CITY OF DOVER

DOVER PLANNING BOARD – AGENDA

Revised

Meeting Type: Regular Meeting
Meeting Location: Council Chambers, City Hall, 288 Central Ave, Dover NH 03820
Meeting Date: **Tuesday, November 9, 2021**
Meeting Time: **7:00 pm**

1. CITIZENS' FORUM

2. APPROVAL OF THE PRIOR MINUTES

- October 26, 2021 Regular Meeting Minutes

3. OLD BUSINESS

4. NEW BUSINESS

A. Consideration and acceptance of a Conditional Use Permit for Settlement on 6th, LLC., Assessor's Map B, Lot 5, zoned R-40, located on Sixth Street. (Proposal is for a 14 lot open space subdivision with a 900 foot long road and associated driveways and drainage facilities, creating 131 sq. ft. of temporary impact and 1,613 sq. ft. of permanent impact to a wetland and 12,394 sq.ft. of wetlands buffer impacts). *(P21-44)

B. Consideration and acceptance of a Subdivision/Site Plan using Transfer of Development Rights for Settlement on 6th LLC., Assessor's Map B, Lot 5, zoned R-40, located at Sixth Street. (Proposal is to construct a private roadway with access to a proposed 11 single family lots (including purchasing 1 using TDR) plus 3 open space, non-buildable lots) *(P21-43)

C. Consideration and acceptance of a Transfer of Development Request for Dover Coast, LLC., Assessor's Map 28, Lot 13 & 14, zoned Gateway G&O, located at 725 Central Ave and 4 Brick Road. (Proposal is to purchase 12 units). *(P21-54)

D. Consideration and acceptance of a TDR Request for Knox Marsh Development, LLC. (Owners: Knox Marsh Development and Gary and Kim Bates), Assessor's Map H, Lot 46 & 50, zoned R-40, located at 51 & 65 Bellamy Road. (Proposal is to purchase 22 units via TDR for a 31 total units). (P21-65)

E. Consideration and acceptance of a Minor Subdivision for Dahn H. & Norma M. Tibbett, (Owner: Jahn H. & Susan G. Janetos), Assessor's Map N, Lot 13, zoned R-40, located at Oak Street. (1 new lot) *(P21-78)

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. The public is encouraged to leave comments in advance by 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.

DOVER PLANNING BOARD – MINUTES

CITY OF DOVER

Meeting Type:	Regular Meeting
Meeting Location:	City Council Chamber's 288 Central Avenue
Meeting Date:	**Tuesday, October 26, 2021**
Meeting Time:	**7:00 pm**

Members Present: Dennis Ciotti (Councilor), Dave White, Kyle Pimental, Frank Torr, Gina Cruikshank (Chair), Tom Clark, Steph George (Alternate), Dave Landry, Mark Speidel, Erinn Reville (Alternate)
Members Not Present (excused): Hayley Harmon (Vice Chair)
Members Not Present (un-excused): None
Staff Present: Christopher Parker, Assistant City Manager

The Chair called the meeting to order at 7:00 p.m. welcomed Erinn Reville as a new alternate and noted Mark Speidel will sit for Vice Chair tonight while Steph George will sit in for Hayley Harmon.

1. CITIZENS' FORUM

Citizens Forum Open.
Robert Goss, 10 Royer Ln is concerned about a waiver that was granted in 2019 for field lighting for St Thomas Aquinas school. It has been a problem and he believes the information presented the night of the hearing was misleading. There was supposed to be minimal spillage of lighting onto the abutting properties which is not the case. The applicant is not complying with the intent of the waiver. He asked that a compliance hearing be granted regarding the lighting waiver.

Abe McGuire, 44 Ayers Ln spoke about the same issue. The waiver was for higher pole height and lighting closer to property lines than is allowed. There is not minimal light shining over the property line as proposed, but light shining onto and into his home which is 160 ft from the property line. He described in detail what was presented by the applicant for light spillage and described what is actually occurring.
The minimal use of the field at night and time cap of 9:30pm has also not been adhered to during 2020 and 2021 school semesters. He submitted photos to the Planning dept.
He requested a formal compliance review of the waiver.
Citizens Forum Closed.

2. APPROVAL OF THE PRIOR MINUTES

October 12, 2021 Regular Meeting Minutes

Motion: D. Landry moved to approve the minutes as amended. Seconded by F. Torr. Vote: U/A

3. OLD BUSINESS

A. Public hearing and possible recommendation on the City's proposed Capital Improvements (CIP) FY 2023-2028. The CIP can be found on the City Web Site at www.dover.nh.gov and in the Library, City Clerk's office, and the Planning Department. *

C. Parker explained the process for the review and that this is a second public hearing for the Board.

Motion: D. Ciotti moved to remove the item from table and hold a second public hearing. Seconded by D. White Vote: U/A

F. Torr asked about sewer and water lines at Old Littleworth Rd and expressed concerns about the road not being put back together if it has to be ripped up. He also commented that the sidewalk going in from the dealership to the refueling station confirms a good planning choice by the board. Infiltration has been going on for years and he wondered how much more is left to be done on that project.
The waterfront project will require a lot of work before the construction begins and he encouraged the board to read through the information and have C. Parker address the project as well.

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Public Hearing resumed
No calls were received. The Chair of the Waterfront Development Committee, Dana Lynch, submitted a letter in support of CIP funds for the waterfront project.
Public Hearing Closed

C. Parker addressed F. Torr's comments.
The board discussed the waterfront project. C. Parker noted that although S. Bird is retiring, he has agreed to stay on as consultant to continue his work on the waterfront project to see that through.

D. Landry noted that he doesn't want to make any uninformed decisions about that project. Is there anything Planning Board members can or should do in terms of attending or watching other board meetings about the project?
C. Parker stated the project went to TRC last week and is expected to have one or two more TRC meetings. The public infrastructure (road and park) will have its own separate review process in November. In December the private infrastructure will have it's second TRC review. Prior to that, a traffic study and peer review will be conducted. He does not expect the project to come before the Planning Board until January or February and will be the only item on that meeting's agenda.

K. Pimental stated incorporating resilience could be strengthened in some areas, but clarified that's for the future, not this version of the CIP. He offered the Planning Commission can help with training.

Motion: F. Torr moved to recommend the City Council adopt the CIP as presented. Seconded by D. White. Vote: U/A

The Vice Chair noted item 4A and B would be heard together.

4. NEW BUSINESS

A. Consideration and acceptance of a Conditional Use Permit for Dover NH Carwash, LLC & Iron Horse Park, Assessor's Map 4, Lots 9 & 17, zoned CBD-General, and located at 525 Central Ave & Broadway. (Proposal is to allow a lot coverage of 21.5% whereas 75% is required and a frontage build-out of 237' whereas the average is 146'). *(P18-50B)

B. Consideration and acceptance of a Lot Line Adjustment for Dover NH Carwash, LLC & Iron Horse Park, Assessor's Map 4, Lots 9 & 17, zoned CBD-General, and located at 525 Central Ave & Broadway. *(P21-75)

C. Parker noted that the applicant is requesting to complete a lot line adjustment between two lots. Moving 2,560 s.f. of parcel A from lot 4/9 (railroad) to lot 4/17 (car wash). The previous owner received a CUP in November 2018 to allow a lot coverage of 22% whereas 75% is required. The property then was sold, and staff did an administrative approval to allow the CUP in a different entity's name. Now that there is a lot line adjustment enlarging the lot, a new CUP is required which is the application before the Board. The applicant is requesting 21.5% of the lot coverage whereas 75% is required and a frontage build-out of 237 feet whereas the average is 146 feet. The buildings are not proposed to be changed as part of this application or the lot line adjustment. But since the lot lines are proposed to be changed the dimensional CUP is needed.

Furthermore, the CUP requirements do not include a survey, and the applicant used a previous site plan for its application, which is why this did not come to light in 2018. Being in the CBD-G, there is no minimum lot size or frontage. As a Lot Line Adjustment, this application did not appear before the TRC.

Steve Haight, Civilworks, New England reviewed the plat.

Motion: F. Torr moved to accept the applications and noted that this is not a development of regional impact. Seconded by T. Clark. Vote: U/A

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

STAFF RECOMMENDATION- CUP:
Chapter 170-20.B(1) Zoning Ordinance allows for Conditional use approval for relief from the standards herein may be granted by the Planning Board provided that the proposed project complies with the standards outlined in the ordinance. This project is consistent with those standards, and staff recommends approval with the following conditions.

Conditions to Be Met Prior to the Issuance of a Conditional Use Permit:

1. Revise Conditional Use Permit plan to:
    a. Add planning file number (P18-50B)
    b. Add note calculating existing and proposed lot coverage and frontage build out vs. required
    c. Add owner's signatures

Motion: D. Landry moved to approve the Conditional Use Permit with conditions, as the request is consistent with the regulations. Seconded by D. White. Vote: U/A.

STAFF RECOMMENDATION- Lot Line Adjustment:
C. Parker noted the plan is consistent with Chapter 157-17 of the City's Land Subdivision Regulations, which provides for subdivision of existing lots. As such, staff recommends the Planning Board vote to approve the application with the following conditions:

Conditions to Be Met Prior to Signing of Plans:

1. Provide physical and digital copies (including CAD) of complete plan set which additionally shall include:
    a. The signature and stamp of LLS
    b. The owners' signatures for recording at Strafford County Registry of Deeds.
    c. Revising the Planning File #21-75

Motion: D. Landry moved to approve the Minor Lot Line Adjustment Plan with conditions, as the request is consistent with the regulations. Seconded by D. White. Vote: U/A.

C. Consideration and acceptance of a Site Review for Atlantic Broadband, (Owner: Quantum Real Estate Group, LLC), Assessor's Map H, Lot 29A-1, zoned CM, located at Littleworth Road. (Proposal is to construct a 924 sq. ft. Public Utility Building with associated parking, utilities and drainage improvements). *(P21-63)

C. Parker noted that the applicant is requesting site plan approval to construct a 924 s.f. public utility building with associated parking, utilities and drainage improvements. The site would not be serviced by public water or sewer. The applicant will be merging two lots as well, and seeks the Planning Board's acknowledgement of the merger.

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Robert Stowell, Tritech Engineering reviewed the plan.

Motion: F. Torr moved to accept the application and noted that this is not a development of regional impact. Seconded by D. White. Vote: U/A

Public Hearing Opened
Bernard Stillwagon, Old Littleworth Rd is opposed the zoning changes from residential to commercial in his area. He requested one of the board members be removed from the Planning Board because he does not go around to the neighbors to inform them of what is going on at the Planning Board level. He enumerated all of the unwelcome commercial properties have gone up in his neighborhood. The taxes are going up and up, and he does not see beneficial projects for the taxpayers of Dover.

No calls or emails were received.
Public Hearing Closed

The Chair commented that if board members notified neighbors and friends of upcoming projects, that could be seen as influencing, which would be problematic. She is also unaware of any "back-room dealings" that Mr. Stillwagon referred to and encourages him to provide proof of any such actions.

K. Pimental commented that the driveway accesses both run along the property line and is that intentional? Mr. Stowell explained the initial plan and curb-cut approvals and that though the project has changed, they maintained the driveway locations.
He also asked for clarification about the width of the drainage easement which was clarified at 20'.

STAFF RECOMMENDATION:
C. Parker noted the plan is consistent with Chapter 153-4 of the City's Site Plan Review Regulations, which provides for site review by the Planning Board of new construction of various types. As such, staff recommends the Planning Board vote to approve the application with the following conditions:

Conditions to Be Met Prior to the Signing of Plans:

1. Provide physical and digital copies (including CAD) of complete plan set which additionally shall include:
    a. Signature and stamp of PE, LLA, and LLS
    b. Owner's signature
    c. Revise note 8 on SP-1 to meet common note 10
    d. Revise note 17 from a 30' to 20' drainage easement width

Conditions to Be Met Prior to any Construction Activity:

2. 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:

3. Issuance of a certificate of occupancy.
4. Impact fees shall be paid per the invoice included with the Notice of Decision.
5. The applicant shall provide a letter of credit or other form of security acceptable to the City for any unfinished work.

Motion: D. Landry moved to approve the Site Plan with conditions, as the request is consistent with the regulations, and acknowledges the lots are being merged. Seconded by F. Torr. Vote: U/A.

D. Consideration and acceptance of a Minor Lot Line Adjustment for Acupetvet, (Owner: Quantum Real Estate Group, LLC.), Assessor's Map H, Lots 29A-4 & 29A-5, zoned CM, located at Littleworth Road. *(P21-58)

C. Parker noted that the following applications all occur on adjacent parcels. The first is approval to move 1,486 s.f. from lot 29A-5 to Lot 29A-4.
The revised lots still meet the minimum lot size and minimum frontage.
As a Lot Line Adjustment, this application did not appear before the TRC.

Robert Stowell, Tritech Engineering reviewed the plan noting shifting the property line allow for less wetlands impact for the request for CUP.

Motion: F. Torr moved to accept the application and noted that this is not a development of regional impact. Seconded by D. White. Vote: U/A

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

STAFF RECOMMENDATION:
C. Parker noted the plan is consistent with Chapter 157-17 of the City's Land Subdivision Regulations, which provides for subdivision of existing lots. As such, staff recommends the Planning Board vote to approve the application with the following conditions:

Conditions to Be Met Prior to the Signing of Plans:

1. Provide physical and digital copies (including CAD) of complete plan set which additionally shall include:
    a. The signature and stamp of LLS
    b. The owners' signatures for recording at Strafford County Registry of Deeds.
    c. Revising the Planning File #21-58

Motion: D. White moved to approve the Lot Line Adjustment Plan with conditions, as the request is consistent with the regulations. Seconded by D. Landry. Vote: U/A.

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

E. Consideration and acceptance of a Conditional Use Permit for Acupetvet and Dupont's Service Center, (Owner: Quantum Real Estate Group, LLC), Assessor's Map H, Lots 29A-4 & 29A-5, zoned CM, located at Littleworth Road. (Proposal is to construct a 3,075 s.f. Veterinarian office building and a 2,400 s.f. warehouse building, creating 625 s.f. of Conservation District impacts adjacent to a pond .*(P21-59)

F. Consideration and acceptance of a Conditional Use Permit for Acupetvet (Owner: Quantum Real Estate Group, LLC), Assessor's Map H, Lot 29A-4, zoned CM, located on Littleworth Road. (Proposal is to construct a 3,075 square foot Veterinarian Office Building, creating 1,150 square feet of wetlands buffer impacts.) *(P21-76)

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C. Parker noted that the applicants are requesting 625 s.f. of Conservation District impacts to extend a berm for stormwater control on lot 29A-2 and 29A-5. Additionally there is a request for 1,150 s.f. of impacts to wetland buffers. Both impacts are due to drainage infrastructure.

The applicant provided an application and narrative explaining how the design meets the criteria to grant the CUPs.
The Conservation Commission endorsed the CUP applications on October 12, 2021 with no conditions.

Robert Stowell, Tritech Engineering reviewed the plan noting both of the impacts are for drainage purposes.

Motion: F. Torr moved to accept the applications and noted that this is not a development of regional impact. Seconded by T. Clark. Vote: U/A

Public Hearing Opened
No calls were received. An email arrived late today from Diane Stowell, 5 Old Littleworth Rd. M. Speidel read the email as part of public comment.
Public Hearing Closed

STAFF RECOMMENDATION: Conservation CUP
C. Parker noted that the Conservation District ordinances provide for Conditional Use Permits to allow impacts to the Conservation District if standards related to demonstration that the use is essential to the productive use of land, a soil erosion and sedimentation control plan is submitted, state and federal approvals have been applied for, and a written review by the Conservation Commission has been sought.

Staff feels that the applicant considered the criteria and designed the stormwater flow in a way to capture it onsite rather than onto abutters by extending the berm into the Conservation District. The Conservation Commission endorsed the application with no conditions. Staff recommends approval of the Conditional Use Permit with the following conditions:

Conditions to Be Met Prior to Granting of the Conditional Use Permit:
1. CUP (P21-76) be approved.
2. Site Plan (P21-56) be approved.
3. Site Plan (P21-57) be approved.

K. Pimental noted that it does look misleading in the meeting agenda to see the wetlands impact, and not know that it is for drainage, not impervious surfaces. Could a sentence be added to abutter notices explaining that so there is potentially less concern? C. Parker took note and will attempt to add the additional info about the impacts.

Motion: D. White moved to approve the Conditional Use Permit with conditions, as the request is consistent with the regulations. Seconded by D. Landry. Vote: U/A.

STAFF RECOMMENDATION: Wetlands CUP
C. Parker noted that the Wetlands Protection District ordinance provides for Conditional Use Permits to allow impacts to wetlands and wetland buffers if standards related to demonstration that no practicable alternative exists, impact avoidance was considered, impacts were minimized, and mitigation has been sought.

Staff feels that the applicant reviewed options and due to the lot layout and grades, there was no partible alternative for the impacts, which have been minimized. Staff believes this proposal is consistent with the cited standards and recommends approval of the Conditional Use Permit with the following conditions:

Conditions to Be Met Prior to Granting of the Conditional Use Permit:

1. CUP (P21-59) be approved.
2. Site Plan (P21-57) be approved.

Motion: F. Torr moved to approve the Conditional Use Permit with conditions, as the request is consistent with the regulations. Seconded by T. Clark. Vote: U/A.

G. Consideration and acceptance of a Site Review for Dupont Service Center, (Owner: Quantum Real Estate Group, LLC), Assessor's Map H, Lot 29A-5, zoned CM, located at Littleworth Road. (Proposal is to construct a 2,400 s.f. Automobile Repair Warehouse). *(P21-56)

C. Parker noted that the applicant is requesting site plan approval to construct a 2,400 s.f. automobile repair warehouse, with associated parking. The site would be serviced by public water and private septic. The TRC reviewed this at their September 16, 2021 meeting.

Robert Stowell, Tritech Engineering reviewed the plan noting this is not a service center, only a warehouse. There will be no customers.

Motion: F. Torr moved to accept the application and noted that this is not a development of regional impact. Seconded by D. White. Vote: U/A

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

STAFF RECOMMENDATION:
C. Parker noted the plan is consistent with Chapter 153-4 of the City's Site Plan Review Regulations, which provides for site review by the Planning Board of new construction of various types. As such, staff recommends the Planning Board vote to approve the application with the following conditions:

Conditions to Be Met Prior to the Signing of Plans:

1. Provide proof that the applicant, City Engineer, and State have agreed upon water line installation.
2. Provide draft cross access and drainage easement document for City staff's review.
3. The Conditional Use Permit (P21-59) be approved.
4. Provide physical and digital copies (including CAD) of complete plan set which additionally shall include:
    a. Signature and stamp of PE, LLA, CWS, and LLS
    b. Owner's signature
    c. Add permit numbers to note 13 on sheet CUP-1
    d. Indicate snow storage
    e. Add a note about trash collection plan

Conditions to Be Met Prior to any Construction Activity:

5. 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.

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

6. Water investment fees shall be paid at the time of request of service.

Conditions to Be Met Prior to Occupancy:

7. Issuance of a certificate of occupancy.
8. Impact fees shall be paid per the invoice included with the Notice of Decision.
9. The applicant shall provide a letter of credit or other form of security acceptable to the City for any unfinished work.

Motion: F. Torr moved to approve the Site Plan with conditions, as the request is consistent with the regulations. Seconded by D. White. Vote: U/A.

H. Consideration and acceptance of a Site Review for Acupetvet, (Owner: Quantum Real Estate Group, LLC.), Assessor's Map H, Lot 29A-4, zoned CM, located at Littleworth Road. (Proposal is to construct a 3,075 s.f. Veterinarian Office Building). *(P21-57)

C. Parker noted that the applicant is requesting site plan approval to construct a 3,075 s.f veterinary acupuncture office. The site would be serviced by public water and private septic.
The TRC review this at their September 16, 2021 meeting.

Robert Stowell, Tritech Engineering reviewed the plan.

D. Landry commented that he appreciates the designs being presented. The buildings and landscaping are attractive.

Dr. Wilson explained the services for pets she offers describing the acupuncture and rehab treatments.

Motion: F. Torr moved to accept the application and noted that this is not a development of regional impact. Seconded by D. White. Vote: U/A

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

STAFF RECOMMENDATION:
C. Parker noted the plan is consistent with Chapter 153-4 of the City's Site Plan Review Regulations, which provides for site review by the Planning Board of new construction of various types. As such, staff recommends the Planning Board vote to approve the application with the following conditions:

Conditions to Be Met Prior to the Signing of Plans:

1. Provide proof that the applicant, City Engineer, and State have agreed upon water line installation.
2. Provide draft cross access and drainage easement document for City staff's review.
3. Provide physical and digital copies (including CAD) of complete plan set which additionally shall include:
    a. Signature and stamp of PE, LLA, CWS, and LLS
    b. Owner's signature

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c. Provide 2x2" square on SP-1 plan for Chair approval signature stamp in bottom right corner of plan
d. Add permit numbers to note 1 on sheet SP-1

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.

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

5. Water investment fees shall be paid at the time of request of service.

Conditions to Be Met Prior to Occupancy:

6. Issuance of a certificate of occupancy.
7. Impact fees shall be paid per the invoice included with the Notice of Decision.
8. The applicant shall provide a letter of credit or other form of security acceptable to the City for any unfinished work.

C. Parker and Mr. Stowell clarified the sewer setback purpose for the City is 75' from water bodies and/or wetlands. The state regulation is 50' from the wetlands. The distance on the plan is 75' to the leach field.

Motion: D. White moved to approve the Site Plan with conditions, as the request is consistent with the regulations. Seconded by D. Ciotti. Vote: U/A.

5. STAFF COMMENTS

- C. Parker updated the Board on:
  - the latest TRC: subdivision on Sixth Street, a change of use on Education Way, a small project on Rutland Street, a project on Central Avenue and the Cataract Ave multi-family.
  - Staff attended the regional planning conference and will send a follow up memo about the conference.
  - Donna Benton will be staffing the November and December meetings
- C. Parker explained a complaint that has arisen out of a waiver request granted by the Board in 2019. While staff finds that the applicant (Saint Thomas Aquinas High School) is complying with the conditions of the waiver approval, the abutter has complaints about it and believes that the Board was misled and that the impacts of the waiver were not fully acknowledged. The abutter is seeking a Revocation of the waivers, which the Board could do after a compliance hearing. If the Board wishes to hold one, it would be at the December meeting. Staff's memo would be that the property is complying with the conditions of approval. Staff has also recommended that the abutter pursue civil options afforded under State law.

C. Parker also noted the school confirmed the field and lights were used a lot last year and has cut that down this year and states it will only be used 14 times: 10 in the fall and 4 in the spring. They have also agreed to end use at 9pm.
The school has done additional light meter readings and they are within their compliance. Staff also agrees the school is within compliance of the conditions they are subject to. When staff went to the site to view the lighting, it was discovered there is parking lot lighting that stays on all night long. There are some options for altering and reducing that parking lot lighting which is also lighting up abutter properties. The school is looking into those options in collaboration with the Dover PD.

D. White lives in the area and agrees the lighting is bright. The board needs to be cognizant of light pollution and how it impacts residents. How do we enforce times of operation? We should monitor to make sure they are in compliance, and it would be good to get the parking lot lighting altered.

T. Clark commented based on what has been presented, the school is being compliant and he does not see a need for a hearing.

D. Landry and K. Pimental asked clarifying questions about the process of the hearing. C. Parker explained the process.

Erinn Reville asked about the lights that point upwards and if they are compliant with the agreement. C. Parker said he will look into that item.

After board discussion, C. Parker summarized that the board is not looking to hold a hearing at this time, but the situation will continue to be monitored and if needed, it will be brought up again with the board in the spring.

6. MEMBER COMMENTS

- The Chair signed a revised Development Agreement regarding the Leathers Lane project and minor subdivision plans for Westfield LLC, Snow's Court, and Venture Dr.
- The Chair welcomed the UNH students in attendance.

7. ADJOURNMENT

Motion: F. Torr moved to adjourn at 9:04 p.m. Seconded by D. White. Vote: U/A

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CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P21-44

Application Type:	Conditional Use Permit
Applicant(s):	Settlement on 6th, LLC
Owner(s):	Settlement on 6th, LLC
Location:	Sixth Street (Tax Map B, Lot 5)
Meeting Date:	November 9, 2021

INTENT: To obtain a CUP to allow 131 s.f. of temporary impact and 1,613 s.f. of permanent wetland impact and 12,394 s.f. of wetland buffer impact. The impacts would be for the roadways/driveways, grading, and drainage.

UNITS PROPOSED: 11 new

AGENDA ITEM #: 4-A

ACREAGE: 19.3 acres

ZONING DISTRICT: R-40

EXISTING LAND USE: Vacant

PROPOSED LAND USE: Residential

SURROUNDING LAND USE: Residential and vacant

ZBA ACTION: None

ATTACHMENTS: Application materials including impact plan

APPLICATION COMPLETE: Yes

DECLARE REGIONAL IMPACT: No

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

PERMITS REQUIRED: CUPs for wetland buffer, NHDES AOT, NHDES Wetland Impact Permit, NHDES Sewer Discharge Permit, US EPA NOI and SWPPP, NHB NHDHR

WAIVERS REQUESTED: None

Summary of Request and Background

The applicant is looking to subdivide lot B/5 into 14 lots, three of which would be open space. The private road, driveways, and drainage infrastructure have been placed to minimize the impact to wetland and wetland buffer but some impact will still occur so the applicant is requesting a Conditional Use Permit to allow 131 s.f. of temporary impact and 1,613 s.f. of permanent wetland impact and 12,394 s.f. of wetland buffer impact.

The Conservation Commission endorsed the CUP at their meeting on September 13, 2021 (minutes attached), with no conditions.

Consistency with Land Use Regulations – 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 that no practicable alternative exists, impact avoidance was considered, impacts were minimized, and mitigation has been sought.

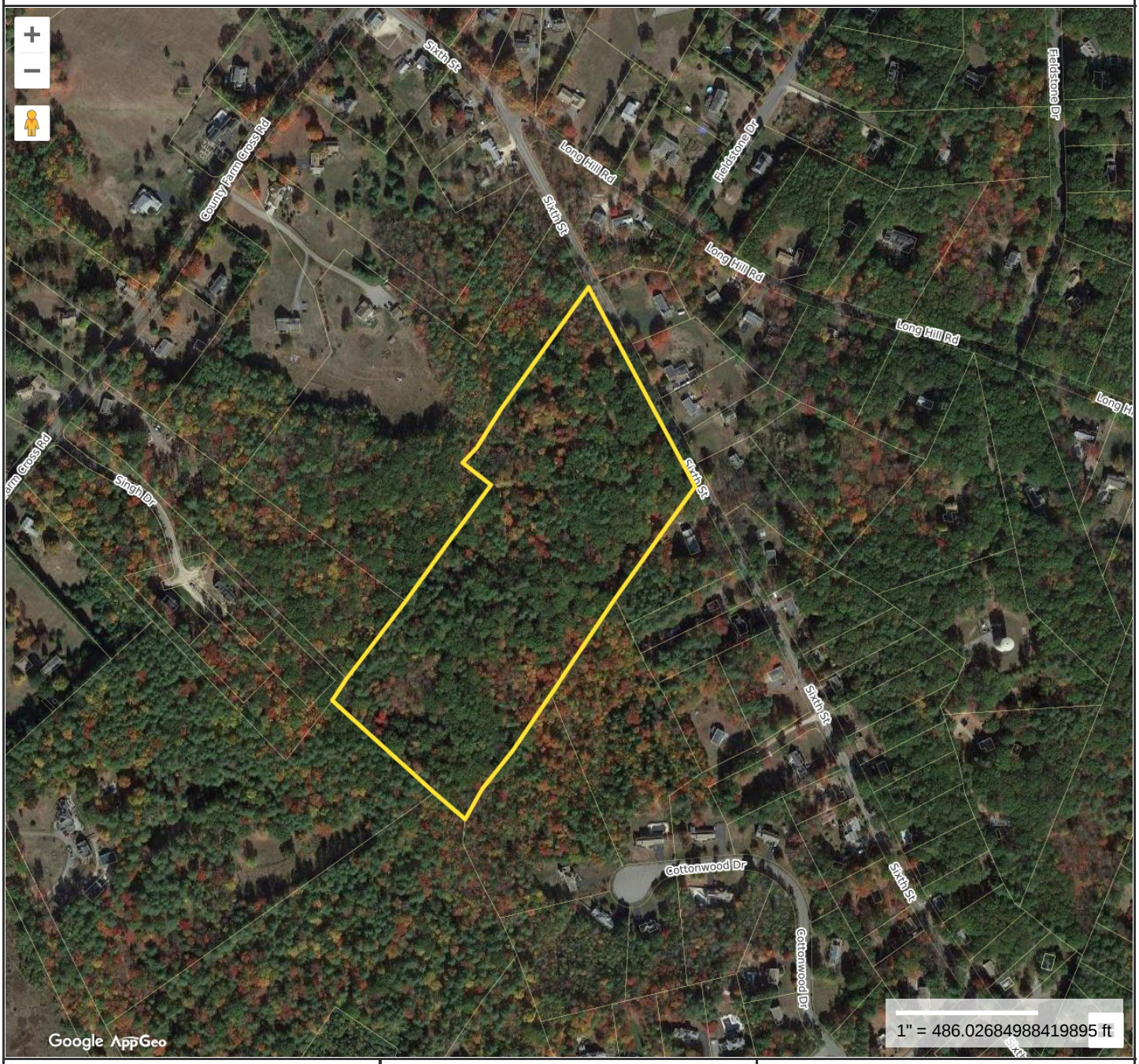
Staff understands that the applicant considered the criteria when designing the plan and has altered the plan since the initial concepts to be able to consider alternatives, avoid as much wetland and wetland buffer as reasonably possible and minimize impacts such as with the shared driveways, reduced buffers and lot areas utilizing the TDR ordinance. The applicant further explains their process and how the criteria have been met in the narrative attached to the CUP application.

STAFF RECOMMENDATION:

The Planning Department recommends the Planning Board to accept the application, open the public hearing, and vote to grant the Conditional Use Permit with the following conditions to be met prior to issuance of the CUP:

1. The Transfer of Development Rights request be approved.
2. Subdivision request be approved.
3. The applicant shall supply the Planning Department with a copy of the NHDES Wetland Impact Permit.

Sixth Street



Property Information

Property ID	B0005-000000
Location	SIXTH ST
Owner	SETTLEMENT ON 6TH LLC
Land Use	610

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

PLANNING BOARD - STAFF MEMO FILE #P21-43

Application Type:	TDR Major Subdivision
Applicant(s):	Settlement on 6th, LLC
Owner(s):	Settlement on 6th, LLC
Location:	Sixth Street (Tax Map B, Lot 5)
Meeting Date:	November 9, 2021

INTENT: To subdivide one lot 14 including one utilizing Transfer of Development Rights, and three open space lots.

UNITS PROPOSED: 11 new

AGENDA ITEM #: 4-B

ACREAGE: 19.3 acres

ZONING DISTRICT: R-40

EXISTING LAND USE: Vacant

PROPOSED LAND USE: Residential

SURROUNDING LAND USE: Residential and vacant

ZBA ACTION: None

ATTACHMENTS: Application materials including subdivision plan

APPLICATION COMPLETE: Yes

DECLARE REGIONAL IMPACT: No

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

PERMITS REQUIRED: CUPs for wetland buffer, NHDES AOT, NHDES Wetland Impact Permit, NHDES Sewer Discharge Permit, US EPA NOI and SWPPP, NHB NHDHR

WAIVERS REQUESTED: None

Summary of Request and Background
The applicant is requesting to subdivide one lot into 14 (11 residential lots, 3 common open space lots). They also seek to use the Transfer of Development Rights to purchase 1 lot. 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 October 14, 2021 (minutes attached). Previous concepts including purchasing more units but based on the environmental constraints the current proposal is requesting only one TDR unit. The Conservation Commission endorsed the CUP application on September 13, 2021.

The TDR relief allows for a 30' perimeter buffer instead of 50' required in Open Space subdivisions. The applicant has applied that buffer to the plan.

This is a TDR subdivision. The Board will need to vote on the TDR request and the subdivision separately.

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, and by following the TDR ordinance in Chapter 170-27.2.G.

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

1. Payment of TDR fees.
2. Add a note to the plat that the Board found the criteria of Chapter 170-27.2.G(8) 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.
    c. A lot line adjustment plan to remediate the existing encroachment.
2. The applicant shall provide
    a. A revised current use plan to the satisfaction of the City Assessor.
    b. The letter to serve from Eversource and City of Dover.
3. The Planning Director, 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.

3. Provide physical and digital copies (including CAD) of complete plan set which additionally shall include:
    a. Add signature and stamp of CWS, LLS and PE
    b. Add owners' signatures for recording at Strafford County Registry of Deeds
    c. Add permit numbers

Conditions to be Met Prior to Construction Activities:

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

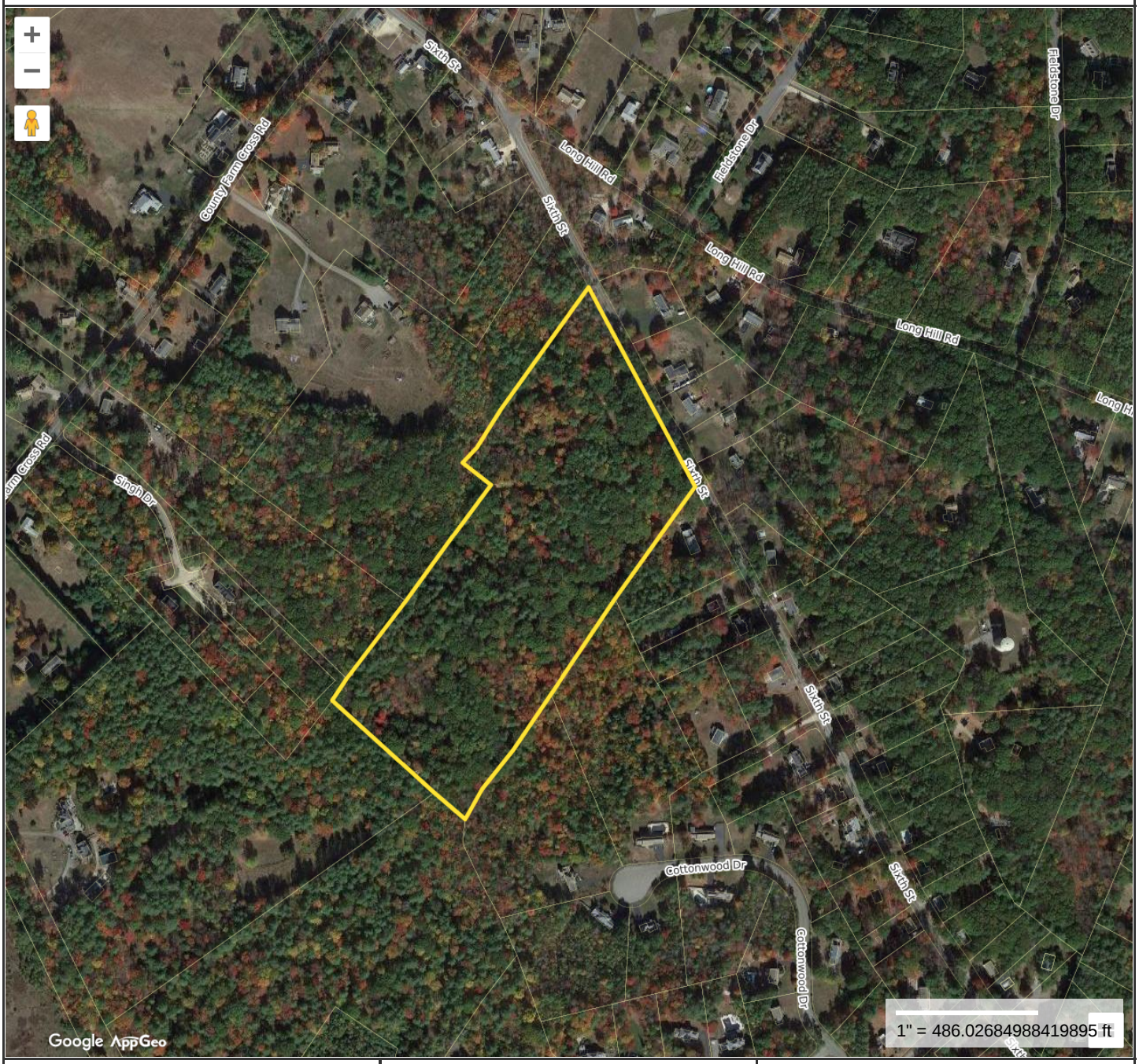
Conditions to be Met Prior to Building Permit:

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.

Conditions to Be Met Prior to Occupancy:

7. Issuance of the Certificate of Occupancy.
8. Any applicable easements shall be recorded.
9. Documentation that the HOA has been created and is in place.
10. Impact fees per unit shall be paid per the invoice attached to the Notice of Decision.
11. 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.
12. Land use change tax has been paid.

Sixth Street



Property Information

Property ID	B0005-000000
Location	SIXTH ST
Owner	SETTLEMENT ON 6TH LLC
Land Use	610

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: July 1, 2021]

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

APPLICANT AND OWNER INFORMATION

Name of Applicant: Settlemet on 6th LLC Telephone # 603-674-1870

Address of Applicant: 4 Hall Street

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

Address of Property Owner: _____

E-Mail Address: johnpatrickhaley@gmail.com

PROPERTY INFORMATION

Address of Property: Sixth Street

Assessor's Map # B Lot(s) # 5

Zoning District(s) R-40 Rural Residential Overlay District(s) Conservation & wetland protection

Size of Parcel: 19.30 Ac. Property Deed: Book 4861 Page: 409

Existing Use of Property: Vacant Land in Current Use

SUBDIVISION INFORMATION

Subdivision Type: Conventional: _____ Open Space: _____ TDR: X

Existing Number of Lots: 1 Proposed Number of Lots: 16 (13 with 3 open space)

TDR Relief sought (Check All That Apply): ☐ Lot Size ☐ Frontage ☐ Setback ☒ 30' Buffer ☒ Purchase 3 units

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

Purchase of 3 additional units and partial relief to the 30' buffer in two locations

Circle one for each category:

Water: (City)/Well (circle one) How far is city water from the property? Sixth Street

Sewer: (City)/Septic (circle one) How far is city sewer from the property? Sixth Street

Highway Access (City Street)/State Highway (circle one) | Roadway Public or (Private) Road (circle one)

Refuse removal: Public/(Private) (circle one) | Estimated Length of Proposed Road: 1,095 +/- feet

Estimated value of construction: 5,800,000 New impervious area (in s.f.): 34,925

WAIVER REQUESTS

Subdivision Regulations section(s) to be waived: No waivers requested.

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

SURVEYOR INFORMATION

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

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

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

ENGINEER INFORMATION

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

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

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

LANDSCAPE ARCHITECT INFORMATION

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

Address _____ Telephone #: _____

Professional License #: _____ E-mail address: _____

SOIL SCIENTIST INFORMATION

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

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

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

CONSERVATION EASEMENT HOLDER

Name of Easement Holder: _____ Telephone #_____

Address Easement Holder: _____

SIGNATURES

I/We hereby submit this application to the City of Dover Planning Board and attest that to the best of my knowledge all of the information on this application form and in the accompanying application materials and documentation is true and accurate. Furthermore, I/We submit that the existing conditions sheet of the plan represents the lot in question, and that no alteration of the site shall take

place during Planning Board review up to and including the pre-construction meeting. As applicant or as agent, I attest that I am duly authorized to act in this capacity.

Signature of Property Owner: JH Date: 6-10-21

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

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

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property Owner: JH Date: 6-10-21

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.

Signature of Property Owner: JH Date: 6-10-21

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.

Signature of Property Owner: JH Date: 6-10-21

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.

Signature of Property Owner: JH Date: 6-10-21

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: Settlement on 6th LLC File Number: _____

PROJECT TITLE: Settlement on 6th

PROPERTY LOCATION: Sixth Street Tax Map: B Lot: 5

	Where/How Provided	Reviewed
1. Completed and signed Application form	X	
2. Plan Review Fees are provided	X	
3. Electronic copy of the surveyed plat layout	X	
4. Electronic copy of supplementary materials and application	X	
5. Traffic Impact Assessment and Analysis (Standard or Advanced)	X	
6. Waiver requests to the Subdivision Regulations, with written justification	N/A	
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	X	
Zoning District boundaries, including any special or overlay districts	X	
Location of Conservation District areas	X	
Location, names and widths of existing and proposed streets, including pavement widths, grades, curbs and crosswalks	X	
Location and widths of existing & proposed easements & right of ways	X	
Location and widths of existing and proposed sidewalks	N/A	
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 (None)	
Location of all bodies of water and watercourses	N/A	
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	x	
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	Will provide	
Erosion and Sedimentation Control Plan	x	
Perimeter Landscaping Plan	x	
Proposed restrictive covenants or homeowners association documents	Will provide	
Dates and permit numbers of all required state and federal permits	Will provide	
If wetland buffer, indicate placards locations, as applicable	x	
Hydrogeologic study if located in Groundwater Protection Zone	N/A	
Provide additional exhibits/technical data determined appropriate by the Planning Board or its staff as required	Will provide	

REVIEWED BY: _____ DATE_____ TRC DATE_____

City of Dover, New Hampshire
CONDITIONAL USE PERMIT APPLICATION

[Revision Date: October 19, 2020]

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

APPLICANT AND OWNER INFORMATION

Name of Applicant: Settlemet on 6th LLC Telephone # 603-674-1870

Address of Applicant: 4 Hall Street

E-Mail Address: johnpatrickhaley@gmail.com

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

Address of Property Owner:

PROPERTY INFORMATION

Assessor's Map # B Lot(s) # 5

Address of Property: Sixth Street

Zoning District(s) R-40 Rural Residential Overlay District(s) Conservation & Wetland protection

Existing Use of Property: Vacant land in current use

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:

See attached conditional use permit narrative for justification.

List Any Associated State or Federal Permits That Have Been or Will Be Applied For and Indicate Their Status: NHDES Alteration of Terrain, NHDES Minimium Impact Wetland Permit, NHDES Sewer Discharge Permit

Name of Professional That Prepared Plans: Kenneth A Berry, PE, LLS Berry Surveying & Engineering

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

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

SIGNATURES

I/We hereby submit this application to the City of Dover Planning Board and attest that to the best of my knowledge all of the information on this application form and in the accompanying application materials and documentation is true and accurate. As applicant or as agent, I attest that I am duly authorized to act in this capacity.

Signature of Property Owner: JH Date: 6/10/21

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.

Signature of Property Owner: JH Date: 6/10/21

City of Dover, New Hampshire
MINOR LOT LINE ADJUSTMENT APPLICATION

[Revision Date: June 4, 2019]

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

APPLICANT INFORMATION

Name of Applicant: Settlemet on 6th LLC Telephone # 603-674-1870

Address of Applicant: 4 Hall Street

FIRST PROPERTY OWNER AND PARCEL INFORMATION

Name of 1st Property Owner (*if different from applicant*): Settlemet on 6th Telephone # 603-674-1870

Address of 1st Property Owner: 4 Hall Street, Dover, NH 03820

Address of Property: 6th Street

Assessor's Map # B Lot(s) # 5

Property Deed: Book 4861 Page: 409

Zoning District(s) R-40 Rural Residential Overlay District(s) Conservation & wetland protection

Size of Existing Parcel (sq. ft.): 839,718 Size of Proposed Parcel (sq. ft.): 836,691

SECOND PROPERTY OWNER AND PARCEL INFORMATION

Name of 2nd Property Owner (*if different from applicant*): Karen Ewer Gray Telephone # 603-381-0038

Address of 2nd Property Owner: P.O. Box 1888 Dover NH

Address of Property: 574 Sixth Street

Assessor's Map # B Lot(s) # 4-M

Property Deed: Book 2205 Page: 1

Zoning District(s) R-40 Rural Residential Overlay District(s) Conservation & wetland protection

Size of Existing Parcel (sq. ft.): As noted B-4-M 90,279 Size of Proposed Parcel (sq. ft.): ~~3954 Sq. Ft.~~ 93,306

THIRD PROPERTY OWNER AND PARCEL INFORMATION

Name of 3rd Property Owner (*if different from applicant*): N/A Telephone #

Address of 3rd Property Owner:

Address of Property:

Assessor's Map # _____ Lot(s) # _____

Property Deed: Book _____ Page: _____

Zoning District(s) _____ Overlay District(s) _____

Size of Existing Parcel (sq. ft.): _____ Size of Proposed Parcel (sq. ft.): _____

[Use additional application form if more than two lots are being adjusted]

SURVEYOR INFORMATION

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

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

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

CONSERVATION EASEMENT HOLDER (s)

Name of Easement Holder: N/A Telephone #_____

Address Easement Holder: _____

Name of 2nd Easement Holder: N/A Telephone #_____

Address 2nd 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. As applicant or as agent, I attest that I am duly authorized to act in this capacity.

Signature of First Property Owner: _____ Date: 10-13-21

Signature of Second Property Owner: Karen Ewer-Gray Date: 10/13/2021

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

Signature of Agent: _____ Date: 10-13-21

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property Owner: _____ Date: 10-13-21

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

June 10, 2021
Revised October 11, 2021

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

RE: "Settlement on 6th"
Settlement on 6th LLC
Sixth Street
Transfer of Development Rights Subdivision
Map B, Lot 5

Mrs. Benton,

On behalf of Settlement on 6th LLC, Berry Surveying and Engineering (BS&E) submits to TRC a proposed TDR subdivision off Sixth Street.

Background

Settlement on 6th LLC owns the parcel off Sixth Street known as Map B, Lot 5. The lot is vacant and in current use with no existing structures or driveways. It is fully wooded and slopes from Sixth Street to the rear of the property. Berry Surveying & Engineering has conducted a full boundary survey as well as a topographic analysis. In addition, a certified wetland scientist has been on site and located all wetlands (wetlands found in a few areas on the parcel). A soil scientist has also been on site and conducted a site specific soil map (SSSM), in order to determine the soil types and slopes on site.

Proposal

The proposal is to construct a private roadway off Sixth Street known as Wildcat Drive. The proposed road will be 24' and proposed access to a proposed 14 lot TDR subdivision (11 single family lots with 3 open space, non-buildable lots). After consultation with the planning office, sidewalks are not proposed due to low density in a non-sidewalk area. Based on the TDR calculations shown on the plan, 10 units are allowed by right, while the remaining unit will be purchased. The proposed road will be crowned with sloped granite curb at the entrance and either slopes granite curb or bituminous concrete curb on either side. The street will end in a proposed cul-de-sac that will be built to Dover standards. A 18' wide shared driveway will be constructed off the end of the cul-de-sac to provide access to (2) of the proposed lots. Each lot will have a building envelope large enough for a proposed house, driveway, relating yard, along with an infiltration basin.

An in depth drainage analysis was conducted for the proposed development. The parcel was analyzed in its existing condition to determine how much runoff discharges at the final analysis points. This is also done in the proposed condition to ensure that there is no increase in peak rate at the final analysis points and to ensure the discharge volume is compliant with Alteration of Terrain (AoT) standards. To achieve peak rate and volume compliance, two gravel wetlands and two rain gardens will be constructed. These ponds will capture and treat the generated runoff from the proposed development.

All necessary erosion and control measures will be taken to ensure that all sediment is contained within the construction area during construction. A construction entrance will be installed off Sixth Street to ensure no sediment is tracked onto Sixth Street. Silt soxx and mulch berm will be installed at the edge of disturbance to keep sediment from going onto abutting lots, wetland buffers or wetlands. In areas of buffer disturbance and wetland disturbance, double perimeter control will be installed as well as a construction fence. This will add a level of protection for the work in more sensitive areas.

The proposed project is serviced by City water and sewer. A proposed water line will be constructed to service the proposed houses and proposed fire hydrants. A common sewer forcemain will constructed and tie into the exiting sewer in Sixth Street. Pump tanks and laterals will be installed as part of the residential construction.

This project also requires conditional use permits for disturbance within the 50' wetland buffer and wetlands. See attached conditional use narrative for more information and permit justification.

Several permits are being applied for as part of this project to include Alteration of Terrain and wetlands. Copies of the permits will be provided to the City when acquired.

In coordination with the subdivision plan, the applicant is also submitting a lot line revision between Lots 5 and 4-M. The intent of this lot line revisions is to give land to Lot 4-M in order to remove the existing encroachment along the shared boundary line.

BERRY SURVEYING & ENGINEERING

Christopher R. Berry
Principal, President

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

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

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

June 10, 2021

RE: "Settlement on 6th"
Settlement on 6th, LLC
Sixth Street
Transfer of Development Rights Subdivision
Map B, Lot 5

Mr. Bird and the Dover Conservation Commission

Berry Surveying & Engineering (BS&E,) on behalf of Settlement on 6th, LLC respectfully requests the City of Dover Conservation Commission to accept the following Conditional Use Permits:

- Disturbance within the 50' wetland buffer.

1. Identification of Conditional Use Permits

Regulations in the zoning ordinance do not allow for earth disturbance within the 50' wetland buffer. However, Section 170-27.1 (F) states that a conditional use permit may be granted by the planning board, given the following standards, as shown below, are met. Below we show the project's compliance with the standards required to grant a Conditional Use Permit, and we provide justification for its approval.

2. Compliance with the following standards

a) Practicable Alternative: There is no practicable alternative that would have a less adverse impact on the area.

- **With respect to Impact Area #1, there are two wetland areas towards the front of the project that encumber and access to the buildable upland in the middle of the parcel. In order to access the center of the lot, some buffer disturbance is needed for the proposed road construction.**
- **With respect to Impact Area #2, this area could not be avoided due to the location of the existing wetlands. The proposed road was designed to go in between the existing wetlands to only disturb the buffers and not the wetlands. This impact area is for the sole purpose of gaining access to buildable areas outside of the wetland buffers.**

- **With respect to Impact Area #3, this area is for the construction of a gravel wetland for the purposes of to reduce disturbance in a vegetated buffer. Upon completion of the gravel wetland construction, the disturbed area within the buffer will be revegetated with conservation seed mix and plantings are proposed to replace habitat.**
- **With respect to Impact Areas #4 & #5, this area is for the construction of a shared driveway to access buildable uplands in the southern corner of the lot. Upon completion of the shared driveway, the disturbed area within the buffer will be revegetated with conservation seed mix and plantings are proposed to replace habitat.**
- **With respect to Impact Area #6, this area is for discharge of a residential stormwater BMP and returning discharge to sheet flow before reaching the wetland.**

b) Avoidance: The potential impacts have been avoided to the maximum extent practicable. The APPLICANT will demonstrate by plan and example that the proposed construction represents the least impacting alternative.
   - **The proposed road and development was pulled towards the middle of the lot as much as possible so in order to avoid wetland buffer impact. However, given the location of the wetlands and buffer, there would be no way to access the buildable areas without some buffer disturbance. The proposed design shows the least impacting alternative.**

c) Minimization: Any unavoidable impacts have been minimized. No reasonable Alternative to the proposed construction exists which does not impact a wetland or which has less detrimental impact on a wetland. Design, construction and maintenance methods will be prepared by a registered engineer to minimize detrimental impacts to the wetlands and will include restoration of the site as nearly as possible to its original grade.
   - **The proposed project minimizes buffer disturbance through several design methods. The first being the use of closed drainage throughout the site. This negates the need for open water drainage, such as swales and limits the overall disturbance of the project, especially as it relates to buffer disturbance. Where practical, 2:1 side slopes are used. This will further minimize buffer disturbance without compromising pedestrian safety or slope stability. The**

remaining buffer area and wetlands will be protected through the use of various erosion and control measures such as silt soxx, mulch berm, and non-plastic erosion control matting. Further wildlife mitigation measures include the removal of deep sumps & hoods in catch basins and outlet structures, outlet structure tops being a minimum of 9" from the adjacent slope, beehive catch basin grates in grassed areas, bury depth implemented on wetland crossing culverts, and the use of mountable curb throughout the site.

d) Mitigation: If the APPLICANT is required by State rules to prepare a compensatory mitigation plan, the APPLICANT shall provide the Conservation Commission and PLANNING BOARD with one copy each of said plan for their review.
   - **Upon completion of the construction the disturbed areas will stabilized with conservation seed mix. A wetland permit will be filed with NHDES, given the limited disturbance, no mitigation will be required through NHDES. Plantings are proposed to replace habitat in disturbed areas.**

e) Approval for the wetlands impact has been received from the NHDES Wetlands Bureau pursuant to Section G (3), below.
   - **A wetland permit will be filed with NHDES.**

3. Justification for approval of Conditional Use Permits

The total buffer disturbance for the project is 12,394 SF. All of the proposed buffer disturbance is for the construction of the proposed road, shared driveway and stormwater treatment. There will be no buffer disturbance as part of the residential construction. As noted above, the proposed buffer disturbance is necessary in order to access the area outside the buffers and wetlands.

Although the proposed project did not receive any hits from the Natural Heritage Bureau, the propose development is designed to be animal friendly. Slopes will be lined with natural fiber matting, culverts will be oversized with bury depths and the removal of deep sumps.

- Disturbance within a jurisdictional wetland

1. Identification of Conditional Use Permits

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

2. Compliance with the following standards

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

- **The proposed shared driveway is necessary in order to gain access to buildable uplands in the southern corner of the property. The proposed wetland crossing will have 2:1 side slopes and headwalls on the culverts. These design features will minimize the impact through the wetland and buffer. The proposed wetland disturbance is 1,744 SF.**

b) A soil erosion and sedimentation control plan is submitted and followed to verify the planned avoidance of sediment pollutant runoff to bodies of water.

- **A full erosion and sediment control plan will be submitted as part of this design. Silt soxx or mulch berm will be used to contain the sediment within the project limits. Rip-Rap and natural fiber matting will be used for slope stabilization. All necessary precautions will be taken to ensure that no sediment goes into the remaining wetland or buffer areas.**

c) Necessary state and federal approvals have been applied for. Said permits shall be received prior to the issuance of the Conditional Use Permit by the Planning Department.

- **As part of this design, the applicant will be filing for a NHDES Alteration of Terrain Permit, among other state permits. Copies of the permits will be provided to the City when acquired.**

d) That architecture and landscape design shall grow from local climate, topography, history, and building practice.

- **Upon completion, the areas within the wetland and buffer will be stabilized with conservation seed mix. Additional plantings will be installed along the edge of disturbance to increase buffer and habitat.**

3. Justification for approval of Conditional Use Permits

The proposed use is necessary to gain access to buildable upland. The proposed wetland crossing will have an oversized culvert with a 6 inch bury. This will maintain hydrology connectivity, while maintaining animal passage.

BERRY SURVEYING & ENGINEERING

James F. Hayden
Engineering Technician

Christopher R. Berry
Principal, President

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Fiscal Analysis of Yield Plan

For

Settlement on 6th, LLC
Tax Map B, Lot #5
Sixth Street

Settlement on 6th, LLC
4 Hall Street
Dover, NH 03820

Prepared By

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

File Number
DB2021-011

The yield plan provides for 9 total units. The proposed road for the yield plan is 1,000 linear feet to the neck of the road loop, with a total length around the loop of 2,025 linear feet. This roadway will have minimal cuts or fills for the first 1,350 linear feet. There is some work that would be required for the wetlands crossing with additional fill needed.

We have conducted an engineer's estimate on a roadway of this nature recently using the NHDOT weighted standard construction numbers and have found that a roadway and was confirmed by contractor bid and construction. The road contained the same utilities and cross sections which would be required to build the enclosed yield plan. Water utilities and onsite effluent disposal systems, with mostly open drainage and swales. The cost per foot was $425.00 and was caught in the middle of price adjustments that occurred during the early portion of 2021. $475.00 a linear foot (LF), was used for this estimate to account for those price appreciations. Areas that require no water utility such as the loop on the yield plan, and less underground utility is estimated to be $400.00 a LF.

Acquisition Cost: $310,000.00
1,525 feet of Road with full utilities @ $475.00 a linear foot: $724,375.00
500 feet or cul-de-sac without utilities @ $400.00 a linear foot: $200,000.00
Engineering: $50,000.00

Total Approximate cost to build the Yield Plan = $974,375
Total number of Lots/Units = 9
Total cost per unit = $108,263.89

The retail price in Dover at the moment for lots is approximately $175,000.00. It is important to point out that the developers of this project are also the builders of the proposed homes.

Respectfully submitted,
Berry Surveying & Engineering

Christopher R. Berry
Principal, President

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

June 10, 2021
Rev: October 29, 2021

RE: Traffic Impact Analysis & Distribution
Settlement on 6th, LLC
Tax Map B, Lot 5
Sixth Street
Dover, NH 03820

Ms. Benton,

Pursuant to the City of Dover Site Review Regulations, Berry Surveying & Engineering (BS&E), on behalf of Settlement on 6th, LLC, has prepared a Standard Traffic Impact Analysis for the development of eleven single family homes on Tax Map B, Lot 5. The point of analysis is the intersection of the proposed site entrance, Wildcat Drive, and Sixth Street.

The following conclusions were reached as a result Traffic Impact Analysis:

- A total of 9 vehicle trips (3 enter/6 exit) are predicted to occur at the weekday AM peak hour and 11 vehicle trips (7 enter/4 exit) at the PM peak hour.

- The 2021 and 2031 build traffic volumes DO NOT satisfy the NCHRP 457 guidelines for the implementation of a left-turn lane for all peak hours.

- The 2021 and 2031 build traffic volumes DO NOT satisfy the NCHRP 457 guidelines for the implementation of a right-turn lane for all peak hours with the exception of 2031 AM.

- It is recommended that the surrounding infrastructure will be sufficient to handle the projected increase in vehicle trips and peak hour and all other hours.

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Proposed Development & Introduction

The proposal is to develop Tax Map B, Lot 5 to contain eleven single family homes. The proposed access to the site is a 24 foot wide roadway, known as Wildcat Drive, with 30 & 40 foot pavement entrance radii for vehicle turning. Wildcat Drive is 783LF to the neck of the cul-de-sac, and a total of 1,095 LF. The proposed entrance is located at the southern edge of the subject parcels frontage. The purpose of this analysis is to determine the maximum number of trips coming to and leaving the proposed project site during certain peak periods of the day. This information is then used in determining the impact on safety as it relates to the existing roadway infrastructure. The following components of the analysis are typical for a project of this size pursuant to the Institute of Traffic Engineers (ITE) manual.

Existing Conditions

Existing Site Description

The subject parcel is known as Tax Map B, Lot 5 containing 840,778 Sq. Ft. (19.30 Ac.) of land. Tax Map B, Lot 5 is a vacant lot located in the Rural Residential (R-40) District and contains lot frontage on Sixth Street. There are four single family homes and driveways adjacent to the subject parcel frontage and three single family driveways within 250' south of proposed Wildcat Drive. Nearby roadways include the intersection of Sixth Street and Long Hill Road 0.4 miles to the north and Sixth Street and Wildewood Lane 0.2 miles to the south of proposed Wildcat Drive.

Sixth Street Roadway Description

Sixth Street is a two lane major collector road, according to the NHDOT MS2 Transportation Management System (NHDOT). This portion of Sixth Street runs north to south parallel with N.H. Route 16 and provides access to N.H. Route 16 to the south (Dover) and N.H. Route 125 & N.H. Route 108 to the north (Rochester, Somersworth). It has an Average Daily Traffic (ADT) of approximately 3,027 (2017) divided between north and south in the data provided by the NHDOT.

Sixth Street in the area of the project is composed of a twenty-four foot wide paved surface with ten foot travel lanes, variable width gravel shoulders on the east and west sides of the road. There is centerline delineation and fog / edge lines provided. The posted speed limit of the roadway is 30 miles per hour (MPH). The geometry of Sixth Street is relatively flat and straight in the project location. There are no crosswalks or any form of pedestrian amenities in the area of the project. There are also no public transit opportunities within a ¼ mile of Wildcat Drive.

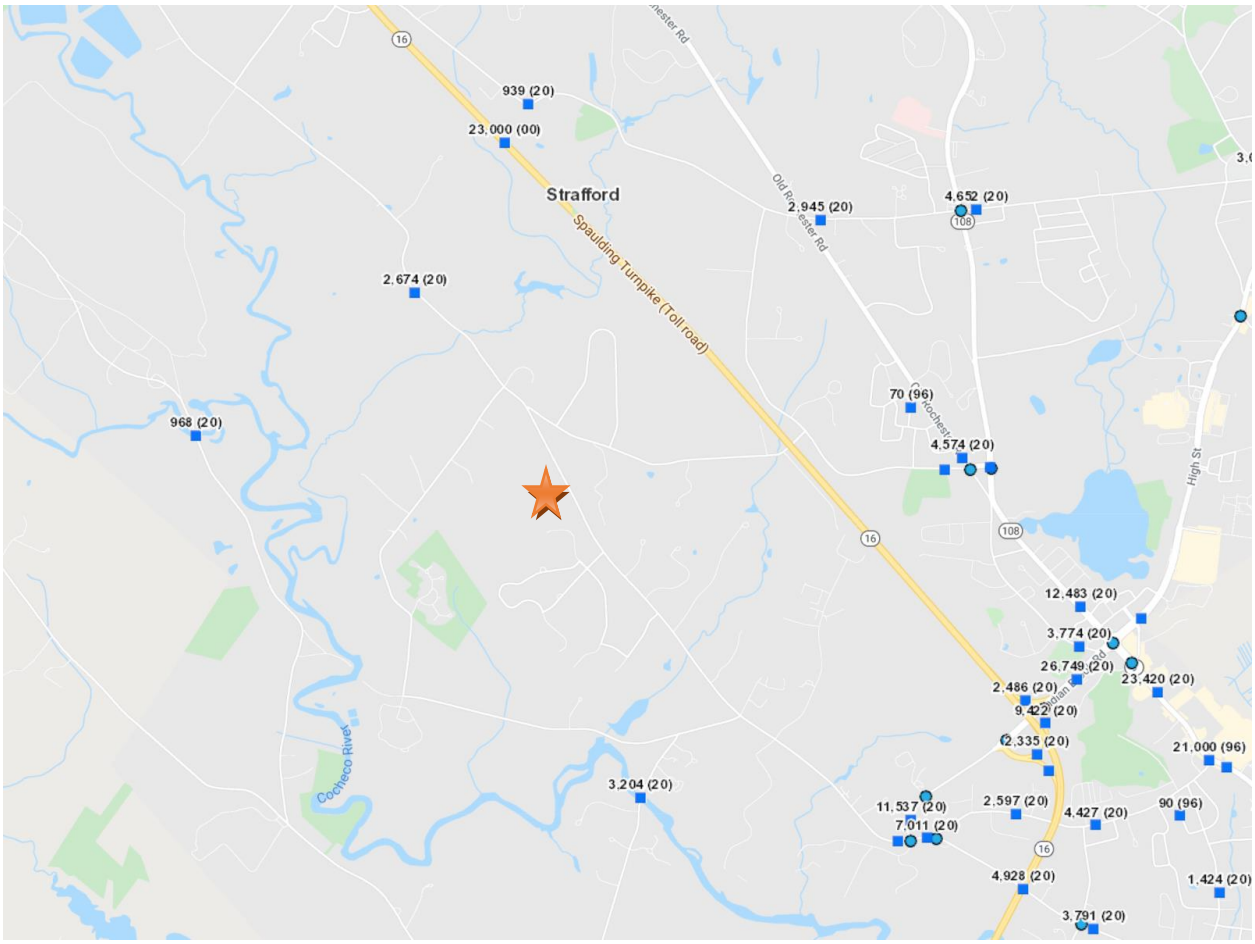


Figure 1: Sixth Street with surrounding roadways (NHDOT)

Existing Traffic Volumes

According to traffic counts recorded the NHDOT for August 11th - 13th 2020, the Sixth Street AM and PM weekday two-way peaks were 254 trips and 290 trips, respectively. It is shown by the NHDOT that this portion of Sixth Street has an ADT of 2,674 vehicles (2020). The highest weekday peak hour traffic volume on this section of Sixth Street northbound occurred from 8-9 AM with 63 vehicles and from 4-5 PM with 220 vehicles. Southbound highest weekday peak hour traffic volume occurred from 7-8 AM with 196 vehicles and from 5-6 PM with 104 vehicles.

Traffic counts performed in 2020 yield results lower than the historical ADT seen for Sixth Street due to an historical event, COVID19. To account for this, traffic counts recorded by the NHDOT for June 22nd & 23rd, 2017 and August 19th - 21st, 2014 were analyzed. It is shown by the NHDOT that this portion of Sixth Street has an ADT of 3,027 vehicles (2017). The highest weekday peak hour traffic volume on this section of Sixth Street northbound occurred from 8-9

AM with 77 vehicles and from 4-5 PM with 256 vehicles. Southbound highest weekday peak hour traffic volume occurred from 7-8 AM with 293 vehicles and from 4-5 PM with 132 vehicles. To further analyze this drop in vehicle trips in 2020 with past years, Table #1 shows the average vehicle trips seen in 2014, 2017, & 2020.

2020 Daily Vehicle Average		2017 Daily Vehicle Average		2014 Daily Vehicle Average	
Two-Way	3156	Two-Way	3875	Two-Way	3745
Northbound	1622	Northbound	1933	Northbound	1922
Southbound	1534	Southbound	1942	Southbound	1823
Pre COVID (2014 & 2017 Average)		**Difference in Pre COVID & 2020**		**% Difference in Pre COVID & 2020**	
Two-Way	3810	Two-Way	653	Two-Way	18.8
Northbound	1927	Northbound	305	Northbound	17.2
Southbound	1882	Southbound	348	Southbound	20.4

Table 1: Sixth Street Traffic Volumes 2020 vs. Pre COVID

It can be seen from Table #1 that there is approximately a 17-20% reduction in trips from pre COVID conditions. To account for this reduction in vehicle trips during the most recent traffic count, NHDOT data from 2017 using an annual growth rate of 1%, compounded annually, is used in all calculations. Table #2 shows the traffic direction breakdown of Sixth Street 2017 traffic counts and Figures #2-7 are graphical representations of the traffic variations occurring throughout the day and from 2014/2017 to 2020. It can be seen from the directional percent distribution that the primary direction of travel during the Weekday AM peak hour is southbound towards Dover and NH Route 16. The primary direction of travel during the PM peak hour is northbound towards Rochester. Traffic counts of Sixth Street provided by the NHDOT are included in Appendix A as Figures 10-26.

Traffic Distribution Sixth Street						
Date	Northbound		Southbound		Two-Way	
Thursday 6/22/2017	AM Peak	77	AM Peak	293	AM Peak	370
	PM Peak	256	PM Peak	132	PM Peak	388
Friday 6/23/2017	AM Peak	77	AM Peak	212	AM Peak	288
	PM Peak	221	PM Peak	102	PM Peak	323
Average Peak Hour Traffic	AM Peak	77.0	AM Peak	252.5	AM Peak	329.0
	PM Peak	238.5	PM Peak	117.0	PM Peak	355.5
% Distribution	AM Peak	23.4	AM Peak	76.6		
	PM Peak	67.1	PM Peak	32.9		

Table 2: Directional breakdown of trips occurring on Sixth Street

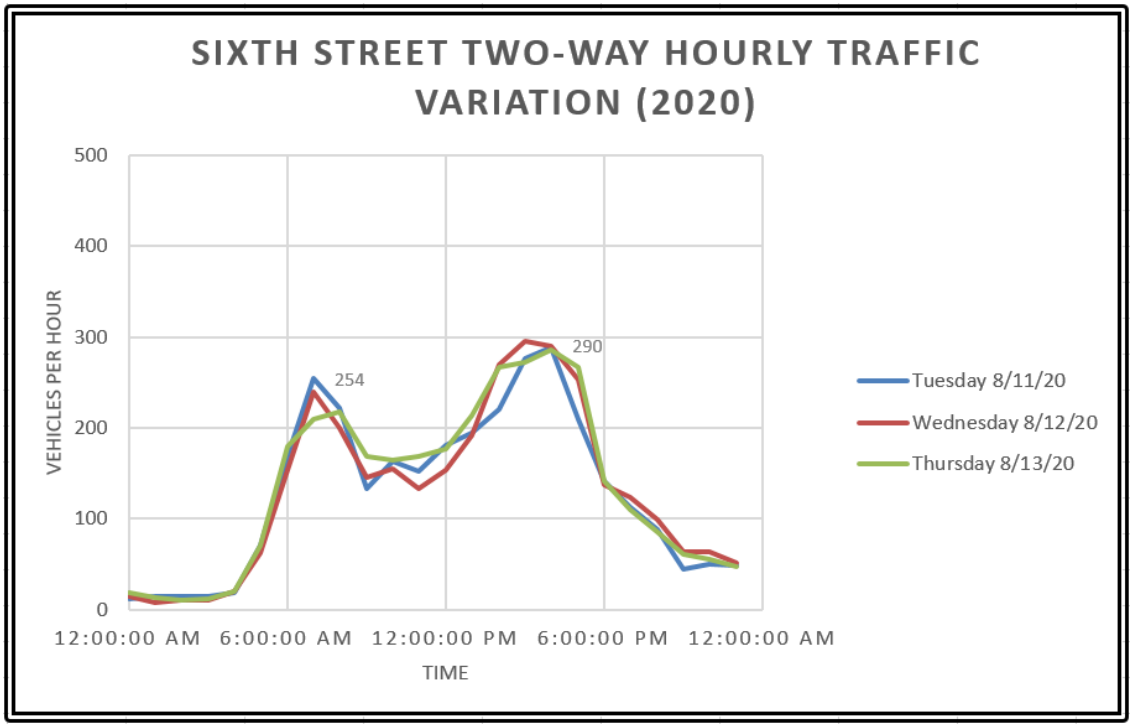


Figure 2: Graph of Sixth Street 2020 two-way hourly variation

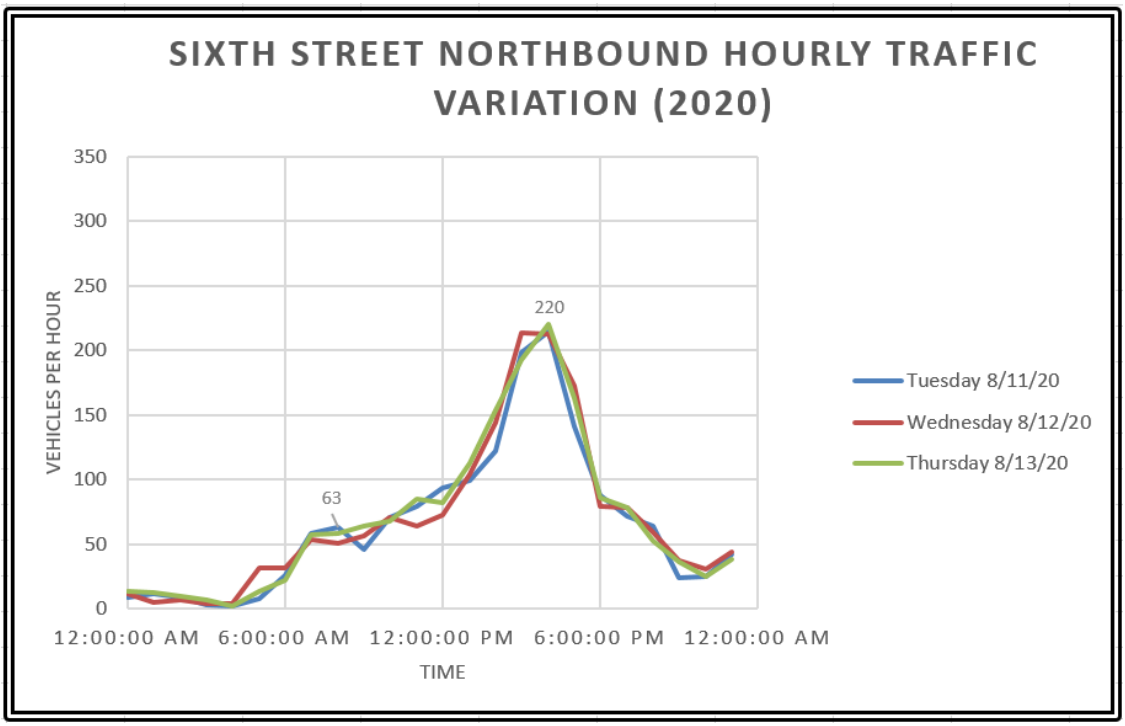


Figure 3: Graph of Sixth Street 2020 northbound hourly variation

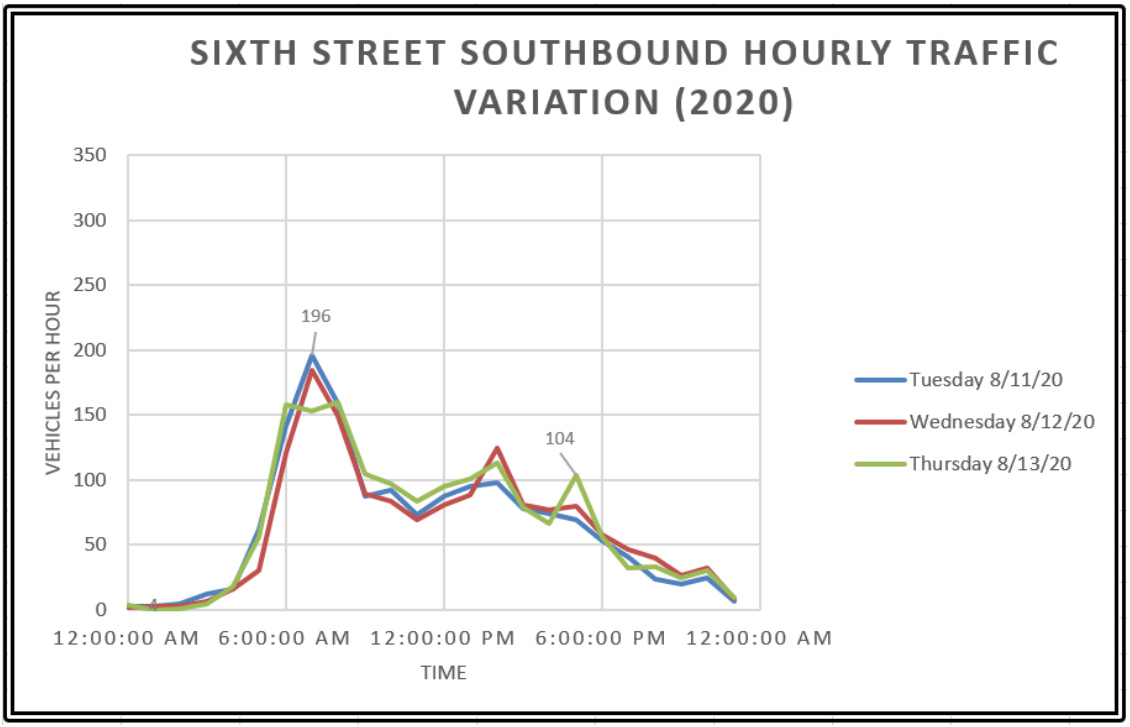


Figure 4: Graph of Sixth Street 2020 southbound hourly variation with peak values

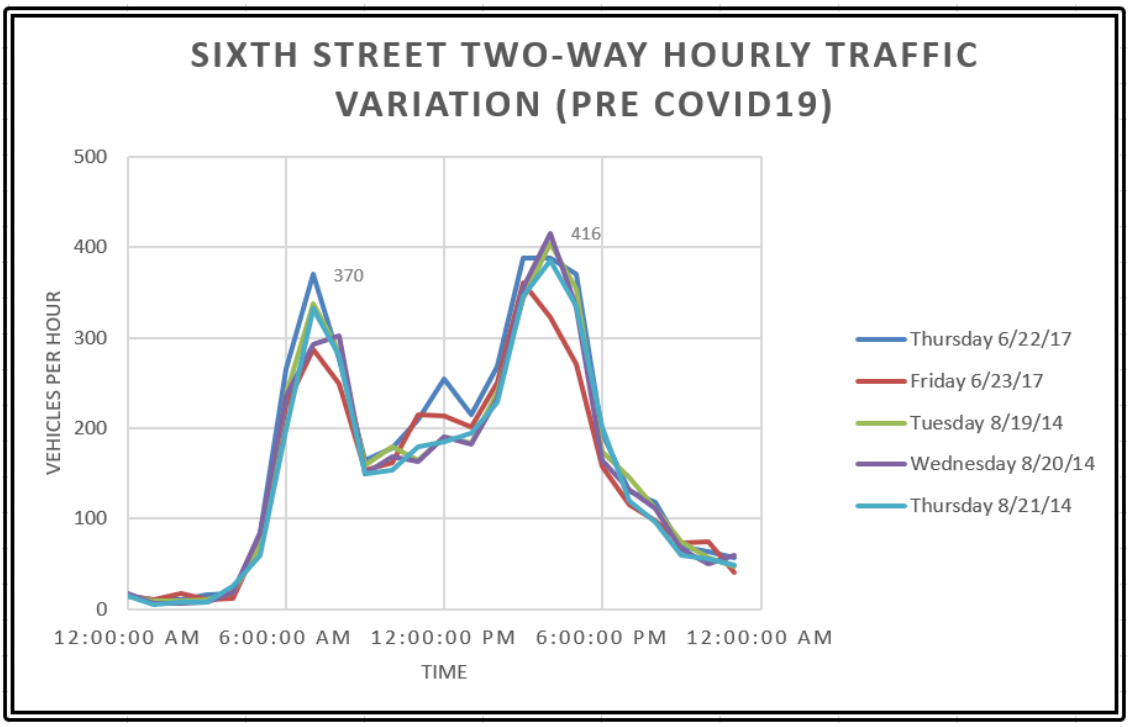


Figure 5: Graph of Sixth Street 2014 & 2017 two-way hourly variation

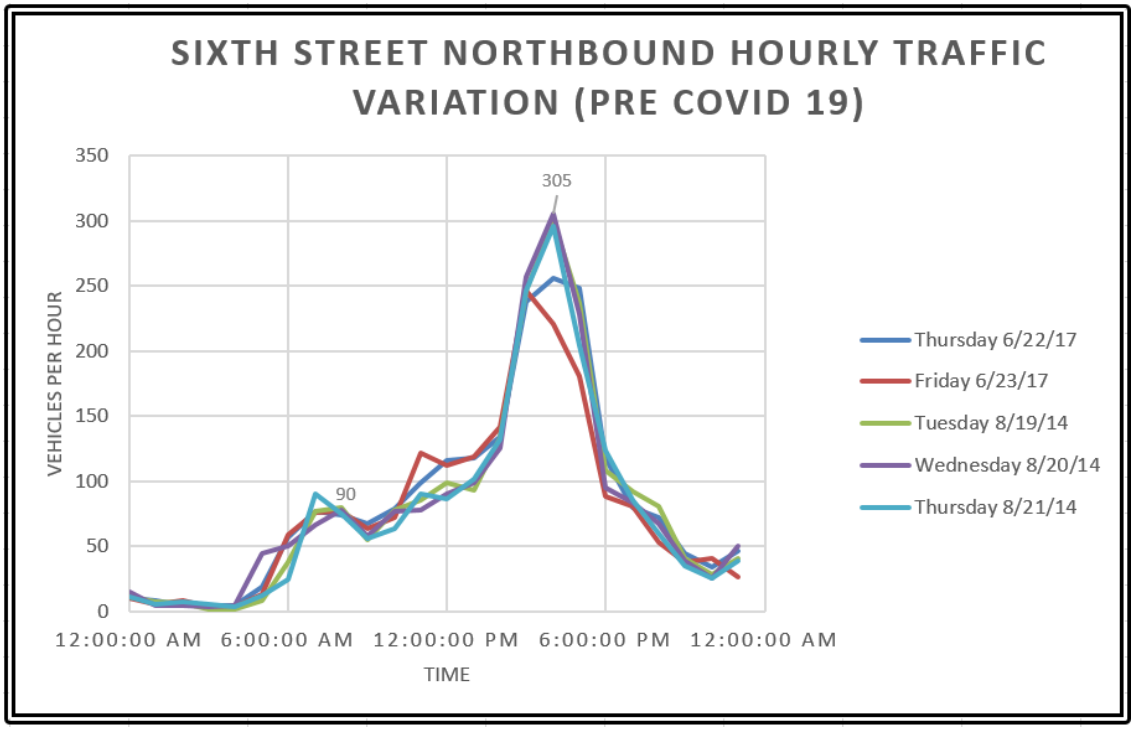


Figure 6: Graph of Sixth Street 2014 & 2017 northbound hourly variation

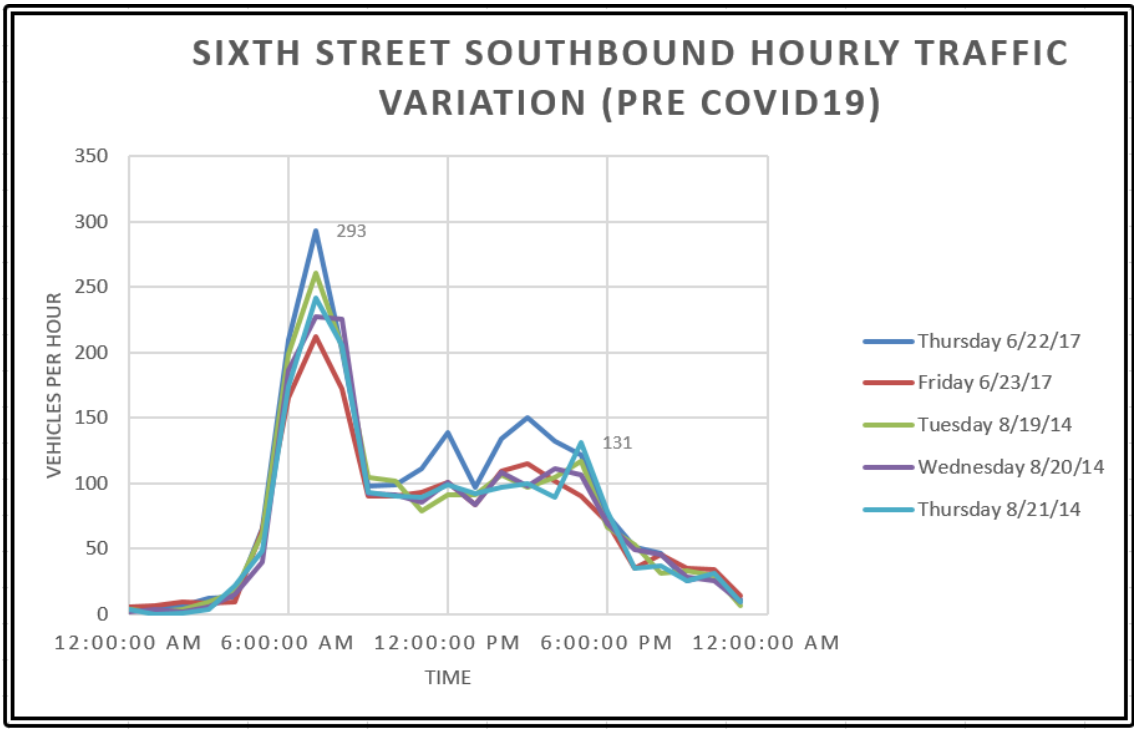


Figure 7: Graph of Sixth Street 2014 & 2017 southbound hourly variation with peak values

Existing Vehicle Speeds

As previously mentioned, the posted speed limit of Sixth Street is 30 MPH. For the purposes of the safety analysis below, the 85th percentile of speed is required. This particular section of NH Sixth Street was observed by Berry Surveying & Engineering to analyze the pass by traffic, reviewing speed. Excessive speeds were rare, and most operators obeyed the posted speed limits within a deviation of 10 MPH. This is consistent with speeds found on urban roads. The 85th percentile derived by observation and consistency with general practice is 40 MPH.

Proposed Trip Generation

The 10th Edition ITE Trip Generation Manual was used to determine the proposed volume of trips. Included is the percentage of entrance-to-exit traffic experienced during the weekday AM & PM peak hours between 7 and 9 AM and 4 and 6 PM, Saturday peak hour between 11 AM and 1 PM, total weekday volume, and total Saturday volume. Land Use Code Single Family Detached Housing (210) was used in deriving the proposed trip generation from the project site. Tables 3 & 4 provides average trip rate, total trips generated, enter to exit ratio, and the enter to exit distribution.

Single Family Detached Housing:

Time Method	Weekday Total (Page 2) Dwelling Units			Time Method	AM Peak Adj. Street (Page 3) Dwelling Units			Time Method	PM Peak Adj. Street (Page 4) Dwelling Units		
# Units	11			# Units	11			# Units	11		
Avg. Rate	9.44			Avg. Rate	0.74			Avg. Rate	0.99		
Total Trips	103.8			Total Trips	8.1			Total Trips	10.9		
% Enter	50.0	Total Enter	51.9	% Enter	25.0	Total Enter	2.0	% Enter	63.0	Total Enter	6.9
% Exit	50.0	Total Exit	51.9	% Exit	75.0	Total Exit	6.1	% Exit	37.0	Total Exit	4.0

Table 3: (Single Family Detached Housing) Peak hr of adjacent street traffic AM, PM, & weekday total

Total Proposed Trip Generation:

Time Method	Weekday Total (Page 2) Dwelling Units			Time Method	AM Peak Adj. Street (Page 3) Dwelling Units			Time Method	PM Peak Adj. Street (Page 4) Dwelling Units		
Total Trips	103.8			Total Trips	8.1			Total Trips	10.9		
% Enter	50.0	Total Enter	51.9	% Enter	25.0	Total Enter	2.0	% Enter	63.0	Total Enter	6.9
% Exit	50.0	Total Exit	51.9	% Exit	75.0	Total Exit	6.1	% Exit	37.0	Total Exit	4.0

Table 4: Proposed trip generation from the project site during AM, PM, & weekday total

Build Traffic Projections and Turning Analysis

Traffic data obtained from the NHDOT in 2017 has been projected to 2021 and ten years further to 2031. This has been done using a June peak seasonal adjustment factor of 1.08 (AM, PM & Saturday) and using an annual growth rate of 1%, compounded annually. The derivation of the peak seasonal adjustment factor comes from an average series of values from other urban highways from across New Hampshire, which can be found as Table 11 in Appendix C. Figures 8 and 9 show the build turning movements to and from the proposed site during weekday AM

and PM peak hours. These figures also show the projected volume of traffic northbound and southbound on Sixth Street for 2021 and 2031. This data is then used to preform NCHRP 457 left-turn and right-turn bay warrant analyses. Appendix B contains the data that was used to conduct the analyses as Figures 27-29 and 33-34. A visual of these turning movements is shown in the following figures.

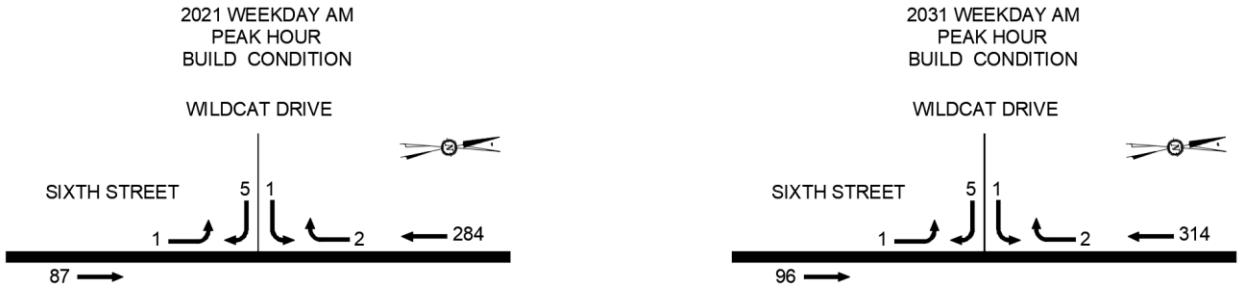


Figure 8: 2021 & 2031 build projected traffic volumes & turn movement weekday AM peak

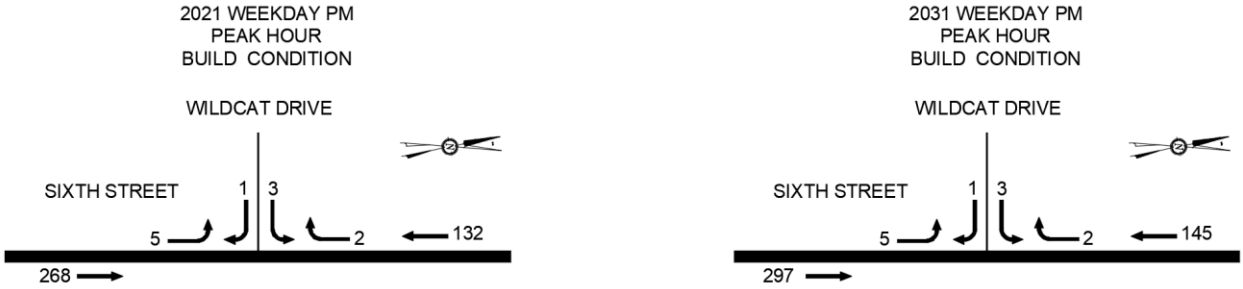


Figure 9: 2021 & 2031 build projected traffic volumes & turn movement weekday PM peak

Tables 5 & 6 show in a tabular format the total trips that are calculated to occur to and from the proposed site entrance are shown at the weekday peak hours analyzed in a build situation. These trips are further broken down into enter and exit to and from the site as well as percentage of left and right turns.

Time	AM Peak Hour	# Trips	Turn Type	% Distribution
Total Trips	8.1			
Trips Enter from Sixth Street Northbound		0.5	Left	5.8
Trips Enter from Sixth Street Southbound		1.6	Right	19.2
Trips Exit to Sixth Street Northbound		1.4	Left	17.5
Trips Exit to Sixth Street Southbound		4.7	Right	57.5

Table 5: Weekday AM peak hour build turning movements to and from Wildcat Drive

Time	PM Peak Hour	# Trips	Turn Type	% Distribution
Total Trips	10.9			
Trips Enter from Sixth Street Northbound		4.6	Left	42.3
Trips Enter from Sixth Street Southbound		2.3	Right	20.7
Trips Exit to Sixth Street Northbound		2.7	Left	24.8
Trips Exit to Sixth Street Southbound		1.3	Right	12.2

Table 6: Weekday PM peak hour build turning movements to and from Wildcat Drive

Left-Turn Warrants Analysis

Depending on vehicle speed, advancing vehicular volumes, opposing vehicular volumes, and the percent of left turns that vehicles are predicted to make, certain roadways may require special treatment for vehicles making left turning maneuvers. The determination of this special treatment is determined by the NCHRP 457 left-turn bay guidelines. Calibration constants of 3.0 seconds are used for average left turn time, 5.0 seconds for critical headway, and 1.9 seconds for vehicles to clear the advancing lane. If warranted, the left turn bay would allow for deceleration of vehicles and storage in the queue to wait safely for advancing traffic to pass.

The traffic volumes obtained from the NHDOT from 2017 projected to 2021 and 2031 were used to determine if a left-turn bay is warranted to safely enter the site. It has been calculated that approximately 1 trips are to occur turning left into the site during the weekday AM peak hour and 5 trips during the PM peak hour. The projection of the traffic volumes and data used to conduct the left-turn bay warrant analyses are included in Appendix B as Figures 27-28. The full warrant analyses can be found in Appendix B as Figures 29-32. Tables 7 & 8 are summaries of the left-turn bay warrant analyses for the proposed site entrance. Using the 85th percentile speed of 40 MPH, it was determined that a left-turn bay IS NOT warranted to safely enter the proposed site.

Left-Turn Lane Warrants Analysis Sixth Street		
Factors	2021 Weekday AM Build Volume	2031 Weekday AM Build Volume
Left-Turn Volume (NB)	1	1
Advancing Volume (NB) (L+TR+R)	89	98
Opposing Volume (SB) (TR+R)	286	316
Percent Lefts	1%	1%
85th Percentile Speed (MPH)	40	40
Limiting Adv. Volume (veh/hr)	1,701	1,601
Left-Turn Bay Warranted	NO	NO

Table 7: Summary of Weekday AM peak hour NCHRP 457 left-turn bay analysis

Left-Turn Lane Warrants Analysis Sixth Street		
Factors	2021 Weekday PM Build Volume	2031 Weekday PM Build Volume
Left-Turn Volume (NB)	5	5
Advancing Volume (NB) (L+TR+R)	275	303
Opposing Volume (SB) (TR+R)	134	148
Percent Lefts	2%	2%
85th Percentile Speed (MPH)	40	40
Limiting Adv. Volume (veh/hr)	1,155	1,192
Left-Turn Bay Warranted	NO	NO

Table 8: Summary of Weekday PM peak hour NCHRP 457 left-turn bay analysis

Right-Turn Warrants Analysis

Depending on vehicle speed, advancing vehicular volumes, and the percent of right turns that vehicles are predicted to make, certain roadways may require special treatment for vehicles making right turning maneuvers. The determination of this special treatment is determined by the NCHRP 457 right turn bay guidelines. If warranted, the right-turn bay would allow for deceleration of vehicles and storage in the queue to wait safely for right turning traffic to clear.

The traffic volumes obtained from the NHDOT from 2017 projected to 2021 and 2031 were used to determine if a right-turn bay is warranted to safely enter the site. It has been calculated that approximately 2 trips are to occur turning left into the site during the weekday AM peak hour and 2 trips during the PM peak hour. The projection of the traffic volumes and data used to conduct the right-turn bay warrant analyses are included in Appendix B as Figures 33-34. The full warrant analyses can be found in Appendix B as Figures 35-38. Tables 9 & 10 are summaries of the right-turn bay warrant analyses for the proposed site entrance. Using the 85th percentile speed of 40 MPH, it was determined that a right-turn bay IS NOT warranted to safely enter the proposed site.

Right-Turn Lane Warrants Analysis Sixth Street		
Factors	2021 Weekday AM Build Volume	2031 Weekday AM Build Volume
Right-Turn Volume (SB)	2	2
Advancing Volume (SB) (L+TR+R)	286	316
85th Percentile Speed (MPH)	40	40
Limiting Right-Turn Volume (veh/hr)	384	296
Right-Turn Bay Warranted	NO	NO

Table 9: Summary of Weekday AM peak hour NCHRP 457 right-turn bay analysis

Right-Turn Lane Warrants Analysis Sixth Street		
Factors	2021 Weekday PM Build Volume	2031 Weekday PM Build Volume
Right-Turn Volume (SB)	2	2
Advancing Volume (SB) (L+TR+R)	139	152
85th Percentile Speed (MPH)	40	40
Limiting Right-Turn Volume (veh/hr)	2607	2030
Right-Turn Bay Warranted	NO	NO

Table 10: Summary of Weekday PM peak hour NCHRP 457 right-turn bay analysis

Sight Distance and Safety Analysis

Sight distance on Sixth Street to the north and south, as well as roadway alignment are the two determining factors of safety. For the proposed entrance, sight distance to the north un-obstructed for well over 400 feet (measured), while sight distance to the south is un-obstructed for well over 400 feet (measured). The standard sight distance required by NHDOT in this situation is 400 feet. In this instance both the northerly and southerly sight distances exceed the standard AASHTO 40MPH standard practice of 305 feet. There are no improvements required to obtain this sight distance.

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

*****AASHTO Geometric Design of Highways and Streets (2011)

Conclusions and Recommendations

1.) A total of 9 vehicle trips (3 enter/6 exit) are predicted to occur at the weekday AM peak hour and 11 vehicle trips (7 enter/4 exit) at the PM peak hour.

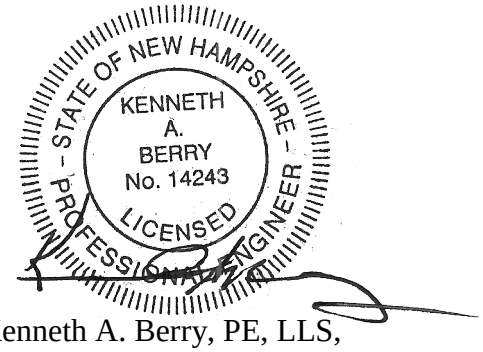
2.) The 2021 and 2031 build traffic volumes DO NOT satisfy the NCHRP 457 guidelines for the implementation of a left-turn lane for all peak hours.

3.) The 2021 and 2031 build traffic volumes DO NOT satisfy the NCHRP 457 guidelines for the implementation of a right-turn lane for all peak hours with the exception of 2031 AM.

4.) It is recommended that the surrounding infrastructure will be sufficient to handle the projected increase in vehicle trips and peak hour and all other hours.

Respectfully Submitted,

BERRY SURVEYING & ENGINEERING



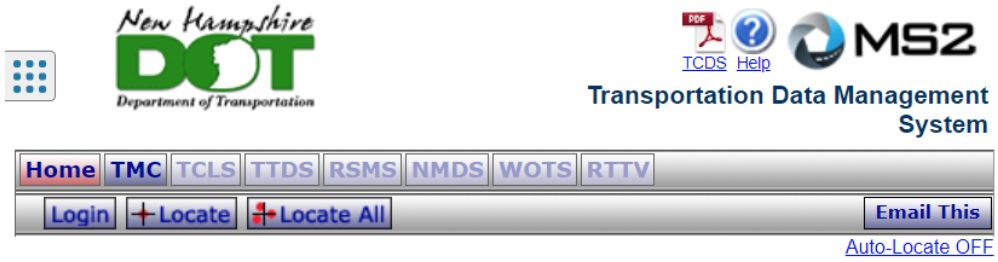
Christopher R. Berry, SIT
Principal, President

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

KRP/krp

Appendix A

Traffic Counts



List View | All DIRs

Record 1 of 1 Goto Record go

Location ID	82389081	MPO ID	
Type	SPOT	HPMS ID	
On NHS	No	On HPMS	No
LRS ID	L1250050__	LRS Loc Pt.	
SF Group	04	Route Type	
AF Group	04	Route	
GF Group	E	Active	Yes
Class Dist Grp	Default	Category	3
Seas Clss Grp	Default		
WIM Group	Default		
QC Group	Default		
Fnct'l Class	Major Collector	Milepost	
Located On	Sixth St		
Loc On Alias	PICKERING RD AT DOVER TL (SB-NB) (81389132-81389133)		

More Detail

STATION DATA

Directions: 2-WAY NB SB

AADT

	Year	AADT	DHV-30	K %	D %	PA	BC	Src
	2020	2,674	295	11	73	2,434 (91%)	240 (9%)	
	2019	3,125[3]		13	61	2,862 (92%)	263 (8%)	Grown from 2018
	2018	3,088[3]		13	61	2,847 (92%)	241 (8%)	Grown from 2017
	2017	3,027	388	13	61	2,810 (93%)	217 (7%)	
	2016	3,467[3]				3,162 (91%)	305 (9%)	Grown from 2015

Figure 10: History of AADT values and classification for Sixth Street

New Hampshire DOT Department of Transportation

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Transportation Data Management System

Home | TMC | TCLS | TTDS | RSMS | NMDS | WOTS | RTTV

Back | Login | Locate | Locate All

Auto-Locate OFF

Volume Count Report

LOCATION INFO	
Location ID	82389081_NB
Type	SPOT
Fnct'l Class	5
Located On	PICKERING RD NB AT DOVER TL (82389081)
Loc On Alias	PICKERING RD AT DOVER TL (SB-NB) (81389132-81389133)
Direction	NB
County	STRAFFORD
Community	ROCHESTER
MPO ID	
HPMS ID	
Agency	New Hampshire DOT

COUNT DATA INFO	
Count Status	Accepted
Start Date	Tue 8/11/2020
End Date	Wed 8/12/2020
Start Time	12:00:00 AM
End Time	12:00:00 AM
Direction	
Notes	nhdot
Station	823890815010
Study	
Speed Limit	
Description	
Sensor Type	Axle/Tube
Source	
Latitude,Longitude	

INTERVAL:60-MIN	
Time	Hourly Count
0:00-1:00	9
1:00-2:00	12
2:00-3:00	9
3:00-4:00	3
4:00-5:00	2
5:00-6:00	8
6:00-7:00	26
7:00-8:00	58
8:00-9:00	63
9:00-10:00	46
10:00-11:00	71
11:00-12:00	79
12:00-13:00	94
13:00-14:00	99
14:00-15:00	122
15:00-16:00	198
16:00-17:00	215
17:00-18:00	141
18:00-19:00	88
19:00-20:00	72
20:00-21:00	64
21:00-22:00	24
22:00-23:00	25
23:00-24:00	42
Total	1,570
AM Peak	11:00-12:00 79
PM Peak	16:00-17:00 215

Count Navigation: |<< < > >>| Count Type: VOLUME

Directions: 2-WAY | NB | SB

Figure 11: Tuesday August 11th, 2020 Sixth Street northbound traffic count

New Hampshire DOT Department of Transportation

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Transportation Data Management System

Home | TMC | TCLS | TTDS | RSMS | NMDS | WOTS | RTTV

Back | Login | Locate | Locate All

Auto-Locate OFF

Volume Count Report

LOCATION INFO	
Location ID	82389081_SB
Type	SPOT
Fnct'l Class	5
Located On	PICKERING RD SB AT DOVER TL (82389081)
Loc On Alias	PICKERING RD AT DOVER TL (SB-NB) (81389132-81389133)
Direction	SB
County	STRAFFORD
Community	ROCHESTER
MPO ID	
HPMS ID	
Agency	New Hampshire DOT

COUNT DATA INFO	
Count Status	Accepted
Start Date	Tue 8/11/2020
End Date	Wed 8/12/2020
Start Time	12:00:00 AM
End Time	12:00:00 AM
Direction	
Notes	nhdot
Station	823890815010
Study	
Speed Limit	
Description	
Sensor Type	Axle/Tube
Source	
Latitude,Longitude	

INTERVAL:60-MIN	
Time	Hourly Count
0:00-1:00	3
1:00-2:00	3
2:00-3:00	5
3:00-4:00	12
4:00-5:00	16
5:00-6:00	62
6:00-7:00	142
7:00-8:00	196
8:00-9:00	159
9:00-10:00	87
10:00-11:00	92
11:00-12:00	73
12:00-13:00	87
13:00-14:00	95
14:00-15:00	98
15:00-16:00	78
16:00-17:00	74
17:00-18:00	69
18:00-19:00	53
19:00-20:00	41
20:00-21:00	24
21:00-22:00	20
22:00-23:00	25
23:00-24:00	6
Total	1,520
AM Peak	07:00-08:00 196
PM Peak	14:00-15:00 98

Count Navigation: |<< < > >>| Count Type: VOLUME

Directions: 2-WAY NB SB

Figure 12: Tuesday August 11th, 2020 Sixth Street southbound traffic count

New Hampshire DOT Department of Transportation

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Transportation Data Management System

Home | TMC | TCLS | TTDS | RSMS | NMDS | WOTS | RTTV

Back | Login | Locate | Locate All

Auto-Locate OFF

Volume Count Report

LOCATION INFO	
Location ID	82389081_NB
Type	SPOT
Fnct'l Class	5
Located On	PICKERING RD NB AT DOVER TL (82389081)
Loc On Alias	PICKERING RD AT DOVER TL (SB-NB) (81389132-81389133)
Direction	NB
County	STRAFFORD
Community	ROCHESTER
MPO ID	
HPMS ID	
Agency	New Hampshire DOT

COUNT DATA INFO	
Count Status	Accepted
Start Date	Wed 8/12/2020
End Date	Thu 8/13/2020
Start Time	12:00:00 AM
End Time	12:00:00 AM
Direction	
Notes	nhdot
Station	823890815010
Study	
Speed Limit	
Description	
Sensor Type	Axle/Tube
Source	
Latitude,Longitude	

INTERVAL:60-MIN	
Time	Hourly Count
0:00-1:00	12
1:00-2:00	5
2:00-3:00	7
3:00-4:00	4
4:00-5:00	4
5:00-6:00	32
6:00-7:00	32
7:00-8:00	54
8:00-9:00	51
9:00-10:00	56
10:00-11:00	71
11:00-12:00	64
12:00-13:00	73
13:00-14:00	104
14:00-15:00	144
15:00-16:00	214
16:00-17:00	213
17:00-18:00	173
18:00-19:00	79
19:00-20:00	78
20:00-21:00	59
21:00-22:00	37
22:00-23:00	31
23:00-24:00	44
Total	1,641
AM Peak	10:00-11:00 71
PM Peak	15:00-16:00 214

Count Navigation: |<< < > >>| Count Type: VOLUME

Directions: 2-WAY NB SB

Figure 13: Wednesday August 12th, 2020 Sixth Street northbound traffic count

New Hampshire DOT Department of Transportation

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Transportation Data Management System

Home | TMC | TCLS | TTDS | RSMS | NMDS | WOTS | RTTV

Back | Login | Locate | Locate All

Auto-Locate OFF

Volume Count Report

LOCATION INFO	
Location ID	82389081_SB
Type	SPOT
Fnct'l Class	5
Located On	PICKERING RD SB AT DOVER TL (82389081)
Loc On Alias	PICKERING RD AT DOVER TL (SB-NB) (81389132-81389133)
Direction	SB
County	STRAFFORD
Community	ROCHESTER
MPO ID	
HPMS ID	
Agency	New Hampshire DOT

COUNT DATA INFO	
Count Status	Accepted
Start Date	Wed 8/12/2020
End Date	Thu 8/13/2020
Start Time	12:00:00 AM
End Time	12:00:00 AM
Direction	
Notes	nhdot
Station	823890815010
Study	
Speed Limit	
Description	
Sensor Type	Axle/Tube
Source	
Latitude,Longitude	

INTERVAL:60-MIN	
Time	Hourly Count
0:00-1:00	2
1:00-2:00	3
2:00-3:00	3
3:00-4:00	6
4:00-5:00	16
5:00-6:00	30
6:00-7:00	121
7:00-8:00	185
8:00-9:00	149
9:00-10:00	89
10:00-11:00	84
11:00-12:00	69
12:00-13:00	81
13:00-14:00	88
14:00-15:00	125
15:00-16:00	81
16:00-17:00	77
17:00-18:00	80
18:00-19:00	58
19:00-20:00	46
20:00-21:00	40
21:00-22:00	26
22:00-23:00	32
23:00-24:00	8
Total	1,499
AM Peak	07:00-08:00 185
PM Peak	14:00-15:00 125

Count Navigation: |<< < > >>| Count Type: VOLUME

Directions: 2-WAY NB SB

Figure 14: Wednesday August 12th, 2020 Sixth Street southbound traffic count

New Hampshire DOT Department of Transportation

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Transportation Data Management System

Home | TMC | TCLS | TTDS | RSMS | NMDS | WOTS | RTTV

Back | Login | Locate | Locate All

Auto-Locate OFF

Volume Count Report

LOCATION INFO	
Location ID	82389081_NB
Type	SPOT
Fnct'l Class	5
Located On	PICKERING RD NB AT DOVER TL (82389081)
Loc On Alias	PICKERING RD AT DOVER TL (SB-NB) (81389132-81389133)
Direction	NB
County	STRAFFORD
Community	ROCHESTER
MPO ID	
HPMS ID	
Agency	New Hampshire DOT

COUNT DATA INFO	
Count Status	Accepted
Start Date	Thu 8/13/2020
End Date	Fri 8/14/2020
Start Time	12:00:00 AM
End Time	12:00:00 AM
Direction	
Notes	nhdot
Station	823890815010
Study	
Speed Limit	
Description	
Sensor Type	Axle/Tube
Source	
Latitude,Longitude	

INTERVAL:60-MIN	
Time	Hourly Count
0:00-1:00	14
1:00-2:00	13
2:00-3:00	10
3:00-4:00	7
4:00-5:00	2
5:00-6:00	14
6:00-7:00	22
7:00-8:00	57
8:00-9:00	58
9:00-10:00	64
10:00-11:00	68
11:00-12:00	85
12:00-13:00	82
13:00-14:00	113
14:00-15:00	154
15:00-16:00	193
16:00-17:00	220
17:00-18:00	163
18:00-19:00	86
19:00-20:00	78
20:00-21:00	53
21:00-22:00	36
22:00-23:00	25
23:00-24:00	38
Total	1,655
AM Peak	11:00-12:00 85
PM Peak	16:00-17:00 220

Count Navigation: |<< < > >>| Count Type: VOLUME

Directions: 2-WAY | NB | SB

Figure 15: Thursday August 13th, 2020 Sixth Street northbound traffic count

New Hampshire DOT Department of Transportation

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Home | TMC | TCLS | TTDS | RSMS | NMDS | WOTS | RTTV

Back | Login | Locate | Locate All

Auto-Locate OFF

Volume Count Report

LOCATION INFO	
Location ID	82389081_SB
Type	SPOT
Fnct'l Class	5
Located On	PICKERING RD SB AT DOVER TL (82389081)
Loc On Alias	PICKERING RD AT DOVER TL (SB-NB) (81389132-81389133)
Direction	SB
County	STRAFFORD
Community	ROCHESTER
MPO ID	
HPMS ID	
Agency	New Hampshire DOT

COUNT DATA INFO	
Count Status	Accepted
Start Date	Thu 8/13/2020
End Date	Fri 8/14/2020
Start Time	12:00:00 AM
End Time	12:00:00 AM
Direction	
Notes	nhdot
Station	823890815010
Study	
Speed Limit	
Description	
Sensor Type	Axle/Tube
Source	
Latitude,Longitude	

INTERVAL:60-MIN	
Time	Hourly Count
0:00-1:00	4
1:00-2:00	0
2:00-3:00	1
3:00-4:00	5
4:00-5:00	18
5:00-6:00	56
6:00-7:00	158
7:00-8:00	153
8:00-9:00	160
9:00-10:00	105
10:00-11:00	97
11:00-12:00	84
12:00-13:00	95
13:00-14:00	101
14:00-15:00	113
15:00-16:00	79
16:00-17:00	66
17:00-18:00	104
18:00-19:00	56
19:00-20:00	32
20:00-21:00	33
21:00-22:00	25
22:00-23:00	30
23:00-24:00	9
Total	1,584
AM Peak	08:00-09:00 160
PM Peak	14:00-15:00 113

Count Navigation: |<< < > >> Count Type: VOLUME

Directions: 2-WAY | NB | SB

Figure 16: Thursday August 13th, 2020 Sixth Street southbound traffic count

New Hampshire DOT Department of Transportation

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Transportation Data Management System

Home | TMC | TCLS | TTDS | RSMS | NMDS | WOTS | RTTV

Back | Login | Locate | Locate All

Auto-Locate OFF

Volume Count Report

LOCATION INFO	
Location ID	82389081_NB
Type	SPOT
Fnct'l Class	5
Located On	PICKERING RD NB AT DOVER TL (82389081)
Loc On Alias	PICKERING RD AT DOVER TL (SB-NB) (81389132-81389133)
Direction	NB
County	STRAFFORD
Community	ROCHESTER
MPO ID	
HPMS ID	
Agency	New Hampshire DOT

COUNT DATA INFO	
Count Status	Accepted
Start Date	Thu 6/22/2017
End Date	Fri 6/23/2017
Start Time	12:00:00 AM
End Time	12:00:00 AM
Direction	
Notes	nhdot
Station	823890811000
Study	
Speed Limit	
Description	
Sensor Type	Axle/Tube
Source	
Latitude,Longitude	

INTERVAL:60-MIN	
Time	Hourly Count
0:00-1:00	10
1:00-2:00	8
2:00-3:00	4
3:00-4:00	4
4:00-5:00	4
5:00-6:00	19
6:00-7:00	57
7:00-8:00	77
8:00-9:00	74
9:00-10:00	67
10:00-11:00	79
11:00-12:00	99
12:00-13:00	116
13:00-14:00	118
14:00-15:00	134
15:00-16:00	238
16:00-17:00	256
17:00-18:00	248
18:00-19:00	118
19:00-20:00	80
20:00-21:00	72
21:00-22:00	44
22:00-23:00	34
23:00-24:00	46
Total	2,006
AM Peak	11:00-12:00 99
PM Peak	16:00-17:00 256

Count Navigation: |<< < > >>| Count Type: VOLUME

Directions: 2-WAY NB SB

Figure 17: Thursday June 22nd, 2017 Sixth Street northbound traffic count

New Hampshire DOT Department of Transportation

TCDS Help MS2

Transportation Data Management System

Home | TMC | TCLS | TTDS | RSMS | NMDS | WOTS | RTTV

Back | Login | Locate | Locate All

Auto-Locate OFF

Volume Count Report

LOCATION INFO	
Location ID	82389081_SB
Type	SPOT
Fnct'l Class	5
Located On	PICKERING RD SB AT DOVER TL (82389081)
Loc On Alias	PICKERING RD AT DOVER TL (SB-NB) (81389132-81389133)
Direction	SB
County	STRAFFORD
Community	ROCHESTER
MPO ID	
HPMS ID	
Agency	New Hampshire DOT

COUNT DATA INFO	
Count Status	Accepted
Start Date	Thu 6/22/2017
End Date	Fri 6/23/2017
Start Time	12:00:00 AM
End Time	12:00:00 AM
Direction	
Notes	nhdot
Station	823890815000
Study	
Speed Limit	
Description	
Sensor Type	Axle/Tube
Source	
Latitude,Longitude	

INTERVAL:60-MIN	
Time	Hourly Count
0:00-1:00	4
1:00-2:00	3
2:00-3:00	6
3:00-4:00	12
4:00-5:00	13
5:00-6:00	65
6:00-7:00	209
7:00-8:00	293
8:00-9:00	202
9:00-10:00	98
10:00-11:00	99
11:00-12:00	111
12:00-13:00	139
13:00-14:00	97
14:00-15:00	134
15:00-16:00	150
16:00-17:00	132
17:00-18:00	122
18:00-19:00	76
19:00-20:00	51
20:00-21:00	46
21:00-22:00	25
22:00-23:00	30
23:00-24:00	11
Total	2,128
AM Peak	07:00-08:00 293
PM Peak	15:00-16:00 150

Count Navigation: |<< < > >>| Count Type: VOLUME

Directions: 2-WAY NB SB

Figure 18: Thursday June 22nd, 2017 Sixth Street southbound traffic count

New Hampshire DOT Department of Transportation

TCDS Help MS2

Transportation Data Management System

Home | TMC | TCLS | TTDS | RSMS | NMDS | WOTS | RTTV

Back | Login | Locate | Locate All

Auto-Locate OFF

Volume Count Report

LOCATION INFO	
Location ID	82389081_NB
Type	SPOT
Fnct'l Class	5
Located On	PICKERING RD NB AT DOVER TL (82389081)
Loc On Alias	PICKERING RD AT DOVER TL (SB-NB) (81389132-81389133)
Direction	NB
County	STRAFFORD
Community	ROCHESTER
MPO ID	
HPMS ID	
Agency	New Hampshire DOT

COUNT DATA INFO	
Count Status	Accepted
Start Date	Fri 6/23/2017
End Date	Sat 6/24/2017
Start Time	12:00:00 AM
End Time	12:00:00 AM
Direction	
Notes	nhdot
Station	823890811000
Study	
Speed Limit	
Description	
Sensor Type	Axle/Tube
Source	
Latitude,Longitude	

INTERVAL:60-MIN	
Time	Hourly Count
0:00-1:00	10
1:00-2:00	5
2:00-3:00	8
3:00-4:00	3
4:00-5:00	3
5:00-6:00	13
6:00-7:00	59
7:00-8:00	76
8:00-9:00	77
9:00-10:00	63
10:00-11:00	72
11:00-12:00	122
12:00-13:00	112
13:00-14:00	119
14:00-15:00	142
15:00-16:00	246
16:00-17:00	221
17:00-18:00	181
18:00-19:00	88
19:00-20:00	81
20:00-21:00	53
21:00-22:00	38
22:00-23:00	41
23:00-24:00	26
Total	1,859
AM Peak	11:00-12:00 122
PM Peak	15:00-16:00 246

Count Navigation: |<< < > >>| Count Type: VOLUME

Directions: 2-WAY NB SB

Figure 19: Friday June 23nd, 2017 Sixth Street northbound traffic count

New Hampshire DOT Department of Transportation

TCDS Help MS2

Transportation Data Management System

Home | TMC | TCLS | TTDS | RSMS | NMDS | WOTS | RTTV

Back | Login | Locate | Locate All

Auto-Locate OFF

Volume Count Report

LOCATION INFO	
Location ID	82389081_SB
Type	SPOT
Fnct'l Class	5
Located On	PICKERING RD SB AT DOVER TL (82389081)
Loc On Alias	PICKERING RD AT DOVER TL (SB-NB) (81389132-81389133)
Direction	SB
County	STRAFFORD
Community	ROCHESTER
MPO ID	
HPMS ID	
Agency	New Hampshire DOT

COUNT DATA INFO	
Count Status	Accepted
Start Date	Fri 6/23/2017
End Date	Sat 6/24/2017
Start Time	12:00:00 AM
End Time	12:00:00 AM
Direction	
Notes	nhdot
Station	823890815000
Study	
Speed Limit	
Description	
Sensor Type	Axle/Tube
Source	
Latitude,Longitude	

INTERVAL:60-MIN	
Time	Hourly Count
0:00-1:00	5
1:00-2:00	6
2:00-3:00	9
3:00-4:00	8
4:00-5:00	9
5:00-6:00	64
6:00-7:00	165
7:00-8:00	212
8:00-9:00	172
9:00-10:00	90
10:00-11:00	90
11:00-12:00	93
12:00-13:00	101
13:00-14:00	83
14:00-15:00	109
15:00-16:00	115
16:00-17:00	102
17:00-18:00	90
18:00-19:00	70
19:00-20:00	35
20:00-21:00	45
21:00-22:00	35
22:00-23:00	34
23:00-24:00	14
Total	1,756
AM Peak	07:00-08:00 212
PM Peak	15:00-16:00 115

Count Navigation: |<< < > >>| Count Type: VOLUME

Directions: 2-WAY | NB | SB

Figure 20: Friday June 23nd, 2017 Sixth Street southbound traffic count

New Hampshire DOT Department of Transportation

TCDS Help MS2

Transportation Data Management System

Home | TMC | TCLS | TTDS | RSMS | NMDS | WOTS | RTTV

Back | Login | Locate | Locate All

Auto-Locate OFF

Volume Count Report

LOCATION INFO	
Location ID	82389081_NB
Type	SPOT
Fnct'l Class	5
Located On	PICKERING RD NB AT DOVER TL (82389081)
Loc On Alias	PICKERING RD AT DOVER TL (SB-NB) (81389132-81389133)
Direction	NB
County	STRAFFORD
Community	ROCHESTER
MPO ID	
HPMS ID	
Agency	New Hampshire DOT

COUNT DATA INFO	
Count Status	Accepted
Start Date	Tue 8/19/2014
End Date	Wed 8/20/2014
Start Time	12:00:00 AM
End Time	12:00:00 AM
Direction	NB
Notes	
Station	
Study	
Speed Limit	
Description	
Sensor Type	
Source	
Latitude,Longitude	

INTERVAL:60-MIN	
Time	Hourly Count
0:00-1:00	11
1:00-2:00	7
2:00-3:00	6
3:00-4:00	2
4:00-5:00	2
5:00-6:00	8
6:00-7:00	37
7:00-8:00	77
8:00-9:00	80
9:00-10:00	55
10:00-11:00	78
11:00-12:00	85
12:00-13:00	99
13:00-14:00	94
14:00-15:00	133
15:00-16:00	246
16:00-17:00	300
17:00-18:00	237
18:00-19:00	108
19:00-20:00	92
20:00-21:00	81
21:00-22:00	41
22:00-23:00	28
23:00-24:00	41
Total	1,948
AM Peak	11:00-12:00 85
PM Peak	16:00-17:00 300

Count Navigation: |<< | < | > | >>| Count Type: VOLUME

Directions: 2-WAY | NB | SB

Figure 21: Tuesday August 19th, 2014 Sixth Street northbound traffic count

New Hampshire DOT Department of Transportation

TCDS Help MS2

Transportation Data Management System

Home | TMC | TCLS | TTDS | RSMS | NMDS | WOTS | RTTV

Back | Login | Locate | Locate All

Auto-Locate OFF

Volume Count Report

LOCATION INFO	
Location ID	82389081_SB
Type	SPOT
Fnct'l Class	5
Located On	PICKERING RD SB AT DOVER TL (82389081)
Loc On Alias	PICKERING RD AT DOVER TL (SB-NB) (81389132-81389133)
Direction	SB
County	STRAFFORD
Community	ROCHESTER
MPO ID	
HPMS ID	
Agency	New Hampshire DOT

COUNT DATA INFO	
Count Status	Accepted
Start Date	Tue 8/19/2014
End Date	Wed 8/20/2014
Start Time	12:00:00 AM
End Time	12:00:00 AM
Direction	SB
Notes	
Station	
Study	
Speed Limit	
Description	
Sensor Type	
Source	
Latitude,Longitude	

INTERVAL:60-MIN	
Time	Hourly Count
0:00-1:00	3
1:00-2:00	2
2:00-3:00	3
3:00-4:00	9
4:00-5:00	17
5:00-6:00	62
6:00-7:00	199
7:00-8:00	261
8:00-9:00	204
9:00-10:00	104
10:00-11:00	102
11:00-12:00	79
12:00-13:00	91
13:00-14:00	91
14:00-15:00	106
15:00-16:00	97
16:00-17:00	104
17:00-18:00	117
18:00-19:00	66
19:00-20:00	53
20:00-21:00	31
21:00-22:00	33
22:00-23:00	29
23:00-24:00	6
Total	1,869
AM Peak	07:00-08:00 261
PM Peak	17:00-18:00 117

Count Navigation: |<< < > >>| Count Type: VOLUME

Directions: 2-WAY NB SB

Figure 22: Tuesday August 19th, 2014 Sixth Street southbound traffic count

New Hampshire DOT Department of Transportation

TCDS Help MS2

Transportation Data Management System

Home | TMC | TCLS | TTDS | RSMS | NMDS | WOTS | RTTV

Back | Login | Locate | Locate All

Auto-Locate OFF

Volume Count Report

LOCATION INFO	
Location ID	82389081_NB
Type	SPOT
Fnct'l Class	5
Located On	PICKERING RD NB AT DOVER TL (82389081)
Loc On Alias	PICKERING RD AT DOVER TL (SB-NB) (81389132-81389133)
Direction	NB
County	STRAFFORD
Community	ROCHESTER
MPO ID	
HPMS ID	
Agency	New Hampshire DOT

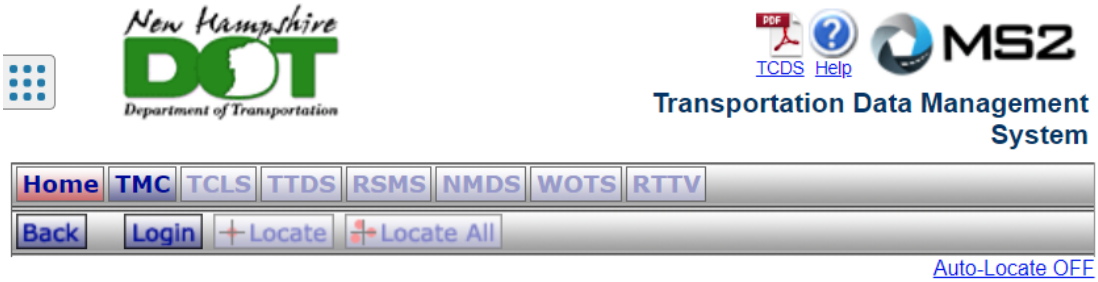
COUNT DATA INFO	
Count Status	Accepted
Start Date	Wed 8/20/2014
End Date	Thu 8/21/2014
Start Time	12:00:00 AM
End Time	12:00:00 AM
Direction	NB
Notes	
Station	
Study	
Speed Limit	
Description	
Sensor Type	
Source	
Latitude,Longitude	

INTERVAL:60-MIN	
Time	Hourly Count
0:00-1:00	15
1:00-2:00	4
2:00-3:00	4
3:00-4:00	3
4:00-5:00	4
5:00-6:00	44
6:00-7:00	50
7:00-8:00	66
8:00-9:00	78
9:00-10:00	58
10:00-11:00	77
11:00-12:00	78
12:00-13:00	90
13:00-14:00	99
14:00-15:00	125
15:00-16:00	257
16:00-17:00	305
17:00-18:00	228
18:00-19:00	95
19:00-20:00	83
20:00-21:00	67
21:00-22:00	39
22:00-23:00	25
23:00-24:00	50
Total	1,944
AM Peak	08:00-09:00 78
PM Peak	16:00-17:00 305

Count Navigation: |<< < > >>| Count Type: VOLUME

Directions: 2-WAY | NB | SB

Figure 23: Wednesday August 20th, 2014 Sixth Street northbound traffic count



New Hampshire DOT Department of Transportation

TCDS Help MS2

Transportation Data Management System

Home | TMC | TCLS | TTDS | RSMS | NMDS | WOTS | RTTV

Back | Login | Locate | Locate All

Auto-Locate OFF

Volume Count Report

LOCATION INFO	
Location ID	82389081_SB
Type	SPOT
Fnct'l Class	5
Located On	PICKERING RD SB AT DOVER TL (82389081)
Loc On Alias	PICKERING RD AT DOVER TL (SB-NB) (81389132-81389133)
Direction	SB
County	STRAFFORD
Community	ROCHESTER
MPO ID	
HPMS ID	
Agency	New Hampshire DOT

COUNT DATA INFO	
Count Status	Accepted
Start Date	Wed 8/20/2014
End Date	Thu 8/21/2014
Start Time	12:00:00 AM
End Time	12:00:00 AM
Direction	SB
Notes	
Station	
Study	
Speed Limit	
Description	
Sensor Type	
Source	
Latitude,Longitude	

INTERVAL:60-MIN	
Time	Hourly Count
0:00-1:00	2
1:00-2:00	3
2:00-3:00	2
3:00-4:00	5
4:00-5:00	15
5:00-6:00	40
6:00-7:00	186
7:00-8:00	227
8:00-9:00	225
9:00-10:00	92
10:00-11:00	91
11:00-12:00	85
12:00-13:00	101
13:00-14:00	83
14:00-15:00	108
15:00-16:00	98
16:00-17:00	111
17:00-18:00	106
18:00-19:00	69
19:00-20:00	49
20:00-21:00	45
21:00-22:00	28
22:00-23:00	25
23:00-24:00	9
Total	1,805
AM Peak	07:00-08:00 227
PM Peak	16:00-17:00 111

Count Navigation: |<< < > >>| Count Type: VOLUME

Directions: 2-WAY NB SB

Figure 24: Wednesday August 20th, 2014 Sixth Street southbound traffic count

New Hampshire DOT Department of Transportation

TCDS Help MS2

Transportation Data Management System

Home | TMC | TCLS | TTDS | RSMS | NMDS | WOTS | RTTV

Back | Login | Locate | Locate All

Auto-Locate OFF

Volume Count Report

LOCATION INFO	
Location ID	82389081_NB
Type	SPOT
Fnct'l Class	5
Located On	PICKERING RD NB AT DOVER TL (82389081)
Loc On Alias	PICKERING RD AT DOVER TL (SB-NB) (81389132-81389133)
Direction	NB
County	STRAFFORD
Community	ROCHESTER
MPO ID	
HPMS ID	
Agency	New Hampshire DOT

COUNT DATA INFO	
Count Status	Accepted
Start Date	Tue 8/19/2014
End Date	Wed 8/20/2014
Start Time	12:00:00 AM
End Time	12:00:00 AM
Direction	NB
Notes	
Station	
Study	
Speed Limit	
Description	
Sensor Type	
Source	
Latitude,Longitude	

INTERVAL:60-MIN	
Time	Hourly Count
0:00-1:00	11
1:00-2:00	7
2:00-3:00	6
3:00-4:00	2
4:00-5:00	2
5:00-6:00	8
6:00-7:00	37
7:00-8:00	77
8:00-9:00	80
9:00-10:00	55
10:00-11:00	78
11:00-12:00	85
12:00-13:00	99
13:00-14:00	94
14:00-15:00	133
15:00-16:00	246
16:00-17:00	300
17:00-18:00	237
18:00-19:00	108
19:00-20:00	92
20:00-21:00	81
21:00-22:00	41
22:00-23:00	28
23:00-24:00	41
Total	1,948
AM Peak	11:00-12:00 85
PM Peak	16:00-17:00 300

Count Navigation: |<< | < | > | >>| Count Type: VOLUME

Directions: 2-WAY | NB | SB

Figure 25: Thursday August 21th, 2014 Sixth Street northbound traffic count

New Hampshire DOT Department of Transportation

TCDS Help MS2

Transportation Data Management System

Home | TMC | TCLS | TTDS | RSMS | NMDS | WOTS | RTTV

Back | Login | Locate | Locate All

Auto-Locate OFF

Volume Count Report

LOCATION INFO	
Location ID	82389081_SB
Type	SPOT
Fnct'l Class	5
Located On	PICKERING RD SB AT DOVER TL (82389081)
Loc On Alias	PICKERING RD AT DOVER TL (SB-NB) (81389132-81389133)
Direction	SB
County	STRAFFORD
Community	ROCHESTER
MPO ID	
HPMS ID	
Agency	New Hampshire DOT

COUNT DATA INFO	
Count Status	Accepted
Start Date	Tue 8/19/2014
End Date	Wed 8/20/2014
Start Time	12:00:00 AM
End Time	12:00:00 AM
Direction	SB
Notes	
Station	
Study	
Speed Limit	
Description	
Sensor Type	
Source	
Latitude,Longitude	

INTERVAL:60-MIN	
Time	Hourly Count
0:00-1:00	3
1:00-2:00	2
2:00-3:00	3
3:00-4:00	9
4:00-5:00	17
5:00-6:00	62
6:00-7:00	199
7:00-8:00	261
8:00-9:00	204
9:00-10:00	104
10:00-11:00	102
11:00-12:00	79
12:00-13:00	91
13:00-14:00	91
14:00-15:00	106
15:00-16:00	97
16:00-17:00	104
17:00-18:00	117
18:00-19:00	66
19:00-20:00	53
20:00-21:00	31
21:00-22:00	33
22:00-23:00	29
23:00-24:00	6
Total	1,869
AM Peak	07:00-08:00 261
PM Peak	17:00-18:00 117

Count Navigation: |<< < > >>| Count Type: VOLUME

Directions: 2-WAY NB SB

Figure 26: Thursday August 21th, 2014 Sixth Street southbound traffic count

Appendix B

Data Used in Left-Turn Bay Warrants Analysis

Year	Advancing Volume	Advancing Volume Peaked (TR)	Left Turns (L)	Right Turns (R)	Total Advancing Volume (L+TR+R)
2017	77	83.3	0.5	1.6	85.3
2018	78	84.1	0.5	1.6	86.1
2019	79	84.9	0.5	1.6	87.0
2020	79	85.8	0.5	1.6	87.8
2021	80	86.6	0.5	1.6	88.7
2022	81	87.5	0.5	1.6	89.6
2023	82	88.4	0.5	1.6	90.4
2024	83	89.3	0.5	1.6	91.3
2025	83	90.2	0.5	1.6	92.2
2026	84	91.1	0.5	1.6	93.1
2027	85	92.0	0.5	1.6	94.0
2028	86	92.9	0.5	1.6	94.9
2029	87	93.8	0.5	1.6	95.9
2030	88	94.8	0.5	1.6	96.8
2031	89	95.7	0.5	1.6	97.7
Year	Opposing Volume	Opposing Volume Peaked (TR)	Right Turns (R)		Total Opposing Volume (TR+R)
2017	253	273.1	1.6		274.6
2018	255	275.8	1.6		277.3
2019	258	278.5	1.6		280.1
2020	260	281.3	1.6		282.9
2021	263	284.1	1.6		285.7
2022	265	287.0	1.6		288.5
2023	268	289.9	1.6		291.4
2024	271	292.8	1.6		294.3
2025	273	295.7	1.6		297.2
2026	276	298.6	1.6		300.2
2027	279	301.6	1.6		303.2
2028	282	304.6	1.6		306.2
2029	285	307.7	1.6		309.2
2030	287	310.8	1.6		312.3
2031	290	313.9	1.6		315.4
Seasonal Peaking Factor (June)		1.08			

Figure 27: Data used for Weekday AM peak hour left-turn warrant analyses

Year	Advancing Volume	Advancing Volume Peaked (TR)	Left Turns (L)	Right Turns (R)	Total Advancing Volume (L+TR+R)
2017	239	257.9	4.6	2.3	264.8
2018	241	260.5	4.6	2.3	267.4
2019	243	263.1	4.6	2.3	270.0
2020	246	265.7	4.6	2.3	272.6
2021	248	268.4	4.6	2.3	275.2
2022	251	271.1	4.6	2.3	277.9
2023	253	273.8	4.6	2.3	280.6
2024	256	276.5	4.6	2.3	283.4
2025	258	279.3	4.6	2.3	286.1
2026	261	282.1	4.6	2.3	288.9
2027	263	284.9	4.6	2.3	291.8
2028	266	287.7	4.6	2.3	294.6
2029	269	290.6	4.6	2.3	297.5
2030	271	293.5	4.6	2.3	300.4
2031	274	296.5	4.6	2.3	303.3
Year	Opposing Volume	Opposing Volume Peaked (TR)	Right Turns (R)		Total Opposing Volume (TR+R)
2017	117	126.5	2.3		128.8
2018	118	127.8	2.3		130.0
2019	119	129.1	2.3		131.3
2020	121	130.4	2.3		132.6
2021	122	131.7	2.3		133.9
2022	123	133.0	2.3		135.2
2023	124	134.3	2.3		136.6
2024	125	135.7	2.3		137.9
2025	127	137.0	2.3		139.3
2026	128	138.4	2.3		140.6
2027	129	139.8	2.3		142.0
2028	131	141.2	2.3		143.4
2029	132	142.6	2.3		144.8
2030	133	144.0	2.3		146.3
2031	134	145.4	2.3		147.7
Seasonal Peaking Factor (June)		1.08			

Figure 28: Data used for Weekday PM peak hour left-turn warrant analyses

Left-Turn Bay Warrants Analysis

Figure 2 - 5. Guideline for determining the need for a major-road left-turn bay at a two-way stop-controlled intersection.

