STONE BERM LEVEL SPREADER
NOT TO SCALE

E3



GRASS TREATMENT SWALE
NOT TO SCALE

INSPECT ANNUALLY FOR EROSION, SEDIMENT ACCUMULATIONS, VEGETATION LOSS, & INVASIVE SPECIES. REPAIR AS NECESSARY.

MOW GRASS ANNUALLY TO A DEPTH OF 4".

INSTALL STABILIZATION MATTING DURING CONSTRUCATION

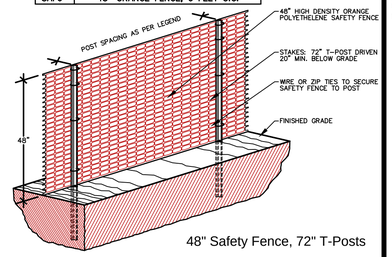
TO BE CONSTRUCTED IAW NH SWM #2 CHAPTER 4, #5 TREATMENT SWALES, PAGE 123.

E4

CONSTRUCTION SAFETY FENCE
NOT TO SCALE

LEGEND

SAF12	48" ORANGE FENCE, 12 FEET O.C.
SAF11	48" ORANGE FENCE, 11 FEET O.C..
SAF10	48" ORANGE FENCE, 10 FEET O.C.
SAF9	48" ORANGE FENCE, 9 FEET O.C.
SAF8	48" ORANGE FENCE, 8 FEET O.C..
SAF7	48" ORANGE FENCE, 7 FEET O.C.
SAF6	48" ORANGE FENCE, 6 FEET O.C.



48" Safety Fence, 72" T-Posts

1. ALL SENSITIVE AREAS SHALL BE PROTECTED AS PER PLAN.
2. ALL TREES IN THE CONSTRUCTION AREA NOT SPECIFICALLY DESIGNATED FOR REMOVAL SHALL BE PRESERVED AND PROTECTED WITH HIGH VISIBILITY FENCE AS PER PLAN.
3. WHEN PRACTICABLE, INSTALL HIGH VISIBILITY 3 FEET OUTSIDE OF THE DRIP LINE OF THE TREE.
4. SAFETY FENCE SHOULD BE FASTENED SECURELY TO THE T-POSTS.
5. THE FENCING MUST REMAIN IN PLACE DURING ALL PHASES OF CONSTRUCTION; ANY CHANGE OF THE PROTECTIVE FENCING MUST BE APPROVED.

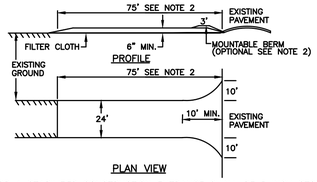
DOVER FILE #P19-85

#	REVISION	DATE	DESCRIPTION
#2			REVISED PER TRC COMMENTS
#1		10-05-20 08-06-20	REVISED PER TRC COMMENTS

EROSION & SEDIMENT CONTROL DETAILS
LAND OF
GULF LANDING PROPERTIES LLC
CENTRAL AVENUE
DOVER, N.H.
TAX MAP 38, LOT 9-42

E5

STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE

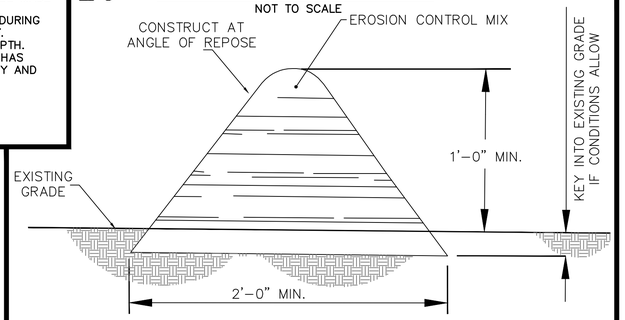


PLAN VIEW

1. STONE FOR A STABILIZED CONSTRUCTION ENTRANCE SHALL BE 3 INCH STONE, RECLAIMED STONE, OR RECYCLED CONCRETE EQUIVALENT.
2. THE LENGTH OF THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 75 FEET, EXCEPT THAT THE MINIMUM LENGTH MAY BE REDUCED TO 50 FEET IF A 3-INCH TO 6-INCH BERM IS INSTALLED AT THE ENTRANCE OF THE PROJECT SITE.
3. THE THICKNESS OF THE STONE FOR THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 6 INCHES.
4. THE WIDTH OF THE ENTRANCE SHALL NOT BE LESS THAN THE FULL WIDTH OF THE ENTRANCE WHERE INGRESS OR EGRESS OCCURS OR 10 FEET, WHICH EVER IS GREATER.
5. GEOTEXTILE FILTER CLOTH SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING
6. ALL SURFACE WATER THAT IS FLOWING TO OR DIVERTED TOWARD THE CONSTRUCTION ENTRANCE SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A BERM WITH 5:1 SLOPES THAT CAN BE CROSSED BY VEHICLES MAY BE SUBSTITUTED FOR THE PIPE.
7. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, WASHED, OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED PROMPTLY.
8. TO BE CONSTRUCTED IAW NH SWM #3 4-2 SEDIMENT CONTROL PRACTICES, TEMPORARY CONSTRUCTION EXIT, PAGE 124.

E6

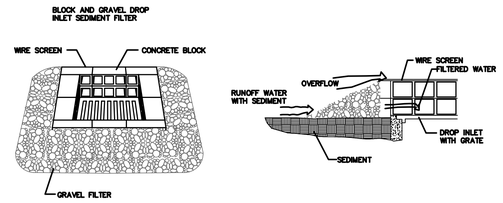
EROSION CONTROL MIX BERM
NOT TO SCALE



EROSION CONTROL MIX BERMS SHALL BE USED ONLY AS FOLLOWS:

1. BERMS SHALL BE USED IN AREAS WHERE EROSION WILL OCCUR ONLY IN THE FORM OF SHEET EROSION AND THERE IS NO CONCENTRATION OF WATER IN A CHANNEL OR DRAINAGE WAY ABOVE THE BERM.
2. THE BERMS SHALL BE INSTALLED FOLLOWING THE CONTOUR OF THE LAND AS CLOSLY AS POSSIBLE.
3. THE BERMS SHALL BE INSTALLED ON SLOPES LESS THAN 5%
4. SUBJECT TO (E), BELOW, THE MIX SHALL HAVE AN ORGANIC PORTION BETWEEN 80 AND 100%, DRY WEIGHT BASIS, AND BE FIBROUS AND ELONGATED SUCH AS FROM SHREDDED BARK, STUMP GRINDINGS, COMPOSED BARK, OR EQUIVALENT MANUFACTURED PRODUCTS.
5. WOOD AND BARK CHIPS, GROUND CONSTRUCTION DEBRIS, OR REPROCESSED WOOD PRODUCTS SHALL NOT BE USED AS ORGANIC MATERIAL.
6. THE MIX SHALL NOT CONTAIN SILTS, CLAY, OR FINE SANDS.
7. THE MIX SHALL HAVE A PARTICLE SIZE BY WEIGHT OF 70 TO 85% PASSING A 6-INCH SCREEN AND A MAXIMUM OF 85% PASSING THE 0.75-INCH SCREEN.
8. THE MIX PH SHALL BE BETWEEN 5.0 AND 8.0.
9. THE BERM SHALL BE AT LEAST 12 INCHES HIGH AND AT LEAST 2 FEET WIDE.
10. TO BE CONSTRUCTED IAW NH SWM #3 4-2 SEDIMENT CONTROL PRACTICES, EROSION CONTROL MIX BERMS, PAGE 106.

E7



MAINTENANCE

ALL STRUCTURES SHOULD BE INSPECTED AFTER EVERY RAIN STORM AND REPAIRS MADE AS NECESSARY. SEDIMENT SHOULD BE REMOVED FROM TRAPPING DEVICES AFTER THE SEDIMENT HAS REACHED A MAXIMUM OF ONE HALF THE DEPTH OF THE TRAP. THE SEDIMENT SHOULD BE DISPOSED OF IN A SUITABLE AREA AND PROTECTED FROM EROSION BY EITHER STRUCTURE OR VEGETATIVE MEANS. THE TEMPORARY TRAPS SHOULD BE REMOVED AND THE AREA REPAIRED AS SOON AS THE CONTRIBUTING DRAINAGE AREA TO THE INLET HAS BEEN COMPLETELY STABILIZED.

BLOCK & GRAVEL DROP INLET SEDIMENT FILTER
NOT TO SCALE

TO BE USED IN ALL AREAS WHERE THERE WILL BE NO TRAFFIC.

TO BE CONSTRUCTED IAW NH SWM #3 4-2 SEDIMENT CONTROL PRACTICES, TEMPORARY STORM DRAIN INLET PROTECTION, PAGE 118.

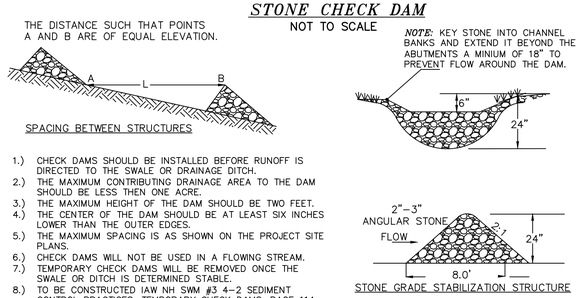
E8

TEMPORARY EROSION CONTROL MEASURES

1. THE SMALLEST PRACTICAL AREA OF LAND SHALL BE EXPOSED AT ANY ONE TIME.
2. EROSION, SEDIMENT AND DETENTION MEASURES SHALL BE INSTALLED AS SHOWN ON THE PLANS AND AT LOCATIONS AS REQUIRED, DIRECTED BY THE ENGINEER.
3. ALL DISTURBED AREAS SHALL BE RETURNED TO ORIGINAL GRADES AND ELEVATIONS. DISTURBED AREAS SHALL BE LOAMED WITH A MINIMUM OF 4" OF LOAM AND SEEDED WITH NOT LESS THAN ONE POUND OF SEED PER 50 SQUARE YARDS OF AREA. (SEE SEED SPECIFICATIONS THIS SHEET)
4. ALL DISTURBED AREAS WILL BE RESTABILIZED WITHIN 45 DAYS. AT ANY ONE TIME, NO MORE THAN 5 ACRES, (217,800 Sq. Ft.) WILL BE DISTURBED.
5. SILT FENCES AND PERIMETER BARRIERS SHALL BE INSPECTED PERIODICALLY AND AFTER EVERY RAIN DURING THE LIFE OF THE PROJECT. ALL DAMAGED AREAS SHALL BE REPAIRED, SEDIMENT DEPOSITS SHALL PERIODICALLY BE REMOVED AND DISPOSED OF.
6. AFTER ALL DISTURBED AREAS HAVE BEEN STABILIZED, THE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE REMOVED AND THE AREA DISTURBED BY THE REMOVAL SMOOTHED AND RE-VEGETATED.
7. PER THE EPA CGP REQUIREMENTS THERE WILL BE REPORTS OF THE EROSION CONTROL INSPECTIONS IAW SWPPP PREPARED BY BS&E. ALL EROSION CONTROLS SHALL BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER 0.25" OR GREATER RAIN EVENT.
8. DITCHES, SWALES, AND BASINS SHALL BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
9. DO NOT TRAFFIC EXPOSED SOIL SURFACES WITH CONSTRUCTION EQUIPMENT. IF FEASIBLE, PERFORM EXCAVATIONS WITH EQUIPMENT POSITIONED OUTSIDE THE LIMITS OF THE INFILTRATION SYSTEM.
10. DRIVEWAYS AND CUT AND FILL SPLOPES MUST BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINAL GRADE.
11. STABILIZATION MEANS:
    - 11.1. A MINIMUM OF 85% OF VEGETATIVE COVER HAS BEEN ESTABLISHED.
    - 11.2. A MINIMUM OF 3 INCHES OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIP RAP HAS BEEN INSTALLED, OR
    - 11.3. EROSION CONTROL BLANKETS HAVE BEEN INSTALLED.
12. THIS PROJECT IS TO BE MANAGED IN A MANNER THAT MEETS THE REQUIREMENTS AND INTENT OF RSA 430:53 AND CHAPTER AGR 3800 RELATIVE TO INVASIVE SPECIES.
13. THE NHDES STORMWATER MANUAL, IN THREE VOLUMES, DATED DECEMBER 2008, IS A PART OF THIS PLAN SET AND THE MORE RESTRICTIVE WILL GOVERN. (NH SWM)

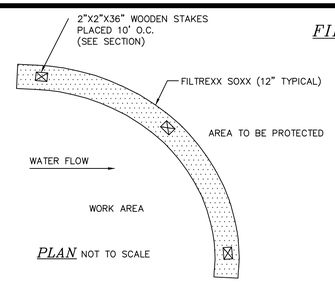
E9

STONE CHECK DAM
NOT TO SCALE



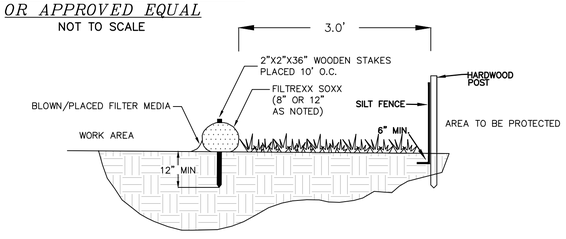
1.) CHECK DAMS SHOULD BE INSTALLED BEFORE RUNOFF IS DIRECTED TO THE SWALE OR DRAINAGE DITCH.
2.) THE MAXIMUM CONTRIBUTING DRAINAGE AREA TO THE DAM SHOULD BE LESS THEN ONE ACRE.
3.) THE MAXIMUM HEIGHT OF THE DAM SHOULD BE TWO FEET.
4.) THE CENTER OF THE DAM SHOULD BE AT LEAST SIX INCHES LOWER THAN THE OUTER EDGES.
5.) THE MAXIMUM SPACING IS AS SHOWN ON THE PROJECT SITE PLANS.
6.) CHECK DAMS WILL NOT BE USED IN A FLOWING STREAM.
7.) TEMPORARY CHECK DAMS WILL BE REMOVED ONCE THE SWALE OR DITCH IS DETERMINED STABLE.
8.) TO BE CONSTRUCTED IAW NH SWM #3 4-2 SEDIMENT CONTROL PRACTICES, TEMPORARY CHECK DAMS, PAGE 114.

E10



PLAN NOT TO SCALE

FILTREXX SEDIMENT CONTROL OR APPROVED EQUAL
NOT TO SCALE



NOTES

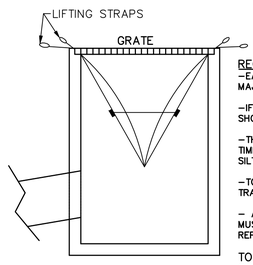
1. ALL MATERIAL TO MEET FILTREXX SPECIFICATIONS.
2. FILTER MEDIA FILL TO MEET APPLICATION REQUIRMENTS.
3. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.
4. SILTSOXX MAY BE USED IN PLACE OF SILT FENCE OR OTHER SEDIMENT BARRIERS.
5. SILTSOXX COMPOST/SOIL/ROCK/SEED FILL MATERIAL SHALL BE ADJUSTED AS NECESSARY TO MEET THE REQUIRMENTS OF THE SPECIFIC APPLICATION.
6. FILTREXX SOXX IS A REGISTERED TRADEMARK OF FILTREXXIN TERNATIONAL, LLC.
7. SILT FENCE IS NOT A SUBSTITUTION FOR SILT SOXX AND ANY EQUAL SUBSTITUTION TO BE APPROVED.
8. TO BE CONSTRUCTED IAW FILTREXX, SECTION 1:EROSION & SEDIMENT CONTROL (PAGE 323) - CONSTRUCTION ACTIVITIES, SWPPP CUT SHEET: FILTREXX SEDIMENT CONTROL

Filtrexx International, LLC
35481 Grafton Eastern Rd | Grafton, Oh 44044
440-926-2607 | fax: 440-926-4021
WWW.FILTREXX.COM
OR APPROVED EQUAL

NOTE: FOR AREAS REQUIRING DOUBLE PERIMETER CONTROL WITHIN 50' OF JURISDICTIONAL WETLANDS AND NOT FOR ALL SILT SOXX APPLICATIONS. THIS DUPLICATION MAY BE SPECIFIED AS 12" SILT SOXX OR ORANGE CONSTRUCTION FENCE AS NOTED.

SECTION NOT TO SCALE

E11



RECOMMENDED MAINTENANCE SCHEDULE

-EACH SILTSACK SHOULD BE INSPECTED AFTER EVERY MAJOR RAIN EVENT, AND MUST BE MAINTAINED.

-IF THERE HAVE BEEN NO MAJOR EVENTS, SILTSACK SHOULD BE INSPECTED EVERY 2-3 WEEKS.

-THE RESTRAINT CORD SHOULD BE VISIBLE AT ALL TIMES. IF CORD IS COVERED WITH SEDIMENT, THE SILTSACK SHOULD BE EMPTIED.

-TO BE USED IN ALL AREAS WHERE THERE WILL BE TRAFFIC.

- ARE SUBJECT TO DAMAGE BY SNOW PLOWS, AND MUST BE INSPECTED AFTER ANY SNOW EVENT AND REPLACED AS REQUIRED.

TO BE CONSTRUCTED IAW NH SWM #3 4-2 SEDIMENT CONTROL PRACTICES, TEMPORARY STORM DRAIN INLET PROTECTION, PAGE 118.

SILTSACK DETAIL
NOT TO SCALE

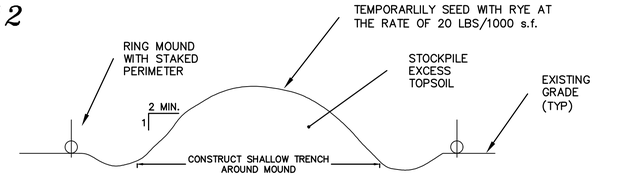
E-101

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

DATE : NOVEMBER 14, 2019
FILE NO. : DB 2019 - 143
AS NOTED

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14043
LICENSED PROFESSIONAL ENGINEER

E12



TO BE CONSTRUCTED IAW NH SWM #3 4–1 EROSION CONTROL PRACTICES, SOIL STOCKPILE PRACTICES, PAGE 46.

