CITY OF DOVER

DOVER PLANNING BOARD – AGENDA

Meeting Type:	Regular Meeting
Meeting Location:	Council Chambers, City Hall, 288 Central Ave, Dover NH 03820
Meeting Date:	**Tuesday, February 8, 2022**
Meeting Time:	**7:00 pm**

1. CITIZENS' FORUM

2. APPROVAL OF THE PRIOR MINUTES

- January 25, 2022 Regular Meeting Minutes

3. OLD BUSINESS

A. Discussion and possible recommendation to the City Council of the FY23 CDBG Action Plan including proposed allocations.

4. NEW BUSINESS

A. Consideration and acceptance of an reapproval for a previously approved Site Plan for Gulf Landing Properties, Assessor's Map 38, Lot 9-A-2, zoned C, and located at Central Avenue. (Proposal is to still construct a three-story medical rehabilitation facility). The Site Plan was approved by the Board, with conditions, on October 27, 2020 and received an extension on June 22, 2021. *(P22-07)

B. Consideration and acceptance of a Minor Subdivision for Michael & Colleen Foligno, Assessor's Map A, Lot 21, zoned R-40, located at 193 Blackwater Road. (1 new lot) *(P22-05)

C. Discussion and update from Wetlands Ordinance Subcommittee regarding potential amendments to the wetlands ordinance. *

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, January 25, 2022**
Meeting Time:	**7:00 pm**

Members Present: Gina Cruikshank (Chair), Fergus Cullen (Councilor), Tom Clark, Erinn Reville (Alternative), Hayley Harmon (Vice Chair), Dave White, Kyle Pimental, Frank Torr, Dave Landry, Mark Speidel, Jackie Walker (Alternate)
Members Not Present (excused): Stephanie George (Alternate)
Members Not Present (un-excused): None
Staff Present: Donna Benton, Director of Planning and Community Development, Dave Carpenter, Community Development Planner

The Chair called the meeting to order at 7:00 p.m.

1. CITIZENS' FORUM

Citizens Forum Open
None
Citizens Forum Closed

2. APPROVAL OF THE PRIOR MINUTES

January 11, 2022 Regular Meeting Minutes
Motion: D. White moved to approve the minutes as amended. Seconded by F. Torr. Vote: U/A

3. OLD BUSINESS

None

4. NEW BUSINESS

A. Public hearing on the draft FY23 CDBG Annual Action Plan. All persons wishing to speak on the Plan are urged to attend.

D. Benton introduced Dave Carpenter, Community Development Planner, to represent the FY23 CDBG Annual Action Plan and introduce the public hearing.

Dave Carpenter, Community Development Planner provided an overview. D. Carpenter explained to the Board Dover receives federal funds within the CDBG program which annually distributes funds to projects that achieve certain objectives the community is trying to achieve. The objectives/ goals are listed in the consolidated plan which is a five-year plan. Tonight's hearing fulfills the requirement to bring it before a public hearing before it is brought to a review board. He is not looking for any action from the board tonight other than to hold the public hearing. Once feedback is received and looked into, the board will receive a copy of the plan for review in about a month.

Public hearing opened.
Jenny Sheehan, Program Manager CASA presented the inter-workings of her program.

Jo Jordan, 9 Deepwood Dr hopes the board focuses on these topics when they decide on the funding:

- Keep people in their homes
  - Consider there is a shelter on Willard whose plans are up in the air regarding closed/ replaced
  - Requests are coming in from other communities
- She requests they fund the CASA request
- Noted there might be a type-o/ double request that can be eliminated

DRAFT

Bob Arnold, Housing Director Community Action Partners presented data on how his program has helped the community.

Public Hearing closed.

D. Carpenter thanked the folks who spoke and noted for the board that he informed each of the applicants that attending the meeting was not a requirement of the application process.

D. Landry noted in full discloser that his wife, Ann Landry is on the board of Community Partners, but there is no conflict of interest.

Motion: M. Speidel moved to table the CDBG Annual Action Plan. Seconded by D. White. Vote: U/A

B. Consideration and acceptance of a Minor Lot Line Adjustment for Steve Michaud – Doucet Survey, (Owners: Saddle Trail Drive Homeowners Association c/o Carla Meyers & David & Karen Della Penta), Assessor's Map N, Lots 8-1 & 8-2, zoned R-40, located at Saddle Trail Drive and 32 Wisteria Drive. *(P22-03)

D. Benton noted that the applicant is requesting to complete a lot line adjustment to complete an equal land swap. Swapping 48,970 s.f. each. The lots would still meet the minimum lot area post adjustment. As a Lot Line Adjustment, this application did not appear before the TRC.Lot 8-1 does not have the required frontage currently but the frontage is remaining the same and not changing with this lot line adjustment.

Steve Michaud, Doucet Survey, represented the application. The primary purpose for request for lot line adjustment is that the HOA would like to construct a dock on the Cochecho River in the future. The altered lot line allows much more space for the anticipated dock along the shore line.

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

Public Hearing Opened.
None
Public Hearing Closed.

STAFF RECOMMENDATION:
Chapter 157-17 of the Land Subdivision Regulations of the City Code provides for the adjustment of existing lot lines between two or more lots. This plan is consistent with those regulations.

The Planning Department recommends the Planning Board to accept the application, open the public hearing, and 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. Add the Planning File #P22-03

d. Add setback lines to subject lots
e. Add common notes 14 & 15

Motion: F. Torr moved to approve the Lot Line Adjustment Plan with conditions, as the request is consistent with the regulations. Seconded by T. Clark. Vote: U/A

C. Update on Site Review, Subdivision, and Zoning Amendment Drafting

D. Benton went over the amendment summary document noting the ones added after the last meeting. She provided an update on the wetlands subcommittee which may have language ready for the second meeting in February. The City is also looking at re-codifying Chapter 170 like we did with the others so the Board may be seeing that as well. Unless there is any further input, staff will continue drafting language for the Board to review at a future meeting.

The board discussed/asked clarifying questions about the proposed changes listed and gave input for other topics to review.

5. STAFF COMMENTS

- D. Benton updated the Board on:
  - Reorganization and staff titles
    - D. Benton is named the new Director of Planning and Community Development
    - Currently hiring two positions: one is a City Planner and one is an Outreach Coordinator.
  - The only TRC since the last meeting was January 20 at 53 Silver Street for 3 new residential units. This week we have a TRC for a water tower on Smith Well Road.
- D. Benton read into the record a note received to the office from residents following the last meeting.

6. MEMBER COMMENTS

- The Chair read a lot merger for 51 & 65 Bellamy Road and 23 Cataract and 61 Rutland into the record and signed.
- The Chair signed the site plans for Acupetvet, Dupont Service, LLA plans for Gregory Patch on New Rochester, Tyler Foster on Arch Street, and Quantum Real Estate on Littleworth, and a Development Agreement for 258 Washington Street.
- Project tour with the board
- Presentation by Pimental and Landry regarding wetlands updates from SRPC and the committee looking at changes to the wetlands ordinance will be at the next meeting

7. ADJOURNMENT

Motion: D. Landry moved to adjourn at 8:15pm. Seconded by D. White. Vote: U/A

DRAFT

CITY OF DOVER

PLANNING BOARD - STAFF MEMO

Meeting Type: Regular Meeting
Purpose: Review and Approval of Draft FY23 CDBG Action Plan
Meeting Date: February 8, 2022

To: Planning Board
From: Dave Carpenter, Community Development Planner
Date: February 2, 2022
Re: Draft FY23 Annual Action Plan

ISSUE:
Proposed allocations for FY23 CDBG Action Plan.

GOAL:
Approval of FY23 Action Plan.

ATTACHED:
Revised Sections 2-4 of the draft FY23 Annual Action Plan.

BACKGROUND

CONSOLIDATED PLAN

The City of Dover's CDBG Consolidated Plan serves as a strategic plan for addressing issues such as homelessness, housing, public services, community development needs and expanding economic opportunities. These efforts are targeted towards very low, low and moderate income Dover households. One of the functions of the Consolidated Plan is to provide direction for funding decisions made through each of the five Annual Action Plans that are adopted during the life of the Consolidated Plan.

The Consolidated Plan contains the following five Goals:

Goal: **Access to Services**
Description: To provide increased opportunities to residents of the City who require education, health, recreation, shelter, transportation and related human services

Goal: **Renter and Homeowner Assistance**
Description: Weatherization and energy efficiency, Housing unit rehab, security deposit assistance, Lead based paint hazard.

Goal: **Public Improvements**
Description: Development and improvements related to facilities and housing units utilized by qualifying populations and individuals.

Goal: **Economic Development**
Description: Improvements, and the support of efforts, intended to promote economic development and to enhance economic opportunities for qualifying business, populations and individuals.

Goal: **Accessibility and Transportation**
Description: Access to social services and employment and removal of architectural barriers.

All activities funded within an Action Plan must be consistent with one or more of the Goals listed above.

DRAFT FY23 ACTION PLAN

Staff has revised Sections 2, 3 & 4 of the draft FY23 Action Plan.

Section 2
Staff anticipates a total funding pool of $347,340.00 for the FY23 Action Plan. Please see Section 2 for an explanation the Funding Categories, Mandated Funding Formulas, Funding by Category and the Contingency Funding Formula. See Attached.

Section 3
Staff has revised Section 3 to include administrative activities and has provided recommended allocations for all Activities under the four Funding Categories: Public Services, Economic Development, Public Facilities and Administration. See attached.

There are two Activities for which staff is recommending zero funding:

- *Strafford Nutritional Meals on Wheels (SNMOW)*: Rather than provide funding from the Public Services pool of $51,000.00, staff recommends that the requested amount be addressed through CDBG-CARES funding which is separate from this FY23 Action Plan process. SNMOW was approved for CDBG-CARES funding through a prior substantial amendment process. Those funds have been utilized by SNMOW. There remains a small amount of CDBG-CARES funds that have gone unused and can be redirected to SNMOW.

- *SOS Recovery Community Organization*: The requested amount exceeds the total allowable funding pool for all Public Service allocations. CDBG-CARES funding is not an option in this case as the activity was not part of the earlier approval process for use of CDBG-CARES funds.

Section 4
The first page of Section 4 has been revised to reflect staff's recommended allocations. See Attached.

STAFF RECOMMENDATION
The Planning Board's decision serves as a recommendation to the City Council. The City Council's review process includes a public hearing and deliberation prior to adoption of the FY23 Action Plan.

Staff will be available to discuss our recommendations and answer any questions. Prior to a motion to approve and recommend adoption of the proposed FY23 Action Plan, staff recommends that the Planning Board first clarify adjustments, if any, it would like to make regarding "recommended allocations"

Section 2

Available Funding, Funding Categories, Mandated Funding Formulas, Proposed Funding by Category & Contingency Funding Formula

AVAILABLE FUNDING
Overview

FUNDING POOL

The City of Dover calculates the total FY23 Action Plan funding pool based upon the following factors:

1. Anticipated FY23 Annual Allocation from HUD: $290,000.00
2. Anticipated FY23 Program Income available for FY23 AP: $17,340.00
3. Anticipated FY22 Program Income available for FY23 AP: $40,000.00

Based upon items 1, 2 & 3 above, the total anticipated funding pool for the FY23 Action Plan is **$347,340.00**

FUNDING CATEGORIES

All funded activities fall into one of four categories:

1. Public Services
2. Economic Development
3. Public Facilities
4. Administration (*General Administration & Planning*; *Activity Administration*)

HUD MANDATED FUNDING FORMULAS

Public Services: The maximum amount of funding that can be allocated for all *Public Services* equals fifteen percent of the *anticipated* FY23 grant amount plus fifteen percent of the *anticipated* FY22 program income: **$51,000.00**

General Administration & Planning: The maximum amount of funding that can be allocated for G*eneral Administration & Planning* equals twenty percent of the *anticipated* FY23 grant amount plus twenty percent of the *anticipated* FY23 program income: **$62,080.00**

Note: There are no HUD mandated funding formulas/caps for Public Facilities, Economic Development or Activity Administration

PROPOSED FUNDING BY CATEGORY

Public Services: $51,000.00

- Allocations to applicants under the Public Services category include activities such as operating expenses, supplies and security deposits.

Economic Development: $47,260.00

- Funding for the DELP loan pool, job training and related economic development activities.

Public Facilities: $157,000.00

- Funding for construction based activities and implementation of the public facilities portion of the program.

Administration: $92,080.00

- General Administration & Planning: $62,080.00

  General Administration of the CDBG program such as updating of the Consolidated Plan; development of the Action Plan; annual performance reporting to HUD (CAPER); quarterly and semi-annual reporting to HUD; training & legal notices.

- Activity Administration: $30,000.00

  Administrative costs associated with individual Activities. Activity specific costs include contract development & administration, processing requests for reimbursement, site visits, subrecipient monitoring and environmental review.

CONTINGENCY FUNDING FORMULA

In the event that that the FY23 Entitlement Grant amount and/or the FY22 & FY23 Program Income amounts are other than as listed above, allocations will be adjusted as follows:

Public Services: Public Service allocations will each be adjusted, by an equal percentage, to achieve a total Public Service allocation amount that will meet, but not exceed, the Public Services CAP.

Economic Development: After adjusting for General Administration and Public Services, the Economic Development allocation will be adjust as necessary to assure that the total of all FY23 allocations meet, but do not exceed, the total funding pool.

Public Facilities: No adjustment will be made to allocations .

General Administration and Planning: Allocation will be adjusted to meet, but not exceed, the 20% cap.

Section 3

Funding Requests - Summary

FUNDING REQUESTS – ACTIVITY SUMMARY

Public Services, Public Facilities, Economic Development & Administration

Following are the names of applicants with the amount requested and a very brief description of proposed use of funds. See applications from organizations and activities for a description of the program and expanded discussion regarding use of funds.

PUBLIC SERVICES

1. **AIDS Response Seacoast**
   Amount Requested: $10,000.00
   Staff Recommendation: $6,000.00

   Partially support the salaries and benefits of the Case Management Department staff, consisting of a Program Manager, Medical Case Managers and a Financial Administrator.

2. **Alliance for Community Transportation**
   Amount Requested: $4,000.00
   Staff Recommendation: $4,000.00

   Operate TripLink, a regional transportation call center; operate Community Rides that provides transportation to healthcare for seniors and individuals with disabilities; provide staffing for Regional Coordination Council to provide greater access to community transportation resources.

3. **CASA of New Hampshire**
   Amount Requested: $5,000.00
   Staff Recommendation: $3,000.00

   Provide training and support for three additional CASA volunteer advocates so that they may serve Dover children who are the victims of abuse and neglect.

4. **Community Partners**
   Amount Requested: $10,080.00
   Staff Recommendation: $4,000.00

   Provide rental assistance including security deposits, and first month's rent assistance for individuals and families in Dover with mental illness or a developmental disability who are in threat of becoming homeless.

5. **Cross Roads House**
   Amount requested: 15,000.00
   Staff Recommendation: $9,000.00

Support the delivery of our emergency and transitional shelter programs accomplished in part by the Direct Care Staff who work 27/7/365 at our shelter and in conjunction with our Social Work Team.

6. **Dover Welfare**
   Amount requested: $6,000.00
   Staff Recommendation: $3,000.00

   Security deposit program. To help people of Dover move into apartments when they cannot afford deposits.

7. **HAVEN**
   Amount Requested: $5,000.00
   Staff Recommendation: $5,000.00

   Funds requested will pay for a portion of the shelter manager's salary.

8. **Homeless Center for Strafford County**
   Amount requested: $10,000.00
   Staff Recommendation: $7,000.00

   Operational support to cover staffing and utilities

9. **My Friend's Place**
   Amount requested: $30,000.00
   Staff Recommendation: $10,000.00

   General operating cost to run both the Emergency Shelter and the Transitional Housing programs.

10. **Strafford Nutrition & Meals on Wheels**
    Amount requested: $3,000.00
    Staff Recommendation: $0.00

    Help provide meals to homebound, elderly & low-income disabled Dover residents. Approximately 3,000 meals.

11. **SOS Recovery Community Organization**
    Amount Requested: $75,000.00
    Staff Recommendation: $0.00

    Funding to support community care coordination team of 4 to provide care coordination of individuals experiencing homelessness, unstable housing and transitions to support and connect with basic needs.

ECONOMIC DEVELOPMENT

1. **City of Dover - Economic Development Activities:**
   Amount Requested: $47,260.00
   Staff Recommendation: $47,260.00

   Funding for the DELP loan pool, job training and related economic development activities.

PUBLIC FACILITIES PROJECTS

1. **Community Action Partnership of Strafford County - Weatherization & Energy Efficiency**
   Amount Requested: $25,000.00
   Staff Recommendation: $27,000.00

   Funding to supplement the Weatherization Assistance Program for Dover residents.

2. **My Friend's Place – Transitional Housing Windows replacement**
   Amount Requested: $30,000.00
   Staff Recommendation: $40,000.00

   Replacement of windows at both transitional units located at 21/23 Hough Street (30 windows) and 25 East Concord Street (33 Windows).

3. **City of Dover – Rental Unit Rehab FY23**
   Amount Requested: $90,000.00
   Staff Recommendation: $90,000.00

   Rehab program designed to bring existing rental units up to certain housing quality standards that then make the units eligible for housing voucher or similar programs for moderate, low or very low income households.

ADMINISTRATION

1. **General Administration & Planning**
   Amount Requested: $62,080.00
   Staff Recommendation: $62,080.00

   Activities associated with overall administration of the CDBG program. Activities include development of the Action Plan; quarterly, semi-annual and annual reporting to HUD; training & legal notices. The amount proposed equals the maximum amount permissible per HUD regulations.

2. Activity Administration

Amount Requested: $30,000.00
Staff Recommendation: $30,000.00

Administrative costs associated with individual Activities. Activity specific costs include contract development & administration, processing requests for reimbursement, site visits, subrecipient monitoring and environmental review.

Economic Development:	$5,000.00
Rental Unit Rehab Project:	$20,000.00
MFP Windows Project:	$3,000.00
CAP Weatherization & Energy Efficiency:	$2,000.00
	$30,000.00

Section 4

Applications

Proposed FY23 Funding Sources, Requests and & Allocations

FY23 Funding Pool

Anticipated FY23 Federal Grant	$290,000.00
Anticipated FY23 PI available for FY23 AP:	$17,340.00
Anticipated FY22 PI available for FY23 AP:	$40,000.00
Available for FY23 Funding Pool:	**$347,340.00**

Activities

Public Services	Amount Requested	Current Year Allocation	Recommended Allocation
AIDS Responses	$10,000.00	$6,500.00	$6,000.00
Alliance for Community Transportation	$4,000.00	$4,000.00	$4,000.00
CASA of NH	$5,000.00	$0.00	$3,000.00
Community Partners	$10,080.00	$5,500.00	$4,000.00
Cross Roads House	$15,000.00	$9,000.00	$9,000.00
Dover Welfare Sec Deposit	$6,000.00	$3,000.00	$3,000.00
HAVEN	$5,000.00	$0.00	$5,000.00
Homeless Center for Strafford County	$10,000.00	$7,500.00	$7,000.00
My Friend's Place	$30,000.00	$11,000.00	$10,000.00
Strafford Nutrition Meals on Wheels	$3,000.00	$0.00	$0.00
SOS Recovery Community Organization	$75,000.00	$0.00	$0.00
Total	**$173,080.00**	**$46,500.00**	**$51,000.00**

Economic Development	Amount Requested	Current Year Allocation	Recommended Allocation
Loan Pool & Job Training	$47,260.00	$16,618.00	$47,260.00
Total	**$47,260.00**	**$16,618.00**	**$47,260.00**

Public Facilities	Amount Requested	Current Year Allocation	Recommended Allocation
CAP Weatherization & Energy Efficiency Program	$25,000.00	$40,000.00	$27,000.00
MFP Transitional Housing Windows	$30,000.00	-	$40,000.00
Rental Unit Rehab FY23	$90,000.00	$46,000.00	$90,000.00
Total	**$145,000.00**	**$86,000.00**	**$157,000.00**

Administration	Amount Requested	Current Year Allocation	Recommended Allocation
General Administration & Planning	$62,080.00	$60,600.00	$62,080.00
Activity Administration			
- Economic Development Administration	$5,000.00	$3,000.00	$5,000.00
- Rental Unit Rehab FY23 Activity Delivery	$20,000.00	$4,000.00	$20,000.00
- MFP Transitional Housing Windows Activity Delivery	$3,000.00	-	$3,000.00
- CAP Weatherization Activity Delivery	$2,000.00	$3,000.00	$2,000.00
Total	**$92,080.00**	**$70,600.00**	**$92,080.00**

Grand Total	**$457,420.00**		**$347,340.00**

FY23 CDBG Action Plan can be found here:

https://www.dover.nh.gov/Assets/government/city-operations/2document/planning/community-development/Admin/Draft%20FY23%20AP_PB%20Mtg%202022_02_08.pdf

Attached are the revised sections since the previous meeting

CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P22-07

Application Type:	Site Plan Review
Applicant(s):	Gulf Landing Properties, LLC
Owner(s):	Gulf Landing Properties, LLC
Location:	Central Ave (Tax Map 38, Lot 9-A-2)
Meeting Date:	February 8, 2022

INTENT: Proposal is to construct a three story treatment center with a parking lot for visitors and employees. A related CUP application was conditionally approved by the Board on October 27, 2020.

LOTS/UNITS PROPOSED: 64 beds

AGENDA ITEM #: 4-A

ACREAGE: 28.56 ±acres

ZONING DISTRICT: C

EXISTING LAND USE: Vacant

PROPOSED LAND USE: Rehabilitation Facility

SURROUNDING LAND USE: Commercial

ZBA ACTION: Z14-01 and Z14-02: Variances granted on 1/16/14for: front setback of 25 ft. whereas 50' is required; and, to allow 12 multi-family dwelling units where only 6 are permitted, with the conditions that no more than 10 dwelling units are constructed and each dwelling unit shall contain no more than 2 bedrooms.

Z19-13: Variance granted on 9/19/19 to permit a hospital use (a substance abuse treatment facility) with the condition that all state licenses and permits shall be obtained.

ATTACHMENTS: Application materials, TRC minutes, and Site Plan

APPLICATION IS COMPLETE: Yes

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

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

WAIVERS REQUESTED:
-Site specific soils map

Summary of Request and Background
The applicant is proposing a medical withdrawal management facility on Central Ave near Dover Bowl. The secured building is proposed to have 64 beds and 24/7 staff coverage.

This application was reviewed by the Technical Review Committee on September 24, 2020 and December 12, 2019 (minutes attached). The Conservation Commission reviewed and endorsed the CUP application at its October 13, 2020 meeting.

The applicant previously received Planning Board conditional approval on October 27, 2020. Then received an administrative extension from the Planning Board on June 22, 2021. The applicant has revised all the materials; the zoning and site plan regulations have not changed in a way that would affect the previous approval, so the applicant has addressed the conditions of approval and will be providing plans for the Chair to sign immediately. The Conditional Use Permit does not expire and therefore did not need the extension or re-approval.

The applicant is requesting a waiver for site specific soils.

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

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

Staff believes that the criterion 2 has been met as the site is an urban site and heavily developed nearby.

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

Conditions to Be Met Prior to Signing of Plans:

1. Add a note to the plat that the Board granted waiver to Chapter 153-13.A(10) and that the Board found the criteria of Chapter 153-21.A have been met.

CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P22-07

Application Type:	Site Plan Review
Applicant(s):	Gulf Landing Properties, LLC
Owner(s):	Gulf Landing Properties, LLC
Location:	Central Ave (Tax Map 38, Lot 9-A-2)
Meeting Date:	February 8, 2022

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

Conditions to Be Met Prior to the Signing of Plans:

1. The Conditional Use Permit (P20-67) shall be approved.
2. The applicant shall provide the Planning Department a
    a. digital version of the plan
    b. CAD file to the satisfaction of the Asset Management Administrator
    c. A revised plan with owner's signatures, and LLS, PE, CWS, and LLA stamps and signatures

Conditions to Be Met Prior to any Construction Activity:

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

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

4. Provide the classification of the generator, if needed
5. The wetlands buffer placards shall be installed.
6. Water and Sewer investment fees shall be paid at time of application for service.

Conditions to Be Met Prior to Occupancy:

7. 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.

Central Avenue

Property Information

Property ID	38009-A00002
Location	CENTRAL AV
Owner	GULF LANDING PROPERTIES LLC
Land Use	390

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

Geometry updated 5/3/2021
Data updated Daily

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

City of Dover, New Hampshire
SITE REVIEW APPLICATION

[Revision Date: June 4, 2019]

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

APPLICANT AND OWNER INFORMATION

Name of Applicant: Gulf Landing Properties LLC Telephone # 978-815-4590

Address of Applicant: 9 Patriot Drive, Dover, NH 03820

E-Mail Address: RVDC1501@comcast.net

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

Address of Property Owner:

PROPERTY INFORMATION

Address of Property: Central Avenue

Assessor's Map # 38 Lot(s) # 9-A2

Zoning District(s) B3 Overlay District(s) Wetland Conservation

Size of Parcel: 48,717 sq. ft. 1.11 ac. Property Deed: Book 4213 Page: 615

Existing Use of Property: Vacant lot

SITE PLAN INFORMATION

Describe Proposed Use: Proposed 3 story treatment facility

Area of Parcel to be Developed: 48,000 +/- sq. ft.

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

Number of Parking Spaces: Existing 0 Proposed 34

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

Number of Employees Total: 16 In Maximum Shift: 8

Disposition of Parcel:

Building Footprint 8,500 sq. ft.

Total Building Area 25,500 sq. ft.

Paved Area 8,445 sq. ft.

Building Setbacks:

Front Yard 50 ft.

Rear Yard 15 ft.

Side Yard: Right 12 ft. Left 12 ft.

City Water? X Yes ___ No How far is city water from the property? Existing Main Lot 9-D

City Sewer? X Yes ___ No How far is city sewer from the property? Central Avenue (pump)

BUILDING INFORMATION

Type of Building to be Built: Medical treatment

Height of Building: +/- 35' Finished Floor Elevation: 149.20'

Number of Seats (where applicable) N/A

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

WAIVER REQUESTS

Site Review Regulations section(s) to be waived: Parking & Site Specific Soils Map

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

See attached waiver justification

SURVEYOR INFORMATION

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

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

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

ENGINEER INFORMATION

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

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

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

ARCHITECT INFORMATION

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

Address _____ Telephone #: _____

Professional License #: _____ E-mail address: _____

LANDSCAPE ARCHITECT INFORMATION

Name of Landscape Architect and Company (Licensed in N.H.) Terrain Planting & Design LLC Eric Buck

Address 311 Kast Hill Road, Hopkinton NH 03229 Telephone #: 603-491-2322

Professional License #: 78 E-mail address: _____

SOIL SCIENTIST INFORMATION

Name of Soil Scientist and Company (Licensed in N.H.) Damon Burt Fraggle Rock Env. Services

Address 38 Garland Road Telephone #: 603-969-5574

Professional License #: 163 E-mail address: _____

CONSERVATION EASEMENT HOLDER

Name of Easement Holder: _____ Telephone #_____

Address Easement Holder: None

SIGNATURES

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

Signature of Property Owner: _____ Date: 11-14-19

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

Signature of Agent: _____ Date: 11-14-19

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property Owner: _____ Date: 11-14-19

AUTHORIZATION TO COMPLETE THE PROJECT ON SUBJECT PROPERTY

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

Signature of Property Owner: _____ Date: 11-14-19

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

CERTIFICATION OF FEES

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

Signature of Property Owner: _____ Date: 11-14-19

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

PLANNING BOARD FEE SCHEDULE

(Revised May 14, 2019)

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

A. Plan Review Fees

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

☐ SUBDIVISION $150.00 x # _____ new lots created=	$_____
☐ LOT LINE ADJUSTMENT $100.00 X # of lots involved=	$_____
☐ TRANSFER OF DEVELOPMENT RIGHTS Application fee $150.00=	$_____
☐ SITE REVIEW – RESIDENTIAL $100.00 x # ____ per dwelling unit=	$_____
☐ SITE REVIEW – NON-RESIDENTIAL (not to exceed $10,000)	
○ New construction $.15 sq. ft. x # 31,055 sq. ft.=	$ 4,658.25
○ Additions (new floor space) $.10 per sq. ft. x # _____sq. ft.=	$_____
☐ MOTEL/HOTEL $35.00 x # ___ per lodging unit=	$_____
☐ CHANGE OF USE (not to exceed $5,000)	
○ Existing floor spaces $.10 per sq. ft. x # _____ sq. ft. =	$_____
☐ CONDITIONAL USE PERMIT $150.00 x # 1 per application=	$ 150.00
☐ GRAVEL PIT/ EXCAVATIONS	
○ Application fee $50.00=	$_____
○ Permit fee $75.00=	$_____
☐ EXTENSIONS OF/AMENDMENTS TO/WAIVERS FOR AN APPROVED PLAN $50.00 x # ____ per hour of review (3 hour minimum)=	$_____
☐ REQUEST FOR REZONING Application fee $150.00=	$_____
☐ DRIVEWAY WAIVER Application fee $100.00=	$_____
SUB TOTAL=	**$ 4,808.25**

AND

2. IMPERVIOUS PAVED AREA (for new development or additions to existing parking lots (not to exceed $10,000) $.07 sq. ft. x # 8,445 = $ 591.15

TOTAL PLAN REVIEW FEE= $ 5,399.40

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

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

C. Foster's newspaper public notice fee **$ 80.00**

TOTAL NOTICE FEE= $ 80.00

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

City of Dover, New Hampshire
SITE PLAN REVIEW SUBMISSION CHECKLIST

[Revision Date: June 4, 2019]

This site plan review checklist, as required by Chapter 149-6-B(2), should be completed by the applicant. It is intended to assist the applicant in the planning process of preparing a Site Plan Review application for Planning Board action. The size of the project will determine the types of information required for review, therefore, a **pre-application conference** with the Planning Department to determine the list of items that must be completed is strongly encouraged.

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

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

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

APPLICANT: Gulf Landing Properties LLC File Number: _____

PROJECT TITLE: Allonsy Park

PROPERTY LOCATION: Central Avenue Tax Map: 38 Lot: 9-A2

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

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

REVIEWED BY: _____ DATE_____ TRC DATE_____

City of Dover, New Hampshire
CONDITIONAL USE PERMIT APPLICATION

[Revision Date: May 18, 2017]

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

APPLICANT AND OWNER INFORMATION

Name of Applicant: Gulf Landing Properties LLC Telephone #978-815-4590

Address of Applicant: 9 Patriot Drive, Dover, NH 03820

E-Mail Address: RVDC1501@comcast.net

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

Address of Property Owner:

PROPERTY INFORMATION

Assessor's Map # 38 Lot(s) # 9-A2

Address of Property: Central Avenue

Zoning District(s) B-3 Overlay District(s) Wetlands

Existing Use of Property: Vacant Land

CONDITIONAL USE PERMIT INFORMATION

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

☐ Conservation District ☐ RCM Use Overlay District ☐ I-1 District Uses

☐ Groundwater Protection ☐ Off-Street Parking and Loading ☐ Alternative Treatment Center

☒ Wetland Protection District ☐ Central Business District ☐ Heritage Residential District

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

Septic tank within 75' of the wetland.

List Any Associated State or Federal Permits That Have Been or Will Be Applied For and Indicate Their Status: EPA Notice of Intent, Natural Heritage Bureau, Department of Historical Resources

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

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

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

SIGNATURES

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

Signature of Property Owner: _____ Date: 11/14/2019

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

Signature of Agent: _____ Date: 11/14/2019

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property Owner: _____ Date: 11/14/2019

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

September 28, 2020

City of Dover Planning Board
Attn: Steve Bird
288 Central Ave
Dover, NH 03820

RE: Proposed Site Plan
Gulf Landing Properties LLC
Central Avenue
Tax Map 38, Lot 9-A2

Mr. Bird and the Dover Conservation Commission

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

- Septic tank within 75' of a wetland

1. Identification of Conditional Use Permits

Regulations in the zoning ordinance do not allow for septic tanks to be places within 75' of a wetland. However, Section 170-27.1.F states that a conditional use permit may be granted by the planning board, given the following standards, as shown below, are met. Below we show the project's compliance with the standards required to grant a Conditional Use Permit, and we provide justification for its approval.

2. Compliance with the following standards

a) Demonstration of Need: The proposed construction is essential to the productive use of land or water outside the Wetlands Protection District.

- **The proposed building and parking lot are positioned as close to the right of way as possible without breaching the required setbacks. As a result of this the proposed septic tanks have to be placed on the north side of the proposed parking lot, so that they are not underneath pavement. Given the geometry of the lot, this is the only feasible location for the building and tanks.**

b) Avoidance: The potential impacts have been avoided to the maximum extent practicable. The applicant will demonstrate by plan and example that the proposed construction represents the least impacting alternative.
   - **The tanks will be water tight and pressure tested to ensure that there will be no leakage and that they can handle the proposed sewage loading. Furthermore, the proposed system is a pump system so the tanks will not hold sewage for long periods of time. Lastly the tanks are submerged below the wetland surface elevation.**

c) Minimization: Any unavoidable impacts have been minimized. No reasonable Alternative to the proposed construction exists which does not impact a ZONING P 170-102 wetland or which has less detrimental impact on a wetland. Design, construction and maintenance methods will be prepared by a registered engineer to minimize detrimental impacts to the wetlands and will include restoration of the site as nearly as possible to its original grade.
   - **A full erosion and sediment control plan will be submitted as part of this design. Silt soxx or mulch berm will be used to contain the sediment within the project limits. Rip-Rap and natural fiber matting will be used for slope stabilization. All necessary precautions will be taken to ensure that no sediment goes into the remaining wetland.**

d) Mitigation: If the APPLICANT is required by State rules to prepare a compensatory mitigation plan, the APPLICANT shall provide the Conservation Commission and PLANNING BOARD with one copy each of said plan for their review.
   - **No mitigation is required.**

e) Approval for the wetlands impact has been received from the NHDES Wetlands Bureau pursuant to Section G (3), below.
   - **No approval from NHDES is required.**

James F. Hayden
Engineering Technician

Christopher R. Berry
Principal, President

BERRY SURVEYING & ENGINEERING

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

City of Dover, New Hampshire
CONDITIONAL USE PERMIT APPLICATION

[Revision Date: May 18, 2017]

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

APPLICANT AND OWNER INFORMATION

Name of Applicant: Gulf Landing Properties LLC Telephone #978-815-4590

Address of Applicant: 9 Patriot Drive, Dover, NH 03820

E-Mail Address: RVDC1501@comcast.net

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

Address of Property Owner:

PROPERTY INFORMATION

Assessor's Map # 38 Lot(s) # 9-A2

Address of Property: Central Avenue

Zoning District(s) B-3 Overlay District(s) Wetlands

Existing Use of Property: Vacant Land

CONDITIONAL USE PERMIT INFORMATION

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

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

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

For work within the 50' wetland buffer

List Any Associated State or Federal Permits That Have Been or Will Be Applied For and Indicate Their Status: EPA Notice of Intent, Natural Heritage Bureau, Department of Historical Resources

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

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

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

SIGNATURES

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

Signature of Property Owner: _____ Date: 11/14/2019

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

Signature of Agent: _____ Date: 11/14/2019

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property Owner: _____ Date: 11/14/2019

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www.BerrySurveying.Com
crberry@metrocast.net

November 12, 2019
Revised: August 6, 2020

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

Re: Proposed Site Plan
Gulf Landing Properties LLC
Central Avenue
Tax Map 38, Lot 9-A2

Dear Mrs. Benton,

On behalf of the applicant, Gulf Landing Properties LLC. Berry Surveying & Engineering (BS&E) is submitting for TRC to discuss a proposed development off Central Avenue.

Background and General Narrative

Gulf Landing Properties LLC, owns the parcel off Central Avenue in Dover, NH (Tax Map 38, Lot 9-A2). Berry Surveying & Engineering has conducted an on-site survey of the parcel which includes a topographic analysis as well as a wetlands analysis. Fraggle Rock Environmental Services was on site and delineated the wetlands. The lot is vacant with no existing buildings or structures. The parcel is previously disturbed due to fill being induced on site in the early 2000's. It is open at the front and lightly wooded towards the rear.

The Proposal:

The proposal is to construct a three story treatment center in the southeast corner of the lot. A parking lot will be constructed next to the treatment facility to provide parking for visitors and employees. A sidewalk network will be constructed around the building to provide pedestrian access throughout the site. The applicant is also proposing to reclaim and resurface the existing right of way off Central Avenue.

The proposed building will be serviced by City water and sewer. A force main will be installed to pump sewer from the project site to an existing sewer manhole in Central Avenue. The proposed force main system will have a Duplex pump station with dual alternating pumps. Additionally the system will have a control panel on the rear side of the building with a built in

alarm system to warn of pump failure. Furthermore, a location for a backup generator is called out on the plans In the event it is deemed necessary. On site security will be in place with the use of security systems, cameras, lighting and 24 hour on site personnel.

As part of the site plan development, an intensive drainage analysis was done. The proposed drainage analysis analyzed two final points. The first being the existing drainage system in the parking lot of Lots 9-D & 6-A. As part of the right of way reconstruction, some of the old pavement will be removed and replaced with grass, which will help improve the stormwater flow within the existing drain line. The second analysis point is the existing culvert that discharges behind Dover Bowl. Given the proposed development of the site, and the generation of new impervious area, the applicant will constructing a single cell gravel wetland to capture and treat the stormwater from the proposed development. Given the shallow seasonal high water table and relative shallow slopes of the site, a subsurface gravel wetland was deemed most appropriate because it would achieve maximum treatment but limit disturbance. A representative of the University of New Hampshire Stormwater Center has been contacted regarding the single cell gravel wetland to gather input of the subsurface treatment cell. UNH Stormwater Center agreed that a single cell gravel wetland would be sufficient for the proposed development.

An erosion and control design has also been submitted to demonstrate the various methods that will be used to contain sediment throughout the construction process. Perimeter control such as silt soxx or mulch berm will be used to contain sediment within the proposed limits of disturbance. Given the close proximity of the wetlands, two rows of protection will be used in addition to the installation of orange construction fence to clearly show the proposed limits of disturbance.

As part of the application process with the City, the applicant will also requesting a conditional use permit for disturbance within the 50' buffer. The proposed development will have 14,000 Sq.Ft. of buffer disturbance. The majority of this disturbance will be for the construction of the gravel wetland and level spreader, which will serve to enhance the water quality going into the wetland.

A brief traffic analysis was done to determine the impact the proposed treatment center would have on the local traffic and the effects were minimal. Although the traffic study shows 196 daily trips, this proposed facility will not every day visitors and patients will not be allowed to have cars on the premises, this reducing the overall traffic impact to just employees and deliveries.

Respectfully Submitted,
BERRY SURVEYING & ENGINEERING

James F. Hayden
Engineering Technician

Christopher R. Berry
Principal, President

BERRY SURVEYING & ENGINEERING

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November 20, 2019
Revised: August 6, 2020

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

Re: Proposed Site Plan
Gulf Landing Properties LLC
Central Avenue
Tax Map 38, Lot 9-A2

Chairperson & Members of the Dover Planning Board:

In accordance with the Site Review Regulations, the following waiver is hereby requested:

1. **Identification of Waiver Request**: Submission of a Site Specific Soils Map as part of a site plan application.

   - Site Plan application without a Site Specific Soils Map (SSSM).

2. **Explanation:**

The proposal is to construct a three story treatment center in the southeast corner of the lot. A parking lot will be constructed next to the treatment facility to provide parking for visitors and employees. A sidewalk network will be constructed around the building to provide pedestrian access throughout the site. The applicant is also proposing to resurface the existing right of way off Central Avenue.

3. **Waiver Justification**:

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

The intent of this regulation is to ensure that proper data is collected in relation to soils so that the project drainage can be designed accordingly. Given the use of the NRCS Web Soil Survey, the soil type was obtained and only one soil type was found on site. This regulation is more prevalent in jobs that will utilize septic systems or require storm water management systems that utilize infiltration through natural soil types. The proposed site development will not utilize any storm water infiltration. All runoff will be diverted to a subsurface gravel wetland that will treat the runoff and discharge it to a level spreader. The system will lined with MIRAFI fabric so that none of the runoff can infiltrate through the system.

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

Strict conformity to this regulation will require the applicant to involve a certified soils scientist, who will have to go on site and delineate the soils type, on a site with uniform soils.

1. **Identification of Waiver Request**: Exterior lighting shall be down lit so as not to illuminate abutting properties.

    - Proposed lighting that will illuminate parking spaces on Lot 9-D.

2. **Explanation:**

The proposed treatment facility will be serviced by onsite parking as well as parking granted through on easement on Lot 9-D. The applicant is proposing to install lights on the backside of the building in order to illuminate the parking area on Lot 9-D. This is the only area where on site lighting affects an abutting parcel.

3. **Waiver Justification**:

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

The intent of this regulation is to ensure that no proposed lighting goes onto abutting lots. In the proposed site development, the offsite lighting will only illuminate parking spaces granted to the applicant. Furthermore, the area behind the parking spaces, is more parking and there are no residential uses in the area.

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

Strict conformity to this regulation will require the applicant to not illuminate parking spaces, which would result in the need for a new waiver.

1. **Identification of Waiver Request**: Lighting uniformity ratio of 6:1 within the B-3 zone.

    - Proposed lighting uniformity ratio of 4:1 within the B-3 zone.