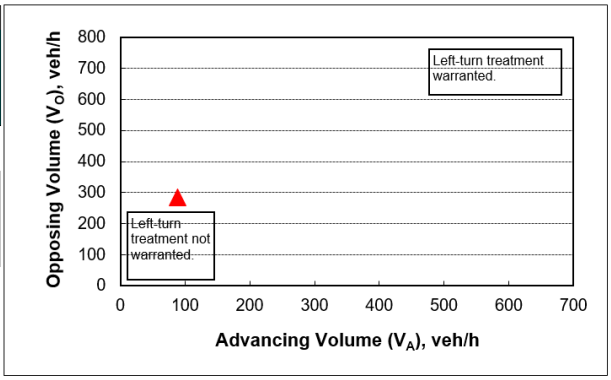
2-lane roadway (English)

INPUT

Variable	Value
85th percentile speed, mph:	40
Percent of left-turns in advancing volume (V_A), %:	1%
Advancing volume (V_A), veh/h:	89
Opposing volume (V_O), veh/h:	286

OUTPUT

Variable	Value
Limiting advancing volume (V_A), veh/h:	1701
Guidance for determining the need for a major-road left-turn bay:	
Left-turn treatment NOT warranted.	



CALIBRATION CONSTANTS

Variable	Value
Average time for making left-turn, s:	3.0
Critical headway, s:	5.0
Average time for left-turn vehicle to clear the advancing lane, s:	1.9

Figure 29: 2021 Weekday AM peak hour NCHRP 457 left-turn bay warrant analysis

Figure 2 - 5. Guideline for determining the need for a major-road left-turn bay at a two-way stop-controlled intersection.

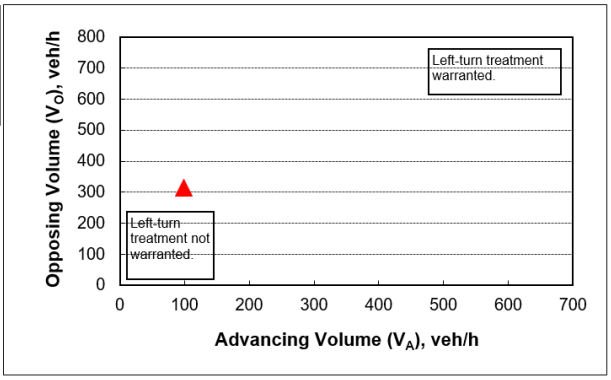
2-lane roadway (English)

INPUT

Variable	Value
85th percentile speed, mph:	40
Percent of left-turns in advancing volume (V_A), %:	1%
Advancing volume (V_A), veh/h:	98
Opposing volume (V_O), veh/h:	316

OUTPUT

Variable	Value
Limiting advancing volume (V_A), veh/h:	1601
Guidance for determining the need for a major-road left-turn bay:	
Left-turn treatment NOT warranted.	



CALIBRATION CONSTANTS

Variable	Value
Average time for making left-turn, s:	3.0
Critical headway, s:	5.0
Average time for left-turn vehicle to clear the advancing lane, s:	1.9

Figure 30: 2031 Weekday AM peak hour NCHRP 457 left-turn bay warrant analysis

Figure 2 - 5. Guideline for determining the need for a major-road left-turn bay at a two-way stop-controlled intersection.

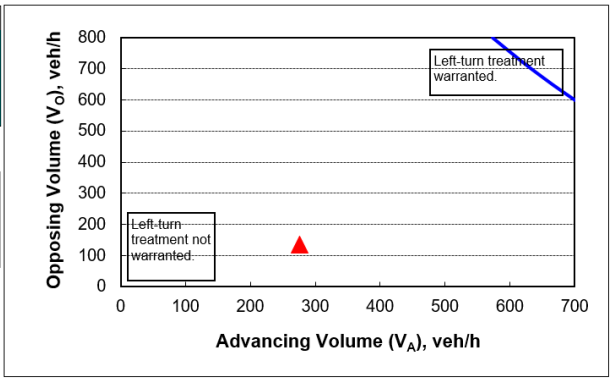
2-lane roadway (English)

INPUT

Variable	Value
85th percentile speed, mph:	40
Percent of left-turns in advancing volume (V_A), %:	2%
Advancing volume (V_A), veh/h:	275
Opposing volume (V_O), veh/h:	134

OUTPUT

Variable	Value
Limiting advancing volume (V_A), veh/h:	1155
Guidance for determining the need for a major-road left-turn bay:	
Left-turn treatment NOT warranted.	



CALIBRATION CONSTANTS

Variable	Value
Average time for making left-turn, s:	3.0
Critical headway, s:	5.0
Average time for left-turn vehicle to clear the advancing lane, s:	1.9

Figure 31: 2021 Weekday PM peak hour NCHRP 457 left-turn bay warrant analysis

Figure 2 - 5. Guideline for determining the need for a major-road left-turn bay at a two-way stop-controlled intersection.

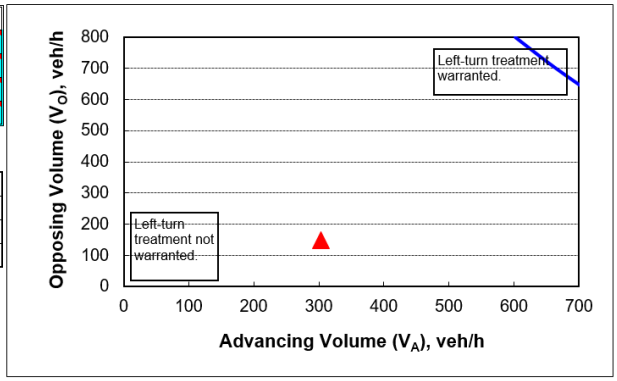
2-lane roadway (English)

INPUT

Variable	Value
85th percentile speed, mph:	40
Percent of left-turns in advancing volume (V_A), %:	2%
Advancing volume (V_A), veh/h:	303
Opposing volume (V_O), veh/h:	148

OUTPUT

Variable	Value
Limiting advancing volume (V_A), veh/h:	1192
Guidance for determining the need for a major-road left-turn bay:	
Left-turn treatment NOT warranted.	



CALIBRATION CONSTANTS

Variable	Value
Average time for making left-turn, s:	3.0
Critical headway, s:	5.0
Average time for left-turn vehicle to clear the advancing lane, s:	1.9

Figure 32: 2031 Weekday PM peak hour NCHRP 457 left-turn bay warrant analysis

Data Used in Right-Turn Bay Warrants Analysis

Year	Advancing Volume	Advancing Volume Peaked (TR)	Left Turns (L)	Right Turns (R)	Total Advancing Volume (L+TR+R)
2017	253	273.1	0.5	1.6	275.1
2018	255	275.8	0.5	1.6	277.8
2019	258	278.5	0.5	1.6	280.6
2020	260	281.3	0.5	1.6	283.4
2021	263	284.1	0.5	1.6	286.2
2022	265	287.0	0.5	1.6	289.0
2023	268	289.9	0.5	1.6	291.9
2024	271	292.8	0.5	1.6	294.8
2025	273	295.7	0.5	1.6	297.7
2026	276	298.6	0.5	1.6	300.7
2027	279	301.6	0.5	1.6	303.7
2028	282	304.6	0.5	1.6	306.7
2029	285	307.7	0.5	1.6	309.7
2030	287	310.8	0.5	1.6	312.8
2031	290	313.9	0.5	1.6	315.9
Seasonal Peaking Factor (June)		1.08			

Figure 33: Data used for Weekday AM peak hour right-turn warrant analyses

Year	Advancing Volume	Advancing Volume Peaked (TR)	Left Turns (L)	Right Turns (R)	Total Advancing Volume (L+TR+R)
2017	117	126.5	4.6	2.3	133.4
2018	118	127.8	4.6	2.3	134.7
2019	119	129.1	4.6	2.3	135.9
2020	121	130.4	4.6	2.3	137.2
2021	122	131.7	4.6	2.3	138.5
2022	123	133.0	4.6	2.3	139.8
2023	124	134.3	4.6	2.3	141.2
2024	125	135.7	4.6	2.3	142.5
2025	127	137.0	4.6	2.3	143.9
2026	128	138.4	4.6	2.3	145.2
2027	129	139.8	4.6	2.3	146.6
2028	131	141.2	4.6	2.3	148.0
2029	132	142.6	4.6	2.3	149.4
2030	133	144.0	4.6	2.3	150.9
2031	134	145.4	4.6	2.3	152.3
Seasonal Peaking Factor (June)		1.08			

Figure 34: Data used for Weekday PM peak hour right-turn warrant analyses

Right-Turn Bay Warrants Analysis

Figure 2 - 6. Guideline for determining the need for a major-road right-turn bay at a two-way stop-controlled intersection.

INPUT

Roadway geometry:	2-lane roadway
Variable	Value
Major-road speed, mph:	40
Major-road volume (one direction), veh/h:	286
Right-turn volume, veh/h:	2

OUTPUT

Variable	Value
Limiting right-turn volume, veh/h:	384
Guidance for determining the need for a major-road right-turn bay for a 2-lane roadway:	
Do NOT add right-turn bay.	

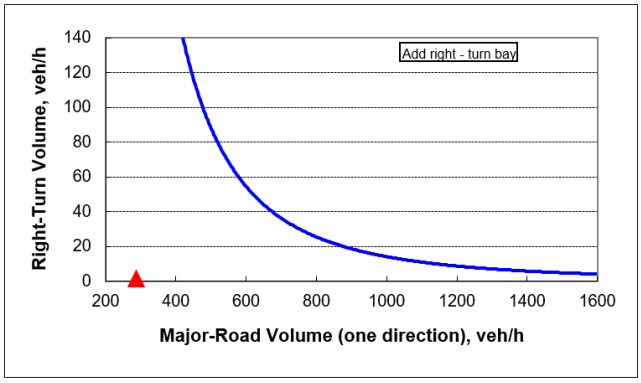


Figure 35: 2021 Weekday AM peak hour NCHRP 457 right-turn bay warrant analysis

Figure 2 - 6. Guideline for determining the need for a major-road right-turn bay at a two-way stop-controlled intersection.

INPUT

Roadway geometry:	2-lane roadway
Variable	Value
Major-road speed, mph:	40
Major-road volume (one direction), veh/h:	316
Right-turn volume, veh/h:	2

OUTPUT

Variable	Value
Limiting right-turn volume, veh/h:	296
Guidance for determining the need for a major-road right-turn bay for a 2-lane roadway:	
Do NOT add right-turn bay.	

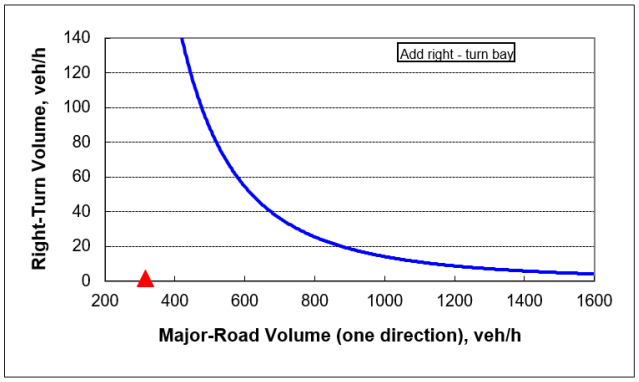


Figure 36: 2031 Weekday AM peak hour NCHRP 457 right-turn bay warrant analysis

Figure 2 - 6. Guideline for determining the need for a major-road right-turn bay at a two-way stop-controlled intersection.

INPUT

Roadway geometry:	2-lane roadway
Variable	Value
Major-road speed, mph:	40
Major-road volume (one direction), veh/h:	139
Right-turn volume, veh/h:	2

OUTPUT

Variable	Value
Limiting right-turn volume, veh/h:	2607
Guidance for determining the need for a major-road right-turn bay for a 2-lane roadway:	
Do NOT add right-turn bay.	

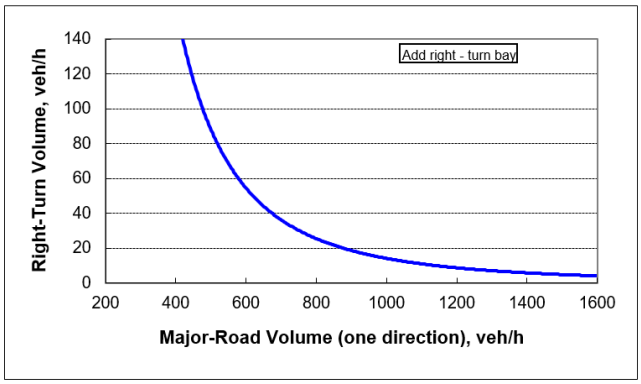


Figure 37: 2021 Weekday PM peak hour NCHRP 457 right-turn bay warrant analysis

Figure 2 - 6. Guideline for determining the need for a major-road right-turn bay at a two-way stop-controlled intersection.

INPUT

Roadway geometry:	2-lane roadway
Variable	Value
Major-road speed, mph:	40
Major-road volume (one direction), veh/h:	152
Right-turn volume, veh/h:	2

OUTPUT

Variable	Value
Limiting right-turn volume, veh/h:	2030
Guidance for determining the need for a major-road right-turn bay for a 2-lane roadway:	
Do NOT add right-turn bay.	

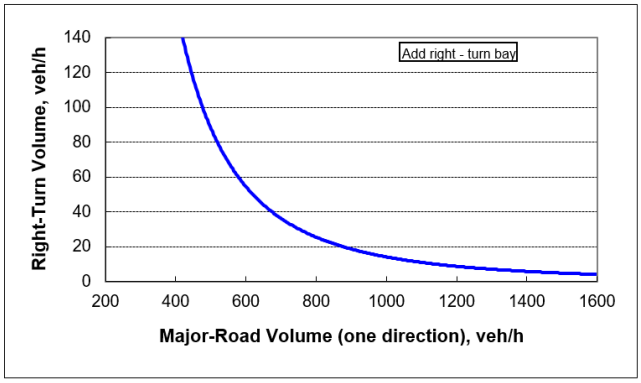


Figure 38: 2031 Weekday PM peak hour NCHRP 457 right-turn bay warrant analysis

Appendix C

Miscellaneous

Year 2019 Monthly Data Group 2 Averages: Rural Highways			
		Adjustment to	
Month	ADT	Average	Peak
January	5,992	1.19	1.40
February	6,342	1.12	1.33
March	6,493	1.10	1.30
April	6,819	1.05	1.23
May	7,434	0.96	1.13
June	7,776	0.92	1.08
July	8,207	0.87	1.02
August	8,409	0.85	1.00
September	7,770	0.92	1.08
October	7,477	0.95	1.12
November	6,712	1.06	1.25
December	6,173	1.16	1.36
Average ADT:	7,134		
Peak ADT:	8,409		

Table 11: Derivation of the seasonal peaking factor

Table 3-1. Stopping Sight Distance on Level Roadways

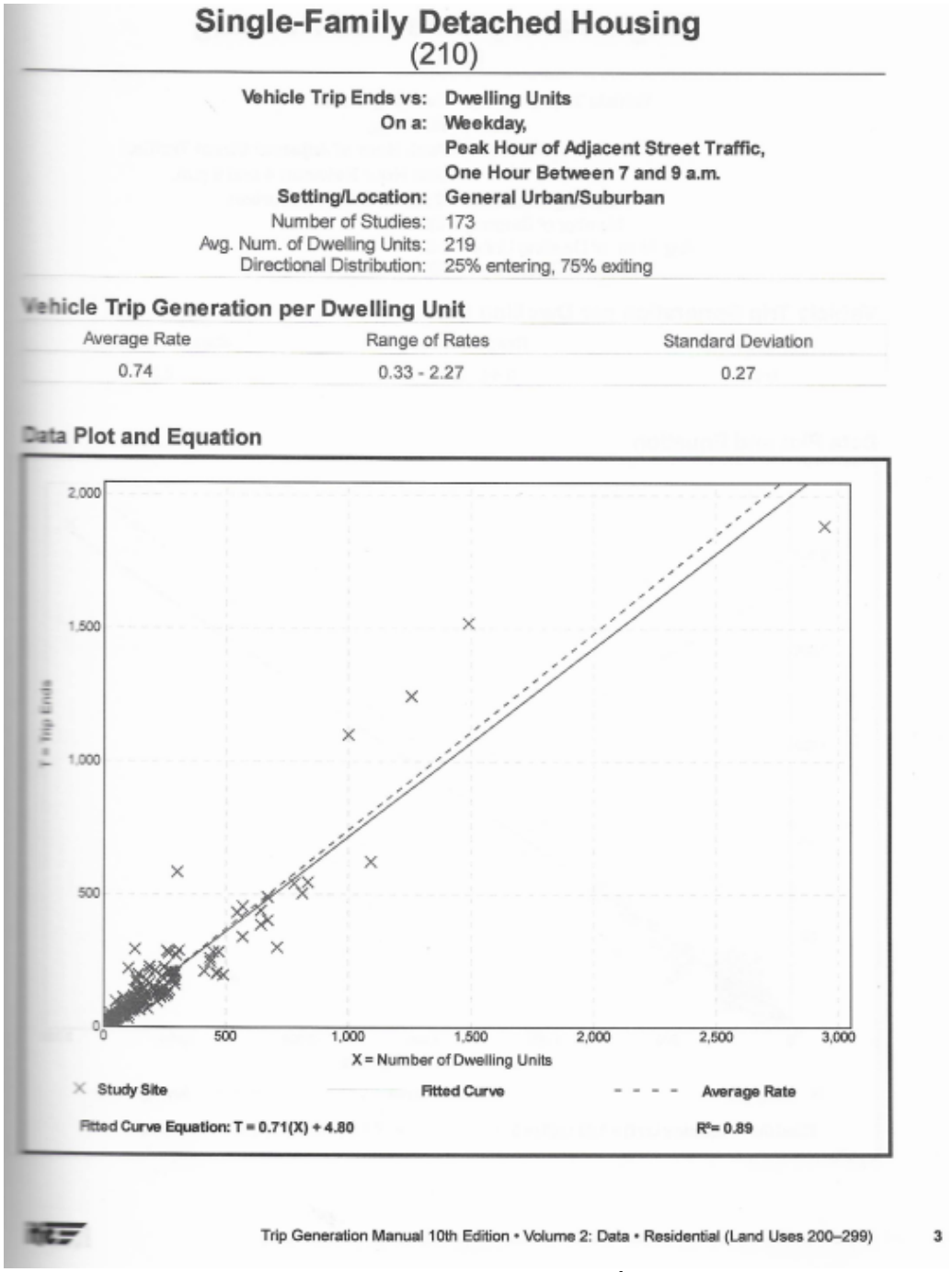
U.S. Customary					Metric				
Design Speed (mph)	Brake Reaction Distance (ft)	Braking Distance on Level (ft)	Stopping Sight Distance		Design Speed (km/h)	Brake Reaction Distance (m)	Braking Distance on Level (m)	Stopping Sight Distance	
			Calculated (ft)	Design (ft)				Calculated (m)	Design (m)
15	55.1	21.6	76.7	80	20	13.9	4.6	18.5	20
20	73.5	38.4	111.9	115	30	20.9	10.3	31.2	35
25	91.9	60.0	151.9	155	40	27.8	18.4	46.2	50
30	110.3	86.4	196.7	200	50	34.8	28.7	63.5	65
35	128.6	117.6	246.2	250	60	41.7	41.3	83.0	85
40	147.0	153.6	300.6	305	70	48.7	56.2	104.9	105
45	165.4	194.4	359.8	360	80	55.6	73.4	129.0	130
50	183.8	240.0	423.8	425	90	62.6	92.9	155.5	160
55	202.1	290.3	492.4	495	100	69.5	114.7	184.2	185
60	220.5	345.5	566.0	570	110	76.5	138.8	215.3	220
65	238.9	405.5	644.4	645	120	83.4	165.2	248.6	250
70	257.3	470.3	727.6	730	130	90.4	193.8	284.2	285
75	275.6	539.9	815.5	820	140	97.3	224.8	322.1	325
80	294.0	614.3	908.3	910					
85	313.5	693.5	1007.0	1010					

Note: Brake reaction distance predicated on a time of 2.5 s; deceleration rate of 11.2 ft/s² [3.4 m/s²] used to determine calculated sight distance.

Figure 39: Derivation of stopping sight distance requirements

Appendix D

Trip Generation Derivation



Single-Family Detached Housing
(210)

Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 173
Avg. Num. of Dwelling Units: 219
Directional Distribution: 25% entering, 75% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.74	0.33 - 2.27	0.27

Data Plot and Equation

Trip Generation Manual 10th Edition • Volume 2: Data • Residential (Land Uses 200–299) 3

Figure 40: ITE Trip Generation, 10th Edition

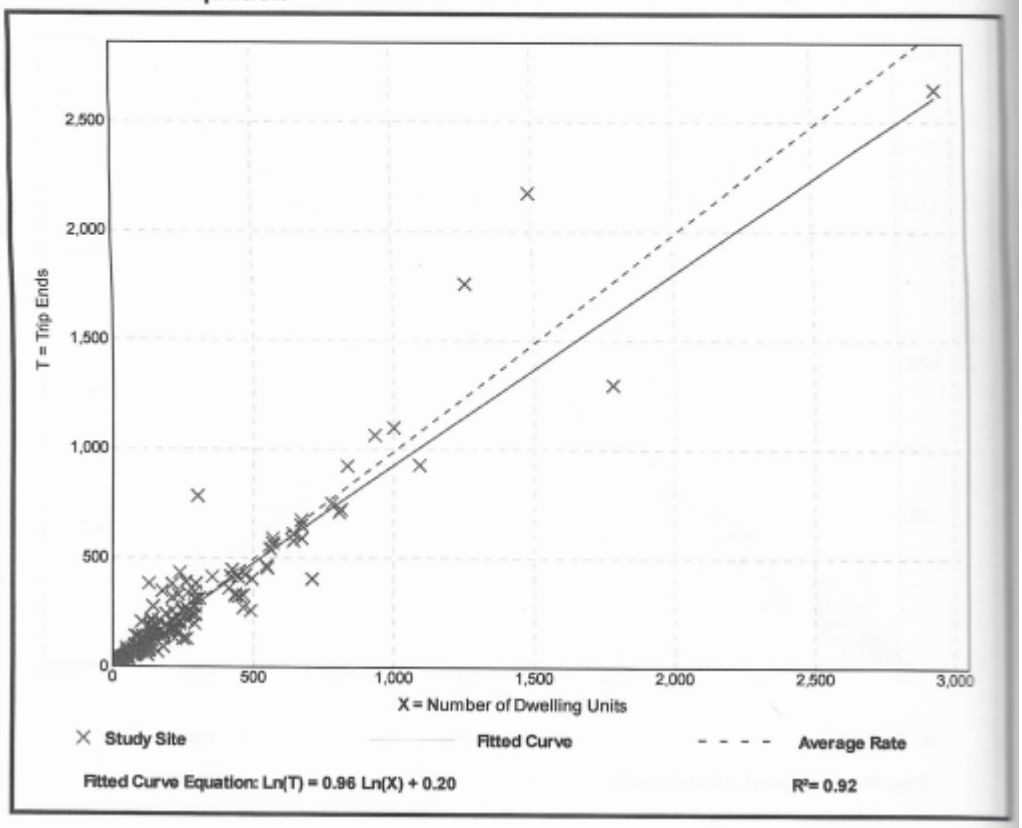
Single-Family Detached Housing
(210)

Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 190
Avg. Num. of Dwelling Units: 242
Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.99	0.44 - 2.98	0.31

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.96 Ln(X) + 0.20 R^2= 0.92

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

To: Christopher Berry
From: Christopher Parker, AICP
Cc: Staff
Date: October 12, 2021
Re: TDR 725 Central Avenue

ISSUE:
In February of 2020 the Board recommended amendments to the Transfer of Development Rights (TDR) Ordinance. In June 2020 the Planning Board approved the amendments and on July 22, 2020, the City Council ratified them. One elements is the requirement for staff to draft a review statement on determine the need for a sketch plan.

INTENT:
This memo will serve as the staff report

GOALS:
Provide background of the current housing shortage, and describe the TDR applications in Dover.

Background

On June 10, 2021, you submitted a plan for purchasing 1 units on a lot on Sixth Street where you natively can lay out 10 units per the regulations. The proposed new unit may be reviewed as per section 170-27.2 G 3) of the city Code.

Staff performed this review based upon the information below, and is now providing the required staff report {170-27.2 E) 4) a}.

Project Information

Project:	Dover Coast, LLC
Where:	Vacant Land on Sixth Street
What:	Major Subdivision Single-Family family project
Acres:	19.3
Zone:	R-40
Public Water:	Yes
Public Sewer:	Potential
Units:	10 by right, 1 purchased
CUP?	Yes

Staff Comment

When reviewing projects, staff visit the site, review the context, discuss options with the applicant and advises if it makes sense to request the purchase before or after designing a fully laid out plan. Furthermore, staff discuss the cost/benefit analyses on the proposal with the applicant.

In reviewing this project we note:

- Traffic
  - Sixth Street is a major roadway connecting Dover and Rochester and has a moderate traffic volume
- Existing layout/topography
  - The lot is vacant and wooded
  - The lot is relatively flat with a slope to the rear of the property from the street.
- Environmental
  - The lot has no steep slopes, but there are two sizable areas of wetlands.
  - The CUP is not required because of the 1 unit purchase.

The applicant is looking to create an 11 lot subdivision, down from an original ask of 13. The intent is to follow the Open Space Subdivision regulations, and have 3 open space lots in addition to the 11 home lots.

The abutting lots all have similar characteristics and this subdivision will blend into the context.

Staff Recommendation

Staff recommends that this does not need a sketch plan submitted for review. The requested amount of units is small and blends into the overall design.

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

October 29, 2021

City of Dover
288 Central Ave
Dover, NH 03820

Re: Site Plan Review
Berry Surveying & Engineering
Settlement on 6th, LLC
Sixth Street
Tax Map B, Lot 5

Based on comments from the Technical Review Committee Minutes from October 14, we respectfully submit the following comments and revisions. Our comments are in **bold**.

PLANNING COMMENTS

1. Will need revised current use map or pay tax.
   The applicant understands that the tax will need to be paid.

2. Water and Sewer Investment Fees.
   The applicant understands these fees and will pay them upon project approval.

3. Impact Fees ($8,895 x SF unit).
   The applicant understands these fees and will pay them upon project approval.

4. CUP will go to Conservation Commission then Planning Board.
   The CUP has been approved by the Conservation Commission and will now be brought before the planning board.

5. Provide cost analysis.
   Please find cost analysis.

6. Include public transit on traffic analysis.
   Reference to Public Transit can be found on page #5 under section "Sixth Street Roadway Description" in the second paragraph.

7. Provide:
    a. Letters to Serve
       This will be provided as a condition of approval

    b. COA documents to review
       This will be provided as a condition of approval.

8. Revise Plan to:
    a. Add owner's signatures
       These will be provided upon approval for final plans.

    b. Add professional signature and stamps.
       Wetland scientist stamp will be provided upon approval for final plans.

    c. Include calculation to confirm each lot has no more wetlands buffer than allowed and that 170-27.D is factored in.
       Please find on detail subdivision sheets #13 & #14 that area of upland area and upland area outside of the buffer has been added to lot area callouts.

    d. Can stormwater treatment on OS 2 be changed to not cut into buffer?
       After intensive internal review and analysis, an alternative to this was unable to be found. To supplement this, the row of white spruce for screening has been bolstered from 10 total to every 10' O.C. for a total of 15 spruces. Only the back berm grading remains in the buffer. They system itself is no longer in the buffer.

    e. Will need permit numbers eventually.
       These will be provided on final plans when permits are received.

ENGINEERING COMMENTS

1. Investigate gravity sewer to the RR easement or Cottonwood.
   We have reviewed the potential of sending sewer to Cottonwood. The area adjacent to this project is currently under a conservation easement and is comprised of all wetlands.
   In review of gravity sewer to the former rail line, there is elevation change enough, however in review of GIS data it seems there are two wetlands ravines which would be required to be crossed. Once those are crossed the sewer would run through the center of the developed

lot for 1250 feet to get to the rail line. The sewer would then be required to extend the sewer up the rail line a few hundred feet to make the connection. This would require easements through the center of the abutters developed site.

2. Check the invert grades on cb1 and 2. They are the same.
   The invert of catch basin #2 was incorrect in plan view and has been corrected. The proposed Hydrocad model had the correct inverts.

3. Sheet #52 shown coupling.
   Detail U2, sheet U-101 has been updated to show the coupling.

4. Sheet #54 correct sewer manhole detail.
   Sewer manhole has been revised to remove references to the gravity sewer component.

5. Show water by tee
   The gate valve has been moved to the correct location.

FIRE /INSPECTION COMMENTS

1. Clarify UGE and pedestal for UGE to pole lights.
   This has been revised with meter boxes now shown. See Utility Plans, sheets #36-38.

ECONOMIC DEVELOPMENT COMMENTS:

1. Looking for example of building rendering.
   The proposed housing model is enclosed in the application package.

PLANNING BOARD COMMENTS:

2. Provide rendering of model home.

Very truly yours,
BERRY SURVEYING & ENGINEERING

Christopher R. Berry, Project Manager
Principal, President

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

P21-43 & P21-44 Sixth Street

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
A0040-000000	583 SIXTH ST	RANALLI ANNE M		583 SIXTH STREET	DOVER	NH	03820
A0040-A00000	575 SIXTH ST	SANSOUCY SUZANNE		575 SIXTH STREET	DOVER	NH	03820
A0040-E00000	350 LONG HILL RD	KURSHINSKY THOMAS J	KURSHINSKY-RIECKS AMANDA J	350 LONG HILL ROAD	DOVER	NH	03820
A0040-F00000	591 SIXTH ST	LACOURSE MICHAEL &	LACOURSE ABIGAIL L	591 SIXTH STREET	DOVER	NH	03820
A0040-G00000	579 SIXTH ST	CONWAY RICHARD P JR		579 SIXTH ST	DOVER	NH	03820
A0040-N00000	SIXTH ST	SANSDUCY SUZANNE		575 SIXTH STREET	DOVER	NH	03820
A0041-000000	571 SIXTH ST	HESTER TAMARA		571 SIXTH STREET	DOVER	NH	03820
B0004-051000	151 COTTONWOOD DR	WORKMAN MARSHALL K &	WORKMAN CATHERINE A	151 COTTONWOOD DR	DOVER	NH	03820-6027
B0004-052000	147 COTTONWOOD DR	DODIER SCOTT B	DODIER SARAH J	147 COTTONWOOD DR	DOVER	NH	03820
B0004-A00000	570 SIXTH ST	BROWN RUTH A	BROWN KARL E	570 SIXTH STREET	DOVER	NH	03820
B0004-J00000	568 SIXTH ST	VERVILLE CAITLIN &	WILKIE RORY	568 SIXTH ST	DOVER	NH	03820
B0004-M00000	574 SIXTH ST	EWER-GRAY KAREN L		PO BOX 1888	DOVER	NH	03821
B0006-D00000	62 COUNTY FARM CROSS RD	TORR ZACHARY J &	TORR MEAGAN L	62 COUNTY FARM CROSS RD	DOVER	NH	03820
B0006-G00003	SINGH DR	SIGNH RAGHBIR		15 OLIVE MEADOW LN	DOVER	NH	03820
B0006-G00OPN	SINGH DR	SIGNH RAGHBIR		15 OLIVE MEADOW LN	DOVER	NH	03820
B0006-H00000	30 COUNTY FARM CROSS RD	SEAVER PAUL J &	SEAVER PENNY L	30 COUNTY FARM CROSS RD	DOVER	NH	03820
B0006-H00002	26 COUNTY FARM CROSS RD	MCGANN MELISSA A &	MCGANN THOMAS J	26 COUNTY FARM CROSS RD	DOVER	NH	03820
B0012-000000	98 COUNTY FARM CROSS RD	MERKLEY MARY B		96 COUNTY FARM CROSS ROAD	DOVER	NH	03620
B0021-033000	BOXWOOD LN	FARMHAVEN DEVELOPMENT ASSDCIATES LL(		242 CENTRAL AVE	DOVER	NH	03620
B0005-000000	SIXTH ST	SETTLEMENT ON 6TH LLC		4 HALL ST	DOVER	NH	03820
		BERRY SURVEYING & ENGINEERING	CHRISTOPHER BERRY	335 SECOND CROWN POINT ROAD	BARRINGTON	NH	03625
			JDHN P. HAYES III	7 LIMESTDNE WAY	NORTH HAMPTON	NH	03862

B. City of Dover Conditional Use Permit and NHDES Standard Wetlands Permit for Settlement on 6th, LLC (Agent: Chris Berry, Berry Surveying & Engineering), Assessor's Map B, Lot 5, zoned R-40, located on Sixth Street.

Chris Berry was present to explain the proposal for a 13 lot open space subdivision with a 900 foot long road and associated driveways and drainage facilities, creating 131 sq. ft. of temporary impact and 1,613 sq. ft. of permanent impact to a wetland and 12,394 sq. ft. of wetlands buffer impacts. Front of site flows south to wetland and rear of site flows east. Proposing to use TDR for 3 more lots, but we may end up with less lots. We require DES permits for Wetlands and AOT. Site uses gravel wetlands for storm water. Using stabilized slopes along road to reduce impacts. Proposing revegetation in impact areas. We have done a wildlife study. Municipal sewer is proposed.

Hunt: Any streams being impacted?

Berry: There are no streams, only wetlands.

Hunt: Why are you considering fewer houses?

Berry: TRC asked us to reduce impacts to buffers so we are looking at merging the first two lots on the right into a duplex and eliminating one of the lots on the north side of the road.

Murphy: Who will be responsible for maintaining the best management practice systems?

Berry: They will be maintained by a homeowners association that will be formed.

Murphy: I like the reduction of units to reduce impacts and the culvert design for wildlife.

Atwood moved to endorse the Conditional Use Permit and the NHDES Wetlands applications as presented, Batchelder seconded. Vote: 4 yes

C. City of Dover Conditional Use Permit for American Durafilm Co., Inc. (Owner: DBIDA) (Agent: Civilworks New England), Assessor's Map D, Lot 11-1, zoned IT, located on Innovation Way and Venture Drive.

Jase Gregoire was present to explain the proposal for a new manufacturing building and associated parking and drainage facilities, creating 7,419 sq. ft. of wetlands buffer impacts. We have been to DBIDA on June 4th and to TRC for two meetings. The impacts are for grading and drainage. No wetlands are impacted. The building has the potential for a 5,000 square foot addition and those impacts are included. They may only fill for the 15,000 square foot building. We will be using standard erosion control blankets and hydro seeding. Run-off from Innovation Way is treated.

Murphy: How will snow storage be handled?

Gregoire: On the front it will be pushed onto the grass to the north and on the back pavement it will be pushed to the north. The maintenance and inspection manual was prepared.

Murphy: Did you consider a retaining wall to reduce impacts to wetlands buffer?

Gregoire: It would come down to cost, as the wall would be about 156 feet tall.

The members reviewed the landscaping plan.

Batchelder moved to endorse the Conditional Use Permit as presented, Murphy seconded. Vote: 4 yes

CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – P21-43

Application Type:	Open Space Subdivision Review
Applicant(s):	Settlement on 6th LLC
Owner(s):	Settlement on 6th LLC
Location:	Sixth Street (Assessor's Map B, Lot 5)
Date:	October 14, 2021

INTENT: To subdivide one lot into 15 (including 3 open space and 3 TDR). A related CUP application and LLA application will also appear before the PB.

UNITS PROPOSED: 11 Single family (3 via TDR purchase at 1,400 s.f. max)

AGENDA ITEM #: 1

ACREAGE: 19.30 acres

ZONING DISTRICT: R-40

EXISTING LAND USE: Vacant

PROPOSED LAND USE: Residential

SURROUNDING LAND USE: Residential, and vacant

ZBA ACTION: None

PERMITS REQUIRED:
-CUPs for wetland buffer
-NHDES AOT
-NHDES Wetland Impact Permit
-NHDES Sewer Discharge Permit
-US EPA NOI and SWPPP
-NHB
-NHDHR

RELIEF/WAIVERS REQUESTED:
-None requested but 30' buffer relief needed

ATTENDANCE:
Members:
Steve Bird, Planning
Jim Maxfield, Inspection Services
Dave White, Engineering
Dan Barufaldi, Economic Development
Frank Torr, Planning Board

Others:
Amelia DeGrace, Engineering
Jackson Kaspari, Planning
James Hayden, Applicant's Engineer

PLAN REVIEW:
Planning:

- Will need revised current use map or pay tax
- Water and Sewer Investment Fees
- TDR fees
- Impact fees ($8,895 x SF unit)
- CUP will need to be approved by Planning Board
- Provide cost analysis
- Include public transit on traffic analysis
- Provide:
  - Letters to Serve
  - COA documents to review
- Revise plan to:
  - Add owner's signatures
  - Add professional signature and stamps
  - Include calculation to confirm each lot has no more wetlands buffer than allowed and that 170-27.D is factored in. You can do this by taking proposed lot size compared to wetlands on each of those lots.
  - Can stormwater treatment on OS 2 be changed to not cut into buffer?
  - Will need permit numbers eventually

Engineering Comments:

- Investigate gravity sewer to the RR easement or Cottonwood
- Check the invert grades on cb1 and 2. They are the same
- Sheet 52 show coupling
- Sheet 54 correct sewer manhole detail
- Show water by tee

Police Department Comments:

- N/A

Fire/Inspections Comments:

- Clarify UGE and pedestal for UGE to pole lights

Economic Development: N/A

- Looking for example of building rendering

Planning Board Comments:

- Provide rendering of model home

Next Steps:
Revise plans and submit bulleted narrative response. Then submit for Planning Board.

TRC paused at: 10:48 am

''SETTLEMENT ON 6TH''
TRANSFER OF DEVELOPMENT RIGHTS SUBDIVISION
LAND OF
SETTLEMENT ON 6TH, LLC
SIXTH STREET
DOVER, N.H.
TAX MAP B, LOT 5

TABLE OF CONTENTS:

SHEET 1	~ NEIGHBORHOOD PLAN
SHEET 2	~ BOUNDARY PLAN*
SHEETS 3–5	~ EXISTING CONDITIONS PLANS
SHEET 6	~ YIELD PLAN
SHEETS 7–9	~ SITE SPECIFIC SOILS MAPS
SHEET 10	~ LOT LINE REVISIONS PLAN
SHEETS 11–16	~ SUBDIVISION PLANS*
SHEETS 17–18	~ EASEMENT PLANS*
SHEETS 19–21	~ SITE PLANS
SHEETS 22–23	~ GRADING & DRAINAGE PLANS
SHEETS 24–32	~ STORMWATER BMP PLANS (P–101 – P–107)
SHEETS 33–34	~ EROSION AND SEDIMENT CONTROL PLANS
SHEETS 35–39	~ UTILITY PLANS
SHEETS 40–42	~ CROSS SECTIONS
SHEETS 43–44	~ SIGHT DISTANCE PLANS
SHEET 45	~ FIRE TRUCK TURNING TEMPLATES
SHEETS 46–47	~ EROSION & SEDIMENT CONTROL DETAILS (E–101 – E–102)
SHEETS 48–49	~ CONSTRUCTION DETAILS (C–101 – C–102)
SHEETS 50–51	~ DRAINAGE CONSTRUCTION DETAILS (D–101 – D–102)
SHEETS 52–54	~ UTILITY CONSTRUCTION DETAILS (U–101 – U–103)
SHEET 55	~ LANDSCAPING CONSTRUCTION DETAILS (L–101)
SHEET 56	~ WILDLIFE IDENTIFICATION PLAN (W–101)

* INDICATES PLANS ARE TO BE RECORDED AT S.C.R.D.

OWNER: SETTLEMENT ON 6TH, LLC
4 HALL STREET
DOVER, NH 03820

APPLICANT: SETTLEMENT ON 6TH, LLC
4 HALL STREET
DOVER, NH 03820

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

ENGINEER OF RECORD: KENNETH A. BERRY, PE, LLS
CPSWQ, CPESC, CESSWI
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
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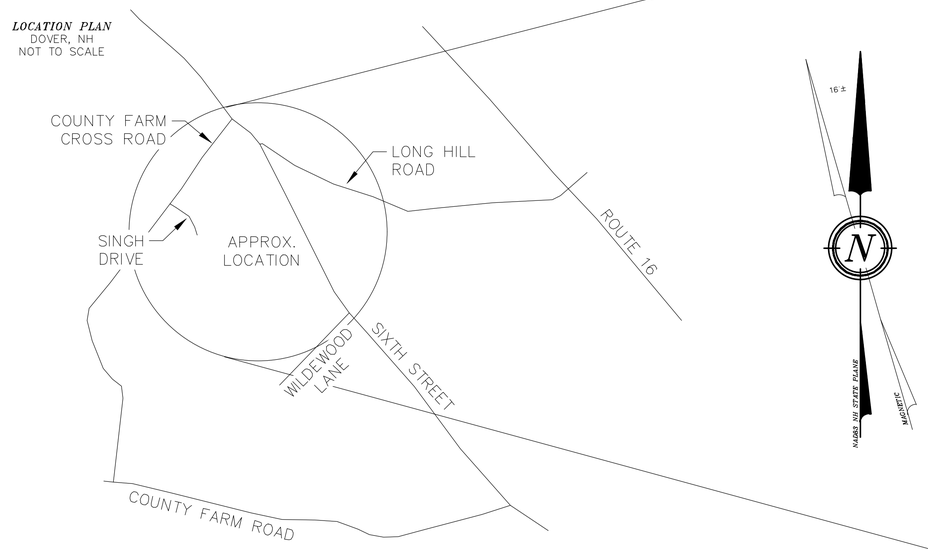
WETLAND SCIENTIST: FRAGGLE ROCK ENVIRONMENTAL
DAMON BURT, CWS
38 GARLAND ROAD
STRAFFORD, NH 03820
(603) 969–5574

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

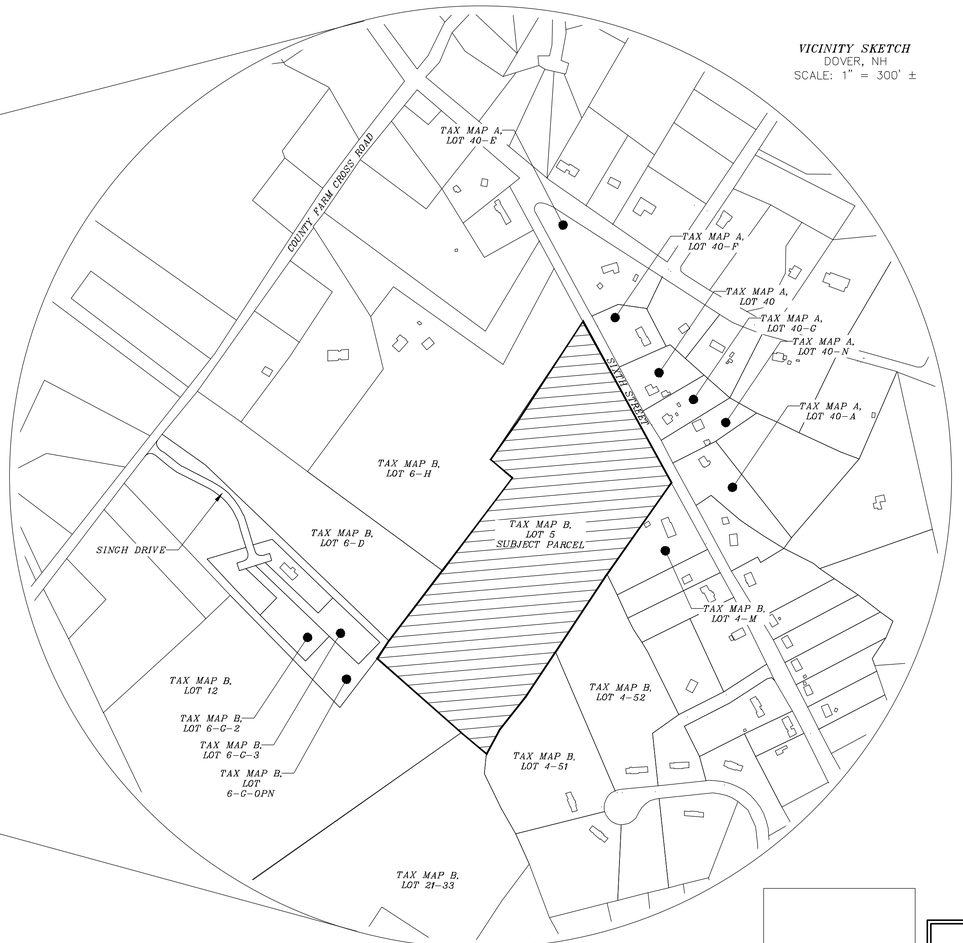
NOTE:

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

LOCATION PLAN
DOVER, NH
NOT TO SCALE



VICINITY SKETCH
DOVER, NH
SCALE: 1" = 300' ±



GENERAL PLAN SET NOTES:

1.) 11x17" PLANS ARE HALF THE PUBLISHED SCALE.

2.) ALL PLANS ARE CONSIDERED TO BE NOT FOR CONSTRUCTION UNLESS THEY CONTAIN THE APPROVAL STAMP OF THE CITY OF DOVER.

WHETHER OR NOT OTHERWISE EXPRESSLY RECITED ON THIS SUBDIVISION PLAN, THE SUBDIVISION PLAN APPROVAL GRANTED IS CONDITIONED ON FAITHFUL AND DILIGENT ADHERENCE BY THE OWNER/SUBDIVIDER/DEVELOPER OF ALL TERMS, CONDITIONS, PROVISIONS AND SPECIFICATIONS OF THE CITY OF DOVER LAND SITE PLAN REGULATIONS AS AMENDED OR AS MAY LATER BE AMENDED, IN EFFECT ON THE DATE OF APPROVAL, UNLESS OR EXCEPT INSOFAR AS EXPRESSLY WAIVED, IN ANY PARTICULAR, BELOW. NON – ADHERENCE MAY RESULT IN A REVOCATION OF APPROVAL. ANY VARIATION FROM THE APPROVED PLAN WILL REQUIRE A RESUBMISSION FOR SUBDIVISION APPROVAL.

EVERSOURCE WORK NUMBER: 6171870

REQUIRED PERMITS:

~ NHDES ALTERATION OF TERRAIN PERMIT	(PENDING)
~ US EPA NOI & SWPPP	(PENDING)
~ NATURAL HERITAGE BUREAU	NHB 21–0034
~ NH DIVISION OF HISTORICAL RESOURCES	12690
~ NHDES WETLAND IMPACT PERMIT	(PENDING)
~ NHDES SEWER DISCHARGE PERMIT	(PENDING)
~ CONDITIONAL USE PERMIT	(PENDING)

OWNER'S SIGNATURE DATE

APPROVED DOVER

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

STATE OF NEW HAMPSHIRE — KENNETH A. BERRY No. 14743 — LICENSED PROFESSIONAL ENGINEER

REVISION	DATE	DESCRIPTION
#2	10–29–21	REVISED PER TRC COMMENTS
#1A	10–18–21	REVISED PER AOT AND TRC COMMENTS

TRANSFER OF DEVELOPMENT RIGHTS SUBDIVISION
LAND OF
SETTLEMENT ON 6TH, LLC
SIXTH STREET
DOVER, N.H.
TAX MAP B, LOT 5

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

SCALE : AS SHOWN
DATE : JUNE 10, 2021
FILE NO. : DB 2021–011

ABBREVIATION LEGEND:

BITUM.	BITUMINOUS
E.O.P.	EDGE OF PAVEMENT
B.C.C.	BITUMINOUS CONCRETE CURB
E.S.H.W.T	ESTIMATED SEASONAL HIGH WATER TABLE
TYP.	TYPICAL
U.G.E.	UNDER GROUND ELECTRIC / UTILITY
U.D.	UNDER DRAIN
C.O.	CLEAN OUT
INV.	INVERT
ELEV.	ELEVATION
F.E.S.	FLARED END SECTION
HDPE	HIGH DENSITY POLYETHYLENE
RCP	REINFORCED CONCRETE PIPE
CMP	CORRUGATED METAL PIPE
C.L.D.I.	CONCRETE LINED DUCTILE IRON
RECB	ROLLED EROSION CONTROL BLANKET
F.G.	FINISHED GRADE
E.G.	EXISTING GRADE
E.T.W.	EDGE OF TRAVELED WAY
T.B.R.	TO BE REMOVED
PL	PROPERTY LINE
EL	EASEMENT LINE
R.O.W.	RIGHT OF WAY
CL	CENTER LINE
CF	CUBIC FEET
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
P.V.C.	POINT OF VERTICAL CURVATURE
P.V.I.	POINT OF VERTICAL INTERSECTION
P.V.T.	POINT OF VERTICAL TANGENCY
EX.	EXISTING
PROP.	PROPOSED
R&R	REMOVE AND REPLACE
STA.	STATION
'/.	FOOT / FOOT

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

EXISTING LEGEND:

- IRON BOUND ~FND~
- IRON PIPE ~FND~
- DRILL HOLE ~FND~
- STEEL STAKE ~FND~
- UTILITY POLE / GUY WIRE
- SINGLE POST SIGN
- CURB STOP
- GATE VALVE
- FIRE HYDRANT
- SEWER MANHOLE
- E248.60 — EXISTING SPOT ELEVATION
- BUILDING SETBACK LINE
- PERIMETER BOUNDARY
- EXISTING WATER LINE
- EXISTING SEWER LINE
- EXISTING DRAIN LINE
- OVERHEAD UTILITIES
- EXISTING CONTOUR MINOR
- EXISTING CONTOUR MAJOR
- NRCS SOIL DELINEATION
- GsB — SOIL TYPE
- TEST PIT

PROPOSED LEGEND:

- UTILITY POLE
- SEWER MANHOLE W/STRUCTURE
- CATCH BASIN W/STRUCTURE
- SIGNAGE
- CHECK DAM–MATERIAL AS SPECIFIED
- FLOW ARROW
- TEMPORARY BENCHMARK (T.B.M.)
- E101 / E6 — DETAIL SHEET / DETAIL
- MATCH POINT
- MATCH LINE
- CONTOUR MINOR, PROPOSED
- CONTOUR MAJOR, PROPOSED
- DRAIN CULVERT W/ FLARED END SECTION (F.E.S.)
- SHOULDER
- CENTER LINE
- BUILDING SETBACK LINE
- TRANSFORMER / J.BOX
- UNDERGROUND UTILITY
- UNDER DRAIN
- SILT FENCE / EROSION MIX BERM
- FILTREXX 8" – 12" SILT SOXX AS SPECIFIED
- ORANGE CONSTRUCTION PERIMETER FENCE
- RIP RAP
- STORMWATER BEST MANAGEMENT PRACTICE
- BERM
- GATE VALVE
- CURB STOP
- HYDRANT
- THRUST BLOCKS
- P231.65 — PROPOSED SPOT ELEVATION
- PROPOSED WATER LINE
- PROPOSED SEWER LINE
- PROPOSED UNDER GROUND LP TANK

GIS SKETCH

DOVER, NH
SCALE: 1" = 400' ±

SIGN ID NUMBER	SIGN SIZE (WIDTH x HEIGHT)	SIGN	TEXT DIMENSIONS	NO. OF SIGNS	BACKGROUND	LEGEND	BORDER	POST SIZE & QUANTITY
R1–1	30"x30"	STOP	SEE STANDARD HIGHWAY SIGNS 2004 EDITION PUBLISHED BY USDOT – FHWA	1	RED	WHITE	WHITE	SQUARE (1)
R2–1	24"x30"	SPEED LIMIT 25	SEE STANDARD HIGHWAY SIGNS 2004 EDITION PUBLISHED BY USDOT – FHWA	1	WHITE	GREEN	GREEN	SQUARE (1)
R6–1R	36"x12"	ONE WAY	SEE STANDARD HIGHWAY SIGNS 2004 EDITION PUBLISHED BY USDOT – FHWA	1	BLACK W/ WHITE ARROW	BLACK	WHITE	SQUARE (1)
R8–31	24"x30"	NO PARKING FIRE LANE	SEE STANDARD HIGHWAY SIGNS 2004 EDITION PUBLISHED BY USDOT – FHWA	1	WHITE	BLACK	BLACK	U–CHANNEL (1)
W14–2	30"x30"	NO OUTLET	SEE STANDARD HIGHWAY SIGNS 2004 EDITION PUBLISHED BY USDOT – FHWA	1	YELLOW	BLACK	BLACK	SQUARE (1)

ABUTTERS WITHIN 200':

N/F MERKLEY, MARY B.
98 COUNTY FARM CROSS ROAD
DOVER, NH 03820
TAX MAP B, LOT 12
S.C.R.D. BOOK 2160, PAGE 276

N/F FARMHAVEN DEVELOPMENT ASSOCIATES, LLC
242 CENTRAL AVE
DOVER, NH 03820
TAX MAP B, LOT 21–33
S.C.R.D. BOOK 4808, PAGE 822

N/F WORKMAN, MARSHALL K. & CATHERINE A.
151 COTTONWOOD DRIVE
DOVER, NH 03820–6027
TAX MAP B, LOT 4–51
S.C.R.D. BOOK 3359, PAGE 166

N/F DODIER, SCOTT B. & SARAH J.
147 COTTONWOOD DRIVE
DOVER, NH 03820
TAX MAP B, LOT 4–52
S.C.R.D. BOOK 2303, PAGE 535

N/F EWER–GRAY, KAREN L.
P.O. BOX 1888
DOVER, NH 03821
TAX MAP B, LOT 4–M
S.C.R.D. BOOK 2205, PAGE 1

ABUTTERS WITHIN 200':

N/F SEAVER, PAUL J. & PENNY L.
30 COUNTY FARM CROSS ROAD
DOVER, NH 03820
TAX MAP B, LOT 6–H
S.C.R.D. BOOK 3500, PAGE 327

N/F TORR, ZACHARY J. & MEAGAN L.
62 COUNTY FARM CROSS ROAD
DOVER, NH 03820
TAX MAP B, LOT 6–D
S.C.R.D. BOOK 4471, PAGE 958

N/F SIGNH, RAGHBIR
15 OLIVE MEADOW LANE
DOVER, NH 03820
TAX MAP B, LOT 6–G–OPN
S.C.R.D. BOOK 4436, PAGE 810

N/F SIGNH, RAGHBIR
15 OLIVE MEADOW LANE
DOVER, NH 03820
TAX MAP B, LOT 6–G–2
S.C.R.D. BOOK 4436, PAGE 810

N/F SIGNH, RAGHBIR
15 OLIVE MEADOW LANE
DOVER, NH 03820
TAX MAP B, LOT 6–G–3
S.C.R.D. BOOK 4436, PAGE 810

ABUTTERS WITHIN 200':

N/F SANSOUCY, SUZANNE
575 SIXTH STREET
DOVER, NH 03820
TAX MAP A, LOT 40–A
S.C.R.D. BOOK 1105, PAGE 224

N/F SANSOUCY, SUZANNE
575 SIXTH STREET
DOVER, NH 03820
TAX MAP A, LOT 40–N
S.C.R.D. BOOK 1105, PAGE 224

N/F CONWAY, RICHARD P. JR.
579 SIXTH STREET
DOVER, NH 03820
TAX MAP A, LOT 40–G
S.C.R.D. BOOK 4077, PAGE 721

N/F RANALLI, ANNE M.
583 SIXTH STREET
DOVER, NH 03820
TAX MAP A, LOT 40
S.C.R.D. BOOK 4248, PAGE 925

N/F LACOURSE, MICHAEL & ABIGAIL L.
591 SIXTH STREET
DOVER, NH 03820
TAX MAP A, LOT 40–F
S.C.R.D. BOOK 4619, PAGE 598

ABUTTERS WITHIN 200':

N/F KURSHINSKY, THOMAS J. & KURSHINSKY–RIECKS, AMANDA J.
350 LONG HILL ROAD
DOVER, NH 03820
TAX MAP A, LOT 40–E
S.C.R.D. BOOK 2060, PAGE 355

N/F McGANN, MELISSA A. & THOMAS J.
26 COUNTY FARM CROSS ROAD
DOVER, NH 03820
TAX MAP B, LOT 6–H–2
S.C.R.D. BOOK 4673, PAGE 100

N/F HESTER, TAMARA
571 SIXTH STREET
DOVER, NH 03820
TAX MAP A, LOT 41
S.C.R.D. BOOK 3934, PAGE 453

N/F BROWN, RUTH A. & KARL E.
570 SIXTH STREET
DOVER, NH 03820
TAX MAP B, LOT 4–A
S.C.R.D. BOOK 2160, PAGE 276

N/F VERVILLE, CAITLIN & WILKIE, RORY
568 SIXTH STREET
DOVER, NH 03820
TAX MAP B, LOT 4–J
S.C.R.D. BOOK 4613, PAGE 638

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

REVISION	DATE	DESCRIPTION
#2	10–29–21	REVISED PER TRC COMMENTS
#1A	10–18–21	REVISED PER AOT AND TRC COMMENTS

NEIGHBORHOOD PLAN
LAND OF
SETTLEMENT ON 6TH, LLC
SIXTH STREET
DOVER, N.H.
TAX MAP B, LOT 5

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

SCALE : AS SHOWN
DATE : JUNE 10, 2021
FILE NO. : DB 2021–011

STATE OF NEW HAMPSHIRE — KENNETH A. BERRY No. 10253 LICENSED PROFESSIONAL ENGINEER

PLAN REFERENCES:

1. "CHESTER MORGAN PROPERTY, LIMITED SUBDIVISION, DOVER, N.H." BY: FREDERICK E. DREW ASSOCIATES DATED: JANUARY, 1974 S.C.R.D. PLAN #16–39
2. "SUBDIVISION OF LAND OF GEORGE & GAIL SAMUELS, COUNTY FARM CROSS ROAD & SIXTH STREET, DOVER, N.H." BY: LECLERC STOWELL ASSOCIATES DATED: FEBRUARY, 1984 S.C.R.D. PLAN #24A–29
3. "PROPOSED SUBDIVISION LAND OF MATT R. & HELLEN R. WILLIAMS, COUNTY FARM CROSS ROAD, DOVER, N.H." BY: BERRY SURVEYING & ENGINEERING DATED: MARCH 11, 1994 PLAN #44–19 FILE NO. DB 1994–01
4. "PROPOSED SUBDIVISION PLAN FOR LEIGH E. JERRY ON COUNTY FARM CROSS ROAD, TAX MAP B, LOT 6H IN DOVER, NH" BY: BRUCE L. POHOPEK DATED: AUGUST 25, 2000 S.C.R.D. PLAN #61–21
5. "LOT LINE ADJUSTMENT PLAN PREPARED FOR DAVID G. TORR OF LANDS IDENTIFIED AS TAX MAP B, LOTS 6D & 6G HAVING A PHYSICAL ADDRESS OG #62 COUNTY FARM CROSS ROAD, CITY OF DOVER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE" BY: JASON POHOPEK DESIGN & CONSTRUCTION, LLC DATED: JULY 1, 2015 S.C.R.D. PLAN #111–011
6. "OPEN SPACE SUBDIVISION OF LAND PREPARD FOR RAGHBIR SINGH, TAX MAP B, LOT NO. 6–G, COUNTY FARM CROSS ROAD, CITY OF DOVER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE" BY: MCENEANEY SURVEY ASSOCIATES, INC. DATED: AUGUST 10, 2017 S.C.R.D. PLAN #115–60
7. "SURVEY PLAN FOR CHESTER & VIOLA BOLSTRIDGE IN DOVER, N.H." BY: BRUCE L. POHOPEK DATED: OCTOBER 8, 1984 S.C.R.D. PLAN #25–10

PLAN REFERENCES:

8. "LOT LINE ADJUSTMENT FOR MPL N.H.2. INC AND GREGORIOS & HELEN KUTRELAKOS, UPPER SIXTH STREET IN DOVER, N.H." BY: BRUCE L. POHOPEK DATED: JANUARY 26, 1995 S.C.R.D. PLAN #45–77
9. "OPEN SPACE SUBDIVISION PLAN, HAVEN FARM AT ALDEN WOODS, BOXWOOD LANE & WILDEWOOD LANE, DOVER, NEW HAMPSHIRE" BY: TRITECH ENGINEERING CORPORATION DATED: AUGUST 20, 2004 S.C.R.D. PLAN #80–35
10. "PLAN OF LAND BETHARLENE WEEDEN, DOVER, N.H." BY: FREDERICK E. DREW ASSOCIATES DATED: OCTOBER, 1983 S.C.R.D. PLAN # 31A–90
11. "ALDEN WOODS SUBDIVISION, SIXTH STREET, DOVER, NEW HAMPSHIRE" BY: MCENEANEY SURVEY ASSOCIATES, INC. DATED: APRIL 27, 1998 S.C.R.D. PLAN #54–34

PLAN REFERENCES:

12. "PLAN OF LOT NO. 1, RALPH GROER, DOVER, NEW HAMPSHIRE" BY: ROBERT W. McCRONE DATED: JUNE, 1975 S.C.R.D. PLAN # 17–9
13. "PLAN OF LOTS NO. 4A & 4B, RALPH GROVER, DOVER, NEW HAMPSHIRE" BY: ROBERT W. McCRONE DATED: JANUARY, 1979 S.C.R.D. PLAN #17–9
14. "PLAN OF LOTS 1, 2, & 3, WARREN WEEDEN, SIXTH STREET & LONG HILL ROAD, DOVER, NEW HAMPSHIRE" BY: ROBERT W. McCRONE DATED: NOVEMBER, 1977 S.C.R.D. PLAN #17D–34

NOTES:

1.) OWNER: SETTLEMENT ON 6TH, LLC
4 HALL STREET
DOVER, NH 03820

2.) TAX MAP B, LOT 5

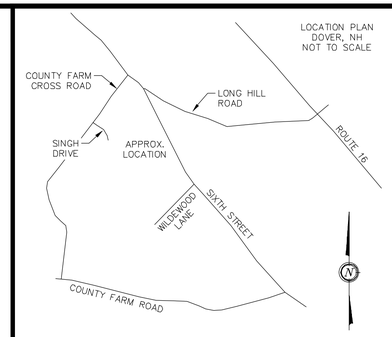
3.) LOT AREA: 839,718 Sq. Ft., 19.28 Ac.

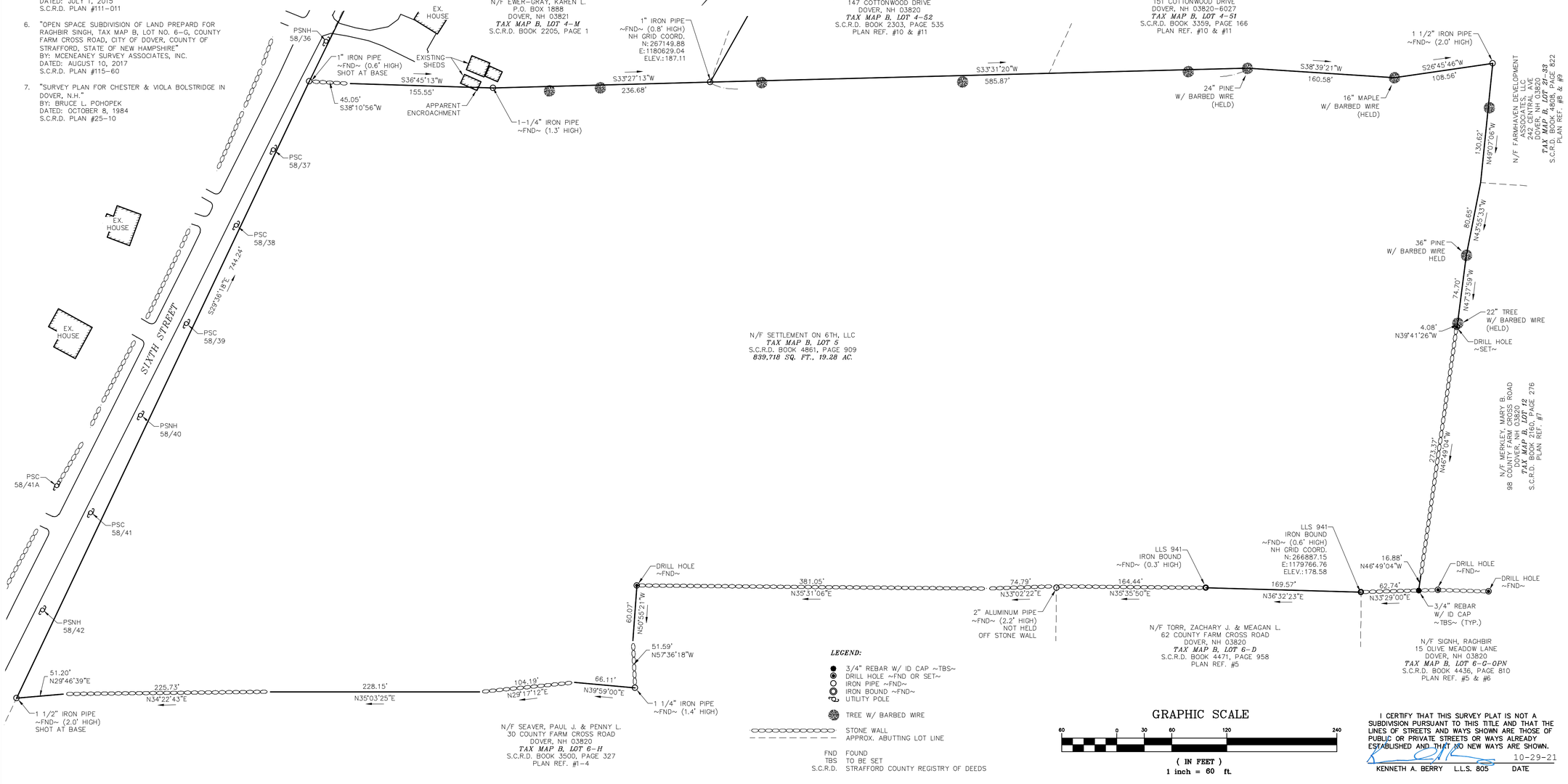
4.) S.C.R.D. BOOK 4861, PAGE 909

5.) THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES OF TAX MAP B, LOT 5 IN ACCORDANCE WITH AND IN RELATION TO THE CURRENT AND ORIGINAL LEGAL DESCRIPTIONS, AND IS NOT AN ATTEMPT TO DEFINE UNWRITTEN RIGHTS, DETERMINE THE EXTENT OF OWNERSHIP, OR DEFINE THE LIMITS OF TITLE.

6.) NH STANDARD PROPERTY SURVEY WITH A CLOSURE BETTER THAN 1:10,000.

LOCATION PLAN
DOVER, NH
NOT TO SCALE





LEGEND:

- ● 3/4" REBAR W/ ID CAP ~TBS~
- ◉ DRILL HOLE ~FND OR SET~
- ○ IRON PIPE ~FND~
- ◎ IRON BOUND ~FND~
- UTILITY POLE
- TREE W/ BARBED WIRE
- STONE WALL
- APPROX. ABUTTING LOT LINE

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

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

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

10-29-21
KENNETH A. BERRY L.L.S. 805 DATE

REVISION	DATE	DESCRIPTION
#2	10–29–21	REVISED PER TRC COMMENTS
#1A	10–18–21	REVISED PER AOT AND TRC COMMENTS

BOUNDARY PLAN
LAND OF
SETTLEMENT ON 6TH, LLC
SIXTH STREET
DOVER, N.H.
TAX MAP B, LOT 5

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

SCALE : 1 IN. EQUALS 60 FT.
DATE : JUNE 10, 2021
FILE NO. : DB 2021–011

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

WETLAND NOTE:

THE WETLAND DELIEATION WAS COMPLETED JANUARY 2021 ACCORDING TO THE FOLLOWING STANDARDS:

1. CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, TECHNICAL REPORT 4-87-1, (JANUARY, 1987)
2. U.S. ARMY CORPS OF ENGINEERS, REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2.0, U.S. ARMY ENGINEER RESEARCH AND DEVELOPMENT CENTER, 3909 HALLS FERRY ROAD, VICKSBURG, MS 39180-6199, JANUARY 2012, ERDC/EL TR-12-1
3. COWARDIN, LEWIS M., GOLET, FRANCIS C. AND LAROE, EDWARD T, CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES, USFWS, DEPT. OF THE INTERIOR, WASH. D.C., 1979.
4. FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 8.1, 2017 (INCLUDING CORRECTIONS TO VERSION 8.0, 2016, ON PAGES 21, 25, AND 34)
5. NEW ENGLAND HYDRIC SOILS TECHNICAL COMMITTEE. 2017 VERSION 4, FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION, LOWELL, MA

FRAGGLE ROCK ENVIRONMENTAL
DAMON BURT, CWS 163

PLAN REFERENCES:

1. "CHESTER MORGAN PROPERTY, LIMITED SUBDIVISION, DOVER, N.H." BY: FREDERICK E. DREW ASSOCIATES DATED: JANUARY, 1974 S.C.R.D. PLAN #16-39
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PLAN REFERENCES:

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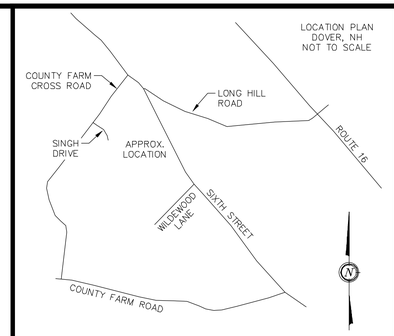
14. "PLAN OF LOTS 1, 2, & 3, WARREN WEEDEN, SIXTH STREET & LONG HILL ROAD, DOVER, NEW HAMPSHIRE" BY: ROBERT W. McCRONE DATED: NOVEMBER, 1977 S.C.R.D. PLAN #17D-34

LOCATION PLAN
DOVER, NH
NOT TO SCALE



LEGEND:

- DRILL HOLE ~FND OR SET~
- IRON PIPE ~FND~
- IRON BOUND ~FND~
- UTILITY POLE
- TREE W/ BARBED WIRE
- STONE WALL
- APPROX. ABUTTING LOT LINE
- POORLY DRAINED WETLAND LINE
- 50' WETLAND SETBACK
- BUILDING SETBACK LINE
- MAJOR CONTOUR
- MINOR CONTOUR
- NRCS SOIL LABEL/DELINEATION LINE
- FND FOUND
- S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS

N/F SANSOUCY, SUZANNE
575 SIXTH STREET
DOVER, NH 03820
TAX MAP A, LOT 40-A
S.C.R.D. BOOK 1105, PAGE 224
PLAN REF. #12

PROJECT BENCHMARK
T.B.M. PKSET
ELEV.: 193.17
N: 267561.51
E:1180887.69

1" IRON PIPE
~FND~ (0.6' HIGH)
SHOT AT BASE

N/F SANSOUCY, SUZANNE
575 SIXTH STREET
DOVER, NH 03820
TAX MAP A, LOT 40-N
S.C.R.D. BOOK 1105, PAGE 224

N/F CONWAY, ROCHARD P. JR.
579 SIXTH STREET
DOVER, NH 03820
TAX MAP A, LOT 40-G
S.C.R.D. BOOK 4077, PAGE 721
PLAN REF. #13

N/F RANALLI, ANNE M.
583 SIXTH STREET
DOVER, NH 03820
TAX MAP A, LOT 40
S.C.R.D. BOOK 4248, PAGE 925
PLAN REF. #13

N/F LACOURSE, MICHAEL & ABIGAIL L.
591 SIXTH STREET
DOVER, NH 03820
TAX MAP A, LOT 40-F
S.C.R.D. BOOK 4619, PAGE 598
PLAN REF. #14

N/F KURSOMSKY, THOMAS J. & KURSOMSKY-RICCIO, AMANDA J.
850 LONG HILL ROAD
DOVER, NH 03820
TAX MAP A, LOT 40-E
S.C.R.D. BOOK 4260, PAGE 355
PLAN REF. #14

N/F EWER-GRAY, KAREN L.
P.O. BOX 1888
DOVER, NH 03821
TAX MAP B, LOT 4-M
S.C.R.D. BOOK 2205, PAGE 1

1" IRON PIPE
~FND~ (0.8' HIGH)
NH GRID COORD.
N:267149.88
E:1180629.04
ELEV.:187.11

1-1/4" IRON PIPE
~FND~ (1.3' HIGH)

PSC
58/37

N/F DODIER, SCOTT B. & SARAH J.
147 COTTONWOOD DRIVE
DOVER, NH 03820
TAX MAP B, LOT 4-52
S.C.R.D. BOOK 2303, PAGE 535
PLAN REF. #10 & #11

N/F WORKMAN, MARSHALL K. & CATHERINE A.
151 COTTONWOOD DRIVE
DOVER, NH 03820-6027
TAX MAP B, LOT 4-51
S.C.R.D. BOOK 3359, PAGE 166
PLAN REF. #10 & #11

24" PINE
W/ BARBED WIRE
~HELD~

16" MAPLE
W/ BARBED WIRE
~HELD~

1 1/2" IRON PIPE
~FND~ (2.0' HIGH)

N/F FARMHAVEN DEVELOPMENT ASSOCIATES, LLC
242 CENTRAL AVE
DOVER, NH 03820
TAX MAP B, LOT 27-33
S.C.R.D. BOOK 4808, PAGE 822
PLAN REF. #8 & #9

EDGE OF POORLY DRAINED JURISDICTIONAL WETLANDS (TYP.)
BY: FRAGGLE ROCK ENVIRONMENTAL
DAMON BURT CWS#163

50' WETLAND SETBACK (TYP.)

EXISTING TRAIL

BUILDING SETBACK LINE (TYP.)

TP #1 TP #2 TP #3 TP #4 TP #5 TP #6 TP #7 TP #8 TP #9 TP #10 TP #11 TP #12 TP #13

36" PINE
W/ BARBED WIRE
~HELD~

22" TREE
W/ BARBED WIRE
~HELD~

DRILL HOLE
~SET~

N/F MERKLEY, MARY B.
98 COUNTY FARM CROSS ROAD
DOVER, NH 03820
TAX MAP B, LOT 12
S.C.R.D. BOOK 2160, PAGE 276
PLAN REF. #7

PROJECT BENCHMARK
T.B.M. HUBSET
ELEV.: 182.25
N: 267003.76
E:1179980.22

AREA OF 20% SLOPE OR GREATER

DRILL HOLE
~FND~

DRILL HOLE
~FND~

2" ALUMINUM PIPE
~FND~ (2.2' HIGH)
NOT HELD
OFF STONE WALL

LLS 941
IRON BOUND
~FND~ (0.3' HIGH)

LLS 941
IRON BOUND
~FND~ (0.6' HIGH)
NH GRIS COORD.
N: 266887.15
E:1179766.76
ELEV.:178.58

N/F SIGNH, RAGHBIR
15 OLIVE MEADOW LANE
DOVER, NH 03820
TAX MAP B, LOT 6-G-OPN
S.C.R.D. BOOK 4436, PAGE 810
PLAN REF. #5 & #6

1 1/2" IRON PIPE
~FND~ (2.0' HIGH)
SHOT AT BASE

1 1/4" IRON PIPE
~FND~ (1.4' HIGH)

DRILL HOLE
~FND~

N/F SEAVER, PAUL J. & PENNY L.
30 COUNTY FARM CROSS ROAD
DOVER, NH 03820
TAX MAP B, LOT 6-H
S.C.R.D. BOOK 3500, PAGE 327
PLAN REF. #1-4

N/F TORR, ZACHARY J. & MEAGAN L.
62 COUNTY FARM CROSS ROAD
DOVER, NH 03820
TAX MAP B, LOT 6-D
S.C.R.D. BOOK 4471, PAGE 958
PLAN REF. #5

GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.

NOTES:

OWNER: SETTLEMENT ON 6TH, LLC
4 HALL STREET
DOVER, NH 03820

APPLICANT: SETTLEMENT ON 6TH, LLC
4 HALL STREET
DOVER, NH 03820

1. TAX MAP B, LOT 5
2. LOT AREA: 839,718 Sq. Ft., 19.28 Ac.
3. S.C.R.D. BOOK 4861, PAGE 409
4. ZONING: RURAL RESIDENTIAL, R-40
   LOT SIZE: 40,000 Sq. Ft.
   MAX. LOT COVERAGE: 10%
   MINIMUM FRONTAGE: 150'
   FRONT SETBACK: 40'
   ABUT A STREET SETBACK: 40'
   SIDE SETBACK: 25'
   REAR SETBACK: 30'
5. I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF.: FEMA COMMUNITY #330145, MAP #33017C0310E, DATED: SEPTEMBER 30, 2015.
6. VERTICAL DATUM BASED ON NAVD88 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.
7. THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN FEBRUARY OF 2021, WITH AN ERROR OF CLOSURE BETTER THEN 1 PART IN 10,000.
8. A TOPOGRAPHICAL SURVEY WAS PERFORMED BY THIS OFFICE FEBRUARY OF 2021. TOPOGRAPHY SHOWN IN 1' INTERVALS.
9. THE SUBJECT PARCEL IS IN CURRENT USE.
10. SEE SHEETS # 4 & 5 FOR FURTHER EXISTING CONDITIONS DETAIL.

SOIL DATA:

GIC ~ GLOUCESTER FINE SANDY LOAM, 8 TO 15% SLOPES

GsC ~ GLOUCESTER VERY STONY FINE SANDY LOAM, 8 TO 15% SLOPES

Sb ~ SAUGATUCK LOAMY SAND

ScA ~ SCANTIC SILT LOAM, 0 TO 3% SLOPES

ScB ~ SCANTIC SILT LOAM, 3 TO 8% SLOPES

WdB ~ WINDSOR LOAMY SAND, 3 TO 8% SLOPES

NRCS, SEE WEBSOIL
SEE 40 SCALE EXISTING CONDITIONS FOR SOIL LINES

REVISION	DATE	DESCRIPTION
#2	10-29-21	REVISED PER TRC COMMENTS
#1A	10-18-21	REVISED PER AOT AND TRC COMMENTS

EXISTING CONDITIONS PLAN OVERVIEW
LAND OF
SETTLEMENT ON 6TH, LLC
SIXTH STREET
DOVER, N.H.
TAX MAP B, LOT 5

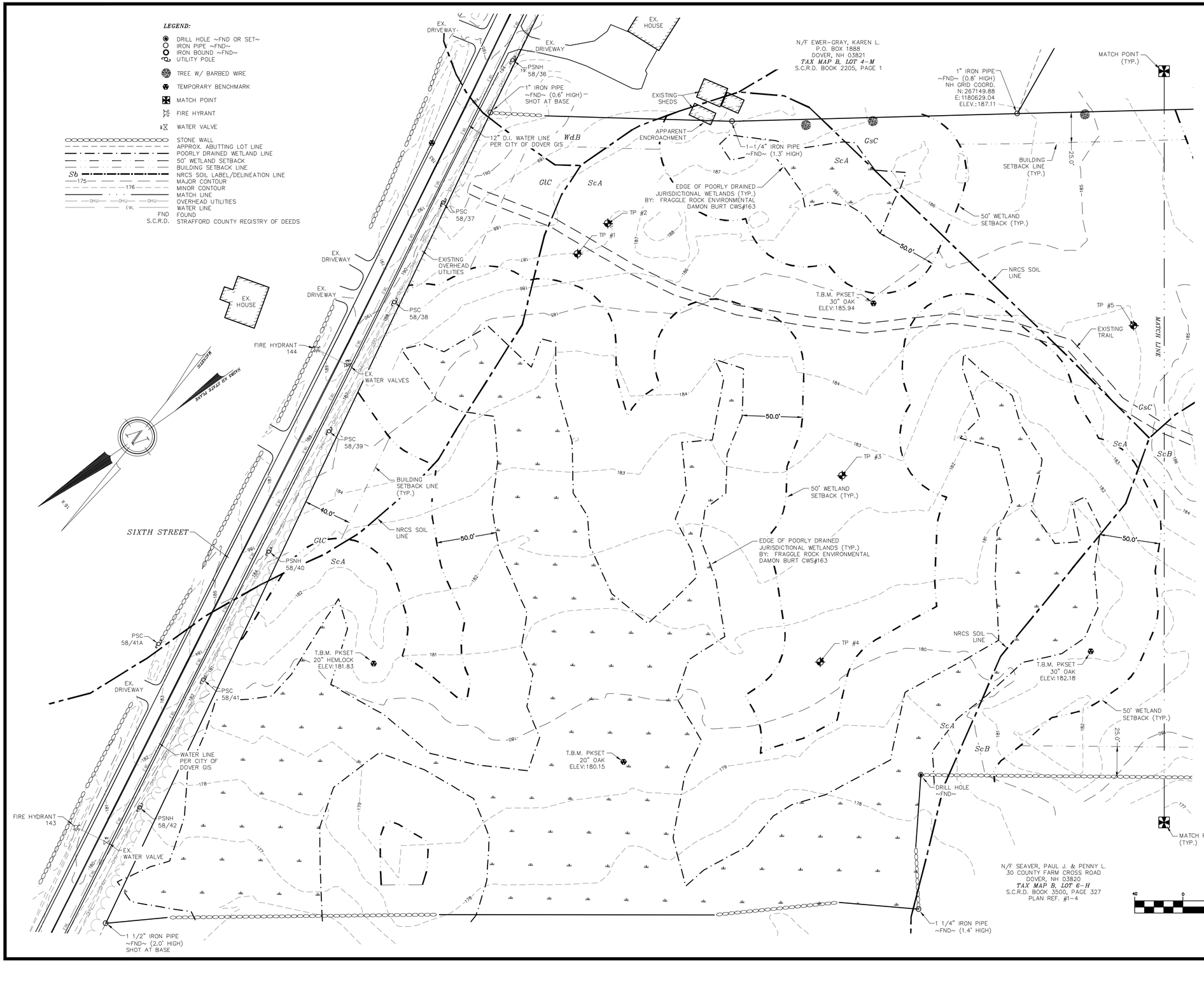
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

SCALE : 1 IN. EQUALS 80 FT.
DATE : JUNE 10, 2021
FILE NO. : DB 2021-011

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

LEGEND:

- DRILL HOLE ~FND OR SET~
- IRON PIPE ~FND~
- IRON BOUND ~FND~
- UTILITY POLE
- TREE W/ BARBED WIRE
- TEMPORARY BENCHMARK
- MATCH POINT
- FIRE HYRANT
- WATER VALVE
- STONE WALL
- APPROX. ABUTTING LOT LINE
- POORLY DRAINED WETLAND LINE
- 50' WETLAND SETBACK
- BUILDING SETBACK LINE
- NRCS SOIL LABEL/DELINEATION LINE
- MAJOR CONTOUR
- MINOR CONTOUR
- MATCH LINE
- OVERHEAD UTILITIES
- WATER LINE
- FND FOUND
- S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS



FRAGGLE ROCK ENVIRONMENTAL
DAMON BURT, CWS 163

SEE OVERVIEW FOR WETLAND NOTE

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

NOTES:

OWNER: SETTLEMENT ON 6TH, LLC
4 HALL STREET
DOVER, NH 03820

APPLICANT: SETTLEMENT ON 6TH, LLC
4 HALL STREET
DOVER, NH 03820

1. TAX MAP B, LOT 5
2. LOT AREA: 839,718 Sq. Ft., 19.28 Ac.
3. S.C.R.D. BOOK 4861, PAGE 409
4. ZONING: RURAL RESIDENTIAL, R-40
   LOT SIZE: 40,000 Sq. Ft.
   MAX. LOT COVERAGE: 10%
   MINIMUM FRONTAGE: 150'
   FRONT SETBACK: 40'
   ABUT A STREET SETBACK: 40'
   SIDE SETBACK: 25'
   REAR SETBACK: 30'
5. SEE EXISTING CONDITIONS OVERVIEW PLAN FOR ADDITIONAL NOTES AND PLAN REFERENCES.

SOIL DATA:

GlC ~ GLOUCESTER FINE SANDY LOAM, 8 TO 15% SLOPES

GsC ~ GLOUCESTER VERY STONY FINE SANDY LOAM, 8 TO 15% SLOPES

Sb ~ SAUGATUCK LOAMY SAND

ScA ~ SCANTIC SILT LOAM, 0 TO 3% SLOPES

ScB ~ SCANTIC SILT LOAM, 3 TO 8% SLOPES

WdB ~ WINDSOR LOAMY SAND, 3 TO 8% SLOPES

NRCS, SEE WEBSOIL

REVISION	DATE	DESCRIPTION
#2	10-29-21	REVISED PER TRC COMMENTS
#1A	10-18-21	REVISED PER AOT AND TRC COMMENTS

EXISTING CONDITIONS PLAN – NORTHEAST
LAND OF
SETTLEMENT ON 6TH, LLC
SIXTH STREET
DOVER, N.H.
TAX MAP B, LOT 5

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

SCALE : 1 IN. EQUALS 40 FT.
DATE : JUNE 10, 2021
FILE NO. : DB 2021-011

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

FRAGGLE ROCK ENVIRONMENTAL
DAMON BURT, CWS 163

SEE OVERVIEW FOR WETLAND NOTE

N/F DODIER, SCOTT B. & SARAH J.
147 COTTONWOOD DRIVE
DOVER, NH 03820
TAX MAP B, LOT 4-52
S.C.R.D. BOOK 2303, PAGE 535
PLAN REF. #10 & #11

N/F WORKMAN, MARSHALL K. & CATHERINE A.
151 COTTONWOOD DRIVE
DOVER, NH 03820-6027
TAX MAP B, LOT 4-51
S.C.R.D. BOOK 3359, PAGE 166
PLAN REF. #10 & #11

N/F FARMHAVEN DEVELOPMENT
PARCELS, LLC
242 CENTRAL AVE.
DOVER, NH 03820
TAX MAP B, LOT 21-33
S.C.R.D. BOOK 4855, PAGE 622
PLAN REF. #8 & #9

N/F MERKLEY, MARY B.
98 COUNTY FARM CROSS ROAD
DOVER, NH 03820
TAX MAP B, LOT 12
S.C.R.D. BOOK 2160, PAGE 276
PLAN REF. #7

N/F SEAVER, PAUL J. & PENNY L.
30 COUNTY FARM CROSS ROAD
DOVER, NH 03820
TAX MAP B, LOT 6-H
S.C.R.D. BOOK 3500, PAGE 327
PLAN REF. #1-4

N/F TORR, ZACHARY J. & MEAGAN L.
62 COUNTY FARM CROSS ROAD
DOVER, NH 03820
TAX MAP B, LOT 6-D
S.C.R.D. BOOK 4471, PAGE 958
PLAN REF. #5

N/F SIGNH, RAGHBIR
15 OLIVE MEADOW LANE
DOVER, NH 03820
TAX MAP B, LOT 6-C-OPN
S.C.R.D. BOOK 4436, PAGE 810
PLAN REF. #5 & #6

MATCH POINT (TYP.)
MATCH LINE
BUILDING SETBACK LINE (TYP.)
50' WETLAND SETBACK (TYP.)
EDGE OF POORLY DRAINED JURISDICTIONAL WETLANDS (TYP.) BY: FRAGGLE ROCK ENVIRONMENTAL DAMON BURT CWS#163
NRCS SOIL LINE
EXISTING TRAIL
1 1/2" IRON PIPE ~FND~ (2.0' HIGH)
TP #5
TP #6
TP #7
TP #8
TP #9
TP #10
TP #11
TP #12
TP #13
T.B.M. PKSET 15" PINE ELEV: 180.39
T.B.M. PKSET 16" HEMLOCK ELEV: 179.13
T.B.M. PKSET 30" PINE ELEV: 183.85
T.B.M. PKSET 16" OAK ELEV: 182.25
LLS 941 IRON BOUND ~FND~ (0.3' HIGH)
2" ALUMINUM PIPE ~FND~ (2.2' HIGH) NOT HELD OFF STONE WALL
LLS 941 IRON BOUND ~FND~ (0.6' HIGH) NH GRID COORD. N:266887.15 E:1179766.76 ELEV.:178.58
DRILL HOLE ~SET~
DRILL HOLE ~FND~
AREA OF 20% SLOPES (TYP.)
30.0'
50.0'
25.0'
GsC
Sb
ScA
ScB

NOTES:

OWNER: SETTLEMENT ON 6TH, LLC
4 HALL STREET
DOVER, NH 03820

APPLICANT: SETTLEMENT ON 6TH, LLC
4 HALL STREET
DOVER, NH 03820

1. TAX MAP B, LOT 5
2. LOT AREA: 839,718 Sq. Ft., 19.28 Ac.
3. S.C.R.D. BOOK 4861, PAGE 409
4. ZONING: RURAL RESIDENTIAL, R-40
   LOT SIZE: 40,000 Sq. Ft.
   MAX. LOT COVERAGE: 10%
   MINIMUM FRONTAGE: 150'
   FRONT SETBACK: 40'
   ABUT A STREET SETBACK: 40'
   SIDE SETBACK: 25'
   REAR SETBACK: 30'
5. SEE EXISTING CONDITIONS OVERVIEW PLAN FOR ADDITIONAL NOTES AND PLAN REFERENCES.

SOIL DATA:

GIC ~ GLOUCESTER FINE SANDY LOAM, 8 TO 15% SLOPES

GsC ~ GLOUCESTER VERY STONY FINE SANDY LOAM, 8 TO 15% SLOPES

Sb ~ SAUGATUCK LOAMY SAND

ScA ~ SCANTIC SILT LOAM, 0 TO 3% SLOPES

ScB ~ SCANTIC SILT LOAM, 3 TO 8% SLOPES

WdB ~ WINDSOR LOAMY SAND, 3 TO 8% SLOPES

NRCS, SEE WEBSOIL

LEGEND:

- DRILL HOLE ~FND OR SET~
- IRON PIPE ~FND~
- IRON BOUND ~FND~
- UTILITY POLE
- TREE W/ BARBED WIRE
- TEMPORARY BENCHMARK
- MATCH POINT
- FIRE HYRANT
- WATER VALVE
- STONE WALL
- APPROX. ABUTTING LOT LINE
- POORLY DRAINED WETLAND LINE
- 50' WETLAND SETBACK
- BUILDING SETBACK LINE
- NRCS SOIL LABEL/DELINEATION LINE
- MAJOR CONTOUR
- MINOR CONTOUR
- MATCH LINE
- OVERHEAD UTILITIES
- WATER LINE
- FND FOUND
- S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

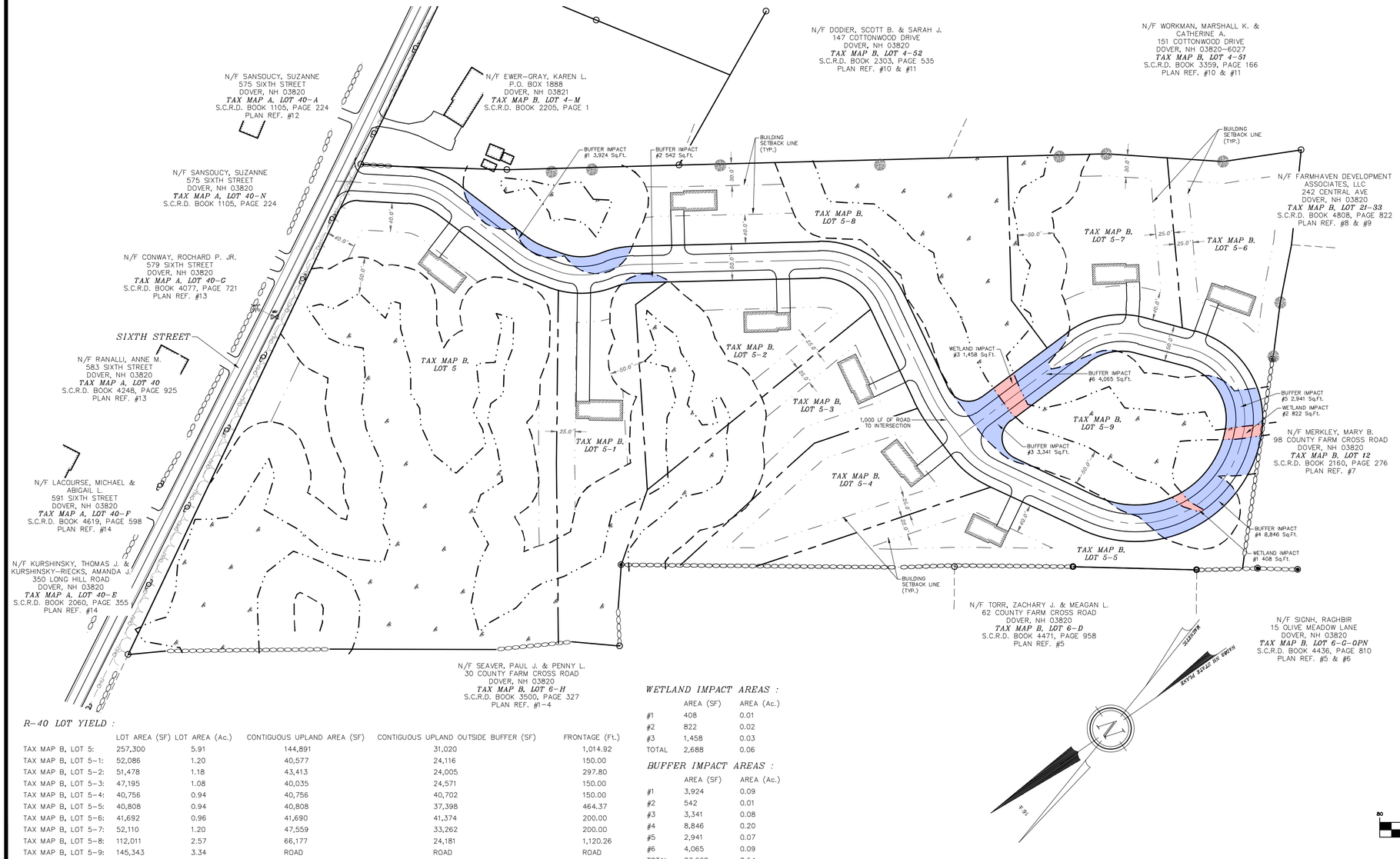
REVISION	DATE	DESCRIPTION
#2	10-29-21	REVISED PER TRC COMMENTS
#1A	10-18-21	REVISED PER AOT AND TRC COMMENTS

EXISTING CONDITIONS PLAN - SOUTHWEST
LAND OF
SETTLEMENT ON 6TH, LLC
SIXTH STREET
DOVER, N.H.
TAX MAP B, LOT 5

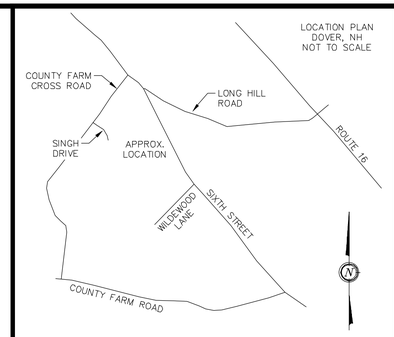
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

SCALE : 1 IN. EQUALS 40 FT.
DATE : JUNE 10, 2021
FILE NO. : DB 2021-011

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



LOCATION PLAN
DOVER, NH
NOT TO SCALE



NOTES:

OWNER: SETTLEMENT ON 6TH, LLC
4 HALL STREET
DOVER, NH 03820

APPLICANT: SETTLEMENT ON 6TH, LLC
4 HALL STREET
DOVER, NH 03820

1. TAX MAP B, LOT 5
2. LOT AREA: 840,778 Sq. Ft., 19.30 Ac.
3. S.C.R.D. BOOK 4861, PAGE 409
4. ZONING: RURAL RESIDENTIAL, R-40
   LOT SIZE: 40,000 Sq. Ft.
   MAX. LOT COVERAGE: 10%
   MINIMUM FRONTAGE: 150'
   FRONT SETBACK: 40'
   ABUT A STREET SETBACK: 40'
   SIDE SETBACK: 25'
   REAR SETBACK: 30'
5. I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF.: FEMA COMMUNITY #330145, MAP #33017C0310E, DATED: SEPTEMBER 30, 2015.
6. VERTICAL DATUM BASED ON NAVD88 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.
7. THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN FEBRUARY OF 2021, WITH AN ERROR OF CLOSURE BETTER THEN 1 PART IN 10,000.
8. THE INTENT OF THIS PLAN IS TO SHOW THE R-40 YIELD PLAN OF TAX MAP B, LOT 5.
9. ALL LOTS WILL BE SERVICED BY MUNICIPAL WATER AND SEWER.

R-40 LOT YIELD :

	LOT AREA (SF)	LOT AREA (Ac.)	CONTIGUOUS UPLAND AREA (SF)	CONTIGUOUS UPLAND OUTSIDE BUFFER (SF)	FRONTAGE (Ft.)
TAX MAP B, LOT 5:	257,300	5.91	144,891	31,020	1,014.92
TAX MAP B, LOT 5-1:	52,086	1.20	40,577	24,116	150.00
TAX MAP B, LOT 5-2:	51,478	1.18	43,413	24,005	297.80
TAX MAP B, LOT 5-3:	47,195	1.08	40,035	24,571	150.00
TAX MAP B, LOT 5-4:	40,756	0.94	40,756	40,702	150.00
TAX MAP B, LOT 5-5:	40,808	0.94	40,808	37,398	464.37
TAX MAP B, LOT 5-6:	41,692	0.96	41,690	41,374	200.00
TAX MAP B, LOT 5-7:	52,110	1.20	47,559	33,262	200.00
TAX MAP B, LOT 5-8:	112,011	2.57	66,177	24,181	1,120.26
TAX MAP B, LOT 5-9:	145,343	3.34	ROAD	ROAD	ROAD

WETLAND IMPACT AREAS :

	AREA (SF)	AREA (Ac.)
#1	408	0.01
#2	822	0.02
#3	1,458	0.03
TOTAL	2,688	0.06

BUFFER IMPACT AREAS :

	AREA (SF)	AREA (Ac.)
#1	3,924	0.09
#2	542	0.01
#3	3,341	0.08
#4	8,846	0.20
#5	2,941	0.07
#6	4,065	0.09
TOTAL	23,660	0.54

GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.

REVISION	DATE	DESCRIPTION
#2	10-29-21	REVISED PER TRC COMMENTS
#1A	10-18-21	REVISED PER AOT AND TRC COMMENTS

R-40 YIELD PLAN
LAND OF
SETTLEMENT ON 6TH, LLC
SIXTH STREET
DOVER, N.H.
TAX MAP B, LOT 5

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

SCALE : 1 IN. EQUALS 80 FT.
DATE : JUNE 10, 2021
FILE NO. : DB 2021-011

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

SITE SPECIFIC SOILS LEGEND

SYMBOL	SOIL TAXONOMIC NAME	HYDROLOGIC SOIL GROUP
AcA	ACTON (VERY STONY)	B
AcB	ACTON (VERY STONY)	B
AcC	ACTON (VERY STONY)	B
AcD	ACTON (VERY STONY)	B
BzA	BUXTON	C
BzB	BUXTON	C
DeA	DEERFIELD	B
SbA	SAUGATUCK	C
ScA	SCANTIC	D
ScB	SCANTIC	D
WfA	WINDSOR VARIANT (CLAY SUBSOIL)	B
WfB	WINDSOR VARIANT (CLAY SUBSOIL)	B

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

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

TEST PIT #1
0–6 10YR 3/2 VERY DARK GRAYISH BROWN, LOAMY SAND, GRANULAR, FRIABLE
6–14 10YR 3/4 DARK YELLOWISH BROWN, SAND, GRANULAR, FRIABLE
14–24 10YR 5/3 BROWN, SAND WITH REDOXIMORPHIC FEATURES PRESENT, GRANULAR, FRIABLE
24–62 10YR 5/2 GRAYISH BROWN, VERY FINE SAND WITH REDOXIMORPHIC FEATURES PRESENT, MASSIVE, FIRM
TERMINATED @ 62"
E.S.H.W.T. @ 14"
RESTRICTIVE LAYER @ 24"
REFUSAL @ N/A
GROUND WATER OBSERVED @ 24"
P = 20 MIN./IN.

TEST PIT #2
0–6 10YR 3/2 VERY DARK GRAYISH BROWN, LOAMY SAND, GRANULAR, FRIABLE
6–12 10YR 3/4 DARK YELLOWISH BROWN, SAND, GRANULAR, FRIABLE
12–20 10YR 5/3 BROWN, SAND WITH REDOXIMORPHIC FEATURES PRESENT, GRANULAR, FRIABLE
20–62 10YR 5/2 GRAYISH BROWN, VERY FINE SAND WITH REDOXIMORPHIC FEATURES PRESENT, MASSIVE, FIRM
TERMINATED @ 62"
E.S.H.W.T. @ 12"
RESTRICTIVE LAYER: @ 20"
REFUSAL @ N/A
GROUND WATER OBSERVED @ 20"
P = 24 MIN./IN.

TEST PIT #3
0–5 10YR 3/2 VERY DARK GRAYISH BROWN, LOAMY SAND, GRANULAR, FRIABLE
5–13 10YR 3/4 DARK YELLOWISH BROWN, SAND, GRANULAR, FRIABLE
13–28 10YR 5/3 BROWN, SAND WITH REDOXIMORPHIC FEATURES PRESENT, GRANULAR, FRIABLE
28–62 10YR 5/2 GRAYISH BROWN, FINE SAND WITH REDOXIMORPHIC FEATURES PRESENT, MASSIVE, FIRM
TERMINATED @ 62"
E.S.H.W.T. @ 13"
RESTRICTIVE LAYER @ 28"
REFUSAL @ N/A
GROUND WATER OBSERVED @ 28"
P = 24 MIN./IN.

TEST PIT #4
0–5 10YR 3/2 VERY DARK GRAYISH BROWN, LOAMY SAND, GRANULAR, FRIABLE
5–12 10YR 3/4 DARK YELLOWISH BROWN, SAND, GRANULAR, FRIABLE
12–26 10YR 5/3 BROWN, SAND WITH REDOXIMORPHIC FEATURES PRESENT, GRANULAR, FRIABLE
26–64 10YR 5/2 GRAYISH BROWN, FINE SAND WITH REDOXIMORPHIC FEATURES PRESENT, MASSIVE, FIRM
TERMINATED @ 64" "
E.S.H.W.T. @ 12"
RESTRICTIVE LAYER @ 26"
REFUSAL @ N/A
GROUND WATER OBSERVED @ 26"
P = 24 MIN./IN.

TEST PIT #5
0–5 10YR 3/2 VERY DARK GRAYISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
5–12 10YR 5/4 YELLOWISH BROWN, LOAMY SAND, GRANULAR, FRIABLE
12–20 2.5Y5/4 LIGHT OLIVE BROWN, LOAMY SAND, GRANULAR, FRIABLE
20–65 2.5Y 5/2 GRAYISH BROWN, LOAMY COARSE SAND WITH REDOXIMORPHIC FEATURES PRESENT, MASSIVE, FRIABLE
TERMINATED @ 65 "
E.S.H.W.T. @ 20"
RESTRICTIVE LAYER @ N/A
REFUSAL @ N/A
GROUND WATER OBSERVED @ 22"
P = 18 MIN./IN.

TEST PIT #6
0–5 10YR 3/2 VERY DARK GRAYISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
5–18 10YR 5/4 YELLOWISH BROWN, LOAM, GRANULAR, FRIABLE
18–32 2.5Y5/4 LIGHT OLIVE BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
32–65 5Y 5/3 OLIVE, SILT LOAM WITH REDOXIMORPHIC FEATURES PRESENT, BLOCKY, FIRM
TERMINATED @ 65 "
E.S.H.W.T. @ 32"
RESTRICTIVE LAYER @ 32"
REFUSAL @ N/A
GROUND WATER OBSERVED @ N/A
P = 8 MIN./IN.

TEST PIT #7
0–5 10YR 3/2 VERY DARK GRAYISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
5–20 10YR 5/6 YELLOWISH BROWN, GRAVELLY LOAMY SAND, GRANULAR, FRIABLE
20–38 2.5Y6/4 LIGHT OLIVE BROWN, GRAVELLY LOAMY SAND, GRANULAR, FRIABLE
38–68 2.5Y 5/3 GRAYISH BROWN, GRAVELLY LOAMY SAND WITH REDOXIMORPHIC FEATURES PRESENT, MASSIVE, FRIABLE
TERMINATED @ 68"
E.S.H.W.T. @ 38"
RESTRICTIVE LAYER @ N/A
REFUSAL @ N/A
GROUND WATER OBSERVED @ N/A
P = 6 MIN./IN.

TEST PIT #8
0–5 10YR 3/2 VERY DARK GRAYISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
5–20 10YR 5/6 YELLOWISH BROWN, GRAVELLY LOAMY SAND, GRANULAR, FRIABLE
20–37 2.5Y 6/4 LIGHT OLIVE BROWN, GRAVELLY LOAMY SAND, GRANULAR, FRIABLE
37–70 2.5Y 5/3 GRAYISH BROWN, GRAVELLY LOAMY SAND WITH REDOXIMORPHIC FEATURES PRESENT, MASSIVE, FRIABLE
TERMINATED @ 70"
E.S.H.W.T. @ 37"
RESTRICTIVE LAYER @ N/A
REFUSAL @ N/A
GROUND WATER OBSERVED @ N/A
P = 6 MIN./IN.

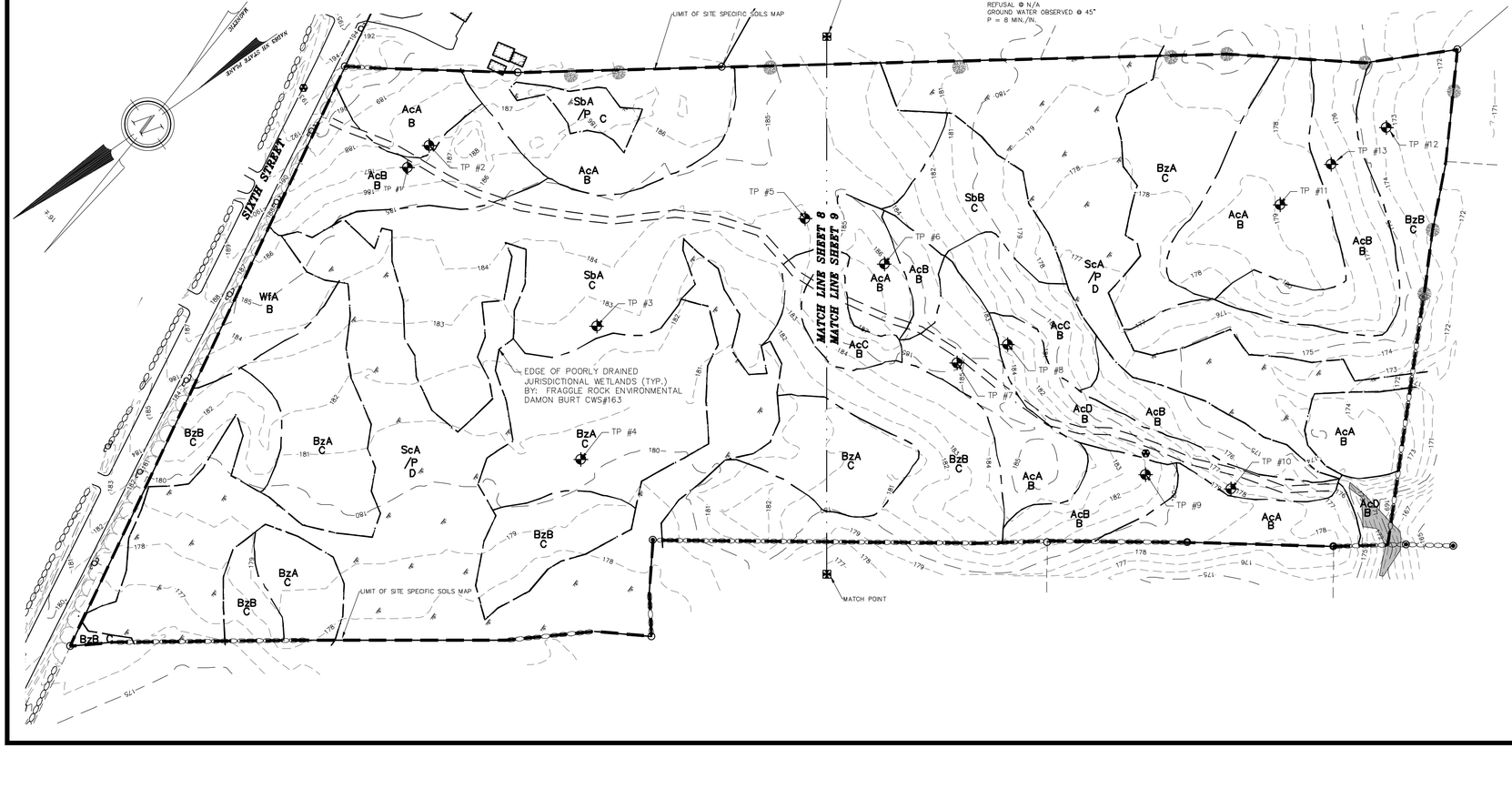
TEST PIT #9
0–5 10YR 3/2 VERY DARK GRAYISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
5–18 10YR 5/4 YELLOWISH BROWN, LOAMY SAND, GRANULAR, FRIABLE
18–30 2.5Y5/4 LIGHT OLIVE BROWN, LOAMY SAND, GRANULAR, FRIABLE
30–65 2.5Y 5/2 GRAYISH BROWN, LOAMY COARSE SAND WITH REDOXIMORPHIC FEATURES PRESENT, MASSIVE, FRIABLE
NOTE: TERMINATED @ 65" MANY STONES IN PROFILE 18–65"
E.S.H.W.T. @ 30"
RESTRICTIVE LAYER @ N/A
REFUSAL @ N/A
GROUND WATER OBSERVED @ N/A
P = 8 MIN./IN.

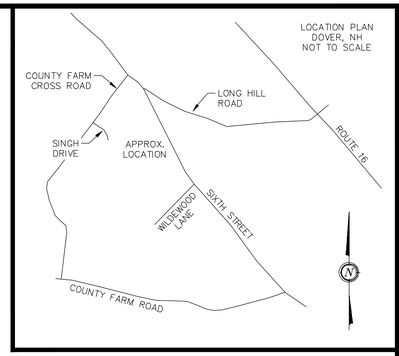
TEST PIT #10
0–5 10YR 3/2 VERY DARK GRAYISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
5–16 10YR 5/4 YELLOWISH BROWN, LOAMY SAND, GRANULAR, FRIABLE
16–30 2.5Y5/4 LIGHT OLIVE BROWN, LOAMY SAND, GRANULAR, FRIABLE
30–64 2.5Y 5/2 GRAYISH BROWN, LOAMY COARSE SAND WITH REDOXIMORPHIC FEATURES PRESENT, MASSIVE, FRIABLE
TERMINATED @ 64" NOTE: MANY STONES IN PROFILE 16–64"
E.S.H.W.T. @ 30"
RESTRICTIVE LAYER @ N/A
REFUSAL @ N/A
GROUND WATER OBSERVED @ 22"
P = 6 MIN./IN.

TEST PIT #11
0–5 10YR 3/2 VERY DARK GRAYISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
5–18 10YR 5/6 YELLOWISH BROWN, GRAVELLY LOAMY SAND, GRANULAR, FRIABLE
18–36 2.5Y6/4 LIGHT OLIVE BROWN, GRAVELLY LOAMY SAND, GRANULAR, FRIABLE
36–45 2.5Y 5/3 GRAYISH BROWN, GRAVELLY LOAMY SAND WITH REDOXIMORPHIC FEATURES PRESENT, MASSIVE, FRIABLE
45–65 5Y 5/3 OLIVE, SILT LOAM WITH REDOXIMORPHIC FEATURES PRESENT, BLOCKY, FIRM
TERMINATED @ 65 "
E.S.H.W.T. @ 36"
RESTRICTIVE LAYER @ 45"
REFUSAL @ N/A
GROUND WATER OBSERVED @ 45"
P = 6 MIN./IN.

TEST PIT #12
0–5 10YR 3/2 VERY DARK GRAYISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
5–16 10YR 5/4 YELLOWISH BROWN, LOAMY SAND, GRANULAR, FRIABLE
16–24 10YR 4/4 DARK YELLOWISH BROWN, LOAMY FINE SAND, GRANULAR, FRIABLE
24–70 5Y 5/3 OLIVE, SILT LOAM WITH REDOXIMORPHIC FEATURES PRESENT, BLOCKY, FIRM
TERMINATED @ 70"
E.S.H.W.T. @ 24"
RESTRICTIVE LAYER @ 24"
REFUSAL @ N/A
GROUND WATER OBSERVED @ 26"
P = 10 MIN./IN.

TEST PIT #13
0–5 10YR 3/2 VERY DARK GRAYISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
5–18 10YR 5/6 YELLOWISH BROWN, GRAVELLY LOAMY SAND, GRANULAR, FRIABLE
18–30 2.5Y6/4 LIGHT OLIVE BROWN, GRAVELLY LOAMY SAND, GRANULAR, FRIABLE
30–45 2.5Y 5/3 GRAYISH BROWN, GRAVELLY LOAMY SAND WITH REDOXIMORPHIC FEATURES PRESENT, MASSIVE, FRIABLE
45–65 5Y 5/3 OLIVE, SILT LOAM WITH REDOXIMORPHIC FEATURES PRESENT, BLOCKY, FIRM
TERMINATED @ 65 "
E.S.H.W.T. @ 30"
RESTRICTIVE LAYER @ 45"
REFUSAL @ N/A
GROUND WATER OBSERVED @ 45"
P = 8 MIN./IN.





NOTES:

OWNER: SETTLEMENT ON 6TH, LLC
4 HALL STREET
DOVER, NH 03820

APPLICANT: SETTLEMENT ON 6TH, LLC
4 HALL STREET
DOVER, NH 03820

1. TAX MAP B, LOT 5
2. LOT AREA: 839,718 Sq. Ft., 19.28 Ac.
3. S.C.R.D. BOOK 4861, PAGE 409
4. I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF.: FEMA COMMUNITY #330145, MAP #33017C0310E, DATED: SEPTEMBER 30, 2015.
5. VERTICAL DATUM BASED ON NAVD88 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.
6. THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING SOIL CONDITIONS OF TAX MAP B LOT 5.

LEGEND:

- IRON BOUND~FND~
- DRILL HOLE ~FND~
- IRON PIPE ~FND~
- TREE W/ BARBED WIRE
- TEST PIT
- MATCH POINT
- NRCS SOIL DELINEATION LINE
- STONE WALL
- WETLAND LINE
- MATCH LINE
- SOIL LINE
- LIMIT OF SOIL SURVEY
- BzB SOIL SERIES
- S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS
- TYP: TYPICAL
- FND FOUND

WETLAND NOTE:

THE WETLAND DELIEATION WAS COMPLETED JANUARY 2021 ACCORDING TO THE FOLLOWING STANDARDS:

1. CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, TECHNICAL REPORT 4–87–1, (JANUARY, 1987)
2. U.S. ARMY CORPS OF ENGINEERS, REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2.0, U.S. ARMY ENGINEER RESEARCH AND DEVELOPMENT CENTER, 3909 HALLS FERRY ROAD, VICKSBURG, MS 39180–6199, JANUARY 2012, ERDC/EL TR–12–1
3. COWARDIN, LEWIS M., GOLET, FRANCIS C. AND LAROE, EDWARD T, CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES, USFWS, DEPT. OF THE INTERIOR, WASH. D.C., 1979.
4. FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 8.1, 2017 (INCLUDING CORRECTIONS TO VERSION 8.0, 2016, ON PAGES 21, 25, AND 34)
5. NEW ENGLAND HYDRIC SOILS TECHNICAL COMMITTEE, 2017 VERSION 4, FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION, LOWELL, MA

FRAGGLE ROCK ENVIRONMENTAL
DAMON BURT, CWS #163

JOHN P. HAYES III, CSS #87

GRAPHIC SCALE

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

REVISION	DATE	DESCRIPTION
#2	10–29–21	REVISED PER TRC COMMENTS
#1A	10–18–21	REVISED PER AOT AND TRC COMMENTS

SITE SPECIFIC SOILS MAP OVERVIEW
LAND OF
SETTLEMENT ON 6TH, LLC
SIXTH STREET
DOVER, N.H.
TAX MAP B, LOT 5

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

SCALE : 1 IN. EQUALS 80 FT.
DATE : JUNE 10, 2021
FILE NO. : DB 2021–011

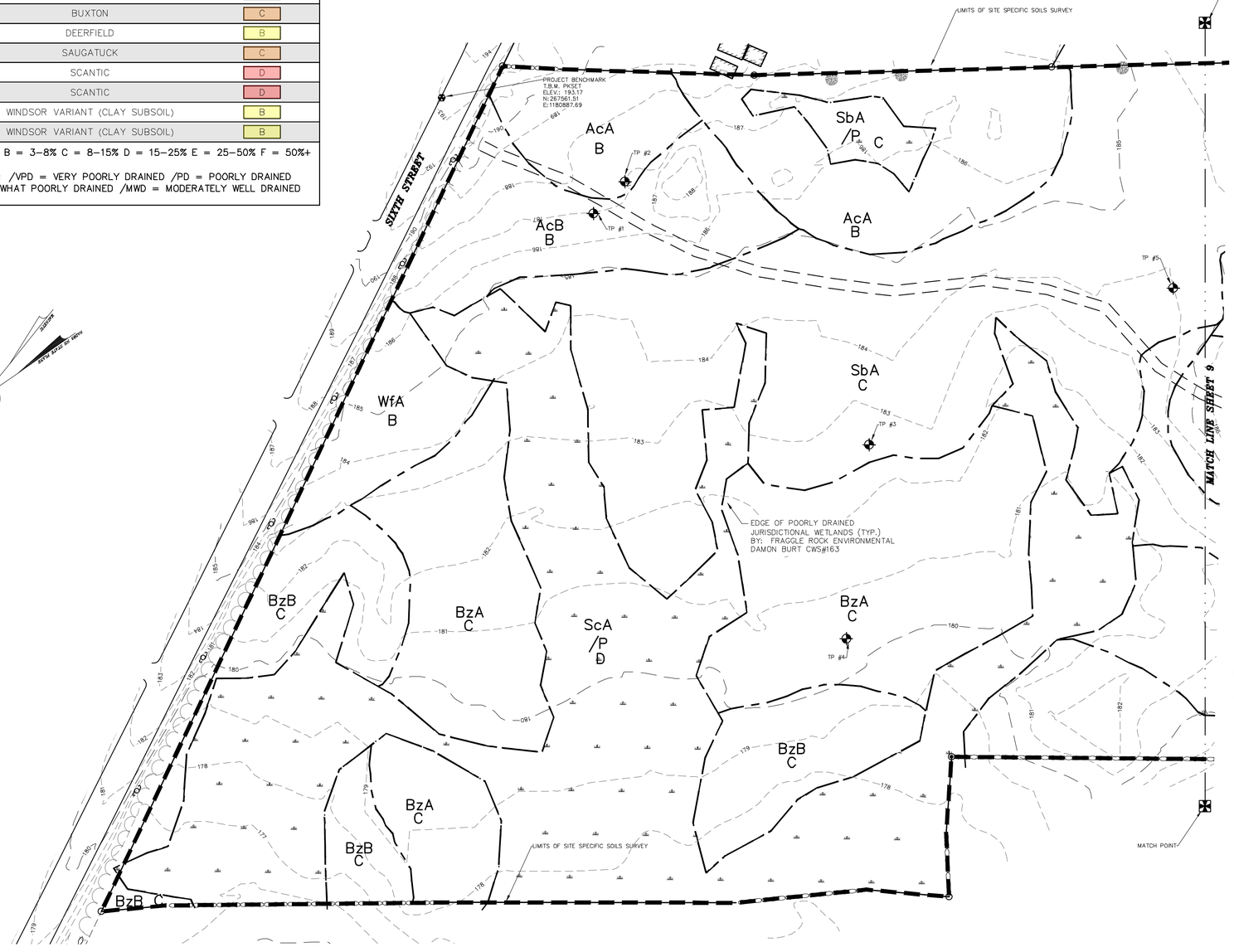
STATE OF NEW HAMPSHIRE
KENNETH A. BERRY No. 10245 LICENSED PROFESSIONAL ENGINEER

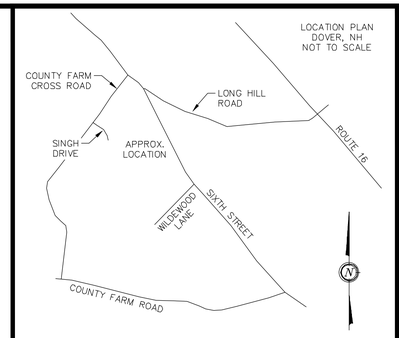
SITE SPECIFIC SOILS LEGEND

SYMBOL	SOIL TAXONOMIC NAME	HYDROLOGIC SOIL GROUP
AcA	ACTON (VERY STONY)	B
AcB	ACTON (VERY STONY)	B
AcC	ACTON (VERY STONY)	B
AcD	ACTON (VERY STONY)	B
BzA	BUXTON	C
BzB	BUXTON	C
DeA	DEERFIELD	B
SbA	SAUGATUCK	C
ScA	SCANTIC	D
ScB	SCANTIC	D
WfA	WINDSOR VARIANT (CLAY SUBSOIL)	B
WfB	WINDSOR VARIANT (CLAY SUBSOIL)	B

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

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





NOTES:

OWNER: SETTLEMENT ON 6TH, LLC
4 HALL STREET
DOVER, NH 03820

APPLICANT: SETTLEMENT ON 6TH, LLC
4 HALL STREET
DOVER, NH 03820

1. TAX MAP B, LOT 5
2. LOT AREA: 839,718 Sq. Ft., 19.28 Ac.
3. S.C.R.D. BOOK 4861, PAGE 409
4. I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF.: FEMA COMMUNITY #330145, MAP #33017C0310E, DATED: SEPTEMBER 30, 2015.
5. VERTICAL DATUM BASED ON NAVD88 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.
6. THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING SOIL CONDITIONS OF TAX MAP B LOT 5.