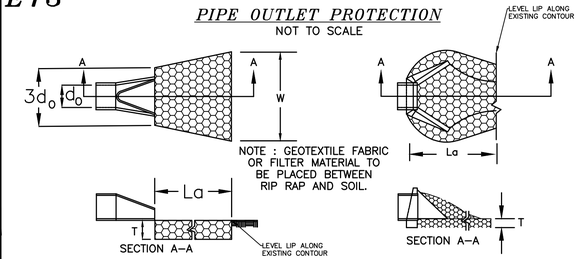
TOPSOIL STOCKPILE MOUND

NOT TO SCALE

E13

PIPE OUTLET PROTECTION

NOT TO SCALE



PIPE OUTLET TO FLAT AREA WITH NO DEFINED CHANNEL

PIPE OUTLET TO WELL–DEFINED CHANNEL

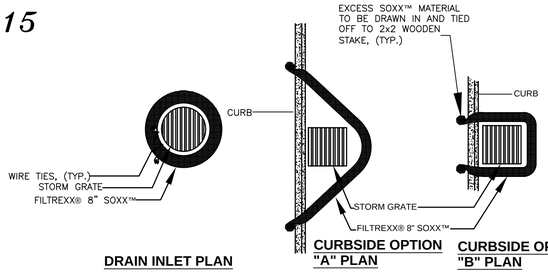
PIPE OUTLET PROTECTION CONSTRUCTION SPECIFICATIONS

1. THE SUB GRADE FOR THE FILTER MATERIAL, GEOTEXTILE FABRIC, AND RIP RAP SHALL BE PREPARED TO THE LINES AND GRADES SHOWN ON THE PLANS. SPECIFIED GRADATION.
2. THE ROCK OR GRAVEL USED FOR FILTER OF RIP RAP SHALL CONFORM TO NHDOT SECTION 583.
3. GEOTEXTILE FABRICS SHALL BE PROTECTED FROM PUNCTURE OR TEARING DURING THE PLACEMENT OF THE ROCK RIP RAP DAMAGED AREAS IN THE FABRIC SHALL BE REPAIRED BY PLACING A PIECE OF FABRIC OVER THE DAMAGED AREA OR BY COMPLETE REPLACEMENT OF THE FABRIC. ALL OVERLAPS REQUIRED FOR REPAIRS OR JOINING TWO PIECES OF FABRIC SHALL BE A MINIMUM OF 12 INCHES.
4. STONE FOR THE RIP RAP MAY BE PLACED BY EQUIPMENT AND SHALL BE CONSTRUCTED TO THE FULL LAYER THICKNESS IN ONE OPERATION AND IN SUCH A MANNER AS TO PREVENT SEGREGATION OF THE STONE SIZES.
5. TO BE CONSTRUCTED IAW NH SWM #2 4–6 CONVEYANCE PRACTICES, 6. OUTLET PROTECTION, PAGE 172.

E14

TABLE 7–24––RECOMMENDED RIP RAP GRADATION RANGES			
d50 SIZE=	0.5	FEET	6 INCHES
% OF WEIGHT SMALLER THAN THE GIVEN d50 SIZE	SIZE OF STONE (INCHES) FROM		TO
100%	9		12
85%	8		11
50%	6		9
15%	2		3

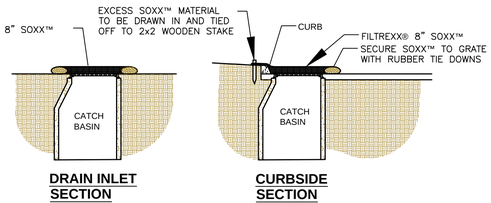
E15



DRAIN INLET PLAN

CURBSIDE OPTION "A" PLAN

CURBSIDE OPTION "B" PLAN



DRAIN INLET SECTION

CURBSIDE SECTION

NOTES:
1. ALL MATERIAL TO MEET FILTREXX® SPECIFICATIONS.
2. FILTER MEDIA™ FILL TO MEET APPLICATION REQUIREMENTS.
3. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.

FILTREXX INLET PROTECTION

NOT TO SCALE

E16

NOTE: THIS PROJECT IS TO BE MANAGED IN A MANNER THAT MEETS THE REQUIREMENTS AND INTENT OF RSA 430:53 AND CHAPTER AGR 3800 RELATIVE TO INVASIVE SPECIES.

NOTE: Temporary seed mix for stabilization of turf shall be winter rye or oats at a rate of 2.5 lbs. per 1000 s.f. and shall be placed prior to OCT. 15, if permanent seeding not yet complete.

SEEDING GUIDE

USE	SEEDING MIXTURE 1/	DROUGHTY	WELL DRAINED	MODERATELY WELL DRAINED	POORLY DRAINED
STEEP CUTS AND FILLS, BORROW AND DISPOSAL AREAS	A	FAIR	GOOD	GOOD	FAIR
	B	POOR	GOOD	FAIR	FAIR
	C	POOR	GOOD	EXCELLENT	GOOD
	D	FAIR	EXCELLENT	GOOD	EXCELLENT
	E	FAIR	EXCELLENT	EXCELLENT	POOR
WATERWAYS, EMERGENCY SPILLWAYS, AND OTHER CHANNELS WITH FLOWING WATER.	A	GOOD	GOOD	GOOD	FAIR
	C	GOOD	EXCELLENT	EXCELLENT	FAIR
	D	GOOD	EXCELLENT	EXCELLENT	FAIR
LIGHTLY USED PARKING LOTS, ODD AREAS, UNUSED LANDS, AND LOW INTENSITY USE RECREATION SITES.	A	GOOD	GOOD	GOOD	FAIR
	B	GOOD	GOOD	GOOD	FAIR
	C	GOOD	EXCELLENT	EXCELLENT	POOR
	D	FAIR	GOOD	GOOD	EXCELLENT
PLAY AREAS AND ATHLETIC FIELDS (TOPSOIL IS ESSENTIAL FOR GOOD TURF.)	F	FAIR	EXCELLENT	EXCELLENT	2/
	G	FAIR	EXCELLENT	EXCELLENT	2/

GRAVEL PIT, SEE NH–PM–24 IN APPENDIX FOR RECOMMENDATION REGARDING RECLAMATION OF SAND AND GRAVEL PITS.

1/ REFER TO SEEDING MIXTURES AND RATES IN TABLE 7–36.
2/ POORLY DRAINED SOILS ARE NOT DESIRABLE FOR USE AS PLAYING AREA AND ATHLETIC FIELDS.

RECOMMENDED *

SEEDING RATES

MIXTURE	POUNDS PER ACRE	POUNDS PER 1,000 Sq. Ft.
A. TALL FESCUE	20	0.45
CREEPING RED FESCUE	20	0.45
RED TOP	2	0.05
TOTAL	42	0.95
B. TALL FESCUE	15	0.35
CREEPING RED FESCUE	10	0.25
CROWN VETCH OR	15	0.35
FLAT PEA	20	0.75
TOTAL	40 OR 55	0.95 OR 1.35
C. TALL FESCUE	24	0.55
CREEPING RED FESCUE	24	0.55
BIRDS FOOT TREFOIL	REMOVED	REMOVED
TOTAL	48	1.10
D. TALL FESCUE	20	0.45
FLAT PEA	30	0.75
TOTAL	50	1.20
E. CREEPING RED FESCUE 1/	50	1.15
KENTUCKY BLUEGRASS 1/	50	1.15
TOTAL	100	2.30
F. TALL FESCUE 1	150	3.60

CONSERVATION MIX	POUNDS PER ACRE	POUNDS PER 1,000 S.F.
TALL FESCUE (35%)	15	0.35
CREEPING RED FESCUE (25%)	15	0.35
ANNUAL RYEGRASS (12%)	5	0.12
PERENNIAL RYEGRASS (10%)	5	0.12
KENTUCKY BLUEGRASS (10%)	15	0.35
WHITE CLOVER (3%)	7	0.16

SEEDING SPECIFICATIONS

1. GRADING AND SHAPING
   A. SLOPES SHALL NOT BE STEEPER THAN 2:1; 3:1 SLOPES OR FLATTER ARE PREFERRED.
   WHERE MOWING WILL BE DONE, 3:1 SLOPES OR FLATTER ARE RECOMMENDED.
2. SEEDBED PREPARATION
   A. SURFACE AND SEEPAGE WATER SHOULD BE DRAINED OR DIVERTED FROM THE SITE TO PREVENT DROWNING OR WINTER KILLING OF THE PLANTS.
   B. STONES LARGER THAN 4 INCHES AND TRASH SHOULD BE REMOVED BECAUSE THEY INTERFERE WITH SEEDING AND FUTURE MAINTENANCE OF THE AREA. WHERE FEASIBLE, THE SOIL SHOULD BE TILLED TO A DEPTH OF ABOUT 4 INCHES TO PREPARE A SEED BED AND MIX FERTILIZER AND LIME INTO THE SOIL. THE SEEDBED SHOULD BE LEFT IN REASONABLY FIRM AND SMOOTH CONDITION. THE LAST TILLAGE OPERATION SHOULD BE PERFORMED ACROSS THE SLOPE WHEREVER PRACTICAL.
3. ESTABLISHING A STAND
   A. LIME AND FERTILIZER SHOULD BE APPLIED PRIOR TO OR AT THE TIME OF SEEDING
   AND INCORPORATED INTO THE SOIL KINDS AND AMOUNTS OF LIME AND FERTILIZER SHOULD BE BASED ON AN EVALUATION OF SOIL TESTS. WHEN A SOIL TEST IS NOT AVAILABLE,
   THE FOLLOWING MINIMUM AMOUNTS SHOULD BE APPLIED:
   AGRICULTURAL LIMESTONE, 2 TONS PER ACRE OR 100LBS. PER 1,000 SQ.FT.
   NITROGEN(N), 50LBS. PER ACRE OR 1.1LBS. PER 1,000 SQ.FT.
   PHOSPHATE(P2O5), 100LBS. PER ACRE OR 2.2LBS. PER 1,000 SQ.FT.
   POTASH(K2O), 100LBS. PER ACRE OR 2.2LBS. PER 1,000 SQ.FT.
   (NOTE: THIS IS THE EQUIVALENT OF 500LBS. PER ACRE OF 10–20–20 FERTILIZER OR 1,000LBS. PER ACRE OF 5–10–10.)
   B. SEED SHOULD BE SPREAD UNIFORMLY BY THE METHOD MOST APPROPRIATE FOR THE SITE. METHODS INCLUDE BROADCASTING, DRILLING AND HYDROSEEDING. WHERE BROADCASTING IS USED, COVER SEED WITH .25 INCH OF SOIL OR LESS, BY CULTIPACKING OR RAKING.
   C. REFER TO TABLE(G–E1 THIS SHEET) FOR APPROPRIATE SEED MIXTURES AND TABLE(H–E1 THIS SHEET) FOR RATES OF SEEDING. ALL LEGUMES (CROWNVETCH, BIRDSFOOT TREFOIL, AND FLATPEA) MUST BE INOCULATED WITH THEIR SPECIFIC INOCULANT.
   D. WHEN SEEDED AREAS ARE MULCHED, PLANTINGS MAY BE MADE FROM EARLY SPRING TO EARLY OCTOBER. WHEN SEEDED AREAS ARE NOT MULCHED, PLANTINGS SHOULD BE MADE FROM EARLY SPRING TO MAY 20 OR FROM AUGUST 10 TO SEPTEMBER 1.
4. MULCH
   A. HAY, STRAW, OR OTHER MULCH, WHEN NEEDED, SHOULD BE APPLIED IMMEDIATELY AFTER SEEDING.
   B. MULCH WILL BE HELD IN PLACE USING APPROPRIATE TECHNIQUES FROM THE BEST MANAGEMENT PRACTICE FOR MULCHING. HAY OR STRAW MULCH SHALL BE PLACED AT A RATE OF 90LBS PER 1000 S.F.
5. MAINTENANCE TO ESTABLISH A STAND
   A. PLANTED AREA SHOULD BE PROTECTED FROM DAMAGE BY FIRE, GRAZING, TRAFFIC, AND DENSE WEED GROWTH.
   B. FERTILIZATION NEEDS SHOULD BE DETERMINED BY ONSITE INSPECTIONS. SUPPLEMENTAL FERTILIZER IS USUALLY THE KEY TO FULLY COMPLETE THE ESTABLISHMENT OF THE STAND BECAUSE MOST PERENNIAL STAKE 2 TO 3 YEARS TO BECOME ESTABLISHED.
   C. IN WATERWAYS, CHANNELS, OR SWALES WHERE UNIFORM FLOW CONDITIONS ARE ANTICIPATED, OCCASIONAL MOWNG MAY BE NECESSARY TO CONTROL GROWTH OF WOODY VEGETATION.
6. TO BE CONSTRUCTED IAW NH SWM #3 4–1 EROSION CONTROL PRACTICES, PERMANENT VEGETATION, PAGE 60.
7. SEE RAIN GARDEN AND INFILTRATION DETAIL SHEETS FOR SPECIFIC PLANTING INSTRUCTIONS AND SEEDING.

E17

CONSTRUCTION SEQUENCE:

1.) CUT AND REMOVE TREES IN CONSTRUCTION AREA ONLY AS REQUIRED, RELOCATE ANY PROJECT T.B.M.

2.) CONSTRUCT AND/OR INSTALL TEMPORARY AND PERMANENT SEDIMENT EROSION AND DETENTION CONTROL FACILITIES AS SPECIFIED. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SOIL LAND DISTURBANCE AND MUST BE REVIEWED AND APPROVED BY THE COMMUNITY SERVICES DEPARTMENT.

3.) EROSION, SEDIMENT AND DETENTION CONTROL FACILITY SHALL BE INSTALLED & STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.TEMPORARY DIVERSIONS MAY BE REQUIRED. POST CONSTRUCTION STORM WATER MANAGEMENT PRACTICES MUST BE INITIATED AND STABILIZED EARLY IN THE PROCESS.

4.) CLEAR, CUT AND DISPOSE OF DEBRIS IN APPROVED FACILITY

5.) CONSTRUCT TEMPORARY CULVERTS AS REQUIRED, OR DIRECTED

6.) CONSTRUCT ROADWAYS FOR ACCESS TO DESIRED CONSTRUCTION AREAS. ALL ROADS SHALL BE STABILIZED IMMEDIATELY

7.) START BUILDING CONSTRUCTION

8.) INSTALL PIPE AND CONSTRUCTION ASSOCIATED APPURTENANCES AS REQUIRED OR DIRECTED. INSTALL RAIN GARDENS. ALL DISTURBED AREAS SHALL STABILIZED IMMEDIATELY AFTER GRADING.

9.) BEGIN PERMANENT AND TEMPORARY SEEDING AND MULCHING. ALL CUT AND FILL SLOPES AND DISTURBED AREAS SHALL BE SEEDED OR MULCHED AS REQUIRED, OR DIRECTED. NO AREA IS ALLOWED TO BE DISTURBED FOR A LENGTH OF TIME THAT EXCEEDS 45 DAYS BEFORE BEING STABILIZED. DAILY, OR AS REQUIRED. ALL ROADWAYS AND PARKING AREAS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADES. ALL CUT AND FILL SLOPES SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADES.

10.) CONSTRUCT TEMPORARY BERMS, DRAINS DITCHES, SILT FENCES, SEDIMENT TRAPS, ETC. MULCH AND SEED AS REQUIRED.

11.) INSPECT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES DURING CONSTRUCTION. ALL SWPPP INSPECTIONS MUST BE CONDUCTED BY A QUALIFIED PROFESSIONAL SUCH AS A PROFESSIONAL ENGINEER (PE), A CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL (CPESC), A CERTIFIED EROSION SEDIMENT AND STORM WATER INSPECTOR (CESSW), OR A CERTIFIED PROFESSIONAL IN STORM WATER QUALITY (CPSWQ). INSPECTION REPORTS SHALL BE SUBMITTED TO THE COMMUNITY SERVICES DEPARTMENT.

12.) COMPLETE PERMANENT SEEDING AND LANDSCAPING.

13.) REMOVE TEMPORARY EROSION CONTROL MEASURES AFTER SEEDING AREAS HAVE ESTABLISHED THEMSELVES AND SITE IMPROVEMENTS ARE COMPLETE.

14.) SMOOTH AND REVEGETATE ALL DISTURBED AREAS.

15.) FINISH PAVING ALL ROADWAYS.

E18

DEFINITION OF STABLE:

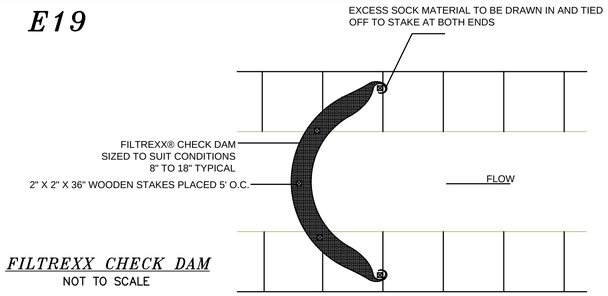
PER ENV–WQ 1500 ALTERATION OF TERRAIN

1. BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED.
2. A MINIMUM OF 85 PERCENT VEGETATED GROWTH HAS BEEN ESTABLISHED..
3. A MINIMUM OF 3 INCHES OF NON–EROSIVE MATERIAL SUCH AS STONE OR RIP–RAP HAS BEEN INSTALLED.
4. OR, EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.

ADDITION STABILIZATION NOTES:

5. HAY MULCH OR OTHER APPROVED METHODS SHALL BE USED TO CONTROL EROSION OF NEWLY GRADED AREAS. ALL CUT AND FILL SLOPES SHALL BE SEEDED AND MULCHED WITHIN 72 HOURS AFTER THEIR CONSTRUCTION.
6. DISTURBED SOIL AREAS SHALL BE EITHER TEMPORARILY OR PERMANENTLY STABILIZED. IN AREAS WHERE FINAL GRADING HAS NOT OCCURRED, TEMPORARY STABILIZATION MEASURES SHOULD BE IN PLACE WITHIN SEVEN (7) CALENDAR DAYS FOR EXPOSED SOIL AREAS THAT ARE WITHIN ONE HUNDRED (100) FEET OF A SURFACE WATER BODY OR A WETLAND AND NO MORE THAN 14 CALENDAR DAYS FOR ALL OTHER AREAS. PERMANENT STABILIZATION SHOULD BE IN PLACE WITHIN THREE (3) CALENDAR DAYS FOLLOWING COMPLETION OF FINAL GRADING OF EXPOSED SOIL AREAS.

E19

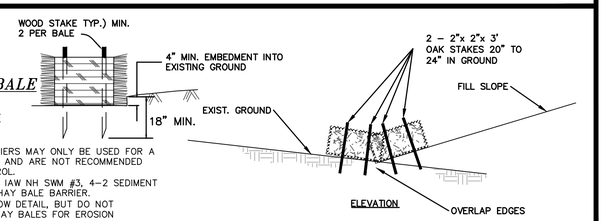


FILTREXX CHECK DAM

NOT TO SCALE

NOTES:
1. ALL MATERIAL TO MEET FILTREXX® SPECIFICATIONS.
2. CHECK DAM SHOULD BE USED IN AREAS THAT DRAIN 1 ACRE OR LESS.
3. SEDIMENT SHOULD BE REMOVED FROM BEHIND CHECK DAM ONCE THE ACCUMULATED HEIGHT HAS REACHED ½ THE HEIGHT OF THE CHECK DAM.
4. CHECK DAM CAN BE DIRECT SEEDED AT THE TIME OF INSTALLATION.
5. CONTRACTOR IS REQUIRED TO BE A FILTREXX CERTIFIED™ INSTALLER.

