CITY OF DOVER

DOVER PLANNING BOARD – AGENDA

Meeting Type:	Regular Meeting
Meeting Location:	Council Chambers, City Hall, 288 Central Ave, Dover NH 03820
Meeting Date:	**Tuesday, June 22, 2021**
Meeting Time:	**7:00 pm**

The public is encouraged to leave comments in advance by calling 516-MEET (6338), emailing Dover-Planning@dover.nh.gov, or mailing written comments to Planning Board, Dover City Hall, 288 Central Ave., Dover, NH 03820 or attend the public hearing. Messages must be received no later than 4 p.m. the day of the meeting and should identify the name and Dover address of the person leaving the message or providing the comment

1. **CITIZENS' FORUM**
2. **APPROVAL OF THE PRIOR MINUTES**
   - May 25, 2021 Regular Meeting Minutes
3. **OLD BUSINESS**
   A. Public hearing to consider amendments to Chapter 170, entitled "Zoning Ordinance" of the code of the City of Dover. Amendments include changes to the wetland protection district, floodplain ordinance, accessory structure definition, rezoning part of the R-40 to R-20 on Bellamy Road and Cold Springs Road, allowing all residential structures in the R-12, R-20, and R-40 districts to be converted into a duplex, increasing lot area required in the RM-U table for 3-4 family dwellings, revising exceptions to lot size, frontage and setback requirements using TDR, swimming pools, customary home occupations, allowing residential to make up any 20% of a building in the CBD, allowing an extra Accessory Dwelling unit if it meets HUD Fair Market rent rates, revising the RCM Overlay District, nonconforming structure setbacks, TDR regulations, changing definitions of nonconforming lot and conservation lot.*
   B. Public hearing to consider amendments to Chapter 153, entitled "Site Review Regulations" of the code of the City of Dover. Amendments include electric vehicle charging readiness and stations, eliminating I-1, replacing I-2 with CM, replacing B-1 with G, replacing I-4 or ETP with IT, replacing B-3, B-4, or B-5 with C, revising certification section, location of parking lots section, revising Various Sections of the City section, and Physical Arrangements section to allow outdoor dining and display of goods.*
   C. Public hearing to consider amendments to Chapter 157, entitled "Land Subdivision Regulations" of the code of the City of Dover. Amendments include revising the Final Plat requirements, street layouts to a 30 ft easement, reference monument size, street markers and traffic signs to conform with MUTCD.*
4. **NEW BUSINESS**
   A. Consideration and acceptance of a waiver request for Stabile Townhomes at the Landing, LLC., Assessor's Map K, Lot 19, zoned IT & RCM, located at Pointe Place. (Proposal is for minor architectural adjustments). *(P20-32A)
   B. Consideration and acceptance of a Conditional Use Permit for Zeland Schwartz Revocable Trust, (Agent: Stephen Haight, Civilworks New England), Assessor's Map H, Lot 14D, zoned R-20, located at 26 ½ Bellamy Road. (Proposal is for a 5 lot subdivision with the construction of a 400 foot long road. The project proposes 23 s.f. impact to a 20% slope and 8,630 s.f of grading impact in the Conservation District adjacent to the Bellamy River). *(P21-27)
   C. Consideration and acceptance of a Subdivision using Transfer of Development Rights for Zeland Schwartz Revocable Trust, Assessor's Map H, Lot 14D, zoned R-20, located at 26 ½ Bellamy Road. (Proposal is to buy 2 units through TDR and subdivide one lot into 5 with the existing house and converting accessory structure). *(P21-25)
   D. Consideration and acceptance of an Extension Request for a previously approved Site Plan for Gulf Landing Properties, Assessor's Map 38, Lot 9-A-2, zoned C, and located at Central Avenue. (Proposal was to construct a three story medical rehabilitation facility). The Site Plan was approved by the Board, with conditions, on October 27, 2020. *(P19-85B)
   E. Discussion of Complete Street Policy endorsed by the Transportation Advisory Committee
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. Follow us on Twitter @DoverNHPlanning and find us on Facebook at https://www.facebook.com/DoverNHPlanning.

CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

Meeting Type:	Regular Meeting, continued
Meeting Location:	City Council Chamber's 288 Central Avenue
Meeting Date:	**Tuesday, May 25, 2021**
Meeting Time:	**7:00 pm**

Members Present: Gina Cruikshank (Chair), Dennis Ciotti (Councilor), Steph George (Alternate), Mark Speidel (Alternate), Dave Landry, Jackson Kaspari, Dave White
The following Board members called into the meeting: Frank Torr, Kyle Pimental, Hayley Harmon (Vice Chair)
Members Not Present (excused): Tom Clark, Erin Allgood (Alternate)
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 T. Clark is not present and S. George will sit for him tonight. She noted that certain members of the Planning Board are participating in this meeting remotely, and as the Chair of the Planning Board she has, per NH RSA 91-A:2, III (b), declared an "emergency" within the meaning of that statute and waive the requirement that a quorum be physically present at the meeting. Remote members will identify their location and any person present with them at that location. All votes will be by roll call.

The City of Dover has taken extra steps to ensure the physical location of this meeting conforms with all safety provisions during the pandemic, including social distancing, face coverings, and frequently sanitized facilities. Although qualified members of the public can participate in the meeting by speaking at the physical location, the public is encouraged to leave comments in advance by calling 516-MEET (6338), emailing Dover-Planning@dover.nh.gov, or mailing written comments to Planning Board, Dover City Hall, 288 Central Ave., Dover, NH 03820. Messages must be received no later than 4 p.m. the day of the meeting and should identify the name and Dover address of the person leaving the message or providing the comment.

1. CITIZENS' FORUM

Citizens Forum Open.
Liz Goldman, 44 Rutland Street, discussed architectural design that is popular now, but which may look outdated down the road. She proposed new construction design be more classical.
Citizens Forum Closed.

2. APPROVAL OF THE PRIOR MINUTES

May 11, 2021 Regular Meeting Minutes

Motion: D. Landry moved to approve the minutes as submitted. Seconded by J. Kaspari.
Roll Call Vote: K. Pimental-yes, D. Ciotti-yes, G. Cruikshank-yes, H. Harmon-yes, D. Landry- yes, J. Kaspari -yes, D. White -yes, S. George-yes, F. Torr-yes

3. OLD BUSINESS

A. Review and Possible Reposting of Zoning Amendments posted on February 9th, 2021

C. Parker reviewed the posted zoning amendments, and called attention to a few amendments to the amendments:

- Page 3, Amendment 4, revise 12,000 to 15,000 and revise 25,000 to 30,000
- Page 11, Amendment 10, revise to allow ADUs on first floor of detached structure
- Page 13, Amendment 11, replace "wetlands" with "unsuitable areas"

C. Parker reviewed additional amendments staff is requesting the Board add:

- Page 16, Amendment 13, revise 155 to 157 and add a definition of "unsuitable areas".

- Page 17, Amendment 14, replace "wetlands" with "unsuitable areas" in 2 places and replace "environmental constraints (wetlands, conservation areas etc" with "unsuitable areas"
- Page 18, Amendment 15, revise to clarify any assembly manufacturing use of TDR, must be when the original site plan is approved, if units are on the same site

D. Landry is in favor of all the amendments and asked if the office has received any opposition. They have not.

D. White asked for clarification on one of the amendments. C. Parker further explained the criteria for special exception.

M. Speidel asked for a language change which C. Parker agreed to: adding 'renters and lessees' to 'owners'.

K. Pimental suggested a definition change might be needed for 'accessory dwelling' once this amendment goes through allowing for first floor ADUs. C. Parker read the definition and agreed the change will be needed.

Motion: J. Kaspari moved to amend the posted amendments and hold public hearings. Seconded by D. White.
Roll Call Vote: K. Pimental-yes, D. Ciotti-yes, G. Cruikshank-yes, H. Harmon-yes, D. Landry- yes, J. Kaspari -yes, D. White -yes, S. George-yes, F. Torr-yes

B. Presentation, discussion, and possible posting of Amendments to Chapter 170 entitled "Zoning" regarding the Wetlands Ordinance.

C. Parker noted these are the amendments the Board reviewed in April. Staff recommends the Board post them and hold public hearings.

M. Speidel requested a small language change for clarification. The board agreed.

Public Hearing Opened
No calls were received. An email from Liz Brater, 77 Spur Road, was received with general support for protecting wetlands.
Public Hearing Closed

Motion: D. Landry moved to post the amendments and hold public hearings. Seconded by J. Kaspari.
Roll Call Vote: K. Pimental-yes, D. Ciotti-yes, G. Cruikshank-yes, H. Harmon-yes, D. Landry- yes, J. Kaspari -yes, D. White -yes, S. George-yes, F. Torr-yes

4. NEW BUSINESS

A. Presentation, discussion and possible posting of Amendments to Chapter 153 entitled "Site Review Regulations" regarding Electric Vehicle Charging Stations.

C. Parker explained the amendment was a result of the question being raised in October about the current Electric Vehicle regs. The Board had reviewed the preliminary concepts April 27. Since that time, the committee has presented these regulations to the Energy Commission which endorsed them on May 19th.

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K. Pimental, as Chair of the subcommittee gave an overview of the research they've done regarding EV charging stations with a PowerPoint presentation. J. Kaspari also presented information about the state of EV charging in NH now and projections for the future.

Board members asked some follow up informational questions which K. Pimental and J. Kaspari answered.

D. White noted the Board is looking at this because of parking. If an applicant seeks more parking, part of the CUP they are seeking will have parking conditions. We should reconsider our parking calculations and regulations for businesses to get minimums and maximums so they don't have to get a CUP for parking.

He also thinks it's beyond the purview of this Board to demand EV charging stations at private businesses where charging stations are not germane to their business. It's a regional issue, and EV car owners will have the EV charging plug installed at their home. We are looking to service an out-of-town customer who is not going home to charge that night. Perhaps City Council should look at public parking areas to provide service for those customers.

He suggests removing the requirement language from the ordinance: Section 3A and 3B and editing Section 5.

J. Kaspari agrees with portions of what D. White said but is in favor of the proposal as it stands and thinks the Board is within its purview to post the amendments as written. The committee did show the revisions to the City's legal team. J. Kaspari is in favor of pushing the envelope forward and the motto of 'Dover First'.

The Board discussed applicants contributing financially as a payment in lieu of rather than installing an EV station on their property. The funds could go towards the City installing charging stations in public locations.

C. Parker noted staff recommends the Board post these amendments as is, hold public hearings, and continue to work on this by creating a new subcommittee with members of transportation, parking and energy to gain more input to lay out the public plan.

Public Hearing Opened
Rebecca Ohler, 9 Cushing Street, works in this field to reduce pollution in the transportation sector and spoke in favor of the EV regulations. She presented a PowerPoint presentation about electric vehicles.
No calls or emails were received.
Public Hearing Closed

Motion: D. Ciotti moved to post the amendments and hold public hearings. Seconded by J. Kaspari.
Roll Call Vote: K. Pimental-yes, D. Ciotti-yes, G. Cruikshank-yes, H. Harmon-yes, D. Landry- yes, J. Kaspari -yes, D. White -no, S. George-yes, F. Torr-yes

K. Pimental recused himself from the next item, M. Speidel to sit.

B. Presentation, discussion, and possible posting of Amendments to Chapter 170 entitled "Zoning" regarding the Floodplain Regulations.

C. Parker explained Strafford Regional Planning is acting as a consultant. There are some additional changes since the last discussion which K. Pimental will explain.

K. Pimental, as a member of Strafford Regional Planning explained they made sure the ordinance complies with national flood insurance requirements.
He highlighted the changes to the ordinance: definitions, administrative responsibilities, a new section on substantial improvements and damage determinations, accessory structures, additional guidance with a climate vulnerability component.

The board discussed flood insurance process and requirements and driveway elevations and materials.

Public Hearing Opened
No calls or emails were received.
Public Hearing Closed

Motion: M. Speidel moved to post the amendments and hold public hearings. Seconded by D. Ciotti.
Roll Call Vote: M. Speidel -yes, D. Ciotti-yes, G. Cruikshank-yes, H. Harmon-yes, D. Landry- yes, J. Kaspari -yes, D. White -yes, S. George-yes, F. Torr-yes

D. White will recuse himself from the next item, M. Speidel to sit.

C. Consideration and acceptance of a Site Review for City of Dover. Assessor's Map H, Lot 58, zoned IT, located at 271-275 Mast Road. (Proposal is to construct a 9,936 sq. ft. water treatment facility building). *(P21-31)

C. Parker explained the City is looking to construct a new water treatment facility on Stonewall Drive to treat water supplies in the Pudding Hill Aquifer. In part this plant is needed to address issues with water quality as a result of nearby metal recycling operations that have since curtailed. The funding for the project is tied to that operation as well. The new structure is 9,936 square feet, and is intended to be a single story building with minimal parking. The project appeared by the Technical Review Committee on May 6th, and is served by water and sewer.

Long term this area of the City is intended to become a passive recreation and conservation area. The Recreation Master Plan includes a concept of how this might look. Furthermore, RSA 674:54 provides that the City only appears before the Planning Board for non-binding review. The City's policy is to treat reviews as binding.

Gretchen Young, City of Dover Environmental Projects Manager introduced Tom Paige, Underwood Engineering who reviewed the application and project.

Permitting is in process and the construction will take a couple of years.

J. Kaspari asked about the chemical process to treat the water and its effectiveness and what is the timetable for monitoring and replacements which Mr. Paige answered.

Motion: D. Ciotti moved to accept the application and noted that there is no regional impact by the request. Seconded by M. Speidel.
Roll Call Vote: K. Pimental-yes, D. Ciotti-yes, G. Cruikshank-yes, H. Harmon-yes, D. Landry- yes, J. Kaspari -yes, M. Speidel -yes, S. George-yes, F. Torr-yes

Public Hearing Opened
Max White, 22 Ciello Dr asked about the amount of chemicals that will be stored on site and what the security will be.

Joseph Kline, 25 Ciello Dr asked if the contamination can be stopped, or does the new building need to be built to fix the problem? He also wondered if it's safe for people to walk their dogs in the area or should people steer clear of the area?

No calls or emails were received.
Public Hearing Closed

Tom Paige addressed the public comment. The chemicals are standard and the liquid ones are stored in tanks and the solid ones are stored on pallets. The storage rooms will meet fire protection regulations. The building will have containment safeties. There will be security cameras, alarms, a fence around the property and the doors will be locked.
The contamination has been moved off the site. To preserve this area, the water will be treated and will be for the next 20-30 years. It is safe to walk in the area.

K. Pimental asked if ground water protection regulations are still in effect, or if they are all being waived. C. Parker noted the original application included a waiver, but then it was determined that waiver is not needed. Staff has protocols in place to handle spills.

STAFF RECOMMENDATION:
C. Parker noted the plan is consistent with Chapter 153-4 of the City's Land Subdivision Regulations, which provides for Planning Board Review of development. Staff recommends approval with the following conditions:

Conditions to Be Met Prior to the Signing of Plans:

1. The applicant shall provide:
    a. a digital version of plan set
    b. a copy of the Industrial User Permit, Shorelands Permit, Groundwater Discharge Registration, Artificial Recharge, NHDES Design Approval
    c. a CAD to the satisfaction of the Asset Management Administrator
2. The applicant must revise final plan set to:
    a. Add the owner's signatures to the final plat.
    b. Add LLS, PE and Architect signatures/stamps to final plan.
    c. Sheet numbers
    d. Drawing No C1 to be updated to show full building on H-53
    e. Add file number P21-31 to title blocks on all sheets
    f. Indicate security lighting on all four sides of the building
    g. Add no parking/fire lanes signage
    h. Add common notes: 10, 13, 16, 19, 22, 31, 35

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 Engineer.

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

4. Applicant shall pay sewer investment fee at time of request for service.

Conditions to Be Met Prior to Occupancy:

5. Issuance of a certificate of occupancy.

Motion: D. Ciotti moved to approve the site plan, with Conditions, as it is consistent with the regulations. Seconded by M. Speidel.
Roll Call Vote: K. Pimental-yes, D. Ciotti-yes, G. Cruikshank-yes, H. Harmon-yes, D. Landry- yes, J. Kaspari -yes, M. Speidel -yes, S. George-yes, F. Torr-yes

5. STAFF COMMENTS

- C. Parker updated the Board on:
  - the latest TRC: two adjacent projects on Dover Point Road, a subdivision on Bellamy Road
  - Meeting with Redimix, Candia Branch and Community Services
- The first meeting in June will be a tour of the City for those members comfortable being in the van together. No new business that night.
- He asked the Board for an update on when it might be ready to meet fully in person. The board discussed options for room set-up changes

6. MEMBER COMMENTS

- G. Cruickshank noted she had signed no plans.
- K. Pimental mentioned putting together another subcommittee to look at EV cars and charging stations is a great idea. He asked the board members to think if they are interested in joining and put it together soon along with members of the parking and energy commissions.
- D. Ciotti agrees the additional subcommittee should move forward and hopes K. Pimental and J. Kaspari will be on it.
- F. Torr agrees with the woman from citizens forum who spoke about architectural designs of new construction. He particularly mentioned the Waterfront project.

7. ADJOURNMENT

Motion: D. Landry made a motion to adjourn at 9:43 p.m. Seconded by J. Kaspari.
Roll Call Vote: K. Pimental-yes, D. Ciotti-yes, G. Cruikshank-yes, H. Harmon -yes, D. Landry- yes, J. Kaspari -yes, S. George -yes, D. White-yes, F. Torr-yes

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REZONING 2021

JUNE 22, 2021

HOW DID WE GET HERE?

- January: Planning Board Goals Set
- February: Potential amendments suggested
  - Subcommittee for wetlands appointed
- February to May: Subcommittees draft amendment
  - SRPC and staff work on Floodplain Development changes
- May 25, 2021: PB Posts amendments

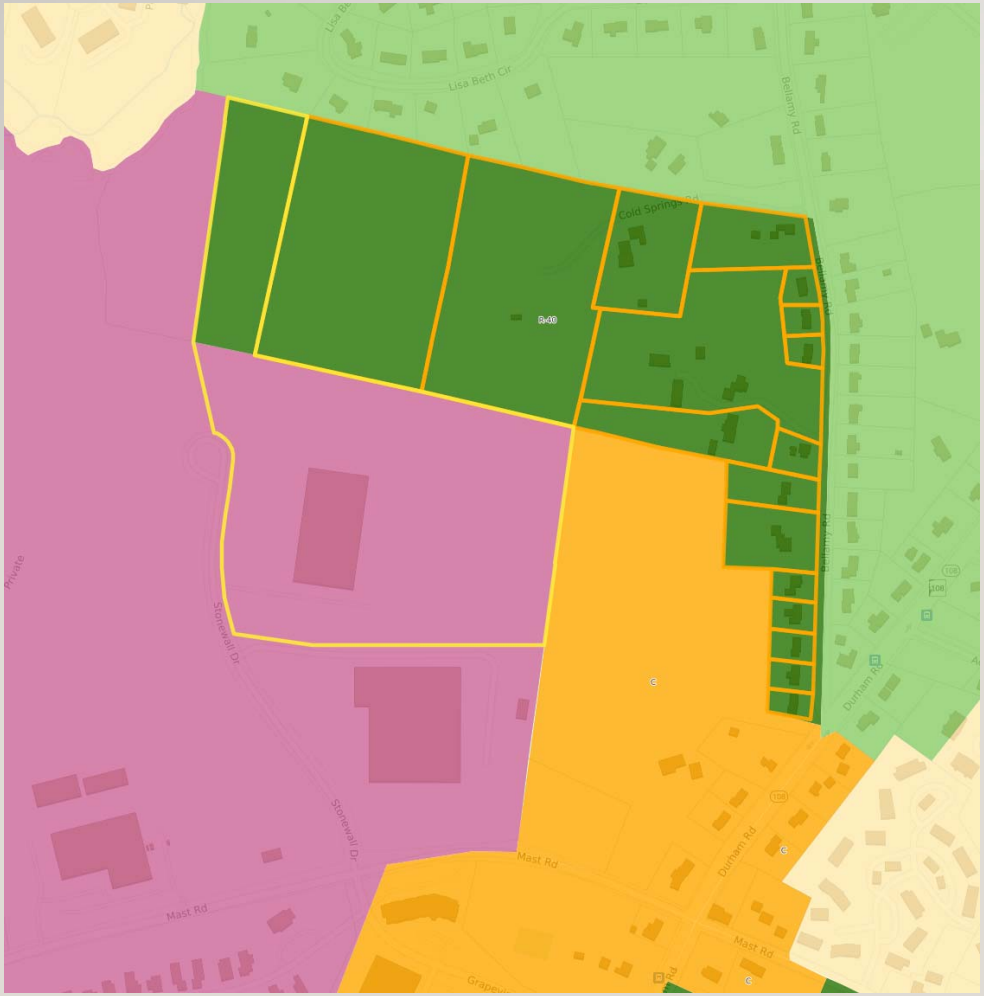
WHAT'S NEXT?

- Planning Board Public Hearing
  - June 22
  - July 27
  - August 24
- Public Comment Period
- Deliberations and Vote by Planning Board
- Recommendations sent to City Council
- City Council Public Hearing
- Deliberations and Vote by City Council

REZONING – CATEGORIES

Zoning District	Affoardable Housing Amendment #	Rezoning Amendment #	Substantive Amendment #
C	-	-	-
CBD-G	-	-	7, 9
CBD-Mixed use	-	-	9
CBD-Residential	-	-	7, 10
CBD-TOD	-	-	9
CM	-	-	5, 12, 16
CWD	-	-	-
Gateway	10	-	7,9
Hospital	-	-	5
HR	10	-	5, 7, 8
IT	-	-	5, 12, 16
LBW	10	-	5, 7
O	10	-	5, 7
R-12	4, 6, 10	-	5, 7, 8
R-20	4, 6, 10	3	5, 7, 8
R-40	4,6,10	-	5, 7, 8, 12
RM-SU	-	-	5, 8
RM-U	10	-	5, 7, 8
Citywide	-	-	2, 11,13, 14, 15, Floodplain

R-40 TO R-20 Bellamy Rd: Cold Springs to Durham Rd



Changes 42 acres from rural density (40,000 min lot size) to medium density (20,000).

Most prevalent lot size is 14K

Frontage: 150’ to 125’

Average frontage is 129’

Still a single family zone

Same zone as across Bellamy and Lisa Beth

REZONING –HOUSING

- Amendment 4
  - Allows conversion to a 2 family by right as long as the home remains looking like a single family home (one door facing street, one driveway)
    - Current only for homes pre 1964
  - Allows new duplex by right as long as the home remains looking like a single family home (one door facing street, one driveway)
    - Density is 1.5 times per unit
  - R zones
- Amendment 6
  - Allows lots smaller than 5,000 to be built upon without a variance, if unit is size restricted
  - R-zones
- Amendment 10
  - Allows more than 1 ADU
  - Allows ADU on first floor of dethatched structure
  - Any zone that allows residential

REZONING – SUBSTANTIVE

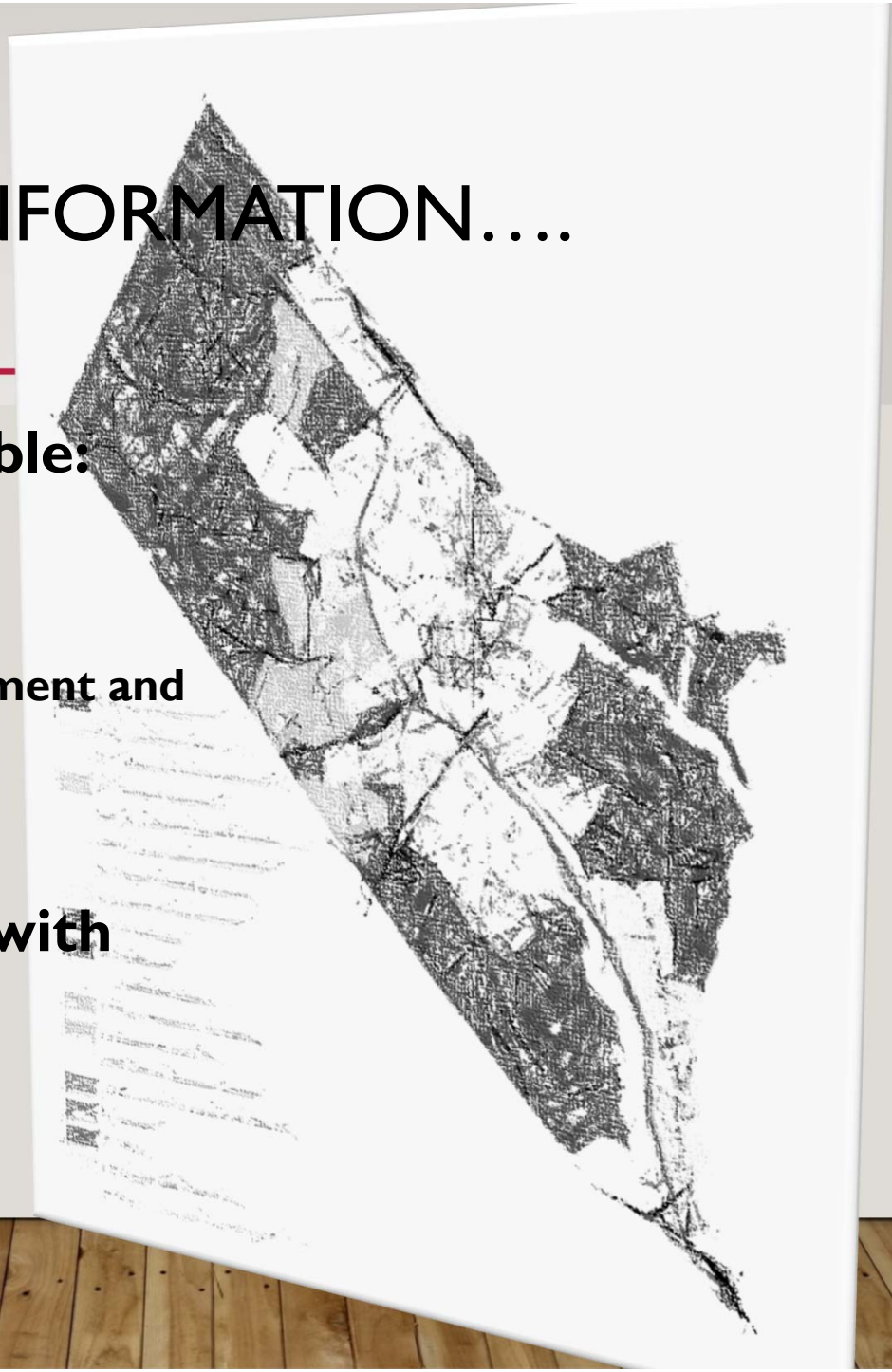
- Amendment 2
  - Updates definition of Accessory Structure to meet building code
- Amendment 5
  - Requires conservation area be taken into account for min lot size
    - CM, H, HR, IT, LBW, I, R zones
- Amendment 7
  - Updates swimming pool regs to include temp/inflatable pools
    - Any zone which allows residential
- Amendment 8
  - Clarifies trade home occupations
  - HR, R zones
- Amendment 11
  - Updates wetlands regs to meet State requirements
- Amendment 12
  - Updates RCM location
  - Updates density Calc
  - CM, IT, R-40 zones

REZONING – SUBSTANTIVE

- Amendment 13
  - Allows Accessory Structure to meet primary structure relief, if non-conforming
- Amendment 14
  - Adds definition of unsuitable area to include all environmental constraints
- Amendment 15
  - Updates TDR to replace wetlands and environmental constraints with unsuitable area
- Amendment 16
  - Clarifies TDR for residential, you need to ID location of units generated at initial approval.
  - CM, IT zones
- Floodplain Amendment
  - Updates to include:
    - accessory structures,
    - freeboard requirements
    - Critical facilities
    - Substantial improvement

FOR MORE INFORMATION….

- **The full text is available:**
  - **On the City's Web Site: www.dover.nh.gov**
  - **In the Planning Department and City Clerks Office**
  - **At the Public Library**
- **Please call 516-6008 with further questions.**



From:	Private General
To:	Parker, Christopher G.
Subject:	zoning changes to 170,27.1
Date:	Tuesday, May 18, 2021 9:10:33 AM

Security Notice: External sender. Use caution with hyperlinks or attachments.

Dear Chris Parker,

First please remember I am NOT an engineer much less a hydrological or NHDES expert as you read this. I may be a day late and a dollar shot for consideration of any changes. I appreciate you taking the time to look at these suggestions.

I think the changes provided are in a positive direction. I like that Dover uses actual hydrology to determine wetlands are present under 170. 27.1 "**C. District Boundaries:"**
However under C.1. it is not clear at what height the ground water or surface water is found at **(**IE: 5' or less to the surface) **to determine, it to be a wetland. It seems to refer to vegetation being the final deciding factor, "AND** that under normal conditions does support"
My concern is there are likely LOTS all over Dover which have ground water at 5' or less to the surface, which are really wetlands or wetland buffers but are covered in grass which is mowed regularly preventing the growth of other plants or may be paved or even have existing structures which also prevents the growth of *"a prevalence of vegetation typically adapted for life in saturated soil conditions"***.** The language "AND" seems to imply both conditions have to be met hydrology and vegetation to be considered a wetland. To provide more protection for wetlands perhaps it could say **OR** or and/or (not sure if that's an option in Planning Regs).

Under 170. 27.1. "B. Purpose and intent", the addition of B. 3. is great and seems to include a requirement for the best alternatives impacts to the wetland.

B. 5 on the other hand with reference to 482 A:1 provides some parameters which may not be desired for the protection of habitat. 482A:1 references habitat as: "will damage or destroy habitats and reproduction areas for plants, fish and **wildlife of importance".** "AND" being the issue again. "Wildlife of importance" seems very specific in NHDES regs. I'm pretty sure it has to do with the heritage report...??? **However, changing the terminology to use "wetland functions" as defined in 482 A:2 MAY give more wiggle room for the Conservation Commission to protect "common habitats",** as neighbors shared regarding the Varney Brook such as salamanders and frogs, which once their habitat is gone they are too. I am not an environmental expert of any kind and would want someone in that field to review this idea to provide the best management practices for the protection of common habitat. The destruction of common ecosystems is of great concern throughout NH, hopefully it can be slowed before its too late.

482 A:2 Definitions
XI. "Wetland functions" means the practical measurable values of wetlands. The 12 primary wetland functions are ecological integrity, wetland-dependent wildlife habitat, fish and aquatic life habitat, scenic quality, educational potential, wetland-based recreation, flood storage, groundwater recharge, sediment trapping, nutrient trapping/retention/transformation, shoreline anchoring, and noteworthiness.

It could read:
#5: Protect wildlife habitats, maintain ecological balances and enhance ecological values to maintain "wetland functions" as defined under 482 A: 2.

Thank you for your consideration. Liz

Parker, Christopher G.

From: Kyle Dacruzer <KyleDacruzer@outlook.com>
Sent: Thursday, June 17, 2021 7:15 PM
To: City of Dover - Planning; Parker, Christopher G.
Subject: Dover Housing Shortage Solution

Security Notice: External sender. Use caution with hyperlinks or attachments.

Dover Zoning and Inspection/Chris Parker

There are quite a few close to Downtown Dover properties that have both Commercial units and Residential units, I forget the zoning term for it, but there are quite a few with very spacious square footage commercial units but since these properties already have 4 Residential units they can't convert these spacious Commercial units to Residential. My landlord told me he would have to "Sprinkle the whole building costing an upward of a $100,000" (for just the sprinklers NOT the unit conversion) the Inspection department told him but literally on either side of his property are 5 unit buildings (5 Residential Apartments) with no sprinkler system but since the property I live in already has 4 Residential units and he could easily make two more residential units that multiple families could comfortably live in and frankly enjoy living in. But with a BS zoning law these spacious Commercial units are vacant. It's Ironic because Dover claims to want to make housing affordable but when someone with the ability and the square footage to make very nice and up-to-date Residential units, within walking distance to Downtown. While having the parking spots to accommodate these new Residential units and their tenant's vehicles can't utilize HIS Property to accommodate Dover's housing shortage. Ironic isn't it?

You can't have it both ways, this totalitarian iron grip with zoning/inspection laws while claiming to want to make Dover affordable to live in. If it was a safety issue or put the property in harm's way, I would understand not wanting my landlord to be able to convert but if he was able to make these new Residential Units safe to live in. I fail to see the issue other than some bureaucrat bozo making it impossible for small business to accommodate the lack of Residential units in Dover. I'm basically tired of the hypocrisy of these Dover Planning Board meeting, I used to go to them advocating for more Residential units but my requests have fallen upon deaf ears and I'm sure it will continue to do so until Dover is like Portsmouth and impossible to live in and when an apartment does become available it's at a skyhigh price or its so small it feels like you're living in a shoe box.

My landlord jokingly gave me this flyer he received in the mail today about The three upcoming Planning board meetings (June 22nd, 2021, July 27st 2021 and August 24th 2021), so I thought maybe this was a sign for me to take action.

Sincerely

Kyle

From:	Private General
To:	Parker, Christopher G.; Parking
Subject:	idea for expanding electric parking in the city
Date:	Tuesday, June 1, 2021 6:34:47 PM
Attachments:	CityLift EV Sales Sheet_031221.pdf

Security Notice: External sender. Use caution with hyperlinks or attachments.

Dear Chris Parker and Bill Simons,
I looked into "puzzle lifts" because developers are becoming more creative with parking. These are an awesome idea for "standard cars". I asked a few questions of this very nice person. I thought about EV stations and he provided the information below.
These systems do have some draw backs in regards to larger vehicles. I thought this might be an idea for the city, since electric spaces are in demand more but Dover doesn't have many to provide more of them. IF the garage is thought of-beware of the heights they have to be clarified by each type of system and cars being parked on them. I guess these systems work inside and out, just have to buy bigger systems for pick up trucks and larger SUVs. Most electric cars are small right now. Just something to add to your pile of things to "plan" for to put on in the budget.... Liz

----- Forwarded Message -----
From: Scott Woodworth <swoodworth@cityliftparking.com>
To: Private General <qatoday@yahoo.com>
Sent: Tuesday, June 1, 2021, 05:55:23 PM EDT
Subject: CityLift Parking Follow Up

Thanks, Liz. I attached a sheet on our EV charging that can go into every platform and has power management to move the power around where needed and it can be metered for residents. We have lots of installations in the Boston area if you would like to schedule a tour. We have completed 50+ installations and have signed contracts for another 110+ including a 777 space Puzzle project in Detroit that will be the largest automated parking installation in the US upon completion. We believe Puzzles have the most viability among automated parking choices. Stackers require a valet, are slow and don't have safety gates. Fully automated systems have their place when there is no drive aisle or ramped parking and Puzzles are not a fit but they often start at over $50k/space and become cost prohibitive. Please let me know what else I can do for you. Case studies: Case Studies | CityLift (cityliftparking.com)

Carpe Diem!

Scott Woodworth

C: 661-430-3244

F

CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P20-32A

Application Type:	Site Plan Review Amendment
Applicant(s):	Stabile Townhomes at the Landing, LLC
Owner(s):	Stabile Townhomes at the Landing, LLC
Location:	Pointe Place (Tax Map K, Lot 19)
Meeting Date:	June 22, 2021

INTENT: To amend a previous site plan approval for one mixed-use building, one residential apartment building and seven townhouse buildings to change the architecture of the townhouse buildings depicted on approved plans.

LOTS/UNITS PROPOSED: 114 residential units and 15,000 sq. ft. commercial space with 256 total parking spaces, 178 are surface spaces.

AGENDA ITEM #: 4-A

ACREAGE: 8.5 acres

ZONING DISTRICT: IT/RCM

EXISTING LAND USE: Multifamily residential, townhouses, and mixed-use under construction

PROPOSED LAND USE: Mixed-use building, townhouses, multifamily residential

SURROUNDING LAND USE: Commercial/Residential

ZBA ACTION: None

ATTACHMENTS: Application materials, and revised renderings

APPLICATION IS COMPLETE: Yes

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

PERMITS REQUIRED: None for this amendment

WAIVERS REQUESTED: None for this amendment

Summary of Request and Background
The applicant is currently constructing and seeking certificate of occupancies for the townhouses approved in July 2020. The applicant is seeking an amendment to their original approval to allow different architectural features and materials to what was approved.

The applicant wishes to change from a craftsman style to a farm house style look for the units. As a result three areas of change have been requested, color of the units, style of the siding and material for the columns at the front door. The color of the units is not under the Planning Board's jurisdiction.

- The applicant wishes to change from a shingle style to a board and batten style for the siding on the second floor of the units.
- At the entrance door, on the first floor, the original look had stonework on the columns, and the revised look would remove that stonework.

This amendment was simple enough to not require review by the Technical Review Committee.

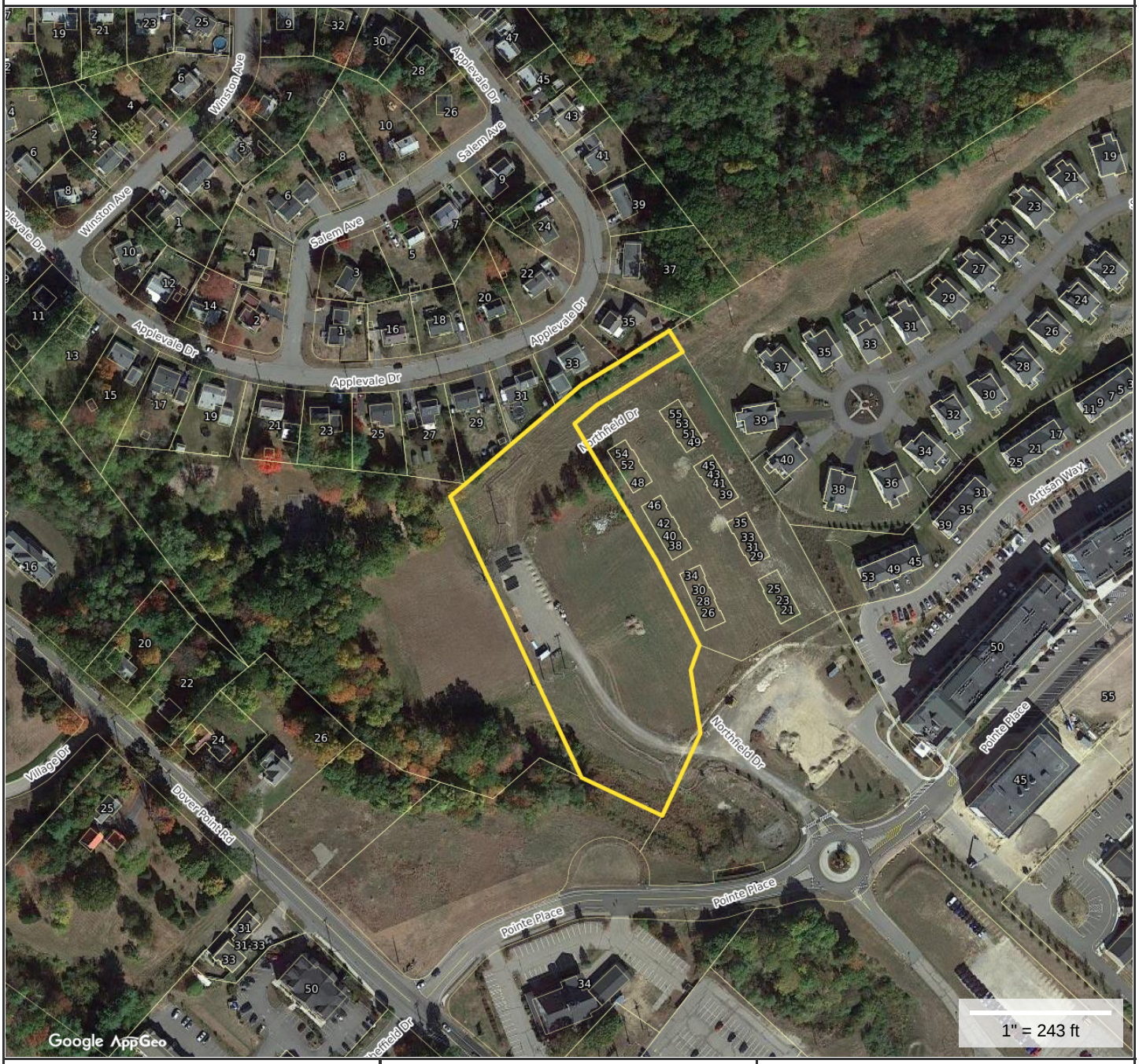
Consistency with Land Use Regulations – Site Plan
Chapter 153-4 of the Site Review Regulations of the City Code provides for site review by the Planning Board of new construction of various types. This plan is consistent with those regulations. Amendments to previously approved plans may need to come back to the Planning Board as in this case.

STAFF RECOMMENDATION:
The Planning Department recommends the Planning Board to accept the application, open the public hearing, and vote to amend the original approval to allow for the proposed architectural features and materials provided in this application with the following condition:

Conditions to Be Met Prior to Amending the Plans:

1. Four copies of the revised architectural design be submitted for review by staff and signature by the Planning Board Chair.
2. All other Conditions Prior to Building Permit and Occupancy from P20-32 must also be met.

Pointe Place



Property Information

Property ID	K0019-000000
Location	DOVER POINT RD
Owner	POINTE WEST LLC &
Land Use	316

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 5/3/2021
Data updated Daily

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

City of Dover, New Hampshire
APPLICATION FOR EXTENSION OF/ AMENDMENT TO OR WAIVER FOR PLAN/ DRIVEWAY

[Revised August 20, 2020]

Office Use Only	Amount Paid: _____	Date/Time Received: _____

APPLICANT INFORMATION

Name of Applicant: Stabile Townhomes at The Landing, LLC Telephone # 603-889-0358

Address of Applicant: 20 Cotton Rd., Suite 200 E-Mail ejackson@stabilecompanies.com

Project Name: The Landing Project Location: Pointe Place / Northfield Drive

Planning File Number: P20-32 Date of Original Approval July 28, 2020

File Type: Conditional Use _____ Site Plan Review X Subdivision _____

EXTENSION INFORMATION (***Note: notification of abutters required for first time extensions under Sec. 153-9.B and Sec. 157-23.B only***)

Extension type requested (*check one*): ___Sec. 153-8.A ___Sec. 153-9.B ___Sec. 157-13.A ___Sec. 157-23.B

Current deadline date: _____ Number of Extensions Previously granted by Board _____

Reason(s) for extension/comments (*attach additional sheets as needed*): N/A

AMENDMENT INFORMATION

Condition(s) or portion of plan to be amended: N/A

Reason(s) for amendment/comments (*attach additional sheets as needed*): _____

WAIVER INFORMATION

Site Review/Subdivision Regulations section(s) to be waived: Architectural Elements of Townhomes

Justification for waiver request(s) (*attach additional sheets as needed*): Minor architectural adjustments are necessary for project differentiation.