2. **Explanation:**

The proposed treatment facility will be serviced by onsite parking as well as parking granted through on easement on Lot 9-D. The applicant is proposing to install lights around the parking lot and building in order to illuminate the parking lot area. The uniformity ratio is a function of the average lumen, divided by the minimum lumin. Dover's site plan regulations have a minimum illumination level of 0.2 foot candles. That means in order to have a uniformity ratio of

6:1, the average foot candle needs to be 1.2. However the Dover Site Plan Regulations also state that the highest foot candles within the parking area can be 0.5.

3. **Waiver Justification:**

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

The intent of this regulation to ensure that parking areas are well lit. Even though the proposed parking lot has a uniformity ratio less than 6:1, the parking lot will still be well lit given the down lit fixtures and types of light s proposed.

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

Strict conformity to this regulation will require the applicant to add additional, unnecessary lights and becoming non-conforming in another Site Plan Regulation.

Thank you for your time and attention to this matter and we hope you look favorably upon the request.

BERRY SURVEYING & ENGINEERING

James F. Hayden
Engineering Technician

Christopher R. Berry
Principal, President

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November 12, 2019
Revised: August 6, 2020

City of Dover Planning Board
Attn: Steve Bird
288 Central Ave
Dover, NH 03820

RE: Proposed Site Plan
Gulf Landing Properties LLC
Central Avenue
Tax Map 38, Lot 9-A2

Mr. Bird and the Dover Conservation Commission

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

- Disturbance within the 50' wetland buffer (14,000 SF)

1. Identification of Conditional Use Permits

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

2. Compliance with the following standards

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

- **The proposed building and parking lot are positioned as close to the right of way as possible without breaching the**

required setbacks. The gravel wetland was held close to the building and parking lot in order to capture the runoff from the proposed development. The majority of the of the disturbance is for the gravel wetland and related grading.

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

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

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

- **The applicant will be applying for a EPA Notice of Intent, Department of Historical Resources and Natural Heritage Bureau. Copies of the approved applications will be given to the City when acquired.**

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

- **An in depth landscaping design will also be done to ensure that new vegetation is promoted to grow throughout the construction site. In addition, the disturbed buffer and wetland areas will receive a special conservation seed mix that will allow for re-vegetation of those areas. A highbush blueberry buffer will be planted between the proposed disturbance and the wetland to provide a vegetated buffer. Additional habitat not currently available on site.**

3. Justification for approval of Conditional Use Permits

As part of this design, a full drainage analysis will also be conducted. All of the proposed impervious surface will be directed to the proposed gravel wetland. The runoff will be treated and discharged towards a level spreader. The gravel wetland and level spreader are designed so that there will be no increase in runoff to the wetlands.

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

BERRY SURVEYING & ENGINEERING

James F. Hayden
Engineering Technician

Christopher R. Berry
Principal, President

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

November 20, 2019
Revised: August 6, 2020

RE: Traffic Impact Summary
Gulf Landing Properties LLC
Central Avenue
Tax Map 38, Lot 9-A2

Mrs. Benton,

Pursuant to the City of Dover Site Review Regulations, Berry Surveying & Engineering (BS&E), on behalf of Gulf Landing Properties LLC, has prepared a Traffic Impact Summary for the development of a 64 bed treatment facility off Central Avenue.

The following trip generation is calculated from the 10th Edition Trip Generation Manual using Code 620, Nursing Home:

The definition of a nursing home within the 10th Edition Trip Generation Manual is "Any facility whose primary function is to provide care for persons who are unable to care for themselves. They are occupied by residents who do little to no driving". The proposed treatment facility will be for long term use of patients. Admitted patients will not have their own vehicles and visitors will only be permitted on certain days. Given the proposed use, the nursing home code was deemed the best available alternative for this analysis.

Allonsy Proposed Trip Generation (2020)

Time Method	Weekday Total (Page 47)			Time Method	AM Peak Adj. Street (Page 48)			Time Method	PM Peak Adj. Street (Page 49)		
# Beds	Beds 64			# Beds	Beds 64			# Beds	Beds 64		
Avg. Rate	3.06			Avg. Rate	0.17			Avg. Rate	0.22		
Total Trips	195.8			Total Trips	10.9			Total Trips	14.1		
% Enter	50.0	Total Enter	97.9	% Enter	72.0	Total Enter	7.8	% Enter	67.0	Total Enter	9.4
% Exit	50.0	Total Exit	97.9	% Exit	28.0	Total Exit	3.0	% Exit	33.0	Total Exit	4.6

The calculated trip generation, although based off the manual, is still relatively high. The nursing home manual assumes some patient trips and a large amount of visitor trips. However, the proposed treatment facility will yield no patient trips and even less visitor trips than the nursing home code. This will result in very minimal traffic generation from the proposed treatment facility. The majority of the trips will be generated by employees (8 employees maximum on shifts) and deliveries. It can be assumed that the total daily trips will be half of what the trip

generation shows because the total daily trips will only account for the employees and deliveries. However, the AM and PM peak rates seem appropriate for the number of employees.

With respect to general safety of Central Avenue 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.

The proposed build out presents an opportunity for the utilization of public transportation for patients and guests alike. There is an existing COAST bus stop within ¼ mile of the proposed parking lot, in front of the Shaws Plaza Shopping Center.

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

Respectfully Submitted,

BERRY SURVEYING & ENGINEERING

James Hayden
Engineering Technician

Christopher R. Berry, SIT
Principal President

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

BERRY SURVEYING & ENGINEERING
335 Second Crown Pt. Rd., Barrington, NH 03825
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www.BerrySurveying.Com

ALLONSY PARK
FOR
GULF LANDING PROPERTIES LLC
CENTRAL AVENUE
DOVER, N.H.
TAX MAP 38, LOT 9-A2

TABLE OF CONTENTS:

SHEET 1 ~ NEIGHBORHOOD PLAN
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SHEET 3 ~ SITE PLAN
SHEET 4 ~ GRADING AND DRAINAGE PLAN
SHEET 5 ~ PLAN AND PROFILE ACCESS WAY
SHEET 6 ~ P-101 GRAVEL WETLAND DETAILS
SHEET 7 ~ EROSION & SEDIMENT CONTROL PLAN
SHEET 8 ~ UTILITY PLAN
SHEET 9 ~ UTILITY PLAN & PROFILE
SHEET 10 ~ LANDSCAPING PLAN
SHEET 11 ~ LIGHTING PLAN
SHEET 12 ~ CROSS SECTIONS ACCESS WAY
SHEET 13 ~ E101-SEDIMENT & EROSION DETAILS
SHEET 14 ~ E102-SEDIMENT & EROSION DETAILS
SHEET 15 ~ C101-CONSTRUCTION DETAILS
SHEET 16 ~ C102-CONSTRUCTION DETAILS
SHEET 17 ~ C103-CONSTRUCTION DETAILS
SHEET 18 ~ U101- UTILITY DETAILS
SHEET 19 ~ U102- PUMP DESIGN DETAILS
SHEET 20 ~ L101- LANDSCAPING DETAILS

NO PLANS TO BE RECORDED

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.

OWNER: GULF LANDING PROPERTIES LLC
9 PATRIOT DRIVE
DOVER, NH 03820

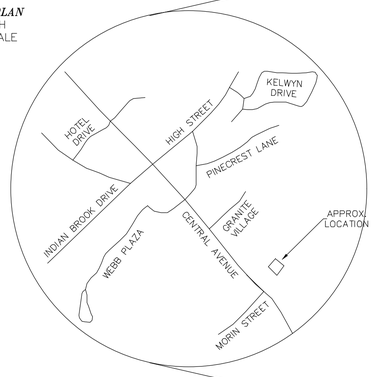
APPLICANT: GULF LANDING PROPERTIES LLC
9 PATRIOT DRIVE
DOVER, NH 03820

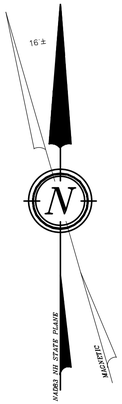
SURVEYOR OF RECORD: KENNETH A. BERRY, PE, LLS
CPSWQ, CPESC, CESSWI
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825
(603) 332-2863

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

WETLAND SCIENTIST: FRAGGLE ROCK ENVIRONMENTAL SERVICES
DAMON BURT, CWS #163
38 GARLAND ROAD
STRAFFORD, NH 03884
(603) 969-5574

LOCATION PLAN
DOVER, NH
NOT TO SCALE





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

GENERAL PLAN SET NOTES:

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

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

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

REQUIRED PERMITS:

1.) DEPARTMENT OF HISTORICAL RESOURCES: 11267 11/13/2019

2.) NATURAL HERITAGE BUREAU (NHB): NHB19-3615 11/26/2019

1-27-22
OWNER'S SIGNATURE DATE

APPROVED DOVER

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

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

DOVER FILE #P19-85

REVISION	DATE	DESCRIPTION
#1	1-27-2022	REVISED PER CONDITIONS OF APPROVAL

SITE PLAN
LAND OF
GULF LANDING PROPERTIES LLC
CENTRAL AVENUE
DOVER, N.H.
TAX MAP 38, LOT 9-A2

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

SCALE : AS SHOWN
DATE : JANUARY 27, 2022
FILE NO. : DB 2019 – 143

ABBREVIATION LEGEND:

E.O.P.	EDGE OF PAVEMENT
C.C.C.	CAST IN PLACE CONCRETE CURB
S.G.C.	SLOPED GRANITE CURB
BITUM.	BITUMINOUS
E.O.P.	EDGE OF PAVEMENT
TYP.	TYPICAL
U.G.E.	UNDER GROUND ELECTRIC / UTILITY
U.D.	UNDER DRAIN
C.O.	CLEAN OUT
INV.	INVERT
ELEV.	ELEVATION
F.E.S.	FLARED END SECTION
HDPE	HIGH DENSITY POLYETHYLENE
RCP	REINFORCED CONCRETE PIPE
RECB	ROLLED EROSION CONTROL BLANKET
F.G.	FINISHED GRADE
E.G.	EXISTING GRADE
T.B.R.	TO BE REMOVED
PL	PROPERTY LINE
EL	EASEMENT LINE
CL	CENTER LINE
CF	CUBIC FEET
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
P.V.C.	POINT OF VERTICAL CURVE
P.V.I.	POINT OF VERTICAL INTERSECTION
P.V.T.	POINT OF VERTICAL TANGENCY
EX.	EXISTING
PROP.	PROPOSED
STA.	STATION
'/,	FEET / FEET

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

EXISTING LEGEND:

- IRON BOUND (FND)
- REBAR (FND)
- RAILROAD SPIKE (FND)
- UTILITY POLE / GUY WIRE
- SINGLE POST SIGN
- CURB STOP
- GATE VALVE
- GAS VALVE
- FIRE HYDRANT
- CATCH BASIN
- SEWER MANHOLE
- DRAIN MANHOLE
- TREE
- E113.83 EXISTING SPOT ELEVATION
- BUILDING SETBACK LINE
- GAS GAS GAS GAS EXISTING GAS LINE
- EWL EWL EXISTING WATER LINE
- S EXISTING SEWER LINE
- D EXISTING DRAIN LINE
- OHU OHU OHU OHU OVERHEAD UTILITIES
- 116 EXISTING CONTOUR MINOR
- 115 EXISTING CONTOUR MAJOR

PROPOSED LEGEND:

- IRON BOUND (FND)
- TEMPORARY BENCHMARK
- CURB STOP
- GATE VALVE
- GAS VALVE
- CATCH BASIN
- E101 / E6 SHEET DETAIL
- THRUST BLOCK
- LIGHTING
- F114.05 PROPOSED SPOT ELEVATION
- EASEMENT LINE
- GAS GAS GAS GAS PROPOSED GAS LINE
- W W PROPOSED WATER LINE
- S S PROPOSED SEWER LINE
- FM FM PROPOSED FORCE MAIN
- D PROPOSED DRAIN LINE
- U.D. U.D. PROPOSED UNDERDRAIN
- F41 PROPOSED CONTOUR MINOR
- F40 PROPOSED CONTOUR MAJOR
- SAW CUT LINE
- UGE UGE PROPOSED UNDERGROUND UTILITY
- SF SILT FENCE / EROSION MIX BERM
- SS SS SS FILTREXX SILT SOXX (8" or 12" AS NOTED)
- C C C ORANGE CONSTRUCTION PERIMETER FENCE

SIGN ID NUMBER	SIGN SIZE (WIDTH x HEIGHT)	SIGN	TEXT DIMENSIONS	NO. OF SIGNS	BACKGROUND	LEGEND	BORDER	POST SIZE & QUANTITY
R1-1	30"x30"	STOP	SEE STANDARD HIGHWAY SIGNS 2004 EDITION PUBLISHED BY USDOT - FHWA	2	RED	WHITE	WHITE	SQUARE (2)
R7-8	12"x18"	RESERVED PARKING	SEE STANDARD HIGHWAY SIGNS 2004 EDITION PUBLISHED BY USDOT - FHWA	2	WHITE	GREEN W/ WHITE SYMBOL ON BLUE	RED	SQUARE (2)
R7-8a	12"x6"	VAN ACCESSIBLE	SEE STANDARD HIGHWAY SIGNS 2004 EDITION PUBLISHED BY USDOT - FHWA	1	BLUE	WHITE	WHITE	SQUARE (0)
R8-31	12"x18"	NO PARKING FIRE LANE	SEE STANDARD HIGHWAY SIGNS 2004 EDITION PUBLISHED BY USDOT - FHWA	3	WHITE	RED	RED	SQUARE (3)
R8-31	12"x18"	NO PARKING	SEE STANDARD HIGHWAY SIGNS 2004 EDITION PUBLISHED BY USDOT - FHWA	2	WHITE	RED	RED	SQUARE (2)
D9-13bP	12"x6"	AMBULANCE STATION	SEE STANDARD HIGHWAY SIGNS 2004 EDITION PUBLISHED BY USDOT - FHWA	1	BLUE	WHITE	WHITE	SQUARE (0)

ABUTTERS WITHIN 200':

N/F 851 CENTRAL AVENUE LLC
177 HUNTINGTON AVE, STE 1901
BOSTON, MA 02115
TAX MAP 38, LOT 6A
S.C.R.D. BOOK 4017, PAGE 207

N/F BLACK DOG CAR WASH CENTRAL AVE LLC
PO BOX 8
WAITSFIELD, VT 05673
TAX MAP 38, LOT 9A
S.C.R.D. BOOK 3854, PAGE 235

N/F THIRD STREET TERRACE CONDOMINIUMS, 53 THIRD STREET, LLC
277 MAIN STREET
DURHAM, NH 03824
TAX MAP 31, LOT 21
S.C.R.D. BOOK 3446, PAGE 119

N/F DRISCOLL REALTY INC
BOX 207
KITTERY POINT, ME 03905
TAX MAP 38, LOT 9A-1
S.C.R.D. BOOK 709, PAGE 130

N/F NANTUCKET HOLDING COMPANY LLC
340 CENTRAL AVE STE 202
DOVER, NH 03820
TAX MAP 38, LOT 10
S.C.R.D. BOOK, 1739, PAGE 29

887B CENTRAL AVENUE LLC
C/O THE ANAGNOST COMPANIES
1662 ELM STREET STE 100
MANCHESTER, NH 03101-1243
TAX MAP 38, LOT 9D
S.C.R.D. BOOK 3678, PAGE 355

ABUTTERS WITHIN 200':

N/F STATE OF NEW HAMPSHIRE
J.D. MORTON BLDG
CONCORD, NH 03301
TAX MAP 38, LOT 10A

N/F ROUTE 125 ASSOCIATES
P.O. BOX 977
DOVER, NH 03821
TAX MAP 38, LOT 11

GIS SKETCH
DOVER, NH
SCALE: 1" = 100' ±

DOVER FILE #P19-85

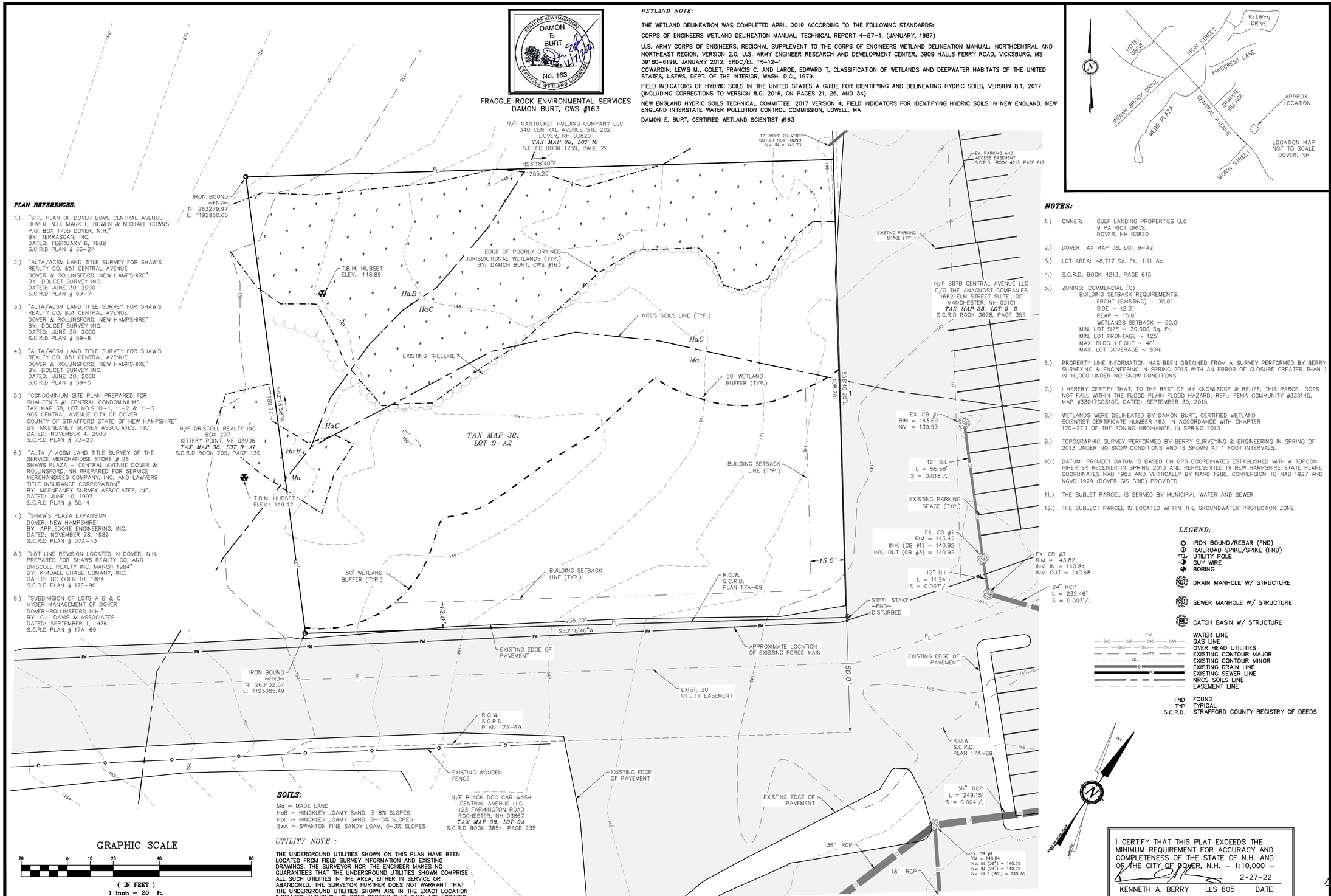
REVISION	DATE	DESCRIPTION
#1	1-27-2022	REVISED PER CONDITIONS OF APPROVAL

NEIGHBORHOOD PLAN
LAND OF
GULF LANDING PROPERTIES LLC
CENTRAL AVENUE
DOVER, N.H.
TAX MAP 38, LOT 9-A2

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

SCALE : AS SHOWN
DATE : JANUARY 27, 2022
FILE NO. : DB 2019 - 143

STATE OF NEW HAMPSHIRE - KENNETH A. BERRY - NO. 7203 - LICENSED PROFESSIONAL ENGINEER



PLAN REFERENCES:

1.) "SITE PLAN OF DOVER BOWL CENTRAL AVENUE
DOVER, N.H. MARK F. BOWEN & MICHAEL DOWNS
P.O. BOX 1755 DOVER, N.H."
BY: TERRASCAN, INC.
DATED: FEBRUARY 6, 1989
S.C.R.D PLAN # 36-27

2.) "ALTA/ACSM LAND TITLE SURVEY FOR SHAW'S
REALTY CO. 851 CENTRAL AVENUE
DOVER & ROLLINSFORD, NEW HAMPSHIRE"
BY: DOUCET SURVEY INC.
DATED: JUNE 30, 2000
S.C.R.D PLAN # 59-7

3.) "ALTA/ACSM LAND TITLE SURVEY FOR SHAW'S
REALTY CO. 851 CENTRAL AVENUE
DOVER & ROLLINSFORD, NEW HAMPSHIRE"
BY: DOUCET SURVEY INC.
DATED: JUNE 30, 2000
S.C.R.D PLAN # 59-6

4.) "ALTA/ACSM LAND TITLE SURVEY FOR SHAW'S
REALTY CO. 851 CENTRAL AVENUE
DOVER & ROLLINSFORD, NEW HAMPSHIRE"
BY: DOUCET SURVEY INC.
DATED: JUNE 30, 2000
S.C.R.D PLAN # 59-5

5.) "CONDOMINIUM SITE PLAN PREPARED FOR
SHAHEEN'S #1 CENTRAL CONDOMINIUMS
TAX MAP 38, LOT NO.S 11-1, 11-2 & 11-3
903 CENTRAL AVENUE CITY OF DOVER
COUNTY OF STRAFFORD STATE OF NEW HAMPSHIRE"
BY: MCENEANEY SURVEY ASSOCIATES, INC.
DATED: NOVEMBER 4, 2003
S.C.R.D PLAN # 73-23

6.) "ALTA / ACSM LAND TITLE SURVEY OF THE
SERVICE MERCHANDISE STORE # 26
SHAWS PLAZA - CENTRAL AVENUE DOVER &
ROLLINSFORD, NH PREPARED FOR SERVICE
MERCHANDISES COMPANY, INC. AND LAWYERS
TITLE INSURANCE CORPORATION"
BY: MCENEANEY SURVEY ASSOCIATES, INC.
DATED: JUNE 10, 1997
S.C.R.D PLAN # 50-4

7.) "SHAW'S PLAZA EXPANSION
DOVER, NEW HAMPSHIRE"
BY: APPLEDORE ENGINEERING, INC.
DATED: NOVEMBER 28, 1989
S.C.R.D PLAN # 37A-43

8.) "LOT LINE REVISION LOCATED IN DOVER, N.H.
PREPARED FOR SHAWS REALTY CO. AND
DRISCOLL REALTY INC. MARCH 1984"
BY: KIMBALL CHASE COMANY, INC.
DATED: OCTOBER 10, 1984
S.C.R.D PLAN # 17E-90

9.) "SUBDIVISION OF LOTS A B & C
HYDER MANAGEMENT OF DOVER
DOVER-ROLLINSFORD N.H."
BY: G.L. DAVIS & ASSOCIATES
DATED: SEPTEMBER 1, 1976
S.C.R.D PLAN # 17A-69

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

SOILS:

Ma ~ MADE LAND
HaB ~ HINCKLEY LOAMY SAND, 3-8% SLOPES
HaC ~ HINCKLEY LOAMY SAND, 8-15% SLOPES
SwA ~ SWANTON FINE SANDY LOAM, 0-3% SLOPES

UTILITY NOTE :

THE UNDERGROUND UTILITIES SHOWN ON THIS PLAN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR NOR THE ENGINEER MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE.

STATE OF NEW HAMPSHIRE
DAMON E. BURT
No. 163
CERTIFIED WETLAND SCIENTIST

FRAGGLE ROCK ENVIRONMENTAL SERVICES
DAMON BURT, CWS #163

WETLAND NOTE:

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

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

U.S. ARMY CORPS OF ENGINEERS, REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2.0, U.S. ARMY ENGINEER RESEARCH AND DEVELOPMENT CENTER, 3909 HALLS FERRY ROAD, VICKSBURG, MS 39180-6199, JANUARY 2012, ERDC/EL TR-12-1

COWARDIN, LEWIS M., GOLET, FRANCIS C. AND LAROE, EDWARD T, CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES, USFWS, DEPT. OF THE INTERIOR, WASH. D.C., 1979.

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

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

DAMON E. BURT, CERTIFIED WETLAND SCIENTIST #163

NOTES:

1.) OWNER: GULF LANDING PROPERTIES LLC
9 PATRIOT DRIVE
DOVER, NH 03820

2.) DOVER TAX MAP 38, LOT 9-A2

3.) LOT AREA: 48,717 Sq. Ft., 1.11 Ac.

4.) S.C.R.D. BOOK 4213, PAGE 615

5.) ZONING: COMMERCIAL (C)
BUILDING SETBACK REQUIREMENTS:
FRONT (EXISTING) - 30.0'
SIDE - 12.0'
REAR - 15.0'
WETLANDS SETBACK ~ 50.0'
MIN. LOT SIZE ~ 20,000 Sq. Ft.
MIN. LOT FRONTAGE ~ 125'
MAX. BLDG. HEIGHT ~ 40'
MAX. LOT COVERAGE ~ 50%

6.) PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A SURVEY PERFORMED BY BERRY SURVEYING & ENGINEERING IN SPRING 2013 WITH AN ERROR OF CLOSURE GREATER THAN 1 IN 10,000 UNDER NO SNOW CONDITIONS.

7.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD. REF.: FEMA COMMUNITY #330145, MAP #33017C0310E, DATED: SEPTEMBER 30, 2015

8.) WETLANDS WERE DELINEATED BY DAMON BURT, CERTIFIED WETLAND SCIENTIST CERTIFICATE NUMBER 163, IN ACCORDANCE WITH CHAPTER 170-27.1 OF THE ZONING ORDINANCE, IN SPRING 2013

9.) TOPOGRAPHIC SURVEY PERFORMED BY BERRY SURVEYING & ENGINEERING IN SPRING OF 2013 UNDER NO SNOW CONDITIONS AND IS SHOWN AT 1 FOOT INTERVALS.

10.) DATUM: PROJECT DATUM IS BASED ON GPS COORDINATES ESTABLISHED WITH A TOPCON HIPER SR RECEIVER IN SPRING 2013 AND REPRESENTED IN NEW HAMPSHIRE STATE PLANE COORDINATES NAD 1983 AND VERTICALLY BY NAVD 1988. CONVERSION TO NAD 1927 AND NGVD 1929 (DOVER GIS GRID) PROVIDED.

11.) THE SUBJET PARCEL IS SERVED BY MUNICIPAL WATER AND SEWER.

12.) THE SUBJECT PARCEL IS LOCATED WITHIN THE GROUNDWATER PROTECTION ZONE.

LEGEND:

- IRON BOUND/REBAR (FND)
- RAILROAD SPIKE/SPIKE (FND)
- UTILITY POLE
- GUY WIRE
- BORING
- DRAIN MANHOLE W/ STRUCTURE
- SEWER MANHOLE W/ STRUCTURE
- CATCH BASIN W/ STRUCTURE
- WATER LINE
- GAS LINE
- OVER HEAD UTILITIES
- 75 EXISTING CONTOUR MAJOR
- 76 EXISTING CONTOUR MINOR
- D EXISTING DRAIN LINE
- S EXISTING SEWER LINE
- NRCS SOILS LINE
- EASEMENT LINE

FND FOUND
TYP TYPICAL
S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS

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

2-27-22
KENNETH A. BERRY LLS 805 DATE

DOVER FILE #P19-85

#	DATE	DESCRIPTION
#1	1-27-2022	REVISED PER CONDITIONS OF APPROVAL

EXISTING CONDITIONS PLAN
LAND OF
GULF LANDING PROPERTIES LLC
CENTRAL AVENUE
DOVER, N.H.
TAX MAP 38, LOT 9-A2

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

SCALE : 1 IN. EQUALS 20 FT.
DATE : JANUARY 27, 2022
FILE NO. : DB 2019 - 143

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

NOTES:

1.) OWNER: GULF LANDING PROPERTIES LLC
9 PATRIOT DRIVE
DOVER, NH 03820

2.) DOVER TAX MAP 38, LOT 9-A2

3.) LOT AREA: 48,717 Sq. Ft., 1.11 Ac.

4.) S.C.R.D. BOOK 4213, PAGE 615

5.) ZONING: COMMERCIAL (C)
BUILDING SETBACK REQUIREMENTS:
FRONT ~ 30.0' (135.5' PROPOSED)
SIDE ~ 12.0' (12.9' PROPOSED)
REAR ~ 15.0' (15.3' PROPOSED)
WETLANDS SETBACK ~ 50.0'
MIN. LOT SIZE ~ 20,000 Sq. Ft. (48,717 Sq. Ft. PROVIDED)
MIN. LOT FRONTAGE ~ 125' (235.2' PROVIDED)
MAX. BLDG. HEIGHT ~ 40'
MAX. LOT COVERAGE ~ 50% (17.4% PROPOSED)

6.) PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A SURVEY PERFORMED BY BERRY SURVEYING & ENGINEERING IN SPRING 2013 WITH AN ERROR OF CLOSURE GREATER THAN 1 IN 10,000 UNDER NO SNOW CONDITIONS.

7.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD. REF.: FEMA COMMUNITY #330145, MAP #33017C0310E, DATED: SEPTEMBER 30, 2015

8.) WETLANDS WERE DELINEATED BY DAMON BURT, CERTIFIED WETLAND SCIENTIST CERTIFICATE NUMBER 163, IN ACCORDANCE WITH CHAPTER 170-27.1 OF THE ZONING ORDINANCE, IN SPRING 2013

9.) TOPOGRAPHIC SURVEY PERFORMED BY BERRY SURVEYING & ENGINEERING IN SPRING OF 2013 UNDER NO SNOW CONDITIONS AND IS SHOWN AT 1 FOOT INTERVALS.

10.) DATUM: PROJECT DATUM IS BASED ON GPS COORDINATES ESTABLISHED WITH A TOPCON HIPER SR RECEIVER IN SPRING 2013 AND REPRESENTED IN NEW HAMPSHIRE STATE PLANE COORDINATES NAD 1983 AND VERTICALLY BY NAVD 1988.

11.) AS-BUILT PLANS OF THE SITE PLAN SHALL BE SUBMITTED ON PAPER AND IN DIGITAL FORMAT AUTOCAD DWG, AUTOCAD DXF OR ESRI FORMAT TO THE CITY OF DOVER ENGINEER'S OFFICE UPON COMPLETION OF PROJECT IF A STREET IS PROPOSED FOR CITY ACCEPTANCE. AS-BUILT PLANS SHALL BE PREPARED AND CERTIFIED CORRECT BY A L.L.S. OR P.E. DIGITAL FILES SHALL BE GEO-REFERENCED TO NEW HAMPSHIRE STATE PLANE COORDINATES NAD83 AND SHALL BE EXPRESSED IN FEET.

12.) THE INSTALLATION OF ELECTRIC POWER, CABLE TELEVISION AND TELEPHONE LINES SHALL BE UNDERGROUND THROUGHOUT THE SITE FOR WHICH DEVELOPMENT IS PROPOSED. CONTRACTOR RESPONSIBLE FOR LOCATION OF EXISTING UTILITIES.

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

14.) ALL CONSTRUCTION SHALL CONFORM WITH THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION (NHDOT) "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" AND WITH THE CITY OF DOVER COMMUNITY SERVICES REGULATIONS AND STANDARD SPECIFICATION FOR CONSTRUCTION. THE MORE STRINGENT SPECIFICATION SHALL APPLY.

15.) ALL EROSION CONTROL NOTES SHALL INCLUDE PROVISIONS FOR CONSTRUCTION SEQUENCING, TEMPORARY EROSION CONTROL MEASURES, AND PERMANENT STANDARDS SUCH AS LOAM SPREAD RATE FOR DISTURBED AREAS, RATES OF LIME, TYPE AND RATES FOR FERTILIZER, AND SEED AND MULCH MIXTURE WITH RATES OF APPLICATION.

16.) THE LIMITS OF CONSTRUCTION DISTURBANCE THAT ARE LOCATED IN OR WITHIN THE 50 FT. OF CONSERVATION AND WETLAND DISTRICTS SHALL BE STAKED, FLAGGED AND CLEARLY IDENTIFIED PRIOR ANY EARTH DISTURBING ACTIVITY OCCURS.

17.) ALL TREATMENT SWALES TO BE CONSTRUCTED SHALL HAVE SOD BOTTOMS.

18.) A LETTER OF CREDIT FOR THE COST OF REVEGETATING ALL DISTURBED AREAS ON THE SITE SHALL BE SUBMITTED, AND THE APPROVED CONSTRUCTION SIGN INSTALLED PRIOR TO ANY EARTH DISTURBING ACTIVITY OCCURS.

19.) A PRE-CONSTRUCTION CONFERENCE WITH THE DEVELOPER, THE DESIGN ENGINEER, THE EARTHWORK CONTRACTOR AND THE CITY ENGINEER SHALL OCCUR PRIOR TO ANY EARTH DISTURBING ACTIVITY.

20.) SITE CONSTRUCTION HOURS SHALL BE LIMITED TO MONDAY-FRIDAY 7 AM-6 PM, SATURDAY 9 AM 4 PM. NO SUNDAY HOURS. HOURS OF CONSTRUCTION MUST BE DOCUMENTED ON A SITE CONSTRUCTION SIGN ALONG WITH THE CONTACT INFORMATION FOR THE GENERAL CONTRACTOR. SAID SIGNAGE MUST BE LOCATED AND APPROVED BY THE CITY ENGINEER OR ASSISTANT CITY MANAGER. CITY OF DOVER -SITE PLAN COMMON NOTES PAGE 3 OF 4. THE PROJECT SIGN SHOULD ALSO STATE THAT THE ROAD IS PROPOSED TO BE PRIVATE AND IS INTENDED TO REMAIN PRIVATE WITH NO CITY SERVICES.

21.) BUILDING ADDRESSE SHALL BE ASSIGNED BY THE BUILDING OFFICIAL AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.

22.) THE PROPOSED USE FOR THE SITE IS A MEDICAL REHABILITATION FACILITY (HOSPITAL USE CATEGORY). VARIANCE REQUEST Z19-13 WAS GRANTED BY THE ZONING BOARD OF ADJUSTMENT, ON SEPTEMBER 25, 2019 TO ALLOW THE PROPOSED USE WITHIN THE ZONE DEPENDENT ON THE FOLLOWING CONDITIONS.
-ALL STATE LICENSES AND PERMITS SHALL BE OBTAINED: SEE PERMIT LIST IN NOTE 23.

23.) THE FOLLOWING FEDERAL AND STATE PERMITS HAVE BEEN ISSUED FOR THE SUBJECT PROPERTY:
DEPARTMENT OF HISTORICAL RESOURCES (DHR): 11267
NATURAL HERITAGE BUREAU (NHB): NHB19-3615

NOTES CONTINUED:

24.) COMMERCIAL VEHICLE ROUTE DURING CONSTRUCTION SHALL CONFORM TO DOVER CITY CODE OR BE COORDINATED WITH THE COMMUNITY SERVICES DIRECTOR.

25.) ANY RETAINING WALL TALLER THAN FOUR FEET (4') REQUIRES ISSUANCE OF A BUILDING PERMIT FROM INSPECTION SERVICES. STRUCTURAL DESIGN PLANS WILL BE PROVIDED IF NEEDED.

26.) ANY FENCE TALLER THAN SIX FEET (7') REQUIRES THE ISSUANCE OF A BUILDING PERMIT FROM INSPECTION SERVICES.

27.) APPLICANT SHALL COMPLETE LAND USE DEVELOPMENT TRACKING FORM, MOST RECENTLY REVISED VERSION, UTILIZING THE ONLINE POLLUTION TRACKING AND ACCOUNTING PILOT PROJECT (PTAPP) PORTAL.

28.) THE OWNER OF RECORD SHALL RECORD AT THE REGISTRY OF DEEDS DOCUMENTATION SUFFICIENT TO PROVIDE NOTICE TO ALL PERSONS/ENTITIES THAT MAY ACQUIRE ANY PROPERTY SUBJECT TO THE REQUIREMENTS AND RESPONSIBILITIES DESCRIBED IN THE APPROVED STORMWATER MANAGEMENT PLAN. THE NOTICE SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS FOR RECORDING CONTAINED IN RSA 477 AND 478. THE NOTICE NEED NOT SET FORTH THE REQUIREMENTS AT LENGTH, SO LONG AS IT IS SUFFICIENT TO PROVIDE NOTICE TO PROSPECTIVE PURCHASERS TO THE REQUIREMENTS FOR MAINTENANCE AND REPORTING.

29.) PROJECT SITE SHALL REMAIN ACCESSIBLE IN ALL WEATHER CONDITIONS.

30.) EXTERIOR LIGHTING SHALL BE CUT-OFF TYPE FIXTURES PER CHAPTER 153-14-E AND SHALL PROVIDE LIGHTING DIRECTED ON-SITE ONLY. WAIVER APPROVED, SEE NOTE 48.

31.) APPROVED BACKFLOW PREVENTERS SHALL BE PROVIDED FOR BOTH FIRE AND DOMESTIC WATER LINES.

32.) THE PROPOSED STRUCTURE SHALL BE SERVED BY A SPRINKLER SYSTEM AS REQUIRED BY CHAPTER 81- 30 OF THE CODE OF THE CITY OF DOVER AND THE ADOPTED STATE OF NH BUILDING AND FIRE CODES.

33.) SPRINKLER CONNECTIONS MUST BE FLUSHED IN ACCORDANCE WITH NFPA 24 AND A CONTRACTOR'S MATERIAL AND TEST CERTIFICATE FOR UNDERGROUND PIPING FORM MUST BE COMPLETED AND APPROVED BY INSPECTION SERVICES PRIOR TO CONNECTION OF THE BACKFLOW DEVICE.

34.) FIRE DEPARTMENT CONNECTIONS SHALL BE LOCATED ON THE STREET SIDE OF THE BUILDING PER NFPA 13. ACCESS TO THE FDC SHALL MAINTAIN A CLEAR AND UNOBSTRUCTED PATH AT ALL TIMES.

35.) THE SITE LAYOUT IS DESIGNED IN COMPLIANCE WITH APPLICABLE ACCESSIBILITY REGULATIONS. THE PROPOSED STRUCTURE WILL BE ALSO BE DESIGNED IN ACCORDANCE WITH APPLICABLE ACCESSIBILITY REGULATIONS. (I.E. IBC, ANSI-117.1) AND NH RSA 155-A:5.

36.) EXISTING BUILDING IMPERVIOUS AREA: 0 Sq.Ft. (0%)
EXISTING PAVED IMPERVIOUS AREA: 0 Sq.Ft. (0%)
TOTAL EXISTING IMPERVIOUS COVER: 0 Sq.Ft. (0%)
PROPOSED BUILDING IMPERVIOUS AREA: 8,500 Sq.Ft. (17.4%)
PROPOSED PAVED IMPERVIOUS AREA: 8,445 Sq.Ft. (17.3%)
TOTAL PROPOSED IMPERVIOUS COVER: 16,945 Sq.Ft. (34.7%)

37.) ALL DISTURBED UNPAVED AREAS TO RECEIVE 4" QUALITY LOAM AND SEED.

38.) THIS PROJECT PROPOSES 32,000 Sq.Ft. OF DISTURBANCE.

39.) THE PROPOSED FACILITY WILL BE A 64 BED TREATMENT FACILITY, WITH A MAXIMUM OF 8 EMPLOYEES ON A SHIFT AT ONE TIME.

40.) WETLAND LINE SHALL BE STAKED OUT AND FLAGGED WITH PINK AND BLACK FLAGGING BY BERRY SURVEYING AND ENGINEERING, PRIOR TO CONSTRUCTION.

41.) IF REQUIRED, SNOW SHALL BE REMOVED TO AN APPROVED LOCATION.
PAVEMENT COVERAGE: 8,445 Sq. Ft.
SNOW STORAGE: 1,408 Sq. Ft.
6:1 RATIO PROVIDED

42.) THE INTENT OF THIS PLAN IS TO DEMONSTRATE THE SITE PLAN ASPECTS OF THE PROPOSED SITE PLAN DEVELOPMENT.

43.) SEE SHEET 2 FOR A LIST OF PLAN REFERENCES AND EASEMENT REFERENCES.

44.) ALL BOUNDS ARE TO BE RESET.

45.) A SECURITY SYSTEM SHALL BE INSTALLED AS REQUIRED BY CHAPTER 45, ARTICLE I, SECTION 45-2 OF THE CODE OF THE CITY OF DOVER.

46.) PROPOSED DUMPSTER WILL ONLY BE USED BY STAFF. WASTE FROM THE RESIDENTS OF THE FACILITY WILL BE DISCARDED INTO THE DUMPSTER BY STAFF.

47.) THE APPLICANT IS TO WORK WITH THE INSPECTION SERVICES DEPARTMENT TO ENSURE ALL PROPER LICENSING IS ACQUIRED.

48.) THE BOARD GRANTED WAIVERS TO CHAPTER 153-13.A(10) AND 153-14.E AND THAT THE BOARD FOUND THE CRITERIA OF CHAPTER 153-21.A HAVE BEEN MET.

49.) IF A GENERATOR IS NEEDED, IT IS REQUIRED TO BE SCREENED WITH VEGETATION.