LEGEND:

- IRON BOUND~FND~
- DRILL HOLE ~FND~
- IRON PIPE ~FND~
- TREE W/ BARBED WIRE
- TEST PIT
- MATCH POINT
- NRCS SOIL DELINEATION LINE
- STONE WALL
- WETLAND LINE
- MATCH LINE
- SOIL LINE
- LIMIT OF SOIL SURVEY
- BzB — SOIL SERIES
- S.C.R.D. — STRAFFORD COUNTY REGISTRY OF DEEDS
- TYP. — TYPICAL
- FND — FOUND

WETLAND NOTE:

THE WETLAND DELIEATION WAS COMPLETED JANUARY 2021 ACCORDING TO THE FOLLOWING STANDARDS:

1. CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, TECHNICAL REPORT 4–87–1, (JANUARY, 1987)
2. U.S. ARMY CORPS OF ENGINEERS, REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2.0, U.S. ARMY ENGINEER RESEARCH AND DEVELOPMENT CENTER, 3909 HALLS FERRY ROAD, VICKSBURG, MS 39180–6199, JANUARY 2012, ERDC/EL TR–12–1
3. COWARDIN, LEWIS M., GOLET, FRANCIS C. AND LAROE, EDWARD T, CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES, USFWS, DEPT. OF THE INTERIOR, WASH. D.C., 1979.
4. FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 8.1, 2017 (INCLUDING CORRECTIONS TO VERSION 8.0, 2016, ON PAGES 21, 25, AND 34)
5. NEW ENGLAND HYDRIC SOILS TECHNICAL COMMITTEE. 2017 VERSION 4, FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND. NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION, LOWELL, MA

FRAGGLE ROCK ENVIRONMENTAL
DAMON BURT, CWS #163

JOHN P. HAYES III, CSS #87

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

REVISION	DATE	DESCRIPTION
#2	10–29–21	REVISED PER TRC COMMENTS
#1A	10–18–21	REVISED PER AOT AND TRC COMMENTS

SITE SPECIFIC SOILS MAP – NORTHEAST
LAND OF
SETTLEMENT ON 6TH, LLC
SIXTH STREET
DOVER, N.H.
TAX MAP B, LOT 5

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

SCALE : 1 IN. EQUALS 50 FT.
DATE : JUNE 10, 2021
FILE NO. : DB 2021–011

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

WETLAND NOTE:

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1. CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, TECHNICAL REPORT 4-87-1, (JANUARY, 1987)
2. U.S. ARMY CORPS OF ENGINEERS, REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2.0, U.S. ARMY ENGINEER RESEARCH AND DEVELOPMENT CENTER, 3909 HALLS FERRY ROAD, VICKSBURG, MS 39180-6199, JANUARY 2012, ERDC/EL TR-12-1
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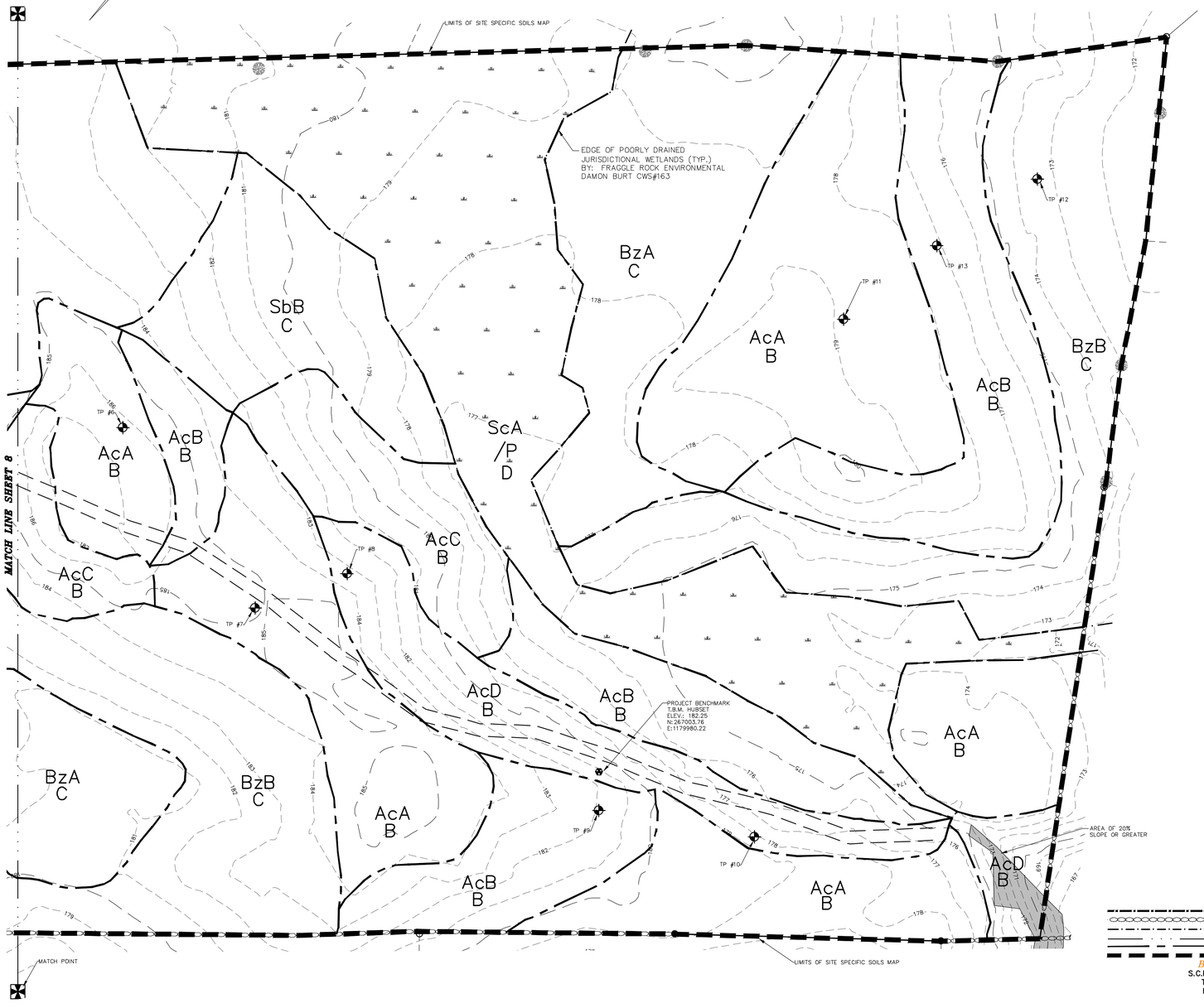
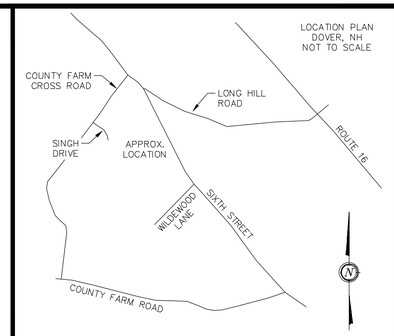
FRAGGLE ROCK ENVIRONMENTAL
DAMON BURT, CWS #163

JOHN P. HAYES III, CSS #87



LOCATION PLAN
DOVER, NH
NOT TO SCALE



NOTES:

OWNER: SETTLEMENT ON 6TH, LLC
4 HALL STREET
DOVER, NH 03820

APPLICANT: SETTLEMENT ON 6TH, LLC
4 HALL STREET
DOVER, NH 03820

1. TAX MAP B, LOT 5
2. LOT AREA: 839,718 Sq. Ft., 19.28 Ac.
3. S.C.R.D. BOOK 4861, PAGE 409
4. I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF.: FEMA COMMUNITY #330145, MAP #33017C0310E, DATED: SEPTEMBER 30, 2015.
5. VERTICAL DATUM BASED ON NAVD88 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.
6. THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING SOIL CONDITIONS OF TAX MAP B LOT 5.

SITE SPECIFIC SOILS LEGEND

SYMBOL	SOIL TAXONOMIC NAME	HYDROLOGIC SOIL GROUP
AcA	ACTON (VERY STONY)	B
AcB	ACTON (VERY STONY)	B
AcC	ACTON (VERY STONY)	B
AcD	ACTON (VERY STONY)	B
BzA	BUXTON	C
BzB	BUXTON	C
DeA	DEERFIELD	B
SbA	SAUGATUCK	C
ScA	SCANTIC	D
ScB	SCANTIC	D
WfA	WINDSOR VARIANT (CLAY SUBSOIL)	B
WfB	WINDSOR VARIANT (CLAY SUBSOIL)	B

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

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

LEGEND:

- IRON BOUND~FND~
- DRILL HOLE ~FND~
- IRON PIPE ~FND~
- TREE W/ BARBED WIRE
- TEST PIT
- MATCH POINT
- NRCS SOIL DELINEATION LINE
- STONE WALL
- WETLAND LINE
- MATCH LINE
- SOIL LINE
- LIMIT OF SOIL SURVEY
- BzB SOIL SERIES
- S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS
- TYP. TYPICAL
- FND FOUND

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

REVISION	DATE	DESCRIPTION
#2	10-29-21	REVISED PER TRC COMMENTS
#1A	10-18-21	REVISED PER AOT AND TRC COMMENTS

SITE SPECIFIC SOILS MAP - SOUTHWEST
LAND OF
SETTLEMENT ON 6TH, LLC
SIXTH STREET
DOVER, N.H.
TAX MAP B, LOT 5

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

SCALE : 1 IN. EQUALS 50 FT.
DATE : JUNE 10, 2021
FILE NO. : DB 2021-011

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14245
LICENSED PROFESSIONAL ENGINEER

PLAN REFERENCES:

1. "CHESTER MORGAN PROPERTY, LIMITED SUBDIVISION, DOVER, N.H." BY: FREDERICK E. DREW ASSOCIATES DATED: JANUARY, 1974 S.C.R.D. PLAN #16-39
2. "SUBDIVISION OF LAND OF GEORGE & GAIL SAMUELS, COUNTY FARM CROSS ROAD & SIXTH STREET, DOVER, N.H." BY: LECLERC STOWELL ASSOCIATES DATED: FEBRUARY, 1984 S.C.R.D. PLAN #24A-29
3. "PROPOSED SUBDIVISION LAND OF MATT R. & HELLEN R. WILLIAMS, COUNTY FARM CROSS ROAD, DOVER, N.H." BY: BERRY SURVEYING & ENGINEERING DATED: MARCH 11, 1994 PLAN #44-19 FILE NO. DB 1994-01
4. "PROPOSED SUBDIVISION PLAN FOR LEIGH E. JERRY ON COUNTY FARM ROSS ROAD, TAX MAP B, LOT 6H IN DOVER, NH" BY: BRUCE L. POHOPEK DATED: AUGUST 25, 2000 S.C.R.D. PLAN #61-21
5. "LOT LINE ADJUSTMENT PLAN PREPARED FOR DAVID G. TORR OF LANDS IDENTIFIED AS TAX MAP B, LOTS 6D & 6G HAVING A PHYSICAL ADDRESS OG #62 COUNTY FARM CROSS ROAD, CITY OF DOVER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE" BY: JASON POHOPEK DESIGN & CONSTRUCTION, LLC DATED: JULY 1, 2015 S.C.R.D. PLAN #111-011

PLAN REFERENCES:

6. "OPEN SPACE SUBDIVISION OF LAND PREPARD FOR RAGHBIR SINGH, TAX MAP B, LOT NO. 6-G, COUNTY FARM CROSS ROAD, CITY OF DOVER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE" BY: MCENEANEY SURVEY ASSOCIATES, INC. DATED: AUGUST 10, 2017 S.C.R.D. PLAN #115-60
7. "SURVEY PLAN FOR CHESTER & VIOLA BOLSTRIDGE IN DOVER, N.H." BY: BRUCE L. POHOPEK DATED: OCTOBER 8, 1984 S.C.R.D. PLAN #25-10
8. "LOT LINE ADJUSTMENT FOR MPL N.H.2. INC AND GREGORIOS & HELEN KUTRELAKOS, UPPER SIXTH STREET IN DOVER, N.H." BY: BRUCE L. POHOPEK DATED: JANUARY 26, 1995 S.C.R.D. PLAN #45-77
9. "OPEN SPACE SUBDIVISION PLAN, HAVEN FARM AT ALDEN WOODS, BOXWOOD LANE & WILDEWOOD LANE, DOVER, NEW HAMPSHIRE" BY: TRITECH ENGINEERING CORPORATION DATED: AUGUST 20, 2004 S.C.R.D. PLAN #80-35
10. "PLAN OF LAND BETHARLENE WEEDEN, DOVER, N.H." BY: FREDERICK E. DREW ASSOCIATES DATED: OCTOBER, 1983 S.C.R.D. PLAN # 31A-90

PLAN REFERENCES:

11. "ALDEN WOODS SUBDIVISION, SIXTH STREET, DOVER, NEW HAMPSHIRE" BY: MCENEANEY SURVEY ASSOCIATES, INC. DATED: APRIL 27, 1998 S.C.R.D. PLAN #54-34
12. "PLAN OF LOT NO. 1, RALPH GROER, DOVER, NEW HAMPSHIRE" BY: ROBERT W. McCRONE DATED: JUNE, 1975 S.C.R.D. PLAN # 17-9
13. "PLAN OF LOTS NO. 4A & 4B, RALPH GROVER, DOVER, NEW HAMPSHIRE" BY: ROBERT W. McCRONE DATED: JANUARY, 1979 S.C.R.D. PLAN #17-9
14. "PLAN OF LOTS 1, 2, & 3, WARREN WEEDEN, SIXTH STREET & LONG HILL ROAD, DOVER, NEW HAMPSHIRE" BY: ROBERT W. McCRONE DATED: NOVEMBER, 1977 S.C.R.D. PLAN #17D-34
15. "BOUNDARY PLAN LAND OF SETTLEMENT ON 6TH, LLC SIXTH STREET DOVER, N.H. TAX MAP B, LOT 5" BY: BERRY SURVEYING & ENGINEERING DATED: JUNE 10, 2021 TO BE RECORDED SIMULTANEOUSLY

WETLAND NOTE:

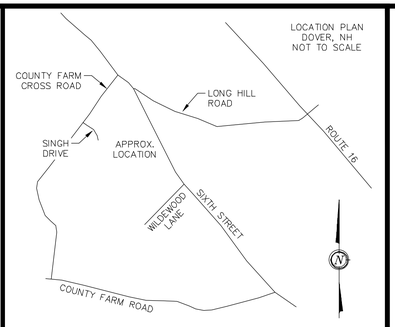
THE WETLAND DELIEATION WAS COMPLETED JANUARY 2021 ACCORDING TO THE FOLLOWING STANDARDS:

1. CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, TECHNICAL REPORT 4-87-1, (JANUARY, 1987)
2. U.S. ARMY CORPS OF ENGINEERS, REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2.0, U.S. ARMY ENGINEER RESEARCH AND DEVELOPMENT CENTER, 3909 HALLS FERRY ROAD, VICKSBURG, MS 39180-6199, JANUARY 2012, ERDC/EL TR-12-1
3. COWARDIN, LEWIS M., GOLET, FRANCIS C. AND LAROE, EDWARD T, CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES, USFWS, DEPT. OF THE INTERIOR, WASH. D.C., 1979.
4. FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 8.1, 2017 (INCLUDING CORRECTIONS TO VERSION 8.0, 2016, ON PAGES 21, 25, AND 34)
5. NEW ENGLAND HYDRIC SOILS TECHNICAL COMMITTEE. 2017 VERSION 4, FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND. NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION, LOWELL, MA

FRAGGLE ROCK ENVIRONMENTAL
DAMON BURT, CWS 163

LEGEND:

- ● 3/4" REBAR W/ ID CAP ~TBS~
- ◉ DRILL HOLE ~FND OR SET~
- IRON PIPE ~FND~
- IRON BOUND ~FND~
- UTILITY POLE
- STONE WALL
- PERIMETER BOUNDARY
- POORLY DRAINED WETLAND LINE
- 50' WETLAND SETBACK
- PROPOSED PROPERTY LINE
- TBS TO BE SET
- FND FOUND
- S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS



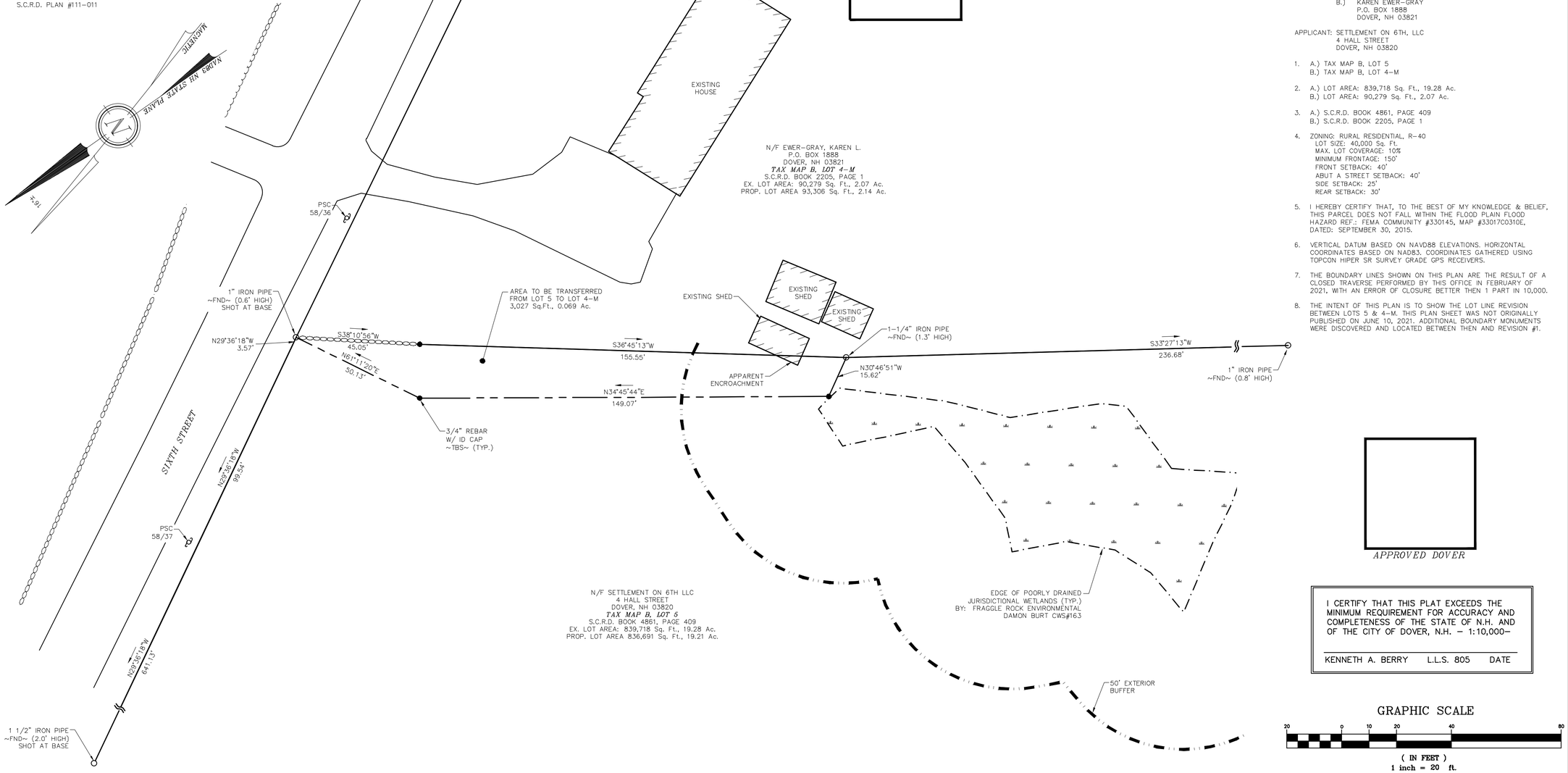
NOTES:

OWNER: A.) SETTLEMENT ON 6TH, LLC
4 HALL STREET
DOVER, NH 03820

B.) KAREN EWER-GRAY
P.O. BOX 1888
DOVER, NH 03821

APPLICANT: SETTLEMENT ON 6TH, LLC
4 HALL STREET
DOVER, NH 03820

1. A.) TAX MAP B, LOT 5
   B.) TAX MAP B, LOT 4-M
2. A.) LOT AREA: 839,718 Sq. Ft., 19.28 Ac.
   B.) LOT AREA: 90,279 Sq. Ft., 2.07 Ac.
3. A.) S.C.R.D. BOOK 4861, PAGE 409
   B.) S.C.R.D. BOOK 2205, PAGE 1
4. ZONING: RURAL RESIDENTIAL, R-40
   LOT SIZE: 40,000 Sq. Ft.
   MAX. LOT COVERAGE: 10%
   MINIMUM FRONTAGE: 150'
   FRONT SETBACK: 40'
   ABUT A STREET SETBACK: 40'
   SIDE SETBACK: 25'
   REAR SETBACK: 30'
5. I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF.: FEMA COMMUNITY #330145, MAP #33017C0310E, DATED: SEPTEMBER 30, 2015.
6. VERTICAL DATUM BASED ON NAVD88 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.
7. THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN FEBRUARY OF 2021, WITH AN ERROR OF CLOSURE BETTER THEN 1 PART IN 10,000.
8. THE INTENT OF THIS PLAN IS TO SHOW THE LOT LINE REVISION BETWEEN LOTS 5 & 4-M. THIS PLAN SHEET WAS NOT ORIGINALLY PUBLISHED ON JUNE 10, 2021. ADDITIONAL BOUNDARY MONUMENTS WERE DISCOVERED AND LOCATED BETWEEN THEN AND REVISION #1.



APPROVED DOVER

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

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

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

REVISION	DATE	DESCRIPTION
#2	10-29-21	REVISED PER TRC COMMENTS
#1A	10-18-21	REVISED PER AOT AND TRC COMMENTS

LOT LINE REVISION
LAND OF
SETTLEMENT ON 6TH, LLC
SIXTH STREET
DOVER, N.H.
TAX MAP B, LOT 5

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

SCALE : 1 IN. EQUALS 20 FT.
DATE : JUNE 10, 2021
FILE NO. : DB 2021-011

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

WETLAND NOTE:

THE WETLAND DELIEATION WAS COMPLETED JANUARY 2021 ACCORDING TO THE FOLLOWING STANDARDS:

1. CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, TECHNICAL REPORT 4–87–1, (JANUARY, 1987)
2. U.S. ARMY CORPS OF ENGINEERS, REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2.0, U.S. ARMY ENGINEER RESEARCH AND DEVELOPMENT CENTER, 3909 HALLS FERRY ROAD, VICKSBURG, MS 39180–6199, JANUARY 2012, ERDC/EL TR–12–1
3. COWARDIN, LEWIS M., GOLET, FRANCIS C. AND LAROE, EDWARD T, CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES, USFWS, DEPT. OF THE INTERIOR, WASH. D.C., 1979.
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FRAGGLE ROCK ENVIRONMENTAL
DAMON BURT, CWS 163

PLAN REFERENCES:

1. "CHESTER MORGAN PROPERTY, LIMITED SUBDIVISION, DOVER, N.H." BY: FREDERICK E. DREW ASSOCIATES DATED: JANUARY, 1974 S.C.R.D. PLAN #16–39
2. "SUBDIVISION OF LAND OF GEORGE & GAIL SAMUELS, COUNTY FARM CROSS ROAD & SIXTH STREET, DOVER, N.H." BY: LECLERC STOWELL ASSOCIATES DATED: FEBRUARY, 1984 S.C.R.D. PLAN #24A–29
3. "PROPOSED SUBDIVISION LAND OF MATT R. & HELLEN R. WILLIAMS, COUNTY FARM CROSS ROAD, DOVER, N.H." BY: BERRY SURVEYING & ENGINEERING DATED: MARCH 11, 1994 PLAN #44–19 FILE NO. DB 1994–01
4. "PROPOSED SUBDIVISION PLAN FOR LEIGH E. JERRY ON COUNTY FARM ROSS ROAD, TAX MAP B, LOT 6H IN DOVER, NH" BY: BRUCE L. POHOPEK DATED: AUGUST 25, 2000 S.C.R.D. PLAN #61–21
5. "LOT LINE ADJUSTMENT PLAN PREPARED FOR DAVID G. TORR OF LANDS IDENTIFIED AS TAX MAP B, LOTS 6D & 6G HAVING A PHYSICAL ADDRESS OG #62 COUNTY FARM CROSS ROAD, CITY OF DOVER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE" BY: JASON POHOPEK DESIGN & CONSTRUCTION, LLC DATED: JULY 1, 2015 S.C.R.D. PLAN #111–011

PLAN REFERENCES:

6. "OPEN SPACE SUBDIVISION OF LAND PREPARD FOR RAGHBIR SINGH, TAX MAP B, LOT NO. 6–G, COUNTY FARM CROSS ROAD, CITY OF DOVER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE" BY: MCENEANEY SURVEY ASSOCIATES, INC. DATED: AUGUST 10, 2017 S.C.R.D. PLAN #115–60
7. "SURVEY PLAN FOR CHESTER & VIOLA BOLSTRIDGE IN DOVER, N.H." BY: BRUCE L. POHOPEK DATED: OCTOBER 8, 1984 S.C.R.D. PLAN #25–10
8. "LOT LINE ADJUSTMENT FOR MPL N.H.2. INC AND GREGORIOS & HELEN KUTRELAKOS, UPPER SIXTH STREET IN DOVER, N.H." BY: BRUCE L. POHOPEK DATED: JANUARY 26, 1995 S.C.R.D. PLAN #45–77
9. "OPEN SPACE SUBDIVISION PLAN, HAVEN FARM AT ALDEN WOODS, BOXWOOD LANE & WILDEWOOD LANE, DOVER, NEW HAMPSHIRE" BY: TRITECH ENGINEERING CORPORATION DATED: AUGUST 20, 2004 S.C.R.D. PLAN #80–35
10. "PLAN OF LAND BETHARLENE WEEDEN, DOVER, N.H." BY: FREDERICK E. DREW ASSOCIATES DATED: OCTOBER, 1983 S.C.R.D. PLAN # 31A–90

PLAN REFERENCES:

11. "ALDEN WOODS SUBDIVISION, SIXTH STREET, DOVER, NEW HAMPSHIRE" BY: MCENEANEY SURVEY ASSOCIATES, INC. DATED: APRIL 27, 1998 S.C.R.D. PLAN #54–34
12. "PLAN OF LOT NO. 1, RALPH GROER, DOVER, NEW HAMPSHIRE" BY: ROBERT W. McCRONE DATED: JUNE, 1975 S.C.R.D. PLAN # 17–9
13. "PLAN OF LOTS NO. 4A & 4B, RALPH GROVER, DOVER, NEW HAMPSHIRE" BY: ROBERT W. McCRONE DATED: JANUARY, 1979 S.C.R.D. PLAN #17–9
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15. "LOT LINE REVISION LAND OF SETTLEMENT ON 6TH, LLC SIXTH STREET DOVER, N.H. TAX MAP B, LOT 5" BY: BERRY SURVEYING & ENGINEERING DATED: JUNE 10, 2021 TO BE RECORDED SIMULTANEOUSLY
16. "BOUNDARY PLAN LAND OF SETTLEMENT ON 6TH, LLC SIXTH STREET DOVER, N.H. TAX MAP B, LOT 5" BY: BERRY SURVEYING & ENGINEERING DATED: JUNE 10, 2021 TO BE RECORDED SIMULTANEOUSLY

TDR UNIT CALCULATIONS

1.) 839,718 SF – 191,276 (CONSERVATION) = 648,442

*2.) 649,502 * .85 = 551,176*

*3.) 552,077 * .75 = 413,382*

4.) 413,382 SF /40,000 SF = 10.33 UNITS

5.) REMAINING 1 UNITS TO BE PURCHASED, THUS ALLOWING FOR 11 UNITS

THE PLANNING BOARD APPROVED THE USE OF THE TDR WHICH INCLUDES ADDITIONAL UNITS PER CHAPTER 170.27.2 (PENDING)

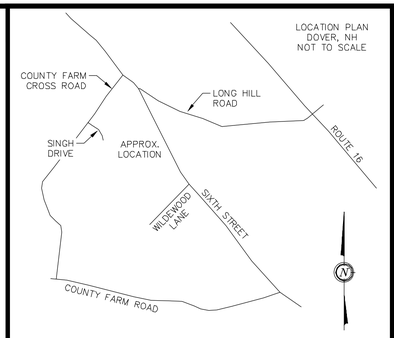
OPEN SPACE CALCULATIONS

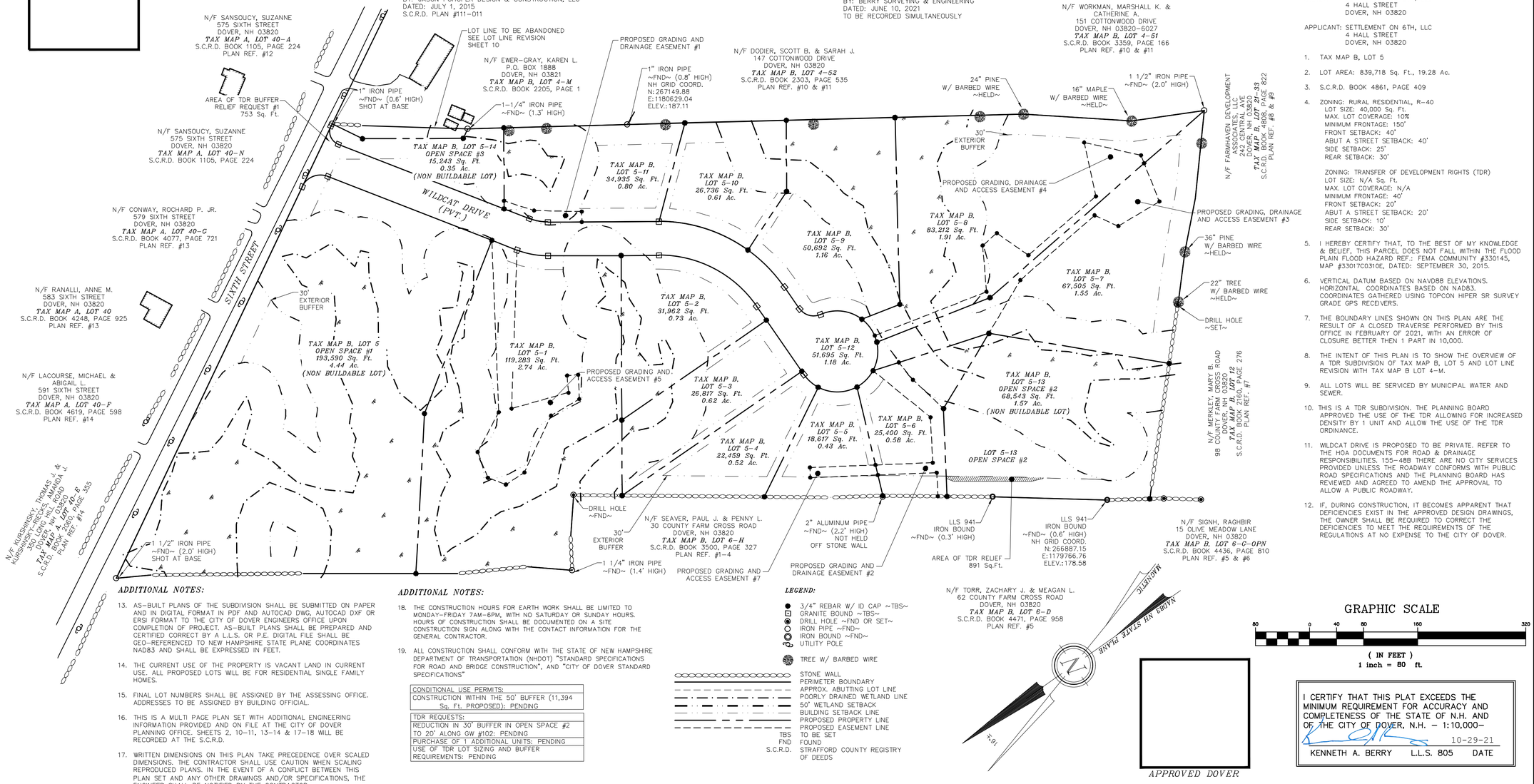
PROPOSED NUMBER OF UNITS = 11
REQUIRED 20,000 SF OF OPEN SPACE PER UNIT

REQUIRED OPEN SPACE = 220,000 SF
PROVIDED OPEN SPACE = 251,311 SF

REQUIRED UPLANDS OPEN SPACE = 110,000 SF
PROVIDED UPLANDS OPEN SPACE = 202,872 SF

LOCATION PLAN
DOVER, NH
NOT TO SCALE





ADDITIONAL NOTES:

13. AS–BUILT PLANS OF THE SUBDIVISION SHALL BE SUBMITTED ON PAPER AND IN DIGITAL FORMAT IN PDF AND AUTOCAD DWG, AUTOCAD DXF OR ERSI FORMAT TO THE CITY OF DOVER ENGINEERS OFFICE UPON COMPLETION OF PROJECT. AS–BUILT PLANS SHALL BE PREPARED AND CERTIFIED CORRECT BY A L.L.S. OR P.E. DIGITAL FILE SHALL BE GEO–REFERENCED TO NEW HAMPSHIRE STATE PLANE COORDINATES NAD83 AND SHALL BE EXPRESSED IN FEET.
14. THE CURRENT USE OF THE PROPERTY IS VACANT LAND IN CURRENT USE. ALL PROPOSED LOTS WILL BE FOR RESIDENTIAL SINGLE FAMILY HOMES.
15. FINAL LOT NUMBERS SHALL BE ASSIGNED BY THE ASSESSING OFFICE. ADDRESSES TO BE ASSIGNED BY BUILDING OFFICIAL.
16. THIS IS A MULTI PAGE PLAN SET WITH ADDITIONAL ENGINEERING INFORMATION PROVIDED AND ON FILE AT THE CITY OF DOVER PLANNING OFFICE. SHEETS 2, 10–11, 13–14 & 17–18 WILL BE RECORDED AT THE S.C.R.D.
17. WRITTEN DIMENSIONS ON THIS PLAN TAKE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS. IN THE EVENT OF A CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWINGS AND/OR SPECIFICATIONS, THE ENGINEER SHALL BE NOTIFIED BY THE CONTRACTOR.

ADDITIONAL NOTES:

18. THE CONSTRUCTION HOURS FOR EARTH WORK SHALL BE LIMITED TO MONDAY–FRIDAY 7AM–6PM, WITH NO SATURDAY OR SUNDAY HOURS. HOURS OF CONSTRUCTION SHALL BE DOCUMENTED ON A SITE CONSTRUCTION SIGN ALONG WITH THE CONTACT INFORMATION FOR THE GENERAL CONTRACTOR.
19. ALL CONSTRUCTION SHALL CONFORM WITH THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION (NHDOT) "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", AND "CITY OF DOVER STANDARD SPECIFICATIONS"

CONDITIONAL USE PERMITS:
CONSTRUCTION WITHIN THE 50' BUFFER (11,394 Sq. Ft. PROPOSED): PENDING

TDR REQUESTS:
REDUCTION IN 30' BUFFER IN OPEN SPACE #2 TO 20' ALONG GW #102: PENDING
PURCHASE OF 1 ADDITIONAL UNITS: PENDING
USE OF TDR LOT SIZING AND BUFFER REQUIREMENTS: PENDING

LEGEND:

- 3/4" REBAR W/ ID CAP ~TBS~
- GRANITE BOUND ~TBS~
- DRILL HOLE ~FND OR SET~
- IRON PIPE ~FND~
- IRON BOUND ~FND~
- UTILITY POLE
- TREE W/ BARBED WIRE
- STONE WALL
- PERIMETER BOUNDARY
- APPROX. ABUTTING LOT LINE
- POORLY DRAINED WETLAND LINE
- 50' WETLAND SETBACK
- BUILDING SETBACK LINE
- PROPOSED PROPERTY LINE
- PROPOSED EASEMENT LINE TO BE SET
- TBS — TO BE SET
- FND — FOUND
- S.C.R.D. — STRAFFORD COUNTY REGISTRY OF DEEDS

APPROVED DOVER

GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.

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

KENNETH A. BERRY L.L.S. 805 DATE 10-29-21

#	REVISION	DATE	DESCRIPTION
#2		10–29–21	REVISED PER TRC COMMENTS
#1A		10–18–21	REVISED PER AOT AND TRC COMMENTS

NOTES:

OWNER: SETTLEMENT ON 6TH, LLC
4 HALL STREET
DOVER, NH 03820

APPLICANT: SETTLEMENT ON 6TH, LLC
4 HALL STREET
DOVER, NH 03820

1. TAX MAP B, LOT 5
2. LOT AREA: 839,718 Sq. Ft., 19.28 Ac.
3. S.C.R.D. BOOK 4861, PAGE 409
4. ZONING: RURAL RESIDENTIAL, R–40
   LOT SIZE: 40,000 Sq. Ft.
   MAX. LOT COVERAGE: 10%
   MINIMUM FRONTAGE: 150'
   FRONT SETBACK: 40'
   ABUT A STREET SETBACK: 40'
   SIDE SETBACK: 25'
   REAR SETBACK: 30'

   ZONING: TRANSFER OF DEVELOPMENT RIGHTS (TDR)
   LOT SIZE: N/A Sq. Ft.
   MAX. LOT COVERAGE: N/A
   MINIMUM FRONTAGE: 40'
   FRONT SETBACK: 20'
   ABUT A STREET SETBACK: 20'
   SIDE SETBACK: 10'
   REAR SETBACK: 30'
5. I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF.: FEMA COMMUNITY #330145, MAP #33017C0310E, DATED: SEPTEMBER 30, 2015.
6. VERTICAL DATUM BASED ON NAVD88 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.
7. THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN FEBRUARY OF 2021, WITH AN ERROR OF CLOSURE BETTER THEN 1 PART IN 10,000.
8. THE INTENT OF THIS PLAN IS TO SHOW THE OVERVIEW OF A TDR SUBDIVISION OF TAX MAP B, LOT 5 AND LOT LINE REVISION WITH TAX MAP B LOT 4–M.
9. ALL LOTS WILL BE SERVICED BY MUNICIPAL WATER AND SEWER.
10. THIS IS A TDR SUBDIVISION. THE PLANNING BOARD APPROVED THE USE OF THE TDR ALLOWING FOR INCREASED DENSITY BY 1 UNIT AND ALLOW THE USE OF THE TDR ORDINANCE.
11. WILDCAT DRIVE IS PROPOSED TO BE PRIVATE. REFER TO THE HOA DOCUMENTS FOR ROAD & DRAINAGE RESPONSIBILITIES. 155–48B THERE ARE NO CITY SERVICES PROVIDED UNLESS THE ROADWAY CONFORMS WITH PUBLIC ROAD SPECIFICATIONS AND THE PLANNING BOARD HAS REVIEWED AND AGREED TO AMEND THE APPROVAL TO ALLOW A PUBLIC ROADWAY.
12. IF, DURING CONSTRUCTION, IT BECOMES APPARENT THAT DEFICIENCIES EXIST IN THE APPROVED DESIGN DRAWINGS, THE OWNER SHALL BE REQUIRED TO CORRECT THE DEFICIENCIES TO MEET THE REQUIREMENTS OF THE REGULATIONS AT NO EXPENSE TO THE CITY OF DOVER.

OVERVIEW SUBDIVISION PLAN
LAND OF
SETTLEMENT ON 6TH, LLC
SIXTH STREET
DOVER, N.H.
TAX MAP B, LOT 5

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

SCALE : 1 IN. EQUALS 80 FT.
DATE : JUNE 10, 2021
FILE NO. : DB 2021–011

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

WETLAND NOTE:

THE WETLAND DELIEATION WAS COMPLETED JANUARY 2021 ACCORDING TO THE FOLLOWING STANDARDS:

1. CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, TECHNICAL REPORT 4-87-1, (JANUARY, 1987)
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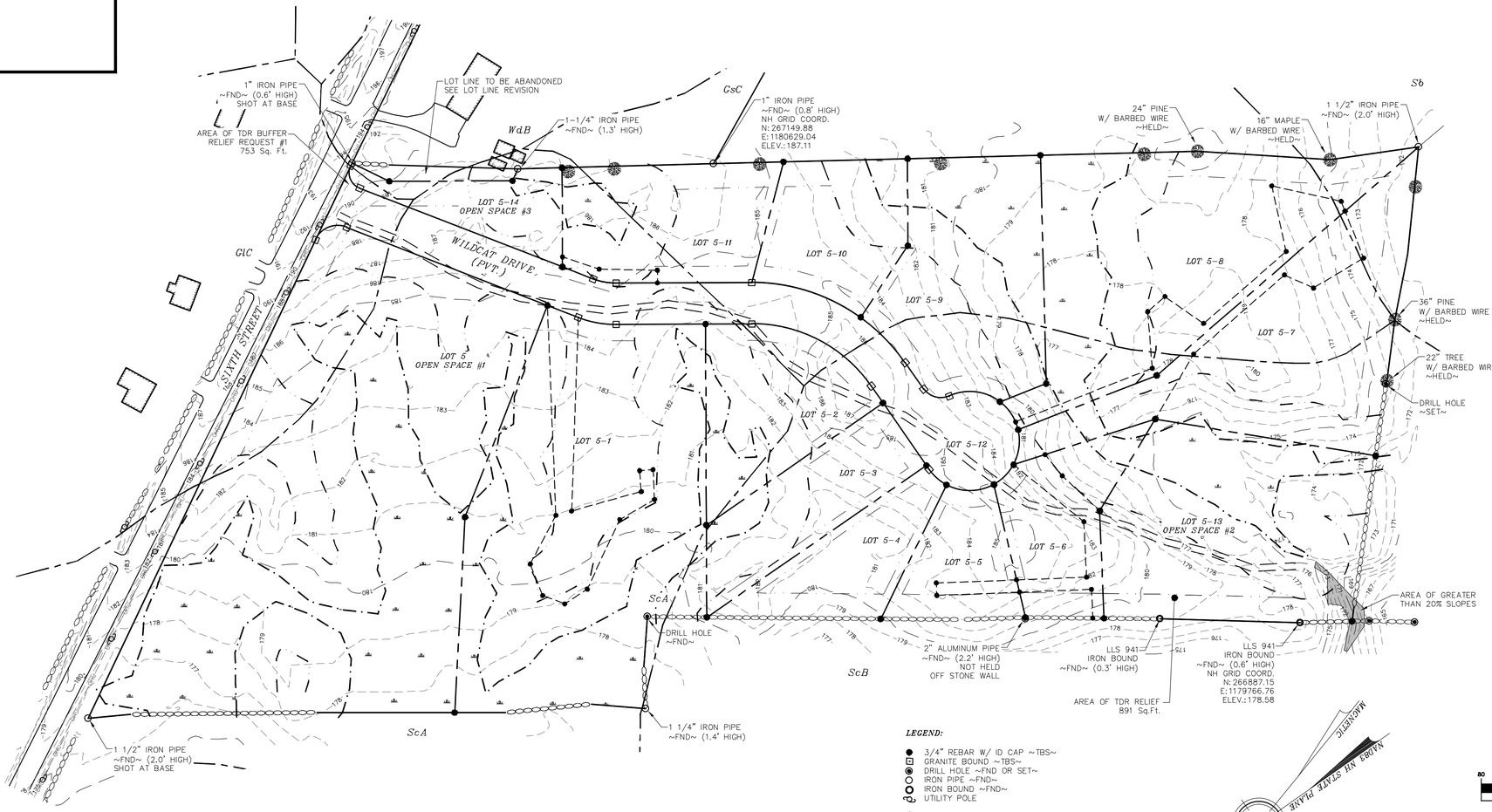
FRAGGLE ROCK ENVIRONMENTAL
DAMON BURT, CWS 163



SOIL DATA:

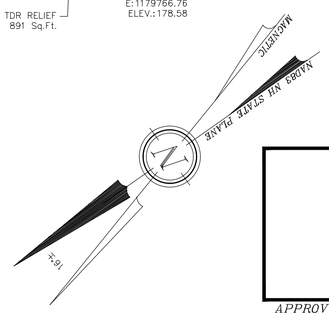
GIC ~ GLOUCESTER FINE SANDY LOAM, 8 TO 15% SLOPES
GsC ~ GLOUCESTER VERY STONY FINE SANDY LOAM, 8 TO 15% SLOPES
Sb ~ SAUGATUCK LOAMY SAND
ScA ~ SCANTIC SILT LOAM, 0 TO 3% SLOPES
ScB ~ SCANTIC SILT LOAM, 3 TO 8% SLOPES
WdB ~ WINDSOR LOAMY SAND, 3 TO 8% SLOPES

REFERENCE: USDA / NRCS, SEE WEBSOL

LEGEND:

- 3/4" REBAR W/ ID CAP ~TBS~
- GRANITE BOUND ~TBS~
- DRILL HOLE ~FND OR SET~
- IRON PIPE ~FND~
- IRON BOUND ~FND~
- UTILITY POLE
- TREE W/ BARBED WIRE
- STONE WALL
- PERIMETER BOUNDARY
- APPROX. ABUTTING LOT LINE
- POORLY DRAINED WETLAND LINE
- 50' WETLAND SETBACK
- BUILDING SETBACK LINE
- PROPOSED PROPERTY LINE
- PROPOSED EASEMENT LINE

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



APPROVED DOVER

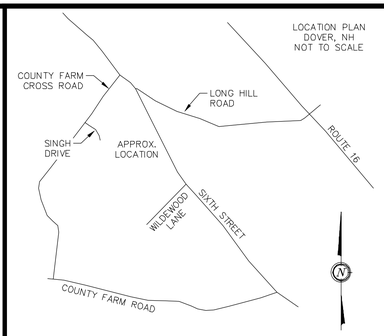
GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.

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

10-29-21
KENNETH A. BERRY L.L.S. 805 DATE



NOTES:

OWNER: SETTLEMENT ON 6TH, LLC
4 HALL STREET
DOVER, NH 03820

APPLICANT: SETTLEMENT ON 6TH, LLC
4 HALL STREET
DOVER, NH 03820

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2. LOT AREA: 839,718 Sq. Ft., 19.28 Ac.
3. S.C.R.D. BOOK 4861, PAGE 409
4. ZONING: RURAL RESIDENTIAL, R-40
   LOT SIZE: 40,000 Sq. Ft.
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   FRONT SETBACK: 40'
   ABUT A STREET SETBACK: 40'
   SIDE SETBACK: 25'
   REAR SETBACK: 30'

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   LOT SIZE: N/A Sq. Ft.
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   MINIMUM FRONTAGE: 40'
   FRONT SETBACK: 20'
   ABUT A STREET SETBACK: 20'
   SIDE SETBACK: 10'
   REAR SETBACK: 30'
5. I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF.: FEMA COMMUNITY #330145, MAP #33017C0310E, DATED: SEPTEMBER 30, 2015.
6. VERTICAL DATUM BASED ON NAVD88 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.
7. THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN FEBRUARY OF 2021, WITH AN ERROR OF CLOSURE BETTER THEN 1 PART IN 10,000.
8. THE INTENT OF THIS PLAN IS TO SHOW THE OVERVIEW SUBDIVISION TOPO.

REVISION	DATE	DESCRIPTION
#2	10-29-21	REVISED PER TRC COMMENTS
#1A	10-18-21	REVISED PER AOT AND TRC COMMENTS

TOPOGRAPHIC OVERVIEW SUBDIVISION PLAN
LAND OF
SETTLEMENT ON 6TH, LLC
SIXTH STREET
DOVER, N.H.
TAX MAP B, LOT 5

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

SCALE : 1 IN. EQUALS 80 FT.
DATE : JUNE 10, 2021
FILE NO. : DB 2021-011

STATE OF NEW HAMPSHIRE N.H. 805 KENNETH A. BERRY LICENSED LAND SURVEYOR SIGNATURE

TRANSFER OF DEVELOPMENT RIGHTS (TDR) CALCULATIONS

USING SINGLE FAMILY DETACHED METHOD

LOT SIZE: 840,778 Sq. Ft.

WETLAND AREA: 192,276 Sq. Ft.

BASE LOT SIZE = 840,778 Sq. Ft. – 191,276 Sq. Ft. = 649,502 Sq. Ft.

BASE LOT SIZE IS REDUCED BY 15% TO ACCOUNT FOR ROADWAY, PROVIDING NET AREA

NET AREA = 649,502 Sq. Ft. *0.85 = 552,077 Sq. Ft.

PARCEL WETLAND PERCENTAGE = (192,276 Sq. Ft. / 840,778 Sq. Ft.) * 100% = 22.9%

WETLANDS FACTOR IS 0.75

DEVELOPABLE AREA = 552,077 Sq. Ft. * 0.75 = 414,058 Sq. Ft.

R–40 ZONE = 40,000 Sq. Ft. MIN LOT SIZE

DEVELOPABLE AREA / MIN LOT SIZE = TDR BASE NUMBER

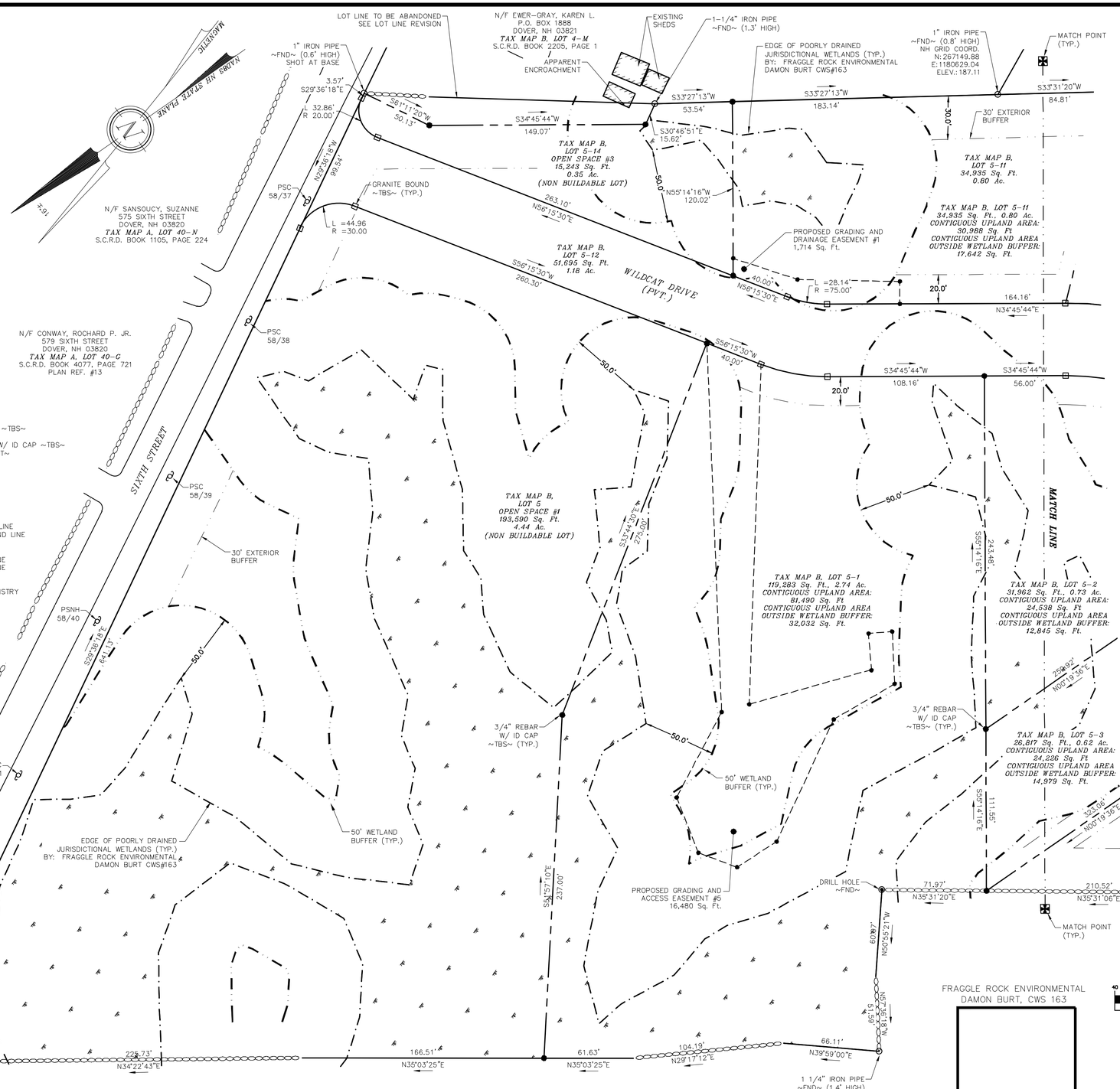
TDR BASE NUMBER = 414,058 Sq. Ft. / 40,000 Sq. Ft. = 10.35

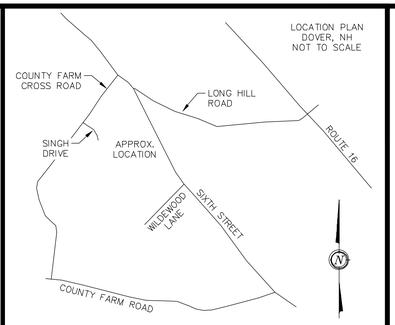
10 UNITS ALLOWED BY RIGHT

1 UNITS TO BE PURCHASED VIA TRANSFER OF DEVELOPMENT RIGHTS

LEGEND:

- 3/4" REBAR W/ ID CAP ~TBS~
- GRANITE BOUND ~TBS~
- 1/2" EASEMENT REBAR W/ ID CAP ~TBS~
- DRILL HOLE ~FND OR SET~
- IRON PIPE ~FND~
- IRON BOUND ~FND~
- UTILITY POLE
- TREE W/ BARBED WIRE
- STONE WALL
- PERIMETER BOUNDARY
- APPROX. ABUTTING LOT LINE
- POORLY DRAINED WETLAND LINE
- 50' WETLAND SETBACK
- BUILDING SETBACK LINE
- PROPOSED PROPERTY LINE
- PROPOSED EASEMENT LINE
- TBS TO BE SET
- FND FOUND
- S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS





NOTES:

OWNER: SETTLEMENT ON 6TH, LLC
4 HALL STREET
DOVER, NH 03820

APPLICANT: SETTLEMENT ON 6TH, LLC
4 HALL STREET
DOVER, NH 03820

1. TAX MAP B, LOT 5
2. LOT AREA: 839,718 Sq. Ft., 19.28 Ac.
3. S.C.R.D. BOOK 4861, PAGE 409
4. ZONING: RURAL RESIDENTIAL, R–40
   LOT SIZE: 40,000 Sq. Ft.
   MAX. LOT COVERAGE: 10%
   MINIMUM FRONTAGE: 150'
   FRONT SETBACK: 40'
   ABUT A STREET SETBACK: 40'
   SIDE SETBACK: 25'
   REAR SETBACK: 30'

   ZONING: TRANSFER OF DEVELOPMENT RIGHTS (TDR)
   LOT SIZE: N/A Sq. Ft.
   MAX. LOT COVERAGE: N/A
   MINIMUM FRONTAGE: 40'
   FRONT SETBACK: 20'
   ABUT A STREET SETBACK: 20'
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5. I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF.: FEMA COMMUNITY #330145, MAP #33017C0310E, DATED: SEPTEMBER 30, 2015.
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7. THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN FEBRUARY OF 2021, WITH AN ERROR OF CLOSURE BETTER THEN 1 PART IN 10,000.
8. THE INTENT OF THIS PLAN IS TO SHOW THE TDR SUBDIVISION PLAN OF TAX MAP B, LOT 5.
9. ALL LOTS WILL BE SERVICED BY MUNICIPAL WATER AND SEWER.
10. THIS IS A TDR SUBDIVISION. THE PLANNING BOARD APPROVED THE USE OF THE TDR ALLOWING FOR INCREASED DENSITY BY 1 UNIT AND ALLOW THE USE OF THE TDR ORDINANCE.
11. WILDCAT DRIVE IS PROPOSED TO BE PRIVATE. REFER TO THE HOA DOCUMENTS FOR ROAD & DRAINAGE RESPONSIBILITIES. 155–48B THERE ARE NO CITY SERVICES PROVIDED UNLESS THE ROADWAY CONFORMS WITH PUBLIC ROAD SPECIFICATIONS AND THE PLANNING BOARD HAS REVIEWED AND AGREED TO AMEND THE APPROVAL TO ALLOW A PUBLIC ROADWAY.
12. SEE OVERVIEW SUBDIVISION FOR PLAN REFERENCES AND ADDITIONAL NOTES.

APPROVED DOVER

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

FRAGGLE ROCK ENVIRONMENTAL
DAMON BURT, CWS 163

SEE OVERVIEW PLAN FOR WETLAND NOTE

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

10-29-21

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

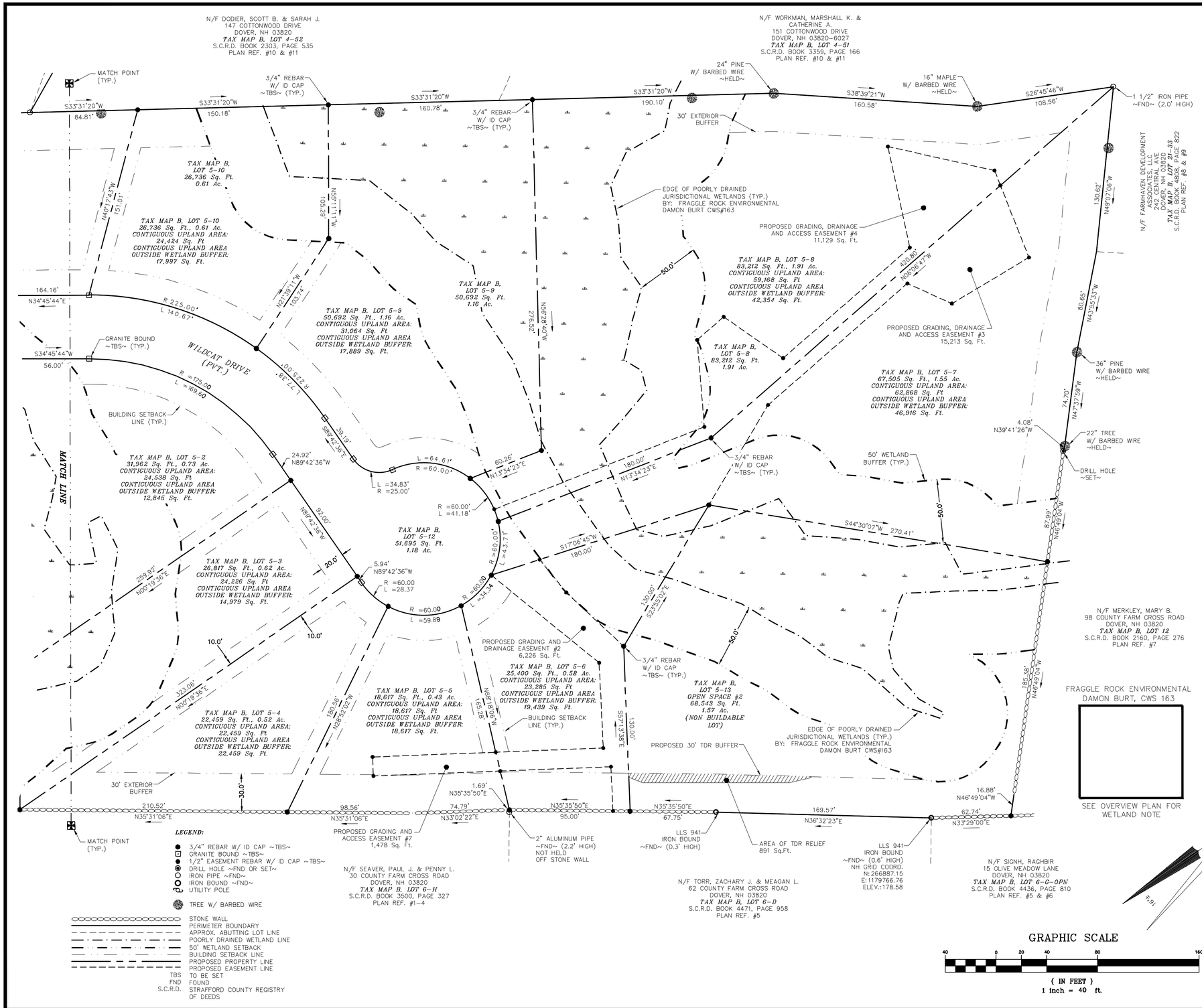
REVISION	DATE	DESCRIPTION
#2	10–29–21	REVISED PER TRC COMMENTS
#1A	10–18–21	REVISED PER AOT AND TRC COMMENTS

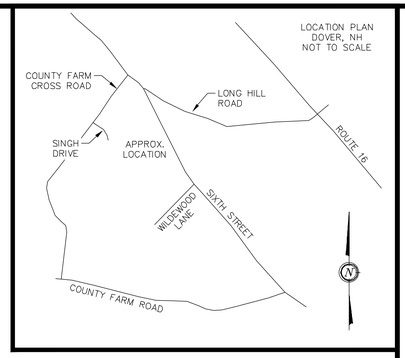
DETAIL TDR SUBDIVISION PLAN EAST
LAND OF
SETTLEMENT ON 6TH, LLC
SIXTH STREET
DOVER, N.H.
TAX MAP B, LOT 5

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

SCALE : 1 IN. EQUALS 40 FT.
DATE : JUNE 10, 2021
FILE NO. : DB 2021–011

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





NOTES:

OWNER: SETTLEMENT ON 6TH, LLC
4 HALL STREET
DOVER, NH 03820

APPLICANT: SETTLEMENT ON 6TH, LLC
4 HALL STREET
DOVER, NH 03820

1. TAX MAP B, LOT 5
2. LOT AREA: 839,718 Sq. Ft., 19.28 Ac.
3. S.C.R.D. BOOK 4861, PAGE 409
4. ZONING: RURAL RESIDENTIAL, R-40
   LOT SIZE: 40,000 Sq. Ft.
   MAX. LOT COVERAGE: 10%
   MINIMUM FRONTAGE: 150'
   FRONT SETBACK: 40'
   ABUT A STREET SETBACK: 40'
   SIDE SETBACK: 25'
   REAR SETBACK: 30'

   ZONING: TRANSFER OF DEVELOPMENT RIGHTS (TDR)
   LOT SIZE: N/A Sq. Ft.
   MAX. LOT COVERAGE: N/A
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   FRONT SETBACK: 20'
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7. THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN FEBRUARY OF 2021, WITH AN ERROR OF CLOSURE BETTER THEN 1 PART IN 10,000.
8. THE INTENT OF THIS PLAN IS TO SHOW THE TDR SUBDIVISION PLAN OF TAX MAP B, LOT 5.
9. ALL LOTS WILL BE SERVICED BY MUNICIPAL WATER AND SEWER.
10. WILDCAT DRIVE IS PROPOSED TO BE PRIVATE. REFER TO THE HOA DOCUMENTS FOR ROAD & DRAINAGE RESPONSIBILITIES. 155-48B THERE ARE NO CITY SERVICES PROVIDED UNLESS THE ROADWAY CONFORMS WITH PUBLIC ROAD SPECIFICATIONS AND THE PLANNING BOARD HAS REVIEWED AND AGREED TO AMEND THE APPROVAL TO ALLOW A PUBLIC ROADWAY.
11. SEE OVERVIEW SUBDIVISION FOR PLAN REFERENCES AND ADDITIONAL NOTES.

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

KENNETH A. BERRY L.L.S. 805 DATE 10-29-21

APPROVED DOVER

REVISION	DATE	DESCRIPTION
#2	10-29-21	REVISED PER TRC COMMENTS
#1A	10-18-21	REVISED PER AOT AND TRC COMMENTS

DETAIL TDR SUBDIVISION PLAN WEST
LAND OF
SETTLEMENT ON 6TH, LLC
SIXTH STREET
DOVER, N.H.
TAX MAP B, LOT 5

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

SCALE : 1 IN. EQUALS 40 FT.
DATE : JUNE 10, 2021
FILE NO. : DB 2021-011

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

SOIL DATA:

GIC ~ GLOUCESTER FINE SANDY LOAM, 8 TO 15% SLOPES

GsC ~ GLOUCESTER VERY STONY FINE SANDY LOAM, 8 TO 15% SLOPES

Sb ~ SAUGATUCK LOAMY SAND

ScA ~ SCANTIC SILT LOAM, 0 TO 3% SLOPES

ScB ~ SCANTIC SILT LOAM, 3 TO 8% SLOPES

WdB ~ WINDSOR LOAMY SAND, 3 TO 8% SLOPES

NRCS, SEE WEBSOIL

LEGEND:

- 3/4" REBAR W/ ID CAP ~TBS~
- GRANITE BOUND ~TBS~
- 1/2" EASEMENT REBAR W/ ID CAP ~TBS~
- DRILL HOLE ~FND OR SET~
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- IRON BOUND ~FND~
- UTILITY POLE
- TREE W/ BARBED WIRE
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- STONE WALL
- PERIMETER BOUNDARY
- APPROX. ABUTTING LOT LINE
- POORLY DRAINED WETLAND LINE
- 50' WETLAND SETBACK
- BUILDING SETBACK LINE
- PROPOSED PROPERTY LINE
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- GIC NRCS SOIL LINE AND LABEL
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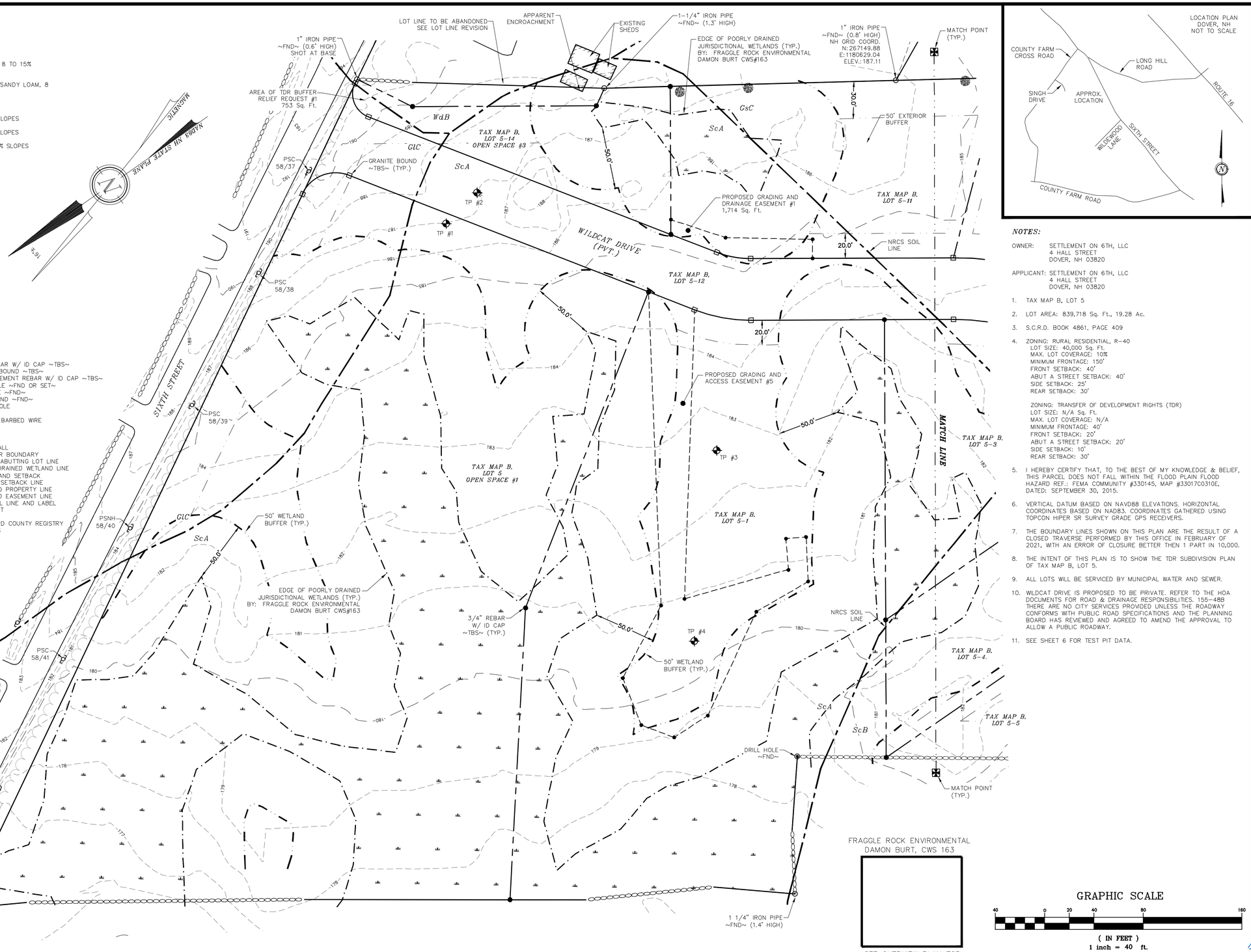
- S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS



FRAGGLE ROCK ENVIRONMENTAL
DAMON BURT, CWS 163

SEE OVERVIEW PLAN FOR WETLAND NOTE

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

NOTES:

OWNER: SETTLEMENT ON 6TH, LLC
4 HALL STREET
DOVER, NH 03820

APPLICANT: SETTLEMENT ON 6TH, LLC
4 HALL STREET
DOVER, NH 03820

1. TAX MAP B, LOT 5
2. LOT AREA: 839,718 Sq. Ft., 19.28 Ac.
3. S.C.R.D. BOOK 4861, PAGE 409
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   LOT SIZE: 40,000 Sq. Ft.
   MAX. LOT COVERAGE: 10%
   MINIMUM FRONTAGE: 150'
   FRONT SETBACK: 40'
   ABUT A STREET SETBACK: 40'
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   REAR SETBACK: 30'

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9. ALL LOTS WILL BE SERVICED BY MUNICIPAL WATER AND SEWER.
10. WILDCAT DRIVE IS PROPOSED TO BE PRIVATE. REFER TO THE HOA DOCUMENTS FOR ROAD & DRAINAGE RESPONSIBILITIES. 155-48B THERE ARE NO CITY SERVICES PROVIDED UNLESS THE ROADWAY CONFORMS WITH PUBLIC ROAD SPECIFICATIONS AND THE PLANNING BOARD HAS REVIEWED AND AGREED TO AMEND THE APPROVAL TO ALLOW A PUBLIC ROADWAY.
11. SEE SHEET 6 FOR TEST PIT DATA.

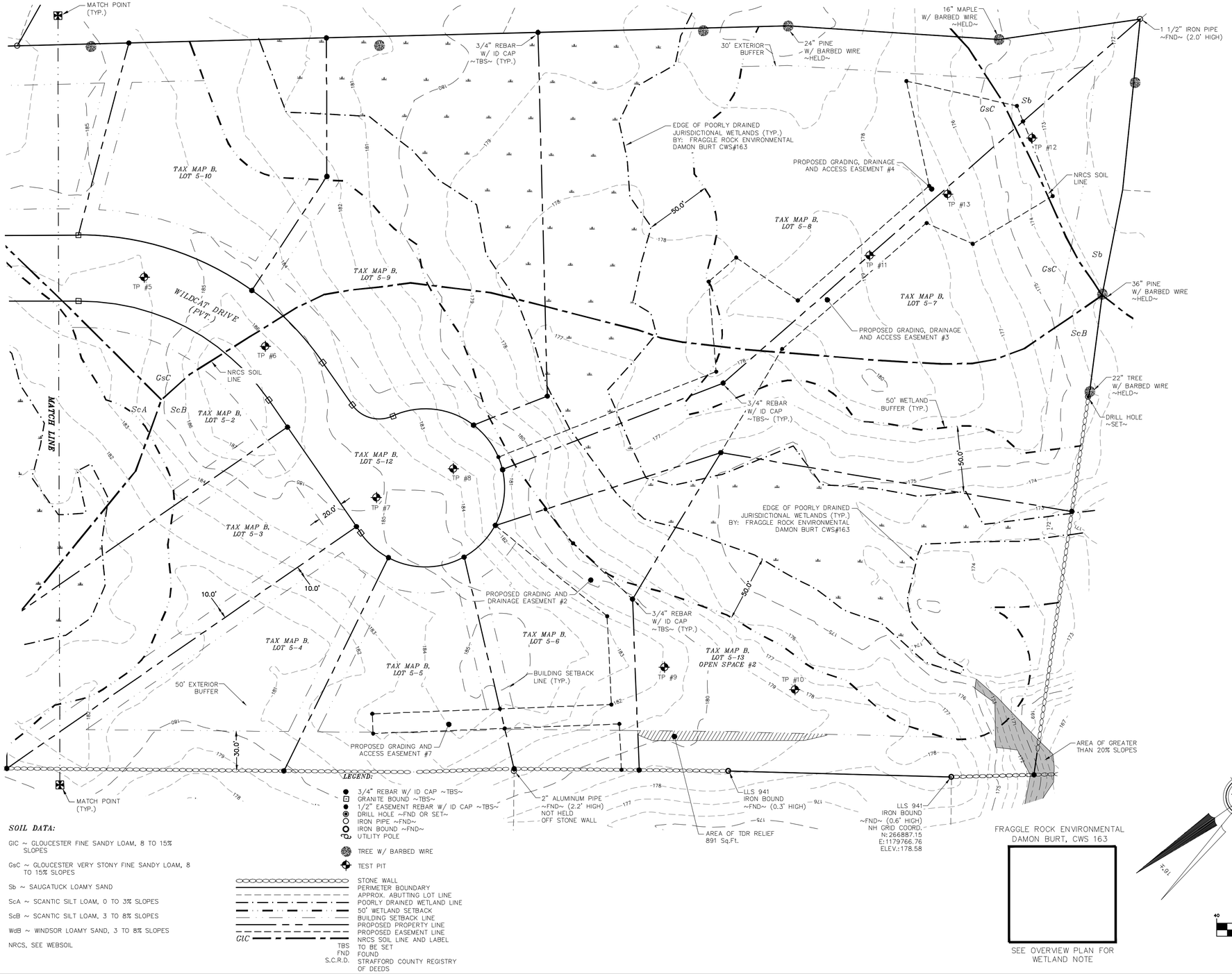
REVISION	DATE	DESCRIPTION
#2	10-29-21	REVISED PER TRC COMMENTS
#1A	10-18-21	REVISED PER AOT AND TRC COMMENTS

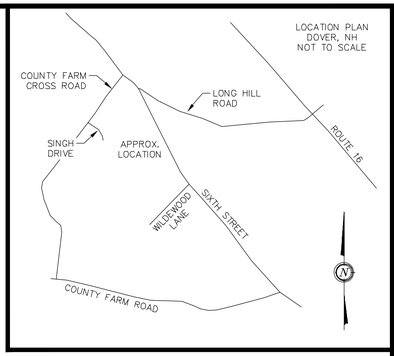
DETAIL TOPOGRAPHIC TDR SUBDIVISION PLAN EAST
LAND OF
SETTLEMENT ON 6TH, LLC
SIXTH STREET
DOVER, N.H.
TAX MAP B, LOT 5

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

SCALE : 1 IN. EQUALS 40 FT.
DATE : JUNE 10, 2021
FILE NO. : DB 2021-011

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





NOTES:

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4 HALL STREET
DOVER, NH 03820

APPLICANT: SETTLEMENT ON 6TH, LLC
4 HALL STREET
DOVER, NH 03820

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#2	10-29-21	REVISED PER TRC COMMENTS
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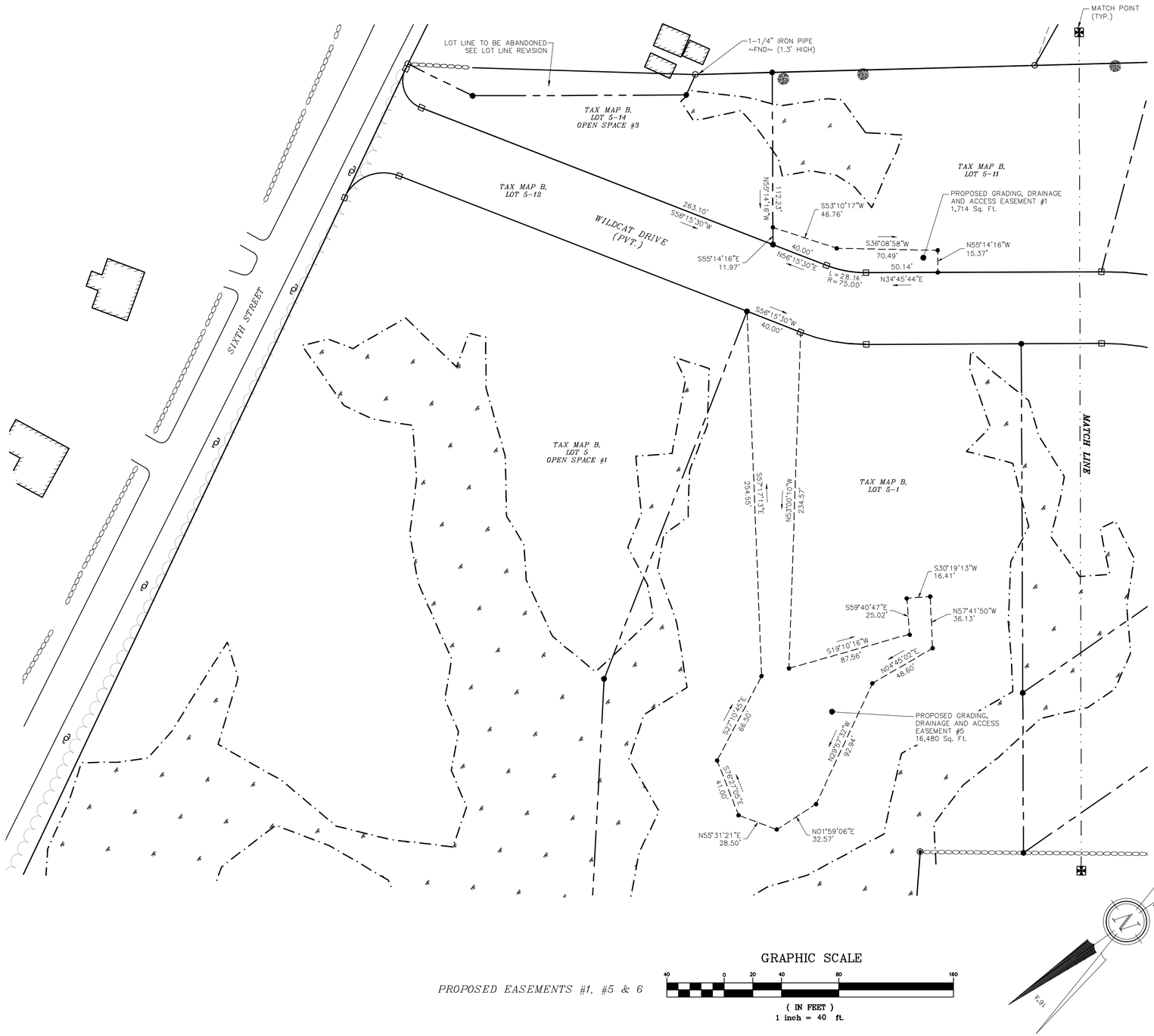
DETAIL TOPOGRAPHIC TDR SUBDIVISION PLAN WEST
LAND OF
SETTLEMENT ON 6TH, LLC
SIXTH STREET
DOVER, N.H.
TAX MAP B, LOT 5

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

SCALE : 1 IN. EQUALS 40 FT.
DATE : JUNE 10, 2021
FILE NO. : DB 2021-011

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



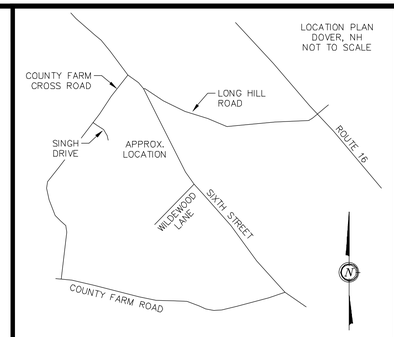
PROPOSED EASEMENTS #1, #5 & 6

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)

1 inch = 40 ft.



NOTES:

OWNER: SETTLEMENT ON 6TH, LLC
4 HALL STREET
DOVER, NH 03820

APPLICANT: SETTLEMENT ON 6TH, LLC
4 HALL STREET
DOVER, NH 03820

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3. S.C.R.D. BOOK 4861, PAGE 409
4. THE INTENT OF THIS PLAN IS TO SHOW THE PROPOSED EASEMENT RELATING TO THE PROPOSED SUBDIVISION.
5. SEE SUBDIVISION SHEETS FOR ALL OTHER STANDARD SUBDIVISION NOTES, ZONING NOTES AND PLAN REFERENCES.

LEGEND:

- ● 3/4" REBAR W/ID CAP (TBS)
- • 1/2" REBAR W/EASEMENT ID CAP (TBS)
- □ GRANITE BOUND (TBS)
- PROPOSED BOUNDARY LINE
- PROPOSED EASEMENT LINE
- POORLY DRAINED WETLAND LINE

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

APPROVED DOVER

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

10-29-21

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

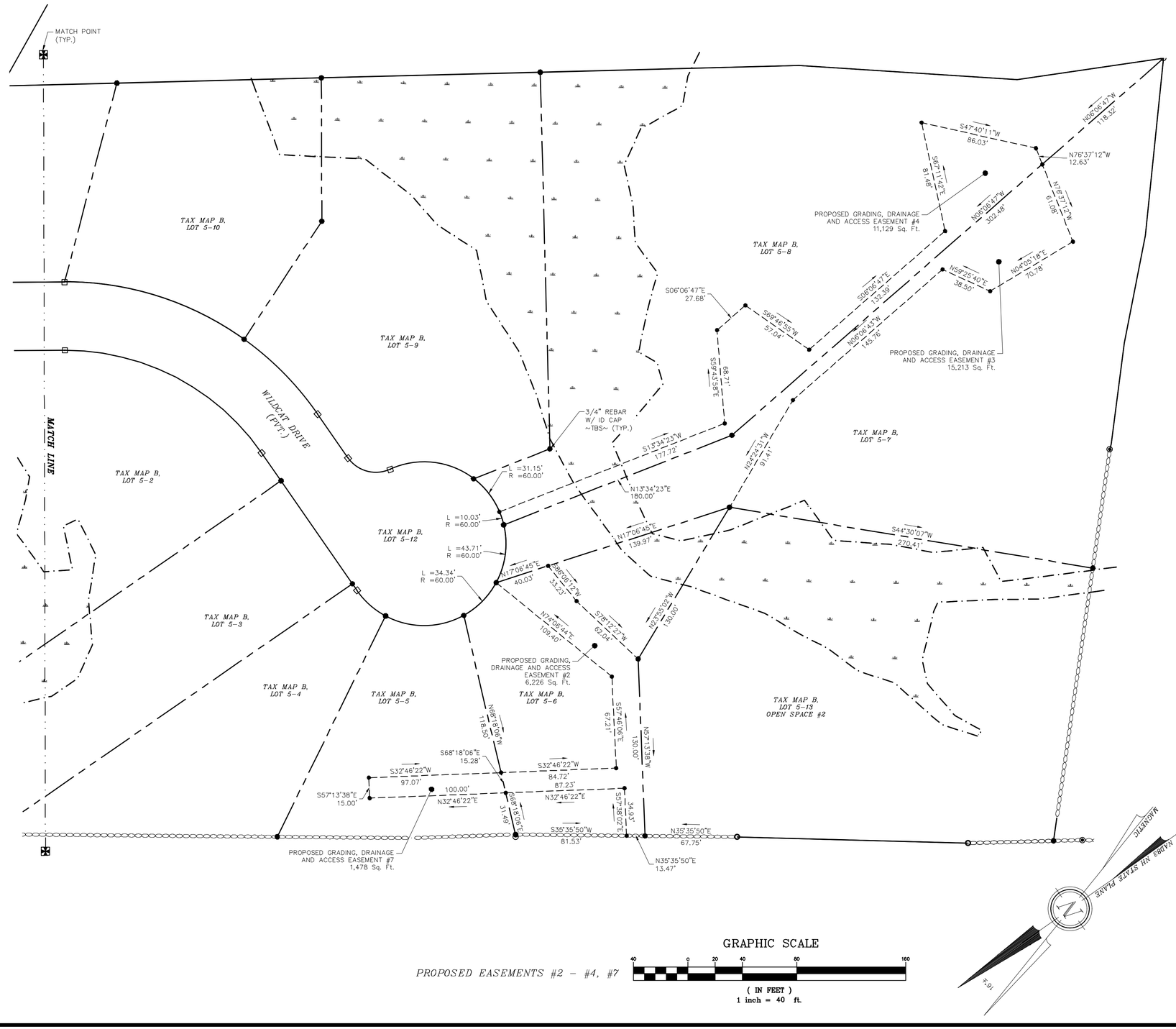
REVISION	DATE	DESCRIPTION
#2	10-29-21	REVISED PER TRC COMMENTS
#1A	10-18-21	REVISED PER AOT AND TRC COMMENTS

EASEMENT PLAN EAST
LAND OF
SETTLEMENT ON 6TH, LLC
SIXTH STREET
DOVER, N.H.
TAX MAP B, LOT 5

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

SCALE : 1 IN. EQUALS 40 FT.
DATE : JUNE 10, 2021
FILE NO. : DB 2021-011

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

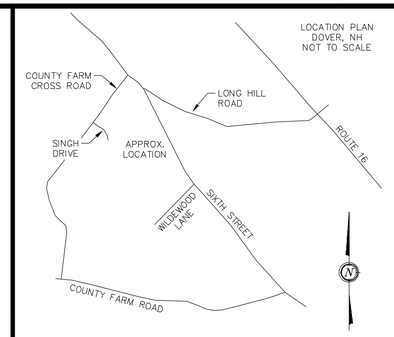


PROPOSED EASEMENTS #2 - #4, #7

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.



NOTES:

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4 HALL STREET
DOVER, NH 03820

APPLICANT: SETTLEMENT ON 6TH, LLC
4 HALL STREET
DOVER, NH 03820

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4. THE INTENT OF THIS PLAN IS TO SHOW THE PROPOSED EASEMENT RELATING TO THE PROPOSED SUBDIVISION.
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LEGEND:

- ● 3/4" REBAR W/ID CAP (TBS)
- • 1/2" REBAR W/EASEMENT ID CAP (TBS)
- □ GRANITE BOUND (TBS)
- PROPOSED BOUNDARY LINE
- PROPOSED EASEMENT LINE
- POORLY DRAINED WETLAND LINE

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

APPROVED DOVER

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

10-29-21
KENNETH A. BERRY L.L.S. 805 DATE

REVISION	DATE	DESCRIPTION
#2	10-29-21	REVISED PER TRC COMMENTS
#1A	10-18-21	REVISED PER AOT AND TRC COMMENTS

EASEMENT PLAN WEST
LAND OF
SETTLEMENT ON 6TH, LLC
SIXTH STREET
DOVER, N.H.
TAX MAP B, LOT 5

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

SCALE : 1 IN. EQUALS 40 FT.
DATE : JUNE 10, 2021
FILE NO. : DB 2021-011

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

NOTES:

OWNER: SETTLEMENT ON 6TH, LLC
4 HALL STREET
DOVER, NH 03820

APPLICANT: SETTLEMENT ON 6TH, LLC
4 HALL STREET
DOVER, NH 03820

1. TAX MAP B, LOT 5
2. LOT AREA: 839,718 Sq. Ft., 19.28 ACRES
3. S.C.R.D. BOOK 4861, PAGE 409
4. ZONING: RURAL RESIDENTIAL, R-40
   LOT SIZE: 40,000 Sq. Ft.
   MAX. LOT COVERAGE: 10%
   MINIMUM FRONTAGE: 150'
   FRONT SETBACK: 40'
   ABUT A STREET SETBACK: 40'
   SIDE SETBACK: 25'
   REAR SETBACK: 30'

   ZONING: TRANSFER OF DEVELOPMENT RIGHTS (TDR)
   LOT SIZE: N/A Sq. Ft.
   MAX. LOT COVERAGE: N/A
   MINIMUM FRONTAGE: 40'
   FRONT SETBACK: 20'
   ABUT A STREET SETBACK: 20'
   SIDE SETBACK: 10'
   REAR SETBACK: 30'
5. I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF.: FEMA COMMUNITY #330145, MAP #33017C0310E, DATED: SEPTEMBER 30, 2015.
6. VERTICAL DATUM BASED ON NAVD88 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.
7. THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN FEBRUARY OF 2021, WITH AN ERROR OF CLOSURE BETTER THEN 1 PART IN 10,000.

NOTES: CONTINUED:

8. THE INTENT OF THIS PLAN IS TO SHOW THE TDR SUBDIVISION PLAN OF TAX MAP B, LOT 5.
9. ALL LOTS WILL BE SERVICED BY MUNICIPAL WATER AND SEWER.
10. ALL ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND.
11. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO APPLICABLE CITY AND STATE CODES.
12. APPROVED BACKFLOW PREVENTORS SHALL BE PROVIDED FOR BOTH FIRE AND DOMESTIC WATER LINES.
13. 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.
14. BUILDING ADDRESSES SHALL BE ASSIGNED BY THE BUILDING INSPECTOR AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
15. THE FOLLOWING FEDERAL AND STATE PERMITS HAVE BEEN ISSUED FOR THE SUBJECT PROPERTY:

NHDES ALTERATION OF TERRAIN PERMIT	(PENDING)
US EPA NOI & SWPPP	(PENDING)
NATURAL HERITAGE BUREAU	NHB 21-0034
NH DIVISION OF HISTORICAL RESOURCES	12690
NHDES WETLAND IMPACT PERMIT	(PENDING)
NHDES SEWER DISCHARGE PERMIT	(PENDING)
CONDITIONAL USE PERMIT	(PENDING)

16. CALL DIG SAFE PRIOR TO BEGINNING WORK (1-888-344-7233)
17. ALL CONSTRUCTION SHALL CONFORM TO THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. CONSTRUCTION SHALL ALSO CONFORM TO THE CITY OF DOVER POLICIES AND PRACTICES.
18. WRITTEN DIMENSION ON THIS PLAN TAKE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS. IN THE EVENT OF A CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWINGS AND/OR SPECIFICATIONS, THE ENGINEER SHALL BE NOTIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR IS TO CONFIRM ALL ELEVATIONS. CONFLICTS WILL BE REPORTED TO THE DESIGN ENGINEER PRIOR TO CONSTRUCTION.

NOTES CONTINUED:

19. LIST ANY VARIANCES OR SPECIAL EXCEPTIONS GRANTED BY THE ZONING BOARD OF ADJUSTMENT: NONE
20. THE SITE CONSTRUCTION HOURS SHALL BE LIMITED TO MONDAY-FRIDAY 7AM-6PM, NO SATURDAY & SUNDAY HOURS. HOURS OF CONSTRUCTION SHALL BE DOCUMENTED ON A SITE CONSTRUCTION SIGN ALONG WITH THE CONTACT INFORMATION FOR THE GENERAL CONTRACTOR. THE PROJECT SIGN SHALL INDICATE THE ROAD IS PROPOSED TO BE PRIVATE AND SHALL RECEIVE NO CITY SERVICES.
21. THE INSTALLATION OF ELECTRIC POWER, CABLE TELEVISION AND TELEPHONE LINES SHALL BE UNDERGROUND THROUGHOUT THE SITE FOR WHICH DEVELOPMENT IS PROPOSED. SITE PLANS SHALL SHOW ANY EASEMENTS FOR THESE SERVICES.
22. FROM GROUND BREAKING THE SITE SHALL REMAIN ACCESSIBLE YEAR ROUND IN ALL WEATHER CONDITIONS.
23. AS-BUILT PLANS OF THE SUBDIVISION SHALL BE SUBMITTED ON PAPER AND IN DIGITAL FORMAT AUTOCAD DWG, AUTOCAD DXF OR ESRI FORMAT TO THE CITY OF DOVER ENGINEER'S OFFICE UPON COMPLETION OF PROJECT IF A STREET IS PROPOSED FOR CITY ACCEPTANCE. AS-BUILT PLANS SHALL BE PREPARED AND CERTIFIED CORRECT BY A L.L.S. OR P.E. DIGITAL FILES SHALL BE GEO-REFERENCED TO NEW HAMPSHIRE STATE PLANE COORDINATES NAD83 AND SHALL BE EXPRESSED IN FEET. CONTRACTOR IS RESPONSIBLE FOR ACCURATE LOCATION OF ALL BURIED UTILITIES.
24. THE LIMITS OF CONSTRUCTION DISTURBANCE THAT ARE LOCATED IN OR WITHIN THE 50 FT. OF CONSERVATION AND WETLAND DISTRICTS SHALL BE STAKED, FLAGGED AND CLEARLY IDENTIFIED PRIOR ANY EARTH DISTURBING ACTIVITY OCCURS.
25. ALL TREATMENT SWALES TO BE CONSTRUCTED SHALL HAVE SOD BOTTOMS. NOT APPLICABLE.
26. A LETTER OF CREDIT FOR THE COST OF REVEGETATING ALL DISTURBED AREAS ON THE SITE SHALL BE SUBMITTED, AND THE APPROVED CONSTRUCTION SIGN INSTALLED PRIOR TO ANY EARTH DISTURBING ACTIVITY OCCURS. NOT APPLICABLE.
27. A PRE-CONSTRUCTION CONFERENCE WITH THE DEVELOPER, THE DESIGN ENGINEER, THE EARTHWORK CONTRACTOR AND THE CITY ENGINEER SHALL OCCUR PRIOR TO ANY EARTH DISTURBING ACTIVITY.

NOTES CONTINUED:

28. THE PROPOSED USE FOR THE SITE IS 11 NEW SINGLE FAMILY HOMES.
29. COMMERCIAL VEHICLE ROUTE DURING CONSTRUCTION SHALL CONFORM TO DOVER CITY CODE OR BE COORDINATED WITH THE COMMUNITY SERVICES DIRECTOR.
30. ANY RETAINING WALL TALLER THAN FOUR FEET REQUIRES ISSUANCE OF A BUILDING PERMIT FROM INSPECTION SERVICES.
31. ANY FENCE TALLER THAN SEVEN FEET REQUIRES THE ISSUANCE OF A BUILDING PERMIT FROM INSPECTION SERVICES.
32. APPLICANT SHALL COMPLETE LAND USE DEVELOPMENT TRACKING FORM, MOST RECENTLY REVISED VERSION, UTILIZING THE ONLINE POLLUTION TRACKING AND ACCOUNTING PILOT PROJECT (PTAPP) PORTAL.
33. THE OWNER OF RECORD SHALL RECORD AT THE REGISTRY OF DEEDS DOCUMENTATION SUFFICIENT TO PROVIDE NOTICE TO ALL PERSONS/ENTITIES THAT MAY ACQUIRE ANY PROPERTY SUBJECT TO THE REQUIREMENTS AND RESPONSIBILITIES DESCRIBED IN THE APPROVED STORMWATER MANAGEMENT PLAN. THE NOTICE SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS FOR RECORDING CONTAINED IN RSA 477 AND 478. THE NOTICE NEED NOT SET FORTH THE REQUIREMENTS AT LENGTH, SO LONG AS IT IS SUFFICIENT TO PROVIDE NOTICE TO PROSPECTIVE PURCHASERS TO THE REQUIREMENTS FOR MAINTENANCE AND REPORTING.
34. FIRE DEPARTMENT ACCESS ROADS SHALL BE INSTALLED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS IN ALL WEATHER CONDITIONS AT ALL TIMES.
35. NO ROADWAY WITH PRIVATE UTILITY EASEMENTS SHALL BE ACCEPTED AS A PUBLIC ROAD BY THE CITY UNLESS THE EASEMENTS ARE EXPUNGED PRIOR TO THE TRANSFER OF LAND TO THE CITY. LICENSE AGREEMENTS FOR ANY AND ALL PRIVATE UTILITIES WITHIN THE RIGHT OF WAY MAY BE GRANTED BY THE CITY UPON ACCEPTANCE OF THE UNENCUMBERED ROADWAY CONSISTENT WITH APPLICABLE STATE LAW. THIS IS A PRIVATE ROAD AND THEREFORE DOES NOT APPLY TO THIS PROJECT.

NOTES CONTINUED:

36. TRASH PICKUP WILL BE THROUGH THE USE OF PRIVATE PICKUP.
37. STREET TREES ARE TO BE PLANTED ON THE BOUNDARY LINES BETWEEN UNITS, IF TREES ARE NOT LEFT DURING CONSTRUCTION.
38. ALL 50' WETLAND BUFFERS ARE TO BE NO CUT, NO DISTURB AREAS, WITH THE EXCEPTION OF APPROVED AREAS BY THE PLANNING BOARD FOR ROAD AND DRAINAGE CONSTRUCTION.
39. SITE IS TO COMPLY WITH NFPA 1 CHAPTER 18.

CONDITIONAL USE PERMITS:
CONSTRUCTION WITHIN THE 50' BUFFER (11,394 Sq. Ft. PROPOSED): PENDING
TDR REQUESTS:
REDUCTION IN 30' BUFFER IN OPEN SPACE #2 TO 20' ALONG GW #102: PENDING
PURCHASE OF 1 ADDITIONAL UNITS: PENDING
USE OF TDR LOT SIZING AND BUFFER REQUIREMENTS: PENDING

THIS SINGLE FAMILY DETACHED DEVELOPMENT USES TRANSFER OF DEVELOPMENT (TDR) CHAPTER 170-27.2.

TDR UNIT CALCULATIONS

1.) 839,718 SF - 191,276 (CONSERVATION) = 648,442

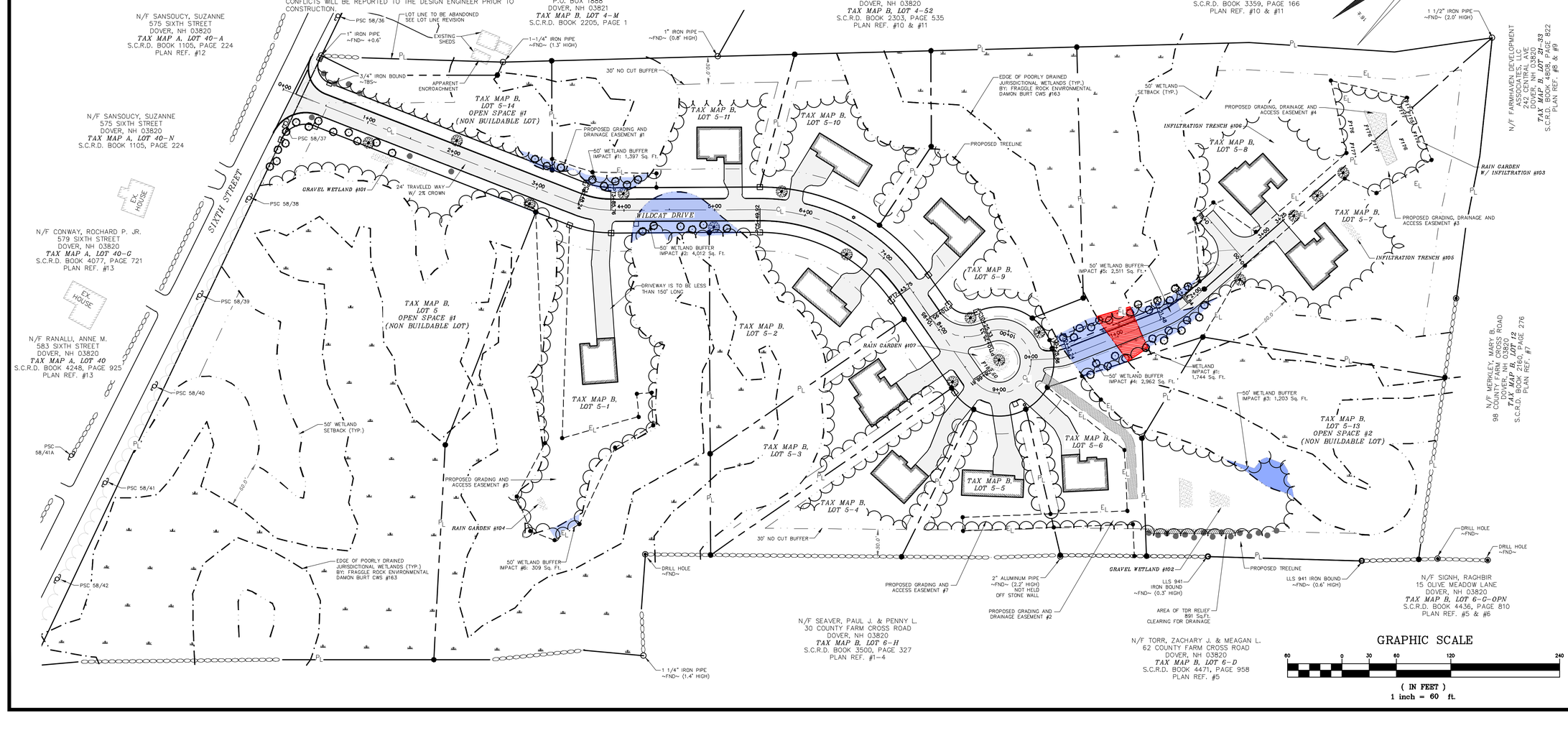
*2.) 648,502 * .85 = 551,176*

*3.) 552,077 * .75 = 413,382*

4.) 413,382 SF /40,000 SF = 10.33 UNITS

5.) REMAINING 1 UNITS TO BE PURCHASED, THUS ALLOWING FOR 11 UNITS

THE PLANNING BOARD APPROVED THE USE OF THE TDR WHICH INCLUDES ADDITIONAL UNITS PER CHAPTER 170.27.2 (PENDING)



#	DATE	DESCRIPTION
#2	10-29-21	REVISED PER TRC COMMENTS
#1A	10-18-21	REVISED PER AOT AND TRC COMMENTS

OVERVIEW SITE PLAN
LAND OF
SETTLEMENT ON 6TH, LLC
SIXTH STREET
DOVER, N.H.
TAX MAP B, LOT 5

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

SCALE : 1 IN. EQUALS 60 FT.
DATE : JUNE 10, 2021
FILE NO. : DB 2021-011

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14241
LICENSED PROFESSIONAL ENGINEER

NOTES:

OWNER: SETTLEMENT ON 6TH, LLC
4 HALL STREET
DOVER, NH 03820

APPLICANT: SETTLEMENT ON 6TH, LLC
4 HALL STREET
DOVER, NH 03820

1. TAX MAP B, LOT 5
2. LOT AREA: 839,718 Sq. Ft., 19.28 Ac.
3. S.C.R.D. BOOK 4861, PAGE 409
4. THE INTENT OF THIS PLAN IS TO SHOW THE PROPOSED SITE PLAN DETAIL.
5. SEE OVERVIEW SITE PLAN FOR ADDITIONAL NOTES.

REVISION	DATE	DESCRIPTION
#2	10-29-21	REVISED PER TRC COMMENTS
#1A	10-18-21	REVISED PER AOT AND TRC COMMENTS

DETAIL SITE PLAN WILDCAT DRIVE 0+00-5+50
LAND OF
SETTLEMENT ON 6TH, LLC
SIXTH STREET
DOVER, N.H.
TAX MAP B, LOT 5

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

SCALE : 1 IN. EQUALS 20 FT.
DATE : JUNE 10, 2021
FILE NO. : DB 2021-011

KENNETH A. BERRY No. 14241 - STATE OF NEW HAMPSHIRE - LICENSED PROFESSIONAL ENGINEER

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

NOTES:

OWNER: SETTLEMENT ON 6TH, LLC
4 HALL STREET
DOVER, NH 03820

APPLICANT: SETTLEMENT ON 6TH, LLC
4 HALL STREET
DOVER, NH 03820

1. TAX MAP B, LOT 5
2. LOT AREA: 839,718 Sq. Ft., 19.28 Ac.
3. S.C.R.D. BOOK 4861, PAGE 409
4. THE INTENT OF THIS PLAN IS TO SHOW THE PROPOSED SITE PLAN DETAIL.
5. SEE OVERVIEW SITE PLAN FOR ADDITIONAL NOTES.

MAGNETIC NORTH
MAINE AND NEW HAMPSHIRE
T.B.M.

EDGE OF POORLY DRAINED JURISDICTIONAL WETLANDS (TYP.) BY: FRAGGLE ROCK ENVIRONMENTAL DAMON BURT CWS #163

PROPOSED TREELINE

TAX MAP B, LOT 5-9

TAX MAP B, LOT 5-10

PROPOSED HOUSE

PROPOSED HOUSE AND DRIVEWAY LOCATION NON EXCLUSIVE

50' WETLAND BUFFER (TYP.)

INSTALL WETLAND BUFFER SIGNS EVERY 25' FEET ALONG THE BUFFER

MATCH POINT (TYP.)

B.C.C. TIPDOWN AT DRIVEWAY (TYP.)

TRANSFORMER & PAD (TYP.)

EVERSOURCE POLE LAMP STA.: 6+50.00 (Lt.16.50)

R.O.W.

B.C.C.

R212.0'

6+00

$\mathcal{L}$ R =200.00'
L =193.83'

7+00

WILDCAT DRIVE (PVT.)

R188.0'

R5.0'

MATCH LINE SHEET 20

PVT=4+52.75

24' TRAVELED WAY W/ 2% CROWN

MATCH LINE (TYP.)

PROPOSED TREELINE

PROPOSED HOUSE

50' WETLAND BUFFER (TYP.)

EDGE OF POORLY DRAINED JURISDICTIONAL WETLANDS (TYP.) BY: FRAGGLE ROCK ENVIRONMENTAL DAMON BURT CWS #163

INSTALL WETLAND BUFFER SIGNS EVERY 25' FEET ALONG THE BUFFER

TAX MAP B, LOT 5-2

TAX MAP B, LOT 5-3

TAX MAP B, LOT 5-4

TAX MAP B, LOT 5-5

TAX MAP B, LOT 5-6

TAX MAP B, LOT 5-7

TAX MAP B, LOT 5-8

PROPOSED HOUSE

50' WETLAND BUFFER (TYP.)

INSTALL WETLAND BUFFER SIGNS EVERY 25' FEET ALONG THE BUFFER

PROPOSED GRADING, DRAINAGE AND ACCESS EASEMENT #4

R30.0'

N83°43'13"E
59.00'

S06°06'50"E
139.15'

B.C.C. TIPDOWN 2+30

18' TRAVELED WAY W/ 2% SUPER ELEVATION TO THE LEFT

PVT=4+52.75

2.00%

SCREENING BUFFER:
HIGHBUSH BLUEBERRY
VACCINIUM CORYMBOSUM
OR INKBERRY
AS SHOWN

PROPOSED GRADING, DRAINAGE AND ACCESS EASEMENT #3

L =34.38'
R = 100.00'

METAL BACKED WOODEN GUARDRAIL 38 LF
STA: 0+87-1+25 (Lt. 10.5')

WETLAND IMPACT #1: 1,744 Sq. Ft.

3/4" IRON BOUND ~TBS~

50' WETLAND BUFFER IMPACT #5: 2,511 Sq. Ft.

S13°34'23"W
109.24'

METAL BACKED WOODEN GUARDRAIL 33 LF
STA: 0+92-1+25 (Rt. 10.5')

B.C.C. TIPDOWN 0+14

3' GRAVEL SHOULDER

RAIN GARDEN #107

2' GRAVEL SHOULDER

50' WETLAND BUFFER IMPACT #4: 2,962 Sq. Ft.

TRANSFORMER & PAD (TYP.)

PROPOSED TREELINE

3/4" IRON BOUND ~TBS~

50' WETLAND BUFFER (TYP.)

TAX MAP B, LOT 5-13, OPEN SPACE #2 (NON BUILDABLE LOT)

PVT=4+52.75

PVT=4+52.33

PVT=4+50.50

10+00

9+00

L =69.67'
R =50.00'
N89°42'36"W
98.67'

0+00

L =158.73'
R =35.00'

R38.0'

R82.0'

R23.0'

2' GRAVEL SHOULDER

24' TRAVELED WAY W/ 2% SUPER ELEVATION TO THE LEFT

E.O.P.

TRANSITION TO SUPERELEVATION STA 7+83

ONE WAY

PROP. ONE WAY SIGN PER MUTCD R6-1R STA: 8+42.00 (Lt. 17.00)

20' MINIMUM REQUIRED NECK

B.C.C. TIPDOWN AT DRIVEWAY (TYP.)

PROPOSED DRIVEWAY

TRANSFORMER & PAD (TYP.)

EVERSOURCE POLE LAMP STA.: 9+20.00 (Lt.19.00)

FIRE HYDRANT W/ BOLLARDS STA: 9+15

ACCESS TRAIL TO BE CONSTRUCTED FROM 6" CRUSHED GRAVEL (NHDOT ITEM 304.3) OR 304.4. REFER TO SECTION 304.4 OF THE NHDOT MANUAL. MIN 2% CROSS SLOPE TOP WITH LOAM AND SEED SEE DETAIL C11

PROPOSED GRADING AND DRAINAGE EASEMENT #2

PROPOSED HOUSE AND DRIVEWAY LOCATION NON EXCLUSIVE

GRAVEL WETLAND #102

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

REVISION	DATE	DESCRIPTION
#2	10-29-21	REVISED PER TRC COMMENTS
#1A	10-18-21	REVISED PER AOT AND TRC COMMENTS

DETAIL SITE PLAN WILDCAT DRIVE 5+00-END
LAND OF
SETTLEMENT ON 6TH, LLC
SIXTH STREET
DOVER, N.H.
TAX MAP B, LOT 5

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

SCALE : 1 IN. EQUALS 20 FT.
DATE : JUNE 10, 2021
FILE NO. : DB 2021-011

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

NOTES:

1.) OWNER: SETTLEMENT ON 6TH, LLC
4 HALL STREET
DOVER, NH 03820

2.) APPLICANT: SETTLEMENT ON 6TH, LLC
4 HALL STREET
DOVER, NH 03820

3.) TAX MAP B, LOT 5

4.) LOT AREA: 839,718 Sq. Ft., 19.28 Ac.

5.) S.C.R.D.: BOOK 4861, PAGE 409

6.) THE INTENT OF THIS PLAN IS TO PROVIDE AN OVERVIEW OF GRADING AND ENGINEERING OF WILDCAT DRIVE AND TAX MAP B, LOT 5.

7.) SEE EROSION & SEDIMENT CONTROL PLANS FOR DETAILS ON PERIMETER CONTROL (MULCH BERM / FENCE / SILT SOXX).

8.) BS&E IS TO PROVIDE ADDITIONAL BENCHMARKS PRIOR TO CONSTRUCTION.

9.) EXISTING AND PROPOSED CONTOURS ARE PROVIDED AT 1' INTERVALS WITH DRAINAGE FEATURES AT MORE PRECISE INTERVALS.

10.) SEE SHEET 2 FOR ALL OTHER STANDARD CONSTRUCTION NOTES.

LOT DEVELOPMENT DESIGN PRESUMPTION: THE FRONT OF EACH LOT, WITH THE EXCEPTION OF 5-1 & 5-2, FROM THE RIDGE LINE OF THE HOUSE, WILL BE FILLED AND DRAIN TO THE ROAD AND INFRASTRUCTURE.

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

NOTES:

1.) THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH NHDOT STANDARD SPECIFICATIONS DATED 2016. CURRENT STANDARD PLANS, SUPPLEMENTAL SPECIFICATIONS AND SPECIAL PROVISIONS INCLUDED IN THE PROPOSAL.

2.) CONTRACTOR SHALL TAKE SPECIAL CARE IN NOT DISTURBING EXISTING MONUMENTS BOUNDS, AND OR BENCHMARKS WITHOUT FIRST MAKING PROVISIONS FOR RELOCATION

3.) THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO LOCATE EXACTLY AND TO PRESERVE ANY AND ALL UNDERGROUND UTILITIES CALL "DIG-SAFE" 1-888-DIGSAFE (344-7233) AT LEAST 72 HOURS BEFORE COMMENCING CONSTRUCTION

4.) WHERE AN EXISTING UNDERGROUND UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED TO THE ENGINEER FOR RESOLUTION OF THE CONFLICT.

5.) THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE AND ANY OTHER PRIVATE UTILITIES BY THE UTILITY COMPANIES.

6.) AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. LIMIT OF GRADING SHOULD NOT BE EXPANDED WITHOUT CONSULTING THE DESIGN ENGINEER. SEE ALSO E&SC PLAN.

7.) THE TERM "PROPOSED" (PROP.) MEANS WORK TO BE CONSTRUCTED USING NEW MATERIALS, OR, WHERE APPLICABLE, RE-USING EXISTING MATERIALS IDENTIFIED AS "REMOVE & RESET" (R & R).

8.) ALL SYMBOLS, WORDS, TRANSVERSE MARKINGS (STOP BARS, CROSSWALK LINES, AND RAILROAD SYMBOLS), LANE LINES, AND ALL OTHER MARKINGS NOTED WITH [T] SHALL BE THERMOPLASTIC.

9.) ALL DISTURBED AREAS NOT DESIGNATED TO BE PAVED SHALL HAVE LOAM PLACED AND SEEDED. THE LOAM SHALL HAVE A MINIMUM DEPTH OF 4 INCHES AND SHALL BE PLACED FLUSH WITH THE TOP OF THE ADJACENT CURB, EDGING, BERM OR PAVEMENT SURFACE.

10.) ALL ELEVATIONS TO BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. THE DESIGN ENGINEER IS TO BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCY. TEMPORARY BENCHMARKS (T.B.M.) ARE TO BE PROVIDED BY THE DESIGN ENGINEER.

NOTES CONTINUED:

11.) NOTE THAT THE PROJECT IS SUBJECT TO THE EPA NPDES PHASE II. THE NOTICE OF INTENT (NOI) MUST BE FILED ALONG WITH A STORMWATER POLLUTION PREVENTION PLAN (SWPPP). BIWEEKLY INSPECTIONS WILL BE CONDUCTED BY THE DESIGN ENGINEER AND AFTER STORM EVENTS OF OVER 0.25".

12.) UPON FINAL COMPLETION AND 85% STABILIZATION THE DRAINAGE SYSTEM IS TO BE CLEANED OF ALL DEBRIS TO INCLUDE THE PUMPING OF THE BASIN SUMPS. SEE SHEET E102, DETAIL E18 FOR DEFINITION OF STABLE.

13.) ALL DRAINAGE PIPE IS TO BE HDPE N-12. INDIVIDUAL PIPE SIZES ARE SPECIFIED, RECYCLED PIPE IS APPROVED FOR PROJECT SITE. RECYCLED HDPE PIPE "GREEN PIPE" IS ACCEPTABLE FOR THIS PROJECT SITE.

14.) ALL BASINS AND DRAINS ARE TO HAVE BOOTS INSTALLED ON ALL INLETS AND OUTLETS.

15.) ALL TREATMENT SWALE TO BE CONSTRUCTED SHALL HAVE SOD BOTTOMS UNLESS OTHERWISE INSTRUCTED BY THE DESIGN ENGINEER DURING CONSTRUCTION.

16.) A LETTER OF CREDIT FOR THE COST OF RE-VEGETATING ALL DISTURBED AREAS ON THE SITE SHALL BE SUBMITTED PRIOR TO ANY EARTH DISTURBING ACTIVITY OCCURS, AS MAY BE APPLICABLE.

17.) A PRE-CONSTRUCTION CONFERENCE WITH THE DEVELOPER, THE DESIGN ENGINEER, THE EARTHWORK CONTRACTOR AND DOVER CITY STAFF SHALL OCCUR PRIOR TO ANY EARTH DISTURBING ACTIVITY.

18.) BUILDING ADDRESSES SHALL BE DETERMINED BY THE BUILDING OFFICIAL.

19.) WRITTEN DIMENSION ON THIS PLAN TAKE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS. IN THE EVENT OF A CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWINGS AND/OR SPECIFICATIONS, THE ENGINEER SHALL BE NOTIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR IS TO CONFIRM ALL ELEVATIONS. CONFLICTS WILL BE REPORTED TO THE DESIGN ENGINEER PRIOR TO CONSTRUCTION.

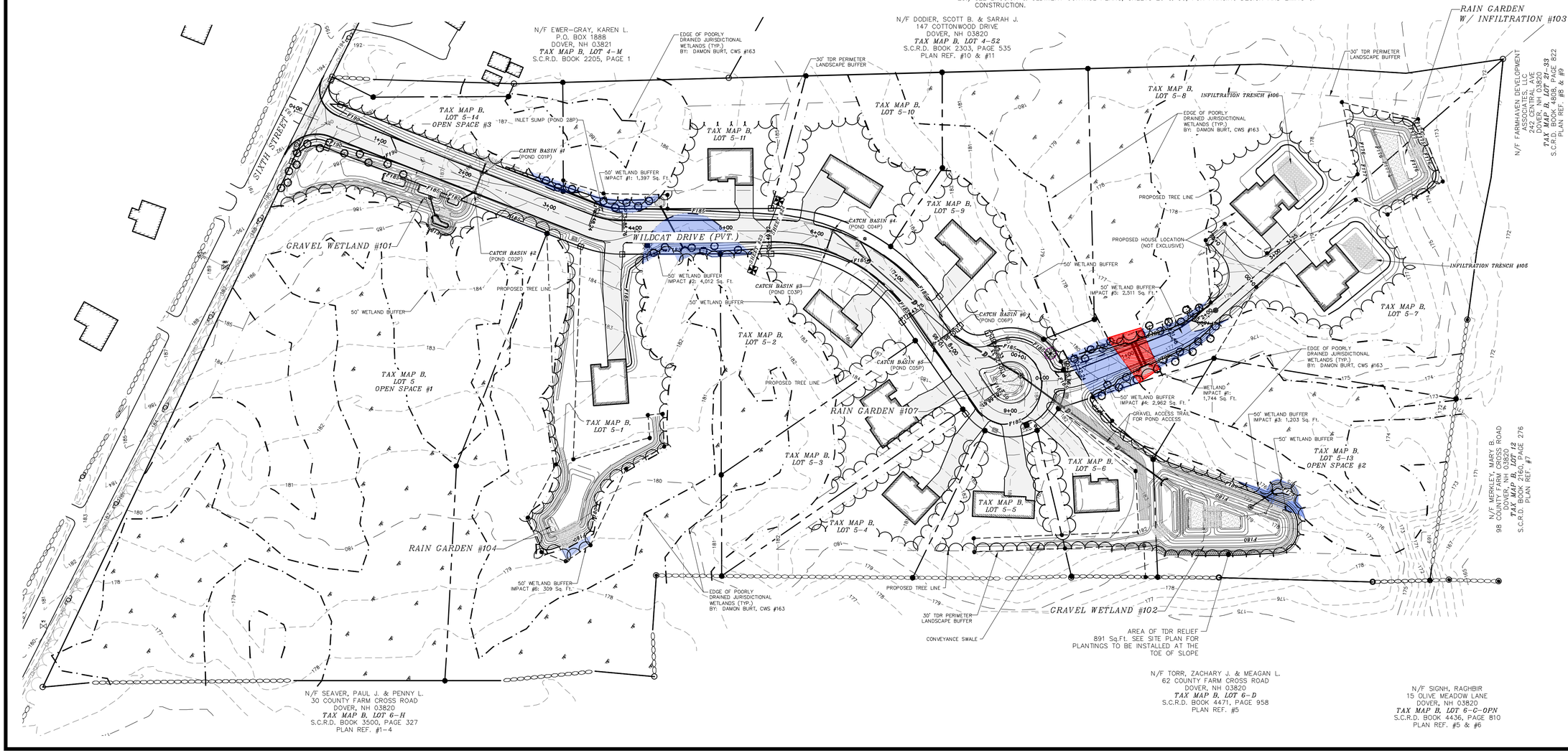
20.) COMMERCIAL VEHICLE ROUTE DURING CONSTRUCTION SHALL CONFORM WITH CITY OF DOVER CODE OR BE COORDINATED WITH THE COMMUNITY SERVICES DIRECTOR.

21.) THE CONTRACTOR SHALL CALL AND COORDINATE WITH DIGSAFE AT 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.

22.) SEE DETAILS CONCERNING SITE LAYOUT, DRAINAGE, UTILITY, AND SEDIMENT AND EROSION CONTROLS.

23.) SEE EROSION & SEDIMENT CONTROL PLANS, SHEETS 29 & 30, FOR PHASING DESIGN AND LIMITS OF CONSTRUCTION.

N/F WORKMAN, MARSHALL K. & CATHERINE A.
151 COTTONWOOD DRIVE
DOVER, NH 03820-6027
TAX MAP B, LOT 4-51
S.C.R.D. BOOK 3359, PAGE 166
PLAN REF. #10 & #11



REVISION	DATE	DESCRIPTION
#2	10-29-21	REVISED PER TRC COMMENTS
#1A	10-18-21	REVISED PER AOT AND TRC COMMENTS

OVERVIEW GRADING & DRAINAGE PLAN
LAND OF
SETTLEMENT ON 6TH, LLC
SIXTH STREET
DOVER, N.H.
TAX MAP B, LOT 5

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

SCALE : 1 IN. EQUALS 60 FT.
DATE : JUNE 10, 2021
FILE NO. : DB 2021-011

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14143
LICENSED PROFESSIONAL ENGINEER

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

N/F EWER-GRAY, KAREN L.
P.O. BOX 1888
DOVER, NH 03821
TAX MAP B, LOT 4-M
S.C.R.D. BOOK 2205, PAGE 1

TAX MAP B, LOT 5-14 OPEN SPACE #3

EDGE OF POORLY DRAINED JURISDICTIONAL WETLANDS (TYP.) BY: DAMON BURT, CWS #163

PROP. CATCH BASIN #1 (POND C01P)
4'ø STRUCTURE W/ TYPE "S" GRATE
STA: 2+17.50 (LT. 11.00')
RIM = 188.85 (FLUSH)
INV. IN = 185.45 (15" HDPE N-12)
INV. OUT = 185.35 (15" HDPE N-12)

15" HDPE N-12
INV. IN = 185.75
INV. OUT = 185.45
L = 8.50', S = 0.035'/-
T.E.S ON INLET
STA: 2+17.50 (LT. 21.50')
TO BE MARKED WITH A PAINTED METAL FENCE POST OR APPROVED EQUAL

15" HDPE N-12
INV. IN = 185.35
INV. OUT = 185.20
L = 18.00', S = 0.008'/-

4' RIP-RAP BERM
ELEV: 186.50
D50 = 0.5', T = 1.2'

RIP-RAP INLET PROTECTION
W = 13.7', L = 9.9'
D50 = 0.5', T = 1.2'

50' WETLAND BUFFER

2' WIDE CONVEYANCE SWALE
L = 170', S AVG = 0.019'/-

PROPOSED TREELINE

TEST PIT #2

1" IRON PIPE ~FND~ (0.6' HIGH) SHOT AT BASE

4" x 4" GRANITE BOUND ~TBS~ (TYP.)

SIXTH STREET

PROP. IN-LINE FLUSHING MANHOLE #1

TRANSITION FROM S.G.C. TO B.C.C. AT PT

PROPOSED 3:1 SIDE SLOPES TO BE STABILIZED WITH VEGETATION

PSC 58/37
PROPOSED U.G.E. CONNECTION

EXISTING TREELINE

4' BERM
ELEV: 188.00

TEST PIT #1

GRAVEL WETLAND #101 SEE P-101 FOR DETAILS

50' WETLAND BUFFER

OUTLET STRUCTURES #101 SEE P-101 FOR DETAILS

12" HDPE N-12
L = 18.50'

20' RIP-RAP LEVEL SPREADER
LIP = 186.50
SUMP = 184.50
D50 = 0.5', T = 1.2'

E101 E2 E102 E14

CL LOW POINT
STA: 2+17.50 ELEV: 189.07

PROP. CATCH BASIN #2 (POND C02P)
4'ø STRUCTURE W/ TYPE "S" GRATE
STA: 2+17.50 (Rt. 11.00')
RIM = 188.85 (FLUSH)
INV. IN = 185.20 (15" HDPE N-12)
INV. OUT = 185.10 (15" HDPE N-12)

15" HDPE N-12
INV. IN = 185.10
INV. OUT = 185.00
L = 15.00', S = 0.007'/-
T.E.S ON OUTLET
STA: 2+06.75 (Rt. 24.00')

RIP-RAP OUTLET PROTECTION
W = 14.3', L = 10.6'
D50 = 0.5', T = 1.2'

462 CF SEDIMENT FOREBAY
SUMP = 185.00
LIP = 187.00

TAX MAP B, LOT 5 OPEN SPACE #1

CL HIGH POINT
STA: 3+15.63 ELEV: 189.36

3/4" REBAR W/ ID CAP ~TBS~ (TYP.)