E20

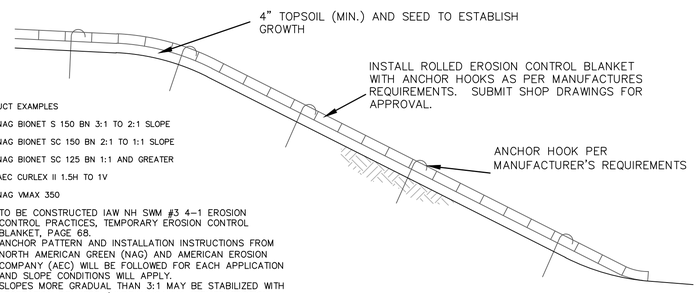


STAKED HAYBALE DETAIL

NOT TO SCALE

1.) HAY BALES BARRIERS MAY ONLY BE USED FOR A MAXIMUM OF 60 DAYS AND ARE NOT RECOMMENDED FOR PERIMETER CONTROL.
2.) TO BE INSTALLED IAW NH SWM #3, 4–2 SEDIMENT CONTROL, STRAW OR HAY BALE BARRIER.
3.) REQUIRED TO SHOW DETAIL, BUT DO NOT RECOMEND USE OF HAY BALES FOR EROSION CONTROL.

E21



PRODUCT EXAMPLES

1.) NAG BIONET S 150 BN 3:1 TO 2:1 SLOPE
2.) NAG BIONET SC 150 BN 2:1 TO 1:1 SLOPE
3.) NAG BIONET SC 125 BN 1:1 AND GREATER
4.) AEC CURLEX II 1.5H TO 1V
5.) NAG VMAX 350

1. TO BE CONSTRUCTED IAW NH SWM #3 4–1 EROSION CONTROL PRACTICES, TEMPORARY EROSION CONTROL BLANKET, PAGE 68.
2. ANCHOR PATTERN AND INSTALLATION INSTRUCTIONS FROM NORTH AMERICAN GREEN (NAG) AND AMERICAN EROSION COMPANY (AEC) WILL BE FOLLOWED FOR EACH APPLICATION AND SLOPE CONDITIONS WILL APPLY.
3. SLOPES MORE GRADUAL THAN 3:1 MAY BE STABILIZED WITH VEGETATION OR HECP (HYDRAULICALLY APPLIED EROSION CONTROL MIX)/BONDED FIBER MATRIX. HOWEVER THE ENGINEER RESERVES THE RIGHT TO REQUEST INCREASED RECB TO BE INSTALLED ON ANY SLOPE.

ROLLED EROSION CONTROL BLANKET (RECB) SLOPE STABILIZATION DETAIL

NOT TO SCALE

E22

WINTER STABILIZATION NOTES

1. ALL DISTURBED AREAS THAT DO NOT HAVE AT LEAST 85% VEGETATIVE COVERAGE PRIOR TO OCTOBER 15TH SHALL BE STABILIZED BY APPLYING MULCH AT A RATE OF 3–4 TONS PER ACRE. ALL SIDE SLOPES, STEEPER THAN 4:1, THAT ARE NOT DIRECTED TO SWALES OR DETENTION BASINS, SHALL BE LINED WITH BIODEGRADABLE/PHOTODEGRADABLE "JUTE MATTING" (EXCELSIOR'S CURLEX II OR EQUAL). ALL OTHER SLOPES SHALL BE MULCHED AND TACKED AT A RATE OF 3–4 TONS PER ACRE. THE APPLICATION OF MULCH AND/OR JUTE MATTING SHALL NOT OCCUR OVER EXISTING SNOW COVER. IF THE SITE IS ACTIVE AFTER OCTOBER 15TH, ANY SNOW THAT ACCUMULATES ON DISTURBED AREAS SHALL BE REMOVED. PRIOR TO SPRING THAW ALL AREAS WILL BE STABILIZED, AS DIRECTED ABOVE.

2. ALL SWALES THAT DO NOT HAVE FULLY ESTABLISHED VEGETATION SHALL BE EITHER LINED WITH TEMPORARY JUTE MATTING OR TEMPORARY STONE CHECK DAMS (APPROPRIATELY SPACED). STONE CHECK DAMS WILL BE MAINTAINED THROUGHOUT THE WINTER MONTHS. IF THE SWALES ARE TO BE MATTED WITH PERMANENT LINERS OR RIPRAP WITH ENGINEERING FABRIC, THIS SHALL BE COMPLETED PRIOR TO WINTER SHUTDOWN OR AS SOON AS THEY ARE PROPERLY GRADED AND SHAPED.

3. PRIOR TO OCT. 15TH ALL ROADWAY AND PARKING AREAS SHALL BE BROUGHT UP TO AND THROUGH THE BANK RUN GRAVEL APPLICATION. IF THESE AREAS' ELEVATIONS ARE PROPOSED TO REMAIN BELOW THE PROPOSED SUBGRADE ELEVATION, THE SUBGRADE MATERIAL SHALL BE ROUGHLY CROWNED AND A 3" LAYER OF CRUSHED GRAVEL SHALL BE PLACED AND COMPACTED. THIS WILL ALLOW THE SUBGRADE TO SHED RUNOFF AND WILL REDUCE ROADWAY EROSION. THIS CRUSHED GRAVEL DOES NOT HAVE TO CONFORM TO NH DOT 304.3, BUT SHALL HAVE BETWEEN 15–25% PASSING THE #200 SIEVE AND THE LARGEST STONE SIZE SHALL BE 2". IF THE SITE IS ACTIVE AFTER OCTOBER 15TH, ANY ACCUMULATED SNOW SHALL BE REMOVED FROM ALL ROADWAY AND PARKING AREAS.

4. AFTER OCTOBER 15TH, THE END OF NEW HAMPSHIRE'S AVERAGE GROWING SEASON, NO ADDITIONAL LOAM SHALL BE SPREAD ON SIDE SLOPES AND SWALES. THE STOCKPILES THAT WILL BE LEFT UNDISTURBED UNTIL SPRING SHALL BE SEEDED BY THIS DATE. AFTER OCTOBER 15TH, ANY NEW OR DISTURBED PILES SHALL BE MULCHED AT A RATE OF 3–4 TONS PER ACRE. ALL STOCKPILES THAT WILL REMAIN THROUGHOUT THE WINTER SHALL BE SURROUNDED WITH SILT FENCING.

DOVER FILE #P19–85

#	REVISION	DATE	DESCRIPTION
#2			REVISED PER TRC COMMENTS
#1		10–05–20	REVISED PER TRC COMMENTS
		08–06–20	

EROSION & SEDIMENT CONTROL DETAILS
LAND OF
GULF LANDING PROPERTIES LLC
CENTRAL AVENUE
DOVER, N.H.
TAX MAP 38, LOT 9–42

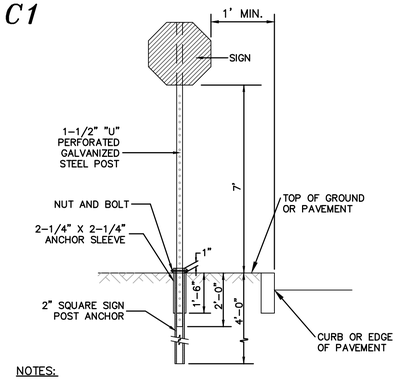
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332–2863

AS NOTED
DATE : NOVEMBER 14, 2019
FILE NO. : DB 2019 – 143

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

E–102

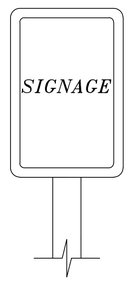
C1



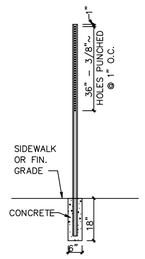
NOTES:

1. ALL SIGNAGE SHALL BE TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS AND NHDOT STANDARDS.
2. THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS/CATALOG CUTS TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO ERECTING SIGNS.
3. THE LOCATION OF THE SIGNS SHALL BE AS INDICATED ON THE DRAWINGS AND/OR AS DIRECTED BY THE TOWN OF SOUTH BERWICK DEPARTMENT OF PUBLIC WORKS.

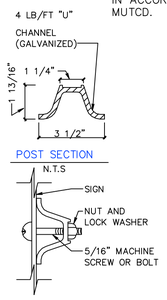
TYPICAL SIGN POST
(NOT TO SCALE)



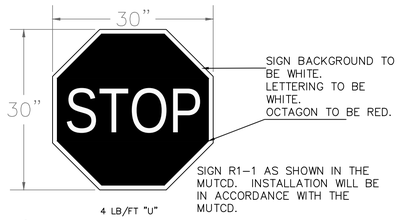
PARTIAL ELEVATION
N.T.S.



POST
N.T.S.

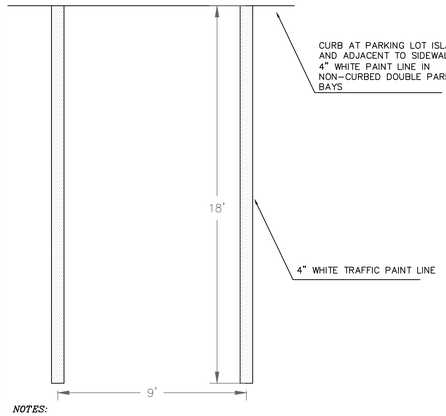


MOUNTING
N.T.S.



C2

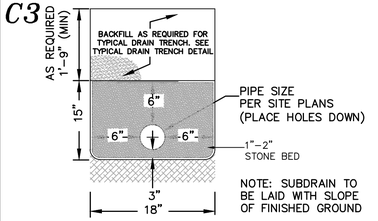
PARKING SPACE DETAIL
NOT TO SCALE



NOTES:

1.) PROVIDE TWO COATS OF PAINT ON ALL PARKING LINES.
2.) SEE PROPOSED SITE PLANS FOR LOCATION OF PARKING SPACES.
3.) PAINTED SPACES ONLY WHERE MARKED ON SITE PLAN

C3



SUBDRAIN PIPE TO BE ADS N-12 PERFORATED (CORRUGATED EXTERIOR/ SMOOTH INTERIOR) MEETING AASHTO M-252 WITH FILTER SOCK

NOTES:

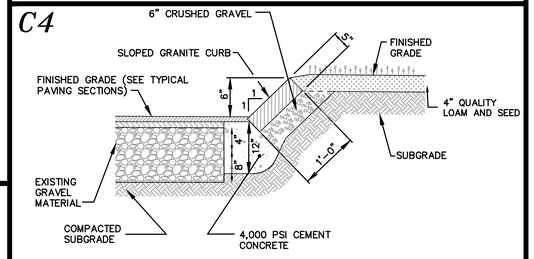
CROWN OF 6" SUBDRAIN PIPES TO MATCH CROWN OF DRAIN PIPES IN CATCH BASINS

SUBDRAIN TO BE INSTALLED AS INDICATED ON THE DRAWINGS AND AS DIRECTED BY THE ENGINEER.

SHORING AND STABILIZING OF TRENCH SIDEWALLS DURING EXCAVATION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR ANY TRENCH EXCAVATION BEYOND THE LIMITS OF PAY EXCAVATION INDICATED.

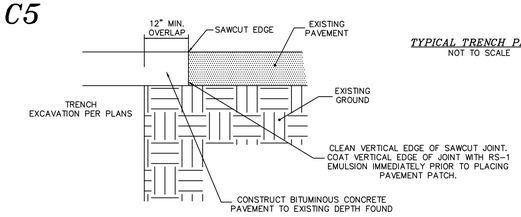
SUBDRAIN DETAIL TYPICAL
NOT TO SCALE

C4

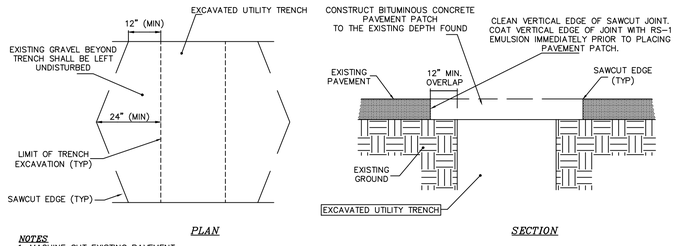


SLOPE GRANITE CURB DETAIL
NOT TO SCALE

C5

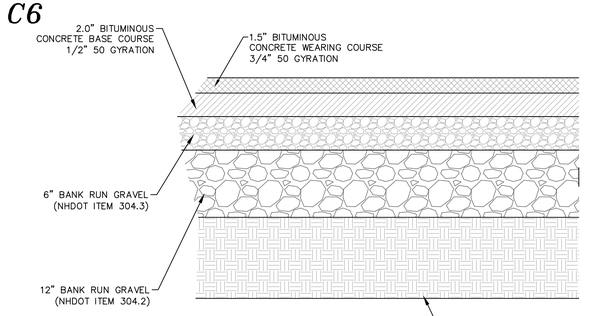


TYPICAL TRENCH PATCH
NOT TO SCALE



NOTES
1. MACHINE CUT EXISTING PAVEMENT.
2. ALL TEMPORARY, DAMAGED, OR DEFECTIVE PAVEMENT SHALL BE REMOVED PRIOR TO PLACEMENT OF PERMANENT TRENCH REPAIRS.
3. DIAMOND PATCHES, SHALL BE REQUIRED FOR ALL TRENCHES CROSSING ROADWAY. DIAMOND PATCHES SHALL MEET NHDOT REQUIREMENTS.

C6



NOTES:

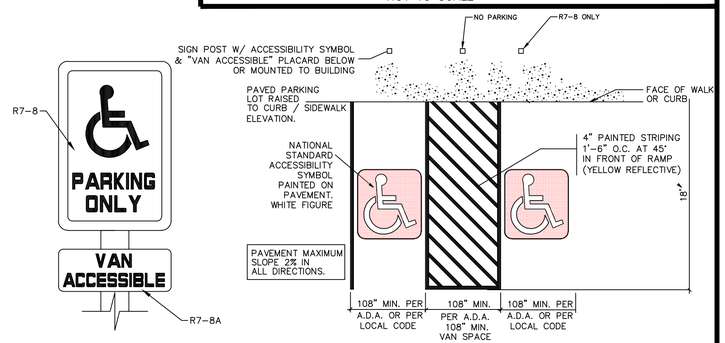
1.) BITUMINOUS MATERIALS SHALL CONFORM TO NHDOT SPECIFICATION SUBSECTION 401.3.6.

2.) PAVEMENT BASE COURSE AGGEGATE SHALL CONFORM TO NHDOT SPECIFICATION SECTION 304, ITEM 304.3 AND COMPACTED TO A MINIMUM OF 95% OF MODIFIED PROCTOR MAXIMUM DRY DENSITY.

3.) PAVEMENT SUBBASE COURSE AGGREGATE AND AGGREGATE FOR SUBGRADE REPAIR AREAS SHALL BE SUITABLE FOR USE AS STRUCTURAL FILL AND BE PROOFROLLED AND COMPAIBED TO 95% OF MODIFIED PROCTOR MAXIMUM DRY DENSITY. FOR NEW CONSTRUCTION AREAS ONLY. IN EXISTING PAVEMENT AREAS THE CONTRACTOR IS TO ENSURE THE BASE MATERIAL IS SUITABLE TO THE OWNER FOR RE-PAVING

BITUMINOUS CONCRETE PAVEMENT SECTION
NOT TO SCALE

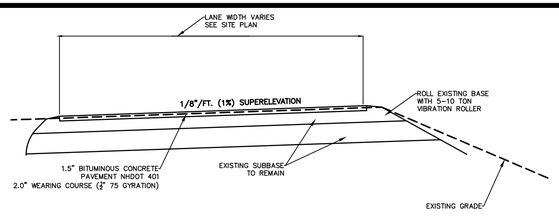
C7



PARTIAL ELEVATION
N.T.S.

PARKING STALL SIGNAGE FOR THE PHYSICALLY CHALLENGED
NOT TO SCALE

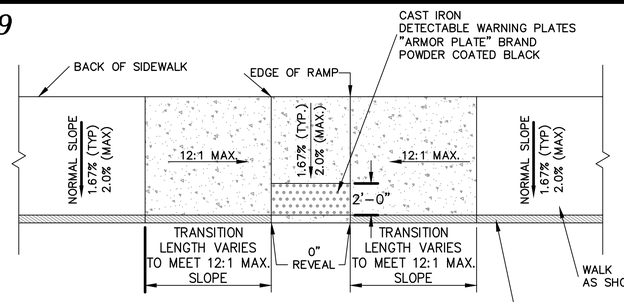
C8



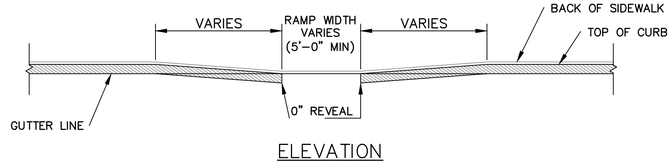
TYPICAL ACCESS WAY RECLAIM AND RE-SURFACING DETAIL

NOT TO SCALE

C9



PLAN
(NOT TO SCALE)



ELEVATION
NOT TO SCALE

TYPICAL DETAIL FOR WHEELCHAIR RAMP

DOVER FILE #P19-85

#	REVISION	DATE	DESCRIPTION
#2			REVISED PER TRC COMMENTS
#1		10-05-20	REVISED PER TRC COMMENTS
		08-06-20	

CONSTRUCTION DETAILS
LAND OF
GULF LANDING PROPERTIES LLC
CENTRAL AVENUE
DOVER, N.H.
TAX MAP 38, LOT 9-42

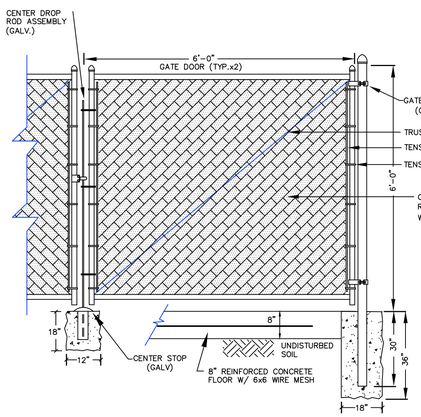
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

AS NOTED
DATE : NOVEMBER 14, 2019
FILE NO. : DB 2019 - 143

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14765
LICENSED PROFESSIONAL ENGINEER