CONDITIONAL USE PERMITS:
CONSTRUCTION WITHIN THE 50' BUFFER (14,000 Sq. Ft. PROPOSED): GRANTED
SEWAGE HOLDING TANK WITHIN 75' OF WETLAND: GRANTED

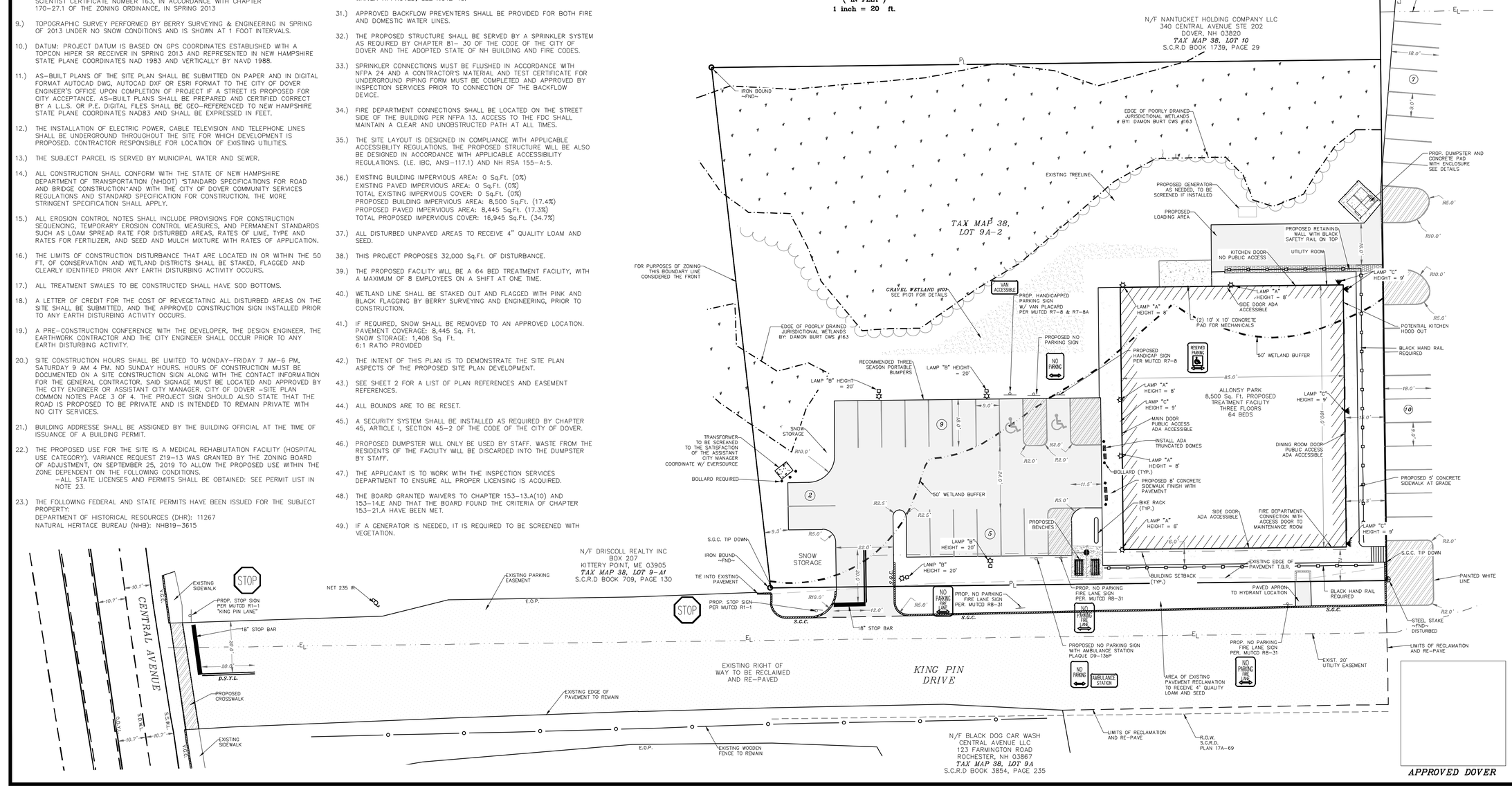
WAIVER REQUESTS:
SITE SPECIFIC SOILS MAP: GRANTED
LIGHTING ONTO ADJACENT PARKING: GRANTED
UNIFORMITY RATIO OF 6:1: GRANTED

PARKING REQUIREMENTS:

CHAPTER 153 PARKING TABLE
MEDICAL
.. 0.5 SPACES PER BED * 64 BEDS = 32 SPACES
.. 1 SPACE PER EMPLOYEE SHIFT (8 EMPLOYEES) = 8 SPACES

TOTAL REQUIRED = 32 SPACES
TOTAL PROPOSED = 34 SPACES

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.



APPROVED DOVER

DOVER FILE #P19-85

#	REVISION	DATE	DESCRIPTION
1		1-27-2022	REVISED PER CONDITIONS OF APPROVAL

SITE PLAN
LAND OF
GULF LANDING PROPERTIES LLC
CENTRAL AVENUE
DOVER, N.H.
TAX MAP 38, LOT 9-A2

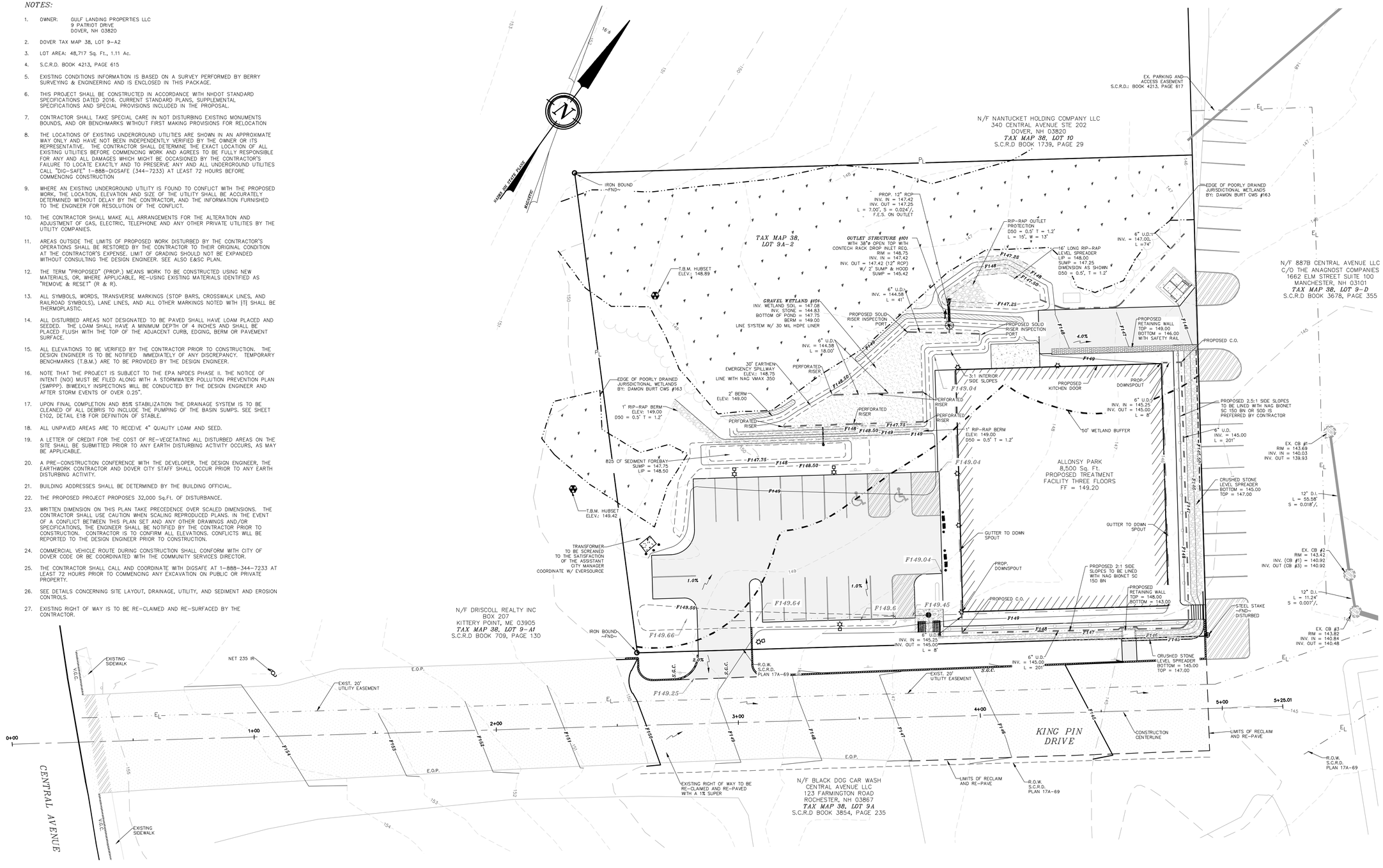
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

SCALE : 1 IN. EQUALS 20 FT.
DATE : JANUARY 27, 2022
FILE NO. : DB 2019 - 143

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

NOTES:

1. OWNER: GULF LANDING PROPERTIES LLC
   9 PATRIOT DRIVE
   DOVER, NH 03820
2. DOVER TAX MAP 38, LOT 9-A2
3. LOT AREA: 48,717 Sq. Ft., 1.11 Ac.
4. S.C.R.D. BOOK 4213, PAGE 615
5. EXISTING CONDITIONS INFORMATION IS BASED ON A SURVEY PERFORMED BY BERRY SURVEYING & ENGINEERING AND IS ENCLOSED IN THIS PACKAGE.
6. THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH NHDOT STANDARD SPECIFICATIONS DATED 2016. CURRENT STANDARD PLANS, SUPPLEMENTAL SPECIFICATIONS AND SPECIAL PROVISIONS INCLUDED IN THE PROPOSAL.
7. CONTRACTOR SHALL TAKE SPECIAL CARE IN NOT DISTURBING EXISTING MONUMENTS BOUNDS, AND OR BENCHMARKS WITHOUT FIRST MAKING PROVISIONS FOR RELOCATION
8. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO LOCATE EXACTLY AND TO PRESERVE ANY AND ALL UNDERGROUND UTILITIES CALL "DIG-SAFE" 1-888-DIGSAFE (344-7233) AT LEAST 72 HOURS BEFORE COMMENCING CONSTRUCTION
9. WHERE AN EXISTING UNDERGROUND UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED TO THE ENGINEER FOR RESOLUTION OF THE CONFLICT.
10. THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE AND ANY OTHER PRIVATE UTILITIES BY THE UTILITY COMPANIES.
11. AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. LIMIT OF GRADING SHOULD NOT BE EXPANDED WITHOUT CONSULTING THE DESIGN ENGINEER. SEE ALSO E&SC PLAN.
12. THE TERM "PROPOSED" (PROP.) MEANS WORK TO BE CONSTRUCTED USING NEW MATERIALS, OR, WHERE APPLICABLE, RE-USING EXISTING MATERIALS IDENTIFIED AS "REMOVE & RESET" (R & R).
13. ALL SYMBOLS, WORDS, TRANSVERSE MARKINGS (STOP BARS, CROSSWALK LINES, AND RAILROAD SYMBOLS), LANE LINES, AND ALL OTHER MARKINGS NOTED WITH ‡†‡ SHALL BE THERMOPLASTIC.
14. ALL DISTURBED AREAS NOT DESIGNATED TO BE PAVED SHALL HAVE LOAM PLACED AND SEEDED. THE LOAM SHALL HAVE A MINIMUM DEPTH OF 4 INCHES AND SHALL BE PLACED FLUSH WITH THE TOP OF THE ADJACENT CURB, EDGING, BERM OR PAVEMENT SURFACE.
15. ALL ELEVATIONS TO BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. THE DESIGN ENGINEER IS TO BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCY. TEMPORARY BENCHMARKS (T.B.M.) ARE TO BE PROVIDED BY THE DESIGN ENGINEER.
16. NOTE THAT THE PROJECT IS SUBJECT TO THE EPA NPDES PHASE II, THE NOTICE OF INTENT (NOI) MUST BE FILED ALONG WITH A STORMWATER POLLUTION PREVENTION PLAN (SWPPP). BIWEEKLY INSPECTIONS WILL BE CONDUCTED BY THE DESIGN ENGINEER AND AFTER STORM EVENTS OF OVER 0.25".
17. UPON FINAL COMPLETION AND 85% STABILIZATION THE DRAINAGE SYSTEM IS TO BE CLEANED OF ALL DEBRIS TO INCLUDE THE PUMPING OF THE BASIN SUMPS. SEE SHEET E102, DETAIL E18 FOR DEFINITION OF STABLE.
18. ALL UNPAVED AREAS ARE TO RECEIVE 4" QUALITY LOAM AND SEED.
19. A LETTER OF CREDIT FOR THE COST OF RE-VEGETATING ALL DISTURBED AREAS ON THE SITE SHALL BE SUBMITTED PRIOR TO ANY EARTH DISTURBING ACTIVITY OCCURS, AS MAY BE APPLICABLE.
20. A PRE-CONSTRUCTION CONFERENCE WITH THE DEVELOPER, THE DESIGN ENGINEER, THE EARTHWORK CONTRACTOR AND DOVER CITY STAFF SHALL OCCUR PRIOR TO ANY EARTH DISTURBING ACTIVITY.
21. BUILDING ADDRESSES SHALL BE DETERMINED BY THE BUILDING OFFICIAL.
22. THE PROPOSED PROJECT PROPOSES 32,000 Sq.Ft. OF DISTURBANCE.
23. WRITTEN DIMENSION ON THIS PLAN TAKE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS. IN THE EVENT OF A CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWINGS AND/OR SPECIFICATIONS, THE ENGINEER SHALL BE NOTIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR IS TO CONFIRM ALL ELEVATIONS. CONFLICTS WILL BE REPORTED TO THE DESIGN ENGINEER PRIOR TO CONSTRUCTION.
24. COMMERCIAL VEHICLE ROUTE DURING CONSTRUCTION SHALL CONFORM WITH CITY OF DOVER CODE OR BE COORDINATED WITH THE COMMUNITY SERVICES DIRECTOR.
25. THE CONTRACTOR SHALL CALL AND COORDINATE WITH DIGSAFE AT 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.
26. SEE DETAILS CONCERNING SITE LAYOUT, DRAINAGE, UTILITY, AND SEDIMENT AND EROSION CONTROLS.
27. EXISTING RIGHT OF WAY IS TO BE RE-CLAIMED AND RE-SURFACED BY THE CONTRACTOR.



DOVER FILE #P19-85

#	REVISION	DATE	DESCRIPTION
#1		1-27-2022	REVISED PER CONDITIONS OF APPROVAL

GRADING AND DRAINAGE PLAN
LAND OF
GULF LANDING PROPERTIES LLC
CENTRAL AVENUE
DOVER, N.H.
TAX MAP 38, LOT 9-A2

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

SCALE : 1 IN. EQUALS 20 FT.
DATE : JANUARY 27, 2022
FILE NO. : DB 2019 - 143

STATE OF NEW HAMPSHIRE - KENNETH A. BERRY NO. 7247 LICENSED PROFESSIONAL ENGINEER -

NOTES:

1.) OWNER: GULF LANDING PROPERTIES LLC
9 PATRIOT DRIVE
DOVER, NH 03820

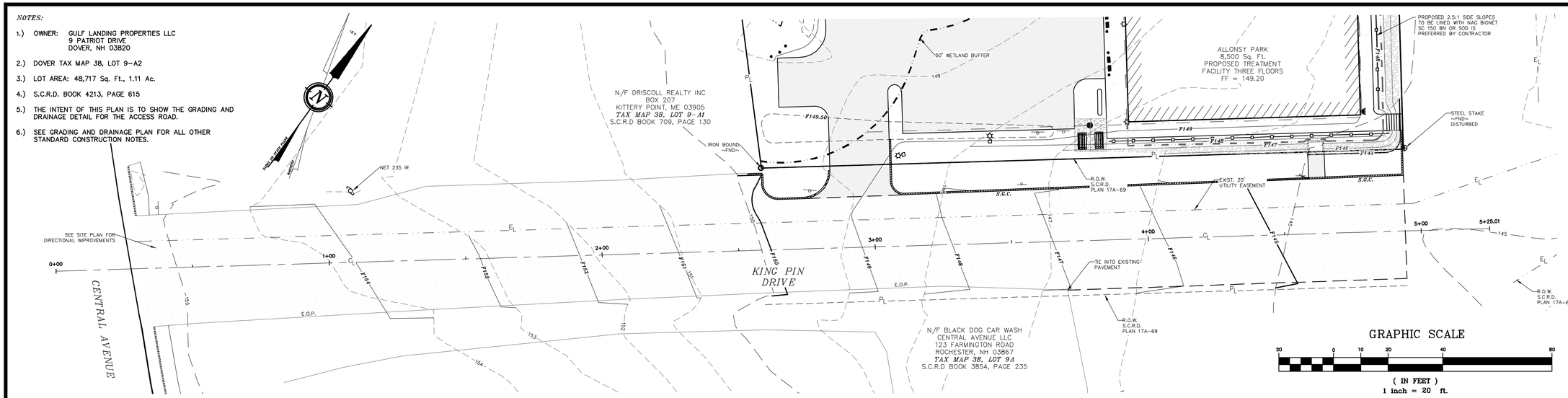
2.) DOVER TAX MAP 38, LOT 9–A2

3.) LOT AREA: 48,717 Sq. Ft., 1.11 Ac.

4.) S.C.R.D. BOOK 4213, PAGE 615

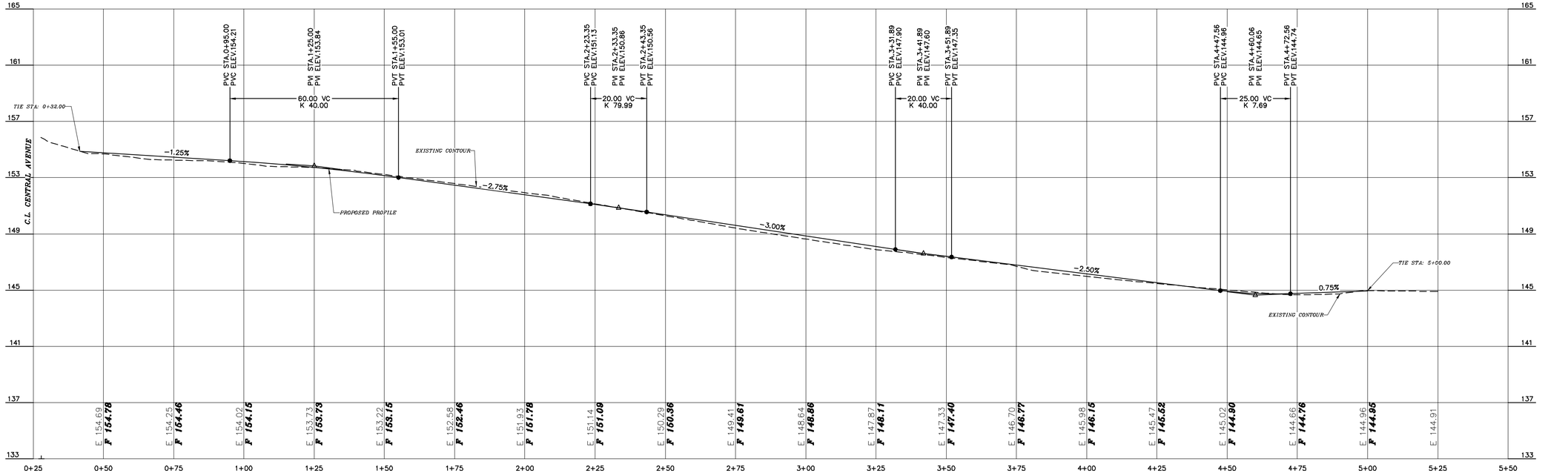
5.) THE INTENT OF THIS PLAN IS TO SHOW THE GRADING AND DRAINAGE DETAIL FOR THE ACCESS ROAD.

6.) SEE GRADING AND DRAINAGE PLAN FOR ALL OTHER STANDARD CONSTRUCTION NOTES.



PLAN VIEW ACCESS ROAD 0+00 TO END

PROFILE VIEW ACCESS ROAD 0+00 TO END



GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.
VERTICAL SCALE: 1" = 4'

DOVER FILE #P19–85

#	REVISION	DATE	DESCRIPTION
#1		1–27–2022	REVISED PER CONDITIONS OF APPROVAL

PLAN AND PROFILE ACCESS ROAD 0+00 TO END
LAND OF
GULF LANDING PROPERTIES LLC
CENTRAL AVENUE
DOVER, N.H.
TAX MAP 38, LOT 9–A2

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

SCALE : 1 IN. EQUALS 20 FT.
DATE : JANUARY 27, 2022
FILE NO. : DB 2019 – 143

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
NO. 4263
LICENSED PROFESSIONAL ENGINEER

MAINTENANCE REQUIREMENTS

ACTIVITY — CLOGGING AND SYSTEM PERFORMANCE	FREQUENCY
INSPECT INLETS AND OUTLETS TO ENSURE GOOD CONDITION AND NO EVIDENCE OF DETERIORATION. CHECK TO SEE IF HIGH-FLOW BYPASS IS FUNCTIONING. REMEDY: REPAIR OR REPLACE ANY DAMAGED STRUCTUAL PARTS, INLETS AND OUTLETS. CLEAR OR REMOVE DEBRIS OR RESTRICTIONS.	ANNUALLY, MORE FREQUENTLY IN THE FIRST YEAR OF OPERATION
CHECK FOR INTERNAL EROSION, EVIDENCE OF SHORT-CIRCUITING, AND ANIMAL BURROWS. REMEDY: SOIL EROSION FROM SHORT-CIRCUITING OR ANIMAL BOROUGHS SHOULD BE REPAIRED WHEN THEY OCCUR.	
CHECK THAT THE SYSTEM IS FULLY DRAINING WITHIN A 24-48 HOUR PERIOD AFTER RAIN EVENTS. REMEDY: REPAIR OR RESTORE HYDRAULIC INLET OR OUTLET CONFIGURATION.	

ACTIVITY — VEGETATION	FREQUENCY
CHECK FOR ROBUST VEGETATION COVERAGE THROUGHOUT THE SYSTEM AND DEAD OR DYING PLANTS REMEDY: VEGETATION SHOULD COVER > 75% OF THE SYSTEM AND SHOULD BE RESEEDED AND CARED FOR AS NEEDED	ANNUALLY, OR AS NEEDED
CUT AND REMOVE VEGETATION FROM GRAVEL WETLAND SYSTEM AND FOREBAY IN ORDER TO MAINTAIN NITROGEN REMOVAL PERFORMANCE REMEDY: THE VEGETATION SHOULD BE CUT AND REMOVED FROM THE SYSTEM TO PREVENT NITROGEN FROM CYCLING BACK INTO THE SYSTEM	ONCE EVERY 3 YEARS

1-1/2" WASHED CRUSHED STONE*

SIEVE SIZE	% PASSING BY WEIGHT
2"	100
1-1/2"	90 - 100
1"	20 - 55
1/2"	0 -15
3/8"	0 -5

* EQUIVALENT TO STANDARD WASHED STONE - SECTION 702 OF NHDOT NHDOT STANDARD SPECIFICATIONS

3/8" WASHED CRUSHED STONE*

SIEVE SIZE	% PASSING BY WEIGHT
1/2"	100
3/8"	95 - 100
# 4	22 - 55
# 8	0 - 10

* EQUIVALENT TO STANDARD WASHED STONE - SECTION 702 OF NHDOT NHDOT STANDARD SPECIFICATIONS

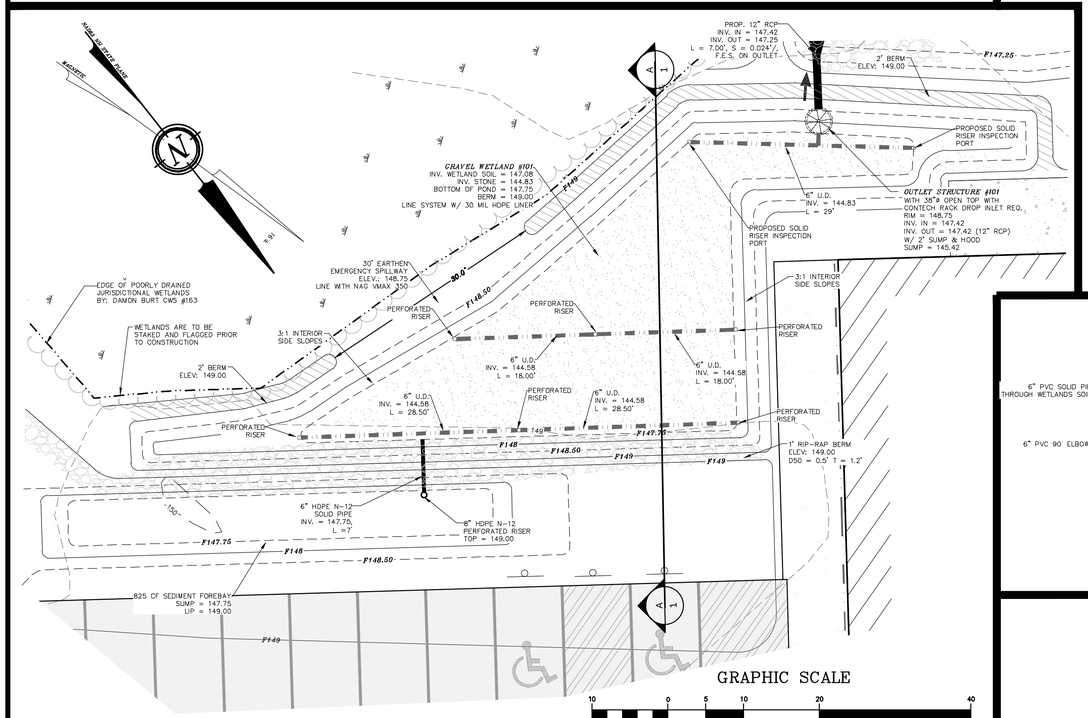
WETLAND SOIL

SIEVE SIZE	% PASSING BY WEIGHT
0.5	100
#10*	90 - 75
#100	40 - 50
#200	25 -50
SIEVE SIZE	% PASSING TOLERANCES
0.5	±10.0
#10	±5.0
#100	±5.0
#200	±5.0

MAINTENANCE REQUIREMENTS

DESIGN REFERENCES

1 UNH STORMWATER CENTER

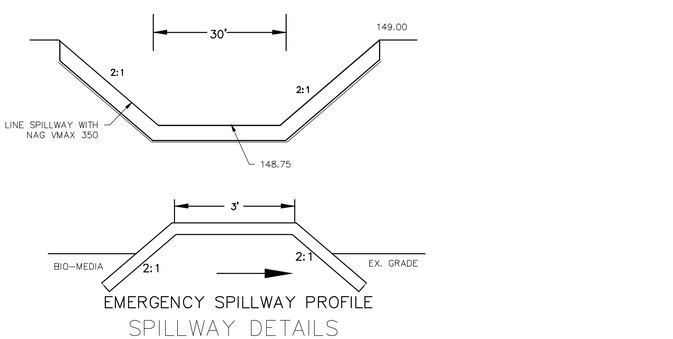


GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

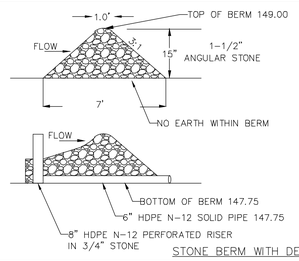
PLAN VIEW GRAVEL WETLAND #101



EMERGENCY SPILLWAY PROFILE

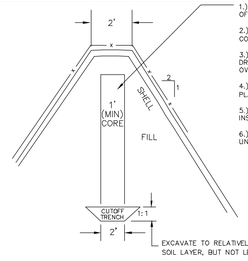
SPILLWAY DETAILS

STONE BERM FOR FOREBAY



STONE BERM WITH DEWATERING

LOW PERMEABILITY MATERIAL GRADATION	
SIEVE SIZE	% PASSING BY WEIGHT
#4	95 - 100
#40	60 - 95
#100	40 - 60
#200	25 - 45



1.) 1' CORE IS TO BE CONSTRUCTED OF COMPACTED LOW PERM MATERIAL.

2.) CORE IS TO BE INSTALLED & COMPACTED IN 12" LIFTS.

3.) INSTALLATION OF ENTIRE DRAINAGE STRUCTURE IS TO BE OVERSEEN BY DESIGN ENGINEER.

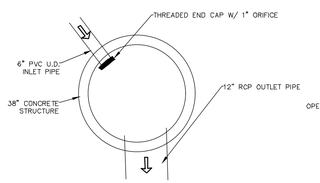
4.) GENERAL FILL MATERIALS ARE TO PLACED & COMPACTED IN 12" LIFTS.

5.) GENERAL FILL MATERIAL MAY BE INSTALLED USING ONSITE MATERIALS.

6.) CORE IS TO BE CONSTRUCTED UNDERNEATH THE PROPOSED SPILLWAY.

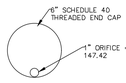
TOP VIEW

NOT TO SCALE



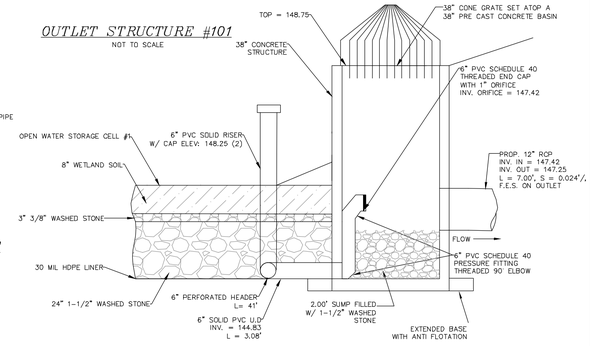
CAP WITH CONTROL ORIFICE

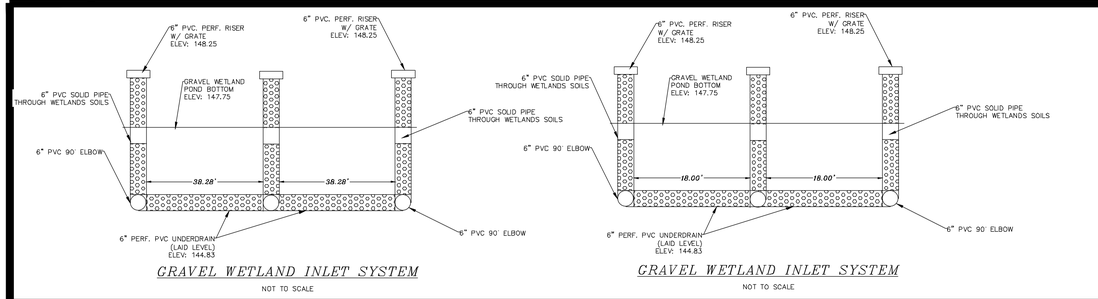
NOT TO SCALE



OUTLET STRUCTURE #101

NOT TO SCALE



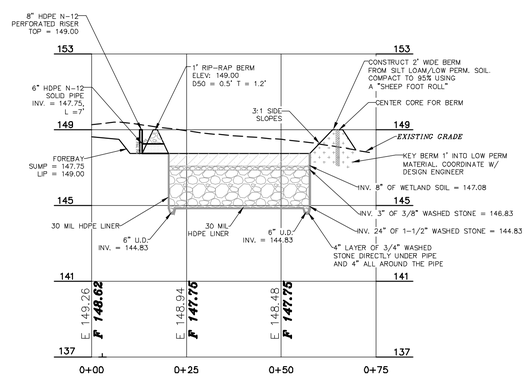


GRAVEL WETLAND INLET SYSTEM

NOT TO SCALE

GRAVEL WETLAND INLET SYSTEM

NOT TO SCALE



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

VERTICAL SCALE: 1" = 4'

SECTION OF GRAVEL WETLAND #101

A 1 — A 1

P101

#	DATE	DESCRIPTION
1	1-27-2022	REVISED PER CONDITIONS OF APPROVAL

DOVER FILE #P19-85

GRAVEL WETLAND #101
LAND OF
GULF LANDING PROPERTIES LLC
CENTRAL AVENUE
DOVER, N.H.
TAX MAP 38, LOT 9-A2

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

SCALE : 1 IN. EQUALS 20 FT.
DATE : JANUARY 27, 2022
FILE NO. : DB 2019 - 143

STATE OF NEW HAMPSHIRE - KENNETH A. BERRY No. 9414 LICENSED PROFESSIONAL ENGINEER -

SOILS & DEWATERING:

Hab	***HINCKLEY***	***LOAMY SAND***	***K= N/A***
HnC	***HINCKLEY***	***LOAMY SAND***	***K= N/A***

SEE SITE SPECIFIC SOILS MAP (SSSM)
SEE WEBSOIL USDA–NRCS
ERODIBILITY FACTOR – K, CPESC MANUAL, ENVIROCERT INTERNATIONAL INC. &
ROCKINGHAM COUNTY SOIL SURVEY, ROCKWEB SOIL ATTRIBUTES.

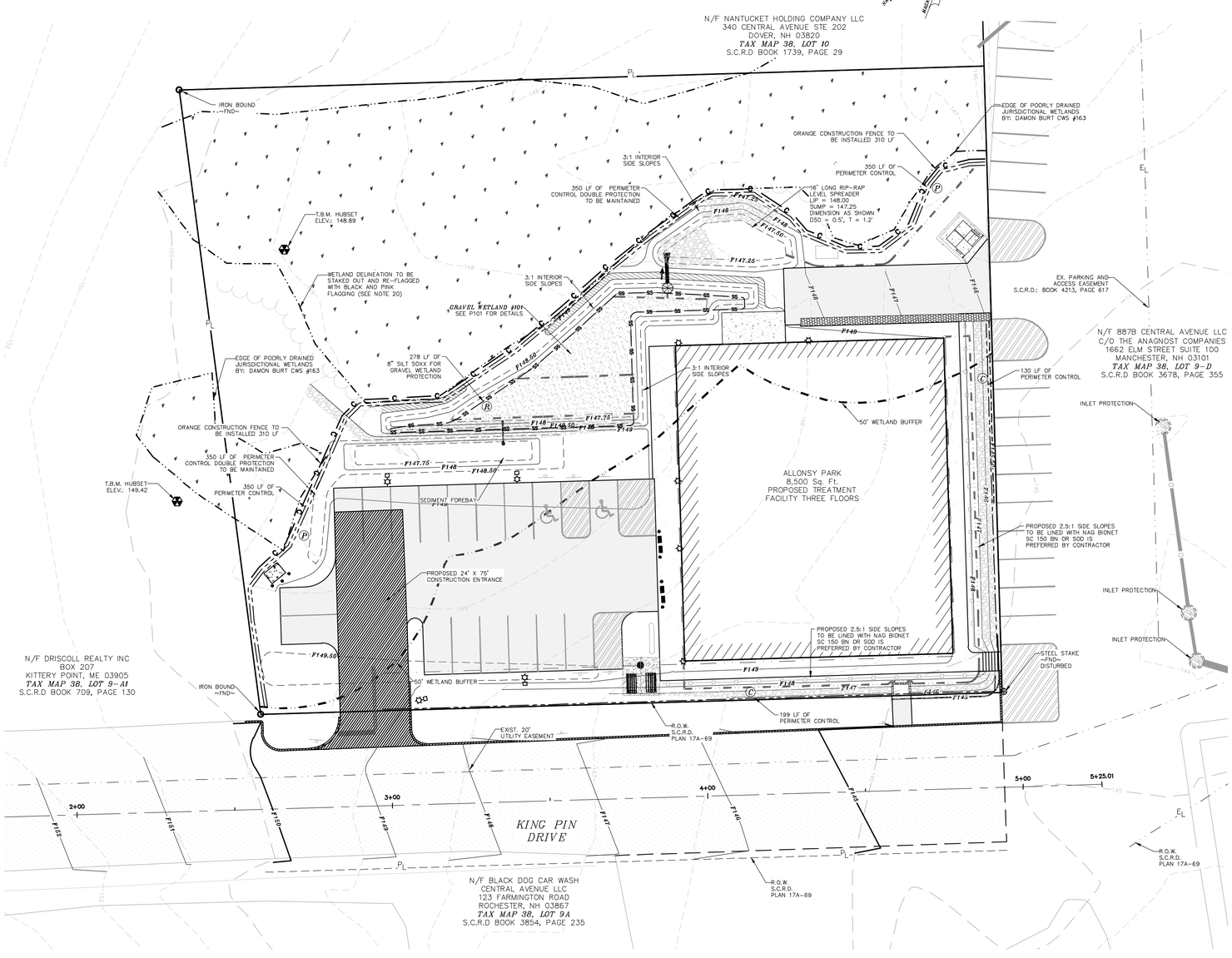
CONTRACTOR TO BE AWARE OF THE SOIL PROFILES AND ENSURE THAT PROPER EROSION PREVENTION AND SEDIMENT CONTROL MEASURES ARE TAKEN AT ALL TIMES. ANY DEWATERING REQUIREMENTS IN NEW HAMPSHIRE REQUIRE SPECIAL PROVISIONS IN ACCORDANCE WITH THE "CLARIFICATION OF SECTION 9.1.2 (STATE OF NEW HAMPSHIRE CONDITIONS) AND OTHER NH SPECIFIC INFORMATION FOR THE U.S. EPA 2012 NPDES CONSTRUCTION GENERAL PERMIT (CGP)" DATED MAY 3, 2012 INCLUDED IN THE SWPPP.

COVER MANAGEMENT DURING CONSTRUCTION FOR EXPOSED SOIL WILL INCLUDE HAY / STRAW APPLIED AT A RATE OF 2.0 TONS PER ACRE, TEMPORARY SEEDING OF ANNUAL RYE GRASS, AND PERMANENT SEEDING AT THE EARLIES OPPORTUNITY. SEE ADDITIONAL REQUIREMENT FOR STABILIZATION ON THE EROSION AND SEDIMENT CONTROL DETAIL SHEETS, E–101 AND E–102.

THE CONSTRUCTION SCHEDULE WILL BE MANAGED SO THAT ALL STORMWATER STRUCTURES WILL BE BUILT AND STABILIZED PRIOR TO RECEIVING SURFACE WATER RUNOFF. CONTRACTOR TO BE RESPONSIBLE FOR ALL DIVERSIONS DURING CONSTRUCTION AND FOR INTERIM SEDIMENT AND EROSION CONTROL MEASURES.

LEGEND:

- (R) RAIN GARDEN BIO–MEDIA PROTECTION
- (P) PERIMETER CONTROL
- (C) RESIDENTIAL/ROADWAY CONSTRUCTION
- IRON PIPE (FND)
- IRON BOUND (FND)
- REBAR (FND)
- UTILITY POLE
- GUY WIRE
- BENCHMARK
- SILT FENCE
- FILTREXX SILTSOXX TREE LINE



NOTES:

1.) OWNER: GULF LANDING PROPERTIES LLC
9 PATRIOT DRIVE
DOVER, NH 03820

2.) DOVER TAX MAP 38, LOT 9–A2

3.) LOT AREA: 48,717 Sq. Ft., 1.11 Ac.

4.) S.C.R.D. BOOK 4213, PAGE 615

5.) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVE AND BELOW GROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ANY UTILITY CONFLICTS SHOULD BE REPORTED IMMEDIATELY TO THE DESIGN ENGINEER.

6.) THE CONTRACTOR SHALL CALL AND COORDINATE WITH DIGSAFE AT 1–888–344–7233 AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.

7.) ALL DRAINAGE PIPE IS TO BE HDPE N–12. INDIVIDUAL PIPE SIZES ARE SPECIFIED ON GRADING AND DETAIL PLAN SHEETS, GREEN PIPE.

8.) ALL ELEVATIONS TO BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. THE DESIGN ENGINEER IS TO BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCY. TEMPORARY BENCHMARKS (T.B.M.) ARE TO BE PROVIDED BY THE DESIGN ENGINEER.

9.) UPON FINAL COMPLETION AND 85% STABILIZATION, THE DRAINAGE SYSTEM IS TO BE CLEANED OF ALL DEBRIS. SEDIMENT CONTROL PRACTICES REMOVED AND DISPOSED OF PROPERLY, AND ANNUAL MAINTENANCE PREFORMED ON ALL DRAINAGE PRACTICES.

10.) EROSION AND SEDIMENT CONTROL INSPECTIONS TO BE CONDUCTED ONCE PER EVERY SEVEN DAYS AND AT AN INCREASED FREQUENCY INCLUDING WITHIN 24–HOURS OF A 0.25 INCH RAIN EVENT. INSPECTIONS TO BE CONDUCTED BY A "QUALIFIED PERSON" AS DEFINED BY EPA CGP 4.1.1 AND INSPECTION REPORTS SUBMITTED TO THE CITY OF DOVER, NH, ENGINEERING DEPARTMENT WITHIN 24 HOURS IN ACCORDANCE WITH CGP 4.1.7 AND MAINTAINED BY THE OWNER FOR A PERIOD OF THREE YEARS AFTER THE PROJECT IS COMPLETED. SEE ALSO CITY OF DOVER ADDITIONAL INSPECTION REQUIREMENTS BELOW.

11.) SILT FENCE MAY BE SUBSTITUTED WITH FILTREXX SILT SOXX OR EROSION CONTROL MIX BERM. SILT FENCE IS NOT A SUBSTITUTE FOR FILTREXX SILT SOXX OR APPROVED EQUAL.

12.) PER EPA CGP Z.1.2.2 (INSTALL PERIMETER CONTROL), "YOU MUST INSTALL SEDIMENT CONTROLS ALONG THOSE PERIMETER AREAS OF YOUR SITE THAT WILL RECEIVE STORMWATER FROM EARTH DISTURBING ACTIVITIES." AS A RESULT OF SWPPP INSPECTIONS, THE CONTRACTOR MAY HAVE TO EXPAND PERIMETER CONTROLS TO MEET THIS REQUIREMENT. THE E&SC PLAN IS INITIAL GUIDANCE AS TO THE ANTICIPATED REQUIREMENTS AND IT THE CONTRACTORS RESPONSIBILITY TO ENSURE THAT STORMWATER VIOLATION DO NOT OCCUR.