SIGNATURES

I/We hereby submit this application to the 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: 6/1/21

Signature of Applicant (*if different from owner*): _____ Date: 6/1/21

Signature of Agent: _____ (Erik Jackson, Agent) Date: 6/1/21

APPLICATION FOR EXTENSION OF/ AMENDMENT TO OR WAIVER FOR PLAN/ DRIVEWAY
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
R00 19	012 000	Stabile Townhomes at the Landing LLC	20 Cotton Rd., Ste 210, Nashua, NH 03063

Applicant (if different from owner):

APPLICANT NAME	APPLICANT COMPANY	MAILING ADDRESS
Eric Jacobson	The Stabile Companies	Same as above

Surveyor and/or Engineer/Professional Agent:

NAME	COMPANY	MAILING ADDRESS
Kevin McEnaney	McEnaney Survey Assoc.	24 Chestnut St., Dover, NH 03820
Cory Belden	Altus Engineering, Inc.	133 Court St., Portsmouth, NH 03801

Conservation Easement Holder:

TAX MAP	LOT #	NAME OF EASEMENT HOLDER	MAILING ADDRESS

JAD DESIGN GROUP INC.	The Stabile Companies	Pointe Place	A 1.0
	Amherst, NH	Dover, NH	

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A1.0	Cover Sheet
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A4.3	Alternate Upper
A5.1	Foundation Plan
A6.1	Main Floor Framing
A6.2	Upper Floor Framing
A6.3	Roof Framing Plan
A6.4	Fire Framing -Sheathing
A6.5	Fire Framing -Sheathing
A6.6	Fire Roof Sheathing
A6.7	Fire Wall Details
A7.1	Cross Sections
A7.2	Cross Sections
A7.3	Details
A8.1	Structural - Shear

ENGINEER of RECORD:

POINTE PLACE - TOWNHOUSES

JAD DESIGN GROUP INC.

custom home designers
jaddesigngroup.com
603.554.1199

The Stabile Companies

Builders and Developers

Building - A

Dover, New Hampshire

CONSTRUCTION DOCUMENTS

9/14/2020

A 1.0

P20-32A **Pointe Place**

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
K0006-000000	105 MIDDLE RD	CANNEY BROOK ENGINEERING AND CONSULTING	WILLIAMS R CRAIG AND ANN T AND PRESTON H	154 MIDDLE RD	DOVER	NH	03820
K0015-Y00000	23 APPLEVALE DR	HALLETT HOWARD B JR &	HALLETT PAMELA D	23 APPLEVALE DR	DOVER	NH	03820-4233
K0015-Z00000	25 APPLEVALE DR	CANGELLO DEREK J		25 APPLEVALE DR	DOVER	NH	03820
K0017-A00000	27 APPLEVALE DR	GIBBONS IDA M	GIBBONS WILLIAM S	27 APPLEVALE DRIVE	DOVER	NH	03820
K0017-B00000	35 APPLEVALE DR	TROTTER WILLIAM J		35 APPLEVALE DR	DOVER	NH	03820
K0017-H00000	29 APPLEVALE DR	OUTHIT HA &	OUTHIT MAY	29 APPLEVALE DR	DOVER	NH	03820
K0017-H00001	31 APPLEVALE DR	ADAMS JOHN W III	ADAMS LORI BETH	31 APPLEVALE DRIVE	DOVER	NH	03820
K0017-I00000	33 APPLEVALE DR	MCKENZIE ROSE M		33A APPLEVALE DR	DOVER	NH	03820
K0017-J00000	37 APPLEVALE DR	NEVINS PATRICK &	NEVINS KELLY J	37 APPLEVALE	DOVER	NH	03820
K0017-L00000	22 APPLEVALE DR	WALLIN DANIEL MICHAEL ANTHONY &	DAVIDSON HEATHER LEA	22 APPLEVALE DR	DOVER	NH	03820-4257
K0017-M00000	18 APPLEVALE DR	BUELL AARON E		18 APPLEVALE DR	DOVER	NH	03820
K0017-N00000	39 APPLEVALE DR	MERMET GUY ALLYN &	MERMET TRACY M	29 MOOSE HOLLOW RD	DANVILLE	NH	03819-3243
K0017-Q00000	24 APPLEVALE DR	BEEDY MARSHA M &	DUPRE KIRK R	24 APPLEVALE DRIVE	DOVER	NH	03820
K0017-S00000	20 APPLEVALE DR	NORRIS MARY C		20 APPLEVALE DRIVE	DOVER	NH	03820
K0018-A00010	APPLEVALE DR	CITY OF DOVER		288 CENTRAL AVE	DOVER	NH	03820
K0019-001000	TERESA DR	CHANGING PLACES LLC		42 J DOVER POINT RD	DOVER	NH	03820
K0019-001001	3 TERESA DR	KIMBALL ROBERT &	KIMBALL KAREN	3 TERESA DR	DOVER	NH	03820
K0019-001002	5 TERESA DR	GLENNON DORIS H TRUSTEE	GLENNON FAMILY REVOCABLE TRUST	5 TERESA DR	DOVER	NH	03820
K0019-001012	8 TERESA DR	KIRK RICHARD &	KIRK JANET	8 TERESA DR	DOVER	NH	03820
K0019-001013	4 TERESA DR	COATE MICHAEL W TRUSTEE	COATE MICHAEL W REVOCABLE TRUST	45 LAFAYETTE RD #UPS393	NORTH HAMPTON	NH	03862-2451
K0019-001014	2 TERESA DR	DUGAN ALAN H &	DUGAN LYNNE H	2 TERESA DR	DOVER	NH	03820
K0019-002000	DOVER POINT RD	DOVER POINT RD 252 LLC		40 DOVER POINT RD	DOVER	NH	03820
K0019-003000	SIERRA HILL DR	STABILE HOMES AT POINTE PLACE LLC		20 COTTON RD	NASHUA	NH	03063
K0019-003001	3 SIERRA HILL DR	PARKER KENDREE R &	CARTER RAY P	3 SIERRA HILL DR	DOVER	NH	03820
K0019-003002	5 SIERRA HILL DR	DORIS STEVEN C &	DORIS NOREEN A	5 SIERRA HILL DR	DOVER	NH	03820
K0019-003016	35 SIERRA HILL DR	SWEENEY LUKE M &	SWEENEY COLLEEN M	35 SIERRA HILL DR	DOVER	NH	03820
K0019-003017	37 SIERRA HILL DR	ASSELIN MICHAEL & LUCIE TRUSTEES	ASSELIN LUCIE REVOCABLE TRUST OF 2010	37 SIERRA HILL DR	DOVER	NH	03820
K0019-003018	39 SIERRA HILL DR	HINTON WILLIAM V &	HINTON KATHLEEN E	39 SIERRA HILL DR	DOVER	NH	03820
K0019-003019	40 SIERRA HILL DR	GERRITY JOSEPH P &	GERRITY MARY E	40 SIERRA HILL DR	DOVER	NH	03820-4298
K0019-003020	38 SIERRA HILL DR	OSLOWSKI RICHARD D &	OSLOWSKI LINDA L	38 SIERRA HILL DR	DOVER	NH	03820
K0019-003021	36 SIERRA HILL DR	DEMARCO DANIEL R & PATRICIA B TRUSTEES	36 SIERRA HILL DRIVE REALTY TRUST	36 SIERRA HILL DR	DOVER	NH	03820
K0019-004000	POINTE PL	VARNEY BROOK LANDS LLC		340 CENTRAL AVE STE 202	DOVER	NH	03820
K0019-005000	50 60 POINTE PL	POINTE PLACE DEVELOPMENT LLC	C/O SUMMIT LAND DEVELOPMENT	340 CENTRAL AVE #202	DOVER	NH	03820
K0019-006000	35 POINTE PL	BFG DOVER PROPCO LLC		228 PARK AVE STE A	WINTER PARK	FL	32789
K0019-007000	ARTISAN WY	LOFT'S AT POINTE PLACE CONDOMINIUM ASSOC	C/O IN DEMAND REALTY LLC	PO BOX 9	SOMERSWORTH	NH	03878-0009
K0019-007045	45 ARTISAN WY	NELSON WAYNE F & BARBARA J TRUSTEES	NELSON WAYNE F AND BARBARA J REVOCABLE T	45 ARTISAN WY	DOVER	NH	03820
K0019-007047	47 ARTISAN WY	MORRISSEY KATHLEEN TRUSTEE	MORRISSEY KATHLEEN 2019 REVOCABLE TRUST	47 ARTISAN WY	DOVER	NH	03820
K0019-007049	49 ARTISAN WY	MILLER DANIEL C &	MILLER MAUREEN	49 ARTISAN WY	DOVER	NH	03820-4748
K0019-007051	51 ARTISAN WY	WOJCHOWSKI DON M &	MILLER KAREN J	51 ARTISAN WY	DOVER	NH	03820
K0019-007053	53 ARTISAN WY	IAMPIETRO DEBORAH L TRUSTEE	IAMPIETRO DEBORAH L REVOCABLE TRUST	53 ARTISAN WY	DOVER	NH	03820
K0019-008000	POINTE PL	45 POINTE PLACE LLC		340 CENTRAL AVE STE 202	DOVER	NH	03820
K0019-009000	POINTE PL	VARNEY BROOK LANDS LLC		340 CENTRAL AVE STE 202	DOVER	NH	03820
K0019-010000	45 POINTE PL	VARNEY BROOK LANDS LLC		340 CENTRAL AVE STE 202	DOVER	NH	03820
K0019-A00000	28 DOVER POINT RD	SEBRING HOLDINGS LLC		340 CENTRAL AVE STE 202	DOVER	NH	03820
K0019-B00000	34 DOVER POINT RD	JBACK REALTY LLC		34 DOVER POINT RD	DOVER	NH	03820
K0019-C00000	DOVER POINT RD	MACS CONVENIENCE STORES LLC		935 EAST TALLMADGE AVE	AKRON	OH	44310
K0025-000000	38 DOVER POINT RD	DOVER POINT ROAD 252 LLC		40 DOVER POINT RD	DOVER	NH	03820
K0025-A00000	DOVER POINT RD	PUBLIC SERV CO OF N H		PO BOX 330	MANCHESTER	NH	03105-0330
K0049-A00000	MIDDLE RD	MEADOWOOD AT DOVER HOMEOWNERS' ASSOCIATI	C/O ROBERT DINABURG PRESIDENT	54 AUGUSTA WAY	DOVER	NH	03820
M0004-000000	MIDDLE RD	THORNWOOD COMMONS UNIT OWNERS' ASSOCIATI	C/O GREAT NORTH PROPERTY MANAGEMENT	3 HOLLAND WAY	EXETER	NH	03833
M0004-000OPN	MIDDLE RD	THORNWOOD COMMONS LLC	C/O GREAT NORTH PROPERTY MANAGEMENT	3 HOLLAND WAY	EXETER	NH	03833
			POINTE WEST, LLC	P.O. BOX 728	DOVER	NH	03821
		ATLUS ENGINEERING	CORY D BELDEN P.E.	133 COURT STREET	PORTSMOUTH	NH	03801
		MCENEANENEY SURVEY ASSOCIATES	KEVIN MCENEANEY	P.O. BOX 681	DOVER	NH	03820
		TW DESIGNS	JOHN M TUTTLE	254 DRAKE HILL ROAD	STRAFFORD	NH	03884
		WOODBURN & COMPANY	ROBBI WOODBURN	103 KENT PLACE	NEWMARKET	NH	03857
		HIGHLAND SOIL SERVICES	MICHAEL MARINO	75 PROSPECT STREET	SOMERSWORTH	NH	03878

CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P21-25

Application Type:	TDR Major Subdivision
Applicant(s):	Zeland Schwartz Revocable Trust
Owner(s):	Zeland Schwartz Revocable Trust
Location:	26.5 Bellamy Road (Tax Map H, Lot 14D)
Meeting Date:	June 22, 2021

INTENT: To subdivide one lot into five and increase residential units from 3 to 5 via a TDR subdivision (two being existing residential structures).

UNITS PROPOSED: 3 new

AGENDA ITEM #: 4-C

ACREAGE: 3.71 acres

ZONING DISTRICT: R-20

EXISTING LAND USE: Residential

PROPOSED LAND USE: Residential

SURROUNDING LAND USE: Residential, Bellamy River, Dover High School

ZBA ACTION: N/A

ATTACHMENTS: Application materials including subdivision plan, abutter list

APP. COMPLETE: Yes

DECLARE REGIONAL IMPACT: No

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

PERMITS REQUIRED: -
NHDES Shoreland Permit
-CUPs for steep slope and 100' Conservation District

WAIVERS REQUESTED:
-Traffic Impact (157-10.D)
-Block Length and Dead end streets (157-31.F and 32.J)
-Road width (157-47.A)
-allow ROW within the 30' no cut/no disturb buffer

Summary of Request and Background
The applicant is requesting to subdivide one lot into 5 using Transfer of Development Rights. The lots would be 0.36 acres, 0.91 acres, 0.63 acres, 0.75 acres and 0.52 acres. The site is proposed to be serviced by municipal water and sewer.

As a Major Subdivision, this application appeared twice before the TRC, most recently on April 22, 2021 (minutes attached). The Conservation Commission endorsed the CUP application on June 14, 2021 with the condition that the reforested area will remain undisturbed except for tree removal consistent with DES Shoreland rules.

The applicant is requesting the Board grant a waiver to Section 157-10.D to waiver the full traffic impact analysis, Section 157-31.F/32.J Block Length of Dead-end Streets to allow approximately 397' instead of the required 500', Section 157-47.A to allow a road width of 20' instead of 24'and to allow the right of way to be within the 30' no cut no disturb buffer.

This is a TDR subdivision. The Board will need to take three votes.

Consistency with Land Use Regulations
The plan is consistent with Chapter 157-15 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 criterion 2 has been met for this request.

STAFF RECOMMENDATION- TDR:
The Planning Department recommends that the Planning Board accept the TDR application for review, open the public hearing, and vote to grant the additional 2 units via Transfer of Development Rights with the following conditions:

1. Payment of TDR fees.
2. Add a note to the plat that the Board granted a waiver to Chapter 170-27.2.G(7) and 170-27.2.G(7)

STAFF RECOMMENDATION- Waivers:
The Planning Department recommends that the Planning Board accept the application for review, open the public hearing, and vote to grant the waivers with the following condition:

Condition to Be Met Prior to Signing of Plans:

1. Add a note to the plat that the Board granted a waiver to Chapter 157-10.D (traffic impact analysis), Chapter 157-31.F and 32.J (for road/block length), and Section 157-47.A (minimum road width) 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 subdivision with the following conditions:

Conditions to Be Met Prior to Signing of Plans:

1. The Planning Board approve
    a. The TDR application
    b. The Conditional Use Permit.
2. The applicant shall provide the Planning Department with:
    a. A digital version of the final plat.
    b. A CAD file to the satisfaction of the Asset Management Administrator.
3. The Assistant City Manager in consultation with the City's General Legal Counsel will review and approve the homeowners association to ensure private road, stormwater infrastructure maintenance, buffer and common space, space, conservation district maintenance, prior to converting ownership and maintenance obligations, and deed/easement requirements per Section 170.27.2.
4. The applicant shall revise the plat to:
    a. Add signature and stamp of LLS and PE
    b. Add owners' signatures for recording at Strafford County Registry of Deeds
    c. Add a note that that the reforested area will remain undisturbed except for tree removal consistent with DES Shoreland rules.
    d. Show new water line from street be added rather than reuse existing water line to the satisfaction of the City Engineer.
    e. Add a note that the existing detached garage structure and the single family dwelling at 26 ½ Bellamy Road will require renumbering.

Conditions to be Met Prior to Building Permit:

5. The new dwellings 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.
7. 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 Occupancy:

8. Issuance of the Certificate of Occupancy.
9. Any applicable easements shall be recorded.
10. Documentation that the HOA has been created and is in place.
11. Impact fees per unit shall be paid per the invoice attached to the Notice of Decision.
12. Prior to the last Certificate of Occupancy being issued, the Engineer of Record shall meet with the Association and review the as-builts for the project.

CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P21-27

Application Type:	Conditional Use Permit
Applicant(s):	Zeland Schwartz Revocable Trust
Owner(s):	Zeland Schwartz Revocable Trust
Location:	26.5 Bellamy Road (Tax Map H, Lot 14D)
Meeting Date:	June 22, 2021

INTENT: To obtain a Conditional Use Permit to allow 23 s.f. of impact to a 20% slope and 8,630 s.f of grading impact in the Conservation District to the Bellamy River.

LOTS/UNITS PROPOSED: 3 new

AGENDA ITEM #: 4-B

ACREAGE: 3.71 acres

ZONING DISTRICT: R-20

EXISTING LAND USE: Residential

PROPOSED LAND USE: Residential

SURROUNDING LAND USE: Residential, Bellamy River, Dover High School

ZBA ACTION: N/A

ATTACHMENTS: Application materials including impact plan set with impact plan, abutter list

APPLICATION COMPLETE: Yes

DECLARE REGIONAL IMPACT: No

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

PERMITS REQUIRED: - NHDES Shoreland Permit
-CUPs for steep slope and 100' Conservation District

WAIVERS REQUESTED: N/A for this case

Summary of Request and Background
The applicant is requesting to subdivide one lot into 5 using Transfer of Development Rights. The lots would be 0.36 acres, 0.91 acres, 0.63 acres, 0.75 acres and 0.52 acres. Twenty-three square feet of impact is expected to the 20% slope/Conservation District area and 8,630 square feet of grading impact is expected in the Conservation District to the Bellamy River.

The Conservation Commission endorsed the CUP application on June 14, 2021 with the condition that the reforested area will remain undisturbed except for tree removal consistent with DES Shoreland rules which is a recommended condition of approval for this CUP and the Site Plan.

Consistency with Land Use Regulations
The plan is consistent with Chapter 157-15 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 criterion 2 has been met for this request.

STAFF RECOMMENDATION- TDR:
The Planning Department recommends that the Planning Board accept the Conditional Use Permit for review, open the public hearing, and vote to grant the Conditional Use Permit with the following condition **to Be Met Prior to Granting of the Conditional Use Permit:**

1. Provide copy of the NHDES Shoreland Permit to the Planning Department.
2. Revise plan set to add a note that that the reforested area will remain undisturbed except for tree removal consistent with DES Shoreland rules

26 1/2 Bellamy Road

Property Information

Property ID	H0014-D00000
Location	26 1/2 BELLAMY RD
Owner	SCHWARTZ ZELAND TRUSTEE
Land Use	101

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 5/3/2021
Data updated Daily

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

City of Dover, New Hampshire
SUBDIVISION APPLICATION

[Revision Date: September 17, 2020]

RECEIVED
Planning Office

Office Use Only	Project #: P21-25	Date Received: MAY 25 2021
	Amount Paid:	Time Received: Dover, New Hampshire

APPLICANT AND OWNER INFORMATION

Name of Applicant: Zeland Schwartz Revocable Trust Telephone # 207-752-2996

Address of Applicant: 14 Huckins Road Madbury, NH 03823

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

Address of Property Owner: SAME

E-Mail Address: zelandra1@aol.com

PROPERTY INFORMATION

Address of Property: 26 1/2 Bellamy Road

Assessor's Map # H Lot(s) # 14D

Zoning District(s) R-20 Low Density Overlay District(s) Conservation District, TDR

Size of Parcel: 161,700 s.f. (3.71 ac.) Property Deed: Book 4742 Page: 911

Existing Use of Property: Residential - Single Family

SUBDIVISION INFORMATION

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

Existing Number of Lots: 1 Proposed Number of Lots: 5

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

City Sewer? X Yes ___ No How far is city sewer from the property? at Bellamy Road

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

Estimated Length of Proposed Roads: 400+/- feet Public or Private Road? Private

Estimated value of construction: $275,000 Refuse removal: Public Private (circle one)

New impervious area (in s.f.): 10,268.27s.f.

WAIVER REQUESTS

Subdivision Regulations section(s) to be waived: SEE ATTACHED

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

SURVEYOR INFORMATION

Name of Surveyor and Company (Licensed in N.H.) Kevin M. McEneaney, LLS
McEneaney Survey Associates

Address 24 Chestnut Street Dover, NH 03820 Telephone #: 603-742-0911

Professional License #: NH LLS #661 E-mail address: kevin@surveynh.com

ENGINEER INFORMATION

Name of Engineer and Company (Licensed in N.H.) Stephen J. Haight, P.E. - Civilworks New England

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

Professional License #: NH P E.#7978 E-mail address: shaight@civilworksne.com

LANDSCAPE ARCHITECT INFORMATION

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

Address _____ Telephone #: _____

Professional License #: _____ E-mail address: _____

~~SOIL~~ Wetland SCIENTIST INFORMATION

Name of ~~Soil~~ Wetland Scientist and Company (Licensed in N.H.) Damon E. Burt, CWS
Fraggle Rock Environmental

Address 38 Garland Road Strafford, NH 03884 Telephone #: 603-969-5574

Professional License #: NH CWS #163 E-mail address: frenvironmental@gmail.com

CONSERVATION EASEMENT HOLDER N/A

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.

X Signature of Property Owner: Yes Date: 4/11/24

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.

X Signature of Property Owner: Yes Date: 4/1/21

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.

X Signature of Property Owner: Yes Date: 4/1/21

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.

X Signature of Property Owner: Yes Date: 4/1/21

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.

X Signature of Property Owner: Yes Date: 4/1/21

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

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: Zeland Schwartz Revocable Trust File Number: P21-

PROJECT TITLE: Subdivision of Land for Zeland Schwartz Revocable Trust

PROPERTY LOCATION: 26 1/2 Bellamy Road Tax Map: H Lot: 14D

	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)	WAIVER REQUESTED	
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:	X	
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	PROVIDED UPON APPROVALS	
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	

	Explain How Provided	Reviewed
Existing and proposed buildings and structure locations	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 septic system, including test pit locations and results and NHDES subdivision permit number	N/A	
Existing and proposed stormwater lines and facilities	X	
Existing and proposed streetlights	X	
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	X	
Existing natural features and/or significant vegetation on property	X	
Depict existing contours up to 100 ft. beyond project limits	X	
Soil types	X	
Map and lot numbers for existing and proposed lots as assigned by Tax Assessor	X	
Location of all land offered for dedication for public use or land to be held in common by property owners of the subdivision	X	
Location of all land offered for dedication for public use or land to be held in common by property owners of the subdivision		
Location, material and size of existing and proposed permanent monuments	X	
Existing railroad lines	N/A	
Note regarding solid waste disposal	X	
All applicable Dover Common Subdivision notes	X	
10. Construction Detail Sheets shall contain the following:		
Profiles showing existing & proposed elevations along the center lines of proposed streets & within 100' of intersections with existing streets	X	
Profiles showing the locations & a typical cross-section detail of streets	X	
Location of street trees, street lighting poles and street signs	X	
Location, size and invert elevations of existing and proposed sanitary sewers, stormwater drains and fire hydrants	X	
Location and size of all water, gas and other underground utilities	X	
11. Additional Information if appropriate		
Stormwater Management Plan depicting the existing and 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	
Ernsion and Sedimentation Control Plan	X	
Perimeter Landscaping Plan	N/A	
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	N/A	
Hydrogeologic study if located in Groundwater Protection Zone	N/A	
Provide additional exhibits/technical data determined appropriate by the Planning Bnard or its staff as required	UPON REQUEST	

REVIEWED BY: _____ DATE_____ TRC DATE_____

Schwartz Zeland Revocable Trust
Schwartz Zeland Trustee
14 Huckins Road
Madbury, NH 03823

January 28, 2021

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

Ref: 26 ½ Bellamy Road
Dover, NH 03820
Tax map H, Lot 14-D & 13

Re: Letter of Authorization

Schwartz Zeland Revocable Trust authorizes, Civilworks New England to represent the applicant to the State of New Hampshire, the City of Dover Planning Board and any other Dover Board or Committee relative to the pursuit of permits for the development of the subject parcel.

Sincerely,

Schwartz Zeland Revocable Trust
C/O Schwartz Zeland Trustee

City of Dover, New Hampshire
CONDITIONAL USE PERMIT APPLICATION

[Revision Date: October 19, 2020]

Office Use Only	Project #: P21-27	Date Received:
	Amount Paid:	Time Received:

APPLICANT AND OWNER INFORMATION

Name of Applicant: Zeland Schwartz Revocable Trust Telephone # 207-752-2996

Address of Applicant: 14 Huckins Road Madbury, NH 03823

E-Mail Address: zelandra1@aol.com

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

Address of Property Owner: SAME

PROPERTY INFORMATION

Assessor's Map # H Lot(s) # 14D

Address of Property: 26 1/2 Bellamy Road

Zoning District(s) R-20 Low Density Overlay District(s) Conservation District, TDR

Existing Use of Property: Residential - Single Family

CONDITIONAL USE PERMIT INFORMATION

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

☒ Conservation District	☐ RCM Use Overlay District	☐ Gateway District
☐ 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:

To allow general construction grading activity within Steep Slopes and the 100' Conservation District.

There a steep slope impact of 23 sf which is also part of a 8630 sf impact within the

Conservation District.

List Any Associated State or Federal Permits That Have Been or Will Be Applied For and Indicate Their Status: NHDES Shoreland Impact Permit # 2021-00587, approved 3/19/21

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.

X Signature of Property Owner: Yes Date: 4/1/21

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.

X Signature of Property Owner: Yes Date: 4/1/21

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	14D	Zeland Schwartz Revocable Trust	14 Huckins Road Madbury, NH 03823

Applicant (if different from owner):

APPLICANT NAME	APPLICANT COMPANY	MAILING ADDRESS

Surveyor and/or Engineer/Professional Agent:

NAME	COMPANY	MAILING ADDRESS
Kevin M. McEneaney, LLS	McEneaney Survey Associates	24 Chestnut Street Dover, NH 03820
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

City of Dover, New Hampshire
TRANSFER OF DEVELOPMENT RIGHTS APPLICATION

[Revision Date: August 16, 2018]

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

APPLICANT AND OWNER INFORMATION

Name of Applicant: Zeland Schwartz Revocable Trust Telephone # 207-752-2996

Address of Applicant: 14 Huckins Road Madbury, NH 03823

E-Mail Address: zelandra1@aol.com

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

Address of Property Owner: SAME

PROPERTY INFORMATION

Assessor's Map # H Lot(s) # 14D

Address of Property: 26 1/2 Bellamy Road

Zoning District(s) R-20 Low Density Overlay District(s) Conservation District, TDR

Existing Use of Property: Residential - Single Family

TRANSFER OF DEVELOPMENT RIGHTS INFORMATION

Type of TRANSFER OF DEVELOPMENT RIGHT REQUEST (Check All That Apply):

☒ Residential ☐ Residential (reduced size) ☐ Industrial | ☒ Purchase ☐ Land Preservation

Relief sought (Check All That Apply):

☐ Lot Size ☐ Frontage ☒ Setback ☒ Increase by 2 units

Describe Proposed Use or Activity that requires TDR; describe any impacts and document mitigation:

To increase the number of residential units from 3 to 5. And to allow road contruction creating an impact of 7036 sf. within the 30' no disturb buffer. Also, there is a 23 sf impact to a steep slope area, which is included in a 8630 sf impact within the 100' Conservation District.

A Conditional Use Permit application is being submitted to address these impacts.

List Any Associated State or Federal Permits That Have Been or Will Be Applied For and Indicate Their Status: NHDES Shoreland Impact Permit # 2021-00587, approved 3/19/21

Name of Professional That Prepared TDR Plans: Kevin M. McEneaney, LLS
McEneaney Survey Associates

Address P.O. Box 681 Dover, NH 03820 Telephone #: 603-742-0911

Professional License #: NH LLS #661 E-mail address: kevin@surveynh.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.

x Signature of Property Owner: Yes Date: 4/1/21

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.

x Signature of Property Owner: Yes Date: 4/1/21

PROJECT NARRATIVE

For
Zeland Schwartz Revocable Trust
5 - Lot Subdivision
Bellamy Road, Dover, NH
Tax Map H, Lot 14D

PROJECT OVERVIEW

The project proponent will be developing a 3.71 acre parcel on Bellamy Road with five (5) single family detached homes, of the five (5); one (1) existing residential structures, one (1) existing accessory structure to be converted to a residential use, and three (3) proposed residential structures. Site improvements will include a private road to service the homes, underground utilities, municipal water and sewer, storm water mitigation, associated site grading, site lighting, a revegetation plan and a mail kiosk.

Dover City Zoning Ordinance 170-27.2 “Transfer of Development Rights” (TDR) allows for a base number of 3.28 units. The applicant is requesting two (2) additional units. Along with a Subdivision and TDR approval from the Planning Board, the project proponent will be requesting Conditional Use Permits for impacts to Dover Conservation District 20% slopes and 100’ River setback, and a Shoreland Impact Permit from the State (which has been granted permit #2021-00587). The proposed impacts are limited to grading and the stormwater management system.

The project consists of the following general construction:

- Select clearing and grubbing of lot limited to the areas required to construct the improvements, leaving as much natural buffer as is practicable;
- Installation of the storm water management system, road, driveways, underground utilities and site lighting;
- House site and utility construction;
- Installation of site landscaping and stabilization of the remaining areas with loam and seed.
- Re-vegetating 17,300 s.f. of previously cleared area and the removal of the existing gravel driveway (See Shoreland Permit).

PROJECT LOCATION AND SITE CHARACTERISTICS

The project site is located at 26 ½ Bellamy Road and is within the Low Density Residential (R-20) District and is shown on Assessor’s Tax Map H as Lot 14D. The project parcel is bounded by Bellamy Road, Bellamy River, residential lots, and the Dover High School parcel, contains +/- 3.71 acres, and is currently developed with two (2) existing residential structures sharing a gravel drive along the river bank for site access.

100’ RIVER CONSERVATION DISTRICT AND 20% SLOPE IMPACTS

There are impacts to the City of Dover 100’ River Conservation District and 20% Steep Slope district totaling 8,630 s.f. for drainage and driveway construction, and 23 s.f. for drainage respectively.

PROJECT NARRATIVE

For
Zeland Schwartz Revocable Trust
5 - Lot Subdivision
Bellamy Road, Dover, NH
Tax Map H, Lot 14D

DRAINAGE

The proposed bio-retention basin will treat and mitigate stormwater runoff from the majority of the proposed road, driveways, and proposed homes. The remaining site overland through existing drainage ways to the Bellamy River.

UTILITIES

The proposed project will connect to municipal water and sewer located in Bellamy Road. The project will also connect to Unitil natural gas and Eversource electric. Each of these services are currently available in the Bellamy Road right-of-way.

TRAFFIC

A waiver is being requested for the requirements of the traffic study.

SOILD WASTE

Solid waste will be managed on site and the Condominium Association will contract with a private waste hauler.

POSTAL SERVICES

Postal services will be provided on site with a postal kiosk located on the in-bound side of the project road entrance.

CIVILWORKS NEW ENGLAND

P.O. BOX 1166, 181 WATSON ROAD
DOVER, NH
TEL: (603) 749-0443, FAX: (603)749-7348

WAIVER REQUEST #1

ACCOMPANYING TDR SUBDIVISION APPLICATION

for

Schwartz Subdivision

26 ½ Bellamy Road
TAX MAP H, LOT 14-D

Dover Land Subdivision Regulations: Section 157-10.D Traffic impact assessment and analysis. All proposed major subdivisions shall be reviewed by the Technical Review Committee and/or Planning Board to ascertain that adequate provisions have been made by the applicant for traffic safety. To facilitate this review, the applicant shall provide a traffic impact assessment and analysis to document existing traffic conditions in the vicinity of a proposed development project, to describe the volume and effect of projected traffic generated by the proposed project, and to identify measures proposed to mitigate any adverse impacts on traffic. All analyses must meet the minimum requirements of a "standard" analysis.

Waiver request: A waiver from the requirement of performing a traffic analysis.

The proposed development would produce approximately 30 trips per day (10 vehicle trips/day/home). This low volume of traffic does not warrant a full traffic impact assessment.

CIVILWORKS NEW ENGLAND
P.O. BOX 1166, 181 WATSON ROAD
DOVER, NH
TEL: (603) 749-0443, FAX: (603)749-7348

WAIVER REQUEST #2

ACCOMPANYING TDR SUBDIVISION APPLICATION

for

Schwartz Subdivision
26 ½ Bellamy Road
TAX MAP H, LOT 14-D

Dover Land Subdivision Regulations:
Section 157-31.F Block Size

- Blocks in general shall not be less than 500 feet nor more than 1,200 feet in length. In general, no block width shall be less than twice the normal lot depth.

Section 157-32.J Dead End Streets (cul-de-sac).

- Unless topography indicates a need for an alternative length, streets shall not be less than 500 feet nor exceed 1,000 feet in length and shall terminate in a cul-de-sac.

Waiver request: A waiver from the requirement that a block/road shall be less than 500 feet to allow a 397 ft. +/- hammer head cul-de-sac.

Due to the unique site topography, lot configuration, and proximity to the Bellamy River the proposed road has been designed to accommodate 3 new homes while minimizing impacts to the land area and slopes.

Strict conformity to the length requirements would require impacts to slopes and vegetated areas.

Granting the waiver is in general conformance with the intent of the ordinance.

CIVILWORKS NEW ENGLAND
P.O. BOX 1166, 181 WATSON ROAD
DOVER, NH
TEL: (603) 749-0443, FAX: (603)749-7348

WAIVER REQUEST #3

ACCOMPANYING TDR SUBDIVISION APPLICATION

for

Schwartz Subdivision
26 ½ Bellamy Road
TAX MAP H, LOT 14-D

Dover Land Subdivision Regulations: Section 157-47 A. Private Roads
Table A. Where 5 or more lots require a 24 to 34 foot road as determined by the site physical characteristics and the layout and density of the proposed development.

Waiver request: A waiver from the requirement for a 24 foot wide paved to allow for a 20 foot wide paved road to service 5 homes.

Due to the unique site topography, lot configuration, and proximity to the Bellamy River the proposed road has been designed to accommodate 3 new homes while minimizing impacts to the land area and slopes. Note: the existing gravel driveway along the top of river bank that services the parent lot will be removed and re-vegetated as per the approved Shoreland Impact Plan; Permit #2021-00587.

Strict conformity to the roadway width requirements would require more impacts to slopes and vegetated areas.

Granting the waiver is in general conformance with the intent of the ordinance.

CIVILWORKS NEW ENGLAND
P.O. BOX 1166, 181 WATSON ROAD
DOVER, NH
TEL: (603) 749-0443, FAX: (603)749-7348

WAIVER REQUEST #4

ACCOMPANYING TDR SUBDIVISION APPLICATION

for

Schwartz Subdivision
26 ½ Bellamy Road
TAX MAP H, LOT 14-D

Dover Zoning Ordinance: Section 170.27.2 G (7) Transfer of Development Rights
A continuous visual buffer shall be created along the perimeter of the parent parcel, which shall include a thirty (30) foot no cut, no disturb buffer.

Waiver request: A waiver from the requirement of the 30 foot no cut, no disturb buffer along the first 200 feet of the proposed roadway where 15 feet of the impact will be of vegetated slope, as well as along the frontage of the lot to allow for a comprehensive stormwater management system.

Due to the unique site topography, lot configuration, and proximity to the Bellamy River the proposed road has been designed to accommodate 3 new homes while minimizing impacts to the land area and slopes. Note: the existing gravel driveway along the top of river bank that services the parent lot will be removed and re-vegetated as per the approved Shoreland Impact Plan; Permit #2021-00587.

Strict conformity to the length requirements would require impacts to slopes and vegetated areas. Buffer requirements for the roadway would require more substantial impacts to the shoreland river setbacks and steep slopes.

Granting the waiver is in general conformance with the intent of the ordinance.

BYLAWS

OF

KISMET DRIVE HOMEOWNERS ASSOCIATION

ARTICLE I
PURPOSE AND SCOPE AND OTHER
INTRODUCTORY PROVISIONS

1. Purpose. The following By-Laws of Kismet Drive Homeowners Association (hereinafter called the Association) shall govern the operation of the Homeowners Association established for the development known as Kismet Drive, Dover, New Hampshire. The Association shall have the responsibility for administering the common areas of the development.

2. Applicability. These By-Laws are applicable to all property of the Association and to the use, occupancy, sale, lease or other transfer of any interest therein. All present and future holders of any interest in any residential lot in the development shall hold such interest subject to these By-Laws. The acceptance of a deed of conveyance or the entering into a lease or the act of occupancy of any residential lot shall constitute an acknowledgment that such Owner, lessee or Occupant has accepted and ratified and will comply with these By-Laws.

3. Nature of Organization. The Association may be organized under the provisions of Chapter 292 of the Revised Statutes Annotated of New Hampshire, or may be an unincorporated association. The Association is a "homeowners' management association" organized and operated to provide for the acquisition, construction, management, maintenance and care of "Association property" as those terms are defined in the Internal Revenue Code of 1954. No part of the net earnings of the Association shall inure (other than by a rebate of excess assessments) to the benefit of any member of the Association.

4. Principal Office. The Principal office of the Association shall be located at the development or such other place as may be designated by the Board of Directors.

ARTICLE II
MEMBERSHIP AND VOTING PROVISIONS

1. Membership. All present and future Lot Owners, acting as a group in accordance with these By-Laws, shall be members of and shall constitute the Association. Transfer by a Lot Owner of his interest in the lot, whether by his voluntary act or by operation of law, shall terminate his membership in the Association, which shall thereupon be vested in the transferee. If ownership of a Lot is vested in more than one person, all persons having an interest in the Lot shall be members eligible to attend meetings and to hold office, but the vote of the Lot Owners shall be cast as hereinafter provided in Section 2 of this Article

2. Voting.

(a) Each Lot shall have one vote in the Association. The vote pertaining to the Lot shall not be divisible and shall be cast as hereinafter provided.

(b) Since a Lot owner may be more than one person, if only one of such persons is present at a meeting of the Association, that person shall be entitled to cast the vote appertaining to that Lot. If more than one of such persons is present, the vote appertaining to that Lot shall be cast only in accordance with their unanimous agreement, and such consent shall be conclusively presumed if any one of them purports to cast the vote appertaining to that Lot without protest being made forthwith by any of the others to the person presiding over the meeting. Since a person need not be a natural person, the word "person" shall be deemed for the purposes of this paragraph to include, without limitation, any natural person having authority to execute deeds on behalf of any person, excluding natural persons, which is, either alone or in conjunction with another person or persons, a Lot Owner. If a protest is made to the person presiding over the meeting, the vote of such Lot, or fractional share thereof, shall not be counted in determining the total vote cast with respect to the subject upon which the vote is being taken.

(c) The vote appertaining to any Lot may be cast pursuant to a proxy or proxies duly executed by or on behalf of the Lot Owner or, in cases in which the Lot owner is more than one person, by or on behalf of all such persons (including both husband and wife in cases of joint ownership by husband and wife). No such proxy shall be revocable except by actual notice to the person presiding over the meeting, by the Lot Owner or by any of such persons, that it is revoked. Any proxy which is not dated, or which purports to be revocable without notice, or on which the signature of any of those executing the same has not been duly acknowledged, shall be void. The proxy of any person shall be void if not signed by a person having authority, at the time of the execution thereof, to execute deeds on behalf of that person. A proxy shall terminate automatically upon the adjournment of the first meeting of the Association on or after the date of that proxy.

(d) Unless otherwise provided in these By-Laws, a majority of the votes cast by Lot Owners in good standing present in person or represented by proxy at any meeting of the Association shall decide any question brought before such meeting. A Lot Owner shall be deemed to be in good standing and entitled to vote only if he shall have paid in full all assessments against him which are at the time due and payable together with all interest, costs, attorneys* fees, penalties and other charges, if any, properly chargeable to him.

(e) If the Developer owns or holds title to one (1) or more Lots, the Developer shall be entitled to cast the votes appertaining to such Lots at any meeting of the Association.

(f) Anything in this ARTICLE to the contrary notwithstanding, no votes in the Association shall be deemed to appertain to any Lot during any period of time in which the owner thereof is the Association.

ARTICLE III
MEETINGS OF THE ASSOCIATION

1. Place. All meetings of the Association shall be held at such other suitable place as shall be designated by the Board of Directors and stated in the notice of the meeting.

2. Notice. The Secretary of the Association shall, at least twenty-one (21) days in advance of any annual or regularly scheduled meeting, and at least seven (7) days in advance of any other meeting, send to each Lot Owner notice of the time, place and purpose or purposes of such meeting. Such notice shall be sent by United States Mail, return receipt requested, to all Lot owners of record at the address of their respective Lots and to such other addresses as any of them may have designated to the Secretary.

3. Quorum. A quorum shall be deemed to be present throughout any Meeting of the Association until adjourned if persons entitled to cast more than fifty percent (50%) of the votes are present in person or represented by proxy at the beginning of such meeting. In the absence of a quorum at any meeting or any adjournment thereof, the Lot Owners present in person or by proxy and entitled to vote shall have the power to adjourn the meeting from time to time, until Lot Owners holding the requisite amount of voting power shall be present or represented. At any such adjourned meeting at which a quorum is present any business may be transacted which might have been transacted at the meeting as originally called. Notice of any adjourned meeting need not be given except where expressly required by law.

4. Annual Meeting. Subject to the provisions for Developer's control set forth in ARTICLE 4, Paragraph 5 hereafter, a meeting of the Association shall be held at least once each year after the formation of the Association. The annual meeting of the Association for the

election of directors and for the transaction of such other business as may come before the meeting shall be held on a Saturday in November at 10:00 A.M.

5. Special Meetings. A special meeting of the Association for any purpose or purposes may be called at any time by the President or by order of the Board of Directors, and shall be called upon written application therefor to the Secretary of the holders of at least twenty-five percent (25%) of the voting power in the Association.

6. Organization. The President or, in the absence of the President, a chairman designated by the Board of Directors or by the Lot Owners shall preside at every meeting of the Association. The Secretary of the Association shall act as secretary of the meeting, or, in the absence of the Secretary, the presiding officer shall appoint a secretary pro tempore who shall be sworn to the faithful discharge of his duties as such secretary pro tempore before entering thereon.

ARTICLE IV
BOARD OF DIRECTORS

1. General Powers and Duties. The Board of Directors shall have the powers and duties specifically conferred and imposed upon it by these By-Laws, and all other powers and duties necessary for the conduct and administration of the affairs of the Association including, without limiting the generality of the foregoing, the following:

(a) To exercise all powers specifically set forth in the Articles of Agreement of the Association and these By-Laws.

(b) To prepare an annual budget and utilize the same for the establishment of the assessment against each Lot Owner for Common Expenses.

(c) To prepare and present at each annual meeting of the Association, and when called for by vote of the Association, at any special meeting of the Association, a full and complete financial and operational report on the condition and operation of the Association.

(d) To require that all directors, officers, employees and agents of the Association whose duties and responsibilities include the custody or handling of funds of the Association furnish adequate fidelity bonds and to pay the premiums therefore as Common Expenses.

(e) To make assessments, against Lot owners and collect the same; to establish the means and methods of collection; and to determine the manner and frequency of payment.

(f) To use and expend assessments to pay Common Expenses and otherwise to carry out the purposes of the Association.

(g) To provide for the operation, care, upkeep, maintenance, snow removal, repair and replacement of the Common Areas including the roadway known as Kismet Drive and visitor parking spaces.

(h) To provide for the operation, care, upkeep, maintenance, and repair of the drainage features, grading easements, and the force mains located within the roadway.

(i) To employ, control and dismiss the personnel necessary for the maintenance and operation of the Common Areas; to provide for their compensation; and to purchase or otherwise provide the equipment, supplies and material to be used by such personnel.

(j) To engage the services of attorneys, accountants, architects and other professionals as the need arises.

(k) To procure, maintain and administer insurance as required for the common areas.

(l) To designate one or more committees which, to the extent provided in the resolution creating the same, shall have the powers and duties of the Board of Directors.

(m) To do any and all such other things not inconsistent with these By-Laws as may be authorized or directed by a resolution of the Association.

2. Number, Qualifications and Term of Office. The number of directors of the Association shall be not less than three (3) nor more than five (5), all of whom shall be of lawful age and all of whom, except for directors designated by the Developer, shall be Lot Owners. Within such limits, the number of directors may be increased or diminished by action of a majority of the Board of Directors at any regular or special meeting except that no such action shall be effective to remove any director then in office. In case the number of directors shall be increased, additional directors may be elected by the vote of the majority of the directors in office at the time of such increase. Each director shall continue in office until the annual meeting of the Association next ensuing and until his successor shall have been elected and shall qualify, or until his death, or until he shall resign or shall have been removed in the manner hereinafter provided, or until he shall have ceased to be a Lot Owner.

3. Quorum And Manner Of Act. A majority of the total number of directors shall constitute a quorum for the transaction of business at any meeting; but less than a quorum may adjourn the meeting. When a quorum is present at any meeting, a majority of the directors present thereat shall decide any question brought before such meeting except as may otherwise be provided by the Articles of Agreement of the Association or by these By-Laws.

4. Place Of Meeting. The Board of Directors may hold its meetings, have one or more offices, and keep the books and records of the Association at such place or places within or

without the State of New Hampshire as the Board from time to time determines or, in the case of meetings, as shall be specified or fixed in the respective notices or waivers of notice thereof.

5. Developer's Control: Notwithstanding any other provisions of these By-Laws, until five (5) years after the recording of these By-Laws, or until three-quarters (3/4) of the lots in Kismet Drive have been transferred to resident owners, whichever occurs first, the Developer shall be entitled to elect all of the Members of the Board of Directors. The Association may transact any other business that may come before the meetings fo the Association.

Promptly after three-quarters (3/4) of the lots in Kismet Drive have been conveyed to resident owners, but in no event later than five (5) years after the recording of these By-Laws, the Board of Directors shall notify the Members of the Association of a special meeting of the Association. At such meeting, the persons designated as Directors by the Incorporators shall resign as Members of the Board of Directors and all of the lot owners, including any non-resident owners, shall elect a new Board of Directors.

6. First Meeting. The Board of Directors shall meet for the purpose of organization, the election of officers and the transaction of other business as soon as practicable after each annual election of directors on the same day and at the same place at which regular meetings of the Board are held or as may be otherwise provided by resolution of the Board. Notice of such meeting need not be given. Such meeting may be held at any other time or place which shall be specified in a notice given as hereinafter provided for special meetings of the Board of Directors or in a consent and waiver of notice thereof signed by all the directors.

7. Regular Meetings. Regular meetings of the Board of Directors shall be held at such places and at such times as the Board shall from time to time by resolution determine. Notice of regular meetings need not be given.

8. Special Meetings: Notice. Special meetings of the Board of Directors shall be held whenever called by the President or by the Secretary at the request of any two directors at the time being in office. Notice of such meeting shall be mailed to each director, addressed to him at his residence or usual place of business, at least two days before the day on which the meeting is to be held, or shall be sent to him at such place by telegraph or cable, or be given personally or by telephone, not later than the day before the day on which the meeting is to be held. Every such notice shall state the time and place of the meeting but need not state the purpose thereof. Notice of any meeting of the Board need not be given to any director, however, if waived by him in writing or by telegraph or cable, whether before or after such meeting be held, or if he shall be present at such meeting; and any meeting of the Board shall be a legal meeting without any notice thereof having been given, if all of the directors shall be present thereat.

9. Resignations. Any director of the Association may resign at any time by giving written notice to the President or to the Secretary of the Association. Such resignation shall take effect at the time specified therein; and, unless otherwise specified therein, the acceptance of such resignation shall not be necessary to make it effective. If a director shall be delinquent for more than thirty (30) days in the payment of an assessment, such delinquency shall constitute his resignation as a director, effective upon acceptance by the Board of Directors.

10. Removal Of Directors. Subject to the Developer*s reserved rights of control as set forth in ARTICLE 4, Paragraph 5 of these By-Laws, any director may be removed, either with or without cause, at any time, by the affirmative vote of a majority of the votes cast by Lot Owners at a special meeting of the Association called for the purpose.

11. Vacancies. Subject to the Developer*s reserved rights of control, any vacancy in the Board of Directors caused by death, resignation, removal, or increase in the number of directors, or any other cause, may be filled either by a majority vote of the remaining directors, though less than a quorum, or by the Association at the next annual meeting of the Association or at any special meeting called for that purpose.

12. Compensation. Directors shall serve voluntarily and shall receive no compensation for their services as directors.

ARTICLE V
FIDELITY BOND

Notwithstanding any discretion that may vest in the Association*s Board of Directors under Article IV, Section 1 of the Bylaws, the Association′s Board of directors shall require all directors, officers, employees and agents of the Association whose duties and responsibilities include the custody or handling of funds of the Association to furnish adequate fidelity bonds, the premiums of which shall be paid by Lot Owners as Common Expenses. Such fidelity bonds shall be adequate if they provide coverage equal to the maximum funds in the custody of Association or equal to the sum of 3 months assessment on all Lots plus the Association*s reserve funds. The Board shall be required to see that such fidelity bonds provide for 10 days written notice to the Association and to all holders of first mortgages on the Lots before the bond can be cancelled or substantially modified for any reason. The Association shall be named as obligee with respect to such bonds.

ARTICLE VI
OFFICERS

1. Number. The officers of the Association shall include a President, a Treasurer, and a Secretary, and such other officers as may be elected or appointed by the Board of

Directors. One person may hold the offices and perform the duties of more than one of said officers, except that one person shall not perform the duties and hold the offices of both President and Secretary.

2. Election - Term Of Office And Qualifications. The officers shall be chosen annually by the Board of Directors. Each officer shall be of lawful age. Each officer shall hold office until his successor shall have been chosen and shall have qualified, or until his death, or until he shall have resigned or shall have been removed in the manner hereinafter provided.

3. Removal. Any officer may be removed, either with or without cause, at any time, by the vote of a majority of the whole Board of Directors at a special meeting called for the purpose.

4. Resignations. Any officer may resign at any time by giving written notice to the Board of Directors or to the President or to the Secretary. Such resignation shall take effect at the time specified therein; and, unless otherwise specified therein, the acceptance of such resignation shall not be necessary to make it effective.

5. Vacancies. A vacancy in any office because of death, resignation, removal or any other cause shall be filled for the unexpired portion of the term by the Board of Directors.

6. The President. The President, who shall be chosen from among the directors, shall be the chief executive and administrative officer of the Association and shall have general and active supervision and direction over the business and affairs of the Association and over its several officers, subject, however, to the direction and control of the Board of Directors. He shall sign or countersign all certificates, contracts and other instruments of the Association as authorized by the Board of Directors, and shall perform all such other duties as from time to time may be assigned to him by the Board of Directors.

7. The Vice President. The Vice President (if one shall be elected) shall have such powers and perform such duties as the Board of Directors may from time to time prescribe. At the request of the President, or in case of his absence or inability to act, the Vice President may act in his place, and when so acting shall have all the powers and be subject to all the restrictions of the President.

8. The Secretary. The Secretary shall keep or cause to be kept in books provided for the purpose minutes of the meetings of the Association and of the Board of Directors; shall see that all notices are duly given in accordance with the provisions of these By-Laws and as required by law; shall be custodian of the records of the Association; and in general, shall perform all duties incident to the office of Secretary and such other duties as may, from time to time, be assigned to him by the Board of Directors or by the President.

9. The Treasurer. The Treasurer shall be the financial officer of the Association; shall have charge and custody of, and be responsible for, all funds of the Association, and deposit all such funds in the name of the Association in such banks, trust companies or other depositories as shall be selected by the Board of Directors; shall receive, and give receipts for, monies due and payable to the Association from any source whatsoever; and, in general, shall perform all the duties incident to the office of Treasurer and such other duties as from time to time may be assigned to him by the Board of Directors or by the President.

10. Compensation. Officers shall not receive any compensation from the Association for their services as officers.

ARTICLE VII
OPERATION OF THE PROPERTY

1. Determination of Common Expenses and Assessments Against Owners.

(a) Fiscal Year. The fiscal year of the Association shall consist of the twelve month period commencing on January 1 of each year and terminating on December 31 of the same year, except that the first fiscal year shall begin at the date of organization and terminate on December 31. The fiscal year herein established shall be subject to change by the Board of Directors.