E101 E3 2' WIDE CONVEYANCE SWALE
L = 185', S AVG = 0.008'/-

PROPOSED GRADING, DRAINAGE AND ACCESS EASEMENT #1

50' WETLAND BUFFER IMPACT #1: 1,397 Sq. Ft.

RIP-RAP INLET PROTECTION
W = 17.0', L = 12.5'
D50 = 0.5', T = 1.2'

D101 D3 D101 D9 D101 D10 D102 D16

18" HDPE N-12
W/ 3' BURY DEPTH (POND 18P)
INV. IN = 183.50
INV. OUT = 183.00
L = 50.00', S = 0.010'/-
T.E.S. ON INLET
STA: 4+28.50 (Lt. 27.25')
HEADWALL ON OUTLET
STA: 4+53.00 (Rt. 18.50')
TO BE MARKED WITH A METAL FENCE POST OR APPROVED EQUAL

TAX MAP B, LOT 5-11

MATCH POINT

DRIVEWAYS TO BE GRADED AT THE TIME OF LOT DEVELOPMENT. INSTALL PAVED APRON TO THE R.O.W.

PROPOSED 3:1 SIDE SLOPES TO BE STABILIZED WITH VEGETATION

SIXTH STREET

50' WETLAND BUFFER IMPACT #2: 4,012 Sq. Ft.

2:1 SIDE SLOPES LINE WITH NAG BIONET SC 150 BN (TYP.)
STA: 4+10 - 4+75

E102 E21

TAX MAP B, LOT 5-2

E102 E13 E102 E14

RIP-RAP OUTLET PROTECTION
W = 17.0', L = 12.5'
D50 = 0.5', T = 1.2'

EDGE OF POORLY DRAINED JURISDICTIONAL WETLANDS (TYP.) BY: DAMON BURT, CWS #163

2:1 SIDE SLOPES LINE WITH NAG BIONET SC 150 BN (TYP.)
STA: 2+60 - 3+25

C101 C27 BITUMINOUS ROUNDED LIP

PROPOSED DRIVEWAY LOCATION (NOT EXCLUSIVE) SEE SHEET 25 FOR SAMPLE PROFILE

50' WETLAND BUFFER

EDGE OF POORLY DRAINED JURISDICTIONAL WETLANDS (TYP.) BY: DAMON BURT, CWS #163

TAX MAP B, LOT 5-1

WILDCAT DRIVE (PVT.)

0+00 1+00 2+00 3+00 4+00

B.C.C. R.O.W. S.G.C.

NOTES:

1.) OWNER: SETTLEMENT ON 6TH, LLC
4 HALL STREET
DOVER, NH 03820

2.) APPLICANT: SETTLEMENT ON 6TH, LLC
4 HALL STREET
DOVER, NH 03820

3.) TAX MAP B, LOT 5

4.) LOT AREA: 839,718 Sq. Ft., 19.28 Ac.

5.) S.C.R.D.: BOOK 4861, PAGE 409

6.) THE INTENT OF THIS PLAN IS TO PROVIDE GRADING AND ENGINEERING DETAILS OF WILDCAT DRIVE AND TAX MAP B, LOT 5.

7.) SEE EROSION & SEDIMENT CONTROL PLANS FOR DETAILS ON PERIMETER CONTROL (MULCH BERM / FENCE / SILT SOXX).

8.) BS&E IS TO PROVIDE ADDITIONAL BENCHMARKS PRIOR TO CONSTRUCTION.

9.) EXISTING AND PROPOSED CONTOURS ARE PROVIDED AT 1' INTERVALS WITH DRAINAGE FEATURES AT MORE PRECISE INTERVALS.

10.) SEE SHEET 2 FOR ALL OTHER STANDARD CONSTRUCTION NOTES.

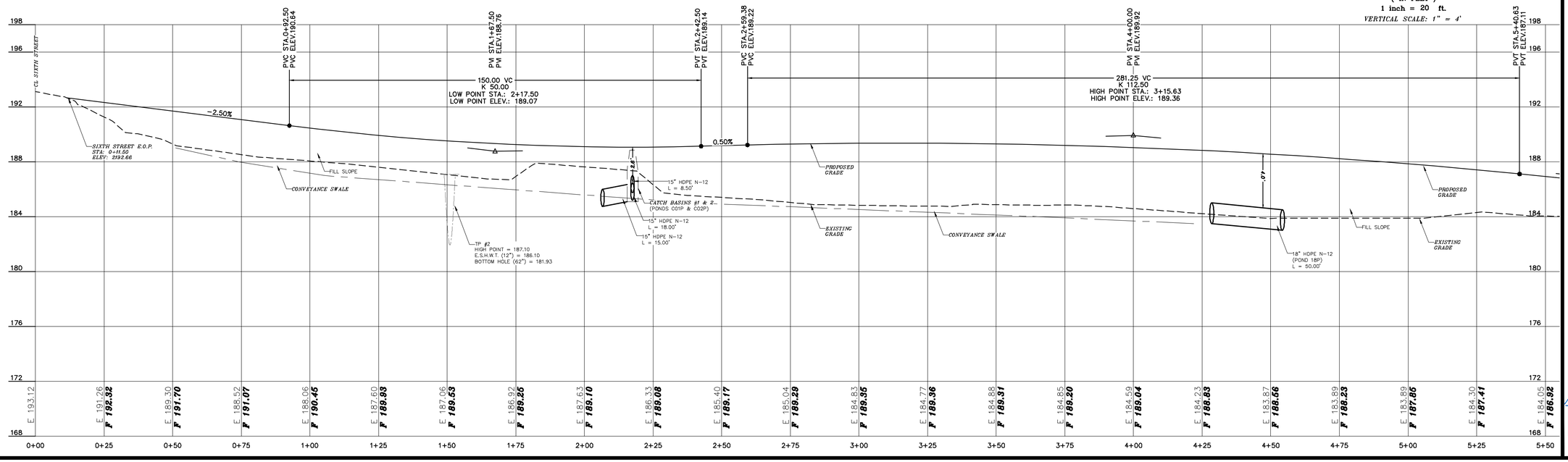
PLAN VIEW WILDCAT DRIVE 0+00-5+50

PROFILE VIEW WILDCAT DRIVE 0+00-5+50

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.
VERTICAL SCALE: 1" = 4'



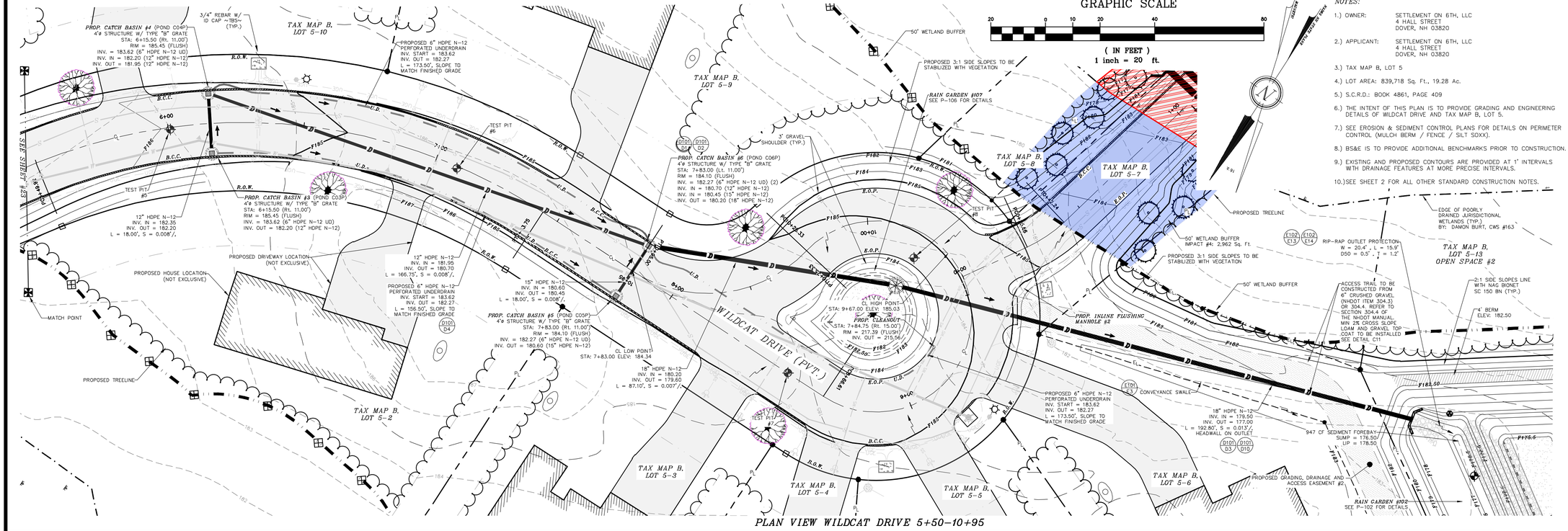
#	REVISION	DATE	DESCRIPTION
#2			REVISED PER TRC COMMENTS
#1A		10-29-21	REVISED PER AOT AND TRC COMMENTS
		10-18-21	

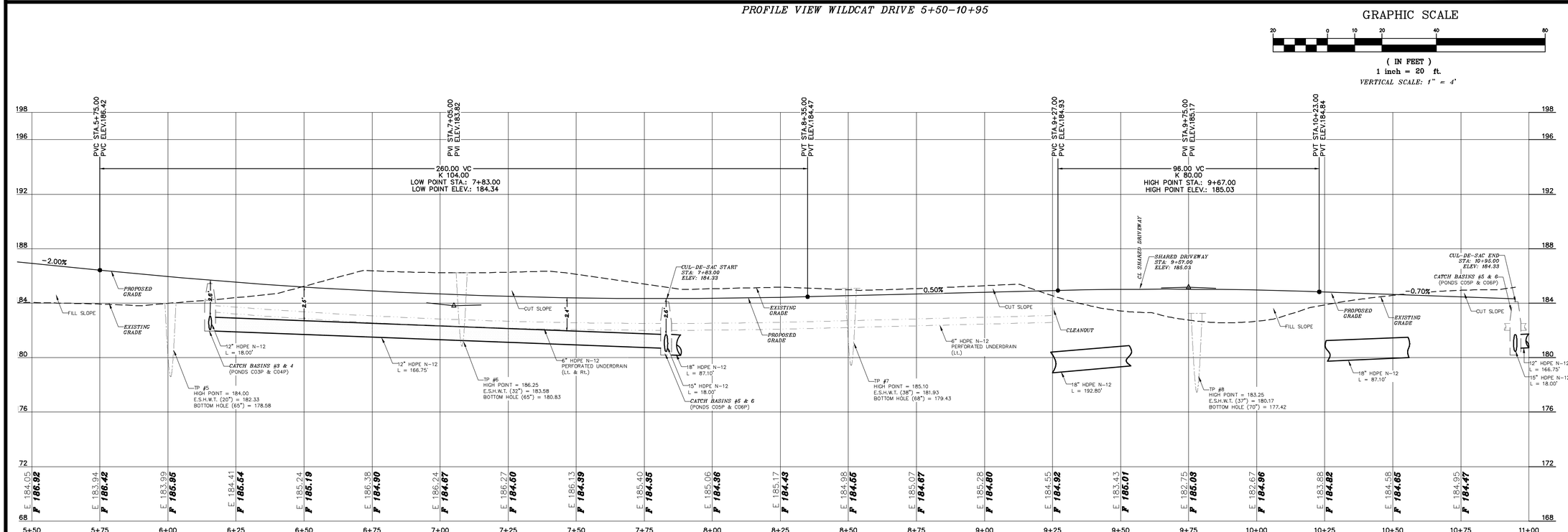
GRADING PLAN & PROFILE WILDCAT DRIVE 0+00 - 5+50
LAND OF
SETTLEMENT ON 6TH, LLC
SIXTH STREET
DOVER, N.H.
TAX MAP B, LOT 5

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

SCALE : 1 IN. EQUALS 20 FT.
DATE : JUNE 10, 2021
FILE NO. : DB 2021-011

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





REVISION	DATE	DESCRIPTION
#2	10-29-21	REVISED PER TRC COMMENTS
#1A	10-18-21	REVISED PER AOT AND TRC COMMENTS

GRADING PLAN & PROFILE WILDCAT DRIVE 5+50-10+95
LAND OF
SETTLEMENT ON 6TH, LLC
SIXTH STREET
DOVER, N.H.
TAX MAP B, LOT 5

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

SCALE : 1 IN. EQUALS 20 FT.
DATE : JUNE 10, 2021
FILE NO. : DB 2021-011

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY No. 14244 LICENSED PROFESSIONAL ENGINEER

NOTES:

1.) OWNER: SETTLEMENT ON 6TH, LLC
4 HALL STREET
DOVER, NH 03820

2.) APPLICANT: SETTLEMENT ON 6TH, LLC
4 HALL STREET
DOVER, NH 03820

3.) TAX MAP B, LOT 5

4.) LOT AREA: 839,718 Sq. Ft., 19.28 Ac.

5.) S.C.R.D.: BOOK 4861, PAGE 409

6.) THE INTENT OF THIS PLAN IS TO PROVIDE GRADING AND ENGINEERING DETAILS OF WILDCAT DRIVE AND TAX MAP B, LOT 5.

7.) SEE EROSION & SEDIMENT CONTROL PLANS FOR DETAILS ON PERIMETER CONTROL (MULCH BERM / FENCE / SILT SOXX).

8.) BS&E IS TO PROVIDE ADDITIONAL BENCHMARKS PRIOR TO CONSTRUCTION.

9.) EXISTING AND PROPOSED CONTOURS ARE PROVIDED AT 1' INTERVALS WITH DRAINAGE FEATURES AT MORE PRECISE INTERVALS.

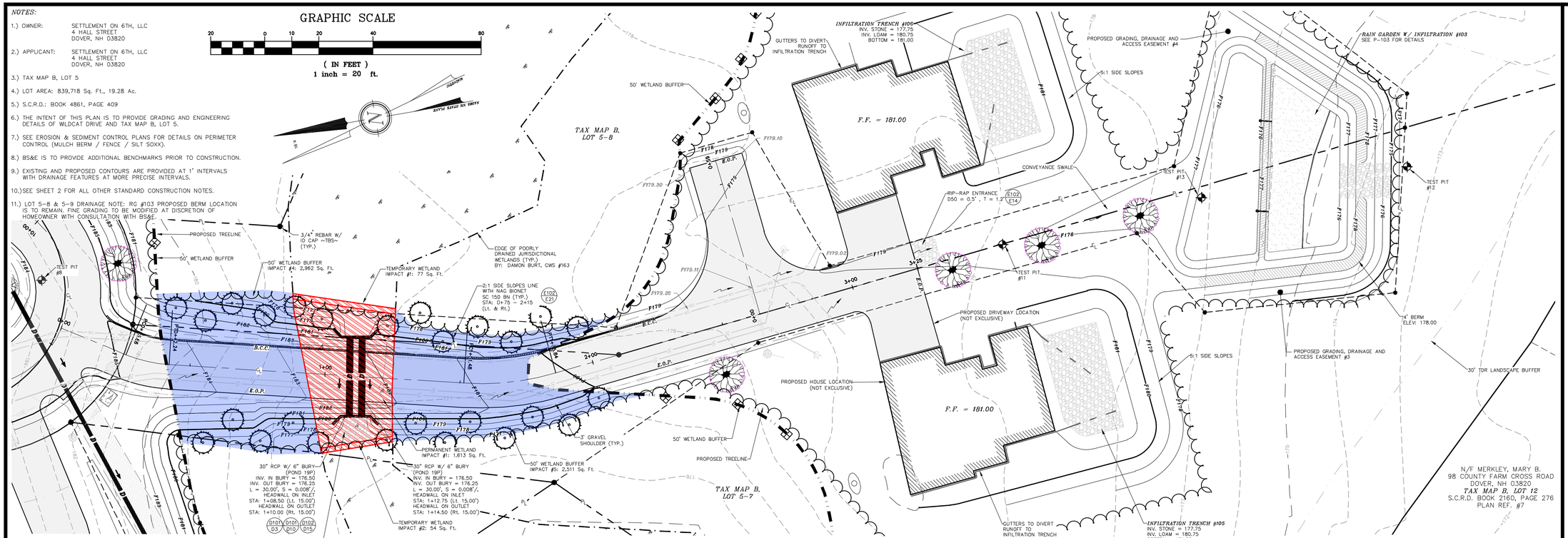
10.) SEE SHEET 2 FOR ALL OTHER STANDARD CONSTRUCTION NOTES.

11.) LOT 5-8 & 5-9 DRAINAGE NOTE: RG #103 PROPOSED BERM LOCATION IS TO REMAIN. FINE GRADING TO BE MODIFIED AT DISCRETION OF HOMEOWNER WITH CONSULTATION WITH BS&E.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.



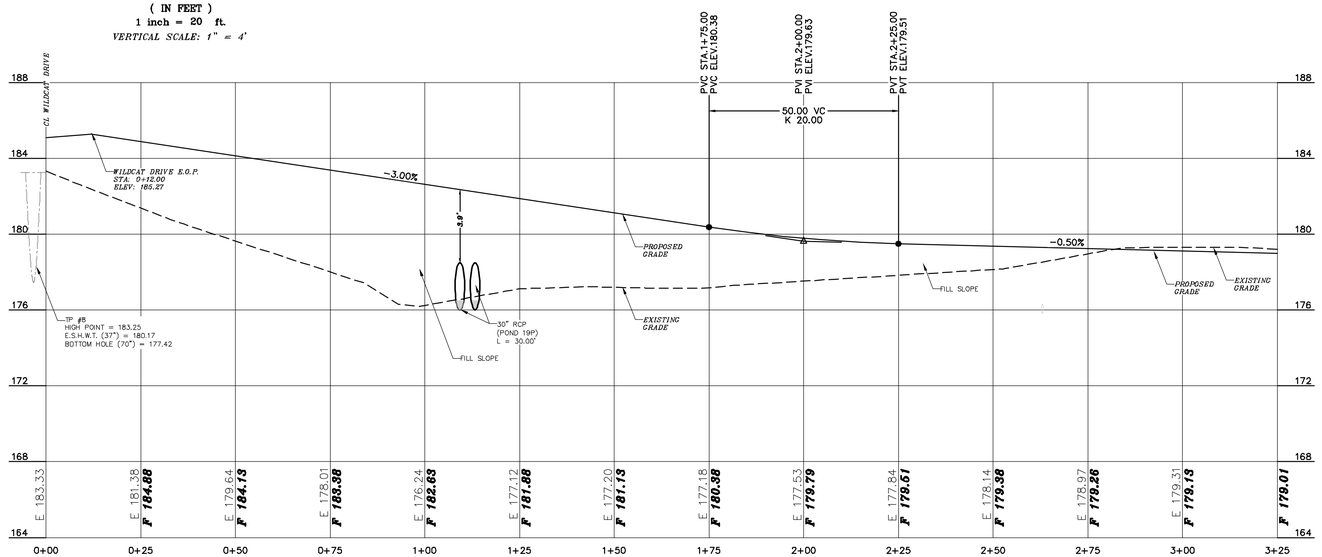
PLAN VIEW SHARED DRIVEWAY 0+00-3+25

PROFILE VIEW SHARED DRIVEWAY 0+00-3+25

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.
VERTICAL SCALE: 1" = 4'



PROFILE VIEW HAMMERHEAD TURNAROUND

GRAPHIC SCALE

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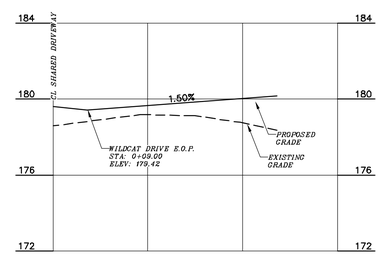
(IN FEET)
1 inch = 20 ft.
VERTICAL SCALE: 1" = 4'



REVISION	DATE	DESCRIPTION
#2	10-29-21	REVISED PER TRC COMMENTS
#1A	10-18-21	REVISED PER AOT AND TRC COMMENTS

GRADING PLAN & PROFILE SHARED DW 0+00-3+25
LAND OF
SETTLEMENT ON 6TH, LLC
SIXTH STREET
DOVER, N.H.
TAX MAP B, LOT 5

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

SCALE : 1 IN. EQUALS 20 FT.
DATE : JUNE 10, 2021
FILE NO. : DB 2021-011

STATE OF NEW HAMPSHIRE - KENNETH A. BERRY No. 19273 LICENSED PROFESSIONAL ENGINEER

GRAPHIC SCALE

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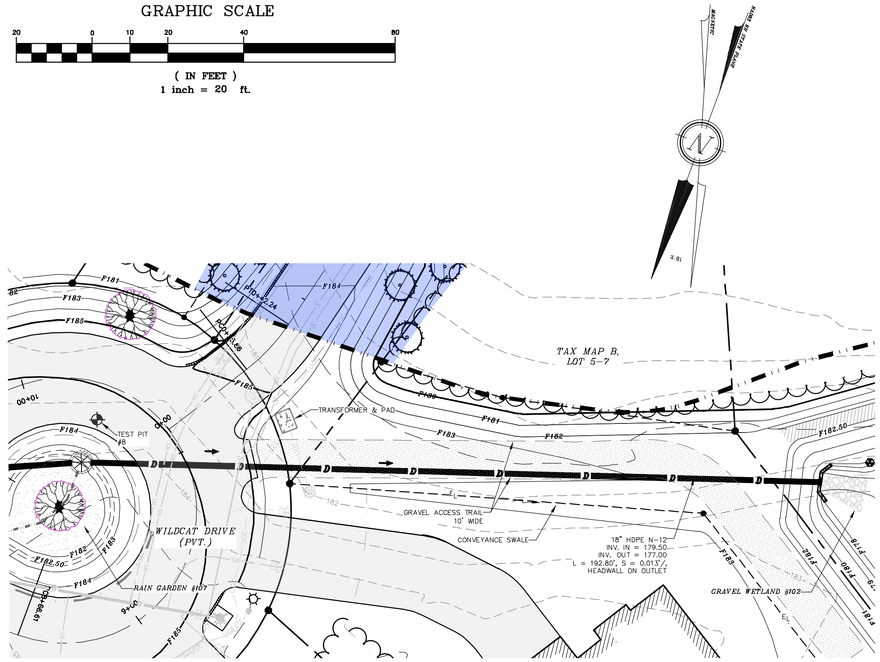
(IN FEET)
1 inch = 20 ft.



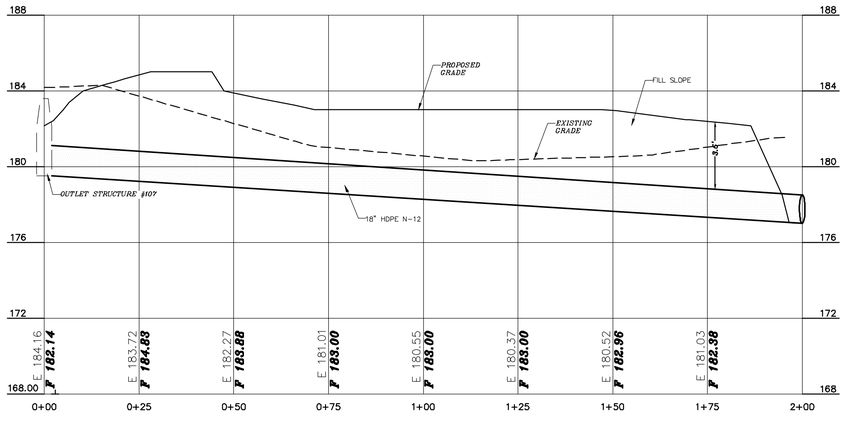
PLAN VIEW DRAINAGE PIPE AND ACCESS ROAD

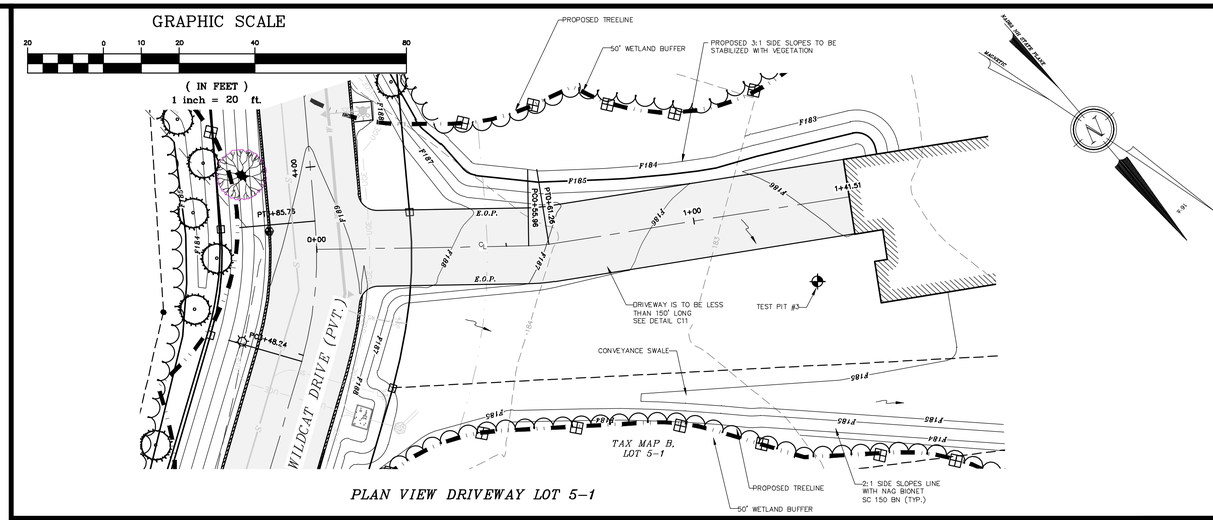
PROFILE VIEW DRAINAGE PIPE AND ACCESS ROAD

GRAPHIC SCALE

20 0 10 20 40 80

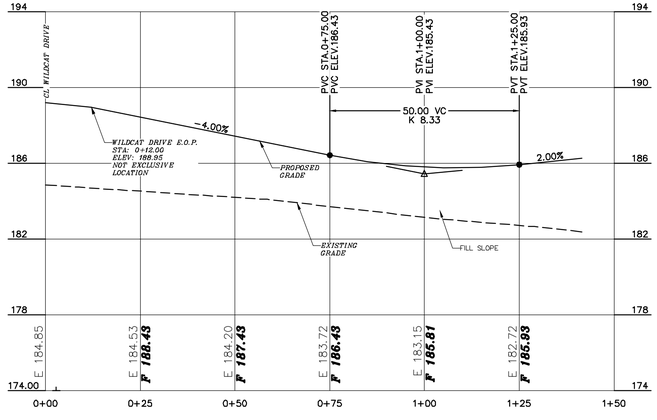
(IN FEET)
1 inch = 20 ft.
VERTICAL SCALE: 1" = 4'





PLAN VIEW DRIVEWAY LOT 5-1

PROFILE VIEW DRIVEWAY LOT 5-1



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.
VERTICAL SCALE: 1" = 4'

REVISION	DATE	DESCRIPTION
#2	10-29-21	REVISED PER TRC COMMENTS
#1A	10-18-21	REVISED PER AOT AND TRC COMMENTS

PIPE PROFILE & LOT 5-1 DRIVEWAY PROFILE
LAND OF
SETTLEMENT ON 6TH, LLC
SIX STREET
DOVER, N.H.
TAX MAP B, LOT 5

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

SCALE : 1 IN. EQUALS 20 FT.
DATE : JUNE 10, 2021
FILE NO. : DB 2021-011

STATE OF NEW HAMPSHIRE - KENNETH A. BERRY NO. 14743 LICENSED PROFESSIONAL ENGINEER

MAINTENANCE REQUIREMENTS

ACTIVITY — CLOGGING AND SYSTEM PERFORMANCE	FREQUENCY
INSPECT INLETS AND OUTLETS TO ENSURE GOOD CONDITION AND NO EVIDENCE OF DETERIORATION. CHECK TO SEE IF HIGH-FLOW BYPASS IS FUNCTIONING. REMEDY: REPAIR OR REPLACE ANY DAMAGED STRUCTUAL PARTS, INLETS AND OUTLETS. CLEAR OR REMOVE DEBRIS OR RESTRICTIONS.	ANNUALLY, MORE FREQUENTLY IN THE FIRST YEAR OF OPERATION
CHECK FOR INTERNAL EROSION, EVIDENCE OF SHORT-CIRCUITING, AND ANIMAL BURROWS. REMEDY: SOIL EROSION FROM SHORT-CIRCUITING OR ANIMAL BOROUGHS SHOULD BE REPAIRED WHEN THEY OCCUR.	
CHECK THAT THE SYSTEM IS FULLY DRAINING WITHIN A 24-48 HOUR PERIOD AFTER RAIN EVENTS. REMEDY: REPAIR OR RESTORE HYDRAULIC INLET OR OUTLET CONFIGURATION.	
VEGETATION	
CHECK FOR ROBUST VEGETATION COVERAGE THROUGHOUT THE SYSTEM AND DEAD OR DYING PLANTS REMEDY: VEGETATION SHOULD COVER > 75% OF THE SYSTEM AND SHOULD BE RESEEDED AND CARED FOR AS NEEDED	ANNUALLY, OR AS NEEDED
CUT AND REMOVE VEGETATION FROM GRAVEL WETLAND SYSTEM AND FOREBAY IN ORDER TO MAINTAIN NITROGEN REMOVAL PERFORMANCE REMEDY: THE VEGETATION SHOULD BE CUT AND REMOVED FROM THE SYSTEM TO PREVENT NITROGEN FROM CYCLING BACK INTO THE SYSTEM	ONCE EVERY 3 YEARS

3/8" WASHED CRUSHED STONE*

SIEVE SIZE	% PASSING BY WEIGHT
1/2"	100
3/8"	95 – 100
# 4	22 – 55
# 8	0 – 10

* EQUIVALENT TO STANDARD WASHED STONE – SECTION 702 OF NHDOT NHDOT STANDARD SPECIFICATIONS

1-1/2" WASHED CRUSHED STONE*

SIEVE SIZE	% PASSING BY WEIGHT
2"	100
1-1/2"	90 – 100
1"	20 – 55
1-1/2"	0 –15
3/8"	0 –5

* EQUIVALENT TO STANDARD WASHED STONE – SECTION 702 OF NHDOT NHDOT STANDARD SPECIFICATIONS

WETLAND SOIL

SIEVE SIZE	% PASSING BY WEIGHT
0.5	100
#10*	90 – 75
#100	40 – 50
#200	25 –50
SIEVE SIZE	% PASSING TOLERANCES
0.5	±10.0
#10	±5.0
#100	±5.0
#200	±5.0

DESIGN REFERENCES

1 UNH STORMWATER CENTER

CONSTRUCTION NOTE: THE DESIGN ENGINEER IS TO BE ON SITE PRIOR TO AND DURING THE PLACEMENT OF THE RESERVOIR STONE, AND TO WITNESS THE INSTALLATION OF THE UNDER-DRAIN AND INTER-CHAMBER PIPES. PLEASE PROVIDE 24 HOURS NOTICE PRIOR TO REQUESTED INSPECTION.

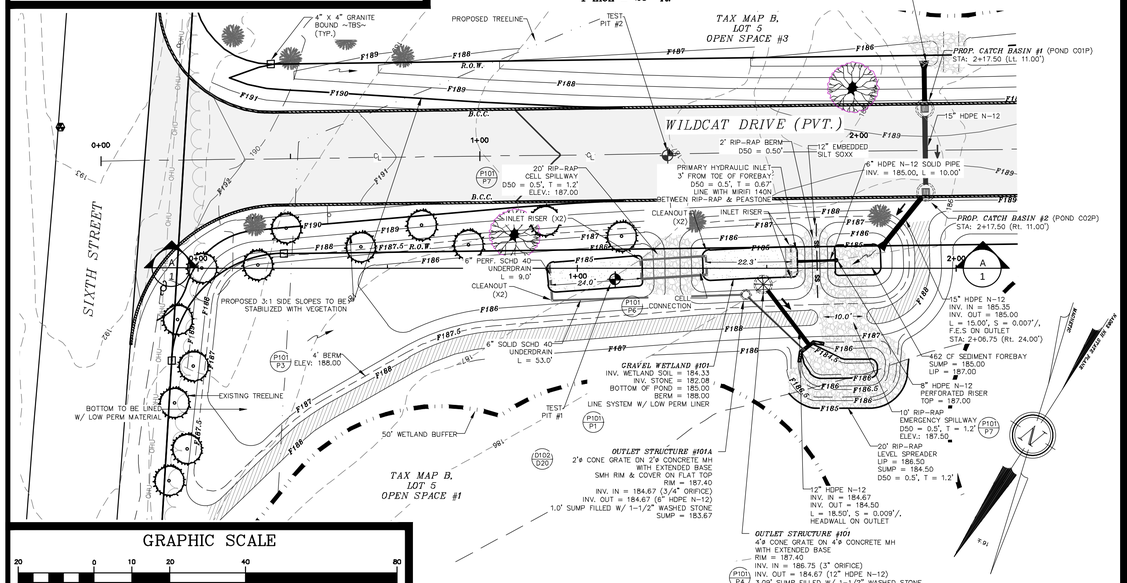
P1

GRAPHIC SCALE

20 0 10 20 40 80

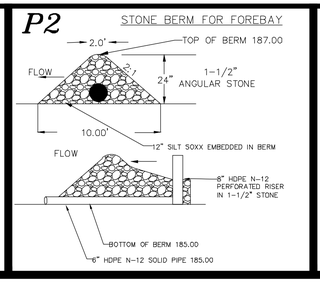
(IN FEET)
1 inch = 20 ft.

PLAN VIEW
GRAVEL WETLAND #101



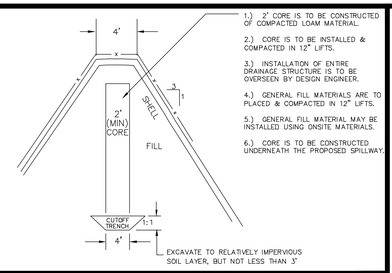
P2

STONE BERM FOR FOREBAY



P3

LOW PERMEABILITY MATERIAL GRADATION	
SIEVE SIZE	% PASSING BY WEIGHT
#4	95 – 100
#40	60 – 95
#100	40 – 60
#200	25 – 45



1.) 2" CORE IS TO BE CONSTRUCTED OF COMPACTED LOAM MATERIAL.

2.) CORE IS TO BE INSTALLED & COMPACTED IN 12" LIFTS.

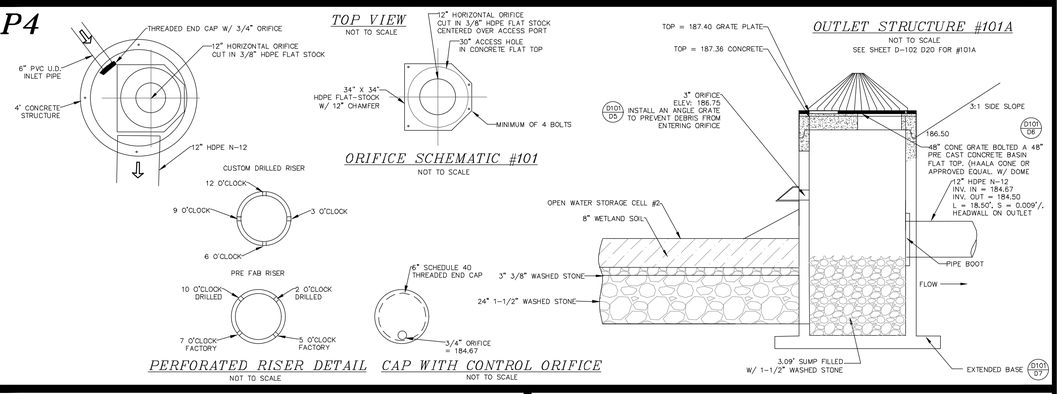
3.) INSTALLATION OF ENTIRE DRAINAGE STRUCTURE IS TO BE OVERSEEN BY DESIGN ENGINEER.

4.) GENERAL FILL MATERIALS ARE TO PLACED & COMPACTED IN 12" LIFTS.

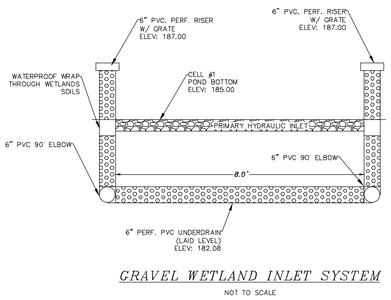
5.) GENERAL FILL MATERIAL MAY BE INSTALLED USING ONSITE MATERIALS.

6.) CORE IS TO BE CONSTRUCTED UNDERNEATH THE PROPOSED SPILLWAY.

P4



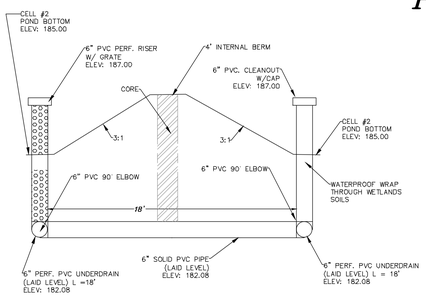
P5



GRAVEL WETLAND INLET SYSTEM

NOT TO SCALE

P6



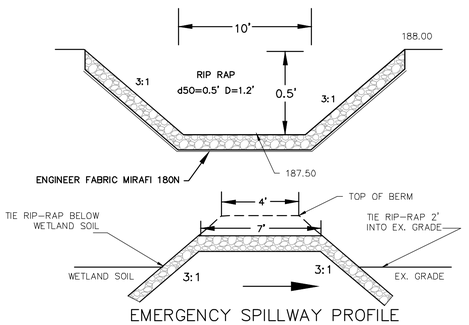
GRAVEL WETLAND CONNECTION SYSTEM

NOT TO SCALE

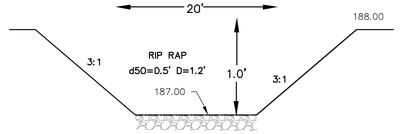
P7

SPILLWAY DETAILS

NOT TO SCALE



EMERGENCY SPILLWAY PROFILE

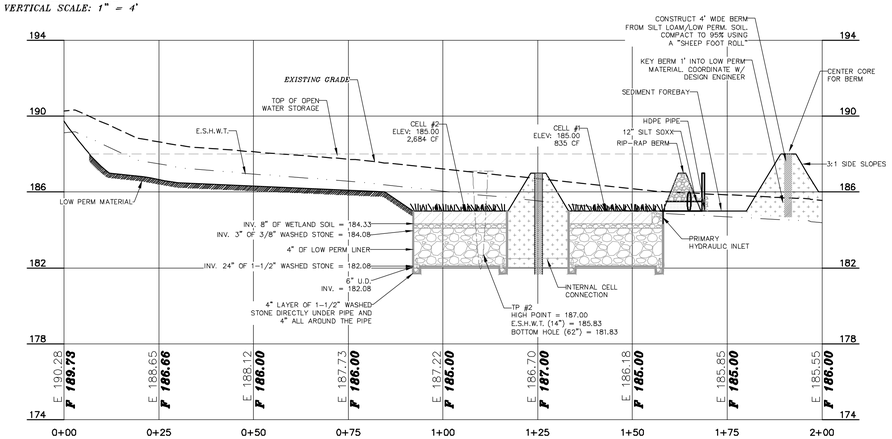


GRAVEL WETLAND CELL SPILLWAY PROFILE

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.
VERTICAL SCALE: 1" = 4'



SECTION OF GRAVEL WETLAND #101

#	REVISION	DATE	DESCRIPTION
#2		10-29-21	REVISED PER TRC COMMENTS
#1A		10-18-21	REVISED PER AOT AND TRC COMMENTS

GRAVEL WETLAND #101
LAND OF
SETTLEMENT ON 6TH STREET
SIXTH STREET
DOVER, N.H.
TAX MAP B, LOT 5

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

SCALE : 1 IN. EQUALS 20 FT.
DATE : JUNE 10, 2021
FILE NO. : DB 2021-011

KENNETH A. BERRY No. 14246 LICENSED PROFESSIONAL ENGINEER - STATE OF NEW HAMPSHIRE

P-101

MAINTENANCE REQUIREMENTS

ACTIVITY — CLOGGING AND SYSTEM PERFORMANCE	FREQUENCY
INSPECT INLETS AND OUTLETS TO ENSURE GOOD CONDITION AND NO EVIDENCE OF DETERIORATION. CHECK TO SEE IF HIGH-FLOW BYPASS IS FUNCTIONING. REMEDY: REPAIR OR REPLACE ANY DAMAGED STRUCTUAL PARTS, INLETS AND OUTLETS. CLEAR OR REMOVE DEBRIS OR RESTRICTIONS.	ANNUALLY, MORE FREQUENTLY IN THE FIRST YEAR OF OPERATION
CHECK FOR INTERNAL EROSION, EVIDENCE OF SHORT-CIRCUITING, AND ANIMAL BURROWS. REMEDY: SOIL EROSION FROM SHORT-CIRCUITING OR ANIMAL BOROUGHS SHOULD BE REPAIRED WHEN THEY OCCUR.	
CHECK THAT THE SYSTEM IS FULLY DRAINING WITHIN A 24-48 HOUR PERIOD AFTER RAIN EVENTS. REMEDY: REPAIR OR RESTORE HYDRAULIC INLET OR OUTLET CONFIGURATION.	

VEGETATION	
CHECK FOR ROBUST VEGETATION COVERAGE THROUGHOUT THE SYSTEM AND DEAD OR DYING PLANTS REMEDY: VEGETATION SHOULD COVER > 75% OF THE SYSTEM AND SHOULD BE RESEEDED AND CARED FOR AS NEEDED	ANNUALLY, OR AS NEEDED
CUT AND REMOVE VEGETATION FROM GRAVEL WETLAND SYSTEM AND FOREBAY IN ORDER TO MAINTAIN NITROGEN REMOVAL PERFORMANCE REMEDY: THE VEGETATION SHOULD BE CUT AND REMOVED FROM THE SYSTEM TO PREVENT NITROGEN FROM CYCLING BACK INTO THE SYSTEM	ONCE EVERY 3 YEARS

3/8" WASHED CRUSHED STONE*

SIEVE SIZE	% PASSING BY WEIGHT
1/2"	100
3/8"	95 – 100
# 4	22 – 55
# 8	0 – 10

* EQUIVALENT TO STANDARD WASHED STONE – SECTION 702 OF NHDOT NHDOT STANDARD SPECIFICATIONS

1-1/2" WASHED CRUSHED STONE*

SIEVE SIZE	% PASSING BY WEIGHT
2"	100
1-1/2"	90 – 100
1"	20 – 55
1-1/2"	0 –15
3/8"	0 –5

* EQUIVALENT TO STANDARD WASHED STONE – SECTION 702 OF NHDOT NHDOT STANDARD SPECIFICATIONS

WETLAND SOIL

SIEVE SIZE	% PASSING BY WEIGHT
0.5	100
#10"	90 – 75
#100	40 – 50
#200	25 –50
SIEVE SIZE	% PASSING TOLERANCES
0.5	±10.0
#10	±5.0
#100	±5.0
#200	±5.0

DESIGN REFERENCES

1 UNH STORMWATER CENTER

CONSTRUCTION NOTE: THE DESIGN ENGINEER IS TO BE ON SITE PRIOR TO AND DURING THE PLACEMENT OF THE RESERVOIR STONE, AND TO WITNESS THE INSTALLATION OF THE UNDER-DRAIN AND INTER-CHAMBER PIPES. PLEASE PROVIDE 24 HOURS NOTICE PRIOR TO REQUESTED INSPECTION.

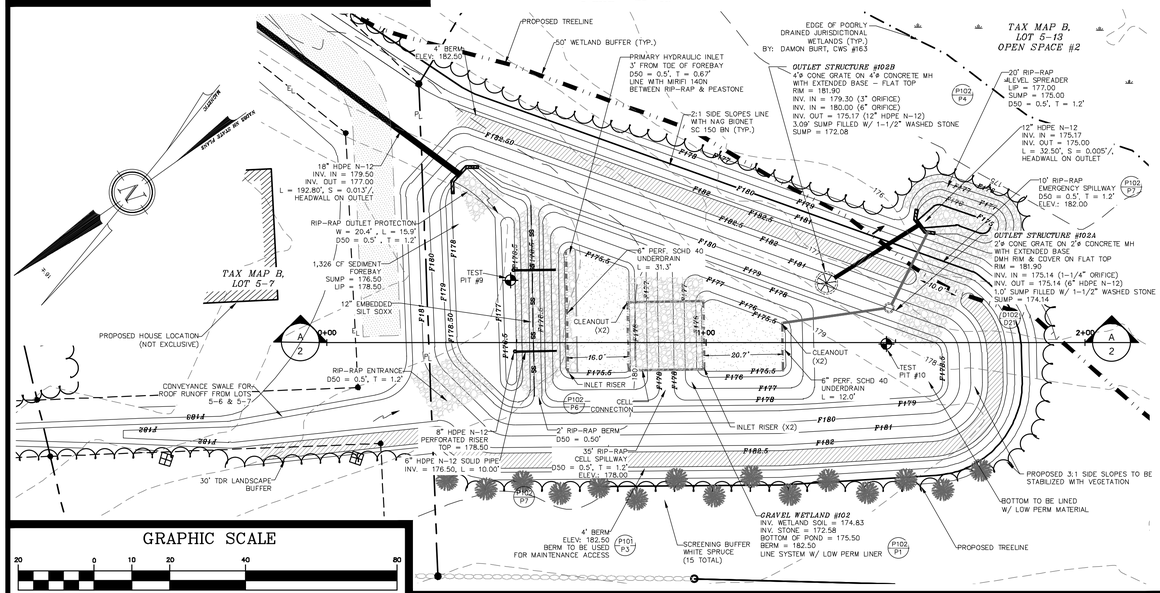
P1

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

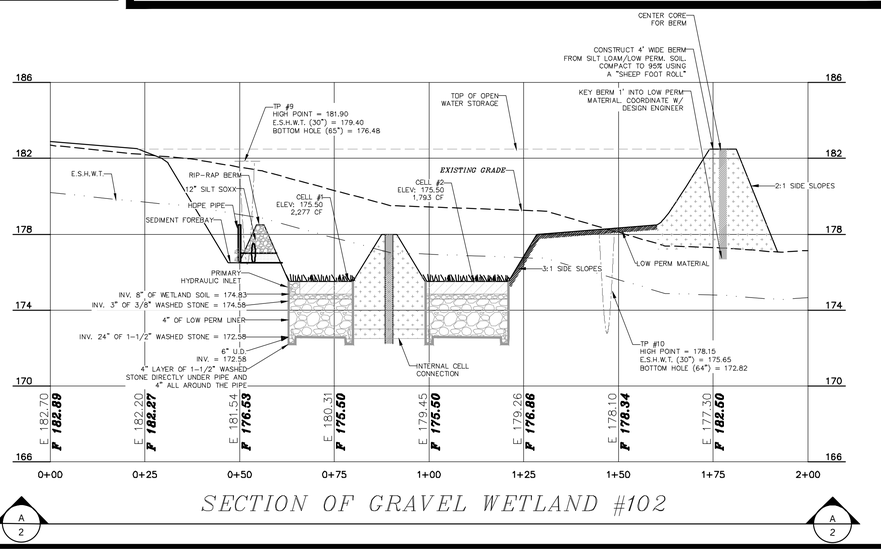
PLAN VIEW
GRAVEL WETLAND #102



GRAPHIC SCALE

20 0 10 20 40 80

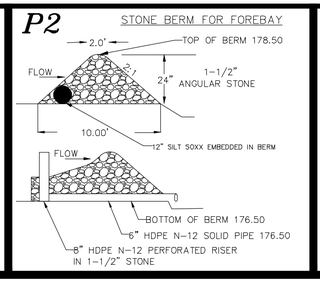
(IN FEET)
1 inch = 20 ft.
VERTICAL SCALE: 1" = 4'



SECTION OF GRAVEL WETLAND #102

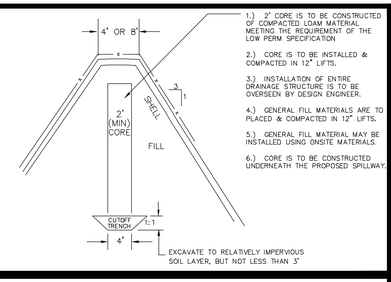
P2

STONE BERM FOR FOREBAY



P3

LOW PERMEABILITY MATERIAL GRADATION	
SIEVE SIZE	% PASSING BY WEIGHT
#4	95 – 100
#40	60 – 95
#100	40 – 60
#200	25 – 45



1.) 2" CORE IS TO BE CONSTRUCTED OF COMPACTED LOAM MATERIAL MEETING THE REQUIREMENT OF THE LOW PERM SPECIFICATION

2.) CORE IS TO BE INSTALLED & COMPACTED IN 12" LIFTS.

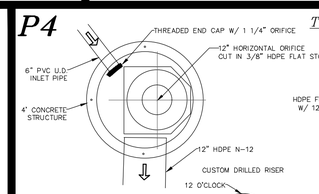
3.) INSTALLATION OF ENTIRE DRAINAGE STRUCTURE IS TO BE OVERSEEN BY DESIGN ENGINEER.

4.) GENERAL FILL MATERIALS ARE TO PLACED & COMPACTED IN 12" LIFTS.

5.) GENERAL FILL MATERIAL MAY BE INSTALLED USING ONSITE MATERIALS.

6.) CORE IS TO BE CONSTRUCTED UNDERNEATH THE PROPOSED SPILLWAY.

P4



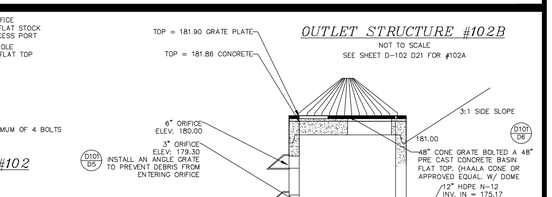
TOP VIEW
NOT TO SCALE

12" HORIZONTAL ORIFICE CUT IN 3/8" HDPE FLAT STOCK
12" HORIZONTAL ORIFICE CUT IN 3/8" HDPE FLAT STOCK CENTERED OVER ACCESS PORT
30" ACCESS HOLE IN CONCRETE FLAT TOP
34" X 34" HDPE FLAT-STOCK W/ 12" CHAMFER
MINIMUM OF 4 BOLTS

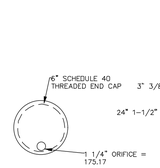
ORIFICE SCHEMATIC #102
NOT TO SCALE

D101 D5 INSTALL AN ANGLE GRATE TO PREVENT DEBRIS FROM ENTERING ORIFICE

OUTLET STRUCTURE #102B
NOT TO SCALE
SEE SHEET D-102 021 FOR #102A

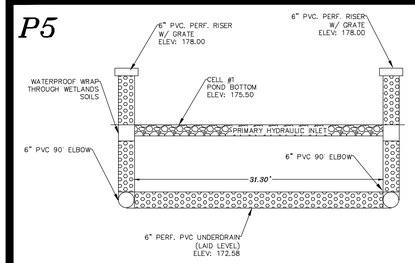


PERFORATED RISER DETAIL
NOT TO SCALE



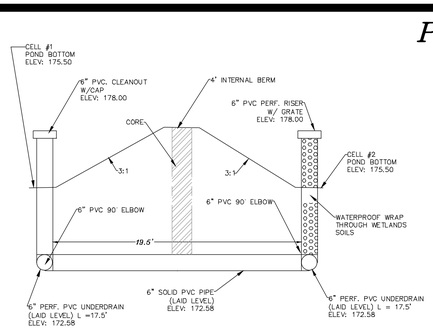
CAP WITH CONTROL ORIFICE
NOT TO SCALE

P5



GRAVEL WETLAND INLET SYSTEM
NOT TO SCALE

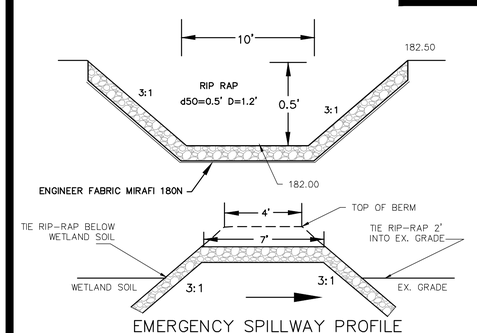
P6



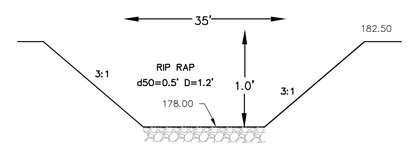
GRAVEL WETLAND CONNECTION SYSTEM
NOT TO SCALE

P7

SPILLWAY DETAILS
NOT TO SCALE



EMERGENCY SPILLWAY PROFILE



GRAVEL WETLAND CELL SPILLWAY PROFILE

P-102

#	REVISION	DATE	DESCRIPTION
#2		10-29-21	REVISED PER TRC COMMENTS
#1A		10-18-21	REVISED PER AOT AND TRC COMMENTS

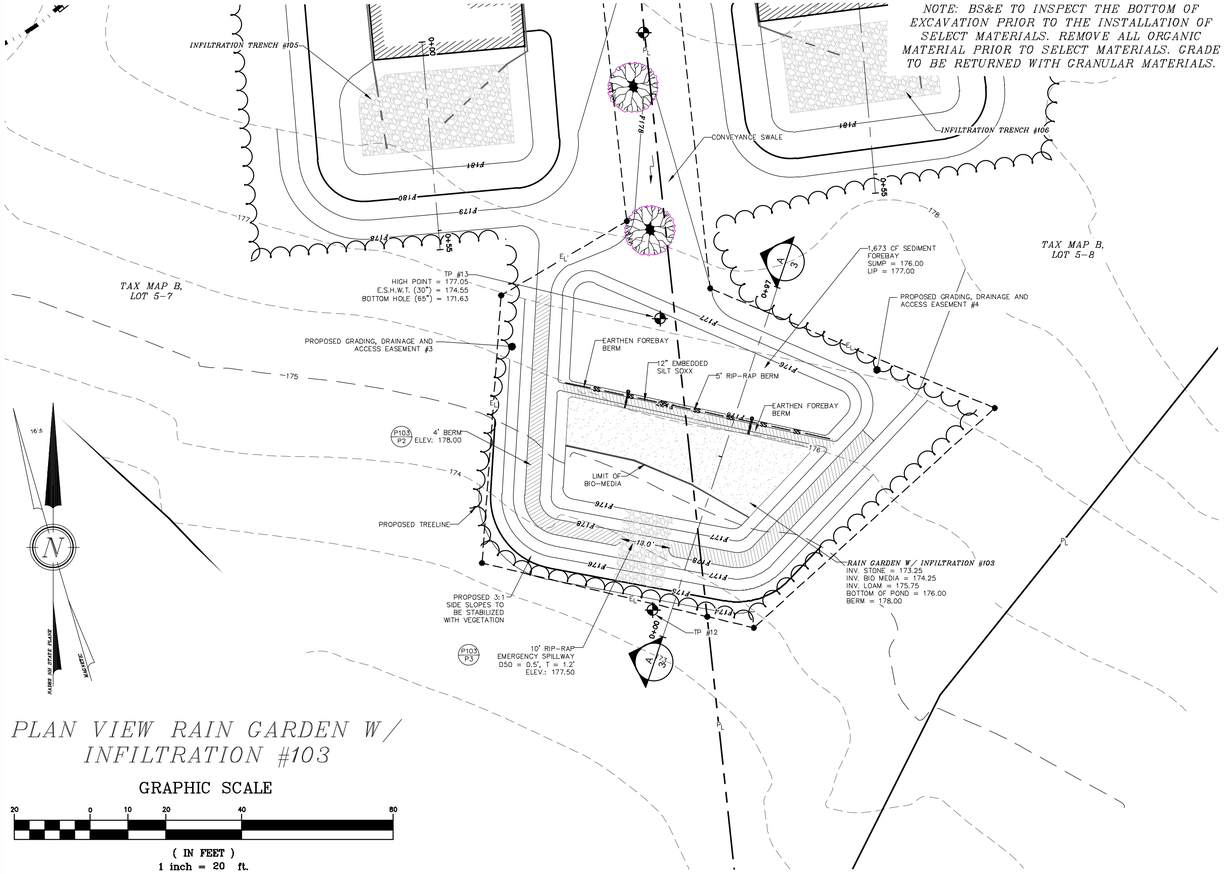
GRAVEL WETLAND #102
LAND OF
SETTLEMENT ON 6TH, LLC
SIXTH STREET
DOVER, N.H.
TAX MAP B, LOT 5

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

SCALE : 1 IN. EQUALS 20 FT.
DATE : JUNE 10, 2021
FILE NO. : DB 2021-011

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

NOTE: BS&E TO INSPECT THE BOTTOM OF EXCAVATION PRIOR TO THE INSTALLATION OF SELECT MATERIALS. REMOVE ALL ORGANIC MATERIAL PRIOR TO SELECT MATERIALS. GRADE TO BE RETURNED WITH GRANULAR MATERIALS.



PLAN VIEW RAIN GARDEN W/ INFILTRATION #103

GRAPHIC SCALE

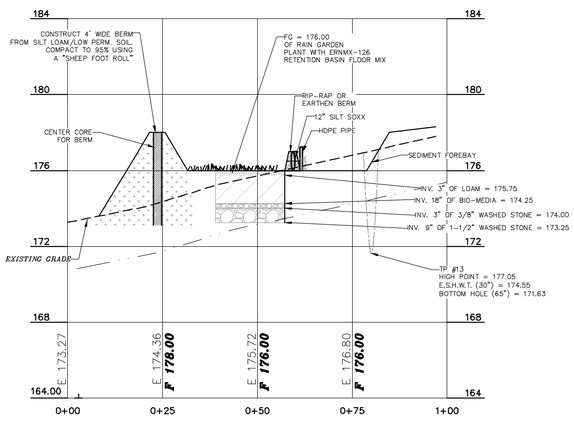
20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.
VERTICAL SCALE: 1" = 4'



SECTION OF RAIN GARDEN W/ INFILTRATION #103

A 3

A 3

BIORETENTION FILTER MEDIA MIXTURES			
Component Material	Percent of Mixture by Volume	Gradation of material	
		Sieve No.	Percent by Weight Passing Standard Sieve
Bioretention Filter Media Option A			
ASTM C-33 concrete sand	50 to 55		
Loamy sand topsoil, with fines as indicated	20 to 30	200	15 to 25
Moderately fine shredded bark or wood fiber mulch, with fines as indicated	20 to 30	200	< 5

3/8" WASHED CRUSHED STONE*

SIEVE SIZE	% PASSING BY WEIGHT
1/2"	100
3/8"	95 – 100
# 4	22 – 55
# 8	0 – 10

* EQUIVALENT TO STANDARD WASHED STONE – SECTION 702 OF NHDOT NHDOT STANDARD SPECIFICATIONS

1-1/2" WASHED CRUSHED STONE*

SIEVE SIZE	% PASSING BY WEIGHT
2"	100
1-1/2"	90 – 100
1"	20 – 55
1/2"	0 –15
3/8"	0 –5

* EQUIVALENT TO STANDARD WASHED STONE – SECTION 702 OF NHDOT NHDOT STANDARD SPECIFICATIONS

RAIN GARDEN MIX

THE GRASS THAT IS PLANTED WITHIN A RAIN GARDEN BIO-FILTRATION SYSTEM WITHIN THE BIO-MEDIA MUST CONSIST OF A COMBINATION OF WARM SEASON GRASS SEED AND COLD SEASON GRASS SEED IN ORDER FOR THE GRASS TO START GROWING FOR STABILIZATION AND CONTINUE GROWING IN THE SANDY WELL-DRAINED ENVIRONMENT. PLANTING SPECIFICATION WILL MEET THE REQUIREMENTS AS OUTLINED IN 'VEGETATION NEW HAMPSHIRE SAND AND GRAVEL PITS' MIX 1 (WARM SEASON GRASSES) (15 LBS/AC) AND INCLUDE ANNUAL AND PERENNIAL RYE GRASS SEED (15 LBS/AC); THE NEW ENGLAND NATIVE WARM SEASON GRASS MIX (23 LBS/AC) BY NEW ENGLAND WETLAND PLANTS, INC.; RAIN GARDEN MIX 180 (15 LBS/AC & 15 LBS/AC OF RYE) / RAIN GARDEN GRASS MIX 180-1 (20 LBS/AC & 10 LBS/AC OF RYE) BY ERNST CONSERVATION SEEDS; OR APPROVED EQUAL.

NOTES

1. WHEN CONTRACTOR EXCAVATES RAIN GARDEN AREA TO SUBGRADE, DESIGN ENGINEER SHALL PERFORM SUBSURFACE EVALUATION PRIOR TO THE PLACEMENT OF ANY SELECT MATERIAL OR OTHER BACKFILL.
2. SOIL BIORETENTION FILTER MEDIA SHALL BE AS SHOWN ABOVE. "BIO MEDIA" MEANS BIORETENTION FILTER MADIA.
3. COMPACTION IS NOT TO OCCUR IN THE RAIN GARDEN AREAS PRIOR TO CONSTRUCTION. SCARIFICATION REQUIRED IN THE EVENT COMPACTION TAKES PLACE.
4. DO NOT PLACE THE BIORETENTION SYSTEM INTO SERVICE UNTIL THE BMP HAS BEEN PLANTED AND ITS CONTRIBUTING AREAS HAVE BEEN FULLY STABILIZED.
5. DO NOT DISCHARGE SEDIMENT-LADEN WATERS FROM CONSTRUCTION ACTIVITIES (RUNOFF WATER FROM EXCAVATIONS) TO THE BIORETENTION AREA DURING ANY STAGE OF CONSTRUCTION.
6. DO NOT TRAFFIC EXPOSED SOIL SURFACE WITH CONSTRUCTION EQUIPMENT. IF FEASIBLE PERFORM EXCAVATIONS WITH EQUIPMENT POSITIONED OUTSIDE THE LIMITS OF THE INFILTRATION COMPONENTS OF THE SYSTEM.

MAINTENANCE REQUIREMENTS

1 SYSTEMS SHOULD BE INSPECTED AT LEAST TWICE ANNUALLY, AND FOLLOWING ANY RAINFALL EXCEEDING 0.25 INCHES IN A 24-HOUR PERIOD, WITH MAINTENANCE OR REHABILITATION CONDUCTED AS A WARRANTED BY SUCH INSPECTION.

2 PRETREATMENT MEASURES SHOULD BE INSPECTED AT LEAST TWICE ANNUALLY, AND CLEANED OF ACCUMULATED SEDIMENT AS WARRANTED BY INSPECTION, BUT NO LESS THAN ONCE ANNUALLY.

3 AT LEAST ONCE ANNUALLY, SYSTEM SHOULD BE INSPECTED FOR DRAWDOWN TIME. IF BIORETENTION SYSTEM DOES NOT DRAIN WITHIN 72-HOURS FOLLOWING A RAINFALL EVENT, THEN A QUALIFIED PROFESSIONAL SHOULD ASSESS THE CONDITION OF THE FACILITY TO DETERMINE MEASURES REQUIRED TO RESTORE FILTRATION FUNCTION OR INFILTRATION FUNCTION (AS APPLICABLE), INCLUDING BUT NOT LIMITED TO REMOVAL OF ACCUMULATED SEDIMENTS OR RECONSTRUCTION OF THE FILTER MEDIA.

4 VEGETATION SHOULD BE INSPECTED AT LEAST ANNUALLY, AND MAINTAINED IN HEALTHY CONDITION, INCLUDING, PRUNING, REMOVAL, AND REPLACEMENT OF DEAD OR DISEASED VEGETATION, AND REMOVAL OF INVASIVE SPECIES.

DESIGN REFERENCES

1 UNH STORMWATER CENTER
2 NEW HAMPSHIRE STORMWATER MANAGEMENT MANUAL, VOLUME 2, DECEMBER 2008 AS AMENDED.

P1

P2

1.) 2' CORE IS TO BE CONSTRUCTED OF COMPACTED LOAM MATERIAL MEETING THE REQUIREMENT OF THE LOW PERM SPECIFICATION.

2.) CORE IS TO BE INSTALLED & COMPACTED IN 12" LIFTS.

3.) INSTALLATION OF ENTIRE DRAINAGE STRUCTURE IS TO BE OVERSEEN BY DESIGN ENGINEER.

4.) GENERAL FILL MATERIALS ARE TO PLACED & COMPACTED IN 12" LIFTS.

5.) GENERAL FILL MATERIAL MAY BE INSTALLED USING ONSITE MATERIALS.

6.) CORE IS TO BE CONSTRUCTED UNDERNEATH THE PROPOSED SPILLWAY.

LOW PERMEABILITY MATERIAL GRADATION

SIEVE SIZE	% PASSING BY WEIGHT
#4	95 – 100
#40	60 – 95
#100	40 – 60
#200	25 – 45

TABLE 7-24--RECOMMENDED RIP RAP GRADATION RANGES			
d50 SIZE=	0.5	FEET 6	INCHES
% OF WEIGHT SMALLER THAN THE GIVEN d50 SIZE		SIZE OF STONE (INCHES) FROM	TO
100%		9	12
85%		8	11
50%		6	9
15%		2	3

P3

SPILLWAY DETAILS

NOT TO SCALE

EMERGENCY SPILLWAY PROFILE

P-103

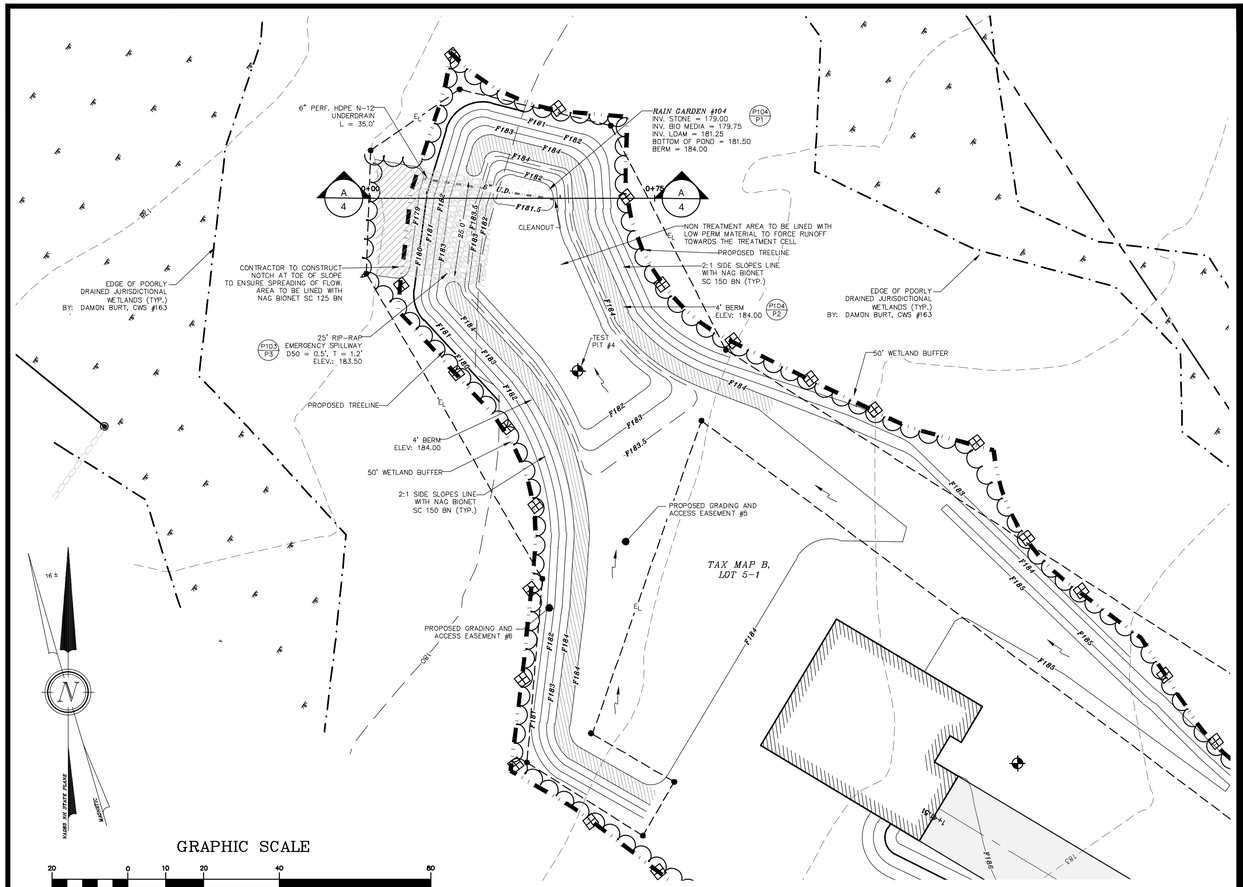
REVISION	DATE	DESCRIPTION
#2	10-29-21	REVISED PER TRC COMMENTS
#1A	10-18-21	REVISED PER AOT AND TRC COMMENTS

RAIN GARDEN W/ INFILTRATION #103
LAND OF
SETTLEMENT ON 6TH, LLC
SIXTH STREET
DOVER, N.H.
TAX MAP B, LOT 5

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

SCALE : 1 IN. EQUALS 20 FT.
DATE : JUNE 10, 2021
FILE NO. : DB 2021-011

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



PLAN VIEW RAIN GARDEN #104

BIORETENTION FILTER MEDIA MIXTURES			
Component Material	Percent of Mixture by Volume	Gradation of material	
		Sieve No.	Percent by Weight Passing Standard Sieve
Bioretention Filter Media Option A			
ASTM C-33 concrete sand	50 to 55		
Loamy sand topsoil, with fines as indicated	20 to 30	200	15 to 25
Moderately fine shredded bark or wood fiber mulch, with fines as indicated	20 to 30	200	< 5

3/8" WASHED CRUSHED STONE*

SIEVE SIZE	% PASSING BY WEIGHT
1/2"	100
3/8"	95 – 100
# 4	22 – 55
# 8	0 – 10

* EQUIVALENT TO STANDARD WASHED STONE – SECTION 702 OF NHDOT NHDOT STANDARD SPECIFICATIONS

1-1/2" WASHED CRUSHED STONE*

SIEVE SIZE	% PASSING BY WEIGHT
2"	100
1-1/2"	90 – 100
1"	20 – 55
1/2"	0 –15
3/8"	0 –5

* EQUIVALENT TO STANDARD WASHED STONE – SECTION 702 OF NHDOT NHDOT STANDARD SPECIFICATIONS

RAIN GARDEN MIX

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NOTES

1. WHEN CONTRACTOR EXCAVATES RAIN GARDEN AREA TO SUBGRADE, DESIGN ENGINEER SHALL PERFORM SUBSURFACE EVALUATION PRIOR TO THE PLACEMENT OF ANY SELECT MATERIAL OR OTHER BACKFILL.
2. SOIL BIORETENTION FILTER MEDIA SHALL BE AS SHOWN ABOVE. "BIO MEDIA" MEANS BIORETENTION FILTER MADIA.
3. COMPACTION IS NOT TO OCCUR IN THE RAIN GARDEN AREAS PRIOR TO CONSTRUCTION. SCARIFICATION REQUIRED IN THE EVENT COMPACTION TAKES PLACE.
4. DO NOT PLACE THE BIORETENTION SYSTEM INTO SERVICE UNTIL THE BMP HAS BEEN PLANTED AND ITS CONTRIBUTING AREAS HAVE BEEN FULLY STABILIZED.
5. DO NOT DISCHARGE SEDIMENT-LADEN WATERS FROM CONSTRUCTION ACTIVITIES (RUNOFF WATER FROM EXCAVATIONS) TO THE BIORETENTION AREA DURING ANY STAGE OF CONSTRUCTION.
6. DO NOT TRAFFIC EXPOSED SOIL SURFACE WITH CONSTRUCTION EQUIPMENT. IF FEASIBLE PERFORM EXCAVATIONS WITH EQUIPMENT POSITIONED OUTSIDE THE LIMITS OF THE INFILTRATION COMPONENTS OF THE SYSTEM.

MAINTENANCE REQUIREMENTS

1 SYSTEMS SHOULD BE INSPECTED AT LEAST TWICE ANNUALLY, AND FOLLOWING ANY RAINFALL EXCEEDING 0.25 INCHES IN A 24-HOUR PERIOD, WITH MAINTENANCE OR REHABILITATION CONDUCTED AS A WARRANTED BY SUCH INSPECTION.

2 PRETREATMENT MEASURES SHOULD BE INSPECTED AT LEAST TWICE ANNUALLY, AND CLEANED OF ACCUMULATED SEDIMENT AS WARRANTED BY INSPECTION, BUT NO LESS THAN ONCE ANNUALLY.

3 AT LEAST ONCE ANNUALLY, SYSTEM SHOULD BE INSPECTED FOR DRAWDOWN TIME. IF BIORETENTION SYSTEM DOES NOT DRAIN WITHIN 72-HOURS FOLLOWING A RAINFALL EVENT, THEN A QUALIFIED PROFESSIONAL SHOULD ASSESS THE CONDITION OF THE FACILITY TO DETERMINE MEASURES REQUIRED TO RESTORE FILTRATION FUNCTION OR INFILTRATION FUNCTION (AS APPLICABLE), INCLUDING BUT NOT LIMITED TO REMOVAL OF ACCUMULATED SEDIMENTS OR RECONSTRUCTION OF THE FILTER MEDIA.

4 VEGETATION SHOULD BE INSPECTED AT LEAST ANNUALLY, AND MAINTAINED IN HEALTHY CONDITION, INCLUDING, PRUNING, REMOVAL, AND REPLACEMENT OF DEAD OR DISEASED VEGETATION, AND REMOVAL OF INVASIVE SPECIES.

DESIGN REFERENCES

1 UNH STORMWATER CENTER
2 NEW HAMPSHIRE STORMWATER MANAGEMENT MANUAL, VOLUME 2, DECEMBER 2008 AS AMENDED.

P1

P2

LOW PERMEABILITY MATERIAL GRADATION	
SIEVE SIZE	% PASSING BY WEIGHT
#4	95 – 100
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#100	40 – 60
#200	25 – 45

1.) 2' CORE IS TO BE CONSTRUCTED OF COMPACTED LOAM MATERIAL MEETING THE REQUIREMENT OF THE LOW PERM SPECIFICATION

2.) CORE IS TO BE INSTALLED & COMPACTED IN 12" LIFTS.

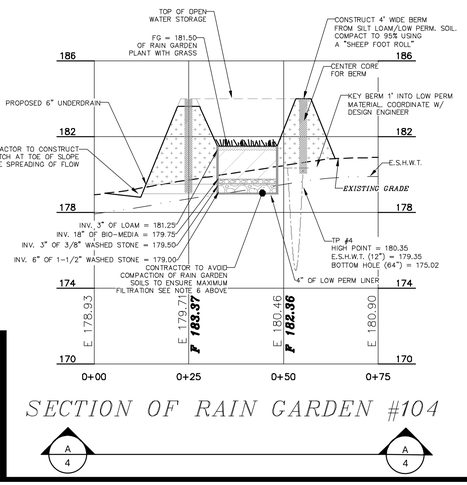
3.) INSTALLATION OF ENTIRE DRAINAGE STRUCTURE IS TO BE OVERSEEN BY DESIGN ENGINEER.

4.) GENERAL FILL MATERIALS ARE TO PLACED & COMPACTED IN 12" LIFTS.

5.) GENERAL FILL MATERIAL MAY BE INSTALLED USING ONSITE MATERIALS.

6.) CORE IS TO BE CONSTRUCTED UNDERNEATH THE PROPOSED SPILLWAY.

P3



SECTION OF RAIN GARDEN #104

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.
VERTICAL SCALE: 1" = 4'

TABLE 7-24--RECOMMENDED RIP RAP GRADATION RANGES				
d50 SIZE=	0.5	FEET	6	INCHES
% OF WEIGHT SMALLER THAN THE GIVEN d50 SIZE		SIZE OF STONE (INCHES) FROM		TO
100%		9		12
85%		8		11
50%		6		9
15%		2		3

#	DATE	DESCRIPTION
#2	10-29-21	REVISED PER TRC COMMENTS
#1A	10-18-21	REVISED PER AOT AND TRC COMMENTS

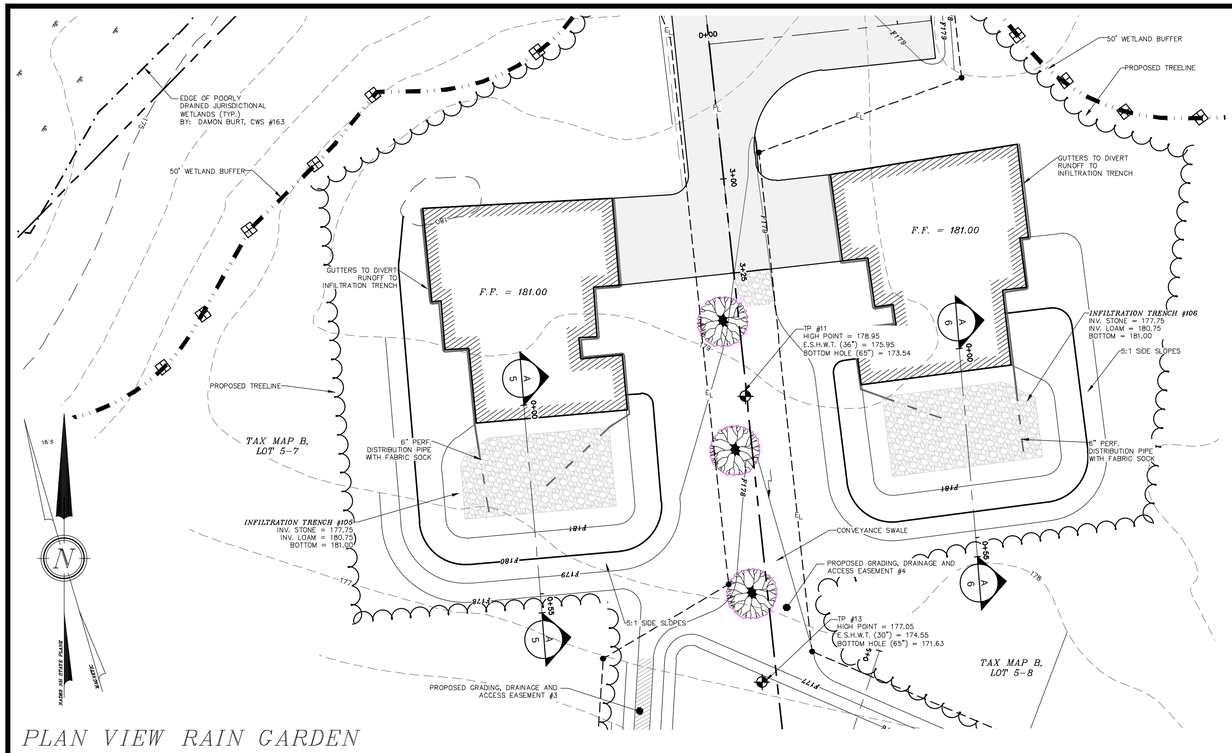
RAIN GARDEN #104
LAND OF
SETTLEMENT ON 6TH, LLC
SIXTH STREET
DOVER, N.H.
TAX MAP B, LOT 5

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

SCALE : 1 IN. EQUALS 20 FT.
DATE : JUNE 10, 2021
FILE NO. : DB 2021-011

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

P-104



PLAN VIEW RAIN GARDEN #105 & #106

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

BIORETENTION FILTER MEDIA MIXTURES			
Component Material	Percent of Mixture by Volume	Gradation of material	
		Sieve No.	Percent by Weight Passing Standard Sieve
Bioretention Filter Media Option A			
ASTM C-33 concrete sand	50 to 55		
Loamy sand topsoil, with fines as indicated	20 to 30	200	15 to 25
Moderately fine shredded bark or wood fiber mulch, with fines as indicated	20 to 30	200	< 5

3/8" WASHED CRUSHED STONE*

SIEVE SIZE	% PASSING BY WEIGHT
1/2"	100
3/8"	95 – 100
# 4	22 – 55
# 8	0 – 10

* EQUIVALENT TO STANDARD WASHED STONE – SECTION 702 OF NHDOT NHDOT STANDARD SPECIFICATIONS

1-1/2" WASHED CRUSHED STONE*

SIEVE SIZE	% PASSING BY WEIGHT
2"	100
1-1/2"	90 – 100
1"	20 – 55
1/2"	0 –15
3/8"	0 –5

* EQUIVALENT TO STANDARD WASHED STONE – SECTION 702 OF NHDOT NHDOT STANDARD SPECIFICATIONS

RAIN GARDEN MIX

THE GRASS THAT IS PLANTED WITHIN A RAIN GARDEN BIO-FILTRATION SYSTEM WITHIN THE BIO-MEDIA MUST CONSIST OF A COMBINATION OF WARM SEASON GRASS SEED AND COLD SEASON GRASS SEED IN ORDER FOR THE GRASS TO START GROWING FOR STABILIZATION AND CONTINUE GROWING IN THE SANDY WELL-DRAINED ENVIRONMENT. PLANTING SPECIFICATION WILL MEET THE REQUIREMENTS AS OUTLINED IN 'VEGETATION NEW HAMPSHIRE SAND AND GRAVEL PITS' MIX 1 (WARM SEASON GRASSES) (15 LBS/AC) AND INCLUDE ANNUAL AND PERENNIAL RYE GRASS SEED (15 LBS/AC); THE NEW ENGLAND NATIVE WARM SEASON GRASS MIX (23 LBS/AC) BY NEW ENGLAND WETLAND PLANTS, INC.; RAIN GARDEN MIX 180 (15 LBS/AC & 15 LBS/AC OF RYE) / RAIN GARDEN GRASS MIX 180-1 (20 LBS/AC & 10 LBS/AC OF RYE) BY ERNST CONSERVATION SEEDS; OR APPROVED EQUAL.

NOTES

1. WHEN CONTRACTOR EXCAVATES RAIN GARDEN AREA TO SUBGRADE, DESIGN ENGINEER SHALL PERFORM SUBSURFACE EVALUATION PRIOR TO THE PLACEMENT OF ANY SELECT MATERIAL OR OTHER BACKFILL.
2. SOIL BIORETENTION FILTER MEDIA SHALL BE AS SHOWN ABOVE. "BIO MEDIA" MEANS BIORETENTION FILTER MADIA.
3. COMPACTION IS NOT TO OCCUR IN THE RAIN GARDEN AREAS PRIOR TO CONSTRUCTION. SCARIFICATION REQUIRED IN THE EVENT COMPACTION TAKES PLACE.
4. DO NOT PLACE THE BIORETENTION SYSTEM INTO SERVICE UNTIL THE BMP HAS BEEN PLANTED AND ITS CONTRIBUTING AREAS HAVE BEEN FULLY STABILIZED.
5. DO NOT DISCHARGE SEDIMENT-LADEN WATERS FROM CONSTRUCTION ACTIVITIES (RUNOFF WATER FROM EXCAVATIONS) TO THE BIORETENTION AREA DURING ANY STAGE OF CONSTRUCTION.
6. DO NOT TRAFFIC EXPOSED SOIL SURFACE WITH CONSTRUCTION EQUIPMENT. IF FEASIBLE PERFORM EXCAVATIONS WITH EQUIPMENT POSITIONED OUTSIDE THE LIMITS OF THE INFILTRATION COMPONENTS OF THE SYSTEM.

MAINTENANCE REQUIREMENTS

1 SYSTEMS SHOULD BE INSPECTED AT LEAST TWICE ANNUALLY, AND FOLLOWING ANY RAINFALL EXCEEDING 0.25 INCHES IN A 24-HOUR PERIOD, WITH MAINTENANCE OR REHABILITATION CONDUCTED AS A WARRANTED BY SUCH INSPECTION.

2 PRETREATMENT MEASURES SHOULD BE INSPECTED AT LEAST TWICE ANNUALLY, AND CLEANED OF ACCUMULATED SEDIMENT AS WARRANTED BY INSPECTION, BUT NO LESS THAN ONCE ANNUALLY.

3 AT LEAST ONCE ANNUALLY, SYSTEM SHOULD BE INSPECTED FOR DRAWDOWN TIME. IF BIORETENTION SYSTEM DOES NOT DRAIN WITHIN 72-HOURS FOLLOWING A RAINFALL EVENT, THEN A QUALIFIED PROFESSIONAL SHOULD ASSESS THE CONDITION OF THE FACILITY TO DETERMINE MEASURES REQUIRED TO RESTORE FILTRATION FUNCTION OR INFILTRATION FUNCTION (AS APPLICABLE), INCLUDING BUT NOT LIMITED TO REMOVAL OF ACCUMULATED SEDIMENTS OR RECONSTRUCTION OF THE FILTER MEDIA.

4 VEGETATION SHOULD BE INSPECTED AT LEAST ANNUALLY, AND MAINTAINED IN HEALTHY CONDITION, INCLUDING, PRUNING, REMOVAL, AND REPLACEMENT OF DEAD OR DISEASED VEGETATION, AND REMOVAL OF INVASIVE SPECIES.

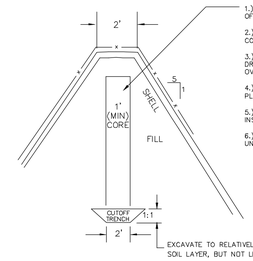
DESIGN REFERENCES

1 UNH STORMWATER CENTER
2 NEW HAMPSHIRE STORMWATER MANAGEMENT MANUAL, VOLUME 2, DECEMBER 2008 AS AMENDED.

P1

P2

TABLE 7-24--RECOMMENDED RIP RAP GRADATION RANGES			
d50 SIZE= 0.5	FEET	6	INCHES
% OF WEIGHT SMALLER THAN THE GIVEN d50 SIZE	SIZE OF STONE (INCHES) FROM		TO
100%	9		12
85%	8		11
50%	6		9
15%	2		3



1.) 1' CORE IS TO BE CONSTRUCTED OF COMPACTED LOAM MATERIAL.

2.) CORE IS TO BE INSTALLED & COMPACTED IN 12" LIFTS.

3.) INSTALLATION OF ENTIRE DRAINAGE STRUCTURE IS TO BE OVERSEEN BY DESIGN ENGINEER.

4.) GENERAL FILL MATERIALS ARE TO PLACED & COMPACTED IN 12" LIFTS.

5.) GENERAL FILL MATERIAL MAY BE INSTALLED USING ONSITE MATERIALS.

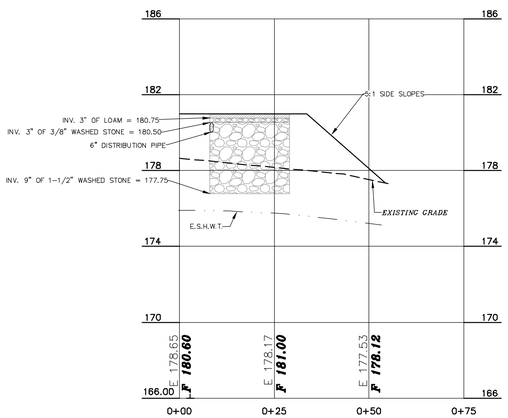
6.) CORE IS TO BE CONSTRUCTED UNDERNEATH THE PROPOSED SPILLWAY.

LOW PERMEABILITY MATERIAL GRADATION	
SIEVE SIZE	% PASSING BY WEIGHT
#4	95 – 100
#40	60 – 95
#100	40 – 60
#200	25 – 45

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.
VERTICAL SCALE: 1" = 4'



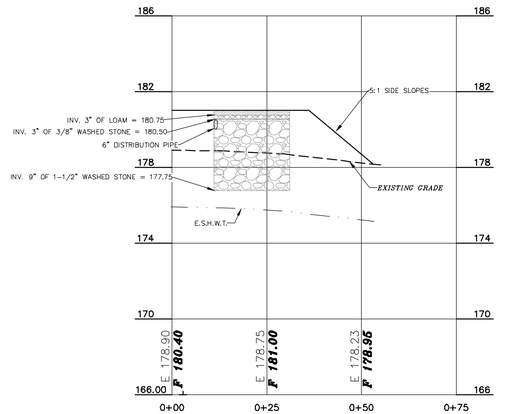
SECTION OF RAIN GARDEN #105

A 5 A 5

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.
VERTICAL SCALE: 1" = 4'



SECTION OF RAIN GARDEN #106

A 6 A 6

P-105 & P-106

#2 #1A	10-29-21 10-18-21	REVISED PER TRC COMMENTS REVISED PER AOT AND TRC COMMENTS
REVISION	DATE	DESCRIPTION

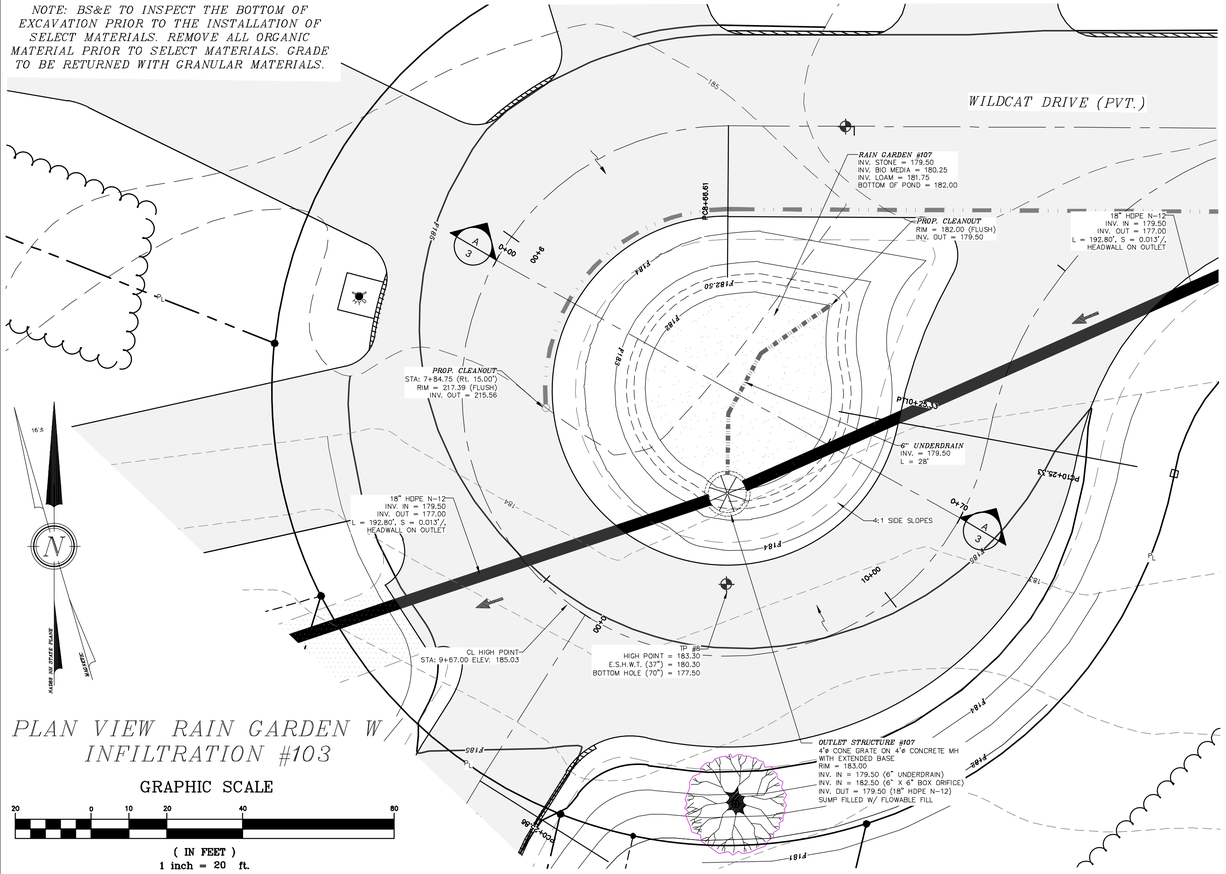
RAIN GARDEN #105 & #106
LAND OF
SETTLEMENT ON 6TH, LLC
SIXTH STREET
DOVER, N.H.
TAX MAP B, LOT 5

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

SCALE : 1 IN. EQUALS 20 FT.
DATE : JUNE 10, 2021
FILE NO. : DB 2021-011

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

NOTE: BS&E TO INSPECT THE BOTTOM OF EXCAVATION PRIOR TO THE INSTALLATION OF SELECT MATERIALS. REMOVE ALL ORGANIC MATERIAL PRIOR TO SELECT MATERIALS. GRADE TO BE RETURNED WITH GRANULAR MATERIALS.



PLAN VIEW RAIN GARDEN W/ INFILTRATION #103

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

BIORETENTION FILTER MEDIA MIXTURES			
Component Material	Percent of Mixture by Volume	Gradation of material	
		Sieve No.	Percent by Weight Passing Standard Sieve
Bioretention Filter Media Option A			
ASTM C-33 concrete sand	50 to 55		
Loamy sand topsoil, with fines as indicated	20 to 30	200	15 to 25
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3/8" WASHED CRUSHED STONE*

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SIEVE SIZE	% PASSING BY WEIGHT
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DESIGN REFERENCES

1 UNH STORMWATER CENTER
2 NEW HAMPSHIRE STORMWATER MANAGEMENT MANUAL, VOLUME 2, DECEMBER 2008 AS AMENDED.

P1

P2

OUTLET STRUCTURE #107
NOT TO SCALE

TOP VIEW
NOT TO SCALE

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.
VERTICAL SCALE: 1" = 4'

SECTION OF RAIN GARDEN #107

A 7 A 7

P-107

#	DATE	REVISION
#2	10-29-21	REVISED PER TRC COMMENTS
#1A	10-18-21	REVISED PER AOT AND TRC COMMENTS

RAIN GARDEN #107
LAND OF
SETTLEMENT ON 6TH, LLC
SIXTH STREET
DOVER, N.H.
TAX MAP B, LOT 5

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

SCALE : 1 IN. EQUALS 20 FT.
DATE : JUNE 10, 2021
FILE NO. : DB 2021-011

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

SOILS & DEWATERING:

AcB	*ACTON (VERY STONY)*	*SILT LOAM*	*K= 0.43*
BxA	*BUXTON*	*SILT LOAM*	*K= 0.28*
DeA	*DEERFIELD*	*SILT LOAM*	*K= 0.17*
CsA	*CLOUCESTER (VERY STONY)*	*SILT LOAM*	*K= 0.17*
SbA	*SAUGATUCK*	*SILT LOAM*	*K= 0.20*
ScA	*SCANTIC*	*SILT LOAM*	*K= 0.49*
WfA	*WINDSOR*	*SILT LOAM*	*K= 0.17*

SEE SITE SPECIFIC SOILS MAP (SSSM)
SEE WEBSOIL USDA-NRCS
ERODIBILITY FACTOR – K, CPESC MANUAL, ENVIROCERT INTERNATIONAL INC. &
ROCKINGHAM COUNTTY SOIL SURVEY, ROCKWEB SOIL ATTRIBUTES.

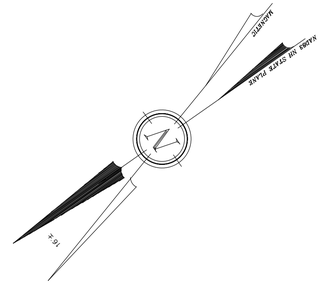
CONTRACTOR TO BE AWARE OF THE SOIL PROFILES AND ENSURE THAT PROPER EROSION PREVENTION AND SEDIMENT CONTROL MEASURES ARE TAKEN AT ALL TIMES. ANY DEWATERING REQUIREMENTS IN NEW HAMPSHIRE REQUIRE SPECIAL PROVISIONS IN ACCORDANCE WITH THE "CLARIFICATION OF SECTION 9.1.2 (STATE OF NEW HAMPSHIRE CONDITIONS) AND OTHER NH SPECIFIC INFORMATION FOR THE U.S. EPA 2012 NPDES CONSTRUCTION GENERAL PERMIT (CGP)" DATED MAY 3, 2012 INCLUDED IN THE SWPPP.

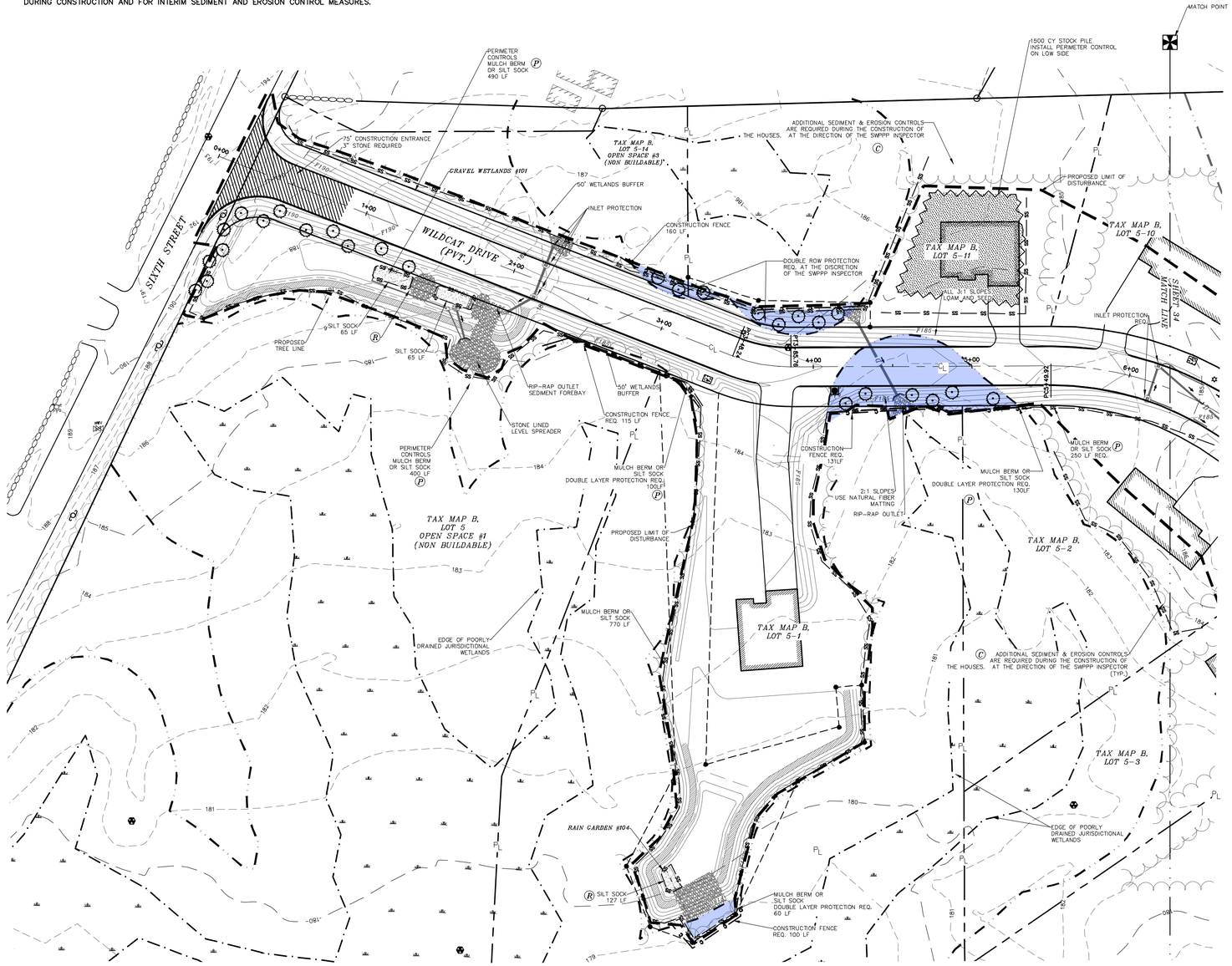
COVER MANAGEMENT DURING CONSTRUCTION FOR EXPOSED SOIL WILL INCLUDE HAY / STRAW APPLIED AT A RATE OF 2.0 TONS PER ACRE, TEMPORARY SEEDING OF ANNUAL RYE GRASS, AND PERMANENT SEEDING AT THE EARLIES OPPORTUNITY. SEE ADDITIONAL REQUIREMENT FOR STABILIZATION ON THE EROSION AND SEDIMENT CONTROL DETAIL SHEETS, E-101 AND E-102.

THE CONSTRUCTION SCHEDULE WILL BE MANAGED SO THAT ALL STORMWATER STRUCTURES WILL BE BUILT AND STABILIZED PRIOR TO RECEIVING SURFACE WATER RUNOFF. CONTRACTOR TO BE RESPONSIBLE FOR ALL DIVERSIONS DURING CONSTRUCTION AND FOR INTERIM SEDIMENT AND EROSION CONTROL MEASURES.

LEGEND:

- (R) RAIN GARDEN BIO-MEDIA PROTECTION
- (P) PERIMETER CONTROL
- (C) RESIDENTIAL/ROADWAY CONSTRUCTION
- IRON PIPE (FND)
- IRON BOUND (FND)
- REBAR (FND)
- UTILITY POLE
- GUY WIRE
- (W) WELL
- BENCHMARK
- CONIFEROUS TREE
- DECIDUOUS TREE
- SF — SILT FENCE
- SS — FILTREXX SILTSOXX TREE LINE
- C — CONSTRUCTION FENCE





NOTES:

1.) OWNER: SETTLEMENT ON 6TH, LLC
4 HALL STREET
DOVER, NH 03820

2.) APPLICANT: SETTLEMENT ON 6TH, LLC
4 HALL STREET
DOVER, NH 03820

3.) THE PROJECT PARCEL IS TAX MAP B, LOT 5

4.) LOT AREA: 839,718 Sq. Ft., 19.28 ACRES

5.) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVE AND BELOW GROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ANY UTILITY CONFLICTS SHOULD BE REPORTED IMMEDIATELY TO THE DESIGN ENGINEER.

6.) THE CONTRACTOR SHALL CALL AND COORDINATE WITH DIGSAFE AT 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.

7.) ALL DRAINAGE PIPE IS TO BE HDPE N-12. INDIVIDUAL PIPE SIZES ARE SPECIFIED ON GRADING AND DETAIL PLAN SHEETS, GREEN PIPE.

8.) ALL ELEVATIONS TO BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. THE DESIGN ENGINEER IS TO BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCY. TEMPORARY BENCHMARKS (T.B.M.) ARE TO BE PROVIDED BY THE DESIGN ENGINEER.

9.) UPON FINAL COMPLETION AND 85% STABILIZATION, THE DRAINAGE SYSTEM IS TO BE CLEANED OF ALL DEBRIS. SEDIMENT CONTROL PRACTICES REMOVED AND DISPOSED OF PROPERLY, AND ANNUAL MAINTENANCE PREFORMED ON ALL DRAINAGE PRACTICES.

10.) EROSION AND SEDIMENT CONTROL INSPECTIONS TO BE CONDUCTED ONCE PER EVERY SEVEN DAYS AND AT AN INCREASED FREQUENCY INCLUDING WITHIN 24-HOURS OF A 0.25 INCH RAIN EVENT. INSPECTIONS TO BE CONDUCTED BY A "QUALIFIED PERSON" AS DEFINED BY EPA CGP 4.1.1 AND INSPECTION REPORTS SUBMITTED TO THE CITY OF DOVER, NH, ENGINEERING DEPARTMENT WITHIN 24 HOURS IN ACCORDANCE WITH CGP 4.1.7 AND MAINTAINED BY THE OWNER FOR A PERIOD OF THREE YEARS AFTER THE PROJECT IS COMPLETED. SEE ALSO CITY OF DOVER ADDITIONAL INSPECTION REQUIREMENTS BELOW.

11.) SILT FENCE MAY BE SUBSTITUTED WITH FILTREXX SILT SOXX OR EROSION CONTROL MIX BERM. SILT FENCE IS NOT A SUBSTITUTE FOR FILTREXX SILT SOXX OR APPROVED EQUAL.

12.) PER EPA CGP Z.1.2.2 (INSTALL PERIMETER CONTROL), "YOU MUST INSTALL SEDIMENT CONTROLS ALONG THOSE PERIMETER AREAS OF YOUR SITE THAT WILL RECEIVE STORMWATER FROM EARTH DISTURBING ACTIVITIES." AS A RESULT OF SWPPP INSPECTIONS, THE CONTRACTOR MAY HAVE TO EXPAND PERIMETER CONTROLS TO MEET THIS REQUIREMENT. THE E&SC PLAN IS INITIAL GUIDANCE AS TO THE ANTICIPATED REQUIREMENTS AND IT THE CONTRACTORS RESPONSIBILITY TO ENSURE THAT STORMWATER VIOLATION DO NOT OCCUR.

13.) CITY OF DOVER: IN ACCORDANCE WITH SITE PLAN REVIEW REGULATIONS (153-14) THE FOLLOWING STORMWATER MEASURES ARE REQUIRED.

A.) ALL PROPOSED BMPs WILL CONFORM TO THE NH STORMWATER MANUAL VOLUME 3.
B.) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SOIL LAND DISTURBANCE AND MUST BE REVIEWED AND APPROVED BY COMMUNITY SERVICE.
C.) TEMPORARY STABILIZATION MEASURES SHOULD BE IN PLACE WITHIN SEVEN CALENDAR DAYS FOR EXPOSED SOILS AREAS THAT ARE WITHIN ONE HUNDRED FEET OF A SURFACE WATER BODY OR A WETLAND AND NO MORE THAN 14 CALENDAR DAYS FOR ALL OTHER AREAS. PERMANENT STABILIZATION SHOULD BE IN PLACE WITHIN THREE CALENDAR DAYS FOLLOWING COMPLETION OF FINAL GRADING OF EXPOSED SOKL AREAS.
D.) ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED IN FUNCTIONING CONDITION UNTIL FINAL STABILIZATION IS ACCOMPLISHED.
E.) COMMUNITY SERVICES DEPARTMENT OR THEIR DESIGNATED AGENT SHALL HAVE ACCESS TO THE SITE TO COMPLETE ROUTINE INSPECTIONS AND SHALL BE NOTIFIED 24-HOURS PRIOR TO INSTALLATION OF A STORMWATER BMP IN ORDER TO SCHEDULE AN INSPECTION, DURING NORMAL WORKING HOURS.
F.) THE PLANNING BOARD OR COMMUNITY SERVICES MAY REQUIRE THE DESIGN ENGINEER AND/OR AN INDEPENDENT, THIRD-PARTY INSPECTION AND OVERSIGHT OF THE CONSTRUCTION OF STORMWATER MANAGEMENT FACILITIES AND EROSION AND SEDIMENT CONTROL AT THEIR DISCRETION. THE OWNER / APPLICANT IS RESPONSIBLE FOR ALL FEES ASSOCIATED WITH INSPECTIONS.
G.) ALL SWPPP INSPECTIONS MUST BE CONDUCTED BY A QUALIFIED PROFESSIONAL SUCH AS A PROFESSIONAL ENGINEER (PE), A CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL (CPESC), A CERTIFIED EROSION SEDIMENT AND STORMWATER INSPECTOR (CESSW), OR A CERTIFIED PROFESSIONAL IN STORMWATER QUALITY (CPSWQ). INSPECTION REPORTS WILL BE SUBMITTED TO THE COMMUNITY SERVICES DEPARTMENT.

14.) CONTRACTOR IS REQUIRED TO HAVE A CONSTRUCTION ENTRANCE. 3" STONE IS REQUIRED.

15.) CONTRACTOR IS RESPONSIBLE FOR SWEEPING THE ROADWAY, SIDEWALKS AND ANYTHING DISTURBED, TO ENSURE THAT NO SEDIMENT IS BEING TRACKED ONTO SIXTH STREET.

16.) CONTRACTOR IS RESPONSIBLE FOR CLEANING AND MAINTAINING THE INLET PROTECTION ONCE INSTALLED.

17.) FUGITIVE DUST IS TO BE CONTROLLED THROUGHOUT THE CONSTRUCTION PROCESS IN ACCORDANCE WITH ENV-A 1000.

18.) CONTRACTOR IT TO MEET THE REQUIREMENTS SPECIFIED IN RSA 430:51-57 AND AGR 3800, RELATING TO INVASIVE SPECIES.

19.) CONTRACTOR IS RESPONSIBLE FOR PROTECTING THE WATER QUALITY FROM ANY RUN OFF DURING THE CONSTRUCTION PROCESS, IN ACCORDANCE WITH ENV-WQ 1507, IN ORDER TO PREVENT VIOLATIONS OF THE STORM WATER QUALITY STANDARDS.

20.) WINTER STABILIZATION NOTES ARE INCLUDED ON SHEET E-102 TO INCLUDE THE LIMIT OF ONE ACRE OF UNSTABILIZED SOIL AFTER OCTOBER 15TH.

DISTURBANCE PER PHASE:

PHASE 1: 253,000 Sq. Ft., 5.80 Ac. TOTAL DISTURBANCE

- WILDCAT DRIVE
- ALL STORMWATER BMPs
- FRONT YARD LOT FILL

PHASE 2: 90,000 Sq. Ft., 2.07 Ac. TOTAL DISTURBANCE
(RESIDENTIAL CONSTRUCTION)

- CONSTRUCTION OF REMAINING RESIDENTIAL LOTS

BS&E TO STAKEOUT THE LIMIT OF DISTURBANCE PER PHASE 1 PRIOR TO CONSTRUCTION.

REMAINING RESIDENTIAL CONSTRUCTION MAY BEGIN ONCE WILDCAT DRIVE AND STORMWATER BMPs AREA STABILIZED.

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

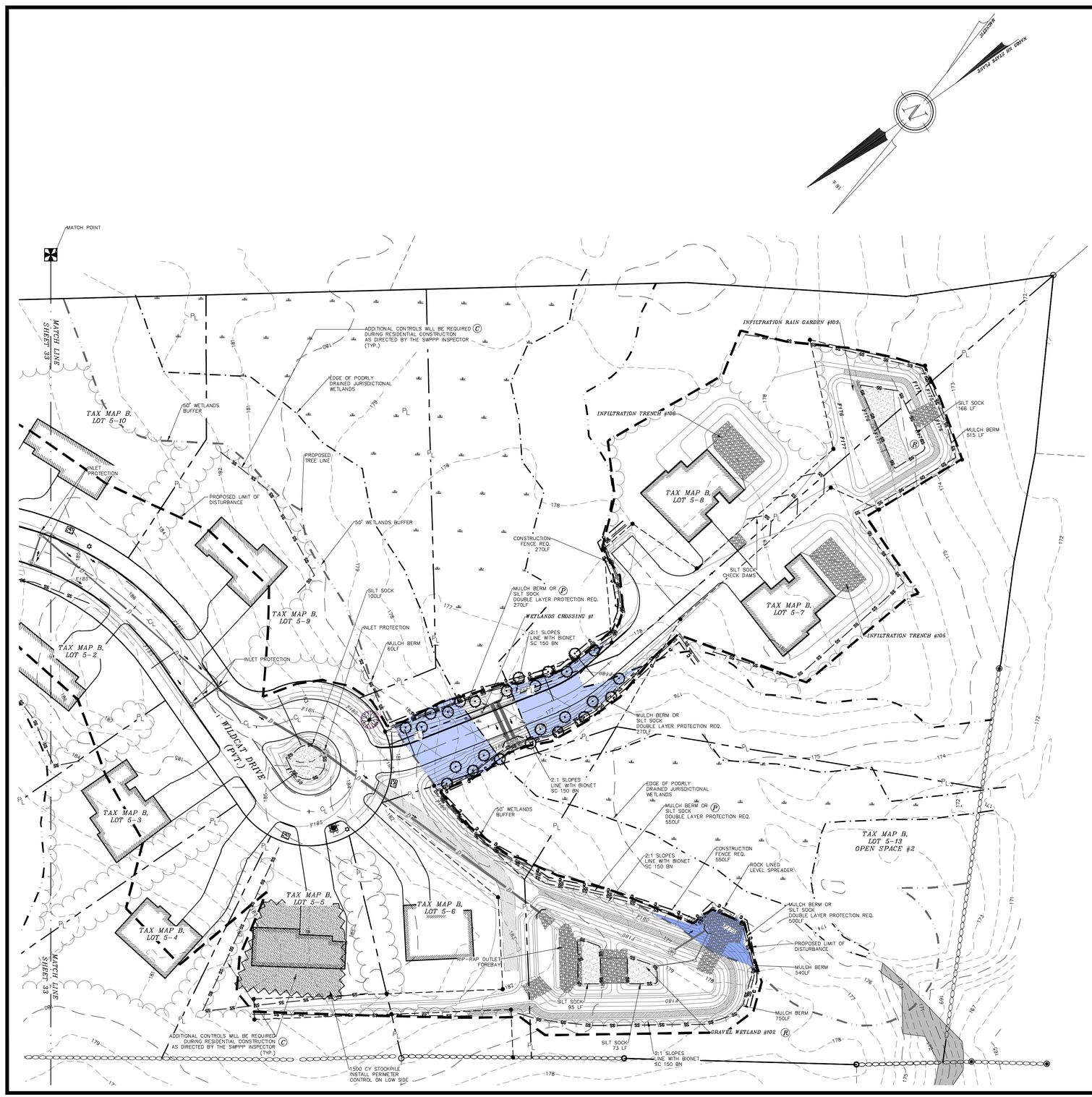
REVISION	DATE	DESCRIPTION
#2	10-29-21	REVISED PER TRC COMMENTS
#1A	10-18-21	REVISED PER AOT AND TRC COMMENTS

EROSION AND SEDIMENT CONTROL PLAN EAST
LAND OF
SETTLEMENT ON 6TH, LLC
SIXTH STREET
DOVER, N.H.
TAX MAP B, LOT 5

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

SCALE : 1 IN. EQUALS 40 FT.
DATE : JUNE 10, 2021
FILE NO. : DB 2021-011

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



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5.) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVE AND BELOW GROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ANY UTILITY CONFLICTS SHOULD BE REPORTED IMMEDIATELY TO THE DESIGN ENGINEER.

6.) THE CONTRACTOR SHALL CALL AND COORDINATE WITH DIGSAFE AT 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.

7.) ALL DRAINAGE PIPE IS TO BE HDPE N-12. INDIVIDUAL PIPE SIZES ARE SPECIFIED ON GRADING AND DETAIL PLAN SHEETS, GREEN PIPE.

8.) ALL ELEVATIONS TO BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. THE DESIGN ENGINEER IS TO BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCY. TEMPORARY BENCHMARKS (T.B.M.) ARE TO BE PROVIDED BY THE DESIGN ENGINEER.

9.) UPON FINAL COMPLETION AND 85% STABILIZATION, THE DRAINAGE SYSTEM IS TO BE CLEANED OF ALL DEBRIS. SEDIMENT CONTROL PRACTICES REMOVED AND DISPOSED OF PROPERLY, AND ANNUAL MAINTENANCE PREFORMED ON ALL DRAINAGE PRACTICES.

10.) A CONSTRUCTION ENTRANCE IS REQUIRED AND THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING IT.

11.) CONTRACTOR IS RESPONSIBLE FOR SWEEPING THE ROAD AND ANYTHING DISTURBED, TO ENSURE THAT NO SEDIMENT IS BEING TRACKED ONTO SIXTH STREET.

12.) CONTRACTOR IS RESPONSIBLE FOR CLEANING AND MAINTAINING THE INLET PROTECTION ONCE INSTALLED.

13.) FUGITIVE DUST IS TO BE CONTROLLED THROUGHOUT THE CONSTRUCTION PROCESS IN ACCORDANCE WITH ENV-A 1000.

14.) CONTRACTOR IT TO MEET THE REQUIREMENTS SPECIFIED IN RSA 430:51-57 AND AGR 3800, RELATING TO INVASIVE SPECIES.

15.) CONTRACTOR IS RESPONSIBLE FOR PROTECTING THE WATER QUALITY FROM ANY RUN OFF DURING THE CONSTRUCTION PROCESS, IN ACCORDANCE WITH ENV-WQ 1507, IN ORDER TO PREVENT VIOLATIONS OF THE STORM WATER QUALITY STANDARDS.

16.) ADDITIONAL PERIMETER CONTROL WILL BE REQUIRED AT THE EDGE OF DISTURBANCE FOR RESIDENTIAL CONSTRUCTION.

LEGEND:

- (R) RAIN GARDEN BIO-MEDIA PROTECTION
- (P) PERIMETER CONTROL
- (C) RESIDENTIAL/ROADWAY CONSTRUCTION
- IRON PIPE (FND)
- IRON BOUND (FND)
- REBAR (FND)
- UTILITY POLE
- GUY WIRE
- (W) WELL
- BENCHMARK
- CONIFEROUS TREE
- DECIDUOUS TREE
- SF — SILT FENCE
- SS — FILTREXX SILTSOXX
- TREE LINE
- CONSTRUCTION FENCE

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

REVISION	DATE	DESCRIPTION
#2	10-29-21	REVISED PER TRC COMMENTS
#1A	10-18-21	REVISED PER AOT AND TRC COMMENTS

EROSION AND SEDIMENT CONTROL PLAN WEST
LAND OF
SETTLEMENT ON 6TH, LLC
SIXTH STREET
DOVER, N.H.
TAX MAP B, LOT 5

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

SCALE : 1 IN. EQUALS 40 FT.
DATE : JUNE 10, 2021
FILE NO. : DB 2021-011

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14241
LICENSED PROFESSIONAL ENGINEER

NOTES:

1.) OWNER: SETTLEMENT ON 6TH, LLC
4 HALL STREET
DOVER, NH 03820

2.) APPLICANT: SETTLEMENT ON 6TH, LLC
4 HALL STREET
DOVER, NH 03820

3.) TAX MAP B, LOT 5

4.) LOT AREA: 839,718 Sq. Ft., 19.28 ACRES

5.) S.C.R.D.: BOOK 4861, PAGE 409

6.) THE INTENT OF THIS PLAN IS TO PROVIDE AN OVERVIEW OF UTILITY AND ENGINEERING OF WILDCAT DRIVE AND TAX MAP B, LOT 5.

7.) SEE EROSION & SEDIMENT CONTROL PLANS FOR DETAILS ON PERIMETER CONTROL (MULCH BERM / FENCE / SILT SOXX).

8.) BS&E IS TO PROVIDE ADDITIONAL BENCHMARKS PRIOR TO CONSTRUCTION.

9.) EXISTING AND PROPOSED CONTOURS ARE PROVIDED AT 1' INTERVALS WITH DRAINAGE FEATURES AT MORE PRECISE INTERVALS.

10.) ALL LOTS WILL BE EQUIPPED WITH APPROVED 1,000 GALLON PUMP CHAMBER AND APPROVED PUMP COMBINATION.

11.) SEE SHEET 2 FOR ALL OTHER STANDARD CONSTRUCTION NOTES.

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

NOTES:

1.) THE PURPOSE OF THIS PLAN IS TO DEMONSTRATE THE OVERVIEW PRIVATE UTILITIES WITHIN THE SITE PLAN.

2.) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVE AND BELOW GROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ANY UTILITY CONFLICTS SHOULD BE REPORTED IMMEDIATELY TO THE DESIGN ENGINEER.

3.) THE CONTRACTOR SHALL CALL AND COORDINATE WITH DIGSAFE 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.

4.) PROTECTION OF SUBGRADE: THE CONTRACTOR SHALL BE REQUIRED TO MAINTAIN STABLE, DEWATERED SUBGRADES, TRENCHES, AND OTHER AREAS DURING CONSTRUCTION. SUBGRADE DISTURBANCE MAY BE INFLUENCED BY EXCAVATION METHODS, MOISTURE, PRECIPITATION, GROUNDWATER CONTROL, AND CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL TAKE PRECAUTIONS TO PREVENT SUBGRADE DISTURBANCE. SUCH PRECAUTIONS MAY INCLUDE DIVERTING STORMWATER RUNOFF AWAY FROM CONSTRUCTION AREAS, REDUCING TRAFFIC IN SENSITIVE AREAS, AND MAINTAINING AN EFFECTIVE DEWATERING PROGRAM. SOILS EXHIBITING HEAVING OR INSTABILITY SHALL BE OVER EXCAVATED TO MORE COMPETENT BEARING SOIL AND REPLACED WITH FREE DRAINING STRUCTURAL FILL MEETING THE ENGINEERS SPECIFIC RECOMMENDED CRITERIA.

5.) IF THE EARTHWORK IS PERFORMED DURING FREEZING WEATHER (NOT ALLOWED IN CITY R.O.W.), EXPOSED SUBGRADES ARE SUSCEPTIBLE TO FROST. NO FILL OR UTILITIES SHALL BE PLACED ON FROZEN GROUND. THIS WILL LIKELY REQUIRE REMOVAL OF A FROZEN SOIL CRUST AT THE COMMENCEMENT OF EACH DAY'S OPERATION. THE FINAL SUBGRADE ELEVATION WOULD ALSO REQUIRE AN APPROPRIATE DEGREE OF INSULATION AGAINST FREEZING.

6.) PLACEMENT OF BORROW MATERIALS SHALL BE PERFORMED IN A MANNER THAT PREVENTS LONG TERM DIFFERENTIAL SETTLEMENT. EXCESSIVELY WET MATERIALS SHALL BE STOCKPILED AND ALLOWED TO DRAIN BEFORE PLACEMENT. FROZEN MATERIAL SHALL NOT BE USED FOR CONSTRUCTION. VOIDS BETWEEN STONES AND CLUMPS OF MATERIAL SHALL BE FILLED WITH FINE MATERIALS.

7.) FINAL UTILITY LOCATIONS TO BE COORDINATED BETWEEN THE CONTRACTOR, ALL APPROPRIATE UTILITY COMPANIES AND THE DOVER DPW.

8.) CONTRACTOR TO CONTACT DOVER DPW A MINIMUM OF TWO WEEKS PRIOR TO ANY CONSTRUCTION TO COORDINATE ALL WORK CONCERNING INSTALLATION OF ANY PROPOSED WATER LINE IMPROVEMENTS.

9.) ALL WATER MAIN AND SERVICE INSTALLATIONS SHALL CONFORM TO CITY OF DOVER STANDARDS. ALL HIGHWAY CONSTRUCTION WILL MEET THE CITY OF DOVER STANDARDS.

10.) CONTRACTOR SHALL COORDINATE ALL ELECTRICAL INSTALLATIONS WITH EVERSOURCE AT (800) 662-7764. ALL ELECTRIC CONDUIT INSTALLATION SHALL BE INSPECTED BY EVERSOURCE PRIOR TO BACKFILL. A 48-HOUR MINIMUM NOTICE IS REQUIRED.

NOTES CONT:

11.) ALL SEWER INSTALLATIONS SHALL CONFORM TO THE REQUIREMENTS OF NHDES & DOVER DPW SEWER DIVISION STANDARDS. ALL PVC SEWER PIPE IS TO CONFORM WITH ENV-WQ 704.05 (c)-(e) AND CONFORM WITH ASTM D3034. PVC JOINT SEALS SHALL CONFORM WITH ASTM D3121.

12.) CONTRACTOR SHALL COORDINATE ALL TELECOMMUNICATIONS INSTALLATIONS WITH FAIRPOINT COMMUNICATIONS AT (603) 427-5525.

13.) CONTRACTOR SHALL COORDINATE ALL CABLE INSTALLATIONS WITH METROCAST.

14.) CONTRACTOR SHALL COORDINATE ALL GAS INSTALLATIONS WITH UNITIL.

15.) ALL SEWER MANHOLE RIMS & COVERS ARE TO BE NH STANDARD.

16.) ALL WATER SERVICES ARE TO BE WITNESSED WITH A 2"X4" PAINTED BLUE. ALL SEWER SERVICES ARE TO BE WITNESSED WITH A 2"X4" PAINTED YELLOW, IS STUBBED PRIOR TO BUILDING CONSTRUCTION.

17.) CURB BOXES SHOULD BE PLACED IN THE LAWN AREA, OR IF PLACED IN PAVEMENT, A ROAD BOX IS REQUIRED.

18.) SEE EXISTING CONDTIONS PLAN FOR DATUM. VERTICAL DATUM BASED ON NAVD88 ELEVATIONS. HORIZONTAL DATUS BASED ON NAD83 STATE PLANE COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS.

19.) MINIMUM SLOPE FOR ALL SEWER SERVICE CONNECTIONS IS TO BE NO LESS THAN 0.02'/..

20.) ALL SEWER INSTALLATIONS SHALL CONFORM TO THE REQUIREMENTS OF NHDES & DOVER DPW SEWER DIVISION STANDARDS. ALL PVC SEWER PIPE IS TO CONFORM WITH ENV-WQ 704.05 (c)-(e) FOR SDR 35 GRAVITY SEWER PIPE, CONFORM WITH ENV-WQ 704.08 FOR SDR 21 / 11 / 9 FORCE MAIN PRESSURE PIPE, AND CONFORM WITH ASTM D3034. PVC JOINT SEALS SHALL CONFORM WITH ASTM D3121. THE FORCE MAIN SHALL BE TESTED IN ACCORDANCE WITH ENV-WQ 704.09.

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

22.) CONTRACTOR TO TRANSFER TEMPORARY BENCHMARK TO A SUITABLE BENCHMARK TO CONTROL CONSTRUCTION. ANY ELEVATION DISCREPANCIES ARE TO BE REPORTED TO THE THE DESIGN ENGINEER IMMEDIATELY.

23.) LOTS 1 THROUGH 11 WILL UTILIZE A LIBERTY LSG2000 SERIES OMNIVORE GRINDER 2HP PUMP WITH CONTROLS AS SPECIFIED ON SHEET U-103, OR EQUAL UTILITY DETAILS AND A 1,000 GALLON HOLDING TANK. HYDRAULIC ANALYSIS FOR WILDCAT DRIVE DATED XXXXXX BY LIBERTY PUMPS. THE SYSTEM FOR EACH LOT MUST BE DESIGNED BY A PROFESSIONAL ENGINEER AND APPROVED BY THE CITY OF DOVER ENGINEER, DPW, COMMUNITY SERVICES.