13.) CITY OF DOVER: IN ACCORDANCE WITH SITE PLAN REVIEW REGULATIONS (149–14) THE FOLLOWING STORMWATER MEASURES ARE REQUIRED. THE CONTIGUOUS LAND DISTURBANCE IS 48,000 SQUARE FEET.

A.) ALL PROPOSED BMPs WILL CONFORM TO THE NH STORMWATER MANUAL VOLUME 3.
B.) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SOIL LAND DISTURBANCE AND MUST BE REVIEWED AND APPROVED BY COMMUNITY SERVICE.
C.) TEMPORARY STABILIZATION MEASURES SHOULD BE IN PLACE WITHIN SEVEN CALENDAR DAYS FOR EXPOSED SOILS AREAS THAT ARE WITHIN ONE HUNDRED FEET OF A SURFACE WATER BODY OR A WETLAND AND NO MORE THAN 14 CALENDAR DAYS FOR ALL OTHER AREAS. PERMANENT STABILIZATION SHOULD BE IN PLACE WITHIN THREE CALENDAR DAYS FOLLOWING COMPLETION OF FINAL GRADING OF EXPOSED SOIKL AREAS.
D.) ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED IN FUNCTIONING CONDITION UNTIL FINAL STABILIZATION IS ACCOMPLISHED.
E.) COMMUNITY SERVICES DEPARTMENT OR THEIR DESIGNATED AGENT SHALL HAVE ACCESS TO THE SITE TO COMPLETE ROUTINE INSPECTIONS AND SHALL BE NOTIFIED 24–HOURS PRIOR TO INSTALLATION OF A STORMWATER BMP IN ORDER TO SCHEDULE AN INSPECTION, DURING NORMAL WORKING HOURS.
F.) THE PLANNING BOARD OR COMMUNITY SERVICES MAY REQUIRE THE DESIGN ENGINEER AND/OR AN INDEPENDENT, THIRD–PARTY INSPECTION AND OVERSIGHT OF THE CONSTRUCTION OF STORMWATER MANAGEMENT FACILITIES AND EROSION AND SEDIMENT CONTROL AT THEIR DISCRETION. THE OWNER / APPLICANT IS RESPONSIBLE FOR ALL FEES ASSOCIATED WITH INSPECTIONS.
G.) ALL SWPPP INSPECTIONS MUST BE CONDUCTED BY A QUALIFIED PROFESSIONAL SUCH AS A PROFESSIONAL ENGINEER (PE), A CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL (CPESC), A CERTIFIED EROSION SEDIMENT AND STORMWATER INSPECTOR (CESSWI), OR A CERTIFIED PROFESSIONAL IN STORMWATER QUALITY (CPSWQ). INSPECTION REPORTS WILL BE SUBMITTED TO THE COMMUNITY SERVICES DEPARTMENT.

14.) CONTRACTOR IA RESPONSIBLE FOR MAINTAINING THE CONSTRUCTION ENTRANCE SO THAT NO SEDIMENT GETS TRACKED OUT ONTO CENTRAL AVENUE.

15.) CONTRACTOR IS RESPONSIBLE FOR SWEEPING THE PARKING LOT, SIDEWALKS AND ANYTHING DISTURBED,

16.) CONTRACTOR IS RESPONSIBLE FOR CLEANING AND MAINTAINING THE INLET PROTECTION ONCE INSTALLED.

17.) FUGITIVE DUST IS TO BE CONTROLLED THROUGHOUT THE CONSTRUCTION PROCESS IN ACCORDANCE WITH ENV–A 1000.

18.) CONTRACTOR IT TO MEET THE REQUIREMENTS SPECIFIED IN RSA 430:51–57 AND AGR 3800, RELATING TO INVASIVE SPECIES.

19.) CONTRACTOR IS RESPONSIBLE FOR PROTECTING THE WATER QUALITY FROM ANY RUN OFF DURING THE CONSTRUCTION PROCESS, IN ACCORDANCE WITH ENV–WQ 1507, IN ORDER TO PREVENT VIOLATIONS OF THE STORM WATER QUALITY STANDARDS.

20.) WETLANDS ARE TO BE RE–FLAGGED WITH PINK AND BLACK FLAGGING PRIOR TO CONSTRUCTION.

21.) ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES MAY BE REQUIRED DURING CONSTRUCTION.

22.) CONTRACTOR IS ENCOURAGED TO USE MULCH BERM AS A MEANS FOR PERIMETER CONTROL DURING THE CONSTRUCTION PROCESS.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

DOVER FILE #P19–85

#	REVISION	DATE	DESCRIPTION
#1		1–27–2022	REVISED PER CONDITIONS OF APPROVAL

EROSION AND SEDIMENT CONTROL PLAN
LAND OF
GULF LANDING PROPERTIES LLC
CENTRAL AVENUE
DOVER, N.H.
TAX MAP 38, LOT 9–A2

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

SCALE : 1 IN. EQUALS 20 FT.
DATE : JANUARY 27, 2022
FILE NO. : DB 2019 – 143

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

NOTES:

1.) OWNER: GULF LANDING PROPERTIES LLC
9 PATRIOT DRIVE
DOVER, NH 03820

2.) DOVER TAX MAP 38, LOT 9-A2

3.) LOT AREA: 48,717 Sq. Ft., 1.11 Ac.

4.) S.C.R.D. BOOK 4213, PAGE 615

5.) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVE AND BELOW GROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ANY UTILITY CONFLICTS SHOULD BE REPORTED IMMEDIATELY TO THE DESIGN ENGINEER.

6.) THE CONTRACTOR SHALL CALL AND COORDINATE WITH DIGSAFE 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.

7.) PROTECTION OF SUBGRADE: THE CONTRACTOR SHALL BE REQUIRED TO MAINTAIN STABLE, DEWATERED SUBGRADES, TRENCHES, AND OTHER AREAS DURING CONSTRUCTION. SUBGRADE DISTURBANCE MAY BE INFLUENCED BY EXCAVATION METHODS, MOISTURE, PRECIPITATION, GROUNDWATER CONTROL, AND CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL TAKE PRECAUTIONS TO PREVENT SUBGRADE DISTURBANCE. SUCH PRECAUTIONS MAY INCLUDE DIVERTING STORMWATER RUNOFF AWAY FROM CONSTRUCTION AREAS, REDUCING TRAFFIC IN SENSITIVE AREAS, AND MAINTAINING AN EFFECTIVE DEWATERING PROGRAM. SOILS EXHIBITING HEAVING OR INSTABILITY SHALL BE OVER EXCAVATED TO MORE COMPETENT BEARING SOIL AND REPLACED WITH FREE DRAINING STRUCTURAL FILL MEETING THE ENGINEERS SPECIFIC RECOMMENDED CRITERIA.

8.) IF THE EARTHWORK IS PERFORMED DURING FREEZING WEATHER (NOT ALLOWED IN CITY R.O.W.), EXPOSED SUBGRADES ARE SUSCEPTIBLE TO FROST. NO FILL OR UTILITIES SHALL BE PLACED ON FROZEN GROUND. THIS WILL LIKELY REQUIRE REMOVAL OF A FROZEN SOIL CRUST AT THE COMMENCEMENT OF EACH DAY'S OPERATION. THE FINAL SUBGRADE ELEVATION WOULD ALSO REQUIRE AN APPROPRIATE DEGREE OF INSULATION AGAINST FREEZING.

9.) PLACEMENT OF BORROW MATERIALS SHALL BE PERFORMED IN A MANNER THAT PREVENTS LONG TERM DIFFERENTIAL SETTLEMENT. EXCESSIVELY WET MATERIALS SHALL BE STOCKPILED AND ALLOWED TO DRAIN BEFORE PLACEMENT. FROZEN MATERIAL SHALL NOT BE USED FOR CONSTRUCTION. VOIDS BETWEEN STONES AND CLUMPS OF MATERIAL SHALL BE FILLED WITH FINE MATERIALS.

10.) FINAL UTILITY LOCATIONS TO BE COORDINATED BETWEEN THE CONTRACTOR, ALL APPROPRIATE UTILITY COMPANIES AND THE DOVER DPW.

11.) CONTRACTOR TO CONTACT DOVER DPW A MINIMUM OF TWO WEEKS PRIOR TO ANY CONSTRUCTION TO COORDINATE ALL WORK CONCERNING INSTALLATION OF ANY PROPOSED WATER LINE IMPROVEMENTS.

12.) ALL WATER MAIN AND SERVICE INSTALLATIONS SHALL CONFORM TO CITY OF DOVER STANDARDS. ALL HIGHWAY CONSTRUCTION WILL MEET THE CITY OF DOVER STANDARDS.

13.) CONTRACTOR SHALL COORDINATE ALL ELECTRICAL INSTALLATIONS WITH EVERSOURCE AT (800) 662-7764. ALL ELECTRIC CONDUIT INSTALLATION SHALL BE INSPECTED BY EVERSOURCE PRIOR TO BACKFILL. A 48-HOUR MINIMUM NOTICE IS REQUIRED.

14.) CONTRACTOR SHALL COORDINATE ALL TELECOMMUNICATIONS INSTALLATIONS WITH FAIRPOINT COMMUNICATIONS AT (603) 427-5525.

15.) CONTRACTOR SHALL COORDINATE ALL CABLE INSTALLATIONS WITH COMCAST.

16.) CONTRACTOR SHALL COORDINATE ALL GAS INSTALLATIONS WITH UNITIL.

17.) ALL WATER SERVICES ARE TO BE WITNESSED WITH A 2"X4" PAINTED BLUE. ALL SEWER SERVICES ARE TO BE WITNESSED WITH A 2"X4" PAINTED YELLOW, IS STUBBED PRIOR TO BUILDING CONSTRUCTION.

18.) SEE EXISTING CONDTIONS PLAN FOR DATUM. VERTICAL DATUM BASED ON NAVD88 ELEVATIONS. HORIZONTAL DATUS BASED ON NAD83 STATE PLANE COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS.

19.) THE PROPOSED WATER LINE WILL TIE IN BY "DOVER BOWL", COORDINATION WITH THE OWNER AND DOVER DPW HAS BEEN MADE AND ALL PARTIES ARE IN AGREEMENT.

NOTES CONTINUED:

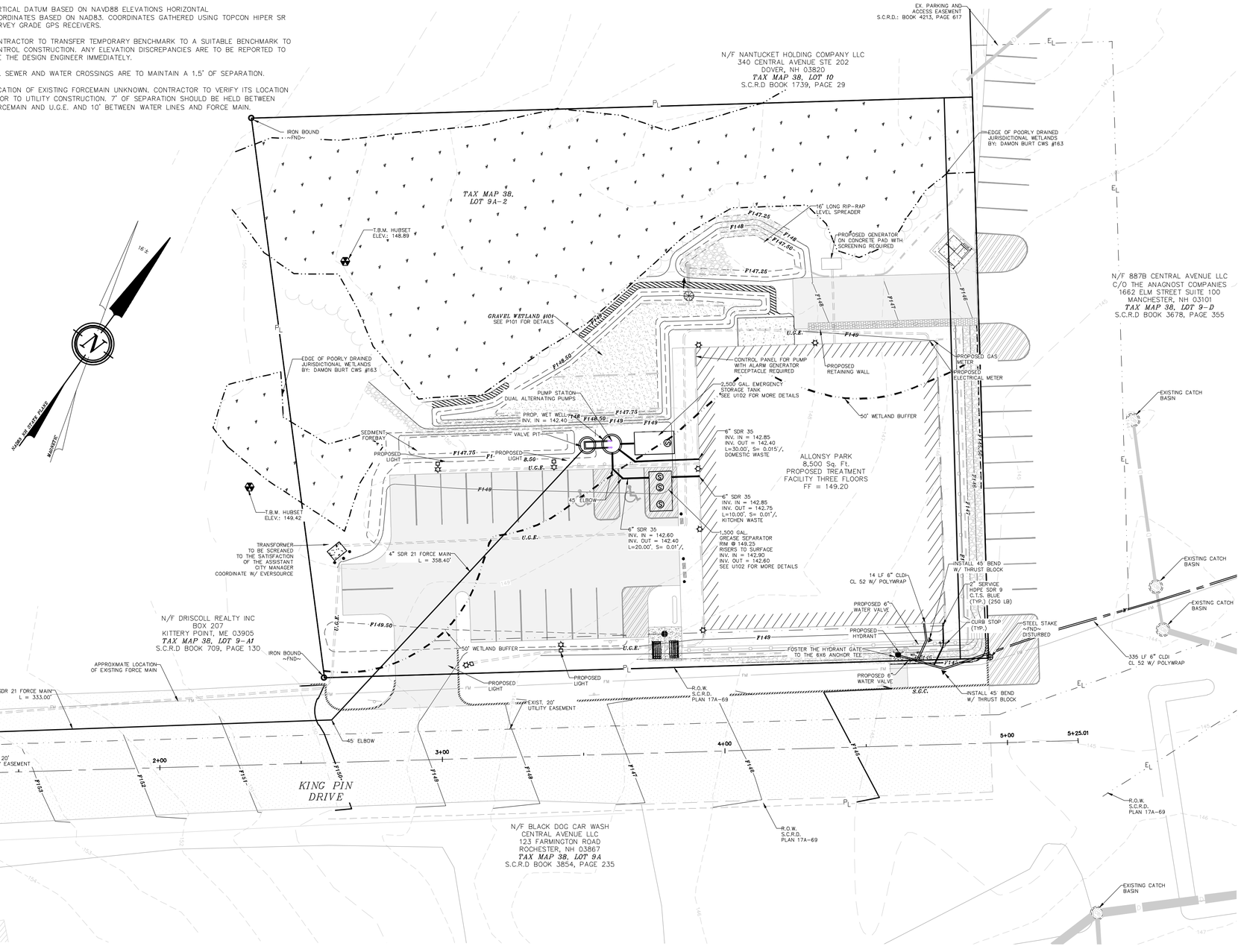
19.) ALL SEWER INSTALLATIONS SHALL CONFORM TO THE REQUIREMENTS OF NHDES & DOVER DPW SEWER DIVISION STANDARDS. ALL PVC SEWER PIPE IS TO CONFORM WITH ENV-WQ 704.05 (c)-(e) FOR SDR 35 GRAVITY SEWER PIPE, CONFORM WITH ENV-WQ 704.08 FOR SDR 21 / 11 / 9 FORCE MAIN PRESSURE PIPE, AND CONFORM WITH ASTM D3034. PVC JOINT SEALS SHALL CONFORM WITH ASTM D3121. THE FORCE MAIN SHALL BE TESTED IN ACCORDANCE WITH ENV-WQ 704.09.

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

21.) CONTRACTOR TO TRANSFER TEMPORARY BENCHMARK TO A SUITABLE BENCHMARK TO CONTROL CONSTRUCTION. ANY ELEVATION DISCREPANCIES ARE TO BE REPORTED TO THE THE DESIGN ENGINEER IMMEDIATELY.

22.) ALL SEWER AND WATER CROSSINGS ARE TO MAINTAIN A 1.5' OF SEPARATION.

23.) LOCATION OF EXISTING FORCEMAIN UNKNOWN. CONTRACTOR TO VERIFY ITS LOCATION PRIOR TO UTILITY CONSTRUCTION. 7' OF SEPARATION SHOULD BE HELD BETWEEN FORCEMAIN AND U.G.E. AND 10' BETWEEN WATER LINES AND FORCE MAIN.



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

DOVER FILE #P19-85

#	REVISION	DATE	DESCRIPTION
1		1-27-2022	REVISED PER CONDITIONS OF APPROVAL

OVERVIEW UTILITY PLAN
LAND OF
GULF LANDING PROPERTIES LLC
CENTRAL AVENUE
DOVER, N.H.
TAX MAP 38, LOT 9-A2

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

SCALE : 1 IN. EQUALS 20 FT.
DATE : JANUARY 27, 2022
FILE NO. : DB 2019 - 143

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

NOTES:

1.) OWNER: GULF LANDING PROPERTIES LLC
9 PATRIOT DRIVE
DOVER, NH 03820

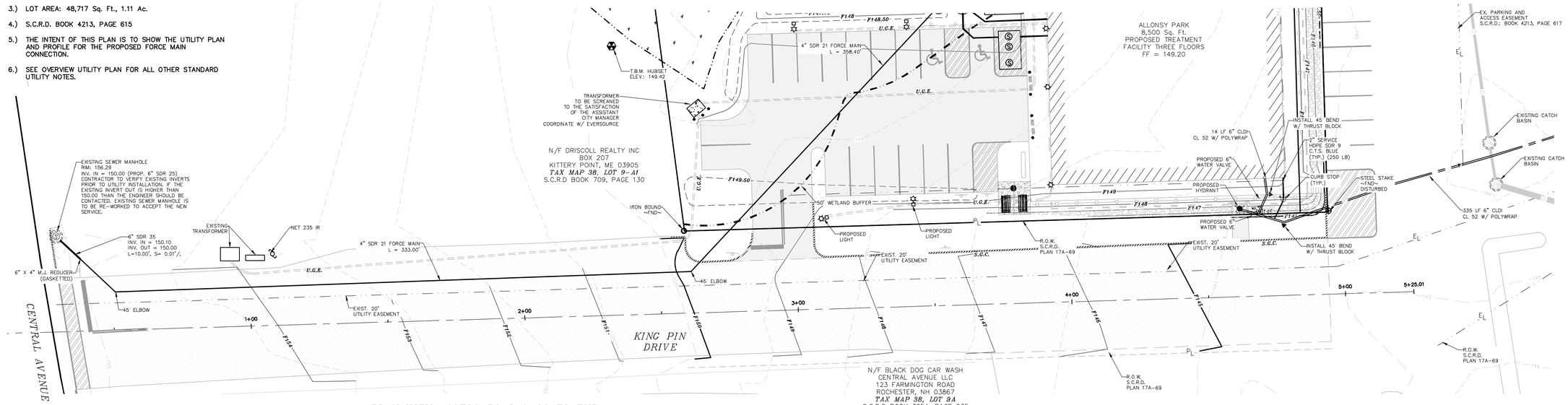
2.) DOVER TAX MAP 38, LOT 9–A2

3.) LOT AREA: 48,717 Sq. Ft., 1.11 Ac.

4.) S.C.R.D. BOOK 4213, PAGE 615

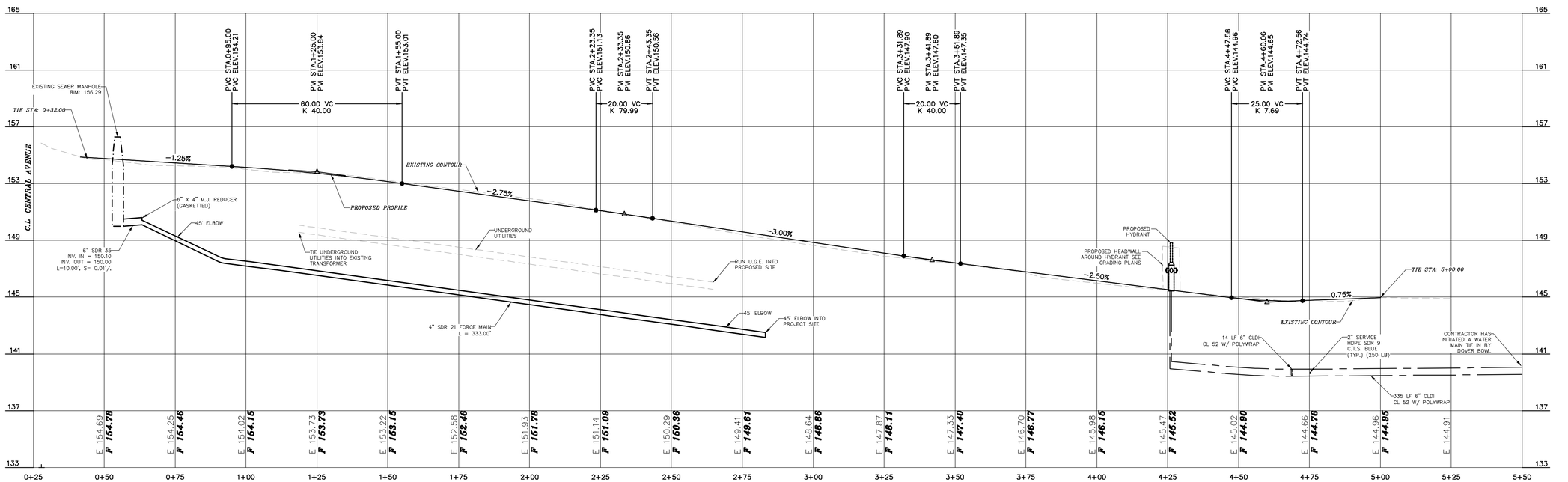
5.) THE INTENT OF THIS PLAN IS TO SHOW THE UTILITY PLAN AND PROFILE FOR THE PROPOSED FORCE MAIN CONNECTION.

6.) SEE OVERVIEW UTILITY PLAN FOR ALL OTHER STANDARD UTILITY NOTES.



PLAN VIEW ACCESS ROAD 0+00 TO END

PROFILE VIEW ACCESS ROAD 0+00 TO END



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

VERTICAL SCALE: 1" = 4'

DOVER FILE #P19–85

#	DATE	DESCRIPTION
#1	1-27-2022	REVISED PER CONDITIONS OF APPROVAL

UTILITY PLAN & PROFILE
LAND OF
GULF LANDING PROPERTIES LLC
CENTRAL AVENUE
DOVER, N.H.
TAX MAP 38, LOT 9-A2

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

SCALE : 1 IN. EQUALS 20 FT.
DATE : JANUARY 27, 2022
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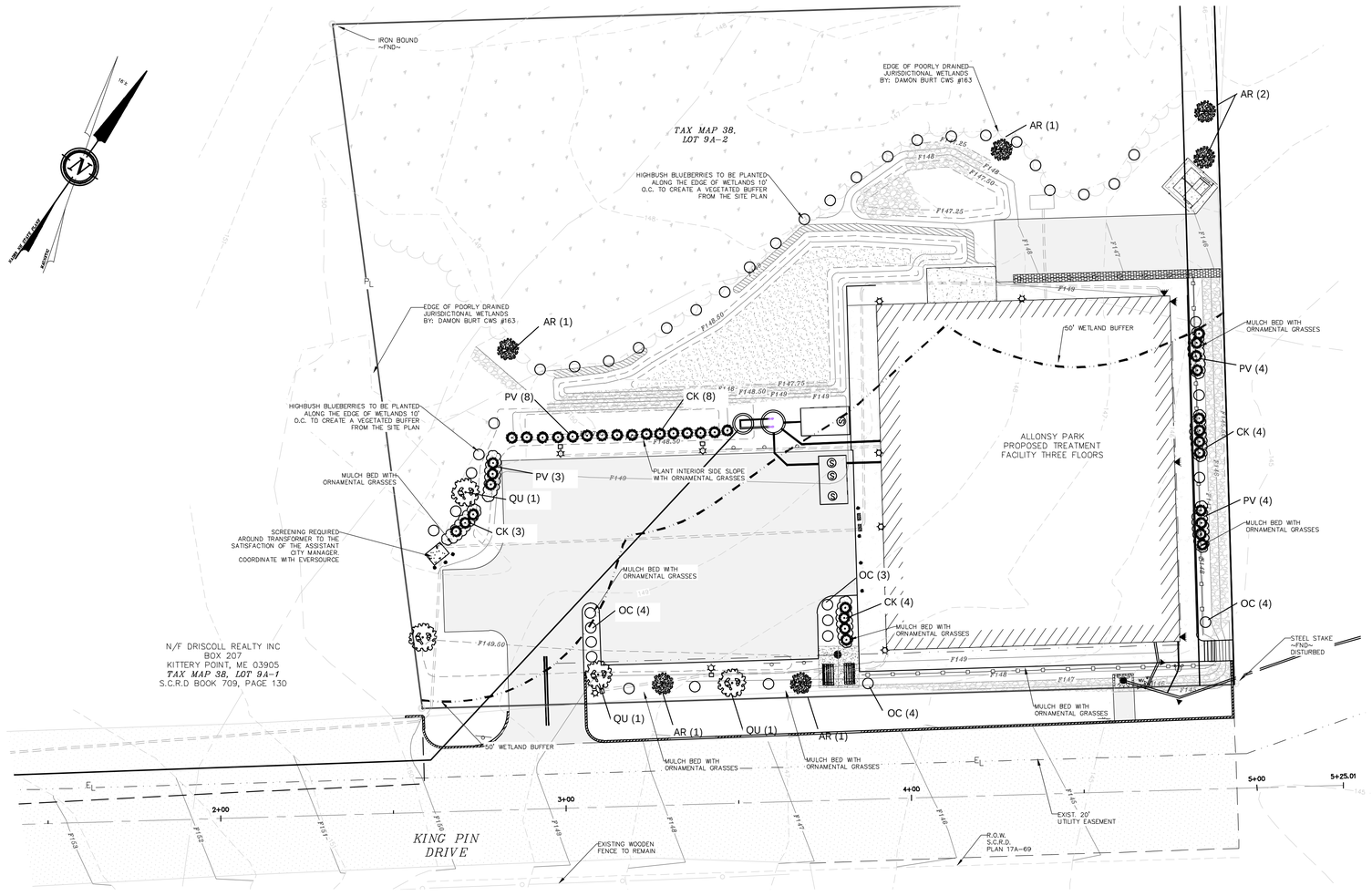
STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14243
LICENSED PROFESSIONAL ENGINEER



PLANTING NOTES

1. CONTRACTOR SHALL OBTAIN APPROVAL FROM L.A. PRIOR TO PURCHASING &/OR INSTALLING SUBSTITUTE PLANT MATERIAL PRIOR TO PURCHASE OF ANY SUBSTITUTE MATERIALS.

2. CONSTRUCTION ACCESS WILL BE AS DIRECTED BY L.A. CONTRACTOR IS RESPONSIBLE FOR RESTORATION OF ACCESS ROUTE AND ALL AREAS DISTURBED BY PLANTING OPERATIONS UPON COMPLETION OF CONSTRUCTION OPERATIONS, AT NO ADDITIONAL COST TO THE OWNER.

3. LAYOUT OF ALL PLANTING BEDS AND LOCATION OF PLANTS TO BE APPROVED BY L.A. ON SITE PRIOR TO CONSTRUCTION AND INSTALLATION.

4. CONTRACTOR TO REMOVE ALL DEBRIS GENERATED BY PLANT INSTALLATION. DEBRIS TO BE DISPOSED OF IN A LEGAL MANNER.

5. ALL PLANT MATERIAL SHALL BE GUARANTEED TO BE IN GOOD, HEALTHY & FLOURISHING CONDITION FOR ONE YEAR FROM THE DATE OF FINAL INSTALLATION APPROVAL BY L.A. CONTRACTOR SHALL REPLACE, WITHOUT COST TO OWNER, AND AS SOON AS WEATHER CONDITIONS PERMIT, ALL DEAD AND NON-FLOURISHING PLANTS AS DETERMINED BY THE L.A. REPLACEMENT PLANTS SHALL BE BE GUARANTEED IDENTICALLY TO ORIGINAL PLANTS, TIME PERIOD COMMENCING FROM DATE OF REPLACEMENT PLANTING APPROVAL BY L.A.

6. ALL BEDS TO BE MULCHED WITH 3" DEPTH SHREDDED BARK MULCH UNLESS NOTED OTHERWISE.

7. CONTRACTOR TO PROVIDE NECESSARY TEMPORARY IRRIGATION IF NEEDED BASED ON TIME OF YEAR THE PROJECT IS IMPLEMENTED.

8. ALL PLANT MATERIAL TO COMPLY WITH THE CITY OF DOVER'S SITE REVIEW REGULATIONS, 149-14(G), SUCH THAT THERE SHALL BE DECIDUOUS SHADE TREES PLANTED 40 FEET O.C. ALONG THE PERIMTERE OF THE PARKING LOTS AND SHRUBS PLANTED 5 FEET O.C. WITHIN THE PERIMETER BUFFER. SEE PLANT LIST FOR SPECIES AND SIZE OF PLANTS.

TEMPORARY WATERING NOTES

1. CONTRACTOR IS RESPONSIBLE FOR MAKING SURE ALL PLANT MATERIAL HAS ADEQUATE WATER DURING THE ESTABLISHMENT PERIOD.

2. THE USE OF GATOR BAGS, SOAKER HOSE, HAND WATERING AND OTHER TECHNIQUES SHOULD BE USED TO ASSURE PROPER HYDRATION OF THE PLANTINGS IS MAINTAINED.

3. TEMPORARY IRRIGATION SYSTEMS CAN BE SET UP TO ASSIST IN WATERING ACTIVITIES.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

PLANTING SCHEDULE
Central Avenue
Botanical Name / Common Name

	Size	Qty	Label
Trees			
Acer Rubrum / Red Maple	3.5" Cal.	6	AR
Quercus / Oak	3.5" Cal.	4	QU
Shrubs			
Cornus sericea 'Cardinal' / Cardinal Dogwood	#3 3-4'	15	OC
Vaccinium Corymbosum / Highbush Blueberry	#3 3-4'	27	VC
Grasses			
Panicum Virgatum / Shenandoah Switch Grass	#1	19	PV
Calamagrostis Karl Forester / Feather Reed Grass	#1	19	CK

NOTES:

1. CALL DIG SAFE PRIOR TO BEGINNING WORK. (1-888-344-7233). THE LANDSCAPE CONTRACTOR IS ADVISED OF THE PRESENCE OF UNDERGROUND UTILITIES AND SHALL VERIFY THE EXISTENCE AND LOCATION OF THE SAME BEFORE COMMENCING AND DIGGING OPERATIONS. THE LANDSCAPE CONTRACTOR SHALL REPLACE OR REPAIR UTILITIES, PAVING, WALKS, CURBING, ETC DAMAGED IN PERFORMANCE OF THIS JOB AT NO ADDITIONAL COST TO THE OWNER OR GENERAL CONTRACTOR.
2. CONTRACTOR SHALL THOROUGHLY FAMILIARIZE THEMSELVES WITH ALL SITE CONDITIONS PRIOR TO CONSTRUCTION BIDDING.
3. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTINGS SHOWN ON THE DRAWINGS. VARIATIONS IN QUANTITIES ARE TO BE APPROVED BY THE DESIGN ENGINEER.
4. PROVIDED SMOOTH TRANSITION WHERE NEW WORK MEETS EXISTING CONDITIONS.
5. ALL PLANT MATERIAL INSTALLED SHALL MEET THE SPECIFICATIONS OF "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN
6. ALL PLANT MATERIALS SHALL BE FREE FROM INSECTS AND DISEASE.
7. ALL PLANTINGS SHALL BE DONE IN ACCORDANCE WITH ACCEPTABLE HORTICULTURAL PRACTICES. THIS IS TO INCLUDE PROPER PLANTING MIX, PLANT BED AND TREE PIT PREPARATION, PRUNING STAKING OR GUYING, WRAPPING, SPRAYING, FERTILIZATION, PLANTING AND ADEQUATE MAINTENANCE UNTIL ACCEPTANCE FROM OWNER.
8. ALL GRASS, OTHER VEGETATION AND DEBRIS SHALL BE REMOVED FROM ALL PLANTING AREAS PRIOR TO PLANTING.
9. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING AND NEWLY PLANTED TREES AND SHRUBS DURING THE CONSTRUCTION PROCESS. WHERE REQUIRED, THE CONTRACTOR SHALL INSTALL TEMPORARY FENCING (SNOW OR EQUAL) AROUND EXISTING TREES AND SHRUBS THAT COULD BE IMPACTED BY THE CONSTRUCTION PROCESS. STORAGE OF CONSTRUCTION EQUIPMENT, CONSTRUCTION MATERIALS, SNOW STORAGE AND OR VEHICLE PARKING SHALL NOT BE PERMITTED WITHIN THE DRIP LINE OF TREES OR TWENTY FEET WHICH EVER IS GREATER.
10. NEW PLANTINGS SHALL BE INSTALLED PER PROJECT DRAWINGS AND SPECIFICATION THAT INCLUDE FERTILIZATION AND MULCHING AS REQUIRED.
11. ALL SHRUB BEDS AND TREE PITS SHALL BE MULCHED WITH 3" CLEAN SHREDDED BLACK MULCH
12. WHERE INDICATED ON PLAN, PLANTING SOIL MIXTURE FOR GROUND COVER AND PERENNIAL BED AREAS SHALL CONSIST OF FOUR PARTS TOPSOIL, TWO PARTS SPHAGNUM PEAT MOSS, AND ONE PART HORTICULTURAL PERLITE BY VOLUME. PEAT MOSS MAY BE SUBSTITUTED WITH WELL-ROTTED OR DEHYDRATED MANURE OR COMPOST. ROTOTILL BEDS TO A DEPTH OF 8 INCHES.
13. MAINTENANCE OF NEW PLANTINGS AND LAWNS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND OR LANDSCAPE SUBCONTRACTOR UNTIL ACCEPTANCE BY THE OWNER. RESPONSIBILITIES SHALL INCLUDE WATERING WEEDING AND MOWING AS NECESSARY. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE, REPLACEMENT MATERIAL SHALL BE GUARANTEED FOR AND ADDITIONAL YEAR FROM TIME OF INSTALLATION.
14. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL TEMPORARY EROSION CONTROL MEASURES DURING THE CONSTRUCTION PHASE AND UNTIL ALL AREAS HAVE BEEN STABILIZED AND ACCEPTED BY THE OWNER. THE GENERAL CONTRACTOR SHALL PROVIDE WEEKLY INSPECTIONS OF EROSION MEASURE AND IMMEDIATELY AFTER STORM EVENTS AND REPAIR AS NECESSARY.
15. THE GENERAL CONTRACTOR AND OR THE LANDSCAPE SUBCONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL THREE GUYING MATERIAL ONCE PLANT MATERIAL HAS BEEN ESTABLISHED. (MINIMUM OF ONE GROWING SEASON). ALL TEMPORARY EROSION CONTROL MEASURE SHALL BE REMOVED ONCE STABILIZATION OF DISTURBANCE HAS BEEN ACCEPTED BY OWNER.
16. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR A MINIMUM OF TWO MOWINGS FOR ALL TURF AREAS OR UNTIL ACCEPTANCE BY THE OWNER. A MINIMUM UNIFORM 75% CATCH OF TURF IS REQUIRED FOR ACCEPTANCE.
17. ALL PLANTINGS SHALL BE WATERED REGULARLY DURING THEIR FIRST YEAR AND MAINTAINED PERMANENTLY IN GOOD GROWING CONDITION AS AN EFFECTIVE VISUAL SCREEN.
18. SHRUBS OR TREES WHICH DIE SHALL BE REPLACED WITHIN ONE GROWING SEASON WITH NEW SHRUBS OR TREES TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE LANDSCAPING REQUIREMENTS.
19. ALL REQUIRED LANDSCAPING SHALL BE INSTALLED BEFORE OCCUPANCY, OR WITHIN SIX MONTHS IF OCCUPANCY OCCURS DURING WINTER CONDITIONS.
20. TREES ARE TO BE 6' TALL AT PLANTING.
21. ALL PLANT STOCK SHALL CONFORM TO ANSI Z260.1 – NURSERY STOCK, LATEST EDITIONS (AMERICAN ASSOCIATION OF NURSERYMEN, INC.)
22. 4" AGED PINEBARK MULCH AND A WEED BARRIER (TY-PAR FABRIC OR APPROVED EQUAL) SHALL BE APPLIED TO ALL SHRUB AND GROUND COVER BEDS. INSTALL WEED BARRIER AS PER MANUFACTURERS RECOMMENDATIONS.
23. PLANT-PIT BACK-FILL SHALL BE MIXED AT A RATE OF 7 PARTS OF TOPSOIL TO 2 PARTS OF DEHYDRATED COW MANURE. SLOW RELEASE FERTILIZER SHALL BE APPLIED AS PER MANUFACTURERS RECOMMENDATIONS. USE EXISTING ON-SITE TOPSOIL AS PART OF BACK FILL WHEN AVAILABLE.
24. ALL LANDSCAPED AREAS NOT PLANTED WITH TREES, SHRUBS OR GROUNDCOVER SHALL BE RESTORED WITH SEED OR SOD AS INDICATED ON PLANS.
25. TOPSOIL WILL BE TESTED FOR FERTILIZATION REQUIREMENTS, AND SLOW RELEASE ENVIRONMENTALLY FRIENDLY FERTILIZER WILL BE APPLIED AT THE RECOMMENDED RATES.
26. ALL DISTURBED WETLAND BUFFER AREAS, EXCEPT FOR AREAS THAT ARE PART OF THE DRAINAGE SYSTEM, ARE TO BE RESEEDED WITH A CONSERVATION SEED MIX AND ONLY MOWED TWICE PER YEAR.
27. ALL PLANT SUBSTITUTIONS MUST BE APPROVED BY THE ENGINEER.
28. PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, UPON DELIVERY OR AT THE JOB SITE WHILE WORK IS ONGOING TO CONFORMITY TO SPECIFIED QUALITY, SIZE AND VARIETY.
29. PLANTS FURNISHED IN CONTAINERS SHALL HAVE THE ROOTS WELL ESTABLISHED IN THE SOIL MASS AND SHALL HAVE AT LEAST ONE (1) GROWNG SEASON. ROOT-BOUND PLANTS OR INADEQUATELY SIZED CONTAINERS TO SUPPORT THE PLANT MAY BE DEEMED UNACCEPTABLE.
30. ALL PLANTS SHALL BE GUARANTEED BY THE CONTRACTOR FOR NO LESS THAN ONE FULL YEAR FROM THE TIME OF INSTALLATION. DURING THIS TIME, THE OWNER SHALL MAINTAIN ALL PLANT MATERIALS IN THE ABOVE MANNER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSPECT THE PLANTS TO ENSURE PROPER CARE. IF THE CONTRACTOR IS DISSATISFIED WITH THE CARE GIVEN, HE SHALL IMMEDIATELY, AND IN SUFFICIENT TIME TO PERMIT THE CONDITION TO BE RECTIFIED, NOTIFY THE OWNER IN WRITING OR OTHERWISE FORFEIT HIS CLAIM.
31. BY THE END OF THE GUARANTEE PERIOD, THE CONTRACTOR SHALL HAVE REPLACED ANY PLANT MATERIAL THAT IS MISSING, NOT TRUE TO SIZE AS SPECIFIED, THAT HAS DIED, THAT HAS LOST NATURAL SHAPE DUE TO DEAD BRANCHES, EXCESS PRUNING OR INADEQUATE OR IMPROPER CARE, OR IS, IN THE OPINION OF THE OWNER, IN UNHEALTHY OR UNSIGHTLY CONDITION.
32. THE CONTRACTOR IS TO USE TEMPORARY MEASURES FOR WATERING PLANTS DURING THE ESTABLISHMENT PERIOD. INCLUDING CONNECTING TEMPORARY HOSES TO THE STRUCTURE WATER SUPPLY LINE AND UTILIZING SPRINKLERS UNTIL 85% GROWTH OCCURS.

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General Plant Maintenance Guide

General Plant Bed Maintenance:

- All plant maintenance should be performed by a qualified horticulturalist or licensed arborist. Cleaning the dead material out of the planting bed in the fall helps keep litter from building up around the plants and in some cases killing the plants. Watering the first year during dry periods will help get the plants established. Mulching every year is not necessary. Raking the old mulch and turning it over is all that is needed. When necessary only install one inch of mulch and do not place the mulch closer than 3" to the trunks or stems of woody plants.

Trees

- The first year watering during dry periods will be necessary.
- 3" inches of mulch maybe used. The mulch should be kept 3 inches from the trunk.
- Fertilizing is not necessary for the first year. Fertilizing in subsequent years only when and if the foliage is looking weak.
- Fertilization should occur prior to Mat 31st or after trees have dropped their leaves for the year.
- Prune dead wood once a year.
- Depending on the amount of compaction the bed area receives, deep root aeration may be needed over time

Woody Shrubs

- The first year watering during dry periods will be necessary.
- 3" inches of mulch maybe used. The mulch should be kept 3 inches from the stems.
- Fertilizing is not necessary for the first year. Fertilizing in subsequent years only when and if the foliage is looking weak.
- Fertilization should occur prior to Mat 31st or after shrubs have dropped their leaves or gone dormant for the year.
- Prune dead wood once a year.

Grasses

- Grasses only need to be clipped back at the end of the growing season and all the clippings removed from the area.
- Do not over mulch. Too much mulch will prohibit the grass from developing into a strong clump.

Perennials

- All perennials need to be pruned back after the first or second hard frost. A two-step method; first dead head all the flower heads and let drop to the ground for re-seeding. Second cut the stems back to 3" above the ground and remove the stem and leaf litter and place in compost. Do not over mulch. Too much mulch will prohibit the growth and development
- Fertilizing perennials once in the spring with a low phosphate fertilizer will help the plants to get started in the spring.

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311 kast hill road
hopkinton, nh 03229
603. 491. 2322
terrainplanning.com

ALLONSY PARK

Site Location:
CENTRAL AVENUE
Dover, NH
Tax Map: 38, Lot 9-A2

Prepared For:
Berry Surveying & Engineering
335 Second Crown Point Rd
Barrington, NH 03825

LANDSCAPE PLAN

DATE:

SCALE: 1" = 20'

PROJECT #: 19-143

Drawn By: ID

Checked By: ERB

REVISIONS: DATE:
Issued for Client Review

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L - 01

LICENSED LANDSCAPE ARCHITECT
ERIC R BUCK
078
STATE OF NEW HAMPSHIRE

NOTES:

1.) OWNER: GULF LANDING PROPERTIES
9 PATRIOT DRIVE
DOVER, NH 03820

2.) DOVER TAX MAP 38, LOT 9–A2

3.) LOT AREA: 48,717 Sq. Ft., 1.11 Ac.