(b) Preparation and Approval of Budget. Each year the Board of Directors shall adopt a budget for the Association containing an estimate of the total amount which it considers necessary to pay the cost of insurance, maintenance, management, operation, repair and replacement of the Common Area, including the roadway and the drainage features, and the cost of wages, materials, insurance premiums, services, supplies and other expenses that may be declared to be Common Expenses by these Bylaws or a resolution of the Lot Owners′ Association, and which will be required during the ensuing fiscal year for the administration, operation, maintenance and repair of the Property and the rendering to the Owners of all related services. Such budget shall also include such reasonable reserves as the Board of Directors considers necessary to provide a general operating reserve, and reserves for contingencies and replacements. The Board of Directors may reassess the amount of the budget on a quarterly basis when changes in expected utility costs occur. The Board of Directors shall make reasonable efforts to send to each Owner a copy of the budget, in a reasonably itemized form which sets forth the amount of the Common Expenses payable by each owner, at least fifteen days in advance of the fiscal year to which the budget applies or to when the quarterly reassessment will take effect. The said budget shall constitute the basis for determining each owner′s contribution for the Common Expenses of the Association.

The budget shall include an amount for reserves, to be maintained in a separate reserve account, for long term expenses related to maintenance of the road, storm water structures, sewer force mains, grading easements, and the open space. The initial amount allocated to reserves shall be One Hundred Dollars ($100.00) per unit each year. This amount is based on a re-

pavement cost in the amount of Thirteen Thousand Dollars ($13,000.00), an estimated cost of Two Thousand Dollars ($2,000.00) for the other capital items, and an estimated useful life of thirty (30) years. The determination of the reserve requirements shall be reviewed at intervals of five years.

(c) Assessment and Payment of Common Expenses. The estimated funds required for the operation of the Property set forth in the budget for the fiscal year adopted by the Board of Directors shall be assessed against the Owners of Lots by the Board annually following the annual meeting. Such assessments may be reassessed as changes in expected costs occur. Assessments shall be made on these dates against each Owner in proportion to his undivided interest, and shall be a lien against each Owner*s Lot. Within sixty (60) days after the end of each fiscal year, the Board of Directors shall supply to all owners an itemized income and expense statement. Any amount accumulated in excess of the amount required for actual expense and budgeted reserves shall, in the discretion of the Board of Directors, either be returned to the Owners in accordance with each Owner*s undivided interest, be credited according to each owner's undivided interest in the Association to the next monthly installment due from owners under the current fiscal year′s budget, until exhausted, or be added to reserves. Any net shortage shall, if the Board of Directors deems it advisable, be added according to each Owner*s undivided interest to the installments due in the months after the rendering of the accounting. The annual assessment for each Lot shall be paid in two (2) installments, with the first installment being due thirty (30) days after the notice of assessment is mailed to the Lot owner, and the second installment to be due six (6) months after the first installment is due.

(d) Reserves. The Board of Directors may build up and maintain an adequate operating reserve as approved by the membership at the annual meeting, and as provided for in Article IV, 1 (b) above.

(e) Initial Assessment. When the first Board of Directors takes office, it shall determine the budget, as defined in this section, for the period commencing upon the establishment of the Association and ending on the last day of the fiscal year in which their election occurs. Assessments shall be levied against the Owners during said period as provided in paragraph (c) of this Section.

(f) Effect of Failure to Prepare or Adopt Budget. The failure or delay of the Board of Directors to prepare or adopt the annual budget for any fiscal year shall not constitute a waiver or release in any manner of an Owner*s obligation to pay his allocable share of the Common Expenses as herein provided, whenever the same shall be determined, and in the absence of any annual budget or adjusted budget, each Owner shall continue to pay the monthly charge at the then existing monthly rate established for the previous fiscal period until a new annual or adjusted budget shall have been adopted.

2. Payment of Common Expenses. All Owners shall be obligated to pay the Common Expenses assessed by the Board of Directors pursuant to the provisions of Section 1 of this Article VII. No Owner may exempt himself from liability for his contribution toward Common Expenses by waiver of the use or enjoyment of any of the Common Areas or by abandonment of his Lot. No Owner shall be liable for the payment of any part of the Common Expenses assessed against his Lot subsequent to a sale, transfer or other conveyance by him of such Lot. The purchaser of a Lot or successor owner by virtue of such transfer or other conveyance shall be jointly and severally liable with the selling Owner for all unpaid assessments against the Lot. Expenses up to the time of the conveyance, without prejudice to the purchaser*s right to recover from the selling Owner the amounts paid by the purchaser therefor; provided, however, that any such selling Owner or purchaser shall be entitled to a recordable statement from the Board of Directors or the Manager setting forth the amount of the unpaid assessments against the Lot and such purchaser shall not be liable for, nor shall the Lot conveyed be subject to a lien for, any unpaid assessments in excess of the amount therein set forth; failure to furnish or make available such a statement within ten (10) days from receipt of such request shall extinguish the lien for unpaid assessments. Payment of a fee as established by the Board of Directors shall be required as a prerequisite for issuance of such a statement. Said fee presently equals $10.00. If a mortgagee of a first mortgage of record or purchaser of a Lot obtains title to the Lot as a result of foreclosure of a first mortgage or through the enforcement of any other remedies provided for in the mortgage, or by virtue of a deed in lieu of foreclosure such mortgagee or purchaser, its successors and assigns shall not be subject to a lien for the payment of Common Expenses assessed prior to the acquisition of title to such Lot by such mortgagee or purchaser pursuant to the aforesaid remedies. Such unpaid share of Common Expenses assessed prior to the acquisition of title to such Lot by such mortgagee or purchaser pursuant to the aforesaid remedies shall be collectible from all Owners, including the purchaser or first mortgagee, in proportion to their respective undivided interests.

3. Penalties for Nonpayment of Assessments - Collection. As provided in Section 1 of this Article VII, payments of assessed Common Expenses shall be within thirty (30) days of the date of the assessment. If any such payments are not made within ten (10) days of the date when the same are due, or upon the expiration of such grace period as the Board of Directors may (but need not) designate, such payment shall bear interest at the rate of eighteen percent (18%) per annum (or such other rate as the Board of Directors may determine) and may, in the discretion of the Directors, carry a late charge in the amount of $25.00 or at such rate (which amount or rate need not be in proportion to the beneficial interests in this Association) as the Directors shall determine, together with attorneys fees for collection as hereinafter provided. The Board of Directors shall take prompt action to collect any assessments and late charges for Common Expenses due from any owner which remain unpaid for more than ten (10) days from the due date for payment thereof.

If a Lot owner fails to pay the common expenses assessed to his Lot by the Association within sixty (60) days of the date it was due, the association shall have the right to collect from any tenant renting the Lot any rent then or thereafter due to the owner of the Lot. The

association shall apply such rent collected against the amount owed to it by the Lot owner. Prior to taking any action under this paragraph, the association shall given written notice to the delinquent owner of its intent to collect the rent owed. Such notice shall be sent by both first class and certified mail, shall set forth the exact amount the association claims is due and owing by the Lot owner, and shall indicate the intent of the association to collect such amount from rent, along with any other amounts which become due within the current fiscal year and which remain unpaid. A copy of this notice shall be provided to any first mortgagee of record on such Lot who has previously requested in writing that the association notify it of any delinquency in the payment of amounts due to the association by the owner of such Lot. The Lot owner shall have thirty (30) days from the date of mailing of the notice to pay the amounts due, including collection costs, or to provide proof of the prior payment of the assessments due. No Lot owner shall be entitled to withhold payment of assessments due, off-set against the same, or make any deduction therefrom without first obtaining a determination by a court of competent jurisdiction that the assessment was unlawful. If the owner fails to make a timely response to the notice, the association may notify and direct each tenant renting from such Lot owner to pay all or a portion of the rent otherwise due to such owner to the association, such rent or portion of such rent to be in the amount the association claimed is due in the notice, or the full rent, whichever is less. The association shall have the continuing right to collect any rent otherwise payable by the tenant to the Lot owner until the amounts due to the association are paid in full.

4. Maintenance and Repair. Maintenance of the open space, the roadway, the common sewer and water lines located within the roadway, and the drainage features shall be the responsibility of the Association.

5. Additions, Alterations or Improvements by Board of Directors. Whenever in the judgment of the Board of Directors the Common Area shall require additions, alterations or improvements costing in excess of Five Thousand Dollars ($5,000) during any period of twelve (12) consecutive months, and the making of such additions, alterations or improvements shall have been approved by the owners holding a majority of the votes in the Lot owners Association, the Board of Directors shall proceed with such additions, alterations or improvements and shall assess all Owners for the cost thereof as a Common Expense. Any additions, alterations or improvements costing Five Thousand Dollars ($5,000) or less during any period of twelve (12) consecutive months may be made by the Board of Directors without approval of the Owners and the cost thereof shall constitute part of the Common Expenses. Notwithstanding the foregoing, if, in the opinion of not less than 80% of the members of the Board of Directors such additions, alterations or improvements are exclusively or substantially exclusively for the benefit of a limited number of Owner or Owners requesting the same, such requesting Owners shall be assessed therefor in such proportion as they jointly approve or, if they are unable to agree thereon, in such proportions as may be determined by the Board of Directors.

ARTICLE VIII
INSURANCE

1. Purchase of Insurance.

(a) The Association shall obtain and maintain in force insurance covering the Common Area and all insurable improvements hereinafter set forth, Lot Owners, as their interests may appear, and all respective Institutional Lenders, as their interests may appear. The premiums for such coverage and other with such insurance shall be assessed part of the Common Expenses. The named insured shall be the Association, individually, and as Agent for the Lot Owners, without naming them, and as Agent for their Institutional Lenders.

(b) Provision shall be made for the issuance of mortgagee endorsements and certificates of insurance to the Institutional Lenders of Lot owners. All such policies shall provide that payments for losses thereunder shall be made to the Association and all policies and endorsements thereon shall be deposited with the Board of Directors.

2. Coverage.

Insurance coverage to be obtained by the Board of Directors shall be such coverage as the Board or the members of the Association shall deem to be appropriate and necessary.

3. General Insurance Provisions.

The Board shall deal with the insurer or insurance agent in connection with the adjusting of all claims under insurance policies provided for under Paragraph 1 above and shall review with the insurer or insurance agent, at least annually, the coverage under said policies, said review to include an appraisal of improvement within the Common Area, and shall make any necessary changes in the policy provided for under Paragraph 2 above (prior to the expiration date set forth in any agreed amount endorsement contained in said policy) in order to meet the coverage requirements of such paragraph.

ARTICLE IX
SALES, LEASES, AND ALIENATION OF LOTS

1. No Severance of Ownership. No Owner shall execute any deed, lease, mortgage, or instrument conveying or mortgaging the title to his Lot without including therein the undivided interest of such Lot in the Common Area, it being the intention hereof to prevent any severance of such combined ownership. Any such deed, lease, mortgage, or other instrument purporting to affect one or more of such interests, without including all such interests, shall be deemed and taken to include the interest or interests so omitted, even though the latter shall not be expressly mentioned or described therein. Except to the extent otherwise expressly provided by these Bylaws, the undivided interest in the Common Area allocated to any Lot shall not be altered, and any purported transfer, encumbrance, or other disposition of that interest without the Lot to which it appertains shall be void.

2. Payment of Assessments. No Owner shall be permitted to convey, mortgage, sell, lease, give, or devise his Lot unless and until he (or his personal representative) shall have paid in full to the Board of Directors all unpaid Common Expenses theretofore assessed by the Board of Directors with respect to this Lot, except as provided in Section 2 of Article VII, and shall have satisfied all unpaid liens with respect to his Lot, except mortgages. The Board of Directors shall promptly furnish to any owner (or his devisee or personal representative) requesting the same in writing pursuant to this Section, a recordable statement certifying whether or not such Owner, is then obligated for any outstanding assessments previously levied against that Owner*s Lot and the amount, if any, then outstanding. In the event that the Lot is subject to outstanding expenses previously levied against such Lot, the statement shall certify any waiver of, or failure or refusal to exercise, the right of the Lot Owners Association to prevent the disposition of such Lot, in all cases where the Association allows such disposition. Failure or refusal to furnish, within ten (10) days of receipt of such request by the Board or Manager, such a statement shall make the above mentioned prohibition inapplicable to any such disposition of the Lot. Any such statement shall be binding on the Association, the Board of Directors and every Owner. Payment of a fee shall be required as a pre-requisite to the issuance of such a statement.

3. Statements to Prospective Purchasers. In the event of any resale of a Lot or any interest therein by any person other than the Developer, the prospective Lot Owner shall have the right to obtain from the Owners Association, prior to the contract date of the disposition, the following:

(a) Appropriate statements pursuant to Section 2 of Article IX hereunder ;

(b) A statement of any capital expenditures and major maintenance expenditures anticipated by the Lot Owners Association within the current or succeeding two fiscal years;

(c) A statement of the status and amount of any reserve for the major maintenance or replacement fund and any portion of such fund earmarked for any specified project by the Board of Directors;

(d) A copy of the income statement and balance sheet of the Lot Owners Association for the last fiscal year for which such statement is available;

(e) A statement of the status of any pending suits or judgments in which the Lot Owners Association is a party defendant;

(f) A statement setting forth what insurance coverage is provided for all Lot Owners by the Lot Owners Association and what additional insurance coverage would normally be secured by each individual Lot Owner; and

The Board of Directors shall furnish the statements prescribed above upon the written request of any prospective Lot Owner within ten (10) days of the receipt of such request by the Board or the Manager.

ARTICLE X
AMENDMENTS

1. Manner of Amendment. As long as the Developer retains ownership of at least one (1) of the Lots, the Developer may amend these By-Laws. After such time as the Developer no longer owns a Lot, these By-Laws may be amended only by the vote of the Owners of Lots to which two-thirds (2/3) of the voting power of the Association appertains.

ARTICLE XI
INDEMNIFICATION OF OFFICERS AND DIRECTORS

1. Indemnification. The Association shall indemnify every Director and Officer, whether or not at the time in office, against all loss, cost and expense reasonably incurred by him in connection with any action, suit or proceeding to which he may be made a party by reason of his being or having been a Director or Officer of the Association, except as to matters wherein he shall be finally adjudged in such action, suit or proceeding, to be liable for or guilty of gross negligence or willful misconduct. The foregoing rights shall be in addition to and not exclusive of all other rights of indemnification to which such Director or Officer may be entitled.

ARTICLE XII
MORTGAGES

1. Notice to Board. An Owner who mortgages his Lot shall notify the Board of the name and address of his mortgagee, and shall file a conformed copy of the mortgage with the Board. The Board shall maintain suitable records pertaining to such mortgages.

2. Notice of Unpaid Assessments for Common Expenses. The Board whenever so requested in writing by a mortgagee of a Lot, shall promptly report any 60 day delinquency in the payment of assessments or charges due from the Owner of the mortgaged Lot.

3. Notice of Default. The Board shall give written notice to an Owner of any default by the Owner in the performance of any obligations under the By-Laws, and, if such default is not cured within thirty (30) days, shall send a copy of such notice to each holder of a mortgage covering such Lot whose name and address has theretofore been furnished to the Board. No suit or other proceeding may be brought to foreclose the lien for any assessment levied pursuant to the Declaration or these By-Laws except after ten (10) days written notice to the holder of the first mortgage on the Lot which is the subject matter of such suit or proceedings.

4. Examination of Books. Each Owner and each mortgagee shall be permitted to examine the books of account of the Association at reasonable times, on business days, but, with respect to Owners, not more often than once a month. The request to examine the books of the Association shall be in writing, shall provide at least five (5) days advance notice, and the examination shall be scheduled as an appointment with the person responsible for maintaining the financial records of the Association.

ARTICLE XIII
NOTICE

1. Manner of Notice. All notices, demands, bills, statements or other communications provided for or required under these Bylaws shall be in writing and shall be deemed to have been duly given if delivered personally or if sent by U.S. Mail, return receipt requested, first class postage prepaid, (i) if to an Owner, at the address of his Lot and at such other address as the Owner may have designated by notice in writing to the Clerk, or (ii) if to the Lot Owners Association, or to the Board of Directors at such address as shall be designated by notice in writing to the Owners pursuant to this Section. Notices may be sent electronically, provided that proof of delivery is obtained.

2. Waiver of Notice. Whenever any notice is required to be given under the provisions of statutes or of these Bylaws, a waiver thereof, in writing, signed by the person or persons entitled to such notice, whether signed before or after the time stated therein, shall be deemed equivalent thereto.

ARTICLE XIV
COMPLIANCE AND DEFAULT

1. Relief. Each Owner shall be governed by, and shall comply with, all of the terms of these By-Laws and any amendments of the same. A default by an Owner shall entitle the Lot Owners Association acting through the Board of Directors or the Manager, to the following relief:

(a) Legal Proceedings. Failure to comply with any of the terms of these By-Laws, and the Rules shall be grounds for relief which may include without limiting the same, an action to recover any sums due for money damages, injunctive relief, foreclosure of the lien for payment of all assessments, any other relief provided for in these Bylaws, or any combination

thereof, and any other relief afforded by a court of competent jurisdiction, which actions may be pursued singly or concurrently.

(b) Additional Liability. Each Owner shall be liable for the expenses of all maintenance, repair or replacement rendered necessary by his acts, neglect or carelessness or the act, neglect or carelessness of any member of his family or his tenants, guests, employees, agents or invitees, but only to the extent that such expense is not covered by the proceeds of insurance carried by the Board of Directors. Such liability shall include any increase in fire insurance rates occasioned by use, misuse, occupancy or abandonment of any Lot or its appurtenances. Nothing contained herein, however, shall be construed as modifying any waiver by an insurance company of its rights of subrogation.

(c) Costs and Attorney's Fees. In any proceeding arising out of any alleged default by an owner, the prevailing party shall be entitled to recover the costs of the proceeding, and such reasonable attorneys' fees as may be determined by the Court.

(d) No Waiver of Rights. The failure of the Lot Owners Association, the Board of Directors, or of an Owner to enforce any right, provision, covenant, or condition which may be granted by the Declaration, these Bylaws or the Rules shall not constitute a waiver of the right of the Association, the Board of Directors, or any Owner to enforce such right, provision, covenant, or condition in the future. All rights, remedies and privileges granted to the Association, the Board of Directors, or any Owner pursuant to any term, provision, covenant or condition of the Declaration or the Rules shall be deemed to be cumulative and the exercise of any one or more thereof shall not be deemed to constitute an election of remedies, nor shall it preclude the party exercising the same from exercising such privileges as may be granted to such party by these Bylaws or at law or in equity.

(e) Interest. In the event of a default by any owner against him which continues for a period in excess of thirty (30) days, such Owner shall be obligated to pay interest in the amounts due at the highest rate permitted by law, or at eighteen percent (18%), whichever is less, per annum from the due date thereof. In addition, the Board of Directors shall have the authority to impose a late payment charge on such defaulting owners in the amount of $25.00 or such other amount as the Board of Directors may determine.

ARTICLE XV
COMPLIANCE, CONFLICT, AND MISCELLANEOUS PROVISIONS

1. Severability. These Bylaws are set forth to comply with the requirements of the State of New Hampshire. In case any of the By-Laws are in conflict with the provisions of any of its statutes, the provisions of the statutes will apply. If any provisions of these By-Laws or any section, sentence, clause, phrase, or word, or the application thereof in any circumstance is held invalid, the validity of the remainder of these Bylaws, shall not be affected thereby and to this end, the provisions hereof are declared to be severable.

2. Waiver. No restriction, condition, obligation or provision of these By-Laws shall be deemed to have been abrogated or waived by reason of any failure or failures to enforce the same.

3. Captions. The captions contained in these By-Laws are for convenience only and are not part of these By-Laws and are not intended in any way to limit or enlarge the terms and provisions of these By-Laws.

4. Gender, Etc. Whenever in these By-Laws the context so requires the singular number shall include the plural and the converse; and the use of any gender shall be deemed to include all genders.

5. Interpretation. The provisions of these By-Laws shall be liberally construed to effectuate their purpose of creating a uniform plan for the development.

The foregoing were adopted as the By-Laws of Kismet Drive, a not for profit association, organized under the laws of the State of New Hampshire, at the first meeting of the Board of Directors on the _____ day of _____, 2021.

Approved:

_____ _____

Secretary President

DECLARATION OF PROTECTIVE COVENANTS

KISMET DRIVE SUBDIVISION

DOVER, NEW HAMPSHIRE

NOW COMES Zeland Schwartz of 14 Huckins Road, Madbury, New Hampshire (hereinafter together with his successors and assigns referred to as "Declarant"), being the owner of a certain subdivision known as Kismet Drive as shown on a plan entitled "Subdivision Plan, prepared for Zeland Schwartz Revocable Trust, Tax Map H, Lot No. 140, 26 ½ Bellamy Road, City of Dover, County of Strafford, State of New Hampshire" prepared by McEneaney Survey Associates, Inc., to be recorded in the Strafford County Registry of Deeds (hereinafter "the Plan"), for the mutual benefit of the present and future owners and mortgagees of the lots as depicted on said plan (the "Lots"), hereby declare the following covenants and restrictions which shall run with the land, which are binding upon all present and future owners of the lots, their heirs, successors and assigns. These covenants shall be deemed appurtenant to the Lots, within the subdivision whether or not they are set out at length in subsequent conveyances.

1. Private Road Provisions: The Declarant and his successors, heirs and assigns understand that Kismet Drive is a private driveway, and is intended to remain private.

2. Subdivision: There shall be no further subdivision of lots except for boundary line adjustments between abutters, which do not create additional buildable lots.

3. Rubbish Disposal: Kismet Drive is a private driveway which will have private trash pickup, or the lot owners may place City of Dover trash bags and recycling bins along Bellamy Road.

4. Stormwater Management: The establishment and recording of these Covenants shall constitute notification to all owners of property within Kismet Drive of the requirements and responsibilities of the approved stormwater management plan requirements for maintenance and reporting. The Homeowners Association is responsible for the maintenance of the drainage infrastructure and utilities and to implement the operation and maintenance requirements for the stormwater infrastructure as set forth in the Stormwater Maintenance Program as approved by

the Dover Planning Board. The owner of a lot which contains a drainage feature shall have primary responsibility for maintenance of that drainage feature.

5. **Enforcement**: Enforcement of these Covenants shall be by (1) Declarant, so long as he owns a lot within the subdivision; and/or (2) any owners of any of the Lots against any person violating or attempting to violate any covenant herein established to enjoin the violation and/or recover damages. The prevailing party shall be entitled to recover costs and reasonable attorneys' fees.

6. **Separability**: Invalidity of any covenant by court order shall not affect the remaining covenants which shall remain in full force and effect.

Declarant shall have the right to amend these covenants for so long as it owns any lot within the subdivision, provided that the covenants may not be amended without prior approval of the Dover Planning Board. Provided further that any amendment be recorded at the Strafford County Registry of Deeds.

After Declarant no longer owns any lots, these covenants may be amended by an instrument in writing executed with all the formalities of a deed and recorded at the Strafford County Registry of Deeds by a three-fourths majority of the then owners of the lots in the subdivision, with the prior approval of the Dover Planning Board. It is the specific intent of this paragraph that each lot shall have one vote to amend these covenants. A lot owned in co-tenancy, or by a corporation or by a trust or by other entity recognized by law shall be entitled to one vote, it being the responsibility of the entity owning the lot to select the individual who shall exercise the vote for said lot.

IN WITNESS WHEREOF, the undersigned Declarant has executed these Protective Covenants this _____ day of _____, 2021.

_____ By:_____
Witness Zeland Schwartz

STATE OF NEW HAMPSHIRE
COUNTY OF STRAFFORD

On this, the _____ of _____, 2021, before me, the undersigned Officer, personally appeared Zeland Schwartz, who executed the foregoing instrument for the purposes therein contained,

_____

Notary Public/Justice of the Peace
My commission expires:_____

DAVE WHITE, P.E.
City Engineer
d.white@dover.nh.gov

288 Central Avenue
Dover, New Hampshire 03820-4169
(603) 516-6450
www.dover.nh.gov

City of Dover, New Hampshire

COMMUNITY SERVICES DEPARTMENT

March 26, 2021

Jase R. Gregoire
Staff Engineer
Civilworks New England/Haight Engineering, PLLC
181 Watson Road
P.O. Box 1166
Dover, New Hampshire 03821

RE: 26 1/2 Spur Rd

To Whom It May Concern:

This letter is written confirmation that the City of Dover is able to serve the above referenced development with water and sanitary sewer service. Water and sanitary sewer work shall conform to the City's Water and Sewer Ordinances, as well as the requirements of Dover's Community Services Utilities Division. There is also adequate supply and capacity in the water and sewer system. If you have any questions, please feel free to call me at 516-6450.

Sincerely,

Dave White

Dave White, PE
City Engineer

EVERSOURCE ENERGY

March 25, 2021

1700 Lafayette Road
Portsmouth, NH 03801

Michael J Busby
603-436-7708 x555-5678
michael.busby@eversource.com

Zeland Schwartz
14 Huckins Road
Madbury, NH 03823

Dear Zeland Schwartz:

I am responding to your request to confirm the availability of electric service for the proposed 26 ½ Bellamy Road project being constructed for/by Zeland Schwartz.

The proposed project consists of a 3 single family detached residential units approximately 2,738 s/f. The proposed development will be constructed along Bellamy Road.

The developer will be responsible for the installation of all underground facilities and infrastructure required to service the new building. The service will be as shown on attached marked up Utility Plan "Draft Utility Plan". The proposed building service will be fed from (to be determined by Eversource Engineering) as depicted on utility plan "Draft Utility Plan". The developer will work with Eversource to obtain all necessary easements and licenses for the proposed overhead/underground facilities listed above.

This letter serves as confirmation that Eversource has sufficient capacity in the area to provide service to this proposed development. The cost of extending service to the aforementioned location and any associated infrastructure improvements necessary to provide service will be borne by the developer unless otherwise agreed upon.

The attached drawing titled "Draft Utility Plan" dated 3-25-21, shows transformer locations to service your proposed project.

Eversource approves the locations shown; assuming the final installed locations meet all clearances, physical protection, and access requirements as outlined in Eversource's "Information & Requirements For Electric Supply" (https://www.eversource.com/content/docs/default-source/pdfs/requirements-for-electric-service-connections.pdf?sfvrsn=2).

If you require additional information or I can be of further assistance please do not hesitate to contact me at our Portsmouth Office, 603-436-7708 Ext. 555-5678

Respectfully.

Michael J. Busby, PE
NH Eastern Regional Engineering and Design Manager, Eversource

cc: (via e-mail)
Timothy Kenney, Eastern Region Operations Manager, Eversource
Mary Jo Hanson, Field Supervisor, Electric Design, Eversource

March 2, 2021

Zeland Schwartz
Zeland Schwartz Revocable Trust
14 Huckins Road
Madbury NH 03823

RE: Natural Gas Availability to 26 ½ Bellamy Rd Dover NH Project

Dear Mr. Schwartz,

Unitil's natural gas division has reviewed the requested site for natural gas service.

Unitil hereby confirms natural gas service will be available to the 26 ½ Bellamy Road Dover Project, to serve three single family homes.

Installation is pending an authorized installation agreement with Zeland Schwartz Revocable Trust and a street opening approval from the City of Dover DPW.

Let me know if you have any questions. You can email me at oliver@unitil.com. My phone number is 603-294-5174.

Sincerely,

Janet Oliver
Senior Business Development Representative

CUSTOMER ENERGY SOLUTIONS
325 West Road
Portsmouth, NH 03801

T 888.486.4845 www.unitil.com

Jase Gregoire

From: Jase Gregoire
Sent: Tuesday, May 25, 2021 10:49 AM
To: d.langley@dover.NH.gov
Subject: RE: CNE20052_P21-25 Schwartz Subdivision Bellamy Road Map H Lot 14-D
Attachments: 20052-Schwartz Subdivision-Plan Set (5-21-21).pdf

Good morning,

We are in the process making a subdivision plan submission for Map H/ Lot 14-D on Bellamy Road. As part of the City of Dover's subdivision application process, Planning has asked that we reach out to the City Assessor's office to assign lot numbers to the proposed lot.

See attached subdivision plan

When you respond please include Donna Benton City Planner in your email <d.benton@dover.nh.gov>

Thank you

Jase

Jase R. Gregoire
Staff Engineer
Civilworks New England/Haight Engineering, PLLC
181 Watson Road
P.O. Box 1166
Dover, New Hampshire 03821
O: 603.749.0443
F: 603.749.7348
jgregoire@civilworksne.com
www.civilworksne.com

NOTES

RECEIPT

DATE 5-11-2021 NO. 618141

RECEIVED FROM Zeland + Bruce Schwartz

ADDRESS

$ 3500.00

FOR Driveway Removal Bond - Bellamy Road

DEF 2163

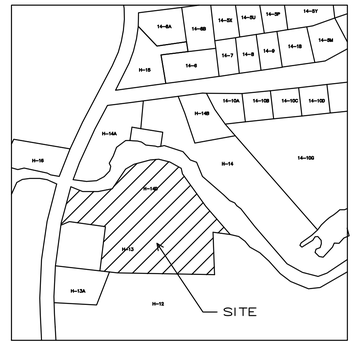
ACCOUNT			HOW PAID		
AMT. OF ACCOUNT			CASH		
AMT. PAID			CHECK	3500.00	
BALANCE DUE			MONEY ORDER		

BY Jenny Brady

©2001 REDIFORM ® 8L808

P21-25 **26 1/2 Bellamy Road**

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
H0012-000000	25 ALUMNI DR	CITY OF DOVER		288 CENTRAL AVE	DOVER	NH	03820
H0013-000000	26 BELLAMY RD	SCHWARTZ ZELAND		14 HUCKINS ROAD	MADBURY	NH	03823
H0013-A00000	28 BELLAMY RD	THUNSTROM STEPHEN LEE		28 BELLAMY RD	DOVER	NH	03820
H0014-000000	54 CATARACT AV	MCCRUM J & THURBER D & PROULX ET AL TC &	PROULX MADELINE LIFE ESTATE	54 CATARACT AVENUE	DOVER	NH	03820
H0014-A00000	58 CATARACT AV	TREFETHEN SEAMES		58 CATARACT AVE	DOVER	NH	03820
H0014-B00000	52 CATARACT AV	GAGNON MARK A		52 CATARACT AV	DOVER	NH	03820
H0016-000000	25 BELLAMY RD	HOLGATE LIMITED PARTNERSHIP LLC		130 CENTRAL AVE	DOVER	NH	03820
H0017-000000	BELLAMY RD	CITY OF DOVER		288 CENTRAL AVE	DOVER	NH	03820
H0014-D00000	26 1/2 BELLAMY RD	SCHWARTZ ZELAND TRUSTEE	SCHWARTX ZELAND REVOCABLE TRUST	14 HUCKINS ROAD	MADBURY	NH	03823
		CIVILWORKS NEW ENGLAND	STEPHEN J HAIGHT, P.E.	P.O. BOX 1166	DOVER	NH	03821
		MCENEANEY SURVEY ASSOCIATES	KEVIN M MCENEANEY LLS	24 CHESTNUT STREET	DOVER	NH	03820
		FRAGGLE ROCK ENVIRONMENTAL	DAMON E BURT CWS	38 GARLAND ROAD	STRAFFORD	NH	03884



LOCATION PLAN

SCALE: NOT TO SCALE

SUBDIVISION PLAN

TAX MAP H, LOT 14-D

26 $\frac{1}{2}$ BELLAMY ROAD

DOVER, NH

APRIL 2, 2021

REVISED: APRIL 20, 2021

REVISED: MAY 14, 2021

REVISED: MAY 21, 2021

OWNER/APPLICANT

ZELAND SCHWARTZ REVOCABLE TRUST
ZELAND SCHWARTZ, TRUSTEE
14 HUCKINS ROAD
MADBURY, NH 03823

_____ DATE

CIVIL ENGINEER

CIVILWORKS NEW ENGLAND
CIVIL & WATERFRONT ENGINEERING
181 Watson Road, PO Box 1166
Dover, New Hampshire 03821
603.749.0443

LAND SURVEYOR

McENEANEY SURVEY ASSOCIATES OF NEW ENGLAND
P.O. BOX 681
24 CHESTNUT STREET
DOVER, NH 03820
(603) 742-0911

SHEET INDEX	SHEET
COVER SHEET	1
NEIGHBORHOOD PLAN	2
EXISTING CONDITIONS PLAN (BY MCENEANEY SURVEY)	3
SUBDIVISION PLAN (BY MCENEANEY SURVEY)	4-5
TOPOGRAPHIC SUBDIVISION PLAN (BY MCENEANEY SURVEY)	6
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GRADING, DRAINAGE & EROSION CONTROL PLAN	10
UTILITY PLAN	11
ROAD PROFILE	12
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250' ALL SEASON SIGHT DISTANCE	14
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DETAILS	17 -21
LIGHTING PLAN	22
LIGHTING DETAILS	23
DOVER LADDER TRUCK MOVEMENT PLAN	24
NHDES SHORELAND PLAN (RE-VEGETATION PLAN)	S-1

PLANNING FILE NO.: P21 – 25

ABUTTERS LIST

TAX MAP	LOT NO.	NAME & ADDRESS
H 14-A	H 14-A	TREFETHEN SEAME 58 CATARACT AVE DOVER, NH 03820
H 14	H 14	MCCRUM & THURBERD & PROULX ET AL TC &, PROULX MADELINE LIFE ESTATE 54 CATARACT AVEENUE DOVER, NH 03820
H 12	H 12	CITY OF DOVER 288 CENTRAL AVEENUE DOVER, NH 03820
H 13-A	H 13A	STEPHEN LEE THUNSTROM 28 BELLAMY ROAD DOVER, NH 03820
H 17	H 17	CITY OF DOVER 288 CENTRAL AVEENUE DOVER, NH 03820
H 16	H 16	HOLGATE LIMITED PARTNERSHIP LLC. 130 CENTRAL AVENUE DOVER, NH 03820
H 14-D	H 14-D	SCHWARTZ ZELAND TRUSTEE, SCHWARTZ ZELAND REVOCABLE TRUST 14 HUCKINS ROAD MADBURY, NH 03823
H 13	H 13	SCHWARTZ ZELAND 14 HUCKINS ROAD MADBURY, NH 03823

H / 14-D — TAX MAP / LOT NUMBER

GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)

NOT FOR CONSTRUCTION FOR PERMIT USE ONLY

PLANNING FILE NO.: P21-25

CIVILWORKS NEW ENGLAND
CIVIL & WATERFRONT ENGINEERING
181 Watson Road, PO Box 1166
Dover, New Hampshire 03821
603.749.0443

NO.	REVISION	APP'D	DATE
3	TRC COMMENTS	SJH	5-21-21
2	TRC COMMENTS	SJH	5-14-21
1	CITY ENGINEER COMMENTS	SJH	4-20-21

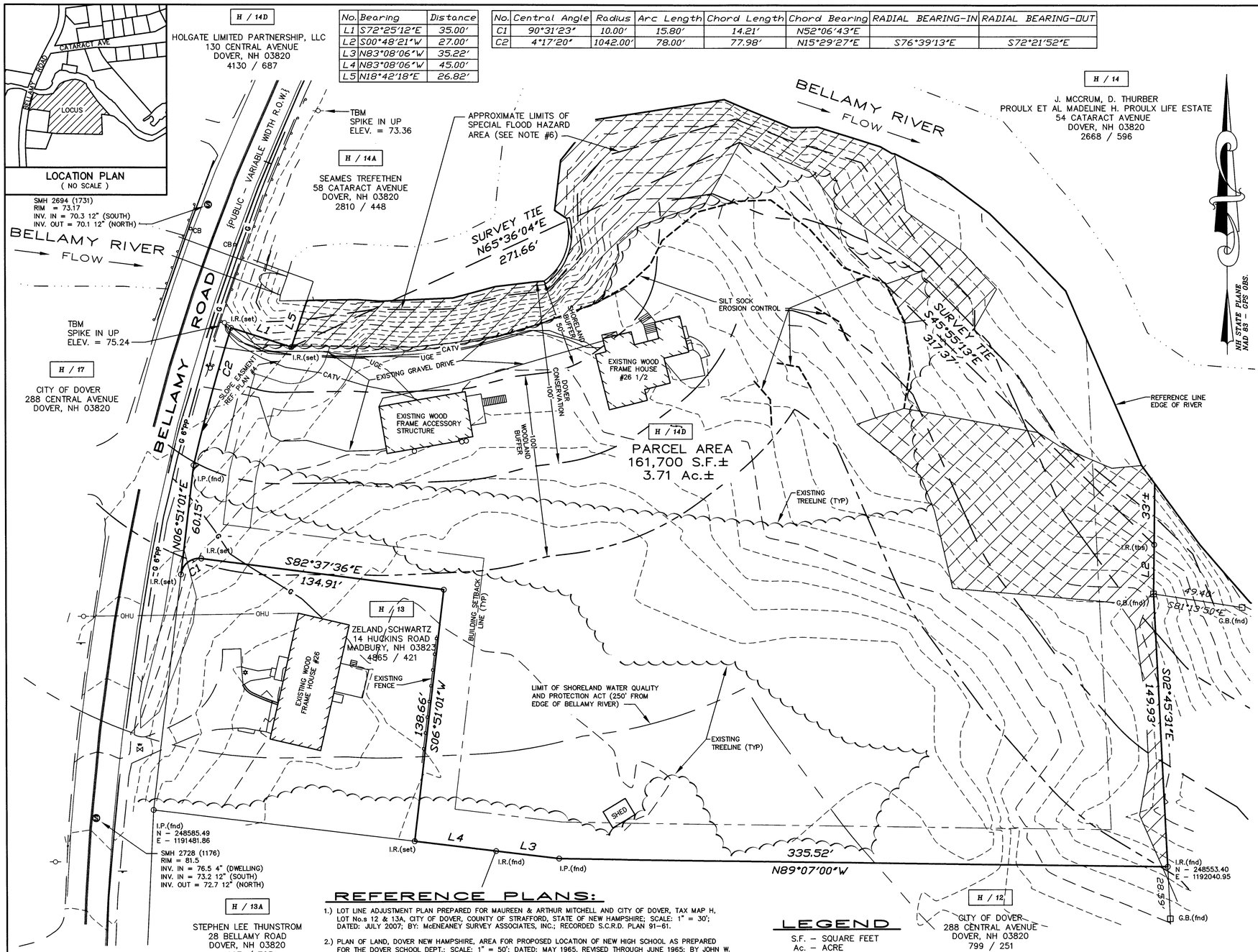
DATE: 4-2-21
SCALE: 1"=30'
DRAWN BY: JRG
DESIGN BY: JRG
APPROVED BY:SJH
PROJECT NO:20052
FILE: SITE

NEIGHBORHOOD PLAN

ZELAND SCHWARTZ
REVOCABLE TRUST
14 HUCKINS ROAD
MADBURY, NH 03823

SCHWARTZ SUBDIVISION
26 ½ BELLAMY ROAD
DOVER, NH 03820

2



NOTES:

1.) OWNER OF RECORD:
ZELAND SCHWARTZ REVOCABLE TRUST
ZELAND SCHWARTZ, TRUSTEE
14 HUCKINS ROAD
MADBURY, NEW HAMPSHIRE 03823
S.C.R.D. VOLUME 4742, PAGE 911

2.) H / 14D – DENOTES TAX MAP AND PARCEL NUMBER.

3.) THE INTENT OF THIS PLAN IS TO DEPICT THE PARCELS BOUNDARIES AND EXISTING SITE CONDITIONS AS OF FEBRUARY 17, 2021.

4.) ZONING DISTRICT:

LOW DENSITY RESIDENTIAL (R–20)
DIMENSIONAL REQUIREMENTS:

MINIMUM LOT SIZE	= 20,000 S.F.
MAXIMUM LOT COVERAGE	= 30 PERCENT
MINIMUM FRONTAGE	= 125 FEET
BUILDING SETBACK REQUIREMENTS:	
FRONT BUILD–TO	= 20 FEET MIN., 35 FEET MAX.
SIDE SETBACK	= 20 FEET
REAR SETBACK	= 30 FEET
MAXIMUM BUILDING HEIGHT	= 35 FEET

5.) THE SUBJECT PARCEL IS SERVED BY MUNICIPAL WATER AND SEWER.

6.) A PORTION OF THE SUBJECT PARCEL IS LOCATED WITHIN THE SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1 PERCENT ANNUAL CHANCE FLOOD, ZONE AE (BASE FLOOD ELEVATIONS DETERMINED) AS SHOWN ON FLOOD INSURANCE RATE MAP, COMMUNITY NUMBER 330145; MAP 33017C0320; SUFFIX E; EFFECTIVE DATE SEPTEMBER 30, 2015.

7.) BASIS OF BEARING IS NH STATE PLANE (NAD83) BASED ON GPS OBSERVATION DATED DECEMBER 15, 2020.
VERTICAL DATUM IS NAVD88 BASED ON GPS OBSERVATION DATED DECEMBER 15, 2020.
CONTOUR INTERVAL IS TWO FEET.

8.) PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A SURVEY PERFORMED BY MCENEANEY SURVEY ASSOCIATES OF NEW ENGLAND DURING DECEMBER 2020 WITH AN ERROR NOT GREATER THAN 1 IN 10,000.

9.) THE PARCEL IS SUBJECT TO THE STATE OF NEW HAMPSHIRE SHORELINE WATER QUALITY PROTECTION ACT (SWQPA). THOSE AREAS WITHIN 250 FEET OF THE BELLAMY RIVER REFERENCE LINE.

10.) THE PARCEL IS SUBJECT TO THE CITY OF DOVER CONSERVATION ZONES: AREAS WITHIN 100 FEET OF THE BELLAMY RIVER AND SLOPES GREATER THAN 20%.

11.) DAMON E. BURT, CERTIFIED WETLAND SCIENTIST, CWS #163, WALKED THE SITE ON MARCH 15, 2021 AND DETERMINED THAT THERE WERE NO WETLANDS PRESENT IN ACCORDANCE WITH CHAPTER 170–27.1 OF THE ZONING ORDINANCE.

"I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL GROUND SURVEY PERFORMED WITH A TOTAL STATION, BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, SAID SURVEY MEETS OR EXCEEDS THE MINIMUM PRECISION REQUIREMENTS FOR SURVEY CLASSIFICATION "U" AS SET FORTH IN TABLE 500.1 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS."

SHEET 3

REFERENCE PLANS:

1.) LOT LINE ADJUSTMENT PLAN PREPARED FOR MAUREEN & ARTHUR MITCHELL AND CITY OF DOVER, TAX MAP H, LOT No.s 12 & 13A, CITY OF DOVER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE; SCALE: 1" = 30'; DATED: JULY 2007; BY: McENEANEY SURVEY ASSOCIATES, INC.; RECORDED S.C.R.D. PLAN 91–61.

2.) PLAN OF LAND, DOVER NEW HAMPSHIRE, AREA FOR PROPOSED LOCATION OF NEW HIGH SCHOOL AS PREPARED FOR THE DOVER SCHOOL DEPT.: SCALE: 1" = 50'; DATED: MAY 1965, REVISED THROUGH JUNE 1965; BY JOHN W. DURGIN, CIVIL ENGINEER; NOT RECORDED.

3.) PLAN OF LOTS FOR LEON & RUTH CHAPMAN, DOVER, NEW HAMPSHIRE; SCALE: 1" = 100'; DATED: JULY 1972; BY ROBERT W. McCRONE, R.L.S.; RECORDED S.C.R.D. PLAN 32, POCKET 1, FOLDER 1.

4.) PROPOSED HIGHWAY LAYOUT BELLAMY ROAD/BELLAMY RIVER; SCALE: 1" = 40'; DATED: 1–13–67; BY: PUBLIC WORKS DEPT., DOVER, N.H.; RECORDED S.C.R.D. PLAN 3, POCKET 12, FOLDER 1.

5.) PROPERTY SURVEY & SITE PLAN LOCATED AT: 26 BELLAMY ROAD, DOVER, STRAFFORD COUNTY, NEW HAMPSHIRE, FOR MARC B. CARTIER, JR.; SCALE: 1" = 20'; DATED: JUNE 9, 2015; BY: STONEWALL SURVEYING; NOT RECORDED.

6.) PLAN OF PROPERTY LOCATED AT DOVER NEW HAMPSHIRE TO BE CONVEYED TO TEXTILE REALTY CO. BY AMERICAN WOOLEN CO.; SCALE: 1" = 100'; DATED" APRIL 1932; RECORDED S.C.R.D. PLAN 2, POCKET 7, FOLDER 2.

7.) LOT LINE ADJUSTMENT PLAN PREPARED FOR ZELAND SCHWARTZ REVOCABLE TRUST AND ZELAND SCHWARTZ, TAX MAP H, LOT Nos. 13 & 14D, 26 & 26 1/2 BELLAMY ROAD, CITY OF DOVER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE; SCALE: 1" = 30'; DATED: FEBRUARY 10, 2021; BY THIS OFFICE; TO BE RECORDED.

LEGEND

S.F. – SQUARE FEET
Ac. – ACRE
(TYP.) – TYPICAL
± – MORE OR LESS
ø – DIAMETER
S.C.R.D. – STRAFFORD COUNTY REGISTRY OF DEEDS
–o– UP – UTILITY POLE
I.R.(SET) – IRON ROD W/ I.D. CAP (SET)
I.P.(fnd) – IRON PIPE FOUND
I.R.(fnd) – IRON ROD FOUND
G.B.(fnd) – GRANITE BOUND FOUND
48 – CONTOUR LINE (2 FOOT INTERVAL)
– HATCHED AREAS REPRESENT SLOPES GREATER THAN 20%

S – SEWER MANHOLE
W – WATER GATE VALVE
W – WATER SHUT OFF (CURB STOP)
OHU – OVERHEAD UTILITY WIRES
G – GAS LINE
PP – PLASTIC PIPE
TBM – TEMPORARY BENCH MARK
– SIGN
CB – CATCH BASIN
– GUARD RAIL

NO.	DATE	DESCRIPTION	BY	CHK
		REVISIONS		
21	5/21/21	ADD FENCE, LABEL ACCESSORY STRUCTURE	KJF	CA
1	4/26/21	ADD WETLAND NOTE 11	KJF	KMM

20–2301	LLADJ TOPO	20–12	61–70
PROJECT NO	TYPE	FIELDBOOK & PAGES	

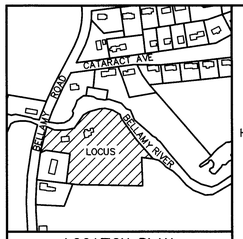
EXISTING CONDITIONS PLAN
PREPARED FOR
ZELAND SCHWARTZ REVOCABLE TRUST
TAX MAP H, LOT No. 14D
26 1/2 BELLAMY ROAD
CITY of DOVER
COUNTY of STRAFFORD
STATE of NEW HAMPSHIRE

DRAWN BY: KJF | FILE: MSA\2301\20–2301 EC
SCALE: 1" = 30' | DATE: FEBRUARY 17, 2021

30 15 0 15 30 60 90 120

LICENSED LAND SURVEYOR
No. 661
KEVIN M. McENEANEY
STATE OF NEW HAMPSHIRE
SIGNATURE

McEneaney Survey Associates of NEW ENGLAND
P.O. Box 681 – 24 CHESTNUT STREET
DOVER, NH 03820 (603) 742–0911
SURVEYING – PLANNING – CONSULTING



LOCATION PLAN
(NO SCALE)

No.	Central Angle	Radius	Arc Length	Chord Length	Chord Bearing	RADIAL BEARING-IN	RADIAL BEARING-OUT
C1	96°35'13"	10.00'	16.86'	14.93'	N34°20'00"W		
C2	3°40'31"	1042.00'	66.84'	66.83'	N15°47'52"E	S76°02'23"E	S72°21'52"E
C3	5°55'28"	175.00'	18.10'	18.09'	N79°39'52"W		
C4	8°37'11"	175.00'	26.33'	26.30'	N72°23'32"W		
C5	90°00'01"	10.00'	15.71'	14.14'	S66°55'03"W		
C6	14°32'39"	125.00'	31.73'	31.65'	S75°21'16"E		
C7	89°59'59"	10.00'	15.71'	14.14'	S23°04'57"E		
C8	90°31'23"	10.00'	15.80'	14.21'	S52°06'43"W		
C9	0°36'49"	1042.00'	11.16'	11.16'	S13°39'12"W	S76°02'23"E	S76°39'13"E

H / 14D
HOLGATE LIMITED PARTNERSHIP, LLC
130 CENTRAL AVENUE
DOVER, NH 03820
4130 / 687

TBM
SPIKE IN UP
ELEV. = 73.36'

H / 14A
SEAMES TREFETHEN
58 CATARACT AVENUE
DOVER, NH 03820
2810 / 448

APPROXIMATE LIMITS OF SPECIAL FLOOD HAZARD AREA (SEE NOTE #6)

H / 14
J. MCCRUM, D. THURBER
PROULX ET AL MADELINE H. PROULX LIFE ESTATE
54 CATARACT AVENUE
DOVER, NH 03820
2668 / 596

SMH 2694 (1731)
RIM = 73.17
INV. IN = 70.3 12" (SOUTH)
INV. OUT = 70.1 12" (NORTH)

BELLAMY RIVER FLOW

PUBLIC - VARIABLE WIDTH R.O.W.