N/F VANDINI, NORMAN & SHARON
569 SIXTH STREET
DOVER, NH 03820
TAX MAP A, LOT 67
S.C.R.D. BOOK 1452, PAGE 214

EXISTING SEWER MANHOLE
DOVER GIS #3961

N/F VERVILLE, CAITLIN & WILKIE, RORY
568 SIXTH STREET
DOVER, NH 03820
TAX MAP B, LOT 4-J
S.C.R.D. BOOK 4613, PAGE 368

N/F BROWN, RUTH A. & CARL E.
570 SIXTH STREET
DOVER, NH 03820
TAX MAP B, LOT 4-A
S.C.R.D. BOOK 955, PAGE 345

N/F HESTER, TAMARA
571 SIXTH STREET
DOVER, NH 03820
TAX MAP A, LOT 41
S.C.R.D. BOOK 3934, PAGE 453

N/F SANSOUCY, SUZANNE
575 SIXTH STREET
DOVER, NH 03820
TAX MAP A, LOT 40-A
S.C.R.D. BOOK 1105, PAGE 224

N/F EWER-GRAY, KAREN L.
P.O. BOX 1888
DOVER, NH 03821
TAX MAP B, LOT 4-M
S.C.R.D. BOOK 2205, PAGE 1

N/F DODIER, SCOTT B. & SARAH J.
147 COTTONWOOD DRIVE
DOVER, NH 03820
TAX MAP B, LOT 4-52
S.C.R.D. BOOK 2303, PAGE 535
PLAN REF. #10 & #11

N/F WORKMAN, MARSHALL K. & CATHERINE A.
151 COTTONWOOD DRIVE
DOVER, NH 03820-6027
TAX MAP B, LOT 4-51
S.C.R.D. BOOK 3359, PAGE 166
PLAN REF. #10 & #11

N/F FARMHAVEN DEVELOPMENT ASSOCIATES, LLC
242 CENTRAL AVE.
DOVER, NH 03820
TAX MAP B, LOT 21-33
S.C.R.D. BOOK 4808, PAGE 822
PLAN REF. #8 & #9

N/F MERKLEY, MARY B.
98 COUNTY FARM CROSS ROAD
DOVER, NH 03820
TAX MAP B, LOT 12
S.C.R.D. BOOK 2150, PAGE 276
PLAN REF. #7

N/F TORR, ZACHARY J. & MEAGAN L.
62 COUNTY FARM CROSS ROAD
DOVER, NH 03820
TAX MAP B, LOT 6-D
S.C.R.D. BOOK 4471, PAGE 958
PLAN REF. #5

N/F SIGNH, RAGHBIR
15 OLIVE MEADOW LANE
DOVER, NH 03820
TAX MAP B, LOT 6-C-OPN
S.C.R.D. BOOK 4436, PAGE 810
PLAN REF. #5 & #6

SIXTH STREET
WILDCAT DRIVE (PVT.)
TAX MAP B, LOT 5-14 OPEN SPACE #3
TAX MAP B, LOT 5 OPEN SPACE #1
TAX MAP B, LOT 5-13 OPEN SPACE #2
TAX MAP B, LOT 5-11
TAX MAP B, LOT 5-10
TAX MAP B, LOT 5-9
TAX MAP B, LOT 5-8
TAX MAP B, LOT 5-7
TAX MAP B, LOT 5-6
TAX MAP B, LOT 5-5
TAX MAP B, LOT 5-4
TAX MAP B, LOT 5-3
TAX MAP B, LOT 5-2
TAX MAP B, LOT 5-1
SHEET #35
INLINE FLUSHING MANHOLE #1
INLINE FLUSHING MANHOLE #2
APPX. LOCATION OF EXISTING 12" D.I. WATERLINE FROM DOVER GIS RECORDS
PSC 58/37 PROPOSED U.G.E. CONNECTION W/ COBRA HEAD
EXISTING FIRE HYDRANT
PROPOSED FORCEMAIN CONSTRUCTION
3" SDR 21 FORCEMAIN
8" CLDI CL 52 W/ POLYWRAP
TRANSFORMER & PAD
STREET LIGHT
PROPOSED HYDRANT
PROPOSED TREE LINE
PROPOSED HOUSE LOCATION (NOT EXCLUSIVE)
50' WETLAND BUFFER
EDGE OF POORLY DRAINED JURISDICTIONAL WETLANDS (TYP.) BY: DAMON BURT, CWS #163

REVISED PER TRC COMMENTS
REVISED PER AOT AND TRC COMMENTS

REVISION	DATE	DESCRIPTION
#2	10-29-21	REVISED PER TRC COMMENTS
#1A	10-18-21	REVISED PER AOT AND TRC COMMENTS

OVERVIEW UTILITY PLAN
LAND OF
SETTLEMENT ON 6TH, LLC
SIXTH STREET
DOVER, N.H.
TAX MAP B, LOT 5

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

SCALE : 1 IN. EQUALS 60 FT.
DATE : JUNE 10, 2021
FILE NO. : DB 2021-011

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

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

N/F EWER-GRAY, KAREN L.
P.O. BOX 1888
DOVER, NH 03821
TAX MAP B, LOT 4-M
S.C.R.D. BOOK 2205, PAGE 1

TAX MAP B, LOT 5-14 OPEN SPACE #3

TAX MAP B, LOT 5-10

TAX MAP B, LOT 5-2

TAX MAP B, LOT 5 OPEN SPACE #1

TAX MAP B, LOT 5-1

WILDCAT DRIVE (PVT.)

SIXTH STREET

EDGE OF POORLY DRAINED JURISDICTIONAL WETLANDS (TYP.) BY: DAMON BURT, CWS #163

50' WETLAND BUFFER

PROP. 3.0" SDR 21 FORCEMAIN L = 377.00'

U101 U4

15" HDPE N-12

PROP. CATCH BASIN #1 STA: 2+17.50 (Lt. 11.00')

360 LF 8" CLDI CL 52 W/ POLYWRAP

U102 U8

1" IRON PIPE ~END~ (0.6' HIGH) SHOT AT BASE

4" X 4" GRANITE BOUND ~TBS~ (TYP.)

PROPOSED TREELINE

TEST PIT #2

CL HIGH POINT STA: 3+15.63 ELEV: 189.36

3/4" REBAR W/ ID CAP ~TBS~ (TYP.)

EVERSOURCE POLE LAMP STA.: 3+50.00 (Lt.16.50)

PROP. 3.0" SDR 21 FORCEMAIN L = 208.00'

18" HDPE N-12

U.G. LIQUID PROPANE TANK, MIN 10' FROM STRUCTURE (TYP.)

JUNCTION BOX (TYP.)

PROP. 1" SDR 9 CTS (BLUE) HDPE 250 LB WATER SERVICE FROM CURB STOP TO BE CAPPED & WITNESSED AT R.O.W.

U102 U8 | U102 U9 | U102 U13

185 LF 8" CLDI CL 52 W/ POLYWRAP

SEE SHEET 2 FOR PROFILE

MATCH LINE (TYP.)

EDGE OF POORLY DRAINED JURISDICTIONAL WETLANDS (TYP.) BY: DAMON BURT, CWS #163

PROP. IN-LINE FLUSHING MANHOLE #1

SEE PROFILE FOR CROSSING SPECIFICATIONS

0+00 1+00 2+00 3+00 4+00

6" D.I. GATE VALVE (M.J. X M.J.)

APPX. LOCATION OF EXISTING 12" D.I. WATERLINE FROM DOVER GIS RECORDS

8"X12" STAINLESS STEEL TAPPING SLEEVE. INSTALL T. BLOCK.

U102 U14 | U102 U16

PSC 58/37 PROPOSED U.G.E. CONNECTION

EXISTING TREELINE

GRAVEL WETLAND #101 SEE P-101 FOR DETAILS

TEST PIT #1

50' WETLAND BUFFER

OUTLET STRUCTURE #101A SEE P-101 FOR DETAILS

OUTLET STRUCTURE #101 SEE P-101 FOR DETAILS

PROP. CATCH BASIN #2 STA: 2+17.50 (Rt. 11.00')

CL LOW POINT STA: 2+17.50 ELEV: 189.07

U102 U18

TRANSFORMER TO BE SCREANED TO THE SATISFACTION OF THE ASSISTANT CITY MANAGER COORDINATE W/ EVERSOURCE

JUNCTION BOX (TYP.)

INSTALL 22.5° BEND W/ THRUST BLOCK

U102 U16

1.5" BRASS SERVICE WITH CURB STOP AND REDUNDANT CHECK VALVE TO BE WITNESSED AT R.O.W. (TYP.)

1.5" SDR 21 HDPE LATERAL (TYP.)

6" X 8" TEE W/ T. BLOCK (M.J. X M.J.)

U102 U14 | U102 U16

6" D.I. GATE VALVE (M.J. X M.J.)

U102 U12 | U102 U13

FIRE HYDRANT W/ BOLLARDS STA: 4+15

U102 U15

50' WETLAND BUFFER

NOTES:

1.) OWNER: SETTLEMENT ON 6TH, LLC
4 HALL STREET
DOVER, NH 03820

2.) APPLICANT: SETTLEMENT ON 6TH, LLC
4 HALL STREET
DOVER, NH 03820

3.) TAX MAP B, LOT 5

4.) LOT AREA: 840,778 Sq. Ft., 19.30 Ac.

5.) S.C.R.D.: BOOK 4861, PAGE 409

6.) THE INTENT OF THIS PLAN IS TO PROVIDE UTILITY AND ENGINEERING DETAILS OF WILDCAT DRIVE AND TAX MAP B, LOT 5.

7.) SEE EROSION & SEDIMENT CONTROL PLANS FOR DETAILS ON PERIMETER CONTROL (MULCH BERM / FENCE / SILT SOXX).

8.) BS&E IS TO PROVIDE ADDITIONAL BENCHMARKS PRIOR TO CONSTRUCTION.

9.) EXISTING AND PROPOSED CONTOURS ARE PROVIDED AT 1' INTERVALS WITH DRAINAGE FEATURES AT MORE PRECISE INTERVALS.

10.) SEE SHEET 2 FOR ALL OTHER STANDARD CONSTRUCTION NOTES.

PLAN VIEW WILDCAT DRIVE 0+00-5+50

PROFILE VIEW WILDCAT DRIVE 0+00-5+50

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.
VERTICAL SCALE: 1" = 4'

198 196 192 188 184 180 176 172 168

CL SIXTH STREET

SIXTH STREET E.O.P. STA: 0+11.50 ELEV: 192.66

-2.50%

PVC STA.0+92.50 PVC ELEV.190.64

150.00 VC
K 50.00
LOW POINT STA.: 2+17.50
LOW POINT ELEV.: 189.07

PVT STA.1+67.50 PVI ELEV.188.76

PVT STA.2+42.50 PVT ELEV.189.14

PVC STA.2+59.38 PVC ELEV.189.22

0.50%

281.25 VC
K 112.50
HIGH POINT STA.: 3+15.63
HIGH POINT ELEV.: 189.36

PVI STA.4+00.00 PVI ELEV.189.92

PVT STA.5+40.63 PVT ELEV.187.11

HYDRANT & GATE VALVE W/ INDICATOR

PROPOSED GRADE

EXISTING GRADE

CATCH BASINS #1 & 2

EXISTING 12" D.I. WATERLINE ASSUMED TO BE 5' OR GREATER UNDERGROUND. TO BE CONFIRMED BEFORE CONSTRUCTION

8" CLDI CL 52 W/ POLYWRAP

3" SDR 21 FORCEMAIN

UNDERGROUND UTILITIES (Rt.)

TP #2
HIGH POINT = 187.10
E.S.H.W.T. (12") = 186.10
BOTTOM HOLE (62") = 181.93

15" HDPE N-12

WATER LINE & DRAIN LINE CROSSING. CONTRACTOR TO ENSURE THAT MINIMUM 1.5' OF VERTICAL SEPARATION REMAINS BETWEEN WATER AND DRAIN LINES

UNDERGROUND UTILITIES CROSS CONFLICT

SERVICE LOT 5-1 1.5" SDR 21

INSTALL 22.5° BEND W/ THRUST BLOCK

SERVICE LOT 5-1 1" TYPE "K" COPPER FROM WATER MAIN TO CURB STOP

SERVICE LOT 5-2 1" TYPE "K" COPPER FROM WATER MAIN TO CURB STOP

6" CLDI CL 52 W/ POLYWRAP

6" X 8" TEE

INSTALL 11.25° BEND W/ THRUST BLOCK

18" HDPE N-12

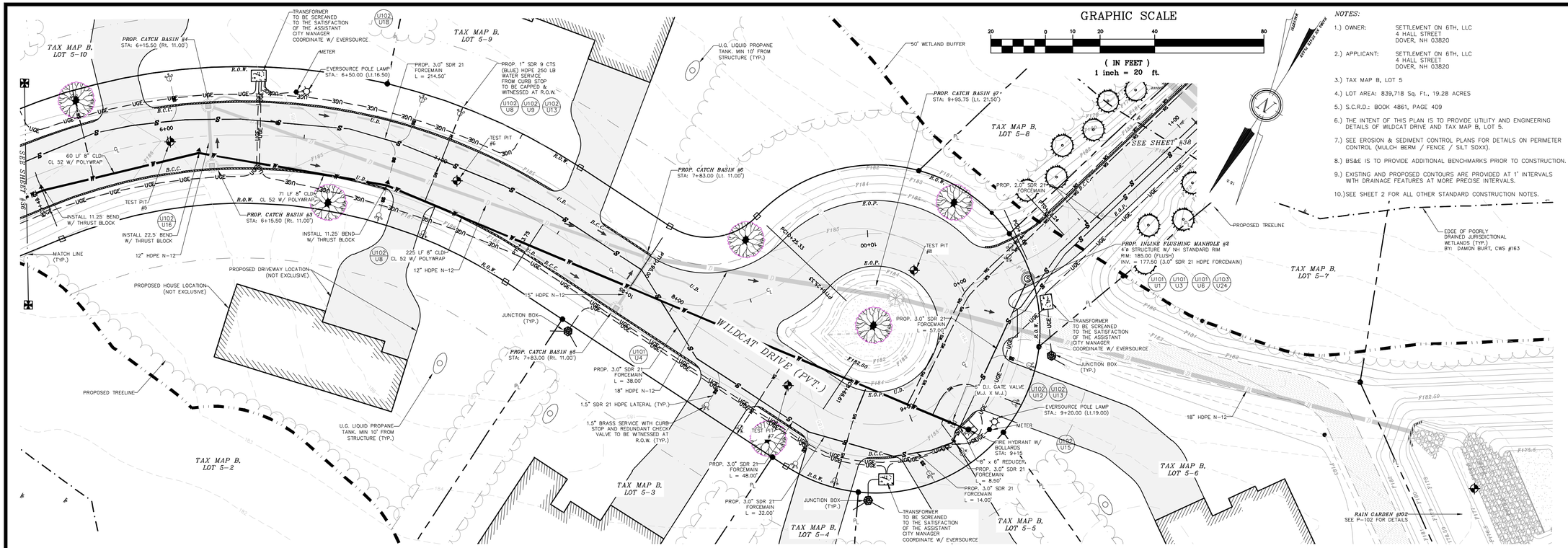
WATER LINE & DRAIN LINE CROSSING. CONTRACTOR TO ENSURE THAT MINIMUM 1.5' OF VERTICAL SEPARATION REMAINS BETWEEN WATER AND DRAIN LINES

SERVICE LOT 5-13 1" TYPE "K" COPPER FROM WATER MAIN TO CURB STOP

BERRY SURVEYING & ENGINEERING TO BE NOTIFIED AT THE TIME OF EXPLORATION TEST HOLES & LOCATION AND ELEVATION FINDINGS PRIOR TO ANY UTILITY EXCAVATION.

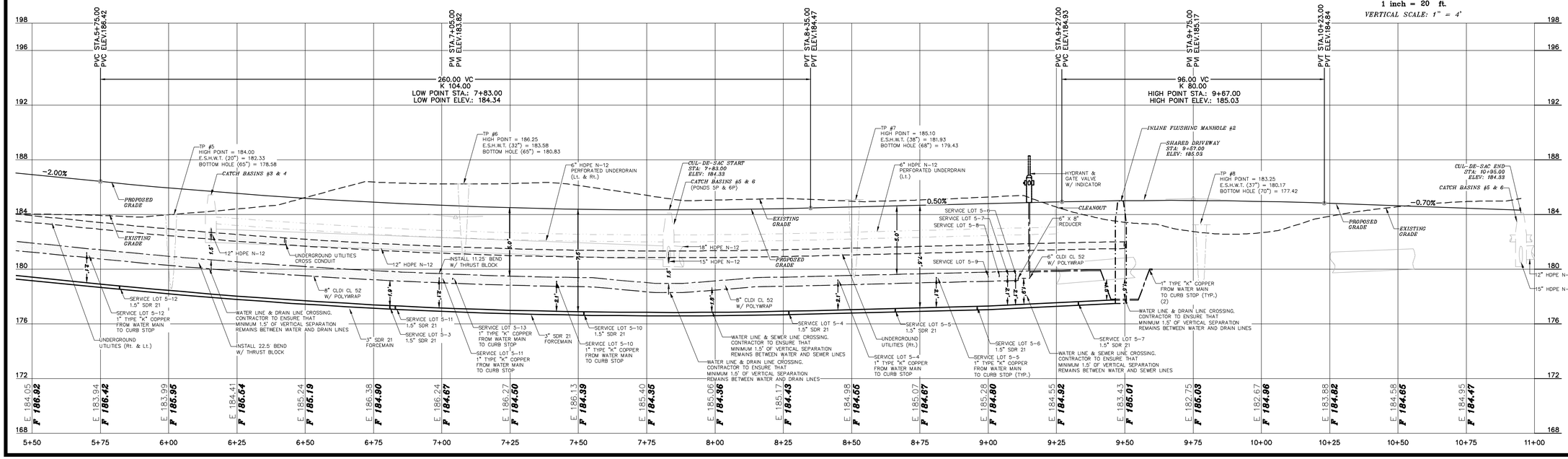
WATER LINE & SEWER LINE CROSSING. CONTRACTOR TO ENSURE THAT MINIMUM 1.5' OF VERTICAL SEPARATION REMAINS BETWEEN WATER AND SEWER LINES

| | | |



PLAN VIEW WILDCAT DRIVE 5+50–10+95

PROFILE VIEW WILDCAT DRIVE 5+50–10+95



REVISION	DATE	DESCRIPTION
#2	10-29-21	REVISED PER TRC COMMENTS
#1A	10-18-21	REVISED PER AOT AND TRC COMMENTS

GRADING PLAN & PROFILE WILDCAT DRIVE 5+50–10+95
LAND OF
SETTLEMENT ON 6TH, LLC
SIXTH STREET
DOVER, N.H.
TAX MAP B, LOT 5

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

SCALE : 1 IN. EQUALS 20 FT.
DATE : JUNE 10, 2021
FILE NO. : DB 2021-011

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

NOTES:

1.) OWNER: SETTLEMENT ON 6TH, LLC
4 HALL STREET
DOVER, NH 03820

2.) APPLICANT: SETTLEMENT ON 6TH, LLC
4 HALL STREET
DOVER, NH 03820

3.) TAX MAP B, LOT 5

4.) LOT AREA: 839,718 Sq. Ft., 19.28 ACRES

5.) S.C.R.D.: BOOK 4861, PAGE 409

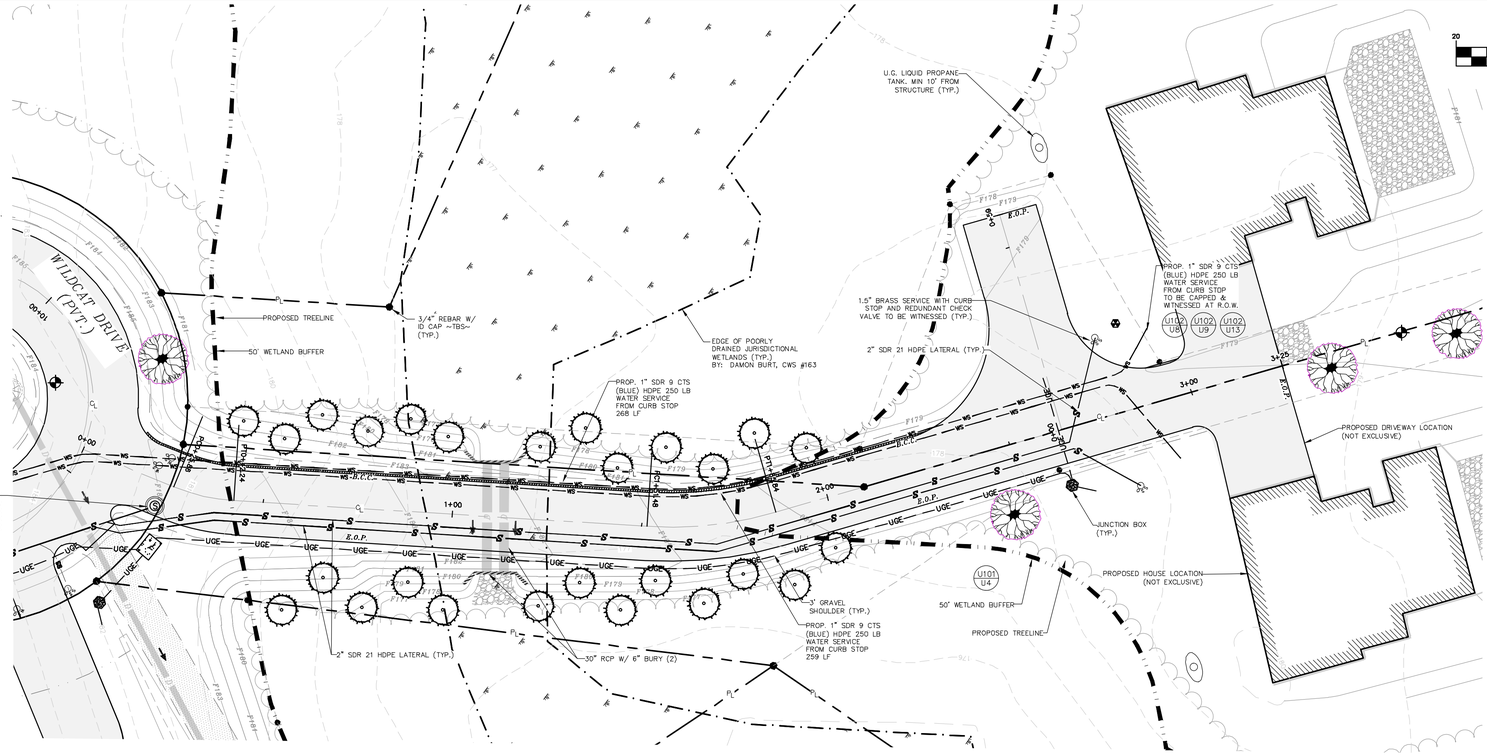
6.) THE INTENT OF THIS PLAN IS TO PROVIDE UTILITY AND ENGINEERING DETAILS OF WILDCAT DRIVE AND TAX MAP B, LOT 5.

7.) SEE EROSION & SEDIMENT CONTROL PLANS FOR DETAILS ON PERIMETER CONTROL (MULCH BERM / FENCE / SILT SOXX).

8.) BS&E IS TO PROVIDE ADDITIONAL BENCHMARKS PRIOR TO CONSTRUCTION.

9.) EXISTING AND PROPOSED CONTOURS ARE PROVIDED AT 1' INTERVALS WITH DRAINAGE FEATURES AT MORE PRECISE INTERVALS.

10.)SEE SHEET 2 FOR ALL OTHER STANDARD CONSTRUCTION NOTES.



PLAN VIEW SHARED DRIVEWAY 0+00-3+20

GRAPHIC SCALE

20 0 10 20 40 60

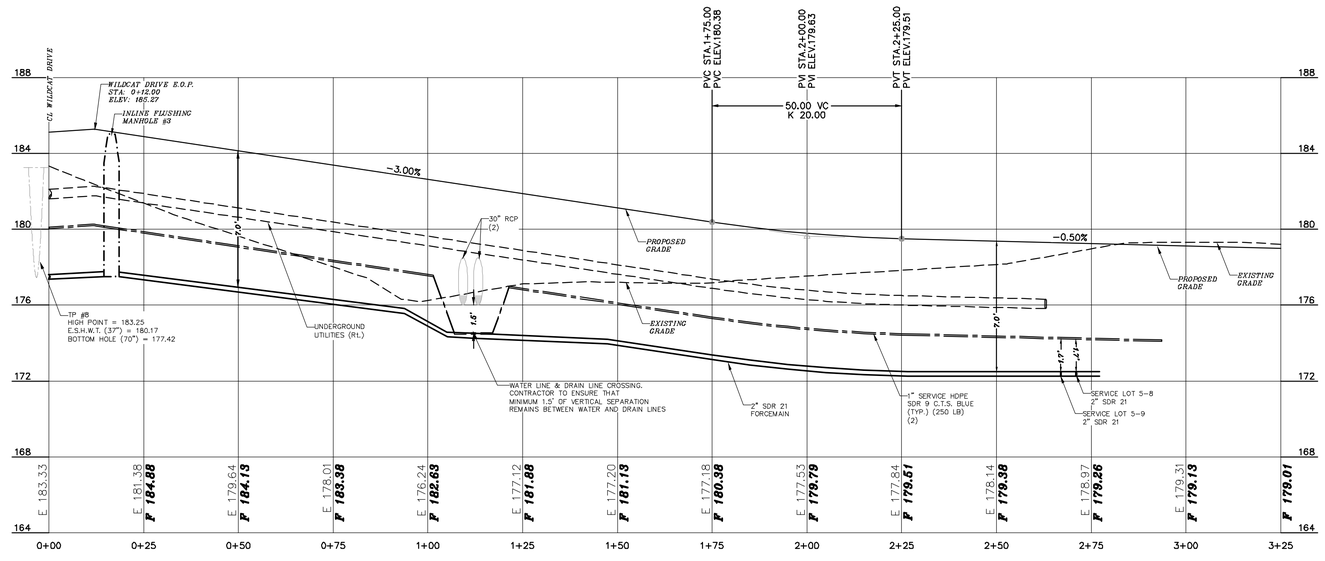
(IN FEET)
1 inch = 20 ft.

PROFILE VIEW SHARED DRIVEWAY 0+00-3+20

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.
VERTICAL SCALE: 1" = 4'



#	DATE	DESCRIPTION
#2	10-29-21	REVISED PER TRC COMMENTS
#1A	10-18-21	REVISED PER AOT AND TRC COMMENTS

UTILITY PLAN & PROFILE SHARED DW 0+00-3+25
LAND OF
SETTLEMENT ON 6TH, LLC
SIXTH STREET
DOVER, N.H.
TAX MAP B, LOT 5

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

SCALE : 1 IN. EQUALS 20 FT.
DATE : JUNE 10, 2021
FILE NO. : DB 2021-011

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

NOTES:

1.) OWNER: SETTLEMENT ON 6TH, LLC
4 HALL STREET
DOVER, NH 03820

2.) APPLICANT: SETTLEMENT ON 6TH, LLC
4 HALL STREET
DOVER, NH 03820

3.) TAX MAP B, LOT 5

4.) LOT AREA: 840,778 Sq. Ft., 19.30 Ac.

5.) S.C.R.D.: BOOK 4861, PAGE 409

6.) THE INTENT OF THIS PLAN IS TO PROVIDE UTILITY AND ENGINEERING DETAILS OF WILDCAT DRIVE AND SIXTH STREET.

7.) SEE EROSION & SEDIMENT CONTROL PLANS FOR DETAILS ON PERIMETER CONTROL (MULCH BERM / FENCE / SILT SOXX).

8.) BS&E IS TO PROVIDE ADDITIONAL BENCHMARKS PRIOR TO CONSTRUCTION.

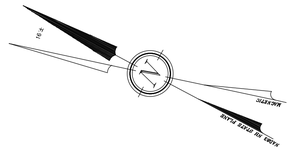
9.) EXISTING AND PROPOSED CONTOURS ARE PROVIDED AT 1' INTERVALS WITH DRAINAGE FEATURES AT MORE PRECISE INTERVALS.

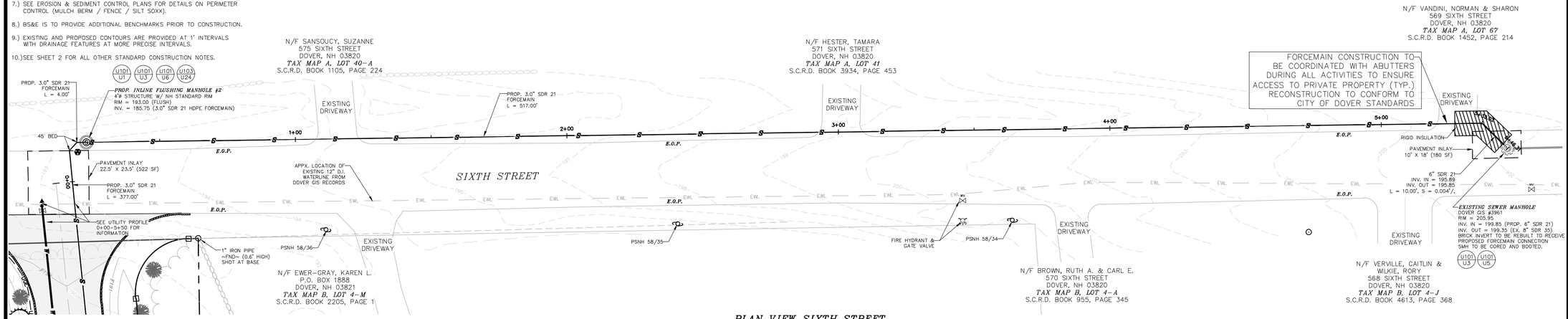
10.)SEE SHEET 2 FOR ALL OTHER STANDARD CONSTRUCTION NOTES.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.





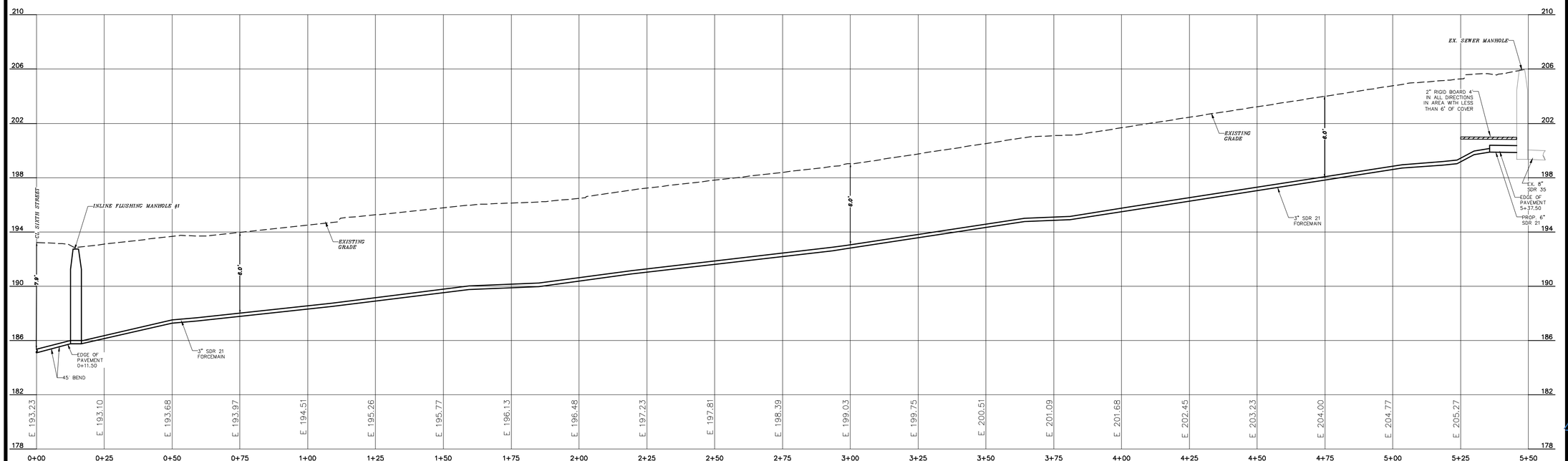
PLAN VIEW SIXTH STREET

PROFILE VIEW SIXTH STREET

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.
VERTICAL SCALE: 1" = 4'



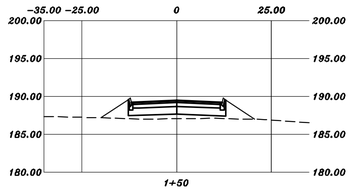
#	REVISION	DATE	DESCRIPTION
#2		10-29-21	REVISED PER TRC COMMENTS
#1A		10-18-21	REVISED PER AOT AND TRC COMMENTS

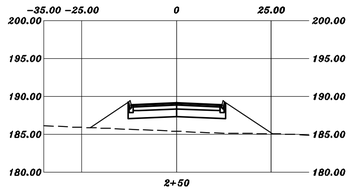
SIXTH STREET FORCEMAIN PROFILE
LAND OF
SETTLEMENT ON 6TH, LLC
SIXTH STREET
DOVER, N.H.
TAX MAP B, LOT 5

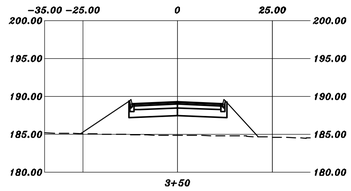
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

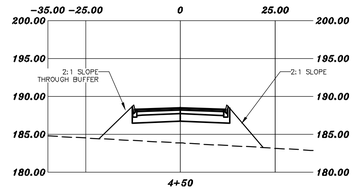
SCALE : 1 IN. EQUALS 20 FT.
DATE : JUNE 10, 2021
FILE NO. : DB 2021-011

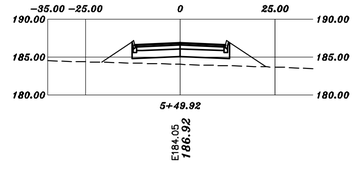
STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14245
LICENSED PROFESSIONAL ENGINEER

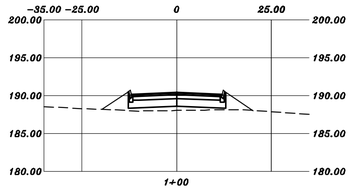


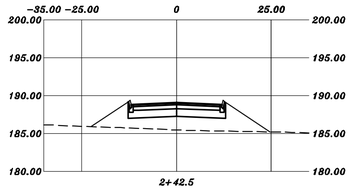


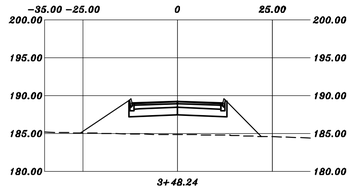


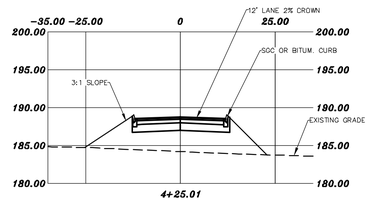


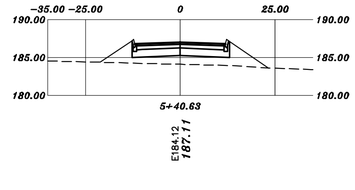


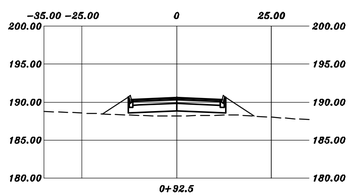


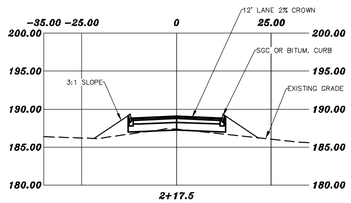


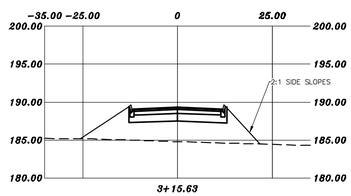


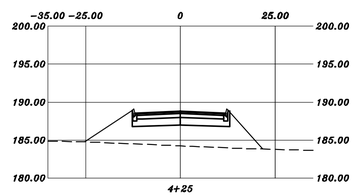


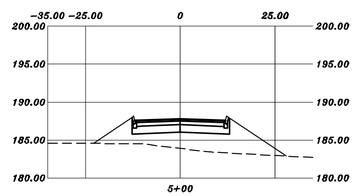


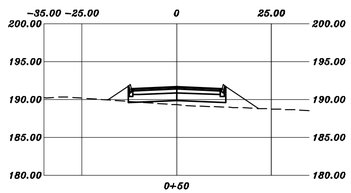


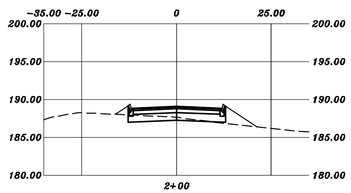


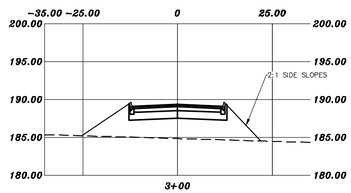


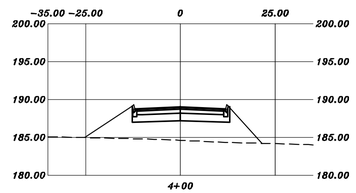


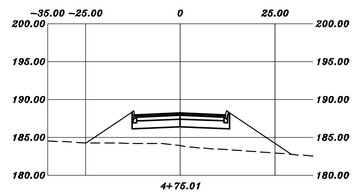


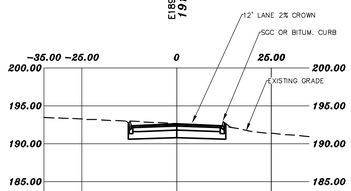


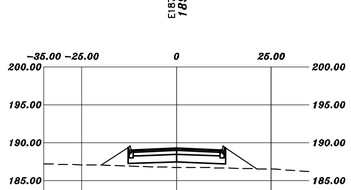


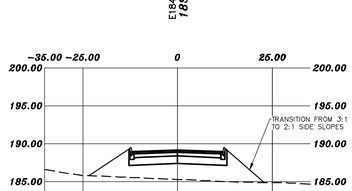


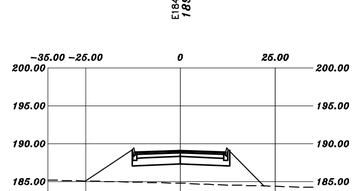


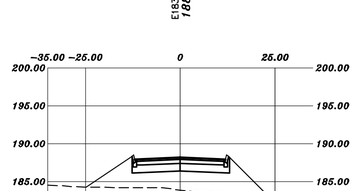












GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.
VERTICAL SCALE: 1" = 10'

REVISION	DATE	DESCRIPTION
#2	10-29-21	REVISED PER TRC COMMENTS
#1A	10-18-21	REVISED PER AOT AND TRC COMMENTS

CROSS SECTIONS WILDCAT DRIVE 0+00 – 5+49
LAND OF
SETTLEMENT ON 6TH, LLC
SIXTH STREET
DOVER, N.H.
TAX MAP B, LOT 5

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

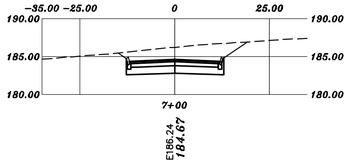
SCALE : 1 IN. EQUALS 20 FT.
DATE : JUNE 10, 2021
FILE NO. : DB 2021-011

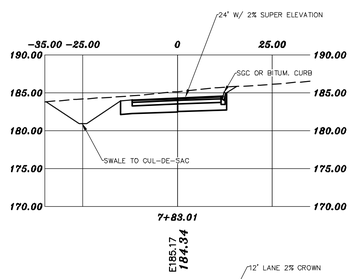
STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14248
LICENSED PROFESSIONAL ENGINEER

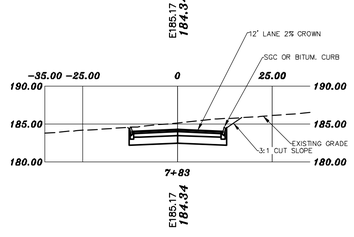
GRAPHIC SCALE

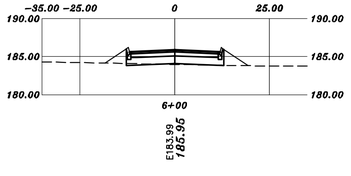
20 0 10 20 40 60

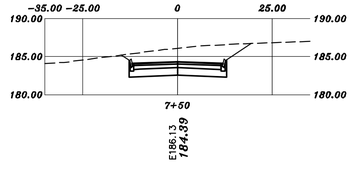
(IN FEET)
1 inch = 20 ft.
VERTICAL SCALE: 1" = 10'

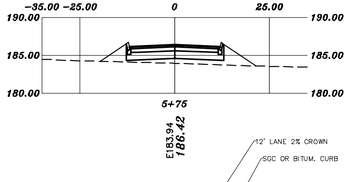


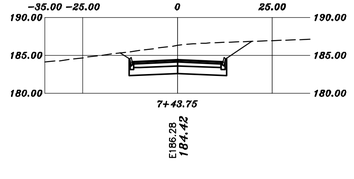


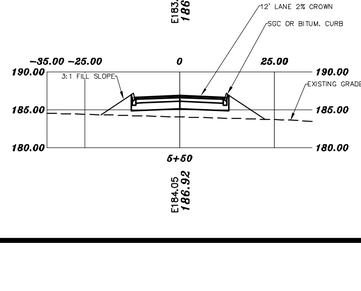


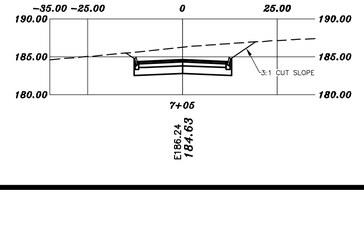


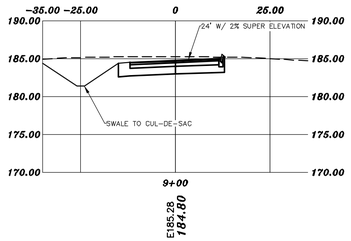


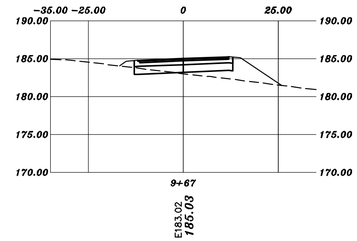


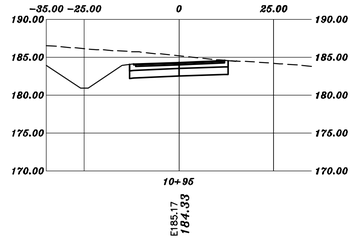


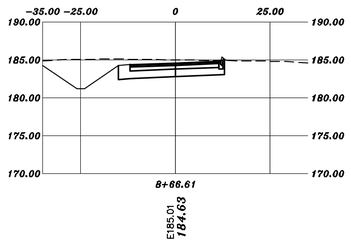


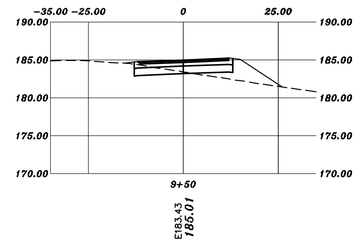


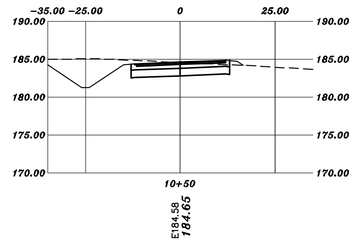


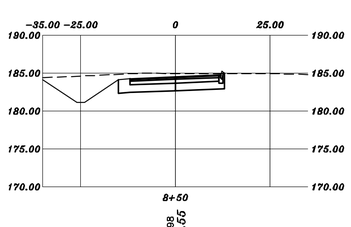


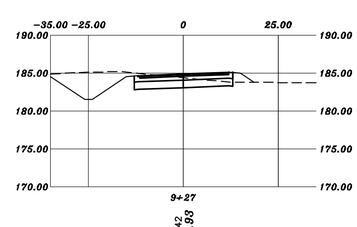


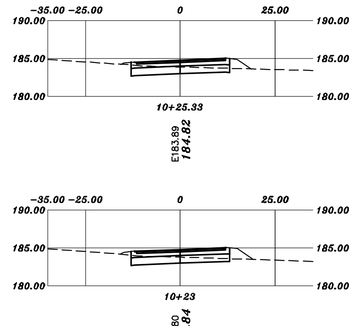


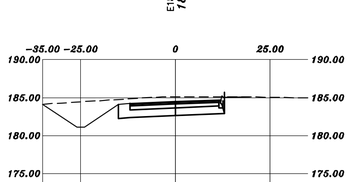


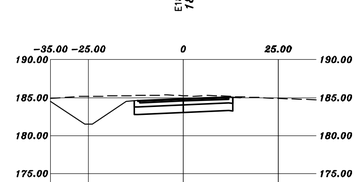


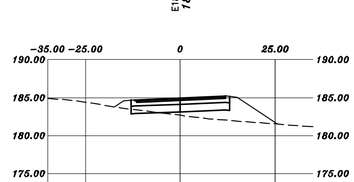


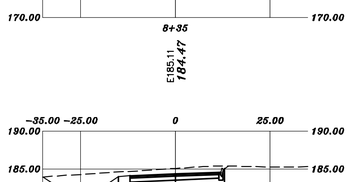


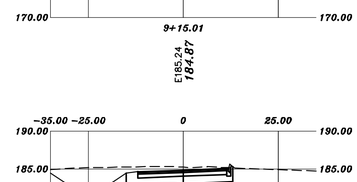


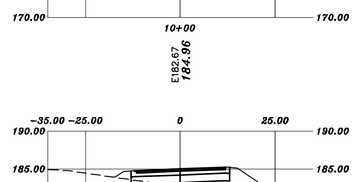












REVISION	DATE	DESCRIPTION
#2	10-29-21	REVISED PER TRC COMMENTS
#1A	10-18-21	REVISED PER AOT AND TRC COMMENTS

CROSS SECTIONS WILDCAT DRIVE 5+50 – END
LAND OF
SETTLEMENT ON 6TH, LLC
SIXTH STREET
DOVER, N.H.
TAX MAP B, LOT 5

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

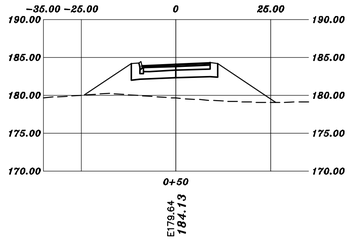
SCALE : 1 IN. EQUALS 20 FT.
DATE : JUNE 10, 2021
FILE NO. : DB 2021-011

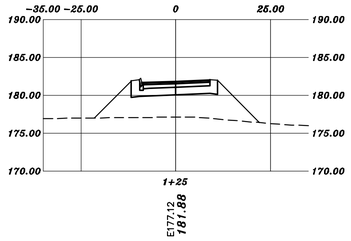
STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14243
LICENSED PROFESSIONAL ENGINEER

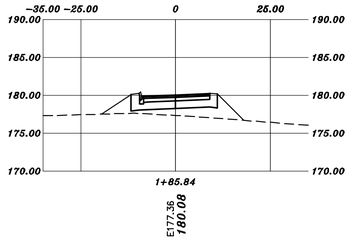
GRAPHIC SCALE

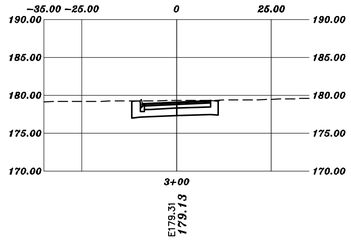
20 0 10 20 40 60

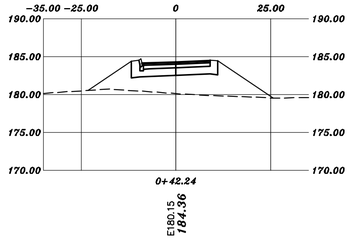
(IN FEET)
1 inch = 20 ft.
VERTICAL SCALE: 1" = 10'

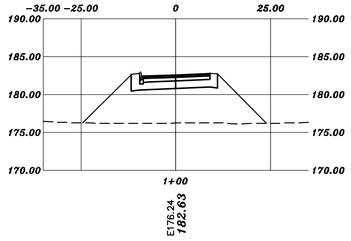


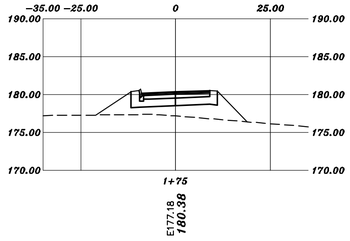


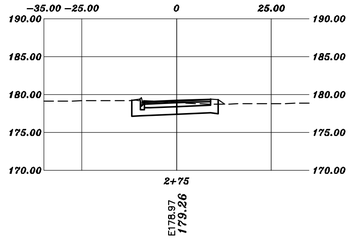


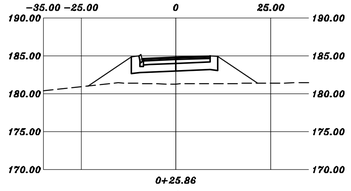


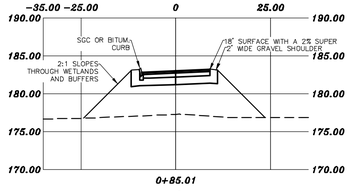


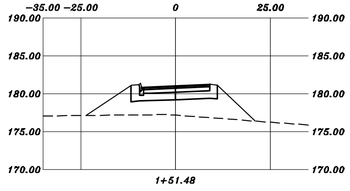


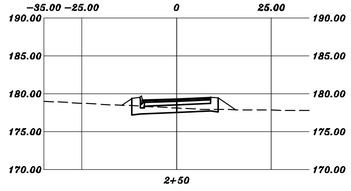


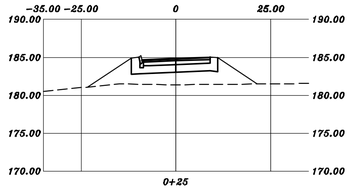


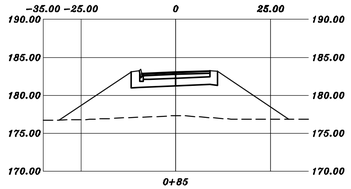


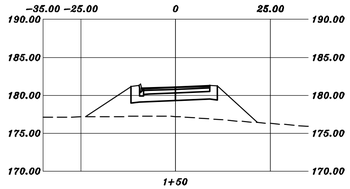


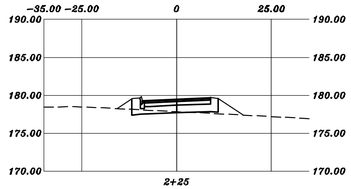


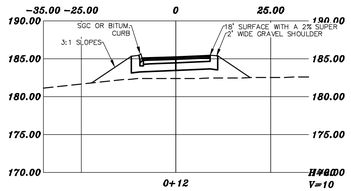


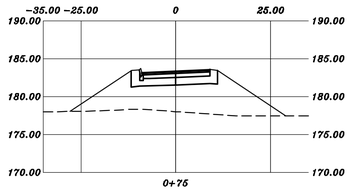


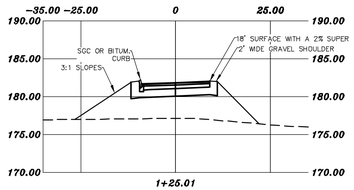


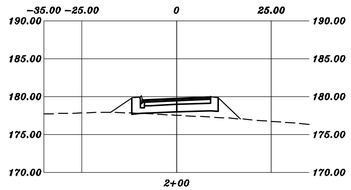


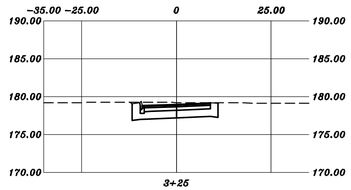












REVISION	DATE	DESCRIPTION
#2	10-29-21	REVISED PER TRC COMMENTS
#1A	10-18-21	REVISED PER AOT AND TRC COMMENTS

CROSS SECTIONS SHARED DRIVEWAY

LAND OF
SETTLEMENT ON 6TH, LLC
SIXTH STREET
DOVER, N.H.
TAX MAP B, LOT 5

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

SCALE : 1 IN. EQUALS 20 FT.
DATE : JUNE 10, 2021
FILE NO. : DB 2021-011

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14241
LICENSED PROFESSIONAL ENGINEER

NOTES:

1.) OWNER: SETTLEMENT ON 6TH, LLC
4 HALL STREET
DOVER, NH 03820

1A.) APPLICANT: SETTLEMENT ON 6TH, LLC
4 HALL STREET
DOVER, NH 03820

2.) TAX MAP B, LOT 5

3.) LOT AREA: 839,718 Sq. Ft., 19.28 ACRES

4.) R.C.R.D. BOOK 4861, PAGE 409

5.) THIS IS A RESIDENTIAL SUBDIVISION.

6.) THE INTENT OF THIS PLAN IS TO DEMONSTRATE THE AVAILABLE SIGHT DISTANCE FROM THE PROPOSED ROADWAY KNOWN AS WILDCAT DRIVE.

7.) EXISTING CONDITIONS INFORMATION IS BASED ON A SURVEY PERFORMED BY BERRY SURVEYING & ENGINEERING AND IS ENCLOSED IN THIS PACKAGE. EXISTING AND PROPOSED CONTOURS ARE PROVIDED AT 1' INTERVALS WITH DRAINAGE FEATURES AT MORE PRECISE INTERVALS.

8.) THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH NHDOT STANDARD SPECIFICATIONS DATED 2016. CURRENT STANDARD PLANS, SUPPLEMENTAL SPECIFICATIONS AND SPECIAL PROVISIONS INCLUDED IN THE PROPOSAL.

NOTES CONT.:

9.) WHERE AN EXISTING UNDERGROUND UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED TO THE ENGINEER FOR RESOLUTION OF THE CONFLICT.

10.) THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE AND ANY OTHER PRIVATE UTILITIES BY THE UTILITY COMPANIES.

11.) AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.

12.) THE TERM "PROPOSED" (PROP.) MEANS WORK TO BE CONSTRUCTED USING NEW MATERIALS, OR, WHERE APPLICABLE, RE-USING EXISTING MATERIALS IDENTIFIED AS "REMOVE & RESET" (R & R).

13.) ALL EXISTING SIGNS WITHIN THE PROJECT LIMITS SHALL BE RETAINED UNLESS NOTED OTHERWISE.

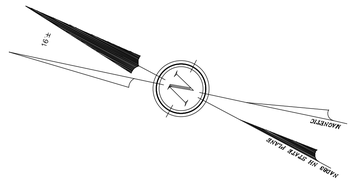
14.) ALL SYMBOLS, WORDS, TRANSVERSE MARKINGS (STOP BARS, CROSSWALK LINES, AND RAILROAD SYMBOLS), LANE LINES, AND ALL OTHER MARKINGS NOTED WITH (T) SHALL BE THERMOPLASTIC.

15.) ALL DISTURBED AREAS NOT DESIGNATED TO BE PAVED SHALL HAVE LOAM PLACED AND SEEDED. THE LOAM SHALL HAVE A MINIMUM DEPTH OF 4 INCHES AND SHALL BE PLACED FLUSH WITH THE TOP OF THE ADJACENT CURB, EDGING, BERM OR PAVEMENT SURFACE.

16.) THE SPEED LIMIT ON SIXTH STREET IS 30 MPH.

LEGEND:

- DRILL HOLE ~FND OR SET~
- IRON PIPE ~FND~
- IRON BOUND ~FND~
- UTILITY POLE
- TREE W/ BARBED WIRE
- FIRE HYRANT
- WATER VALVE
- STONE WALL
- APPROX. ABUTTING LOT LINE
- POORLY DRAINED WETLAND LINE
- 50' WETLAND SETBACK
- BUILDING SETBACK LINE
- 175 MAJOR CONTOUR
- 176 MINOR CONTOUR
- MATCH LINE
- OHU OHU OHU OVERHEAD UTILITIES
- EWL WATER LINE
- FND FOUND
- S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS



SIGHT DISTANCE REQUIREMENT:

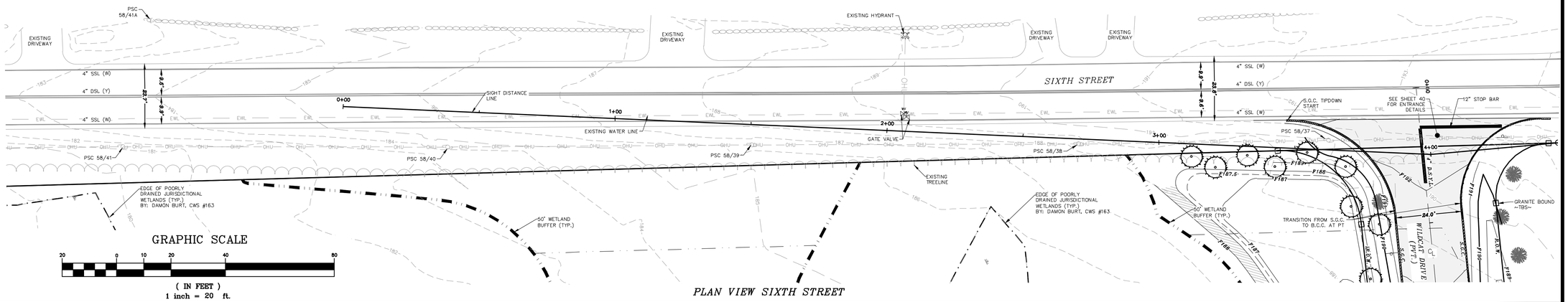
DESIGN SPEED: 30 MPH / 85TH ASSUMED 40 MPH

FROM AASHTO GEOMETRIC DESIGN OF HIGHWAYS AND STREETS (2011) EXHIBIT 3.1

305' REQUIRED BY AASHTO

400' PROVIDED, NHDOT STANDARD SIGHT DISTANCE

SIXTH STREET AADT (2019): 3,125 (NHDOT)



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

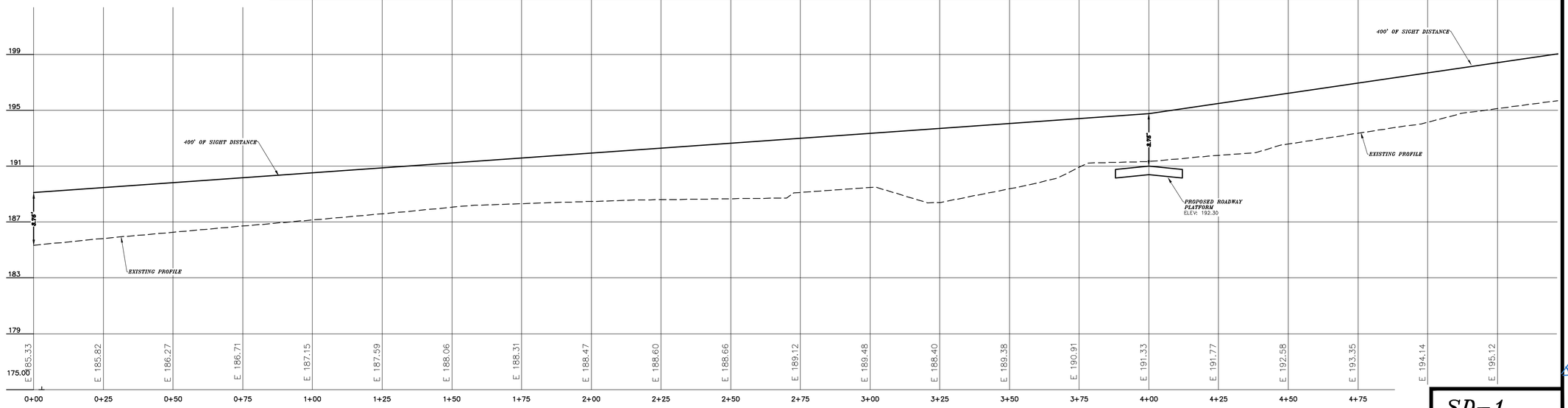
PLAN VIEW SIXTH STREET

PROFILE VIEW SIGHT LINE

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.
VERTICAL SCALE: 1" = 4'



SD-1

REVISION	DATE	DESCRIPTION
#2	10-29-21	REVISED PER TRC COMMENTS
#1A	10-18-21	REVISED PER AOT AND TRC COMMENTS

ROADWAY ACCESS PLAN SOUTHBOUND
LAND OF
SETTLEMENT ON 6TH, LLC
SIXTH STREET
DOVER, N.H.
TAX MAP B, LOT 5

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

SCALE : 1 IN. EQUALS 20 FT.
DATE : JUNE 10, 2021
FILE NO. : DB 2021-011

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14245
LICENSED PROFESSIONAL ENGINEER

NOTES:

1.) OWNER: SETTLEMENT ON 6TH, LLC
4 HALL STREET
DOVER, NH 03820

1A.) APPLICANT: SETTLEMENT ON 6TH, LLC
4 HALL STREET
DOVER, NH 03820

2.) TAX MAP B, LOT 5

3.) LOT AREA: 839,718 Sq. Ft., 19.28 ACRES

4.) R.C.R.D. BOOK 4861, PAGE 409

5.) THIS IS A RESIDENTIAL SUBDIVISION.

6.) THE INTENT OF THIS PLAN IS TO DEMONSTRATE THE AVAILABLE SIGHT DISTANCE FROM THE PROPOSED ROADWAY KNOWN AS WILDCAT DRIVE.

7.) EXISTING CONDITIONS INFORMATION IS BASED ON A SURVEY PERFORMED BY BERRY SURVEYING & ENGINEERING AND IS ENCLOSED IN THIS PACKAGE. EXISTING AND PROPOSED CONTOURS ARE PROVIDED AT 1' INTERVALS WITH DRAINAGE FEATURES AT MORE PRECISE INTERVALS.

8.) THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH NHDOT STANDARD SPECIFICATIONS DATED 2016. CURRENT STANDARD PLANS, SUPPLEMENTAL SPECIFICATIONS AND SPECIAL PROVISIONS INCLUDED IN THE PROPOSAL.

NOTES CONT.:

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11.) AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.

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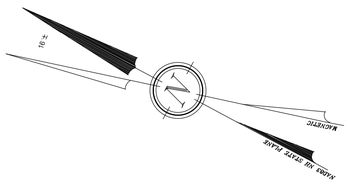
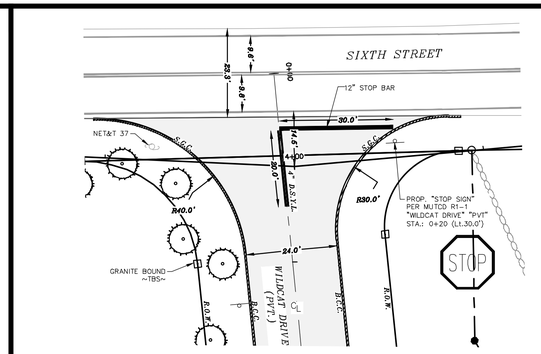
16.) THE SPEED LIMIT ON SIXTH STREET IS 30 MPH.

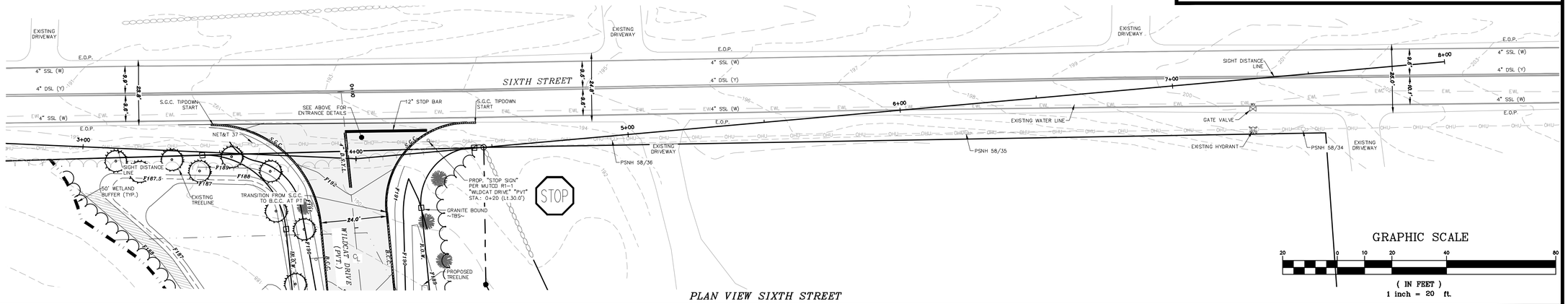
LEGEND:

- DRILL HOLE ~FND OR SET~
- IRON PIPE ~FND~
- IRON BOUND ~FND~
- UTILITY POLE
- TREE W/ BARBED WIRE
- FIRE HYRANT
- WATER VALVE
- STONE WALL
- APPROX. ABUTTING LOT LINE
- POORLY DRAINED WETLAND LINE
- 50' WETLAND SETBACK
- BUILDING SETBACK LINE
- MAJOR CONTOUR
- MINOR CONTOUR
- MATCH LINE
- OVERHEAD UTILITIES
- WATER LINE
- FND FOUND
- S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS





ROADWAY ENTRANCE DETAIL

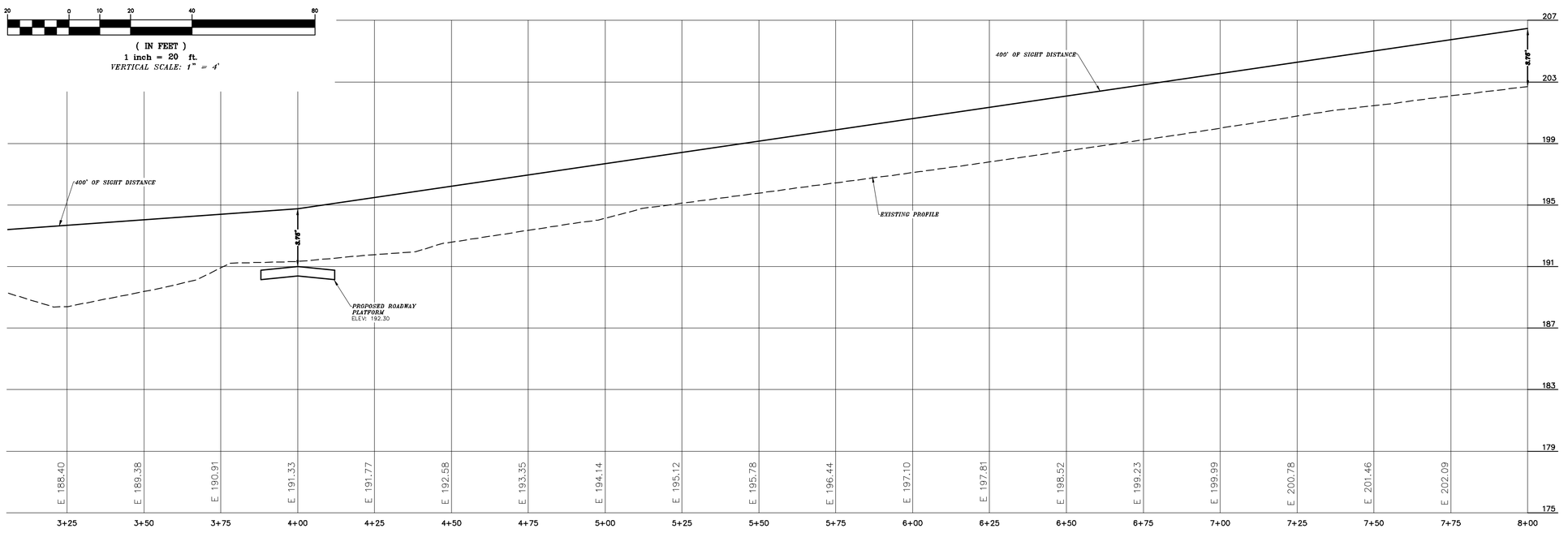


PLAN VIEW SIXTH STREET

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

PROFILE VIEW SIGHT LINE

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.
VERTICAL SCALE: 1" = 4'



SD-2

REVISION	DATE	DESCRIPTION
#2	10-29-21	REVISED PER TRC COMMENTS
#1A	10-18-21	REVISED PER AOT AND TRC COMMENTS

ROADWAY ACCESS PLAN NORTHBOUND
LAND OF
SETTLEMENT ON 6TH, LLC
SIXTH STREET
DOVER, N.H.
TAX MAP B, LOT 5

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

SCALE : 1 IN. EQUALS 20 FT.
DATE : JUNE 10, 2021
FILE NO. : DB 2021-011

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14245
LICENSED PROFESSIONAL ENGINEER

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

REVISION	DATE	DESCRIPTION
#2	10-29-21	REVISED PER TRC COMMENTS
#1A	10-18-21	REVISED PER AOT AND TRC COMMENTS

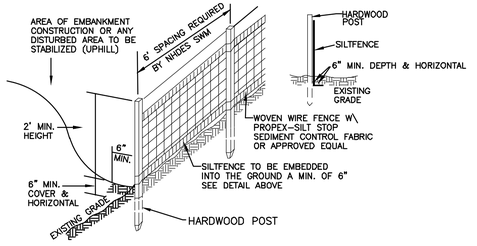
DOVER T1 TURNING TEMPLATE
LAND OF
SETTLEMENT ON 6TH, LLC
SIXTH STREET
DOVER, N.H.
TAX MAP B, LOT 5

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

SCALE : 1 IN. EQUALS 20 FT.
DATE : JUNE 10, 2021
FILE NO. : DB 2021-011

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14245
LICENSED PROFESSIONAL ENGINEER

E1



SILT FENCE CONSTRUCTION SPECIFICATIONS

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES AND FILTER CLOTH SHALL BE FASTENED TO WOVEN WIRE EVERY 24" AT TOP MID AND BOTTOM SECTIONS AND BE EMBEDDED INTO GROUND A MINIMUM OF 8" THE FENCE POSTS SHALL BE A MINIMUM 48" LONG, SPACED A MAXIMUM 6' APART, AND DRIVEN A MINIMUM OF 16" INTO THE GROUND.
2. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THE ENDS OF THE FABRIC SHALL BE OVERLAPPED BY SIX INCHES, FOLDED AND STAPLED TO PREVENT SEDIMENT FROM BY-PASSING.
3. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND SEDIMENT REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE AND PROPERLY DISPOSED OF. SEE MAINTENANCE NOTE BELOW. REMOVAL OF SEDIMENT REQUIRED AT A DEPTH OF 6-INCHES.
4. PLACE THE ENDS OF THE SILT FENCE UP CONTOUR TO PROVIDE FOR SEDIMENT STORAGE.
5. SILT FENCES SHALL BE REMOVED WHEN NO LONGER NEEDED AND THE SEDIMENT COLLECTED SHALL BE DISPOSED AS DIRECTED BY THE ENGINEER.
6. THE AREA DISTURBED BY THE REMOVAL SHALL BE SMOOTHED AND RE-VEGETATED.
7. TO BE CONSTRUCTED IAW NH SWM #3 4-2 SEDIMENT CONTROL PRACTICES, SILT FENCE, PAGE 90.

SILT FENCE MAINTENANCE

1. SILT FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REPAIRS THAT ARE REQUIRED SHALL BE MADE IMMEDIATELY.
2. IF THE FABRIC ON A SILT FENCE SHOULD DECOMPOSE OR BECOME INEFFECTIVE DURING THE EXPECTED LIFE OF THE FENCE, THE FABRIC SHALL BE REPLACED PROMPTLY.
3. SEDIMENT DEPOSITS SHOULD BE REMOVED WHEN THEY REACH SIX-INCHES IN DEPTH.
4. SEDIMENT DEPOSITS THAT ARE REMOVED OR LEFT IN PLACE AFTER THE FABRIC HAS BEEN REMOVED SHALL BE GRADED TO CONFORM WITH THE EXISTING TOPOGRAPHY AND VEGETATED.

SILT FENCE DETAIL
NOT TO SCALE

E2

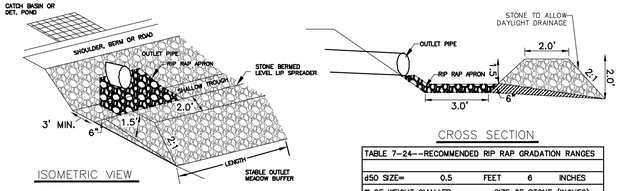
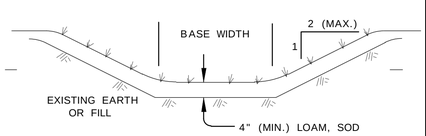


TABLE 7-24--RECOMMENDED RIP RAP GRADATION RANGES				
d50 SIZE=	0.5	FEET	6	INCHES
% OF WEIGHT SMALLER THAN THE GIVEN d50 SIZE	SIZE OF STONE (INCHES) FROM		TO	
100%	9		12	
85%	8		11	
50%	6		9	
15%	2		3	

1. CONSTRUCT THE LEVEL SPREADER LIP ON A 0% GRADE TO INSURE UNIFORM SPREADING OF RUNOFF.
2. LEVEL SPREADER SHALL BE CONSTRUCTED ON UNDISTURBED SOIL AND NOT ON FILL.
3. THE ENTIRE LEVEL LIP AREA SHALL BE PROTECTED BY PLACING EXCELSIOR ENFORCER MATTING BENEATH THE STONE. EACH STRIP SHALL OVERLAP BY AT LEAST SIX INCHES.
4. THE FLOW FROM THE LEVEL SPREADER SHALL OUTLET ONTO STABILIZED AREAS. WATER SHOULD NOT RE-CONCENTRATE IMMEDIATELY BELOW THE SPREADER.
5. MAINTENANCE: THE LEVEL SPREADER SHOULD BE CHECKED PERIODICALLY AND AFTER EVERY MAJOR STORM TO DETERMINE IF THE LIP HAS BEEN DAMAGED AND THE DESIGN CONDITIONS HAVE NOT CHANGED. ANY DETRIMENTAL SEDIMENT ACCUMULATION SHOULD BE REMOVED. IF STONE REMOVAL HAS TAKEN PLACE ON THE LIP, THEN THE DAMAGE SHOULD BE REPAIRED.
6. REFERENCE IS MADE TO NHDES SWM VOL. 2, 4-6, STONE BERM LEVEL SPREADERS, PAGE 162

STONE BERM LEVEL SPREADER
NOT TO SCALE

E3



GRASS CONVEYANCE SWALE
NOT TO SCALE

INSPECT ANNUALLY FOR EROSION, SEDIMENT ACCUMULATIONS, VEGETATION LOSS, & INVASIVE SPECIES. REPAIR AS NECESSARY.

MOW GRASS ANNUALLY TO A DEPTH OF 4".

INSTALL STABILIZATION MATTING DURING CONSTRUCATION

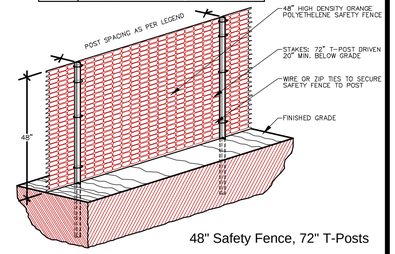
TO BE CONSTRUCTED IAW NH SWM #2 CHAPTER 4, #5 TREATMENT SWALES, PAGE 123.

E4

CONSTRUCTION SAFETY FENCE
NOT TO SCALE

LEGEND

SAF12	48" ORANGE FENCE, 12 FEET O.C.
SAF11	48" ORANGE FENCE, 11 FEET O.C..
SAF10	48" ORANGE FENCE, 10 FEET O.C.
SAF9	48" ORANGE FENCE, 9 FEET O.C.
SAF8	48" ORANGE FENCE, 8 FEET O.C..
SAF7	48" ORANGE FENCE, 7 FEET O.C.
SAF6	48" ORANGE FENCE, 6 FEET O.C.

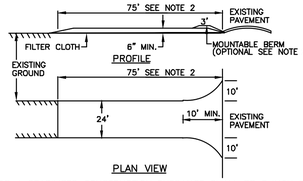


48" Safety Fence, 72" T-Posts

1. ALL SENSITIVE AREAS SHALL BE PROTECTED AS PER PLAN.
2. ALL TREES IN THE CONSTRUCTION AREA NOT SPECIFICALLY DESIGNATED FOR REMOVAL SHALL BE PRESERVED AND PROTECTED WITH HIGH VISIBILITY FENCE AS PER PLAN.
3. WHEN PRACTICABLE, INSTALL HIGH VISIBILITY 3 FEET OUTSIDE OF THE DRIP LINE OF THE TREE.
4. SAFETY FENCE SHOULD BE FASTENED SECURELY TO THE T-POSTS.
5. THE FENCING MUST REMAIN IN PLACE DURING ALL PHASES OF CONSTRUCTION; ANY CHANGE OF THE PROTECTIVE FENCING MUST BE APPROVED.

E5

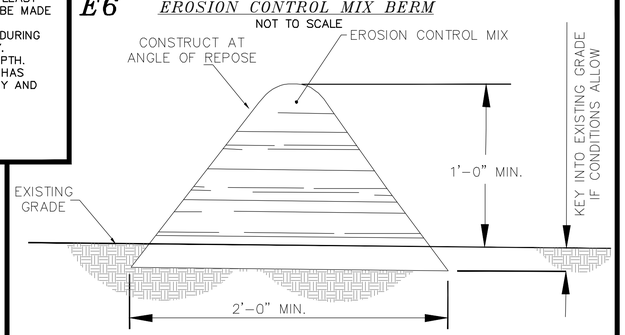
STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE



1. STONE FOR A STABILIZED CONSTRUCTION ENTRANCE SHALL BE 3 INCH STONE, RECLAIMED STONE, OR RECYCLED CONCRETE EQUIVALENT.
2. THE LENGTH OF THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 75 FEET, EXCEPT THAT THE MINIMUM LENGTH MAY BE REDUCED TO 50 FEET IF A 3-INCH TO 6-INCH BERM IS INSTALLED AT THE ENTRANCE OF THE PROJECT SITE.
3. THE THICKNESS OF THE STONE FOR THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 6 INCHES.
4. THE WIDTH OF THE ENTRANCE SHALL NOT BE LESS THAN THE FULL WIDTH OF THE ENTRANCE WHERE INGRESS OR EGRESS OCCURS OR 10 FEET, WHICH EVER IS GREATER.
5. GEOTEXTILE FILTER CLOTH SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING
6. ALL SURFACE WATER THAT IS FLOWING TO OR DIVERTED TOWARD THE CONSTRUCTION ENTRANCE SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A BERM WITH 5:1 SLOPES THAT CAN BE CROSSED BY VEHICLES MAY BE SUBSTITUTED FOR THE PIPE.
7. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, WASHED, OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED PROMPTLY.
8. TO BE CONSTRUCTED IAW NH SWM #3 4-2 SEDIMENT CONTROL PRACTICES, TEMPORARY CONSTRUCTION EXIT, PAGE 124.

E6

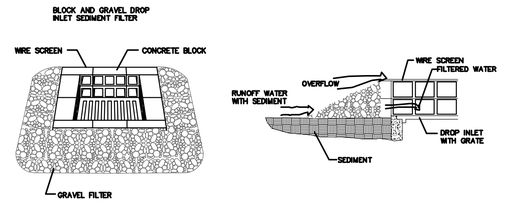
EROSION CONTROL MIX BERM
NOT TO SCALE



EROSION CONTROL MIX BERMS SHALL BE USED ONLY AS FOLLOWS:

1. BERMS SHALL BE USED IN AREAS WHERE EROSION WILL OCCUR ONLY IN THE FORM OF SHEET EROSION AND THERE IS NO CONCENTRATION OF WATER IN A CHANNEL OR DRAINAGE WAY ABOVE THE BERM.
2. THE BERMS SHALL BE INSTALLED FOLLOWING THE CONTOUR OF THE LAND AS CLOSLY AS POSSIBLE.
3. THE BERMS SHALL BE INSTALLED ON SLOPES LESS THAN 5%.
4. SUBJECT TO (E), BELOW, THE MIX SHALL HAVE AN ORGANIC PORTION BETWEEN 80 AND 100%, DRY WEIGHT BASIS, AND BE FIBROUS AND ELONGATED SUCH AS FROM SHREDDED BARK, STUMP GRINDINGS, COMPOSED BARK, OR EQUIVALENT MANUFACTURED PRODUCTS.
5. WOOD AND BARK CHIPS, GROUND CONSTRUCTION DEBRIS, OR REPROCESSED WOOD PRODUCTS SHALL NOT BE USED AS ORGANIC MATERIAL.
6. THE MIX SHALL NOT CONTAIN SILTS, CLAY, OR FINE SANDS.
7. THE MIX SHALL HAVE A PARTICLE SIZE BY WEIGHT OF 70 TO 85% PASSING A 6-INCH SCREEN AND A MAXIMUM OF 85% PASSING THE 0.75-INCH SCREEN.
8. THE MIX PH SHALL BE BETWEEN 5.0 AND 8.0.
9. THE BERM SHALL BE AT LEAST 12 INCHES HIGH AND AT LEAST 2 FEET WIDE.
10. TO BE CONSTRUCTED IAW NH SWM #3 4-2 SEDIMENT CONTROL PRACTICES, EROSION CONTROL MIX BERMS, PAGE 106.

E7



MAINTENANCE

ALL STRUCTURES SHOULD BE INSPECTED AFTER EVERY RAIN STORM AND REPAIRS MADE AS NECESSARY. SEDIMENT SHOULD BE REMOVED FROM TRAPPING DEVICES AFTER THE SEDIMENT HAS REACHED A MAXIMUM OF ONE HALF THE DEPTH OF THE TRAP. THE SEDIMENT SHOULD BE DISPOSED OF IN A SUITABLE AREA AND PROTECTED FROM EROSION BY EITHER STRUCTURE OR VEGETATIVE MEANS. THE TEMPORARY TRAPS SHOULD BE REMOVED AND THE AREA REPAIRED AS SOON AS THE CONTRIBUTING DRAINAGE AREA TO THE INLET HAS BEEN COMPLETELY STABILIZED.

BLOCK & GRAVEL DROP INLET SEDIMENT FILTER
NOT TO SCALE

TO BE USED IN ALL AREAS WHERE THERE WILL BE NO TRAFFIC.

TO BE CONSTRUCTED IAW NH SWM #3 4-2 SEDIMENT CONTROL PRACTICES, TEMPORARY STORM DRAIN INLET PROTECTION, PAGE 118.

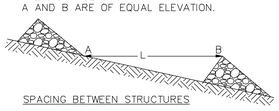
E8

TEMPORARY EROSION CONTROL MEASURES

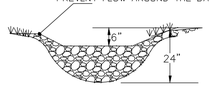
1. THE SMALLEST PRACTICAL AREA OF LAND SHALL BE EXPOSED AT ANY ONE TIME.
2. EROSION, SEDIMENT AND DETENTION MEASURES SHALL BE INSTALLED AS SHOWN ON THE PLANS AND AT LOCATIONS AS REQUIRED, DIRECTED BY THE ENGINEER.
3. ALL DISTURBED AREAS SHALL BE RETURNED TO ORIGINAL GRADES AND ELEVATIONS. DISTURBED AREAS SHALL BE LOAMED WITH A MINIMUM OF 4" OF LOAM AND SEEDED WITH NOT LESS THAN ONE POUND OF SEED PER 50 SQUARE YARDS OF AREA. (SEE SEED SPECIFICATIONS THIS SHEET)
4. ALL DISTURBED AREAS WILL BE RESTABILIZED WITHIN 45 DAYS. AT ANY ONE TIME, NO MORE THAN 5 ACRES, (217,800 Sq. Ft.) WILL BE DISTURBED.
5. SILT FENCES AND PERIMETER BARRIERS SHALL BE INSPECTED PERIODICALLY AND AFTER EVERY RAIN DURING THE LIFE OF THE PROJECT. ALL DAMAGED AREAS SHALL BE REPAIRED, SEDIMENT DEPOSITS SHALL PERIODICALLY BE REMOVED AND DISPOSED OF.
6. AFTER ALL DISTURBED AREAS HAVE BEEN STABILIZED, THE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE REMOVED AND THE AREA DISTURBED BY THE REMOVAL SMOOTHED AND RE-VEGETATED.
7. PER THE EPA CGP REQUIREMENTS THERE WILL BE REPORTS OF THE EROSION CONTROL INSPECTIONS IAW SWPPP PREPARED BY BS&E. ALL EROSION CONTROLS SHALL BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER 0.25" OR GREATER RAIN EVENT.
8. DITCHES, SWALES, AND BASINS SHALL BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
9. DO NOT TRAFFIC EXPOSED SOIL SURFACES WITH CONSTRUCTION EQUIPMENT. IF FEASIBLE, PERFORM EXCAVATIONS WITH EQUIPMENT POSITIONED OUTSIDE THE LIMITS OF THE INFILTRATION SYSTEM.
10. ROADWAYS, DRIVEWAYS AND CUT AND FILL SLOPES MUST BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINAL GRADE.
11. STABILIZATION MEANS:
    - 11.1. A MINIMUM OF 85% OF VEGETATIVE COVER HAS BEEN ESTABLISHED.
    - 11.2. A MINIMUM OF 3 INCHES OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIP RAP HAS BEEN INSTALLED, OR
    - 11.3. EROSION CONTROL BLANKETS HAVE BEEN INSTALLED.
12. THIS PROJECT IS TO BE MANAGED IN A MANNER THAT MEETS THE REQUIREMENTS AND INTENT OF RSA 430:53 AND CHAPTER AGR 3800 RELATIVE TO INVASIVE SPECIES.
13. THE NHDES STORMWATER MANUAL, IN THREE VOLUMES, DATED DECEMBER 2008, IS A PART OF THIS PLAN SET AND THE MORE RESTRICTIVE WILL GOVERN. (NH SWM)

E9

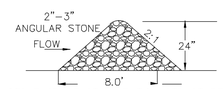
STONE CHECK DAM
NOT TO SCALE



SPACING BETWEEN STRUCTURES

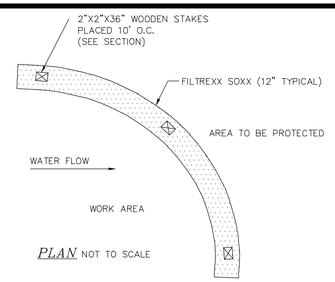


1.) CHECK DAMS SHOULD BE INSTALLED BEFORE RUNOFF IS DIRECTED TO THE SWALE OR DRAINAGE DITCH.
2.) THE MAXIMUM CONTRIBUTING DRAINAGE AREA TO THE DAM SHOULD BE LESS THEN ONE ACRE.
3.) THE MAXIMUM HEIGHT OF THE DAM SHOULD BE TWO FEET.
4.) THE CENTER OF THE DAM SHOULD BE AT LEAST SIX INCHES LOWER THAN THE OUTER EDGES.
5.) THE MAXIMUM SPACING IS AS SHOWN ON THE PROJECT SITE PLANS.
6.) CHECK DAMS WILL NOT BE USED IN A FLOWING STREAM.
7.) TEMPORARY CHECK DAMS WILL BE REMOVED ONCE THE SWALE OR DITCH IS DETERMINED STABLE.
8.) TO BE CONSTRUCTED IAW NH SWM #3 4-2 SEDIMENT CONTROL PRACTICES, TEMPORARY CHECK DAMS, PAGE 114.



STONE GRADE STABILIZATION STRUCTURE

E10

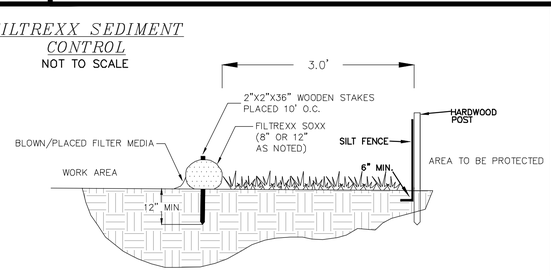


PLAN NOT TO SCALE

NOTES

1. ALL MATERIAL TO MEET FILTREXX SPECIFICATIONS.
2. FILTER MEDIA FILL TO MEET APPLICATION REQUIRMENTS.
3. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.
4. SILTSOXX MAY BE USED IN PLACE OF SILT FENCE OR OTHER SEDIMENT BARRIERS.
5. SILTSOXX COMPOST/SOIL/ROCK/SEED FILL MATERIAL SHALL BE ADJUSTED AS NECESSARY TO MEET THE REQUIRMENTS OF THE SPECIFIC APPLICATION.
6. FILTREXX SOXX IS A REGISTERED TRADEMARK OF FILTREXXIN TERNATIONAL, LLC.
7. SILT FENCE IS NOT A SUBSTITUTION FOR SILT SOXX AND ANY EQUAL SUBSTITUTION TO BE APPROVED.
8. TO BE CONSTRUCTED IAW FILTREXX, SECTION 1:EROSION & SEDIMENT CONTROL (PAGE 323) - CONSTRUCTION ACTIVITIES, SWPPP CUT SHEET: FILTREXX SEDIMENT CONTROL

FILTREXX SEDIMENT CONTROL
NOT TO SCALE

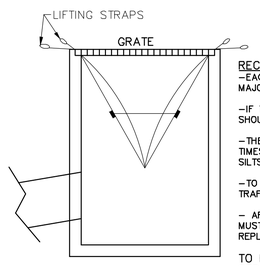


Filtrexx International, LLC
35481 Grafton Eastern Rd | Grafton, Oh 44044
440-926-2607 | fax: 440-926-4021
WWW.FILTREXX.COM
OR APPROVED EQUAL

NOTE: FOR AREAS REQUIRING DOUBLE PERIMETER CONTROL WITHIN 50' OF JURISDICTIONAL WETLANDS AND NOT FOR ALL SILT SOXX APPLICATIONS. THIS DUPLICATION MAY BE SPECIFIED AS 12" SILT SOXX OR ORANGE CONSTRUCTION FENCE AS NOTED.

SECTION NOT TO SCALE

E11



RECOMMENDED MAINTENANCE SCHEDULE

-EACH SILTSACK SHOULD BE INSPECTED AFTER EVERY MAJOR RAIN EVENT, AND MUST BE MAINTAINED.

-IF THERE HAVE BEEN NO MAJOR EVENTS, SILTSACK SHOULD BE INSPECTED EVERY 2-3 WEEKS.

-THE RESTRAINT CORD SHOULD BE VISIBLE AT ALL TIMES. IF CORD IS COVERED WITH SEDIMENT, THE SILTSACK SHOULD BE EMPTIED.

-TO BE USED IN ALL AREAS WHERE THERE WILL BE TRAFFIC.

- ARE SUBJECT TO DAMAGE BY SNOW PLOWS, AND MUST BE INSPECTED AFTER ANY SNOW EVENT AND REPLACED AS REQUIRED.

TO BE CONSTRUCTED IAW NH SWM #3 4-2 SEDIMENT CONTROL PRACTICES, TEMPORARY STORM DRAIN INLET PROTECTION, PAGE 118.

SILTSACK DETAIL
NOT TO SCALE

E-101

REVISION	DATE	DESCRIPTION
#2	10-29-21	REVISED PER TRC COMMENTS
#1A	10-18-21	REVISED PER AOT AND TRC COMMENTS

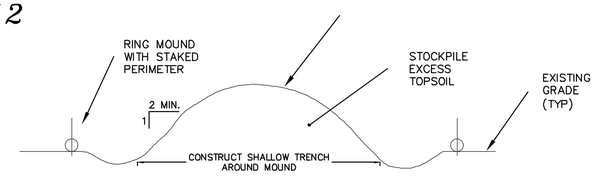
EROSION & SEDIMENT CONTROL DETAILS
LAND OF
SETTLEMENT ON 6TH, LLC
SIXTH STREET
DOVER, N.H.
TAX MAP B, LOT 5

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

AS NOTED
DATE : JUNE 10, 2021
FILE NO. : DB 2021-011

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

E12



TO BE CONSTRUCTED IAW NH SWM #3 4–1 EROSION CONTROL PRACTICES, SOIL STOCKPILE PRACTICES, PAGE 46.

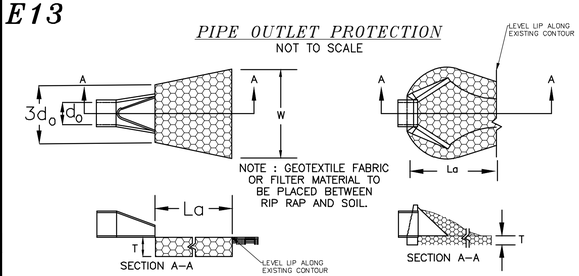
TOPSOIL STOCKPILE MOUND

NOT TO SCALE

E13

PIPE OUTLET PROTECTION

NOT TO SCALE



PIPE OUTLET TO FLAT AREA WITH NO DEFINED CHANNEL

PIPE OUTLET TO WELL–DEFINED CHANNEL

PIPE OUTLET PROTECTION CONSTRUCTION SPECIFICATIONS

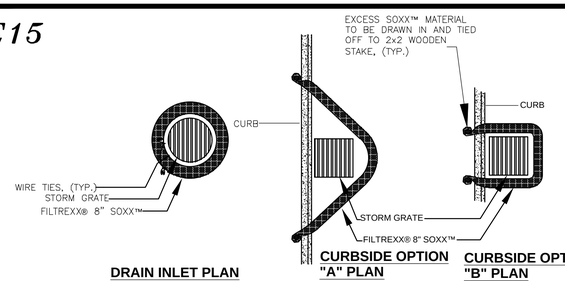
SPECIFIED GRADATION.

2. THE ROCK OR GRAVEL USED FOR FILTER OF RIP RAP SHALL CONFORM TO NHDOT SECTION 583.
3. GEOTEXTILE FABRICS SHALL BE PROTECTED FROM PUNCTURE OR TEARING DURING THE PLACEMENT OF THE ROCK RIP RAP DAMAGED AREAS IN THE FABRIC SHALL BE REPAIRED BY PLACING A PIECE OF FABRIC OVER THE DAMAGED AREA OR BY COMPLETE REPLACEMENT OF THE FABRIC. ALL OVERLAPS REQUIRED FOR REPAIRS OR JOINING TWO PIECES OF FABRIC SHALL BE A MINIMUM OF 12 INCHES.
4. STONE FOR THE RIP RAP MAY BE PLACED BY EQUIPMENT AND SHALL BE CONSTRUCTED TO THE FULL LAYER THICKNESS IN ONE OPERATION AND IN SUCH A MANNER AS TO PREVENT SEGREGATION OF THE STONE SIZES.
5. TO BE CONSTRUCTED IAW NH SWM #2 4–6 CONVEYANCE PRACTICES, 6. OUTLET PROTECTION, PAGE 172.

E14

TABLE 7–24––RECOMMENDED RIP RAP GRADATION RANGES		
d50 SIZE= 0.5 FEET 6 INCHES		
% OF WEIGHT SMALLER THAN THE GIVEN d50 SIZE	SIZE OF STONE (INCHES) FROM	TO
100%	9	12
85%	8	11
50%	6	9
15%	2	3

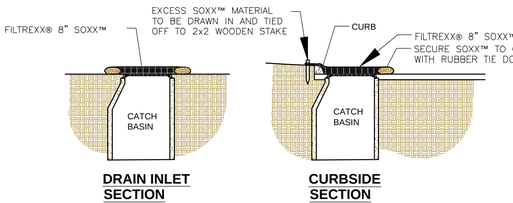
E15



DRAIN INLET PLAN

CURBSIDE OPTION "A" PLAN

CURBSIDE OPTION "B" PLAN



DRAIN INLET SECTION

CURBSIDE SECTION

NOTES:
1. ALL MATERIAL TO MEET FILTREXX® SPECIFICATIONS.
2. FILTER MEDIA™ FILL TO MEET APPLICATION REQUIREMENTS.
3. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.

FILTREXX INLET PROTECTION

NOT TO SCALE

E16

NOTE: THIS PROJECT IS TO BE MANAGED IN A MANNER THAT MEETS THE REQUIREMENTS AND INTENT OF RSA 430:53 AND CHAPTER AGR 3800 RELATIVE TO INVASIVE SPECIES.

NOTE: Temporary seed mix for stabilization of turf shall be winter rye or oats at a rate of 2.5 lbs. per 1000 s.f. and shall be placed prior to OCT. 15, if permanent seeding not yet complete.

SEEDING GUIDE

USE	SEEDING MIXTURE 1/	DROUGHTY	WELL DRAINED	MODERATELY WELL DRAINED	POORLY DRAINED
STEEP CUTS AND FILLS, BORROW AND DISPOSAL AREAS	A	FAIR	GOOD	GOOD	FAIR
	B	POOR	GOOD	FAIR	FAIR
	C	POOR	GOOD	EXCELLENT	GOOD
	D	FAIR	FAIR	GOOD	EXCELLENT
	E	FAIR	EXCELLENT	EXCELLENT	POOR
WATERWAYS, EMERGENCY SPILLWAYS, AND OTHER CHANNELS WITH FLOWING WATER.	A	GOOD	GOOD	GOOD	FAIR
	C	GOOD	EXCELLENT	EXCELLENT	FAIR
	D	GOOD	EXCELLENT	EXCELLENT	FAIR
LIGHTLY USED PARKING LOTS, ODD AREAS, UNUSED LANDS, AND LOW INTENSITY USE RECREATION SITES.	A	GOOD	GOOD	GOOD	FAIR
	B	GOOD	GOOD	GOOD	POOR
	C	GOOD	EXCELLENT	EXCELLENT	FAIR
	D	FAIR	GOOD	GOOD	EXCELLENT
PLAY AREAS AND ATHLETIC FIELDS. (TOPSOIL IS ESSENTIAL FOR GOOD TURF.)	F	FAIR	EXCELLENT	EXCELLENT	2/
	G	FAIR	EXCELLENT	EXCELLENT	2/

GRAVEL PIT, SEE NH–PM–24 IN APPENDIX FOR RECOMMENDATION REGARDING RECLAMATION OF SAND AND GRAVEL PITS.

1/ REFER TO SEEDING MIXTURES AND RATES IN TABLE 7–36.
2/ POORLY DRAINED SOILS ARE NOT DESIRABLE FOR USE AS PLAYING AREA AND ATHLETIC FIELDS.

RECOMMENDED *

SEEDING RATES

MIXTURE	POUNDS PER ACRE	POUNDS PER 1,000 Sq. Ft.
A. TALL FESCUE	20	0.45
CREEPING RED FESCUE	20	0.45
RED TOP	2	0.05
TOTAL	42	0.95
B. TALL FESCUE	15	0.35
CREEPING RED FESCUE	10	0.25
CROWN VETCH	15	0.35
OR		
FLAT PEA	30	0.75
TOTAL	40 OR 55	0.95 OR 1.35
C. TALL FESCUE	24	0.55
CREEPING RED FESCUE	24	0.55
BIRDS FOOT TREFOIL	REMOVED	REMOVED
TOTAL	48	1.10
D. TALL FESCUE	30	0.45
FLAT PEA	20	0.75
TOTAL	50	1.20
E. CREEPING RED FESCUE 1/	50	1.15
KENTUCKY BLUEGRASS 1/	50	1.15
TOTAL	100	2.30
F. TALL FESCUE 1	150	3.60

CONSERVATION MIX	POUNDS PER ACRE	POUNDS PER 1,000 S.F.
TALL FESCUE (35%)	15	0.35
CREEPING RED FESCUE (25%)	15	0.35
ANNUAL RYEGRASS (12%)	5	0.12
PERENNIAL RYEGRASS (10%)	5	0.12
KENTUCKY BLUEGRASS (10%)	15	0.35
WHITE CLOVER (3%)	7	0.16

SEEDING SPECIFICATIONS

1. GRADING AND SHAPING
   A. SLOPES SHALL NOT BE STEEPER THAN 2:1;3:1 SLOPES OR FLATTER ARE PREFERRED.
   WHERE MOWING WILL BE DONE, 3:1 SLOPES OR FLATTER ARE RECOMMENDED.
2. SEEDBED PREPARATION
   A. SURFACE AND SEEPAGE WATER SHOULD BE DRAINED OR DIVERTED FROM THE SITE TO PREVENT DROWNING OR WINTER KILLING OF THE PLANTS.
   B. STONES LARGER THAN 4 INCHES AND TRASH SHOULD BE REMOVED BECAUSE THEY INTERFERE WITH SEEDING AND FUTURE MAINTENANCE OF THE AREA. WHERE FEASIBLE, THE SOIL SHOULD BE TILLED TO A DEPTH OF ABOUT 4 INCHES TO PREPARE A SEED BED AND MIX FERTILIZER AND LIME INTO THE SOIL. THE SEEDBED SHOULD BE LEFT IN REASONABLY FIRM AND SMOOTH CONDITION. THE LAST TILLAGE OPERATION SHOULD BE PERFORMED ACROSS THE SLOPE WHEREVER PRACTICAL.
3. ESTABLISHING A STAND
   A. LIME AND FERTILIZER SHOULD BE APPLIED PRIOR TO OR AT THE TIME OF SEEDING
   AND INCORPORATED INTO THE SOIL KINDS AND AMOUNTS OF LIME AND FERTILIZER SHOULD BE BASED ON AN EVALUATION OF SOIL TESTS. WHEN A SOIL TEST IS NOT AVAILABLE,
   THE FOLLOWING MINIMUM AMOUNTS SHOULD BE APPLIED:
   AGRICULTURAL LIMESTONE, 2 TONS PER ACRE OR 100LBS. PER 1,000 SQ.FT.
   NITROGEN(N), 50LBS. PER ACRE OR 1.1LBS. PER 1,000 SQ.FT.
   PHOSPHATE(P2O5), 100LBS. PER ACRE OR 2.2LBS. PER 1,000 SQ.FT.
   POTASH(K2O), 100LBS. PER ACRE OR 2.2LBS. PER 1,000 SQ.FT.
   (NOTE: THIS IS THE EQUIVALENT OF 500LBS. PER ACRE OF 10–20–20 FERTILIZER OR 1,000LBS. PER ACRE OF 5–10–10.)
   B. SEED SHOULD BE SPREAD UNIFORMLY BY THE METHOD MOST APPROPRIATE FOR THE SITE. METHODS INCLUDE BROADCASTING, DRILLING AND HYDROSEEDING. WHERE BROADCASTING IS USED, COVER SEED WITH .25 INCH OF SOIL OR LESS, BY CULTIPACKING OR RAKING.
   C. REFER TO TABLE(G–E1 THIS SHEET) FOR APPROPRIATE SEED MIXTURES AND TABLE(H–E1 THIS SHEET) FOR RATES OF SEEDING. ALL LEGUMES (CROWNVETCH, BIRDSFOOT TREFOIL, AND FLATPEA) MUST BE INOCULATED WITH THEIR SPECIFIC INOCULANT.
   D. WHEN SEEDED AREAS ARE MULCHED, PLANTINGS MAY BE MADE FROM EARLY SPRING TO EARLY OCTOBER. WHEN SEEDED AREAS ARE NOT MULCHED, PLANTINGS SHOULD BE MADE FROM EARLY SPRING TO MAY 20 OR FROM AUGUST 10 TO SEPTEMBER 1.
4. MULCH
   A. HAY, STRAW, OR OTHER MULCH, WHEN NEEDED, SHOULD BE APPLIED IMMEDIATELY AFTER SEEDING.
   B. MULCH WILL BE HELD IN PLACE USING APPROPRIATE TECHNIQUES FROM THE BEST MANAGEMENT PRACTICE FOR MULCHING. HAY OR STRAW MULCH SHALL BE PLACED AT A RATE OF 90LBS PER 1000 S.F.
5. MAINTENANCE TO ESTABLISH A STAND
   A. PLANTED AREA SHOULD BE PROTECTED FROM DAMAGE BY FIRE, GRAZING, TRAFFIC, AND DENSE WEED GROWTH.
   B. FERTILIZATION NEEDS SHOULD BE DETERMINED BY ONSITE INSPECTIONS. SUPPLEMENTAL FERTILIZER IS USUALLY THE KEY TO FULLY COMPLETE THE ESTABLISHMENT OF THE STAND BECAUSE MOST PERENNIAL STAKE 2 TO 3 YEARS TO BECOME ESTABLISHED.
   C. IN WATERWAYS, CHANNELS, OR SWALES WHERE UNIFORM FLOW CONDITIONS ARE ANTICIPATED, OCCASIONAL MOWING MAY BE NECESSARY TO CONTROL GROWTH OF WOODY VEGETATION.
6. TO BE CONSTRUCTED IAW NH SWM #3 4–1 EROSION CONTROL PRACTICES, PERMANENT VEGETATION, PAGE 60.
7. SEE RAIN GARDEN AND INFILTRATION DETAIL SHEETS FOR SPECIFIC PLANTING INSTRUCTIONS AND SEEDING.

E17

CONSTRUCTION SEQUENCE:

1.) CUT AND REMOVE TREES IN CONSTRUCTION AREA ONLY AS REQUIRED, RELOCATE ANY PROJECT T.B.M.

2.) CONSTRUCT AND/OR INSTALL TEMPORARY AND PERMANENT SEDIMENT EROSION AND DETENTION CONTROL FACILITIES AS SPECIFIED. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SOIL LAND DISTURBANCE AND MUST BE REVIEWED AND APPROVED BY THE COMMUNITY SERVICES DEPARTMENT.

3.) EROSION, SEDIMENT AND DETENTION CONTROL FACILITY SHALL BE INSTALLED & STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.TEMPORARY DIVERSIONS MAY BE REQUIRED. POST CONSTRUCTION STORM WATER MANAGEMENT PRACTICES MUST BE INITIATED AND STABILIZED EARLY IN THE PROCESS. RUNOFF MUST BE DIRECTED TO TEMPORARY PRACTICES UNTIL STORMWATER BMPs ARE STABILIZED.

4.) CLEAR, CUT AND DISPOSE OF DEBRIS IN APPROVED FACILITY

5.) CONSTRUCT TEMPORARY CULVERTS AS REQUIRED, OR DIRECTED

6.) CONSTRUCT ROADWAYS FOR ACCESS TO DESIRED CONSTRUCTION AREAS. ALL ROADS SHALL BE STABILIZED IMMEDIATELY. SEE BEST MANAGEMENT PRACTICES FOR BLASTING ON SHEET C–102.

7.) START BUILDING CONSTRUCTION.

8.) INSTALL PIPE AND CONSTRUCTION ASSOCIATED APPURTENANCES AS REQUIRED OR DIRECTED. INSTALL RAIN GARDENS. ALL DISTURBED AREAS SHALL STABILIZED IMMEDIATELY AFTER GRADING.

9.) BEGIN PERMANENT AND TEMPORARY SEEDING AND MULCHING. ALL CUT AND FILL SLOPES AND DISTURBED AREAS SHALL BE SEEDED OR MULCHED AS REQUIRED, OR DIRECTED. NO AREA IS ALLOWED TO BE DISTURBED FOR A LENGTH OF TIME THAT EXCEEDS 45 DAYS BEFORE BEING STABILIZED, DAILY, OR AS REQUIRED. ALL ROADWAYS AND PARKING AREAS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADES. ALL CUT AND FILL SLOPES SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADES. LIMIT THE LENGTH OF EXPOSURE OF UNSTABILIZED SOIL TO 45 DAYS OR LESS.

10.) CONSTRUCT TEMPORARY BERMS, DRAINS DITCHES, SILT FENCES, SEDIMENT TRAPS, ETC. MULCH AND SEED AS REQUIRED.

11.) INSPECT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES DURING CONSTRUCTION. ALL SWPPP INSPECTIONS MUST BE CONDUCTED BY A QUALIFIED PROFESSIONAL SUCH AS A PROFESSIONAL ENGINEER (PE), A CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL (CPESC), A CERTIFIED EROSION SEDIMENT AND STORM WATER INSPECTOR (CESSW), OR A CERTIFIED PROFESSIONAL IN STORM WATER QUALITY (CPSWQ). INSPECTION REPORTS SHALL BE SUBMITTED TO THE COMMUNITY SERVICES DEPARTMENT. EROSION AND SEDITMENT CONTROL PRACTICES ARE TO BE INSPECTED WEEKLY AND AFTER 0.5" OF RAINFALL.

12.) COMPLETE PERMANENT SEEDING AND LANDSCAPING.

13.) REMOVE TEMPORARY EROSION CONTROL MEASURES AFTER SEEDING AREAS HAVE ESTABLISHED THEMSELVES AND SITE IMPROVEMENTS ARE COMPLETE.

14.) SMOOTH AND REVEGETATE ALL DISTURBED AREAS.

15.) FINISH PAVING ALL ROADWAYS.

16.) LOT DISTURBANCE, OTHER THAN THAT SHOWN ON THE APPROVED PLANS, SHALL NOT COMMENCE UNTIL AFTER THE ROADWAY HAS THE BASE COURSE TO DESIGN ELEVATION AND THE ASSOCIATED DRAINAGE IS COMPLETE AND STABLE.

E18 *DEFINITION OF STABLE:*

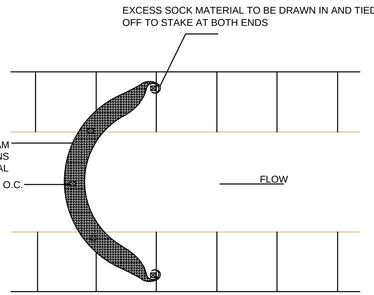
PER ENV–WQ 1500 ALTERATION OF TERRAIN

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

ADDITION STABILIZATION NOTES:

5. HAY MULCH OR OTHER APPROVED METHODS SHALL BE USED TO CONTROL EROSION OF NEWLY GRADED AREAS. ALL CUT AND FILL SLOPES SHALL BE SEEDED AND MULCHED WITHIN 72 HOURS AFTER THEIR CONSTRUCTION.
6. DISTURBED SOIL AREAS SHALL BE EITHER TEMPORARILY OR PERMANENTLY STABILIZED. IN AREAS WHERE FINAL GRADING HAS NOT OCCURRED, TEMPORARY STABILIZATION MEASURES SHOULD BE IN PLACE WITHIN SEVEN (7) CALENDAR DAYS FOR EXPOSED SOIL AREAS THAT ARE WITHIN ONE HUNDRED (100) FEET OF A SURFACE WATER BODY OR A WETLAND AND NO MORE THAN 14 CALENDAR DAYS FOR ALL OTHER AREAS. PERMANENT STABILIZATION SHOULD BE IN PLACE WITHIN THREE (3) CALENDAR DAYS FOLLOWING COMPLETION OF FINAL GRADING OF EXPOSED SOIL AREAS.

E19

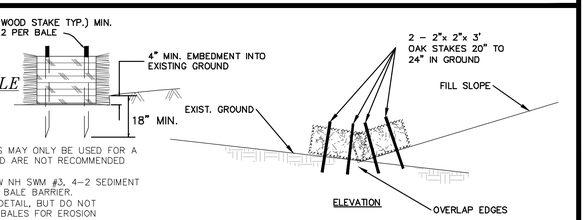


FILTREXX CHECK DAM

NOT TO SCALE

NOTES:
1. ALL MATERIAL TO MEET FILTREXX® SPECIFICATIONS.
2. CHECK DAM SHOULD BE USED IN AREAS THAT DRAIN 1 ACRE OR LESS.
3. SEDIMENT SHOULD BE REMOVED FROM BEHIND CHECK DAM ONCE THE ACCUMULATED HEIGHT HAS REACHED ½ THE HEIGHT OF THE CHECK DAM.
4. CHECK DAM CAN BE DIRECT SEEDED AT THE TIME OF INSTALLATION.
5. CONTRACTOR IS REQUIRED TO BE A FILTREXX CERTIFIED™ INSTALLER.

E20

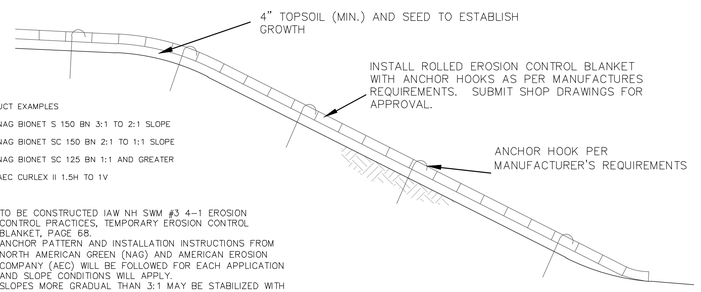


STAKED HAYBALE DETAIL

NOT TO SCALE

1.) HAY BALES BARRIERS MAY ONLY BE USED FOR A MAXIMUM OF 60 DAYS AND ARE NOT RECOMMENDED FOR PERIMETER CONTROL.
2.) TO BE INSTALLED IAW NH SWM #3, 4–2 SEDIMENT CONTROL, STRAW OR HAY BALE BARRIER.
3.) REQUIRED TO SHOW DETAIL, BUT DO NOT RECCOMEND USE OF HAY BALES FOR EROSION CONTROL.

E21



PRODUCT EXAMPLES

1.) NAG BIONET S 150 BN 3:1 TO 2:1 SLOPE
2.) NAG BIONET SC 150 BN 2:1 TO 1:1 SLOPE
3.) NAG BIONET SC 125 BN 1:1 AND GREATER
4.) AEC CURLEX II 1.5H TO 1V

1. TO BE CONSTRUCTED IAW NH SWM #3 4–1 EROSION CONTROL PRACTICES, TEMPORARY EROSION CONTROL BLANKET, PAGE 68.
2. ANCHOR PATTERN AND INSTALLATION INSTRUCTIONS FROM NORTH AMERICAN GREEN (NAG) AND AMERICAN EROSION COMPANY (AEC) WILL BE FOLLOWED FOR EACH APPLICATION AND SLOPE CONDITIONS WILL APPLY.
3. SLOPES MORE GRADUAL THAN 3:1 MAY BE STABILIZED WITH VEGETATION OR HECP (HYDRAULICALLY APPLIED EROSION CONTROL MIX)/BONDED FIBER MATRIX. HOWEVER THE ENGINEER RESERVES THE RIGHT TO REQUEST INCREASED RECB TO BE INSTALLED ON ANY SLOPE.

ROLLED EROSION CONTROL BLANKET (RECB) SLOPE STABILIZATION DETAIL

E22

WINTER STABILIZATION NOTES

1. ALL DISTURBED AREAS THAT DO NOT HAVE AT LEAST 85% VEGETATIVE COVERAGE PRIOR TO OCTOBER 15TH SHALL BE STABILIZED BY APPLYING MULCH AT A RATE OF 3–4 TONS PER ACRE. ALL SIDE SLOPES, STEEPER THAN 4:1, THAT ARE NOT DIRECTED TO SWALES OR DETENTION BASINS, SHALL BE LINED WITH BIODEGRADABLE/PHOTODEGRADABLE "JUTE MATTING" (EXCELSIOR'S CURLEX II OR EQUAL). ALL OTHER SLOPES SHALL BE MULCHED AND TACKED AT A RATE OF 3–4 TONS PER ACRE. THE APPLICATION OF MULCH AND/OR JUTE MATTING SHALL NOT OCCUR OVER EXISTING SNOW COVER. IF THE SITE IS ACTIVE AFTER OCTOBER 15TH, ANY SNOW THAT ACCUMULATES ON DISTURBED AREAS SHALL BE REMOVED. PRIOR TO SPRING THAW ALL AREAS WILL BE STABILIZED, AS DIRECTED ABOVE.

2. ALL SWALES THAT DO NOT HAVE FULLY ESTABLISHED VEGETATION SHALL BE EITHER LINED WITH TEMPORARY JUTE MATTING OR TEMPORARY STONE CHECK DAMS (APPROPRIATELY SPACED). STONE CHECK DAMS WILL BE MAINTAINED THROUGHOUT THE WINTER MONTHS. IF THE SWALES ARE TO BE MATTED WITH PERMANENT LINERS OR RIPRAP WITH ENGINEERING FABRIC, THIS SHALL BE COMPLETED PRIOR TO WINTER SHUTDOWN OR AS SOON AS THEY ARE PROPERLY GRADED AND SHAPED.

3. PRIOR TO OCT. 15TH ALL ROADWAY AND PARKING AREAS SHALL BE BROUGHT UP TO AND THROUGH THE BANK RUN GRAVEL APPLICATION. IF THESE AREAS' ELEVATIONS ARE PROPOSED TO REMAIN BELOW THE PROPOSED SUBGRADE ELEVATION, THE SUBGRADE MATERIAL SHALL BE ROUGHLY CROWNED AND A 3" LAYER OF CRUSHED GRAVEL SHALL BE PLACED AND COMPACTED. THIS WILL ALLOW THE SUBGRADE TO SHED RUNOFF AND WILL REDUCE ROADWAY EROSION. THIS CRUSHED GRAVEL DOES NOT HAVE TO CONFORM TO NH DOT 304.3, BUT SHALL HAVE BETWEEN 15–25% PASSING THE #200 SIEVE AND THE LARGEST STONE SIZE SHALL BE 2". IF THE SITE IS ACTIVE AFTER OCTOBER 15TH, ANY ACCUMULATED SNOW SHALL BE REMOVED FROM ALL ROADWAY AND PARKING AREAS.

4. AFTER OCTOBER 15TH, THE END OF NEW HAMPSHIRE'S AVERAGE GROWNG SEASON, NO ADDITIONAL LOAM SHALL BE SPREAD ON SIDE SLOPES AND SWALES. THE STOCKPILES THAT WILL BE LEFT UNDISTURBED UNTIL SPRING SHALL BE SEEDED BY THIS DATE. AFTER OCTOBER 15TH, ANY NEW OR DISTURBED PILES SHALL BE MULCHED AT A RATE OF 3–4 TONS PER ACRE. ALL STOCKPILES THAT WILL REMAIN THROUGHOUT THE WINTER SHALL BE SURROUNDED WITH SILT FENCING.

5. ENV–WQ 1505.06 COLD WEATHER SITE STABILIZATION (B)(1) LIMITS AREA OF EXPOSURE TO ONE ACRE OF UNSTABILIZED SOIL WITHOUT OBTAINING A WAIVER AND WINTER CONSTRUCTION PLAN.

E–102

REVISION	DATE	DESCRIPTION
#2	10–29–21	REVISED PER TRC COMMENTS
#1A	10–18–21	REVISED PER AOT AND TRC COMMENTS

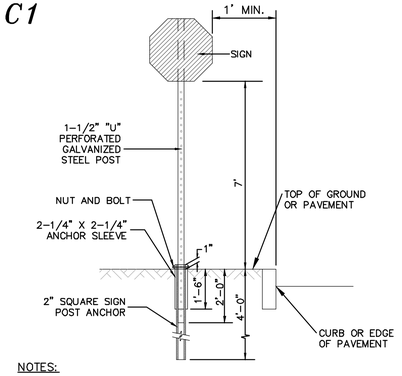
EROSION & SEDIMENT CONTROL DETAILS
LAND OF
SETTLEMENT ON 6TH, LLC
SIXTH STREET
DOVER, N.H.
TAX MAP B, LOT 5

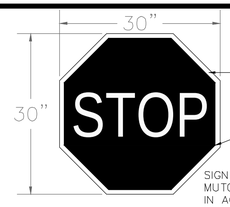
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332–2863

AS NOTED
DATE : JUNE 10, 2021
FILE NO. : DB 2021–011

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

C1

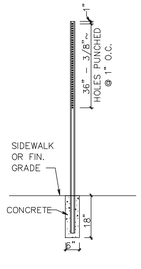




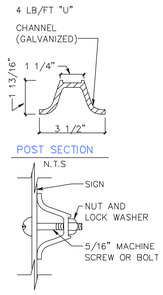
SIGN BACKGROUND TO BE WHITE. LETTERING TO BE WHITE. OCTAGON TO BE RED.

SIGN R1-1 AS SHOWN IN THE MUTCD. INSTALLATION WILL BE IN ACCORDANCE WITH THE MUTCD.

PARTIAL ELEVATION
N.T.S.



POST
N.T.S.



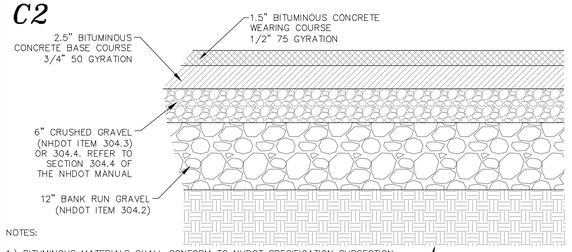
MOUNTING
N.T.S.

NOTES:

1. ALL SIGNAGE SHALL BE TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS AND NHDOT STANDARDS.
2. THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS/CATALOG CUTS TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO ERECTING SIGNS.
3. THE LOCATION OF THE SIGNS SHALL BE AS INDICATED ON THE DRAWINGS AND/OR AS DIRECTED BY THE CITY OF DOVER DEPARTMENT OF PUBLIC WORKS.

TYPICAL SIGN POST
NOT TO SCALE

C2



NOTES:

1.) BITUMINOUS MATERIALS SHALL CONFORM TO NHDOT SPECIFICATION SUBSECTION 401.3.6.

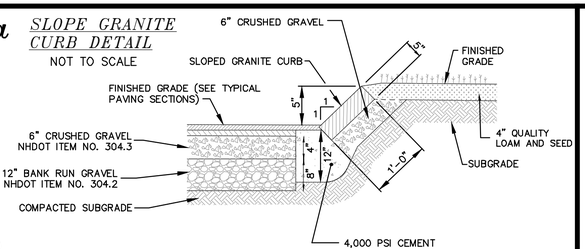
2.) PAVEMENT BASE COURSE AGGEGATE SHALL CONFORM TO NHDOT SPECIFICATION SECTION 304, ITEM 304.3 AND COMPACTED TO A MINIMUM OF 95% OF MODIFIED PROCTOR MAXIMUM DRY DENSITY.

3.) PAVEMENT SUBBASE COURSE AGGREGATE AND AGGREGATE FOR SUBGRADE REPAIR AREAS SHALL BE SUITABLE FOR USE AS STRUCTURAL FILL AND BE PROOFROLLED AND COMPABED TO 95% OF MODIFIED PROCTOR MAXIMUM DRY DENSITY. FOR NEW CONSTRUCTION AREAS ONLY. IN EXISTING PAVEMENT AREAS THE CONTRACTOR IS TO ENSURE THE BASE MATERIAL IS SUITABLE TO THE OWNER FOR RE-PAVING

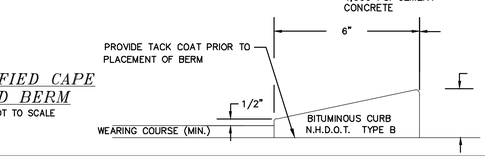
BITUMINOUS CONCRETE PAVEMENT SECTION
NOT TO SCALE

C3a

SLOPE GRANITE CURB DETAIL
NOT TO SCALE

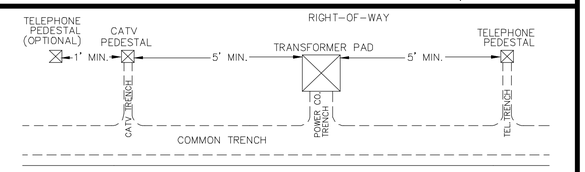


C3b



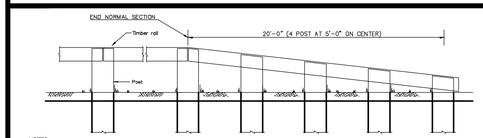
MODIFIED CAPE COD BERM
NOT TO SCALE

C4



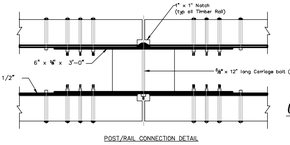
PEDESTAL PLACEMENT
NOT TO SCALE

C5

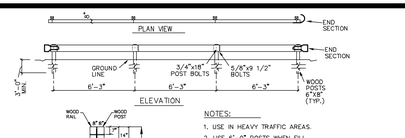


NOTES:
1. POST TYPE : 10" x 12" WOOD
2. BEAM TYPE : 6" x 10" WOOD
3. POST SPACING : 5'-0" O.C.
4. NOMINAL BARRIER HEIGHT : 27"

STEEL BACKED WOOD GUARD RAIL TERMINAL UNIT DETAIL

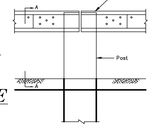


POST/RAIL CONNECTION DETAIL

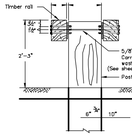


NOTES:
1. USE IN HEAVY TRAFFIC AREAS.
2. USE 6'-0" POSTS WHEN FILL SLOPE IS 4:1 OR FLATTER
3. ALL RAILS & POSTS TO BE TREATED WITH PRESERVATIVE MATERIAL CONFORMING TO AASHTO M133

NOTES:
1. POST TYPE : 10" x 12" WOOD
2. BEAM TYPE : 6" x 10" WOOD WITH STEEL PLATE BACKING
3. POST SPACING : 10'-0" O.C.
4. NOMINAL BARRIER HEIGHT : 27"
5. STEEL PLATE BACKING AND SPLICE PLATE – A36 GALVANIZED STEEL
6. ALL BOLTS & WASHERS TO BE GALVANIZED



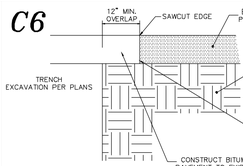
POST CONNECTION DETAIL



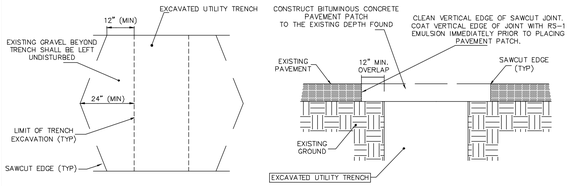
SECTION A-A

GUARD RAIL STEEL PLATE BACKED (WOODEN RAIL)
NOT TO SCALE

C6



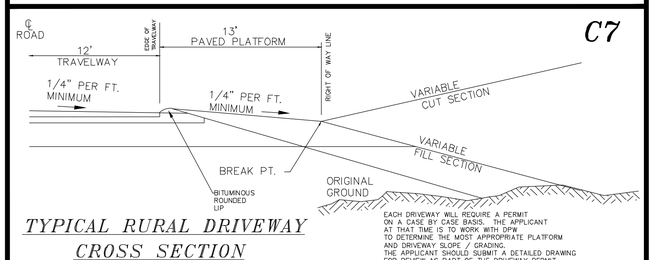
TYPICAL TRENCH PATCH
NOT TO SCALE



PLAN *SECTION*

NOTES
1. MACHINE CUT EXISTING PAVEMENT.
2. ALL TEMPORARY, DAMAGED, OR DEFECTIVE PAVEMENT SHALL BE REMOVED PRIOR TO PLACEMENT OF PERMANENT TRENCH REPAIRS.
3. DIAMOND PATCHES, SHALL BE REQUIRED FOR ALL TRENCHES CROSSING ROADWAY. DIAMOND PATCHES SHALL MEET NHDOT REQUIREMENTS.

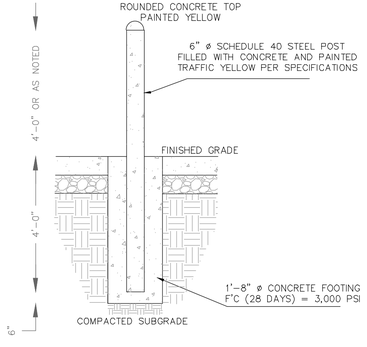
C7



TYPICAL RURAL DRIVEWAY CROSS SECTION
NOT TO SCALE

EACH DRIVEWAY WILL REQUIRE A PERMIT ON A CASE BY CASE BASIS. THE APPLICANT AT THAT TIME IS TO WORK WITH DPW TO DETERMINE THE MOST APPROPRIATE PLATFORM AND DRIVEWAY SLOPE / GRADING. THE APPLICANT SHOULD SUBMIT A DETAILED DRAWING FOR REVIEW AS PART OF THE DRIVEWAY PERMIT APPLICATION PROCESS.