4.) S.C.R.D. BOOK 4213, PAGE 615

6.) THE INTENT OF THIS PLAN IS TO PROVIDE THE LIGHTING SCHEME FOR THE PROPOSED PROJECT.

7.) ALL LAMPS ARE SHOWN ON THE SITE PLAN WITH LOCATION, TYPE AND HEIGHT.

8.) SEE CONSTRUCTION DETAILS FOR PRODUCT CUT SHEETS.

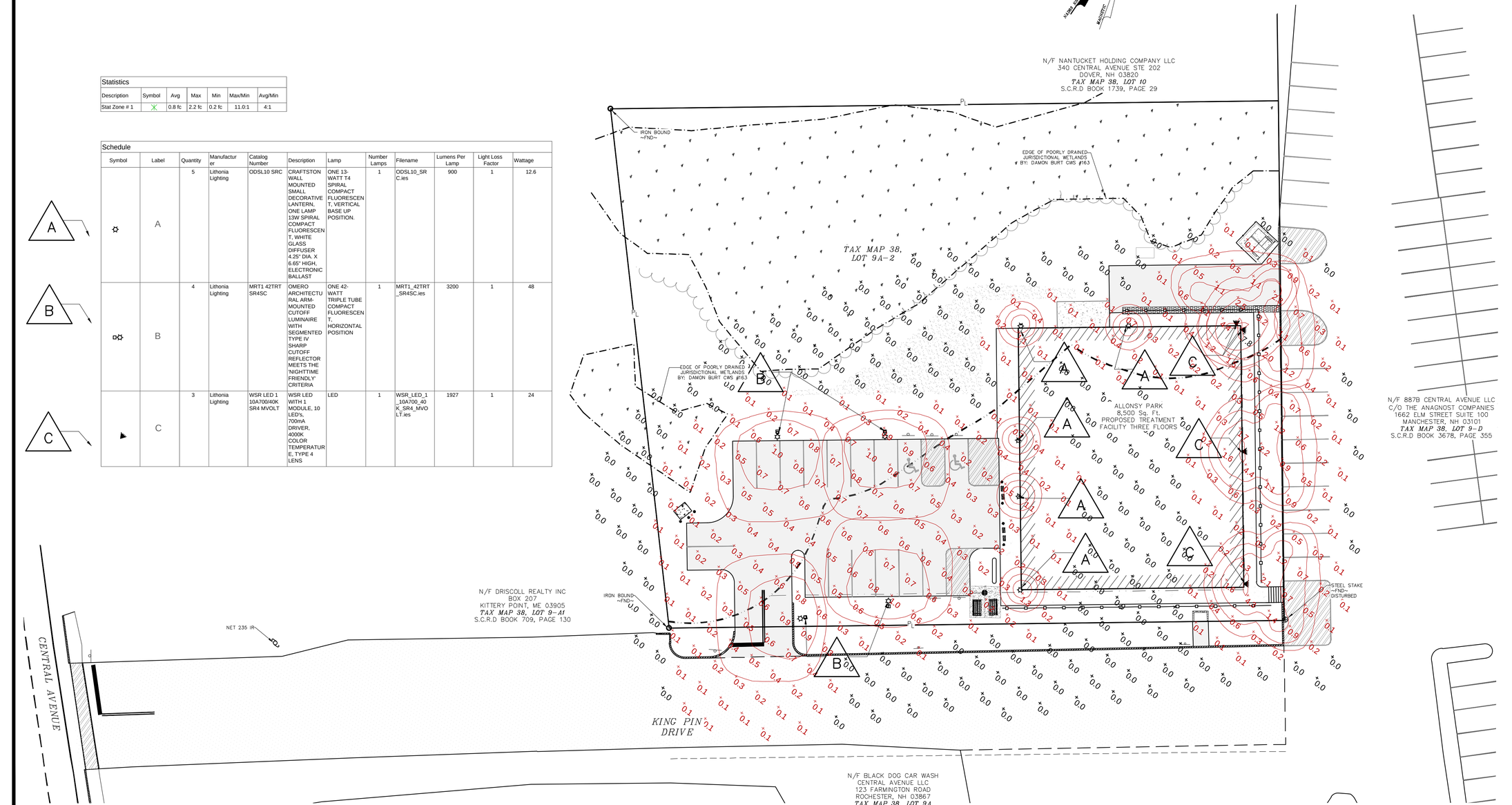
9.) LAMP A HEIGHT: 8 FEET
LAMP B HEIGHT: 20 FEET
LAMP C HEIGHT: 9 FEET

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Stat Zone # 1	+	0.8 fc	2.2 fc	0.2 fc	11.0:1	4:1

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
☼	A	5	Lithonia Lighting	ODSL10 SRC	CRAFTSTON WALL MOUNTED SMALL DECORATIVE LANTERN, ONE LAMP 13W SPIRAL COMPACT FLUORESCENT, WHITE GLASS DIFFUSER 4.25" DIA. X 6.65" HIGH, ELECTRONIC BALLAST	ONE 13-WATT T4 SPIRAL COMPACT FLUORESCENT, VERTICAL BASE UP POSITION.	1	ODSL10_SRC.ies	900	1	12.6
☼	B	4	Lithonia Lighting	MRT1 42TRT SR4SC	OMERO ARCHITECTURAL ARM-MOUNTED CUTOFF LUMINAIRE WITH SEGMENTED TYPE IV SHARP CUTOFF REFLECTOR MEETS THE 'NIGHTTIME FRIENDLY' CRITERIA	ONE 42-WATT TRIPLE TUBE COMPACT FLUORESCENT, HORIZONTAL POSITION	1	MRT1_42TRT_SR4SC.ies	3200	1	48
▶	C	3	Lithonia Lighting	WSR LED 1 10A700/40K SR4 MVOLT	WSR LED WITH 1 MODULE, 10 LED's, 700mA DRIVER, 4000K COLOR TEMPERATURE, TYPE 4 LENS	LED	1	WSR_LED_1_10A700_40K_SR4_MVOLT.ies	1927	1	24

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.



DOVER FILE #P19–85

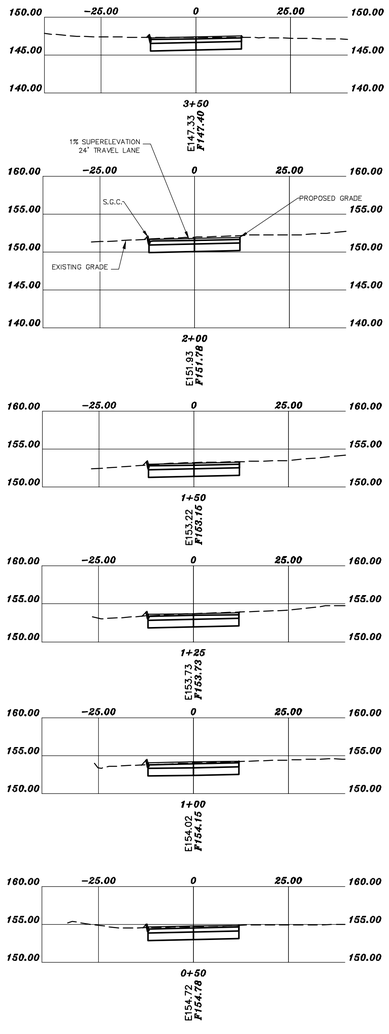
#	REVISION	DATE	DESCRIPTION
#1		1–27–2022	REVISED PER CONDITIONS OF APPROVAL

LIGHTING PLAN
LAND OF
GULF LANDING PROPERTIES LLC
CENTRAL AVENUE
DOVER, N.H.
TAX MAP 38, LOT 9–A2

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

SCALE : 1 IN. EQUALS 20 FT.
DATE : JANUARY 27, 2022
FILE NO. : DB 2019 – 143

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.
Vertical Scale 10

DOVER FILE #P19-85

REVISION	DATE	DESCRIPTION
#1	1-27-2022	REVISED PER CONDITIONS OF APPROVAL

CROSS SECTIONS 0+00 – END

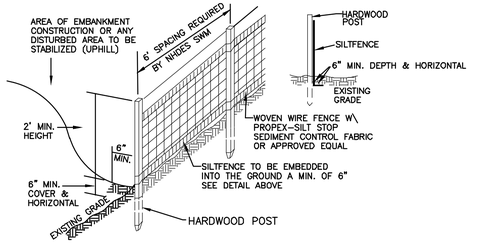
LAND OF
GULF LANDING PROPERTIES LLC
CENTRAL AVENUE
DOVER, N.H.
TAX MAP 38, LOT 9-A2

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

SCALE : 1 IN. EQUALS 20 FT.
DATE : JANUARY 27, 2022
FILE NO. : DB 2019 – 143

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 7443
LICENSED PROFESSIONAL ENGINEER

E1



SILT FENCE CONSTRUCTION SPECIFICATIONS

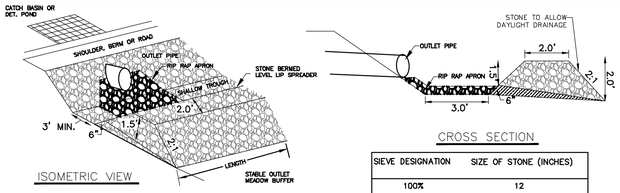
1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES AND FILTER CLOTH SHALL BE FASTENED TO WOVEN WIRE EVERY 24" AT TOP MID AND BOTTOM SECTIONS AND BE EMBEDDED INTO GROUND A MINIMUM OF 8" THE FENCE POSTS SHALL BE A MINIMUM 48" LONG, SPACED A MAXIMUM 6' APART, AND DRIVEN A MINIMUM OF 16" INTO THE GROUND.
2. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THE ENDS OF THE FABRIC SHALL BE OVERLAPPED BY SIX INCHES, FOLDED AND STAPLED TO PREVENT SEDIMENT FROM BY-PASSING.
3. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND SEDIMENT REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE AND PROPERLY DISPOSED OF. SEE MAINTENANCE NOTE BELOW. REMOVAL OF SEDIMENT REQUIRED AT A DEPTH OF 6-INCHES.
4. PLACE THE ENDS OF THE SILT FENCE UP CONTOUR TO PROVIDE FOR SEDIMENT STORAGE.
5. SILT FENCES SHALL BE REMOVED WHEN NO LONGER NEEDED AND THE SEDIMENT COLLECTED SHALL BE DISPOSED AS DIRECTED BY THE ENGINEER.
6. THE AREA DISTURBED BY THE REMOVAL SHALL BE SMOOTHED AND RE-VEGETATED.
7. TO BE CONSTRUCTED IAW NH SWM #3 4-2 SEDIMENT CONTROL PRACTICES, SILT FENCE, PAGE 90.

SILT FENCE MAINTENANCE

1. SILT FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REPAIRS THAT ARE REQUIRED SHALL BE MADE IMMEDIATELY.
2. IF THE FABRIC ON A SILT FENCE SHOULD DECOMPOSE OR BECOME INEFFECTIVE DURING THE EXPECTED LIFE OF THE FENCE, THE FABRIC SHALL BE REPLACED PROMPTLY.
3. SEDIMENT DEPOSITS SHOULD BE REMOVED WHEN THEY REACH SIX-INCHES IN DEPTH.
4. SEDIMENT DEPOSITS THAT ARE REMOVED OR LEFT IN PLACE AFTER THE FABRIC HAS BEEN REMOVED SHALL BE GRADED TO CONFORM WITH THE EXISTING TOPOGRAPHY AND VEGETATED.

SILT FENCE DETAIL
NOT TO SCALE

E2

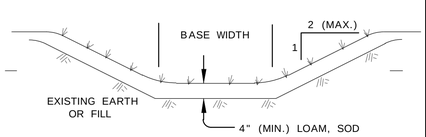


SIEVE DESIGNATION	SIZE OF STONE (INCHES)
100%	12
84-100%	6
68-83%	3
42-55%	1
8-12%	NO. 4

1. CONSTRUCT THE LEVEL SPREADER LIP ON A 0% GRADE TO INSURE UNIFORM SPREADING OF RUNOFF.
2. LEVEL SPREADER SHALL BE CONSTRUCTED ON UNDISTURBED SOIL AND NOT ON FILL.
3. THE ENTIRE LEVEL LIP AREA SHALL BE PROTECTED BY PLACING EXCELSIOR ENFORCER MATTING BENEATH THE STONE. EACH STRIP SHALL OVERLAP BY AT LEAST SIX INCHES.
4. THE FLOW FROM THE LEVEL SPREADER SHALL OUTLET ONTO STABILIZED AREAS. WATER SHOULD NOT RE-CONCENTRATE IMMEDIATELY BELOW THE SPREADER.
5. MAINTENANCE: THE LEVEL SPREADER SHOULD BE CHECKED PERIODICALLY AND AFTER EVERY MAJOR STORM TO DETERMINE IF THE LIP HAS BEEN DAMAGED AND THE DESIGN CONDITIONS HAVE NOT CHANGED. ANY DETRIMENTAL SEDIMENT ACCUMULATION SHOULD BE REMOVED. IF STONE REMOVAL HAS TAKEN PLACE ON THE LIP, THEN THE DAMAGE SHOULD BE REPAIRED.
6. REFERENCE IS MADE TO NHDES SWM VOL. 2, 4-6, STONE BERM LEVEL SPREADERS, PAGE 162

STONE BERM LEVEL SPREADER
NOT TO SCALE

E3



GRASS TREATMENT SWALE
NOT TO SCALE

INSPECT ANNUALLY FOR EROSION, SEDIMENT ACCUMULATIONS, VEGETATION LOSS, & INVASIVE SPECIES. REPAIR AS NECESSARY.

MOW GRASS ANNUALLY TO A DEPTH OF 4".

INSTALL STABILIZATION MATTING DURING CONSTRUCATION

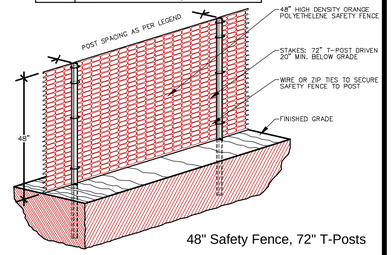
TO BE CONSTRUCTED IAW NH SWM #2 CHAPTER 4, #5 TREATMENT SWALES, PAGE 123.

E4

CONSTRUCTION SAFETY FENCE
NOT TO SCALE

LEGEND

SAF12	48" ORANGE FENCE, 12 FEET O.C.
SAF11	48" ORANGE FENCE, 11 FEET O.C..
SAF10	48" ORANGE FENCE, 10 FEET O.C.
SAF9	48" ORANGE FENCE, 9 FEET O.C.
SAF8	48" ORANGE FENCE, 8 FEET O.C..
SAF7	48" ORANGE FENCE, 7 FEET O.C.
SAF6	48" ORANGE FENCE, 6 FEET O.C.



48" Safety Fence, 72" T-Posts

1. ALL SENSITIVE AREAS SHALL BE PROTECTED AS PER PLAN.
2. ALL TREES IN THE CONSTRUCTION AREA NOT SPECIFICALLY DESIGNATED FOR REMOVAL SHALL BE PRESERVED AND PROTECTED WITH HIGH VISIBILITY FENCE AS PER PLAN.
3. WHEN PRACTICABLE, INSTALL HIGH VISIBILITY 3 FEET OUTSIDE OF THE DRIP LINE OF THE TREE.
4. SAFETY FENCE SHOULD BE FASTENED SECURELY TO THE T-POSTS.
5. THE FENCING MUST REMAIN IN PLACE DURING ALL PHASES OF CONSTRUCTION; ANY CHANGE OF THE PROTECTIVE FENCING MUST BE APPROVED.

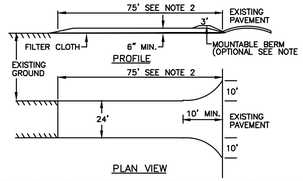
DOVER FILE #P19-85

#	REVISION	DATE	DESCRIPTION
1		1-27-2022	REVISED PER CONDITIONS OF APPROVAL

EROSION & SEDIMENT CONTROL DETAILS
LAND OF
GULF LANDING PROPERTIES LLC
CENTRAL AVENUE
DOVER, N.H.
TAX MAP 38, LOT 9-42

E5

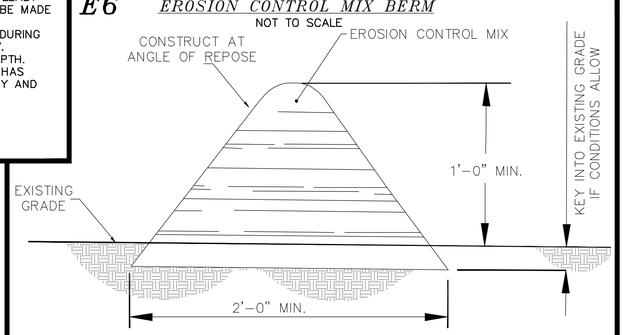
STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE



1. STONE FOR A STABILIZED CONSTRUCTION ENTRANCE SHALL BE 3 INCH STONE, RECLAIMED STONE, OR RECYCLED CONCRETE EQUIVALENT.
2. THE LENGTH OF THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 75 FEET, EXCEPT THAT THE MINIMUM LENGTH MAY BE REDUCED TO 50 FEET IF A 3-INCH TO 6-INCH BERM IS INSTALLED AT THE ENTRANCE OF THE PROJECT SITE.
3. THE THICKNESS OF THE STONE FOR THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 6 INCHES.
4. THE WIDTH OF THE ENTRANCE SHALL NOT BE LESS THAN THE FULL WIDTH OF THE ENTRANCE WHERE INGRESS OR EGRESS OCCURS OR 10 FEET, WHICH EVER IS GREATER.
5. GEOTEXTILE FILTER CLOTH SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING
6. ALL SURFACE WATER THAT IS FLOWING TO OR DIVERTED TOWARD THE CONSTRUCTION ENTRANCE SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A BERM WITH 5:1 SLOPES THAT CAN BE CROSSED BY VEHICLES MAY BE SUBSTITUTED FOR THE PIPE.
7. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, WASHED, OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED PROMPTLY.
8. TO BE CONSTRUCTED IAW NH SWM #3 4-2 SEDIMENT CONTROL PRACTICES, TEMPORARY CONSTRUCTION EXIT, PAGE 124.

E6

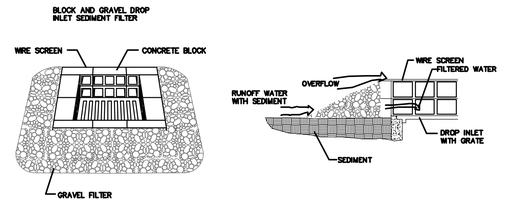
EROSION CONTROL MIX BERM
NOT TO SCALE



EROSION CONTROL MIX BERMS SHALL BE USED ONLY AS FOLLOWS:

1. BERMS SHALL BE USED IN AREAS WHERE EROSION WILL OCCUR ONLY IN THE FORM OF SHEET EROSION AND THERE IS NO CONCENTRATION OF WATER IN A CHANNEL OR DRAINAGE WAY ABOVE THE BERM.
2. THE BERMS SHALL BE INSTALLED FOLLOWING THE CONTOUR OF THE LAND AS CLOSLY AS POSSIBLE.
3. THE BERMS SHALL BE INSTALLED ON SLOPES LESS THAN 5%.
4. SUBJECT TO (E), BELOW, THE MIX SHALL HAVE AN ORGANIC PORTION BETWEEN 80 AND 100%, DRY WEIGHT BASIS, AND BE FIBROUS AND ELONGATED SUCH AS FROM SHREDDED BARK, STUMP GRINDINGS, COMPOSED BARK, OR EQUIVALENT MANUFACTURED PRODUCTS.
5. WOOD AND BARK CHIPS, GROUND CONSTRUCTION DEBRIS, OR REPROCESSED WOOD PRODUCTS SHALL NOT BE USED AS ORGANIC MATERIAL.
6. THE MIX SHALL NOT CONTAIN SILTS, CLAY, OR FINE SANDS.
7. THE MIX SHALL HAVE A PARTICLE SIZE BY WEIGHT OF 70 TO 85% PASSING A 6-INCH SCREEN AND A MAXIMUM OF 85% PASSING THE 0.75-INCH SCREEN.
8. THE MIX PH SHALL BE BETWEEN 5.0 AND 8.0.
9. THE BERM SHALL BE AT LEAST 12 INCHES HIGH AND AT LEAST 2 FEET WIDE.
10. TO BE CONSTRUCTED IAW NH SWM #3 4-2 SEDIMENT CONTROL PRACTICES, EROSION CONTROL MIX BERMS, PAGE 106.

E7



MAINTENANCE

ALL STRUCTURES SHOULD BE INSPECTED AFTER EVERY RAIN STORM AND REPAIRS MADE AS NECESSARY. SEDIMENT SHOULD BE REMOVED FROM TRAPPING DEVICES AFTER THE SEDIMENT HAS REACHED A MAXIMUM OF ONE HALF THE DEPTH OF THE TRAP. THE SEDIMENT SHOULD BE DISPOSED OF IN A SUITABLE AREA AND PROTECTED FROM EROSION BY EITHER STRUCTURE OR VEGETATIVE MEANS. THE TEMPORARY TRAPS SHOULD BE REMOVED AND THE AREA REPAIRED AS SOON AS THE CONTRIBUTING DRAINAGE AREA TO THE INLET HAS BEEN COMPLETELY STABILIZED.

BLOCK & GRAVEL DROP INLET SEDIMENT FILTER
NOT TO SCALE

TO BE USED IN ALL AREAS WHERE THERE WILL BE NO TRAFFIC.

TO BE CONSTRUCTED IAW NH SWM #3 4-2 SEDIMENT CONTROL PRACTICES, TEMPORARY STORM DRAIN INLET PROTECTION, PAGE 118.

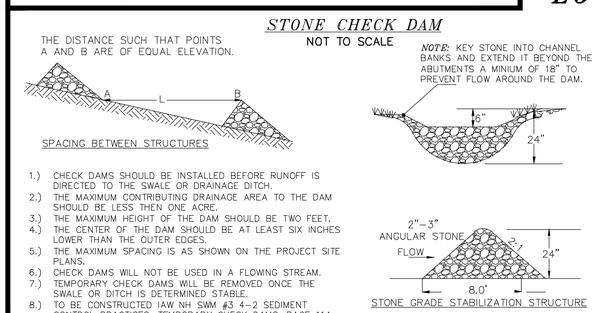
E8

TEMPORARY EROSION CONTROL MEASURES

1. THE SMALLEST PRACTICAL AREA OF LAND SHALL BE EXPOSED AT ANY ONE TIME.
2. EROSION, SEDIMENT AND DETENTION MEASURES SHALL BE INSTALLED AS SHOWN ON THE PLANS AND AT LOCATIONS AS REQUIRED, DIRECTED BY THE ENGINEER.
3. ALL DISTURBED AREAS SHALL BE RETURNED TO ORIGINAL GRADES AND ELEVATIONS. DISTURBED AREAS SHALL BE LOAMED WITH A MINIMUM OF 4" OF LOAM AND SEEDED WITH NOT LESS THAN ONE POUND OF SEED PER 50 SQUARE YARDS OF AREA. (SEE SEED SPECIFICATIONS THIS SHEET)
4. ALL DISTURBED AREAS WILL BE RESTABILIZED WITHIN 45 DAYS. AT ANY ONE TIME, NO MORE THAN 5 ACRES, (217,800 Sq. Ft.) WILL BE DISTURBED.
5. SILT FENCES AND PERIMETER BARRIERS SHALL BE INSPECTED PERIODICALLY AND AFTER EVERY RAIN DURING THE LIFE OF THE PROJECT. ALL DAMAGED AREAS SHALL BE REPAIRED, SEDIMENT DEPOSITS SHALL PERIODICALLY BE REMOVED AND DISPOSED OF.
6. AFTER ALL DISTURBED AREAS HAVE BEEN STABILIZED, THE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE REMOVED AND THE AREA DISTURBED BY THE REMOVAL SMOOTHED AND RE-VEGETATED.
7. PER THE EPA CGP REQUIREMENTS THERE WILL BE REPORTS OF THE EROSION CONTROL INSPECTIONS IAW SWPPP PREPARED BY BS&E. ALL EROSION CONTROLS SHALL BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER 0.25" OR GREATER RAIN EVENT.
8. DITCHES, SWALES, AND BASINS SHALL BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
9. DO NOT TRAFFIC EXPOSED SOIL SURFACES WITH CONSTRUCTION EQUIPMENT. IF FEASIBLE, PERFORM EXCAVATIONS WITH EQUIPMENT POSITIONED OUTSIDE THE LIMITS OF THE INFILTRATION SYSTEM.
10. DRIVEWAYS AND CUT AND FILL SPLOPES MUST BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINAL GRADE.
11. STABILIZATION MEANS:
    - 11.1. A MINIMUM OF 85% OF VEGETATIVE COVER HAS BEEN ESTABLISHED.
    - 11.2. A MINIMUM OF 3 INCHES OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIP RAP HAS BEEN INSTALLED, OR
    - 11.3. EROSION CONTROL BLANKETS HAVE BEEN INSTALLED.
12. THIS PROJECT IS TO BE MANAGED IN A MANNER THAT MEETS THE REQUIREMENTS AND INTENT OF RSA 430:53 AND CHAPTER AGR 3800 RELATIVE TO INVASIVE SPECIES.
13. THE NHDES STORMWATER MANUAL, IN THREE VOLUMES, DATED DECEMBER 2008, IS A PART OF THIS PLAN SET AND THE MORE RESTRICTIVE WILL GOVERN. (NH SWM)

E9

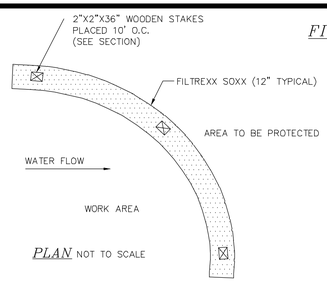
STONE CHECK DAM
NOT TO SCALE

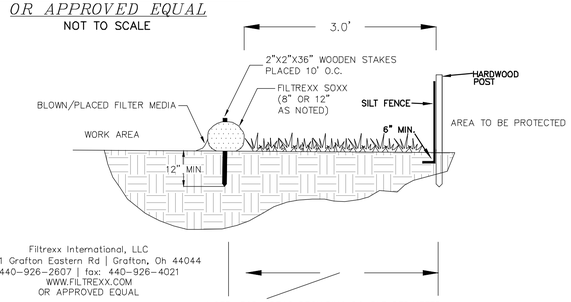


1.) CHECK DAMS SHOULD BE INSTALLED BEFORE RUNOFF IS DIRECTED TO THE SWALE OR DRAINAGE DITCH.
2.) THE MAXIMUM CONTRIBUTING DRAINAGE AREA TO THE DAM SHOULD BE LESS THEN ONE ACRE.
3.) THE MAXIMUM HEIGHT OF THE DAM SHOULD BE TWO FEET.
4.) THE CENTER OF THE DAM SHOULD BE AT LEAST SIX INCHES LOWER THAN THE OUTER EDGES.
5.) THE MAXIMUM SPACING IS AS SHOWN ON THE PROJECT SITE PLANS.
6.) CHECK DAMS WILL NOT BE USED IN A FLOWING STREAM.
7.) TEMPORARY CHECK DAMS WILL BE REMOVED ONCE THE SWALE OR DITCH IS DETERMINED STABLE.
8.) TO BE CONSTRUCTED IAW NH SWM #3 4-2 SEDIMENT CONTROL PRACTICES, TEMPORARY CHECK DAMS, PAGE 114.

E10

FILTREXX SEDIMENT CONTROL OR APPROVED EQUAL
NOT TO SCALE





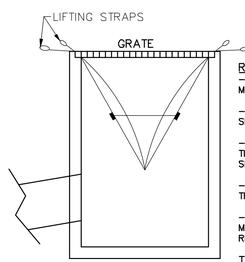
NOTES
1. ALL MATERIAL TO MEET FILTREXX SPECIFICATIONS.
2. FILTER MEDIA FILL TO MEET APPLICATION REQUIRMENTS.
3. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.
4. SILTSOXX MAY BE USED IN PLACE OF SILT FENCE OR OTHER SEDIMENT BARRIERS.
5. SILTSOXX COMPOST/SOIL/ROCK/SEED FILL MATERIAL SHALL BE ADJUSTED AS NECESSARY TO MEET THE REQUIRMENTS OF THE SPECIFIC APPLICATION.
6. FILTREXX SOXX IS A REGISTERED TRADEMARK OF FILTREXXIN TERNATIONAL, LLC.
7. SILT FENCE IS NOT A SUBSTITUTION FOR SILT SOXX AND ANY EQUAL SUBSTITUTION TO BE APPROVED.
8. TO BE CONSTRUCTED IAW FILTREXX, SECTION 1:EROSION & SEDIMENT CONTROL (PAGE 323) - CONSTRUCTION ACTIVITIES, SWPPP CUT SHEET: FILTREXX SEDIMENT CONTROL

Filtrexx International, LLC
35481 Grafton Eastern Rd | Grafton, Oh 44044
440-926-2607 | fax: 440-926-4021
WWW.FILTREXX.COM
OR APPROVED EQUAL

NOTE: FOR AREAS REQUIRING DOUBLE PERIMETER CONTROL WITHIN 50' OF JURISDICTIONAL WETLANDS AND NOT FOR ALL SILT SOXX APPLICATIONS. THIS DUPLICATION MAY BE SPECIFIED AS 12" SILT SOXX OR ORANGE CONSTRUCTION FENCE AS NOTED.

SECTION NOT TO SCALE

E11



RECOMMENDED MAINTENANCE SCHEDULE
-EACH SILTSACK SHOULD BE INSPECTED AFTER EVERY MAJOR RAIN EVENT, AND MUST BE MAINTAINED.

-IF THERE HAVE BEEN NO MAJOR EVENTS, SILTSACK SHOULD BE INSPECTED EVERY 2-3 WEEKS.

-THE RESTRAINT CORD SHOULD BE VISIBLE AT ALL TIMES. IF CORD IS COVERED WITH SEDIMENT, THE SILTSACK SHOULD BE EMPTIED.

-TO BE USED IN ALL AREAS WHERE THERE WILL BE TRAFFIC.

- ARE SUBJECT TO DAMAGE BY SNOW PLOWS, AND MUST BE INSPECTED AFTER ANY SNOW EVENT AND REPLACED AS REQUIRED.

TO BE CONSTRUCTED IAW NH SWM #3 4-2 SEDIMENT CONTROL PRACTICES, TEMPORARY STORM DRAIN INLET PROTECTION, PAGE 118.

SILTSACK DETAIL
NOT TO SCALE

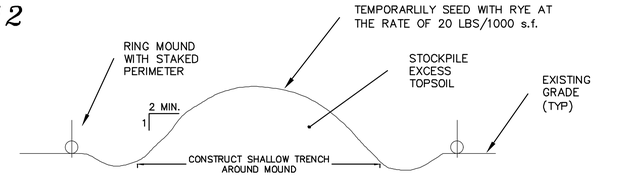
E-101

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

DATE : JANUARY 27, 2022
AS NOTED
FILE NO. : DB 2019 - 143

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 7475
LICENSED PROFESSIONAL ENGINEER

E12



TO BE CONSTRUCTED IAW NH SWM #3 4-1 EROSION CONTROL PRACTICES, SOIL STOCKPILE PRACTICES, PAGE 46.

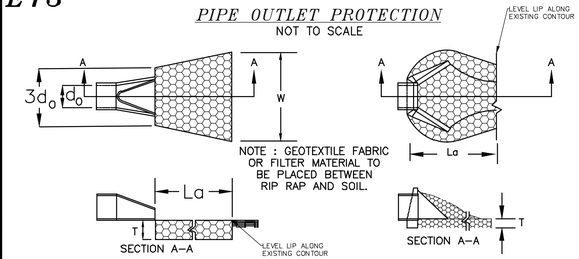
TOPSOIL STOCKPILE MOUND

NOT TO SCALE

E13

PIPE OUTLET PROTECTION

NOT TO SCALE



PIPE OUTLET TO FLAT AREA WITH NO DEFINED CHANNEL

PIPE OUTLET TO WELL-DEFINED CHANNEL

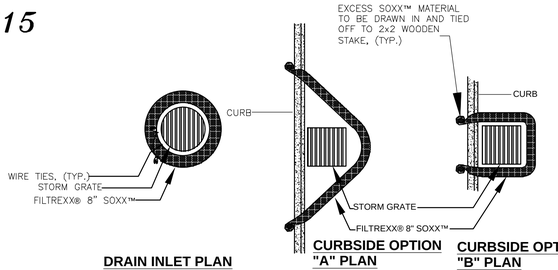
PIPE OUTLET PROTECTION CONSTRUCTION SPECIFICATIONS

1. THE SUB GRADE FOR THE FILTER MATERIAL, GEOTEXTILE FABRIC, AND RIP RAP SHALL BE PREPARED TO THE LINES AND GRADES SHOWN ON THE PLANS. SPECIFIED GRADATION.
2. THE ROCK OR GRAVEL USED FOR FILTER OF RIP RAP SHALL CONFORM TO NHDOT SECTION 583.
3. GEOTEXTILE FABRICS SHALL BE PROTECTED FROM PUNCTURE OR TEARING DURING THE PLACEMENT OF THE ROCK RIP RAP DAMAGED AREAS IN THE FABRIC SHALL BE REPAIRED BY PLACING A PIECE OF FABRIC OVER THE DAMAGED AREA OR BY COMPLETE REPLACEMENT OF THE FABRIC. ALL OVERLAPS REQUIRED FOR REPAIRS OR JOINING TWO PIECES OF FABRIC SHALL BE A MINIMUM OF 12 INCHES.
4. STONE FOR THE RIP RAP MAY BE PLACED BY EQUIPMENT AND SHALL BE CONSTRUCTED TO THE FULL LAYER THICKNESS IN ONE OPERATION AND IN SUCH A MANNER AS TO PREVENT SEGREGATION OF THE STONE SIZES.
5. TO BE CONSTRUCTED IAW NH SWM #2 4-6 CONVEYANCE PRACTICES, 6. OUTLET PROTECTION, PAGE 172.

E14

TABLE 7-24--RECOMMENDED RIP RAP GRADATION RANGES			
d50 SIZE=	0.5	FEET	6 INCHES
% OF WEIGHT SMALLER THAN THE GIVEN d50 SIZE	SIZE OF STONE (INCHES) FROM		TO
100%	9		12
85%	8		11
50%	6		9
15%	2		3

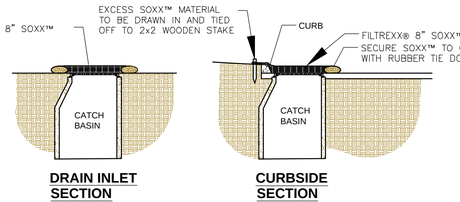
E15



DRAIN INLET PLAN

CURBSIDE OPTION "A" PLAN

CURBSIDE OPTION "B" PLAN



DRAIN INLET SECTION

CURBSIDE SECTION

NOTES:
1. ALL MATERIAL TO MEET FILTREXX® SPECIFICATIONS.
2. FILTER MEDIA™ FILL TO MEET APPLICATION REQUIREMENTS.
3. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.

FILTREXX INLET PROTECTION

NOT TO SCALE

E16

NOTE: THIS PROJECT IS TO BE MANAGED IN A MANNER THAT MEETS THE REQUIREMENTS AND INTENT OF RSA 430:53 AND CHAPTER AGR 3800 RELATIVE TO INVASIVE SPECIES.

NOTE: Temporary seed mix for stabilization of turf shall be winter rye or oats at a rate of 2.5 lbs. per 1000 s.f. and shall be placed prior to OCT. 15, if permanent seeding not yet complete.

SEEDING GUIDE

USE	SEEDING MIXTURE 1/	DROUGHTY	WELL DRAINED	MODERATELY WELL DRAINED	POORLY DRAINED
STEEP CUTS AND FILLS, BORROW AND DISPOSAL AREAS	A	FAIR	GOOD	GOOD	FAIR
	B	POOR	GOOD	FAIR	FAIR
	C	POOR	GOOD	EXCELLENT	GOOD
	D	FAIR	FAIR	GOOD	EXCELLENT
	E	FAIR	EXCELLENT	EXCELLENT	POOR
WATERWAYS, EMERGENCY SPILLWAYS, AND OTHER CHANNELS WITH FLOWING WATER.	A	GOOD	GOOD	GOOD	FAIR
	C	GOOD	EXCELLENT	EXCELLENT	FAIR
	D	GOOD	EXCELLENT	EXCELLENT	FAIR
LIGHTLY USED PARKING LOTS, ODD AREAS, UNUSED LANDS, AND LOW INTENSITY USE RECREATION SITES.	A	GOOD	GOOD	GOOD	FAIR
	B	GOOD	GOOD	FAIR	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.

4.) CLEAR, CUT AND DISPOSE OF DEBRIS IN APPROVED FACILITY

5.) CONSTRUCT TEMPORARY CULVERTS AS REQUIRED, OR DIRECTED

6.) CONSTRUCT ROADWAYS FOR ACCESS TO DESIRED CONSTRUCTION AREAS. ALL ROADS SHALL BE STABILIZED IMMEDIATELY

7.) START BUILDING CONSTRUCTION

8.) INSTALL PIPE AND CONSTRUCTION ASSOCIATED APPURTENANCES AS REQUIRED OR DIRECTED. INSTALL RAIN GARDENS. ALL DISTURBED AREAS SHALL STABILIZED IMMEDIATELY AFTER GRADING.

9.) BEGIN PERMANENT AND TEMPORARY SEEDING AND MULCHING. ALL CUT AND FILL SLOPES AND DISTURBED AREAS SHALL BE SEEDED OR MULCHED AS REQUIRED, OR DIRECTED. NO AREA IS ALLOWED TO BE DISTURBED FOR A LENGTH OF TIME THAT EXCEEDS 45 DAYS BEFORE BEING STABILIZED, DAILY, OR AS REQUIRED. ALL ROADWAYS AND PARKING AREAS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADES. ALL CUT AND FILL SLOPES SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADES.

10.) CONSTRUCT TEMPORARY BERMS, DRAINS DITCHES, SILT FENCES, SEDIMENT TRAPS, ETC. MULCH AND SEED AS REQUIRED.

11.) INSPECT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES DURING CONSTRUCTION. ALL SWPPP INSPECTIONS MUST BE CONDUCTED BY A QUALIFIED PROFESSIONAL SUCH AS A PROFESSIONAL ENGINEER (PE), A CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL (CPESC), A CERTIFIED EROSION SEDIMENT AND STORM WATER INSPECTOR (CESSW), OR A CERTIFIED PROFESSIONAL IN STORM WATER QUALITY (CPSWQ). INSPECTION REPORTS SHALL BE SUBMITTED TO THE COMMUNITY SERVICES DEPARTMENT.

12.) COMPLETE PERMANENT SEEDING AND LANDSCAPING.

13.) REMOVE TEMPORARY EROSION CONTROL MEASURES AFTER SEEDING AREAS HAVE ESTABLISHED THEMSELVES AND SITE IMPROVEMENTS ARE COMPLETE.

14.) SMOOTH AND REVEGETATE ALL DISTURBED AREAS.

15.) FINISH PAVING ALL ROADWAYS.

E18

DEFINITION OF STABLE:

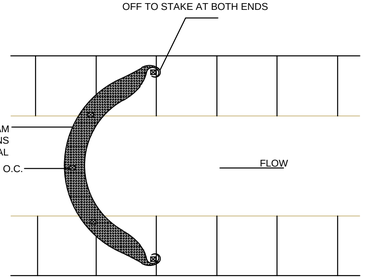
PER ENV-WQ 1500 ALTERATION OF TERRAIN

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

ADDITION STABILIZATION NOTES:

5. HAY MULCH OR OTHER APPROVED METHODS SHALL BE USED TO CONTROL EROSION OF NEWLY GRADED AREAS. ALL CUT AND FILL SLOPES SHALL BE SEEDED AND MULCHED WITHIN 72 HOURS AFTER THEIR CONSTRUCTION.
6. DISTURBED SOIL AREAS SHALL BE EITHER TEMPORARILY OR PERMANENTLY STABILIZED. IN AREAS WHERE FINAL GRADING HAS NOT OCCURRED, TEMPORARY STABILIZATION MEASURES SHOULD BE IN PLACE WITHIN SEVEN (7) CALENDAR DAYS FOR EXPOSED SOIL AREAS THAT ARE WITHIN ONE HUNDRED (100) FEET OF A SURFACE WATER BODY OR A WETLAND AND NO MORE THAN 14 CALENDAR DAYS FOR ALL OTHER AREAS. PERMANENT STABILIZATION SHOULD BE IN PLACE WITHIN THREE (3) CALENDAR DAYS FOLLOWING COMPLETION OF FINAL GRADING OF EXPOSED SOIL AREAS.