BELLAMY ROAD

SURVEY TIE
N84°08'57"E
69.17'

SURVEY TIE
N71°39'05"E
233.39'

SURVEY TIE
S53°27'28"E
96.54'

SURVEY TIE
S29°21'36"E
85.00'

TBM
SPIKE IN UP
ELEV. = 75.24

H / 17
CITY OF DOVER
288 CENTRAL AVENUE
DOVER, NH 03820

LOT 1
PARCEL AREA
15,864 S.F.
0.36 Ac.

DRAINAGE EASEMENT AREA
6,596 S.F.

SLOPE EASEMENT REF. PLAN #2

EXISTING WOOD FRAME ACCESSORY STRUCTURE

EXISTING WOOD FRAME HOUSE #26 1/2

DOVER CONSERVATION DISTRICT 100'

LOT 2
PARCEL AREA
39,609 S.F.
0.91 Ac.

LOT 3
PARCEL AREA
27,592 S.F.
0.63 Ac.

100.0' DOVER CONSERVATION DISTRICT

50' SHORELAND BUFFER

REFERENCE LINE EDGE OF RIVER

NH STATE PLANE NAD 83 - GPS OBS.

KISMET DRIVE
{PRIVATE; 50' WIDE R.O.W.}

H / 13
ZELAND SCHWARTZ
14 HUCKINS ROAD
MADBURY, NH 03823
4865 / 421

EXISTING WOOD FRAME HOUSE #28

EXISTING FENCE

BUILDING SETBACK LINE (TYP.)

LOT 5
PARCEL AREA
22,679 S.F.
0.52 Ac.

LOT 4
PARCEL AREA
35,863 S.F.
0.75 Ac.

30.0' NO CUT NO DISTURB BUFFER

H / 13A
STEPHEN LEE THUNSTROM
28 BELLAMY ROAD
DOVER, NH 03820
4697 / 723

H / 12
CITY OF DOVER
288 CENTRAL AVENUE
DOVER, NH 03820
799 / 251

No.	Bearing	Distance
L1	S72°25'12"E	35.00'
L2	N18°42'18"E	26.82'
L3	N89°54'38"E	33.32'
L4	S26°18'41"E	55.00'
L5	S21°55'02"W	25.00'
L6	S00°48'21"W	33.67'
L7	S00°48'21"W	27.00'
L8	N21°55'02"E	34.39'
L9	S82°37'36"E	4.98'
L10	S21°55'02"W	25.00'
L11	N83°08'06"W	35.22'
L12	N83°08'06"W	45.00'

NO.	DATE	DESCRIPTION	BY	CHK
2	5/21/21	ADD NO DISTURB, ACCESSORY STRUCTURE, FENCE	KJF	CA
1	4/26/21	REVISE PER TRC COMMENTS	KJF	KMM

REVISIONS

20-2301	SUBDIVISION	20-12	61-70
PROJECT NO	TYPE	FIELDBOOK & PAGES	

LEGEND

S.F. – SQUARE FEET
Ac. – ACRE
(TYP.) – TYPICAL
± – MORE OR LESS
ø – DIAMETER
S.C.R.D. – STRAFFORD COUNTY REGISTRY OF DEEDS
-o- UP – UTILITY POLE
I.R.(tbs) – IRON ROD W/ I.D. CAP (TO BE SET)
I.R.(set) – IRON ROD W/ I.D. CAP (SET)
I.P.(fnd) – IRON PIPE FOUND
I.R.(fnd) – IRON ROD FOUND
G.B.(fnd) – GRANITE BOUND FOUND
48------ – CONTOUR LINE (2 FOOT INTERVAL)

"I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL GROUND SURVEY PERFORMED WITH A TOTAL STATION, BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, SAID SURVEY MEETS OR EXCEEDS THE MINIMUM PRECISION REQUIREMENTS FOR SURVEY CLASSIFICATION "U" AS SET FORTH IN TABLE 500.1 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS."

REFERENCE PLANS:

1.) LOT LINE ADJUSTMENT PLAN PREPARED FOR ZELAND SCHWARTZ REVOCABLE TRUST AND ZELAND SCHWARTZ, TAX MAP H, LOT Nos. 13 & 14D, 26 & 26 1/2 BELLAMY ROAD, CITY OF DOVER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE; SCALE: 1" = 30'; DATED: MARCH 4, 2021; BY THIS OFFICE; TO BE RECORDED.

2.) PROPOSED HIGHWAY LAYOUT BELLAMY ROAD/BELLAMY RIVER; SCALE: 1" = 40'; DATED: 1-13-67; BY: PUBLIC WORKS DEPT., DOVER, N.H.; RECORDED S.C.R.D. PLAN 3, POCKET 12, FOLDER 1.

NOTES:

1.) OWNER OF RECORD:
ZELAND SCHWARTZ REVOCABLE TRUST
ZELAND SCHWARTZ, TRUSTEE
14 HUCKINS ROAD
MADBURY, NEW HAMPSHIRE 03823
S.C.R.D. VOLUME 4742, PAGE 911

2.) H / 14D – DENOTES TAX MAP AND PARCEL NUMBER.

3.) THE INTENT OF THIS PLAN IS TO SUBDIVIDE THE SBJECT PARCEL INTO FIVE (5) SINGLE FAMILY RESIDENTIAL LOTS.
170-27.2. TRANSFER OF DEVELOPMENT RIGHTS.
SINGLE FAMILY DETACHED METHOD.
AN APPLICANT SHALL DEVELOP A BASELINE YIELD FOR THE LOT TO BE DEVELOPED, THROUGH THE FOLLOWING FORMULA:
1.THE SQUARE FOOTAGE OF THE PARENT LOT MINUS ENVIRONMENTAL CONSTRAINTS (WETLANDS, CONSERVATION AREAS ETC) IS THE BASE LOT SIZE.
2.THE BASE LOT SIZE IS THEN REDUCED BY FIFTEEN (15) PERCENT TO ACCOUNT FOR ROADWAY, THIS CREATES THE NET AREA.
3.THE NET AREA IS THEN MULTIPLIED BY A FACTOR DETERMINED BY THE AMOUNT OF WETLANDS OVER THE PARENT LOT. THIS IS THE DEVELOPABLE AREA.
4.THE DEVELOPABLE AREA IS THEN DIVIDED BY THE MINIMUM LOT SIZE, AND THE WHOLE NUMBER VALUE IS THE BASE NUMBER, WITH NO ROUNDING.

PERCENTAGE OF PARCEL THAT IS WETLANDS	FACTOR
0<10%	0.85
10<20%	0.8
20<30%	0.75
30%<	0.7

PARENT PARCEL	= 161,700 S.F.±
ENVIRONMENTAL CONSTRAINTS	= 70,825 S.F.
BASE LOT SIZE	= 90,875 S.F. (NON SLOPE & NON CONSERVATION)
NET AREA	= 90,875 x 0.85 = 77,244 S.F.
WETLANDS	= 0 S.F.
PERCENTAGE OF PARCEL THAT IS WETLANDS	= 0 S.F. / 77,244 S.F. = 0 PERCENT
DEVELOPABLE AREA	= 77,244 S.F. x 0.85 = 65,657 S.F.
BASE NUMBER	= 65,657 S.F. / 20,000 S.F. = 3.28 UNITS

4.) ZONING DISTRICT:

LOW DENSITY RESIDENTIAL (R-20), WITH TRANSFER DEVELOPMENT RIGHTS (TDR)

DIMENSIONAL REQUIREMENTS:	
MINIMUM LOT SIZE	= 20,000 S.F.
MAXIMUM LOT COVERAGE	= 30 PERCENT
MINIMUM FRONTAGE	= 40 FEET
BUILDING SETBACK REQUIREMENTS:	
FRONT	= 20 FEET
SIDE SETBACK	= 10 FEET
REAR SETBACK	= 30 FEET
MAXIMUM BUILDING HEIGHT	= 35 FEET

5.) THE SUBJECT PARCEL IS SERVED BY MUNICIPAL WATER AND SEWER.

6.) A PORTION OF THE SUBJECT PARCEL IS LOCATED WITHIN THE SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1 PERCENT ANNUAL CHANCE FLOOD, ZONE AE (BASE FLOOD ELEVATIONS DETERMINED) AS SHOWN ON FLOOD INSURANCE RATE MAP, COMMUNITY NUMBER 330145; MAP 33017C0320; SUFFIX E; EFFECTIVE DATE SEPTEMBER 30, 2015.

7.) BASIS OF BEARING IS NH STATE PLANE (NAD83) BASED ON GPS OBSERVATION DATED DECEMBER 15, 2020. VERTICAL DATUM IS NAVD88 BASED ON GPS OBSERVATION DATED DECEMBER 15, 2020. CONTOUR INTERVAL IS TWO FEET.

8.) PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A SURVEY PERFORMED BY MCENEANEY SURVEY ASSOCIATES OF NEW ENGLAND DURING DECEMBER 2020 WITH AN ERROR NOT GREATER THAN 1 IN 10,000.

9.) THE PARCEL IS SUBJECT TO THE STATE OF NEW HAMPSHIRE SHORELINE WATER QUALITY PROTECTION ACT (SWQPA). THOSE AREAS WITHIN 250 FEET OF THE BELLAMY RIVER REFERENCE LINE.

10.) THE PARCEL IS SUBJECT TO THE CITY OF DOVER CONSERVATION ZONES: AREAS WITHIN 100 FEET OF THE BELLAMY RIVER AND SLOPES GREATER THAN 20%.

11.) DAMON E. BURT, CERTIFIED WETLAND SCIENTIST, CWS #163, WALKED THE SITE ON MARCH 15, 2021 AND DETERMINED THAT THERE WERE NO WETLANDS PRESENT IN ACCORDANCE WITH CHAPTER 170-27.1 OF THE ZONING ORDINANCE.

SEE SHEET 5 FOR EASEMENTS AFFECTING LOTS 1 & 2

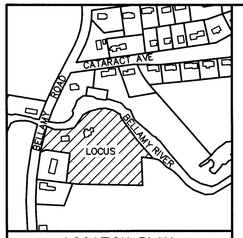
SUBDIVISION PLAN
PREPARED FOR
ZELAND SCHWARTZ REVOCABLE TRUST
TAX MAP H, LOT No. 14D
26 1/2 BELLAMY ROAD
CITY of DOVER
COUNTY of STRAFFORD
STATE of NEW HAMPSHIRE

DRAWN BY: KJF	FILE: MSA\2301\20-2301 TDR
SCALE: 1" = 30'	DATE: MARCH 5, 2021

30 15 0 15 30 60 90 120

STATE OF NEW HAMPSHIRE
No. 661
KEVIN M. McENEANEY
LICENSED LAND SURVEYOR

McENEANEY SURVEY ASSOCIATES
of NEW ENGLAND
P.O. Box 681 – 24 CHESTNUT STREET
DOVER, NH 03820 (603) 742-0911
SURVEYING – PLANNING – CONSULTING



LOCATION PLAN
(NO SCALE)

REFERENCE PLANS:

1.) LOT LINE ADJUSTMENT PLAN PREPARED FOR ZELAND SCHWARTZ REVOCABLE TRUST AND ZELAND SCHWARTZ, TAX MAP H, LOT Nos. 13 & 14D, 26 & 26 1/2 BELLAMY ROAD, CITY OF DOVER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE; SCALE: 1" = 30'; DATED: MARCH 4, 2021; BY THIS OFFICE; RECORDED S.C.R.D. PLAN # 12399.

2.) PROPOSED HIGHWAY LAYOUT BELLAMY ROAD/BELLAMY RIVER; SCALE: 1" = 40'; DATED: 1-13-67; BY: PUBLIC WORKS DEPT., DOVER, N.H.; RECORDED S.C.R.D. PLAN 3, POCKET 12, FOLDER 1.

NOTES:

1.) OWNER OF RECORD:
ZELAND SCHWARTZ REVOCABLE TRUST
ZELAND SCHWARTZ, TRUSTEE
14 HUCKINS ROAD
MADBURY, NEW HAMPSHIRE 03823
S.C.R.D. VOLUME 4742, PAGE 911

2.) H / 14D – DENOTES TAX MAP AND PARCEL NUMBER.

3.) THE INTENT OF THIS PLAN IS TO DEPICT EXISTING AND PROPOSED EASEMENTS ON LOTS 1 AS SHOWN ON SHEET 4.

a.) LOT 1 IS SUBJECT TO A 1,402 S.F. SLOPE EASEMENT TO THE CITY OF DOVER, S.C.R.D. VOL. 827, PAGE 361.

b.) LOT 1 WILL BE SUBJECT TO A PROPOSED 6,596 S.F. DRAINAGE EASEMENT.

c.) LOT 1 WILL BE SUBJECT TO A PROPOSED 4,829 S.F. UTILITY EASEMENT TO BENEFIT LOT 2.

d.) LOT 1 WILL BE SUBJECT TO A PROPOSED 1,106 S.F. DRAINAGE EASEMENT TO BENEFIT THE CITY OF DOVER.

4.) THE KISMET ROAD RIGHT OF WAY WILL BE SUBJECT TO A PROPOSED 527 S.F. DRAINAGE EASEMENT TO BENEFIT THE CITY OF DOVER.

BELLAMY ROAD
{PUBLIC; VARIABLE WIDTH R.O.W.}

BELLAMY RIVER
FLOW

EDGE OF THE RIVER

CULVERT

FLOW

ASPHALT SIDEWALK

GUARD RAIL

H / 17

CITY OF DOVER
288 CENTRAL AVENUE
DOVER, NH 03820

N89°54'38"E
33.32'

N18°42'18"E
23.75'

I.R.(set)

27.52'
S72°25'12"E

14.89'

C6

S85°24'16"W
29.67'

7.48'

3.07'

I.R.(tbs)

S85°24'16"W
44.34'

S85°24'16"W
70.91'

S14°09'44"E
21.00'

I.R.(tbs)

S14°09'44"E
30.42'

I.R.(tbs)

S14°09'44"E
12.73'

I.R.(tbs)

S09°45'03"E
50.46'

30'

PROPOSED UTILITY
EASEMENT
4,829 S.F.
(NOTE 3c)

73.26'
S85°24'16"W

I.R.(tbs)

C5

PROPOSED DRAINAGE
EASEMENT
(NOTE 3d)

N16°24'50"E
75.55'

N40°00'10"E
79.07'

EXISTING SLOPE
EASEMENT
REFERENCE PLAN 2
1,402 S.F.
(NOTE 3a)

96.21'
S85°24'16"W

I.R.(tbs)

S80°14'57"W
34.00'

I.R.(tbs)

EXISTING WOOD
FRAME ACCESSORY
STRUCTURE

LOT 2

LOT 1

PROPOSED DRAINAGE EASEMENT
6,596 S.F.
(NOTE 3b)

S09°45'03"E
45.46'

S13°20'41"W
59.08'

I.R.(tbs)

C4

C3

C7

C2

I.R.
(tbs)

N82°37'36"W
2.64'

I.P.(fnd)

N40°00'10"E
5.24'

65.71'
N82°37'36"W

I.R.(tbs)

70.93'
N82°37'36"W

I.R.(tbs)

C1

I.R.(tbs)

ASPHALT SIDEWALK

PROPOSED DRAINAGE
EASEMENT
(NOTE 4)

N06°51'01"E
60.15'

N16°24'50"E
51.94'

C8

KISMET DRIVE
{PRIVATE; 50' WIDTH R.O.W.}
(ACCESS & UTILITY EASEMENT)

NH STATE PLANE
NAD 83 - GRID OBS.

SEE SHEET 4 FOR OVERALL
SUBDIVISION AND LOT BOUNDARIES

No.	Central Angle	Radius	Arc Length	Chord Length	Chord Bearing
C1	5°55'28"	175.00'	18.10'	18.09'	N79°39'52"W
C2	56°24'01"	10.00'	9.84'	9.45'	S54°25'35"E
C3	40°11'11"	10.00'	7.01'	6.87'	S06°07'59"E
C4	1°17'44"	1042.00'	23.56'	23.56'	S14°36'29"W
C5	1°45'50"	1042.00'	32.08'	32.08'	S16°08'16"W
C6	0°36'57"	1042.00'	11.20'	11.20'	S17°19'39"W
C7	0°36'49"	1042.00'	11.16'	11.16'	S13°39'12"W
C8	61°05'39"	10.00'	10.66'	10.16'	S37°23'51"W

LEGEND

S.F. – SQUARE FEET
Ac. – ACRE
(TYP.) – TYPICAL
± – MORE OR LESS
ø – DIAMETER
S.C.R.D. – STRAFFORD COUNTY REGISTRY OF DEEDS
-o- UP – UTILITY POLE
I.R.(set) – IRON ROD W/ I.D. CAP (SET)
I.P.(fnd) – IRON PIPE FOUND
I.R.(fnd) – IRON ROD FOUND
I.R.(tbs) – IRON ROD W/ I.D. CAP (TO BE SET)

"I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL GROUND SURVEY PERFORMED WITH A TOTAL STATION, BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, SAID SURVEY MEETS OR EXCEEDS THE MINIMUM PRECISION REQUIREMENTS FOR SURVEY CLASSIFICATION "U" AS SET FORTH IN TABLE 500.1 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS."

NO.	DATE	DESCRIPTION	BY	CHK
		REVISIONS		
3	5/21/21	ADD ACCESSORY STRUCTURE	KJF	CA
2	5/13/21	ADD DRAINAGE ESMT, NOTES 3d & 4, RECORDING #	KJF	KMM
1	4/26/21	REVISE UTILITY EASEMENT LOCATION	KJF	KMM

20-2301	SUBDIVISION	20-12	61-70
PROJECT NO	TYPE	FIELDBOOK & PAGES	

SHEET 5

EASEMENT PLAN
PREPARED FOR
ZELAND SCHWARTZ REVOCABLE TRUST
TAX MAP H, LOT No. 14D
26 1/2 BELLAMY ROAD
CITY of DOVER
COUNTY of STRAFFORD
STATE of NEW HAMPSHIRE

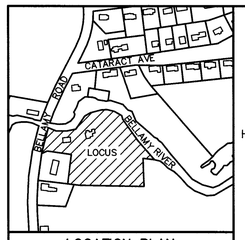
DRAWN BY: KJF	FILE: MSA\2301\20-2301 TDR
SCALE: 1" = 30'	DATE: MARCH 5, 2021

30 15 0 15 30 60 90 120

STATE OF NEW HAMPSHIRE
No. 661
KEVIN M. McENEANEY
LICENSED LAND SURVEYOR
SIGNATURE

McEneaney Survey Associates
of NEW ENGLAND
P.O. Box 681 – 24 CHESTNUT STREET
DOVER, NH 03820 (603) 742-0911

SURVEYING – PLANNING – CONSULTING



LOCATION PLAN
(NO SCALE)

No.	Central Angle	Radius	Arc Length	Chord Length	Chord Bearing	RADIAL BEARING-IN	RADIAL BEARING-OUT
C1	96°35'13"	10.00'	16.86'	14.93'	N34°20'00"W		
C2	3°40'31"	1042.00'	66.84'	66.83'	N15°47'52"E	S76°02'23"E	S72°21'52"E
C3	5°55'28"	175.00'	18.10'	18.09'	N79°39'52"W		
C4	8°37'11"	175.00'	26.33'	26.30'	N72°23'32"W		
C5	90°00'01"	10.00'	15.71'	14.14'	S66°55'03"W		
C6	14°32'39"	125.00'	31.73'	31.65'	S75°21'16"E		
C7	89°59'59"	10.00'	15.71'	14.14'	S23°04'57"E		
C8	90°31'23"	10.00'	15.80'	14.21'	S52°06'43"W		
C9	0°36'49"	1042.00'	11.16'	11.16'	S13°39'12"W	S76°02'23"E	S76°39'13"E

REFERENCE PLANS:

1.) LOT LINE ADJUSTMENT PLAN PREPARED FOR ZELAND SCHWARTZ REVOCABLE TRUST AND ZELAND SCHWARTZ, TAX MAP H, LOT Nos. 13 & 14D, 26 & 26 1/2 BELLAMY ROAD, CITY OF DOVER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE; SCALE: 1" = 30'; DATED: MARCH 4, 2021; BY THIS OFFICE; TO BE RECORDED.

NOTES:

1.) OWNER OF RECORD:
ZELAND SCHWARTZ REVOCABLE TRUST
ZELAND SCHWARTZ, TRUSTEE
14 HUCKINS ROAD
MADBURY, NEW HAMPSHIRE 03823
S.C.R.D. VOLUME 4742, PAGE 911

2.) H / 14D – DENOTES TAX MAP AND PARCEL NUMBER.

3.) THE INTENT OF THIS PLAN IS TO SUBDIVIDE THE SBJECT PARCEL INTO FIVE (5) SINGLE FAMILY RESIDENTIAL LOTS.
170-27.2. TRANSFER OF DEVELOPMENT RIGHTS.
SINGLE FAMILY DETACHED METHOD.
AN APPLICANT SHALL DEVELOP A BASELINE YIELD FOR THE LOT TO BE DEVELOPED, THROUGH THE FOLLOWING FORMULA:
1.THE SQUARE FOOTAGE OF THE PARENT LOT MINUS ENVIRONMENTAL CONSTRAINTS (WETLANDS, CONSERVATION AREAS ETC) IS THE BASE LOT SIZE.
2.THE BASE LOT SIZE IS THEN REDUCED BY FIFTEEN (15) PERCENT TO ACCOUNT FOR ROADWAY, THIS CREATES THE NET AREA.
3.THE NET AREA IS THEN MULTIPLIED BY A FACTOR DETERMINED BY THE AMOUNT OF WETLANDS OVER THE PARENT LOT. THIS IS THE DEVELOPABLE AREA.
4.THE DEVELOPABLE AREA IS THEN DIVIDED BY THE MINIMUM LOT SIZE, AND THE WHOLE NUMBER VALUE IS THE BASE NUMBER, WITH NO ROUNDING.

PERCENTAGE OF PARCEL THAT IS WETLANDS FACTOR		
	0<10%	0.85
	10<20%	0.8
	20<30%	0.75
	30%<	0.7
PARENT PARCEL	= 161,700 S.F.±	
ENVIRONMENTAL CONSTRAINTS	= 70,825 S.F.	
BASE LOT SIZE	= 90,875 S.F. (NON SLOPE & NON CONSERVATION)	
NET AREA	= 90,875 x 0.85 = 77,244 S.F.	
WETLANDS	= 0 S.F.	
PERCENTAGE OF PARCEL THAT IS WETLANDS	= 0 S.F. / 77,244 S.F. = 0 PERCENT	
DEVELOPABLE AREA	= 77,244 S.F. x 0.85 = 65,657 S.F.	
BASE NUMBER	= 65,657 S.F. / 20,000 S.F. = 3.28 UNITS	

4.) ZONING DISTRICT:

LOW DENSITY RESIDENTIAL (R-20), WITH TRANSFER DEVELOPMENT RIGHTS (TDR)

DIMENSIONAL REQUIREMENTS:	
MINIMUM LOT SIZE	= 20,000 S.F.
MAXIMUM LOT COVERAGE	= 30 PERCENT
MINIMUM FRONTAGE	= 40 FEET
BUILDING SETBACK REQUIREMENTS:	
FRONT	= 20 FEET
SIDE SETBACK	= 10 FEET
REAR SETBACK	= 30 FEET
MAXIMUM BUILDING HEIGHT	= 35 FEET

5.) THE SUBJECT PARCEL IS SERVED BY MUNICIPAL WATER AND SEWER.

6.) A PORTION OF THE SUBJECT PARCEL IS LOCATED WITHIN THE SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1 PERCENT ANNUAL CHANCE FLOOD, ZONE AE (BASE FLOOD ELEVATIONS DETERMINED) AS SHOWN ON FLOOD INSURANCE RATE MAP, COMMUNITY NUMBER 330145; MAP 33017C0320; SUFFIX E; EFFECTIVE DATE SEPTEMBER 30, 2015.

7.) BASIS OF BEARING IS NH STATE PLANE (NAD83) BASED ON GPS OBSERVATION DATED DECEMBER 15, 2020. VERTICAL DATUM IS NAVD88 BASED ON GPS OBSERVATION DATED DECEMBER 15, 2020. CONTOUR INTERVAL IS TWO FEET.

8.) PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A SURVEY PERFORMED BY MCENEANEY SURVEY ASSOCIATES OF NEW ENGLAND DURING DECEMBER 2020 WITH AN ERROR NOT GREATER THAN 1 IN 10,000.

9.) THE PARCEL IS SUBJECT TO THE STATE OF NEW HAMPSHIRE SHORELINE WATER QUALITY PROTECTION ACT (SWQPA). THOSE AREAS WITHIN 250 FEET OF THE BELLAMY RIVER REFERENCE LINE.

10.) THE PARCEL IS SUBJECT TO THE CITY OF DOVER CONSERVATION ZONES: AREAS WITHIN 100 FEET OF THE BELLAMY RIVER AND SLOPES GREATER THAN 20%.

11.) DAMON E. BURT, CERTIFIED WETLAND SCIENTIST, CWS #163, WALKED THE SITE ON MARCH 15, 2021 AND DETERMINED THAT THERE WERE NO WETLANDS PRESENT IN ACCORDANCE WITH CHAPTER 170-27.1 OF THE ZONING ORDINANCE.

SHEET 6

H / 14D
HOLGATE LIMITED PARTNERSHIP, LLC
130 CENTRAL AVENUE
DOVER, NH 03820
4130 / 687

H / 14
J. MCCRUM, D. THURBER
PROULX ET AL MADELINE H. PROULX LIFE ESTATE
54 CATARACT AVENUE
DOVER, NH 03820
2668 / 596

H / 14A
SEAMES TREFETHEN
58 CATARACT AVENUE
DOVER, NH 03820
2810 / 448

H / 17
CITY OF DOVER
288 CENTRAL AVENUE
DOVER, NH 03820

H / 13
ZELAND SCHWARTZ
14 HUCKINS ROAD
MADBURY, NH 03823
4865 / 421

H / 13A
STEPHEN LEE THUNSTROM
28 BELLAMY ROAD
DOVER, NH 03820
4697 / 723

H / 12
CITY OF DOVER
288 CENTRAL AVENUE
DOVER, NH 03820
799 / 251

TBM
SPIKE IN UP
ELEV. = 73.36'

TBM
SPIKE IN UP
ELEV. = 75.24'

SMH 2694 (1731)
RIM = 73.17
INV. IN = 70.3 12" (SOUTH)
INV. OUT = 70.1 12" (NORTH)

APPROXIMATE LIMITS OF SPECIAL FLOOD HAZARD AREA (SEE NOTE #6)

BELLAMY RIVER FLOW

BELLAMY ROAD (PUBLIC - VARIABLE WIDTH R.O.W.)

KISMET DRIVE (PRIVATE; 50' WIDE R.O.W.)

SURVEY TIE N84°08'57"E 69.17'

SURVEY TIE N71°39'05"E 233.39'

SURVEY TIE S53°27'28"E 96.54'

SURVEY TIE S29°21'36"E 85.00'

S14°09'44"E 64.16'

S13°20'47"W 59.08'

S21°55'03"W 72.50'

S63°08'21"W 215.73'

S44°20'09"W 158.58'

N06°51'01"E 60.15'

N82°37'36"W 70.93'

N82°37'36"W 134.91'

N68°04'57"W 56.52'

N68°04'57"W 88.00'

N68°04'58"W 50.00'

S68°04'57"E 144.53'

N06°51'01"E 138.66'

N21°55'02"E 120.00'

S68°04'58"E 50.00'

N89°07'00"W 136.30'

N89°07'00"W 199.22'

S02°45'31"E 149.93'

S81°18'50"E 49.40'

N40°40'02"E 84.34'

S80°14'57"W 34.00'

S09°45'58"E 45.46'

S09°45'58"E 50.46'

LOT 1
PARCEL AREA
15,864 S.F.
0.36 Ac.

LOT 2
PARCEL AREA
39,609 S.F.
0.91 Ac.

LOT 3
PARCEL AREA
27,592 S.F.
0.63 Ac.

LOT 4
PARCEL AREA
35,863 S.F.
0.75 Ac.

LOT 5
PARCEL AREA
22,679 S.F.
0.52 Ac.

DRAINAGE EASEMENT AREA
6,596 S.F.

EXISTING WOOD FRAME ACCESSORY STRUCTURE

EXISTING WOOD FRAME HOUSE #26 1/2

EXISTING WOOD FRAME HOUSE #28

EXISTING FENCE

SLOPES EASEMENT REF. PLAN #2

80' DOVER CONSERVATION DISTRICT

100.0' DOVER CONSERVATION DISTRICT

50' SHORELAND BUFFER

REFERENCE LINE EDGE OF RIVER

BUILDING SETBACK LINE (TYP)

30.0' NO CUT NO DISTURB BUFFER

NH STATE PLANE NAD 83 - GPS OBS.

I.R.(tbs) – IRON ROD W/ I.D. CAP (TO BE SET)
I.R.(set) – IRON ROD W/ I.D. CAP (SET)
I.P.(fnd) – IRON PIPE FOUND
I.R.(fnd) – IRON ROD FOUND
G.B.(fnd) – GRANITE BOUND FOUND
48 – CONTOUR LINE (2 FOOT INTERVAL)
– HATCHED AREAS REPRESENT SLOPES GREATER THAN 20%

No.	Bearing	Distance
L1	S72°25'12"E	35.00'
L2	N18°42'18"E	26.82'
L3	N89°54'38"E	33.32'
L4	S26°18'41"E	55.00'
L5	S21°55'02"W	25.00'
L6	S00°48'21"W	33.67'
L7	S00°48'21"W	27.00'
L8	N21°55'02"E	34.39'
L9	S82°37'36"E	4.98'
L10	S21°55'02"W	25.00'
L11	N83°08'06"W	35.22'
L12	N83°08'06"W	45.00'

LEGEND

S.F. – SQUARE FEET
Ac. – ACRE
(TYP.) – TYPICAL
± – MORE OR LESS
ø – DIAMETER
S.C.R.D. – STRAFFORD COUNTY REGISTRY OF DEEDS
-o- UP – UTILITY POLE

"I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL GROUND SURVEY PERFORMED WITH A TOTAL STATION, BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, SAID SURVEY MEETS OR EXCEEDS THE MINIMUM PRECISION REQUIREMENTS FOR SURVEY CLASSIFICATION "U" AS SET FORTH IN TABLE 500.1 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS."

NO.	DATE	DESCRIPTION	BY	CHK
2	5/21/21	ADD NO DISTURB, ACCESSORY STRUCTURE, FENCE	KJF	CA
1	4/26/21	REVISE PER TRC COMMENTS	KJF	KMM

REVISIONS

20-2301	TOPOGRAPHIC	20-12	61-70
PROJECT NO	TYPE	FIELDBOOK & PAGES	

TOPOGRAPHIC SUBDIVISION PLAN
PREPARED FOR
ZELAND SCHWARTZ REVOCABLE TRUST
TAX MAP H, LOT No. 14D
26 1/2 BELLAMY ROAD
CITY of DOVER
COUNTY of STRAFFORD
STATE of NEW HAMPSHIRE

DRAWN BY: KJF | FILE: MSA\2301\20-2301 TDR
SCALE: 1" = 30' | DATE: MARCH 5, 2021

30 15 0 15 30 60 90 120

STATE OF NEW HAMPSHIRE – No. 661 – KEVIN M. McENEANEY – LICENSED LAND SURVEYOR – SIGNATURE

McEneaney Survey Associates of NEW ENGLAND
P.O. Box 681 – 24 CHESTNUT STREET
DOVER, NH 03820 (603) 742-0911
SURVEYING – PLANNING – CONSULTING

GENERAL NOTES

1. OWNER OF RECORD AND APPLICANT:
   ZELAND SCHWARTZ REVOCABLE TRUST
   ZELAND SCHWARTZ, TRUSTEE
   14 HUCKINS ROAD
   MADBURY, NEW HAMPSHIRE 03823
   S.C.R.D. VOLUME 4742, PAGE 911
2. H / 14D – DENOTES TAX MAP AND PARCEL NUMBER.
3. PARCEL AREA: 161,700 S.F.± / 3.71 Ac.±
4. ZONING DISTRICT IS R–20; TDR OVERLAY DISTRICT (170–27.2).

   DIMENSIONAL REQUIREMENTS:

MINIMUM LOT SIZE	= 20,000 S.F.
MINIMUM LOT COVERAGE	= 30 PERCENT
MINIMUM FRONTAGE	= 125 FEET
BUILDING SETBACK REQUIREMENTS:	
FRONT BUILD TO LINE	= 20 FEET MINIMUM
	= 35 FEET MAXIMUM
SIDE SETBACK	= 20 FEET
REAR SETBACK	= 30 FEET
MAXIMUM BUILDING HEIGHT	= 35 FEET MAXIMUM

6. THE SUBJECT PARCEL IS SERVED BY MUNICIPAL WATER AND SEWER.
7. A PORTION OF THE SUBJECT PARCEL IS LOCATED WITHIN THE SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1 PERCENT ANNUAL CHANCE FLOOD, ZONE AE (BASE FLOOD ELEVATIONS DETERMINED); AS SHOWN ON FLOOD INSURANCE RATE MAP, COMMUNITY NUMBER 330145; MAP NUMBER 33017C0320; SUFFIX E; DATE SEPTEMBER 30, 2015.
8. BASIS OF BEARING IS NH STATE PLANE (NAD83) BASED ON GPS OBSERVATION DATED DECEMBER 15, 2020.
9. VERTICAL DATUM IS NAVD88 BASED ON GPS OBSERVATION DATED DECEMBER 15, 2020. CONTOUR INTERVAL IS TWO FEET.
10. PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A SURVEY PERFORMED BY MCENEANEY SURVEY ASSOCIATES, OF NEW ENGLAND DURING DECEMBER 2020 WITH AN ERROR NOT GREATER THAN 1 IN 10,000.
11. THE IMPROVEMENTS AND UTILITIES SHOWN ARE FROM OBSERVATIONS MADE IN THE FIELD OR REFERENCE PLANS. LOCATIONS OF UNDERGROUND UTILITIES NOT MARKED ON THE SURFACE WERE NOT LOCATED. ALL VISIBLE UTILITIES ARE SHOWN.
12. PARCEL IS SUBJECT TO THE STATE OF NEW HAMPSHIRE SHORELINE WATER QUALITY PROTECTION ACT (SWQPA). THOSE AREAS WITHIN 250 FEET OF THE BELLAMY RIVER REFERENCE LINE.
13. THE PARCEL IS SUBJECT TO THE CITY OF DOVER CONSERVATION ZONE AREAS WITHIN THE 100 FEET OF THE BELLAMY RIVER AND SLOPES GREATER THAN 20%.

DEMOLITION NOTES:

1. COORDINATE REMOVAL, RELOCATION, DISPOSAL OR SALVAGE OF UTILITIES WITH THE OWNER AND APPROPRIATE UTILITY COMPANY.
2. ANY EXISTING WORK OR PROPERTY DAMAGED OR DISRUPTED BY CONSTRUCTION/DEMOLITION ACTIVITIES SHALL BE REPLACED OR REPAIRED TO MATCH ORIGINAL EXISTING CONDITIONS BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
3. THE CONTRACTOR SHALL NOTIFY "DIG SAFE" PRIOR TO ANY DEMOLITION/ CONSTRUCTION ACTIVITIES. (811).
4. THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, UTILITIES AND PAVEMENT ON THE SITE TO THE LIMITS SHOWN UNLESS SPECIFICALLY IDENTIFIED TO REMAIN. ITEMS TO BE REMOVED INCLUDE BUT ARE NOT LIMITED TO: CONCRETE, PAVEMENT AND POLES.
5. IT IS THE CONTRACTORS RESPONSIBILITY TO FAMILIARIZE HIMSELF WITH THE CONDITIONS OF ALL OF THE PERMIT APPROVALS.
6. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS NOT ALREADY OBTAINED BY THE OWNER AND ARRANGE AND PAY FOR NECESSARY INSPECTIONS AND APPROVALS FROM THE AUTHORITIES HAVING JURISDICTION.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DEMOLITION AND OFF–SITE DISPOSAL OF MATERIALS REQUIRED TO COMPLETE THE WORK, EXCEPT FOR WORK NOTED TO BE COMPLETED BY OTHERS.
8. THE LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE AND THE LOCATION IS NOT GUARANTEED BY THE OWNER OR THE ENGINEER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UTILITIES, ANTICIPATE CONFLICTS, REPAIR EXISTING UTILITIES AND RELOCATE EXISTING UTILITIES REQUIRED TO COMPLETE THE WORK.
9. ALL MATERIALS SCHEDULED TO BE REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL DISPOSE OF ALL MATERIALS OFF–SITE IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS, ORDINANCES, AND CODES.
10. EXISTING ("OLD") WATER SERVICES TO THE SUBJECT SITE SHALL BE DISCONNECTED AND SHUT–OFF AT THE WATER MAIN.
11. EXISTING SEWER SERVICES TO BE CUT AND PERMANENTLY CAPPED AT PROPERTY LINE AS APPLICABLE.
12. 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.

PERMIT SUMMARY:

1. THE FOLLOWING FEDERAL AND STATE PERMITS HAVE BEEN ISSUED FOR THE SUBJECT PROPERTY:
   NHDES SHORELAND PERMIT APPLICATION: NHDES#2021–00587 APPROVED MARCH 19, 2021
2. LIST ANY VARIANCES OR SPECIAL EXCEPTIONS GRANTED BY THE ZONING BOARD OF ADJUSTMENT OR CONDITIONAL USE PERMITS GRANTED BY THE PLANNING BOARD FOR THE PROPOSED USE OR STRUCTURE, INCLUDING THE CASE NUMBER AND DATE OF DECISION AND ANY CONDITIONS.
   – CONDITIONAL USE: PENDING
   – SUBDIVISION APPROVAL: PENDING

WAIVER REQUESTS:

1. A WAIVER REQUEST FROM SECTION 157–10.D TO NOT REQUIRE A TRAFFIC IMPACT ASSESSMENT.
2. A WAIVER REQUEST FROM SECTION 157–31.F AND SECTION 157–32.J TO ALLOW A 397 FT. +/– BLOCK/ROADWAY WHERE 500' IS REQUIRED.
3. A WAIVER REQUEST FROM SECTION 157–47.A TO ALLOW FOR A 20' WIDE PAVED ROAD WHERE 24' WIDE IS REQUIRED.

SUBDIVISION NOTES:

1. PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A PLAN REFERENCED AND PREPARED BY MCENEANEY SURVEY ASSOCIATES OF NEW ENGLAND (SEE EXISTING CONDITIONS PLAN IN THIS PLAN SET)
2. THE INTENT OF THIS PLAN IS TO SHOW SITE IMPROVEMENTS ASSOCIATED WITH THE CONSTRUCTION OF 400' OF ROADWAY, DRAINAGE IMPROVEMENTS, AND UTILITIES FOR A 5 UNIT SINGLE FAMILY DETACHED CONDOMINIUM. THE ROADWAYS ARE PRIVATE AND PER 157–47B THERE ARE NO CITY SERVICES PROVIDED. ANY PROPOSED CHANGE FROM PRIVATE ROADS WILL REQUIRE REVIEW OF THE REQUEST BY PLANNING BOARD.
3. EXTERIOR LIGHTING SHALL BE CUT–OFF TYPE FIXTURES PER CHAPTER 153–14–E AND SHALL PROVIDE LIGHTING DIRECTED ON–SITE ONLY.
4. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO APPLICABLE CITY AND STATE CODES.
5. ALL PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", THE "STANDARD ALPHABETS FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS, AND THE AMERICAN WITH DISABILITIES ACT, LATEST EDITIONS.
6. ON–SITE SNOW STORAGE SHALL OCCUR ALONG THE EDGES OF PROPOSED PAVEMENT.
7. ALL CONSTRUCTION LAYOUT SHALL BE DONE BY A LICENSED SURVEYOR UNDER CONTRACT WITH THE CONTRACTOR.
8. SEE DETAILS FOR SIGN LEGENDS.
9. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE CONSTRUCTION PROCEDURES AND SEQUENCE TO ENSURE THE SAFETY OF THE FACILITIES AND THEIR COMPONENTS DURING DEMOLITION AND CONSTRUCTION UNLESS OTHERWISE DIRECTED BY THE OWNERS REPRESENTATIVE. THIS INCLUDES THE ADDITION OF NECESSARY SHORING, SHEETING, TEMPORARY BRACING, GUYS OR TIE–DOWNS. SUCH MATERIALS SHALL REMAIN THE PROPERTY OF THE CONTRACTOR AT THE COMPLETION OF THE PROJECT.
10. METHODS OF DEMOLITION, CONSTRUCTION AND ERECTION ARE THE CONTRACTOR'S RESPONSIBILITY UNLESS OTHERWISE SPECIFIED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE AND MAINTAIN ENVIRONMENTAL CONTROLS AS REQUIRED BY FEDERAL, STATE AND MUNICIPAL REGULATIONS AND PERMITS. ENVIRONMENTAL CONTROLS SHALL INCLUDE BUT SHALL NOT BE LIMITED TO DUST CONTROL AND SILT BARRIERS.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE TO STRUCTURES OR UTILITIES OR INJURIES TO THE PUBLIC DURING THE CONSTRUCTION PHASE CAUSED BY HIMSELF, HIS EMPLOYEES, HIS SUBCONTRACTORS OR EMPLOYEES OF SAME. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL TEMPORARY FACILITIES FOR THE PROTECTION OF THE WORK, WORKERS AND PUBLIC SAFETY.
12. BUILDING ADDRESSES TO BE ASSIGNED BY THE BUILDING OFFICIAL AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
13. THE SITE SHALL BE MAINTAINED TO PROVIDE ACCESSIBILITY IN ALL WEATHER CONDITIONS.
14. 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 TO ANY EARTH DISTURBANCE ACTIVITY OCCURS.
15. AS–BUILT PLANS OF THE SITE SHALL BE SUBMITTED ON PAPER AND IN A DIGITAL FORMAT IN PDF AND AUTOCAD DWG, AUTOCAD DXF OR AN ESRI FORMAT TO THE CITY OF DOVER ENGINEER'S OFFICE UPON COMPLETION OF PROJECT. 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.
16. SITE CONSTRUCTION HOURS SHALL BE LIMITED TO MONDAY–FRIDAY 7 AM–6 PM, SATURDAY HOURS 9 AM–4 PM, AND NO SUNDAY WORK HOURS. HOURS OF CONSTRUCTION MUST BE DOCUMENTED ON A SITE CONSTRUCTION SIGN ALONG WITH THE CONTACT INFORMATION FOR THE GENERAL CONTRACTOR AND THE SIGN SHALL NOTE THE THE ROADWAY IS PRIVATE. SAID SIGNAGE MUST BE LOCATED AND APPROVED BY THE CITY ENGINEER OR ASSISTANT CITY MANAGER.
17. 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.
18. 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 PROJECT (PTAPP) PORTAL. HTTP: //WWW.UNH.EDU/UNHSC/PTAPP
19. A LETTER OF CREDIT FOR THE COST OF REVEGETATING ALL DISTURBED AREAS ON THE SITE SHALL BE SUBMITTED PRIOR TO ANY EARTH DISTURBING ACTIVITY OCCURS.
20. 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.
21. PRIOR TO CONVEYING THE OWNERSHIP AND MAINTENANCE OBLIGATIONS FROM THE DEVELOPER TO THE ASSOCIATION, THE ENGINEER OF RECORD SHALL MEET WITH THE ASSOCIATION AND REVIEW MAINTENANCE OBLIGATIONS, INCLUDING STORMWATER, OPENSPACE AND ROADWAY MAINTENANCE.
22. PRIOR TO THE LAST C.O. BEING ISSUED, THE ENGINEER OF RECORD SHALL MEET WITH THE ASSOCIATION AND REVIEW THE AS–BUILT FOR THE PROJECT.
23. REFUSE PICKUP WILL BE BY PRIVATE CONTRACTOR.
24. ANY RETAINING WALL TALLER THAN FOUR FEET (4') REQUIRES ISSUANCE OF A BUILDING PERMIT FROM INSPECTION SERVICES.
25. ANY FENCE TALLER THAN SEVEN FEET (7') REQUIRES THE ISSUANCE OF A BUILDING PERMIT FROM INSPECTION SERVICES.
26. FIRE DEPARTMENT ACCESS ROAD(S) SHALL BE INSTALLED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS IN ALL WEATHER CONDITIONS AT ALL TIMES.
27. DAMON E. BURT, CERTIFIED WETLAND SCIENTIST, CWS# 163, WALKED THE SITE ON MARCH 15, 2021 AND DETERMINED THAT THERE WERE NO WETLANDS PRESENT IN ACCORDANCE WITH CHAPTER 170–27.1 OF THE ZONING ORDINANCE.
28. NOISE SHOULD BE EXPECTED FROM DOVER HIGH SCHOOL AND BELLAMY PARK.
29. IF ANY WORK IS TO BE DONE TO THE EXISTING RETAINING WALL, STATE AND LOCAL PERMITS SHALL BE APPLIED FOR.
30. EXISTING WOOD FRAME ACCESSORY STRUCTURE ON LOT 1 WILL BE CONVERTED TO A PRIMARY RESIDENTIAL STRUCTURE AS A RESULT OF THIS PROJECT.

GRADING NOTES:

1. ALL ROAD DRAINAGE WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS FOR CONSTRUCTION OF THE CITY OF DOVER, N.H. AND "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, STATE OF NEW HAMPSHIRE, DEPARTMENT OF TRANSPORTATION", LATEST EDITION. THE MORE STRINGENT SPECIFICATION SHALL APPLY.
2. CONTRACTOR SHALL RETAIN A GEOTECHNICAL ENGINEERING CONSULTANT APPROVED BY THE OWNER, TO CONDUCT COMPACTION TESTING AND FILL GRADATION MONITORING PER THE ABOVE REFERENCED "STANDARD SPECIFICATIONS".
3. SEE EROSION CONTROL NOTES & DETAIL SHEET FOR TEMPORARY AND PERMANENT EROSION CONTROL MEASURES.
4. ALL DRAINAGE PIPES SHALL BE HDPE OR APPROVED EQUAL UNLESS OTHERWISE NOTED.
5. ALL DISTURBED AREAS NOT OTHERWISE CALLED FOR SURFACE TREATMENT SHALL RECEIVE 6" OF HIGH QUALITY LOAM AND SHALL BE SEEDED WITH GRASS.
6. ALL SITEWORK CONSTRUCTION SHALL BE ADVANCED USING "BEST MANAGEMENT PRACTICES" SANCTIONED BY THE USDA SCS AND NHDES.
7. TEMPORARY CONSTRUCTION ENTRANCE SHALL BE INSTALLED, UTILIZED AND MAINTAINED UNTIL BASE MATERIALS ARE CONSTRUCTED.
8. CONTRACTOR SHALL PROVIDE A FINISH GRADED SURFACE FREE OF LOW SPOTS AND PONDING AREAS. CRITICAL AREAS INCLUDE BUILDING ENTRANCE AND UNDER RAISED STRUCTURES.
9. DENSITY REQUIREMENTS:

LOCATION	MINIMUM DENSITY
BELOW PAVED OR CONCRETE AREAS	95%
TRENCH BEDDING MATERIAL AND SAND BLANKET BACKFILL	95%
BELOW LOAM AND SEED AREA	90%

   *ALL PERCENTAGES SHALL BE OF THE MAXIMUM DRY DENSITY AT THE OPTIMUM MOISTURE CONTENT AS DETERMINED AND CONTROLLED IN ACCORDANCE WITH AASHTO STANDARD 180, METHOD C. FIELD DENSITY TESTS SHALL BE MADE IN ACCORDANCE WITH AASHTO STANDARD T–191, T–204, OR T–238 AND T–239.