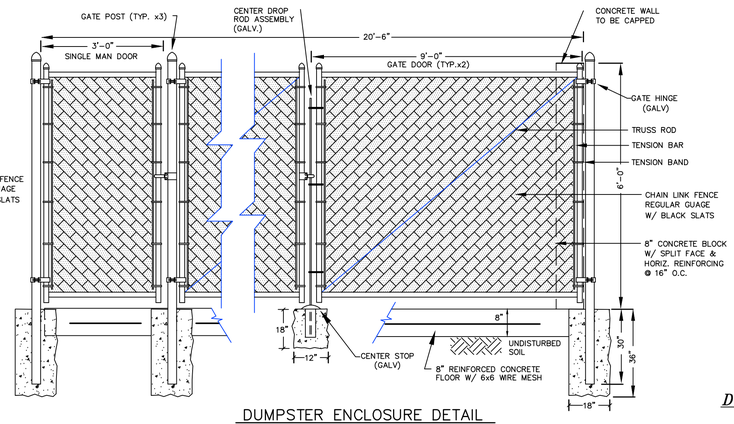
C-101

C10



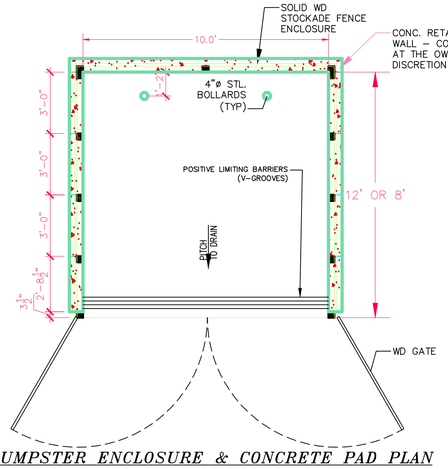
DUMPSTER ENCLOSURE DETAIL

SCALE: 1/2" = 1'-0"



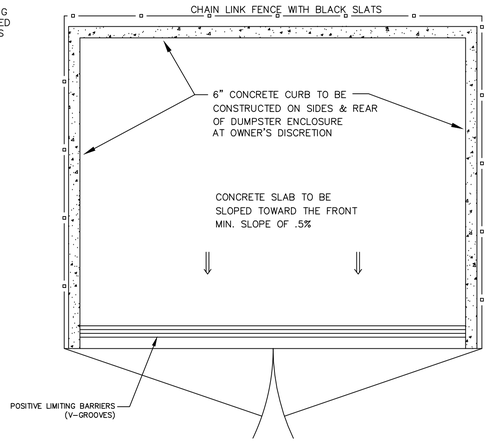
DUMPSTER ENCLOSURE DETAIL

SCALE: 1/2" = 1'-0"



DUMPSTER ENCLOSURE & CONCRETE PAD PLAN

NOT TO SCALE



DUMPSTER SLAB DETAILS

NOT TO SCALE

DOVER FILE #P19-85

#	REVISION	DATE	DESCRIPTION
#2			REVISED PER TRC COMMENTS
#1		10-05-20 08-06-20	REVISED PER TRC COMMENTS

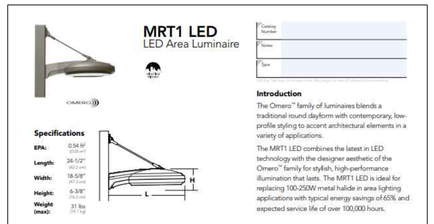
CONSTRUCTION DETAILS
LAND OF
GULF LANDING PROPERTIES LLC
CENTRAL AVENUE
DOVER, N.H.
TAX MAP 38, LOT 9-42

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

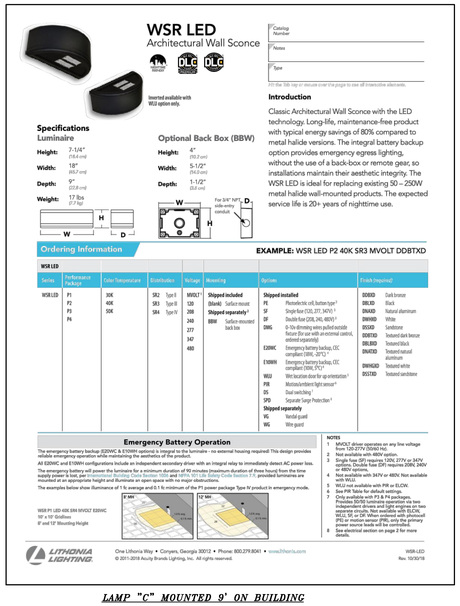
DATE : NOVEMBER 14, 2019
FILE NO. : DB 2019 - 143
AS NOTED

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 7943
LICENSED PROFESSIONAL ENGINEER

C11

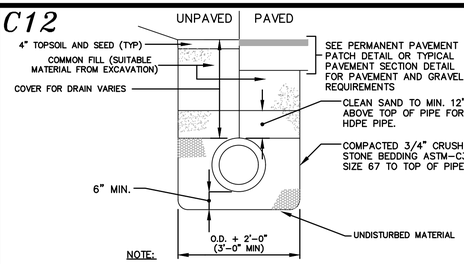


LAMP "B" MOUNTED 20' ABOVE GRADE



LAMP "C" MOUNTED 9' ON BUILDING

C12



NOTE:

PLASTIC DRAIN PIPE (HDPE) SHALL BE ADS N-12 (CORRUGATED EXTERIOR/SMOOTH INTERIOR) OR EQUAL MEETING AASHTO M-252 AND H-20 LOADING.

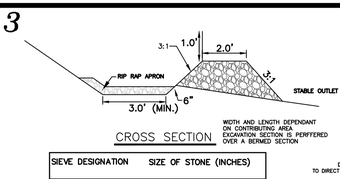
DI DRAIN PIPE SHALL BE CL. 50.

RC DRAIN PIPE SHALL BE CLASS III UNLESS OTHERWISE NOTED.

TYPICAL DRAIN AND SEWER PIPE TRENCH

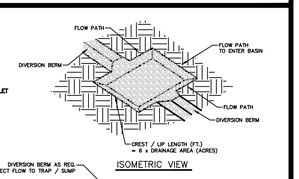
NOT TO SCALE

C13

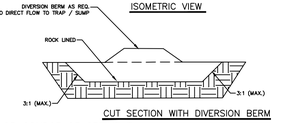


CROSS SECTION

SIEVE DESIGNATION	SIZE OF STONE (INCHES)
100%	12
84-100%	6
68-83%	3
42-55%	1
8-12%	NO. 4



ISOMETRIC VIEW



CUT SECTION WITH DIVERSION BERM

1. TRAP TO BE INSTALLED AS CLOSE TO THE DISTURBED AREA OR SOURCE OF SEDIMENT AS POSSIBLE.
2. THE MAXIMUM CONTRIBUTING DRAINAGE AREA TO THE TRAP SHALL BE LESS THAN 5 ACRES.
3. THE MINIMUM VOLUME OF THE TRAP SHALL BE 3,600 CUBIC FEET OF STORAGE FOR EACH ACRE OF DRAINAGE AREA.
4. THE SIDE SLOPES OF THE TRAP SHALL BE 3:1 OR FLATTER AND SHALL BE STABILIZED IMMEDIATELY AFTER THEIR CONSTRUCTION.
5. THE OUTLET OF THE TRAP SHALL BE A MINIMUM OF ONE FOOT BELOW THE CREST OF THE TRAP AND SHALL DISCHARGE TO A STABILIZED AREA.
6. THE TRAP SHALL BE CLEANED WHEN 50 PERCENT OF THE ORIGINAL VOLUME IS FILLED.
7. THE MATERIALS REMOVED FROM THE TRAP SHALL BE PROPERLY DISPOSED OF AND STABILIZED.

STONE LINED SEDIMENT TRAP



LAMP "A" MOUNTED 8' ON BUILDING

NOT TO SCALE

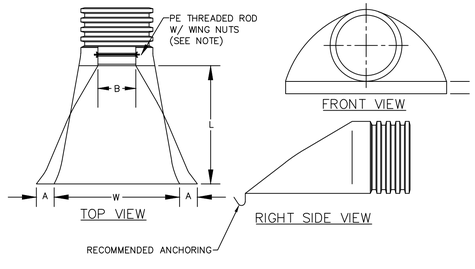
C14

PART No.	PIPE SIZE	A	B(MAX)	H	L	W
1510-NP	15" 375 mm	6.5" 165 mm	10" 254 mm	6.5" 165 mm	25" 635 mm	29" 735 mm
1810-NP	18" 450 mm	7.5" 190 mm	15" 380 mm	6.5" 165 mm	32" 812 mm	35" 890 mm
2410-NP	24" 600 mm	7.5" 190 mm	18" 450 mm	6.5" 165 mm	36" 900 mm	45" 1140 mm
3010-NP	30" 750 mm	10.5" 266 mm	N/A	7.0" 178 mm	53" 1345 mm	68" 1725 mm
3610-NP	36" 900 mm	10.5" 266 mm	N/A	7.0" 178 mm	53" 1345 mm	68" 1725 mm

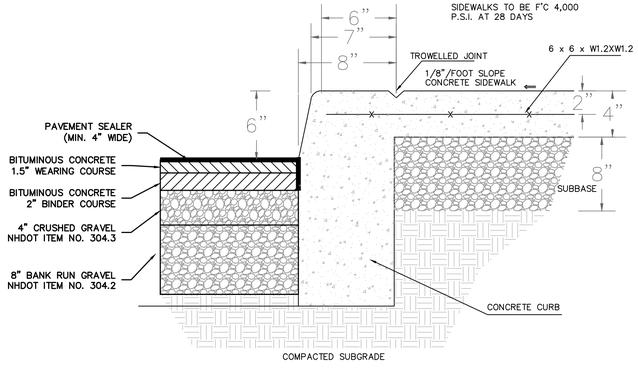
NOTE: PE THREADED ROD W/ WING NUTS PROVIDED FOR END SECTIONS 15"-24". 30" & 36" END SECTIONS TO BE WELDED PER MANUFACTURER'S RECOMMENDATIONS.

ADS N-12 FLARED END SECTIONS

NOT TO SCALE (ALL DIMENSIONS ARE NOMINAL)



C15



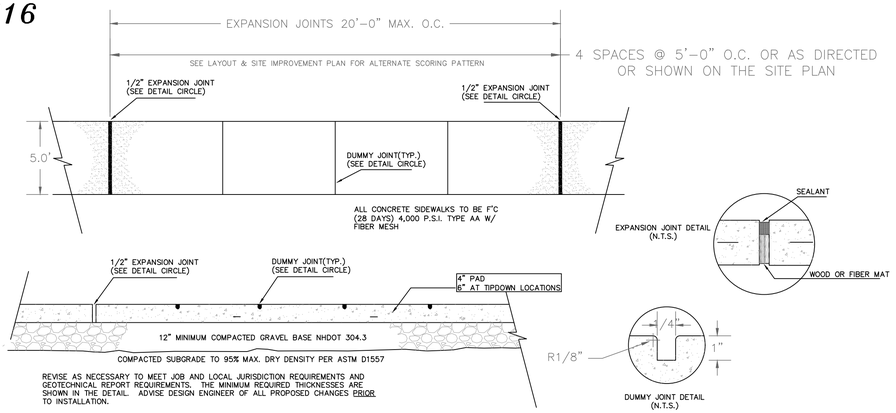
CURB DETAIL WITH MONOLITHIC SIDEWALK

NOT TO SCALE

C-102

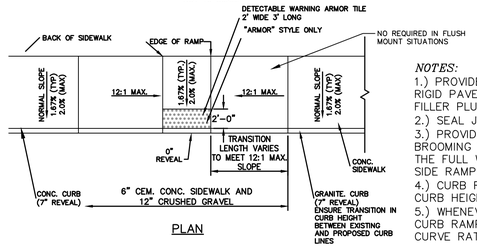
SHEET 16 OF 20

C16



CONCRETE SIDEWALK

NOT TO SCALE

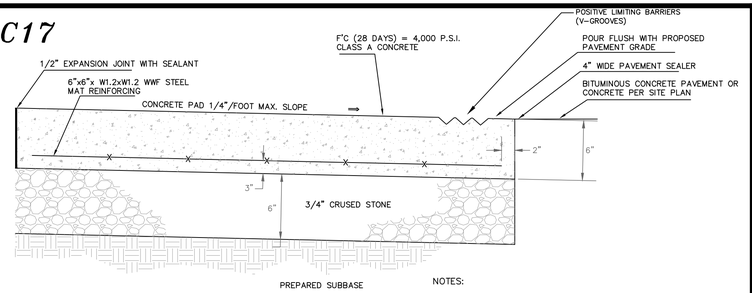


PLAN

NOTES:

1.) PROVIDE EXPANSION JOINT MATERIAL WHERE CURB RAMP ADJOINS ANY RIGID PAVEMENT, SIDEWALK OR STRUCTURE WITH THE TOP OF JOINT FILLER PLUS SEALANT FLUSH WITH ADJACENT CONCRETE SURFACE.
2.) SEAL JOINTS WITH AN APPROVED SEALING MATERIAL.
3.) PROVIDE SLIP RESISTANT TEXTURE ON CURB RAMP BY COARSE BROOMING TRANSVERSE TO THE SLOPE OF THE RAMP. EXTEND TEXTURE THE FULL WIDTH AND LENGTH OF THE CURB RAMP INCLUDING FLARED SIDE RAMPS.
4.) CURB RAMP AND SIDE FLARE LENGTHS ARE VARIABLE AND BASED ON CURB HEIGHT AND THE SIDEWALK PITCH.
5.) WHENEVER POSSIBLE, CONSTRUCT THE TRANSITION SLOPE FROM THE CURB RAMP AND FLARE SIDES TO ADJOINING SURFACES WITH A GRADUAL CURVE RATHER THAN AN ABRUPT ANGLE.

C17



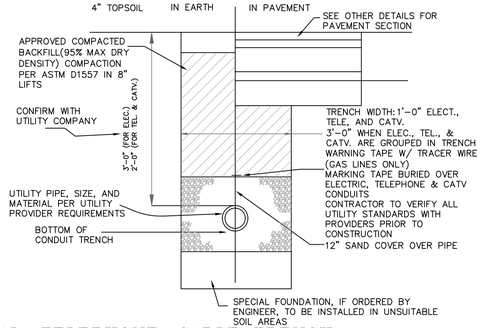
DUMPSTER PAD *SECTION VIEW*

NOT TO SCALE

NOTES:

2.) CONFIGURATION WILL ENCLOSE 2-8 YARD DUMPSTERS.

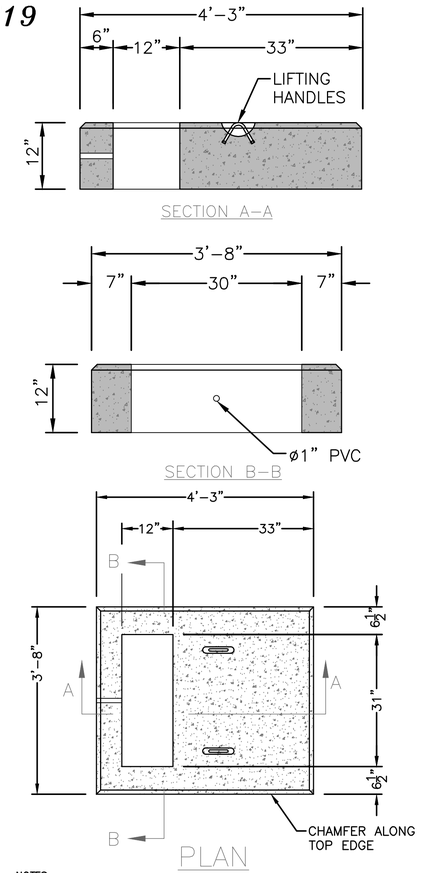
C18



ELECTRICAL, TELEPHONE, CABLE TRENCH

NOT TO SCALE

C19



NOTES:

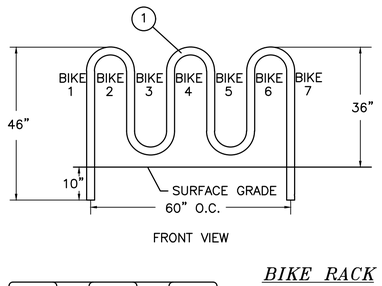
1. CONCRETE MINIMUM STRENGTH 4,000 PSI AFTER 28 DAYS
2. REINFORCEMENT STEEL CONFORMS TO ASTM A615 GRADE 60 #6 REBAR.
3. MEETS OR EXCEEDS EVERSOURCE SPECIFICATIONS.
4. MUST BE A SHEA CONCRETE PRODUCT OR EQUAL.
5. VERIFY WITH EVERSOURCE THE SIZE IS APPROPRIATE FOR THE TRANSFORMER PRIOR TO PURCHASE.

TRANSFORMER AND PAD DETAIL

NOT TO SCALE

C20

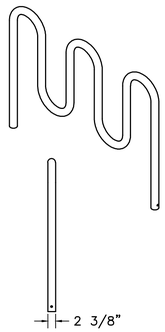
MATERIALS LIST
(1) TUBING – ø 2 3/8" x .154" Wall Steel Tubing



FRONT VIEW

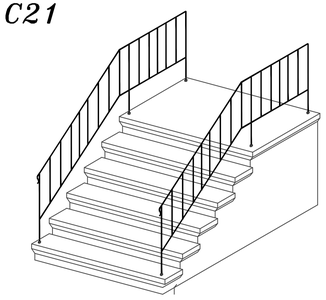
TOP VIEW

BIKE RACK
(NOT TO SCALE)

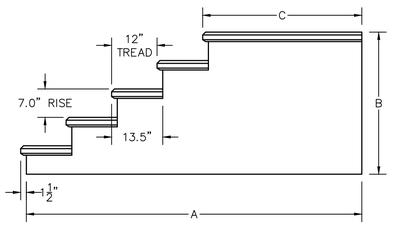


RIGHT SIDE VIEW

C21

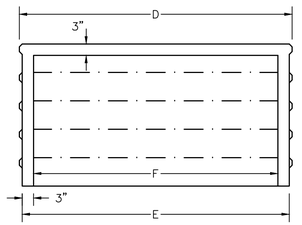


WEIGHT	RISERS						
WIDTH	1	2	3	4	5	6	7
4'	670#	1,090#	1,555#	2,065#	2,625#	3,230#	
5'	815#	1,285#	1,800#	2,360#	2,965#	3,620#	4,320#
6'	960#	1,480#	2,040#	2,650#	3,310#	4,010#	4,760#
7'	1,100#	1,670#	2,280#	2,940#	3,650#	4,400#	5,200#
8'	1,245#	1,860#	2,525#	3,235#	3,990#	4,790#	
10'	1,530#	1,250#	3,010#	3,820#	4,670#	5,575#	



SIDE VIEW

RISER	A NO PLAT	A 42" PLAT	B HEIGHT
1	12"	41 ½"	7"
2	24"	53 ½"	14"
3	36"	65 ½"	21"
4	48"	77 ½"	28"
5	60"	89 ½"	35"
6	72"	101 ½"	42"
7*	84"	113 ¼"	49"



END VIEW

D WIDTH	E OUTSIDE CORE WIDTH	F INSIDE CORE WIDTH	C PLATFORM LENGTH
4'	45 ½"	39 ½"	42"
5'	57 ½"	51 ½"	42"
6'	70"	63 ½"	42"
7'-2"	83"	77"	42"
8'	93"	86"	42"
10'	116"	110 ½"	42"

NOTES:

1. CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
2. WROUGHT IRON RAILS OPTIONAL.
3. TREADS AND PLATFORM BROOM FINISHED.
*4. 7 RISER AVAILABLE IN 5', 6' AND 7' WIDE ONLY.
5. BRICK OR BRICK & GRANITE OPTIONAL.
6. WIDTH (E) INCREASES BY 1" FOR BRICK STEPS.