E19

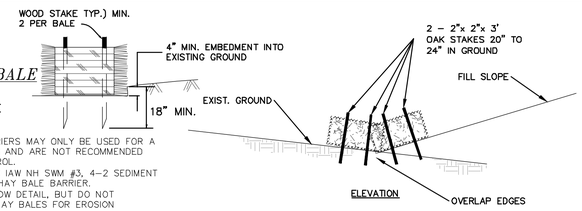


FILTREXX CHECK DAM

NOT TO SCALE

NOTES:
1. ALL MATERIAL TO MEET FILTREXX® SPECIFICATIONS.
2. CHECK DAM SHOULD BE USED IN AREAS THAT DRAIN 1 ACRE OR LESS.
3. SEDIMENT SHOULD BE REMOVED FROM BEHIND CHECK DAM ONCE THE ACCUMULATED HEIGHT HAS REACHED ½ THE HEIGHT OF THE CHECK DAM.
4. CHECK DAM CAN BE DIRECT SEEDED AT THE TIME OF INSTALLATION.
5. CONTRACTOR IS REQUIRED TO BE A FILTREXX CERTIFIED™ INSTALLER.

E20

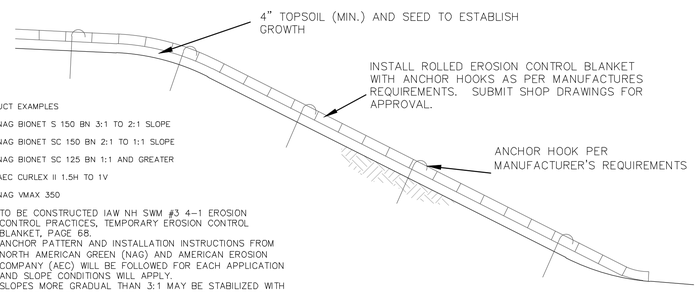


STAKED HAYBALE DETAIL

NOT TO SCALE

1.) HAY BALES BARRIERS MAY ONLY BE USED FOR A MAXIMUM OF 60 DAYS AND ARE NOT RECOMMENDED FOR PERIMETER CONTROL.
2.) TO BE INSTALLED IAW NH SWM #3, 4-2 SEDIMENT CONTROL, STRAW OR HAY BALE BARRIER.
3.) REQUIRED TO SHOW DETAIL, BUT DO NOT 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
5.) NAG VMAX 350

1. TO BE CONSTRUCTED IAW NH SWM #3 4-1 EROSION CONTROL PRACTICES, TEMPORARY EROSION CONTROL BLANKET, PAGE 68.
2. ANCHOR PATTERN AND INSTALLATION INSTRUCTIONS FROM NORTH AMERICAN GREEN (NAG) AND AMERICAN EROSION COMPANY (AEC) WILL BE FOLLOWED FOR EACH APPLICATION AND SLOPE CONDITIONS WILL APPLY.
3. SLOPES MORE GRADUAL THAN 3:1 MAY BE STABILIZED WITH VEGETATION OR HECP (HYDRAULICALLY APPLIED EROSION CONTROL MIX)/BONDED FIBER MATRIX. HOWEVER THE ENGINEER RESERVES THE RIGHT TO REQUEST INCREASED RECB TO BE INSTALLED ON ANY SLOPE.

ROLLED EROSION CONTROL BLANKET (RECB) SLOPE STABILIZATION DETAIL

NOT TO SCALE

E22

WINTER STABILIZATION NOTES

1. ALL DISTURBED AREAS THAT DO NOT HAVE AT LEAST 85% VEGETATIVE COVERAGE PRIOR TO OCTOBER 15TH SHALL BE STABILIZED BY APPLYING MULCH AT A RATE OF 3-4 TONS PER ACRE. ALL SIDE SLOPES, STEEPER THAN 4:1, THAT ARE NOT DIRECTED TO SWALES OR DETENTION BASINS, SHALL BE LINED WITH BIODEGRADABLE/PHOTODEGRADABLE "JUTE MATTING" (EXCELSIOR'S CURLEX II OR EQUAL). ALL OTHER SLOPES SHALL BE MULCHED AND TACKED AT A RATE OF 3-4 TONS PER ACRE. THE APPLICATION OF MULCH AND/OR JUTE MATTING SHALL NOT OCCUR OVER EXISTING SNOW COVER. IF THE SITE IS ACTIVE AFTER OCTOBER 15TH, ANY SNOW THAT ACCUMULATES ON DISTURBED AREAS SHALL BE REMOVED. PRIOR TO SPRING THAW ALL AREAS WILL BE STABILIZED, AS DIRECTED ABOVE.

2. ALL SWALES THAT DO NOT HAVE FULLY ESTABLISHED VEGETATION SHALL BE EITHER LINED WITH TEMPORARY JUTE MATTING OR TEMPORARY STONE CHECK DAMS (APPROPRIATELY SPACED). STONE CHECK DAMS WILL BE MAINTAINED THROUGHOUT THE WINTER MONTHS. IF THE SWALES ARE TO BE MATTED WITH PERMANENT LINERS OR RIPRAP WITH ENGINEERING FABRIC, THIS SHALL BE COMPLETED PRIOR TO WINTER SHUTDOWN OR AS SOON AS THEY ARE PROPERLY GRADED AND SHAPED.

3. PRIOR TO OCT. 15TH ALL ROADWAY AND PARKING AREAS SHALL BE BROUGHT UP TO AND THROUGH THE BANK RUN GRAVEL APPLICATION. IF THESE AREAS' ELEVATIONS ARE PROPOSED TO REMAIN BELOW THE PROPOSED SUBGRADE ELEVATION, THE SUBGRADE MATERIAL SHALL BE ROUGHLY CROWNED AND A 3" LAYER OF CRUSHED GRAVEL SHALL BE PLACED AND COMPACTED. THIS WILL ALLOW THE SUBGRADE TO SHED RUNOFF AND WILL REDUCE ROADWAY EROSION. THIS CRUSHED GRAVEL DOES NOT HAVE TO CONFORM TO NH DOT 304.3, BUT SHALL HAVE BETWEEN 15-25% PASSING THE #200 SIEVE AND THE LARGEST STONE SIZE SHALL BE 2". IF THE SITE IS ACTIVE AFTER OCTOBER 15TH, ANY ACCUMULATED SNOW SHALL BE REMOVED FROM ALL ROADWAY AND PARKING AREAS.

4. AFTER OCTOBER 15TH, THE END OF NEW HAMPSHIRE'S AVERAGE GROWING SEASON, NO ADDITIONAL LOAM SHALL BE SPREAD ON SIDE SLOPES AND SWALES. THE STOCKPILES THAT WILL BE LEFT UNDISTURBED UNTIL SPRING SHALL BE SEEDED BY THIS DATE. AFTER OCTOBER 15TH, ANY NEW OR DISTURBED PILES SHALL BE MULCHED AT A RATE OF 3-4 TONS PER ACRE. ALL STOCKPILES THAT WILL REMAIN THROUGHOUT THE WINTER SHALL BE SURROUNDED WITH SILT FENCING.

DOVER FILE #P19-85

#	REVISION	DATE	DESCRIPTION
1		1-27-2022	REVISED PER CONDITIONS OF APPROVAL

EROSION & SEDIMENT CONTROL DETAILS
LAND OF
GULF LANDING PROPERTIES LLC
CENTRAL AVENUE
DOVER, N.H.
TAX MAP 38, LOT 9-42

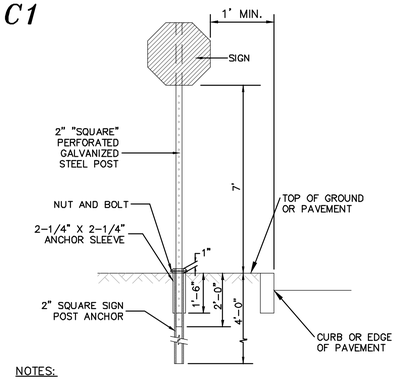
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

AS NOTED
DATE : JANUARY 27, 2022
FILE NO. : DB 2019 - 143

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 7443
LICENSED PROFESSIONAL ENGINEER

E-102

C1

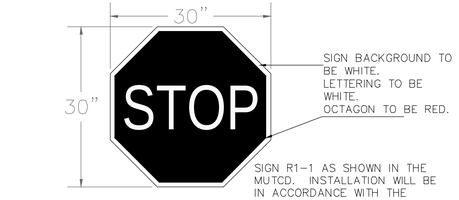


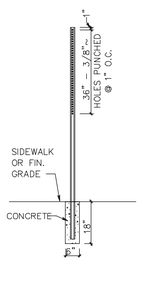
NOTES:

1. ALL SIGNAGE SHALL BE TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS AND NHDOT STANDARDS.
2. THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS/CATALOG CUTS TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO ERECTING SIGNS.
3. THE LOCATION OF THE SIGNS SHALL BE AS INDICATED ON THE DRAWINGS AND/OR AS DIRECTED BY THE TOWN OF SOUTH BERWICK DEPARTMENT OF PUBLIC WORKS.

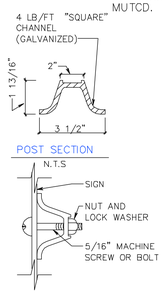
TYPICAL SIGN POST
(NOT TO SCALE)

PARTIAL ELEVATION
N.T.S.





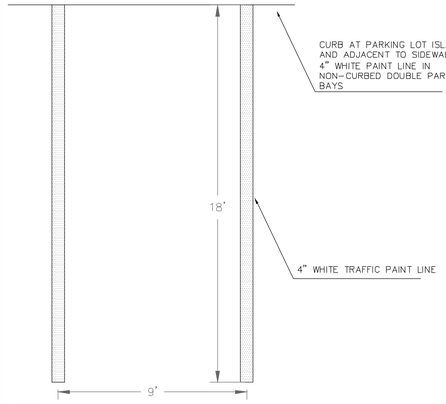
POST
N.T.S.



MOUNTING
N.T.S.

C2

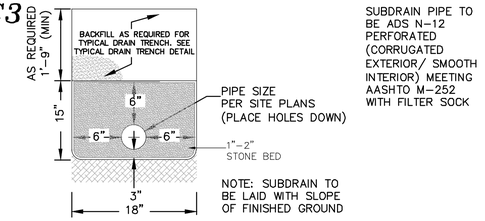
PARKING SPACE DETAIL
NOT TO SCALE



NOTES:

1.) PROVIDE TWO COATS OF PAINT ON ALL PARKING LINES.
2.) SEE PROPOSED SITE PLANS FOR LOCATION OF PARKING SPACES.
3.) PAINTED SPACES ONLY WHERE MARKED ON SITE PLAN

C3



NOTES:

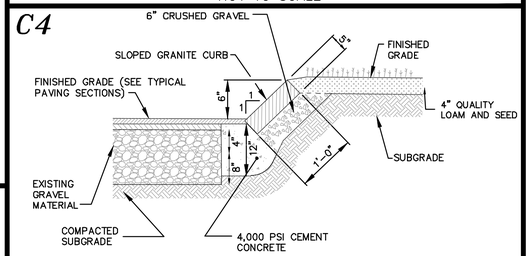
CROWN OF 6" SUBDRAIN PIPES TO MATCH CROWN OF DRAIN PIPES IN CATCH BASINS

SUBDRAIN TO BE INSTALLED AS INDICATED ON THE DRAWINGS AND AS DIRECTED BY THE ENGINEER.

SHORING AND STABILIZING OF TRENCH SIDEWALLS DURING EXCAVATION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR ANY TRENCH EXCAVATION BEYOND THE LIMITS OF PAY EXCAVATION INDICATED.

SUBDRAIN DETAIL TYPICAL
NOT TO SCALE

C4



SLOPE GRANITE CURB DETAIL
NOT TO SCALE

DOVER FILE #P19-85

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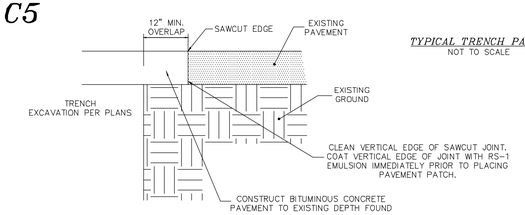
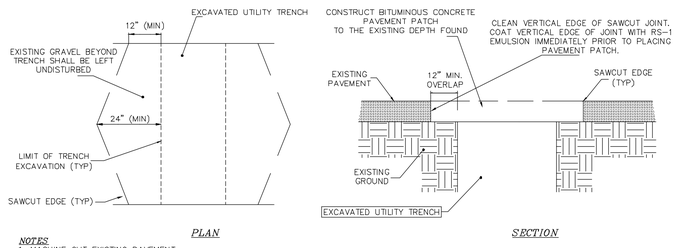
#1		1-27-2022	REVISED PER CONDITIONS OF APPROVAL

CONSTRUCTION DETAILS
LAND OF
GULF LANDING PROPERTIES LLC
CENTRAL AVENUE
DOVER, N.H.
TAX MAP 38, LOT 9-42

C5

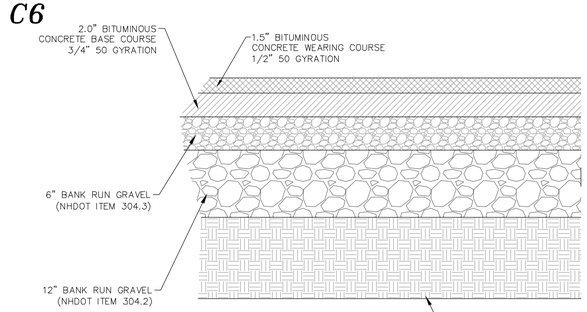


TYPICAL TRENCH PATCH
NOT TO SCALE



NOTES
1. MACHINE CUT EXISTING PAVEMENT.
2. ALL TEMPORARY, DAMAGED, OR DEFECTIVE PAVEMENT SHALL BE REMOVED PRIOR TO PLACEMENT OF PERMANENT TRENCH REPAIRS.
3. DIAMOND PATCHES, SHALL BE REQUIRED FOR ALL TRENCHES CROSSING ROADWAY. DIAMOND PATCHES SHALL MEET NHDOT REQUIREMENTS.

C6



NOTES:

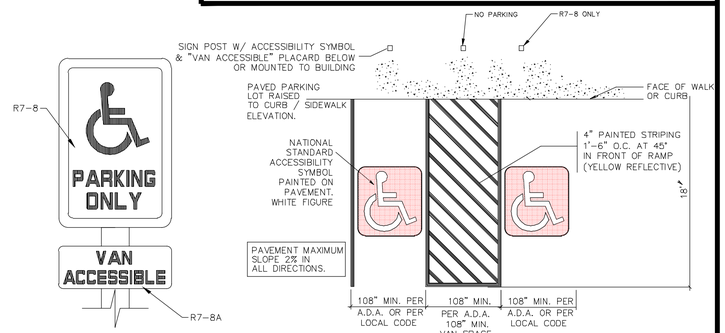
1.) BITUMINOUS MATERIALS SHALL CONFORM TO NHDOT SPECIFICATION SUBSECTION 401.3.6.

2.) PAVEMENT BASE COURSE AGGEGATE SHALL CONFORM TO NHDOT SPECIFICATION SECTION 304, ITEM 304.3 AND COMPACTED TO A MINIMUM OF 95% OF MODIFIED PROCTOR MAXIMUM DRY DENSITY.

3.) PAVEMENT SUBBASE COURSE AGGREGATE AND AGGREGATE FOR SUBGRADE REPAIR AREAS SHALL BE SUITABLE FOR USE AS STRUCTURAL FILL AND BE PROOFROLLED AND 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

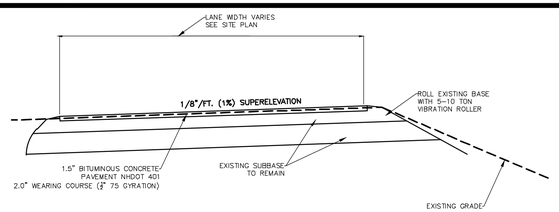
C7



PARTIAL ELEVATION
N.T.S.

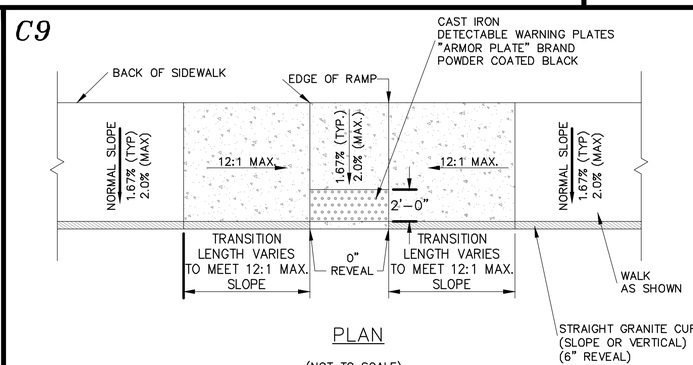
PARKING STALL SIGNAGE FOR THE PHYSICALLY CHALLENGED
NOT TO SCALE

C8

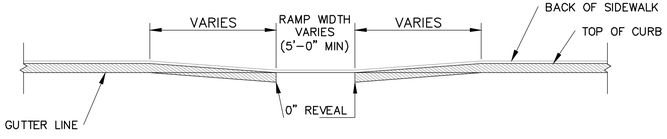


TYPICAL ACCESS WAY RECLAIM AND RE-SURFACING DETAIL
NOT TO SCALE

C9



PLAN
(NOT TO SCALE)

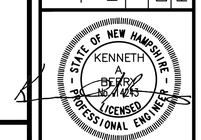


ELEVATION
NOT TO SCALE

TYPICAL DETAIL FOR WHEELCHAIR RAMP

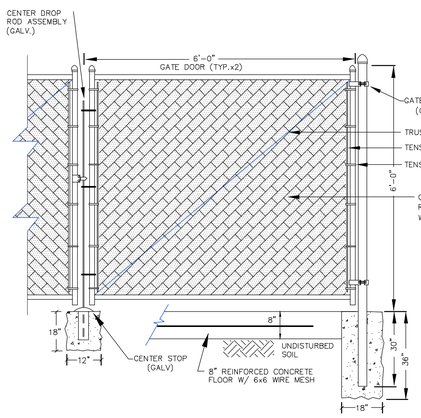
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

AS NOTED
DATE : JANUARY 27, 2022
FILE NO. : DB 2019 - 143



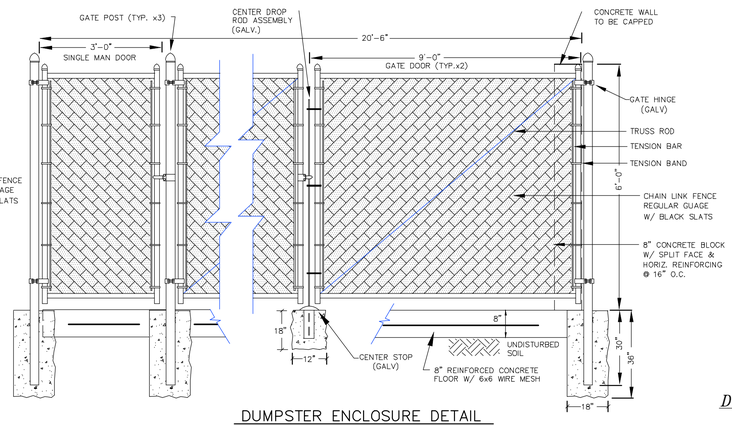
C-101

C10



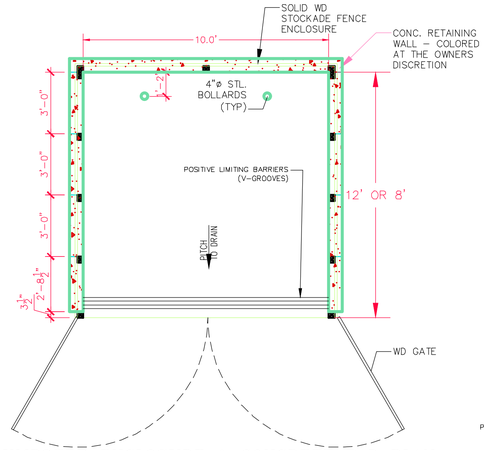
DUMPSTER ENCLOSURE DETAIL

SCALE: 1/2" = 1'-0"



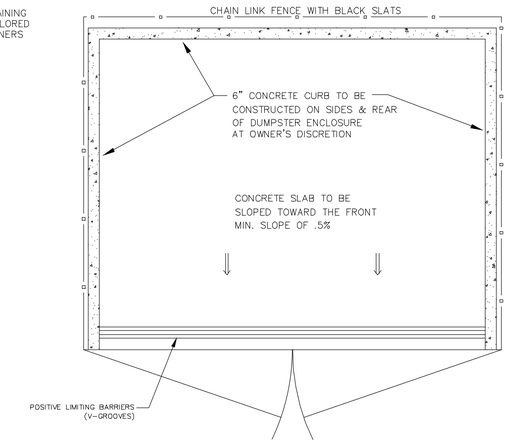
DUMPSTER ENCLOSURE DETAIL

SCALE: 1/2" = 1'-0"



DUMPSTER ENCLOSURE & CONCRETE PAD PLAN

NOT TO SCALE



DUMPSTER SLAB DETAILS

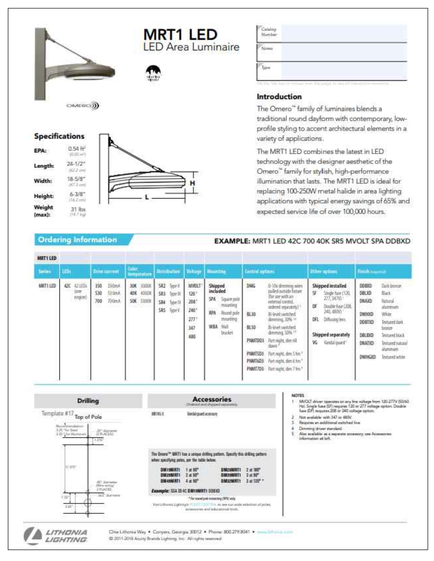
NOT TO SCALE

DOVER FILE #P19-85

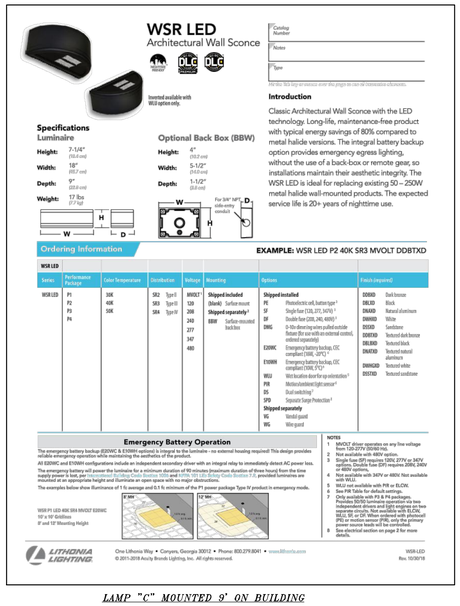
REVISION	DATE	DESCRIPTION
#1	1-27-2022	REVISED PER CONDITIONS OF APPROVAL

CONSTRUCTION DETAILS
LAND OF
GULF LANDING PROPERTIES LLC
CENTRAL AVENUE
DOVER, N.H.
TAX MAP 38, LOT 9-42

C11

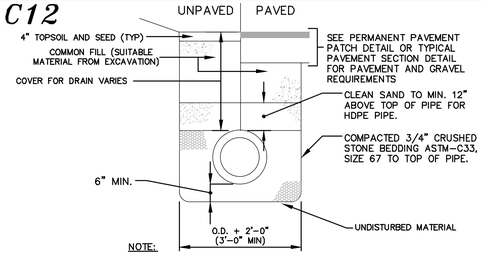


LAMP "B" MOUNTED 20' ABOVE GRADE



LAMP "C" MOUNTED 9' ON BUILDING

C12



NOTE:

PLASTIC DRAIN PIPE (HDPE) SHALL BE ADS N-12 (CORRUGATED EXTERIOR/SMOOTH INTERIOR) OR EQUAL MEETING AASHTO M-252 AND H-20 LOADING.

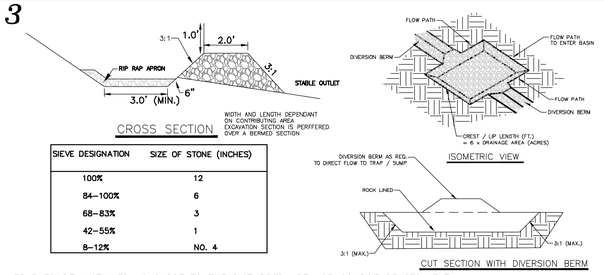
DI DRAIN PIPE SHALL BE CL. 50.

RC DRAIN PIPE SHALL BE CLASS III UNLESS OTHERWISE NOTED.

TYPICAL DRAIN AND SEWER PIPE TRENCH

NOT TO SCALE

C13



SIEVE DESIGNATION	SIZE OF STONE (INCHES)
100%	12
84–100%	6
68–83%	3
42–55%	1
8–12%	NO. 4

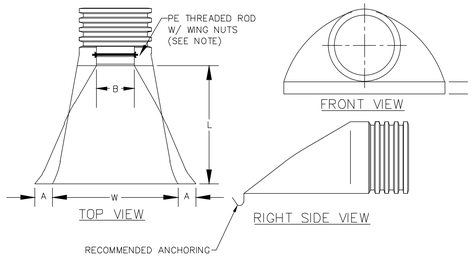
1. TRAP TO BE INSTALLED AS CLOSE TO THE DISTURBED AREA OR SOURCE OF SEDIMENT AS POSSIBLE.
2. THE MAXIMUM CONTRIBUTING DRAINAGE AREA TO THE TRAP SHALL BE LESS THAN 5 ACRES.
3. THE MINIMUM VOLUME OF THE TRAP SHALL BE 3,600 CUBIC FEET OF STORAGE FOR EACH ACRE OF DRAINAGE AREA.
4. THE SIDE SLOPES OF THE TRAP SHALL BE 3:1 OR FLATTER AND SHALL BE STABILIZED IMMEDIATELY AFTER THEIR CONSTRUCTION.
5. THE OUTLET OF THE TRAP SHALL BE A MINIMUM OF ONE FOOT BELOW THE CREST OF THE TRAP AND SHALL DISCHARGE TO A STABILIZED AREA.
6. 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

C14

PART No.	PIPE SIZE	A	B(MAX)	H	L	W
1510-NP	15" 375 mm	6.5" 165 mm	10" 254 mm	6.5" 165 mm	25" 635 mm	29" 735 mm
1810-NP	18" 450 mm	7.5" 190 mm	15" 380 mm	6.5" 165 mm	32" 812 mm	35" 890 mm
2410-NP	24" 600 mm	7.5" 190 mm	18" 450 mm	6.5" 165 mm	36" 900 mm	45" 1140 mm
3010-NP	30" 750 mm	10.5" 266 mm	N/A	7.0" 178 mm	53" 1345 mm	68" 1725 mm
3610-NP	36" 900 mm	10.5" 266 mm	N/A	7.0" 178 mm	53" 1345 mm	68" 1725 mm

NOTE: PE THREADED ROD W/ WING NUTS PROVIDED FOR END SECTIONS 15"–24". 30" & 36" END SECTIONS TO BE WELDED PER MANUFACTURER'S RECOMMENDATIONS.



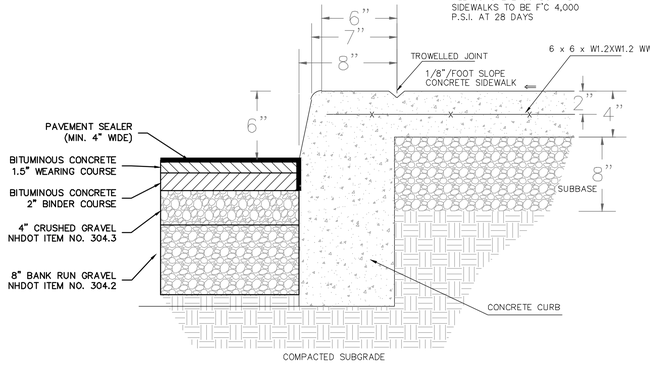
ADS N-12 FLARED END SECTIONS

NOT TO SCALE (ALL DIMENSIONS ARE NOMINAL)

LAMP "A" MOUNTED 8' ON BUILDING

NOT TO SCALE

C15



CURB DETAIL WITH MONOLITHIC SIDEWALK

NOT TO SCALE

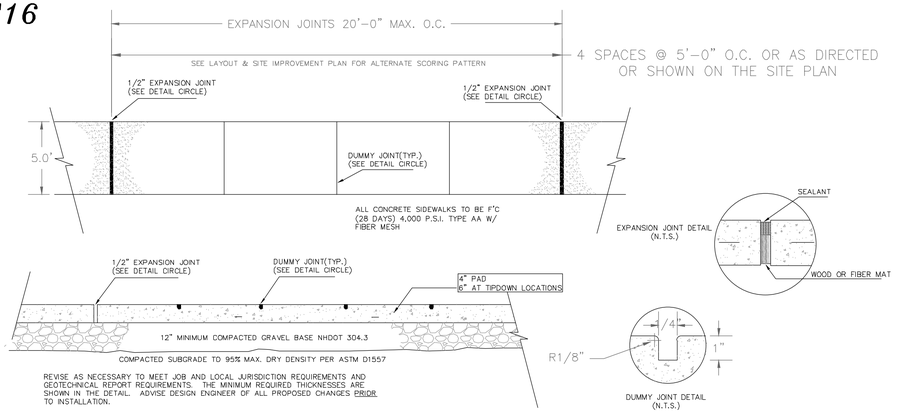
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

AS NOTED
DATE : JANUARY 27, 2022
FILE NO. : DB 2019 – 143

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
10683
LICENSED
PROFESSIONAL ENGINEER

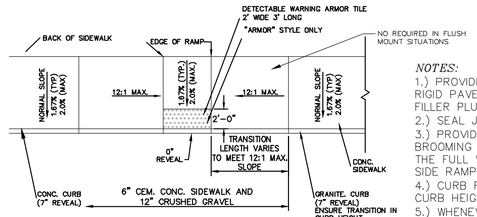
C-102

C16



CONCRETE SIDEWALK

NOT TO SCALE



PLAN

NOTES:

1.) PROVIDE EXPANSION JOINT MATERIAL WHERE CURB RAMP ADJOINS ANY RIGID PAVEMENT, SIDEWALK OR STRUCTURE WITH THE TOP OF JOINT FILLER PLUS SEALANT FLUSH WITH ADJACENT CONCRETE SURFACE.

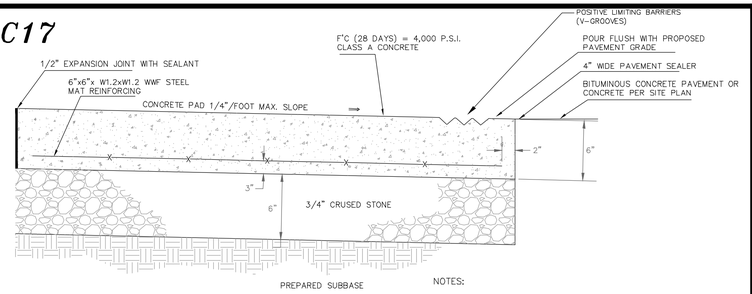
2.) SEAL JOINTS WITH AN APPROVED SEALING MATERIAL.

3.) PROVIDE SLIP RESISTANT TEXTURE ON CURB RAMP BY COARSE BROOMING TRANSVERSE TO THE SLOPE OF THE RAMP. EXTEND TEXTURE THE FULL WIDTH AND LENGTH OF THE CURB RAMP INCLUDING FLARED SIDE RAMPS.

4.) CURB RAMP AND SIDE FLARE LENGTHS ARE VARIABLE AND BASED ON CURB HEIGHT AND THE SIDEWALK PITCH.

5.) WHENEVER POSSIBLE, CONSTRUCT THE TRANSITION SLOPE FROM THE CURB RAMP AND FLARE SIDES TO ADJOINING SURFACES WITH A GRADUAL CURVE RATHER THAN AN ABRUPT ANGLE.

C17



DUMPSTER PAD

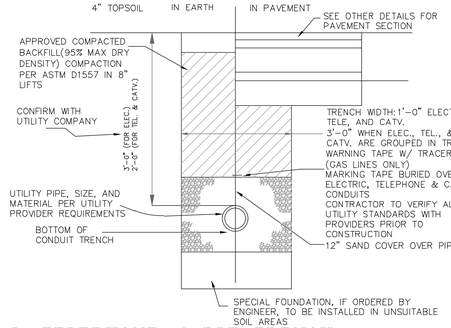
NOT TO SCALE

SECTION VIEW

NOTES:

2.) CONFIGURATION WILL ENCLOSE 2-8 YARD DUMPSTERS.

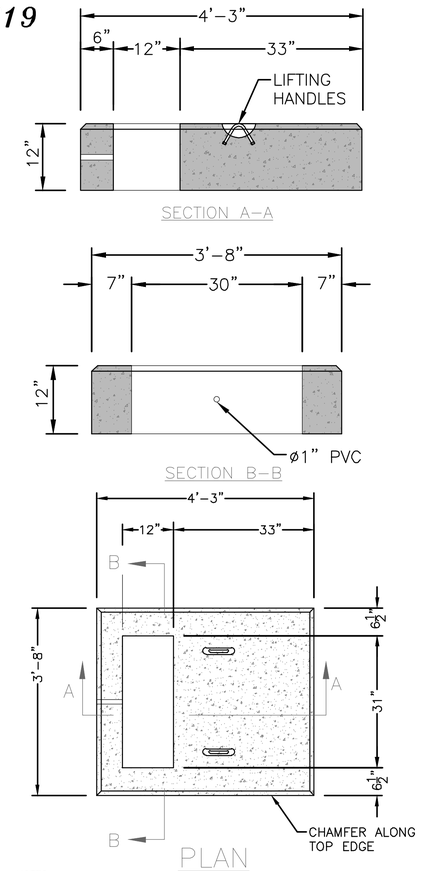
C18



ELECTRICAL, TELEPHONE, CABLE TRENCH

NOT TO SCALE

C19



NOTES:

1. CONCRETE MINIMUM STRENGTH 4,000 PSI AFTER 28 DAYS
2. REINFORCEMENT STEEL CONFORMS TO ASTM A615 GRADE 60 #6 REBAR.
3. MEETS OR EXCEEDS EVERSOURCE SPECIFICATIONS.
4. MUST BE A SHEA CONCRETE PRODUCT OR EQUAL.
5. VERIFY WITH EVERSOURCE THE SIZE IS APPROPRIATE FOR THE TRANSFORMER PRIOR TO PURCHASE.

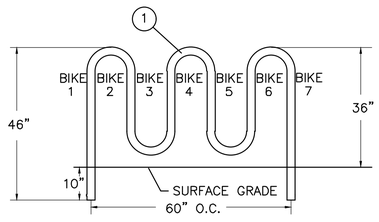
TRANSFORMER AND PAD DETAIL

NOT TO SCALE

C20

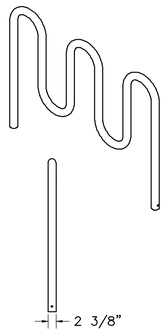
MATERIALS LIST

(1) TUBING – ø 2 3/8" x .154" Wall Steel Tubing



FRONT VIEW

TOP VIEW

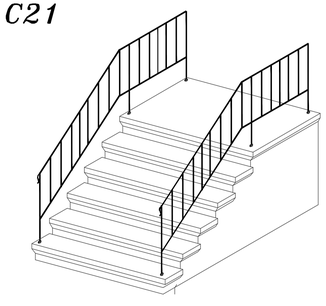


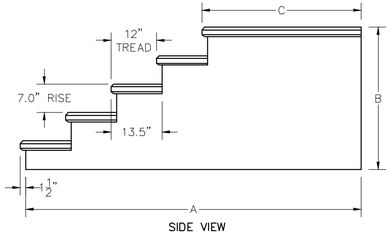
RIGHT SIDE VIEW

BIKE RACK

(NOT TO SCALE)

C21

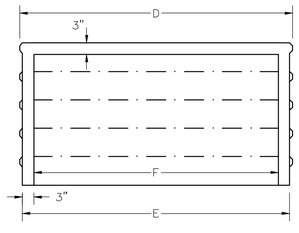




SIDE VIEW

RISER	A NO PLAT	A 42" PLAT	B HEIGHT
1	12"	41 1/2"	7"
2	24"	53 1/4"	14"
3	36"	65 1/4"	21"
4	48"	77 1/4"	28"
5	60"	89 1/4"	35"
6	72"	101 1/4"	42"
7*	84"	113 1/4"	49"

WEIGHT	RISERS						
WIDTH	1	2	3	4	5	6	7
4'	670#	1,090#	1,555#	2,065#	2,625#	3,230#	
5'	815#	1,285#	1,800#	2,360#	2,965#	3,620#	4,320#
6'	960#	1,480#	2,040#	2,650#	3,310#	4,010#	4,760#
7'	1,100#	1,670#	2,280#	2,940#	3,650#	4,400#	5,200#
8'	1,245#	1,860#	2,525#	3,235#	3,990#	4,790#	
10'	1,530#	2,250#	3,010#	3,820#	4,670#	5,575#	



END VIEW

D WIDTH	E OUTSIDE CORE WIDTH	F INSIDE CORE WIDTH	C PLATFORM LENGTH
4'	45 1/2"	39 1/2"	42"
5'	57 1/2"	51 1/2"	42"
6'	70"	63 1/2"	42"
7'-2"	83"	77"	42"
8'	93"	86"	42"
10'	116"	110 1/2"	42"

NOTES:

1. CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
2. WROUGHT IRON RAILS OPTIONAL.
3. TREADS AND PLATFORM BROOM FINISHED.

*4. 7 RISER AVAILABLE IN 5', 6' AND 7' WIDE ONLY.

5. BRICK OR BRICK & GRANITE OPTIONAL.
6. WIDTH (E) INCREASES BY 1" FOR BRICK STEPS.

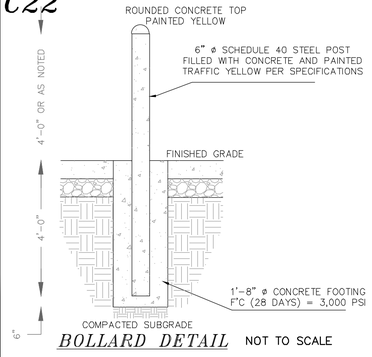
CONCRETE STAIRCASE

NOT TO SCALE

NOTES:

1. FIELD CONSTRUCTED OR POURED IN PLACE STAIRS ARE ACCEPTABLE. ALL REQUIRED CODES SHOULD BE CONSULTED PRIOR TO CONSTRUCTION.

C22



BOLLARD DETAIL NOT TO SCALE

DOVER FILE #P19-85

#	REVISION	DATE	DESCRIPTION
1		1-27-2022	REVISED PER CONDITIONS OF APPROVAL

CONSTRUCTION DETAILS
LAND OF
GULF LANDING PROPERTIES LLC
CENTRAL AVENUE
DOVER, N.H.
TAX MAP 38, LOT 9-42

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

AS NOTED

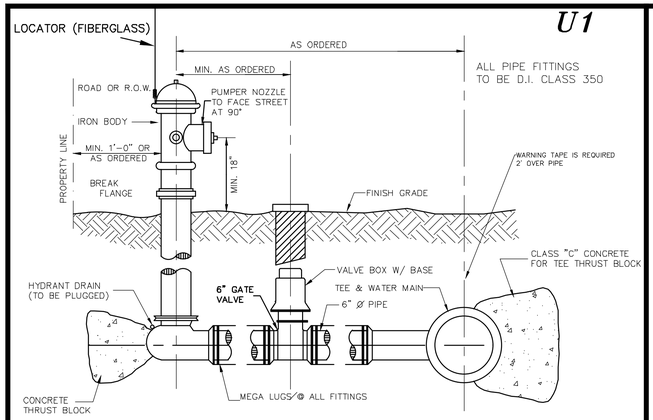
DATE : JANUARY 27, 2022

FILE NO. : DB 2019 - 143

STATE OF NEW HAMPSHIRE - KENNETH A. BERRY No. 7626 LICENSED PROFESSIONAL ENGINEER

C-103

U1



1.) THE FIRE HYDRANT IS TO BE PAINTED CITY OF DOVER STANDARD COLORS AND BE EQUIPPED WITH A HYDRANT LOCATOR.

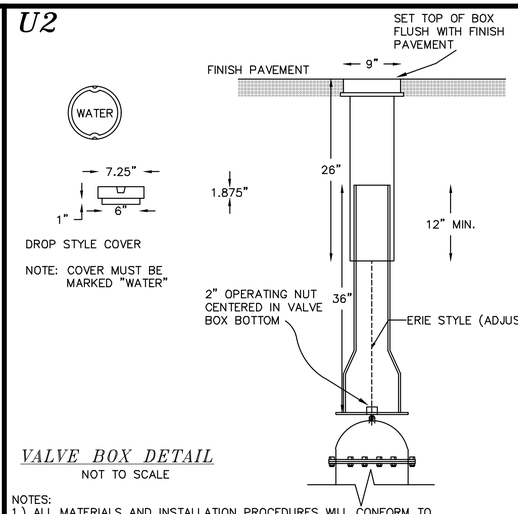
2.) THE FIRE HYDRANT SHALL BE THE 4621 "EDDY" TYPE.

3.) GATE VALVES OPEN LEFT.

HYDRANT INSTALLATION DETAIL

NOT TO SCALE

U2



VALVE BOX DETAIL

NOT TO SCALE

NOTES:

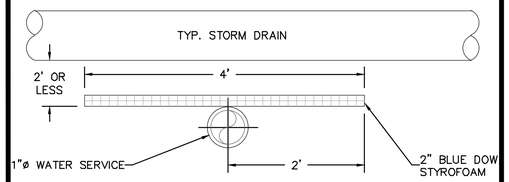
1.) ALL MATERIALS AND INSTALLATION PROCEDURES WILL CONFORM TO LOCAL WATER WORKS TECHNICAL SPECIFICATIONS.