10. SEE GENERAL EROSION CONTROL NOTES ON DETAIL SHEET.
11. PROVIDE INLET PROTECTION BARRIERS AROUND ALL EXISTING AND PROPOSED STORM DRAINAGE INLETS WITHIN THE WORK LIMITS AND AS SHOWN ON PLAN. MAINTAIN FOR THE DURATION OF THE PROJECT UNTIL PAVEMENT HAS BEEN INSTALLED AND UPSTREAM AREAS HAVE BEEN STABILIZED.
12. INSPECT SILT BARRIERS AFTER EACH RAIN STORM OF 1/4 INCH OR GREATER. REPAIR/MODIFY PROTECTION AS NECESSARY TO MAXIMIZE EFFICIENCY FILTER. REPLACE ALL FILTERS WHEN SEDIMENT IS 1/3 THE STRUCTURE HEIGHT.
13. A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IS REQUIRED FOR THIS PROJECT. THE SWPPP MUST INCLUDE THE APPROPRIATE BEST MANAGEMENT PRACTICES (BMP'S) TO MINIMIZE THE DISCHARGE OF POLLUTANTS FROM THE SITE. PARTIES RESPONSIBLE FOR DEVELOPING THE SWPPP SHOULD REFER TO THE EPA NPDES CONSTRUCTION GENERAL PERMITS NOTICE OF INTENT FOR A COMPLETE OUTLINE OR REQUIRED ELEMENTS. THESE PLANS AND THE STORMWATER MANAGEMENT SYSTEM INSPECTION & MAINTENANCE PLAN PREPARED FOR THIS PROJECT MAY BE UTILIZED IN FULFILLING THE REQUIREMENTS.
14. ALL TREATMENT SWALES TO BE CONSTRUCTED SHALL HAVE SOD BOTTOMS.
15. LIMIT TREE CLEARING TO ONLY THE EXTENT NECESSARY FOR CONSTRUCTION.
16. PLACARDS SHALL BE INSTALLED ALONG THE EDGE OF WETLAND PRIOR TO CONSTRUCTION.

UTILITY NOTES:

1. THE PROJECT SITE IS SERVED BY CITY WATER AND SEWER.
2. THE BEST AVAILABLE INFORMATION WAS USED TO DETERMINE THE LOCATION AND SIZE OF EXISTING UTILITIES. THE LOCATION IS NOT GUARANTEED BY THE OWNER OR THE ENGINEER. THE EXACT SIZE AND LOCATION OF UTILITIES SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR PRIOR TO COMMENCING WORK. IT IS ALSO THE CONTRACTOR'S RESPONSIBILITY TO ANTICIPATE CONFLICTS AND REPAIR EXISTING UTILITIES AS NECESSARY TO COMPLETE THE WORK AT NO ADDITIONAL COST TO THE OWNER.
3. ALL EXISTING UTILITY LOCATIONS ARE APPROXIMATE AS SHOWN. THE CONTRACTOR SHALL VERIFY THEIR EXACT LOCATIONS WITH THE RESPECTIVE UTILITY OWNERS PRIOR TO WORK BEING PERFORMED. CALL DIGSAFE AT 1–888–388–7233 OR "811".
4. THE INSTALLATION OF ELECTRIC POWER, CABLE TELEVISION AND TELEPHONE LINES SHALL BE UNDERGROUND THROUGHOUT THE SITE FOR WHICH DEVELOPMENT IS PROPOSED. SUBDIVISION PLANS SHALL SHOW ANY EASEMENTS FOR THESE SERVICES.
5. UNDERGROUND ELECTRIC, TELEPHONE, AND CABLE TV CONDUITS SHALL BE INSTALLED IN ACCORDANCE WITH/PER EVERSOURCE, VERIZON, COMCAST, AND UNITIL STANDARDS.
6. PROPOSED INSTALLATION OF UNDERGROUND CONDUITS FOR TELEPHONE, ELECTRIC AND GAS SERVICE SHALL BE COORDINATED WITH THE RESPECTIVE CONTACTS ARE AS FOLLOWS:
   ELECTRIC: EVERSOURCE 1.800.362.7764
   CABLE: COMCAST 603.334.3615
   GAS: UNITIL 866.933.3821
7. SEE ELECTRICAL DRAWINGS AND DETAILS FOR OUTDOOR LIGHTING CONDUIT LOCATIONS.
8. SEE GRADING, DRAINAGE AND EROSION CONTROL PLAN FOR PROPOSED GRADING AND EROSION CONTROL MEASURES.
9. ALL UNDERGROUND CONDUITS SHALL HAVE NYLON PULL ROPES TO FACILITATE PULLING CABLES.
10. SEWAGE LOADING (PER ENV. – Wq 1008.03 TABLE 1008–1)
    EXISTING HOUSE – 3 BEDROOM
    EXISTING GARAGE CONVERSION – 3 BEDROOM
    3 NEW HOMES – 3 BEDROOM
    15 BDRMS x 150 GALS./DAY/BDRM = 2,250 GPD
11. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO APPLICABLE CITY AND STATE CODES.
12. APPROVED BACKFLOW PREVENTORS SHALL BE INSTALLED ON BOTH FIRE AND DOMESTIC WATER LINES. AS APPLICABLE
13. ALL UNUSED WATER SERVICES SHALL BE REMOVED BACK TO THE CORPORATION AT THE MAIN.
14. TAPPING SLEEVE AND GATES SHALL BE STAINLESS STEEL.
15. USE FOSTER GATES TO TEES WHERE ANCHOR TEE'S ARE NOT USED.
16. CURB BOXES SHALL BE PLACED AT RIGHT OF WAY AND OUT OF PAVEMENT AS POSSIBLE. IF IN PAVEMENT USE ROAD BOX.

LEGEND

S.F.	SQUARE FEET
Ac.	ACRE
±	MORE OR LESS
(TYP.)	TYPICAL
S.C.R.D.	STRAFFORD COUNTY REGISTRY OF DEEDS
TBR	TO BE REMOVED
	EXISTING UTILITY POLE
	EXISTING SIGN
	EXISTING WATER SHUT–OFF
W	EXISTING WATER VALVE
G	EXISTING GAS VALVE
	EXISTING HYDRANT
	EXISTING LIGHT/SIGNAL POLE
S	EXISTING SEWER MANHOLE
D	EXISTING DRAINAGE MANHOLE
	EXISTING CATCHBASIN
5'R	PAVEMENT RADIUS
SGC	SLOPE GRANITE CURB
SBC	SLOPED BITUMINOUS CURB
VGC	VERTICAL GRANITE CURB
T.O.W.	TOP OF WALL
x 74.00	EXISTING SPOT GRADE
– – –94– – –	EXISTING GRADE
OHW	OVERHEAD WIRES
E	EXISTING ELECTRIC
W	EXISTING WATER LINE
S	EXISTING SEWER LINE
D	EXISTING DRAINAGE LINE
G	EXISTING GAS LINE
. . . .	SOIL BOUNDARY
	PROPOSED SIGN
74	PROPOSED FINISH GRADE
x 74.00	PROPOSED SPOT GRADE
PD	PROPOSED DRAIN LINE
	PAVEMENT WITH CURB
	SILT BARRIER
PG	PROPOSED GAS
PW	PROPOSED WATER
	PROPOSED FENCE
PE	PROPOSED ELECTRIC
PD	PROPOSED DRAIN LINE
PUD	PROPOSED UNDERDRAIN LINE
	PROPOSED CATCHBASIN
GFF	GARAGE FINISH FLOOR
FF	FINISH FIRST FLOOR
BSMT	FINISH BASMENT FLOOR
	INLET PROTECTION
	HANDICAP PARKING SYMBOL
	PROPOSED CONCRETE
	PROPOSED SIDEWALK
	PROPOSED POROUS PAVEMENT
	PROPOSED GRASS PAVERS

NOT FOR CONSTRUCTION FOR PERMIT USE ONLY

PLANNING FILE NO.: P21–25

NO.	REVISION	APP'D	DATE
3	TRC COMMENTS	SJH	5–21–21
2	TRC COMMENTS	SJH	5–14–21
1	CITY ENGINEER COMMENTS	SJH	4–20–21

DESIGN BY: JRG
DRAWN BY: JRG
SCALE: 1"=30'
DATE: 4–2–21
PROJECT NO: 20052
APPROVED BY: SJH
FILE: SITE

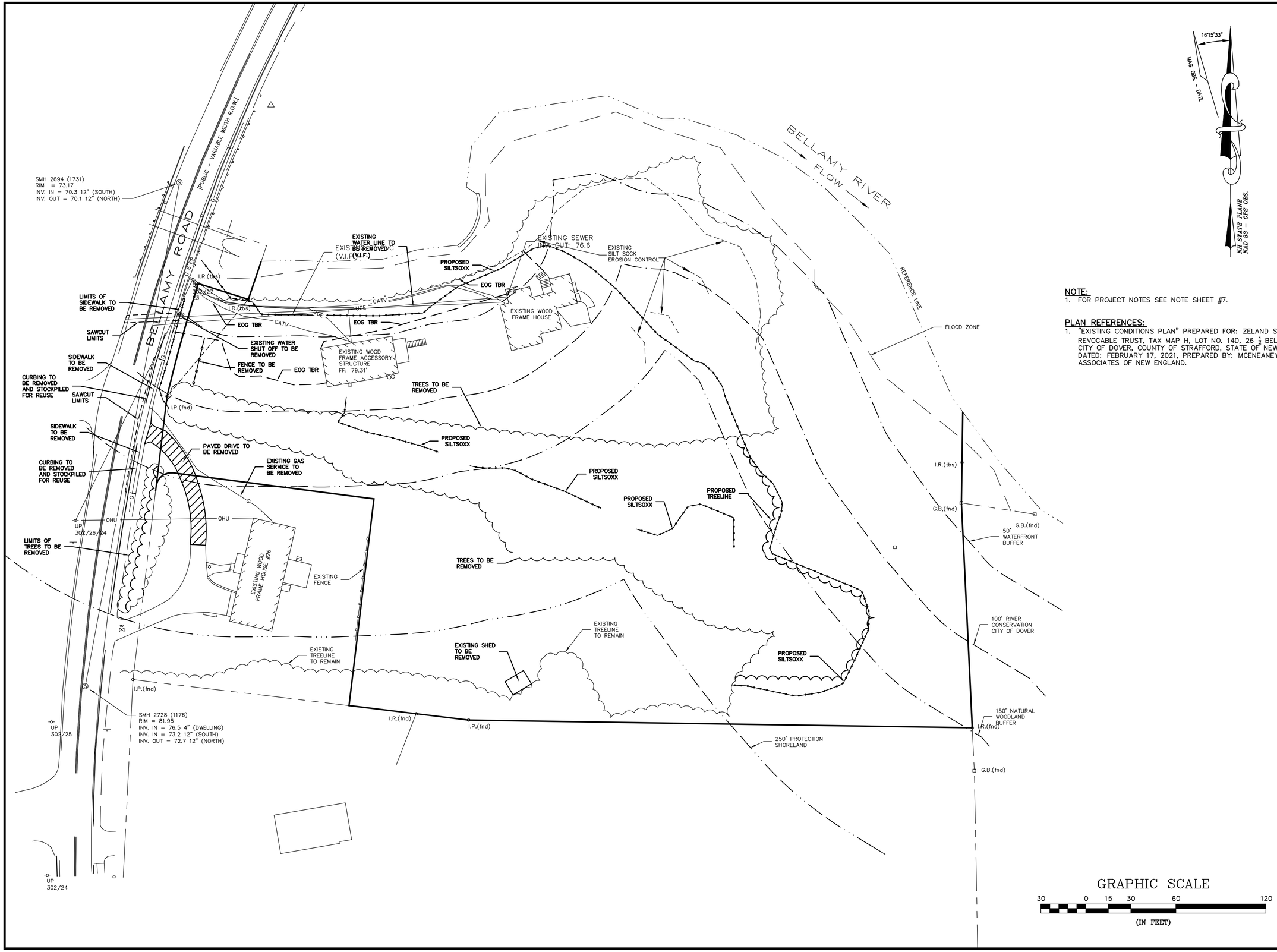
CIVILWORKS NEW ENGLAND
CIVIL & WATERFRONT ENGINEERING
181 Watson Road, PO Box 1166
Dover, New Hampshire 03821
603.749.0443

ZELAND SCHWARTZ
REVOCABLE TRUST
14 HUCKINS ROAD
MADBURY, NH 03823

SCHWARTZ SUBDIVISION
26 ½ BELLAMY ROAD
DOVER, NH 03820

NOTE SHEET

7



NOTE:
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PLAN REFERENCES:
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GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)

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DEMOLITION PLAN

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REVOCABLE TRUST
14 HUCKINS ROAD
MADBURY, NH 03823

SCHWARTZ SUBDIVISION
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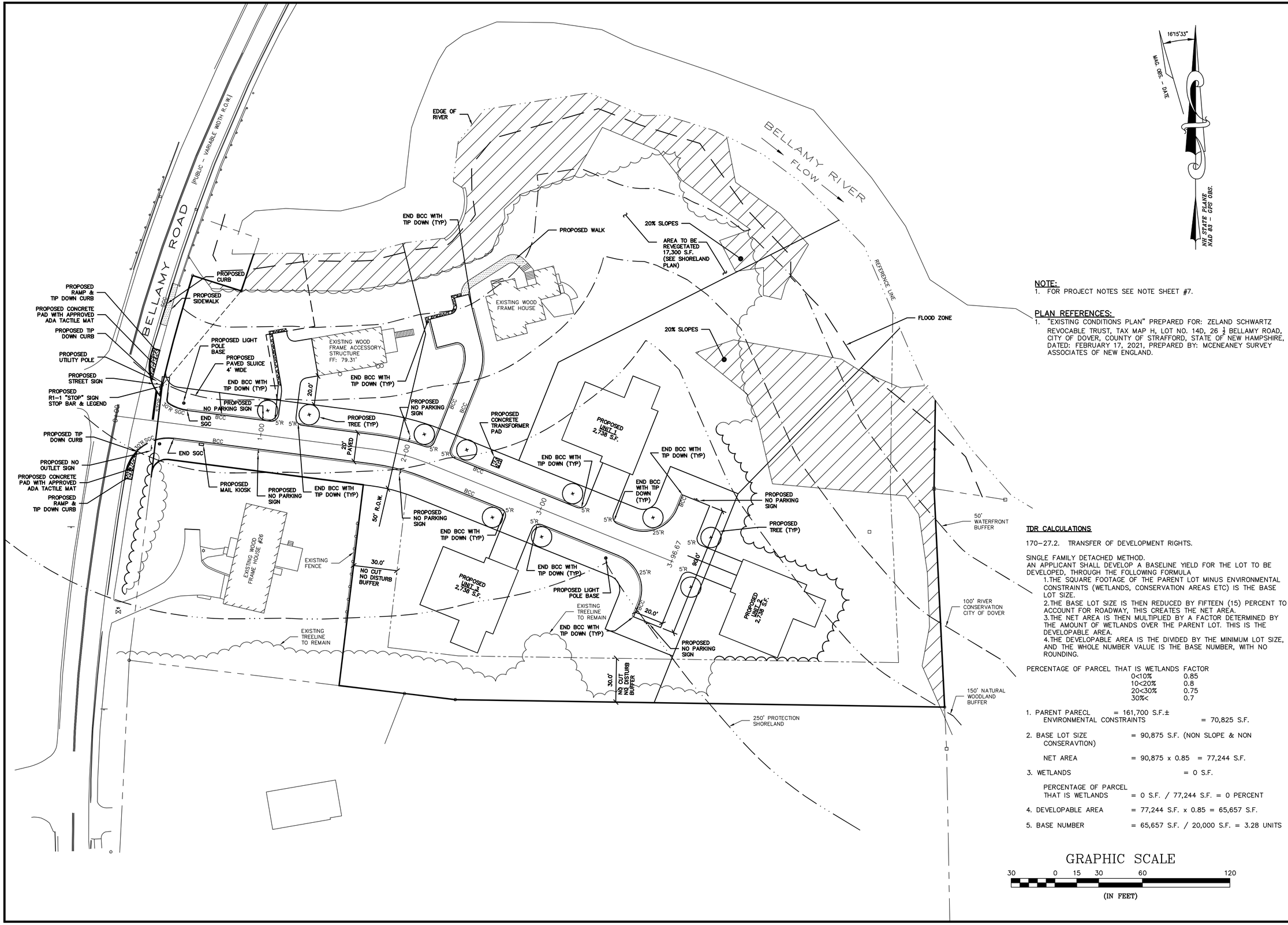

NOTE:
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TDR CALCULATIONS

170-27.2. TRANSFER OF DEVELOPMENT RIGHTS.

SINGLE FAMILY DETACHED METHOD.
AN APPLICANT SHALL DEVELOP A BASELINE YIELD FOR THE LOT TO BE DEVELOPED, THROUGH THE FOLLOWING FORMULA
1. THE SQUARE FOOTAGE OF THE PARENT LOT MINUS ENVIRONMENTAL CONSTRAINTS (WETLANDS, CONSERVATION AREAS ETC) IS THE BASE LOT SIZE.
2. THE BASE LOT SIZE IS THEN REDUCED BY FIFTEEN (15) PERCENT TO ACCOUNT FOR ROADWAY, THIS CREATES THE NET AREA.
3. THE NET AREA IS THEN MULTIPLIED BY A FACTOR DETERMINED BY THE AMOUNT OF WETLANDS OVER THE PARENT LOT. THIS IS THE DEVELOPABLE AREA.
4. THE DEVELOPABLE AREA IS THE DIVIDED BY THE MINIMUM LOT SIZE, AND THE WHOLE NUMBER VALUE IS THE BASE NUMBER, WITH NO ROUNDING.

PERCENTAGE OF PARCEL THAT IS WETLANDS	FACTOR
0<10%	0.85
10<20%	0.8
20<30%	0.75
30%<	0.7

1. PARENT PARECL = 161,700 S.F.±
   ENVIRONMENTAL CONSTRAINTS = 70,825 S.F.
2. BASE LOT SIZE = 90,875 S.F. (NON SLOPE & NON CONSERAVTION)
   NET AREA = 90,875 x 0.85 = 77,244 S.F.
3. WETLANDS = 0 S.F.
   PERCENTAGE OF PARCEL THAT IS WETLANDS = 0 S.F. / 77,244 S.F. = 0 PERCENT
4. DEVELOPABLE AREA = 77,244 S.F. x 0.85 = 65,657 S.F.
5. BASE NUMBER = 65,657 S.F. / 20,000 S.F. = 3.28 UNITS

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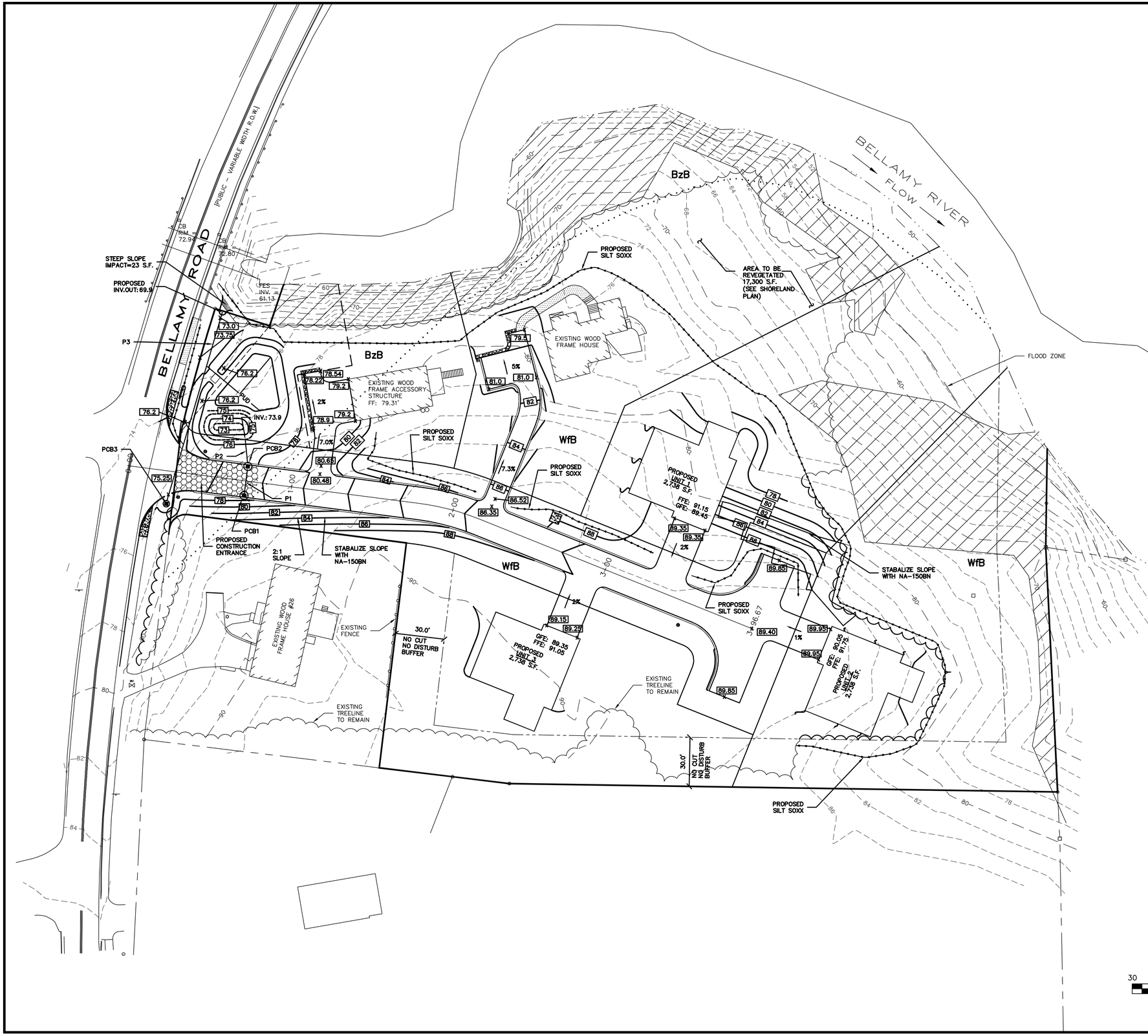
SITE PLAN

9



NOTE:
1. FOR PROJECT NOTES SEE NOTE SHEET #7.
2. STABILIZE ALL SIDE SLOPES WITH NA-150BN

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SOIL DATA:
HYDROLOGIC DRAINAGE CLASS A:
WFB-WINDSOR LOAM FINE SAND, 0-8 PERCENT SLOPES

HYDROLOGIC DRAINAGE CLASS C:
BZB-BUXTON SILT LOAM, 3-8 PERCENT SLOPES

DRAINAGE CHART:
PCB1
RIM=77.0
INV.OUT=74.2

PCB2
RIM=77.0
INV.IN=74.1
INV.OUT=74.0

PCB3
RIM: 75.1
INV.OUT: 70.5

PIPE CHART:
P1
12" HDPE
L=16'
S=0.006

P2
15" HDPE
L=15
S=0.007

P3
12" HDPE
L=130.0'
S=0.005

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GRADING, DRAINAGE & EROSION CONTROL PLAN

ZELAND SCHWARTZ
REVOCABLE TRUST
14 HUCKINS ROAD
MADBURY, NH 03823

SCHWARTZ SUBDIVISION
26 ½ BELLAMY ROAD
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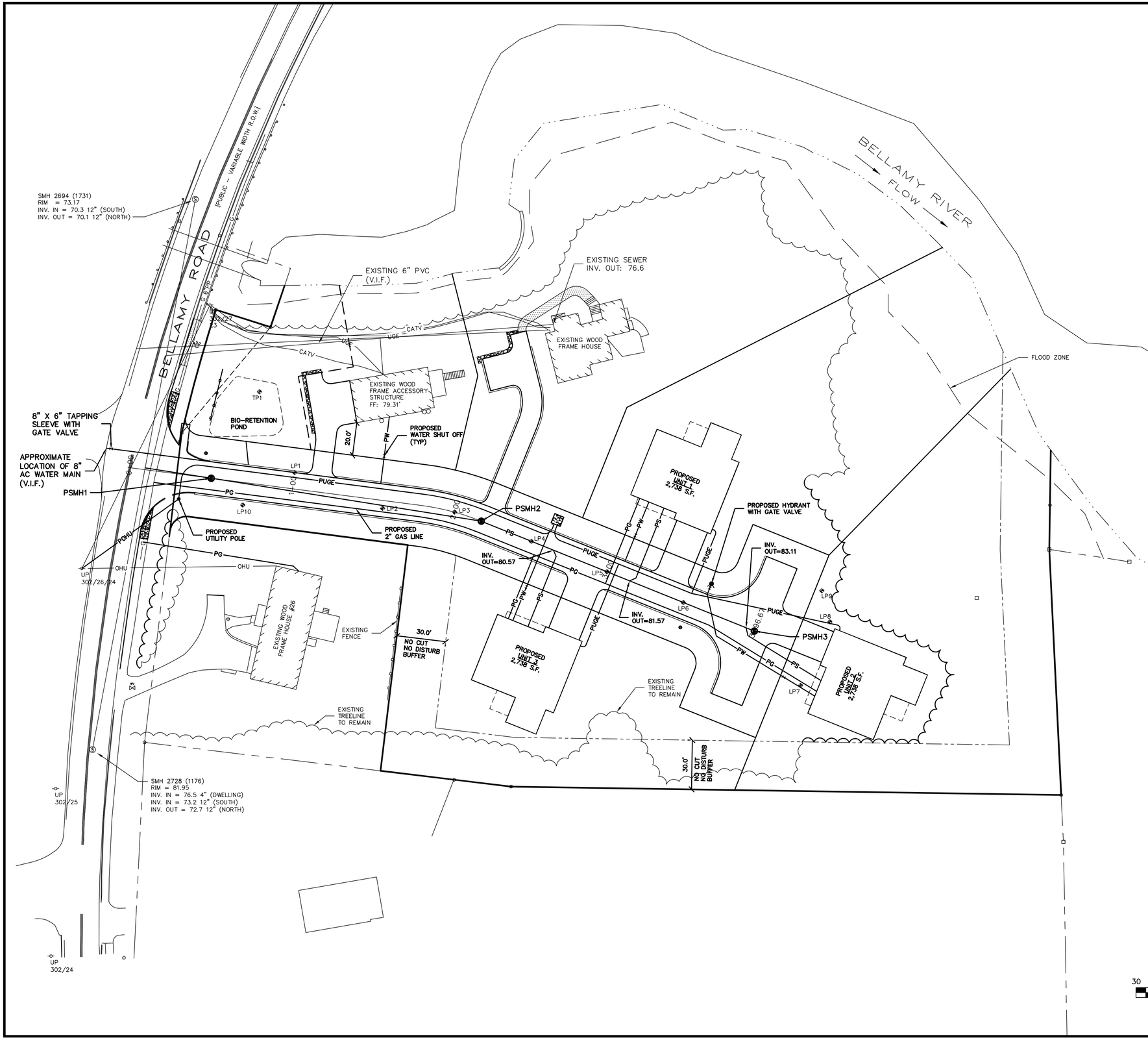

NOTE:
1. FOR PROJECT NOTES SEE NOTE SHEET #7.
2. PROPOSED WATER SERVICE SHALL BE 3/4" POLY.
3. PROPOSED SEWER SERVICE SHALL BE 4" PVC SDR35
4. PROPOSED GAS SERVICE SHALL BE 1/2".

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PROPOSED SEWER CHART:
PSMH1
RIM=79.0
INV.IN=75.52
INV.OUT=75.42

PSMH2
RIM=86.40
INV.IN=79.5
INV.OUT=79.4

PSMH3
RIM=89.40
INV.OUT=83.02

LEDGE PROBE AND TEST PIT DATA:
TP1: REFUSAL 66" ESHWT 41"
LP1: REFUSAL 72"
LP2: NO REFUSAL 88"
LP3: NO REFUSAL 96"
LP4: NO REFUSAL 132"
LP5: NO REFUSAL 144"
LP6: NO REFUSAL 138"
LP7: NO REFUSAL 132"
LP8: NO REFUSAL 132"
LP9: NO REFUSAL 120"
LP10: REFUSAL 44"

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UTILITY PLAN

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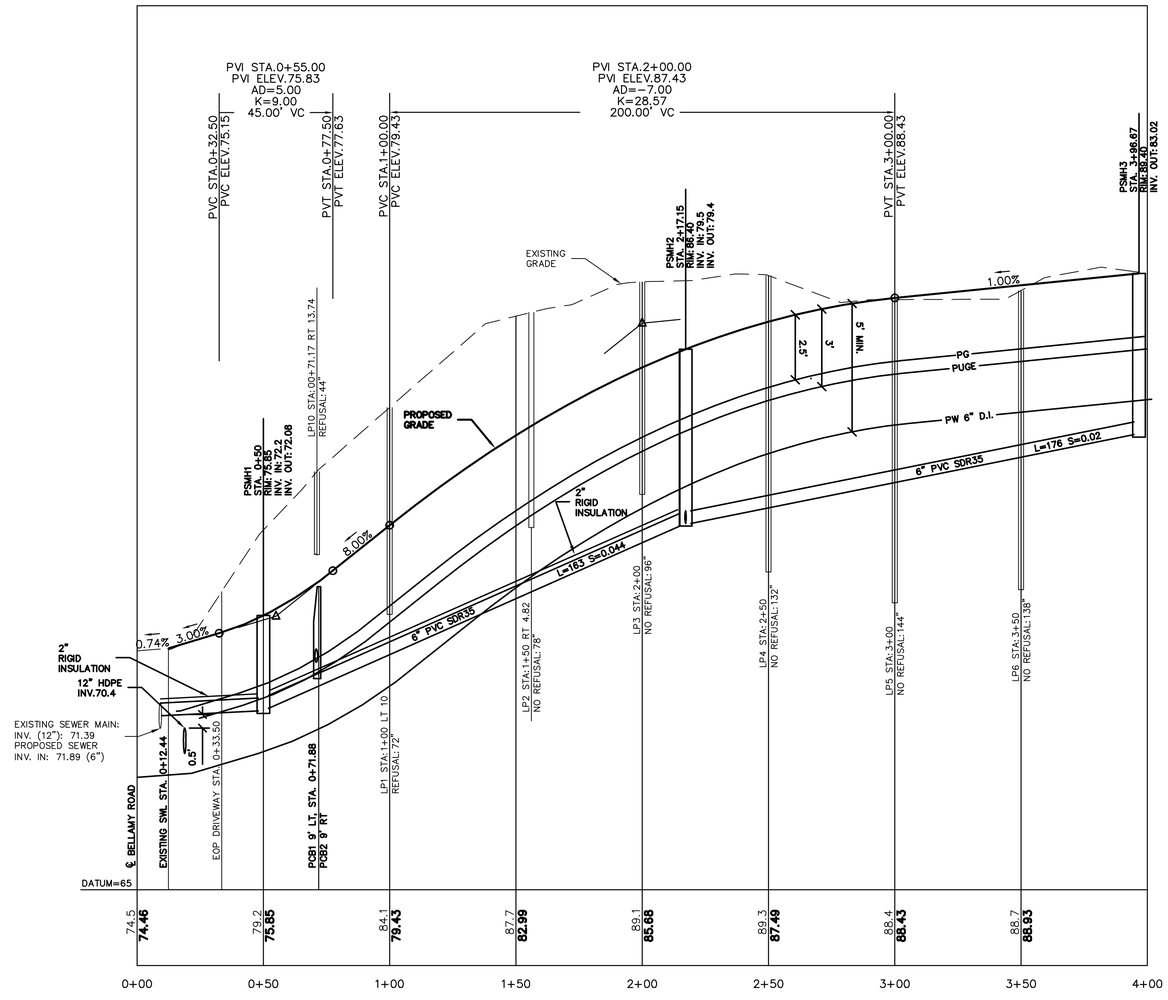

KISMET ROAD PROFILE

HORIZONTAL SCALE: 1"=30'
VERTICAL SCALE: 1"=3'

NOTES:

1. 2" RIGID INSULATION SHALL BE INSTALLED OVER SEWER PIPE WITH LESS THAN 6 FEET OF COVER.

GRAPHIC SCALE

30 0 15 30 60 120

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KISMET ROAD PROFILE

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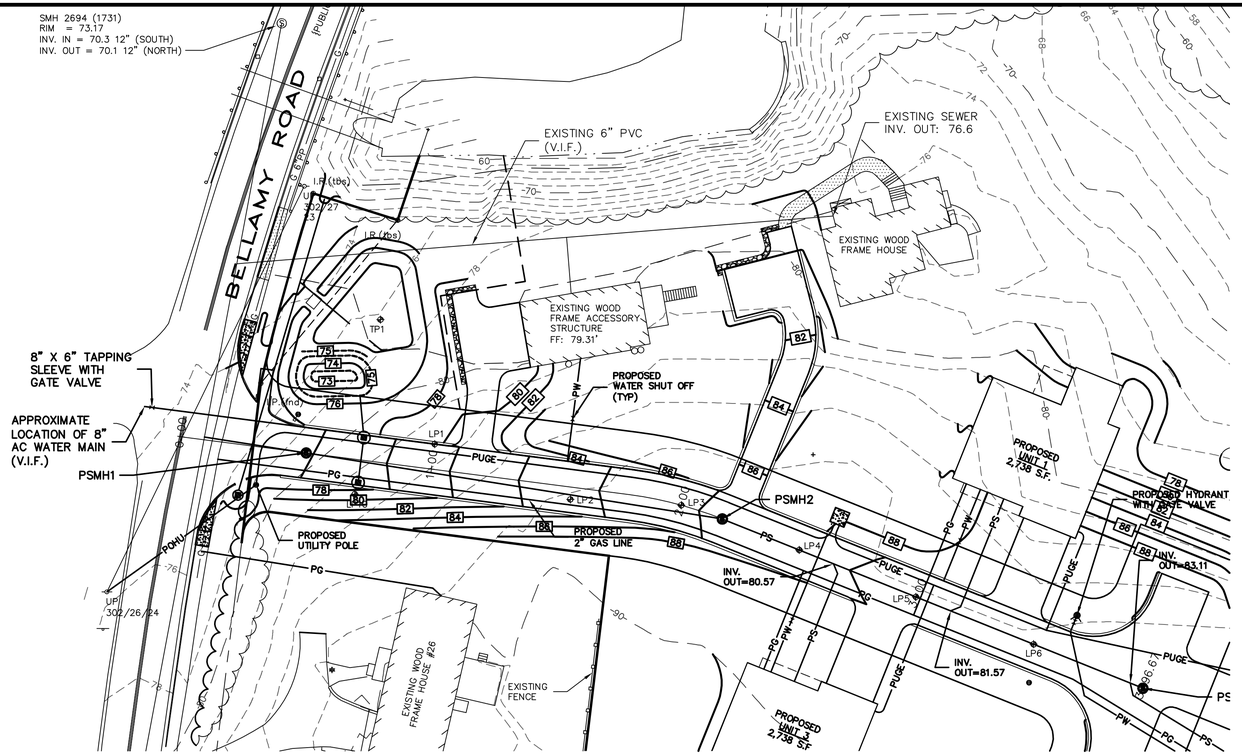

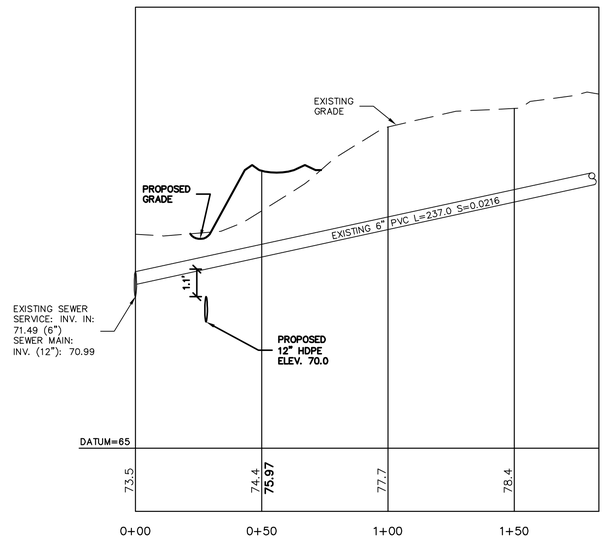

EXISTING SEWER PROFILE

HORIZONTAL SCALE: 1"=30'
VERTICAL SCALE: 1"=3'

GRAPHIC SCALE

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EXISTING SEWER PLAN AND PROFILE

ZELAND SCHWARTZ
REVOCABLE TRUST
14 HUCKINS' ROAD
MADBURY, NH 03823

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26 ¼ BELLAMY ROAD
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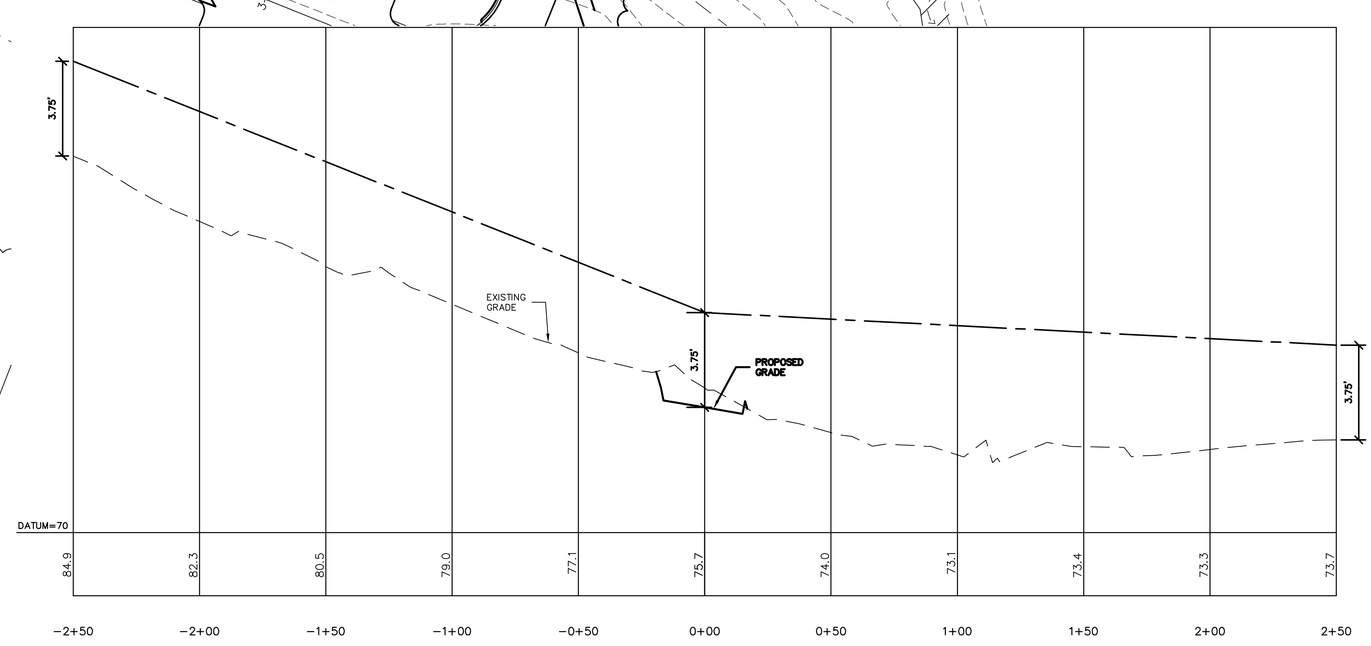

250' ALL SEASON SIGHT DISTANCE

HORIZONTAL SCALE: 1"=30'
VERTICAL SCALE: 1"=3'

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250' ALL SEASON SIGHT DISTANCE

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26 ½ BELLAMY ROAD
DOVER, NH 03820

ZELAND SCHWARTZ
REVOCABLE TRUST
14 HUCKINS ROAD
MADBURY, NH 03823

14

DESCRIPTION

1. THE INTENT OF THIS PLAN IS TO SHOW SITE IMPROVEMENTS ASSOCIATED WITH THE CONSTRUCTION OF 400' OF ROADWAY, DRAINAGE IMPROVEMENTS, AND UTILITIES FOR A 5 UNIT SINGLE FAMILY DETACHED CONDOMINIUM. THE ROADWAYS ARE PRIVATE AND PER 157-47B THERE ARE NO CITY SERVICES PROVIDED. ANY PROPOSED CHANGE FROM PRIVATE ROADS WILL REQUIRE REVIEW OF THE REQUEST BY PLANNING BOARD.

PROJECT NAME AND LOCATION

SCHWARTZ SUBDIVISION — LATITUDE N43° 10' 45"
26 1/2 BELLAMY ROAD — LONGITUDE W70° 53' 49"
DOVER, NH

DISTURBED AREA

±48,898

NOTES:

1. THE SMALLEST PRACTICAL AREA SHALL BE DISTURBED DURING CONSTRUCTION, BUT IN NO CASE SHALL EXCEED 5 ACRES AT ANY TIME BEFORE DISTURBED AREAS ARE STABILIZED.
2. ALL AREAS SHALL BE STABILIZED WITHIN 45 DAYS OF INITIAL DISTURBANCE.

SEQUENCE OF MAJOR ACTIVITIES

1. CONTRACTOR SHALL PREPARE THE SWPPP, FILE FOR AND OBTAIN THE NOI A MINIMUM OF 2 WEEKS PRIOR TO COMMENCEMENT OF SITE WORK.
2. PLACE TEMPORARY EROSION AND SEDIMENT CONTROL BMP'S PRIOR TO EARTH MOVING ACTIVITIES.
3. ALL EROSION CONTROL AND PERIMETER CONTROLS SHALL BE INSTALLED PRIOR TO COMMENCING EARTH MOVING OPERATIONS.
4. SELECTIVE DEMOLITION.
5. REGRADE SITE TO SUBGRADE.
6. TEMPORARY WATER DIVERSION (SWALES, BASINS) MUST BE USED AS NECCESSARY UNTIL AREAS ARE STABILIZED.
7. SWALES AND PONDS (AS APPLICABLE) SHALL BE CONSTRUCTED EARLY ON IN THE CONSTRUCTION SEQUENCE AND BEFORE ROUGH GRADING OF THE SITE AND ALL DITCHES AND SWALES SHALL BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
8. INSTALL DRAINAGE STRUCTURES AND CONTROLS.
9. INSTALL UNDERGROUND UTILITIES.
10. PLACE GRAVELS AND FINE GRADE.
11. STABILIZE ROADWAYS WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
12. ALL CUT AND FILL SLOPES SHALL BE LOAMED AND SEEDED (AS APPLICABLE) WITHIN 72 HOURS OF ACHIEVING FINISH GRADE.
13. ALL EROSION CONTROL MEASURES SHALL BE INSPECTED AT LEAST WEEKLY AND AFTER EVERY 1/2" OF RAINFALL.
14. IN ALL CASES THE SMALLEST PRACTICAL AREA SHALL BE DISTURBED DURING CONSTRUCTION AND IN NO CASE SHALL EXCEED 5 ACRES AT ANY ONE TIME BEFORE DISTURBED AREAS ARE STABILIZED. ALL DISTURBED AREAS SHALL BE STABILIZED WITHIN 45 DAYS OF INITIAL DISTURBANCE.
15. WHEN ALL SITE WORK IS COMPLETE AND ALL DISTURBED AREAS ARE STABILIZED REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AND FILE THE EPA – N.O.T.

DEFINITIONS

AN AREA SHALL BE CONSIDERED STABLE OF ONE OF THE FOLLOWING HAS OCCURRED.

1. BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED
2. A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED
3. A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIP-RAP HAS BEEN INSTALLED; OR
4. EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED

INSTALLATION, MAINTENANCE, AND INSPECTION PROCEDURES OF EROSION AND SEDIMENT CONTROLS

A. SILT BARRIER

1. INSTALLATION
   a. USE SILT BARRIER AS PERIMETER CONTROLS, PARTICULARLY AT THE LOWER OR DOWN SLOPE EDGE OF A DISTURBED AREA.
   b. LEAVE SPACE FOR MAINTENANCE BETWEEN TOE AND SLOPE OF SILT BARRIER.
   c. TRENCH IN THE SILT BARRIER ON THE UPHILL SIDE (6 INCHES DEEP BY 6 INCHES WIDE).
   d. INSTALL STAKES ON THE DOWNHILL SIDE OF THE SILT BARRIER.
   e. CURVE THE END OF THE SILT BARRIER UP-GRADIENT TO HELP IT CONTAIN RUNOFF.
2. SEQUENCE OF INSTALLATION
   a. SEDIMENT BARRIERS SHALL BE INSTALLED PRIOR TO ANY SOIL DISTURBANCE OF THE CONTRIBUTING DRAINAGE AREA ABOVE THEM.
3. MAINTENANCE
   a. SILT BARRIERS SHOULD BE INSPECTED AND MAINTAINED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.
   b. SILT BARRIERS HAVE A USEFUL LIFE OF ONE SEASON. ON LONGER CONSTRUCTION PROJECTS, SILT BARRIERS SHOULD BE REPLACED PERIODICALLY TO MAINTAIN EFFECTIVENESS.
   c. REMOVE SEDIMENT WHEN IT REACHES ONE-THIRD (1/3) THE HEIGHT OF THE SILT BARRIER.
   d. REPLACE THE SILT BARRIERS WHERE THEY ARE TORN, WORN, OR OTHERWISED DAMAGED AND MONITOR PERFORMANCE TO ENSURE EFFECTIVE PERFORMANCE.
   e. RETRENCH OR REPLACE ANY SILT BARRIER THAT IS NOT PROPERLY ANCHORED TO THE GROUND.
   f. IF THERE IS EVIDENCE OF END FLOW ON PROPERLY INSTALLED BARRIERS, EXTEND BARRIERS UPHILL OR CONSIDER REPLACING THEM WITH OTHER MEASURES, SUCH AS TEMPORARY DIVERSIONS AND SEDIMENT TRAPS.
   g. SILT BARRIERS SHOULD BE REPAIRED IMMEDIATELY IF THERE ARE ANY SIGNS OF EROSION OR SEDIMENTATION BELOW THEM. IF THERE ARE SIGNS OF UNDERCUTTING AT THE CENTER OR THE EDGES OF THE BARRIER, OR IMPOUNDING OF LARGE VOLUMES OF WATER BEHIND THEM, SILT BARRIERS SHOULD BE REPLACED WITH A TEMPORARY CHECK DAM.