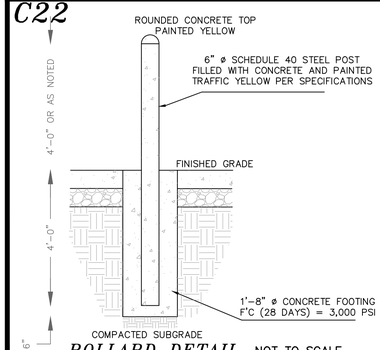
CONCRETE STAIRCASE

NOT TO SCALE

NOTES:

1. FIELD CONSTRUCTED OR POURED IN PLACE STAIRS ARE ACCEPTABLE. ALL REQUIRED CODES SHOULD BE CONSULTED PRIOR TO CONSTRUCTION.

C22



BOLLARD DETAIL NOT TO SCALE

DOVER FILE #P19-85

#	REVISION	DATE	DESCRIPTION
#2		10-05-20	REVISED PER TRC COMMENTS
#1		08-06-20	REVISED PER TRC COMMENTS

CONSTRUCTION DETAILS
LAND OF
GULF LANDING PROPERTIES LLC
CENTRAL AVENUE
DOVER, N.H.
TAX MAP 38, LOT 9-42

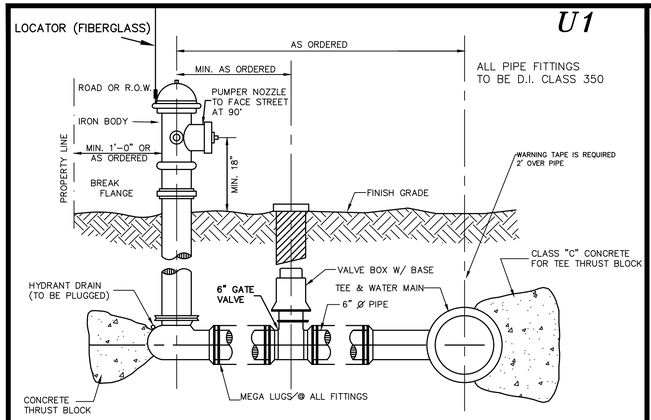
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

AS NOTED
DATE : NOVEMBER 14, 2019
FILE NO. : DB 2019 – 143

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14063
LICENSED PROFESSIONAL ENGINEER

C-103

U1



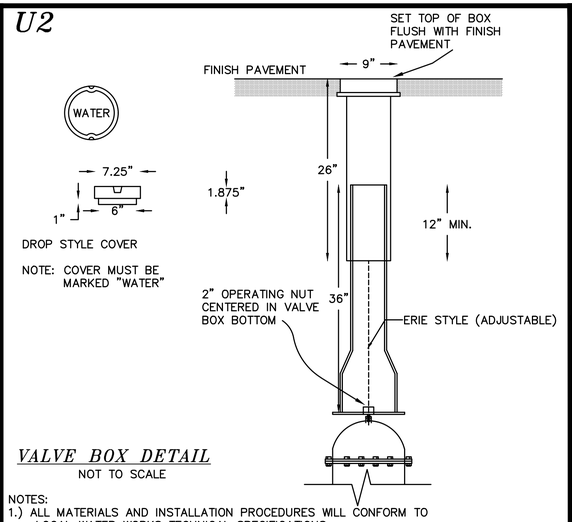
ALL PIPE FITTINGS TO BE D.I. CLASS 350

1.) THE FIRE HYDRANT IS TO BE PAINTED CITY OF DOVER STANDARD COLORS AND BE EQUIPPED WITH A HYDRANT LOCATOR.
2.) THE FIRE HYDRANT SHALL BE THE "EDDY" TYPE.
3.) GATE VALVES OPEN LEFT.

HYDRANT INSTALLATION DETAIL

NOT TO SCALE

U2

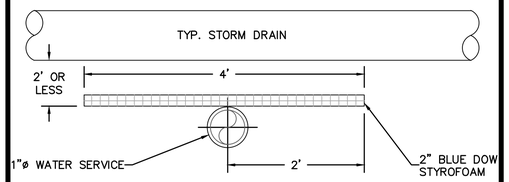


VALVE BOX DETAIL

NOT TO SCALE

NOTES:
1.) ALL MATERIALS AND INSTALLATION PROCEDURES WILL CONFORM TO LOCAL WATER WORKS TECHNICAL SPECIFICATIONS.
2.) ALL PIPE SHOULD HAVE A MINIMUM DEPTH OF 5' FROM TOP OF PIPE TO FINISH GRADE.
3.) VALE BOX IS TO BE AT LEAST 5' DEEP.

U3



INSULATE WATER PIPE WHERE CROSSING UNDER CULVERT

NOT TO SCALE

U4

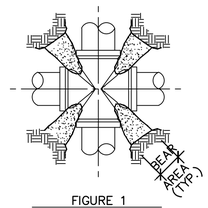


FIGURE 1
CROSS
(ONLY REQ'D IF ANY LEG IS LESS THAN 60 FT. LONG)

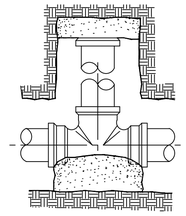


FIGURE 2
TEE, PLUG OR CAP

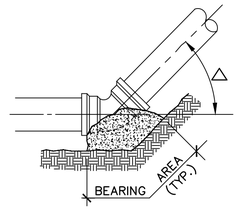


FIGURE 3
HORIZONTAL OR UPWARD VERTICAL BEND

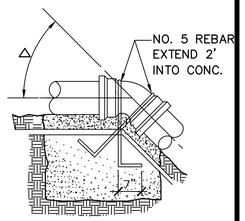


FIGURE 4
DOWNWARD VERTICAL BEND

TYPICAL THRUST BLOCKS

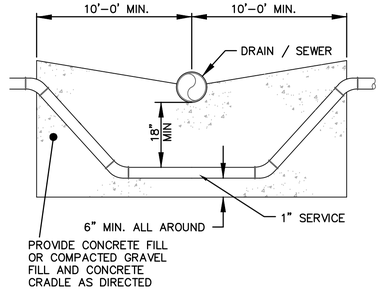
NOT TO SCALE

PIPE I.D.	BEARING AREA, SQUARE FEET						VOLUME OF CONC. CU.YD	
	FIGURE 1	FIGURE 2	FIGURE 3 △				FIGURE 4 △	
			90°	45°	22-1/2°	11-1/4°	45°	22-1/2° 11-1/4°
4"	2	2	2	1	1	1	1.0	.5 .5
6"	2	3	3	2	1	1	1.5	1.0 .5
8"	2	5	6	3	2	1	2.0	1.0 .5
10"	3	7	10	5	3	1	4.0	2.0 1.0
12"	3	10	14	8	4	2		
14"	4	14	20	10	5	3		
16"	4	20	24	12	7	4		
18"	5	24	30	16	10	5		
20"	5	28	40	20	12	6		

GENERAL NOTES:

1. ALL FITTINGS & EXPOSED REBAR TO BE RAPPED W/ TWO LAYERS OF 6 MIL. POLYETHYLENE WHERE COVERED WITH CONCRETE.
2. ALL CONCRETE SHALL BE CLASS C 3000 P.S.I. MINIMUM 28 DAYS COMPRESSIVE STRENGTH.
3. PLACE CONCRETE AGAINST UNDISTURBED EARTH.
4. TABLE DENOTES MINIMUM BEARING AREA OR VOLUME OF THRUST BLOCK. SPECIAL DESIGN FOR EACH INSTALLATION IS REQUIRED IF ALLOWABLE SOIL BEARING CAPACITY IS LESS THAN 3000 P.S.F.
5. VERTICAL SURFACES NOT BEARING AGAINST UNDISTURBED EARTH SHALL BE FORMED.
6. KEEP CONCRETE AWAY FROM FLANGE BOLTS AND FITTINGS.
7. MECHANICAL JOINTS AT ALL FITTINGS IE: BENDS,
8. TEES, CROSSES, AND VALVES SHALL BE THRUST RESTRAINT. (MEGA-LUG OR APPROVED EQUAL.

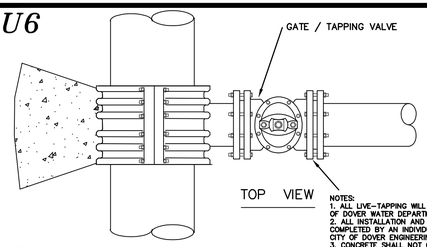
U5



WATER MAIN INSTALLATION – BELOW DRAIN / SEWER

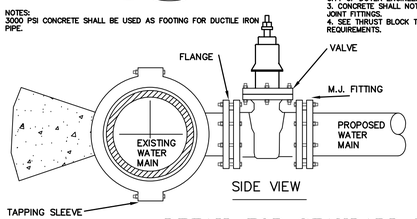
NOT TO SCALE

U6



NOTES:
1. ALL LIVE-TAPPING WILL BE COMPLETED IN ACCORDANCE WITH CITY OF DOVER WATER DEPARTMENT REGULATIONS.
2. ALL INSTALLATION AND TAPPING OF EXISTING WATER MAINS WILL BE COMPLETED BY AN INDIVIDUAL OR FIRM THAT IS APPROVED BY THE CITY OF DOVER ENGINEERING
3. CONCRETE SHALL NOT CONTACT BOLTS OR END OF MECHANICAL JOINT FITTINGS.
4. SEE THRUST BLOCK TABLES FOR AREA OF CONCRETE REQUIREMENTS.

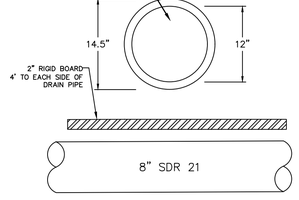
NOTES:
3000 PSI CONCRETE SHALL BE USED AS FOOTING FOR DUCTILE IRON PIPE.



DETAIL FOR STANDARD TAPPING SLEEVE AND VALVE ASSEMBLY

NOT TO SCALE

U7



CROSS SECTION A–A

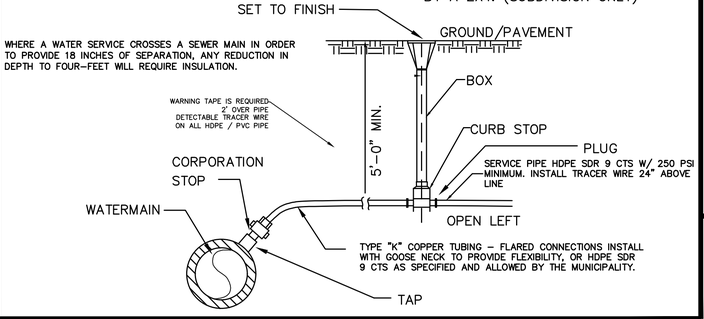
SEWER AND DRAIN CROSSING

U8

TYPICAL WATER SERVICE CONNECTION

NOT TO SCALE

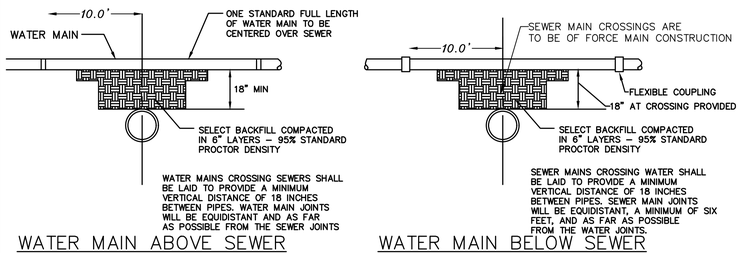
THE END OF THE INSTALLED WATER SERVICE TO BE MARKED BY A 2X4. (SUBDIVISION ONLY)



U9

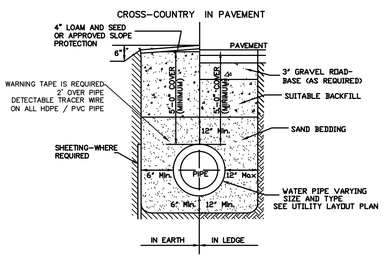
SEPERATION NOTES:

1. WATER MAIN SHALL BE IN ACCORDANCE WITH THE "RECOMMENDED STANDARDS FOR WATER WORKS" SO-CALLED TEN STATE STANDARDS AND NEW HAMPSHIRE WATER SUPPLY AND POLLUTION CONTROL DESIGN STANDARDS, ENV-WQ 700 ADOPTED OCTOBER 14, 2014.
2. WATER MAINS SHALL BE LAID AT LEAST 10 FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED SEWERS. THE DISTANCE SHALL BE MEASURED EDGE TO EDGE. IF THIS DISTANCE CANNOT BE OBTAINED, THEN THE PIPES SHALL BE INSTALLED IN A SEPARATE TRENCH AT AN ELEVATION SO THE BOTTOM OF THE WATER MAIN IS AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER.
3. VERTICAL SEPARATION REQUIREMENTS APPLY TO WATER AND SEWER MAINS AND SERVICE LINES. WHERE SEWER CROSSES WATER MAIN AND WATER SERVICE CROSSES SEWER MAIN, 18 INCH VERTICAL CLEARANCE SHALL BE PROVIDED WITH WATER OVER SEWER.



NOT TO SCALE *TYPICAL WATER/SEWER SEPERATION DETAILS*

U10



TYPICAL TRENCH DETAIL FOR WATER SYSTEM

NOT TO SCALE

U11

NOTES:

1.) THE PURPOSE OF THIS PLAN IS TO DESIGN A FORCE MAIN PUMP SYSTEM TO SERVICE THE PROPOSED ALLONSY FIELDS.

2.) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVE AND BELOW GROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ANY UTILITY CONFLICTS SHOULD BE REPORTED IMMEDIATELY TO THE DESIGN ENGINEER.

3.) THE CONTRACTOR SHALL CALL AND COORDINATE WITH DIGSAFE 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.

9.) ALL WATER MAIN AND SERVICE INSTALLATIONS SHALL CONFORM TO CITY OF DOVER STANDARDS.

10.) CONTRACTOR SHALL COORDINATE ALL ELECTRICAL INSTALLATIONS WITH EVERSOURCE AT (800) 662-7764. ALL ELECTRIC CONDUIT INSTALLATION SHALL BE INSPECTED BY EVERSOURCE PRIOR TO BACKFILL. A 48-HOUR MINIMUM NOTICE IS REQUIRED. SUBMERSIBLE PUMPS AND ALL OTHER ELECTRICAL SYSTEMS / COMPONENTS IN THE WET WELL SHALL MEET NEC REQUIREMENTS FOR CLASS I, DIVISION 1 ENVIRONMENT IN ACCORDANCE WITH ENV-WQ 705.07.

11.) ALL SEWER INSTALLATIONS SHALL CONFORM TO THE REQUIREMENTS OF NHDES & DOVER DPW SEWER DIVISION STANDARDS. ALL PVC SEWER PIPE IS TO CONFORM WITH ENV-WQ 704.05 (c)-(e) FOR SDR 35 GRAVITY SEWER PIPE, CONFORM WITH ENV-WQ 704.08 FOR SDR 21 FORCE MAIN PRESSURE PIPE, AND CONFORM WITH ASTM D3034. PVC JOINT SEALS SHALL CONFORM WITH ASTM D3121. GRAVITY SEWER TESTING IS REQUIRED IN ACCORDANCE WITH (IAW) ENV-WQ 704.06. FORCE MAIN TESTING IS REQUIRED IAW ENV-WQ 704.09.

12.) VERTICAL DATUM BASED ON NAVD88 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS. THE PROPOSED PUMP STATION IS LOCATED IN AN AREA OF MINIMAL FLOOD HAZARD, ZONE X, BASED ONFIRMETTE CREATED 5/28/2019 FOR PANEL 33017C0204D EFFECTIVE 5/17/2005 FOR THE CITY OF ROCHESTER.

13. A GENERATOR INSTALLED MEETING THE REQUIREMENTS OF ENV-WQ 705.11 IS REQUIRED FOR THIS INSTALLATION. THE INSTALLATION WILL REQUIRE A 20kW GENERATOR SUCH AS A BLUE STAR POWER SYSTEMS INC. CONTRACTOR TO DEMONSTRATE CONFORMANCE WITH REGULATION REQUIREMENTS.

14. THE OWNER INTENDS TO FENCE THE INSTALLATION AND MAY AT THEIR DISCRETION INSTALL SUPPORTS AND CARRYING BEAM TO ASSIST IN THE PUMP MAINTENANCE, DESIGNED BY OTHERS.