2.) ALL PIPE SHOULD HAVE A MINIMUM DEPTH OF 5' FROM TOP OF PIPE TO FINISH GRADE.

3.) VALE BOX IS TO BE AT LEAST 5' DEEP.

NOTE: COVER MUST BE MARKED "WATER"

U3



INSULATE WATER PIPE WHERE CROSSING UNDER CULVERT

NOT TO SCALE

U4

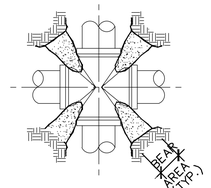


FIGURE 1
CROSS
(ONLY REQ'D IF ANY LEG IS LESS THAN 60 FT. LONG)

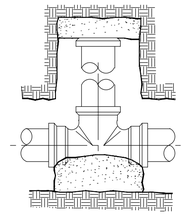


FIGURE 2
TEE, PLUG OR CAP

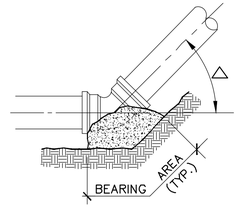


FIGURE 3
HORIZONTAL OR UPWARD VERTICAL BEND

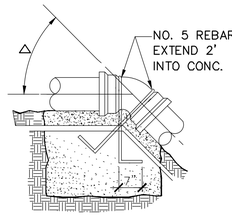


FIGURE 4
DOWNWARD VERTICAL BEND

TYPICAL THRUST BLOCKS

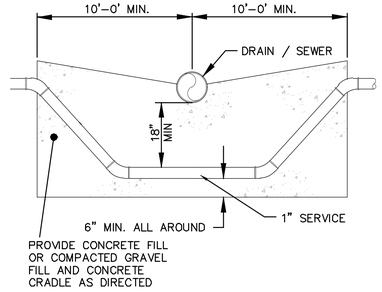
NOT TO SCALE

PIPE I.D.	BEARING AREA, SQUARE FEET						VOLUME OF CONC. CU.YD.		
	FIGURE 1	FIGURE 2	FIGURE 3 △				FIGURE 4 △		
			90°	45°	22-1/2°	11-1/4°	45°	22-1/2°	11-1/4°
4"	2	2	2	1	1	1	1.0	.5	.5
6"	2	3	3	2	1	1	1.5	1.0	.5
8"	2	5	6	3	2	1	2.0	1.0	.5
10"	3	7	10	5	3	1	4.0	2.0	1.0
12"	3	10	14	8	4	2			
14"	4	14	20	10	5	3			
16"	4	20	24	12	7	4			
18"	5	24	30	16	10	5			
20"	5	28	40	20	12	6			

GENERAL NOTES:

1. ALL FITTINGS & EXPOSED REBAR TO BE RAPPED W/ TWO LAYERS OF 6 MIL. POLYETHYLENE WHERE COVERED WITH CONCRETE.
2. ALL CONCRETE SHALL BE CLASS C 3000 P.S.I. MINIMUM 28 DAYS COMPRESSIVE STRENGTH.
3. PLACE CONCRETE AGAINST UNDISTURBED EARTH.
4. TABLE DENOTES MINIMUM BEARING AREA OR VOLUME OF THRUST BLOCK. SPECIAL DESIGN FOR EACH INSTALLATION IS REQUIRED IF ALLOWABLE SOIL BEARING CAPACITY IS LESS THAN 3000 P.S.F.
5. VERTICAL SURFACES NOT BEARING AGAINST UNDISTURBED EARTH SHALL BE FORMED.
6. KEEP CONCRETE AWAY FROM FLANGE BOLTS AND FITTINGS.
7. MECHANICAL JOINTS AT ALL FITTINGS IE: BENDS,
8. TEES, CROSSES, AND VALVES SHALL BE THRUST RESTRAINT. (MEGA-LUG OR APPROVED EQUAL.

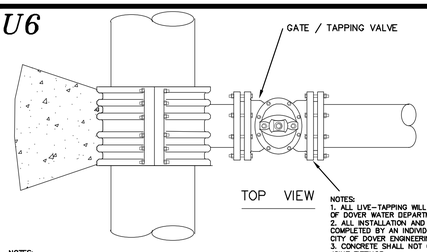
U5



WATER MAIN INSTALLATION – BELOW DRAIN / SEWER

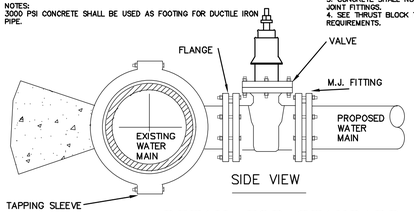
NOT TO SCALE

U6



NOTES:
1. ALL LIVE-TAPPING WILL BE COMPLETED IN ACCORDANCE WITH CITY OF DOVER WATER DEPARTMENT REGULATIONS.
2. ALL INSTALLATION AND TAPPING OF EXISTING WATER MAINS WILL BE COMPLETED BY AN INDIVIDUAL OR FIRM THAT IS APPROVED BY THE CITY OF DOVER ENGINEERING
3. CONCRETE SHALL NOT CONTACT BOLTS OR END OF MECHANICAL JOINT FITTINGS.
4. SEE THRUST BLOCK TABLES FOR AREA OF CONCRETE REQUIREMENTS.

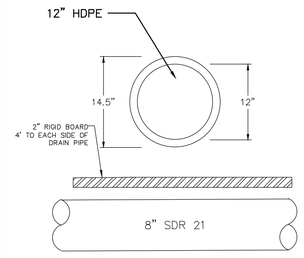
NOTES:
3000 PSI CONCRETE SHALL BE USED AS FOOTING FOR DUCTILE IRON PIPE.



DETAIL FOR STANDARD TAPPING SLEEVE AND VALVE ASSEMBLY

NOT TO SCALE

U7



CROSS SECTION A-A

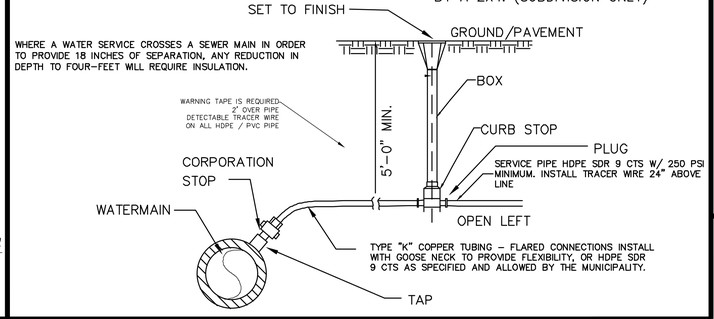
SEWER AND DRAIN CROSSING

U8

TYPICAL WATER SERVICE CONNECTION

NOT TO SCALE

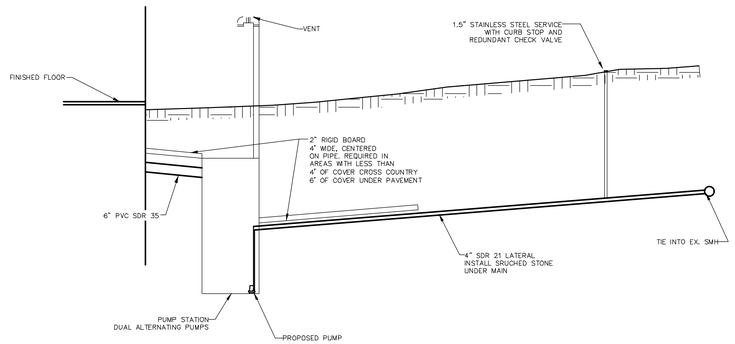
THE END OF THE INSTALLED WATER SERVICE TO BE MARKED BY A 2X4. (SUBDIVISION ONLY)



WHERE A WATER SERVICE CROSSES A SEWER MAIN IN ORDER TO PROVIDE 18 INCHES OF SEPARATION, ANY REDUCTION IN DEPTH TO FOUR-FEET WILL REQUIRE INSULATION.

U9

TYPICAL WATER/SEWER SEPERATION DETAILS



TYPICAL RESIDENTIAL FORCE MAIN CONNECTION

NOT TO SCALE

U10

NOTES:

1.) THE PURPOSE OF THIS PLAN IS TO DESIGN A FORCE MAIN PUMP SYSTEM TO SERVICE THE PROPOSED ALLONSY FIELDS.

2.) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVE AND BELOW GROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ANY UTILITY CONFLICTS SHOULD BE REPORTED IMMEDIATELY TO THE DESIGN ENGINEER.

3.) THE CONTRACTOR SHALL CALL AND COORDINATE WITH DIGSAFE 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.

9.) ALL WATER MAIN AND SERVICE INSTALLATIONS SHALL CONFORM TO CITY OF DOVER STANDARDS.

10.) CONTRACTOR SHALL COORDINATE ALL ELECTRICAL INSTALLATIONS WITH EVERSOURCE AT (800) 662-7764. ALL ELECTRIC CONDUIT INSTALLATION SHALL BE INSPECTED BY EVERSOURCE PRIOR TO BACKFILL. A 48-HOUR MINIMUM NOTICE IS REQUIRED. SUBMERSIBLE PUMPS AND ALL OTHER ELECTRICAL SYSTEMS / COMPONENTS IN THE WET WELL SHALL MEET NEC REQUIREMENTS FOR CLASS I, DIVISION 1 ENVIRONMENT IN ACCORDANCE WITH ENV-WQ 705.07.

11.) ALL SEWER INSTALLATIONS SHALL CONFORM TO THE REQUIREMENTS OF NHDES & DOVER DPW SEWER DIVISION STANDARDS. ALL PVC SEWER PIPE IS TO CONFORM WITH ENV-WQ 704.05 (c)-(e) FOR SDR 35 GRAVITY SEWER PIPE, CONFORM WITH ENV-WQ 704.08 FOR SDR 21 FORCE MAIN PRESSURE PIPE, AND CONFORM WITH ASTM D3034. PVC JOINT SEALS SHALL CONFORM WITH ASTM D3121. GRAVITY SEWER TESTING IS REQUIRED IN ACCORDANCE WITH (IAW) ENV-WQ 704.06. FORCE MAIN TESTING IS REQUIRED IAW ENV-WQ 704.09.

12.) VERTICAL DATUM BASED ON NAVD88 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS. THE PROPOSED PUMP STATION IS LOCATED IN AN AREA OF MINIMAL FLOOD HAZARD, ZONE X, BASED ONFIRMETTE CREATED 5/28/2019 FOR PANEL 33017C0204D EFFECTIVE 5/17/2005 FOR THE CITY OF ROCHESTER.

13. A GENERATOR INSTALLED MEETING THE REQUIREMENTS OF ENV-WQ 705.11 IS REQUIRED FOR THIS INSTALLATION. THE INSTALLATION WILL REQUIRE A 20kW GENERATOR SUCH AS A BLUE STAR POWER SYSTEMS INC. CONTRACTOR TO DEMONSTRATE CONFORMANCE WITH REGULATION REQUIREMENTS.

14. THE OWNER INTENDS TO FENCE THE INSTALLATION AND MAY AT THEIR DISCRETION INSTALL SUPPORTS AND CARRYING BEAM TO ASSIST IN THE PUMP MAINTENANCE, DESIGNED BY OTHERS.

15. THE PUMP STATION ALARMS SYSTEM POWER SOURCE SHALL BE AN INDEPENDENT BATTERY WITH CONTINUOUS CHARGE, OR MAIN LINE POWER WITH BACK UP BATTERY SYSTEM, IAW ENV-WQ 705.09(e) AND SHALL INCLUDE A LOCAL AUDIBLE ENUNCIATOR AND LIGHT IAW ENV-WQ 705.09(g),

16. THIS PUMP STATION SHALL FAVE THE CAPABILITIES TO RECORD PUMP RUN TIMES OR HAVE CONTINUOUS FLOW RECORDING IAQ ENV-WQ 705(b)

17. THE PUMP STATION WET WELL AND VALVE PIT HATCHES SHALL HAVE A WARNING SIGN FOR CONFINED SPACE ENTRY IAW ENV-WQ 705.08(j)

18. SEE SHEET 19 FOR PUMP DESIGN.

DOVER FILE #P19-85

REVISION	DATE	DESCRIPTION
#1	1-27-2022	REVISED PER CONDITIONS OF APPROVAL

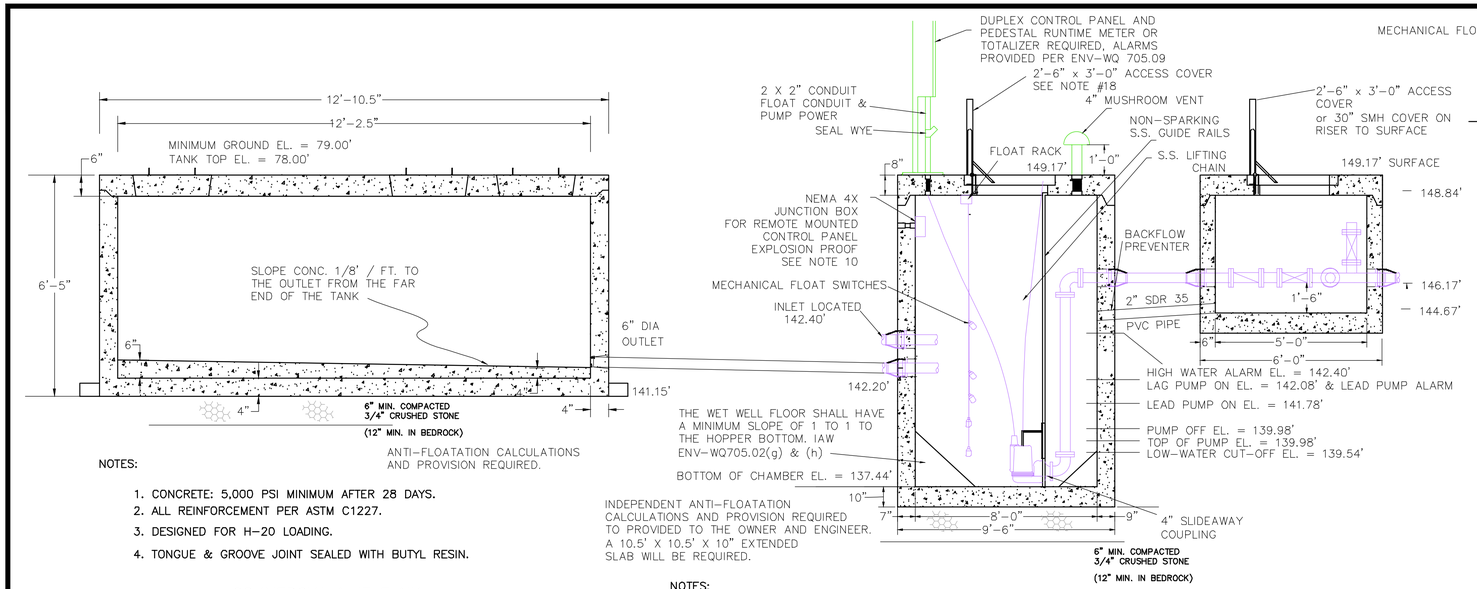
UTILITY DETAILS
LAND OF
GULF LANDING PROPERTIES LLC
CENTRAL AVENUE
DOVER, N.H.
TAX MAP 38, LOT 9-A2

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

AS NOTED
DATE : JANUARY 27, 2022
FILE NO. : DB 2019 - 143

STATE OF NEW HAMPSHIRE - KENNETH A. BERRY No. 7476 LICENSED PROFESSIONAL ENGINEER

U-101



NOTES:

1. CONCRETE: 5,000 PSI MINIMUM AFTER 28 DAYS.
2. ALL REINFORCEMENT PER ASTM C1227.
3. DESIGNED FOR H-20 LOADING.
4. TONGUE & GROOVE JOINT SEALED WITH BUTYL RESIN.

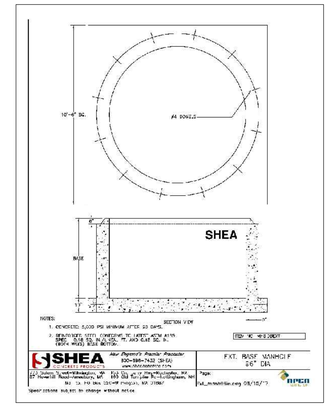
COMMERCIAL LINE TANK
2500 GALLON MONOLITHIC
NOT TO SCALE

ANTI-FLOATATION CALCULATIONS AND PROVISION REQUIRED.

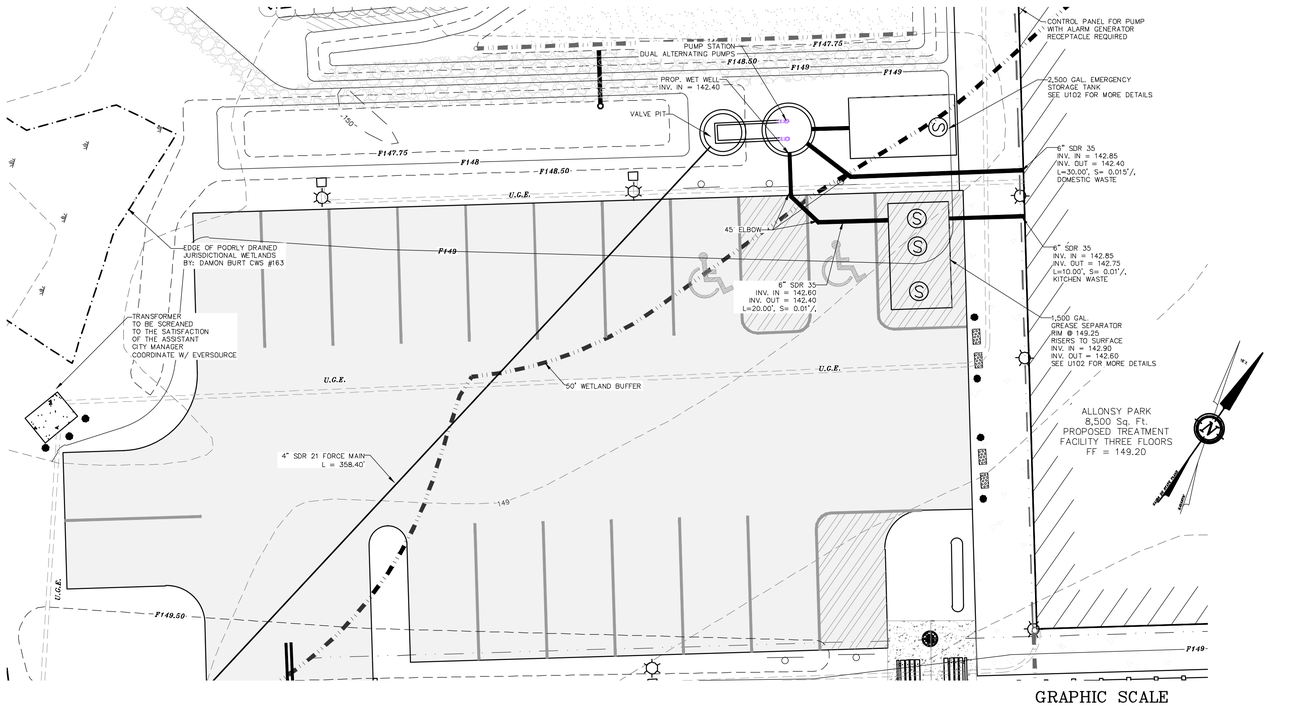
NOTES:

1. CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS. ASTM C990 SPEC
2. REINFORCED STEEL CONFORMS TO LATEST ASTM A185
3. BUTYL RESIN SECTION JOINT CONFORMS TO LATEST ASTM
4. WET WELL TESTING IS REQUIRED IAW ENV-WQ 705.02(i).
5. RECOMMEND THAT THIS PRE-CAST STRUCTURE BE PRODUCED IN A NPCA CERTIFIED PLANT. DESIGN BASED ON A PRE-CAST STRUCTURE AS SUPPLIED BY SHEA CONCRETE PRODUCTS OR APPROVED EQUAL.

PUMP STATION & VALVE PIT
NOT TO SCALE



ANTI-FLOATATION EXTENDED BASE
NOT TO SCALE



GRAPHIC SCALE

20 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

PUMP STATION DESIGN CALCULATIONS

DESIGN FLOW BASIS (Env.-Wq 704.03 AND CITY OF DOVER)

AVERAGE DAILY FLOW (ADF) = 70 GPD / CAPITA (NHDES ENV.-Wq 704.03)
AVERAGE DAILY FLOW (ADF) = 135 GPD / BEDROOM (NHDES ENV.-Wq 1008.03)
USE 135 GPD / BEDROOM

DAILY FLOW
NUMBER OF EMPLOYEES ON MAX SHIFT = 8
NUMBER OF BEDS = 64
DAILY FLOW = ADF (BEDS) X BEDS = 135 GPD / BED X 64 BEDS
DAILY FLOW = ADF (EMPLOYEES) = 20 GPD / EMPLOYEE X 8 EMPLOYEES
DAILY FLOW = 8,800 GPD

PEAK FLOW
PEAKING FACTOR = 6 (ADF < 100,000)
PEAK FLOW = TDF X PEAKING FACTOR
8,800 GPD X 6
PEAK FLOW = 52,800 GPD

EMERGENCY OPERATIONS (Env. -Wq 705.06)

EMERGENCY GENERATOR TO BE PROVIDED
REQUIRED PUMP CAPACITY = PEAK FLOW / 1440 MIN. / DAY
REQUIRED PUMP CAPACITY = 52,800 GPD / 1440 MIN. / DAY = 15.5 GPM PEAK HOURLY FLOW

36.7 GPM < 100 GPM

STORAGE CAPACITY

PROVIDED STORAGE CAPACITY: = (142.08' - 139.98) x 376.03 GAL / V. F.
(WET WELL) PUMP CYCLE
= 2.1' x 376.03 GAL / V.F. = 789.66 GAL
PROVIDED STORAGE TO ALARM:
= 2.42' x 376.03 GAL / V.F. = 910.00 GAL

WET WELL AND PUMP OPERATION NOTES:

WET WELL INVERTS

INVERT IN:	142.40'
HIGH WATER ALARM:	142.40'
LAG PUMP ON:	142.08'
LEAD PUMP ON:	141.78'
DOSE DEPTH:	1.80'
PUMP OFF:	139.98'
DEPTH OF PUMP SUBMERSION:	2.54'
CHAMBER BOTTOM:	137.44'

PUMP HEAD CALCULATIONS:

STATIC HEAD = 358.40'
MINOR HEAD LOSSES (PIPE / FITTINGS) = 34.00'
TOTAL DYNAMIC HEAD = STATIC HEAD + MINOR HEAD LOSSES
= 392.40 FT
PUMP INFORMATION: BERMESA CUTTER PUMP 3" SOLIDS HANDLING VORTEX WASTEWATER (2 EA.)
SFEV3A-X, 3 HP, 6.50" IMPELLER, 3" SOLIDS HANDLING, SINGLE PHASE, OR APPROVED EQUAL
PUMP OPERATION = 145 GPM, 679 GALLONS (PROVIDED STORAGE CAPACITY)
RUN TIME = 4.67 MINUTES > 3 MINUTES (679 GAL / 140 GPM)

PEAK HOURLY FLOW: 79.6 GPM, 160 GPM > 78 GPM (ENV-WQ 705.01 (d) (9)

NOTE: CONTRACTOR / PUMP INSTALLER TO CONFIRM ALL PUMP SPECIFICATION WITH PUMP MANUFACTURER BASED ON SITE CONDITIONS AND CURRENT SPECIFICATIONS TO ENSURE A MINIMUM VELOCITY OF 3 FEET PER SECOND AND MINIMUM RUN TIME OF 3 MINUTES.

U-102

DOVER FILE #P19-85

#	REVISION	DATE	DESCRIPTION
1		1-27-2022	REVISED PER CONDITIONS OF APPROVAL

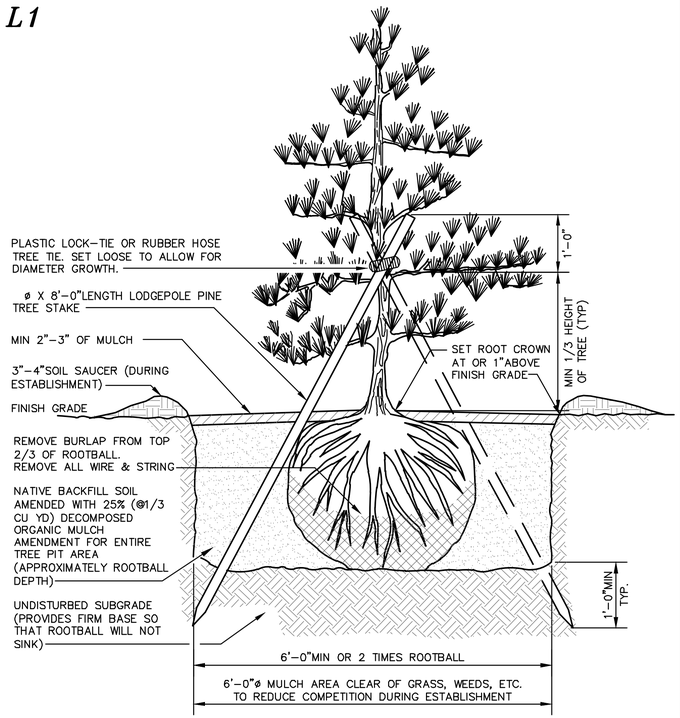
PUMP DESIGN DETAILS
LAND OF
GULF LANDING PROPERTIES LLC
CENTRAL AVENUE
DOVER, N.H.
TAX MAP 38, LOT 9-A2

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

AS NOTED
DATE : JANUARY 27, 2022
FILE NO. : DB 2019 - 143

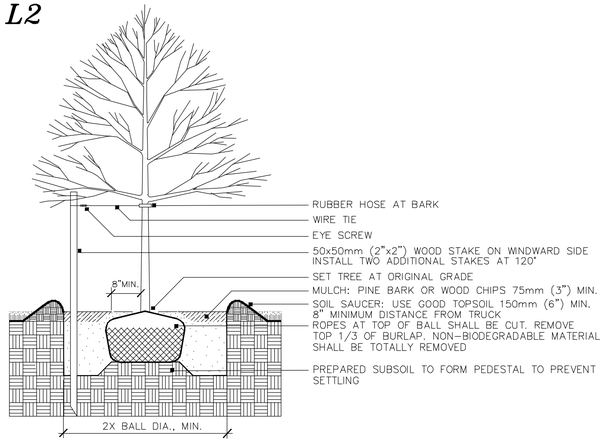
STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
NO. 9662
LICENSED PROFESSIONAL ENGINEER

L1



CONIFEROUS TREE PLANTING

L2



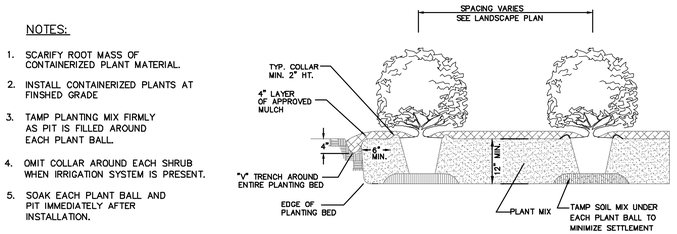
DECIDUOUS TREE PLANTING

NOTE: STAKING TO BE USED IN PARKING ISLANDS AND OTHER CONFINED AREAS AS NECESSARY TO AVOID CONFLICTS WITH PEDESTRIANS

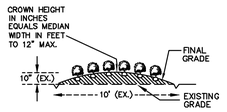
L3

NOTES:

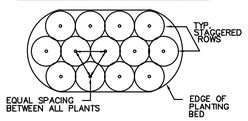
1. SCARIFY ROOT MASS OF CONTAINERIZED PLANT MATERIAL.
2. INSTALL CONTAINERIZED PLANTS AT FINSHED GRADE
3. TAMP PLANTING MIX FIRMLY AS PIT IS FILLED AROUND EACH PLANT BALL.
4. OMIT COLLAR AROUND EACH SHRUB WHEN IRRIGATION SYSTEM IS PRESENT.
5. SOAK EACH PLANT BALL AND PIT IMMEDIATELY AFTER INSTALLATION.



TYPICAL PLANTING BED DETAIL



TYPICAL BED CROWNING

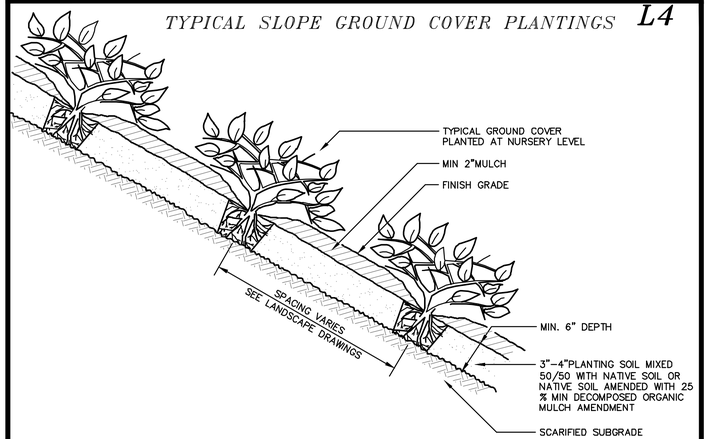


TYPICAL PLANTING BED PLAN

SHRUB & HEDGE PLANTING

L4

TYPICAL SLOPE GROUND COVER PLANTINGS



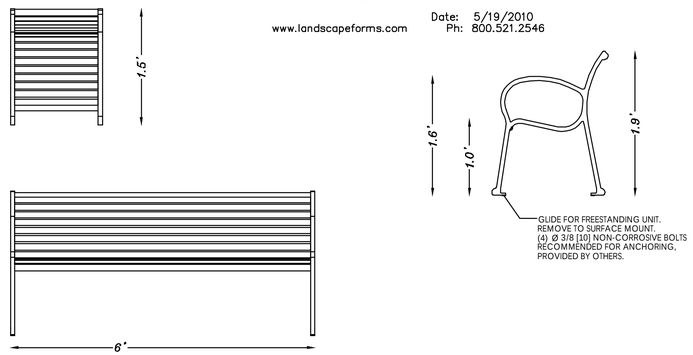
L5

Scarborough™ Bench, 24" Backed, with Horizontal Strap Seat
Product Drawing

Scarborough™ Bench, 24" Backed, with Horizontal Strap Seat

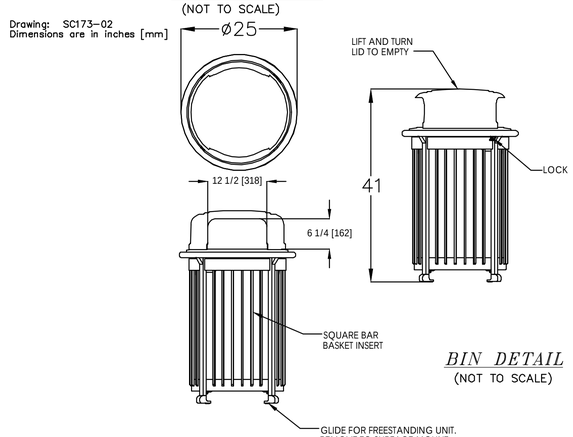
www.landscapeforms.com

Date: 5/19/2010
Ph: 800.521.2546



BENCH DETAIL
(NOT TO SCALE)

Drawing: SC173–02
Dimensions are in inches [mm]



BIN DETAIL
(NOT TO SCALE)

Drawing: SC173–02
Dimensions are in inches [mm]

L6

NOTES:

1.) CALL DIG SAFE PRIOR TO BEGINNING WORK. (1–888–344–7233). THE LANDSCAPE CONTRACTOR IS ADVISED OF THE PRESENCE OF UNDERGROUND UTILITIES AND SHALL VERIFY THE EXISTENCE AND LOCATION OF THE SAME BEFORE COMMENCING AND DIGGING OPERATIONS. THE LANDSCAPE CONTRACTOR SHALL REPLACE OR REPAIR UTILITIES, PAVING, WALKS, CURBING, ETC DAMAGED IN PERFORMANCE OF THIS JOB AT NO ADDITIONAL COST TO THE OWNER OR GENERAL CONTRACTOR.

2.) CONTRACTOR SHALL THOROUGHLY FAMILIARIZE THEMSELVES WITH ALL SITE CONDITIONS PRIOR TO CONSTRUCTION BIDDING. SEE NOTE XXX ON OVERALL SITE PLAN.

3.) PROVIDED SMOOTH TRANSITION WHERE NEW WORK MEETS EXISTING CONDITIONS.

4.) ALL PLANT MATERIAL INSTALLED SHALL MEET THE SPECIFICATIONS OF "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN.

5.) ALL PLANT MATERIALS SHALL BE FREE FROM INSECTS AND DISEASE.

6.) ALL PLANTINGS SHALL BE DONE IN ACCORDANCE WITH ACCEPTABLE HORTICULTURAL PRACTICES. THIS IS TO INCLUDE PROPER PLANTING MIX, PLANT BED AND TREE PIT PREPARATION, PRUNING STAKING OR GUYING, WRAPPING, SPRAYING, FERTILIZATION, PLANTING AND ADEQUATE MAINTENANCE UNTIL ACCEPTANCE FROM OWNER.

7.) ALL GRASS, OTHER VEGETATION AND DEBRIS SHALL BE REMOVED FROM ALL PLANTING AREAS PRIOR TO PLANTING.

8.) THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING AND NEWLY PLANTED TREES AND SHRUBS DURING THE CONSTRUCTION PROCESS. WHERE REQUIRED, THE CONTRACTOR SHALL INSTALL TEMPORARY FENCING (SNOW OR EQUAL) AROUND EXISTING TREES AND SHRUBS THAT COULD BE IMPACTED BY THE CONSTRUCTION PROCESS. STORAGE OF CONSTRUCTION EQUIPMENT, CONSTRUCTION MATERIALS, SNOW STORAGE AND OR VEHICLE PARKING SHALL NOT BE PERMITTED WITHIN THE DRIP LINE OF TREES OR TWENTY FEET WHICH EVER IS GREATER.

9.) NEW PLANTINGS SHALL BE INSTALLED PER PROJECT DRAWINGS AND SPECIFICATION THAT INCLUDE FERTILIZATION AND MULCHING AS REQUIRED.

10.) ALL SHRUB BEDS AND TREE PITS SHALL BE MULCHED WITH 3" CLEAN SHREDDED BLACK MULCH.

11.) WHERE INDICATED ON PLAN, PLANTING SOIL MIXTURE FOR GROUND COVER AND PERENNIAL BED AREAS SHALL CONSIST OF FOUR PARTS TOPSOIL, TWO PARTS SPHAGNUM PEAT MOSS, AND ONE PART HORTICULTURAL PERLITE BY VOLUME. PEAT MOSS MAY BE SUBSTITUTED WITH WELL–ROTTED OR DEHYDRATED MANURE OR COMPOST. ROTOTILL BEDS TO A DEPTH OF 8 INCHES.

12.) MAINTENANCE OF NEW PLANTINGS AND LAWNS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND OR LANDSCAPE SUBCONTRACTOR UNTIL ACCEPTANCE BY THE OWNER. RESPONSIBILITIES SHALL INCLUDE WATERING WEEDING AND MOWING AS NECESSARY. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE, REPLACEMENT MATERIAL SHALL BE GUARANTEED FOR AND ADDITIONAL YEAR FROM TIME OF INSTALLATION.

13.) THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL TEMPORARY EROSION CONTROL MEASURES DURING THE CONSTRUCTION PHASE AND UNTIL ALL AREAS HAVE BEEN STABILIZED AND ACCEPTED BY THE OWNER. THE GENERAL CONTRACTOR SHALL PROVIDE WEEKLY INSPECTIONS OF EROSION MEASURE AND IMMEDIATELY AFTER STORM EVENTS AND REPAIR AS NECESSARY.

14.) THE GENERAL CONTRACTOR AND OR THE LANDSCAPE SUBCONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL THREE GUYING MATERIAL ONCE PLANT MATERIAL HAS BEEN ESTABLISHED. (MINIMUM OF ONE GROWING SEASON). ALL TEMPORARY EROSION CONTROL MEASURE SHALL BE REMOVED ONCE STABILIZATION OF DISTURBANCE HAS BEEN ACCEPTED BY OWNER.

15.) THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR A MINIMUM OF TWO MOWINGS FOR ALL TURF AREAS OR UNTIL ACCEPTANCE BY THE OWNER. A MINIMUM UNIFORM 75% CATCH OF TURF IS REQUIRED FOR ACCEPTANCE.

16.) ALL PLANTINGS SHALL BE WATERED REGULARLY DURING THEIR FIRST YEAR AND MAINTAINED PERMANENTLY IN GOOD GROWING CONDITION AS AN EFFECTIVE VISUAL SCREEN.

17.) SHRUBS OR TREES WHICH DIE SHALL BE REPLACED WITHIN ONE GROWING SEASON WITH NEW SHRUBS OR TREES TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE LANDSCAPING REQUIREMENTS.

18.) ALL REQUIRED LANDSCAPING SHALL BE INSTALLED BEFORE OCCUPANCY, OR WITHIN SIX MONTHS IF OCCUPANCY OCCURS DURING WINTER CONDITIONS.

19.) TREES ARE TO BE 2–2.5" CALIPER 6" OFF THE ROOT BALL.

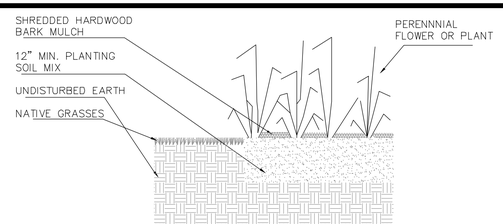
20.) ALL PLANT STOCK SHALL CONFORM TO ANSI Z260.1 – NURSERY STOCK, LATEST EDITIONS (AMERICAN ASSOCIATION OF NURSERYMEN, INC.)

21.) 4" AGED PINEBARK MULCH AND A WEED BARRIER (TY–PAR FABRIC OR APPROVED EQUAL) SHALL BE APPLIED TO ALL SHRUB AND GROUND COVER BEDS. INSTALL WEED BARRIER AS PER MANUFACTURERS RECOMMENDATIONS.

22.) PLANT–PIT BACK–FILL SHALL BE MIXED AT A RATE OF 7 PARTS OF TOPSOIL TO 2 PARTS OF DEHYDRATED COW MANURE. SLOW RELEASE FERTILIZER SHALL BE APPLIED AS PER MANUFACTURERS RECOMMENDATIONS. USE EXISTING ON–SITE TOPSOIL AS PART OF BACK FILL WHEN AVAILABLE.

23.) ALL LANDSCAPED AREAS NOT PLANTED WITH TREES, SHRUBS OR GROUNDCOVER SHALL BE RESTORED WITH SEED OR SOD AS INDICATED ON PLANS.

L7



PERENNIAL PLANTING DETAIL

DOVER FILE #P19–85

#	REVISION	DATE	DESCRIPTION
#1		1–27–2022	REVISED PER CONDITIONS OF APPROVAL

LANDSCAPING CONSTRUCTION DETAILS

LAND OF
GULF LANDING PROPERTIES LLC
CENTRAL AVENUE
DOVER, N.H.
TAX MAP 38, LOT 9–A2

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

AS NOTED
DATE : JANUARY 27, 2022
FILE NO. : DB 2019 – 143

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 7076
LICENSED PROFESSIONAL ENGINEER

L–101

SHEET 20 OF 20

FRONT ELEVATION

SCALE: 3/16" = 1'-0"

REAR ELEVATION

SCALE: 3/16" = 1'-0"

ADMISSION OF ERROR, OMISSION AND/OR OVERSIGHT:
WHILE IT IS OUR INTENT TO DELIVER OUR SERVICES FREE OF ERROR, OMISSION AND/OR OVERSIGHT, WE ARE ALL ONLY HUMAN AND THEREFORE FSM DRAWINGS LLC ACTING SOLELY AS AGENTS OF THE OWNER, ARCHITECT AND/OR GENERAL CONTRACTOR USING THESE PLANS TO THOROUGHLY REVIEW THEM FOR CORRECTNESS, COMPLETENESS AND CONFORMITY TO APPLICABLE CODES, ORDINANCES, ETC. CONTACTING FSM DRAWINGS LLC TO HAVE US REVIEW THESE PLANS ASSUMES FULL RESPONSIBILITY FOR THE ACCURACY OF THE PLANS AND ALL ASSOCIATED COSTS INCURRED BY FSM DRAWINGS LLC TO ASSIST IN THE REVIEW.

FSM DRAWINGS
Fred S. Mercadante
Member
Bluewood Ave. Mercadante
Haverhill, MA 01830
(978) 373-5691
www.fsmdrawings.com

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PROJECT:
ALLONS-Y RECOVERY CENTER OF DOVER, NH

PREPARED FOR:
RIVER VALLEY DEVELOPMENT CORP.