B. MULCHING

1. TIMING
   a. APPLY MULCH PRIOR TO ANY STORM EVENT. IT WILL BE NECESSARY TO CLOSELY MONITOR WEATHER PREDICTIONS TO HAVE ADEQUATE WARNING OF SIGNIFICANT STORMS.
   b. IN OTHER AREAS, THE TIME PERIOD CAN RANGE FROM 14 TO 30 DAYS OF INACTIVITY ON A AREA. THE LENGTH OF TIME VARYING WITH SITE CONDITIONS. PROFESSIONAL JUDGEMENT SHALL BE USED TO EVALUATE THE INTERACTION OF SITE CONDITIONS (SOIL ERODIBILITY, SEASON OF YEAR, EXTENT OF DISTURBANCE, PROXIMITY TO SENSITIVE RESOURCES, ETC.) AND THE POTENTIAL IMPACT OF EROSION ON ADJACENT AREAS TO CHOOSE AN APPROPRIATE TIME RESTRICTION.
   c. WITHIN 100 FEET OF RIVERS, STREAMS, WETLANDS, AND IN LAKE AND POND WATERSHEDS, THE TIME PERIOD OF WHICH MULCHING SHOULD TAKE OCCUR SHOULD BE NO GREATER THAN SEVEN (7) DAYS. THIS SEVEN DAY LIMIT SHOULD BE REDUCED FURTHER DURING WET WEATHER PERIODS.
2. APPLICATION RATE
   a. MULCH SHALL BE APPLIED AT A RATE OF BETWEEN 1.5 TO 2 TONS PER ACRE, OR 70 TO 90 POUNDS PER 1000 SQUARE FEET.
   b. GUIDELINES FOR WINTER MULCH APPLICATION. WHEN MULCH IS APPLIED TO PROVIDE PROTECTION OVER WINTER (PAST THE GROWING SEASON) IT SHALL BE AT A RATE OF 150-200 POUNDS OF HAY OR STRAW PER ACRE WITH ABOUT 4 INCHES IN DEPTH. A TACKIFIER MAY BE ADDED TO THE MULCH.
3. MAINTENANCE
   a. ALL MULCHES MUST BE INSPECTED PERIODICALLY, IN PARTICULAR AFTER RAINSTORMS. CHECK FOR SIGNS OF EROSION OR DISPLACEMENT OF THE MULCH. IF LESS THAN 90% OF THE SOIL SURFACE IS COVERED BY MULCH, ADDITIONAL MULCH SHALL BE IMMEDIATELY APPLIED.
   b. NETS MUST BE INSPECTED AFTER RAIN EVENTS FOR DISLOCATION OR FAILURE AND SHOULD BE REPAIRED AS NECESSARY.
   c. INSPECTIONS SHOULD TAKE PLACE UNTIL THE SITE IS ESTABLISHED.
   d. EROSION CONTROL MIX MULCH USED FOR TEMPORARY STABILIZATION SHOULD BE LEFT IN PLACE. VEGETATION ADDS STABILITY AND SHOULD BE PROMOTED.

C. TEMPORARY SEEDING

1. SEEDBED PREPARATION
   a. STONES AND TRASH SHOULD BE REMOVED SO AS NOT TO INTERFERE WITH THE SEEDING AREA.
   b. WHERE THE SOIL HAS BEEN COMPACTED BY CONSTRUCTION OPERATIONS, LOOSEN SOIL TO A DEPTH OF 2 INCHES BEFORE APPLYING FERTILIZER, LIME AND SEED.
   c. APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST RECOMMENDATIONS.
      i) APPLY FERTILIZER AT A RATE OF 600 POUNDS PER ACRE OR 13.8 POUNDS PER 1,000 SQUARE FEET OF LOW PHOSPHATE FERTILIZER OR EQUIVALENT.
      ii) APPLY LIMESTONE AT A RATE OF 3 TONS PER ACRE OR 138 POUNDS PER 1,000 SQUARE FEET.
2. SEEDING
   a. APPLY SEED UNIFORMLY BY HAND, CYCLONE SEEDER, DRILL, CULTIPACKER TYPE SEEDER OR HYDROSEEDER (SUMMARY INCLUDING SEED AND FERTILIZER) WITH A SEEDING DEPTH FROM A QUARTER (1/4) TO A HALF (1/2) INCH.
   b. SEEDING RATES MUST BE INCREASED BY 10% WHEN HYDROSEEDING.
   c. TEMPORARY SEEDING BETWEEN MAY 15TH AND AUGUST 15TH SHOULD BE COVERED WITH HAY OR STRAW MULCH, ACCORDING TO THE "TEMPORARY AND PERMANENT MULCHING" PRACTICE.
   d. VEGETATED GROWTH COVERING 85% OF THE DISTURBED AREA SHOULD BE ACHIEVED PRIOR TO OCTOBER 15TH.
3. MAINTENANCE
   a. TEMPORARY SEEDING SHALL BE INSPECTED PERIODICALLY. AT A MINIMUM, 85% OF THE SOIL SURFACE SHOULD BE COVERED BY VEGETATION. IF ANY EVIDENCE OF EROSION OR SEDIMENTATION IS APPARENT, REPAIRS SHALL BE MADE AND OTHER TEMPORARY MEASURES USED IN THE INTERIM (MULCH, FILTER FABRICS, CHECK DAMS, ETC.).

D. PERMANENT SEEDING

1. BEDDING – STONES LARGER THAN 2 INCHES, TRASH, ROOTS, AND OTHER DEBRIS INTERFERRING WITH SEEDING AND FUTURE MAINTENANCE OF THE AREA SHOULD BE REMOVED. WHERE FEASIBLE, THE SOIL SHOULD BE TILLED TO A DEPTH OF 4" TO PREPARE A SEEDBED AND MIX FERTILIZER INTO THE SOIL.
2. FERTILIZER
   a. LIME AND FERTILIZER SHOULD BE WORKED INTO THE SOIL TO A DEPTH OF 4 INCHES USING A DISC, SPRING TOOTH HARROW, OR OTHER SUITABLE EQUIPMENT PRIOR TO OR AT THE SAME TIME OF SEEDING.
   b. FERTILIZER SHOULD BE RESTRICTED TO A LOW PHOSPHATE, SLOW RELEASE NITORGEN FERTILIZER WHEN APPLIED TO AREAS BETWEEN 25 FEET AND 250 FEET FROM A SURFACE WATER BODY. NO FERTILIZER EXCEPT LIMESTONE SHOULD BE APPLIED WITHIN 25 FEET OF THE SURFACE WATER.
   c. 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 @ 138 LBS. PER 1,000 S.F.
      LOW PHOSPHATE (N-P2O5-K20) FERTILIZER @ 13.8 LBS. PER 1,000 S.F.
3. SEED MIXTURE (RECOMMENDED)

RATE:

TYPE	LBS. PER ACRE	LBS. PER 1,000 S.F.
TALL FESCUE	20	0.45
CREEPING RED FESCUE	20	0.45
BIRDSFOOT TREFOIL	8	0.20
TOTAL	48	1.10

4. SEEDING
   a. SPRING SEEDING USUALLY GIVES THE BEST RESULTS FOR ALL SEED MIXES OR WITH LEGUMES. PERMANENT SEEDING SHOULD BE COMPLETED 45 DAYS PRIOR TO THE FIRST KILLING FROST.
   b. APPLY SEED UNIFORMLY BY HAND, CYCLONE SEEDER, DRILL, CULTIPACKER TYPE SEEDER OR HYDROSEEDER (SLURRY INCLUDING SEED AND FERTILIZER) WITH A SEEDING DEPTH FROM A QUARTER (1/4) TO A HALF (1/2) INCH.
   c. VEGETATED GROWTH COVERING AT LEAST 85% OF THE DISTURBED SHOULD BE ACHIEVED PRIOR TO OCTOBER 15TH. IN THIS CONDITION IS NOT ACHIEVED, IMPLEMENT TEMPORARY STABILIZATION MEASURES FOR OVERWINTER PROTECTION.
5. HYDROSEEDING
   a. LIME AND FERTILIZER MAY BE APPLIED SIMULTANEOUSLY WITH THE SEED. THE USE OF STRAW MULCH ON CRITICAL AREAS IS PREFERRED SINCE IT GRANTS BETTER SLOPE PROTECTION BY USING ADHESIVE MATERIALS.
   b. SLOPES MUST BE NO STEEPER THAN 2 TO 1 (2 FEET HORIZONTALLY TO 1 FOOT VERTICALLY).
   c. SEEDING RATES MUST BE INCREASED BY 10% WHEN HYDROSEEDING.
6. MAINTENANCE
   a. PERMANENT SEEDED AREAS SHOULD BE INSPECTED AT LEAST MONTHLY DURING THE COURSE OF CONSTRUCTION. INSPECTIONS, MAINTENANCE, AND CORRECTIVE ACTIONS SHOULD CONTINUE UNTIL THE OWNER ASSUMES PERMANENT OPERATION OF THE SITE.
   b. SEEDED AREAS SHOULD BE MOWED AS REQUIRED TO MAINTAIN A HEALTHY STAND OF VEGETATION, WITH MOWING HEIGHT AND FREQUENCY DEPENDENT ON TYPE OF GRASS COVER.
   c. BASED ON INSPECTION, AREAS SHOULD BE RESEEDED TO ACHIEVE FULL STABALIZATION OF EXPOSED SOILS.
   d. IF EVIDENCE OF EROSION OR SEDIMENTATION IS APPARENT, REPAIRS SHOULD BE MADE AND AREAS RESEEDED. WITH OTHER TEMPORARY MEASURES USED TO PROVIDE EROSION PROTECTION DURING THE PERIOD OF VEGETATION ESTABLISHMENT.
   e. AT A MINIMUM, 85% OF THE SOIL SURFACE SHOULD BE COVERED BY VEGETATION.

E. STORM DRAIN INLET PROTECTION

1. SPECIFICATIONS
   a. THE MAXIMUM CONTRIBUTING DRAINAGE AREA TO THE BARRIER SHOULD BE LESS THAN ONE ACRE.
   b. ANY ASSUTANT PONDING OF STORMWATER MUST NOT CAUSE EXCESSIVE INCONVENIENCE OR DAMAGE TO ADJACENT AREAS OR STRUCTURES.
2. INSTALLATION
   a. INSTALL INLET PROTECTION AS SOON AS STORM DRAIN INLETS ARE INSTALLED AND BEFORE LAND-DISTURBANCE ACTIVITIES BEGIN IN AREAS WITH EXISTING STORM DRAIN SYSTEMS.
   b. PROTECT ALL INLETS THAT COULD RECEIVE STORMWATER FROM YOUR CONSTRUCTION PROJECT.
   c. USE IN CONJUNCTION WITH OTHER EROSION PREVENTION AND SEDIMENT CONTROL
   d. DESIGN YOUR INLET PROTECTION TO HANDLE THE VOLUME OF WATER FROM THE AREA BEING DRAINED. ENSURE THAT THE DESIGN IS SIZED APPROPRIATELY.
3. MAINTENANCE
   a. INSPECT INLETS BARRIERS FREQUENTLY, BEFORE AND AFTER EACH RAINFALL EVENT AND REPAIR WHEN NECESSARY.
   b. SEDIMENT SHOULD BE REMOVED AND THE STORM DRAIN SEDIMENT BARRIER RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO 1/2 THE DESIGN DEPTH OF THE BARRIER.
   c. REMOVED SEDIMENT SHOULD BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
   d. SWEEP STREETS, SIDEWALKS, AND OTHER PAVED AREAS REGULARLY.
   e. ALL CATCH BASINS AND STORM DRAIN INLETS MUST BE CLEANED AT THE END OF CONSTRUCTION AND AFTER THE SITE HAS BEEN FULLY STABILIZED

TIMING OF CONTROLS/MEASURES

AS INDICATED IN THE SEQUENCE OF MAJOR ACTIVITIES THE SILT BARRIERS SHALL BE INSTALLED PRIOR TO COMMENCING ANY CLEARING OR GRADING OF THE SITE. STRUCTURAL CONTROLS SHALL BE INSTALLED CONCURRENTLY WITH THE APPLICABLE ACTIVITY. AREAS WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES FOR MORE THAN TWENTY ONE (21) DAYS WILL BE STABILIZED WITH A TEMPORARY SEED AND MULCH WITHIN FOURTEEN (14) DAYS OF THE LAST DISTURBANCE. ONCE CONSTRUCTION ACTIVITY CEASES PERMANENTLY IN AN AREA, SILT FENCES AND ANY EARTH/DIKES WILL BE REMOVED ONCE PERMANENT MEASURES ARE ESTABLISHED. ALL AREAS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISH GRADE.

WASTE DISPOSAL

a. WASTE MATERIALS
   ALL WASTE MATERIALS WILL BE COLLECTED AND STORED IN SECURELY LIDDED RECEPTACLES. ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE WILL BE DEPOSITED IN A DUMPSTER. NO CONSTRUCTION WASTE MATERIALS WILL BE BURIED ON SITE. ALL PERSONEL WILL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR WASTE DISPOSAL BY THE SUPERINTENDENT.
b. HAZARDOUS WASTE
   ALL HAZARDOUS WASTE MATERIALS WILL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL OR STATE REGULATION OR BY THE MANUFACTURER. SITE PERSONNEL WILL BE INSTRUCTED IN THESE PRACTICES BY THE SUPERINTENDENT.
c. SANITARY WASTE
   ALL SANITARY WASTE WILL BE COLLECTED FROM THE PORTABLE UNITS A MINIMUM OF ONCE PER WEEK BY A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR.

MAINTENANCE OF STORMWATER MANAGEMENT FACILITIES

THE PROJECT PROPONENT IS RESPONSIBLE FOR THE MAINTENANCE OF ALL STORMWATER FACILITIES DURING CONSTRUCTION AND THE PORPERTY OWNER IS RESPONSIBLE AFTER CONSTRUCTION IS COMPLETE.

CATCH BASINS & STORMWATER TREATMENT STRUCTURES

1. CATCH BASINS & STORMWATER TREATMENT STRUCTURES SHOULD BE INSPECTED ON A MONTHLY BASIS AND/OR AFTER A MAJOR RAINFALL EVENT TO ASSURE THAT DEBRIS OR SEDIMENTS DO NOT REDUCE THE EFFECTIVENESS OF THE SYSTEM.

SPILL PREVENTION

A. MATERIAL MANAGEMENT PRACTICES
THE FOLLOWING ARE THE MATERIAL MANAGEMENT PRACTICES THAT WILL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL SANITARY EXPOSURE OF MATERIALS AND SUBSTANCES DURING CONSTRUCTION TO STORMWATER RUNOFF:
GOOD HOUSEKEEPING:
THE FOLLOWING GOOD HOUSEKEEPING PRACTICES THAT WILL BE FOLLOWED ON SITE DURING THE CONSTRUCTION PROJECT:
   a. AN EFFORT WILL BE MADE TO STORE ONLY SUFFICIENT AMOUNTS OF PRODUCTS TO DO THE JOB.
   b. ALL MATERIALS STORED ON SITE WILL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR PROPER (ORIGINAL IF POSSIBLE) CONTAINERS AND, IF POSSIBLE, UNDER A ROOF OR OTHER ENCLOSURE.
   c. MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL WILL BE FOLLOWED.
   d. THE SITE SUPERINTENDENT WILL INSPECT DAILY TO ENSURE PROPER USE AND DISPOSAL OF MATERIALS.
   e. SUBSTANCES WILL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER.
   f. WHENEVER POSSIBLE ALL OF A PRODUCT WILL BE USED UP BEFORE DISPOSING OF THE CONTAINER.
2. HAZARDOUS PRODUCTS:
   a. THE FOLLOWING PRACTICES WILL BE USED TO REDUCE THE RISKS ASSOCIATED WITH HAZARDOUS MATERIALS:
   b. PRODUCTS WILL BE KEPT IN THEIR ORIGINAL CONTAINERS UNLESS THEY ARE NOT RESEALABLE.
   c. ORIGINAL LABELS AND MATERIAL SAFETY DATA WILL BE RETAINED FOR IMPORTANT PRODUCT INFORMATION.
   d. SURPLUS PRODUCT THAT MUST BE DISPOSED OF WILL BE DISCARDED ACCORDING TO THE MANUFACTURER'S RECOMMENDED METHODS OF DISPOSAL.

B. PRODUCT SPECIFICATION PRACTICES
THE FOLLOWING PRODUCT SPECIFIC PRACTICES WILL BE FOLLOWED ON SITE:
1. PETROLEUM PRODUCTS:
   a. ALL ON SITE VEHICLES WILL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTATIVE MAINTENACE TO REDUCE LEAKAGE. PETROLEUM PRODUCTS WILL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED. ANY ASPHALT BASED SUBSTANCES USED ON SITE WILL BE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.
2. FERTILIZERS:
   a. FERTILIZERS USED WILL BE APPLIED ONLY IN THE MINIMUM AMOUNTS DIRECTED BY THE SPECIFICATIONS. AFTER APPLICATION, FERTILIZER WILL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORMWATER. STORAGE WILL BE IN A COVERED SHED OR ENCLOSED TRAILERS. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER WILL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.
3. PAINTS:
   a. ALL CONTAINERS WILL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE. EXCESS PAINT WILL NOT BE DISCHARGED TO THE STORM SEWER SYSTEM BUT WILL BE DISPOSED OF PROPERLY ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS OR STATE AND LOCAL REGULATIONS.
4. CONCRETE TRUCKS:
   a. CONCRETE TRUCKS WILL DISCHARGE AND WASH OUT SURPLUS CONCRETE OR DRUM WASH WATER IN A CONTAINED AREA ON SITE.

C. SPILL CONTROL PRACTICES
IN ADDITION TO GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED IN THE PREVIOUS SECTION THE FOLLOWING PRACTICES WILL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:
   a. MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP WILL BE CLEARLY POSTED AND SITE PERSONNEL WILL BE MADE AWARE OF THE PROCEDURES AND THE LOCATION OF THE INFORMATION AND CLEANUP SUPPLIES.
   b. MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP WILL BE KEPT IN THE MATERIAL STORAGE AREA ON SITE. EQUIPMENT AND MATERIALS WILL INCLUDE BUT NOT BE LIMITED TO BROOM, DUSTPAN, MOPS, RAGS, GLOVES, GOGGLES, KITTY LITTER, SAND, SAWDUST, AND PLASTIC OR METAL TRASH CONTAINERS SPECIFICALLY FOR THIS PURPOSE.
   c. ALL SPILLS WILL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY.
   d. THE SPILL AREA WILL BE KEPT WELL VENTILATED AND PERSONNEL WILL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE.
   e. SPILLS OF TOXIC OR HAZARDOUS MATERIAL WILL BE REPORTED TO THE APPROPRIATE STATE OF LOCAL GOVERNMENT AGENCY, REGARDLESS OF THE SIZE.
   f. THE SPILL PREVENTION PLAN WILL BE ADJUSTED TO INCLUDE MEASURES TO PREVENT THIS TYPE OF SPILL FROM RECURRING AND HOW TO CLEANUP THE SPILL IF IT OCCURS. A DESCRIPTION OF THE SPILL, ITS CAUSE, AND THE CLEANUP MEASURES WILL BE INCLUDED.
   g. THE SITE SUPERINTENDENT RESPONSIBLE FOR DAY-TO-DAY SITE OPERATIONS WILL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR.

THE PROJECT PROPONENT IS REQUIRED TO MANAGE CONSTRUCTION TO MEET THE REQUIREMENTS AND INTENT OF RSA 430:53 AND AGR 3800 RELATIVE TO CONTROLLING INVASIVE SPECIES AND CONTROLLING FUGITIVE DUST IN ACCORDANCE WITH ENV-A 1002.

AGR 3800 PROHIBITED INVASIVE PLANT SPECIES RULES

THE RULE, AGR 3800, STATES: 'NO PERSON SHALL COLLECT, TRANSPORT, IMPORT, EXPORT, MOVE, BUY SELL, DISTRIBUTE, PROPAGATE OR TRANSPLANT ANY LIVING AND VIABLE PORTION OF ANY PLANT SPECIES, WHICH INCLUDED ALL OF THEIR CULTIVARS AND VARIETIES, LISTED IN TABLE 3800.1, NEW HAMPSHIRE PROHIBITED INVASIVE SPECIES LIST'. A COMPLETE COPY OF THE RULES CAN BE ACCESSED ON THE INTERNET AT HTTP://AGRICULTURE.NH.GOV/TOPICS/PLANTS_INSECTS.HTM.

ENV-A 1002 FUGITIVE DUST: PRECAUTIONS TO PREVENT, ABATE, AND CONTROL FUGITIVE DUST.

a. ANY PERSON ENGAGED IN ANY ACTIVITY WITHIN THE STATE EMITS FUGITIVE DUST, OTHER THAT THOSE LISTED IN ENV-A 1002.02 (b), SHALL TAKE PRECAUTIONS THROUGHOUT THE DURATION OF THE ACTIVITY IN ORDER TO PREVENT, ABATE, AND CONTROL THE EMISSION OF FUGITIVE DUST.
b. PRECAUTIONS REQUIRED BY (a) ABOVE, SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING:
   i) THE USE OF WATER OR HYDROPHILIC MATERIAL ON OPERATIONS OR SURFACES, OR BOTH;
   ii) THE APPLICATION OF ASPHALT, WATER, OR HYDROPHILIC MATERIAL, OR TARPS OR OTHER SUCH COVERS TO MATERIAL STOCKPILES;
   iii) THE USE OF HOODS, FANS, FABRIC FILTERS, OR OTHER DEVICES TO ENCLOSE AND VENT AREAS WHERE MATERIALS PRONE TO PRODUCING FUGITIVE DUST ARE HANDLED;
   iv) THE USE OF CONTAINMENT METHODS FOR SANDBLASTING OR SIMILAR OPERATIONS; AND
   v) THE USE OF VACUUMS OR OTHER SUCTION DEVICES TO COLLECT AIRBORNE PARTICULATE MATTER.

PER 153-10 F:
ALL SITE IMPROVEMENTS WHICH REQUIRE BLASTING OF LAND SHALL MEET THE FOLLOWING REQUIREMENTS PRIOR TO ANY BLASTING OCCURING.

1. THE APPLICANT SHALL PREPARE A PRE-BLAST SURVEY OF ALL STRUCTURES WITHIN FIVE HUNDRED (500) FEET OF THE EXTERNAL BOUNDARIES OF THE PROPOSED LOT TO BE DEVELOPED. THIS SURVEY, ALONG WITH A MONITORING PLAN, SHALL BE ON FILE WITH THE DOVER FIRE AND RESCUE. UPON RECOMMENDATIONS OF THE CHIEF, THE PLANNING BOARD MAY REQUIRE A PRE-BLAST SURVEY OF ALL STRUCTURES WITHIN ONE THOUSAND (1000) FEET.
2. THE APPLICANT SHALL HOLD A NEIGHBORHOOD MEETING TO REVIEW THE BLASTING PLAN AND PRE-BLAST SURVEY, WITH REPRESENTATIVES OF THE FIRE AND RESCUE AND THE BLASTING COMPANY IN ATTENDANCE, PRIOR TO ANY ON-SITE BLASTING. ABUTTERS WITHIN ONE THOUSAND (1000) FEET OF THE EXTERNAL BOUNDARY OF THE PROJECT PARCEL SHALL BE NOTIFIED BY THE CERTIFIED MAIL (PAID FOR BY THE APPLICANT) OF THE MEETING NO LESS THAN TEN (10) DAYS PRIOR TO THE MEETING AND NO MORE THAN FIFTEEN (15) DAYS PRIOR TO THE MEETING. THE NOTICE SHALL STATE THE TIME AND DATE OF THE BLASTING AND CONTAIN A MAP SHOWING THE BLASTING AREA, THE 1,000-FOOT-RADIUS AREA, AND THE 500-FOOT-RADIUS AREA.
3. PERMIT HOLDERS SHALL BE IN COMPLIANCE WITH NFPA 495, EXPLOSIVE MATERIALS CODE. IN ADDITION TO ALL OTHER ORDINANCES AND CODES SET FORTH IN THE CITY OF DOVER CODE, § 153-14A, STORMWATER MANAGEMENT, EROSION CONTROL AND FLOOD HAZARDS, OF THIS CHAPTER AND THE CITY OF DOVER FIRE PREVENTION CODE, WHICH SPECIFICALLY PROHIBITS THE OVERNIGHT STORAGE OF EXPLOSIVES OR BLASTING AGENTS. FURTHER, ALL STORAGE MAGAZINES SHALL BE LOCKED IN THE OPEN POSITION AT THE END OF THE DAY'S OPERATION FOR EASY INSPECTION BY CITY OFFICIALS.
4. BLASTING PERMITS MAY BE OBTAINED BY CALLING THE DOVER FIRE AND RESCUE DURING NORMAL BUSINESS HOURS. THE PERMITS ARE ONLY ACTIVE FOR THE DATES AND TIME SPECIFIED ON THE PERMIT.
5. PERMIT HOLDERS SHALL HOLD INSURANCE AGAINST CLAIMS FOR DAMAGES FOR PERSONAL INJURY AND PROPERTY WHICH MAY ARISE FROM THE PERFORMANCE OF THE WORK.
6. HOURS OF OPERATION FOR THE BLASTING SHALL BE NO EARLIER THAN 8:00AM AND NO LATER THAN 6:00PM, MONDAY THROUGH FRIDAY, EXCLUDING FEDERAL HOLIDAYS.

WINTER CONSTRUCTION NOTES

1. ALL PROPOSED POST-DEVELOPMENT VEGETATED AREAS WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED BY SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 3:1, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING, ELSEWHERE. THE PLACEMENT OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR ON FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT.
2. ALL SLOPES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH SHALL BE STABILIZED WITH STONE OR EROSION CONTROL BLANKETS.
3. AFTER OCTOBER 15TH, INCOMPLETE ROAD SURFACES SHALL BE PROTECTED WITH A MINIMUM OF 3-INCHES OF CRUSHED GRAVEL PER NHDOT ITEM 403.3, OR IF CONSTRUCTION IS TO CONTINUE THROUGH THE WINTER SEASON BE CLEARED OF ANY ACCUMULATED SNOW AFTER EACH STORM EVENT.

ENV-WQ 1510: BEST MANAGEMENT PRACTICES FOR BLASTING

1) ALL ACTIVITIES ASSOCIATED WITH BLASTING NEED TO BE OPTIMIZED TO PREVENT THE RELEASE OF CHEMICALS ASSOCIATED WITH BLASTING ACTIVITIES TO THE ENVIRONMENT.
2) IF MORE THAN 5,000 CY OF ROCK REMOVAL IS REQUIRED DRINKING WATER WELLS MUST BE IDENTIFIED AND LOCATED WITHIN 2000 FEET OF THE PROPOSED BLASTING ACTIVITIES. DEVELOP A GROUNDWATER QUALITY SAMPLING PROGRAM TO MONITOR FOR NITRATE AND NITRITE EITHER IN THE DRINKING WATER SUPPLY WELLS OR IN OTHER WELLS THAT ARE REPRESENTATIVE OF THE DRINKING WATER SUPPLY WELLS IN THE AREA. THE PLAN MUST INCLUDE PRE AND POST BLAST WATER QUALITY MONITORING AND BE APPROVED BY NHDES PRIOR TO INITIATING BLASTING. THE GROUNDWATER SAMPLING PROGRAM MUST BE IMPLEMENTED ONCE APPROVED BY NHDES.
3) THE FOLLOWING BEST MANAGEMENT PROCEDURES FOR BLASTING SHALL BE COMPLIED WITH:
   (1) LOADING PRACTICES. THE FOLLOWING BLASTHOLE LOADING PRACTICES TO MINIMIZE ENVIRONMENTAL EFFECTS SHALL BE FOLLOWED:
      (A) DRILLING LOGS SHALL BE MAINTAINED BY THE

SEEKING REPORTS OF RARE TURTLES

The NH Fish & Game Department is collecting observations of four turtle species:

Blanding's turtle (state endangered)

- Large, dark/black domed shell with lighter speckles
- Distinct yellow throat/chin
- Aquatic but often moves on land

Wood turtle (special concern)

- Sculpted, pyramidal brownish shell
- Orange around neck and limbs
- River/stream turtle spending many months on land

Eastern box turtle (state endangered)

- Small terrestrial turtle with highly domed shell
- Irregular yellow or orange markings over brown/black base

Spotted turtle (state threatened)

- Small, mostly aquatic with black or dark brown with yellow spots.
- Fairly flat shell compared to Blanding's turtle

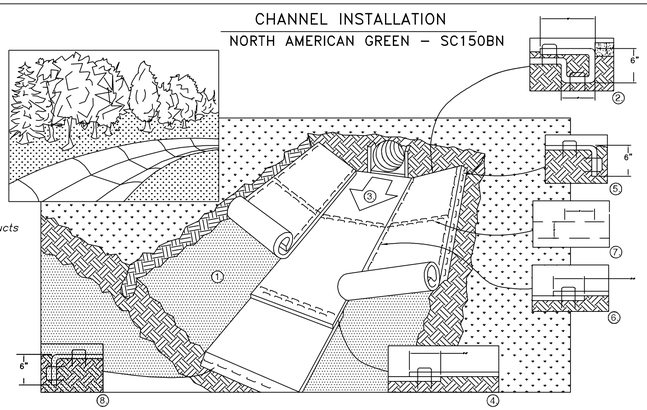
Report sightings to RAARP@wildlife.nh.gov or 603-271-2461 *Please report promptly, noting specific location and date – Photographs strongly encouraged*

NOTES:

1. *ALL OUTSIDE CONSTRUCTION PERSONNEL SHALL RECEIVE TRAINING IN THE IDENTIFICATION OF RARE TURTLE SPECIES AND MADE AWARE OF THEIR PROTECTED STATUS.*
2. *THE USE OF WELDED PLASTIC OR 'BIODEGRADABLE PLASTIC' NETTING OR THREAD IN EROSION CONTROL MATTING IS PROHIBITED*
3. *THE USE OF EROSION CONTROL BERM, WHITE FILTREXX DEGRADABLE WOVEN SILT SOCK, OR 'WILDLIFE FRIENDLY' WOVEN ORGANIC MATERIAL (E.G. COCO OR JUTE MATTING SUCH AS NORTH AMERICAN GREEN SC150BN OR EQUIVALENT) ARE ACCEPTABLE FOR USE*
4. *IF WOOD, SPOTTED, OR BLANDING'S TURTLES ARE FOUND LAYING EGGS IN THE WORK AREA, PLEASE CONTACT MELISSA DOPERALSKI AT 271-1738 or JOSH MEGYESY AT 271-1125 FOR FURTHER INSTRUCTIONS.*

CHANNEL INSTALLATION
NORTH AMERICAN GREEN – SC150BN

NORTH AMERICAN GREEN
EROSION CONTROL *Products Guaranteed* SOLUTIONS



1. PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECP's), INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL–O–SEED DO NOT SEED PREPARED AREA. CELL–O–SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE CHANNEL BY ANCHORING THE RECP's IN A 6" DEEP X 6" WIDE TRENCH WITH APPROXIMATELY 12" OF RECP's EXTENDED BEYOND THE UP–SLOPE PORTION OF THE TRENCH. ANCHOR THE RECP's WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF RECP's BACK OVER SEED AND COMPACTED SOIL. SECURE RECP's OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" ACROSS THE WIDTH OF THE RECP's.
3. ROLL CENTER RECP's IN DIRECTION OF WATER FLOW IN BOTTOM OF CHANNEL. RECP's WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL RECP's MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING THE DOT SYSTEM, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
4. PLACE CONSECUTIVE RECP's END OVER END (SHINGLE STYLE) WITH A 4" – 6" OVERLAP. USE A DOUBLE ROW OF STAPLES STAGGERED 4" APART AND 4" ON CENTER TO SECURE RECP's.
5. FULL LENGTH EDGE OF RECP's AT TOP OF SIDE SLOPES MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
6. ADJACENT RECP's MUST BE OVERLAPPED APPROXIMATELY 2" – 5" (DEPENDING ON RECP's TYPE) AND STAPLED.
7. IN HIGH FLOW CHANNEL APPLICATIONS, A STAPLE CHECK SLOT IS RECOMMENDED AT 30 TO 40 FOOT INTERVALS. USE A DOUBLE ROW OF STAPLES STAGGERED 4" APART AND 4" ON CENTER OVER ENTIRE WIDTH OF THE CHANNEL.
8. THE TERMINAL END OF THE RECP's MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. NOTE: * IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" MAY BE NECESSARY TO PROPERLY ANCHOR THE RECP's.

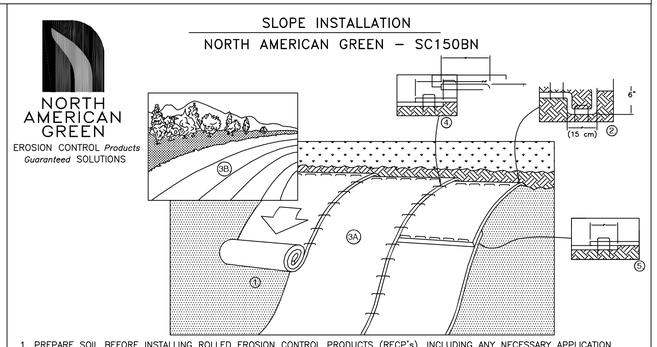
CRITICAL POINTS
A. OVERLAPS AND SEAMS
B. PROJECTED WATER LINE
C. CHANNEL BOTTOM/SIDE SLOPE VERTICES

NOTE:
* HORIZONTAL STAPLE SPACING SHOULD BE ALTERED IF NECESSARY TO ALLOW STAPLES TO SECURE THE CRITICAL POINTS ALONG THE CHANNEL SURFACE.

** IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" MAY BE NECESSARY TO PROPERLY ANCHOR THE RECP's.

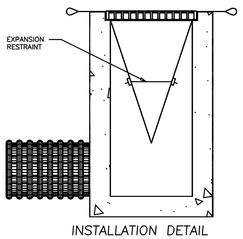
SLOPE INSTALLATION
NORTH AMERICAN GREEN – SC150BN

NORTH AMERICAN GREEN
EROSION CONTROL *Products Guaranteed* SOLUTIONS



1. PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECP's), INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL–O–SEED DO NOT SEED PREPARED AREA. CELL–O–SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE RECP's IN A 6" (15 CM) DEEP X 6" (15 CM) WIDE TRENCH WITH APPROXIMATELY 12" (30cm) OF RECP's EXTENDED BEYOND THE UP–SLOPE PORTION OF THE TRENCH. ANCHOR THE RECP's WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30 CM) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30 CM) PORTION OF RECP's BACK OVER SEED AND COMPACTED SOIL. SECURE RECP's OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30 CM) APART ACROSS THE WIDTH OF THE RECP's.
3. ROLL THE RECP's (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE. RECP's WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL RECP's MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING THE DOT SYSTEM™ , STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
4. THE EDGES OF PARALLEL RECP's MUST BE STAPLED WITH APPROXIMATELY 2" – 5" (5 CM – 12.5 CM) OVERLAP DEPENDING ON RECP's TYPE.
5. CONSECUTIVE RECP's SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" (7.5 CM) OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" (30 CM) APART ACROSS ENTIRE RECP's WIDTH.
   NOTE:
   *IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15 CM) MAY BE NECESSARY TO PROPERLY SECURE THE RECP's.

NOTE: THE USE OF WELDED PLASTIC OR BIODEGRADABLE PLASTIC NETTING OR THREAD IN EROSION CONTROL MATTING IS PROHIBITED. THE USE OF WILDLIFE FRIENDLY ORGANIC MATERIALS IS RECOMMENDED.



INSTALLATION DETAIL

SILTSACK®
SPECIFICATIONS

NOTE: THE SILTSACK WILL BE MANUFACTURED FROM A WOVEN POLYPROPYLENE FABRIC THAT MEETS OR EXCEEDS THE FOLLOWING SPECIFICATIONS. AS SUPPLIED BY AH HARRIS OF PORTSMOUTH OR APPROVED EQUAL

REGULAR FLOW SILTSACK®

(FOR AREAS OF LOW TO MODERATE PRECIPITATION AND RUN–OFF)

PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D–4632	300 LBS
GRAB TENSILE ELONGATION	ASTM D–4632	20 %
PUNCTURE	ASTM D–4833	120 LBS
MULLEN BURST	ASTM D–3786	800 PSI
TRAPEZOID TEAR	ASTM D–4533	120 LBS
UV RESISTANCE	ASTM D–4355	80 %
APPARENT OPENING SIZE	ASTM D–4751	40 US SIEVE
FLOW RATE	ASTM D–4491	40 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D–4491	0.55 SEC –1

HI–FLOW SILTSACK®

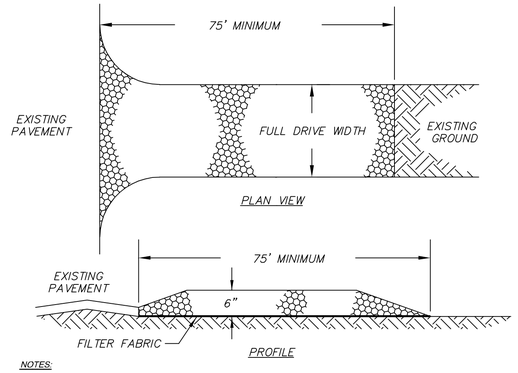
(FOR AREAS OF MODERATE TO HEAVY PRECIPITATION AND RUN–OFF)

PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D–4632	265 LBS
GRAB TENSILE ELONGATION	ASTM D–4632	20 %
PUNCTURE	ASTM D–4833	135 LBS
MULLEN BURST	ASTM D–3786	420 PSI
TRAPEZOID TEAR	ASTM D–4533	45 LBS
UV RESISTANCE	ASTM D–4355	90 %
APPARENT OPENING SIZE	ASTM D–4751	20 US SIEVE
FLOW RATE	ASTM D–4491	200 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D–4491	1.5 SEC –1

OIL–ABSORBANT SILTSACK®

(FOR AREAS WHERE THERE IS A CONCERN FOR OIL RUN–OFF OR SPILLS)
DEPENDING ON YOUR PARTICULAR APPLICATION, THE SILTSACK® CAN BE MADE FROM EITHER ONE OF THE ABOVE FABRICS WITH AN OIL–ABSORBANT PILLOW INSERT OR, MADE COMPLETELY FROM AN OIL–ABSORBANT SILTSACK® , WITH A WOVEN PILLOW INSERT.

DETAIL OF INLET SEDIMENT CONTROL DEVICE



NOTES:

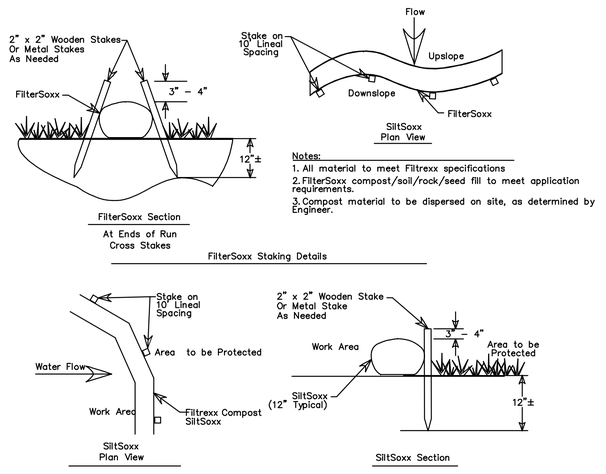
1. *SEE EROSION CONTROL NOTES BELOW FOR MATERIAL, INSTALLATION AND MAINTENANCE REQUIREMENTS.*
2. *TO BE INSTALLED AT EACH POINT OF EGRESS FROM THE WORK AREA.*

STABILIZED CONSTRUCTION ENTRANCE

1. SPECIFICATIONS
   A. AGGREGATE SIZE: USE THREE (3) INCHES STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
   B. AGGREGATE THICKNESS: NOT LESS THAN SIX (6) INCHES.
   C. WIDTH TEN (10) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH OF POINTS WHERE INGRESS OR EGRESS OCCURS.
   D. LENGTH: AS REQUIRED, BUT NOT LESS THAN SEVENTY–FIVE (75) FEET. PIPING OF SURFACE WATER UNDER ENTRANCE SHALL BE PROVIDED AS REQUIRED.
   E. GEOTEXTILE: TO BE PLACED OVER THE ENTIRE AREA TO BE COVERED WITH AGGREGATE.
   F. CRITERIA FOR GEOTEXTILE: THE FABRICS SHALL BE TREVIA SPUNBOND 1135, MIRAFI 600X OR EQUAL.
2. MAINTENANCE
   THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OF SEDIMENT ONTO PUBLIC RIGHT–OF–WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH AGGREGATE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING STORM DRAINS, DITCHES, OR WATERWAYS.

STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE



Notes:
1. All material to meet Filtrexx specifications
2. SiltSoxx compost/soil/rock/seed fill to meet application requirements.
3. SiltSoxx depicted is for minimum slopes. Greater slopes may require larger socks per the Engineer.
4. Compost material to be dispersed on site, as determined by Engineer.

SiltSoxx Details

NOT TO SCALE

NOT FOR CONSTRUCTION FOR PERMIT USE ONLY

PLANNING FILE NO.: P21–25

CIVILWORKS NEW ENGLAND
CIVIL & WATERFRONT ENGINEERING
181 Watson Road, PO Box 1166
Dover, New Hampshire 03821
603.749.0443

NO.	REVISION	APP'D	DATE
3	TRC COMMENTS	SJH	5–21–21
2	TRC COMMENTS	SJH	5–14–21
1	CITY ENGINEER COMMENTS	SJH	4–20–21

DATE: 4–2–21
SCALE: 1"=30'
DRAWN BY: JRG
DESIGN BY: JRG
APPROVED BY: SJH
PROJECT NO: 20052
FILE: SITE

EROSION CONTROL DETAILS

ZELAND SCHWARTZ REVOCABLE TRUST 14 HUCKINS ROAD MADBURY, NH 03823

SCHWARTZ SUBDIVISION 26 ½ BELLAMY ROAD DOVER, NH 03820

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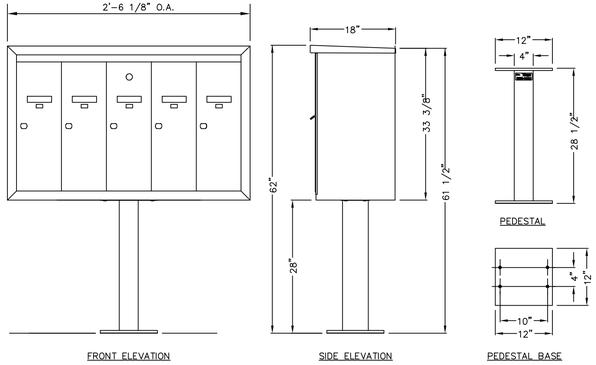
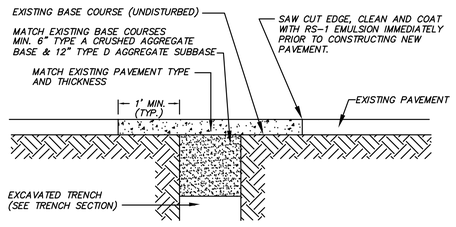
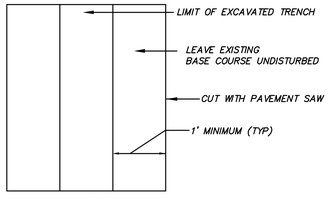


MAIL KIOSK DETAIL

NOT TO SCALE



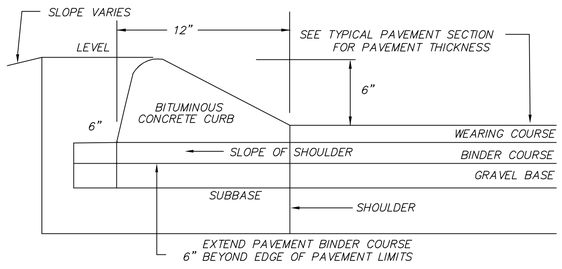
SECTION



PLAN

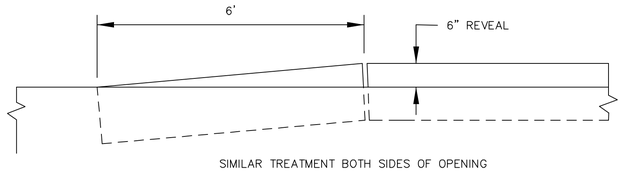
ROADWAY TRENCH PATCH DETAIL

NOT TO SCALE



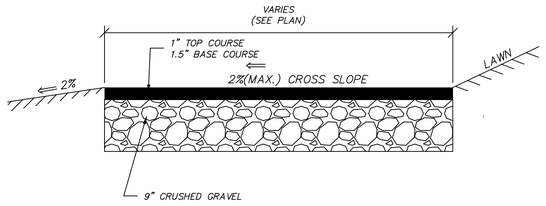
BITUMINOUS SLOPED CURB

NOT TO SCALE



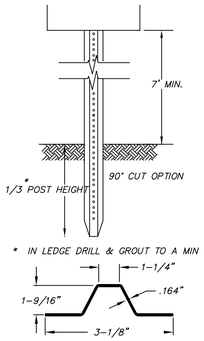
"TIP-DOWN" CURB DETAIL

NOT TO SCALE



BITUMINOUS CONCRETE WALK

NOT TO SCALE



* IN LEDGE DRILL & GROUT TO A MIN OF 2'

R1-1
30" x 30"

W14-2
30" x 30"

18" x 24"

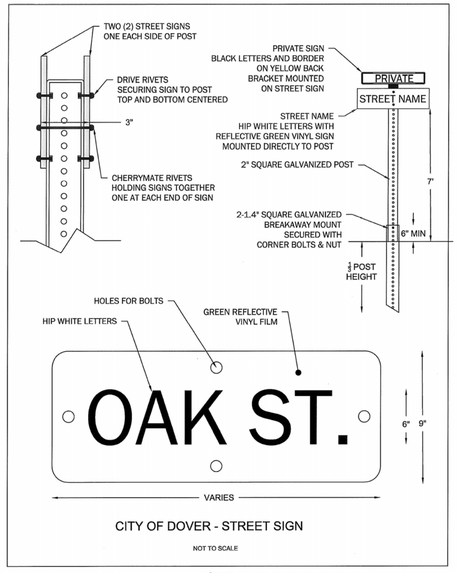
NOTE:
1. ALL SIGNS TO BE INSTALLED AS INDICATED IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.

LENGTH: AS REQUIRED
WEIGHT PER LINEAR FOOT: 2.50 LBS (MIN.)
HOLES: 3/8" DIAMETER, 1" C-C FULL LENGTH
STEEL: SHALL CONFORM TO ASTM A-499 (GRADE 60) OR ASTM A-576 (GRADE 1070 - 1080)
FINISH: SHALL BE PAINTED WITH TWO COATS OF AN APPROVED MEDIUM GREEN

BAKED ON OR AIR DRIED, PAINT OF WEATHER RESISTANT QUALITY. ALL FABRICATION SHALL BE COMPLETE BEFORE PAINTING.

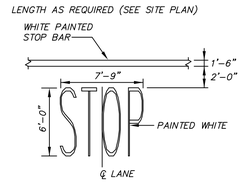
SIGN LEGEND & SIGN POST

NOT TO SCALE



CITY OF DOVER - STREET SIGN

NOT TO SCALE

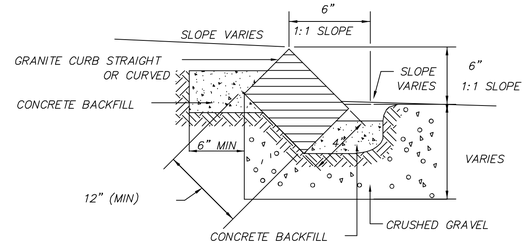


NOTE: PAVEMENT MARKINGS TO BE INSTALLED IN LOCATIONS SHOWN ON THE PLANS. APPLY TWO COATS.