15. THE PUMP STATION ALARMS SYSTEM POWER SOURCE SHALL BE AN INDEPENDENT BATTERY WITH CONTINUOUS CHARGE, OR MAIN LINE POWER WITH BACK UP BATTERY SYSTEM, IAW ENV-WQ 705.09(e) AND SHALL INCLUDE A LOCAL AUDIBLE ENUNCIATOR AND LIGHT IAW ENV-WQ 705.09(g),

16. THIS PUMP STATION SHALL FAVE THE CAPABILITIES TO RECORD PUMP RUN TIMES OR HAVE CONTINUOUS FLOW RECORDING IAQ ENV-WQ 705(b)

17. THE PUMP STATION WET WELL AND VALVE PIT HATCHES SHALL HAVE A WARNING SIGN FOR CONFINED SPACE ENTRY IAW ENV-WQ 705.08(j)

18. SEE SHEET 19 FOR PUMP DESIGN.

U-101

DOVER FILE #P19-85

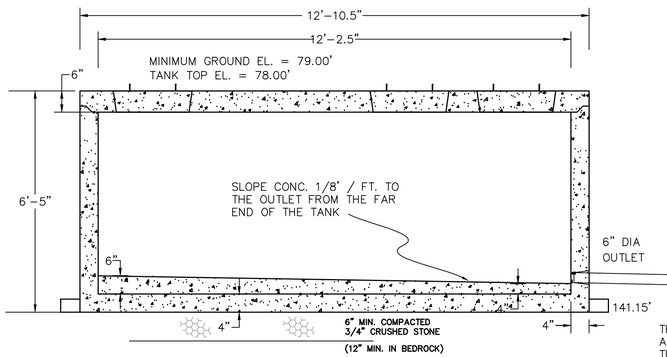
REVISION	DATE	DESCRIPTION
#2	10-05-20	REVISED PER TRC COMMENTS
#1	08-06-20	REVISED PER TRC COMMENTS

UTILITY DETAILS
LAND OF
GULF LANDING PROPERTIES LLC
CENTRAL AVENUE
DOVER, N.H.
TAX MAP 38, LOT 9-42

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

AS NOTED
DATE : NOVEMBER 14, 2019
FILE NO. : DB 2019 - 143

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



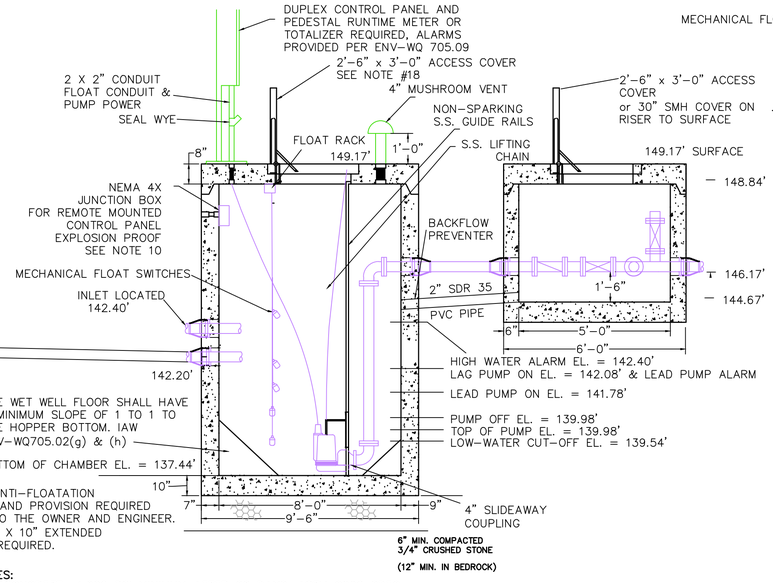
ANTI-FLOATATION CALCULATIONS AND PROVISION REQUIRED.

NOTES:

1. CONCRETE: 5,000 PSI MINIMUM AFTER 28 DAYS.
2. ALL REINFORCEMENT PER ASTM C1227.
3. DESIGNED FOR H-20 LOADING.
4. TONGUE & GROOVE JOINT SEALED WITH BUTYL RESIN.

COMMERCIAL LINE TANK
2500 GALLON MONOLITHIC

NOT TO SCALE

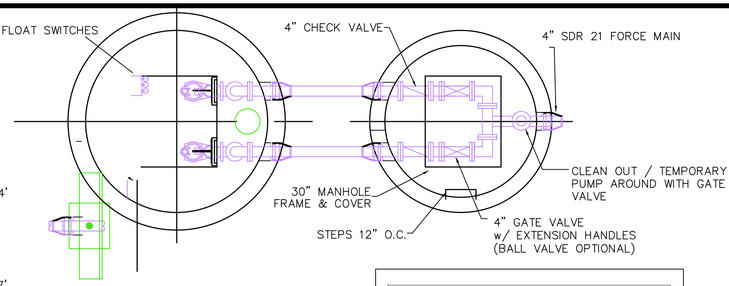


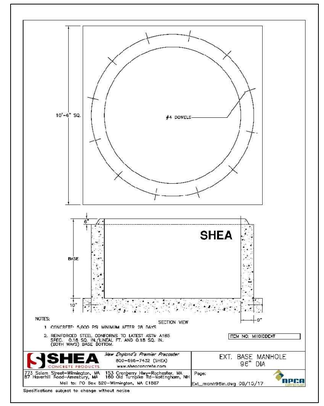
NOTES:

1. CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS. ASTM C990 SPEC
2. REINFORCED STEEL CONFORMS TO LATEST ASTM A185
3. BUTYL RESIN SECTION JOINT CONFORMS TO LATEST ASTM
4. WET WELL TESTING IS REQUIRED IAW ENV-WQ 705.02(i).
5. RECOMMEND THAT THIS PRE-CAST STRUCTURE BE PRODUCED IN A NPCA CERTIFIED PLANT. DESIGN BASED ON A PRE-CAST STRUCTURE AS SUPPLIED BY SHEA CONCRETE PRODUCTS OR APPROVED EQUAL.

PUMP STATION & VALVE PIT

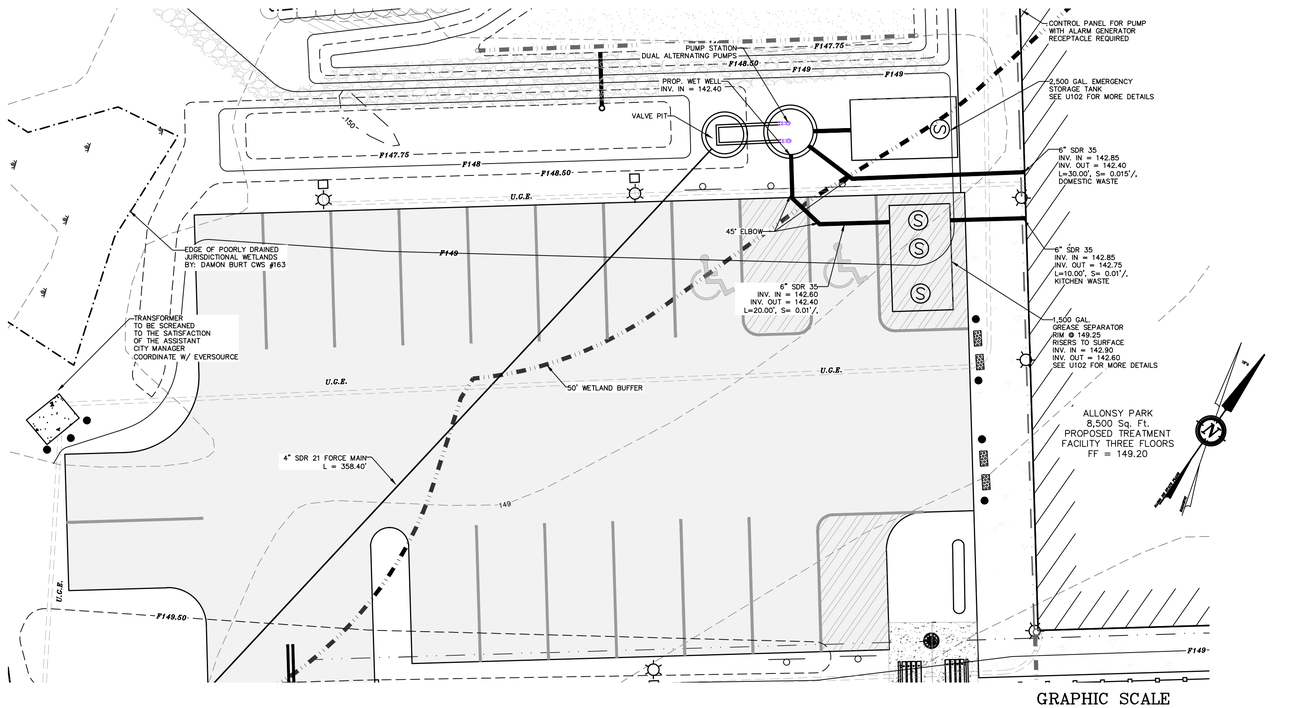
NOT TO SCALE





ANTI-FLOATATION EXTENDED BASE

NOT TO SCALE



PUMP STATION DESIGN CALCULATIONS

DESIGN FLOW BASIS (Env.-Wq 704.03 AND CITY OF DOVER)

AVERAGE DAILY FLOW (ADF) = 70 GPD / CAPITA (NHDES ENV.-Wq 704.03)
AVERAGE DAILY FLOW (ADF) = 135 GPD / BEDROOM (NHDES ENV.-Wq 1008.03)
USE 135 GPD / BEDROOM

DAILY FLOW
NUMBER OF EMPLOYEES ON MAX SHIFT = 8
NUMBER OF BEDS = 64
DAILY FLOW = ADF (BEDS) X BEDS = 135 GPD / BED X 64 BEDS
DAILY FLOW = ADF (EMPLOYEES) = 20 GPD / EMPLOYEE X 8 EMPLOYEES
DAILY FLOW = 8,800 GPD

PEAK FLOW
PEAKING FACTOR = 6 (ADF < 100,000)
PEAK FLOW = TDF X PEAKING FACTOR
8,800 GPD X 6
PEAK FLOW = 52,800 GPD

EMERGENCY OPERATIONS (Env. -Wq 705.06)

EMERGENCY GENERATOR TO BE PROVIDED
REQUIRED PUMP CAPACITY = PEAK FLOW / 1440 MIN. / DAY
REQUIRED PUMP CAPACITY = 52,800 GPD / 1440 MIN. / DAY = 15.5 GPM PEAK HOURLY FLOW

36.7 GPM < 100 GPM

STORAGE CAPACITY

PROVIDED STORAGE CAPACITY: = (142.08' - 139.98) x 376.03 GAL / V. F.
(WET WELL) PUMP CYCLE
= 2.1' x 376.03 GAL / V.F. = 789.66 GAL
PROVIDED STORAGE TO ALARM:
= 2.42' x 376.03 GAL / V.F. = 910.00 GAL

WET WELL AND PUMP OPERATION NOTES:

WET WELL INVERTS

INVERT IN:	142.40'
HIGH WATER ALARM:	142.40'
LAG PUMP ON:	142.08'
LEAD PUMP ON:	141.78'
DOSE DEPTH:	1.80'
PUMP OFF:	139.98'
DEPTH OF PUMP SUBMERSION:	2.54'
CHAMBER BOTTOM:	137.44'

PUMP HEAD CALCULATIONS:

STATIC HEAD = 358.40'
MINOR HEAD LOSSES (PIPE / FITTINGS) = 34.00'
TOTAL DYNAMIC HEAD = STATIC HEAD + MINOR HEAD LOSSES
= 392.40 FT
PUMP INFORMATION: BERMESA CUTTER PUMP 3" SOLIDS HANDLING VORTEX WASTEWATER (2 EA.)
SFEV3A-X, 3 HP, 6.50" IMPELLER, 3" SOLIDS HANDLING, SINGLE PHASE, OR APPROVED EQUAL
PUMP OPERATION = 145 GPM, 679 GALLONS (PROVIDED STORAGE CAPACITY)
RUN TIME = 4.67 MINUTES > 3 MINUTES (679 GAL / 140 GPM)

PEAK HOURLY FLOW: 79.6 GPM, 160 GPM > 78 GPM (ENV-WQ 705.01 (d) (9)

NOTE: CONTRACTOR / PUMP INSTALLER TO CONFIRM ALL PUMP SPECIFICATION WITH PUMP MANUFACTURER BASED ON SITE CONDITIONS AND CURRENT SPECIFICATIONS TO ENSURE A MINIMUM VELOCITY OF 3 FEET PER SECOND AND MINIMUM RUN TIME OF 3 MINUTES.

U-102

DOVER FILE #P19-85

#	REVISION	DATE	DESCRIPTION
#2			REVISED PER TRC COMMENTS
#1		10-05-20 08-06-20	REVISED PER TRC COMMENTS

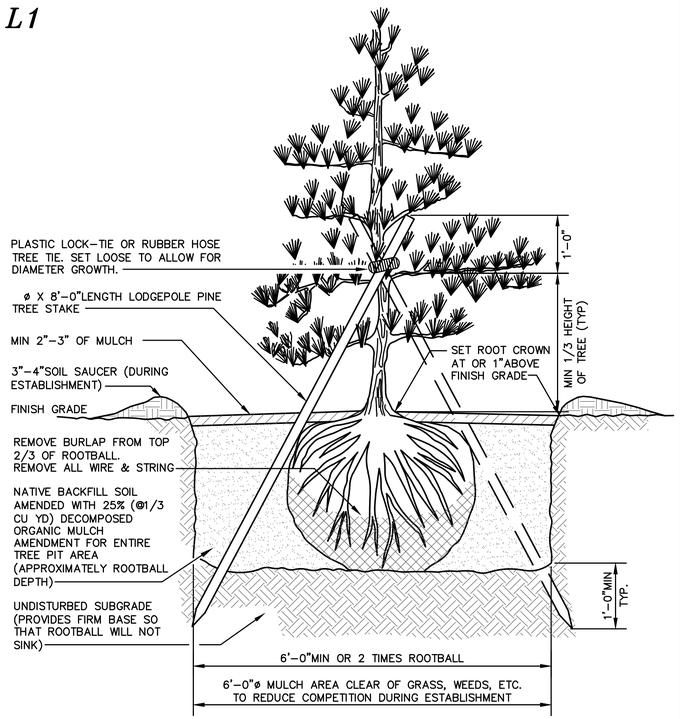
PUMP DESIGN DETAILS
LAND OF
GULF LANDING PROPERTIES LLC
CENTRAL AVENUE
DOVER, N.H.
TAX MAP 38, LOT 9-42
&
TAX MAP 38, LOT 9-42.07

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

AS NOTED
DATE : NOVEMBER 14, 2019
FILE NO. : DB 2019 - 143

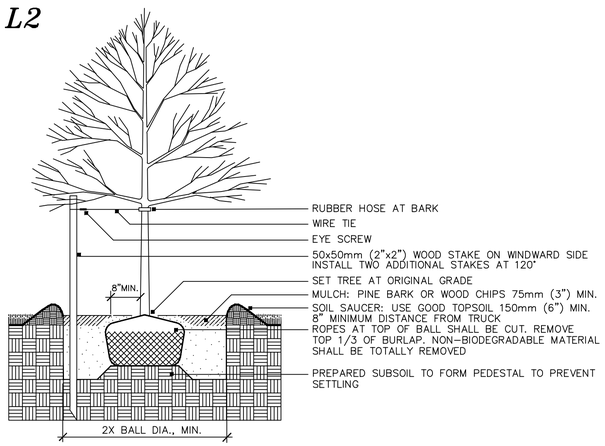
STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 7963
LICENSED PROFESSIONAL ENGINEER

L1



CONIFEROUS TREE PLANTING

L2



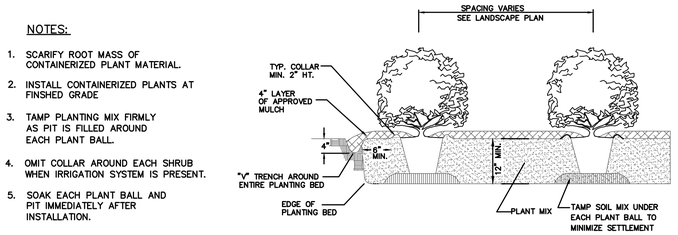
DECIDUOUS TREE PLANTING

NOTE: STAKING TO BE USED IN PARKING ISLANDS AND OTHER CONFINED AREAS AS NECESSARY TO AVOID CONFLICTS WITH PEDESTRIANS

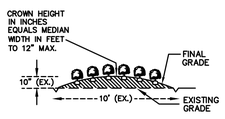
L3

NOTES:

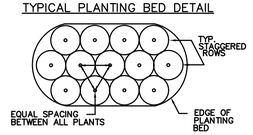
1. SCARIFY ROOT MASS OF CONTAINERIZED PLANT MATERIAL.
2. INSTALL CONTAINERIZED PLANTS AT FINSHED GRADE
3. TAMP PLANTING MIX FIRMLY AS PIT IS FILLED AROUND EACH PLANT BALL.
4. OMIT COLLAR AROUND EACH SHRUB WHEN IRRIGATION SYSTEM IS PRESENT.
5. SOAK EACH PLANT BALL AND PIT IMMEDIATELY AFTER INSTALLATION.



TYPICAL PLANTING BED DETAIL



TYPICAL BED CROWNING

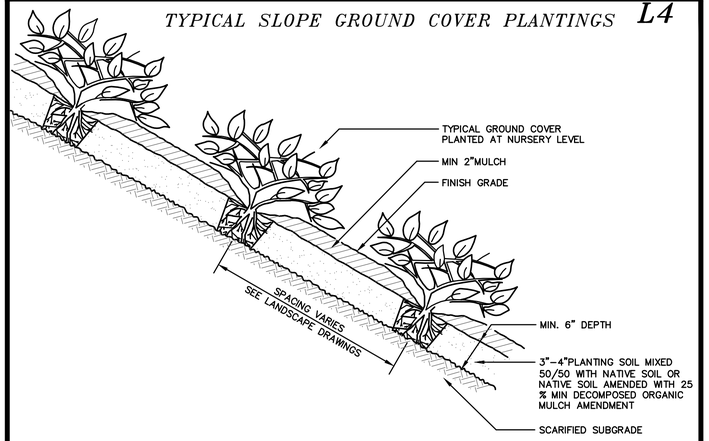


TYPICAL PLANTING BED PLAN

SHRUB & HEDGE PLANTING

L4

TYPICAL SLOPE GROUND COVER PLANTINGS



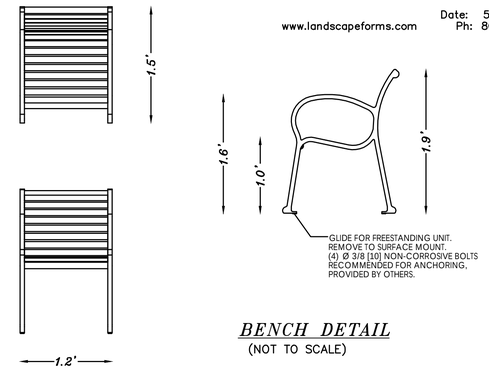
L5

Scarborough™ Bench, 24" Backed, with Horizontal Strap Seat
Product Drawing

Scarborough™ Bench, 24" Backed, with Horizontal Strap Seat

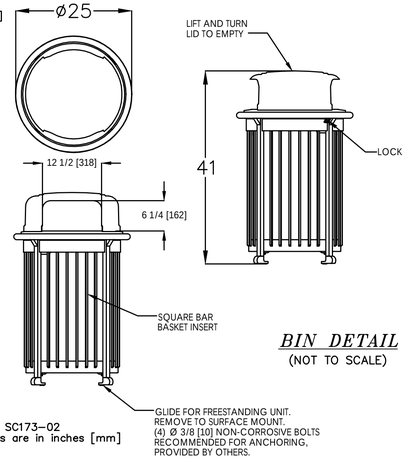
www.landscapeforms.com

Date: 5/19/2010
Ph: 800.521.2546



BENCH DETAIL
(NOT TO SCALE)

landscapeforms Drawing: SC173–02
Dimensions are in inches [mm]



BIN DETAIL
(NOT TO SCALE)

landscapeforms Drawing: SC173–02
Dimensions are in inches [mm]

L6

NOTES:

1.) CALL DIG SAFE PRIOR TO BEGINNING WORK. (1–888–344–7233). THE LANDSCAPE CONTRACTOR IS ADVISED OF THE PRESENCE OF UNDERGROUND UTILITIES AND SHALL VERIFY THE EXISTENCE AND LOCATION OF THE SAME BEFORE COMMENCING AND DIGGING OPERATIONS. THE LANDSCAPE CONTRACTOR SHALL REPLACE OR REPAIR UTILITIES, PAVING, WALKS, CURBING, ETC DAMAGED IN PERFORMANCE OF THIS JOB AT NO ADDITIONAL COST TO THE OWNER OR GENERAL CONTRACTOR.