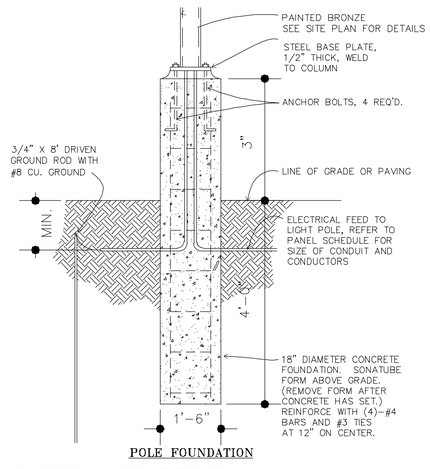
C8



BOLLARD DETAIL
NOT TO SCALE

DETAIL ONLY REQUIRED IF EVERSOURCE REQUIRES BOLLARDS AROUND TRANSFORMERS

C9



LIGHT BASE DETAIL
NOT TO SCALE

C10

SOLID STATE AREA LIGHTING

SIGMA SERIES-LED

SPECIFICATIONS

HOUSING
Heavy cast low copper aluminum assembly (A356 alloy, <0.2% copper). Minimum wall thickness is .188". Traditional styling of the housing provided with cast aluminum housing top hinges for easy access.

vLED OPTICAL MODULE
Low copper A356 alloy (<.2% copper) cast aluminum housing. Integrated clear tempered 3/16" glass lens sealed with a continuous silicone gasket protects emitters (LED's) and emitter Reflector-Prism optics, and seals the module from water intrusion and environmental contaminants. LED's are available in standard Neutral White (4000K), or optional Cool White (5000K) or Warm White (3000K). Each emitter is optically controlled by a Reflector-Prism injection molded from H12 acrylic (3 types per module; one from 0° - 50°; one from 50° - 65°; one from 65° - 72°). Each Reflector-Prism has indexing pins for aiming and is secured to an optical plate made of matte black anodized aluminum. The optical plate locates every Reflector-Prism over an emitter. Reflector-Prisms are secured to the optical plate with a UV curing adhesive. The Reflector-Prisms are arrayed to produce IES Type II, III, IV, and V-SQ distributions. The entire Optical Module is field rotatable in 90° increments. Both module and drivers are factory wired using water resistant, insulated cord sets, module and drivers are field replaceable.

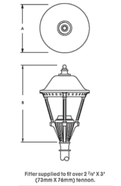
LED EMITTERS
High Output LED's are driven at 350mA for nominal 1 Watt output each. LED's are available in standard Neutral White (4000k), or optional Cool White (5000K) or Warm White (3000K). Consult Factory for other LED options.

LED DRIVER
UL and CUL recognized High Power Factor, Constant Current LED drivers operate on input voltages from 120-277VAC, 50/60Hz. Consult Factory for 347-480VAC. Driver is mechanically fastened to a retaining bracket. Main power quick disconnect provided. Driver has a minimum 4KV of internal surge protection, 10KV & 20KV Surge Protector optional. Dimming and High-Low Driver options available.

FINISH
Electrostatically applied TGIC Polyester Powder Coat on substrate prepared with 20 PSI power wash of 140°F. Four step iron phosphate pretreatment for protection and paint adhesion. 400°F bake for maximum hardness and durability. Texture finish is standard.

PROJECT NAME:

FIXTURE TYPE:



Fitter supplied to fit over 2 ⅞" X 3" (73mm X 76mm) tenon.

FIXTURE	A	B
SI01	24" (610mm)	27" (686mm)
SI02	18.5" (470mm)	28" (710mm)

2016019

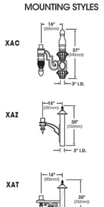
Sun Valley Lighting

C11

SIGMA SERIES - LED

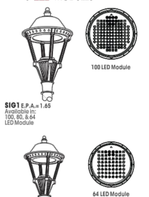
SPECIFICATIONS

MOUNTING STYLES



WALL MOUNT

VLED MODULES



ORDERING INFORMATION

LUMINAIRE	OPTICS	# of LED's	COLOR	VOLTAGE	MOUNTING	FINISH	OPTIONS
LUMINAIRE	OPTICS	LED			MOUNTING	FINISH	OPTIONS
☐ SIG1 ☐ SIG2	vLED IES DISTRIBUTION TYPE ☐ VLED-II ... (Symm) ☐ VLED-III ... (Symm) ☐ VLED-IV (Symm) ☐ VLED-V5Q (Quad Wdg)	No. LEDs SIG1 ☐ 100LED (STD Wdg) ☐ 80LED (BK Wdg) ☐ 64LED (SV Wdg) SIG2 ☐ 64LED (SV Wdg) ☐ 48LED (BK Wdg) Refractor descriptions	COLOR ☐ NW (4000K)* (Standard) ☐ CW (5000K) ☐ WW (3000K) OPTIMUM COLOR ASSIGNED DURING MANUFACTURING*	VOLTAGE ☐ 120 ☐ 208 ☐ 240 ☐ 277 ☐ 347 ☐ 480	ARM MOUNT ☐ PT..... ☐ 1..... ☐ 3-180..... ☐ 3-90..... ☐ 3-90..... ☐ 3-120..... ☐ 4-90..... WALL MOUNT ☐ WM..... SEE SVAY 0002011 FOR ADDITIONAL ARMS	STANDARD TEXTURED FINISH ☐ BLACK RAL-9005-T ☐ WHITE RAL-9003-T ☐ GREY RAL-7004-T ☐ DARK BRONZE RAL-8019-T ☐ GREEN RAL-6005-T FOR SMOOTH FINISH REMOVE SUFFIX 'T' (EXAMPLE: RAL-9005) SEE SVAY 0002011 FOR ADDITIONAL OPTIONS	☐ ARSENAL HOUSE SIDE SHIELDS.....HS ☐ ARSENAL HOUSE SIDE SHIELD.....SHS ☐ DARKANGLE DRIVER(S) (8-10%).....DAK ☐ HEIGHTEN DRIVING FOR HIGH/HIGH SWITCHING OF DRIVER(S) (SEE SVAY 0002011 FOR DRIVER DESCR.).....HIGH ☐ PHOTO CELL or VOLTAGE (SPECIFY VOLTAGE).....PCV-V ☐ 10KV SURGE PROTECTOR.....10SP ☐ 20KV SURGE PROTECTOR (SPECIFY VOLTAGE).....20SP

Sun Valley Lighting

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

REVISION	DATE	DESCRIPTION
#2	10-29-21	REVISED PER TRC COMMENTS
#1A	10-18-21	REVISED PER AOT AND TRC COMMENTS

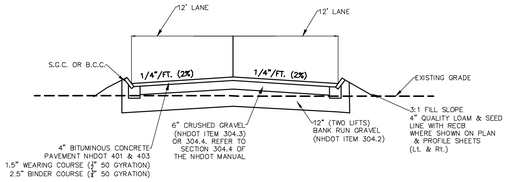
CONSTRUCTION DETAILS
LAND OF
SETTLEMENT ON 6TH, LLC
SIXTH STREET
DOVER, N.H.
TAX MAP B, LOT 5

SCALE : AS SHOWN
DATE : JUNE 10, 2021
FILE NO. : DB 2021-011

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

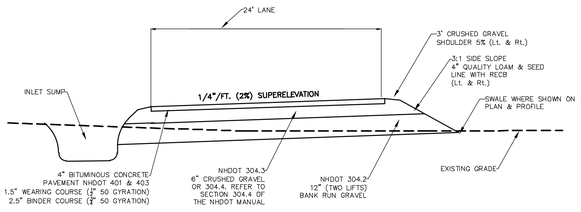
C-101

C11



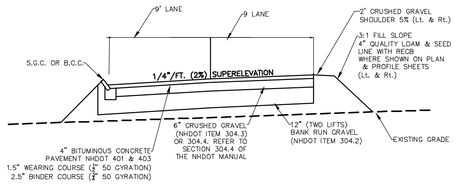
TYPICAL ROADWAY SECTION WILDCAT DRIVE
0+00–7+83

NOT TO SCALE



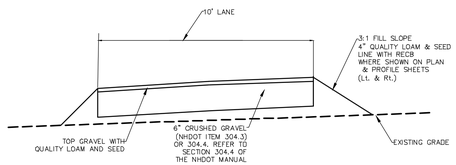
TYPICAL ROADWAY SECTION WILDCAT DRIVE
7+83–10+95

NOT TO SCALE



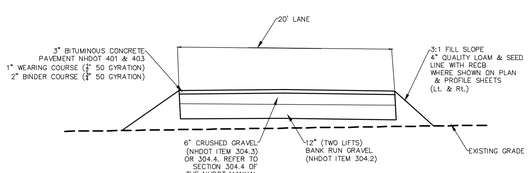
TYPICAL ROADWAY SECTION SHARED DRIVEWAY
0+00–3+25

NOT TO SCALE



TYPICAL ACCESS ROAD SECTION

NOT TO SCALE



LOT 1 DRIVEWAY SECTION

NOT TO SCALE

CROSS SECTION NOTES

1. ALL ROADWAY FILL TO BRING ROAD TO SUBGRADE SHALL BE INSTALLED IN LIFTS NO GREATER THAN 12".
2. ALL FILL SHALL BE COMPACTED UNTIL 95% MAXIMUM DRY DENSITY IS ACHIEVED IN ACCORDANCE WITH AASHTO T99. COMPACTION TESTS TO BE CONDUCTED AT THE START OF THE PROJECT AND NO FURTHER THAN 100 FEET APART.
3. TEST PITTING WAS DONE WITHIN THE ROADWAY ALIGNMENT BY JOHN P. HAYES III, CSS, CWS, AND NO UNSUITABLE MATERIALS WERE ENCOUNTERED IN THOSE TEST PITS. LEDGE REMOVAL (HAMMERING OR SHALLOW DEPTH BLASTING WILL BE REQUIRED) MATERIALS CAN BE CRUSHED AND USED ON SITE.
4. ALL UNSUITABLE MATERIAL SHALL BE REMOVED FROM THE ROAD BED. THE ROAD BED IS DEFINED AS THE LIMITS OF THE ROADWAY INCLUDING THE ARE ONE (1) FOOT BEYOND THE SHOULDERS, DITCHES, OR TOE OF FILL SLOPE.

COMPACTED SUBGRADE – CONTRACTOR SHALL SCARIFY SUBGRADE TO A DEPTH OF 30 INCHES BELOW F-GRADE. ALL STONES GREATER THAN 6" IN DIAMETER SHALL BE REMOVED FROM THE SCARIFIED LAYER. ANY IMPORTED FILL SHALL BE FREE OF ORGANICS AND FROST AND SHALL HAVE NO ROCKS LARGER THAN 6" IN DIAMETER. FILL MATERIAL SHALL BE APPROVED BY THE CITIES AGENT AND/OR THE CITIES ENGINEER.

REVISION	DATE	DESCRIPTION
#2	10-29-21	REVISED PER TRC COMMENTS
#1A	10-18-21	REVISED PER AOT AND TRC COMMENTS

CONSTRUCTION DETAILS
LAND OF
SETTLEMENT ON 6TH, LLC
SIXTH STREET
DOVER, N.H.
TAX MAP B, LOT 5

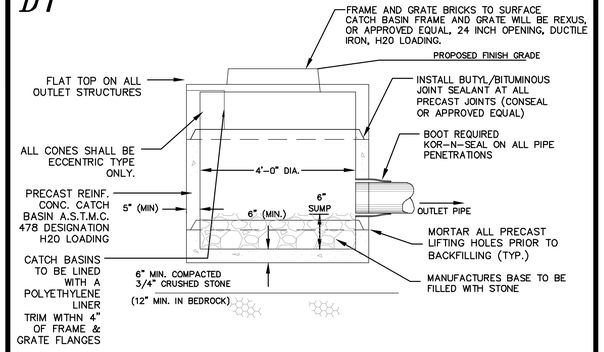
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

SCALE : AS SHOWN
DATE : JUNE 10, 2021
FILE NO. : DB 2021-011

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

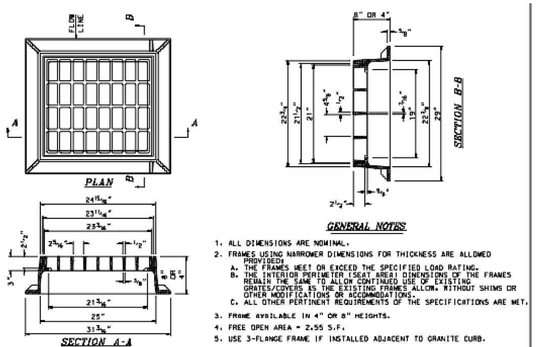
C-102

D1



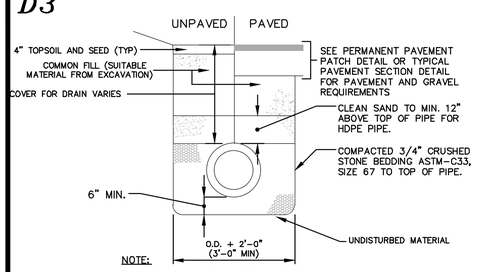
CATCH BASIN DETAIL
NOT TO SCALE

D2



CATCH BASIN GRATE
NOT TO SCALE

D3



NOTE:

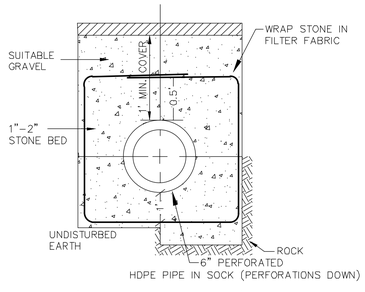
PLASTIC DRAIN PIPE (HDPE) SHALL BE ADS N-12 (CORRUGATED EXTERIOR/SMOOTH INTERIOR) OR EQUAL MEETING AASHTO M-252 AND H-20 LOADING.

DI DRAIN PIPE SHALL BE CL. 50.

RC DRAIN PIPE SHALL BE CLASS III UNLESS OTHERWISE NOTED.

TYPICAL DRAIN PIPE TRENCH
NOT TO SCALE

D4



NOTE:
1. PAVEMENT REPAIR IN EXISTING ROADWAYS SHALL CONFORM TO STREET OPENING REGULATIONS.

UNDERDRAIN TRENCH DETAIL
NOT TO SCALE

D5

ANGLE GRATE
NOT TO SCALE

NOTE:

MUST BE HAALA INDUSTRIES INC. OR EQUAL.

Angle Grates For Manholes

AG0808-58
Part No. AG0808-58

Save Trees

Angle Grates are designed to cover inlet orifices and prevent small to medium debris from passing through. The top angled design helps to minimize the amount of debris that settles on top after the water receeds. All grates are made from plate for a clean and smooth contact surface.

- Plate design for a clean appearance
- Standard 2" openings (other sizes can be made)
- Angled top/front plate to maximize debris deflection
- Mounting flanges on 3 sides allows grate to be mounted at floor level inverts
- Galvanized steel construction. Can be made from aluminum or stainless steel.

D6

CONE GRATE
NOT TO SCALE

NOTE:

MUST BE HAALA INDUSTRIES INC. OR EQUAL.

Cone Grates Top Mount

CG12TM
Part No. CG12TM

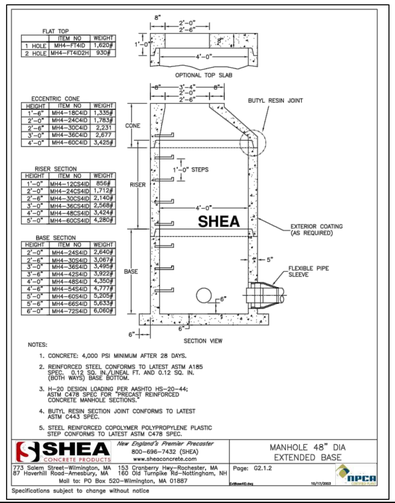
Save Trees

Top Mount Cone Grates are designed to mount on the top of round manhole inlet or outlet structures to keep debris from entering the storm water system. Top mount cone grates are easy to install and allow for at grade manhole installations but can be used in a variety of applications. Grates 96" and larger are made as a two piece, bolt together design.

- Plate and bar hybrid design is both clean and cost effective
- Made from 1/2" plate with 3/4" or 1" round bars depending on grate size
- Anti vortex plate can be added upon request
- Hinged and lockable access doors can be added upon request
- Galvanized steel construction. Can be made from aluminum or stainless steel.

D7

48" MANHOLE ROUND EXTENDED BASE
NOT TO SCALE

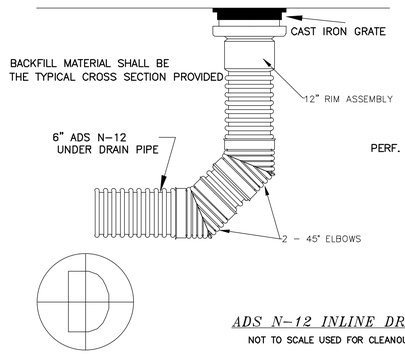


NOTES:
1. CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
2. REINFORCED STEEL CONFORMS TO LATEST ASTM A185 SPEC. 0.12 SQ. IN./LINEAL FT. AND 0.12 SQ. IN. (BOTH WAYS) BASE BOTTOM.
3. H-20 DESIGN LOADING PER AASHTO HS-20-44; ASTM C478 SPEC FOR "PRECAST REINFORCED CONCRETE MANHOLE SECTIONS."
4. BUTYL RESIN SECTION JOINT CONFORMS TO LATEST ASTM C443 SPEC.
5. STEEL REINFORCED COPOLYMER POLYPROPYLENE PLASTIC STEP CONFORMS TO LATEST ASTM C478 SPEC.

SHEA CONCRETE PRODUCTS — New England's Premier Precaster
800-696-7432 (SHEA) www.sheaconcrete.com
73 Salem Street-Wilmington, MA 153 Cranberry Hwy-Rochester, MA
87 Haverhill Road-Amesbury, MA 160 Old Turnpike Rd-Rottingham, NH
Mail to: PO Box 520-Wilmington, MA 01887
Specifications subject to change without notice

MANHOLE 48" DIA EXTENDED BASE
Page: G2.1.2

D8A



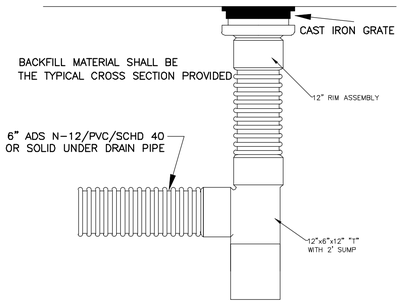
12" CAST IRON GRATE
NOT TO SCALE

CASTINGS ARE RATED FOR H20 WHEEL LOAD TRAFFIC

PAINT: CASTINGS ARE FURNISHED WITH A BLACK PAINT

ADS N-12 INLINE DRAIN
NOT TO SCALE USED FOR CLEANOUTS

D8B



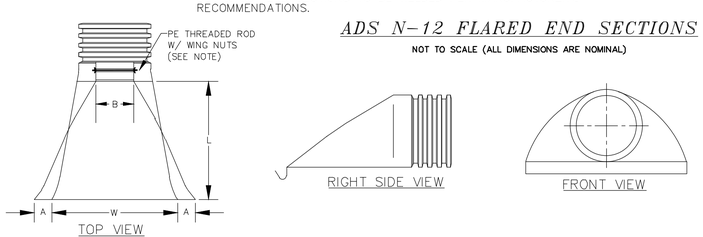
ADS N-12, PVC, SCHD. 40 INLINE DRAIN
NOT TO SCALE USED FOR GRAVEL WETLAND CLEANOUTS

D9

PART No.	PIPE SIZE	A	B(MAX)	H	L	W
1510-NP	15" 375 mm	6.5" 165 mm	10" 254 mm	6.5" 165 mm	25" 635 mm	29" 735 mm
1810-NP	18" 450 mm	7.5" 190 mm	15" 380 mm	6.5" 165 mm	32" 812 mm	35" 890 mm
2410-NP	24" 600 mm	7.5" 190 mm	18" 450 mm	6.5" 165 mm	36" 900 mm	45" 1140 mm
3010-NP	30" 750 mm	10.5" 266 mm	N/A	7.0" 178 mm	53" 1345 mm	68" 1725 mm
3610-NP	36" 900 mm	10.5" 266 mm	N/A	7.0" 178 mm	53" 1345 mm	68" 1725 mm

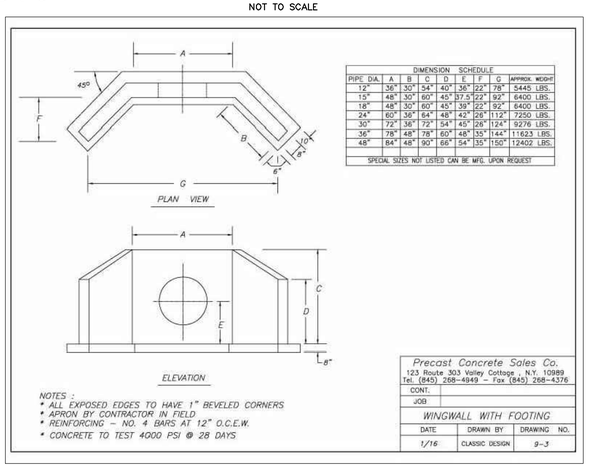
NOTE: PE THREADED ROD W/ WING NUTS PROVIDED FOR END SECTIONS 15"-24". 30" & 36" END SECTIONS TO BE WELDED PER MANUFACTURER'S RECOMMENDATIONS.

ADS N-12 FLARED END SECTIONS
NOT TO SCALE (ALL DIMENSIONS ARE NOMINAL)



D10

HEADWALL (CONCRETE)
NOT TO SCALE

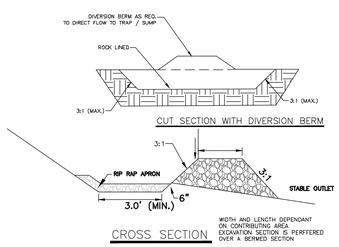


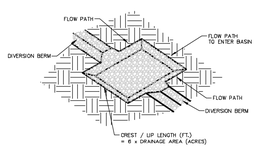
NOTES :
* ALL EXPOSED EDGES TO HAVE 1" BEVELED CORNERS
* APRON BY CONTRACTOR IN FIELD
* REINFORCING - NO. 4 BARS AT 12" O.C.E.W.
* CONCRETE TO TEST 4000 PSI @ 28 DAYS

Precast Concrete Sales Co.
123 Route 303 Valley Cottage, N.Y. 10989
Tel. (845) 268-4949 - Fax (845) 268-4376
CONT.
JOB
WINGWALL WITH FOOTING
DATE DRAWN BY DRAWING NO.
1/16 CLASSIC DESIGN 9-3

D11

1. TRAP TO BE INSTALLED AS CLOSE TO THE DISTURBED AREA OR SOURCE OF SEDIMENT AS POSSIBLE.
2. THE MAXIMUM CONTRIBUTING DRAINAGE AREA TO THE TRAP SHALL BE LESS THAN 5 ACRES.
3. THE MINIMUM VOLUME OF THE TRAP SHALL BE 3,600 CUBIC FEET OF STORAGE FOR EACH ACRE OF DRAINAGE AREA.
4. THE SIDE SLOPES OF THE TRAP SHALL BE 3:1 OR FLATTER AND SHALL BE STABILIZED IMMEDIATELY AFTER THEIR CONSTRUCTION.
5. THE OUTLET OF THE TRAP SHALL BE A MINIMUM OF ONE FOOT BELOW THE CREST OF THE TRAP AND SHALL DISCHARGE TO A STABILIZED AREA.
6. THE TRAP SHALL BE CLEANED WHEN 50 PERCENT OF THE ORIGINAL VOLUME IS FILLED.
7. THE MATERIALS REMOVED FROM THE TRAP SHALL BE PROPERLY DISPOSED OF AND STABILIZED.





STONE LINED SEDIMENT TRAP
NOT TO SCALE

SIEVE DESIGNATION	SIZE OF STONE (INCHES)
100%	12
84-100%	6
68-83%	3
42-55%	1
8-12%	NO. 4

REFERENCE IS MADE TO A LONG TERM MAINTENANCE MANUAL PREPARED BY BERRY SURVEYING & ENGINEERING, WHICH IS ON FILE AT THE CITY OF DOVER PLANNING DEPARTMENT, AND CAN BE FOUND AT THE OFFICE OF BERRY SURVEYING & ENGINEERING: (603) 332-2863

D-101

REVISION	DATE	DESCRIPTION
#2	10-29-21	REVISED PER TRC COMMENTS
#1A	10-18-21	REVISED PER AOT AND TRC COMMENTS

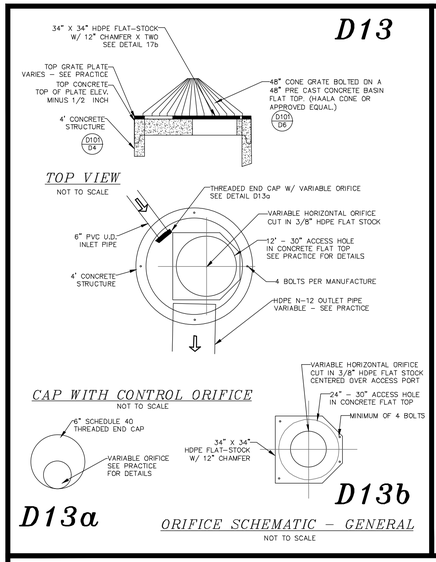
DRAINAGE CONSTRUCTION DETAILS
LAND OF
SETTLEMENT ON 6TH, LLC
SIXTH STREET
DOVER, N.H.
TAX MAP B, LOT 5

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

AS NOTED
DATE : JUNE 10, 2021
FILE NO. : DB 2021-011

STATE OF NEW HAMPSHIRE - KENNETH A. BERRY No. 1243 LICENSED PROFESSIONAL ENGINEER

D13



D13a

D13b

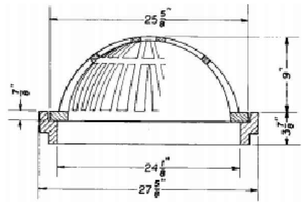
ORIFICE SCHEMATIC - GENERAL
NOT TO SCALE

D14

R-4353
Beehive Grate, Frame

Light Duty

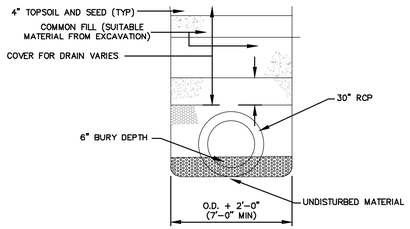
CATALOG NUMBER	GRATE TYPE	SQ. FT. OPEN	WEIR PERIMETER LINEAL FEET
R-4353	Beehive	1.8	6.7



Also available with 2 - 7/8" tall frame, if requested.

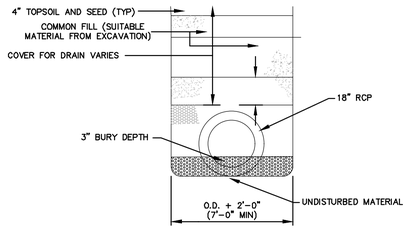
CATCH BASIN IN GRASSED AREA FRAME & GRATE DETAIL
NOT TO SCALE

D15



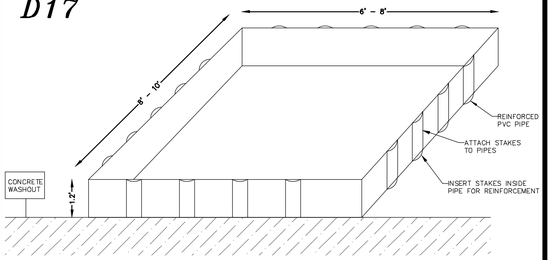
WETLAND CROSSING CULVERT DETAIL
NOT TO SCALE

D16



STA 4+00 CROSS CULVERT DETAIL
NOT TO SCALE

D17



NOTES:

1.) CONCRETE WASHOUT SHALL BE INSTALLED PRIOR TO ANY CONCRETE POURS.

2.) SIGNS SHALL BE INSTILLED TO CLEARLY INDICATE WHERE THE LOCATION OF THE WASHOUT AREA IS.

3.) CONTRACTOR IS IRRESPONSIBLE TO MAINTAIN AND REPLACE WASHOUT AREA AS NEEDED.

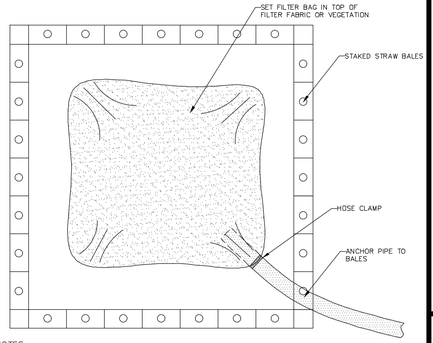
4.) RESIDUE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF PROPERLY.

5.) DO NOT WASH CONCRETE TRUCKS OUT INTO DRAINAGE AREAS, SWALES, STREETS OR UNDISTURBED AREAS.

6.) WASHOUT AREA SHALL BE PLACED AWAY FROM DRAINAGE FEATURES AND OUTSIDE AND WETLAND BUFFERS.

CONCRETE WASHOUT
NOT TO SCALE

D18



NOTES:

1.) ENSURE DISCHARGE POINT IS STABILIZED WITH VEGETATION OR PROPER EROSION AND SEDIMENT CONTROL PRACTICES.

2.) USE DIFFUSER NOZZLE OR LOW DISCHARGE RATE TO PREVENT SCOURING.

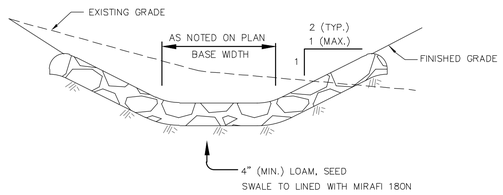
3.) TO BE PLACED AT AN UPLAND LOCATION THAT WILL ALLOW WATER TO DRAIN INTO THE GROUND.

4.) SIZE OF DE-WATERING AREA TO BE 10' X 10', ADJUST SIZE DEPENDING ON VOLUME AND USE.

5.) ADDITIONAL BALES MAY BE USED TO INCREASE RETENTION AND FILTERING.

DE-WATERING BASIN
NOT TO SCALE

D19



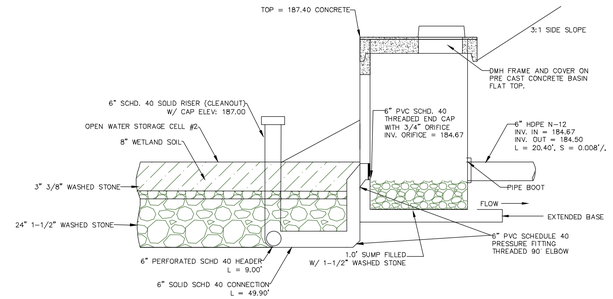
NOTES:
1.) INSTALL CHECK TEMPORARY SILT SOXX CHECK DAM UNTIL SWALES ARE STABILIZED

2.) SEE GRADING PLAN FOR DEGRADATION AND THICKNESS

RIP-RAP LINED SWALE
NOT TO SCALE

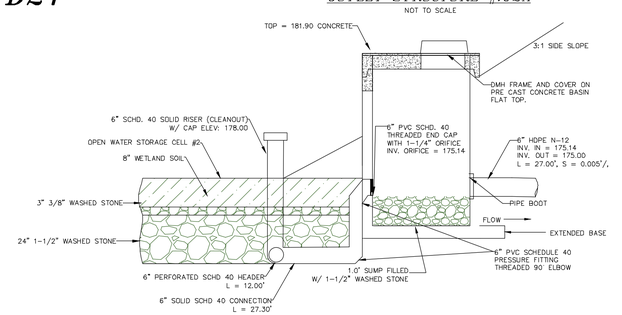
D20

OUTLET STRUCTURE #101A
NOT TO SCALE



D21

OUTLET STRUCTURE #102A
NOT TO SCALE



REFERENCE IS MADE TO A LONG TERM MAINTENANCE MANUAL PREPARED BY BERRY SURVEYING & ENGINEERING, WHICH IS ON FILE AT THE CITY OF DOVER PLANNING DEPARTMENT, AND CAN BE FOUND AT THE OFFICE OF BERRY SURVEYING & ENGINEERING. (603) 332-2863

D-102

REVISION	DATE	DESCRIPTION
#2	10-29-21	REVISED PER TRC COMMENTS
#1A	10-18-21	REVISED PER AOT AND TRC COMMENTS

DRAINAGE CONSTRUCTION DETAILS
LAND OF
SETTLEMENT ON 6TH, LLC
SIXTH STREET
DOVER, N.H.
TAX MAP B, LOT 5

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

SCALE : AS NOTED
DATE : JUNE 10, 2021
FILE NO. : DB 2021-011

STATE OF NEW HAMPSHIRE - KENNETH A. BERRY No. 14240 LICENSED PROFESSIONAL ENGINEER

U1

NOTES ON MANHOLE AND SEWER CONSTRUCTION:

1) IT IS THE INTENTION THAT THE MANHOLE, INCLUDING ALL COMPONENT PARTS, HAVE ADEQUATE SPACE, STRENGTH AND LEAKPROOF QUALITIES CONSIDERED NECESSARY FOR THE INTENDED SERVICE. SPACE REQUIREMENTS AND CONFIGURATIONS, SHALL BE AS SHOWN ON THE DRAWING. MANHOLES SHALL BE AN ASSEMBLY OF PRECAST SECTIONS, WITH STEEL REINFORCEMENT AND ADEQUATE JOINTING. THE COMPLETE STRUCTURE SHALL BE OF SUCH MATERIAL AND QUALITY AS TO WITHSTAND HS-20-44 LOADING, INCLUDING THE COVER. ALL SMH CONSTRUCTION AND MATERIALS WILL BE IAW ENV.-WQ 704.13 (a)(3) ADOPTED OCTOBER 15, 2014

2) BARRELS AND CONE SECTIONS SHALL BE PRECAST REINFORCED CONCRETE. (IAW ENV.-WQ 704.12 (a))

3) SEWER MANHOLE DIAMETER SHALL BE AS INDICATED ON THE PLANS.

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

5) GRAVITY SEWER PIPE TESTING WILL BE IN ACCORDANCE WITH ENV.-WQ 704.06 AND MAN HOLE TESTING IAW ENV.-WQ 704.17 DATED OCTOBER 15, 2014.

6) INVERTS AND SHELVES: MANHOLES SHALL HAVE A BRICK PAVED SHELF AND INVERT, CONSTRUCTED TO CONFORM TO THE SIZE OF THE PIPE AND FLOW. INVERT BRICKS SHALL BE LAID ON EDGE AND THE BASE SECTION SHALL BE FULL. AT CHANGES IN DIRECTIONS, THE INVERTS SHALL BE LAID OUT IN CURVES OF THE LONGEST RADIUS POSSIBLE TANGENT TO THE CENTER LINE OF THE SEWER PIPES. CARE SHALL BE TAKEN TO ENSURE THAT THE BRICK INVERT IS A SMOOTH CONTINUATION OF THE SEWER INVERT. SHELVES SHALL BE CONSTRUCTED TO THE ELEVATION OF THE HIGHEST PIPE CROWN AND SLOPE TO DRAIN TOWARD THE FLOWING THROUGH CHANNEL. BASE SECTION SHALL BE MONOLITHIC TO A POINT AT LEAST 6" ABOVE THE CROWN OF THE INCOMING PIPE PER ENV-WQ 704.12(e). CASTINGS SHALL CONFROM WITH ASTM A48/48M PER ENV-WQ 704.13 (a)(6). UNDERLAYMENT OF INVERT AND SHELF SHALL CONSIST OF BRICK MASONRY. (IAW ENV.-WQ 704.13 (a) (9)), MORTAR SHALL CONFORM WITH REQUIREMENTS OF IAW ENV.-WQ 704.13 (c).

7) FRAMES AND COVERS: MANHOLES FRAMES AND COVERS SHALL BE OF HEAVY DUTY DESIGN AND PROVIDE A 30-INCH CLEAR OPENING. 3-INCH (MINIMUM HEIGHT) LETTERS WITH THE WORD "SEWER" SHALL BE PLAINLY CAST INTO THE CENTER OF EACH MANHOLE COVER. (IAW ENV.-WQ 704.13 (a) (4-6)) SEWER MAN HOLE COVERS ARE TO PAMREX.

8) 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.

9) HORIZONTAL JOINTS BETWEEN SECTIONS OF PRECAST CONCRETE BARRELS SHALL BE OF A TYPE APPROVED BY THE DOVER DPW, WHICH TYPE SHALL, IN GENERAL, DEPEND FOR WATERTIGHTNESS UPON A DOUBLE ROW OF AN OVERLAPPING TYPE ELASTOMERIC OR MASTIC-LIKE GASKET. APPROVED ELASTOMERIC SEALANTS ARE: RAM-NEK, KENT SEAL NO. 2, EZ, OR EQUAL.

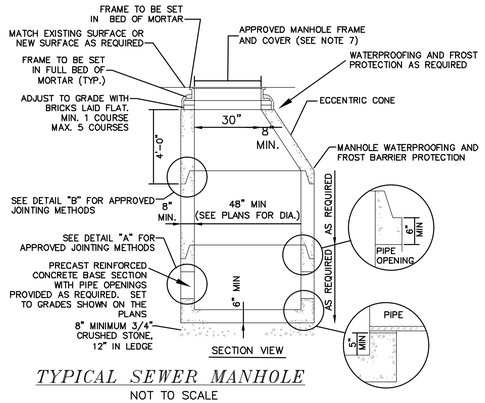
10) ALL FRAMES AND GRATES ARE TO BE U.S.A. MADE. MANHOLE STEPS ARE REQUIRED IN THIS MUNICIPALITY AND MUST CONFORM TO THE REQUIREMENTS OF ENV-WQ 704.14.

11) ANY WORK INVOLVING THE CUTTING INTO A.C. PIPE SHALL MEET THE REQUIREMENTS OF ENV-A 1800.

12) THE CONTRACTOR IS TO REVIEW THE CITY OF DOVER STANDARDS OF INFRASTRUCTURE DESIGN DATED JULY 2018 FOR FURTHER DEFINED. SEE CHAPTER II-7.

NOTES ON MANHOLE AND SEWER CONSTRUCTION:

13) SEE DETAILS U23 & U24 ON SHEET U-103 TO SEE THE INTERNAL FLUSHING MANHOLE DETAILS.



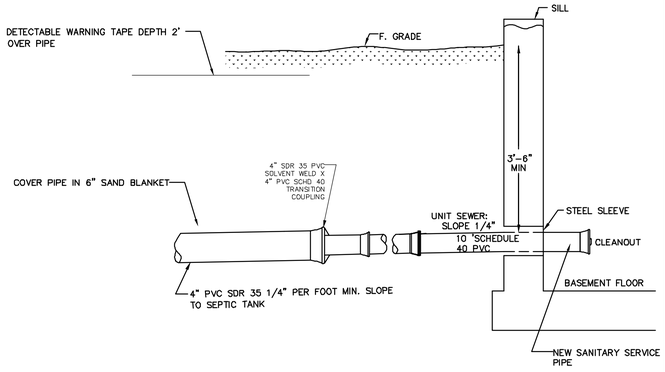
TYPICAL SEWER MANHOLE
NOT TO SCALE

U2

1.) SEE DETAILS FOR SERVICE CONNECTION REQUIREMENTS

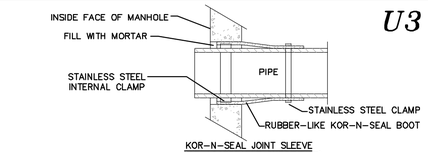
2.) SERVICE CONNECTION SHALL BE INSTALLED BELOW WATER MAIN WHERE POSSIBLE.

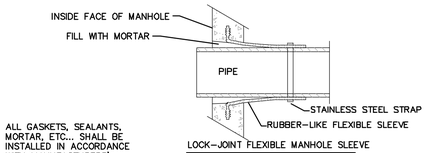
3.) CLEANOUTS SHALL BE INSTALLED INSIDE EACH BUILDING EXIT POINT



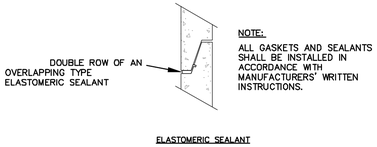
DETAIL OF UNIT SEWER SERVICE
NOT TO SCALE

U3



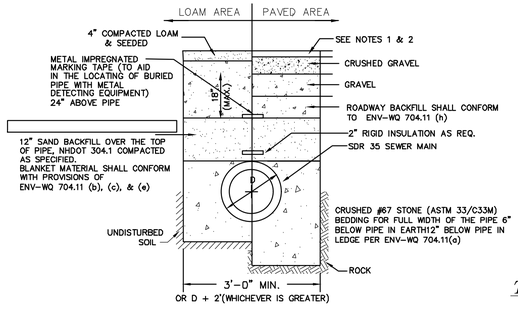


DETAIL "A" - PIPE TO MANHOLE JOINTS
NOT TO SCALE



DETAIL "B" HORIZONTAL JOINTS
NOT TO SCALE

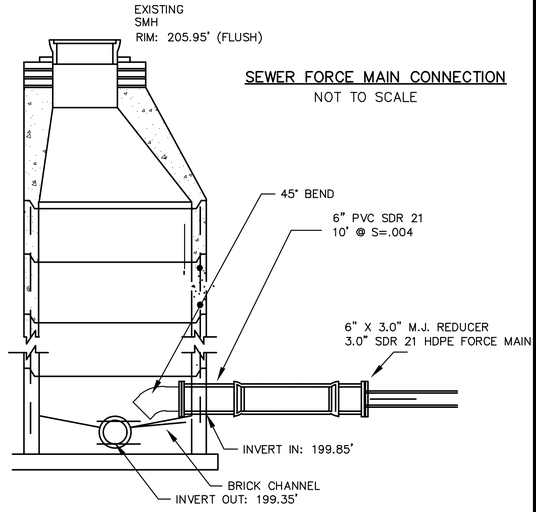
U4



NOTE:
1. PAVEMENT REPAIR IN EXISTING ROADWAYS SHALL CONFORM TO STREET OPENING REGULATIONS.
2. NEW ROADWAY CONSTRUCTION SHALL CONFORM TO SUBDIVISION SPEC'S.
3. ANTI-SEEP COLLARS OR CLAY CHECK DAMS ON STEEP RUNS IN WET CONDITIONS.
4. ALL SEWER INSTALLATIONS SHALL CONFORM TO THE REQUIREMENTS OF NHDES & MUNICIPAL DPW SEWER DIVISION STANDARDS. ALL PVC SEWER PIPE IS TO CONFORM WITH ENV-WQ 704.05 (c)-(e) AND CONFORM WITH ASTM D3034. PVC JOINT SEALS SHALL CONFORM WITH ASTM D3121. SDR-21 PVC FORCE MAIN PIPE MATERIAL IS REQUIRED IN LOCATIONS AS SHOWN. SDR-21 PVC FORCEMAIN PIPE WILL CONFORM TO ENV-WQ 704.08.
5. SEE DETAIL U11 BELOW FOR INSULATION DETAILS.
6. SEE CITY OF DOVER STANDARDS OF INFRASTRUCTURE DESIGN CHAPTER II-8

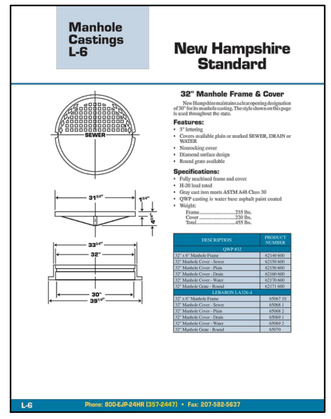
TYPICAL SEWER PIPE TRENCH
NOT TO SCALE

U5



SEWER FORCE MAIN CONNECTION
NOT TO SCALE

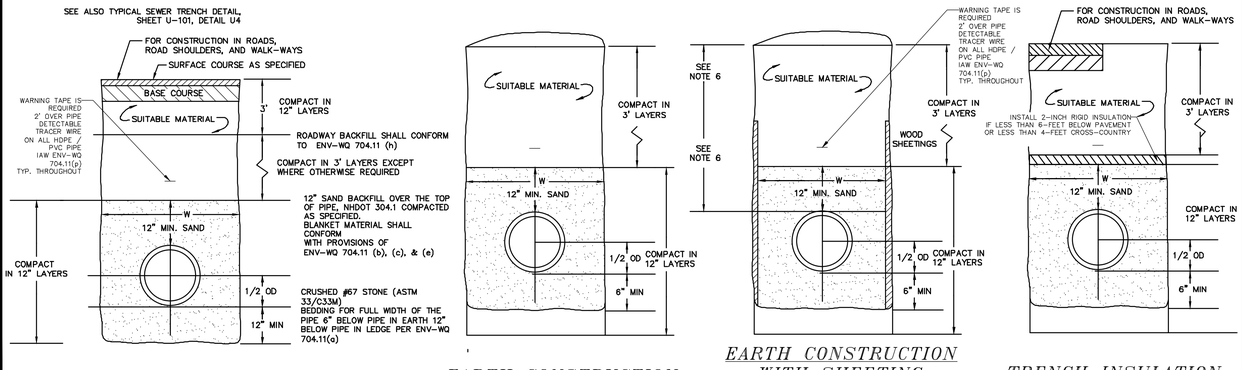
U6



SEWER MANHOLE FRAME AND GRATE WILL BE NEW HAMPSHIRE STANDARD, OR APPROVED EQUAL, 32 INCH OPENING, CAST IRON, H20 LOADING.

SEWER MANHOLE COVER DETAIL
NOT TO SCALE

U7



LEDGE CONSTRUCTION
NOT TO SCALE

EARTH CONSTRUCTION
NOT TO SCALE

EARTH CONSTRUCTION WITH SHEETING
NOT TO SCALE

TRENCH INSULATION
NOT TO SCALE

#	REVISION	DATE	DESCRIPTION
#2		10-29-21	REVISED PER TRC COMMENTS
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UTILITY CONSTRUCTION DETAILS
LAND OF
SETTLEMENT ON 6TH, LLC
SIXTH STREET
DOVER, N.H.
TAX MAP B, LOT 5

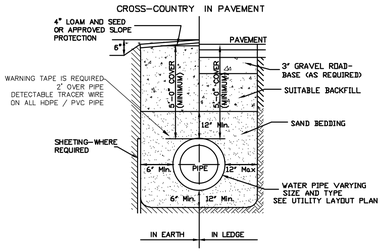
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

AS NOTED
DATE : JUNE 10, 2021
FILE NO. : DB 2021-011

STATE OF NEW HAMPSHIRE - KENNETH A. BERRY No. 14241 LICENSED PROFESSIONAL ENGINEER

U-101

U8

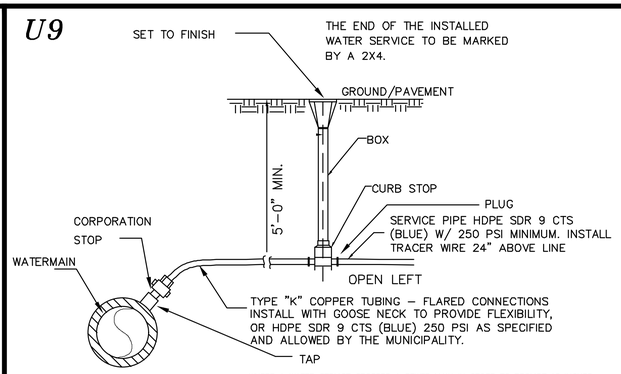


1.) PER THE CITY OF DOVER STANDARDS OF INFRASTRUCTURE DESIGN I-5 ALL UTILITIES WITHIN THE PROPOSED MUNICIPAL RIGHT OF WAY WILL BE INSPECTED BY THE CITY OF DOVER ENGINEERING DEPARTMENT.

TYPICAL TRENCH DETAIL FOR WATER SYSTEM

NOT TO SCALE

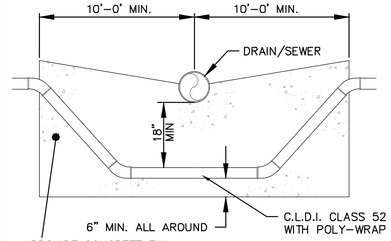
U9



TYPICAL WATER SERVICE CONNECTION

NOT TO SCALE

U10



1.) SEE CHAPTER I-14 OF THE CITY OF DOVER STANDARDS OF INFRASTRUCTURE

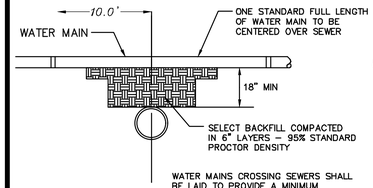
WATER MAIN INSTALLATION - BELOW DRAIN & SEWER

NOT TO SCALE

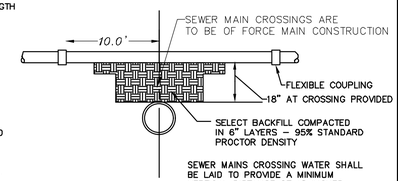
U11

SEPERATION NOTES:

1. WATER MAIN SHALL BE IN ACCORDANCE WITH THE "RECOMMENDED STANDARDS FOR WATER WORKS" SO-CALLED TEN STATE STANDARDS AND NEW HAMPSHIRE WATER SUPPLY AND POLLUTION CONTROL DESIGN STANDARDS, ENV-WQ 700 ADOPTED OCTOBER 14, 2014.
2. WATER MAINS SHALL BE LAID AT LEAST 10 FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED SEWERS. THE DISTANCE SHALL BE MEASURED EDGE TO EDGE. IF THIS DISTANCE CANNOT BE OBTAINED, THEN THE PIPES SHALL BE INSTALLED IN A SEPARATE TRENCH AT AN ELEVATION SO THE BOTTOM OF THE WATER MAIN IS AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER.
3. VERTICAL SEPARATION REQUIREMENTS APPLY TO WATER AND SEWER MAINS AND SERVICE LINES. WHERE SEWER CROSSES WATER MAIN AND WATER SERVICE CROSSES SEWER MAIN, 18 INCH VERTICAL CLEARANCE SHALL BE PROVIDED WITH WATER OVER SEWER.



WATER MAIN ABOVE SEWER



WATER MAIN BELOW SEWER

TYPICAL WATER/SEWER SEPERATION DETAILS

NOT TO SCALE

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#2	10-29-21	REVISED PER TRC COMMENTS
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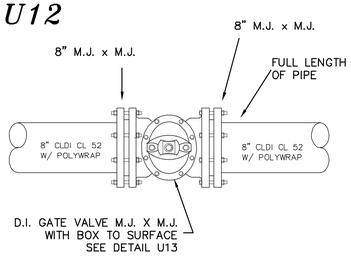
UTILITY CONSTRUCTION DETAILS
LAND OF
SETTLEMENT ON 6TH, LLC
SIXTH STREET
DOVER, N.H.
TAX MAP B, LOT 5

U12

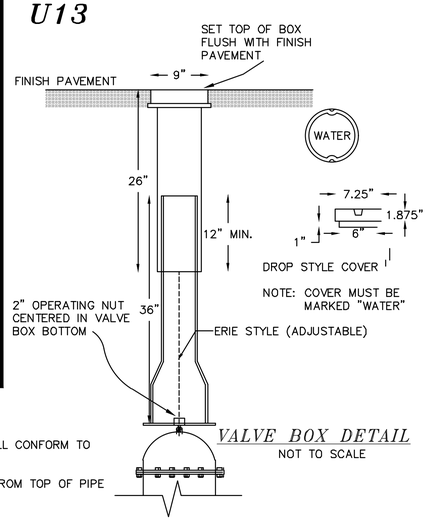


SHUTOFF VALVE DETAIL

NOT TO SCALE

1.) ALL VALVES ARE TO OPEN LEFT
2.) SEE CITY OF DOVER STANDARDS OF INFRASTRUCTURE DESIGN FOR POTABLE WATER DETAILS

U13



VALVE BOX DETAIL

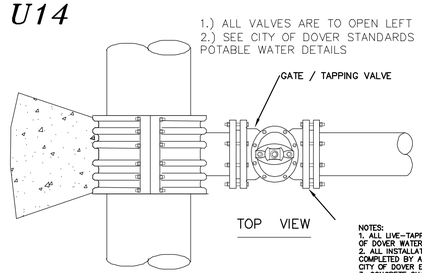
NOT TO SCALE

NOTES:

1.) ALL MATERIALS AND INSTALLATION PROCEDURES WILL CONFORM TO LOCAL WATER WORKS TECHNICAL SPECIFICATIONS.
2.) ALL PIPE SHOULD HAVE A MINIMUM DEPTH OF 5' FROM TOP OF PIPE TO FINISH GRADE.
3.) ALL VALVES ARE TO OPEN LEFT
4.) SEE CITY OF DOVER STANDARDS OF INFRASTRUCTURE DESIGN FOR POTABLE WATER DETAILS

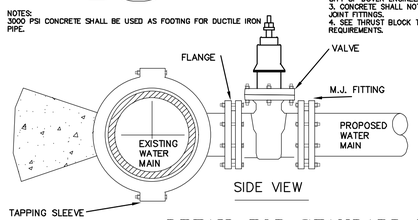
U14

1.) ALL VALVES ARE TO OPEN LEFT
2.) SEE CITY OF DOVER STANDARDS OF INFRASTRUCTURE DESIGN FOR POTABLE WATER DETAILS



NOTES:
1. ALL LIVE-TAPPING WILL BE COMPLETED IN ACCORDANCE WITH CITY OF DOVER WATER DEPARTMENT REGULATIONS.
2. ALL INSTALLATION AND TAPPING OF EXISTING WATER MAINS WILL BE COMPLETED BY AN INDIVIDUAL OR FIRM THAT IS APPROVED BY THE CITY OF DOVER ENGINEERING
3. CONCRETE SHALL NOT CONTACT BOLTS OR END OF MECHANICAL JOINT FITTINGS.
4. SEE THRUST BLOCK TABLES FOR AREA OF CONCRETE REQUIREMENTS.

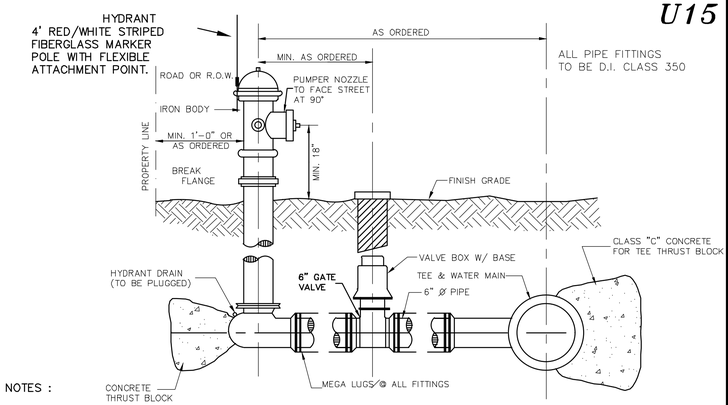
NOTES:
3000 PSI CONCRETE SHALL BE USED AS FOOTING FOR DUCTILE IRON PIPE.



DETAIL FOR STANDARD TAPPING SLEEVE AND VALVE ASSEMBLY

NOT TO SCALE

U15



NOTES :

1.) THE FIRE HYDRANT IS TO BE PAINTED CITY OF DOVER STANDARD COLORS AND BE EQUIPPED WITH A HYDRANT LOCATOR. SEE CITY OF DOVER INFRASTRUCTURE STANDARDS I-13
2.) THE FIRE HYDRANT SHALL BE THE "KENNEDY" TYPE OR APPROVED EQUAL.
3.) HYDRANTS AND GATE VALVES OPEN LEFT. ALL FITTINGS TO BE D.I. CLASS 350
4.) HYDRANTS TO BE K81D WITH DRAIN-RING PLUGGED.

HYDRANT INSTALLATION DETAIL

NOT TO SCALE

U16

TYPICAL THRUST BLOCKS

NOT TO SCALE

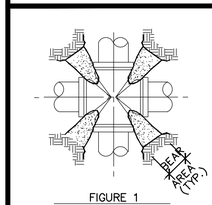


FIGURE 1
CROSS

(ONLY REQ'D IF ANY LEG IS LESS THAN 60 FT. LONG)

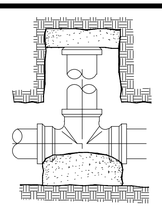


FIGURE 2
TEE, PLUG OR CAP

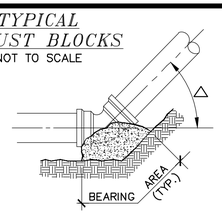


FIGURE 3
HORIZONTAL OR UPWARD VERTICAL BEND

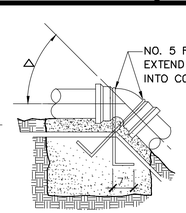


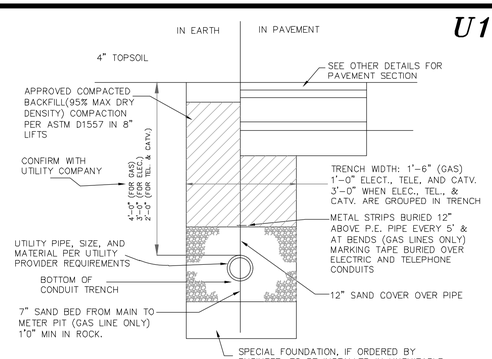
FIGURE 4
DOWNWARD VERTICAL BEND

PIPE I.D.	BEARING AREA, SQUARE FEET						VOLUME OF CONC. CU.YD		
	FIGURE 1	FIGURE 2	FIGURE 3, △				FIGURE 4, △		
			90°	45°	22-1/2°	11-1/4°	45°	22-1/2°	11-1/4°
4"	2	2	2	1	1	1	1.0	.5	.5
6"	2	3	3	2	1	1	1.5	1.0	.5
8"	2	5	6	3	2	1	2.0	1.0	.5
10"	3	7	10	5	3	1	4.0	2.0	1.0
12"	3	10	14	8	4	2			
14"	4	14	20	10	5	3			
16"	4	20	24	12	7	4			
18"	5	24	30	16	10	5			
20"	5	28	40	20	12	6			

GENERAL NOTES:

1. ALL FITTINGS & EXPOSED REBAR TO BE RAPPED W/ TWO LAYERS OF 6 MIL. POLYETHYLENE WHERE COVERED WITH CONCRETE.
2. ALL CONCRETE SHALL BE CLASS C 3000 P.S.I. MINIMUM 28 DAYS COMPRESSIVE STRENGTH.
3. PLACE CONCRETE AGAINST UNDISTURBED EARTH.
4. TABLE DENOTES MINIMUM BEARING AREA OR VOLUME OF THRUST BLOCK. SPECIAL DESIGN FOR EACH INSTALLATION IS REQUIRED IF ALLOWABLE SOIL BEARING CAPACITY IS LESS THAN 3000 P.S.F.
5. VERTICAL SURFACES NOT BEARING AGAINST UNDISTURBED EARTH SHALL BE FORMED.
6. KEEP CONCRETE AWAY FROM FLANGE BOLTS AND FITTINGS.
7. MECHANICAL JOINTS AT ALL FITTINGS IE: BENDS,
8. TEES, CROSSES, AND VALVES SHALL BE THRUST RESTRAINT. (MEGA-LUG OR APPROVED EQUAL.
9. SEE CITY OF DOVER CHAPTER I-17

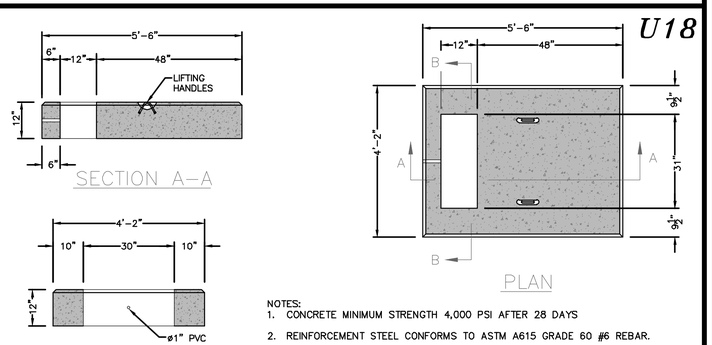
U17



ELECTRICAL, TELEPHONE, AND GAS TRENCH

NOT TO SCALE

U18



NOTES:
1. CONCRETE MINIMUM STRENGTH 4,000 PSI AFTER 28 DAYS
2. REINFORCEMENT STEEL CONFORMS TO ASTM A615 GRADE 60 #6 REBAR.
3. MEETS OR EXCEEDS EVERSOURCE SPECIFICATIONS.
4. MUST BE A SHEA CONCRETE PRODUCT OR EQUAL.

TRANSFORMER AND PAD DETAIL

NOT TO SCALE

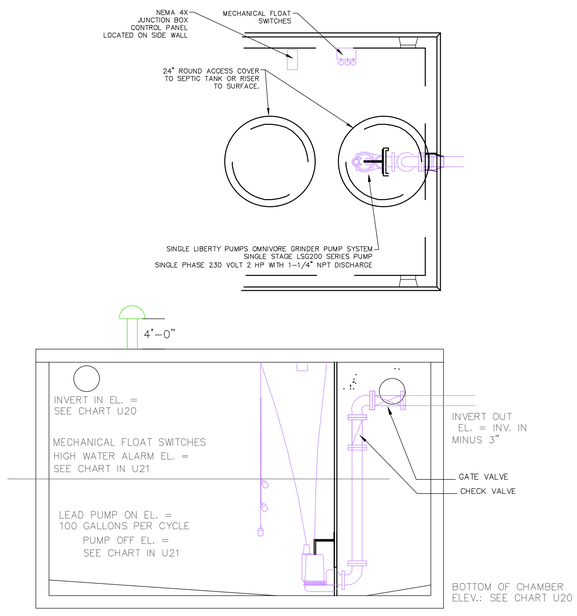
U-102

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

AS NOTED
DATE : JUNE 10, 2021
FILE NO. : DB 2021-011

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14143
LICENSED PROFESSIONAL ENGINEER

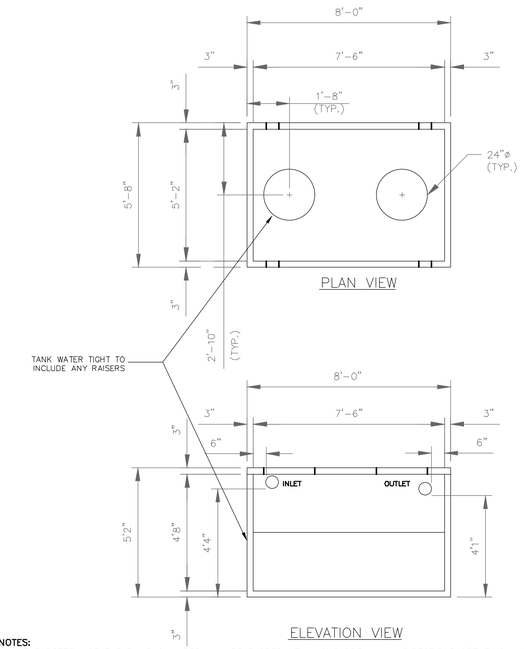
U19



NOTES:
1. AT THE TIME OF CONSTRUCTION BASED ON THE PROPOSED HOUSE FINISH FLOOR ELEVATION AND PROPOSED SEWER EFFLUENT FOUNDATION INVERT, AN INDIVIDUAL DESIGN WILL BE COMPLETED BY A PROFESSIONAL ENGINEER AND SUBMITTED TO THE CITY ENGINEER, DPW, COMMUNITY SERVICES.
2. EACH LOT WILL BE EQUIPPED WITH A 1000-GALLON HOLDING TANK AND A LIBERTY PUMP OMNIVOR GRINDER PUMP LSG200 SERIES OR APPROVED EQUAL.
3. THE BOTTOM OF THE PUMP CHAMBER WILL BE SLOPED AT A 1% SLOPE IN ALL DIRECTIONS CREATING A SUMP AROUND THE BASE OF THE PUMP. THE LIFT STATION WILL BE EQUIPPED WITH A GR20 GUIDE RAIL BASE AND RAIL SYSTEM AND LIFT CHAIN. THE PUMP DISCHARGE WILL BE EQUIPPED WITH A CHECK VALVE AND A GATE VALVE BETWEEN THE PUMP AND THE TANK WALL, IN THAT ORDER. THE DISCHARGE WILL LEAVE THE TANK AT A POINT FOUR-FEET BELOW GRADE, INSULATED OR SIX-FEET IF UNDER PAVEMENT, AND THE FORCE MAIN WILL BE DESIGNED UP-HILL TO THE INTERSECTION OF THE COMMON FORCE MAIN.

PUMP & CONTROL CONFIGURATION
NOT TO SCALE

U20



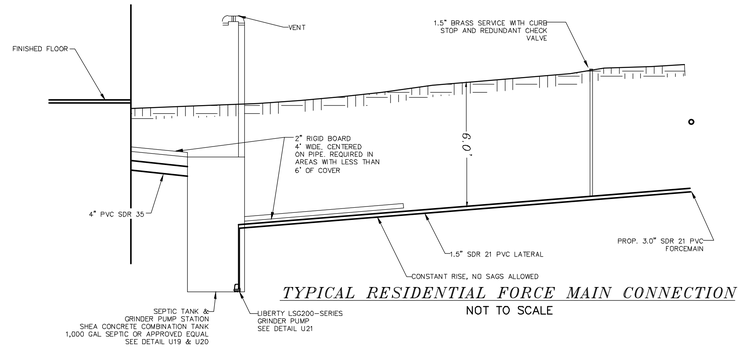
NOTES:
1. THE BOTTOM OF THE PUMP CHAMBER WILL BE SLOPED AT A 1% SLOPE IN ALL DIRECTIONS CREATING A SUMP AROUND THE BASE OF THE PUMP. THE CONCRETE IS TO BE WATER TIGHT.
2. THE CONCRETE WILL BE 4,000 PSI MINIMUM AFTER 28 DAYS, ALL REINFORCEMENT PER ASTM C1227, WITH SEALED JOINTS. IF LOCATED UNDER A PAVED AREA, THE PUMP TANK MUST BE MANUFACTURED TO H-20 LOADING. ANTI-FLOATATION CALCULATIONS MUST BE COMPLETED AND SUBMITTED TO THE CITY ENGINEER AT THE TIME OF DESIGN, ASSUMING AN EMPTY TANK.

1,000 GALLON PUMP TANK
NOT TO SCALE

U21

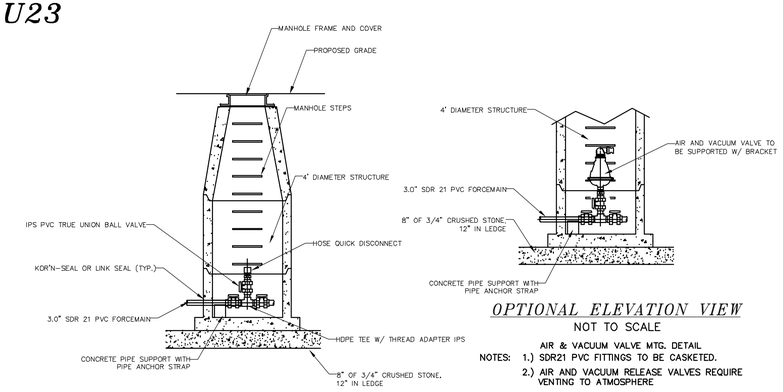
LOT NUMBER	TOTAL DYNAMIC HEAD	PUMP RATE	1.5" SERVICE	2" F.M.	PUMP CHAMBER BOTTOM	PUMP CHAMBER INVERT IN	PUMP OFF ELEVATION	PUMP ON ELEVATION	ALARM ON ELEVATION
LOT 5-1									
LOT 5-2									
LOT 5-3									
LOT 5-4									
LOT 5-5									
LOT 5-6									
LOT 5-7									
LOT 5-8									
LOT 5-9									
LOT 5-10									
LOT 5-11									

DESIGNERS NOTE: THE PROVIDED TOTAL DYNAMIC HEAD AND PUMPING RATE ARE BASED ON ASSUMED FINISH FLOOR ELEVATIONS AND ASSUMED PUMP CHAMBER TANK ELEVATIONS. INDIVIDUAL LOT DESIGNS WILL BE COMPUTED BY A PROFESSIONAL ENGINEER AND PROVIDED TO THE CITY OF DOVER, COMMUNITY SERVICES, DPW, ENGINEERING DEPARTMENT AS A FUNCTION OF OBTAINING A BUILDING PERMIT. ALL FORCE MAIN SERVICES WILL RUN UP HILL FROM THE PUMP TANK TO THE COMMON FORCE MAIN. SEE THE FORCE MAIN PROFILE ON THE UTILITIES PLAN. ALL UNITS WILL UTILIZE A LIBERTY PUMPS LSG200 SERIES SINGLE STAGE OMNIVORE 2 HP SUBMERSIBLE GRINDER PUMP, OR APPROVED EQUAL. ALL DWELLING UNITS WILL HAVE A LIBERTY PUMPS SX-SERIES SIMPLEX CONTROL PANEL WITH ALARM BELL AND FLASHER. IT IS HIGHLY RECOMMENDED THAT A GENERATOR HOOKUP BE AVAILABLE FOR EMERGENCY POWER SUPPLY.



TYPICAL RESIDENTIAL FORCE MAIN CONNECTION
NOT TO SCALE

U23

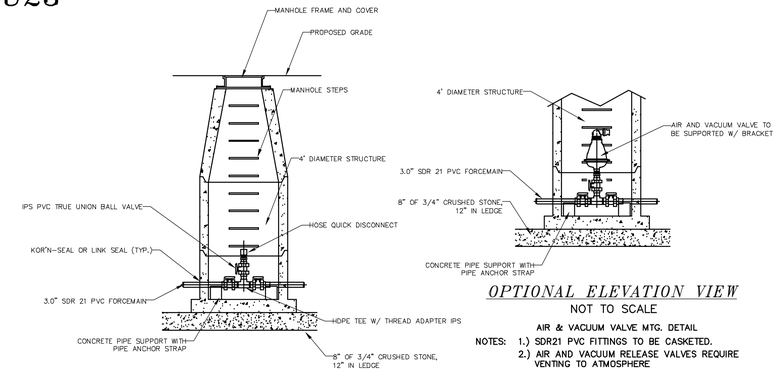


TERMINAL FLUSHING MANHOLE DETAIL
NOT TO SCALE

OPTIONAL ELEVATION VIEW
NOT TO SCALE

AIR & VACUUM VALVE MTG. DETAIL
NOTES: 1.) SDR21 PVC FITTINGS TO BE CASKETED.
2.) AIR AND VACUUM RELEASE VALVES REQUIRE VENTING TO ATMOSPHERE

U23

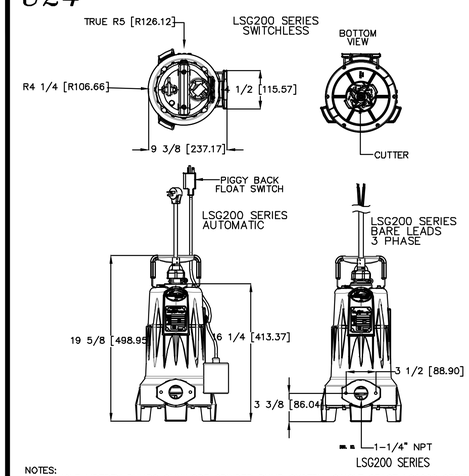


INLINE FLUSHING MANHOLE DETAIL
NOT TO SCALE

OPTIONAL ELEVATION VIEW
NOT TO SCALE

AIR & VACUUM VALVE MTG. DETAIL
NOTES: 1.) SDR21 PVC FITTINGS TO BE CASKETED.
2.) AIR AND VACUUM RELEASE VALVES REQUIRE VENTING TO ATMOSPHERE

U24



NOTES:
1. SINGLE LIBERTY PUMPS OMNIVORE GRINDER PUMP SYSTEM, SINGLE STAGE LSG200 SERIES PUMP SINGLE PHASE 230 VOLT 2 HP WITH 1-1/4" NPT DISCHARGE

LIBERTY PUMPS LSG200 - SERIES
NOT TO SCALE

U-103

REVISION	DATE	DESCRIPTION
#2	10-29-21	REVISED PER TRC COMMENTS
#1A	10-18-21	REVISED PER AOT AND TRC COMMENTS

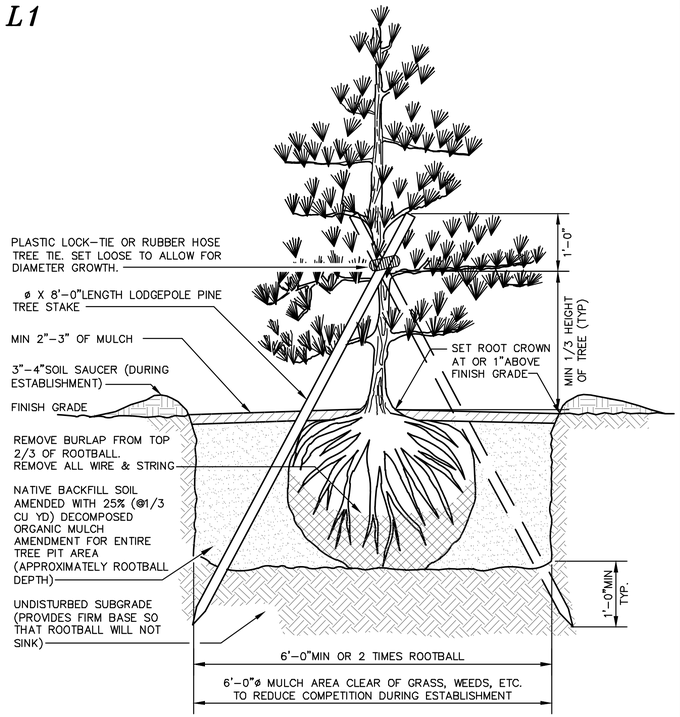
UTILITY CONSTRUCTION DETAILS
LAND OF
SETTLEMENT ON 6TH, LLC
SIXTH STREET
DOVER, N.H.
TAX MAP 8, LOT 5

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

AS NOTED
DATE : JUNE 10, 2021
FILE NO. : DB 2021-011

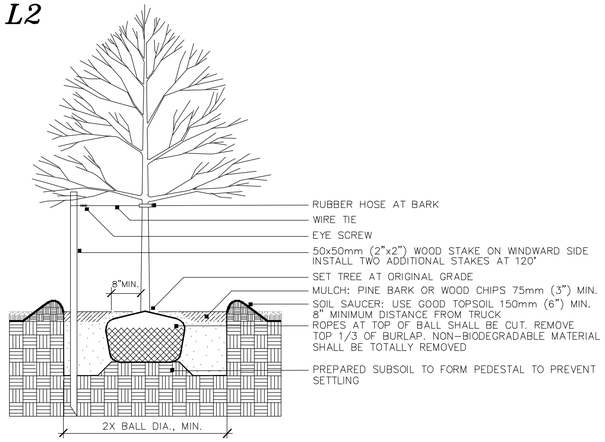
STATE OF NEW HAMPSHIRE - KENNETH A. BERRY No. 14247 LICENSED PROFESSIONAL ENGINEER

L1



CONIFEROUS TREE PLANTING

L2



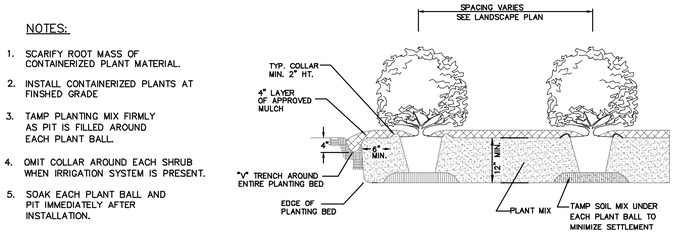
DECIDUOUS TREE PLANTING

NOTE: STAKING TO BE USED IN PARKING ISLANDS AND OTHER CONFINED AREAS AS NECESSARY TO AVOID CONFLICTS WITH PEDESTRIANS

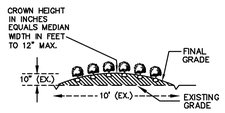
L3

NOTES:

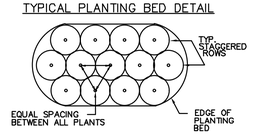
1. SCARIFY ROOT MASS OF CONTAINERIZED PLANT MATERIAL.
2. INSTALL CONTAINERIZED PLANTS AT FINSHED GRADE
3. TAMP PLANTING MIX FIRMLY AS PIT IS FILLED AROUND EACH PLANT BALL.
4. OMIT COLLAR AROUND EACH SHRUB WHEN IRRIGATION SYSTEM IS PRESENT.
5. SOAK EACH PLANT BALL AND PIT IMMEDIATELY AFTER INSTALLATION.



TYPICAL PLANTING BED DETAIL



TYPICAL BED CROWNING

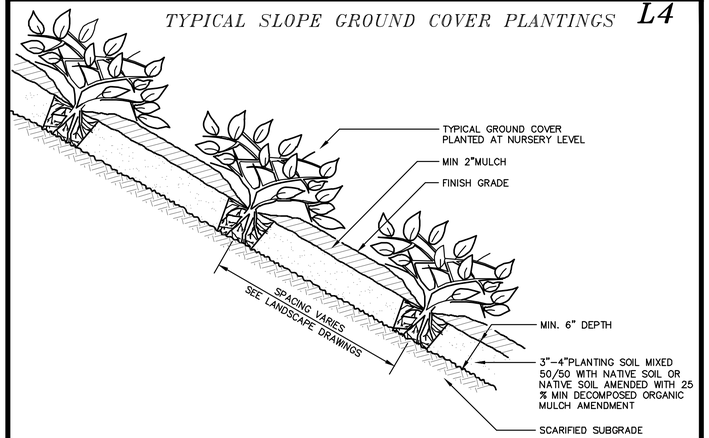


TYPICAL PLANTING BED PLAN

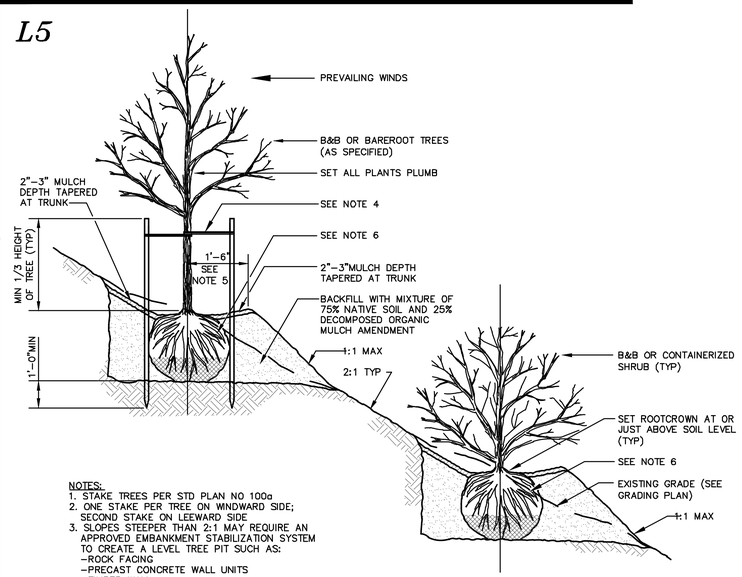
SHRUB & HEDGE PLANTING

L4

TYPICAL SLOPE GROUND COVER PLANTINGS



L5



NOTES:
1. STAKE TREES PER STD PLAN NO 100a
2. ONE STAKE PER TREE ON WINDWARD SIDE; SECOND STAKE ON LEEWARD SIDE
3. SLOPES STEEPER THAN 2:1 MAY REQUIRE AN APPROVED EMBANKMENT STABILIZATION SYSTEM TO CREATE A LEVEL TREE PIT SUCH AS:
   –ROCK FACING
   –PRECAST CONCRETE WALL UNITS
   –TIMBER WALL
   –MANUFACTURED SLOPE RETENTION UNITS
4. CHAINLOCK TREE TIE. LOOP EACH TIE AROUND TREE LOOSELY TO PROVIDE 1" SLACK FOR DIAMETER GROWTH.
5. SHAPE SOIL TO PROVIDE 3' DIAMETER OR ROOTBALL DIAMETER, WHICHEVER IS GREATER, WATERING RING.
6. REMOVE ALL WIRE AND STRING. REMOVE TOP 2/3 OF BURLAP.

TREE PLANTING ON SLOPES

L6

NOTES:

1.) CALL DIG SAFE PRIOR TO BEGINNING WORK. (1–888–344–7233). THE LANDSCAPE CONTRACTOR IS ADVISED OF THE PRESENCE OF UNDERGROUND UTILITIES AND SHALL VERIFY THE EXISTENCE AND LOCATION OF THE SAME BEFORE COMMENCING AND DIGGING OPERATIONS. THE LANDSCAPE CONTRACTOR SHALL REPLACE OR REPAIR UTILITIES, PAVING, WALKS, CURBING, ETC DAMAGED IN PERFORMANCE OF THIS JOB AT NO ADDITIONAL COST TO THE OWNER OR GENERAL CONTRACTOR.

2.) CONTRACTOR SHALL THOROUGHLY FAMILIARIZE THEMSELVES WITH ALL SITE CONDITIONS PRIOR TO CONSTRUCTION BIDDING.

3.) PROVIDED SMOOTH TRANSITION WHERE NEW WORK MEETS EXISTING CONDITIONS.

4.) ALL PLANT MATERIAL INSTALLED SHALL MEET THE SPECIFICATIONS OF "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN.

5.) ALL PLANT MATERIALS SHALL BE FREE FROM INSECTS AND DISEASE.

6.) ALL PLANTINGS SHALL BE DONE IN ACCORDANCE WITH ACCEPTABLE HORTICULTURAL PRACTICES. THIS IS TO INCLUDE PROPER PLANTING MIX, PLANT BED AND TREE PIT PREPARATION, PRUNING STAKING OR GUYING, WRAPPING, SPRAYING, FERTILIZATION, PLANTING AND ADEQUATE MAINTENANCE UNTIL ACCEPTANCE FROM OWNER.

7.) ALL GRASS, OTHER VEGETATION AND DEBRIS SHALL BE REMOVED FROM ALL PLANTING AREAS PRIOR TO PLANTING.

8.) THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING AND NEWLY PLANTED TREES AND SHRUBS DURING THE CONSTRUCTION PROCESS. WHERE REQUIRED, THE CONTRACTOR SHALL INSTALL TEMPORARY FENCING (SNOW OR EQUAL) AROUND EXISTING TREES AND SHRUBS THAT COULD BE IMPACTED BY THE CONSTRUCTION PROCESS. STORAGE OF CONSTRUCTION EQUIPMENT, CONSTRUCTION MATERIALS, SNOW STORAGE AND OR VEHICLE PARKING SHALL NOT BE PERMITTED WITHIN THE DRIP LINE OF TREES OR TWENTY FEET WHICH EVER IS GREATER.

9.) NEW PLANTINGS SHALL BE INSTALLED PER PROJECT DRAWINGS AND SPECIFICATION THAT INCLUDE FERTILIZATION AND MULCHING AS REQUIRED.

10.) ALL SHRUB BEDS AND TREE PITS SHALL BE MULCHED WITH 3" CLEAN SHREDDED BLACK MULCH.

11.) WHERE INDICATED ON PLAN, PLANTING SOIL MIXTURE FOR GROUND COVER AND PERENNIAL BED AREAS SHALL CONSIST OF FOUR PARTS TOPSOIL, TWO PARTS SPHAGNUM PEAT MOSS, AND ONE PART HORTICULTURAL PERLITE BY VOLUME. PEAT MOSS MAY BE SUBSTITUTED WITH WELL–ROTTED OR DEHYDRATED MANURE OR COMPOST. ROTOTILL BEDS TO A DEPTH OF 8 INCHES.

12.) MAINTENANCE OF NEW PLANTINGS AND LAWNS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND OR LANDSCAPE SUBCONTRACTOR UNTIL ACCEPTANCE BY THE OWNER. RESPONSIBILITIES SHALL INCLUDE WATERING WEEDING AND MOWING AS NECESSARY. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE, REPLACEMENT MATERIAL SHALL BE GUARANTEED FOR AND ADDITIONAL YEAR FROM TIME OF INSTALLATION.

13.) THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL TEMPORARY EROSION CONTROL MEASURES DURING THE CONSTRUCTION PHASE AND UNTIL ALL AREAS HAVE BEEN STABILIZED AND ACCEPTED BY THE OWNER. THE GENERAL CONTRACTOR SHALL PROVIDE WEEKLY INSPECTIONS OF EROSION MEASURE AND IMMEDIATELY AFTER STORM EVENTS AND REPAIR AS NECESSARY.

14.) THE GENERAL CONTRACTOR AND OR THE LANDSCAPE SUBCONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL THREE GUYING MATERIAL ONCE PLANT MATERIAL HAS BEEN ESTABLISHED. (MINIMUM OF ONE GROWING SEASON). ALL TEMPORARY EROSION CONTROL MEASURE SHALL BE REMOVED ONCE STABILIZATION OF DISTURBANCE HAS BEEN ACCEPTED BY OWNER.

15.) THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR A MINIMUM OF TWO MOWINGS FOR ALL TURF AREAS OR UNTIL ACCEPTANCE BY THE OWNER. A MINIMUM UNIFORM 75% CATCH OF TURF IS REQUIRED FOR ACCEPTANCE.

16.) ALL PLANTINGS SHALL BE WATERED REGULARLY DURING THEIR FIRST YEAR AND MAINTAINED PERMANENTLY IN GOOD GROWING CONDITION AS AN EFFECTIVE VISUAL SCREEN.

17.) SHRUBS OR TREES WHICH DIE SHALL BE REPLACED WITHIN ONE GROWING SEASON WITH NEW SHRUBS OR TREES TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE LANDSCAPING REQUIREMENTS.

18.) ALL REQUIRED LANDSCAPING SHALL BE INSTALLED BEFORE OCCUPANCY, OR WITHIN SIX MONTHS IF OCCUPANCY OCCURS DURING WINTER CONDITIONS.

19.) TREES ARE TO BE 2–2.5" CALIPER 6" OFF THE ROOT BALL.

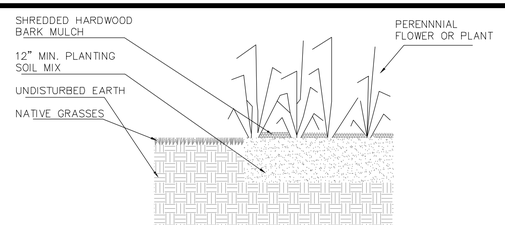
20.) ALL PLANT STOCK SHALL CONFORM TO ANSI Z260.1 – NURSERY STOCK, LATEST EDITIONS (AMERICAN ASSOCIATION OF NURSERYMEN, INC.)

21.) 4" AGED PINEBARK MULCH AND A WEED BARRIER (TY–PAR FABRIC OR APPROVED EQUAL) SHALL BE APPLIED TO ALL SHRUB AND GROUND COVER BEDS. INSTALL WEED BARRIER AS PER MANUFACTURERS RECOMMENDATIONS.

22.) PLANT–PIT BACK–FILL SHALL BE MIXED AT A RATE OF 7 PARTS OF TOPSOIL TO 2 PARTS OF DEHYDRATED COW MANURE. SLOW RELEASE FERTILIZER SHALL BE APPLIED AS PER MANUFACTURERS RECOMMENDATIONS. USE EXISTING ON–SITE TOPSOIL AS PART OF BACK FILL WHEN AVAILABLE.

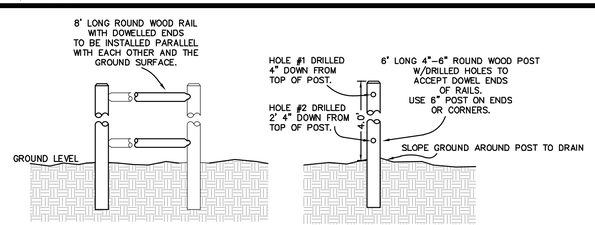
23.) ALL LANDSCAPED AREAS NOT PLANTED WITH TREES, SHRUBS OR GROUNDCOVER SHALL BE RESTORED WITH SEED OR SOD AS INDICATED ON PLANS.

L8



PERENNIAL PLANTING DETAIL

L7



TYPICAL POST & RAIL FENCE DETAIL

N.T.S.

REVISION	DATE	DESCRIPTION
#2	10–29–21	REVISED PER TRC COMMENTS
#1A	10–18–21	REVISED PER AOT AND TRC COMMENTS

LANDSCAPING CONSTRUCTION DETAILS
LAND OF
SETTLEMENT ON 6TH, LLC
SIXTH STREET
DOVER, N.H.
TAX MAP B, LOT 5

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

DATE : JUNE 10, 2021
FILE NO. : DB 2021–011
AS NOTED

STATE OF NEW HAMPSHIRE – KENNETH A. BERRY No. 14245 – LICENSED PROFESSIONAL ENGINEER

L–101

AMERICAN BUMBLE BEE

IDENTIFICATION/DESCRIPTION:

BOMBUS PENSYLVANICUS IS A LARGE BUMBLE BEE WITH THE QUEEN MEASURING 1 IN, THE WORKER FROM 0.5 IN, AND THE MALE FROM 0.75 IN IN LENGTH. THE QUEEN IS MOSTLY BLACK, INCLUDING THE LEGS, SPURS AND TEGULAE (BASE OF WING). TERGITE 1, OR THE MOST ANTERIOR BACK PORTION OF THE QUEEN IS OFTEN YELLOW ESPECIALLY IN THE MIDDLE. WORKER BEES' MIDDLE TERGITES ARE YELLOW, THE TAIL BLACK, AND FACE LONG. THEIR CHEEKS ARE SLIGHTLY LONGER THAN BROAD, AND THE CLYPEUS (NOSE) HAS LARGE PUNCTURES EXCEPT ON THE MID LINE. THE HAIR ON THE TOP OF THE HEAD IS BLACK, SHORT AND EVEN. MALES HAVE A YELLOW ABDOMEN WITH A BLACK HEAD AND BLACK STRIPING IN THE LOWER THORAX.

TRI-COLORED BAT

IDENTIFICATION/DESCRIPTION:

THE TRICOLORED BAT, FORMERLY KNOWN AS THE EASTERN PIPISTRELLE (PIPISTRELLUS SUBFLAVUS), IS A SMALL BAT WEIGHING 0.2 TO 0.3 OUNCES (5 TO 8 GR) AND HAS A WINGSPAN OF 8 TO 10 INCHES. THE TERM "TRICOLORED" REFERS TO THE BAT'S YELLOWISHBROWN COAT THAT IS DARK AT THE BASE, YELLOWISH-BROWN IN THE MIDDLE, AND DARK AT THE TIPS. THE WING MEMBRANES ARE BLACKISH, BUT THE FACE AND EARS HAVE A PINKISH COLOR. AN OBVIOUS IDENTIFYING CHARACTERISTIC OF THIS SPECIES IS THE PINK COLOR OF THE SKIN ON THE RADIUS BONE. THE FEET ARE ALSO RELATIVELY LARGE COMPARED TO ITS BODY SIZE.

NORTHERN BLACK RACER

IDENTIFICATION/DESCRIPTION:

A SLENDER BLACK SNAKE MEASURING 36-60 INCHES. BLACK RACERS ARE GLOSSY BLACK ON THE TOP AND BOTTOM WITH A WHITE THROAT AND CHIN. YOUNG RACERS ARE PATTERNED WITH BROWN OR REDDISH PATCHES ON A LIGHTER BASE OF GRAY.

SMOOTH GREEN SNAKE

IDENTIFICATION/DESCRIPTION:

A THIN, SLENDER BRIGHT-GREEN SNAKE MEASURING 10-20 INCHES. THE UNDERSIDE IS WHITE OR A PALE YELLOW.

LITTLE BROWN BAT

IDENTIFICATION/DESCRIPTION:

THE LITTLE BROWN BAT IS A SMALL MAMMAL WITH A BODY LENGTH OF 2 1/2 – 4" AND WEIGHING APPROXIMATELY 1/8 TO 1/2 AN OUNCE. THE WINGSPAN OF LITTLE BROWN BATS RANGE FROM 9 – 11". BATS ARE THE ONLY MAMMALS THAT ENGAGE IN TRULY ACTIVE FLIGHT. AS THEIR NAME SUGGESTS THEY ARE GLOSSY BROWN ABOVE WITH A LIGHTER GRAY COLOR BELOW. THESE BATS CAN LIVE 20 TO 30 YEARS.

NORTHERN LONG-EARED BAT

IDENTIFICATION/DESCRIPTION:

THE NORTHERN LONG-EARED BAT IS A MEDIUM-SIZED BAT WITH A BODY LENGTH OF 3 TO 3.7 INCHES BUT A WINGSPAN OF 9 TO 10 INCHES. THEIR FUR COLOR CAN BE MEDIUM TO DARK BROWN ON THE BACK AND TAWNY TO PALE-BROWN ON THE UNDERSIDE. AS ITS NAME SUGGESTS, THIS BAT IS DISTINGUISHED BY ITS LONG EARS, PARTICULARLY AS COMPARED TO OTHER BATS IN ITS GENUS, MYOTIS

EASTERN SMALL-FOOTED BAT

IDENTIFICATION/DESCRIPTION:

THE EASTERN SMALL-FOOTED BAT HAS BROWNISH FUR, OFTEN WITH A GOLDEN SHEEN, THAT CONTRASTS WITH ITS BLACKISH FACE AND EARS, AND BLACKISH-BROWN WINGS AND TAIL MEMBRANE. IT CAN BE DISTINGUISHED FROM OTHER MYOTIS SPECIES BY ITS BLACK MASK AND SMALL SIZE. THE BODY IS LITTLE MORE THAN 3½ INCHES LONG, INCLUDING A 1½-INCH TAIL. ITS SMALL FEET, WHICH PROVIDE THE COMMON NAME, ARE LESS THAN A HALF-INCH AND ITS WINGSPAN RANGES FROM 8¼ TO 9¾ INCHES. THIS SPECIES FLIES SLOWLY AND ERRATICALLY, USUALLY ABOUT ONE TO THREE YARDS ABOVE THE GROUND.

SILVER HAIRED BAT

IDENTIFICATION/DESCRIPTION:

THE SILVER-HAIRED BAT IS A MEDIUM-SIZED BAT WITH VERY DARK FUR TIPPED WITH SILVER OR WHITE. THE WINGS AND TAIL MEMBRANE ARE BLACK. EARS ARE SHORT AND ROUND WITH A SHORT, BLUNT-TIPPED TRAGUS. THE DORSAL SURFACE OF THE TAIL MEMBRANE IS PARTIALLY FURRED AND THE CALCAR LACKS A KEEL

BLANDINGS TURTLE

IDENTIFICATION/DESCRIPTION:

A 7- TO 9-INCH TURTLE WITH YELLOW SPECKLES THAT OFTEN RUN TOGETHER TO FORM STREAKS ON THE CARAPACE. EASILY IDENTIFIED WHEN BASKING FROM ITS CHARACTERISTIC YELLOW THROAT AND CHIN.

SPOTTED TURTLE

IDENTIFICATION/DESCRIPTION:

A SMALL 3-5 INCH TURTLE RECOGNIZED BY NUMEROUS YELLOW SPOTS COVERING A DARK CARAPACE. THE NUMBER OF SPOTS IS VARIABLE. SPOTS CAN ALSO BE FOUND ON THE HEAD AND LIMBS.

WOOD TURTLE

IDENTIFICATION/DESCRIPTION:

A 5-8 INCH TURTLE CHARACTERIZED BY ITS HIGHLY SCULPTED SHELL WHERE EACH LARGE SCUTE TAKES AN IRREGULAR PYRAMIDAL SHAPE. THE NECK AND FORELIMBS ARE ORANGE.

W-101

REVISION	DATE	DESCRIPTION
#2	10-29-21	REVISED PER TRC COMMENTS
#1A	10-18-21	REVISED PER AOT AND TRC COMMENTS

WILDLIFE IDENTIFICATION PLAN
LAND OF
SETTLEMENT ON 6TH, LLC
SIXTH STREET
DOVER, N.H.
TAX MAP B, LOT 5

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

SCALE : N/A
DATE : JUNE 10, 2021
FILE NO. : DB 2021-011

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14241
LICENSED PROFESSIONAL ENGINEER

CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P21-54

Application Type:	TDR Application
Applicant(s):	Dover Coast, LLC
Owner(s):	Dover Coast, LLC
Location:	725 Central Ave and Brick Road (Assessor's Map 28, Lots 13 & 14)
Meeting Date:	November 9, 2021

INTENT: To purchase 12 Transfer of Development Rights (TDR) units to total 15 units in a multi-family building.

LOTS/UNITS PROPOSED: 15

AGENDA ITEM #: 4-C

ACREAGE: 0.33 acres

ZONING DISTRICT: G

EXISTING USE: Commercial and residential

PROPOSED USE: Residential

SURROUNDING:
Commercial/residential

ZBA ACTION: Z84-80 Variance to convert building to office space in R-12 district

ATTACHMENTS: Application materials including partial site plan

APPLICATION IS COMPLETE: Yes

DECLARE REGIONAL IMPACT:
No

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

PERMITS REQUIRED: None for this case

WAIVERS REQUESTED: N/A for this case

Summary of Request and Background
Per Chapter 170-27.2.G(3)(a), the applicant is requesting that the Board vote on the plan indicating the additional 12 units can be created, above the base of three.

The site plans shows 15 units in a multi-family building with a parking lot on site and additional parking being purchased on Brick Road.

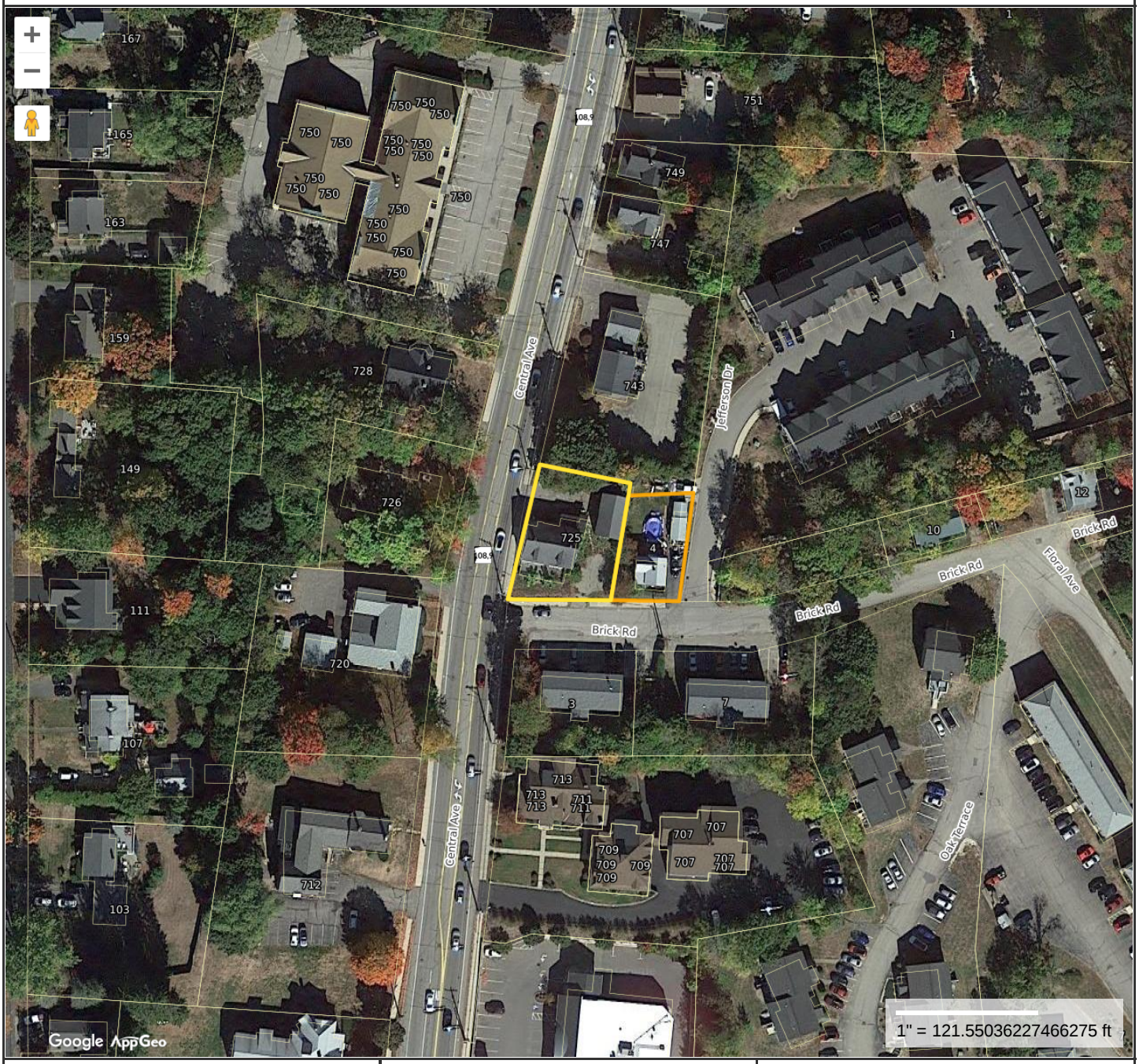
The applicant will need to submit a full site plan for this project which has been to TRC twice before this Planning Board meeting and will be coming back to the TRC before coming back to Planning Board with the full site plans once the additional parking lots have been engineered.

This request is for the Board to determine if it wants to "sell" 12 units utilizing TDR to total a max of 15. The applicant would then finish the site plan, attend TRC one more time and submit for Planning Board review of the full site plan and lot merger.

Consistency with Land Use Regulations
Chapter 170-27.2 of the Zoning Ordinance allows for developments to buy additional units through the process of Transfer of Development Rights. The process allows the applicant to come to the Board with a plan indicating the TDR but does not trigger the need of full site plan review.

STAFF RECOMMENDATION:
The Planning Department recommends that the Planning Board accept the application, open the public hearing, close the public hearing, and vote to find the criteria of the TDR ordinance has been met with the following conditions:

Conditions to Be Met Prior to Granting of the TDR:
1. Payment of the TDR fee
2. Site Plan come back to the Planning Board for review and approval.
3. Lots 13 & 14 be merged.



Property Information

Property ID	28013-000000
Location	725 727 CENTRAL AV
Owner	DOVER COAST LLC
Land Use	104

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
TRANSFER OF DEVELOPMENT RIGHTS APPLICATION

[Revision Date: October 1, 2020]

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

APPLICANT AND OWNER INFORMATION

Name of Applicant: Dover Coast, LLC Telephone # 781-454-9866

Address of Applicant: 286 High Street, Topsfield, MA. 01983

E-Mail Address: schunias@gmail.com

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

Address of Property Owner: _____

PROPERTY INFORMATION

Assessor's Map # 28 Lot(s) # 13 & 14, 15 & 15A

Address of Property: 725 Central Avenue & 4 Brick Road, Dover NH 03820

Zoning District(s) Gateway G & O Overlay District(s) _____

Existing Use of Property: Residential apartment (2 Units unoccupied) and single family residence

New impervious area (in s.f.): 5,670 SF

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 12 units

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

Refer to attached Impacts Narrative

List Any Associated State or Federal Permits That Have Been or Will Be Applied For and Indicate Their Status: None

Name of Professional That Prepared TDR Plans: Civil Consultants

Address 293 Main Street, South Berwick, ME 03908 Telephone #: 207-384-2550

Professional License #: NH PE #9920 E-mail address: geoff@civcon.com

SIGNATURES

I/We hereby submit this application to the City of Dover Planning Board and attest that to the best of my knowledge all of the information on this application form and in the accompanying application materials and documentation is true and accurate. As applicant or as agent, I attest that I am duly authorized to act in this capacity.

Signature of Property Owner: Steph C Date: 8/23/21

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.

Signature of Property Owner: Steph C Date: 8/23/21

AG Architects, PC
634 Central Avenue, Dover, NH 03820
E-Mail aga@agarchitects.com
Phone 603·743·3700
Fax 603·743·3777

Impact Narrative

725 Central Avenue Apartments

AG Architects Project No. 20-784.1
18 October 2021

The proposed use for 725-727 Central Avenue, located on Tax Map 28 Lots 13 and 14, is to build a new 3 story plus walkout basement apartment/condominium building with a total of 14 two bedroom units and 1 one bedroom unit. The combined lot size is a total of 14,293 SF, which only allows 3.6 units based on Zoning for the G Gateway district. A total of 12 additional units are proposed through the use of Transfer of Development Rights.

The immediate neighborhood consists of predominantly residential units. Sheet L1 attached identifies the number of units on the adjacent properties. There are 12 units directly across Brick Road in two garden style buildings, 24 units directly behind the proposed building on Jefferson Drive, a 2 story mixed use building next door, residential properties across Central Avenue, and a mix of residential and commercial properties further up and down Central Avenue. The impact on the neighborhood and community of the proposed project has many beneficial aspects.

- The Gateway District is intended to be a transition to a more formal densely developed urban core with multistory buildings. There is currently an existing 2 story apartment building on the property that is in very poor condition. Removing the existing building and replacing with a new infill residential building that increases density in the Gateway District reflects the goals of both the zoning district and the principles of smart growth.

- In accordance with the purpose of the Transfer of Development Rights, the development of this urban parcel in the Gateway District will allow for additional funding for conserving land in other locations in the City. The existing site is not an environmentally sensitive site, so the benefit to conservation is advantageous. The additional units also helps to solve the need for two bedroom units in the City.

- Access to reliable public transportation is another positive feature of this property. Providing an increase in the allowed number of units at this location with its ease of access encourages the use of public transportation. The property is located on Central Avenue which is directly served by Coast Bus Route 12, and is within 3/4 mile walking distance to the Downeaster train station.

- On site parking and additional parking next door at 10 Brick Road is being proposed to meet the needs of the residents and visitors. Zoning notes a maximum requirement of 1.4 spaces per unit for residents plus .5 spaces per unit for visitors, which equates to a maximum of 29 total spaces for 15 units. The proposed project includes a total of 29 parking spaces, with 17 on-site parking spaces plus 12 new spaces next door at 10 Brick Road. It is anticipated that residents will likely include 1 to 2 occupants per unit with few children, resulting in the 29 spaces needed to meet parking needs. Providing parking on the two sites for the residents and visitors will avoid any impact on neighbors.

  The entrance to the parking lots are planned to be from Brick Road, so residents and visitors will have access to both Central Avenue and Oak Street. A Standard Traffic Analysis has been prepared by Civil Consultants, copy attached, which notes that the project with 15 units will not adversely impact traffic or adjacent roadways.

- A 15 unit apartment/condominium building matches the existing neighborhood uses and is comparable to adjacent properties. The attached Neighborhood Plan, Sheet L1, shows the number of residential units located on all sides of the proposed project. There are a total of 49 units in the immediate adjacent properties. Directly behind the site is Jefferson Drive, a private road with 24 three story apartments, and across Brick Road are 12 garden style apartments in two buildings. The additional 15 one and two bedroom units will fit well within the neighborhood and will have a positive impact on the character of the community.

Central Avenue

Jefferson Drive

Brick Road

- The design with 14 two bedroom units and 1 one bedroom unit in the proposed building are not anticipated to have an impact on the City's schools. Units with only 1 or 2 bedrooms are more suited to individuals or couples versus families with children. Families tend to seek homes with more space and additional bedrooms. Also, based on the limitations of the site, there are no play areas included, further affecting the appeal to families. The impact on schools is anticipated to be negligible.

- Utilities serving the site include electricity, natural gas and City water, sewer and storm drainage. All have sufficient capacity to serve the building. It is anticipated that for environmental reasons natural gas will not be utilized.

There is a need for additional housing throughout seacoast New Hampshire, and Dover is exceptionally positioned to serve that need as evidenced by its popularity. The use of the Transfer of Development Rights for this urban parcel fit extremely well with the intent of this program. The impact of this project on meeting housing needs and enhancing the community, while simultaneously supporting conservation efforts, is a benefit to the City.

TO: **City of Dover Planning and Community Development**

FROM: **Geoffrey R. Aleva, PE – Sr. Project Engineer**

SUBJECT: **Standard Traffic Analysis, 725 Central Ave**

DATE: **OCTOBER 11, 2021**

PROJECT: **2117800 – DOVER COAST LLC**

Dover Coast, LLC, is proposing to construct a new 15 unit residential building with proposed parking on site and on an adjacent parcel. The buildings will be located on Map 28, Lots 13 &14 on the City of Dover Tax Map system. All existing buildings and impervious surfaces will be removed from the properties. The lot has frontage on both Central Ave and Brick Rd. The intent is to have access to onsite parking from Brick Road for approximately half of the City required parking. The remaining parking will be located at an adjacent parking lot also located on Brick Rd. The developers have secured a purchase and sale agreement with an adjacent property for offsite parking(City of Dover Tax Map 28, Lots 15 and 15 A). That lot will be developed into parking and the remaining building will be converted into a duplex structure.

The existing speed limit on Central Avenue is 30 mph.

The existing speed limit on Brick Street is not posted.

Public transportation in the form of COAST bus service is available past the property (Route 12), with a stop located 650 ft south of the property at the Rite Aid on Central Avenue.

Part of the City review process requires an estimate of the average daily traffic projected to be generated by the proposed use. The following information is provided as that estimate (based in the Institute of Traffic Engineer – ITE Trip Generation Manual, 10th Edition):

Proposed Development:

For the purpose of this traffic analysis, the 15 unit building will be classified as a low-rise multifamily use (Land Use Code 220). Utilizing the ITE data, the values are presented below:

ITE Land Use Code 220 – Multifamily Buildings (15 Dwelling Units)

			Total
Daily Trip Ends Weekday/Unit	7.32 average	(range 4.45 -10.97)	110 Trips
Peak Hour AM Trip Ends Weekday/ Unit –Generator	0.56 average	(range 0.34-0.97)	9 Trips
Peak Hour PM Trip Ends Weekday/ Unit–Generator	0.67 average	(range 0.41-1.25)	10 Trips
Peak Hour AM Trip Ends Weekday/ Unit–Adjacent St	0.46 average	(range 0.18-0.74)	7 Trips
Peak Hour PM Trip Ends Weekday/ Unit–Adjacent St	0.56 average	(range 0.18-1.25)	9 Trips
Daily Trip Ends Saturday/ Unit	8. 14 average	(range 3.36-11.40)	122 Trips
Peak Hour Generator Trip Ends Saturday/ Unit	0.70 average	(range 0.41-0.93)	11 Trips
Daily Trip Ends Sunday/ Unit	6.28 average	(range 2.61-8.22)	94 Trips
Peak Hour Generator Trip Ends Sunday/ Unit	0.67 average	(range 0.36-0.93)	10 Trips

Based upon the above, the highest average day figure would be the Daily Trip Ends Saturday rate of 8.14 trip ends – or – (15 Dwelling Units) x 8.14 = **122 trip ends for the day.**

Based upon the above, the highest peak hour figure would be the Saturday Peak Hour Trip Ends rate of 0.70 trip ends in the peak hour – or – (15 Dwelling Units) x 0.70 = **11** ***trip ends in the peak hour.***

Conclusion

The maximum total daily trip generation is 106 trip ends (Saturday), with a maximum peak-hour trip generation of 11 trip ends (Saturday). Per Section 150-10.D, the threshold for requiring an "advanced" traffic impact analysis is a maximum total daily trip generation of 1,000 trip ends, with a maximum peak-hour trip generation of 100 trip ends. Since neither of these thresholds is exceeded by the proposed development as shown with this standard analysis, we believe the intent of the site plan regulations has been satisfied.

It is our opinion that the proposed project will not adversely impact traffic on adjacent roadways, provided the provided parking layout and use for the occupancy, and that an advanced traffic study is not required for the proposed development.

CITY OF DOVER TRANSFER OF DEVELOPMENT RIGHTS
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
28	13 & 14	Dover Coast, LLC	286 High Street, Topsfield, MA 01983

Applicant (if different from owner):

APPLICANT NAME	APPLICANT COMPANY	MAILING ADDRESS

Surveyor and/or Engineer/Professional Agent:

NAME	COMPANY	MAILING ADDRESS
Geoffrey R. Aleva, PE	Civil Consultants	293 Main St, South Berwick, ME 03908
Chris H. Mende	Civil Consultants	293 Main St. South Berwick, ME 03908
Art Guadano, AIA	AG Architects, PC	634 Central Ave., Dover NH 03820

Conservation Easement Holder:

TAX MAP	LOT #	NAME OF EASEMENT HOLDER	MAILING ADDRESS

PLANNING BOARD FEE SCHEDULE/INVOICE

(Revised July 1, 2021)

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

A. Plan Review Fees

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

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

2. TOTAL IMPERVIOUS PAVED AREA (for new development, roadways or additions to existing parking lots, (not to exceed $10,000)) Application fee of $200.00 is N/A if it is part of a Site Review or Subdivision Plan. $200.00 + $.07 per sq. ft. x # 5,670 sq. ft. = $ Paid w/TRC

SUBTOTAL PLAN REVIEW FEE (A) = $_____

AND

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

- ☐ Applicant & Owner, engineer, architect, LLS, LLA and/or soil scientist
  - ○ Certified letters fee # 4 of x $8.00= $ 32.00
- ☐ Certified letters fee: # of abutters 15 X $8.00= $ 120.00
- ☐ First Class Mail fee (for individual owner of units within a condominium or other collective form of ownership): # of abutters _____ X $1.00= $_____
- ☐ Creating/Printing Abutter Labels in triplicate per sheet 4 x $10.00= $ 40.00

C. Foster's newspaper public notice fee $100.00 x # 1 applications = $ 100.00

SUBTOTAL NOTICE FEE (B & C) = $ 292.00

TOTAL INVOICE AMOUNT (A, B & C) = $ 292.00

PLAN REVIEW FEE COLLECTED/PAID = $_____

BALANCE DUE = $_____

The balance due must be paid 28 hours prior to the Planning Board Meeting, to be heard.

City of Dover, New Hampshire
TDR REVIEW SUBMISSION CHECKLIST

[Revision Date: January 5, 2021]

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

If staff indicates the scope of the project requires Technical Review Committee Review, 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/Site plan review requirements. Please refer to the Subdivision/Site Plan Review Regulations for full details.

APPLICANT: Dover Coast, LLC - Stephen Chunias File Number: _____

PROJECT TITLE: 725 Central Ave. Apartments

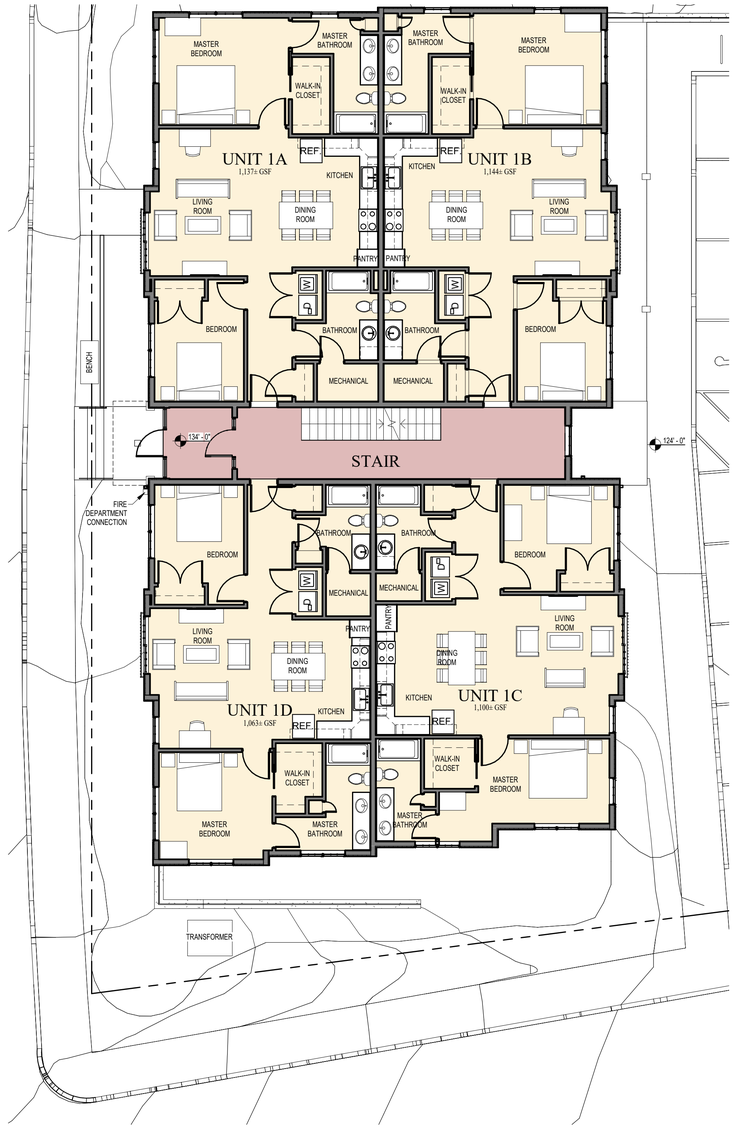
PROPERTY LOCATION: 725 Central Ave. & 4 Brick Rd. Tax Map: 28 Lot: 13 & 14
& 10 Brick Rd. 28 15 & 15A

	Where/How Provided	Reviewed
1. Completed and signed Application form	Included in Submission	
2. Plan Review Fees are provided	To be invoiced	
3. Electronic copy of the engineered/surveyed plan layout	Included in submission PDF	
4. Electronic copy of supplementary materials and application	Included in submission PDF	
5. Folded copies of site plan w/scale of not less than 1"=50' or 1"=100' for larger site plans, for TRC. Plans shall contain the following items as appropriate:	Included in submission	
Location map at appropriate scale	Sheet L1	
Proposed Project name and title and Planning File #	Sheet EC1 and L1	
Date and scale	Sheet EC1 and L1	
Name and address of owners and/or applicants	Sheet C1 - Neiborhood Plan	
Location and widths of existing & proposed easements & right of ways	To be determined	
Location and width of existing and proposed access/egress ways	Sheet L2 & Sketch SK-P	
Existing and proposed buildings and structure locations and access	Sheet L1, L2 & EC1	
Minimum building setbacks or build to lines on all lots	Sheet L2	
Existing and proposed stormwater infrastructure/direction	Sheet L3 & L4	
Neighborhood plan with unit counts	Sheet C1 and L1	
Proposed landscaping	Sheet LS2.1 and LS2.2	
Location of parking layout delineating spaces and arrangement; note addressing maximum required spaces	Sheet L2 and Sketch SK-P	
Location, material and size of existing and proposed pavement area	Sheet L2	
Location of solid waste disposal facilities (dumpster, pad and screening, etc.), including required screening	Sheet L2 and L8	
All applicable Dover Common Site Plan/Subdivision notes	Sheet L2	
Provide additional exhibits/technical data determined appropriate by the Planning Board or its staff as required		

REVIEWED BY: _____ DATE_____ TRC DATE_____

1 Basement Floor Plan

1" 4" 8" 1/8" = 1'-0"



2 First Floor Plan

1" 4" 8" 1/8" = 1'-0"

AG Architects, PC
634 Central Avenue, Dover, NH 03820
E-Mail: ag@agarchitects.com
www.agarchitects.com
Phone: 603-743-3700
Fax: 603-743-3777

ARTHUR GAGNANG 1689 LICENSED ARCHITECT STATE OF NEW HAMPSHIRE

725 Central Ave. Apartments

Dover, New Hampshire

North

© AG Architects, PC

Consultant:

Revisions:

1. 9 September 2021, Update
2. 6 October 2021, Revise Per Parking Revision
3. 18 October 2021, Unit 15

Date:	31 August 2021
Scale:	1/8" = 1'-0"
Drawn By: JG	Checked By: AG
Sheet: 1 of 5	Project No.: 20-784.1

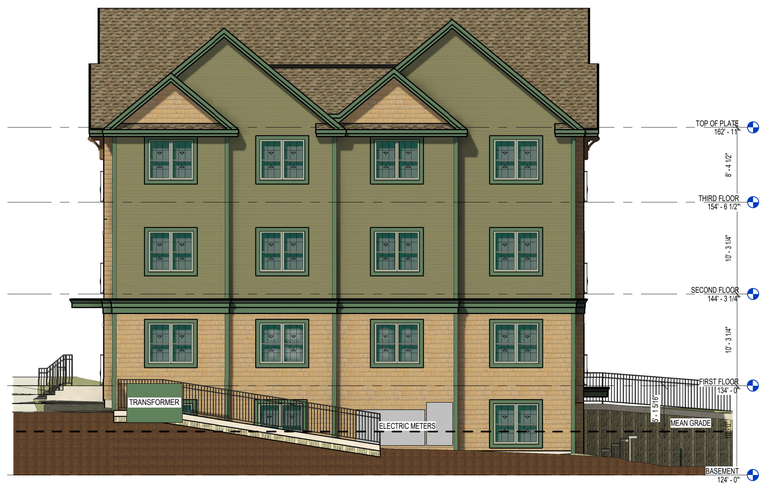
Sheet Title: Proposed Basement and First Floor Plans

Sheet Number: File #P21-53

A2.1

1 West Elevation

1' 4' 8' 1/8" = 1'-0"



2 South Elevation

1' 4' 8' 1/8" = 1'-0"

3 East Elevation

1' 4' 8' 1/8" = 1'-0"

4 North Elevation

1' 4' 8' 1/8" = 1'-0"

5 Central Avenue View

6 Parking Lot View

AG Architects, PC
634 Central Avenue, Dover, NH 03820
E-Mail: ag@agarchitects.com
www.agarchitects.com
Phone: 603-743-3700
Fax: 603-743-3777

ARTHUR GARDNER GARDNER 1689 LICENSED ARCHITECT THE STATE OF NEW HAMPSHIRE

725 Central Ave. Apartments
Dover, New Hampshire

© AG Architects, PC

Consultant:

Revisions:
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3. 18 October 2021, Unit 15

Date:	31 August 2021
Scale:	1/8" = 1'-0"
Drawn By: JG	Checked By: AG
Sheet: 4 of 5	Project No.: 20-784.1

Sheet Title: Proposed Exterior Elevations and Renderings

Sheet Number: File #P21-53

A4.1

725 Central Ave. Apartments

Dover, New Hampshire
AG Architects Project No. 20-784.1
18 October 2021, A4.2 File #P21-53

AG Architects, PC
634 Central Avenue, Dover, NH 03820
E-Mail aga@agarchitects.com
www.agarchitects.com
Phone 603•743•3700
Fax 603•743•3777

1 Streetscape View

DOVER COAST, LLC
725 CENTRAL AVE. APARTMENTS

725 - 727 CENTRAL AVENUE & 4 BRICK ROAD
DOVER, NEW HAMPSHIRE

PREPARED FOR:
STEPHEN CHUNIAS
DOVER COAST, LLC
286 HIGH STREET
TOPSFIELD, MA 01983

SUBJECT PROPERTY'S

28-13 DOVER COAST, LLC
18 MORNINGSIDE DRIVE, TOPSFIELD, MA 01983

28-14 PONTBRIAND SANDRA & NORMAN J.
4 BRICK ROAD, DOVER, NH 03820

28-9-C 6 BRICK ROAD, LLC
42J DOVER POINT ROAD DOVER, NH 03820

28-12-A WIRE BENDER REALTY TRUST, RICHARD W. MILLER II, TRUSTEE
6 OXBOW FARM, STRATHAM, NH 03885-2360

28-18-B BRICK ROAD HOLDINGS, LLC, C/O UNIVERSAL PROPERTY MANAGEMENT
750 LAFAYETTE ROAD, SUITE 201 PORTSMOUTH, NH 03801

28-18-C BRICK ROAD HOLDINGS, LLC, C/O UNIVERSAL PROPERTY MANAGEMENT
750 LAFAYETTE ROAD, SUITE 201 PORTSMOUTH, NH 03801

29-12 PETER MENOUNOS, TRUSTEE, PETER MENOUNOS TRUST 1997
720 CENTRAL AVE DOVER, NH 03820

29-16 HOLGATE LIMITED PARTNERSHIP
130 CENTRAL AVE DOVER, NH 03820

29-17 CENTRAL COMMONS
750 CENTRAL AVE DOVER, NH 03820

29-100 MARKER 21 HOLDINGS, LLC
130 CENTRAL AVE DOVER, NH 03820

28-15 KAREN A. HERBERT
10 BRICK ROAD, DOVER, NH 03820

28-15-A KAREN A. HERBERT & FRANK J. HANSCOM
10 BRICK ROAD, DOVER, NH 03820

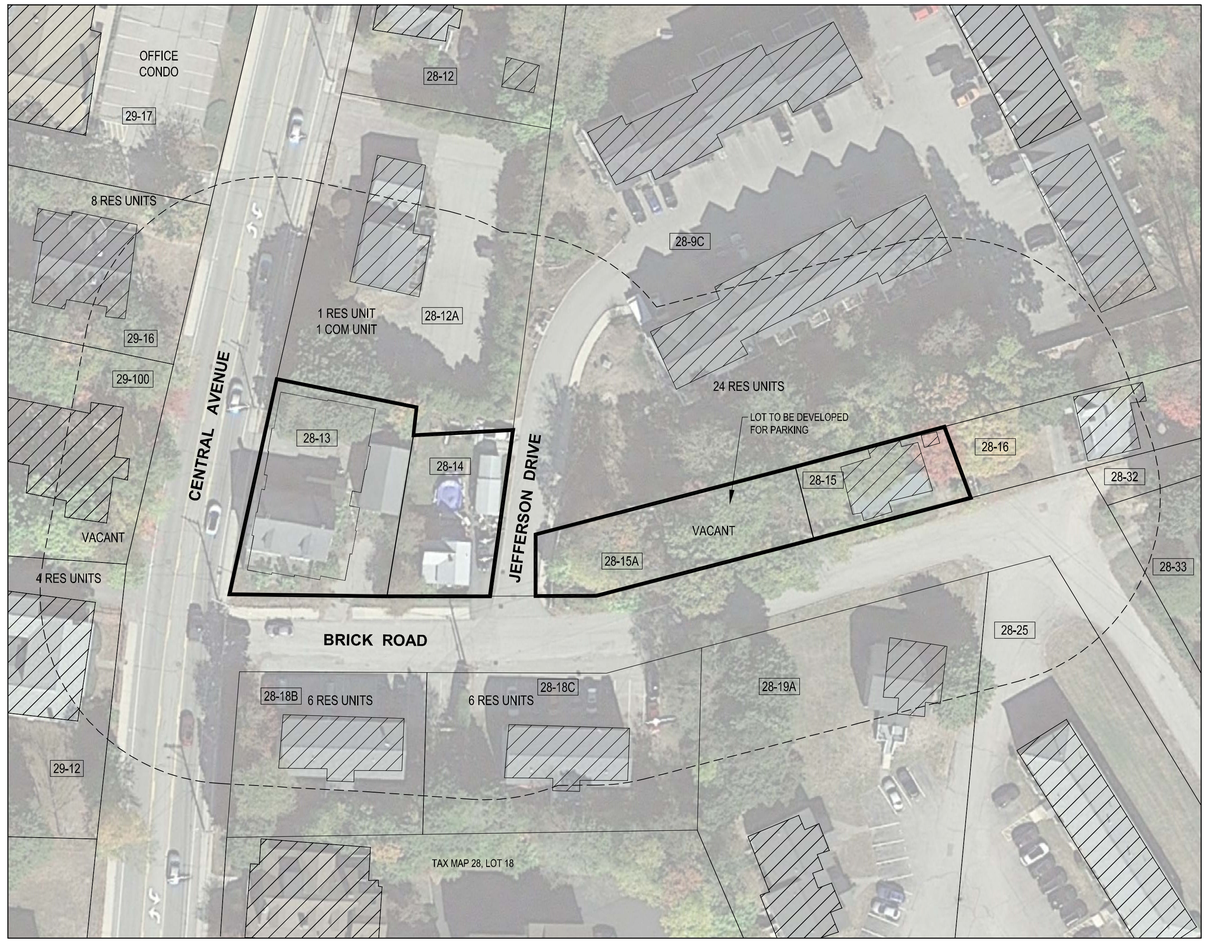
28-16 ERIN WINTLE
12 BRICK ROAD DOVER, NH 03820

28-19-A MCQUADE REALTY INC.
P.O. BOX 1409 DOVER, NH 03820

28-25 MCQUADE REALTY INC.
P.O. BOX 1409 DOVER, NH 03820

28-32 JAMES ANDREWS, A.K.A
VERTICAL REALTY PROPERTIES CO.
21 ECHO BROOK ROAD ROCHESTER, NH 03839

28-33 VALERIE BETH DUCLOS, TRUSTEE
VALERIE LESTER REVOCABLE LIVING TRUST
2 FLORAL AVE. DOVER, NH 03820



NEIGHBORHOOD PLAN & TAX MAP SKETCH

APPROXIMATE SCALE: 1" = 40'

ARCHITECT
AG ARCHITECTS, PC
634 CENTRAL AVENUE
DOVER, NH 03820
(603) 743-3700

CIVIL ENGINEER/SURVEYOR
CIVIL CONSULTANTS
P.O. BOX 100
SOUTH BERWICK, ME 03908
(207) 384-2550

LANDSCAPE ARCHITECT
SCOTT STRYNER LANDSCAPE
ARCHITECT, LLC
98 MEEHAN LANE
NORTH BERWICK, ME 03906
(207) 957-4441

INDEX:

C1	NEIGHBORHOOD PLAN AND ABUTTER INFORMATION
EC1	EXISTING CONDITIONS PLAN
LM1	LOT MERGER PLAN
L1	NEIGHBORHOOD TOPOGRAPHY PLAN
L2	PROPOSED SITE PLAN
L3	DEMOLITION PLAN
L4	UTILITY PLAN
L5	PROPOSED ENTRANCE WALK PLAN AND DETAIL
L6	EROSION CONTROL PLAN
L7	CONSTRUCTION DETAILS
L8	CONSTRUCTION DETAILS
A2.1	PROPOSED BASEMENT AND FIRST FLOOR PLANS
A2.2	PROPOSED SECOND AND THIRD FLOOR PLANS
A2.3	PROPOSED ROOF PLAN
A4.1	PROPOSED EXTERIOR ELEVATIONS AND RENDERINGS
A4.2	STREET SCAPES
A4.3	BRICK ROAD DUPLEX SKETCH
ES2.1	SITE LIGHTING PLAN
ES2.2	SITE LIGHTING FIXTURES
ES2.3	SITE LIGHTING LAYOUT
ES2.4	GARAGE LIGHTING LAYOUT
LS2.1	LANDSCAPE PLAN
LS2.2	LANDSCAPE DETAILS
SK-P	PARKING LAYOUT SKETCH

OWNER:

28-13
28-14 DOVER COAST, LLC
286 HIGH STREET
28-15 TOPSFIELD, MA 01983
28-15-A

OWNER SIGNATURE

TAX MAP 28, LOTS 13 & 14

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PREPARED FOR REVIEW 10/18/2021

STATE OF NEW HAMPSHIRE — GEOFFREY R. LEWIS — No. 14220 — LICENSED PROFESSIONAL ENGINEER — 10/18/2021

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CIVIL CONSULTANTS
Engineers
Planners
Surveyors
P.O. Box 100
South Berwick
Maine
03908
207-384-2550
www.civcon.com

NO.	REVISIONS	INT.	DATE
3	REVISE PER TRC REVIEW COMMENTS	GRA	10/15/21
2	REVISE PER PARKING REVISIONS	GRA	10/06/21
1	REVISE PER TRC REVIEW	JAA	09/15/21

RECORD OWNERS:
LOT 13
DOVER COAST, LLC
18 MORNINGSIDE DRIVE
TOPSFIELD, MA 01983

LOT 14
SANDRA PONTBRIAND
NORMAN J. PONTBRIAND
4 BRICK ROAD
DOVER, NH 03820

PROPOSED SITE MODIFICATIONS
LAND OF DOVER COAST, LLC &
NORMAND & SANDRA PONTBRIAND
725-727 CENTRAL AVENUE - TAX MAP 28, LOTS 13 & 14
DOVER, STRAFFORD COUNTY, NEW HAMPSHIRE

PREPARED FOR:
AG ARCHITECTS, PC
634 CENTRAL AVENUE, DOVER, NH 03820
CLIENT ADDRESS:

1" = 40'
0' 40'

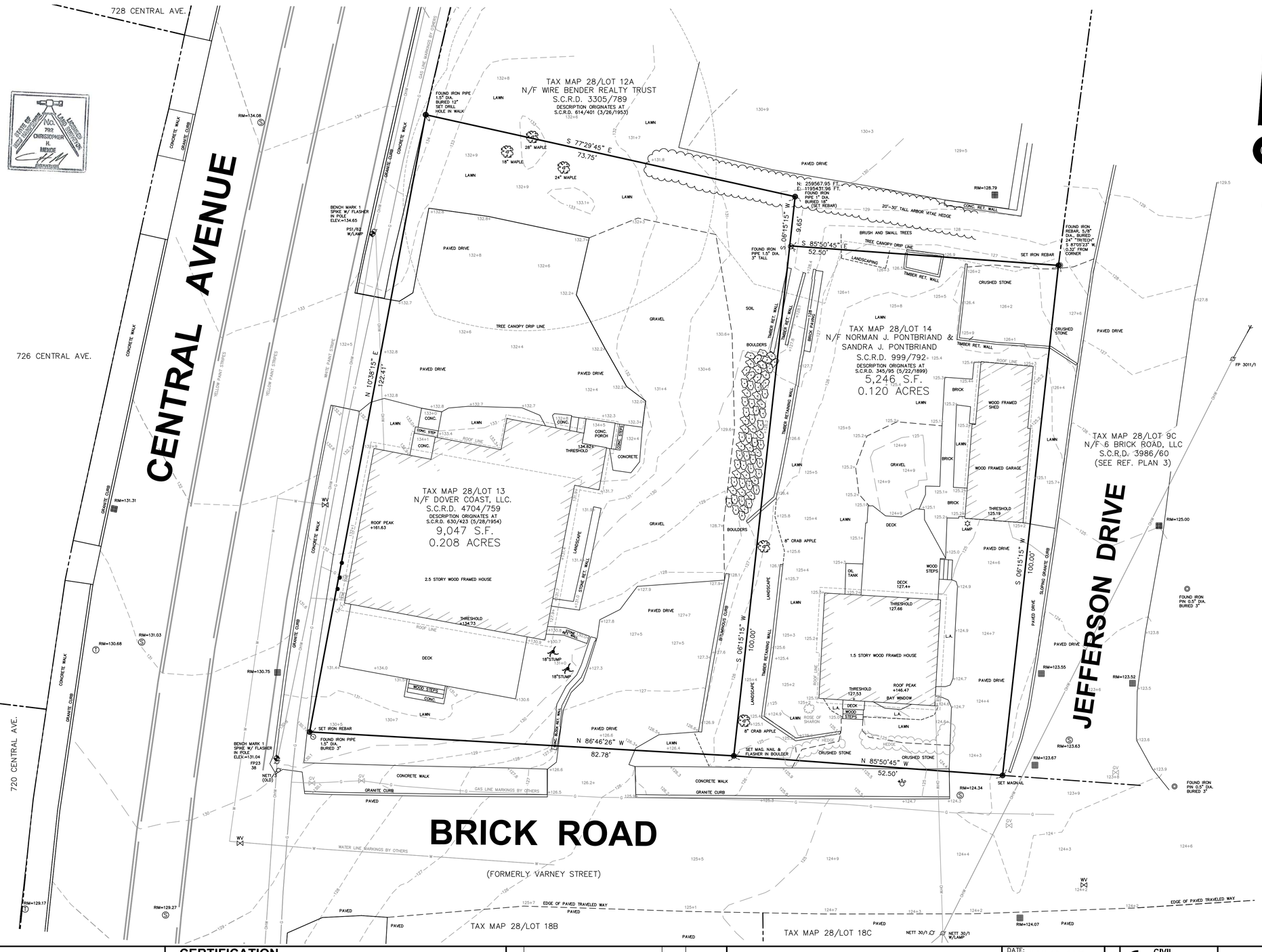
DATE: 8/11/2021
DRAWN BY: JAA
CHECKED BY: GRA
APPROVED BY: GRA

NEIGHBORHOOD PLAN AND ABUTTER INFORMATION

PROJECT NO: 21-178.00
DOVER PLANNING FILE: P21-53

C1

SHEET: 1 OF 10



LOCATION PLAN
(NOT TO SCALE)

LEGEND:

●	4" DIA. CONC. BOLLARD	CONC.	CONCRETE
▦	CATCH BASIN	G	GAS LINE
	SHADE TREE	W	WATER LINE
S	SANITARY SEWER MANHOLE	OHW	OVERHEAD WIRES
D	DRAIN MANHOLE		BOUNDARY – LOCUS PARCEL
T	TELEPHONE MANHOLE		BOUNDARY ABUTTING PARCEL
	FIRE HYDRANT	N: 259567.95 FT. E: 1195431.96 FT.	NEW HAMPSHIRE STATE PLANE COORDINATES
PSI/82	UTILITY POLE	S.C.R.D.	STRAFFORD COUNTY REGISTRY OF DEEDS
WV	WATER SHUTOFF	1225/123	DEED BOOK AND PAGE
	BENCHMARK	N/F	NOW OR FORMERLY
GM	GAS ENTRANCE/METER	S.F.	SQUARE FEET
	GAS GATE/VALVE	DIA.	DIAMETER
	STUMP	●	5/8 " DIA. IRON REBAR SET
EM	ELECTRIC METER	○	IRON PIPE FOUND
RET. WALL	RETAINING WALL	◎	IRON ROD FOUND
		L.A.	LANDSCAPED AREA

PLAN REFERENCES:

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3. LIMITED SUBDIVISION – JAMES E. WENTWORTH AND CHARLES E. & ELIZABETH C. TASKER, DOVER, N.H., DATED JULY 1984, BY G.L. DAVIS AND ASSOCIATES, RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS AS PLAN 25–50.