STOP BAR & LEGEND

PAVEMENT MARKINGS

NOT TO SCALE



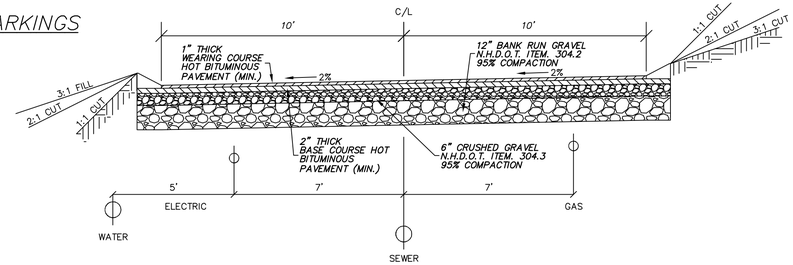
NOTES

1. ADJOINING STONES OF STRAIGHT CURB LAID ON CURVES SHALL HAVE THE SAME OR APPROXIMATELY THE SAME LENGTH
2. MINIMUM LENGTH OF STRAIGHT CURB STONES = 18"
3. MAXIMUM LENGTH OF STRAIGHT CURB STONES = 8'
4. MAXIMUM LENGTH OF STRAIGHT CURB STONES LAID ON CURVES - SEE CHART

RADIUS FOR STONES WITH SQUARE JOINTS	MAXIMUM LENGTH
16'-28'	1'-6"
29'-41'	2'
42'-55'	3'
56'-68'	4'
69'-82'	5'
83'-96'	6'
97'-110'	7'
OVER 110'	8'

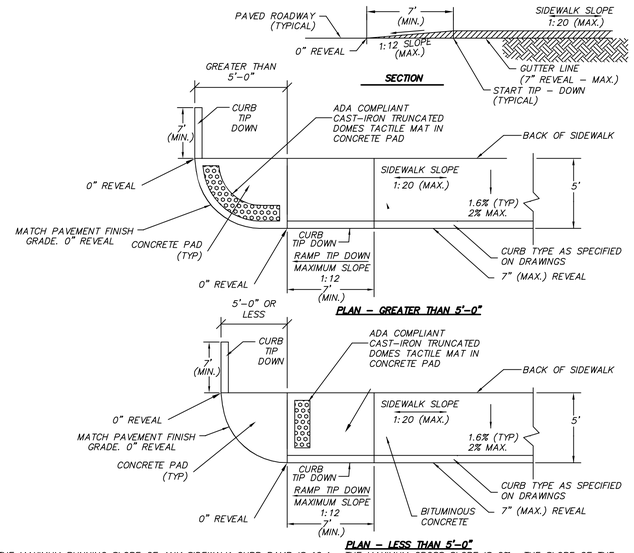
SLOPED GRANITE CURBING

NOT TO SCALE



ROAD CROSS SECTION DETAIL

NOT TO SCALE



1. THE MAXIMUM RUNNING SLOPE OF ANY SIDEWALK CURB RAMP IS 12:1. THE MAXIMUM CROSS SLOPE IS 2%. THE SLOPE OF THE LANDING SHALL NOT EXCEED 2% IN ANY DIRECTION.
2. TRANSITIONS SHALL BE FLUSH AND FREE OF ABRUPT CHANGES. ROADWAY SHOULDER SLOPES ADJOINING SIDEWALK CURB RAMPS SHALL BE A MAXIMUM OF 5% (FULL WIDTH) FOR A DISTANCE OF 24" FROM THE ROADWAY CURBLINE.
3. INTERCEPT DRAINAGE ALONG THE CURB IN ADVANCE OF SIDEWALK CURB RAMP OF LANDINGS. CATCH BASINS, MANHOLES, ETC. SHALL NOT BE LOCATED IN OR AT THE BASE OF SIDEWALK CURB RAMPS OR LANDINGS.
4. BOTTOM OF THE SIDEWALK CURB RAMP OR LANDING EXCLUSIVE OF THE FLARED SIDES SHALL BE WHOLLY CONTAINED WITHIN THE CROSSWALK MARKINGS.
5. THE SURFACE OF A PERPENDICULAR SIDEWALK CURB RAMP OR THE LANDING OF A PARALLEL SIDEWALK CURB RAMP SHALL CONTRAST VISUALLY WITH THE ADJOINING SIDEWALK SURFACE, EITHER ASPHALT/LIGHT-COLORED CONCRETE OR LIGHT-COLORED CONCRETE/DARK-STAINED CONCRETE. THE CONCRETE SURFACE SHALL BE SLIP RESISTANT.
6. INSTALL DETECTABLE WARNINGS TACTILE MAT (TRUNCATED DOMES) AT THE LOCATIONS SHOWN. DETECTABLE WARNINGS SHALL MEASURE 24" IN THE DIRECTION OF TRAVEL AND EXTEND THE FULL WIDTH OF THE SIDEWALK RAMP AND THE EDGE NEAREST THE CURBLINE SHALL BE LOCATED 6" - 8" FROM THE FACE OF CURBLINE.
7. PROVIDE DETECTABLE WARNING SURFACE ANYTIME THAT A CURB RAMP, BLENDED TRANSITION OR LANDING CONNECTS TO A STREET.
8. WHERE BOTH ENDS OF THE BOTTOM GRADE ARE LESS THAN 5'-0" FROM THE BACK OF THE CURB, LOCATE THE DETECTABLE WARNING PANELS ON THE RAMP SURFACE AT THE BOTTOM OF THE RAMP. WHERE EITHER END OF THE BOTTOM GRADE IS GREATER THAN 5'-0" FROM THE BACK OF THE CURB, LOCATE THE DETECTABLE WARNING AT THE BOTTOM OF THE LANDING.

SIDEWALK TIP DOWN AT CURBED RADIUS PAD

NOT TO SCALE

NOT FOR CONSTRUCTION FOR PERMIT USE ONLY

PLANNING FILE NO.: P21-25

CIVILWORKS NEW ENGLAND
CIVIL & WATERFRONT ENGINEERING
181 Watson Road, PO Box 1166
Dover, New Hampshire 03821
603.749.0443

NO.	REVISION	APP'D	DATE
3	TRC COMMENTS	SJH	5-21-21
2	TRC COMMENTS	SJH	5-14-21
1	CITY ENGINEER COMMENTS	SJH	4-20-21

DATE: 4-2-21
SCALE: 1"=30'
DRAWN BY: JRG
DESIGN BY: JRG
APPROVED BY:SJH
PROJECT NO:20052
FILE: SITE

DETAIL SHEET

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14 HUCKINS ROAD
MADBURY, NH 03823

SCHWARTZ SUBDIVISION
26 ½ BELLAMY ROAD
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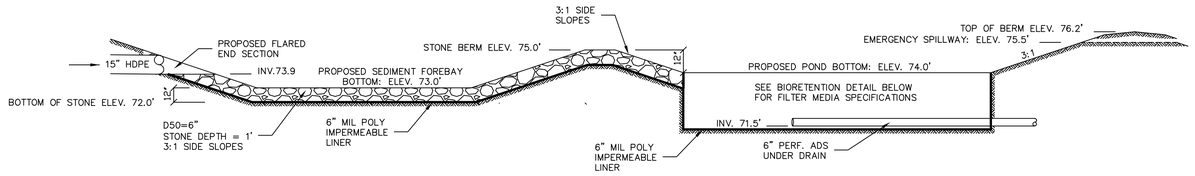
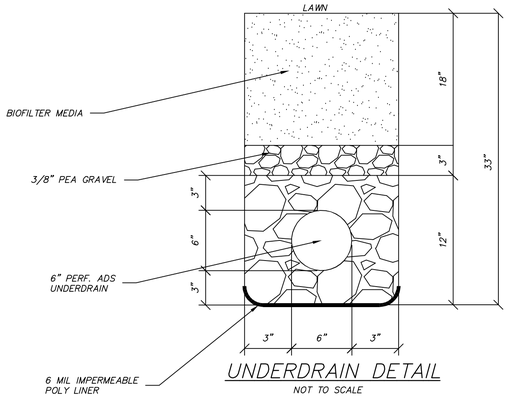


SEDIMENT FOREBAY AND BIORETENTION SYSTEM SECTION

NOT TO SCALE

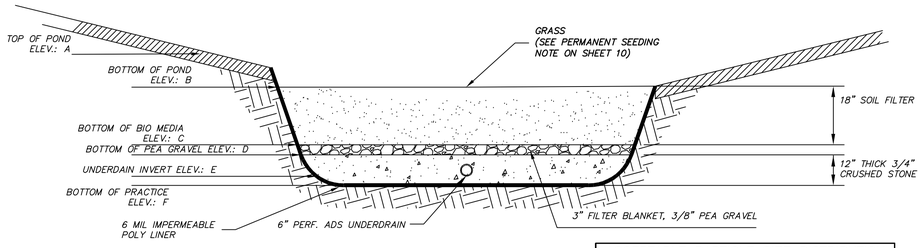


UNDERDRAIN DETAIL

NOT TO SCALE

NOTES:

1. DO NOT BEGIN CONSTRUCTION OF THE BIORETENTION AREA UNTIL LAWN AREA ON THE ENTIRE SITE AREA ESTABLISHED WITH AT LEAST 80 PERCENT TURF. FILTER ALL DRAIN INLETS IN THE SEDIMENT FOREBAYS TO PREVENT SILTATION INTO THE BIORETENTION AREA.
2. THE RAIN GARDEN SUBGRADE SHALL BE EXCAVATED TO THE DESIGN DEPTH PLUS TWO (2) INCHES. AT THAT DEPTH FOUR (4) INCHES OF COMPOST SHALL BE TILLED INTO THE EXISTING SOILS SUCH THAT THE SOILS ARE WILL MIXED.
3. DO NOT DRIVE CONSTRUCTION EQUIPMENT ON FILTER SUBGRADE NOR ON THE FILTER MATERIAL. INSTALL FILTER MATERIAL BY MEANS OF AN EXCAVATOR LOCATED ADJACENT TO THE FILTER AREA.
4. MATERIALS: CRUSHED STONE LAYER SHALL MEET NHDOT 304.4. STONE SHALL CONTAIN NO MORE THAN 5% FINES PASSING THE #200 SIEVE. TOPSOIL SHALL CONTAIN 15 TO 25% FINES PASSING THE #200 SIEVE. MULCH SHALL BE SHREDDED HARDWOOD, AGED IN A STOCKPILE OR STORED FOR AT LEAST 12 MONTH. NON-WOVEN GEOTEXTILE BE 4 TO 6 OZ. PER SQUARE YARD WITH A.O.S. OF #70 SIEVE OR LOWER, AND A MINIMUM FLOW RATE OF 125 GAL PER SQUARE FEET. UNDERDRAIN SHALL BE PERFORATED 6" PVC OR TRIPLE WALL PE PIPE.
5. REFER TO PERMANENT SEEDING NOTE ON SHEET 10 FOR GRASS SEED MIXES AND PLANTINGS. FERTILIZATION OF THE FILTER AREA SHALL BE AVOIDED UNLESS ABSOLUTELY NECESSARY TO ESTABLISH VEGETATION.
6. INITIAL ESTABLISHMENT: DURING THE FIRST 2-3 MONTHS OF ESTABLISHMENT WATER THE GRASS ON A WEEKLY BASIS (TO SUPPLEMENT RAINFALL FOR TOTAL OF 1 INCH PER WEEK).
7. ANNUAL MAINTENANCE: IN THE SPRING OF EACH YEAR, ANY DEAD VEGETATION SHALL BE REMOVED TO ALLOW FOR NEW GROWTH, AND ANY ACCUMULATED SEDIMENT (NORMALLY AT THE ENTRANCE TO THE GARDEN) SHALL ALSO BE REMOVED. DURING THE GROWING SEASON THE RAIN GARDEN SHALL BE WEEDED TWO (2) TIMES AND ADDITIONAL HARDWOOD MULCH SHALL BE ADDED AS NEEDED TO ASSIST IN WEED SUPPRESSION. TURF AT FILTER SHALL BE MOWED NO MORE THAN 3 TIMES PER GROWNG SEASON. IF WATER PONDS ON THE SURFACE FOR MORE THAN 24 HOURS DURING THE FIRST YEAR OR 72 HOURS THEREAFTER, THE FILTER SURFACE SHALL BE AERATED WITH DEEP TINES OR THE SURFACE REPLACED.
8. GRASS SEED SHALL BE NATIVE NON-INVASIVE SPECIES, SEE LANDSCAPE ARCHITECT DRAWINGS.



BIORETENTION POND SYSTEM CHART

POND	POND ELEVATION					
	A	B	C	D	E	F
BRI	76.2	74.0	72.5	72.25	71.50	71.25

ACCEPTABLE PARTICLE SIZE DISTRIBUTION OF FINAL BIORETENTION SOIL MIX

MEDIA TYPE	SIEVE #	SIZE (in)	SIZE (mm)	% PASSING
COARSE SAND	4	0.187	4.76	100
MEDIUM SAND	10	0.079	2.00	95
FINE SAND	40	0.017	0.42	40–15
SILTS	200	0.003	0.075	10–20
CLAYS	<200	PAN	PAN	0–5

BIORETENTION SOIL MEDIA COMPONENTS:*

- AMOUNTS MIXED BY TOTAL VOLUME
- 60–85% – SAND (0.5 TO 2.0 mm) (SEE SPECS ABOVE)
- 15–25% – LOAM OR TOPSOIL
- 3–8% – ORGANIC MATTER
- 0–5% – WATER TREATMENT RESIDUALS OR IRON FILINGS**

*ALTERNATELY, USE MEDIA SPECIFIED IN THE ALTERATION OF TERRAIN RULES, Env-Wq 1508.07(k)
**THIS IS AN AMENDMENT USED FOR ENHANCED PHOSPHORUS ADSORPTION

BIORETENTION SYSTEM DETAIL

(SEE GRADING PLAN FOR LOCATION)
NOT TO SCALE

NOT FOR CONSTRUCTION FOR PERMIT USE ONLY

PLANNING FILE NO.: P21-25

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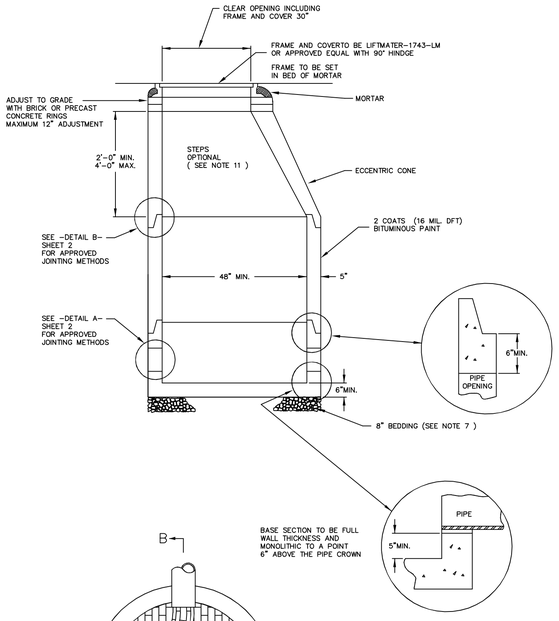
DOVER, NH 03820

18



NOTES:

1.) IT IS THE INTENTION OF THE COMMISSION THAT THE MANHOLE, INCLUDING ALL COMPONENT PARTS, HAVE ADEQUATE SPACE, STRENGTH AND LEAKPROOF QUALITIES CONSIDERED NECESSARY BY THE COMMISSION FOR THE INTENDED SERVICE SPACE REQUIREMENTS AND CONFIGURATIONS, SHALL BE AS SHOWN ON THE DRAWING. MANHOLES MAY BE AN ASSEMBLY OF PRECAST SECTIONS, WITH OR WITHOUT STEEL REINFORCEMENT, WITH ADEQUATE JOINTING, OR CONCRETE CAST MONOLITHICALLY IN PLACE WITH OR WITHOUT REINFORCEMENT, IN ANY APPROVED MANHOLE, THE COMPLETE STRUCTURE SHALL BE OF SUCH MATERIAL AND QUALITY AS TO WITHSTAND LOADS OF 8 TONS (H-20 LOADING) WITHOUT FAILURE AND PREVENT LEAKAGE IN EXCESS OF ONE GALLON PER DAY PER VERTICAL FOOT OF MANHOLE, CONTINUOUSLY FOR THE LIFE OF THE STRUCTURE. A PERIOD GENERALLY IN EXCESS OF 25 YEARS IS TO BE UNDERSTOOD IN BOTH CASES.

2.) BARRELS AND CONE SECTIONS SHALL BE PRECAST REINFORCED.

3.) PRECAST CONCRETE BARREL SECTIONS, CONES AND BASES SHALL CONFORM TO ASTM C478.

4.) LEAKAGE TEST SHALL BE PERFORMED IN ACCORDANCE WITH THE SPECIFICATIONS.

5.) INVERTS AND SHELVES. MANHOLES SHALL HAVE A BRICK PAVED SHELF AND INVERT, CONSTRUCTED TO CONFORM TO THE SIZE OF PIPE AND FLOW. AT CHANGES IN DIRECTION, THE INVERTS SHALL BE LAID OUT IN CURVES OF THE LONGEST RADIUS POSSIBLE TANGENT TO THE CENTER LINE OF THE SEWER PIPES. SHELVES SHALL BE CONSTRUCTED TO THE ELEVATION OF THE HIGHEST PIPE CROWN AND SLOPE TO DRAIN TOWARD THE FLOWING THROUGH CHANNEL. UNDERLAYMENT OF INVERT AND SHELF SHALL CONSIST OF BRICK MASONRY.

6.) FRAMES AND COVERS. MANHOLE FRAMES AND COVERS SHALL BE OF HEAVY DUTY DESIGN AND PROVIDE A 30-INCH CLEAR OPENING A 3-INCH (MINIMUM HEIGHT) LETTER "S" FOR SEWER OR "D" FOR DRAINS SHALL BE PLAINLY CAST INTO THE CENTER OF EACH COVER.

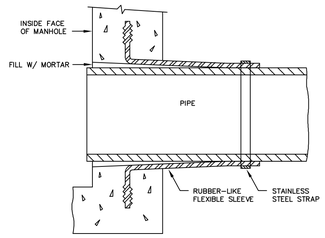
7.) BEDDING: SCREENED GRAVEL AND/OR CRUSHED STONE FREE FROM CLAY, LOAM, ORGANIC MATTER AND MEETING ASTM C33
100% PASSING 1 INCH SCREEN 0-10% PASSING # 4 SIEVE
90-100% PASSING 3/4 INCH SCREEN 0- 5% PASSING # 8 SIEVE
20-55% PASSING 3/8 INCH SCREEN
WHERE ORDERED BY THE ENGINEER TO STABILIZE THE BASE, SCREENED GRAVEL OR CRUSHED STONE 1 1/2 INCH TO 1/2 INCH SHALL BE USED.

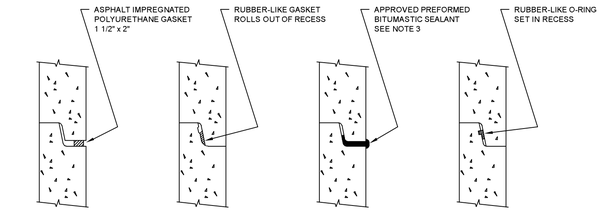
8.) CONCRETE: FOR DROP SUPPORT SHALL CONFORM TO THE REQUIREMENT FOR CLASS A (3000#) CONCRETE OF THE NEW HAMPSHIRE DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS STANDARD SPECIFICATIONS AS FOLLOWS:
CEMENT: 6.0 BAGS PER CUBIC YARD
WATER: 5.75 GALLONS PER BAG CEMENT
MAXIMUM SIZE OF AGGREGATE: 1 INCH

9.) FLEXIBLE JOINT: A FLEXIBLE JOINT SHALL BE PROVIDED WITHIN THE FOLLOWING DISTANCES:
RCP & CI PIPE - ALL SIZES - 48"
AC & VC PIPE - UP THROUGH 12" DIA -18"
AC & VC PIPE - LARGER THAN 12" DIA - 36"
DI PIPE - NONE REQUIRED
PVC (ASTM 3034) - UP THROUGH 15" DIA. - NONE REQUIRED
PVC (ASTM F 679) - LARGER THAN 15" DIA. - 48" - 60"
PVC (ASTM F 789) - ALL SIZES - 48" - 60"
ABS (ASTM D 2680) - ALL SIZES - SAME AS VC ABOVE

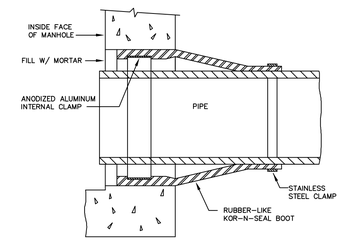
- UNDER SEVERE CONDITIONS WHEN DIFFERENTIAL SETTING CANNOT BE CONTROLLED WITHIN NORMAL LIMITS, VARIATIONS IN THE STUB LENGTH MAY BE NECESSARY. OTHER PLASTIC PIPES SHALL BE REVIEWED ON A CASE BY CASE BASIS.

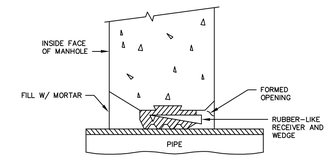
10.) SHALLOW MANHOLE. IN LIEU OF A CONE SECTION, WHEN MANHOLE DEPTH IS LESS THAN 6 FEET, A REINFORCED CONCRETE SLAB COVER MAY BE USED HAVING AN ECCENTRIC ENTRANCE OPENING AND CAPABLE OF SUPPORTING H-20 LOADS.

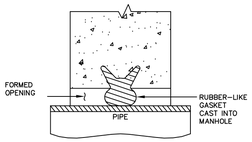




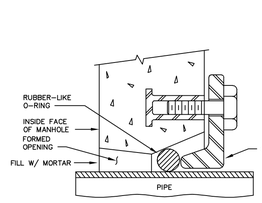
NOTE: ALL GASKETS AND SEALANTS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS.

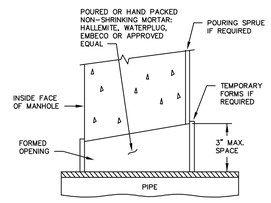






NOTE: ALL GASKETS, SEALANTS, MORTAR, ETC. SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS



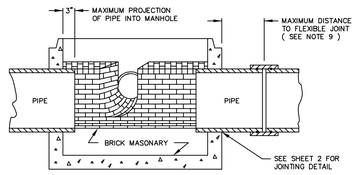


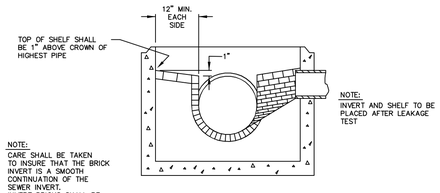
NOTES:

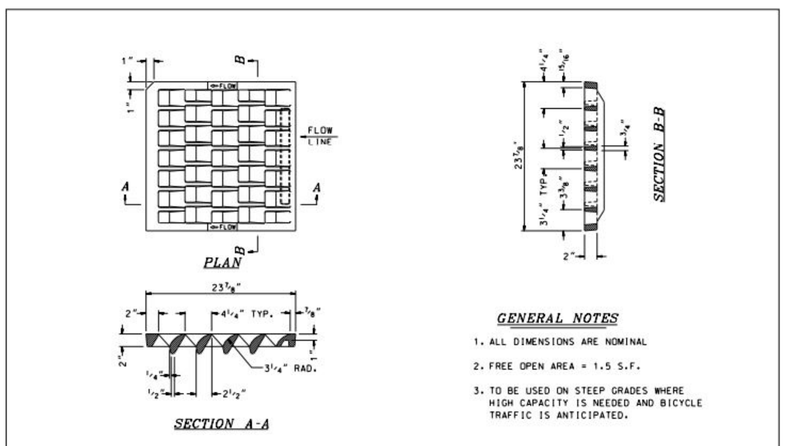
1.) HORIZONTAL JOINTS
BETWEEN SECTIONS OF PRECAST CONCRETE BARRELS SHALL BE OF AN OVERLAPPING TYPE SEALED FOR WATER-TIGHTNESS USING A DOUBLE ROW OF AN ELASTOMERIC OR MASTIC-LIKE SEALANT.

2.) PIPE TO MANHOLE JOINTS
SHALL BE ONLY AS APPROVED BY THE ENGINEER AND, IN GENERAL, SHALL BE AS FOLLOWS: ELASTOMERIC, RUBBER SLEEVE WITH WATERTIGHT JOINTS AT THE MANHOLE OPENING AND PIPE SURFACES; CAST INTO THE WALL OR SECURED WITH STEEL CLAMPS; ELASTOMERIC SEALING RING CAST IN THE MANHOLE OPENING WITH SEAL FORMED ON THE SURFACE OF THE PIPE BY COMPRESSION OF THE RING; AND NON-SHRINK GROUTED JOINTS WHERE WATERTIGHT BONDING TO THE MANHOLE AND PIPE CAN BE OBTAINED.

3.) FOR BITUMASTIC TYPE JOINTS
THE AMOUNT OF SEALANT SHALL BE SUFFICIENT TO FILL AT LEAST 75% OF THE JOINT CAVITY. APPROVED BITUMASTIC SEALANTS:
RAM-NEK
KENT SEAL NO. 2
EZ

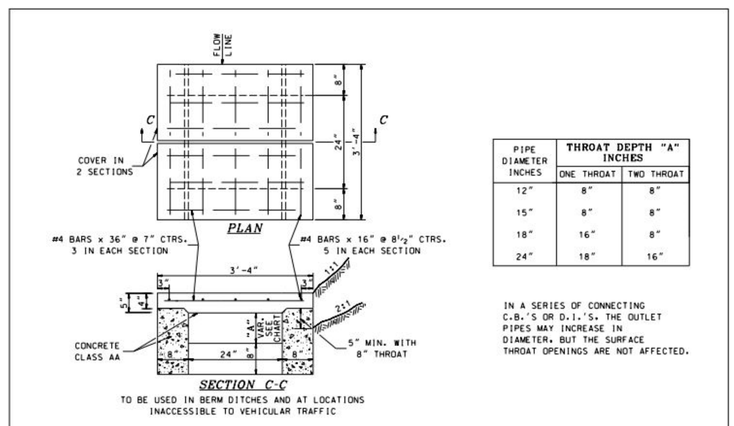






NHDOT STANDARD PLANS	REV. DATE	PLATE
TYPE "F" GRATE	06-16-2010	1
		STANDARD
		DR-2

FOR CATCH BASINS PCB1 AND PCB2



PIPE DIAMETER INCHES	THROAT DEPTH "A" INCHES	
	ONE THROAT	TWO THROAT
12"	8"	8"
15"	8"	8"
18"	16"	8"
24"	18"	16"

IN A SERIES OF CONNECTING C.B.'S OR D.I.'S. THE OUTLET PIPES MAY INCREASE IN DIAMETER, BUT THE SURFACE THROAT OPENINGS ARE NOT AFFECTED.

NHDOT STANDARD PLANS	REV. DATE	PLATE
TYPE "C" GRATE & FRAME	06-16-2010	3
		STANDARD
		DR-1

FOR CATCH BASIN PCB3

NOT FOR CONSTRUCTION FOR PERMIT USE ONLY

PLANNING FILE NO.: P21-25

CIVILWORKS NEW ENGLAND
CIVIL & WATERFRONT ENGINEERING
181 Watson Road, PO Box 1166
Dover, New Hampshire 03821
603.749.0443

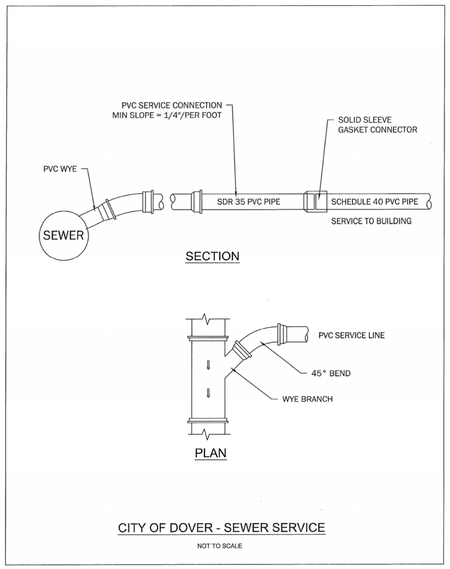
NO.	REVISION	APP'D	DATE
3	TRC COMMENTS	SJH	5-21-21
2	TRC COMMENTS	SJH	5-14-21
1	CITY ENGINEER COMMENTS	SJH	4-20-21

DATE: 4-2-21
SCALE: 1"=30'
DRAWN BY: JRG
DESIGN BY: JRG
APPROVED BY:SJH
PROJECT NO:20052
FILE: SITE

DETAIL SHEET

ZELAND SCHWARTZ
REVOCABLE TRUST
14 HUCKINS ROAD
MADBURY, NH 03823

SCHWARTZ SUBDIVISION
26 ½ BELLAMY ROAD
DOVER, NH 03820



CITY OF DOVER - SEWER SERVICE

NOT TO SCALE

NOTES:

1.) MINIMUM SIZE PIPE FOR HOUSE SERVICE SHALL BE FOUR INCHES.

2.) PIPE AND JOINT MATERIALS:
- A) VITRIFIED CLAY PIPE
  - 1 – PIPE AND FITTINGS SHALL BE EXTRA STRENGTH CLAY PIPE CONFORMING TO THE REQUIREMENTS OF ASTM C–700
  - 2 – JOINTS SHALL BE MADE WITH OIL RESISTANT GASKET IN ACCORDANCE WITH ASTM C–425 TYPE III. MANUFACTURERS INSTRUCTIONS FOR INSTALLATION SHALL BE FOLLOWED.
- B) ASBESTOS–CEMENT–NON–PRESSURE SEWER PIPE
  - 1 – PIPE AND FITTINGS SHALL CONFORM TO ASTM TENTATIVE SPECIFICATIONS C 644 TYPE II.
  - 2 – JOINTS SHALL BE OF THE SLEEVE – COUPLING TYPE CONFORMING TO ASTM SPECIFICATIONS C 644 TYPE II. COMPRESSION RINGS SHALL BE OF OIL RESISTANT RUBBER TYPE OR ELASTOMERIC MATERIAL AND SHALL CONFORM TO ASTM SPECIFICATION D 1869. MANUFACTURERS INSTRUCTIONS FOR INSTALLATION SHALL BE FOLLOWED.
- C) CAST – IRON PIPE FITTINGS AND JOINTS
  - 1 – CAST IRON PIPE AND FITTINGS SHALL CONFORM TO THE FOLLOWING STANDARDS OF THE AMERICAN NATIONAL STANDARDS INSTITUTE
    - A21 1 THICKNESS DESIGN OF CAST IRON PIPE.
    - A21 4 CEMENT MORTAR LINING FOR CAST IRON PIPE AND FITTINGS
    - A21 6 CAST IRON PIPE CENTRIFUGALLY CAST IN METAL MOLDS FOR WATER OR OTHER LIQUIDS.
    - A21 8 CAST IRON PIPE CENTRIFUGALLY CAST IN SAND LINED MOLDS FOR WATER OR OTHER LIQUIDS.
    - A21 10 CAST IRON FITTINGS, 2 INCHES THROUGH 48 INCHES FOR WATER AND OTHER LIQUIDS.
  - 2 – JOINTS SHALL BE OF THE MECHANICAL OR PUSH–ON TYPE JOINTS AND GASKETS SHALL CONFORM TO
    - A21 11 RUBBER GASKET JOINTS FOR CAST IRON PRESSURE PIPE AND FITTINGS.
- D) DUCTILE – IRON PIPE, FITTINGS AND JOINTS
  - 1 – DUCTILE IRON PIPE AND FITTINGS SHALL CONFORM TO THE FOLLOWING STANDARDS OF THE UNITED STATES OF AMERICA STANDARDS INSTITUTE
    - A21 50 THICKNESS DESIGN OF DUCTILE IRON PIPE AND WITH ASTM A–536 DUCTILE IRON CASTINGS.
    - A21 51 DUCTILE IRON PIPE, CENTRIFUGALLY CAST IN METAL MOLDS OR SAND–LINED MOLDS FOR WATER OR OTHER LIQUIDS.
  - 2 – JOINTS SHALL BE AS SPECIFIED IN C2 ABOVE, CAST IRON PIPE JOINTS.

3.) DAMAGED PIPE SHALL BE REJECTED AND REMOVED FROM THE JOB SITE.

4.) JOINTS SHALL BE DEPENDENT UPON A NEOPRENE OR ELASTOMERIC GASKET FOR WATER–TIGHTNESS. ALL JOINTS SHALL BE PROPERLY MATCHED WITH THE PIPE MATERIALS USED. WHERE DIFFERING MATERIALS ARE TO BE CONNECTED, AS AT THE STREET SEWER WYE OR AT THE FOUNDATION WALL, APPROPRIATE MANUFACTURED ADAPTORS SHALL BE USED.

5.) TEES OR WYES WHERE A TEE OR WYE IS NOT AVAILABLE IN THE EXISTING STREET SEWER, AN APPROPRIATE CONNECTION SHALL BE MADE FOLLOWING MANUFACTURERS INSTRUCTIONS USING A BOLTED, CLAMPED, OR EPOXY – CEMENTED SADDLE TAPPED INTO A SMOOTHLY DRILLED OR SAWN OPENING IN THE SEWER. THE PRACTICE OF BREAKING AN OPENING WITH A SLEDGE HAMMER, STUFFING CLOTH OR OTHER SUCH MATERIAL AROUND THE JOINT, OR APPLYING MORTAR TO HOLD THE CONNECTION, AND ANY OTHER SIMILAR CRUDE PRACTICES OR INEPT OR HASTY IMPROVISATIONS WILL NOT BE PERMITTED. THE CONNECTION SHALL BE CONCRETE ENCASED AS SHOWN IN THE DETAIL UP TO AND INCLUDING 15" DIAMETER. (DOES NOT APPLY TO INSTALLATIONS WHERE 'Ts' & 'Ys' ARE USED).

6.) PIPE INSTALLATION THE PIPE SHALL BE HANDLED, PLACED, AND JOINTED IN ACCORDANCE WITH THE INSTALLATION GUIDES OF THE APPROPRIATE MANUFACTURER. IT SHALL BE CAREFULLY BEDDED ON A 4 INCH LAYER OF CRUSHED STONE AND/OR GRAVEL AS SPECIFIED IN NOTE 10. BEDDING AND RE–FILL FOR A DEPTH OF 12 INCHES ABOVE THE TOP OF THE PIPE SHALL BE CAREFULLY AND THOROUGHLY TAMPED BY HAND OR WITH APPROPRIATE MECHANICAL DEVICES.

THE PIPE SHALL BE LAID AT A CONTINUOUS AND CONSTANT GRADE FROM THE STREET SEWER CONNECTION TO THE HOUSE FOUNDATION AT A GRADE OF NOT LESS THAN 1/8 INCH PER FOOT. PIPE JOINTS MUST BE MADE UNDER DRY CONDITIONS. IF WATER IS PRESENT, ALL NECESSARY STEPS SHALL BE TAKEN TO DEWATER THE TRENCH.

7.) TESTING THE COMPLETED HOUSE SEWER SHALL BE SUBJECTED TO A LEAKAGE TEST IN ANY OF THE FOLLOWING MANNERS (PRIOR TO BACKFILLING):
- A) AN OBSERVATION TEE SHALL BE INSTALLED AS SHOWN AND, WHEN READY FOR TESTING, AN INFLATABLE BLADDER OR PLUG SHALL BE INSERTED JUST UPSTREAM FROM THE OPENING IN THE TEE. AFTER INFLATION, WATER SHALL BE INTRODUCED INTO THE SYSTEM ABOVE THE PLUG TO A HEIGHT OF 5 FEET ABOVE THE LEVEL OF THE PLUG.
- B) THE PIPE SHALL BE LEFT EXPOSED AND LIBERALLY HOSED WITH WATER, TO SIMULATE, AS NEARLY AS POSSIBLE, WET TRENCH CONDITIONS OR, IF THE TRENCH IS WET, THE GROUND WATER SHALL BE PERMITTED TO RISE IN THE TRENCH OVER THE PIPE. INSPECTIONS FOR LEAKS SHALL BE MADE THROUGH THE CLEANOUT WITH A FLASHLIGHT.
- C) DRY FLUORESCENE DYE SHALL BE SPRINKLED INTO THE TRENCH OVER THE PIPE. IF THE TRENCH IS DRY, THE PIPE SHALL BE LIBERALLY HOSED WITH WATER, OR IF THE TRENCH IS WET, GROUND WATER SHALL BE PERMITTED TO RISE IN THE TRENCH OVER THE PIPE. OBSERVATION FOR LEAKS SHALL BE MADE IN THE FIRST DOWNSTREAM MANHOLE.

LEAKAGE OBSERVED IN ANY OF THE ABOVE ALTERNATE TESTS SHALL BE CAUSE FOR NON–ACCEPTANCE AND THE PIPE SHALL BE DUG–UP IF NECESSARY AND RE–LAID SO AS TO ASSURE WATER TIGHTNESS.

8.) ILLEGAL CONNECTION NOTHING BUT SANITARY WASTE FLOW FROM HOUSE TOILETS, SINKS, LAUNDRY ETC. SHALL BE PERMITTED. ROOF LEADERS, FOOTING DRAINS OR SUMP PUMPS OR ANY OTHER SIMILAR CONNECTION CARRYING RAIN WATER, DRAINAGE OR GROUND WATER, SHALL NOT BE PERMITTED.

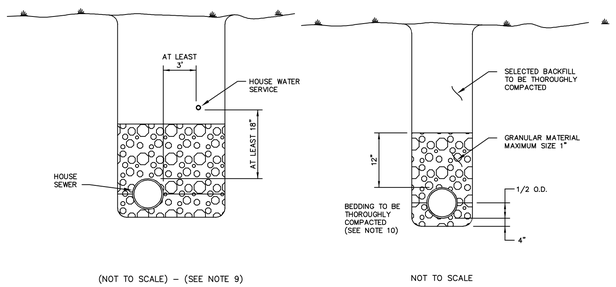
9.) HOUSE WATER SERVICE SHOULD NOT BE LAID IN THE SAME TRENCH AS SEWER SERVICE, BUT WHEN NECESSARY, SHALL BE PLACED ABOVE AND TO ONE SIDE OF THE HOUSE SEWER AS SHOWN.

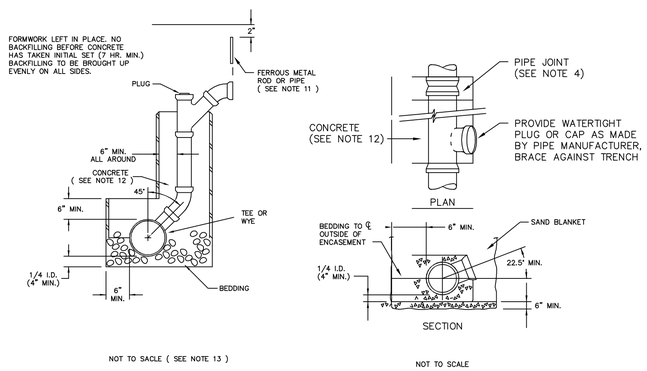
10.) BEDDING SCREENED GRAVEL AND/OR CRUSHED STONE FREE FROM CLAY, LOAM, ORGANIC MATERIAL AND MEETING ASTM C33–67.
100% PASSING 1 INCH SCREEN 90–100% PASSING 3/4 INCH SCREEN
20–55% PASSING 3/8 INCH SCREEN 0– 10% PASSING #4 SIEVE
0– 5% PASSING #8 SIEVE
WHERE ORDERED BY THE ENGINEER TO STABILIZE THE TRENCH BASE, SCREENED GRAVEL OR CRUSHED STONE 1 1/2 INCH TO 1/2 INCH SHALL BE USED.

11.) LOCATION THE LOCATION OF THE TEE OR WYE SHALL BE RECORDED AND FILED IN THE MUNICIPAL RECORDS. IN ADDITION, A FERROUS METAL ROD OR PIPE SHALL BE PLACED OVER THE TEE OR WYE AS DESCRIBED IN THE TYPICAL "CHIMNEY" DETAIL TO AID IN LOCATING THE BURIED PIPE WITH A DIP NEEDLE OR PIPEFINDER.

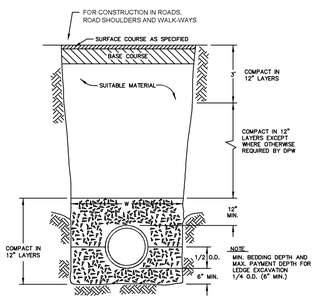
12.) CONCRETE CONCRETE SHALL CONFORM TO THE REQUIREMENTS FOR CLASS A (3000 PSI) CONCRETE OF THE NEW HAMPSHIRE DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS STANDARD SPECIFICATIONS AS FOLLOWS:
CEMENT – 6.0 BAGS / C.Y. WATER – 5.75 GALS. / BAG CEMENT
AGGREGATE – 1 1/2" MAX.

13.) CHIMNEYS IF VERTICAL DROP INTO SEWER IS GREATER THAN 4', A CHIMNEY SHALL BE CONSTRUCTED FOR THE HOUSE CONNECTION.

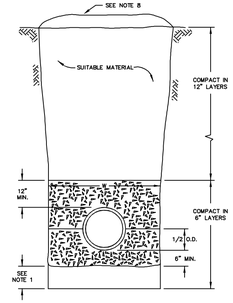




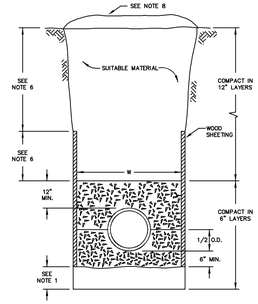
STANDARD TRENCH SECTION



LEDGE CONSTRUCTION



EARTH CONSTRUCTION



EARTH CONSTRUCTION WITH SHEETING

NOTES:

1.) ORDERED EXCAVATION OF UNSUITABLE MATERIAL BELOW GRADE. REFILL WITH BEDDING MATERIAL. SEE ALSO NOTE 7.

2.) BEDDING : SCREENED GRAVEL AND/OR CRUSHED STONE FREE FROM CLAY, LOAM, ORGANIC MATTER AND MEETING ASTM C33 STONE SIZE NO. 67.
100% PASSING 1 INCH SCREEN
90 – 100% PASSING 3/4 INCH SCREEN
20 – 55% PASSING 3/8 INCH SCREEN
0 – 10% PASSING #4 SIEVE
0 – 5% PASSING #8 SIEVE
– CRUSHED STONE 1/2 INCH – 1 1/2 INCH MAY BE USED INSTEAD OF SCREENED GRAVEL WHERE ALLOWED BY THE ENGINEER.

3.) SAND BLANKET : CLEAN SAND FREE FROM ORGANIC MATTER SO GRADED THAT 90–100% PASSES A 1/2 INCH SIEVE AND NOT MORE THAN 15% WILL PASS A #200 SIEVE.

4.) SUITABLE MATERIAL: IN ROADS, ROAD SHOULDERS, WALK–WAYS AND TRAVELED WAYS, SUITABLE MATERIAL FOR TRENCH BACKFILL SHALL BE THE NATURAL MATERIAL EXCAVATED DURING THE COURSE OF CONSTRUCTION, BUT SHALL EXCLUDE DEBRIS, PIECES OF PAVEMENT, ORGANIC MATTER, TOP SOIL, ALL WET OR SOFT MUCK, PEAT OR CLAY, ALL EXCAVATED LEDGE MATERIAL, AND ALL ROCKS OVER SIX INCHES IN LARGEST DIMENSION, OR ANY MATERIAL WHICH, AS DETERMINED BY THE ENGINEER, WILL NOT PROVIDE SUFFICIENT SUPPORT OR MAINTAIN THE COMPLETED CONSTRUCTION IN A STABLE CONDITION.

IN CROSS–COUNTRY CONSTRUCTION, SUITABLE MATERIAL SHALL BE AS DESCRIBED ABOVE, EXCEPT THAT THE ENGINEER MAY PERMIT THE USE OF TOP SOIL, LOAM, MUCK OR PEAT, IF HE IS SATISFIED THAT THE COMPLETED CONSTRUCTION WILL BE ENTIRELY STABLE AND PROVIDED THAT EASY ACCESS TO THE SEWER FOR MAINTENANCE AND POSSIBLY RECONSTRUCTION, WHEN NECESSARY, WILL BE PRESERVED.

5.) BASE COURSE , IF ORDERED BY THE ENGINEER, SHALL MEET THE REQUIREMENTS OF DIVISION 300 OF THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION OF THE STATE OF NEW HAMPSHIRE, DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS, (D.O.T.).

6.) WOOD SHEETING , IF REQUIRED. WHERE SHEETING IS PLACED ALONGSIDE THE PIPE AND EXTENDS BELOW MID–DIAMETER, IT SHALL BE CUT OFF AND LEFT IN PLACE TO AN ELEVATION NOT LESS THAN 1 FOOT ABOVE THE TOP OF THE PIPE. WHERE SHEETING IS ORDERED BY THE ENGINEER TO BE LEFT IN PLACE, IT SHALL BE CUT OFF AT LEAST 3 FEET BELOW FINISHED GRADE, BUT NOT LESS THAN 1 FOOT ABOVE THE TOP OF THE PIPE.

7.) W = MAXIMUM ALLOWABLE TRENCH WIDTH TO A PLANE 12 INCHES ABOVE THE PIPE. FOR PIPES 15 INCHES NOMINAL DIAMETER OR LESS, W SHALL BE NO MORE THAN 36 INCHES; FOR PIPES GREATER THAN 15 INCHES NOMINAL DIAMETER, W SHALL BE 24 INCHES PLUS PIPE O.D. W SHALL ALSO BE THE PAYMENT WIDTH FOR LEDGE EXCAVATION AND FOR ORDERED EXCAVATION BELOW GRADE.

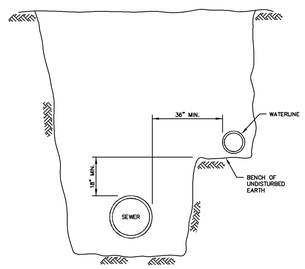
8.) FOR CROSS COUNTRY CONSTRUCTION , BACKFILL OR FILL SHALL BE MOUNDED TO A HEIGHT OF 6 INCHES ABOVE THE ORIGINAL GROUND SURFACE.

9.) CONCRETE FOR ENCASEMENT SHALL CONFORM TO THE REQUIREMENTS FOR CLASS A (3000#) CONCRETE OF THE NEW HAMPSHIRE DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS STANDARD SPECIFICATIONS AS FOLLOWS:
CEMENT: 6.0 BAGS PER CUBIC YARD
WATER : 5.75 GALLONS PER BAG CEMENT
MAXIMUM SIZE OF AGGREGATE: 1 INCH

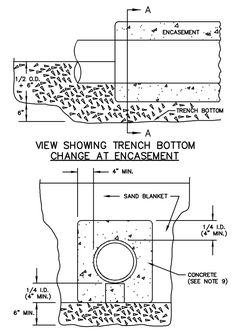
10.) NEW HAMPSHIRE WATER SUPPLY AND POLLUTION CONTROL COMMISSION (NH DES) DESIGN STANDARDS REQUIRE 10 FT. SEPARATION. HOWEVER, SHOULD CONSTRUCTION OPERATIONS REVEAL OR EXPOSE A WATERLINE (MAIN OR SERVICE) RUNNING APPROXIMATELY PARALLEL AND LESS THAN 10 FT. HORIZONTAL FROM THE PROPOSED SEWER INSTALLATION AND WHERE IT IS NOT PRACTICABLE TO RELOCATE THE SEWER, THE FOLLOWING METHODS OF PROTECTION MUST BE EMPLOYED.