2.) CONTRACTOR SHALL THOROUGHLY FAMILIARIZE THEMSELVES WITH ALL SITE CONDITIONS PRIOR TO CONSTRUCTION BIDDING. SEE NOTE XXX ON OVERALL SITE PLAN.

3.) PROVIDED SMOOTH TRANSITION WHERE NEW WORK MEETS EXISTING CONDITIONS.

4.) ALL PLANT MATERIAL INSTALLED SHALL MEET THE SPECIFICATIONS OF "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN.

5.) ALL PLANT MATERIALS SHALL BE FREE FROM INSECTS AND DISEASE.

6.) ALL PLANTINGS SHALL BE DONE IN ACCORDANCE WITH ACCEPTABLE HORTICULTURAL PRACTICES. THIS IS TO INCLUDE PROPER PLANTING MIX, PLANT BED AND TREE PIT PREPARATION, PRUNING STAKING OR GUYING, WRAPPING, SPRAYING, FERTILIZATION, PLANTING AND ADEQUATE MAINTENANCE UNTIL ACCEPTANCE FROM OWNER.

7.) ALL GRASS, OTHER VEGETATION AND DEBRIS SHALL BE REMOVED FROM ALL PLANTING AREAS PRIOR TO PLANTING.

8.) THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING AND NEWLY PLANTED TREES AND SHRUBS DURING THE CONSTRUCTION PROCESS. WHERE REQUIRED, THE CONTRACTOR SHALL INSTALL TEMPORARY FENCING (SNOW OR EQUAL) AROUND EXISTING TREES AND SHRUBS THAT COULD BE IMPACTED BY THE CONSTRUCTION PROCESS. STORAGE OF CONSTRUCTION EQUIPMENT, CONSTRUCTION MATERIALS, SNOW STORAGE AND OR VEHICLE PARKING SHALL NOT BE PERMITTED WITHIN THE DRIP LINE OF TREES OR TWENTY FEET WHICH EVER IS GREATER.

9.) NEW PLANTINGS SHALL BE INSTALLED PER PROJECT DRAWINGS AND SPECIFICATION THAT INCLUDE FERTILIZATION AND MULCHING AS REQUIRED.

10.) ALL SHRUB BEDS AND TREE PITS SHALL BE MULCHED WITH 3" CLEAN SHREDDED BLACK MULCH.

11.) WHERE INDICATED ON PLAN, PLANTING SOIL MIXTURE FOR GROUND COVER AND PERENNIAL BED AREAS SHALL CONSIST OF FOUR PARTS TOPSOIL, TWO PARTS SPHAGNUM PEAT MOSS, AND ONE PART HORTICULTURAL PERLITE BY VOLUME. PEAT MOSS MAY BE SUBSTITUTED WITH WELL–ROTTED OR DEHYDRATED MANURE OR COMPOST. ROTOTILL BEDS TO A DEPTH OF 8 INCHES.

12.) MAINTENANCE OF NEW PLANTINGS AND LAWNS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND OR LANDSCAPE SUBCONTRACTOR UNTIL ACCEPTANCE BY THE OWNER. RESPONSIBILITIES SHALL INCLUDE WATERING WEEDING AND MOWING AS NECESSARY. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE, REPLACEMENT MATERIAL SHALL BE GUARANTEED FOR AND ADDITIONAL YEAR FROM TIME OF INSTALLATION.

13.) THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL TEMPORARY EROSION CONTROL MEASURES DURING THE CONSTRUCTION PHASE AND UNTIL ALL AREAS HAVE BEEN STABILIZED AND ACCEPTED BY THE OWNER. THE GENERAL CONTRACTOR SHALL PROVIDE WEEKLY INSPECTIONS OF EROSION MEASURE AND IMMEDIATELY AFTER STORM EVENTS AND REPAIR AS NECESSARY.

14.) THE GENERAL CONTRACTOR AND OR THE LANDSCAPE SUBCONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL THREE GUYING MATERIAL ONCE PLANT MATERIAL HAS BEEN ESTABLISHED. (MINIMUM OF ONE GROWING SEASON). ALL TEMPORARY EROSION CONTROL MEASURE SHALL BE REMOVED ONCE STABILIZATION OF DISTURBANCE HAS BEEN ACCEPTED BY OWNER.

15.) THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR A MINIMUM OF TWO MOWINGS FOR ALL TURF AREAS OR UNTIL ACCEPTANCE BY THE OWNER. A MINIMUM UNIFORM 75% CATCH OF TURF IS REQUIRED FOR ACCEPTANCE.

16.) ALL PLANTINGS SHALL BE WATERED REGULARLY DURING THEIR FIRST YEAR AND MAINTAINED PERMANENTLY IN GOOD GROWING CONDITION AS AN EFFECTIVE VISUAL SCREEN.

17.) SHRUBS OR TREES WHICH DIE SHALL BE REPLACED WITHIN ONE GROWING SEASON WITH NEW SHRUBS OR TREES TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE LANDSCAPING REQUIREMENTS.

18.) ALL REQUIRED LANDSCAPING SHALL BE INSTALLED BEFORE OCCUPANCY, OR WITHIN SIX MONTHS IF OCCUPANCY OCCURS DURING WINTER CONDITIONS.

19.) TREES ARE TO BE 2–2.5" CALIPER 6" OFF THE ROOT BALL.

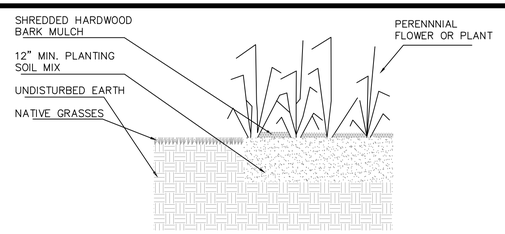
20.) ALL PLANT STOCK SHALL CONFORM TO ANSI Z260.1 – NURSERY STOCK, LATEST EDITIONS (AMERICAN ASSOCIATION OF NURSERYMEN, INC.)

21.) 4" AGED PINEBARK MULCH AND A WEED BARRIER (TY–PAR FABRIC OR APPROVED EQUAL) SHALL BE APPLIED TO ALL SHRUB AND GROUND COVER BEDS. INSTALL WEED BARRIER AS PER MANUFACTURERS RECOMMENDATIONS.

22.) PLANT–PIT BACK–FILL SHALL BE MIXED AT A RATE OF 7 PARTS OF TOPSOIL TO 2 PARTS OF DEHYDRATED COW MANURE. SLOW RELEASE FERTILIZER SHALL BE APPLIED AS PER MANUFACTURERS RECOMMENDATIONS. USE EXISTING ON–SITE TOPSOIL AS PART OF BACK FILL WHEN AVAILABLE.

23.) ALL LANDSCAPED AREAS NOT PLANTED WITH TREES, SHRUBS OR GROUNDCOVER SHALL BE RESTORED WITH SEED OR SOD AS INDICATED ON PLANS.

L7



PERENNIAL PLANTING DETAIL

DOVER FILE #P19–85

REVISION	DATE	DESCRIPTION
#2	10–05–20	REVISED PER TRC COMMENTS
#1	08–06–20	REVISED PER TRC COMMENTS

LANDSCAPING CONSTRUCTION DETAILS

LAND OF
GULF LANDING PROPERTIES LLC
CENTRAL AVENUE
DOVER, N.H.
TAX MAP 38, LOT 9–42

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

AS NOTED
DATE : NOVEMBER 14, 2019
FILE NO. : DB 2019 – 143

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

L–101





FRONT ELEVATION

SCALE: 3/16" = 1'-0"



REAR ELEVATION

SCALE: 3/16" = 1'-0"

ADMISSION OF ERROR, OMISSION AND/OR OVERSIGHT:
WHILE IT IS OUR INTENT TO DELIVER OUR SERVICES FREE OF ERROR, OMISSION AND/OR OVERSIGHT, WE ARE ALL ONLY HUMAN AND THEREFORE FSM DRAWINGS LLC ACTING SOLELY AS A CONSULTANT HEREBY REQUIRES THAT ALL ARCHITECTS, CONTRACTORS USING THESE PLANS TO THOROUGHLY REVIEW THEM FOR CORRECTNESS, THE CONTRACTOR USING THESE PLANS ASSUMES FULL RESPONSIBILITY FOR THEIR ACCURACY AND WILL BE REQUIRED TO SIGN A LETTER TO THAT EFFECT PRIOR TO ASSISTANCE TO ASSIST IN THE REVIEW.

FSM DRAWINGS
Mark Mennucci
Principal
Mennucci Home Innovations
Licensed Builder
978-443-5881
www.fsmdrawings.com

©2019 FSM DRAWINGS LLC

MFPA, INC
SUDBURY, MASSACHUSETTS
COPYRIGHT ©2009, MFPA Inc.

PROJECT:
ALLONS-Y RECOVERY CENTER OF DOVER, NH

PREPARED FOR:
RIVER VALLEY DEVELOPMENT CORP.

DRAWN BY:	MM
CHECKED BY:	
DATE DRAWN:	10/5/20
DATE ISSUED:	10/5/20
SCALE:	1/4" = 1'-0"
JOB NO.:	FSM19-169MC

REVISIONS

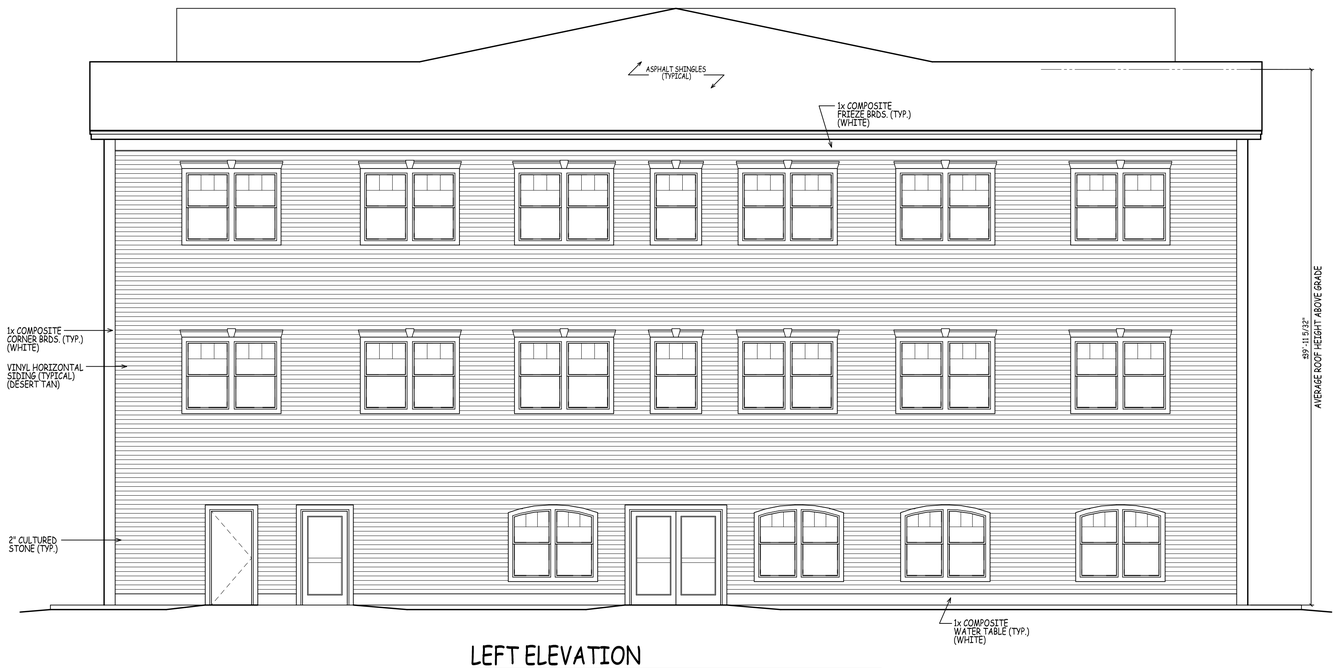
NO	DATE	REVISION
4	1/2/20	REVISED ELEVATION AS DISCUSSED.
5	1/15/20	REVISED FLOOR PLANS & ELEVATIONS FOR NEW LAYOUT.
6	1/16/20	REVISED FLOOR PLANS & ELEVATIONS PER DISCUSSION.
7	10/5/20	REVISED ELEVATION TO MATCH RENDERING.

1



RIGHT ELEVATION

SCALE: 3/16" = 1'-0"



LEFT ELEVATION

SCALE: 3/16" = 1'-0"

ADMISSION OF ERROR, OMISSION AND/OR OVERSIGHT:
WHILE IT IS OUR INTENT TO DELIVER OUR SERVICES FREE OF ERROR, OMISSION AND/OR OVERSIGHT, IT IS IMPOSSIBLE FOR HUMAN AND THEREFORE FSM (MARTINOLI LLC, ACTING SOLELY AS A CONSULTANT TO THE OWNER AND/OR GENERAL CONTRACTOR USING THESE PLANS TO THOROUGHLY REVIEW THEM FOR CORRECTNESS, COMPLETENESS AND CONFORMANCE WITH APPLICABLE CODES. THE CONTRACTOR USING THESE PLANS ASSUMES FULL RESPONSIBILITY FOR THEIR ACCURACY AND SHALL ENGAGE THE SERVICES OF QUALIFIED PROFESSIONALS TO ASSIST IN THE REVIEW.

FSM DRAWINGS
Fred S. Martinoli, Jr.
Member
83-B Boston Post Road West
Marlborough, MA 01752
T 508 624 4449
www.fsmdrawings.com

MFPA, INC
SUDBURY, MASSACHUSETTS
COPYRIGHT © 2009, MFPA, Inc.

©2019 FSM DRAWINGS LLC

PROJECT:
ALLONS-Y RECOVERY CENTER OF DOVER, NH

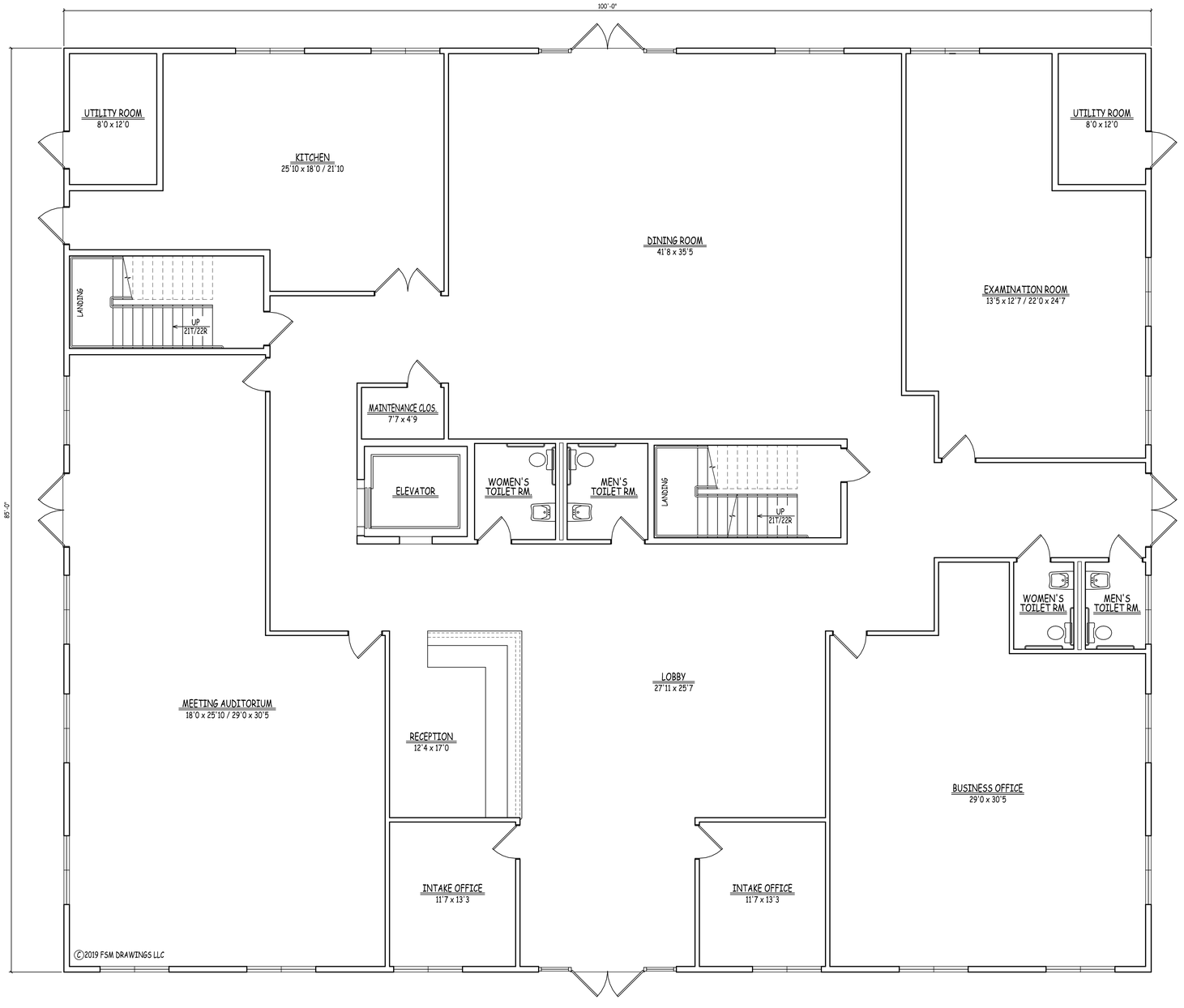
PREPARED FOR:
RIVER VALLEY DEVELOPMENT CORP.

DRAWN BY:	MM
CHECKED BY:	
DATE DRAWN:	10/5/20
DATE ISSUED:	10/5/20
SCALE:	1/4" = 1'-0"
JOB NO.:	FSM19-169MC

REVISIONS

NO	DATE	REVISION
4	1/2/20	REVISED ELEVATION AS DISCUSSED.
5	1/15/20	REVISED FLOOR PLANS & ELEVATIONS FOR NEW LAYOUT.
6	1/16/20	REVISED FLOOR PLANS & ELEVATIONS PER DISCUSSION.
7	10/5/20	REVISED ELEVATION TO MATCH RENDERING.