NOTES:

1. PLANIMETRIC DETAIL DEPICTED HEREON IS THE RESULT OF AN ON–THE–GROUND FIELD SURVEY BY CIVIL CONSULTANTS ON MAY 3, MAY 6, 2021 AND JULY 13, 2021.
2. NORTH AS DEPICTED HEREON IS REFERENCED TO GRID NORTH, NAD83, NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM. COORDINATE VALUES AND ORIENTATION ARE DERIVED FROM A GPS SURVEY COMPUTED UTILIZING THE NGS OPUS ON–LINE PROCESSING SERVICE. REFERENCE FRAME IS NAD83 EPOCH 2011.0000. THE SURVEY IS TIED TO CORS STATIONS GUNSTOCKMRNH2008 CORS APR (P776), GORHAM CORS ARP (MEGO) AND NHDOT CONCORD CORS APR (NHCO). DISTANCES DEPICTED HEREON ARE GRID. TO CONVERT GRID DISTANCES TO GROUND DISTANCES, MULTIPLY THE GRID DISTANCE BY 0.9999846 (AVERAGE COMBINED SCALE FACTOR FOR THE SITE). ELEVATIONS ARE BASED ON NAVD88, DERIVED FROM THE SAME GPS SURVEY.
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8. THE SUBJECT PARCELS ARE DEPICTED ON FEMA, NATIONAL FLOOD INSURANCE RATE MAP FOR STRAFFORD COUNTY NEW HAMPSHIRE (DOVER) –PANEL #33017C0330E, EFFECTIVE SEPTEMBER 30, 2015, AS BEING IN ZONE X – AREAS OF MINIMAL FLOODING.
9. THE SUBJECT PARCELS ARE LOCATED IN THE GATEWAY ZONING DISTRICT. DIMENSIONAL REGULATIONS ARE AS FOLLOWS:
   –FOR PRINCIPAL BUILDING
   - LOT SIZE – NONE
   - LOT COVERAGE (PRINCIPAL BUILDING) – 50% MAXIMUM
   - FRONTAGE BUILD–OUT – 60% MINIMUM
   - FRONT PRIMARY BUILD TO LINE – 5 FEET – 20 FEET
   - FRONT SECONDARY BUILD TO LINE – 5 FEET – 20 FEET
   - SIDE SETBACK – 10 FEET MINIMUM
   - REAR SETBACK – 15 FEET MINIMUM
   - PRINCIPAL BUILDING HEIGHT – 2–4 STORIES

   –FOR OUTBUILDINGS–
   - FRONT SETBACK – 20 FEET + BUILDING SETBACK
   - SIDE SETBACK – 10 FEET MINIMUM
   - REAR SETBACK – 15 FEET MINIMUM
   - BUILDING HEIGHT – 2 STORY MAXIMUM

   *SEE THE DOVER CITY CODE, CHAPTER 170–ZONING FOR COMPLETE REQUIREMENTS

STATE OF NEW HAMPSHIRE
STRAFFORD COUNTY ss. REG. OF DEEDS
RECEIVED _____, 20____
AT ___h, ___m, ___M, AND RECORDED AS
PLAN # _____
ATTEST _____
REGISTER

CERTIFICATION

(CERTIFICATION IN ACCORDANCE WITH RSA 676:18,III – EFFECTIVE JANUARY 1, 1996)
I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

THIS SURVEY WAS PERFORMED UNDER MY DIRECTION IN ACCORDANCE WITH THE ETHICS AND STANDARDS ESTABLISHED BY THE NEW HAMPSHIRE BOARD OF LICENSURE FOR LAND SURVEYORS ON JANUARY 1, 2009 FOR AN URBAN PROPERTY SURVEY.

JULY 19, 2021
CHRISTOPHER H. MENDE, LLS 00792 — DATE
CIVIL CONSULTANTS

NO.	REVISIONS	INT.	DATE
1	REVISED MONS. SET	CHM	5/8/21

GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

DATE: JULY 19, 2021
PROJECT NO. 21–178.00
DRAWN BY: CHM
CHECKED BY: CBS
SCALE: 1" = 10'
NOTEBOOK: D.C. @ PROJ. FILE

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CIVIL CONSULTANTS
Engineers
Planners
Surveyors
P.O. Box 100
South Berwick
Maine
03908
207-384-2550
civcon@civcon.com

EXISTING CONDITIONS PLAN
725-727 CENTRAL AVENUE - MAP 28, LOT 13
DOVER COAST, LLC
AND 4 BRICK ROAD - MAP 28, LOT 14
ESTATES OF NORMAN J. & SANDRA J. PONTBRIAND
CITY OF DOVER, STRAFFORD COUNTY, NEW HAMPSHIRE
(PREPARED FOR: AG ARCHITECTS, PC – 634 CENTRAL AVENUE, DOVER, NH 03820

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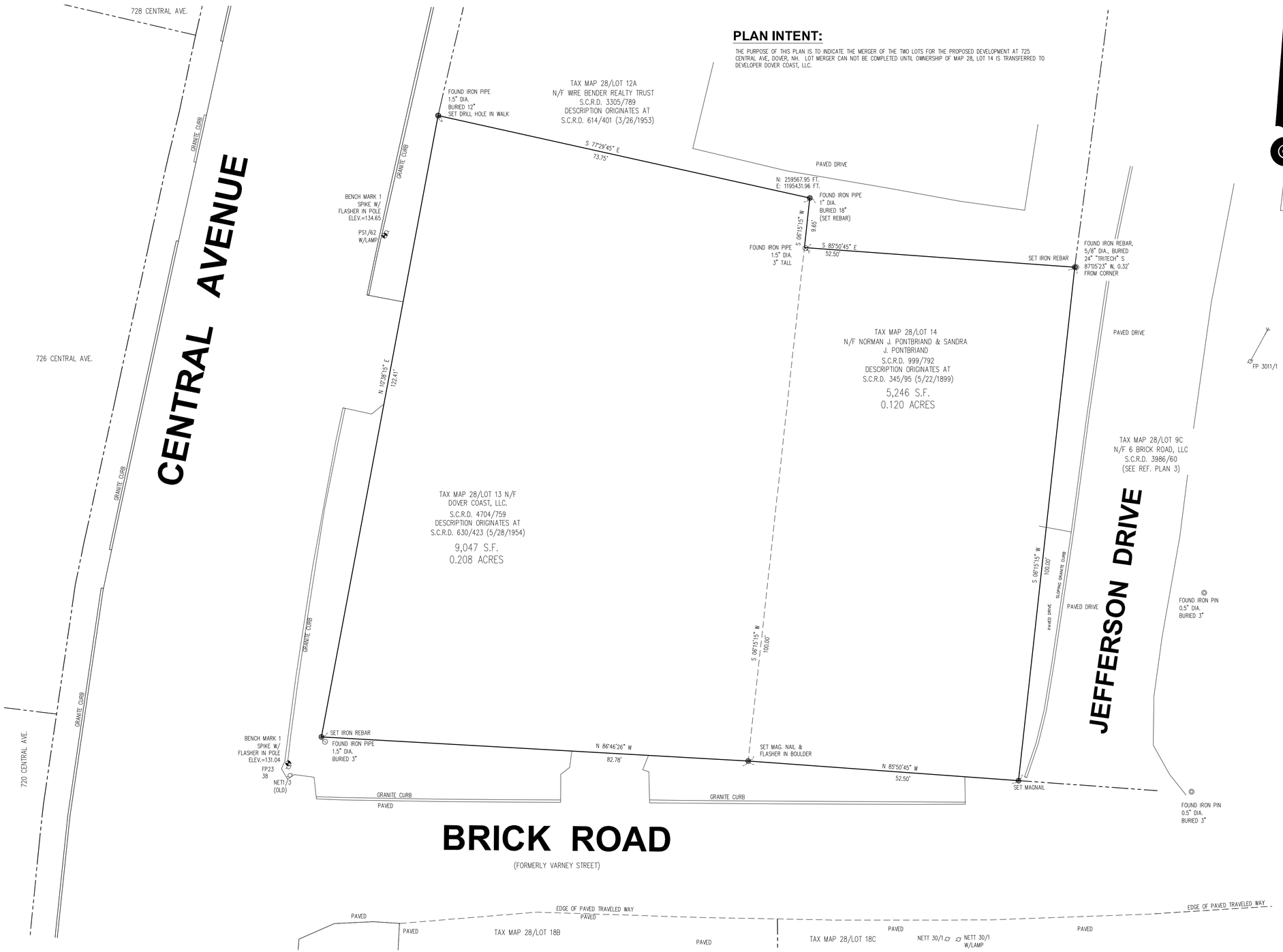

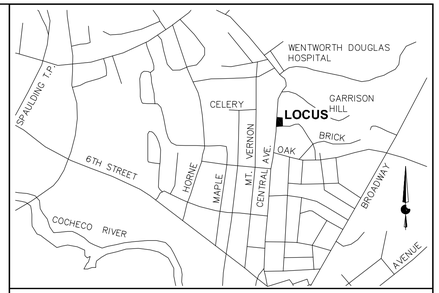

LOCATION PLAN
(NOT TO SCALE)

PLAN INTENT:

THE PURPOSE OF THIS PLAN IS TO INDICATE THE MERGER OF THE TWO LOTS FOR THE PROPOSED DEVELOPMENT AT 725 CENTRAL AVE, DOVER, NH. LOT MERGER CAN NOT BE COMPLETED UNTIL OWNERSHIP OF MAP 28, LOT 14 IS TRANSFERRED TO DEVELOPER DOVER COAST, LLC.

GRID NORTH NSRCS

LEGEND:

●	4" DIA. CONC. BOLLARD	CONC.	CONCRETE
▦	CATCH BASIN	G	GAS LINE
	SHADE TREE	W	WATER LINE
S	SANITARY SEWER MANHOLE	OHW	OVERHEAD WIRES
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PREPARED FOR:
REVIEW
10/18/2021

STATE OF NEW HAMPSHIRE
STRAFFORD COUNTY ss. REG. OF DEEDS
RECEIVED_____, 20____
AT___h,___m,___M, AND RECORDED AS
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CHRISTOPHER H. MENDE, LLS 00792 DATE
CIVIL CONSULTANTS

NO.	REVISIONS	INT.	DATE
1			

GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

DATE: OCTOBER 15, 2021
PROJECT NO. 21–178.00
DRAWN BY: CHM
CHECKED BY: CBS
SCALE: 1" = 10'
NOTEBOOK: D.C. @ PROJ. FILE

CIVIL CONSULTANTS

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Engineers
Planners
Surveyors
P.O. Box 100
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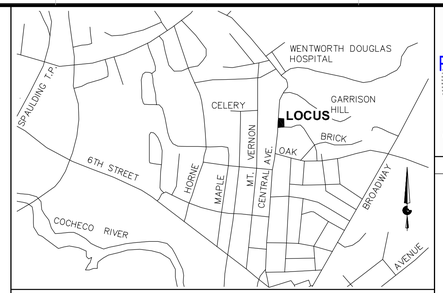
03908
207-384-2550
civcon@civcon.com

LOT MERGER PLAN - LM1
725-727 CENTRAL AVENUE - MAP 28, LOT 13
DOVER COAST, LLC
AND 4 BRICK ROAD - MAP 28, LOT 14
ESTATES OF NORMAN J. & SANDRA J. PONTBRIAND
CITY OF DOVER, STRAFFORD COUNTY, NEW HAMPSHIRE
(PREPARED FOR: AG ARCHITECTS, PC – 634 CENTRAL AVENUE, DOVER, NH 03820

J:\aaa\2021\2117800\CARLSON\SURVEY\DRAWING\2117800-EC2.DWG 9/1/2021 10:45 AM EST COORDINATE FILE – J:\aaa\2021\2117800\SURVEY\CARLSON\POINTS\2117800-NHSPCS-NAD83-NAVD88.CRD

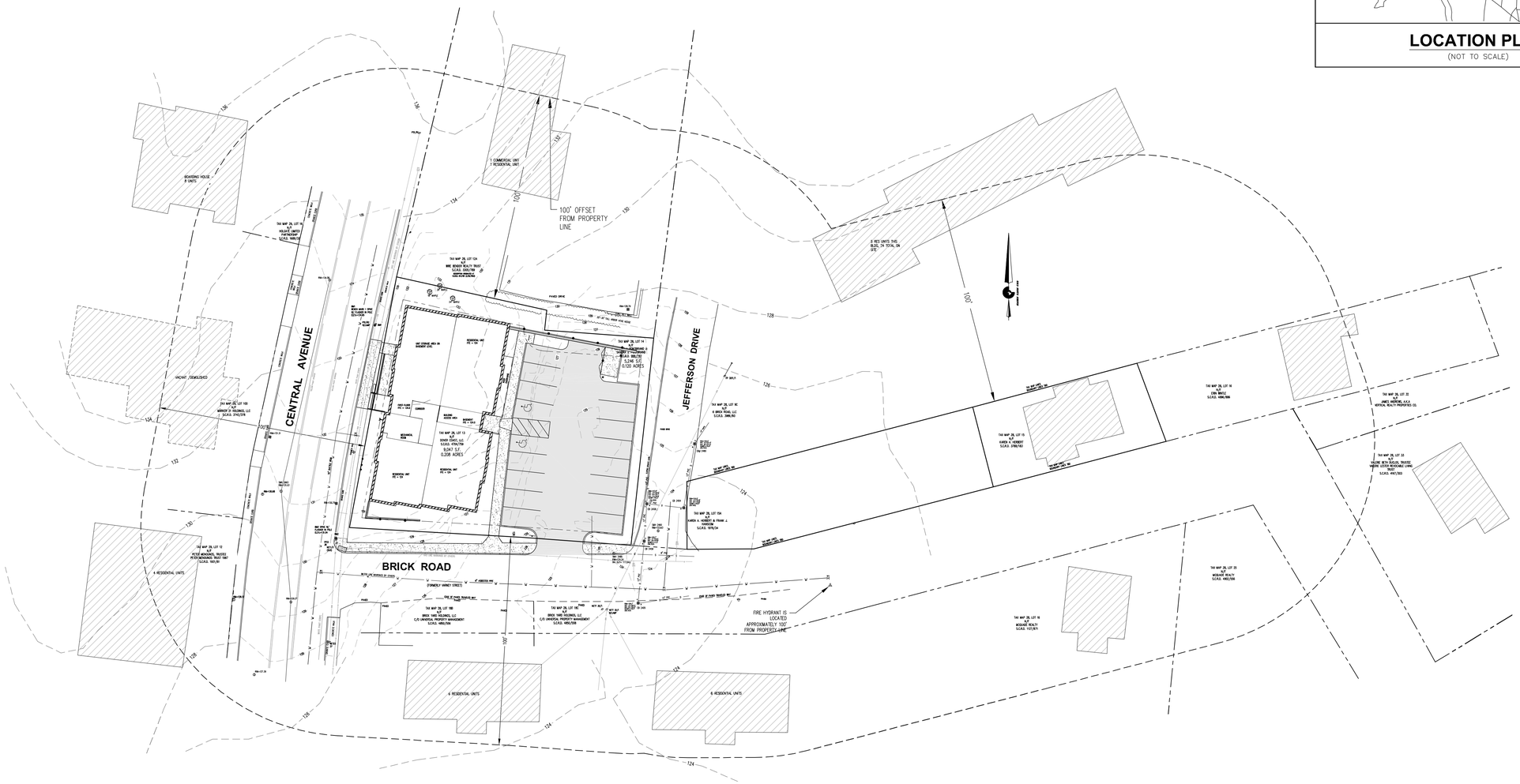
NOTES:

1. THIS PLAN HAS BEEN PROVIDED TO INDICATE THE TOPOGRAPHY OFF-SITE WITHIN A RADIUS OF 100FT.
2. TOPOGRAPHIC INFORMATION INDICATED HEREON WAS OBTAINED FROM THE GRANITVIEW GIS MAPPING SYSTEM. .
3. ALL EXISTING TOPOGRAPHY WITHIN THE LOT BOUNDARIES WAS OBTAINED VIA ON THE GROUND SURVEY.



LOCATION PLAN

(NOT TO SCALE)



TAX MAP 28, LOTS 13 & 14

PREPARED FOR REVIEW 10/18/2021

STATE OF NEW HAMPSHIRE – GREGORY R. ANNIS – PROFESSIONAL ENGINEER – 10/06/21

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NO.	REVISIONS	INT.	DATE
4	REVISE PER TRC REVIEW COMMENTS	GRA	10/15/21
3	REVISE PER PARKING REVISIONS	GRA	10/06/21
2	REVISE PER TRC REVIEW	GRA	9/15/21
1	ADD RESIDENTIAL UNIT COUNTS	GRA	8/23/21

RECORD OWNERS:
LOT 13
DOVER COAST, LLC
18 MORNINGSIDE DRIVE
TOPSFIELD, MA 01983

LOT 14
SANDRA PONTBRIAND
NORMAND PONTBRIAND
4 BRICK ROAD
DOVER, NH 03820

PROPOSED SITE MODIFICATIONS
LAND OF DOVER COAST, LLC &
NORMAND & SANDRA PONTBRIAND
725-727 CENTRAL AVENUE - TAX MAP 28, LOTS 13 & 14
DOVER, STRAFFORD COUNTY, NEW HAMPSHIRE

PREPARED FOR:
AG ARCHITECTS, PC
634 CENTRAL AVENUE, DOVER, NH 03820

CLIENT ADDRESS:

1"=30'
0' 30'

DATE: 8/11/2021
DRAWN BY: JAA/GRA
CHECKED BY: GRA
APPROVED BY: GRA

NEIGHBORHOOD TOPOGRAPHY PLAN

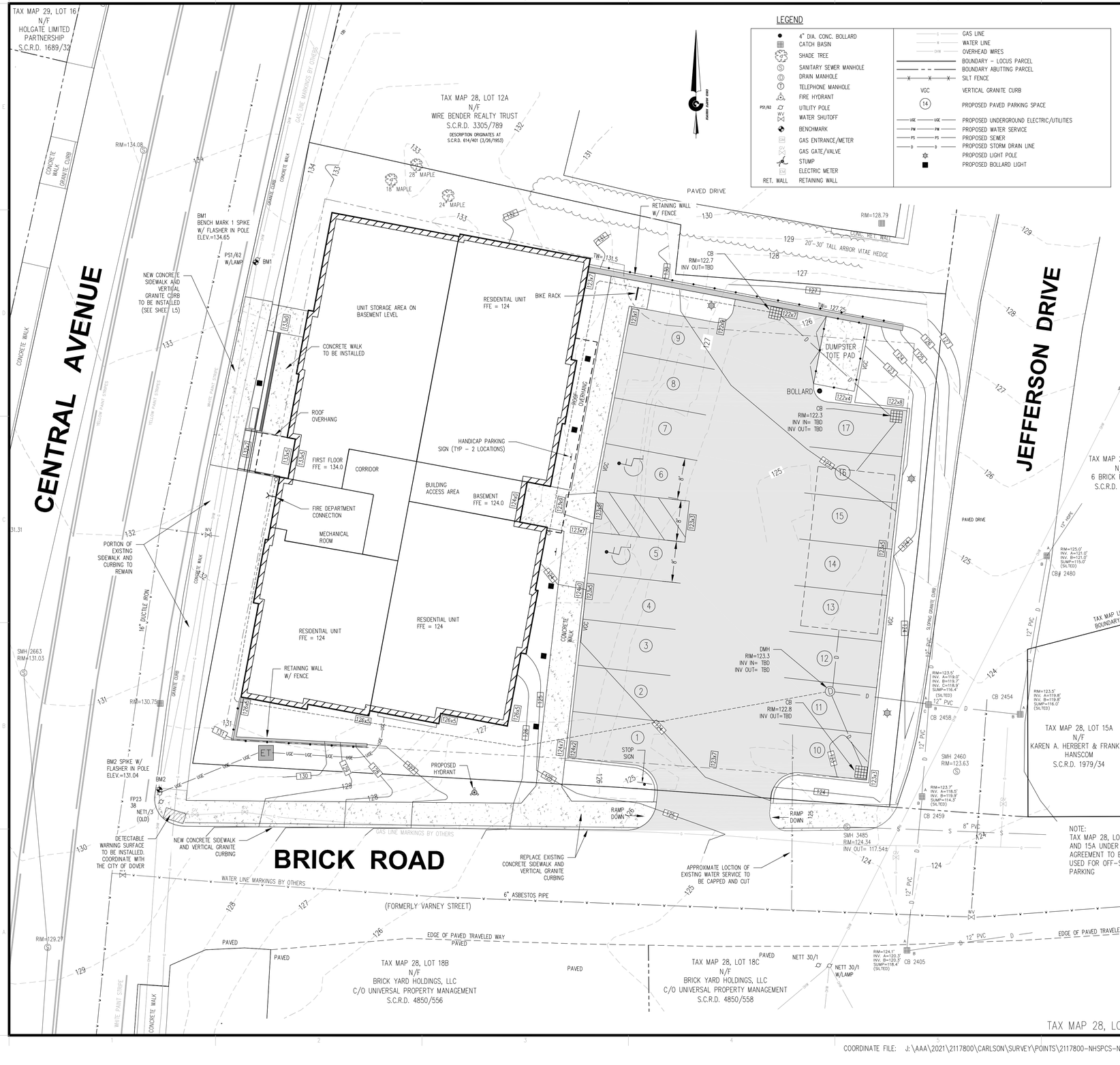
PROJECT NO: 21-178.00
DOVER PLANNING FILE: P21-53

L1

SHEET: 3 OF 10

COORDINATE FILE: J:\AAA\2021\2117800\CARLSON\SURVEY\POINTS\2117800-NHSPCS-NAD83-NAVD8.CRD

CADD FILE: J:\AAA\2021\2117800\CARLSON\ENGINEERING\DWG\2117800-SITEPLAN-1.DWG



NOTES:

1. THE INTENT OF THIS PLAN IS TO COMPLETE A PROPOSED REDEVELOPMENT OF THE SITE THAT WILL CONSIST OF THE CONSTRUCTION OF A NEW BUILDING AND REMOVE EXISTING BUILDINGS CURRENTLY ON THE LOTS TO PRODUCE A TOTAL OF 15 RESIDENTIAL APARTMENTS.
2. RECORD OWNER: DOVER COAST, LLC, 286 HIGH STREET TOPSFIELD, MA 01983
3. ASSESSOR'S INFORMATION: CITY OF DOVER ASSESSOR'S MAP 28, LOT 13 & 14
4. LOT AREA: 0.328 ACRES (14,293 SF)
5. TITLE / DEED REFERENCE: TAX MAP 28, LOT 13 S.C.R.D. 4704/759 TAX MAP 28 LOT 14 S.C.R.D. 999/752
6. REFERENCE PLANS:
   1. "EXISTING CONDITION PLAN 725–727 CENTRAL AVENUE – MAP 28, LOT 13, DOVER COAST, LLC AND 4 BRICK ROAD – MAP 28 LOT 14, ESTATES OF NORMAN J. & SANDRA J. PONTBRIAND," DATED JULY 19, 2021, BY CIVIL CONSULTANTS.
7. UTILITY INFORMATION DEPICTED HEREON IS COMPILED USING PHYSICAL EVIDENCE LOCATED IN THE FIELD. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS NEED TO CONTACT DIGSAFE (1–888–344–7233)AND FIELD VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. GAS AND WATER LINE LOCATIONS ARE BASED ON DIG–SAFE PAINT MARKINGS BY OTHERS – SOURCE, DATE AND PURPOSE UNKNOWN.
8. ZONING INFORMATION:
   DISTRICT: GATEWAY ZONING DISTRICT (SEE CURRENT ZONING REGULATIONS)

DIMENSIONAL REGULATIONS:	REQUIRED	PROVIDED
LOT SIZE	N/A	0.328 AC
LOT COVERAGE	(PRINCIPAL BLDG.) 50% MAX.	34%
FRONTAGE BUILD–OUT	60% MIN	78% (CENTRAL AVE)
FRONT PRIMARY BUILD TO LINE	5 FT – 20 FT	5.8 FT (CENTRAL AVE) 10.4 FT (BRICK ROAD)
SIDE SETBACK	10 FT MIN.	10.1 FT
REAR SETBACK	15 FT MIN.	69.6 FT
PRINCIPAL BUILDING HEIGHT	2–4 STORY MAX	3 STORY (AVE. GRADE PLANE 130.7')

9. THE PROPOSED USE OF THE SITE IS A MULTIFAMILY DEVELOPMENT CONSISTING OF 14 2–BEDROOM APARTMENTS AND 1 –BEDROOM APARTMENT.
10. PROPERTY LINE AND EXISTING CONDITIONS INFORMATION HAS BEEN OBTAINED FROM A SURVEY BY CIVIL CONSULTANTS (REFERENCE PLAN 1).
11. THE SUBJECT PARCELS ARE DEPICTED ON FEMA, NATIONAL FLOOD INSURANCE RATE MAP FOR STRAFFORD COUNTY NEW HAMPSHIRE (DOVER) – PANEL #33017C0336E, EFFECTIVE DATE SEPTEMBER 30, 2015, AS BEING IN ZONE X – AREAS OF MINIMAL FLOODING.
12. THE LOT IS CONSIDERED 100% DEVELOPED, AND AS SUCH NO EXISTING WETLANDS ON SITE.
13. AS–BUILT PLANS OF THE SITE SHALL BE SUBMITTED ON PAPER AND IN A DIGITAL DXF FORMAT ON DISK TO THE CITY OF DOVER ENGINEERS OFFICE UPON COMPLETION OF THE 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 PLAN COORDINATES NAD83 AND SHALL BE EXPRESSED IN FEET.
14. THE INSTALLATION OF ELECTRIC POWER, CABLE TELEVISION AND TELEPHONE LINES SHALL BE UNDERGROUND THROUGHOUT THE SITE FOR WHICH DEVELOPMENT IS PROPOSED.
15. THE SUBJECT PARCEL IS SERVED BY MUNICIPAL WATER AND SEWER.
16. ALL CONSTRUCTION SHALL CONFORM WITH THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION (NHDOT) "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" AND WITH THE CITY OF DOVER COMMUNITY SERVICES REGULATIONS AND STANDARD SPECIFICATION FOR CONSTRUCTION. THE MORE STRINGENT SPECIFICATION SHALL APPLY.
17. REFER TO SHEET L6 FOR ALL EROSION CONTROL NOTES.
18. 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 BEFORE ANY EARTH DISTURBING ACTIVITY OCCURS.
19. ALL TREATMENT SWALES TO BE CONSTRUCTED SHALL HAVE 500 BOTTOMS.
20. A LETTER OF CREDIT FOR THE COST OF REVEGETATING ALL DISTURBED AREAS ON THE SITE SHALL BE SUBMITTED, AND THE APPROVED CONSTRUCTION SIGN INSTALLED PRIOR TO ANY EARTH DISTURBING ACTIVITY OCCURS.
21. 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.
22. SITE CONSTRUCTION HOURS SHALL BE LIMITED TO MONDAY–FRIDAY 7AM–6PM. NO SITE WORK IS TO BE PERFORMED ON SATURDAY OR SUNDAY. HOURS OF CONSTRUCTION MUST BE DOCUMENTED ON A SITE CONSTRUCTION SIGN ALONG WITH THE CONTACT INFORMATION FOR THE GENERAL CONTRACTOR. SAID SIGNAGE MUST BE LOCATED IN AN AREA APPROVED BY THE CITY ENGINEER OR ASSISTANT CITY MANAGER.
23. FIRE DEPARTMENT ACCESS SHALL BE INSTALLED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS IN ALL WEATHER CONDITIONS AT ALL TIMES.
24. COMMERCIAL VEHICLE ROUTE DURING CONSTRUCTION SHALL CONFORM TO DOVER CITY CODE OR BE COORDINATED WITH THE COMMUNITY SERVICES DIRECTOR.
25. ANY RETAINING WALL TALLER THAN FOUR FEET (4') REQUIRES ISSUANCE OF A BUILDING PERMIT FROM INSPECTION SERVICES.
26. ANY FENCE TALLER THAN SEVEN FEET (7') REQUIRES THE ISSUANCE OF A BUILDING PERMIT FROM INSPECTION SERVICES.
27. APPLICANT SHALL COMPLETE LAND USE DEVELOPMENT TRACKING FORM, MOST RECENTLY REVISED, VERSION, UTILIZING THE ONLINE POLLUTION TRACKING AND ACCOUNTING PILOT PROJECT (PTAPP) PORTAL. HTTPS://WWW.UNH.EDU/UNHSC/PTAPP
28. THE OWNER OF RECORD SHALL RECORD AT THE REGISTRY OF DEEDS DOCUMENTATION SUFFICIENT TO PROVIDE NOTICE TO ALL PERSONS/ENTITIES THAT MAY ACQUIRE AN PROPERTY SUBJECT TO THE REQUIREMENTS AND RESPONSIBILITIES DESCRIBED IN THE APPROVED STORMWATER MANAGEMENT PLAN. THE NOTICE SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS FOR RECORDING CONTAINED IN RSA 477 AND 478. THE NOTICE NEED NOT SET FORTH THE REQUIREMENTS AT LENGTH, SO LONG AS IT IS SUFFICIENT TO PROVIDE NOTICE TO PROSPECTIVE PURCHASERS TO THE REQUIREMENTS FOR MAINTENANCE AND REPORTING.
29. PARKING: 15 RESIDENTIAL UNITS * 1.4 SPACE/UNIT = 21 SPACES; 15 RES VISITORS * 0.5 SPACE/UNIT = 7.5; REQUIRED PARKING: 28.5 = 29 SPACES; PROVIDED PARKING: 17 ON–SITE SPACES – 12 ADDITIONAL OFF–SITE PARKING ON MAP 28, LOTS 15 AND 15A
30. EXTERIOR LIGHTING SHALL BE CUT–OFF TYPE FIXTURES AND SHALL PROVIDE LIGHTING DIRECTED ON–SITE ONLY. NO BUILDING PERMIT SHALL BE ISSUED THAT DOES NOT INDICATE BUILDING LIGHTING WHICH MEETS 153–14.E, INCLUDING THE SUBMISSION OF A PLAN INDICATING LIGHT LOCATIONS ON THE BUILDING.
31. PLANIMETRIC DETAIL DEPICTED HEREON IS THE RESULT OF AN ON–THE–GROUND FIELD SURVEY BY CIVIL CONSULTANTS ON APRIL 13 AND 15, 2016. ELEVATIONS DEPICTED HEREON ARE REFERENCED TO NAVD88, DERIVED FROM THE ABOVE REFERENCED GPS SURVEY. [TO CONVERT NAVD88 ELEVATIONS TO NGVD29 ELEVATIONS ADD 0.72']
32. NORTH AS DEPICTED HEREON IS REFERENCED TO GRID NORTH, NAD83, NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM WEST ZONE. COORDINATE VALUES AND ORIENTATION ARE DERIVED FROM A GPS SURVEY COMPUTED UTILIZING THE NGS OPUS ON–LINE PROCESSING SERVICE. REFERENCE FRAME IS NAD83 CORS96 EPOCH 2010.0000. THE SURVEY IS TIED TO CORS STATIONS BOSTON WAAS 1 CORS (ZBW1), BARTLETT CORS (BARN) AND BRUNSWICK 1 CORS (BRU1). DISTANCES DEPICTED HEREON ARE GRID. TO CONVERT GRID DISTANCES TO GROUND DISTANCES, MULTIPLY THE GRID DISTANCES BY 0.99998490 (AVERAGE COMBINED SCALE FACTOR FOR THE SITE).
33. A SECURITY SYSTEM SHALL BE INSTALLED AS REQUIRED BY CHAPTER 45, ARTICLE I, SECTION 45–2 OF THE CODE OF THE CITY OF DOVER.
34. APPROVED BACKFLOW PREVENTORS SHALL BE PROVIDED FOR BOTH FIRE AND DOMESTIC WATER LINES.
35. THE PROPOSED BUILDING WILL BE PROTECTED BY AN AUTOMATIC SPRINKLER SYSTEM CONFORMING TO THE REQUIREMENTS OF NFPA 13, 2015 NH STATE BUILDING CODES AND CHAPTER 81–30 OF THE CODE OF THE CITY OF DOVER.
36. THE SPRINKLER CONNECTIONS MUST BE FLUSHED IN ACCORDANCE WITH NFPA 24, AND A CONTRACTORS MATERIAL AND TEST CERTIFICATE FOR UNDERGROUND PIPING MUST BE COMPLETED AND APPROVED BY INSPECTION SERVICES PRIOR TO CONNECTION OF THE BACKFLOW DEVICE.
37. FIRE DEPARTMENT CONNECTIONS SHALL BE LOCATED ON THE STREET SIDE OF THE BUILDING PER NFPA13. ACCESS TO THE FDC SHALL MAINTAIN A CLEAR AND UNOBSTRUCTED PATH AT ALL TIMES.
38. THE SITE LAYOUT IS DESIGNED IN COMPLIANCE WITH APPLICABLE ACCESSIBILITY REGULATIONS. THE PROPOSED STRUCTURE WILL ALSO BE DESIGNED IN ACCORDANCE WITH APPLICABLE ACCESSIBILITY REGULATIONS. (NH RSA 155–A:5, IBC 2015 Ed, ICC ANSI 117.1 2009 Ed., SUBJECT TO NEW HAMPSHIRE AMENDMENTS)
39. BUILDING FOOTPRINT: 4,850 sf
40. SNOW STORAGE SHALL BE MANAGED THROUGH PROPER OFF–SITE DISPOSAL.
41. THIS PROJECT WILL REQUIRE PRE–BAITING AND AN INTEGRATED PEST MANAGEMENT PLAN.
42. REFER TO PROJECT LANDSCAPING AND LIGHTING PLANS FOR MORE INFORMATION AND MAINTENANCE REQUIREMENTS.
43. SITE PLAN IS BASED ON APPROVAL OF TRC APPLICATION FOR ADDITIONAL UNITS.

CHANGE IN USE IMPACT TABLE			
ITEM	EXISTING (PREVIOUS USE)	PROPOSED	COMMENT
PARKING		15 UNITS * 1.4 SPACE/UNIT	MAX. TOTAL OF 29 SPACES REQUIRED
(PER CH 153–14–D)	3 RESIDENTIAL	21 (RESIDENTIAL)	17 SPACES ON SITE (12 ADDITIONAL OFF–SITE)
DUPLEX MAP 28/15	4 RESIDENTIAL	15 RES VISITORS SF * 0.50 7.5 (RESIDENTIAL)	OFF SITE SPACES ON MAP 28, LOT 15 AND 15A
WATER/SEWER (PER NHDES)	DUPLEX 600 GPD SINGLE FAMILY 300 GPD TOTAL 900 GPD	PROPOSED 2 BEDROOM UNITS 14 X 300 GPD = 4200 GPD 1 X 225 GPD = 225 GPD TOTAL = 4425 GPD	

PREPARED FOR REVIEW 10/18/2021
10/18/2021

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NO.	DATE	INT.	REVISIONS
4	10/15/21	GRA	REVISE PER TRC REVIEW COMMENTS
3	10/06/21	GRA	REVISED PER PARKING REVISIONS
2	9/15/21	GRA	REVISED PER TRC COMMENTS
1	08/23/21	JAA	REVISE NOTE 8

RECORD OWNERS:
LOT 13: DOVER COAST, LLC, 18 MORNINGSIDE DRIVE, TOPSFIELD, MA 01983
LOT 14: SANDRA J. PONTBRIAND, NORMAND PONTBRIAND, 4 BRICK ROAD, DOVER, NH 03820

PROPOSED SITE MODIFICATIONS LAND OF DOVER COAST, LLC & NORMAND & SANDRA PONTBRIAND
725-727 CENTRAL AVENUE - TAX MAP 28, LOTS 13 & 14
DOVER, STRAFFORD COUNTY, NEW HAMPSHIRE

PREPARED FOR: AG ARCHITECTS, PC
CLIENT ADDRESS: 634 CENTRAL AVENUE, DOVER, NH 03820

1"=10'
0' 10'

DATE: 8/11/2021
DRAWN BY: JAA/GRA
CHECKED BY: GRA
APPROVED BY: GRA

PROPOSED SITE PLAN

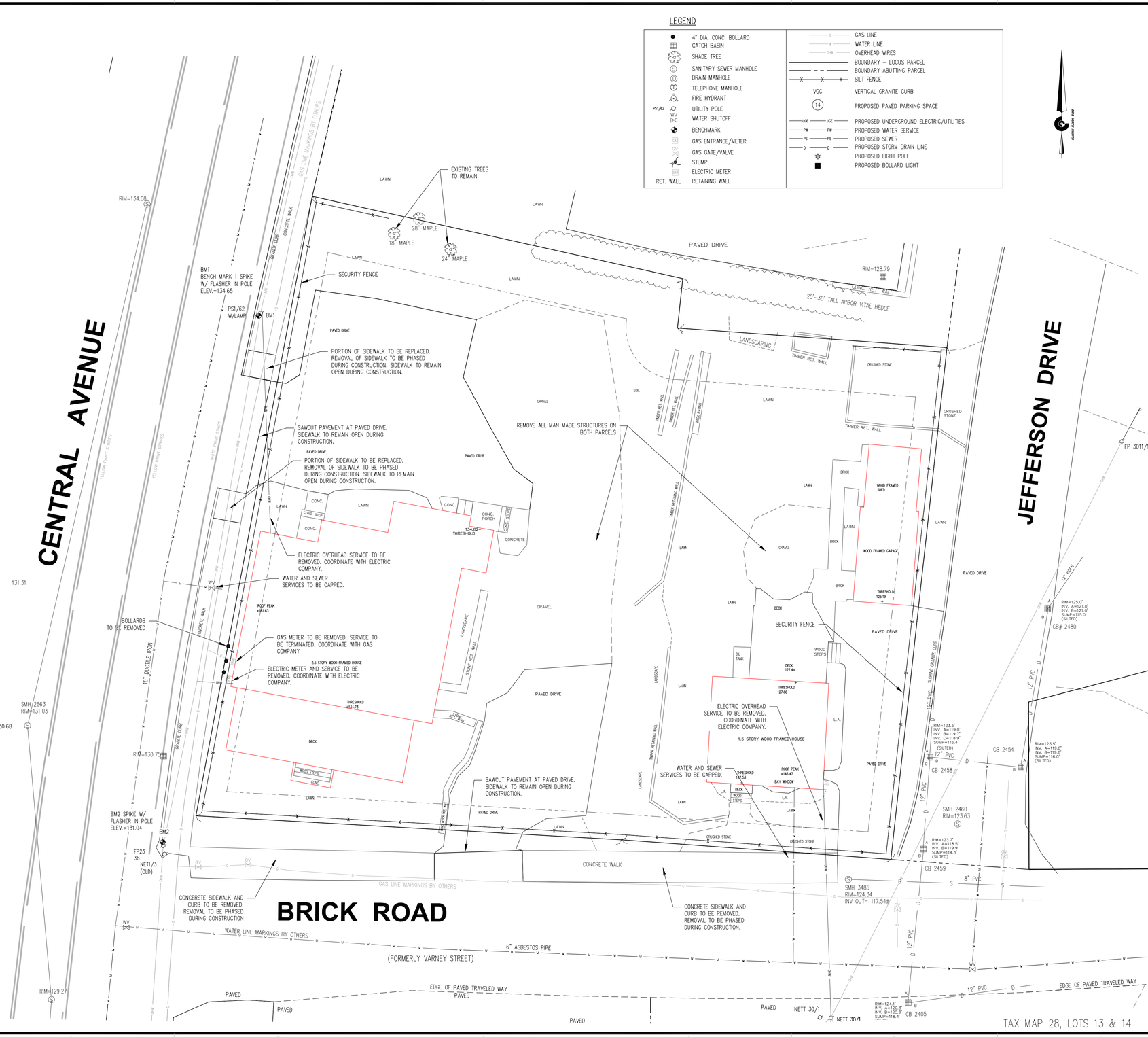
PROJECT NO: 21-178.00
DOVER PLANNING FILE: P21-53

L2

SHEET: 4 OF 10

COORDINATE FILE: J:\AAA\2021\2117800\CARLSON\SURVEY\POINTS\2117800-NHSPCS-NAD83-NAVD8.CRD

CADD FILE: J:\AAA\2021\2117800\CARLSON\ENGINEERING\DWG\2117800-SITEPLAN-1.DWG



SITE DEMOLITION NOTES:

1. THE INTENT OF THIS PLAN IS TO COMPLETE A PROPOSED REDEVELOPMENT OF THE SITE THAT WILL CONSIST OF THE CONSTRUCTION OF A NEW BUILDING, ASSOCIATED PARKING AREA, WALKS, LANDSCAPING AND REMOVAL OF THE EXISTING BUILDING. ALL EXISTING BUILDINGS, WALKS, DECKS, STEPS AND PAVEMENT TO BE REMOVED.
2. SITE CONSTRUCTION HOURS SHALL BE LIMITED TO MONDAY–FRIDAY 7AM–6PM. NO SITE WORK IS TO BE PERFORMED ON SATURDAY OR SUNDAY. HOURS OF CONSTRUCTION MUST BE DOCUMENTED ON A SITE CONSTRUCTION SIGN ALONG WITH THE CONTACT INFORMATION FOR THE GENERAL CONTRACTOR. SAID SIGNAGE MUST BE LOCATED IN AN AREA APPROVED BY THE CITY ENGINEER OR ASSISTANT CITY MANAGER.
3. 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.
4. THE CONTRACTOR SHALL CONTACT DIGSAFE AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION.
5. ALL EXCAVATED MATERIALS THAT ARE TO BE REMOVED SHALL BE DISPOSED OF IN ACCORDANCE WILL LOCAL, STATE AND FEDERAL REGULATIONS.
6. WHERE POSSIBLE, GRANITE STEPS AND CURBING ARE TO BE SALVAGED AND UTILIZED IN PROPOSED SITE/LANDSCAPING FEATURES.
7. AN EXCAVATION PERMIT WILL BE OBTAINED FROM THE CITY PRIOR TO ANY EXCAVATION OR CUTTING OF PAVEMENT/CONCRETE WITHIN THE CITY RIGHT OF WAY. NO EXCAVATION IN THE RIGHT OF WAY IS PERMITTED WITHOUT PERMISSION FROM THE COMMUNITY SERVICES DEPARTMENT.
8. AN OBSTRUCTION PERMIT WILL BE OBTAINED FROM THE CITY IN THE EVENT THAT WORK WILL OBSTRUCT A PUBLIC WAY, INCLUDING SIDEWALKS. IF ACCESS WILL BE OBSTRUCTED FOR ADJACENT PROPERTIES, THE CONTRACTOR SHALL NOTIFY ABUTTERS AT LEAST 24 HOURS PRIOR TO THE WORK.
9. THE CONTRACTOR SHALL COORDINATE WITH THE APPROPRIATE UTILITY COMPANY FOR RELOCATION OR REMOVAL OF OVERHEAD AND SUBSURFACE LINES AS NEEDED.
10. SIGNAGE SHALL BE INSTALLED ON SITE TO ADDRESS VISIBILITY AND NOISE, AT THE DIRECTION OF THE CITY ENGINEER.
11. DUST SHALL BE CONTROLLED IN ACCORDANCE WITH ENV–A 1002 THROUGHOUT THE DEMOLITION.
12. SIDEWALKS ALONG CENTRAL AVENUE AND BRICK ROAD TO REMIAN OPEN DURING CONSTRUCTION.

PREPARED FOR REVIEW 10/18/2021

STATE OF NEW HAMPSHIRE – JOHN A. GRAHAM – 10/18/2021 – PROFESSIONAL ENGINEER

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2	REVISE PER PARKING REVISIONS	GRA	10/06/21
1	REVISE PER TRC REVIEW	JAA	09/15/21

RECORD OWNERS:
LOT L3
DOVER COAST, LLC
18 MORNINGSIDE DRIVE
TOPSFIELD, MA 01983

LOT 14
SANDRA PONTBRIAND
NORMAND PONTBRIAND
4 BRICK ROAD
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PROPOSED SITE MODIFICATIONS
LAND OF DOVER COAST, LLC &
NORMAND & SANDRA PONTBRIAND
725-727 CENTRAL AVENUE - TAX MAP 28, LOTS 13 & 14
DOVER, STRAFFORD COUNTY, NEW HAMPSHIRE

PREPARED FOR:
AG ARCHITECTS, PC
634 CENTRAL AVENUE, DOVER, NH 03820

CLIENT ADDRESS:

1"=10'
0' 10'

DATE: 8/11/2021
DRAWN BY: JAA/GRA
CHECKED BY: GRA
APPROVED BY: GRA

DEMOLITION PLAN

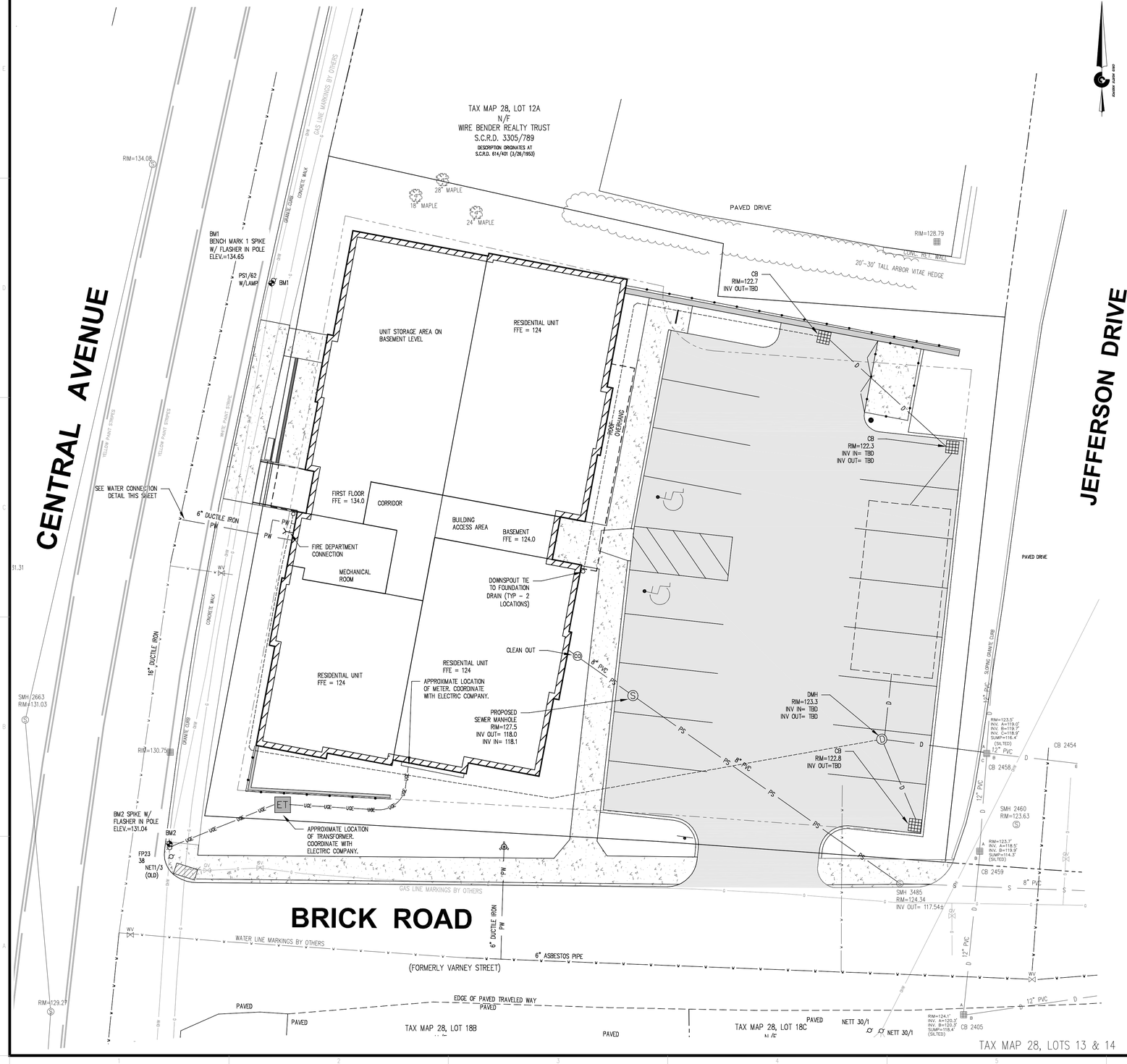
PROJECT NO: 21-178.00
DOVER PLANNING FILE: P21-53

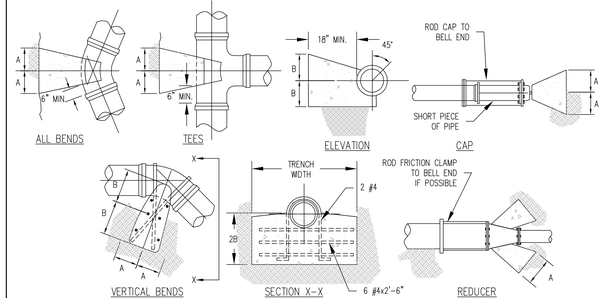
L3

SHEET: 5 OF 10

COORDINATE FILE: J:\AAA\2021\2117800\CARLSON\SURVEY\POINTS\2117800-NHSPCS-NAD83-NAVD8.CRD

CADD FILE: J:\AAA\2021\2117800\CARLSON\ENGINEERING\DWG\2117800-SITEPLAN-1.DWG

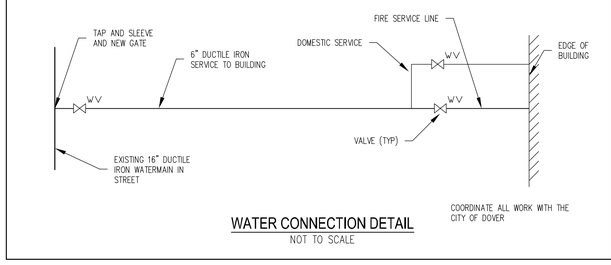




PIPE SIZE	90° BEND		45° BEND		22-1/2° BEND		11-1/4° BEND		TEE		VERTICAL BEND (DOWN)		PLUG		REDUCER	
	A	B	A	B	A	B	A	B	A	B	A	B	A	B	A	B
4"	15"	12"	9"	9"	6"	6"	6"	6"	12"	12"	12"	12"	12"	12"	12"	12"
6"	15"	12"	9"	9"	6"	6"	6"	6"	12"	12"	12"	12"	12"	12"	12"	12"
8"	20"	15"	14"	12"	9"	9"	9"	6"	18"	12"	18"	12"	14"	14"	18"	12"
10"	21"	21"	18"	15"	15"	9"	9"	9"	20"	18"	20"	18"	16"	16"	20"	18"
12"	27"	24"	23"	15"	15"	12"	12"	9"	25"	18"	25"	18"	18"	18"	25"	18"
16"	37"	30"	30"	21"	21"	15"	13"	12"	32"	24"	32"	24"	22"	22"	32"	24"

NOTES:
1. THRUST BLOCK SIZES SHOWN ARE BASED ON A SOIL BEARING CAPACITY OF 2000 PSF AND TEST PRESSURES OF 180 PSI.
2. ALL BENDS, TEES, WYES, HYRANTS AND DEAD ENDS SHALL BE BRACED WITH CONCRETE THRUST BLOCKS.
3. RODDING MAY BE REQUIRED.

THRUST BLOCK DETAIL
NOT TO SCALE



WATER CONNECTION DETAIL
NOT TO SCALE

LEGEND

●	4" DIA. CONC. BOLLARD	G	GAS LINE
▦	CATCH BASIN	W	WATER LINE
	SHADE TREE	OHW	OVERHEAD WIRES
S	SANITARY SEWER MANHOLE		BOUNDARY – LOCUS PARCEL
D	DRAIN MANHOLE		BOUNDARY ABUTTING PARCEL
T	TELEPHONE MANHOLE	X X X	SILT FENCE
	FIRE HYDRANT	VGC	VERTICAL GRANITE CURB
PS1/62	UTILITY POLE	14	PROPOSED PAVED PARKING SPACE
WV	WATER SHUTOFF	UGE UGE	PROPOSED UNDERGROUND ELECTRIC/UTILITIES
	BENCHMARK	PW PW	PROPOSED WATER SERVICE
GM	GAS ENTRANCE/METER	PS PS	PROPOSED SEWER
GV	GAS GATE/VALVE	D D	PROPOSED STORM DRAIN LINE
	STUMP	☼	PROPOSED LIGHT POLE
EM	ELECTRIC METER	■	PROPOSED BOLLARD LIGHT
RET. WALL	RETAINING WALL		

PREPARED FOR REVIEW 10/18/2021

STATE OF NEW HAMPSHIRE – GREGORY R. ALLISON – 12578 – PROFESSIONAL ENGINEER – 10/18/2021

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1	REVISE PER TRC REVIEW	09/15/21	JAA

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NORMAND & SANDRA PONTBRIAND
725-727 CENTRAL AVENUE - TAX MAP 28, LOTS 13 & 14
DOVER, STRAFFORD COUNTY, NEW HAMPSHIRE

PREPARED FOR:
AG ARCHITECTS, PC
634 CENTRAL AVENUE, DOVER, NH 03820

CLIENT ADDRESS:

1"=10'
0' 10'

DATE: 8/11/2021
DRAWN BY: JAA/GRA
CHECKED BY: GRA
APPROVED BY: GRA

UTILITY PLAN

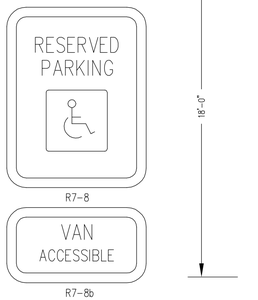
PROJECT NO: 21-178.00
DOVER PLANNING FILE: P21-53

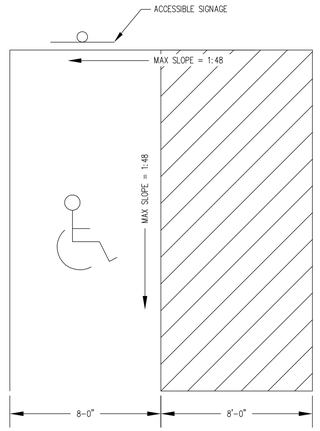
L4

SHEET: 6 OF 10

COORDINATE FILE: J:\AAA\2021\2117800\CARLSON\SURVEY\POINTS\2117800-NHSPCS-NAD83-NAVD8.CRD

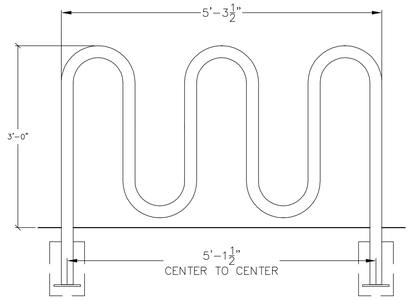
CADD FILE: J:\AAA\2021\2117800\CARLSON\ENGINEERING\DWG\2117800-SITEPLAN-1.DWG





HANDICAP PARKING SIGN
NOT TO SCALE

HANDICAP PARKING LAYOUT VAN ACCESSIBLE
NOT TO SCALE



NOTES:
1. VICTOR STANLEY BRCS-105 BIKE RACK OR EQUAL. INSTALL TO MANUFACTURERS REQUIREMENTS
2. ALL METAL TO BE FINISHED WITH A POLYESTER POWDER COAT-BLACK

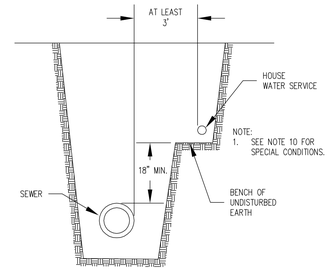
BIKE RACK DETAIL
SCALE: NTS

EXCAVATION NOTES:

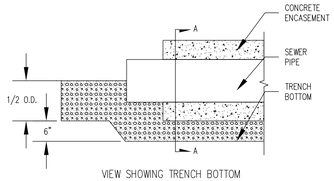
1. ORDERED EXCAVATION OF UNSUITABLE MATERIAL: BELOW GRADE REFILL WITH BEDDING MATERIAL. SEE ALSO NOTE 7.
2. BEDDING: SCREENED GRAVEL AND/OR CRUSHED STONE FREE FROM CLAY, LOAM, ORGANIC MATTER AND MEETING ASTM C33 STONE SIZE NO. 67
   100% PASSING 1 INCH SCREEN
   90–100% PASSING 3/4 INCH SCREEN
   20–55% PASSING 3/8 INCH SCREEM
   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 NO 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 NATURAL MATERIAL EXCAVATED DURING THE COURSE OF CONSTRUCTION, BUT SHALL EXCLUDE DEBRIS, PIECES OF PAVEMENT, ORGANIC MATTER, TOP SOIL, ALL WET OF SOFT MUCK, PEAT OR CLAY, ALL EXCAVATED LEDGE MATERIAL, AND ALL ROCKS OVER SIX INCHES IN LARGEST DIAMETER, OR ANY MATERIAL 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 AT THE ENGINEER MAY PERMIT THE USE OF TOP SOIL, LOAM, MUCK OR PEAT, IF HE IS SATISFIED AT THE COMPLETED CONSTRUCTION WILL BE ENTIRELY STABLE AND PROVIDED THAT EASY ACCESS TO THE SEWER FOR MAINTENANCE AND POSSIBLE 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 REMURED, 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 ABPOVE 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 IN 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 PAYMENT WIDTH FOR LEDGE EXCAVATION AND 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 BE 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/CY
   AGGREGATE – 1" MAX.
   WATER – 5.75 GALS./ BAG CEMENT
10. NEW HAMPSHIRE WATER SUPPLY AND POLLUTION COMMISSION (NHDES) DESIGN STANDARDS REQUIRE 10 FOOT SEPARATION. HOWEVER, SHOULD CONSTRUCTION OPERATIONS REVEAL OR EXPOSE A WATER LINE (MAIN OR SERVICE) RUNNING APPROXIMATELY PARALLEL AND LESS THAN 10 FEET HORIZONTAL FROM THE PROPOSED SEWER INSTALLATION AND WHERE IT IS NOT PRACTICABLE TO RELOCATE THE SEWER, THE FOLLOWING METHODS OF PROTECTION MUST BE EMPLOYED:

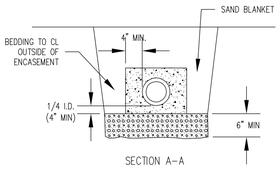
    A. IF THE WATER LINE CAN BE KEPT 18 INCHES ABOVE AND 3 FEET TO ONE SIDE OF THE SEWER, AS SHOWN AND SUPPORTED ON A BENCH OF ORIGINAL SOIL, NO OTHER PROTECTION IS REQUIRED.
11. IF FULL CASEMENT IS UTILIZED, DEPTH OF CONCRETE BELOW PIPE SHALL BE 1/4 I.D. (4" MIN.) BLOCK SUPPORT SHALL BE SOLID CONCRETE BLOCKS.



WATER AND SEWER IN SAME TRENCH
NOT TO SCALE

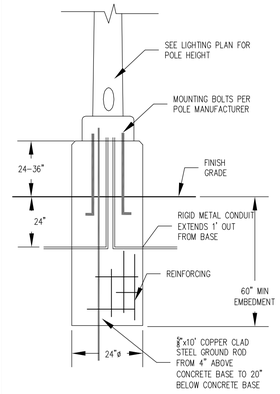


VIEW SHOWING TRENCH BOTTOM
CHANGE AT ENCASEMENT

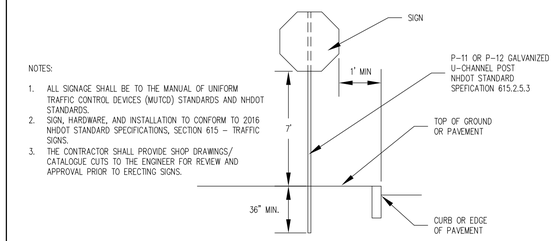


SECTION A–A

CONCRETE FULL ENCASEMENT
NOT TO SCALE

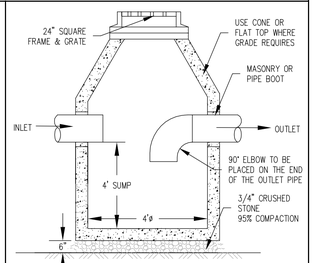


TYPICAL LIGHT POLE
NOT TO SCALE

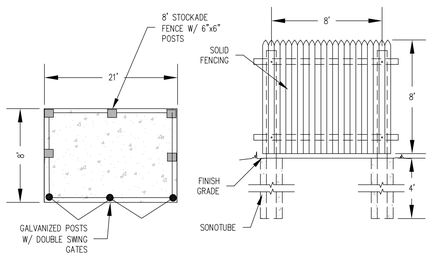


NOTES:
1. ALL SIGNAGE SHALL BE TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS AND NHDOT STANDARDS.
2. SIGN, HARDWARE, AND INSTALLATION TO CONFORM TO 2016 NHDOT STANDARD SPECIFICATIONS, SECTION 615 – TRAFFIC SIGNS.
3. THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS/ CATALOGUE CUTS TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO ERECTING SIGNS.

TYPICAL SIGN POST
NOT TO SCALE

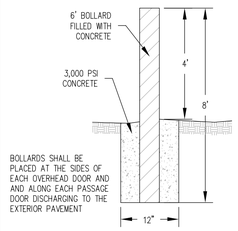


CATCH BASIN WITH ELBOW
NOT TO SCALE TBD



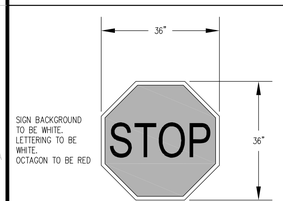
NOTES:
1. DUMPSTER ACCESS TO BE ADA COMPLIANT.
2. GATES TO MEET SWING MANUFACTURING AND CLEARANCE REQUIREMENTS OF ADA STANDARDS CHAPTER 4, ACCESSIBLE ROUTE AND SECTION 404 DOOR, DOORWAYS AND GATES.
3. ENGINEER TO APPROVE SHOP DRAWINGS FOR ACCESS.

DUMPSTER ENCLOSURE W/STOCKADE FENCE
NOT TO SCALE



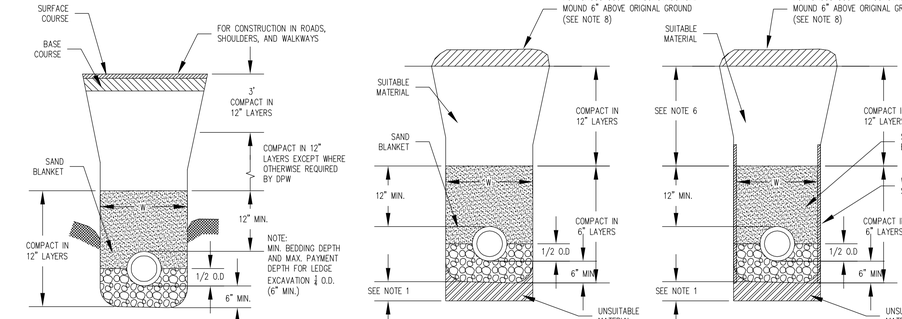
BOLLARDS SHALL BE PLACED AT THE SIDES OF EACH OVERHEAD DOOR AND AND ALONG EACH PASSAGE DOOR DISCHARGING TO THE EXTERIOR PAVEMENT

BOLLARD DETAIL
NOT TO SCALE



SIGN R1-1 AS SHOWN IN THE MUTCD. INSTALLATION WILL BE IN ACCORDANCE WITH THE MUTCD AND NHDOT STANDARD SPECIFICATIONS SECTION 615 – TRAFFIC SIGNS.

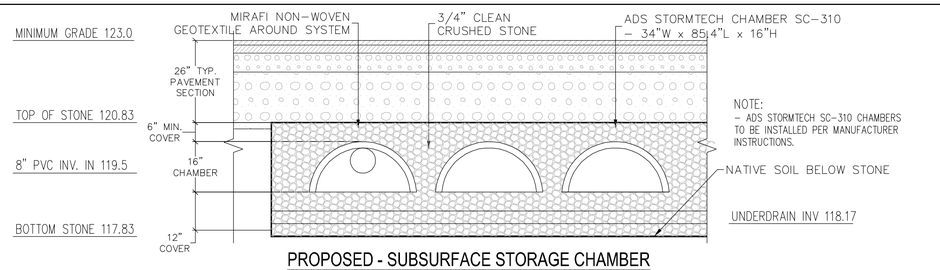
MUTCD R1-1
NOT TO SCALE



LEDGE CONSTRUCTION
NOT TO SCALE

EARTH CONSTRUCTION
NOT TO SCALE

EARTH CONSTRUCTION WITH SHEETING
NOT TO SCALE



PROPOSED - SUBSURFACE STORAGE CHAMBER
1/2" = 1'-0"

TAX MAP 28, LOTS 13 & 14

PREPARED FOR REVIEW 10/18/2021

STATE OF NEW HAMPSHIRE – GREGORY R. ALLEN – 10978 – PROFESSIONAL ENGINEER – 10/18/2021

© CIVIL CONSULTANTS
CIVIL CONSULTANTS
Engineers
Planners
Surveyors
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South Berwick
Maine
03908
207-384-2550
www.civcon.com

NO.	REVISIONS	INT.	DATE
3	REVISE PER TRC REVIEW COMMENTS	GRA	10/15/21
2	REVISE PER PARKING REVISIONS	GRA	10/06/21
1	REVISE PER TRC REVIEW	JAA	09/15/21

RECORD OWNERS:
LOT 13
DOVER COAST, LLC
19 MORNINGSIDE DRIVE
TOPSFIELD, MA 01983

LOT 14
SANDRA PONTBRIAND
NORMAND ROTHBRAND
4 BRICK ROAD
DOVER, NH 03820

PROPOSED SITE MODIFICATIONS
LAND OF DOVER COAST, LLC &
NORMAND & SANDRA PONTBRIAND
725-727 CENTRAL AVENUE - TAX MAP 28, LOTS 13 & 14
DOVER, STRAFFORD COUNTY, NEW HAMPSHIRE

PREPARED FOR:
AG ARCHITECTS, PC
634 CENTRAL AVENUE, DOVER, NH 03820

CLIENT ADDRESS:

1"=10'
0' 10'

DATE: 8/11/2021
DRAWN BY: JAA/GRA
CHECKED BY: GRA
APPROVED BY: GRA

CONSTRUCTION DETAILS

PROJECT NO: 21-178.00
DOVER PLANNING FILE: P21-53

L8

SHEET: 10 OF 10

COORDINATE FILE: J:\AAA\2021\2117800\CARLSON\SURVEY\POINTS\2117800-NHSPCS-NAD83-NAVD8.CRD

CADD FILE: J:\AAA\2021\2117800\CARLSON\ENGINEERING\DWG\2117800-SITEPLAN-1.DWG

PLAN VIEW

SCALE: 1" =10'-0"

PLANT LEGEND

- DT - DECIDUOUS CANOPY TREE
- ET - LARGE EVERGREEN TREE
- OT - ORNAMENTAL TREE
- LS - LARGE NATIVE SHRUB
- SH -NATIVE SHRUB
- EU - UPRIGHT EVERGREEN
- GR/PB - GROUND COVER / PERENNIAL BED

PLANT LIST

SYM	QTY	NAME	LATIN	SIZE
DT-1	5	ARMSTRONG FASTIGIATE RED MAPLE	ACER RUBRUM 'ARMSTRONG'	3-3.5" CAL.
DT-2	4	OCTOBER GLORY RED MAPLE	ACER RUBRUM 'OCTOBER GLORY'	3-3.5" CAL.
DT-3	3	GREEN MOUNTAIN MAPLE	ACER SACCHARUM 'GREEN MOUNTAIN'	3-3.5" CAL.
ET-1	2	WHITE SPRUCE	PICEA GLAUCA	7-8 FT HT.
EU-1	12	EMERALD GREEN ARBORVIATE	THUJA OCCIDENTALIS	5-6 FT HT.
LS-1	14	BURKWOOD VIBURNUM	VIBURNUM X BURKWOODII	3-3.5 FT HT.
LS-2	4	ROSEUM ELEGANS RHODDENDRON	RHODODENDRON 'ROSEUM ELEGANS'	3-3.5 FT HT.
SH-1	18	RED-OSIER DOGWOOD	CORNUS STOLONIFERA	3-3.5 FT HT.
SH-2	13	RED SPRITE WINTERBERRY	ILEX VERTICILLATA 'RED SPRITE'	2.5-3 FT HT.
SH-3	10	MOUNTAIN LAUREL	KALMIA LATIFOLIA	2.5-3 FT HT.
GR-1	200	BUNCHBERRY	CORNUS CANADENSIS	SF SOD
PB-1	226	ASSORTED PERENNIALS	ASSORTED PERENNIALS	1 GAL.

PLAN REFERENCE:

1. "EXISTING CONDITIONS PLAN - 725-727 CENTRAL AVENUE - MAP 28 LOT 13, DOVER COAST, LLC AND 4 BRICK ROAD - MAP 28 LOT 14 ESTATES OF NORMAN J. & SANDRA J. PONTBRIAND" DATED 7/19/2021, PREPARED BY CHRIS MENDE OF CIVIL CONSULTANTS LOCATED AT 293 MAIN STREET IN SOUTH BERWICK, MAINE.

PROGRESS PRINT
NOT FOR CONSTRUCTION

NORTH

GRAPHIC SCALE
0 5' 10' 20'

Scott Strynar
Landscape Architect, LLC.
98 Meehan Lane
North Berwick, ME 03906
(t) 207-957-4441
www.scottstrynarla.com

LICENSED LANDSCAPE ARCHITECT
10-14-21
SCOTT M. STRYNAR
2018
NEW HAMPSHIRE

725 Central Ave. Apartments
Dover, New Hampshire

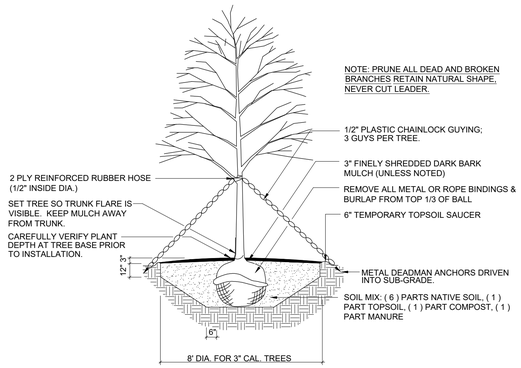
Consultant:

Revisions:
10/18/21, Unit 15

Date: 9 September 2021
Scale: 1" = 10'-0"
Drawn By: SS
Checked By: SS
Sheet: 1 of 2
Project No.: 20-784.1

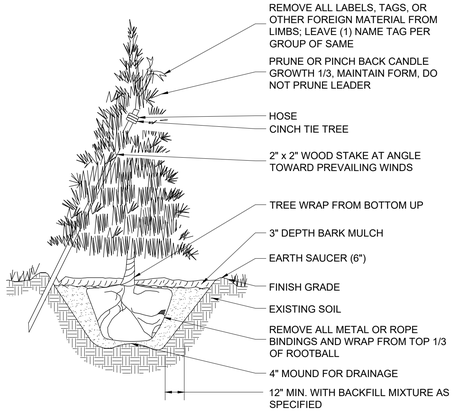
Sheet Title: Landscape Plan

Sheet Number: LS2.1
File #P21-53



1 LS2.2 DECIDUOUS TREE PLANTING INSTALLATION

NOT TO SCALE



2 LS2.2 EVERGREEN TREE PLANTING INSTALLATION

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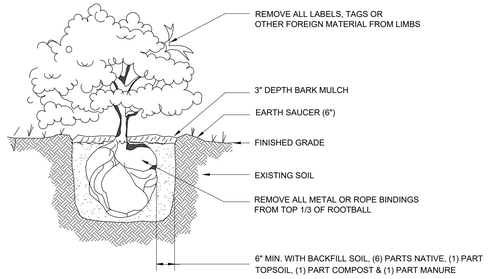

3 LS2.2 SHRUB PLANTING INSTALLATION

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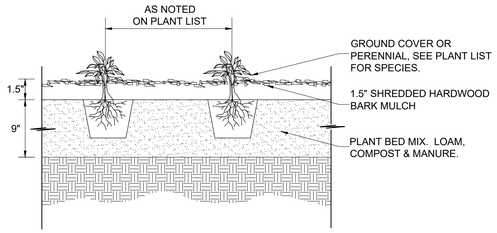
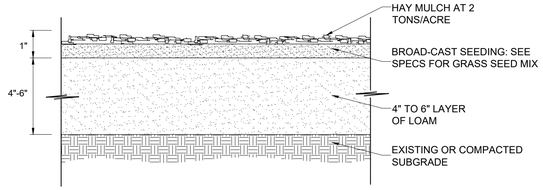


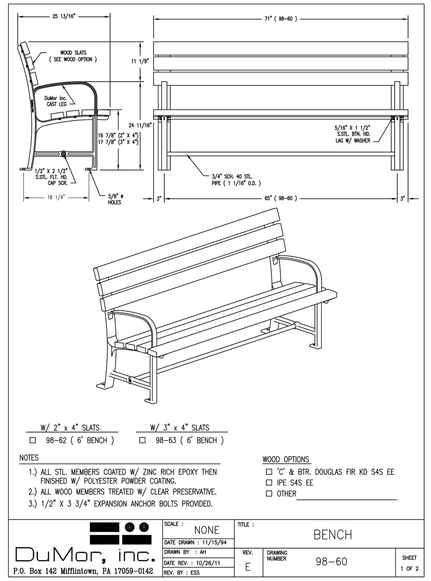
4 LS2.2 PERENNIAL/GROUNDCOVER PLANTING

NOT TO SCALE



5 LS2.2 LOAM AND SEED DETAIL

NOT TO SCALE



6 LS2.2 BENCH DETAIL

NOT TO SCALE

LANDSCAPE NOTES:

GENERAL NOTES:

1. REFER TO DRAWING LS2.1 FOR PLAN REFERENCES.

2. ALL WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF DOVER, NH

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING "DIG SAFE" AND LOCAL UTILITY COMPANIES AT LEAST THREE (3) BUSINESS DAYS, BUT NOT MORE THAN 30 CALENDAR DAYS, PRIOR TO THE COMMENCEMENT OF ANY EXCAVATION, IN ACCORDANCE WITH MAINE STATE LAW. "DIG SAFE" TELEPHONE NUMBER IS #811.

4. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL AND ANY MEANS, METHODS, AND TECHNIQUES EMPLOYED TO PERFORM THE WORK SHOWN ON THE PLANS.

5. ALL WORK SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS INCLUDING ALL SAFETY REGULATIONS (OSHA).

6. ALL WORK SHALL BE IN CONFORMANCE WITH THE CITY OF DOVER , NEW HAMPSHIRE AND ALL UTILITY COMPANIES STANDARDS.

7. THE CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS FOR THE WORK SHOWN ON THESE PLANS PRIOR TO CONSTRUCTION.

8. ALL PAVEMENT CUTS SHALL BE SAW CUT TO RESULT IN CLEAN EDGES. A TACK COAT SHALL BE APPLIED ALONG THE CUT EDGES AND THE NEW PAVEMENT BUTTED TO IT, UNLESS OTHERWISE DIRECTED BY THE OWNER OR OWNER'S REPRESENTATIVE.

9. EXISTING VEGETATION SHALL BE PROTECTED IN AREAS WHERE SHOWN ON THE DRAWINGS. PRIOR TO CONSTRUCTION, FENCING OR OTHER PROTECTIVE MEASURES SHALL BE ERECTED OUTSIDE THE DRIP-LINE OF INDIVIDUAL GROUPS OR TREES DESIGNATED FOR PRESERVATION. REGRADING SHALL NOT TAKE PLACE WITHIN THE DRIP-LINE OF TREES DESIGNATED FOR PRESERVATION. NO STORAGE OF CONSTRUCTION MATERIALS SHALL BE PERMITTED WITHIN THE DRIP-LINE OF TREES TO BE PRESERVED. NO VEHICLES MAY DRIVE OR PARK WITHIN THE DRIP-LINE OF TREES TO BE PRESERVED.

10. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SITE EXCAVATION OR REGRADING. REFER TO THE WRITTEN EROSION CONTROL PLAN AND DRAWINGS FOR FURTHER EROSION CONTROL GUIDELINES.

11. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS SHOWN ON THE DRAWINGS. IF ANY DISCREPANCIES ARE FOUND, THE OWNER OR OWNER'S REPRESENTATIVE SHALL BE NOTIFIED IMMEDIATELY.

PLANTING NOTES:

1. REFER TO DRAWING LS2.1 FOR PLAN REFERENCES AND GENERAL NOTES.

2. THE LANDSCAPE CONTRACTOR SHALL SUPPLY ALL PLANTS IN QUANTITIES SUFFICIENT TO COMPLETE THE WORK SHOWN ON THE PLAN.

3. ANY SUBSTITUTION OF SPECIFIED PLANTS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT. ONLY NATIVE SPECIES AND/OR VARIETIES WILL BE ACCEPTABLE.

4. ALL TREE, SHRUB, VINE, AND PLANT BED (GROUNDCOVERS, PERENNIALS, BULBS, ETC.) LOCATIONS SHALL BE STAKED OR MARKED BY CONTRACTOR AND THEN APPROVED BY THE LANDSCAPE ARCHITECT IN THE FIELD PRIOR TO PLANTING. CONTRACTOR MUST GIVE A MINIMUM 3 DAY NOTICE BETWEEN STAKING AND PLANTING.

5. CHALK MARK NORTH AT TREE BASE PRIOR TO DIGGING AT NURSERY. REPLANT ON SITE WITH SAME NORTH ORIENTATION FOR ALL TREES.

6. ALL PLANTS INSTALLED SHALL MEET THE SPECIFICATIONS OF THE AMERICAN STANDARD FOR NURSERY STOCK (LATEST ADDITION) AS SET FORTH BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.

7. ALL PLANTS SHALL BE DELIVERED TO THE SITE FOR REVIEW BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

8. THE LANDSCAPE CONTRACTOR IS ADVISED OF THE EXISTENCE OF UNDERGROUND UTILITIES, THE LOCATION OF WHICH SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY EXCAVATION OPERATIONS. SHOULD THE LOCATION OF PROPOSED PLANTINGS CONFLICT WITH ANY OF SAID UTILITIES, ADJUST PLANT LOCATIONS ACCORDINGLY AFTER CONSULTATION WITH THE LANDSCAPE ARCHITECT.

9. PLANTING TREES AND SHRUBS: EXCAVATE PLANTING PITS WITH SLOPING SIDES, AND WITH BOTTOM OF EXCAVATION RAISED IN CENTER FOR DRAINAGE. LOOSEN HARD SUBSOIL IN BOTTOM OF EXCAVATION, AND LOOSEN SOIL ON SIDES OF SLOPES. SET PLANTS IN CENTER OF PIT WITH TOP OF BALL RAISED SLIGHTLY ABOVE FINISH GRADES. PLACE A SETTING LAYER OF COMPACTED PLANTING MIX. REMOVE BURLAP AND WIRE BASKETS FROM TOP OF BALLS. ON SIDES, FOLD BACK WIRE AND REMOVE UPPER PORTIONS OF BURLAP. DO NOT USE PLANT IF ROOT BALL IS CRACKED OR BROKEN. IF CONTAINER, REMOVE CONTAINER AND SCOUR PERIMETER SOIL AND ROOTS. PLACE PLANTING MIX AROUND BALL/CONTIANER IN LAYERS, TAMPING TO ELIMINATE VOIDS AND AIR POCKETS. DO NOT COVER TOP OF ROOT BALL. PRUNE, THIN, AND SHAPE AFTER PLANTING.

10. MULCH PLANTING BEDS AND TREE PITS WITH 3" FINELY SHREDDED AND AGED BARK MULCH OR AS SPECIFIED ON THE PLAN.

11. ALL DISTURBED LAWN AREAS TO BE LOAMED AND SEEDED AS NECESSARY AT NO ADDITIONAL COST TO OWNER(S).

12. REFER TO DRAWING LS2.2 FOR PLANTING DETAILS AND LOAM AND SEEDING DETAILS.

13. GRADES SHOWN REPRESENT PROPOSED GRADES PER CONTRACT. CONTRACTOR TO VERIFY GRADES AS NEEDED.

14. PLANT MATERIALS SHALL BE GUARANTEED FOR ONE (1) YEAR AFTER PLANTING. ANY DEAD, UNSIGHTLY, OR UNHEALTHY PLANTS SHALL BE REPLACED IN KIND AT NO COST TO THE OWNER(S).

15. THE CONTRACTOR SHALL REPLACE OR REPAIR TO ORIGINAL CONDITION ANY AND ALL UTILITIES, PAVING, CURBING, ETC., DAMAGED AS A RESULT OF THEIR OPERATIONS AT NO ADDITIONAL COST TO THE OWNER(S).

16. A PRE-CONSTRUCTION MEETING SHALL BE HELD PRIOR TO LANDSCAPE CONTRACTOR BEGINNING CONSTRUCTION OR ORDERING PLANT MATERIALS.

17. PLANTING PLAN IS DIAGRAMMATIC IN NATURE. FINAL PLACEMENT OF PLANTS TO BE APPROVED BY THE LANDSCAPE ARCHITECT IN THE FIELD.

SEEDING NOTES:

1. REFER TO DRAWING LS2.1 FOR PLAN REFERENCES AND GENERAL NOTES.

2. THE FOLLOWING GENERAL PRACTICES SHALL BE USED TO ESTABLISH LAWNS. FOR MORE DETAILED SPECIFIC REQUIREMENTS, REFER TO PROJECT MANUAL AND WRITTEN EROSION AND SEDIMENTATION CONTROL PLAN:

3. ALL DISTURBED AREAS ON-SITE NOT COVERED BY BUILDINGS OR PAVED AREAS SHALL RECEIVE A MINIMUM OF 4" OF LOAM AND SEED, UNLESS DETAILED OR SPECIFIED ELSEWHERE.

4. ALL FINAL SEEDING SHALL BE COMPLETED WITHIN SEVEN (7) DAYS FOLLOWING THE FINAL GRADING.

5. FOR LAWN CONSTRUCTION SPECIFICATIONS, SOIL AMENDMENTS, SEED MIX AND APPLICATION RATES, REFER TO THE PROJECT MANUAL AND THE "EROSION AND SEDIMENTATION CONTROL PLAN FOR 725 CENTRAL AVE, DOVER NEW HAMPSHIRE," DATED SEPTEMBER 9, 2021.

6. ALL AREAS SHALL BE MULCHED IMMEDIATELY AFTER SEEDING. MULCHING SHALL BE MONITORED. IF MULCHING PROVES TO BE INEFFECTIVE, THEN NETTING AND MATTING SHALL BE USED IN ITS PLACE.

7. CONSTRUCTION SHALL BE PLANNED TO ELIMINATE THE NEED FOR SEEDING BETWEEN OCTOBER 1 AND APRIL 15. DORMANT SEEDING SHALL NOT BE USED UNLESS APPROVED BY OWNER'S REPRESENTATIVE.

8. SHOULD DORMANT SEEDING BE NECESSARY, THE SPECIFIED SEED APPLICATION RATE SHALL BE DOUBLED.

9. FOR LATE SEEDING OR DORMANT SEEDING, ALL FERTILIZING, SEEDING, AND MULCHING SHALL BE DONE ON THE SAME DAY IMMEDIATELY AFTER THE LOAM IS SPREAD. FINAL GRADING SHALL BE LIMITED TO AREAS WHICH CAN BE COMPLETED AND SEEDED THE SAME DAY.

PROGRESS PRINT
NOT FOR CONSTRUCTION

Scott Strynar
Landscape Architect, LLC.
98 Meehan Lane
North Berwick, ME 03906
(t) 207-957-4441
www.scottstrynarla.com

LICENSED LANDSCAPE ARCHITECT
10-14-21
SCOTT M. STRYNAR
2018
STATE OF NEW HAMPSHIRE

725 Central Ave. Apartments
Dover, New Hampshire

Consultant:

Revisions:
10/18/21, Unit 15

Date: 9 September 2021
Scale: Not To Scale
Drawn By: SS
Checked By: SS
Sheet: 2 of 2
Project No.: 20-784.1

Sheet Title: Landscape Details

Sheet Number: LS2.2
File #P21-53

MAP 28 LOT 9-C
1-24 JEFFERSON DR
6 BRICK ROAD LLC
42 J DOVER POINT RD
DOVER, NH 03820
3986/060

LOTS 281S AND 281SA TO BE COMBINED

MAP 28 LOT 15
10 BRICK RD
KAREN HEBERT
10 BRICK RD
DOVER, NH 03820
3789/183

1-3/4" I.P.F. UP 36"

6' VINYL STOCKADE

6' WOODEN STOCKADE

LINE SHEET 3

LINE SHEET 2

15' REAR SETBACK

STAIRWAY ACCESS 10' SIDE SETBACK

SHED

EXISTING HOUSE, PROPOSED DUPLEX

12' FRONT SETBACK

JEFFERSON DRIVE

GARAGE

~DRIVEWAY~

EXISTING VINYL FENCE

CB 2480

1/2" REBAR UP 3"

MAP 28 LOT 15-A
BRICK RD
KAREN HEBERT
10 BRICK RD
DOVER, NH 03820
1979/25

CONC. BLOCK WALKWAY & HERCULES LANDSCAPE TIMBER

6' VINYL STOCKADE

6' WOODEN STOCKADE

14"

SIDEWALK MAT

STOP SIGN

16"

12"

PSNH18/8

SIGN TO LIMIT ACCESS TO PARKING FOR 725 CENTRAL AVE.

BRICK ROAD

B-101

CB 2458

CB 2454

SMH 2460

CB 2459

CB 2405

PSNH18/8

SIGN TO LIMIT ACCESS TO PARKING FOR 725 CENTRAL AVE.

FUTURE SIDEWALK BY CITY

EASEMENT TO BE PROVIDED TO CITY FOR FUTURE SIDEWALK

2-1/4"

STOP

SKETCH SK-P

File #P21-53

PARKING FOR 10 BRICK RD. & 725 CENTRAL AVE.

1"=20' E

18 OCT 21

6' VINYL STOCKADE

NO TRESPASSING

W/CONDUIT

18"

24"

TH=130.3'

DUPLEX

(2)GM

TBM 5041F
'X' CUT IN BOLT
OVER MAIN W/TAG 580

TH=126.5'

MAP 28 LOT 19-A
OAK TERRACE

OAK TERRACE

To: Art Guadano
From: Christopher Parker, AICP
Cc: Staff
Date: October 12, 2021
Re: TDR 725 Central Avenue

ISSUE:
In February of 2020 the Board recommended amendments to the Transfer of Development Rights (TDR) Ordinance. In June 2020 the Planning Board approved the amendments and on July 22, 2020, the City Council ratified them. One elements is the requirement for staff to draft a review statement on determine the need for a sketch plan.

INTENT:
This memo will serve as the staff report

GOALS:
Provide background of the current housing shortage, and describe the TDR applications in Dover.

Background

On August 16, 2021, you submitted a plan for purchasing 12 units on a lot on Central Avenue at Brick Road for concept review. The proposed new unit may be reviewed as per section 170-27.2 G 3) of the city Code.

Staff performed this review based upon the information below, and is now providing the required staff report {170-27.2 E) 4) a}.

Project Information

Project:	Dover Coast, LLC
Where:	725 Central Avenue
What:	Site Plan Multi-Family family project
Acres:	.3
Zone:	Gateway
Public Water:	Yes
Public Sewer:	Yes
Units:	3 by right, 12 purchased
CUP?	No

Staff Comment

When reviewing projects, staff visit the site, review the context, discuss options with the applicant and advises if it makes sense to request the purchase before or after designing a fully laid out plan. Furthermore, staff discuss the cost/benefit analyses on the proposal with the applicant.

In reviewing this project we note:

- Traffic
    - Central Avenue has a high traffic volume, and cars leaving the site via Brick Road, will most likely flow towards Oak Street to head south
- Existing layout/topography
    - There is existing building on the lot which is in sub-ideal condition
    - The lot follows the incline of Central Avenue, with the Brick Road frontage at a different grade
- Environmental
    - The lot has no steep slopes or wetlands.

The applicant is looking to replace the existing two family home and barn with 15 multi-family units. The intent of the layout is to have the parking accessed off Brick Road and not impact Central Avenue.

The abutting area contains a wide range of unit counts. There are some smaller lots with single family, and some similar sized lots with 6 and 8 units each across the street. There is one larger 24 unit property on 2.7 acres of land within 65'.

Staff Recommendation

Staff recommends that this does need a sketch plan submitted for review. While the density being requested may fit the neighborhood if designed appropriately, the Board should consider the amount of units requested and discuss with your client the overall impacts of the unit count.

P21-53 725 Central Ave & 4 Brick Road

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
28009-C00000	1 24 JEFFERSON DR	6 BRICK ROAD LLC		42 J DOVER POINT RD	DOVER	NH	03820
28012-000000	747 CENTRAL AV	KOZLOWSKI KRYSTIAN E		1950 HUGHES LANDING BLVD #338	THE WOODLANDS	TX	77380
28012-A00000	743 745 CENTRAL AV	WIRE BENDER REALTY TRUST	MILLER RICHARD W II TRUSTEE	6 OXBOW FARM	STRATHAM	NH	03885-2360
28015-000000	10 BRICK RD	HEBERT KAREN A		10 BRICK ROAD	DOVER	NH	03820
28015-A00000	BRICK RD	HEBERT KAREN A &	HANSCOM FRANK J	10 BRICK ROAD	DOVER	NH	03820
28018-000000	707 CENTRAL AV	SADDLER HILL CONDO ASSOCIATION		707 CENTRAL AVE	DOVER	NH	03820
28018-000001	707 1 CENTRAL AV	CAIN JUSTIN		707 CENTRAL AV UNIT #1	DOVER	NH	03820
28018-000002	707 2 CENTRAL AV	DUGRENIER JODY A		707 CENTRAL AVE UNIT 2	DOVER	NH	03820
28018-000003	707 3 CENTRAL AV	PEREIRA CHRISTOPHER J &	PEREIRA DAWN A	2 GREENLEAF WOODS DR UNIT 302	PORTSMOUTH	NH	03801-5438
28018-000004	707 4 CENTRAL AV	WIDELL BRIAN K &	CASEY JENNIFER M	707 4 CENTRAL AV	DOVER	NH	03820
28018-000005	709 1 CENTRAL AV	RALEY PAMELA S TRUSTEE	RALEY PAMELA S REVOCABLE LIVING TRUST	709 CENTRAL AVE #1	DOVER	NH	03820
28018-000006	709 2 CENTRAL AV	BEHRMANN CHRISTIAN		709 2 CENTRAL AV	DOVER	NH	03820
28018-000007	709 3 CENTRAL AV	PRATT GEOFFREY D		709 CENTRAL AVENUE UNIT 3	DOVER	NH	03820
28018-000008	709 4 CENTRAL AV	ADAMS CAROL		12 BELLAMY WOODS	DOVER	NH	03820-9378
28018-000009	709 5 CENTRAL AV	MAHONEY MICHAEL & PATRICIA &	MAHONEY DANIELLE	709 CENTRAL AVE APT 5	DOVER	NH	03820
28018-000010	709 6 CENTRAL AV	WALSH MARQUIS		80 SILVER ST	DOVER	NH	03820
28018-000011	709 7 CENTRAL AV	709CENTRALAVENUEUNIT7 LLC		63 FORDS LANDING	DOVER	NH	03820
28018-000012	711 1 CENTRAL AV	REDMAN BENJAMIN H		15 GRANDVIEW DR	DOVER	NH	03820
28018-000013	711 2 CENTRAL AV	BROWN BENETA W		711 2 CENTRAL AV	DOVER	NH	03820
28018-000014	713 1 CENTRAL AV	FRANGOS JAMES C & PEGGY ANN TRUSTEES	FRANGOS JAMES & PEGGY ANN REV TRUST 2014	169 POLIQUIN DR	CONWAY	NH	03818
28018-000015	713 2 CENTRAL AV	FALCONER PATRICIA M		713 2 CENTRAL AV	DOVER	NH	03820
28018-000016	713 3 CENTRAL AV	GEMAS ALLISON CASEY		713 3 CENTRAL AV	DOVER	NH	03820
28018-000017	707 G1 CENTRAL AV	KIM WONSUK &	KIM HEEYEON	707 1 CENTRAL AV	DOVER	NH	03820-3471
28018-000018	707 G2 CENTRAL AV	DUGRENIER JODY A		707 CENTRAL AVE UNIT 2	DOVER	NH	03820
28018-000019	707 G3 CENTRAL AV	RALEY PAMELA S TRUSTEE	RALEY PAMELA S REVOCABLE LIVING TRUST	709 CENTAL AVE UNIT 1	DOVER	NH	03820
28018-000020	707 G4 CENTRAL AV	BROWN BENETA		711-2 CENTRAL AVE	DOVER	NH	03820
28018-B00000	3 BRICK RD	BRICK ROAD HOLDINGS LLC	C/O UNIVERSAL PROPERTY MANAGEMENT	750 LAFAYETTE RD STE 201	PORTSMOUTH	NH	03801
28018-C00000	7 BRICK RD	BRICK ROAD HOLDINGS LLC	C/O UNIVERSAL PROPERTY MANAGEMENT	750 LAFAYETTE RD STE 201	PORTSMOUTH	NH	03801
28019-A00000	OAK ST	MCQUADE REALTY INC		PO BOX 1409	DOVER	NH	03820
29011-000000	712 CENTRAL AV	GALANES PAUL A TRUSTEE	MOREAU ANDRE R REVOCABLE TRUST OF 2016	712 A CENTRAL AVENUE	DOVER	NH	03820
29012-000000	720 CENTRAL AV	MENOUNOS PETER TRUSTEE	MENOUNOS PETER TRUST 1997	720 CENTRAL AVE	DOVER	NH	03820
29016-000000	728 CENTRAL AV	HOLGATE LIMITED PARTNERSHIP		130 CENTRAL AVE	DOVER	NH	03820
29017-000000	750 CENTRAL AV	CENTRAL COMMONS		750 CENTRAL AV	DOVER	NH	03820
29017-A00000	750 CENTRAL AV	COLLEGE INVESTMENTS LLC		16 NASON RD	HAMPTON FALLS	NH	03844
29017-B00000	750 CENTRAL AV	2M LUCIER CENTRAL COMMONS LLC		30 PARK ST	KENNEBUNK	ME	04043
29017-C00000	750 CENTRAL AV	COLLEGE INVESTMENTS LLC		16 NASON RD	HAMPTON FALLS	NH	03844
29017-D00000	750 CENTRAL AV	750D REALTY LLC		750D CENTRAL AVE	DOVER	NH	03820
29017-E00000	750 CENTRAL AV	PATH LAB INC		PO BOX 1777	BURLINGTON	NC	27216
29017-F00000	750 CENTRAL AV	THE BUBBA G LLC		750 CENTRAL AVENUE	DOVER	NH	03820
29017-G00000	750 CENTRAL AV	LPPR LLC		71 WHITEHOUSE RD	ROCHESTER	NH	03867
29017-H00000	750 CENTRAL AV	GREAT BAY DIVERSIFIED LTD		17 MOODY POINT DR	NEWMARKET	NH	03857-1724
29017-I00000	750 CENTRAL AV	EAGAN EDWARD & KATHLEEN TRUSTEES	EAGAN EDWARD AND KATHLEEN REV TRUSTS	40 TRAVELER ST UNIT 114	BOSTON	MA	02118
29017-J00000	750 CENTRAL AV	THE BUBBA G LLC	C/O MARC BESSETTE DPM	750 CENTRAL AVE STE J	DOVER	NH	0382
29017-K00000	750 CENTRAL AV	EAGAN EDWARD & KATHLEEN TRUSTEES	EAGAN EDWARD AND KATHLEEN REV TRUSTS	40 TRAVELER ST UNIT 114	BOSTON	MA	02118
29017-L00000	750 CENTRAL AV	PHWC DOVER LLC		29 LAFAYETTE ROAD UNIT K	NORTH HAMPTON	NH	03862
29017-N00000	750 CENTRAL AV	BUTLER & COPPOLA REALTY LLC		750 CENTRAL AV STE N	DOVER	NH	03820
29017-O00000	750 CENTRAL AV	DOVER CENTRAL PROPERTIES LLC		3 HANCOCK ST	PORTSMOUTH	NH	03801
29017-Q00000	750 CENTRAL AV	ROCK INTERNATIONAL MINISTRY INC		149 PORTLAND AVENUE #5	DOVER	NH	03820
29017-R00000	750 CENTRAL AV	LPPR LLC		71 WHITEHOUSE RD	ROCHESTER	NH	03867
29017-S00000	750 CENTRAL AV	LPPR LLC		71 WHITEHOUSE RD	ROCHESTER	NH	03867
29017-T00000	750 CENTRAL AV	LPPR LLC		71 WHITEHOUSE RD	ROCHESTER	NH	03867
29017-U00000	750 CENTRAL AV	LPPR LLC		71 WHITEHOUSE RD	ROCHESTER	NH	03867
29100-000000	726 CENTRAL AV	MARKER 21 HOLDINGS LLC		130 CENTRAL AVE	DOVER	NH	03820
28013-000000	725 727 CENTRAL AV	DOVER COAST LLC		18 MORNINGSIDE DR	TOPSFIELD	MA	01983
28014-000000	4 BRICK RD	PONTBRIAND SANDRA	PONTBRIAND NORMAN J	4 BRICK ROAD	DOVER	NH	03820
		DOVER COAST, LLC		286 HIGH STREET	TOPSFIELD	MA	01983
		CIVIL CONSULTANTS		293 MAIN STREET	SOUTH BERWICK	ME	03908

P21-53 **First Class**

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
27218-000000	7 11 OAK ST	MARTUSCELLO ANTHONY	MARTUSCELLO VICKY	315 LONG HILL RD	DOVER	NH	03820-6109
27238-000000	19 21 OAK ST	PAYSON DANIEL R		305 COCHECO CG	DOVER	NH	03820-4805
27247-000000	23 25 OAK ST	GOWEN MARK E		1660 GREENLAND RD STE 7	GREENLAND	NH	03840-2260
28018-A00000	12 OAK ST	MCQUADE REALTY INC		PO BOX 1409	DOVER	NH	03821-1409
28020-000000	10 OAK ST	HANKS DEREK &	HANKS JENNIFER L	10 OAK ST	DOVER	NH	03820
28021-000000	22 OAK ST	JAD INVESTMENTS LLC		87 R SIXTH ST	DOVER	NH	03820
28022-000000	26 OAK ST	BILODEAU D EMERSON H		89 SOUTH HAMPTON RD	AMESBURY	MA	01913

CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P21-65

Application Type:	TDR Application
Applicant(s):	Knox Marsh Development, LLC & Dove Development Group LLC
Owner(s):	Knox Marsh Development, LLC
Location:	51 and 65 Bellamy Road (Tax Map H, Lots 46 & 50)
Meeting Date:	November 9, 2021

INTENT: To purchase 22 TDR units to total 31 units. 13 would be single family homes, 16 would be in 4 unit town house buildings, plus a duplex. The Planning Board previously approved a 4-lot subdivision on one of these lots. The applicant would need to return to the Planning Board for the full site plan/subdivision, and lot line adjustment.

LOTS/UNITS PROPOSED: 31

AGENDA ITEM #: 4-D

ACREAGE: 7.79 acres between 2 lots

ZONING DISTRICT: R-40

EXISTING LAND USE: Residential

PROPOSED LAND USE: Residential

SURROUNDING LAND USE: Residential

ZBA ACTION: Z96-06 Variance granted on 4/18/1996 to allow 2 principle buildings on one lot

ATTACHMENTS: Application materials including partial site plan

APPLICATION IS COMPLETE: Yes

DECLARE REGIONAL IMPACT: No

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

PERMITS REQUIRED: None for this case

WAIVERS REQUESTED: N/A for this case

Summary of Request and Background
Per Chapter 170-27.2.G(3)(a), the applicant is requesting that the Board vote on the plan indicating the additional 22 units can be created, above the base 9 units.

The applicant was before the Board in March 2021 with a four unit subdivision on lot H/46. The applicant has now added lot H/50 to the plan and redesigned the project to include up to 31 units.

The site plans shows 13 single family homes along Sophie Drive one duplex with access from Bellamy Road and four four-unit buildings further down on Sophie Drive.

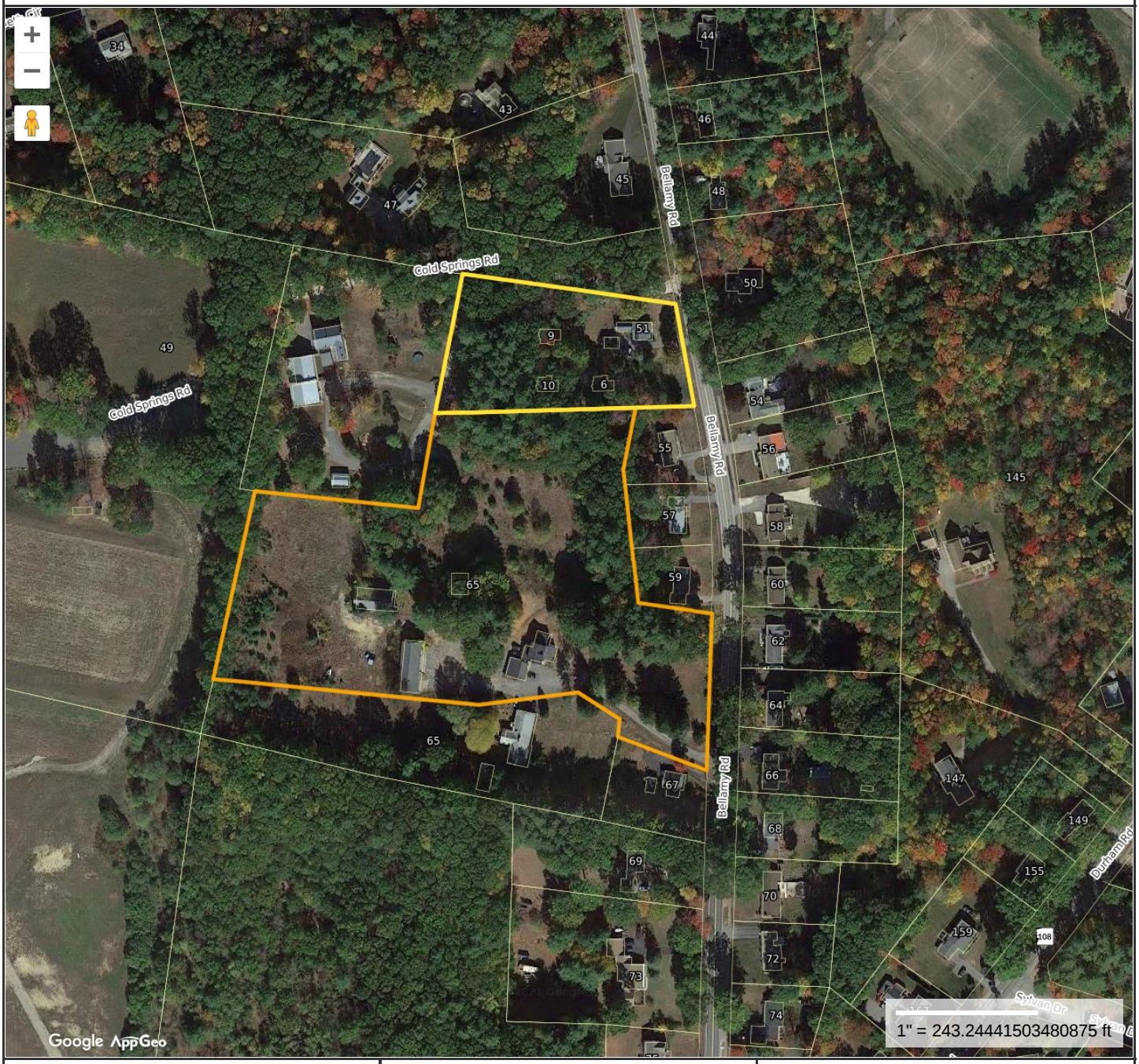
The applicant will need to submit a full site plan for this project which has been to TRC once before this Planning Board meeting and will be coming back to the TRC before they come to Planning Board with the full site plans.

This request is for the Board to determine if it wants to "sell" 22 units (18 additional to the Board's TDR approval in March for this property). This number would become a maximum and the applicant would need to engineer and design the site and come back to Planning Board again.

Consistency with Land Use Regulations
Chapter 170-27.2 of the Zoning Ordinance allows for developments to buy additional units through the process of Transfer of Development Rights. The process allows the applicant to come to the Board with a plan indicating the TDR but does not trigger the need of full site plan review.

STAFF RECOMMENDATION:
The Planning Department recommends that the Planning Board accept the application, open the public hearing, close the public hearing, and vote to find the criteria of the TDR ordinance has been met, and the applicant may proceed with laying out up to 31 units on a Site Plan with the following conditions:

Condition to Be Met Prior to Granting of the TDR:
1. Payment of the TDR fee
2. Site Plan come back to the Planning Board for review.



Property Information

Property ID	H0046-000000
Location	51 BELLAMY RD
Owner	KNOX MARSH DEVELOPMENT LLC
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.

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

October 25, 2021

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

Re: Proposed TDR Subdivision
Knox Marsh Development LLC
Dove Development Group LLC
51 & 65 Bellamy Road
Tax Map H, Lots 46 & 50

Dear Mrs. Benton,

On behalf of our client Knox Marsh Development LLC & Dove Development Group LLC, Berry Surveying & Engineering (BS&E) is submitting a proposed TDR Subdivision at 51 & 65 Bellamy Road. This project proposes 31 total housing units on 7.79 acres of land which is located within the R40 Zone.

Background and General Narrative:

Knox Marsh Development LLC, owns the parcel known as 51 Bellamy Road in Dover, NH (Tax Map H, Lot 46). Gary and Kim Bates own 65 Bellamy Road (Tax Map H, Lot 50). Berry Surveying & Engineering has conducted an on-site survey of the parcels which includes a topographic analysis as well as a wetlands analysis. No wetlands were found on site. Lot 46 has an existing driveway and house. This property was the subject to a TDR approval earlier in 2021 which permitted 4 total single family units on 1.49 acres of land. A roadway was to be established known as Sophie Drive. The owners of Lot 50 are looking to sell Lot 50 so that one cohesive project can be conducted on both parcels. Lot 50 has an existing driveway further south from the proposed Sophie Drive, which services an existing duplex, barn and two detached garages as well as provides access to one abutting land owner. The sites contain very sandy soils with deep seasonal high water tables. Both sites generally slopes from the rear towards Bellamy Road.

The Proposal:

The project proposes 31 units, 9 units are allowed by right utilizing the R-40 Zoning, and 4 units have been recently approved under a previous TDR subdivision for Lot 46. Therefore, the applicant is requesting to purchase 18 additional units through the TDR program.

The applicant is proposing to conduct two small lot line revisions, and a re-subdivision on Lot 46, the original Sophie Drive project, relocate and further construct a 24' wide private road and extend Sophie Drive. This private road will provide access to the existing home on Lot 46, 13 new single family homes, four 4 unit buildings and the existing duplex on Lot 50. A sidewalk will be constructed along the entire proposed road to allow for safe pedestrian traffic throughout the project.

Project Scope:

In keeping with the Bellamy Road constructed arrangement and housing stock, Sophie Drive was originally prosed to provide for smaller singly family housing stock. This is in keeping with the existing home located on Lot 46, as well as the immediate abutting lots and the housing stock found on Bellamy Road.

With the increase in density and scope, the proposed Sophie Drive is proposed with curbing and sidewalk, which is congruent with the Bellamy Road infrastructure. The project proposes the 4 single family homes in the format previously presented at the entrance to Sophie Drive with some modifications in placement and orientation. At the proposed intersection, the applicant proposes to continue that housing stock and theme up the slope to create 9 additional single family homes, for a total of 13 single family homes. (Architectural Renderings and massing is enclosed in this submission.) The design and alignment of the proposed single family homes, favors the rear of the project site to reduce and separate any proposed impact on the land owners along Bellamy Road. The intent of the design is to provide a true 30' buffer, which will be separate from the lots created, to ensure the future land owners to not have the right to disturb the buffer. The land which abuts the project to the rear, Lot 47-A, as can be seen on the provided neighborhood plan, is open and remote from the proposed development. The site contains large commercial style buildings and is accessed off from a private driveway to the north of the proposed Sophie Drive. There is a topographic break which creates a natural buffer between the proposed home sites and the abutting developed area.

As the proposed Sophie Drive reaches the top of slope, the applicant would like to create one larger lot and receive a residential site plan approval for four, 4 unit buildings. As you enter this area, the project is designed around an existing barn onsite, which the applicant would like to renovate and convert to a four unit structure. The architectural style (enclosed rendering) is proposed to match that of a barn structure that is onsite. The doors to the proposed units being generally hidden on the sides, in favor of the barn doors at the front, so that the use of the structure is not known to the general public. It is important to point out that the existing duplex

that is onsite will remain, and continue to take its access from the existing Bellamy Road driveway, which hides any view or the barn and remainder of the project from Bellamy Road. Landscaping is proposed to separate the small parking area and the immediate abutter to the south. The area around the duplex is not proposed to change, so the intensity of the use nearest the abutter is not modified in any way.

Continuing along Sophie Drive to the rear of the site, the applicant is proposing 3 new four unit buildings. These structures are proposed to look like single family homes, and are proposed to match the architecture of the single family homes along the proposed entrance. The applicant has been very successful with this style building development in other areas of Dover in the recent past. Details include, providing for one front door, and multiple side doors to aid in the single family look of the structures. Increased green space between the structure and the proposed Sophie Drive which include hardscapes and walk ways to establish infrastructure that is congruent with the single family feel of the development. The design allows for the creation of independent living spaces at the rear of each structure. At this point in the development Sophie Drive is designed as a court yard, which provides for smaller driveway curb cuts to hidden parking arrays. The intent is to provide plenty of well-placed parking, but ensure that the scale and massing from the proposed street is minimized to ensure the congruent feel of the single family designs carries through the entire project. Ample landscaping, street scape design, lighting design choices along with a focus on pedestrian facilities have been integrated into the site design to ensure a neighborhood is created through the development of the project. This portion of the site abuts vacant industrial land to the south and east associated with the Mast Road uses. There is one abutter to the north, as described above, and is largely down slope from the proposed developed area. Additional screening is proposed along this boundary and there is no proposed vegetation removal.

With respect to congruency in the neighborhood, it is the intent of the applicant to provide housing stock which matches the surrounding area in terms of massing and square footage. The design of this project is centralized around creating an internal neighborhood that provides internal amenities with an external connection and little change in how the site is viewed from the abutting land owners. In review of the immediate abutters on Bellamy Road it can be seen that the proposed density with respect to streetscape view and separation of housing stock is similar to that which is proposed within the project. This is consistent along Bellamy Road to the intersection of Durham Road where higher densities are found.

Affordability in the use of TDR:

As demonstrated above the applicants are committed to creating a neighborhood of an appropriate density, massing and architectural style to allow for the housing stock to be affordable for potential residents of Dover moving forward. The reduced footprints and increased density through the use of the TDR allows for this to take place economically, while still creating an attractive subdivision. To further this planning idealism, the applicant is offering to restrict 25% of the total residential units to either Affordable Home Ownership or Affordable

Rental units. The project proposes to use the following definitions and offerings for the proposed project:

- Affordable Housing - housing that is affordable to and occupied by Eligible Households.
- Affordable Homeownership Unit - an Affordable Housing unit required to be sold to an Eligible Household.
- Affordable Rental Unit - an Affordable Housing unit required to be rented to an Eligible Household.
- Eligible Household - an individual or household whose annual income is less than 80 percent of the area-wide median income as determined by the United States Department of Housing and Urban Development (HUD), adjusted for household size.
- Affordable Dwelling Units shall be initially offered to residents, person employed within, and/or employees of the City of Dover.
- All Affordable Dwelling Units shall be maintained as such in perpetuity, by the use of appropriate restrictions in deeds, lease provisions or other mechanisms
- Affordable Dwelling Units shall have an exterior appearance that is compatible with, and to the extent that is possible, indistinguishable from the market rate units in the development.

The applicant is proposing to use the TDR for its intended purpose to create a traditional neighborhood that creates a mixture of housing stock that is congruent throughout the project as well as congruent with the visual density of Bellamy Road and Durham Road. The project is in close walking distance to portions of the school system. In addition the project is close to walking distance to public transportation infrastructure found on Durham Road and is in very close proximity to places of employment for residents, with industrial uses in close proximity. The restrictions the applicant is proposing to impose to ensure affordability speaks to the commitment of the development team to provide high quality housing to the residents of Dover that need alternatives to typical suburban housing stock.

Respectfully Submitted,
BERRY SURVEYING & ENGINEERING

Christopher R. Berry
Principal, President

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

City of Dover, New Hampshire
TRANSFER OF DEVELOPMENT RIGHTS APPLICATION

[Revision Date: October 1, 2020]

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

APPLICANT AND OWNER INFORMATION

Name of Applicant: Knox Marsh Development / Dove Development Telephone # 603-742-2121

Address of Applicant: 242 Central Ave, Dover, NH 03820

E-Mail Address: robert@centralfallsrealty.com

Name of Property Owner (if different from applicant): Knox Marsh Development / ~~Gary & Kim Bates~~ Telephone # 603-742-2121 / 603-231-0929

Address of Property Owner: 242 Central Ave Dover NH / 52 Martel Road Chichester NH

PROPERTY INFORMATION

Assessor's Map # H Lot(s) # 46 & 50

Address of Property: 51 & 65 Bellamy Road

Zoning District(s) R40 Overlay District(s) Steep Slopes

Existing Use of Property: Duplex / residential

New impervious area (in s.f.): 29,679

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 18/22 units

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

Please Find Narrative

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

Name of Professional That Prepared TDR Plans: Berry Surveying & Engineering

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

Professional License #: LLS 805 E-mail address: crberry@metrocast.net

SIGNATURES

I/We hereby submit this application to the City of Dover Planning Board and attest that to the best of my knowledge all of the information on this application form and in the accompanying application materials and documentation is true and accurate. As applicant or as agent, I attest that I am duly authorized to act in this capacity.

Signature of Property Owner: Mary Bates Kim Bates Date: 8/4/2021

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

Signature of Agent: _____ Date: _____

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property Ow Mary Bates Kim Bates Date: 8/4/2021

CITY OF DOVER TRANSFER OF DEVELOPMENT RIGHTS
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

Applicant (if different from owner):

APPLICANT NAME	APPLICANT COMPANY	MAILING ADDRESS

Surveyor and/or Engineer/Professional Agent:

NAME	COMPANY	MAILING ADDRESS

Conservation Easement Holder:

TAX MAP	LOT #	NAME OF EASEMENT HOLDER	MAILING ADDRESS

PLANNING BOARD FEE SCHEDULE/INVOICE

(Revised July 1, 2021)

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

A. Plan Review Fees

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

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

2. TOTAL IMPERVIOUS PAVED AREA (for new development, roadways or additions to existing parking lots, (not to exceed $10,000)) Application fee of $200.00 is N/A if it is part of a Site Review or Subdivision Plan. $200.00 + $.07 per sq. ft. x # _____ sq. ft. = $_____

SUBTOTAL PLAN REVIEW FEE (A) = $_____

AND

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

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

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

SUBTOTAL NOTICE FEE (B & C) = $_____

TOTAL INVOICE AMOUNT (A, B & C) = $_____

PLAN REVIEW FEE COLLECTED/PAID = $ _____

BALANCE DUE = $ _____

The balance due must be paid 28 hours prior to the Planning Board Meeting, to be heard.