A. IF THE WATERLINE CAN BE KEPT AT LEAST 18 INCHES ABOVE AND 3 FEET TO ONE SIDE OF THE SEWER, AS SHOWN AND SUPPORTED ON A BENCH OF ORIGINAL SOIL, NO OTHER PROTECTION IS REQUIRED.

11.) IF FULL CASEMENT IS UTILIZED, DEPTH OF CONCRETE BELOW PIPE SHALL BE 1/4 I.D. (4" MIN.) BLOCK SUPPORT SHALL BE SOLID CONCRETE BLOCKS.



WATER AND SEWER IN SAME TRENCH



CONCRETE FULL ENCASEMENT

(SEE NOTE 11)

NOT FOR CONSTRUCTION FOR PERMIT USE ONLY

PLANNING FILE NO.: P21–25

CIVILWORKS NEW ENGLAND
CIVIL & WATERFRONT ENGINEERING
181 Watson Road, PO Box 1166
Dover, New Hampshire 03821
603.749.0443

NO.	REVISION	APP'D	DATE
3	TRC COMMENTS	SJH	5–21–21
2	TRC COMMENTS	SJH	5–14–21
1	CITY ENGINEER COMMENTS	SJH	4–20–21

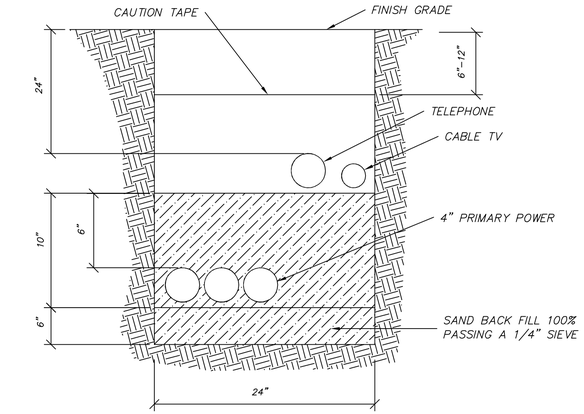
DATE: 4–2–21
SCALE: 1"=30'
DRAWN BY: JRG
DESIGN BY: JRG
APPROVED BY:SJH
PROJECT NO:20052
FILE: SITE

DETAIL SHEET

ZELAND SCHWARTZ
REVOCABLE TRUST
14 HUCKINS ROAD
MADBURY, NH 03823

SCHWARTZ SUBDIVISION
26 ½ BELLAMY ROAD
DOVER, NH 03820

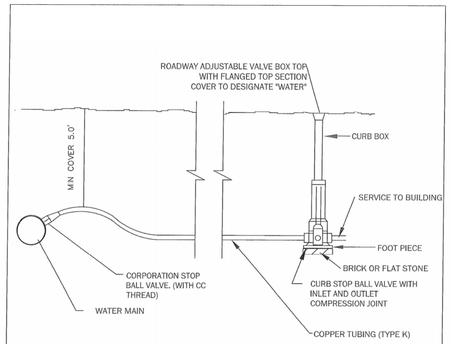
20



1. TELEPHONE CONDUIT SHALL BE 3" SCHEDULE 40 PVC, WITH STEEL SWEEPS AT RISER POLE, 90° BENDS AND AT BUILDING.
2. LEAVE PULL ROPE IN ALL CONDUITS FOR CABLE INSTALLATION.
3. FOR COMPLETE SPECIFICATIONS SEE "PUBLIC SERVICE COMPANY OF NEW HAMPSHIRE CONSTRUCTION SPECIFICATIONS FOR UNDERGROUND CONDUIT SYSTEMS".
4. CONTRACTOR SHOULD VERIFY THE NUMBER & SIZE OF CONDUIT WITH THE APPROPRIATE UTILITIES.

UTILITY TRENCH

NOT TO SCALE

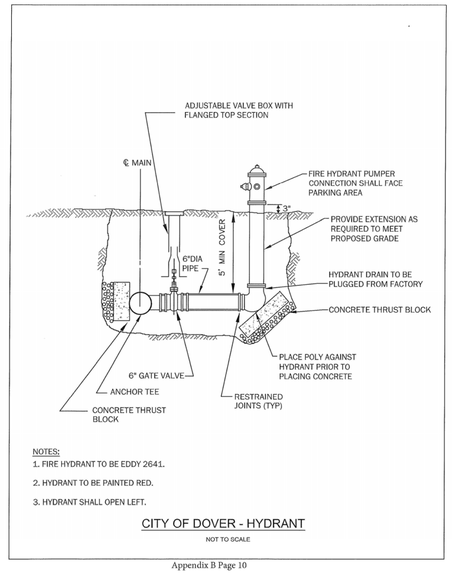


NOTE:

1. ALL WATER LINES 4" OR GREATER SHALL BE DUCTILE IRON WITH AN 8 MIL POLYETHYLENE WRAP. CONTRACTOR MAY FORGO WRAPPING PIPE IF THE DUCTILE IRON PIPE IS ZINC-COATED, TEES AND OTHER CONNECTIONS WILL STILL NEED TO BE WRAPPED.
2. WATER SERVICE LINES SHALL BE COPPER TUBING (TYPE K) BETWEEN MAIN AND CURB STOP.
3. SERVICE BETWEEN CURB STOP AND BUILDING MAY BE SDR 9 CTS (BLUE) PLASTIC POLYETHYLENE RATED FOR 250 psi.

CITY OF DOVER - WATER SERVICE CONNECTION

NOT TO SCALE

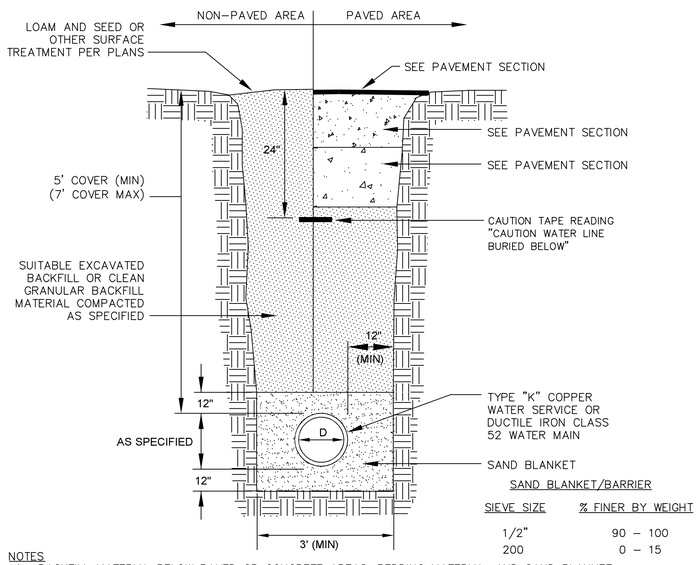


NOTES:

1. FIRE HYDRANT TO BE EDDY 2641.
2. HYDRANT TO BE PAINTED RED.
3. HYDRANT SHALL OPEN LEFT.

CITY OF DOVER - HYDRANT

NOT TO SCALE



SAND BLANKET/BARRIER

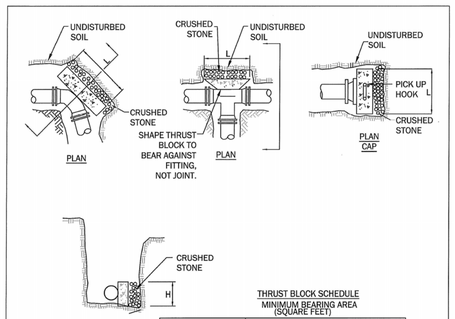
SIEVE SIZE	% FINER BY WEIGHT
1/2"	90 – 100
200	0 – 15

NOTES

1. BACKFILL MATERIAL BELOW PAVED OR CONCRETE AREAS, BEDDING MATERIAL, AND SAND BLANKET SHALL BE COMPACTED TO NOT LESS THAN 95% OF AASHTO T 99, METHOD C. SUITABLE BACKFILL MATERIAL BELOW LOAM AREAS SHALL BE COMPACTED TO NOT LESS THAN 90% OF AASHTO T 99, METHOD C.

WATER MAIN TRENCH

NOT TO SCALE



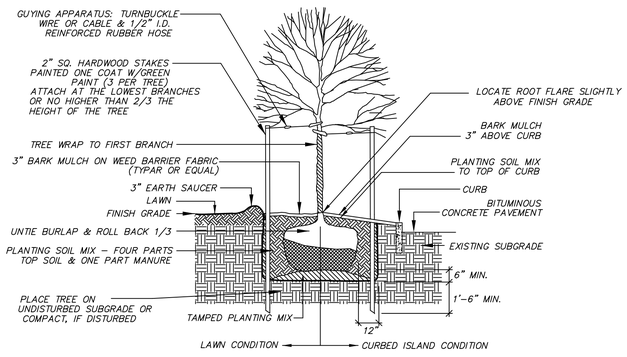
THRUST BLOCK SCHEDULE
MINIMUM BEARING AREA (SQUARE FEET)

	PIPE SIZE					
Nominal Dia. (in)	4	6	8	10	12	16
Tees, Caps, Plugs, & Tapping Sleeves	1.05	2.32	4.15	6.37	9.15	16.23
90 Degree Bends	1.48	3.29	5.86	9.01	12.93	22.96
45 Degree Bends	0.80	1.78	3.17	4.88	7.00	12.42
22-1/2 Degree Bends	0.41	0.91	1.62	2.49	3.57	6.33
11-1/4 Degree Bends	0.21	0.46	0.81	1.25	1.79	3.18
System Pressure: 100 psi Safety Factor: 1.5 Soil Bearing Capacity: 2,000 psf						

THE MINIMUM BEARING AREAS SHOWN IN THE THRUST BLOCK SCHEDULE ARE BASED ON A SYSTEM PRESSURE OF 100 PSI. IF THE SYSTEM PRESSURE IS ABOVE 100 PSI, INCREASE THE NOTED AREAS PROPORTIONAL TO THE ACTUAL SYSTEM PRESSURE. FOR EXAMPLE, IF THE ACTUAL SYSTEM PRESSURE IS 160 PSI, MULTIPLY THE ABOVE VALUES BY 160%.

CITY OF DOVER - PRECAST CONCRETE THRUST BLOCK & ANCHOR

NOT TO SCALE



NOTES:

1. PLANT AT SAME DEPTH AS PREVIOUSLY PLANTED OR WITHIN 2" ABOVE.
2. 3 1/2" CALIBER MAPLE OR APPROVED EQUAL

TREE PLANTING DETAIL
(NOT TO SCALE)

NOT FOR CONSTRUCTION FOR PERMIT USE ONLY

PLANNING FILE NO.: P21-25

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CIVIL & WATERFRONT ENGINEERING
181 Watson Road, PO Box 1166
Dover, New Hampshire 03821
603.749.0443

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PROJECT NO:20052
FILE: SITE

DETAIL SHEET

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REVOCABLE TRUST
14 HUCKINS ROAD
MADBURY, NH 03823

SCHWARTZ SUBDIVISION
26 ½ BELLAMY ROAD
DOVER, NH 03820

21

BELLAMY ROAD (PUBLIC - VARIABLE WIDTH R.O.W.)

BELLAMY RIVER FLOW

EXISTING WOOD FRAME HOUSE

EXISTING WOOD FRAME ACCESSORY STRUCTURE FF: 79.31'

PROPOSED UNIT 1 2,738 S.F.

PROPOSED UNIT 2 2,738 S.F.

PROPOSED UNIT 3 2,738 S.F.

EXISTING WOOD FRAME HOUSE #26

EXISTING FENCE

EXISTING TREELINE TO REMAIN

EXISTING TREELINE TO REMAIN

OHU

OHU

S3

S3

S3

16°15'33"

MAG. OBS. - DATE

NH STATE PLANE
NAD 83 - GPS OBS.

StatArea_1
ROADWAY
Illuminance (Fc)
Average = 0.40
Maximum = 1.3
Minimum = 0.0
Avg/Min Ratio = N.A.
Max/Min Ratio = N.A.

Luminaire Schedule				
Symbol	Qty	Label	Arrangement	Description
⊖	2	S3	SINGLE	ICM-E02-LED-E1-SL3-HSS-7030 / RSS4A20SFC1 (20' AFG)

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)

NOT FOR CONSTRUCTION FOR PERMIT USE ONLY

PLANNING FILE
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FILE: SITE

LIGHTING PLAN

ZELAND SCHWARTZ
REVOCABLE TRUST
14 HUCKINS ROAD
MADBURY, NH 03823

SCHWARTZ SUBDIVISION
26 ½ BELLAMY ROAD
DOVER, NH 03820

22

Invue

Catalog #		Type
Project		
Comments		Date
Prepared by		

DESCRIPTION

LED technolgy combined with the Icon luminaires unique form creates the choice solution for modern site lighting applications. The Icon luminaires gentle curves and sleek profile create a shape that is beyond common. Two unique arm choices combined with structural element options provide no limitations in bridging to the architectural application.

SPECIFICATION FEATURES

Construction
HOUSING: Heavy-wall, one-piece, die-cast aluminum housing has precise tolerance control and repeatability in manufacturing. Integral aluminum heat sink provides superior heat transfer in +40°C ambient environment. DOOR: One-piece, die-cast aluminum construction with tool-less release latch. Door swings down and is retained on heavy duty leaf/pin hinge. GASKET: Continuous gasket provided to seal housing to door. HARDWARE: Tool-less release button latches are stainless steel/aluminum construction, painted to match housing and allow access to internal housing and electrical components.

Optics
Choice of twelve patented, high-efficiency AccuLED Optics™ distributions. Optics are precisely designed to shape the light output, maximizing efficiency and application spacing. AccuLED Optics technology creates consistent distributions with the scalability to meet customized application requirements. Offered Standard in 4000K (+/- 275K) CCT and minimum 70 CRI. Optional 3000K CCT, 70 or 80 CRI. For the ultimate level of spill light control, an optional house-side shield accessory can be field or factory installed. The house-side shield is designed to seamlessly integrate with the SL2, SL3 or SL4 optics.

Electrical
LED drivers mount to die-cast aluminum back housing for optimal heat sinking, operation efficacy, and prolonged life. Standard drivers feature electronic universal voltage (120-277V 50/60Hz), 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Greater than 0.9 power factor, less than 20% harmonic distortion, and is suitable for operation in -40°C to 40°C ambient environments. All fixtures are shipped standard with 10kV/10kA common – and differential – mode surge protection. LightBARs feature an IP66 enclosure rating and maintain greater than 95% lumen maintenance at 60,000 hours per IESNA TM-21. Occupancy sensor and dimming options available.

Mounting
UPSWEEP ARM: Manufactured of heavy-wall cast aluminum. Internal bolt guides provided for positioning arm to housing and pole. LINEAR ARM: Manufactured of heavy-wall extruded aluminum. Arm features internal bolt guides for positioning arm to housing and pole. STRUCTURAL MOUNT: Die-cast aluminum cleat, factory mounted and finished in luminaire color. Stainless steel structural rod measures 1/2" in diameter and is provided in luminaire finish or optional natural finish. Product functions in conjunction with linear arm. Invue poles provided pre-drilled for suspension mount applications. See Invue pole brochure for complete selection of matching poles. STRUCTURAL WALL MOUNT: Die-cast aluminum cleat, factory mounted to luminaire and finished in luminaire color. Stainless steel structural rod measures 1/2" in diameter and is provided in luminaire finish or optional natural finish. Wall bracket works in conjunction with linear arm. Mounting arms ordered separately.

Slide Arm
An elegant cantilever arm assembly articulates the Icon housing in suspended balance. The extended aluminum arm and rear suspension detail in conjunction with the flowing lines from pole to luminaire provide a dramatic form where excitement in architectural design is desired. Arm weldment assembly manufactured of 6061, 6063 cast aluminum subcomponents. The medium Icon arm (SDM) assembly mounts to a 5" O.D. round straight pole equipped with a 4" O.D. by 10" tall tenon. The Small Icon Arm (SDS) Fits 4" O.D. tenon or slipfits over 4" round straight pole. Arm secures to pole with provided stainless steel hex head fasteners and includes a removable side cap for wire access and inspection.

Finish
Housing is finished in five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. LightBAR cover plates are standard white and may be specified to match finish of luminaire housing. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available. Consult Outdoor Architectural Colors brochure for a complete selection.

Warranty
Five-year warranty.

ICS/ICM
ICON LED

ICM 1 - 6 LightBARs
ICS 1 - 4 LightBARs
Solid State LED

ARCHITECTURAL AREA/SITE LUMINAIRE

CERTIFICATION DATA
UL/cUL Listed
IP66 LightBARs
LM79 / LM80 Compliant
3G Vibration Tested
ISO 9001

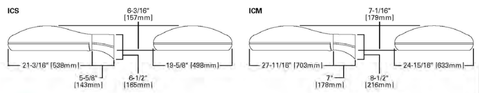
ENERGY DATA
Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120-277V/50 & 60Hz, 347V/60Hz, 480V/60Hz
-40°C Minimum Temperature
40°C Ambient Temperature Rating

EPA
Effective Projected Area: (Sq. Ft.)
ICS Icon Small:
Single: 0.69
Single Structural: 0.71

ICM Icon Medium:
Single: 1.09
Single Structural: 1.11

SHIPPING DATA
Approximate Net Weight:
ICS Icon Small: 37 lbs. (16.82 kgs.)
ICM Icon Medium: 50 lbs. (22.73 kgs.)

DIMENSIONS



COOPER Lighting Solutions

TD500007EN
April 20, 2020 3:13 PM

Steel Poles

Catalog #		Type
Project		
Comments		Date
Prepared by		

RSS ROUND
STRAIGHT STEEL

FEATURES
- ASTM Grade steel base plate with ASTM A366 base cover
- Hand hole assembly 3" x 5" on 5" and 6" poles, 2" x 4" on 4" poles
- 10'-30' mounting heights
- Drilled or tenon (specify)

DESIGN CONSIDERATIONS

Wind induced vibrations resulting from steady, unidirectional winds and other aerodynamic forces, as well as vibration and coefficient of height factors for non-grounded mounted installations (e.g., installations on bridges or buildings) are not included in this document. The information contained herein is for general guidance only and is not a replacement for professional judgement. Consult with a professional, and local and federal standards, before ordering to ensure product is appropriate for the intended purpose and installation location. Also, please review Cooper Lighting Solutions Light Pole White Paper for risk factors and design considerations. Learn more.

Specifications and dimensions subject to change without notice. Consult your lighting representative at Cooper Lighting Solutions or visit www.cooperlighting.com for available options, accessories and ordering information.

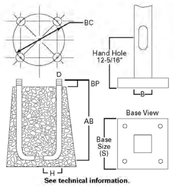
ORDERING INFORMATION

SAMPLE NUMBER: RSS4A20SF2XG

Product Family	Shaft Size (inches) [1]	Wall Thickness (inches)	Mounting Height (Feet)	Base Type	Finish	Mounting Type	Number and Location of Arms	Arm Lengths (Feet)	Options (Add as Suffix)
RSS=Round Straight Steel	**4**=4" **5**=5" **6**=6"	**A**=0.120" [4] **M**=0.188"	**10**=10' **15**=15' **20**=20' **25**=25' **30**=30'	**S**=Square Steel Base	**F**=Dark Bronze **G**=Galvanized Steel **J**=Summit White **K**=Carbon Bronze **L**=Dark Platinum **R**=Hartford Green **S**=Silver **T**=Graphite Metallic **V**=Grey **W**=White **X**=Custom Color **Y**=Black	**2**=2-3/8" O.D. Tenon (4" Long) **3**=3-1/2" O.D. Tenon (5" Long) **4**=4" O.D. Tenon (6" Long) **9**=3" O.D. Tenon (4" Long) **8**=2-3/8" O.D. Tenon (6" Long) **7**=4" O.D. Tenon (10" Long) **A**=Type A Drilling **C**=Type C Drilling **E**=Type E Drilling **F**=Type F Drilling **G**=Type G Drilling **J**=Type J Drilling **K**=Type K Drilling **M**=Type M Drilling **N**=Type N Drilling **S**=Standard Upsweep Arm [7] **Z**=Type Z Drilling	**1**=Single **2**=2 at 180° **3**=Triple [5] **4**=4 at 90° **5**=2 at 90° **6**=2 at 90° **7**=2 at 120° **X**=None	**X**=None **2**=2' **3**=2.5' **4**=4' **6**=6' **8**=8'	**A**=1/2" Tapped Hub [3] **B**=3/4" Tapped Hub [3] **C**=Convenience Outlet [4] **E**=GFCI Convenience Outlet [4] **G**=Ground Lug **H**=Additional Hand Hole [5] **V**=Vibration Dampener

NOTES: 1. All shaft sizes nominal. **2.** Square poles are 3 at 90°, round poles are 3 at 120°. **3.** Tapped Hub is located 5' below the pole top and on the same side of pole as hand hole, unless specified otherwise. **4.** Outlet is located 4' above base and on same side of pole as hand hole, unless specified otherwise. Receptacle not included, provision only. **5.** Additional hand hole is located 12" below pole top and 90° from standard hand hole location, unless otherwise specified. **6.** Available in 4" shaft size only. **7.** Arm must be ordered separately.

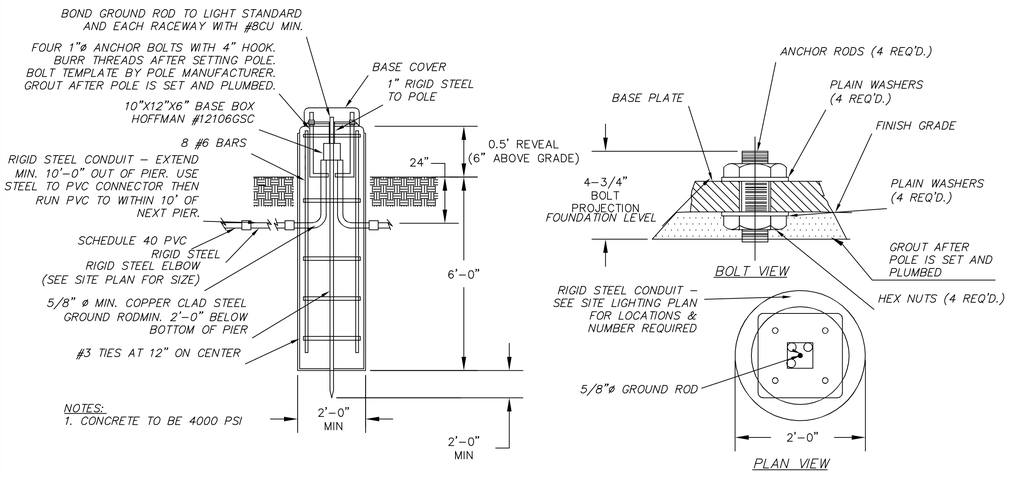
ANCHORAGE DATA



Pole	Template Number	Bolt Number	Bolt Circle (inches)	Number of Bolts	Bolt Size (inches)
RSS4	TMP4	AB1	11	4	3/4 x 25 x 3
RSS5	TMP4	AB1	11	4	3/4 x 25 x 3
RSS6	TMP5	AB3	12.5	4	1 x 36 x 4

COOPER Lighting Solutions

TD512015EN
February 24, 2020 11:27 AM



LIGHT POLE BASE
NOT TO SCALE

NOT FOR CONSTRUCTION FOR PERMIT USE ONLY

PLANNING FILE
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CIVIL & WATERFRONT ENGINEERING
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APPROVED BY:SJH
PROJECT NO: 20052
FILE: SITE

LIGHTING DETAIL SHEET

ZELAND SCHWARTZ
REVOCABLE TRUST
14 HUCKINS ROAD
MADBURY, NH 03823

SCHWARTZ SUBDIVISION
26 & BELLAMY ROAD
DOVER, NH 03820

23

BELLAMY ROAD (PUBLIC - VARIABLE WIDTH R.O.W.)

BELLAMY RIVER FLOW

EXISTING WOOD FRAME HOUSE

EXISTING WOOD FRAME ACCESSORY STRUCTURE FF: 79.31'

PROPOSED UNIT 1 2,738 S.F.

EXISTING WOOD FRAME HOUSE #26

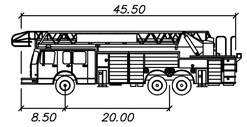
EXISTING FENCE

PROPOSED UNIT 3 2,738 S.F.

PROPOSED UNIT 2 2,738 S.F.

EXISTING TREELINE TO REMAIN

EXISTING TREELINE TO REMAIN



Dover Idder	feet
Width	: 8.50
Track	: 8.50
Lock to Lock Time	: 6.0
Steering Angle	: 44.0

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)

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DOVER LADDER MOVEMENT PLAN

ZELAND SCHWARTZ
REVOCABLE TRUST
14 HUCKINS ROAD
MADBURY, NH 03823

SCHWARTZ SUBDIVISION
26 ½ BELLAMY ROAD
DOVER, NH 03820

24

GENERAL NOTES

1. OWNER OF RECORD AND APPLICANT:
   ZELAND SCHWARTZ REVOCABLE TRUST
   ZELAND SCHWARTZ, TRUSTEE
   14 HUCKINS ROAD
   MADBURY, NEW HAMPSHIRE 03823
   S.C.R.D. VOLUM 4742, PAGE 911
2. H / 14D – DENOTES TAX MAP AND PARCEL NUMBER.
3. PARCEL AREA: 161,491 S.F.± / 3.71 Ac.±
4. ZONING DISTRICT IS R–20; TDR OVERLAY DISTRICT (170–27.2).

   DIMENSIONAL REQUIREMENTS:

MINIMUM LOT SIZE	= 20,000 S.F.
MINIMUM LOT COVERAGE	= 30 PERCENT
MINIMUM FRONTAGE	= 125 FEET
BUILDING SETBACK REQUIREMENTS:	
FRONT BUILD TO LINE	= 20 FEET MINIMUM
	= 35 FEET MAXIMUM
SIDE SETBACK	= 20 FEET
REAR SETBACK	= 30 FEET
MAXIMUM BUILDING HEIGHT	= 35 FEET MAXIMUM

6. THE SUBJECT PARCEL IS SERVED BY MUNICIPAL WATER AND SEWER.
7. A PORTION OF THE SUBJECT PARCEL IS LOCATED WITHIN THE SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1 PERCENT ANNUAL CHANCE FLOOD, ZONE AE (BASE FLOOD ELEVATIONS DETERMINED); AS SHOWN ON FLOOD INSURANCE RATE MAP, COMMUNITY NUMBER 330145; MAP NUMBER 33017C0320; SUFFIX E; DATE SEPTEMBER 30, 2015.
8. BASIS OF BEARING IS NH STATE PLANE (NAD83) BASED ON GPS OBSERVATION DATED DECEMBER 15, 2020.
9. VERTICAL DATUM IS NAVD88 BASED ON GPS OBSERVATION DATED DECEMBER 15, 2020. CONTOUR INTERVAL IS TWO FEET.
10. PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A SURVEY PERFORMED BY MCENEANEY SURVEY ASSOCIATES, INC. DURING DECEMBER 2020 WITH AN ERROR NOT GREATER THAN 1 IN 10,000.
11. THE IMPROVEMENTS AND UTILITIES SHOWN ARE FROM OBSERVATIONS MADE IN THE FIELD OR REFERENCE PLANS. LOCATIONS OF UNDERGROUND UTILITIES NOT MARKED ON THE SURFACE WERE NOT LOCATED. ALL VISIBLE UTILITIES ARE SHOWN.
12. PARCEL IS SUBJECT TO THE STATE OF NEW HAMPSHIRE SHORELINE WATER QUALITY PROTECTION ACT (SWQPA). THOSE AREAS WITHIN 250 FEET OF THE BELLAMY RIVER REFERENCE LINE.
13. THE PARCEL IS SUBJECT TO THE CITY OF DOVER CONSERVATION ZONE AREAS WITHIN THE 100 FEET OF THE BELLAMY RIVER AND SLOPES GREATER THAN 20%.

PLAN OF INTENT:

1. THE INTENT OF THIS PLAN IS TO SHOW SITE IMPROVEMENTS ASSOCIATED WITH THE CONSTRUCTION OF 400' OF ROADWAY, DRAINAGE IMPROVEMENTS, AND UTILITIES FOR A 5 UNIT SINGLE FAMILY DETACHED CONDOMINIUM.

NOTES:

1. NHDES SHORELAND PERMIT APPLICATION: NHDES#2021–00587 APPROVED MARCH 19, 2021

LEGEND

S.F.	SQUARE FEET
Ac.	ACRE
±	MORE OR LESS
EOW	EDGE OF WET
x 74.00	EXISTING SPOT GRADE
– – –94– – –	EXISTING GRADE
	EXISTING TREELINE
	EDGE OF RIVER
	PROPOSED SILTSOXX
	PROPOSED BUILDING
	PROPOSED TREELINE
	PROPOSED RE–VEGETATED AREA

REVEGATION SCHEDULE

A (17)	5–6' HIGH PINUS STROBUS
B (8)	#10 AMELANCHIER CANADENSIS
C (40)	#1 COMPTONIA PEREGRINA

NOT FOR CONSTRUCTION FOR PERMIT USE ONLY

CIVILWORKS NEW ENGLAND
CIVIL ENGINEERING
181 Watson Road, PO Box 1166
Dover, New Hampshire 03821
603.749.0443

NO.	REVISION	APP'D	DATE

DATE: 2–3–21
SCALE: 1"=30'
DRAWN BY: JRG
DESIGN BY: JRG
APPROVED BY:SJH
PROJECT NO: 20052
FILE: SITE

NHDES SHORELAND/RE–VEGETATION PLAN

ZELAND SCHWARTZ
REVOCABLE TRUST
14 HUCKINS ROAD
MADBURY, NH 03823

SCHWARTZ SUBDIVISION
26 ½ BELLAMY ROAD
DOVER, NH 03820

S–1

CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P19-85B

Application Type:	Extension Request
Applicant(s):	Gulf Landing Properties, LLC
Owner(s):	Gulf Landing Properties, LLC
Location:	Central Ave (Tax Map 38, Lot 9-A-2)
Meeting Date:	June 22, 2021

INTENT: Proposal is to extend the conditional approval period for a previously approved site plan to construct a three story treatment center with a parking lot for visitors and employees. A related CUP application was also before the Board but CUPs do not have the same deadline process.

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 granted 1/16/14 have expired.
Z19-13 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: Extension Application materials, October 27, 2020 PB minutes

APPLICATION IS COMPLETE: Yes

NOTICES SENT: For the original approval but not required for extension requests

PERMITS REQUIRED:
CUP, NHDES Sewer Discharge Permit, NOI, DHR, NHB, DHHS

ORIGINAL WAIVERS:
-Site specific soils map
-Lighting (uniformity ratio & spillover)

Summary of Request and Background
The applicant received conditional approval (for a second time) in October 2020. Due to financing, the applicant was not able to meet the initial 90 day period to meet conditions of approval or the extra 90 day administrative extension and is now requesting a second extension which requires Planning Board approval. The applicant is still 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

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 extension request with the following same conditions as the previous approval:

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 5/3/2021
Data updated Daily

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

City of Dover, New Hampshire
APPLICATION FOR EXTENSION OF/ AMENDMENT TO OR WAIVER FOR PLAN/ DRIVEWAY

[Revised August 20, 2020]

Office Use Only	Amount Paid: _____	Date/Time Received: _____

APPLICANT INFORMATION

Name of Applicant: GULF LANDING LLC Telephone # 978-815-4590

Address of Applicant: 9 PATRIOUT DRIVE E-Mail RVDC1501@COMCAST.NET

Project Name: ALLONSY PARK Project Location: OFF CENTRAL AVE

Planning File Number: 19-85A & 20A-67A Date of Original Approval DEC 15, 2020

File Type: Conditional Use X Site Plan Review X Subdivision _____

EXTENSION INFORMATION (*Note: notification of abutters required for first time extensions under Sec. 153-9.B and Sec. 157-23.B only)*

Extension type requested *(check one)*: X Sec. 153-8.A ___Sec. 153-9.B ___Sec. 157-13.A ___Sec. 157-23.B

Current deadline date: JUNE 15, 2021 Number of Extensions Previously granted by Board 0

Reason(s) for extension/comments (*attach additional sheets as needed*): 1 ADMIN 90 DAY

FINANCING FOR A NON CONVENTIONAL PROJECT.

REQUEST AN ADDITIONAL 90 DAYS TO SEPTEMBER 15, 2021

AMENDMENT INFORMATION

Condition(s) or portion of plan to be amended: _____

Reason(s) for amendment/comments (*attach additional sheets as needed*): _____

WAIVER INFORMATION

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

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

SIGNATURES

I/We hereby submit this application to the 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: _____

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

Signature of Agent: _____ Date: 6-10-21

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

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

The Vice Chair noted items D and E would be heard together.

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)

C. Parker explained that the applicant proposes 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 is consistent with a 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.

The applicant is requesting a Conditional Use Permit 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.

The applicant is requesting two waivers with justification indicated on the application. One is for site specific soils mapping, and the other is for lighting, the uniformity ratio and spill over.

Christopher Berry, Berry Surveying and Engineering, represented the application and discussed the plat. They will redevelop a roadway to access the new facility which is on an underused lot in the City. The site has been manipulated in the past. There has been construction activity and storage of materials. The original concept for the site was for a mixed-use building with commercial use on the first floor and residential use above. The owner has found a need for this new proposed use of the property. The facility is classified as medical use and the layout will work if the property ever changes hands to another medical use.

This is a low intensity use. Residents will come and mostly stay inside while they receive treatment. Most will not have vehicles. Most traffic will be from medical staff and deliveries. There will be full access via the road to the site and secondary access to the light at Shaw's Plaza. The access road will be milled out, reclaimed and repaved. The entrance to Rte. 108 will have a new stop sign and cross walk.

The architecture is made to look more like a residential structure. Some of the hardscape will resemble the commercial properties in the neighborhood.

A large percentage of the property is in the wetland buffer. The wetlands have a low function value due to previous manipulations of the site. The wetlands are not in their natural state. A lot of the wetland is generated from drainage from the Central Ave area. The applicant aims to enhance the storm water system and enhance the buffer systems by adding vegetation.

Deliveries and dumpster pick up will be in the back of the site. Utilities will be there as well.

The site will sit slightly above the parking lots around it. The potential for ambulance use is low, but they have designated a parking space and loading zone for ambulance.

This facility does not accept walk-ins. People will not come and go from the site. The residents are fully vetted prior to being accepted and will be picked up when ready to leave. There are limited visiting hours.

Dover requires septic to be 50' and 75' away from wetlands. There is sewer on site, but they have to pump up to the main line at Central Ave. A pump chamber (named a septic tank on the plans) is proposed to be on site within the setback to the wetlands. The system will be so deep it will be well below the wetlands system so no chance of problem. It is concrete and water-tight inside and out.

D. Ciotti asked about the layout of the road and if it will have sidewalks. It will be laid out the same way, just repaved. There will not be sidewalks since the residents should not be walking in and out.

Discussion occurred if there should be a right-turn only or if there will not be enough traffic to warrant it.

K. Pimental brought up the parking situation. There is so much parking in that area with the various businesses nearby, he wondered if existing parking could be utilized to reduce the amount of impervious coverage.

Mr. Berry noted this particular use requires 32 spaces. The applicant agreed when he saw the site that there's too much pavement. They spoke with Dover Bowl and agreed to lease 17 spaces from their parking lot to reduce the amount of pavement they needed to add.

E. Ianello expressed her approval of the design of the building.

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

Public hearing opened.
No one spoke. No emails or calls were received by the office.
Public Hearing closed.

C. Parker noted there are three votes on this project. The first is on the Conditional Use Permit.

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 and staff recommends the Planning Board approve the Conditional Use Permit with the condition that the Board approves P19-85.

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

C. Parker noted 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 site plan, 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 site characteristics, and recommends approval with the applicant adding 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.

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

C. Parker noted the plan is consistent Chapter 153-4 of the Site Plan Review Regulations of the City Code provides for site review by the Planning Board of new construction of various types. Staff recommends approval 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' 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.

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

F. Consideration and possible posting of Site Plan Amendments (updating district names and references).

C. Parker noted that with the zoning ordinance change in July, there are some housekeeping aspects within the Site Plan regulations to accomplish. The main focus of the proposed regulations is to replace the eliminated zones with the current ones. Also, there is a portion of the parking lot location regulations that is no longer necessary.

The expectation is that these would be posted now, and then carried forward with amendments, if any, proposed in the spring.

Motion: D. White moved to post the amendments. Seconded by T. Clark. Vote: U/A

5. STAFF COMMENTS

- TRC for Grove Street this week
- Community Trail work continues in the area of Fisher Street.
- One Planning Board meeting in months of November and December
- January board meet and greet is cancelled- a webinar will be put together instead
- Voting information for next Tuesday

6. MEMBER COMMENTS

- F. Torr asked if a sub-committee will be appointed to work on the electric charging station issue. C. Parker suggested it be part of the January workshop.

7. ADJOURNMENT

Motion: E. Ianello made a motion to adjourn at 9:25 p.m. Seconded by D. White. Vote: U/A

P19-85B **Central Avenue**

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
38006-A00000	851 881 CENTRAL AV	ESSENTIAL PROPERTIES LLC		304 MAPLEWOOD AVE	PORTSMOUTH	NH	03801
38009-A00000	887 CENTRAL AV	BLACK DOG CAR WASH CENTRAL AVENUE LL		PO BOX 8	WAITSFIELD	VT	05673-0008
38009-A00001	CENTRAL AV	DRISCOLL REALTY INC		BOX 207	KITTERY POINT	ME	03905
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	WHITCHER PROPERTY SERVICES LLC		254 DRAKE HILL ROAD	STRAFFORD	NH	03884
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
38011-000004	903 4 CENTRAL AV	903 CENTRAL AVENUE ASSOCIATES LLC		903 CENTRAL AV UNIT 5	DOVER	NH	03820
38011-00003B	903 3 CENTRAL AV	RT 125 ASSOCIATES		PO BOX 977	DOVER	NH	03821
38012-000000	OLD ENGLISH VILLAGE RD	CHURCHILL FORGE		129 NEWBURY STREET FLOOR 3	BOSTON	MA	02116
38009-A00002	CENTRAL AV	GULF LANDING PROPERTIES LLC		9 PATRIOT DR	DOVER	NH	03820
		BERRY SURVEYING & ENGINEERING	CHRISTOPHER R. BERRY	335 SECOND CROWN POINT ROAD	BARRINGTON	NH	03825

Complete Streets & Traffic Calming Guidelines

I. VISION

Dover's streets and public ways will be convenient, safe, and accessible for all transportation users, including pedestrians, bicyclists, motorists and mass transit vehicles and riders, regardless of age and physical ability.

II. CORE COMMITMENT

Purpose

The purpose of this document is to guide local decision makers and city staff, using a context-sensitive approach, to develop a transportation network that serves the widest range of Dover's residents possible. Complete streets are not intended to be prescriptive, and instead act as a framework for creating a more level playing field for travel modes.

Definitions

"Complete Streets" means streets and ways designed and operated to be safe and accessible for all users regardless of age, physical ability or mode of transport, and have an ease of use whether the user is moving along or across the street.

"Traffic Calming" means addressing the "too many cars, going too fast past my house" concern increasingly brought forward by residents. This concern may be a result of many factors, including speeding and drivers looking for short cuts (normally off arterials onto neighborhood streets). Overall it is intended to address safety and neighborhood quality of life.

All Users and Modes

The City of Dover shall implement, design, construct, operate and maintain appropriate facilities for pedestrians, bicyclists, motorist's, transit vehicles and riders, children, the elderly, and people with disabilities in all retrofit or reconstruction projects subject to the exceptions contained herein.

Capital Improvements Planning

As Capital Improvement Plans are developed for the construction of new streets, or the rehabilitation and replacement of existing streets, Complete Streets and Traffic Calming principles will be incorporated into design and engineering plans as appropriate.

Projects and Phases

As transportation projects are considered, each phase will be an opportunity to create safer, more accessible streets for all users. These phases include, but are not limited to: planning, programming, design, right-of-way acquisition, construction engineering, construction, reconstruction, operation and maintenance.

Complete Streets and Traffic Calming principles will be applied on all City projects. When a project is maintaining a street, rather than constructing/reconstructing it, care should be given to review opportunities to make smaller improvements, which will result in a greater ease of access and improved safety; however strict implementation of the principles will not be required.

Exceptions

Complete Streets and Traffic Calming principles will be applied in all street construction/reconstruction and retrofit projects, undertaken by the City, except in certain unusual or extraordinary circumstances outlined below. Even under the conditions outlined below, a project's impact will be evaluated for the effect it would have on the usefulness of the street for all users, now and in the future, and the ability to implement other adopted plans in the future.

- Where pedestrians and bicyclists are prohibited by law from using the facility.
- Where existing right-of-way does not allow for the accommodation of all users, and purchase of additional right of way is not feasible.
- Where a cost benefit analysis proves that the cost of implementing the policy would be disproportionate to the need.
- Where application of principles is unnecessary or inappropriate because it would be contrary to public safety and increase risk of injury or death.
- Where application of principals would create unreasonable adverse impacts on the environment or on neighboring land uses.
- Where regular maintenance or repair work does not require new design and engineering plans for a full retrofit of a street.

When street construction/reconstruction or retrofit of a street are proposed in the Capital Improvements Plan, a determination that a project will or will not meet Complete Streets/Traffic Calming principles will be presented to the City Council.

III. BEST PRACTICES

Design Guidance and Flexibility

The City shall follow accepted or industry standards and use the best and latest design standards available, including:

- Relevant City policies, ordinance, and guidance documents as amended
  - *City of Dover Crosswalk Policy*
  - *City of Dover Construction Guidelines (Section 2, pages 3 and 4)*
  - *Article VII, Section 157-31 of the Land Subdivision Regulations of the City of Dover*
- American Association of State Highway and Transportation Officials (AASHTO)
  - *Guide for the Development of Bicycle Facilities* (4th Edition, 2012)
  - *Guide for the Planning, Design and Operations of Pedestrian Facilities* (2004)
  - *A Policy on Geometric Design of Highways and Streets* (2011)
- American Planning Association (APA)
  - *Complete Streets: Best Policy and Implementation Practices* (2010)

  American Planning Association (APA) & American Society of Civil Engineers (ASCE)
  - *U.S. Traffic Calming Manual* (2009)
- Federal Highway Administration (FHWA)
  - Manual of Uniform Traffic Control Devices (MUTCD)
  - PEDSAFE: Pedestrian Safety Guide and Countermeasures Selection System
- Institution of Transportation Engineers (ITE)
  - *Designing Walkable Urban Thoroughfares: A Context Sensitive Approach* (2010)
  - *Neighborhood Street Design Guidelines* (2010)
- National Association of City Transportation Officials (NACTO)
  - *Urban Bikeway Design Guide* (2nd Edition, 2012)
  - *Urban Street Design Guide* (2013)
- U.S. Architectural and Transportation Barriers Compliance Board (the Access Board)
  - *Complete Streets Complete Networks: A Manual for the Design of Active Transportation*

Public Participation

During the planning, design and review phases of projects every effort shall be made to encourage public participation and to incorporate feedback as part of the final design review. Neighborhood meetings shall be held with the affected abutters.

Context Sensitivity/Streetscape

During the planning, design and review phases of projects every effort shall be made to reflect the context and character of the surrounding neighborhood. Where possible it is desirable to enhance the existing character of a street, and not replace it. Efforts shall be taken to incorporate streetscape amenities which promote a pedestrian friendly environment, such as street trees, pedestrian scale street lighting, landscaping and way finding, where appropriate.

Green & Complete Streets

In addition to providing safe and accessible streets in the City of Dover, ~~care shall be given to incorporate best management practices for addressing storm water runoff~~ a complete streets approach generates environmental protection and stormwater management benefits. Complete streets encourage travel by non-motorized means, thereby reducing emissions that impact local air quality and contribute to climate change. Traditional street design emphasizes space for vehicles and maximizes application of impervious surfaces that generate stormwater. Wherever possible, innovative and educational stormwater infrastructure and best management practices, such as vegetation, landscaping, and on-site stormwater treatment infrastructure, including bioswales, planters, rain gardens, and street trees, shall be designed ~~to be~~and integrated into the construction/reconstruction or retrofit of a street. These elements not only treat stormwater, but they can also be used to create an attractive streetscape and slow vehicles speeds – which is critical for pedestrian safety.

Performance Measures

Complete Streets should be continuously evaluated for success and opportunities for improvement. This policy encourages the regular evaluation and reporting of progress through the following performance measures:

Measures for Trend Analysis

These measures are primarily used for reporting, analysis, and general planning. Each measure has a desired trend that is compared to observed trends; desired trends may be modified in response to changing data and goals. See Appendix A for detail on desired and observed trends.

- User data – bike, pedestrian, transit, and traffic
- ~~Crash data~~
- ~~Use of new projects by mode~~Number of modes incorporated into each project
- Number of citizen ~~C~~compliments and complaints per year
- Linear feet of connected pedestrian accommodations built
- Number of ADA accommodations built
- Miles of bike lanes/trails built or striped
- Number of ADA compliant transit stops accessibility accommodations built
- Number of new street trees planted
- Average life of street trees
- Number of exemptions from this policy approved

Measures for Project Prioritization

These measures are tied to more specific objectives and are designed to directly inform investments in improvement of the transportation network. Objectives and analysis are based on data that is already available or collected by the city (e.g. crash data).

Figure 1 – Bicycle Level of Traffic Stress Rating Scheme

	Performance Measure	Objective
Measures for Project Prioritization	Number of fatalities and serious injuries	Reduce the number of fatalities and serious injuries
	Number of non-motorized fatalities and serious injuries	Reduce the number of non-motorized fatalities and serious injuries
	Percent of households connected by LTS 1-2 streets	Increase the connectivity of the non-motorized network
	Percent of households connected by sidewalks	Increase the connectivity between and within residential-zoned areas
	Percent of city sidewalks that are ADA compliant	Increase accessible sidewalk network

IV. IMPLEMENTATION

The City views Complete Streets and Traffic Calming as integral to everyday transportation decision-making practices and processes. To this end:

- All proposed or planned City street construction/reconstruction or retrofit of a street, including construction or repairs to sidewalks ~~included~~identified in the Capital Improvements Plan shall include a review for application of the Complete Streets and Traffic Calming principles and will automatically require compliance with current design requirements under the Americans with Disabilities Act. These principles shall be reviewed by the City Engineer and the Department of Planning and Community Development.
- A checklist shall be developed giving specific guidance for principles to be included in the review of projects.
- As part of the proposed Capital Improvements Plan review, the Planning Department shall make an annual report to the City Council showing progress made in implementing this policy.
- Prior to releasing bid documents for plans, the Transportation Advisory Commission shall be apprised of which principles have been incorporated into street designs.
- Any department retaining a transportation consultant shall incorporate Complete Streets and Traffic
    - Calming principles into any transportation plans and programs as appropriate.
- When available, the City shall encourage staff professional development and training on non-motorized transportation issues through attending conferences, classes, seminars, and workshops.

Appendix A – Performance Measures for Trend Analysis

	Performance Measure	Observed trend	Desired Trend
Performance Measures for Trend Analysis	User data – bike, pedestrian, transit, and traffic		▲
	Number of modes incorporated into each project		▲
	Number of citizen compliments and complaints per year		▲
	Linear feet of connected pedestrian accommodations built		▲
	Number of ADA accommodations built		▲
	Miles of bike lanes/trails built or striped		▼
	Number of ADA compliant transit stops accessibility accommodations built		▲
	Number of new street trees planted		▲
	Average life of street trees		▲
	Number of exemptions from this policy approved		N/A