2



FIRST FLOOR PLAN

SCALE: 3/16" = 1'-0"

ADMISSION OF ERROR, OMISSION AND/OR OVERSIGHT:
WHILE IT IS OUR INTENT TO DELIVER OUR SERVICES FREE OF ERROR, OMISSION AND/OR OVERSIGHT, WE ARE ALL SUBJECT TO HUMAN AND THEREFORE FSM (MWTNGS) LLC ACTING SOLELY AS A CONSULTANT TO OUR CLIENTS, ASSUMES NO RESPONSIBILITY FOR CONSTRUCTION USING THESE PLANS TO THOROUGHLY REVIEW THEM FOR CORRECTNESS, THE CONTRACTOR USING THESE PLANS FOR CONSTRUCTION SHALL BE SOLELY RESPONSIBLE FOR ANY ERRORS, OMISSIONS AND/OR OVERSIGHTS. FSM (MWTNGS) LLC WILL, HOWEVER TO ASSIST IN THE REVIEW

FSM DRAWINGS
Mark Mercadante, Member
978.844.9991
Mark@fsmdrawings.com
www.fsmdrawings.com

©2019 FSM DRAWINGS LLC

MFPA, INC
SUDBURY, MASSACHUSETTS
COPYRIGHT©2009, MFPA, Inc.

PROJECT:
ALLONS-Y RECOVERY CENTER OF DOVER, NH

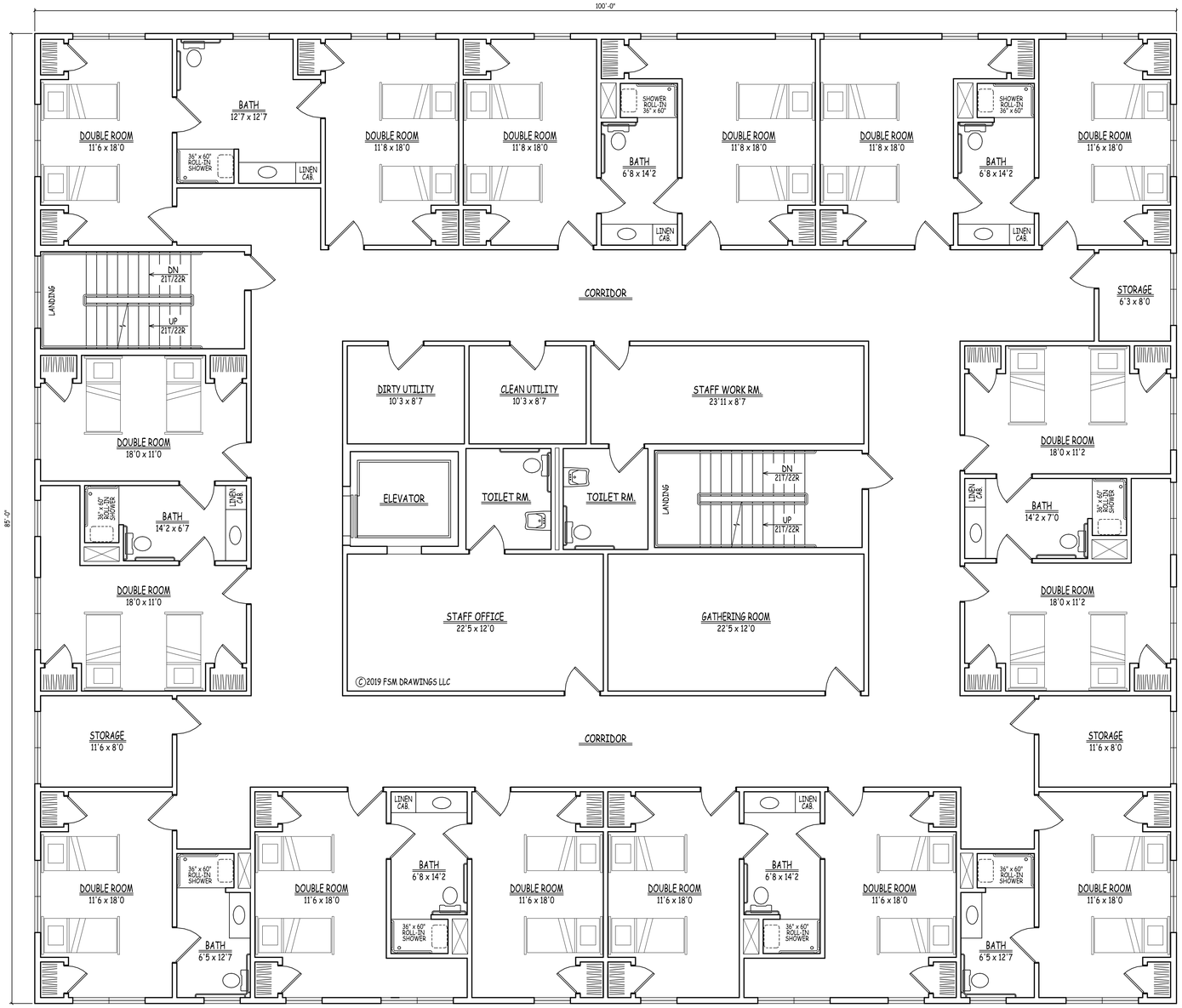
PREPARED FOR:
RIVER VALLEY DEVELOPMENT CORP.

DRAWN BY:	MM
CHECKED BY:	
DATE DRAWN:	10/5/20
DATE ISSUED:	10/5/20
SCALE:	1/4" = 1'-0"
JOB NO.:	FSM19-169MC

REVISIONS

NO	DATE	REVISION
4	1/2/20	REVISED ELEVATION AS DISCUSSED.
5	1/15/20	REVISED FLOOR PLANS & ELEVATIONS FOR NEW LAYOUT.
6	1/16/20	REVISED FLOOR PLANS & ELEVATIONS PER DISCUSSION.
7	10/5/20	REVISED ELEVATION TO MATCH RENDERING.

3



SECOND FLOOR PLAN

SCALE: 3/16" = 1'-0"

ADMISSION OF ERROR, OMISSION AND/OR OVERSIGHT:
WHILE IT IS OUR INTENT TO DELIVER OUR SERVICES FREE OF ERROR, OMISSION AND/OR OVERSIGHT, WE ARE ALL ONLY HUMAN AND, THEREFORE FSM DRAWINGS LLC, ACTING SOLELY AS A CONSULTANT TO THE OWNER AND/OR GENERAL CONTRACTOR USING THESE PLANS TO THOROUGHLY REVIEW THEM FOR CORRECTNESS, COMPLETENESS AND CONFORMITY TO APPLICABLE CODES. THE CONTRACTOR USING THESE PLANS ASSUMES ALL RESPONSIBILITY FOR, AND WILL INDEMNIFY FSM DRAWINGS LLC AGAINST, ANY ERRORS THAT EXIST IN THESE PLANS. CONTRACTOR IS ADVISED TO HIRE LICENSED PROFESSIONAL ENGINEERS TO ASSIST IN THE REVIEW.

FSM DRAWINGS
Edmund A. Sacco Massachusetts #3551
Michael J. Mercuri Massachusetts #3551
T: 978.369.5533 F: 978.369.5691
www.fsmdrawings.com

MFPA, INC
SUDBURY, MASSACHUSETTS
COPYRIGHT © 2009, MFPA, Inc.

© 2019 FSM DRAWINGS LLC

PROJECT:
ALLONS-Y RECOVERY CENTER OF DOVER, NH

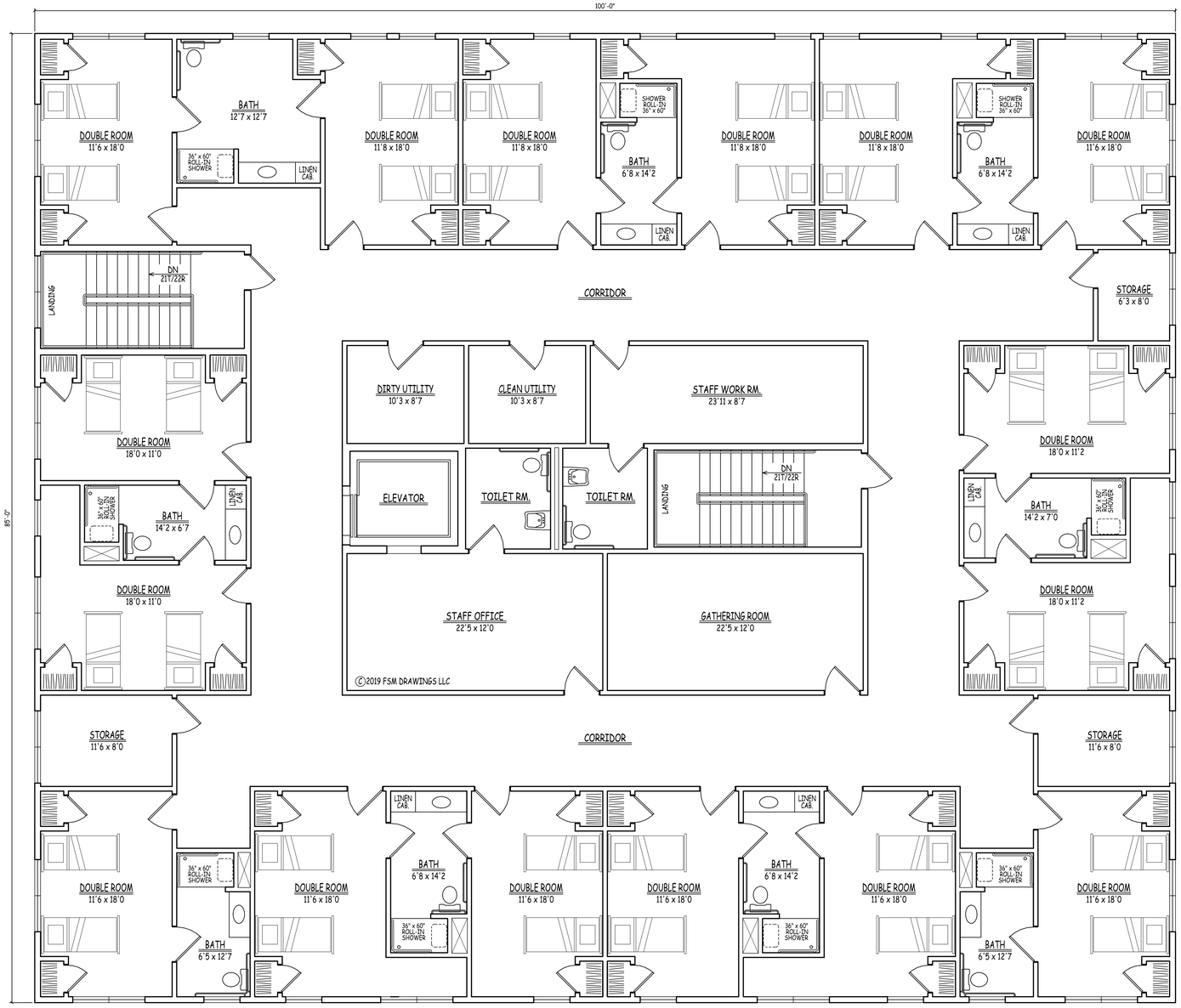
PREPARED FOR:
RIVER VALLEY DEVELOPMENT CORP.

DRAWN BY:	MM
CHECKED BY:	
DATE DRAWN:	10/5/20
DATE ISSUED:	10/5/20
SCALE:	1/4" = 1'-0"
JOB NO.:	FSM19-169MC

REVISIONS

NO.	DATE	REVISION
4	1/2/20	REVISED ELEVATION AS DISCUSSED
5	1/15/20	REVISED FLOOR PLANS & ELEVATIONS FOR NEW LAYOUT
6	1/16/20	REVISED FLOOR PLANS & ELEVATIONS PER DISCUSSION
7	10/5/20	REVISED ELEVATION TO MATCH RENDERING

4



THIRD FLOOR PLAN

SCALE: 3/16" = 1'-0"

ADMISSION OF ERROR, OMISSION AND/OR OVERSIGHT:
WHILE IT IS OUR INTENT TO DELIVER OUR SERVICES FREE OF ERROR, OMISSION AND/OR OVERSIGHT, WE ARE ALL ONLY HUMAN AND, THEREFORE FSM DRAWINGS LLC, ACTING SOLELY AS A CONSULTANT, ASSUMES NO RESPONSIBILITY FOR THE CONTRACTOR USING THESE PLANS TO THOROUGHLY REVIEW THEM FOR CORRECTNESS, COMPLETENESS AND CONFORMITY TO APPLICABLE CODES. THE CONTRACTOR USING THESE PLANS ASSUMES ALL RESPONSIBILITY FOR THEM AND WILL HAVE ALL PLANS REVIEWED BY A LICENSED PROFESSIONAL ENGINEER TO ASSIST IN THE REVIEW.

FSM DRAWINGS
Fred S. Mercuri
Member
Mercuri@fsmdrawings.com
978.844.9881

©2019 FSM DRAWINGS LLC

MFPA, INC
SUDBURY, MASSACHUSETTS
COPYRIGHT © 2009, MFPA, Inc.

PROJECT:
ALLONS-Y RECOVERY CENTER OF DOVER, NH
PREPARED FOR:
RIVER VALLEY DEVELOPMENT CORP.

DRAWN BY:	MM
CHECKED BY:	
DATE DRAWN:	10/5/20
DATE ISSUED:	10/5/20
SCALE:	1/4" = 1'-0"
JOB NO.:	FSM19-169MC

REVISIONS

NO.	DATE	REVISION
4	1/2/20	REVISED ELEVATION AS DISCUSSED
5	1/15/20	REVISED FLOOR PLANS & ELEVATIONS FOR NEW LAYOUT
6	1/16/20	REVISED FLOOR PLANS & ELEVATIONS PER DISCUSSION
7	10/5/20	REVISED ELEVATION TO MATCH RENDERING

5

CITY OF DOVER

CITY OF DOVER - ORDINANCE

Posted: Month, Day, 2021

Ordinance Number: **O – yyyy.mm.dd -**
Ordinance Title: Site Plan Review Amendments
Chapter: 153

1. Chapter 153 of the Code of the City of Dover, entitled Site Plan Review, is hereby amended by revising the chapter as a whole by eliminating any instance of the term "I-1"

AND

Chapter 153 of the Code of the City of Dover, entitled Site Plan Review, is hereby amended by revising the chapter as a whole by replacing any instance of the term "I-2" with "CM"

AND

Chapter 153 of the Code of the City of Dover, entitled Site Plan Review, is hereby amended by revising the chapter as a whole by replacing any instance of the term "B-1" with "G"

AND

Chapter 153 of the Code of the City of Dover, entitled Site Plan Review, is hereby amended by revising the chapter as a whole by replacing any instance of the terms "I-4" or "ETP" with "IT"

AND

Chapter 153 of the Code of the City of Dover, entitled Site Plan Review, is hereby amended by revising the chapter as a whole by replacing any instance of the term "Executive and Technology Park" with "Innovative Technology"

AND

Chapter 153 of the Code of the City of Dover, entitled Site Plan Review, is hereby amended by revising the chapter as a whole by replacing any instance of the terms "B-3" "B-4" or "B-5" with "C"

2. Chapter 153 of the Code of the City of Dover, entitled Site Plan Review, is hereby amended by revising Section 13, Subsection K "Location of Parking Lots" to read as follows:

K. Location of Parking Lots

(1) Buildings should be sited closer to the street and parking areas should be located on the side or rear of lots in an effort to reduce the visual dominance of parking areas, improve pedestrian safety in parking lots, and increase the visibility of businesses to drivers. The following standards are required:

(a) For parcels in the B-4 and CM Districts with frontage and driveway access on an arterial or collector road, a minimum percentage of the parking spaces required by these regulations or of the number of parking spaces proposed (whichever is greater) the parking spaces shall be located to the side or rear of the building (i.e.; no closer to the front lot line than the building) according to the following:

Number of spaces	Percent of spaces to side or rear
50 to 75	50%
76 to 100	60%
More than 100	70%

~~(b) For parcels in all other non-residential districts (other than B-4) and for parcels in the B-4 District where the parking requirements are less than fifty (50) spaces, the requirements for parking lot location in Section K) 1) a) are optional. However, if an APPLICANT voluntarily complies with the standards of Section K) 1) a), the APPLICANT shall be entitled to a twenty-five (25%) percent reduction in the amount of landscaping for the interior of the parking lot required in Section 149-14 G) 1) a) or a fifty percent (50%) reduction in the paved area application fee.~~

~~(c)~~ (b) In recognition of the unique circumstances of some parcels of land, the Planning Board shall be permitted to vary the standards set forth in subsection K) 1) a) above. The Planning Board may approve projects that do not conform strictly to the parking lot location standards above, provided that a finding is made by the Planning Board that the unique circumstances of the parcel make compliance unreasonable.

3. Chapter 153 of the Code of the City of Dover, entitled Site Plan Review, is hereby amended by revising Section 13, Subsection L, subsection 5 "Various Sections of the City" to read as follows:

"5) Various Sections Of The City
Various sections of the City differ from one another in character and in appropriate treatment. The following sections are listed in order, generally, from the most sensitive to the least sensitive sections.
(a) CBD. This zone encompasses the downtown areas and is highly sensitive because of the importance and challenge of maintaining a pleasing pedestrian environment. This is the Central Business District, which includes the areas along Washington Street from Chestnut Street to Main Street, all of Main Street,

and a section of Central Avenue from Sixth Street to Silver Street. As one travels closer to the core areas traditionally the buildings are taller, closer to the sidewalk, built of more substantial materials, and more elaborate in design and detailing.

(b) CWD. These areas are not as sensitive as existing neighborhoods in which existing residents could be vulnerable to new development over which they have little control. New commercial structures, are not being built in TRADITIONAL neighborhoods, however this zone is adjacent to the existing downtown core, and should feel as if it is an extension of the CBD district. The architecture of the waterfront areas should encourage the development of marine, history or tourism related land USES and activities, which take advantage of the peculiar characteristics of the waterfront as well as its central location in Dover and it proximity to the historic area.

(c) B-1, O. These areas are sensitive because some older neighborhoods that are zoned for mixed USE have been harmed by incompatible multifamily and NONRESIDENTIAL development. These are transitional zones, and as such the new non-residential components should respect the character and nature of the existing residential USES. New development should blend in with the TRADITIONAL character of these neighborhoods in order not to diminish property values and the small SCALE pedestrian nature of these areas.

(d) B-3, B-4, B-5, <u>CM</u>. It is important to enhance the quality of commercial development along these corridors (such as Routes 9, 108, 4, and 155). All serve as gateways to the city, carry high levels of traffic, and are the most prominent areas of the city. On the other hand, an intensive automobile oriented and big BOX/small BOX character is already established in many areas. Thus, while we seek to enhance the visual experience along these corridors, there are generally fewer sensitive resources vulnerable to this type of development.

(e) I-1, ~~I-2~~, I-4. We seek to enhance the quality of our industrial parks (such as Venture Drive and Industrial Park Road). However, because these are located on dead end streets with almost no incidental traffic and with few vulnerable existing visual resources they are less sensitive.