SPEED
LIMIT
10

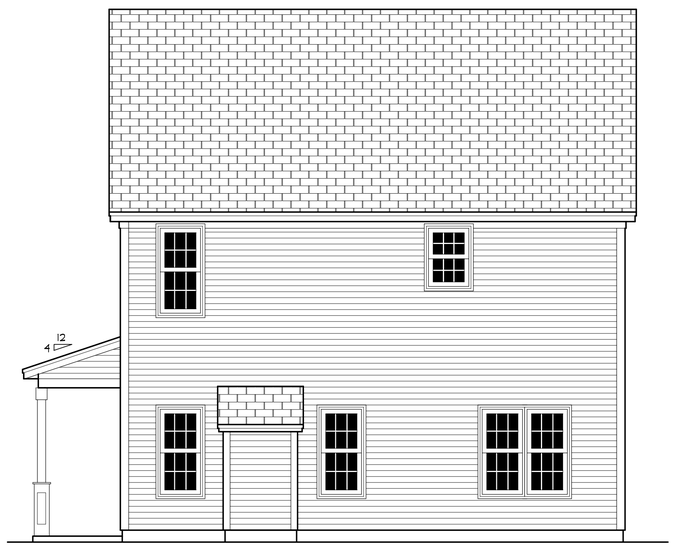
Facsimile of Home to be Built

Facsimile of Home to be Built

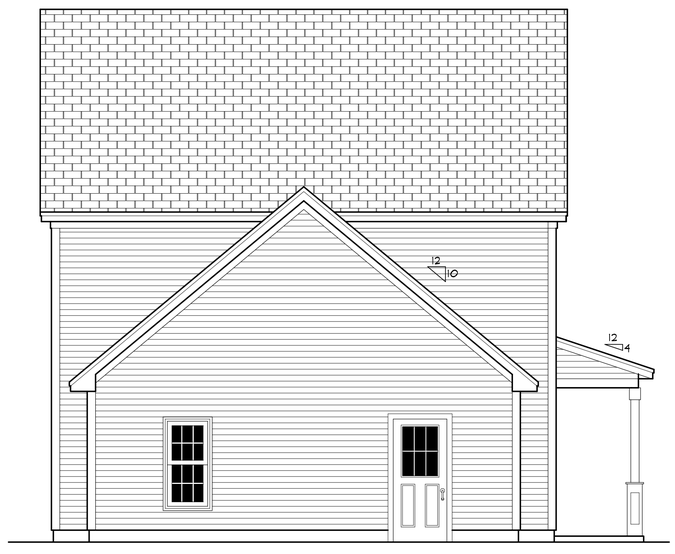
THESE PLANS WERE NOT DRAWN BY A LICENSED ARCHITECT OR ENGINEER
M. MORELAND CONSTRUCTION TAKES NO RESPONSIBILITY IN THE STRUCTURAL OR LIFE SAFETY DETAILING IN THESE PLANS.
ALL WORK SHALL COMPLY TO ALL LOCAL, STATE, & NATIONAL BUILDING CODES

1 REAR ELEVATION
SCALE 1/4"=1'0"

2 FRONT ELEVATION
SCALE 1/4"=1'0"



3 SIDE ELEVATION
SCALE 1/4"=1'0"



4 SIDE ELEVATION
SCALE 1/4"=1'0"

M. MORELAND CONSTRUCTION
ARCHITECTURAL DESIGNER

S. BERWICK ME
03908 PH.207-752-2498

NOTES:
V.I.F. ALL DIMENSIONS

CONTRACTOR IS RESPONSIBLE FOR ALL FINISHED DIMENSIONS

CONTRACTOR IS RESPONSIBLE FOR MEETING ALL STATE & NATIONAL BUILDING CODES

LOCATION

DRAWN BY

SIGNATURE | DATE

DRAWING LIST

A-1	FIRST FLOOR PLAN
	SECOND FLOOR PLAN
	FOUNDATION PLAN
A-2	SECOND FLOOR FRAMING
	ROOF FRAMING
	SECTION & DETAILS
A-3	ELEVATIONS

OWNER

PROJECT:
51 BELLAMY RD
GARAGE LEFT

PROJECT NUMBER:

ISSUE	DATE
DESIGN	5-24-21

SCALE
1/4"=1'-0"
0 5 10

STAMP

ELEVATIONS

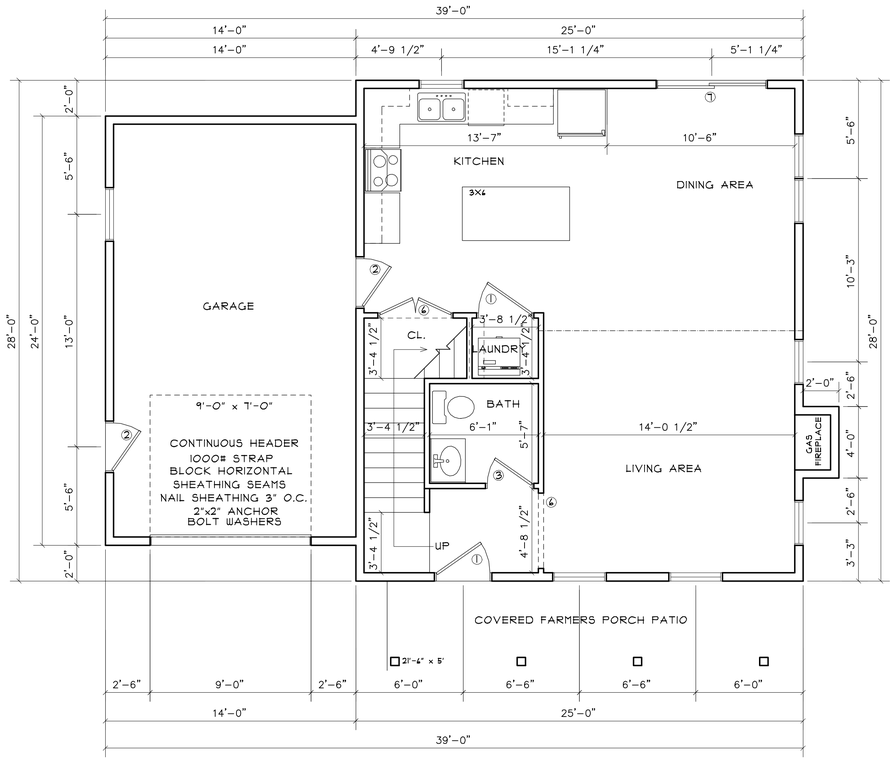
A-3

THESE PLANS WERE NOT DRAWN BY A LICENSED ARCHITECT OR ENGINEER
M. MORELAND CONSTRUCTION TAKES NO RESPONSIBILITY IN THE STRUCTURAL OR LIFE SAFETY DETAILING IN THESE PLANS.
ALL WORK SHALL COMPLY TO ALL LOCAL, STATE, & NATIONAL BUILDING CODES

(E) WINDOWS WILL MEET OR EXCEED A CLEAR OPENABLE AREA OF 5.7 SQ. FT. & A CLEAR OPENABLE WIDTH OF 20" & A CLEAR OPENABLE HEIGHT OF 24"

(T) TEMPERED GLASS

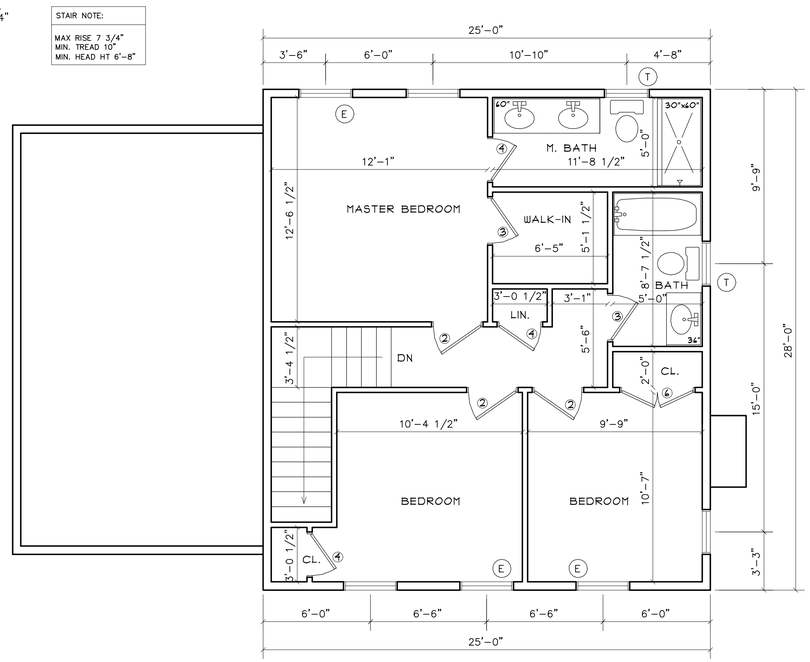
DOOR SCHEDULE			
1	3'-0" x 6'-8"	7	6'-0" x 6'-8"
2	2'-8" x 6'-8"		
3	2'-6" x 6'-8"		
4	2'-4" x 6'-8"		
5	5'-0" x 6'-8"		
6	4'-0" x 6'-8"		



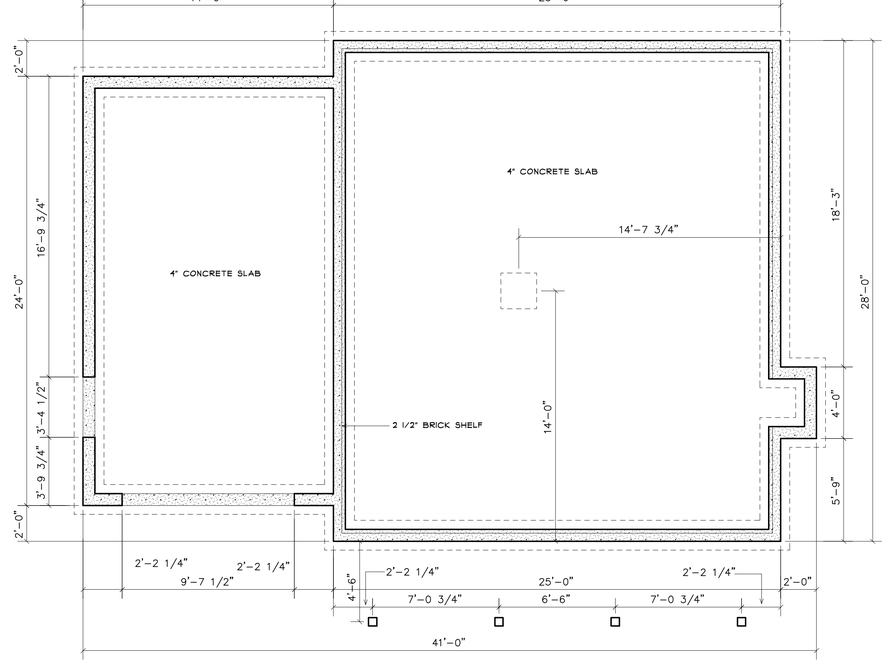
1 FIRST FLOOR PLAN
SCALE 1/4"=1'0"

STAIR NOTE:

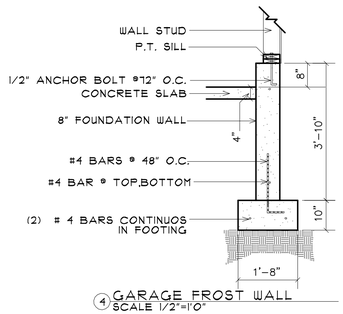
MAX RISE 7 3/4"
MIN. TREAD 10"
MIN. HEAD HT 6'-8"



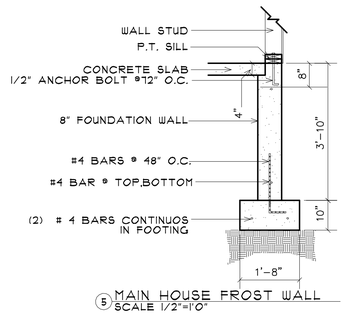
2 SECOND FLOOR PLAN
SCALE 1/4"=1'0"



3 FOUNDATION PLAN
SCALE 1/4"=1'0"



4 GARAGE FROST WALL
SCALE 1/2"=1'0"



5 MAIN HOUSE FROST WALL
SCALE 1/2"=1'0"

NOTES

1/2" ANCHOR BOLTS 1'-0" FROM CORNERS & 6'-0" O.C.

CONCRETE MIN STRENGTH NO LESS THAN 3000 PSI

VERIFY AND ADJUST FOUNDATION DROPS, BULKHEAD, AND BASEMENT WINDOW LOCATIONS PER SITE CONDITIONS

M. MORELAND CONSTRUCTION
ARCHITECTURAL DESIGNER
S. BERWICK ME
03908 PH.207-752-2498

NOTES:

V.I.F. ALL DIMENSIONS

CONTRACTOR IS RESPONSIBLE FOR ALL FINISHED DIMENSIONS

CONTRACTOR IS RESPONSIBLE FOR MEETING ALL STATE & NATIONAL BUILDING CODES

LOCATION

DRAWN BY

SIGNATURE | DATE

DRAWING LIST

A-1	FIRST FLOOR PLAN
	SECOND FLOOR PLAN
	FOUNDATION PLAN
A-2	SECOND FLOOR FRAMING
	ROOF FRAMING
	SECTION & DETAILS
A-3	ELEVATIONS

OWNER

PROJECT:

51 BELLAMY RD
GARAGE LEFT

PROJECT NUMBER:

ISSUE	DATE
DESIGN	5-24-21

SCALE
1/4"=1'-0"
0 5 10

STAMP

FLOOR PLANS

A-1

DOVER PLANNING FILE #21-XX

REVISION	DATE	DESCRIPTION

COLOR RENDERING
LAND OF
KNOX MARSH DEVELOPMENT
51 BELLAMY ROAD
GARY V. & KIM T. BATES
65 BELLAMY ROAD
DOVER, N.H.
TAX MAP H, LOTS 46 & 50

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

SCALE : 1 IN. EQUALS 50 FT.
DATE : AUGUST 5, 2021
FILE NO. : DB 2021 – 120

TABLE OF CONTENTS:

SHEET 1 ~ NEIGHBORHOOD PLAN
SHEET 2 ~ EXISTING CONDITIONS PLANS
SHEETS 3 ~ DEMOLITION PLAN
SHEETS 4 ~ SITE SPECIFIC SOILS MAP
SHEETS 5 ~ R-40 YIELD PLAN
SHEETS 6 ~ LOT LINE REVISION*
SHEETS 7-12 ~ SUBDIVISION PLANS*
SHEETS 13-15 ~ SITE PLANS
SHEETS 16-19 ~ GRADING & DRAINAGE PLANS
SHEETS 20-22 ~ STORMWATER BMP PLANS (P-101 - P-105)
SHEETS 23-24 ~ EROSION AND SEDIMENT CONTROL PLANS
SHEETS 25-26 ~ LANDSCAPING PLANS
SHEETS 26-27 ~ LIGHTING PLANS
SHEETS 28-32 ~ UTILITY PLANS
SHEET 33-34 ~ SIGHT DISTANCE PLANS
SHEET 35 ~ CROSS SECTIONS
SHEETS 36-37 ~ EROSION & SEDIMENT CONTROL DETAILS (E-101 - E-102)
SHEETS 38-39 ~ CONSTRUCTION DETAILS (C-101 - C-102)
SHEETS 40-41 ~ DRAINAGE CONSTRUCTION DETAILS (D-101 - D-102)
SHEETS 42-43 ~ UTILITY CONSTRUCTION DETAILS (U-101 - U-102)
SHEET 44 ~ LANDSCAPING CONSTRUCTION DETAILS (L-101)
SHEET 45 ~ WILDLIFE IDENTIFICATION PLAN (W-101)
SHEETS 46-47 ~ TRUCK TURNING TEMPLATES

* INDICATES PLANS ARE TO BE RECORDED AT S.C.R.D.

"SOPHIE DRIVE"
TRANSFER OF DEVELOPMENT RIGHTS SUBDIVISION PLAN
FOR
KNOX MARSH DEVELOPMENT LLC & DOVE DEVELOPMENT LLC
51 & 65 BELLAMY ROAD
DOVER, N.H.
TAX MAP H, LOTS 46 & 50

NOTE:

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

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

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

OWNERS: KNOX MARSH DEVELOPMENT LLC
242 CENTRAL AVE.
DOVER, NH 03820

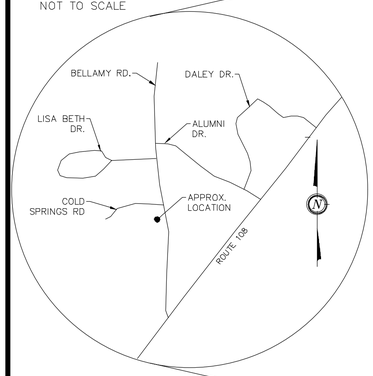
GARY V. & KIM T. BATES
52 MARTEL ROAD
CHICHESTER, NH 03234

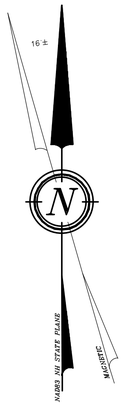
WETLAND SCIENTIST & SOIL SCIENTIST: JOHN P. HAYES III, CSS, CWS
7 LIMESTONE WAY
NORTH HAMPTON, NH 03862
(603) 205-4396

APPLICANTS: KNOX MARSH DEVELOPMENT LLC
242 CENTRAL AVE.
DOVER, NH 03820

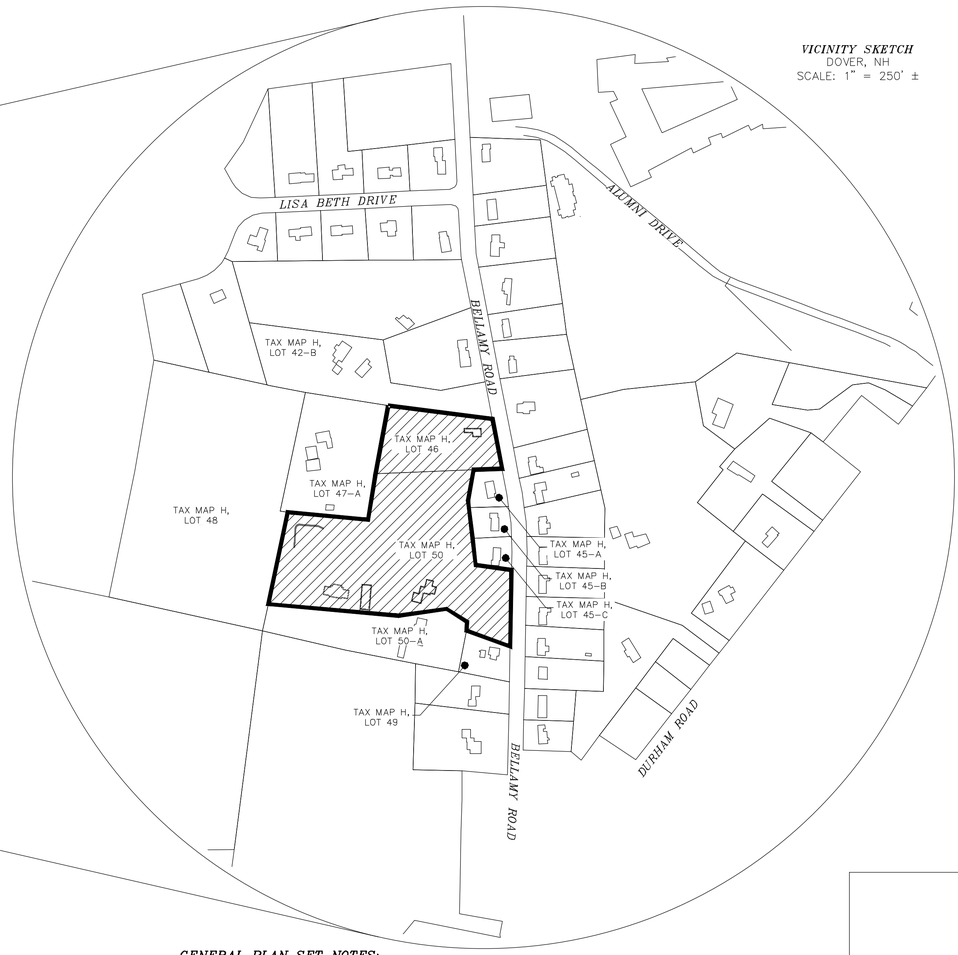
DOVE DEVELOPMENT GROUP LLC
242 CENTRAL AVE.
DOVER, NH 03820

LOCATION PLAN
DOVER, NH
NOT TO SCALE





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



WHETHER OR NOT OTHERWISE EXPRESSLY RECITED ON THIS SITE PLAN, THE SITE PLAN APPROVAL GRANTED IS CONDITIONED ON FAITHFUL AND DILIGENT ADHERENCE BY THE OWNER/SUBDIVIDER/DEVELOPER OF ALL TERMS, CONDITIONS, PROVISIONS AND SPECIFICATIONS OF THE CITY OF DOVER LAND SITE PLAN REGULATIONS AS AMENDED OR AS MAY LATER BE AMENDED, IN EFFECT ON THE DATE OF APPROVAL, UNLESS OR EXCEPT INSOFAR AS EXPRESSLY WAIVED, IN ANY PARTICULAR, BELOW. NON - ADHERENCE MAY RESULT IN A REVOCATION OF APPROVAL. ANY VARIATION FROM THE APPROVED PLAN WILL REQUIRE A RESUBMISSION FOR SITE PLAN APPROVAL.

REQUIRED PERMITS:

~ NHDES ALTERATION OF TERRAIN PERMIT	(PENDING)
~ US EPA NOI & SWPPP	(PENDING)
~ NATURAL HERITAGE BUREAU	APPROVED NHB21-2384
~ NH DIVISION OF HISTORICAL RESOURCES	(PENDING)
~ NHDES SEWER DISCHARGE PERMIT	(PENDING)
~ EVERSOURCE WORK ORDER	6288326

GENERAL PLAN SET NOTES:

1.) 11x17" PLANS ARE HALF THE PUBLISHED SCALE.

2.) ALL PLANS ARE CONSIDERED TO BE NOT FOR CONSTRUCTION UNLESS THEY CONTAIN THE APPROVAL STAMP OF THE CITY OF DOVER.

APPROVED DOVER

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

DOVER PLANNING FILE #21-XX

REVISION	DATE	DESCRIPTION

TDR SUBDIVISION
LAND OF
KNOX MARSH DEVELOPMENT LLC
51 BELLAMY ROAD
GARY V. & KIM T. BATES
65 BELLAMY ROAD
DOVER, N.H.
TAX MAP H, LOTS 46 & 50

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

SCALE : AS NOTED
DATE : AUGUST 5, 2021
FILE NO. : DB 2021 - 120

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

ABBREVIATION LEGEND:

E.O.P.	EDGE OF PAVEMENT
V.G.C.	VERTICAL GRANITE CURB
S.G.C.	SLOPED GRANITE CURB
ACP	ASBESTOS CLAY PIPE
BITUM.	BITUMINOUS
E.O.P.	EDGE OF PAVEMENT
E.S.H.W.T	ESTIMATE SEASONAL HIGH WATER TABLE
TYP.	TYPICAL
U.G.E.	UNDER GROUND ELECTRIC / UTILITY
U.D.	UNDER DRAIN
INV.	INVERT
ELEV.	ELEVATION
F.E.S.	FLARED END SECTION
HDPE	HIGH DENSITY POLYETHYLENE
RECB	ROLLED EROSION CONTROL BLANKET
F.G.	FINISHED GRADE
E.G.	EXISTING GRADE
E.T.W.	EDGE OF TRAVELED WAY
T.B.R.	TO BE REMOVED
PL	PROPERTY LINE
EL	EASEMENT LINE
CL	CENTER LINE
CF	CUBIC FEET
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
P.V.C.	POINT OF VERTICAL CURVE
P.V.I.	POINT OF VERTICAL INTERSECTION
P.V.T.	POINT OF VERTICAL TANGENCY
EX.	EXISTING
PROP.	PROPOSED
STA.	STATION
'/.	FEET / FEET

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

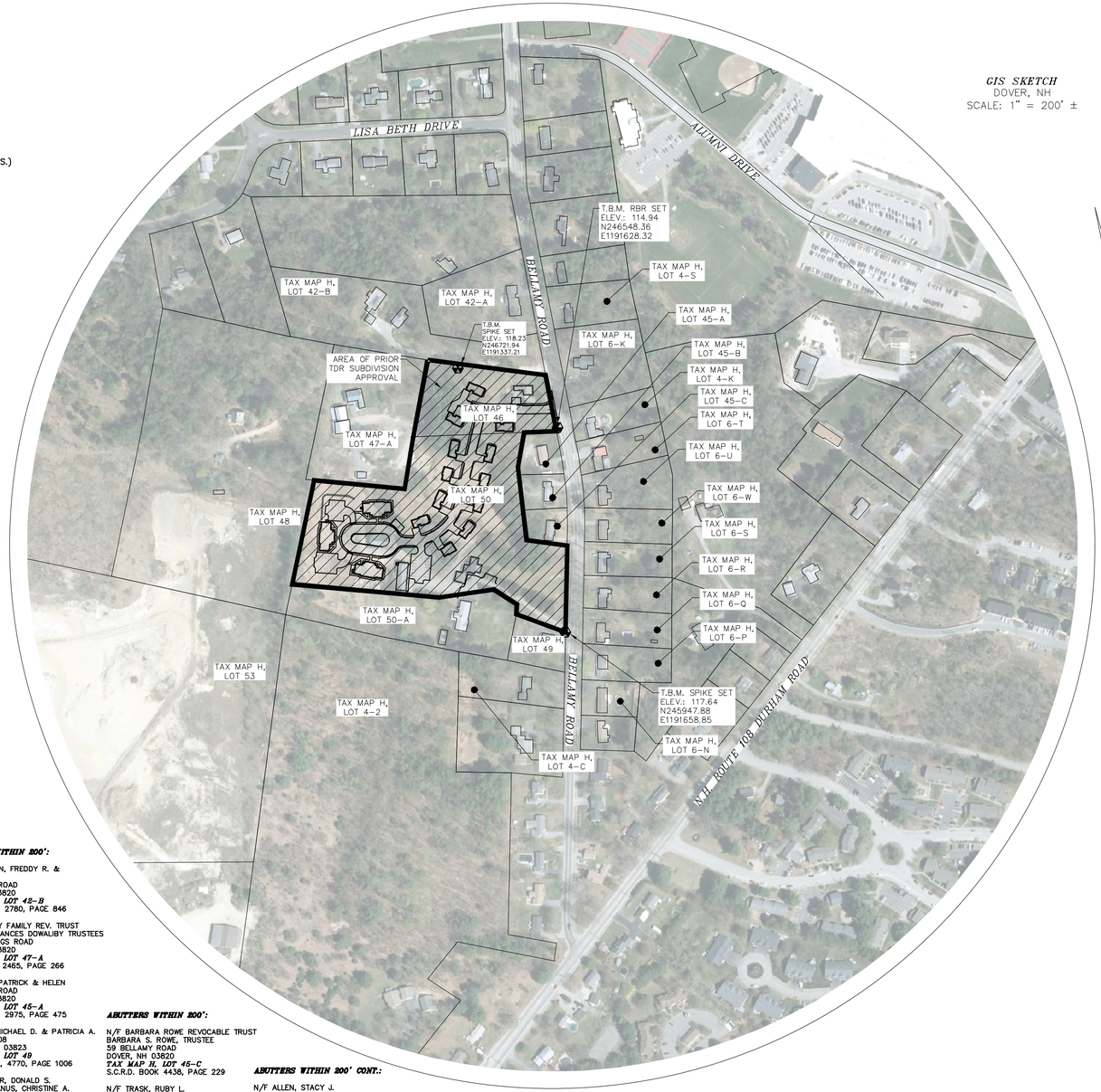
PROPOSED LEGEND:

- UTILITY POLE
- SEWER MANHOLE W/STRUCTURE
- CATCH BASIN W/STRUCTURE
- SIGNAGE
- CHECK DAM–MATERIAL AS SPECIFIED
- FLOW ARROW
- TEMPORARY BENCHMARK (T.B.M.)
- E101 / E6 — DETAIL SHEET / DETAIL
- MATCH POINT
- MATCH LINE
- F241 — CONTOUR MINOR, PROPOSED
- F240 — CONTOUR MAJOR, PROPOSED
- D — DRAIN CULVERT W/ FLARED END SECTION (F.E.S.)
- SHOULDER
- CENTER LINE
- BUILDING SETBACK LINE
- UGE — TRANSFORMER / J-BOX
- U/D — UNDERGROUND UTILITY
- UNDER DRAIN
- P/C — PERIMETER CONTROL
- SS / C — FILTREXX 8" – 12" SILT SOXX AS SPECIFIED
- ORANGE CONSTRUCTION PERIMETER FENCE
- RIP RAP
- STORMWATER BEST MANAGEMENT PRACTICE
- BERM
- WV — GATE VALVE
- CURB STOP
- HYDRANT
- THRUST BLOCKS
- F231.65 — PROPOSED SPOT ELEVATION
- W — PROPOSED WATER LINE
- S — PROPOSED SEWER LINE
- GAS — PROPOSED GAS LINE

EXISTING LEGEND:

- STONE BOUND (FND)
- DRILL HOLE (FND)
- IRON BOUND (FND)
- IRON PIPE (FND)
- STEEL STAKE (FND)
- UTILITY POLE / GUY WIRE
- SINGLE POST SIGN
- TEMPORARY BENCHMARK
- TEST PIT
- CURB STOP
- GATE VALVE
- FIRE HYDRANT
- CATCH BASIN
- SEWER MANHOLE
- >20% SLOPES
- STONE WALL
- ABUTTING PROPERTY LINE
- BUILDING SETBACK LINE
- EWL — EXISTING WATER LINE
- S — EXISTING SEWER LINE
- D — EXISTING DRAIN LINE
- OHU — OVERHEAD UTILITIES
- 116 — EXISTING CONTOUR MINOR
- 115 — EXISTING CONTOUR MAJOR
- EXISTING TREELINE
- VdA — NRCS SOIL LINE/LABEL
- FND — FOUND
- TYP — TYPICAL
- S.C.R.D. — STRAFFORD COUNTY REGISTRY OF DEEDS
- S.G.C — SLOPED GRANITE CURB

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



SIGN ID NUMBER	SIGN SIZE (WIDTH x HEIGHT)	SIGN	TEXT DIMENSIONS	NO. OF SIGNS	BACKGROUND	LEGEND	BORDER	POST SIZE & QUANTITY
R1–1	30"x30"	STOP	SEE STANDARD HIGHWAY SIGNS 2004 EDITION PUBLISHED BY USDOT – FHWA	2	RED	WHITE	WHITE	SQUARE (2)
R2–1	24"x30"	SPEED LIMIT 25	SEE STANDARD HIGHWAY SIGNS 2004 EDITION PUBLISHED BY USDOT – FHWA	1	WHITE	GREEN	GREEN	SQUARE (1)
R6–1R	36"x12"	ONE WAY	SEE STANDARD HIGHWAY SIGNS 2004 EDITION PUBLISHED BY USDOT – FHWA	1	BLACK W/ WHITE ARROW	BLACK	WHITE	SQUARE (1)
R8–31	24"x30"	NO PARKING FIRE LANE	SEE STANDARD HIGHWAY SIGNS 2004 EDITION PUBLISHED BY USDOT – FHWA	3	WHITE	BLACK	BLACK	U–CHANNEL (3)
W14–2	30"x30"	NO OUTLET	SEE STANDARD HIGHWAY SIGNS 2004 EDITION PUBLISHED BY USDOT – FHWA	1	YELLOW	BLACK	BLACK	SQUARE (1)
W11–2	30"x30"		SEE STANDARD HIGHWAY SIGNS 2004 EDITION PUBLISHED BY USDOT – FHWA	2	YELLOW	BLACK	BLACK	SQUARE (2)

ABUTTERS WITHIN 200':

N/F WEIDMANN, FREDDY R. & ELIZABETH A.
47 BELLAMY ROAD
DOVER, NH 03820
TAX MAP H, LOT 42–B
S.C.R.D. BOOK 2780, PAGE 846

N/F DOWALIBY FAMILY REV. TRUST
GEORGE & FRANCES DOWALIBY TRUSTEES
1 COLD SPRINGS ROAD
DOVER, NH 03820
TAX MAP H, LOT 47–A
S.C.R.D BOOK 2465, PAGE 266

N/F LABRIE, PATRICK & HELEN
55 BELLAMY ROAD
DOVER, NH 03820
TAX MAP H, LOT 45–A
S.C.R.D. BOOK 2975, PAGE 475

N/F ALLEN, MICHAEL D. & PATRICIA A.
349 ROUTE 108
MADBURY, NH 03823
TAX MAP H, LOT 49
S.C.R.D. BOOK, 4770, PAGE 1006

N/F CHANDLER, DONALD S.
CHANDLER–JANUS, CHRISTINE A.
65A BELLAMY ROAD
DOVER, NH 03820
TAX MAP H, LOT 50A
S.C.R.D. BOOK 1808, PAGE 720

N/F INVICTUS HOLDINGS LLC
C/O SUMMIT LAND DEVELOPMENT LLC
340 CENTRAL AVE. SUITE 202
DOVER, NH 03820
TAX MAP H, LOT 48
S.C.R.D. BOOK 4475, PAGE 717

N/F H53 MAST ROAD LLC
340 CENTRAL AVE. SUITE 202
DOVER, NH 03820
TAX MAP H, LOT 53
S.C.R.D. BOOK 4216, PAGE 317

N/F TORR, ROBERT H.
215 MAST ROAD
DOVER, NH 03820
TAX MAP H, LOT 4–2
S.C.R.D. BOOK 4253, PAGE 111

ABUTTERS WITHIN 200':

N/F BARBARA ROWE REVOCABLE TRUST
BARBARA S. ROWE, TRUSTEE
59 BELLAMY ROAD
DOVER, NH 03820
TAX MAP H, LOT 45–C
S.C.R.D. BOOK 4438, PAGE 229

N/F TRASK, RUBY L.
57 BELLAMY ROAD
DOVER, NH 03820
TAX MAP H, LOT 45–B
S.C.R.D BOOK 1157, PAGE 511

N/F KALWAY, STEVEN & KARYANN
54 BELLAMY ROAD
DOVER, NH 03820
TAX MAP H, LOT 4–K
S.C.R.D. BOOK, 2188, PAGE 594

N/F FELICIANO, JOSE
50 BELLAMY ROAD
DOVER, NH 03820
TAX MAP H, LOT 6–K
S.C.R.D. BOOK 4326, PAGE 196

N/F BARBARA A. ALLEN REV. TRUST
BARBARA A. ALLEN TRUSTEE
48 BELLAMY ROAD
DOVER, NH 03820
TAX MAP H, LOT 4–S
S.C.R.D. BOOK 3403, PAGE 669

ABUTTERS WITHIN 200' CONT.:

N/F ALLEN, STACY J.
56 BELLAMY ROAD
DOVER, NH 03820
TAX MAP H, LOT 6–T
S.C.R.D. BOOK 3920, PAGE 21

N/F ROBERT H. JR. & ROSALITA SMITH REV. TRUST
ROBERT H. SMITH JR. TRUSTEE
58 BELLAMY ROAD
DOVER, NH 03820
TAX MAP H, LOT 6–U
S.C.R.D. BOOK 4424, PAGE 757

N/F HOWARD, KAREN MARIE
45 BELLAMY ROAD
DOVER, NH 03820
TAX MAP H, LOT 42–A
S.C.R.D. BOOK 1860, PAGE 742

N/F FOLEY, DANIELE & PETER S.
60 BELLAMY ROAD
DOVER, NH 03820
TAX MAP H, LOT 6–W
S.C.R.D. BOOK 1245, PAGE 485

ABUTTERS WITHIN 200' CONT.:

N/F CILLEY FAMILY TRUST
DENNIS K. & SUSAN G. CILLEY, TRUSTEES
62 BELLAMY ROAD
DOVER, NH 03820
TAX MAP H, LOT 6–S
S.C.R.D. BOOK 2941, PAGE 635

N/F SIERPINA, ALICIA L.
64 BELLAMY ROAD
DOVER, NH 03820
TAX MAP H, LOT 6–R
S.C.R.D. BOOK 3974, PAGE 130

N/F HUPPE, STEPHEN C. & KATHY A.
66 BELLAMY ROAD
DOVER, NH 03820
TAX MAP H, LOT 6–Q
S.C.R.D. BOOK 2098, PAGE 454

ABUTTERS WITHIN 200' CONT.:

N/F MICHIELS, PETER L. & ANNE M.
68 BELLAMY ROAD
DOVER, NH 03820
TAX MAP H, LOT 6–P
S.C.R.D. BOOK 6278, PAGE 95

N/F BOOKER, SCOTT E. & DEBORAH MARIE
70 BELLAMY ROAD
DOVER, NH 03820
TAX MAP H, LOT 6–N
S.C.R.D. BOOK 2223, PAGE 127

N/F ZAMPA, CHRISTOPHER S. & BOLES, JAMIE L.
69 BELLAMY ROAD
DOVER, NH 03820
TAX MAP H, LOT 4–C
S.C.R.D. BOOK 4740, PAGE 530

DOVER PLANNING FILE #21–XX

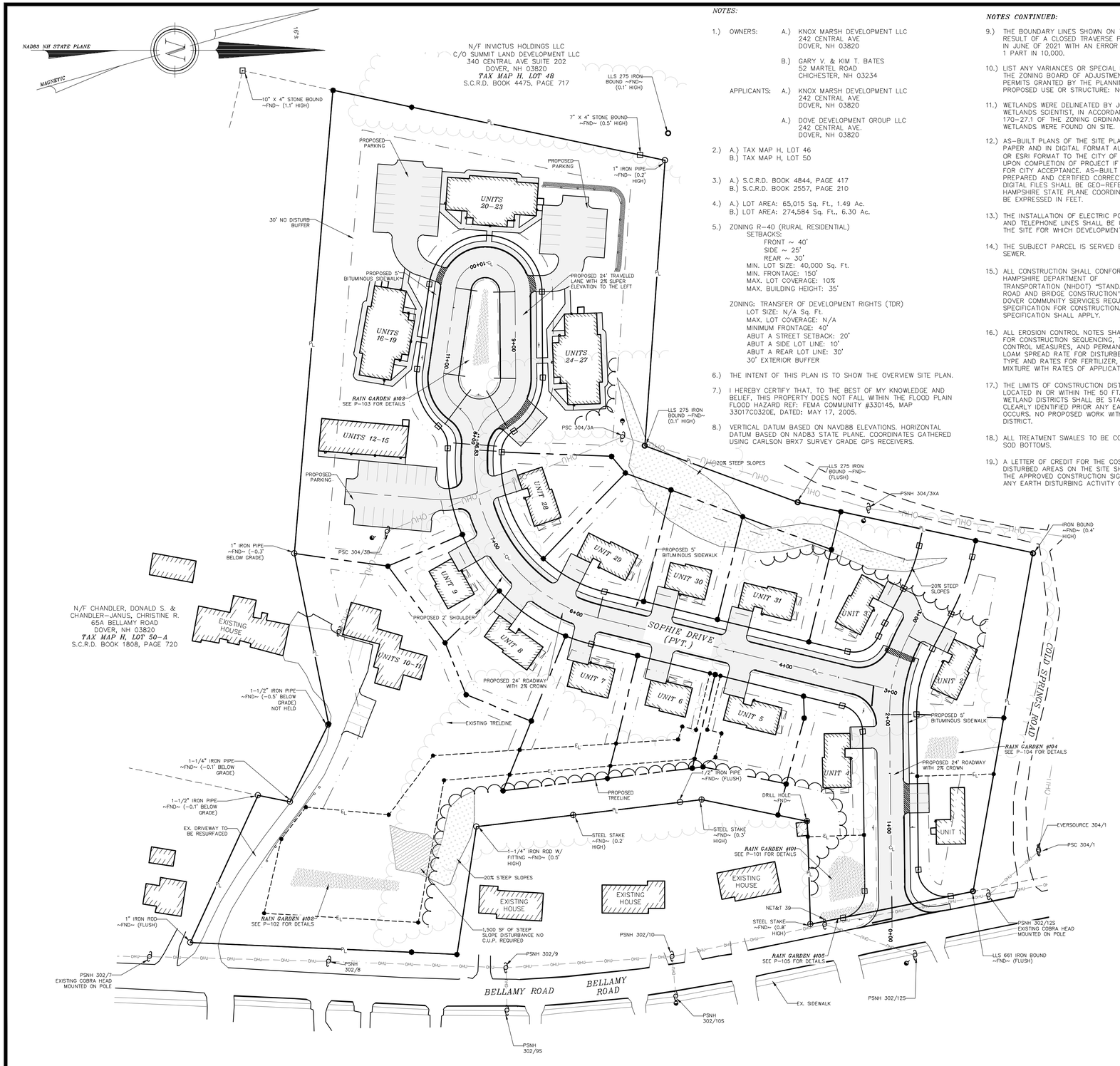
REVISION	DATE	DESCRIPTION

NEIGHBORHOOD PLAN
LAND OF
KNOX MARSH DEVELOPMENT
51 BELLAMY ROAD
GARY V. & KIM T. BATES
65 BELLAMY ROAD
DOVER, N.H.
TAX MAP H, LOTS 46 & 50

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

SCALE : AS SHOWN
DATE : AUGUST 5, 2021
FILE NO. : DB 2021 – 120

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



NOTES:

1.) OWNERS: A.) KNOX MARSH DEVELOPMENT LLC
242 CENTRAL AVE
DOVER, NH 03820

B.) GARY V. & KIM T. BATES
52 MARTEL ROAD
CHICHESTER, NH 03234

APPLICANTS: A.) KNOX MARSH DEVELOPMENT LLC
242 CENTRAL AVE
DOVER, NH 03820

A.) DOVE DEVELOPMENT GROUP LLC
242 CENTRAL AVE.
DOVER, NH 03820

2.) A.) TAX MAP H, LOT 46
B.) TAX MAP H, LOT 50

3.) A.) S.C.R.D. BOOK 4844, PAGE 417
B.) S.C.R.D. BOOK 2557, PAGE 210

4.) A.) LOT AREA: 65,015 Sq. Ft., 1.49 Ac.
B.) LOT AREA: 274,584 Sq. Ft., 6.30 Ac.

5.) ZONING R-40 (RURAL RESIDENTIAL)
SETBACKS:
FRONT ~ 40'
SIDE ~ 25'
REAR ~ 30'
MIN. LOT SIZE: 40,000 Sq. Ft.
MIN. FRONTAGE: 150'
MAX. LOT COVERAGE: 10%
MAX. BUILDING HEIGHT: 35'

ZONING: TRANSFER OF DEVELOPMENT RIGHTS (TDR)
LOT SIZE: N/A Sq. Ft.
MAX. LOT COVERAGE: N/A
MINIMUM FRONTAGE: 40'
ABUT A STREET SETBACK: 20'
ABUT A SIDE LOT LINE: 10'
ABUT A REAR LOT LINE: 30'
30' EXTERIOR BUFFER

6.) THE INTENT OF THIS PLAN IS TO SHOW THE OVERVIEW SITE PLAN.

7.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PROPERTY DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF: FEMA COMMUNITY #330145, MAP 33017C0320E, DATED: MAY 17, 2005.

8.) VERTICAL DATUM BASED ON NAVD88 ELEVATIONS. HORIZONTAL DATUM BASED ON NAD83 STATE PLANE. COORDINATES GATHERED USING CARLSON BRX7 SURVEY GRADE GPS RECEIVERS.

NOTES CONTINUED:

9.) THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN JUNE OF 2021 WITH AN ERROR OF CLOSURE BETTER THAN 1 PART IN 10,000.

10.) 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: NONE

11.) WETLANDS WERE DELINEATED BY JOHN P. HAYES, CERTIFIED WETLANDS SCIENTIST, IN ACCORDANCE WITH CHAPTER 170-27.1 OF THE ZONING ORDINANCE, IN JULY OF 2021. NO WETLANDS WERE FOUND ON SITE.

12.) AS-BUILT PLANS OF THE SITE PLAN SHALL BE SUBMITTED ON PAPER AND IN DIGITAL FORMAT AUTOCAD DWG, AUTOCAD DXF OR ESRI FORMAT TO THE CITY OF DOVER ENGINEER'S OFFICE UPON COMPLETION OF PROJECT IF A STREET IS PROPOSED FOR CITY ACCEPTANCE. AS-BUILT PLANS SHALL BE PREPARED AND CERTIFIED CORRECT BY A L.L.S. OR P.E. DIGITAL FILES SHALL BE GEO-REFERENCED TO NEW HAMPSHIRE STATE PLANE COORDINATES NAD83 AND SHALL BE EXPRESSED IN FEET.

13.) THE INSTALLATION OF ELECTRIC POWER, CABLE TELEVISION AND TELEPHONE LINES SHALL BE UNDERGROUND THROUGHOUT THE SITE FOR WHICH DEVELOPMENT IS PROPOSED.

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

15.) ALL CONSTRUCTION SHALL CONFORM WITH THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION (NHDOT) "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" AND WITH THE CITY OF DOVER COMMUNITY SERVICES REGULATIONS AND STANDARD SPECIFICATION FOR CONSTRUCTION. THE MORE STRINGENT SPECIFICATION SHALL APPLY.

16.) 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.

17.) THE LIMITS OF CONSTRUCTION DISTURBANCE THAT ARE LOCATED IN OR WITHIN THE 50 FT. OF CONSERVATION AND WETLAND DISTRICTS SHALL BE STAKED, FLAGGED AND CLEARLY IDENTIFIED PRIOR ANY EARTH DISTURBING ACTIVITY OCCURS. NO PROPOSED WORK WITHIN THE CONSERVATION DISTRICT.

18.) ALL TREATMENT SWALES TO BE CONSTRUCTED SHALL HAVE SOD BOTTOMS.

19.) A LETTER OF CREDIT FOR THE COST OF REVEGETATING ALL DISTURBED AREAS ON THE SITE SHALL BE SUBMITTED, AND THE APPROVED CONSTRUCTION SIGN INSTALLED PRIOR TO ANY EARTH DISTURBING ACTIVITY OCCURS.

NOTES CONTINUED:

20.) 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.

21.) SITE CONSTRUCTION HOURS SHALL BE LIMITED TO MONDAY-FRIDAY 7 AM-6 PM, NO SATURDAY OR SUNDAY HOURS. HOURS OF CONSTRUCTION MUST BE DOCUMENTED ON A SITE CONSTRUCTION SIGN ALONG WITH THE CONTACT INFORMATION FOR THE GENERAL CONTRACTOR. SAID SIGNAGE MUST BE LOCATED AND APPROVED BY THE CITY ENGINEER OR ASSISTANT CITY MANAGER.

22.) BUILDING ADDRESSES SHALL BE ASSIGNED BY THE BUILDING OFFICIAL AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.

23.) THE PROPOSED USE IS FOR 13 SINGLE FAMILY UNITS, (4) FOUR UNIT BUILDINGS AND A DUPLEX.

24.) THE FOLLOWING FEDERAL AND STATE PERMITS HAVE BEEN ISSUED FOR THE SUBJECT PROPERTY:

NHDES SEWER DISCHARGE PERMIT	(PENDING)
NHDES ALTERATION OF TERRAIN PERMIT	(PENDING)
US EPA NOI & SWPPP	(PENDING)
NATURAL HERITAGE BUREAU	APPROVED NHB21-2384
NH DIVISION OF HISTORICAL RESOURCES	(PENDING)
EVERSOURCE WORK ORDER NUMBER	6288326

25.) COMMERCIAL VEHICLE ROUTE DURING CONSTRUCTION SHALL CONFORM TO DOVER CITY CODE OR BE COORDINATED WITH THE COMMUNITY SERVICES DIRECTOR.

26.) ANY RETAINING WALL TALLER THAN FOUR FEET (4') REQUIRES ISSUANCE OF A BUILDING PERMIT FROM INSPECTION SERVICES.

27.) ANY FENCE TALLER THAN SEVEN FEET (7') REQUIRES THE ISSUANCE OF A BUILDING PERMIT FROM INSPECTION SERVICES.

28.) APPLICANT SHALL COMPLETE LAND USE DEVELOPMENT TRACKING FORM, MOST RECENTLY REVISED VERSION, UTILIZING THE ONLINE POLLUTION TRACKING AND ACCOUNTING PILOT PROJECT (PTAPP) PORTAL.

29.) 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.

30.) FIRE DEPARTMENT ACCESS ROAD SHALL BE INSTALLED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS IN ALL WEATHER CONDITIONS AT ALL TIMES.

31.) EXTERIOR LIGHTING SHALL BE CUT-OFF TYPE FIXTURES PER CHAPTER 153-14-E AND SHALL PROVIDE LIGHTING DIRECTED ON-SITE ONLY.

32.) A SECURITY SYSTEM SHALL BE INSTALLED AS REQUIRED BY CHAPTER 45, ARTICLE I, SECTION 45-2 OF THE CODE OF THE CITY OF DOVER.

33.) APPROVED BACKFLOW PREVENTERS SHALL BE PROVIDED FOR BOTH FIRE AND DOMESTIC WATER LINES.

34.) THE PROPOSED STRUCTURE SHALL BE SERVED BY A SPRINKLER SYSTEM AS REQUIRED BY CHAPTER 81-30 OF THE CODE OF THE CITY OF DOVER AND THE ADOPTED STATE OF NH BUILDING AND FIRE CODES.

35.) SPRINKLER CONNECTIONS MUST BE FLUSHED IN ACCORDANCE WITH NFPA 24 AND A CONTRACTOR'S MATERIAL AND TEST CERTIFICATE FOR UNDERGROUND PIPING FORM MUST BE COMPLETED AND APPROVED BY INSPECTION SERVICES PRIOR TO CONNECTION OF THE BACKFLOW DEVICE.

36.) FIRE DEPARTMENT CONNECTION(S) SHALL BE LOCATED ON THE STREET SIDE OF THE BUILDING PER NFPA 13. ACCESS TO THE FDC SHALL MAINTAIN A CLEAR AND UNOBSTRUCTED PATH AT ALL TIMES.

37.) THE SITE LAYOUT IS DESIGNED IN COMPLIANCE WITH APPLICABLE ACCESSIBILITY REGULATIONS. THE PROPOSED STRUCTURE WILL BE ALSO BE DESIGNED IN ACCORDANCE WITH APPLICABLE ACCESSIBILITY REGULATIONS. (I.E. IBC, ANSI-117.1) AND NH RSA 155-A:5.

38.) EXISTING DRIVEWAY ALONG BEALLMY ROAD TO REMAIN TO SERVICE EXISTING DUPLEX.

39.) LOT 46: 65,015 Sq. Ft.
EXISTING BUILDING IMPERVIOUS AREA: 1,402 Sq. Ft. (2.2%)
EXISTING PAVED IMPERVIOUS AREA: 1,447 Sq. Ft. (2.3%)
TOTAL EXISTING IMPERVIOUS COVER IS 2,849 Sq. Ft. (4.5%)
LOT 50: 274,584 Sq. Ft.
EXISTING BUILDING IMPERVIOUS AREA: 7,117 Sq. Ft. (2.6%)
EXISTING PAVED IMPERVIOUS AREA: 25,087 Sq. Ft. (9.1%)
TOTAL EXISTING IMPERVIOUS COVER IS 32,204 Sq. Ft. (11.7%)
PROPOSED LOT 50-6: 96,195 Sq. Ft.
PROPOSED BUILDING IMPERVIOUS AREA: 11,732 Sq. Ft. (12.2%)
PROPOSED PAVED IMPERVIOUS AREA: 17,947 Sq. Ft. (18.7%)
TOTAL PROPOSED IMPERVIOUS COVER IS 29,679 Sq. Ft. (30.9%)

40.) PRIVATE TRASH PICKUP WILL BE USED.

TDR UNIT CALCULATIONS

THE PROPOSED R-40 YIELD ALLOWS FOR 9 UNITS BY RIGHT. THE REMAINING 18 UNITS ARE TO BE PURCHASED UTILIZING TDR. THESE UNITS WILL BE IN ADDITION TO THE 4 UNITS ALREADY PURCHASED AS A PART OF THE ORIGINAL SUBDIVISION ON LOT 46, FOR A TOTAL OF 31 UNITS.

THE PLANNING BOARD APPROVED THE USE OF THE TDR WHICH INCLUDES ADDITIONAL UNITS PER CHAPTER 170.27.2 AND RELIEF TO THE ABUT A REAR LOT LINE FROM 30' TO 10' WITHIN THE SINGLE FAMILY LOTS. (PENDING)

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

DOVER PLANNING FILE #21-XX

REVISION	DATE	DESCRIPTION

OVERVIEW SITE PLAN
LAND OF
KNOX MARSH DEVELOPMENT LLC
51 BELLAMY ROAD
GARY V. & KIM T. BATES
65 BELLAMY ROAD
DOVER, N.H.
TAX MAP H, LOTS 46 & 50

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

SCALE : 1 IN. EQUALS 50 FT.
DATE : AUGUST 5, 2021
FILE NO. : DB 2021 - 120

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

NOTES:

1.) OWNERS: A.) KNOX MARSH DEVELOPMENT LLC
242 CENTRAL AVE
DOVER, NH 03820

B.) GARY V. & KIM T. BATES
52 MARTEL ROAD
CHICHESTER, NH 03234

APPLICANTS: A.) KNOX MARSH DEVELOPMENT LLC
242 CENTRAL AVE
DOVER, NH 03820

A.) DOVE DEVELOPMENT GROUP LLC
242 CENTRAL AVE.
DOVER, NH 03820

2.) A.) TAX MAP H, LOT 46
B.) TAX MAP H, LOT 50

3.) A.) S.C.R.D. BOOK 4844, PAGE 417
B.) S.C.R.D. BOOK 2557, PAGE 210

4.) A.) LOT AREA: 65,015 Sq. Ft., 1.49 Ac.
B.) LOT AREA: 274,584 Sq. Ft., 6.30 Ac.

5.) ZONING R-40 (RURAL RESIDENTIAL)
SETBACKS:
FRONT ~ 40'
SIDE ~ 25'
REAR ~ 30'
MIN. LOT SIZE: 40,000 Sq. Ft.
MIN. FRONTAGE: 150'
MAX. LOT COVERAGE: 10%
MAX. BUILDING HEIGHT: 35'

ZONING: TRANSFER OF DEVELOPMENT RIGHTS (TDR)
LOT SIZE: N/A Sq. Ft.
MAX. LOT COVERAGE: N/A
MINIMUM FRONTAGE: 40'
ABUT A STREET SETBACK: 20'
ABUT A SIDE LOT LINE: 10'
ABUT A REAR LOT LINE: 30'
30' EXTERIOR BUFFER

6.) THE INTENT OF THIS PLAN IS TO SHOW THE DETAILED SITE PLAN.

7.) SEE OVERVIEW SITE PLAN FOR ALL OTHER STANDARD SITE PLAN NOTES.

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

DOVER PLANNING FILE #21-XX

REVISION	DATE	DESCRIPTION

SITE PLAN OF LAND OF
KNOX MARSH DEVELOPMENT
51 BELLAMY ROAD
GARY V. & KIM T. BATES
65 BELLAMY ROAD
DOVER, N.H.
TAX MAP H, LOTS 46 & 50

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

SCALE : 1 IN. EQUALS 20 FT.
DATE : AUGUST 5, 2021
FILE NO. : DB 2021 - 120

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

NOTES:

1.) OWNERS: A.) KNOX MARSH DEVELOPMENT LLC
242 CENTRAL AVE
DOVER, NH 03820

B.) GARY V. & KIM T. BATES
52 MARTEL ROAD
CHICHESTER, NH 03234

APPLICANTS: A.) KNOX MARSH DEVELOPMENT LLC
242 CENTRAL AVE
DOVER, NH 03820

A.) DOVE DEVELOPMENT GROUP LLC
242 CENTRAL AVE.
DOVER, NH 03820

2.) A.) TAX MAP H, LOT 46
B.) TAX MAP H, LOT 50

3.) A.) S.C.R.D. BOOK 4844, PAGE 417
B.) S.C.R.D. BOOK 2557, PAGE 210

4.) A.) LOT AREA: 65,015 Sq. Ft., 1.49 Ac.
B.) LOT AREA: 274,584 Sq. Ft., 6.30 Ac.

5.) ZONING R-40 (RURAL RESIDENTIAL)
SETBACKS:
FRONT ~ 40'
SIDE ~ 25'
REAR ~ 30'
MIN. LOT SIZE: 40,000 Sq. Ft.
MIN. FRONTAGE: 150'
MAX. LOT COVERAGE: 10%
MAX. BUILDING HEIGHT: 35'

ZONING: TRANSFER OF DEVELOPMENT RIGHTS (TDR)
LOT SIZE: N/A Sq. Ft.
MAX. LOT COVERAGE: N/A
MINIMUM FRONTAGE: 40'
ABUT A STREET SETBACK: 20'
ABUT A SIDE LOT LINE: 10'
ABUT A REAR LOT LINE: 30'
30' EXTERIOR BUFFER

6.) THE INTENT OF THIS PLAN IS TO SHOW THE DETAILED SITE PLAN.

7.) SEE OVERVIEW SITE PLAN FOR ALL OTHER STANDARD SITE PLAN NOTES.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

NAD83 NH STATE PLANE
MAGNETIC
+14°

DUPLEX DETAIL

DOVER PLANNING FILE #21-XX

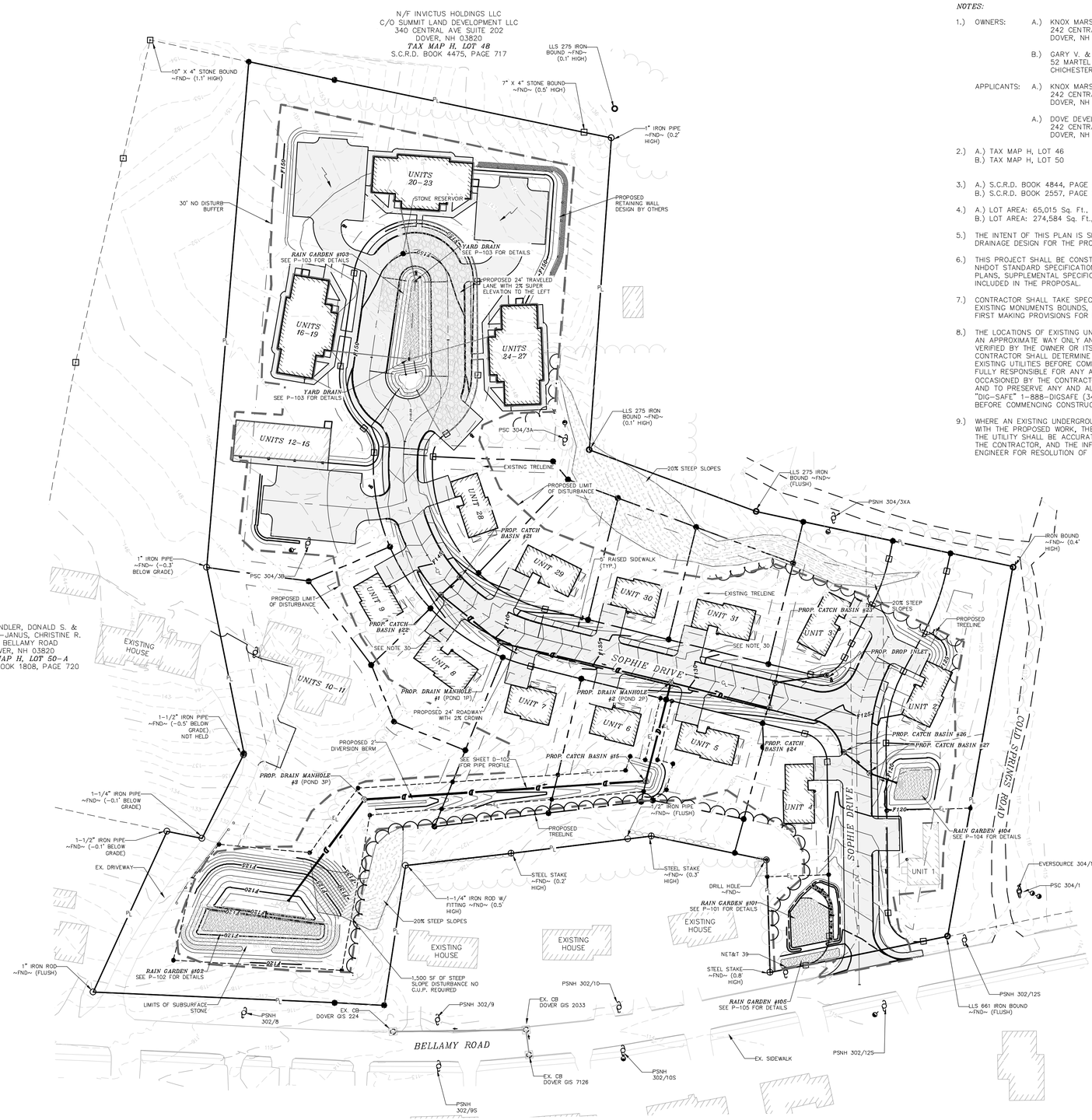
REVISION	DATE	DESCRIPTION

SITE PLAN NORTH
LAND OF
KNOX MARSH DEVELOPMENT
51 BELLAMY ROAD
GARY V. & KIM T. BATES
65 BELLAMY ROAD
DOVER, N.H.
TAX MAP H, LOTS 46 & 50

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

SCALE : 1 IN. EQUALS 20 FT.
DATE : AUGUST 5, 2021
FILE NO. : DB 2021 - 120

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



NOTES:

1.) OWNERS:
- A.) KNOX MARSH DEVELOPMENT LLC
  242 CENTRAL AVE
  DOVER, NH 03820
- B.) GARY V. & KIM T. BATES
  52 MARTEL ROAD
  CHICHESTER, NH 03234

APPLICANTS:
- A.) KNOX MARSH DEVELOPMENT LLC
  242 CENTRAL AVE
  DOVER, NH 03820
- A.) DOVE DEVELOPMENT GROUP LLC
  242 CENTRAL AVE.
  DOVER, NH 03820

2.) A.) TAX MAP H, LOT 46
B.) TAX MAP H, LOT 50

3.) A.) S.C.R.D. BOOK 4844, PAGE 417
B.) S.C.R.D. BOOK 2557, PAGE 210

4.) A.) LOT AREA: 65,015 Sq. Ft., 1.49 Ac.
B.) LOT AREA: 274,584 Sq. Ft., 6.30 Ac.

5.) THE INTENT OF THIS PLAN IS SHOW THE OVERVIEW GRADING AND DRAINAGE DESIGN FOR THE PROPOSED DEVELOPMENT.

6.) THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH NHDOT STANDARD SPECIFICATIONS DATED 2016. CURRENT STANDARD PLANS, SUPPLEMENTAL SPECIFICATIONS AND SPECIAL PROVISIONS INCLUDED IN THE PROPOSAL.

7.) CONTRACTOR SHALL TAKE SPECIAL CARE IN NOT DISTURBING EXISTING MONUMENTS BOUNDS, AND OR BENCHMARKS WITHOUT FIRST MAKING PROVISIONS FOR RELOCATION

8.) THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO LOCATE EXACTLY AND TO PRESERVE ANY AND ALL UNDERGROUND UTILITIES CALL "DIG-SAFE" 1-888-DIGSAFE (344-7233) AT LEAST 72 HOURS BEFORE COMMENCING CONSTRUCTION

9.) WHERE AN EXISTING UNDERGROUND UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED TO THE ENGINEER FOR RESOLUTION OF THE CONFLICT.

NOTES CONTINUED:

10.) THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE AND ANY OTHER PRIVATE UTILITIES BY THE UTILITY COMPANIES.

11.) AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. LIMIT OF GRADING SHOULD NOT BE EXPANDED WITHOUT CONSULTING THE DESIGN ENGINEER. SEE ALSO E&SC PLAN.

12.) THE TERM "PROPOSED" (PROP.) MEANS WORK TO BE CONSTRUCTED USING NEW MATERIALS, OR, WHERE APPLICABLE, RE-USING EXISTING MATERIALS IDENTIFIED AS "REMOVE & RESET" (R & R).

13.) ALL SYMBOLS, WORDS, TRANSVERSE MARKINGS (STOP BARS, CROSSWALK LINES, AND RAILROAD SYMBOLS), LANE LINES, AND ALL OTHER MARKINGS NOTED WITH §T§ SHALL BE THERMOPLASTIC.

14.) ALL DISTURBED AREAS NOT DESIGNATED TO BE PAVED SHALL HAVE LOAM PLACED AND SEEDED. THE LOAM SHALL HAVE A MINIMUM DEPTH OF 4 INCHES AND SHALL BE PLACED FLUSH WITH THE TOP OF THE ADJACENT CURB, EDGING, BERM OR PAVEMENT SURFACE.

15.) ALL ELEVATIONS TO BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. THE DESIGN ENGINEER IS TO BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCY. TEMPORARY BENCHMARKS (T.B.M.) ARE TO BE PROVIDED BY THE DESIGN ENGINEER.

16.) NOTE THAT THE PROJECT IS SUBJECT TO THE EPA NPDES PHASE II. THE NOTICE OF INTENT (NOI) MUST BE FILED ALONG WITH A STORMWATER POLLUTION PREVENTION PLAN (SWPPP). BIWEEKLY INSPECTIONS WILL BE CONDUCTED BY THE DESIGN ENGINEER AND AFTER STORM EVENTS OF OVER 0.25".

17.) UPON FINAL COMPLETION AND 85% STABILIZATION THE DRAINAGE SYSTEM IS TO BE CLEANED OF ALL DEBRIS TO INCLUDE THE PUMPING OF THE BASINS. SEE SHEET E102, DETAIL E18 FOR DEFINITION OF STABLE.

18.) ALL DRAINAGE PIPE IS TO BE HDPE N-12. INDIVIDUAL PIPE SIZES ARE SPECIFIED, RECYCLED PIPE IS APPROVED FOR PROJECT SITE. RECYCLED HDPE PIPE "GREEN PIPE" IS ACCEPTABLE FOR THIS PROJECT SITE.

19.) ALL BASINS AND DRAINS ARE TO HAVE BOOTS INSTALLED ON ALL INLETS AND OUTLETS.

20.) ALL TREATMENT SWALE TO BE CONSTRUCTED SHALL HAVE SOD BOTTOMS UNLESS OTHERWISE INSTRUCTED BY THE DESIGN ENGINEER DURING CONSTRUCTION.

21.) A LETTER OF CREDIT FOR THE COST OF RE-VEGETATING ALL DISTURBED AREAS ON THE SITE SHALL BE SUBMITTED PRIOR TO ANY EARTH DISTURBING ACTIVITY OCCURS, AS MAY BE APPLICABLE.

22.) A PRE-CONSTRUCTION CONFERENCE WITH THE DEVELOPER, THE DESIGN ENGINEER, THE EARTHWORK CONTRACTOR AND DOVER CITY STAFF SHALL OCCUR PRIOR TO ANY EARTH DISTURBING ACTIVITY.

23.) BUILDING ADDRESSES SHALL BE DETERMINED BY THE BUILDING OFFICIAL.

24.) THE PROPOSED PROJECT WILL CONSIST OF ONE PHASE AND WILL DISTURB 214,073 Sq.Ft. 4.91 Ac.

25.) WRITTEN DIMENSION ON THIS PLAN TAKE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS. IN THE EVENT OF A CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWINGS AND/OR SPECIFICATIONS, THE ENGINEER SHALL BE NOTIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR IS TO CONFIRM ALL ELEVATIONS. CONFLICTS WILL BE REPORTED TO THE DESIGN ENGINEER PRIOR TO CONSTRUCTION.

26.) COMMERCIAL VEHICLE ROUTE DURING CONSTRUCTION SHALL CONFORM WITH CITY OF DOVER CODE OR BE COORDINATED WITH THE COMMUNITY SERVICES DIRECTOR.

27.) THE CONTRACTOR SHALL CALL AND COORDINATE WITH DIGSAFE AT 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.

28.) SEE DETAILS CONCERNING SITE LAYOUT, DRAINAGE, UTILITY, AND SEDIMENT AND EROSION CONTROLS.

29.) GUTTERS FOR FOUR UNIT BUILDINGS ARE TO BE INSTALLED TO DIVERT ALL ROOF RUNOFF TO PROPOSED RAIN GARDEN #103.

30.) THE DESIGN INTENT IS FOR THE FRONT YARDS OF THE UNITS TO GRADE TOWARDS THE PROPOSED ROAD.

DOVER PLANNING FILE #21-XX

REVISION	DATE	DESCRIPTION

OVERVIEW GRADING PLAN
LAND OF
KNOX MARSH DEVELOPMENT
51 BELLAMY ROAD
GARY V. & KIM T. BATES
65 BELLAMY ROAD
DOVER, N.H.
TAX MAP H, LOTS 46 & 50

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

SCALE : 1 IN. EQUALS 50 FT.
DATE : AUGUST 5, 2021
FILE NO. : DB 2021 - 120

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

To: Christopher Berry
From: Christopher Parker, AICP
Cc: Staff
Date: October 12, 2021
Re: TDR 51/65 Bellamy Road

ISSUE:
In February of 2020 the Board recommended amendments to the Transfer of Development Rights (TDR) Ordinance. In June 2020 the Planning Board approved the amendments and on July 22, 2020, the City Council ratified them. One elements is the requirement for staff to draft a review statement on determine the need for a sketch plan.

INTENT:
This memo will serve as the staff report

GOALS:
Provide background of the current housing shortage, and describe the TDR applications in Dover.

Background

On September 17, 2021, you submitted a plan for purchasing 22 units on a lot on Bellamy Road for concept review. This replaces an earlier approval to purchase 4 on a portion of the new concept. The proposed new unit may be reviewed as per section 170-27.2 G 3) of the city Code.

Staff performed this review based upon the information below, and is now providing the required staff report {170-27.2 E) 4) a}.

Project Information

Project:	Knox Marsh Development, LLC
Where:	51and 65 Bellamy Road
What:	Major Subdivision single family/multi family project
Acres:	7.79
Zone:	R-40
Public Water:	Yes
Public Sewer:	Yes
Units:	9 by right, 22 purchased
CUP?	No

Staff Comment

When reviewing projects, staff visit the site, review the context, discuss options with the applicant and advises if it makes sense to request the purchase before or after designing a fully laid out plan. Furthermore, staff discuss the cost/benefit analyses on the proposal with the applicant.

In reviewing this project we note:

- Traffic
  - Bellamy Road is used as both a route to get from NH 108 to NH 155 and as a local residential roadway
- Existing layout/topography
  - There are existing buildings on the lots, which will be reused as part of the project.
  - The lot has a slope towards the rear of the property
- Environmental
  - There is some steep slope to the rear of the project area, but appear to be no wetlands on the concept or site visit.

The applicant is looking to repurpose the existing single family home, and two out buildings, while creating a residential neighborhood with affordable 1,400 sf homes. These homes would be owner occupied.

Homes are laid out similar to the Mast Road and Washington Street projects completed by the applicant with a common roadway and stormwater system.

The abutting area contains has quarter acre lots with a few larger lots to the north and west.

Staff Recommendation

Staff recommends that this does need a sketch plan submitted for review. The Planning Board is familiar with the house template used and the area, but will want to gather abutter comments before proceeding with the unit count.

CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – P21-65

Application Type:	Site Review
Applicant(s):	Knox Marsh Development LLC and Dove Development Group LLC
Owner(s):	Knox Marsh Development and Gary & Kim Bates
Location:	51 & 65 Bellamy Road (Assessor's Map H, Lots 46 & 50)
Date:	October 28, 2021

INTENT: To construct a residential TDR project to total 31 units including 13 single family houses, one duplex, and 4 4-unit buildings, with 47 surface parking spaces plus garage spaces. A related LLA plan will also appear before the Planning Board. Four units of the new 31 total were previously approved in March 2021.

UNITS PROPOSED: 31 units

AGENDA ITEM #: 1

ACREAGE: 7.79 acres between 2 lots

ZONING DISTRICT: R-40

EXISTING LAND USE: Residential

PROPOSED LAND USE: Residential

SURROUNDING LAND USE: Residential, and Industrial

ZBA ACTION: Z96-06 Variance granted on 4/18/1996 to allow 2 principle buildings on one lot

PERMITS REQUIRED:
-NHDES AOT
-US EPA NOI and SWPPP
-NHB
-NHDES Sewer Discharge

WAIVERS: N/A

ATTENDANCE:
Members: Donna Benton, Planning
Jim Maxfield, Inspection Services
Dave White, Engineering
Dan Barufaldi, Economic Development
Marn Speidel, Police
Frank Torr, Planning Board
Others: Chris Berry
Robert Baldwin
Dave and Bob Paolini
Don Chandler

Approval of Minutes from October 21, 2021:
J.Maxfield moved to approve the October 21, 2021 TRC minutes. D.White seconded. Vote U/A.

PLAN REVIEW:
Planning:

- Impact fees
- Sewer and water fees
- TDR request to PB on 11/9
- Passive and active recreation fees per Chapter 170-15
- Previous approval would be null and void if this becomes approved. Credit for previous TDR payment ($17,870)
- Revise note 10 on sheet 13 to include variance granted
- Provide:
  - Condo docs
  - Letters to serve
  - Draft Easement language
  - Lot line adjustment application
- Private trash pick-up for multifamily? –Toters? Where placed on garbage day?
- Have you considered shortening spur off Sophie or narrowing to a shared drive?
- Condos or rentals?
- Mail delivery?
- Revise Plans to:
  - Revise TDR note on Sheet 13. "The proposed R-40 yield allows for 9 units by right. The remaining 22 units are to be purchased utilizing TDR for a total of 31 units. X of which will be the HUD rental rate. The previous approvals for 4 units will become null and void but the payment will be credited.
    The Planning Board approved the use of the TDR which includes additional units per chapter 170-27.2 and relief to the abut a rear lot line from 30' to 10' within the single family lots, a TDR subdivision rather than OSS and 30' buffers instead of 50'."
  - Add Planning File number P21-65
  - Revise site work hours to also include no federal holidays
  - Note 38 sheet 13, typo "Bellamy"
  - Add Signature and stamps on each submission
  - Add Owners signatures on final plans
  - Overlap on title block on sheet 14
  - Screen transformer infront of unit 6
  - Add uniformity ratios for parking lots to sheet 28.

DRAFT

P21-65 & P21-66 **51 & 65 Bellamy Road**

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
H0004-002000	215 MAST RD	TORR ROBERT H		215 MAST RD	DOVER	NH	03820
H0004-C00000	69 BELLAMY RD	ZAMPA CHRISTOPHER S &	BOLES JAMIE L	69 BELLAMY RD	DOVER	NH	03820
H0004-K00000	54 BELLAMY RD	KALWAY STEVEN	KALWAY KARYANN	54 BELLAMY RD	DOVER	NH	03820
H0004-S00000	48 BELLAMY RD	ALLEN BARBARA A TRUSTEE	ALLEN BARBARA A REVOCABLE TRUST	48 BELLAMY RD	DOVER	NH	03820
H0006-K00000	50 BELLAMY RD	FELICIANO JOSE		50 BELLAMY RD	DOVER	NH	03820
H0006-N00000	70 BELLAMY RD	BOOKER SCOTT E	BOOKER DEBORAH MARIE	70 BELLAMY RD	DOVER	NH	03820
H0006-P00000	68 BELLAMY RD	MICHIELS PETER L &	MICHIELS ANNE M	68 BELLAMY RD	DOVER	NH	03820
H0006-Q00000	66 BELLAMY RD	HUPPE STEPHEN C &	HUPPE KATHY A	66 BELLAMY RD	DOVER	NH	03820
H0006-R00000	64 BELLAMY RD	CARD MICHAEL V &	CARD LEIA LINDELL	64 BELLAMY RD	DOVER	NH	03820
H0006-S00000	62 BELLAMY RD	CILLEY FAMILY TRUST	CILLEY DENNIS K AND SUSAN G CO-TRUSTEES	62 BELLAMY ROAD	DOVER	NH	03820
H0006-T00000	56 BELLAMY RD	ALLEN STACY J		56 BELLAMY RD	DOVER	NH	03820
H0006-U00000	58 BELLAMY RD	SMITH ROBERT H JR TRUSTEE	SMITH ROBERT H JR AND ROSALITA REVOCABLI	58 BELLAMY RD	DOVER	NH	03820
H0006-W00000	60 BELLAMY RD	FOLEY DANIELE S	FOLEY PETER H	60 BELLAMY ROAD	DOVER	NH	03820
H0042-A00000	45 BELLAMY RD	HOWARD KAREN MARIE		45 BELLAMY RD	DOVER	NH	03820
H0042-B00000	47 BELLAMY RD	WIEDMANN FREDDY R &	WIEDMANN ELIZABETH A	47 BELLAMY RD	DOVER	NH	03820
H0045-A00000	55 BELLAMY RD	LABRIE PATRICK &	LABRIE HELEN B	55 BELLAMY RD	DOVER	NH	03820
H0045-B00000	57 BELLAMY RD	TRASK RUBY L		57 BELLAMY ROAD	DOVER	NH	03820
H0045-C00000	59 BELLAMY RD	ROWE BARBARA S TRUSTEE	ROWE BARBARA REVOCABLE TRUST	59 BELLAMY RD	DOVER	NH	03820
H0047-A00000	COLD SPRINGS RD	DOWALIBY FAMILY REVOCABLE TRUST	DOWALIBY GEORGE AND FRANCES TRUSTEES	1 COLD SPRINGS RD	DOVER	NH	03820
H0048-000000	49 BELLAMY RD	INVICTUS HOLDINGS LLC	C/O SUMMIT LAND DEVELOPMENT LLC	340 CENTRAL AVE STE 202	DOVER	NH	03820
H0049-000000	67 BELLAMY RD	ALLEN MICHAEL D &	ALLEN PATRICIA A	349 RTE 108	MADBURY	NH	03823
H0050-A00000	65 A BELLAMY RD	CHANDLER DONALD S &	CHANDLER-JANUS CHRISTINE A	65A BELLAMY ROAD	DOVER	NH	03820
H0046-000000	51 BELLAMY RD	KNOX MARSH DEVELOPMENT LLC		242 CENTRAL AVE	DOVER	NH	03820
H0050-000000	65 BELLAMY RD	BATES GARY V &	BATES KIM T	52 MARTEL RD	CHICHESTER	NH	03234
		KNOX MARSH DEVELOPMENT LLC		242 CENTRAL AVE	DOVER	NH	03820
		GARY & KIM BATES		52 MARTEL ROAD	CHICHESTER	NH	
		BERRY SURVEYING & ENGINEERING		335 SECOND POINT ROAD	BARRINGTON	NH	03825
		JOHN P HAYES III		7 LIMESTONE WAY	NORTH HAMPT(	NH	03862

CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P21-78

Application Type:	Minor Subdivision
Applicant(s):	Dahn H & Norma M Tibbett
Owner(s):	Jahn H & Susan G Janetos
Location:	Oak Street (Tax Map N, Lot 13)
Meeting Date:	November 9, 2021

INTENT: To subdivide one 35.83 acre lot into two by carving off a 1.53 acre lot with the existing barn on it.

LOTS PROPOSED: 1 new

AGENDA ITEM #: 4-E

ACREAGE: Proposed 1.53 acres and 34.30 acres

ZONING DISTRICT: R-40

EXISTING USE: Farm

PROPOSED LAND USE: Vacant and Farm

SURROUNDING LAND USE: Residential

ZBA ACTION: None

ATTACHMENTS: Application materials including subdivision plan, letter from applicant

APPLICATION IS COMPLETE: Board's Determination

REGIONAL IMPACT: No

SERVICED BY: Public water and private septic

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

PERMITS REQUIRED: NHDES Subdivision approval

WAIVERS REQUESTED: - 157-28.B(4) (lot line survey), 157-28.B(11) (topo survey) & 157-41A (public sewer)

Summary of Request and Background
The applicant is requesting to subdivide lot N/13 into two lots. The lot would be serviced by public water and private septic. As a Minor Subdivision, this application did not appear before the TRC.

When staff received the minor subdivision plans and saw the existing barn was to remain as the only building on the lot, they reached out to the applicant requesting more information on the use of the barn and the lot. The applicant responded with the attached three letters dated September 30, 2021, October 18, 2021, and October 26, 2021. Staff has heard that the owner will be present at the meeting to speak to the farm/haying use of the barn further. The Board can then determine if they have enough information to accept the application as complete to review.

Summary of Waiver Requests:
The applicant is requesting the Board grant a waiver from the requirement to survey the lot boundary lines, including the proposed lot line. They also seek a waiver to not reference the US Geological Survey for topography, rather they use LIDAR. Finally, the property is within 100' of public sewer on Elmwood Avenue, and they seek to use a private septic system

Consistency with Land Use Regulations – Waiver
Section 157-51 of the Land Subdivision Regulations state the "Planning Board may waive specific provisions of these regulations. The Planning Board may only grant a waiver if the Planning Board finds, by majority vote, 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."

For the first two waivers, staff believe criterion 1 has been met. Staff notes that for the larger lot, not being subdivided the waiver makes sense. Staff does believe the lot line being proposed should be surveyed. Furthermore, if the larger lot is subdivided, the topography should be reference the USGS. Regarding the sewer connection, for the barn lot this makes sense, but staff is cautious about if the larger lot is subdivided. Furthermore, as discussed with the American Durafilm waiver, staff recommends that if supported by the Board, the Dover Utilities Commission should grant the waiver as well.

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

1. The proposed boundary line shall be surveyed, and the plan shall note that.
2. Add a note that any further subdivision of N-13-1 will require a full survey, and reference to the US Geological Survey and not LIDAR.
3. The Dover Utilities Commission shall waive the requirement for public sewer, and if granted a note shall be added that a subdivision of N-13-1 shall include public sewer, and N-13 should be tied in at that time.

CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P21-78

Application Type:	Minor Subdivision
Applicant(s):	Dahn H & Norma M Tibbett
Owner(s):	Jahn H & Susan G Janetos
Location:	Oak Street (Tax Map N, Lot 13)
Meeting Date:	November 9, 2021

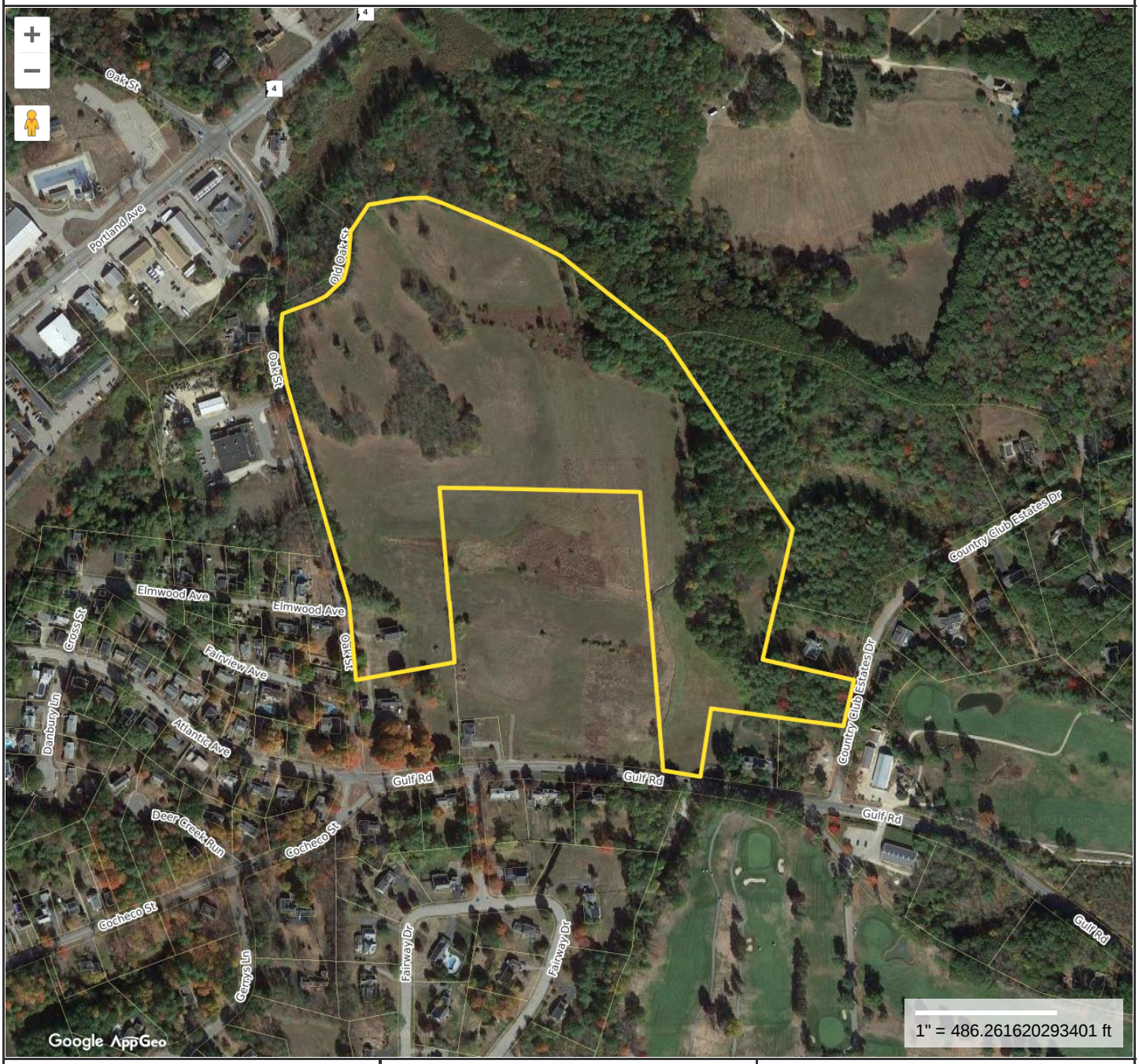
Add a note to the plat that the Board granted a waiver to Chapter 157-28.B(4) (lot line survey), 157-28.B(11) (topo survey) and 157-41A (public sewer) and that the Board found the criteria of Chapter 157-51.A have been met.

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.

STAFF RECOMMENDATION-Minor Subdivision:
The Planning Department recommends that the Planning vote to approve the application with the following conditions:

Conditions to Be Met Prior to Signing of Plans:

1. The applicant shall revise the current use map provided to the satisfaction of the City Assessor.
2. Provide physical and digital copies (including CAD) of complete plan set which additionally shall include:
    a. A note on the plan that any subdivision of lot 13-1, within 4 years, would require lot 13 to be included as part of a major subdivision.
    b. The signature and stamp of LLS
    c. The owner's signatures for recording at Strafford County Registry of Deeds.
    d. Planning File # P21-78
    e. Confirm owner labeled on 13F is accurate
    f. Update Note 14 to indicate state subdivision approval
    g. Maintain a 2"X2" box for the Dover Planning Board approval stamp
    h. Update the plan regarding waivers, and if granted note the date the Dover Utilities Commission approved the waiver for public sewer.
    i. A note that if N-13 ceases to be used as a farm, the lot shall be merged with N-13F as a farm or an abutting residential lot as an accessory structure to a residential use. Alternatively, the barn can be demolished/replaced by a residential structure, or converted to a residential use.



Property Information

Property ID	N0013-000000
Location	GULF RD
Owner	JANETOS JAHN H AND SUSAN G &
Land Use	109

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
MINOR SUBDIVISION APPLICATION

[Revision Date: July 1, 2021]

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

APPLICANT AND OWNER INFORMATION

Name of Applicant: Dahn H. & Norma M. Tibbett Telephone # 617-799-7761

Address of Applicant: 130 Gulf Road Dover, NH 03820

Name of Property Owner (*if different from applicant*): Jahn H. & Susan G. Janetos Telephone # 603-781-2359

Address of Property Owner: 55 Carlton Way Hales Location, NH 03860

E-Mail Address: Dahn Tibbett: dhtgolf@yahoo.com / Jahn & Susan Janetos: sjanetos@yahoo.com

PROPERTY INFORMATION

Address of Property: Oak Street

Assessor's Map # N Lot(s) # 13

Zoning District(s) R-40 Overlay District(s) NONE

Size of Parcel: 35.83 acres Property Deed: Book 4465 Page: 298

Existing Use of Property: Barn

SUBDIVISION INFORMATION

Existing Number of Lots: 1 Proposed Number of Lots: 2

TDR Relief sought (Check All That Apply): □ Lot Size □ Frontage □ Setback □ 30' Buffer □ Purchase ____ units

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

N/A

Circle one for each category:

Water: City / Well (circle one) How far is city water from the property? at Oak Street

Sewer: City / Septic (circle one) How far is city sewer from the property? N/A

Highway Access: City Street / State Highway (circle one) | Roadway Public or Private Road (circle one)

Refuse removal: Public / Private (circle one) | Estimated Length of Proposed Road: N/A feet

Estimated value of construction: N/A New impervious area (in s.f.): N/A

WAIVER REQUESTS

Subdivision Regulations section(s) to be waived: None Requested

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

_____

SURVEYOR INFORMATION

Name of Surveyor and Company (Licensed in N.H.) Kevin 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, PE - Civilworks New England

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

Professional License #: NH PE # 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 SCIENTIST INFORMATION

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

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

Name of Easement Holder: N/A Telephone #_____

Address Easement Holder: _____

SIGNATURES

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

Signature of Property Owner: _____ Date: 10/14/21
Jahn H. & Susan G. Janetos

Signature of Applicant (~~if different from~~ owner): _____ Date: 10/17/21
Dahn H. & Norma M. Tibbett

Signature of Agent: _____ Date: _____

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property Owner: _____ Date: 14 Oct Oct 14, 2
Jahn H. & Susan G. Janetos

AUTHORIZATION TO COMPLETE THE PROJECT ON SUBJECT PROPERTY

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

Signature of Property Owner: _____ Date: 14 Oct Oct 14,
Jahn H. & Susan G. Janetos

Signature of Applicant (~~if different from~~ owner): _____ Date: 10/17/21
Dahn H. & Norma M. Tibbett

CERTIFICATION OF FEES

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

Signature of Property Owner: _____ Date: 14 Oct Oct 14
Jahn H. & Susan G. Janetos

Signature of Applicant (~~if different from~~ owner): _____ Date: 10/17/21
Dahn H. & Norma M. Tibbett

CERTIFICATION OF PUBLIC ROADWAY ACCEPTANCE

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

Signature of Property Owner: _____ Date: 14 Oct Oct 14
Jahn H. & Susan G. Janetos

Signature of Applicant (~~if different from~~ owner): _____ Date: 10/17/21
Dahn H. & Norma M. Tibbett

CITY OF DOVER SUBDIVISION
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
N	13	Jahn H. & Susan G. Janetos	55 Carlton Way Hales Location, NH 03860

Applicant (if different from owner):

APPLICANT NAME	APPLICANT COMPANY	MAILING ADDRESS
Dahn H. & Norma M.	Tibbett	130 Gulf Road Dover, NH 03820

Surveyor and/or Engineer/Professional Agent:

NAME	COMPANY	MAILING ADDRESS
Stephen J. Haight, PE	Civilworks New England	P.O. Box 1166 Dover, NH 03821
Kevin McEneaney, LLS	McEneaney Survey Associates	24 Chestnut Street Dover, NH 03820
Damon Burt, CWS	Fraggle Rock Environmental, Inc.	38 Garland Road Strafford, NH 03884

Conservation Easement Holder: N/A

TAX MAP	LOT #	NAME OF EASEMENT HOLDER	MAILING ADDRESS

WAIVER REQUEST

ACCOMPANYING

SUBDIVISION APPLICATION

for

Dahn H. & Norma M. Tibbett

Oak Street & Gulf Road

Tax Map N, Lot 13

Dover Subdivision Regulations: Section 157-28 Final Plat Layout

B. Information to be shown on final plat layout shall include all of the information on the preliminary plat, as required by 157-27, and the following information:

(11) All elevations shall be referenced to the United States Geological Survey.

The submitted subdivision plan set includes Lidar topography which provides appropriate topographic data for this application. The proposed lot has access to municipal services which eliminates the need for greater topographic detail.

Dover Subdivision Regulations: Section 157-51 Waivers

A. The Planning Board may waive specific provisions of this chapter. The Planning Board may only grant a waiver if the Planning Board finds, by majority vote, 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.

Strict conformity to the intent of the regulations would not add meaningful value to the data provided by the Lidar topography utilized on the submitted subdivision plans as it relates to his application, and that the use of Lidar topography is not contrary to, but satisfies the spirit and intent of the regulations.

WAIVER REQUEST

ACCOMPANYING

SUBDIVISION APPLICATION

for

Dahn H. & Norma M. Tibbett

Oak Street & Gulf Road

Tax Map N, Lot 13

Dover Subdivision Regulations: Section 157-28 Final Plat Layout

B. Information to be shown on final plat layout shall include all of the information on the preliminary plat, as required by 157-27, and the following information:

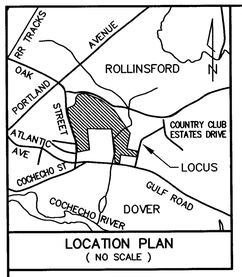
> *(4) Lot lines with accurate dimensions and bearings of a sufficient scale to determine readily the location, bearing and length of all lines. The survey information shall be tied into the City's Geographical Information System coordinate system if the bench marks exist within 1/2 mile of the parcel being subdivided.*

The basis for the boundary lines of the existing parcel in this application is a Lot Line Adjustment plan noted as Reference Plan #1 on the submitted subdivision plans. The Lot Line Adjustment plan is recorded at the Strafford County Registry of Deeds as Plan 113-033, and was completed by our office in 2017. Two (2) City of Dover GIS coordinates were provided on the submitted subdivision plans to further satisfy the criteria outlined in this section of the regulations.

Dover Subdivision Regulations: Section 157-51 Waivers

A. The Planning Board may waive specific provisions of this chapter. The Planning Board may only grant a waiver if the Planning Board finds, by majority vote, 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.*
>
> The use of the existing recorded survey for the boundary lines shown on the submitted plans appropriately satisfies the spirit and intent of the regulations as it pertains to this application.



LOCATION PLAN
(NO SCALE)

LEGEND

I.R.(set) – IRON ROD SET
I.R.(fnd) – IRON ROD FOUND
S.S.(fnd) – STEEL STAKE FOUND
S.F. – SQUARE FEET
Ac. – ACRE
(TYP.) – TYPICAL
± – MORE OR LESS
ø – DIAMETER
S.C.R.D. – STRAFFORD COUNTY REGISTRY OF DEEDS
– STONE WALL
– EDGE OF WETLAND
– WETLAND

No.	Bearing	Distance
L1	N15°41'21"W	16.60'
L2	S05°19'55"E	150.36'
L3	N15°41'21"W	78.01'
L4	N11°56'49"W	89.55'
L5	N01°27'45"W	94.54'
L6	N05°37'49"E	45.27'
L7	N68°12'33"E	111.97'
L8	N64°51'29"E	39.96'
L9	N46°36'13"E	78.90'
L10	N12°35'19"E	58.12'
L11	N03°44'27"E	102.59'
L12	N32°56'01"E	102.59'
L13	N80°09'31"E	120.00'
L14	N87°56'29"E	67.76'
L15	S73°55'09"E	55.67'
L16	S62°54'16"E	119.42'
L17	S12°28'08"W	190.00'
L18	S12°21'40"W	150.18'
L19	N81°47'06"W	122.02'

NO.	DATE	DESCRIPTION	BY	CHK
		REVISIONS		
21–1734		SUBDIVISION	–	–
PROJECT NO		TYPE	FIELDBOOK & PAGES	

3 / 23
CRE JV MIXED FIVE
NH BRANCH HOLDINGS LLC
525 WILLIAM PENN PLACE 20TH FLOOR
PITTSBURGH, PA 15259–0001
3419 / 809

25 / 80
CRE JV MIXED FIVE BRANCH HOLDINGS LLC
P.O. Box 460049
HOUSTON, TX 77056
3419 / 809

FRESH CREEK ROAD a.k.a. COUNTY ROAD
{public – R.O.W. width varies}
{CLASS VI HIGHWAY}

23 / 21
DAVID NYLUND
459 PORTLAND AVENUE
ROLLINSFORD, NH 03869
3817 / 772

ROLLINSFORD

23 / 10
JOHN JANETOS
104 GULF ROAD
DOVER, NH 03820
[469 / 360]

TOWN BOUND – ROLLINSFORD / DOVER #29

DOVER

25 / 43D
HUBBARD–LEARY, LLC
89 OAK STREET
DOVER, NH 03820
3245 / 2

25 / 43A
HOT ROD CITY, LLC
390 SIXTH STREET
DOVER, NH 03820
4184 / 143

S.S. (fnd)
N – 257,453.86
E – 1,199,667.93

N / 13–1
PROPOSED LOT 1
1,493,914 S.F.
34.30 Ac.

35' WIDE EASEMENT TO GRANITE STATE GAS TRANSMISSION, INC. REF. SCRD 666/341

50' WETLAND BUFFER

EDGE OF WETLAND (SEE NOTE 11)

THIS GENERAL AREA IS IDENTIFIED AS A CEMETERY ON THE 18__ MAPS OF THE CITY OF DOVER

OAK STREET
{public – R.O.W. width varies}

N16°39'58"W 633.51'

645.30'
N89°20'50"W

I.R.(set)
N – 256,955.318
E – 1,200,196.775

I.R.(set)
N – 256,947.966
E – 1,200,842.036

S05°19'55"E 414.64'

N05°19'55"W 900.00'

EMERSON BROOK

N / 13C–1
EDWARD J. MURPHY, JR.
AHN C. MURPHY
35 BELANGER DRIVE
DOVER, NH 03820
1019 / 622

S12°28'08"W 240.00'

25 / 41
GLENN S. WILSON
MARY F. MASTERSON
20 ELMWOOD AVENUE
DOVER, NH 03820
1571 / 289

PROPOSED LOT LINE
336.07'
S80°19'51"E

30' WIDE ACCESS & UTILITY EASEMENT.

N / 13F
JAHN H. & SUSAN G. JANETOS
DAHN H. & NORMA M. TIBBETT
55 CARLTON WAY
HALES LOCATION, NH 03860
3655 / 154

ELMWOOD AVENUE

25 / 29
CHRISTOPHER R. CLARK
JEANNE C. P. CLARK
21 ELMWOOD AVENUE
DOVER, NH 03820
1806 / 403

25 / 27
JOHN P. MAATTALA
JENNIFER A. MAATTALA
22 FAIRVIEW AVENUE
DOVER, NH 03820
4490 / 276

FAIRVIEW AVENUE

N05°48'59"W 250.78'

BARN

I.R. (fnd)

N / 13
REMAINING LAND
66,795 S.F.
1.53 Ac.

320.89'
S79°20'51"W

GARAGE
HOUSE
DRIVEWAY

N / 13C
AHN MARIE DAY
MICHAEL ALAN DAY
104 GULF ROAD
DOVER, NH 03820
4805 / 587

ZONE "X" 100 YEAR FLOOD SEE NOTE 6

I.R. (fnd)

N / 13E
JEFFREY D. ANDRESS
AMIE K. ANDRESS
2A COUNTRY CLUB ESTATES
DOVER, NH 03820
4800 / 502

S77°31'52"E 300.00'

L17

COUNTRY CLUB ESTATES DRIVE

L18

429.86'
N82°59'31"W

221.45'
S08°12'54"W

N / 12N
MARGARET A. CARTER
ROSEMARY L. FORCILLO
ESTATES DRIVE
1 COUNTRY CLUB
DOVER, NH 03820
4635 / 411

I.R. (set)

N / 13B
NORMA TIBBETT
DAHN TIBBETT
130 GULF ROAD
DOVER, NH 03820
3984 / 321

N / 13B–1
NORMA TIBBETT
DAHN TIBBETT
130 GULF ROAD
DOVER, NH 03820
3984 / 320
S.S. (fnd)

N / 15
COCHECHO COUNTRY CLUB
145 GULF ROAD
DOVER, NH 03820
781 / 279

25 / 1

N / 13A

ATLANTIC AVENUE
GULF ROAD a.k.a. ELIOT BRIDGE ROAD
{public – 66' wide R.O.W.}
COCHECHO STREET

N / 14A
EDWARD M. TOWNSEND
SARAH L. TOWNSEND
117 GULF ROAD
DOVER, NH 03820
2124 / 659

COCHECHO COUNTRY CLUB
145 GULF ROAD
DOVER, NH 03820
781 / 279
N / 15

REFERENCE PLANS:

1.) LOT LINE ADJUSTMENT PLAN OF LAND LOT NOS. 13, 13C & 13E, TAX MAP N GULF ROAD, OAK STREET, COUNTRY CLUB ESTATES DRIVE & FRESH CREEK ROAD DOVER, NEW HAMPSHIRE COUNTY OF STRAFFORD. SCALE: 1" = 100'; DATED: DECEMBER 12, 2016, REVISED THROUGH 2–16–17; BY: CIVILWORKS NEW ENGLAND. RECORDED S.C.R.D. PLAN 113–033.

OWNER SIGNATURES

NOTES:

1.) OWNER OF RECORD:
DAHN H. & NORMA M. TIBBETT
JAHN H. AND SUSAN G. JANETOS
55 CARLTON WAY
HALES LOCATION, NH 03860
S.C.R.D. VOLUME 4465, PAGE 298

2.) N / 13 – DENOTES TAX MAP AND PARCEL NUMBER.

3.) TOTAL PARCEL AREA = 1,560,709 S.F. / 35.83 Ac.

4.) THE INTENT OF THIS PLAN IS TO DEPICT THE SUBJECT PARCEL INTO TWO (2) LOTS AS SHOWN. LOT ARE TO BE SERVED BY MUNICIPAL WATER AND INDIVIDUAL SUBSURFACE DISPOSAL SYSTEMS.

5.) ZONING DISTRICT IS RURAL RESIDENTIAL (R40)
DIMENSIONAL REQUIREMENTS:

MINIMUM LOT SIZE	= 40,000 S.F.
MINIMUM LOT COVERAGE	= 10 PERCENT
MINIMUM FRONTAGE	= 150 FEET
BUILDING SETBACK REQUIREMENTS:	
FRONT SETBACK	= 40 FEET
SIDE SETBACK	= 25 FEET
REAR SETBACK	= 30 FEET
MAXIMUM BUILDING HEIGHT	= 35 FEET MAXIMUM

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 A (BASE FLOOD ELEVATIONS NOT DETERMINED) AS SHOWN ON FLOOD INSURANCE RATE MAP, COMMUNITY NUMBER 330145; PANEL 0330; SUFFIX E; MAP NUMBER 33017C0330E; EFFECTIVE DATE SEPTEMBER 30, 2015.

7.) BASIS OF BEARING IS NH STATE PLANE (NAD83) BASED ON GPS OBSERVATION DATED SEPTEMBER 15, 2021.

8.) PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM REFERENCE PLAN No. 1, WITH AN ERROR NOT GREATER THAN 1 IN 10,000.

9.) THIS PLAN SHOWS ONLY THOSE FEATURES THAT WERE VISUALLY APPARENT ON THE DATE OF THE SURVEY. THE ABSENCE OF SUBSURFACE STRUCTURES, UTILITIES, ETC. FROM THIS PLAN, BUT IN EXISTENCE, IS NOT INTENDED OR IMPLIED.

10.) THE SOIL TYPES ON THE SITE ARE:
BzB BUXTON SILT LOAM, 3 TO 8 PERCENT SLOPES
HcB HOLLIS–CHARLTON FINE SANDY LOAMS, 3 TO 8 PERCENT SLOPES
HcC HOLLIS–CHARLTON FINE SANDY LOAMS, 8 TO 15 PERCENT SLOPES
HdB HOLLIS–CHARLTON VERY ROCKY FINE SANDY LOAMS, 3 TO 8 PERCENT SLOPES
HdC HOLLIS–CHARLTON VERY ROCKY FINE SANDY LOAMS, 8 TO 15 PERCENT SLOPES
HdD HOLLIS–CHARLTON VERY ROCKY FINE SANDY LOAMS, 15 TO 25 PERCENT SLOPES
ScA SCANTIC SILT LOAM, 0 TO 3 PERCENT SLOPES
WfC WINDSOR LOAMY FINE SAND, CLAY SUBSOIL VARIANT, 8 TO 15 PERCENT SLOPES
THE SOURCE FOR THE SOIL TYPE DATA IS USDA NRCS WEB SOIL SURVEY http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx

11.) WETLANDS FLAGGED LINE SHOWN WERE DELINEATED BY DAMON E. BURT, N.H.C.W.S. #163 OF FRAGGLE ROCK ENVIRONMENTAL SERVICES AUGUST 8, 2021 IN ACCORDANCE WITH THE 1987 CORPS. OF ENGINEERS WETLANDS DELINEATION MANUAL AND LOCATED BY THIS OFFICE.

12.) BUILDING ADDRESSES (INCLUDING APT/UNIT NUMBERS IF APPLICABLE) SHALL BE ASSIGNED BY THE BUILDING OFFICIAL AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.

13.) VERTICAL DATUM IS NAVD88 BASED ON GPS OBSERVATION DATED SEPTEMBER 15, 2021 TOPOGRAPHY DEPICTED IS BASED ON LIDAR OBTAINED FROM NHGRANIT.

14.) NH DES SUBDIVISION APPROVAL NUMBER: PENDING , DATE:

MINOR SUBDIVISION OF LAND
PREPARED FOR
DAHN H. TIBBETT & NORMA M. TIBBETT
AND
JAHN H. JANETOS & SUSAN G. JANETOS
TAX MAP N, LOT No. 13
GULF ROAD, OAK STREET
& COUNTRY CLUB ESTATES DRIVE
CITY of DOVER, COUNTY of STRAFFORD
STATE of NEW HAMPSHIRE

DOVER PLANNING FILE No. P 21–___

DRAWN BY: RJM	FILE: 1734\DWGS\21–1734S
SCALE: 1" = 100'	DATE: OCTOBER 18, 2021

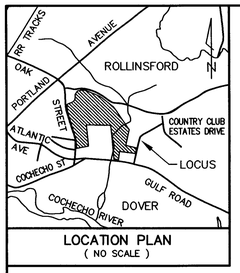
100 50 0 50 100 200 300 400

STATE OF NEW HAMPSHIRE – No. 681 – 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)

NH STATE PLANE NAD 83 - GPS OBS.

LEGEND

I.R.(set) – IRON ROD SET
I.R.(fnd) – IRON ROD FOUND
S.S.(fnd) – STEEL STAKE FOUND
S.F. – SQUARE FEET
Ac. – ACRE
(TYP.) – TYPICAL
± – MORE OR LESS
ø – DIAMETER
S.C.R.D. – STRAFFORD COUNTY REGISTRY OF DEEDS
– STONE WALL
– EDGE OF WETLAND
– WETLAND
62 – CONTOUR (2FT INTERVAL)
WfC – SOIL DELINEATION

No.	Bearing	Distance
L1	N15°41'21"W	16.60'
L2	S05°19'55"E	150.36'
L3	N15°41'21"W	78.01'
L4	N11°56'49"W	89.55'
L5	N01°27'45"W	94.54'
L6	N05°37'49"E	45.27'
L7	N68°12'33"E	111.97'
L8	N64°51'29"E	39.96'
L9	N46°36'13"E	78.90'
L10	N12°35'19"E	58.12'
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L12	N32°56'01"E	102.59'
L13	N80°09'31"E	120.00'
L14	N87°56'29"E	67.76'
L15	S73°55'09"E	55.67'
L16	S62°54'16"E	119.42'
L17	S12°28'08"W	190.00'
L18	S12°21'40"W	150.18'
L19	N81°47'06"W	122.02'

NO.	DATE	DESCRIPTION	BY	CHK
		REVISIONS		
21–1734		SUBDIVISION	–	–
PROJECT NO		TYPE	FIELDBOOK & PAGES	

3 / 23
CRE JV MIXED FIVE
NH BRANCH HOLDINGS LLC
525 WILLIAM PENN PLACE 20TH FLOOR
PITTSBURGH, PA 15259–0001
3419 / 809

25 / 60
CRE JV MIXED FIVE BRANCH HOLDINGS LLC
P.O. Box 460049
HOUSTON, TX 77056
3419 / 809

23 / 21
DAVID NYLUND
459 PORTLAND AVENUE
ROLLINSFORD, NH 03869
3817 / 772

23 / 10
JOHN JANETOS
104 GULF ROAD
DOVER, NH 03820
[469 / 360]

25 / 43D
HUBBARD–LEARY, LLC
89 OAK STREET
DOVER, NH 03820
3245 / 2

25 / 43A
HOT ROD CITY, LLC
390 SIXTH STREET
DOVER, NH 03820
4184 / 143

25 / 41
GLENN S. WILSON
MARY F. MASTERSON
20 ELMWOOD AVENUE
DOVER, NH 03820
1571 / 289

25 / 29
CHRISTOPHER R. CLARK
JEANNE C. P. CLARK
21 ELMWOOD AVENUE
DOVER, NH 03820
1806 / 403

25 / 27
JOHN P. MAATTALA
JENNIFER A. (MAATTALA
22 FAIRVIEW AVENUE
DOVER, NH 03820
4490 / 276

25 / 1
N / 13C
AMN MARIE DAY
MICHAEL ALAN DAY
104 GULF ROAD
DOVER, NH 03820
4805 / 587

N / 18A
N / 14A
EDWARD M. TOWNSEND
SARAH L. TOWNSEND
117 GULF ROAD
DOVER, NH 03820
2124 / 659

N / 13F
JAHN, H. & SUSAN G. JANETOS
DAHN, H. & NORMA M. TIBBETT
55 CARLTON WAY
HALES LOCATION, NH 03860
3655 / 154

N / 13
REMAINING LAND
66,795 S.F.
1.53 Ac.

N / 13–1
PROPOSED LOT 1
1,493,914 S.F.
34.30 Ac.

N / 13C–1
EDWARD J. MURPHY, JR.
AHN C. MURPHY
35 BELANGER DRIVE
DOVER, NH 03820
1019 / 622

N / 13B
JEFFREY D. ANDRESS
AMIE K. ANDRESS
2A COUNTRY CLUB ESTATES
DOVER, NH 03820
4800 / 502

N / 13B
NORMA TIBBETT
DAHN TIBBETT
130 GULF ROAD
DOVER, NH 03820
3984 / 321

N / 13B–1
NORMA TIBBETT
DAHN TIBBETT
130 GULF ROAD
DOVER, NH 03820
3984 / 320

N / 12N
MARGARET A. CARTER
ROSEMARY L. FORCILLO
ESTATES DRIVE
4 COUNTRY CLUB
DOVER, NH 03820
4635 / 411

N / 15
COCHECHO COUNTRY CLUB
145 GULF ROAD
DOVER, NH 03820
781 / 279

TOWN BOUND – ROLLINSFORD / DOVER #29

35' WIDE EASEMENT TO GRANITE STATE GAS TRANSMISSION, INC. REF. SCRD 666/341

50' WETLAND BUFFER

EDGE OF WETLAND (SEE NOTE 11)

ZONE "X" 100 YEAR FLOOD SEE NOTE 6

THIS GENERAL AREA IS IDENTIFIED AS A CEMETERY ON THE TB MAPS OF THE CITY OF DOVER

PROPOSED LOT LINE

30' WIDE ACCESS & UTILITY EASEMENT

WIRE FENCE LINE

BARN

GARAGE

HOUSE

DRIVEWAY

I.R.(set)
N – 256,955.318
E – 1,200,186.775

I.R.(set)
N – 256,947.966
E – 1,200,842.036

S.S.(fnd)
N – 257,453.86
E – 1,199,667.93

I.R. (fnd)

I.R. (set)

S.S. (fnd)

HdC HdD HcB HcC ScA BzB WfC

FRESH a.k.a. COUNTY ROAD
(public – R.O.W. width varies)
CLASS VI HIGHWAY

ROLLINSFORD

DOVER

OAK STREET
(public R.O.W. width varies)

ATLANTIC AVENUE

GULF ROAD
(public – 66' wide R.O.W.)

a.k.a. ELIOT BRIDGE ROAD

COCHECHO STREET

FAIRVIEW AVENUE

ELMWOOD AVENUE

COUNTRY CLUB ESTATES DRIVE

EMERSON BROOK

S67°43'10"E 301.75'
S52°12'25"E 425.97'
S34°29'32"E 138.23'
N15°39'58"W 633.51'
N89°20'50"W 645.30'
S05°19'55"E 414.64'
N05°48'59"W 250.78'
S79°20'51"W 320.89'
N55°19'55"W 900.00'
S32°28'08"W 240.00'
S77°31'52"E 300.00'
N82°59'31"W 429.86'
S08°12'54"W 221.45'

REFERENCE PLANS:

1.) LOT LINE ADJUSTMENT PLAN OF LAND LOT NOS. 13, 13C & 13E, TAX MAP N GULF ROAD, OAK STREET, COUNTRY CLUB ESTATES DRIVE & FRESH CREEK ROAD DOVER, NEW HAMPSHIRE COUNTY OF STRAFFORD. SCALE: 1" = 100'; DATED: DECEMBER 12, 2016, REVISED THROUGH 2–16–17; BY: CIVILWORKS NEW ENGLAND. RECORDED S.C.R.D. PLAN 113–033.

OWNER SIGNATURES

NOTES:

1.) OWNER OF RECORD:
DAHN H. & NORMA M. TIBBETT
JAHN H. AND SUSAN G. JANETOS
55 CARLTON WAY
HALES LOCATION, NH 03860
S.C.R.D. VOLUME 4465, PAGE 298

2.) N / 13 – DENOTES TAX MAP AND PARCEL NUMBER.

3.) TOTAL PARCEL AREA = 1,560,709 S.F. / 35.83 Ac.

4.) THE INTENT OF THIS PLAN IS TO DEPICT THE SUBJECT PARCEL INTO TWO (2) LOTS AS SHOWN. LOT ARE TO BE SERVED BY MUNICIPAL WATER AND INDIVIDUAL SUBSURFACE DISPOSAL SYSTEMS.

5.) ZONING DISTRICT IS RURAL RESIDENTIAL (R40)
DIMENSIONAL REQUIREMENTS:

MINIMUM LOT SIZE	= 40,000 S.F.
MINIMUM LOT COVERAGE	= 10 PERCENT
MINIMUM FRONTAGE	= 150 FEET
BUILDING SETBACK REQUIREMENTS:	
FRONT SETBACK	= 40 FEET
SIDE SETBACK	= 25 FEET
REAR SETBACK	= 30 FEET
MAXIMUM BUILDING HEIGHT	= 35 FEET MAXIMUM

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 A (BASE FLOOD ELEVATIONS NOT DETERMINED) AS SHOWN ON FLOOD INSURANCE RATE MAP, COMMUNITY NUMBER 330145; PANEL 0330; SUFFIX E; MAP NUMBER 33017C0330E; EFFECTIVE DATE SEPTEMBER 30, 2015.

7.) BASIS OF BEARING IS NH STATE PLANE (NAD83) BASED ON GPS OBSERVATION DATED SEPTEMBER 15, 2021.

8.) PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM REFERENCE PLAN No. 1, WITH AN ERROR NOT GREATER THAN 1 IN 10,000.

9.) THIS PLAN SHOWS ONLY THOSE FEATURES THAT WERE VISUALLY APPARENT ON THE DATE OF THE SURVEY. THE ABSENCE OF SUBSURFACE STRUCTURES, UTILITIES, ETC. FROM THIS PLAN, BUT IN EXISTENCE, IS NOT INTENDED OR IMPLIED.

10.) THE SOIL TYPES ON THE SITE ARE:
BzB BUXTON SILT LOAM, 3 TO 8 PERCENT SLOPES
HcB HOLLIS–CHARLTON FINE SANDY LOAMS, 3 TO 8 PERCENT SLOPES
HcC HOLLIS–CHARLTON FINE SANDY LOAMS, 8 TO 15 PERCENT SLOPES
HdB HOLLIS–CHARLTON VERY ROCKY FINE SANDY LOAMS, 3 TO 8 PERCENT SLOPES
HdC HOLLIS–CHARLTON VERY ROCKY FINE SANDY LOAMS, 8 TO 15 PERCENT SLOPES
HdD HOLLIS–CHARLTON VERY ROCKY FINE SANDY LOAMS, 15 TO 25 PERCENT SLOPES
ScA SCANTIC SILT LOAM, 0 TO 3 PERCENT SLOPES
WfC WINDSOR LOAMY FINE SAND, CLAY SUBSOIL VARIANT, 8 TO 15 PERCENT SLOPES
THE SOURCE FOR THE SOIL TYPE DATA IS USDA NRCS WEB SOIL SURVEY http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx

11.) WETLANDS FLAGGED LINE SHOWN WERE DELINEATED BY DAMON E. BURT, N.H.C.W.S. #163 OF FRAGGLE ROCK ENVIRONMENTAL SERVICES AUGUST 8, 2021 IN ACCORDANCE WITH THE 1987 CORPS. OF ENGINEERS WETLANDS DELINEATION MANUAL AND LOCATED BY THIS OFFICE.

12.) BUILDING ADDRESSES (INCLUDING APT/UNIT NUMBERS IF APPLICABLE) SHALL BE ASSIGNED BY THE BUILDING OFFICIAL AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.

13.) VERTICAL DATUM IS NAVD88 BASED ON GPS OBSERVATION DATED SEPTEMBER 15, 2021 TOPOGRAPHY DEPICTED IS BASED ON LIDAR OBTAINED FROM NHGRANIT.

14.) NH DES SUBDIVISION APPROVAL NUMBER: PENDING , DATE:

TOPOGRAPHIC PLAN

MINOR SUBDIVISION OF LAND
PREPARED FOR
DAHN H. TIBBETT & NORMA M. TIBBETT
AND
JAHN H. JANETOS & SUSAN G. JANETOS
TAX MAP N, LOT No. 13
GULF ROAD, OAK STREET
& COUNTRY CLUB ESTATES DRIVE
CITY of DOVER, COUNTY of STRAFFORD
STATE of NEW HAMPSHIRE

DOVER PLANNING FILE No. P 21–__

DRAWN BY: RJM	FILE: 1734\DWGS\21–1734S
SCALE: 1" = 100'	DATE: OCTOBER 18, 2021

100 50 0 50 100 200 300 400

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

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

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mtierney@wadleighlaw.com

September 30, 2021

Via Email

Gary Tuttle
Central Falls Realty
242 Central Avenue
Dover, NH 03820
garytuttle53@yahoo.com

Re: Subdivision of Tax Map N, Lot 13, in Dover, New Hampshire

Dear Gary:

I am writing you on behalf of our clients, Dahn and Norma Tibbett, owners of Tax Map N, Lot 13, in Dover, New Hampshire. It is our understanding that, on or about September 17, 2021, the Dover City Planner declined to accept jurisdiction of a subdivision plan based on the allegation that the 2008 subdivision required the owner to build a residence as a condition of that subdivision approval. We have reviewed the minutes of the 2008 Planning Board meeting as well as the Notice of Decision and find no evidence of such a condition. In short, the 2008 subdivision did NOT require that a house be built.

Similarly, there is no requirement that a house be built on the barn lot in 2021. After the planning board approves the subdivision of the 1.4 acre barn lot from the remaining roughly 34 acres, residential uses are anticipated to be added to those 34 acres but the 1.4 acre lot will continue being used for farm purposes. Pursuant to Dover Zoning Ordinance Chapter 170-7(B)(1)(a), and Chapter 170, Attachment 02, farm is a permitted use by right. It would not violate zoning for the 1.4 acre barn lot to continue to be used for farm purposes as it has for the past 100 years or more.

Respectfully,

Michael J. Tierney

MJT/wpr

CHRISTOPHER G. PARKER, AICP
Assistant City Manager
Planning & Strategic Initiatives
c.parker@dover.nh.gov

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Dover, New Hampshire 03820-4169
(603) 516-6008
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City of Dover, New Hampshire

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

October 6, 2021

Matt Assia
Chinburg Property Management
3 Penstock Way
Newmarket, NH 03857

Re: Vacant lot on Oak Street (AKA Assessors Map N lot 13)

Dear Matt,

This letter is a follow up to our ongoing conversations about the above referenced parcel, including your email from Monday seeking the next steps for a "submission to the Planning Board or the ZBA."

As I understand the intent is to carve the barn off and continue to farm the either 1.3 or 1.4 acre parcel (this is conflicting between the plan and the letter from Attorney Tierney). Based upon my September 23rd meeting with Attorney Mulligan, Mr. Tuttle and the Janetos, it was explained that the barn currently supports farming of hay on the approximately 35 acre parcel. As part of any submission, the application materials should note what farming activities would the on the newly created lot, if the intent is that the use of that lot is farming.

Your third point notes "3) Their position is that the parent parcel is in current use and therefore the two resulting lots will be current use. If the barn lot is taken out of current use or if the farm use is discontinued, then it at that time one of the actions that you noted below (highlighted in yellow) would need to happen."

You should discuss this with the City Assessor, but my understanding is that if a subdivision is created, and a lot is conveyed to different ownership there would be a need to revise the "Current Use" designation and any change tax would need to be paid for pulling the lot out.

Also, keep in mind, per the subdivision of land regulations, if a minor subdivision is completed on a parcel and then a major subdivision comes in within 4 years, the Planning Board reserves the right to consider the full subdivision as a major subdivision. In this case at a minimum it would expect that the larger subdivision you reference would need to include the open space, which would have been required if this 1.3/4 acre parcel was included.

If you have any questions, please don't hesitate to reach out.

Sincerely,

Christopher G. Parker, AICP
Assistant City Manager

EC: D.Benton, City Planner

October 18, 2021

Stephen J. Haight, P.E.

CivilWorks New England
P.O. Box 1166
Dover, New Hampshire 03821
shaight@civilworksne.com

RE: Subdivision of Tax Map N, Lot 13 on Oak Street, Dover, New Hampshire

Dear Stephen:

As you are aware, you have been engaged and authorized to submit a subdivision plan before the Dover Planning Board for the above referenced parcel. This subdivision will separate a 1.4 +/-acrelot with an existing barn from the remaining land. The existing barn currently supports the farming of hay, and it is my intention to continue to use the barn and the lot for this purpose.

Sincerely,

Dahn Tibbett

WADLEIGH, STARR & PETERS, P.L.L.C.

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JAMES C. WHEAT, Of Counsel
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wreddington@wadleighlaw.com

October 26, 2021

Via Email

Donna Benton
City Planner
City of Dover, NH
288 Central Avenue
Dover, NH 03820-4169
d.benton@dover.nh.gov

Re: Subdivision of Tax map N, Lot 13 on Oak Street

Dear Ms. Benton:

I am writing this letter on behalf of my clients Dahn and Norma Tibbett. As indicated in Dahn's letter to Stephen Haight dated October 18, 2021, and the letter from my office to Gary Tuttle dated September 30, 2021, following the subdivision the 1.4 acre lot and existing barn will continue to be used for the farming of hay. Both these letters were provided to the City with the above referenced subdivision application. The adjacent parcel known as 13F is a separately owned parcel and is not part of this subdivision application.

Sincerely,

William P Reddington

William P Reddington

P21-78 **Oak Street**

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
25001-000000	44 ATLANTIC AV	ST LAURENT JUSTIN & MORGAN TRUSTEES	ST LAURENT FAMILY REVOCABLE TRUST	44 ATLANTIC AVE	DOVER	NH	03820
25019-000000	11 FAIRVIEW AV	LONG RICHARD A &	LONG LINDA C	11 FAIRVIEW AVE	DOVER	NH	03820
25026-000000	10 FAIRVIEW AV	MOOERS RYAN &	MOOERS CATHERINE	10 FAIRVIEW AV	DOVER	NH	03820-3516
25027-000000	22 FAIRVIEW AV	MAATTALA JOHN P &	MAATTALA JENNIFER A	22 FAIRVIEW AV	DOVER	NH	03820
25029-000000	21 ELMWOOD AV	CLARK CHRISTOPHER R &	CLARK JEANNE C P	21 ELMWOOD AVENUE	DOVER	NH	03820-3512
25030-000000	19 ELMWOOD AV	PADIAL ISABEL N		19 ELMWOOD AVE	DOVER	NH	03820
25040-000000	16 ELMWOOD AV	ROCHE JANE TRUSTEE	ROCHE JANE REVOCABLE TRUST OF 2010	16 ELMWOOD AVENUE	DOVER	NH	03820
25040-A00000	18 ELMWOOD AV	HOWARD ROBERT & PHYLLIS REVOCABLE TRUST	HOWARD ROBERT AND PHYLLIS TRUSTEES	18 ELMWOOD AVENUE	DOVER	NH	03820
25041-000000	20 ELMWOOD AV	MASTERSON MARY	WILSON GLENN S.	20 ELMWOOD AVENUE	DOVER	NH	03820
25043-000000	165 PORTLAND AV	NET LEASE REALTY I INC		450 SOUTH ORANGE AVE STE 900	ORLANDO	FL	32801
25043-A00000	99 OAK ST	HOT ROD CITY LLC		390 SIXTH ST	DOVER	NH	03820
25043-D00000	87 89 OAK ST	HUBBARD-LEARY LLC		89 OAK ST	DOVER	NH	03820
25080-000000	1 OAK ST	CRE JV MIXED FIVE NH BRANCH HOLDINGS LLC	C/O RYAN	PO BOX 460049	HOUSTON	TX	77056
N0012-K00000	2 COUNTRY CLUB ESTATES DR	COOPER KEVIN R JR		PO BOX 2213	DOVER	NH	03821
N0012-N00000	1 COUNTRY CLUB ESTATES DR	GILBERT CLIFFORD M & MARGARET LIFE ESTAT	CARTER MARGARET & FORCILLO ROSEMARY L	1 COUNTRY CLUB ESTATES DR	DOVER	NH	03820
N0013-A00000	108 GULF RD	HEILSHORN GEORGE III		108 GULF RD	DOVER	NH	03820
N0013-B00000	130 GULF RD	TIBBETT NORMA &	TIBBETT DAHN	130 GULF RD	DOVER	NH	03820
N0013-B00001	GULF RD	TIBBETT NORMA &	TIBBETT DAHN	130 GULF RD	DOVER	NH	03820
N0013-C00001	COUNTRY CLUB ESTATES DR	MURPHY EDWARD J JR &	MURPHY AHN C	35 BELANGER DR	DOVER	NH	03820
N0013-E00000	2 A COUNTRY CLUB ESTATES DR	ANDRESS JEFFREY D &	ANDRESS AMIE K	2A COUNTRY CLUB ESTATES	DOVER	NH	03820
N0013-F00000	GULF RD	JANETOS JAHN H &	JANETOS SUSAN G	55 CARLTON WAY	HALES LOCATION	NH	03860-7901
N0013-G00000	104 GULF RD	DAY AHN MARIE &	DAY MICHAEL ALAN	104 GULF RD	DOVER	NH	03820
N0014-A00000	117 GULF RD	TOWNSEND EDWARD M &	TOWNSEND SARAH L	117 GULF ROAD	DOVER	NH	03820
N0015-000000	145 GULF RD	COCHECO COUNTRY CLUB		145 GULF RD	DOVER	NH	03820
N0013-000000	GULF RD	JANETOS JAHN H AND SUSAN G &	TIBBETT DAHN H & NORMA M	55 CARLTON WAY	HALES LOCATION	NH	03860
		CIVILWORKS	STEPHEN J HAIGHT, PE	P.O. BOX 1166	DOVER	NH	03821
		MCENEANEY SURVEY ASSOCIATES	KEVIN MCENEANEY LLS	24 CHESTNUT STREET	DOVER	NH	03820
		FRAGGLE ROCK ENVIRONMENTAL INC	DAMON BURT, CWS	38 GARLAND ROAD	STRAFFORD	NH	03884