DRAWN BY:	MM
CHECKED BY:	
DATE DRAWN:	10/5/20
DATE ISSUED:	10/5/20
SCALE:	1/4" = 1'-0"
JOB NO.:	FSM19-169MC

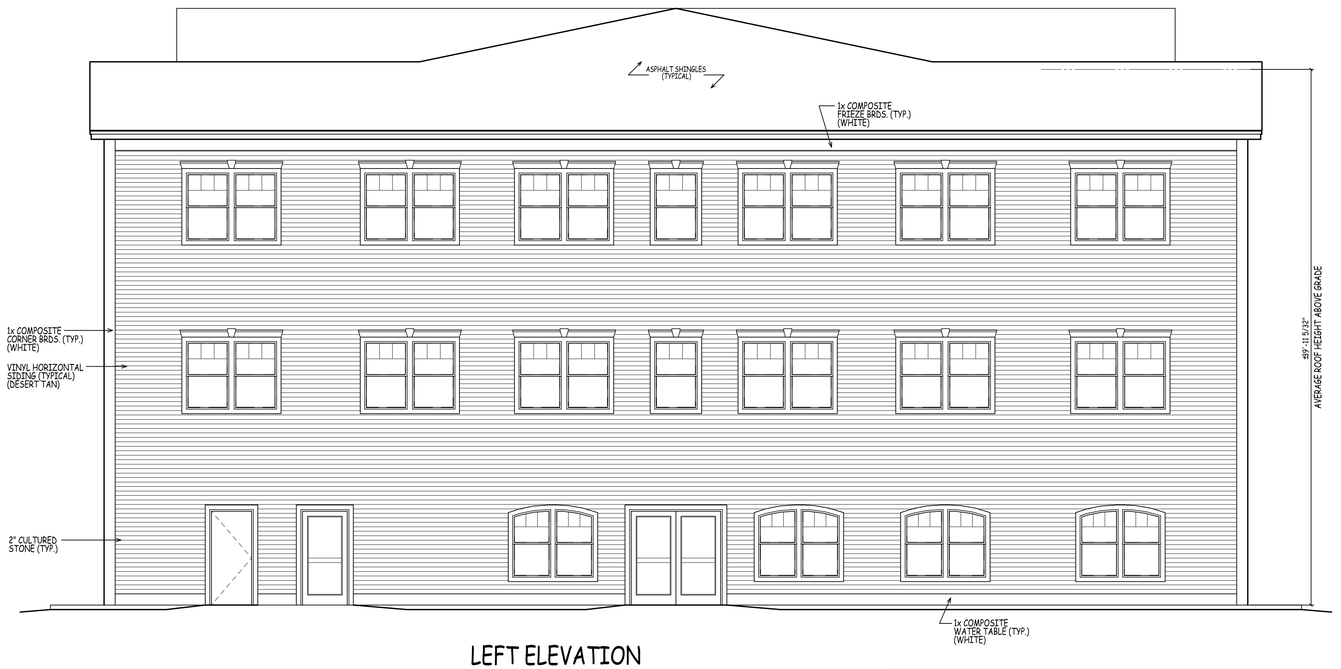
REVISIONS

NO	DATE	REVISION
4	1/2/20	REVISED ELEVATION AS DISCUSSED.
5	1/15/20	REVISED FLOOR PLANS & ELEVATIONS FOR NEW LAYOUT.
6	1/16/20	REVISED FLOOR PLANS & ELEVATIONS PER DISCUSSION.
7	10/5/20	REVISED ELEVATION TO MATCH RENDERING.

1

RIGHT ELEVATION

SCALE: 3/16" = 1'-0"



LEFT ELEVATION

SCALE: 3/16" = 1'-0"

ADMISSION OF ERROR, OMISSION AND/OR OVERSIGHT:
WHILE IT IS OUR INTENT TO DELIVER OUR SERVICES FREE OF ERROR, OMISSION AND/OR OVERSIGHT, WE ARE ALL SUBJECT TO HUMAN LIMITATIONS. THEREFORE FSM WARRANTS ITS ACTIONS SOLELY AS FREE FROM WILLFUL NEGLIGENCE. FSM DOES NOT WARRANT THE CONSTRUCTION USING THESE PLANS TO THOROUGHLY REVIEW THEM FOR CORRECTNESS, COMPLETENESS AND CONFORMANCE TO APPLICABLE CODES. THE CONTRACTOR USING THESE PLANS ASSUMES ALL RESPONSIBILITY FOR THE ACCURACY AND CONFORMANCE OF THE CONSTRUCTION DOCUMENTS PRODUCED BY FSM AND SHALL HAVE THEM REVIEWED BY A LICENSED PROFESSIONAL ENGINEER TO ASSIST IN THE REVIEW.

FSM DRAWINGS
Eric M. Mitchell
Professional Member
Bureau Veritas Certified
Professional
Mitchell Structural Design, PLLC
Phone: 603-731-0669
www.fsmdrawings.com

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PROJECT:
ALLONS-Y RECOVERY CENTER OF DOVER, NH

PREPARED FOR:
RIVER VALLEY DEVELOPMENT CORP.

DRAWN BY:	MM
CHECKED BY:	
DATE DRAWN:	10/5/20
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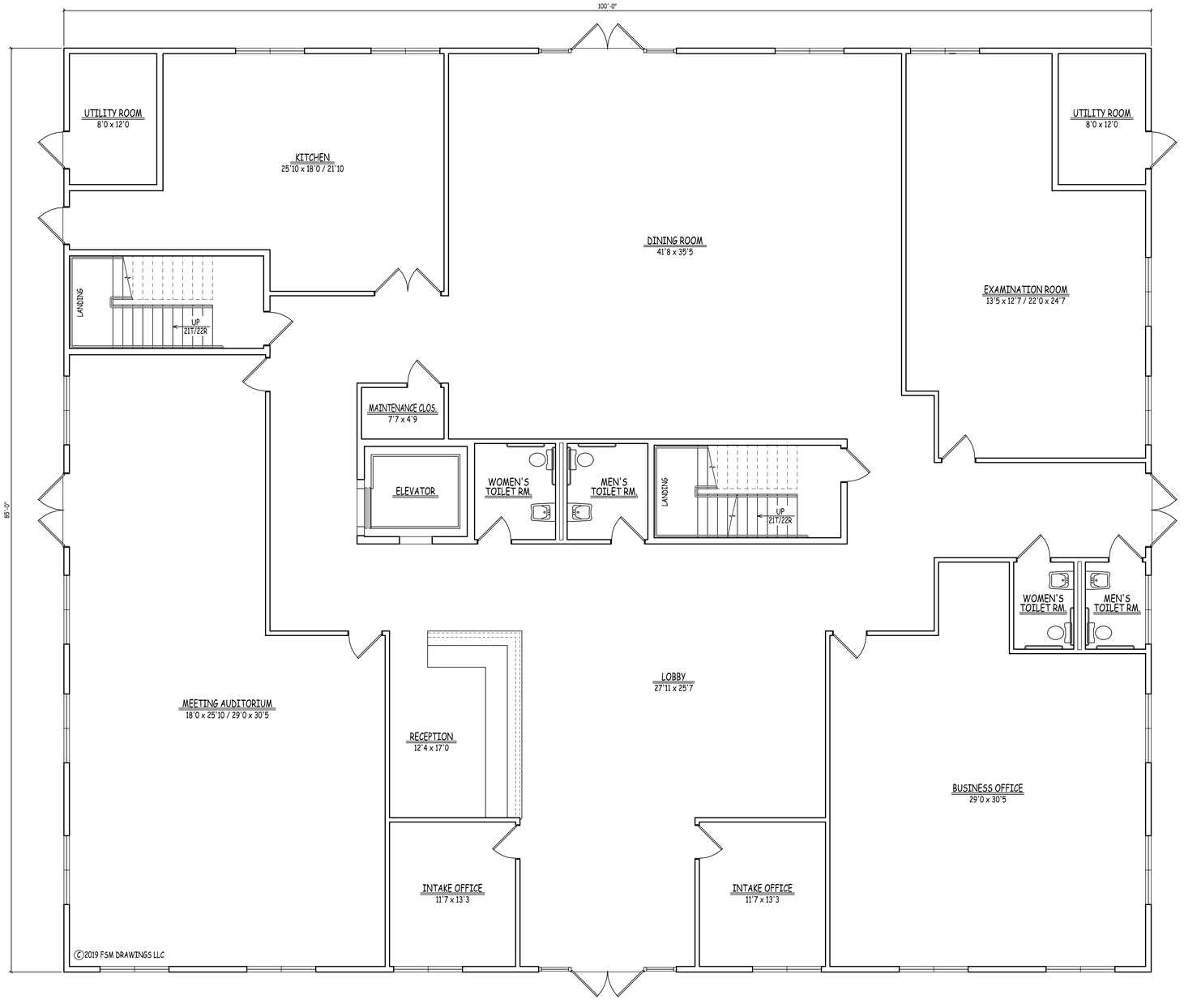
6	1/16/20	REVISED FLOOR PLANS & ELEVATIONS PER DISCUSSION.
7	10/5/20	REVISED ELEVATION TO MATCH RENDERING.

2



FIRST FLOOR PLAN

SCALE: 3/16" = 1'-0"

ADMISSION OF ERROR, OMISSION AND/OR OVERSIGHT:
WHILE IT IS OUR INTENT TO DELIVER OUR SERVICES FREE OF ERROR, OMISSION AND/OR OVERSIGHT, WE ARE ALL SUBJECT TO HUMAN AND THEREFORE FSM (MWTNGS) LLC. ACTING SOLELY AS A CONSULTANT TO OUR CLIENTS, WE ASSUME NO RESPONSIBILITY FOR CONSTRUCTION USING THESE PLANS TO THOROUGHLY REVIEW THEM FOR CORRECTNESS, THE CONTRACTOR USING THESE PLANS ASSUMES ALL RESPONSIBILITY FOR ANY ERRORS THEY MAY CONTAIN. USING THESE PLANS FOR CONSTRUCTION PURPOSES CONSTITUTES ACCEPTANCE OF THESE TERMS. THESE PLANS ASSUME ALL RESPONSIBILITIES FOR THEIR ASSISTANTS, ENGINEERS AND CONSULTANTS WHO WILL BE HIRED TO ASSIST IN THE REVIEW.

FSM DRAWINGS
Mike Mercadante, Mgr. Member/Architect
978.844.9991
www.fsmdrawings.com

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PROJECT:
ALLONS-Y RECOVERY CENTER OF DOVER, NH

PREPARED FOR:
RIVER VALLEY DEVELOPMENT CORP.

DRAWN BY:	MM
CHECKED BY:	
DATE DRAWN:	10/5/20
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SCALE:	1/4" = 1'-0"
JOB NO.:	FSM19-169MC

REVISIONS

NO	DATE	REVISION
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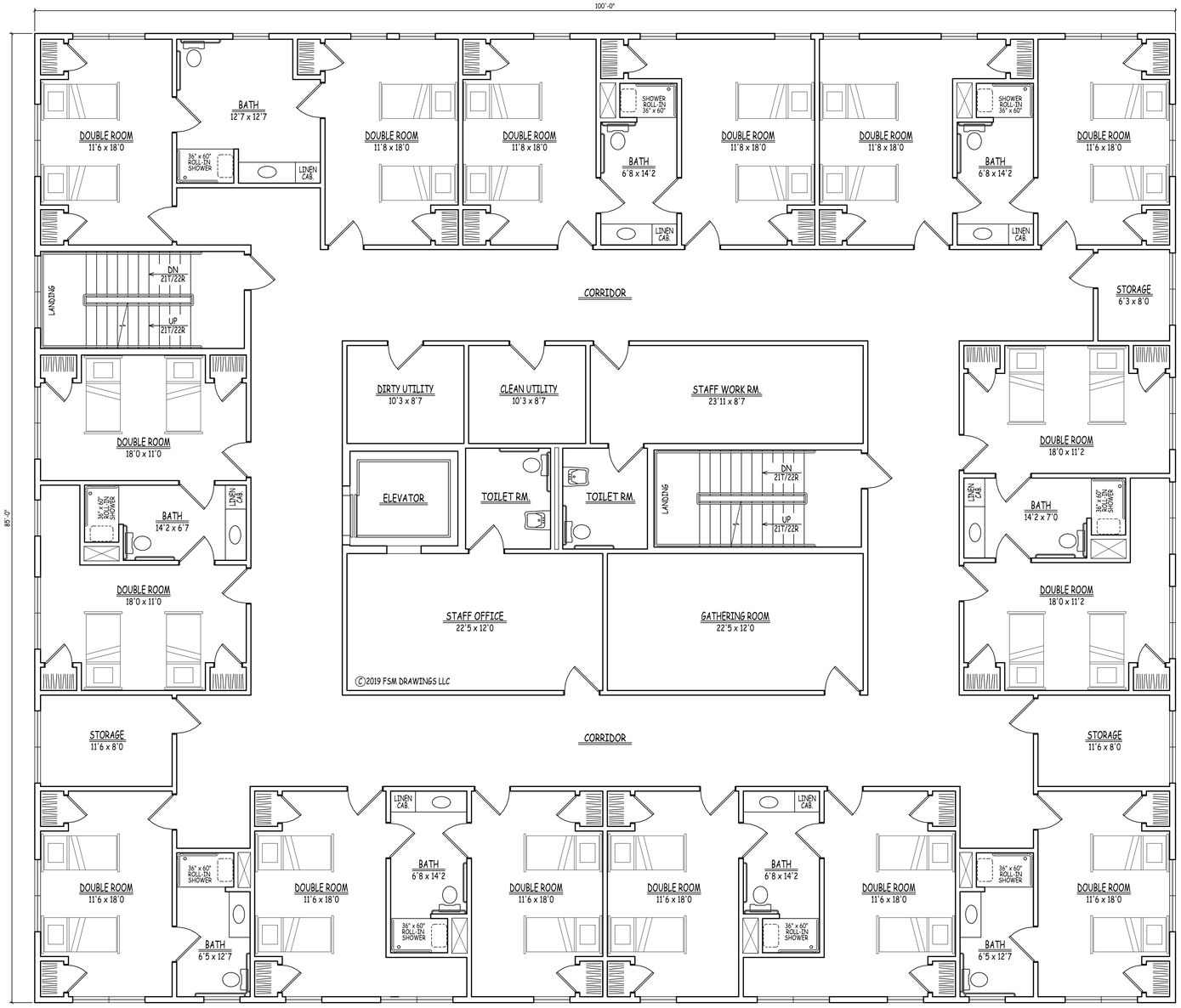
7	10/5/20	REVISED ELEVATION TO MATCH RENDERING.

3



SECOND FLOOR PLAN

SCALE: 3/16" = 1'-0"

ADMISSION OF ERROR, OMISSION AND/OR OVERSIGHT:
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FSM DRAWINGS
Mark Mendonsa
508-881-3881
fsmdrawings@gmail.com
www.fsmdrawings.com

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PROJECT:
ALLONS-Y RECOVERY CENTER OF DOVER, NH

PREPARED FOR:
RIVER VALLEY DEVELOPMENT CORP.

DRAWN BY:	MM
CHECKED BY:	
DATE DRAWN:	10/5/20
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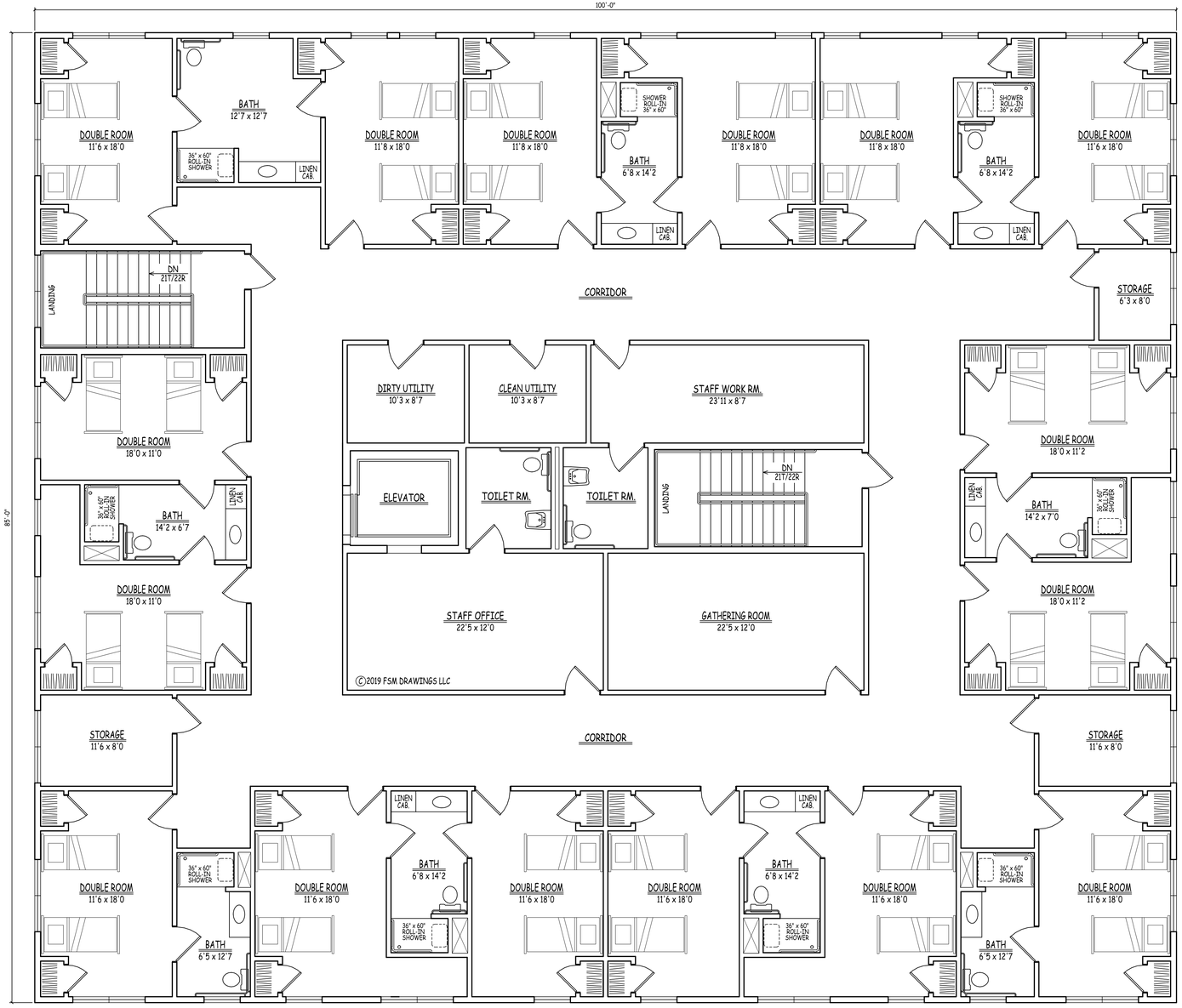
4



THIRD FLOOR PLAN

SCALE: 3/16" = 1'-0"

ADMISSION OF ERROR, OMISSION AND/OR OVERSIGHT:
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FSM DRAWINGS
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mark@fsmdrawings.com
www.fsmdrawings.com
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7	10/5/20	REVISED ELEVATION TO MATCH RENDERING

5

P22-07 **Central Ave**

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
38006-A00000	851 881 CENTRAL AV	ESSENTIAL PROPERTIES LLC		304 MAPLEWOOD AVE	PORTSMOUTH	NH	03801
38009-A00000	887 CENTRAL AV	IAN JOSEPH CAMPBELL LLC		PO BOX 77	FARMINGTON	NH	03835-0077
38009-A00001	CENTRAL AV	DRISCOLL REALTY INC		BOX 207	KITTERY POINT	ME	03905
38009-B00000	899 CENTRAL AV	HUEYLOCH LLC		899 CENTRAL AV	DOVER	NH	03820
38009-D00000	CENTRAL AV	887B CENTRAL AVENUE LLC	C/O THE ANAGNOST COMPANIES	1662 ELM ST STE 100	MANCHESTER	NH	03101-1243
38010-000000	901 CENTRAL AV	WHITCHER PROPERTY SERVICES LLC		254 DRAKE HILL ROAD	STRAFFORD	NH	03884
38010-A00000	CENTRAL AV	STATE OF NEW HAMPSHIRE		J.D. MORTON BLDG	CONCORD	NH	03301
38011-000000	903 CENTRAL AV	RT 125 ASSOCIATES		PO BOX 977	DOVER	NH	03821
38011-000004	903 4 CENTRAL AV	903 CENTRAL AVENUE ASSOCIATES LLC		903 CENTRAL AV UNIT 5	DOVER	NH	03820
38011-00003B	903 3 CENTRAL AV	RT 125 ASSOCIATES		PO BOX 977	DOVER	NH	03821
38012-000000	OLD ENGLISH VILLAGE RD	CHURCHILL FORGE		129 NEWBURY STREET FLOOR 3	BOSTON	MA	02116
38009-A00002	CENTRAL AV	GULF LANDING PROPERTIES LLC		65 NIMBLE HILL RD	NEWINGTON	NH	03801-2727
		BERRY SURVEYING & ENGINEERING	CHRIS BERRY	335 SECOND CROWN POINT ROAD	BARRINGTON	NH	03825
		TERRAIN PLANTIN & DESIGN LLC	ERIC BUCK	311 KAST HILL ROAD	HOPKINTON	NH	03229
		FRAGGLE ROCK ENVIRONMENTAL SERVICE	DAMON BURT	38 GARLAND ROAD	STRAFFORD	NH	03844

CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P22-05

REVISED

Application Type:	Minor Subdivision
Applicant(s):	Michael J. & Colleen M. Foligno
Owner(s):	Michael J. & Colleen M. Foligno
Location:	193 Blackwater Road (Tax Map A, Lot 21)
Meeting Date:	February 8, 2022

INTENT: To subdivide a single existing lot into two lots, of which the parent lot currently overlaps the Dover and Somersworth town line. The parent lot totals 99,093± sq. ft. Lot 4 would be 59,093 total s.f. of which 40,898 s.f. would be in Dover and lot 4A would be a total of 40,000 s.f. of which 11,993 s.f. would be in Dover.

LOTS/UNITS PROPOSED: 1 new lot

AGENDA ITEM #: 4-B

PARENT LOT AREA: 2.28±acres

ZONING DISTRICT: R-40

EXISTING LAND USE: Residential with SFR

PROPOSED LAND USE: Residential with SFR (unchanging)

SURROUNDING LAND USE: Residential

ZBA ACTION: None

ATTACHMENTS: Application Materials, Subdivision Plan, Topo. Subdivision Plan

APPLICATION IS COMPLETE: Board's Determination

REGIONAL IMPACT: Board's Decision

SERVICED BY: Somersworth Public water and private septic

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

PERMITS REQUIRED: NHDES

WAIVERS REQUESTED: None

Summary of Request and Background

The applicant is requesting to subdivide a property that falls within the jurisdiction of two different municipalities. An existing single-family home and garage sit entirely within the City of Dover, and the new lot creation will not change this. As a Minor Subdivision, this application did not appear before the TRC or the Conservation Commission. However based on the potential location for a driveway and house, the City of Somersworth has received applications for the CUP and subdivision.

A CUP is required from the City of Somersworth in order to cross through the 100' wetland setback. The applicant provided their CUP/Subdivision plans to our office upon request, as well as a letter from the Somersworth DPW Director dated January 26, 2022 stating approval to connect to the Somersworth City Water.

RSA 36:55 states:, "In this subdivision 'development of regional impact' means any proposal before a local land use board which in the determination of such local land use board could reasonably be expected to impact on a neighboring municipality, because of factors such as, but not limited to, the following:
I. Relative size or number of dwelling units as compared with existing stock.
II. Proximity to the borders of a neighboring community.
III. Transportation networks.
IV. Anticipated emissions such as light, noise, smoke, odors, or particles.
V. Proximity to aquifers or surface waters which transcend municipal boundaries.
VI. Shared facilities such as schools and solid waste disposal facilities."

RSA 674:53, discusses "Land Affected by Municipal Boundaries".

Dover and Somersworth's Planning Departments have been in communication and understand approvals are needed in both communities. Therefore staff is comfortable if the Board does not determine this to be of regional impact and votes on the application.

Consistency with Land Use Regulations

The plan is consistent with Chapter 157-15 of the City of Dover's Land Subdivision Regulations, which provides for subdivision of existing lots.

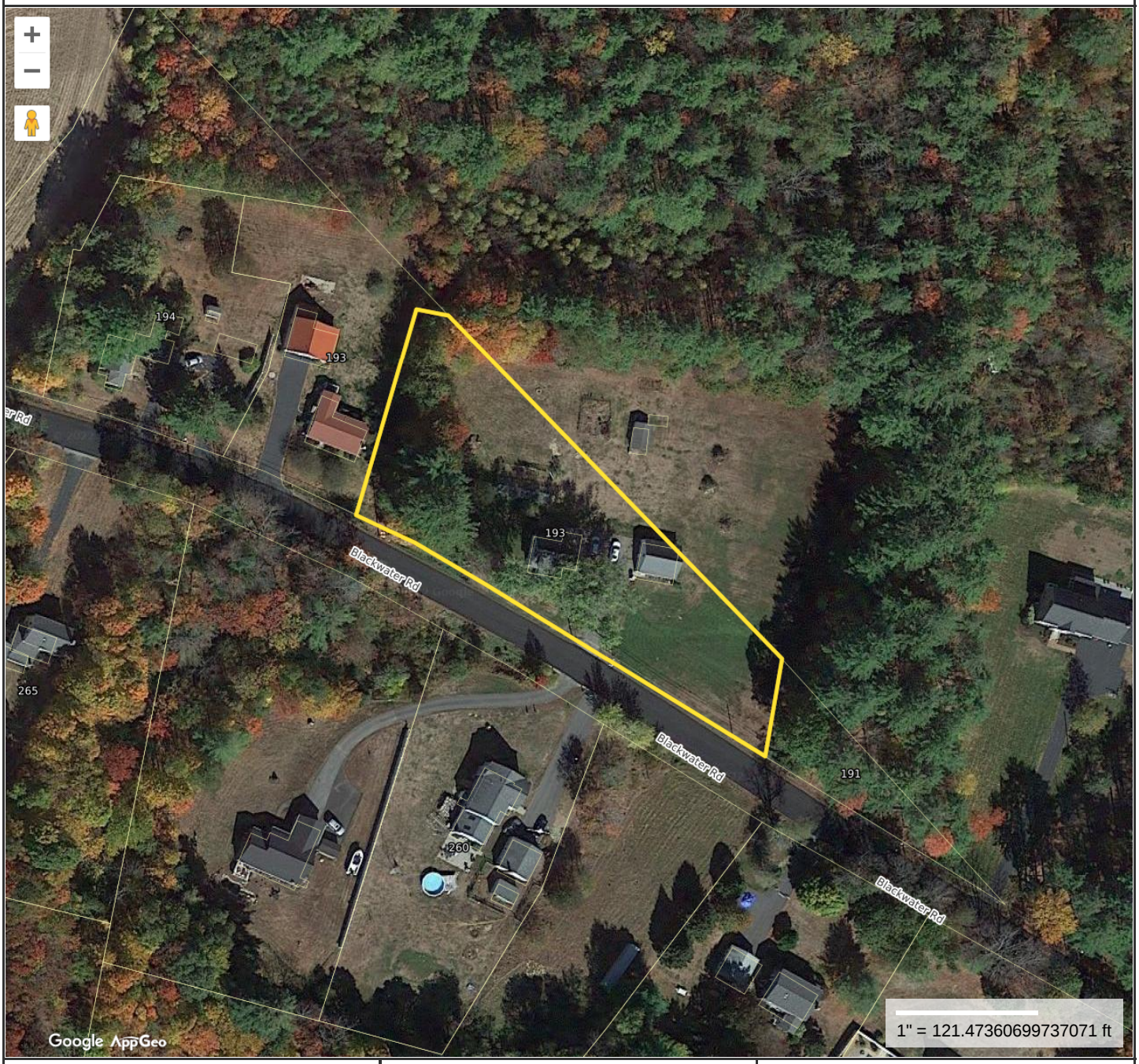
STAFF RECOMMENDATION-Minor Subdivision:

The Planning Department recommends that the Planning Board Planning Board vote to accept the application and determine it to not have regional impact, open a public hearing, close the public hearing and vote to approve the minor subdivision 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 owner's signatures for recording at Strafford County Registry of Deeds.
    b. Include Planning File Number P22-05
    c. Stamp and signature of the LLS and CWS

193 Blackwater Road



Property Information

Property ID	A0021-000000
Location	193 BLACKWATER RD
Owner	FOLIGNO MICHAEL J &
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
www.BerrySurveying.Com

January 11, 2022

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

RE: Foligno Subdivision – Narrative
193 Blackwater Road, Dover, N.H.
Dover Tax Map A, Lot 21
Somersworth Tax Map 67, Lot 4

Dear Chairperson and Members of the Dover Planning Board,

Michael & Colleen Foligno own Dover Tax Map A, Lot 21 also known as 193 Blackwater Road. This property is roughly split in half by the Dover/Somersworth Town Line. All the frontage is in Dover. This lot is also known as Somersworth Map 67, Lot 4. They wish to subdivide their lot into two separate lots to create a 40,000 SF lot, 28,007 SF in Somersworth with 11,993 SF being in Dover.

The current lot is 2.28 acres, 1.22 Ac. in Dover and 1.06 Ac. in Somersworth. There is an existing single-family home and garage. The lot is mostly lawn with a tree line near the property lines. The existing house is on the City of Somersworth water system. Per the Somersworth Assistant City Engineer, if the new house is entirely in Somersworth the proposed structure can tie into the water system as well. We have provided a two-sheet plan set which includes a recordable subdivision sheet, and a detailed topographical sheet.

Sheet 1 shows the, proposed boundary lines, found and to be set monuments, setbacks, and metes and bounds of the subdivision. Sheet 2 includes topography, proposed curb stop, proposed 4,000 SF leaching areas, and other items which would not be appropriate for a recordable plan.

A full boundary and topographic survey were performed in October 2021. We have hired Deidra Benjamin, CWS #295 to delineate areas of wetlands on the lot. Test holes were done within the 4,000 SF leaching area on the proposed lot and the remaining land, the data for those are provided on sheet 2.

We are requesting no waivers to the subdivision regulations. A subdivision application is being submitted to the City of Somersworth to meet the February 2nd deadline.

In conclusion, we feel that this subdivision is a simple action and meets the spirit, intent, and regulation of the City ordinances. Thank you for your time and attention to this matter.

Joseph N. Berry
Project Manager

Christopher R. Berry
Principal, President

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: Michael & Colleen Foligno Telephone # 603-749-6471

Address of Applicant: 193 Blackwater Road, Dover, NH 03820

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

Address of Property Owner: _____

E-Mail Address: cmfoligno@hotmail.com mjflig@hotmail.com

PROPERTY INFORMATION

Address of Property: 193 Blackwater Road, Dover, NH 03820

Assessor's Map # A Lot(s) # 21

Zoning District(s) R-40 Overlay District(s) Wetland Protection

Size of Parcel: 2.28 Ac. Property Deed: Book 2044 Page: 144

Existing Use of Property: Single family residential

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? Somersworth City water in front of site

Sewer: City/(Septic) (circle one) How far is city sewer from the property? Over a mile

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: N/A

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

SURVEYOR INFORMATION

Name of Surveyor and Company (Licensed in N.H.) Kenneth Berry, Berry Surveying & Eng.

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

Professional License #: LLS 805 E-mail address: joeberry@berrysurveying.com

ENGINEER INFORMATION

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

Address _____ Telephone #: _____

Professional License #: _____ E-mail address: _____

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

Wetland

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

Address 100 Leavitt Road, Pittsfield, NH 03263 Telephone #: 603-496-3307

Professional License #: CWS 295 E-mail address: deidra.benjamin1@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: 1-15-2022

Signature of Applicant (*if different from owner*): _____ Date: 1-15-2022

Signature of Agent: _____ Date: 1-17-22

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: 1-15-2022

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: 1-15-2022

Signature of Applicant (*if different from owner*): _____ Date: 1-15-2022

CERTIFICATION OF FEES

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

Signature of Property Owner: _____ Date: 1-15-2022

Signature of Applicant (*if different from owner*): _____ Date: 1-15-2022

CERTIFICATION OF PUBLIC ROADWAY ACCEPTANCE

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

Signature of Property Owner: _____ Date: _____

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

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
A	21	Michael & Colleen Foligno	193 Blackwater Road, Dover, NH 03820

Applicant (if different from owner):

APPLICANT NAME	APPLICANT COMPANY	MAILING ADDRESS

Surveyor and/or Engineer/Professional Agent:

NAME	COMPANY	MAILING ADDRESS
Kenneth A. Berry	Berry Surveying & Eng.	335 Second Crown Point Road, Barrington, NH 03825
Deidra Benjamin		100 Leavitt Road, Pittsfield, NH 03263

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 # 1 new lots created = $350.00
- ☐ 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) = $ 350.00

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.

City of Dover, New Hampshire
MINOR 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.

Plan Review Fees are due along with three (3) full size and twelve (12) half size (11x17), folded, copies of the plan set and materials, 3 weeks prior to the Planning Board meeting. Abutter/Notice Fees will be invoiced and are due 28 hours prior to Planning Board.

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: Michael & Colleen Foligno File Number: _____

PROJECT TITLE: Subdivision land of Michael & Colleen Foligno

PROPERTY LOCATION: 193 Blackwater Road Tax Map: A Lot: 21

	Where/How Provided	Reviewed
1. Completed and signed Application form Paper	copies and electronic submitted	
2. Plan Review Fees are provided	Check submitted	
3. Electronic copy of the surveyed plat layout	Emailed	
4. Electronic copy of supplementary materials and application	Emailed	
5. Waiver requests to the Subdivision Regulations, with written justification	N/A	
6. Conditional Use Permit applications	N/A	
7. Fifteen 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:	Delivered to Planning	
Location map at appropriate scale	Top right	
Proposed subdivision name and title and Planning File #	Bottom Left, file #TBD	
Date, north arrow and scale	Right side	
Names of all abutting property owners	Shown	
Name and address of owners and/or applicants	Notes	
Signature & stamp of NH licensed land surveyor and/or engineer	Lower right	
Zoning District boundaries, including any special or overlay districts	Notes	
Location of Conservation District areas	Shown	
Location, names and widths of existing and proposed streets, including pavement widths, grades, curbs and crosswalks	Shown	
Location and widths of existing & proposed easements & right of ways	Shown	
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	Note 7, tied to grid	
Existing and proposed lot areas in square feet	Center of Each Lot	
Existing and proposed topographic information at two foot intervals	Sheet 2	
Existing and proposed buildings and structure locations	Sheet 2	
Minimum building setbacks or build to lines on all lots	Sheet 1 & 2	
Location and size of existing and proposed electric, telephone, gas cable and other underground utilities	Sheet 2	

	Explain How Provided	Reviewed
Existing and proposed water lines and fire hydrants, including materials and capacity needed	Sheet 2	
Location and materials of sanitary sewage facilities within project site and projected additional peak hour sewer load	Sheet 2	
Existing and proposed septic system, including test pit locations and results and NHDES subdivision permit number	Sheet 2, NHDES #TBD	
Existing and proposed stormwater lines and facilities	Sheet 2	
Location of Flood Hazard Zone	Note 6	
Location of all bodies of water and watercourses	N/A	
Location of wetlands and buffers	Both sheets	
Existing natural features and/or significant vegetation on property	Sheet 2	
Soil types	Sheet 2	
Map and lot numbers for existing and proposed lots as assigned by Tax Assessor	Both Sheets	
Location of all land offered for dedication for public use or land to be held in common by property owners of the subdivision	N/A	
Location, material and size of existing and proposed permanent monuments	Sheet 1	
Existing railroad lines	N/A	
Note regarding solid waste disposal	Public Trash	
All applicable Dover Common Subdivision notes	Sheet 1	
8. Construction Detail Sheets shall contain the following information (if appropriate):		
Profiles showing existing & proposed elevations along the center lines of proposed streets & within 100' of intersections with existing streets	N/A	
Profiles showing the locations & a typical cross-section detail of streets	N/A	
Location of street trees, street lighting poles and street signs	N/A	
Location, size and invert elevations of existing and proposed sanitary sewers, stormwater drains and fire hydrants	N/A	
Location and size of all water, gas and other underground utilities	N/A	
9. Additional Information if appropriate		
Stormwater Management Plan depicting the existing and proposed storm drainage system and engineered drainage analysis	N/A	
Stormwater Management System Operation and Maintenance Plan	N/A	
Letter to Serve from Public and Private Utilities	N/A	
Erosion and Sedimentation Control Plan	N/A	
Proposed restrictive covenants or homeowners association documents	N/A	
Dates and permit numbers of all required state and federal permits	Will obtain NHDES after local approval	
If wetland buffer, indicate placards locations, as applicable	N/A	
Provide additional exhibits/technical data determined appropriate by the Planning Board or its staff as required	N/A	

REVIEWED BY: _____ DATE_____

PLAN REFERENCES:

1.) "PLAN OF LOT, RICHARD COUTURE"
BY: G.L. DAVIS & ASSOCIATES
DATED: OCTOBER, 1973
ON FILE AT THIS OFFICE & T.F. MORAN

2.) "PROPOSED SUB-DIVISION, PAUL J. GRASSIE, DOVER, NEW HAMPSHIRE"
BY: K.E. MOORE & B.G. STAPLES
DATED: OCTOBER, 1973
S.C.R.D. POCKET #4, FOLDER #5, PLAN #36

3.) "PLAN OF LAND OF DOROTHY COTTON, ROUTE 16B, BLACKWATER ROAD & COOK ROAD, SOMERSWORTH & DOVER, NEW HAMPSHIRE"
BY: CIVIL CONSULTANTS
DATED: MARCH 25, 1988
S.C.R.D. PLAN #33A-88 & 89

4.) "SUBDIVISION OF LAND OF DOROTHY M. COTTON, ROUTE 16B, BLACKWATER ROAD, & COOK ROAD, SOMERSWORTH & DOVER, NEW HAMSHIRE"
BY: CIVIL CONSULTANTS
DATED: MAY 23, 1988
S.C.R.D. PLAN #34A-117 & 118

5.) "PHASE II SUBDIVISION FOR JOHN POWERS, VARNEY & BLACKWATER ROADS, DOVER - SOMERSWORTH NH"
BY: MCENEANEY SURVEY ASSOCIATES
DATED: JUNE 13, 1988
S.C.R.D. PLAN #36-37

6.) "PLAN OF SUBDIVISION OF LAND OF DOROTHY COTTON, BLACKWATER & COOK ROADS, DOVER, N.H."
BY: RICHARD P. TOWLE
DATED: MAY 19, 1990
S.C.R.D. PLAN #38-35

7.) "SUBDIVISION PLAN, RAND DEVELOPMENT, LLC, ROUTE 16B & BLACKWATER ROAD, DOVER & SOMERSWORTH, NEW HAMPSHIRE"
BY: TRITECH ENGINEERING CORPORATION
DATED: JANUARY 25, 1999
S.C.R.D. PLAN #56-29

8.) "PLAN OF PROPOSED MINOR SUBDIVISION OF A PORTION OF LANDS OF THE RUSSELL T. BROWNE LIVING REVOCABLE TRUST OF 1999 AND THE FRANCES V. BROWNE LIVING REVOCABLE TRUST OF 1999, 1998 BLACKWATER ROAD - DOVER, NEW HAMPSHIRE 03820"
BY: CIVIL CONSULTANTS
DATED: APRIL 7, 2003
S.C.R.D. PLAN #69-52

9.) "MINOR SUBDIVISION PLAN OF LAND LOT 31, TAX ASSESSOR'S MAP "A" 192 BLACKWATER ROAD, DOVER, NEW HAMPSHIRE, COUNTY OF STRAFFORD"
BY: CIVILWORKS
DATED: OCTOBER 14, 2003
S.C.R.D. PLAN #74-85

10.) "PLAN OF LOT LINE ADJUSTMENTS PREPARED FOR RUSSELL T. BROWNE LIVING REV. TRUST, FRANCES V. BROWNE LIVING REV. TRUST, SOMERSWORTH TAX MAP 68, LOT NO. 1, OLD ROCHESTER ROAD AND JAMES B. BROWN, SOMERSWORTH TAX MAP 68, LOT NO. 3, 400 OLD ROCHESTER ROAD AND JAMES B. BROWN, SOMERSWORTH TAX MAP 68, LOT NO. 3, 400 OLD ROCHESTER ROAD AND RUSSELL T. BROWNE LIVING REV. TRUST TRUST, FRANCES V. BROWNE LIVING REV. TRUST, SOMERSWORTH TAX MAP 68, LOT NO. 11, DOVER TAX MAP A, LOT 23-2-1, BLACKWATER ROAD, CITIES OF SOMERSWORTH AND DOVER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE"
BY: MCENEANEY SURVEY ASSOCIATES, INC.
DATED: SEPTEMBER 26, 2012
S.C.R.D. PLAN #107-60

NOTES CONTINUED:

10.) THE CURRENT USE OF THE PROPERTY IS SINGLE FAMILY RESIDENTIAL. THE PROPOSED USE WILL BE SINGLE FAMILY RESIDENTIAL.

11.) THIS SITE IS SERVICED BY CITY OF SOMERSWORTH MUNICIPAL WATER AND WILL HAVE ON SITE SEPTIC SYSTEMS.

12.) THE FOLLOWING FEDERAL AND STATE PERMITS HAVE BEEN ISSUED FOR THE SUBJECT PROPERTY. NHDES: WILL FILE AFTER LOCAL APPROVAL

13.) AS-BUILT PLANS OF THE SITE SHALL BE SUBMITTED ON A REPRODUCIBLE MYLAR MEDIUM AND IN A DIGITAL DXF FORMAT ON DISK TO THE CITY OF DOVER ENGINEER'S OFFICE UPON COMPLETION OF PROJECT. AS-BUILT PLANS SHALL BE PREPARED AND CERTIFIED CORRECT BY A L.L.S. OR P.E.

14.) THE INSTALLATION OF ELECTRIC POWER, CABLE TELEVISION AND TELEPHONE LINES SHALL BE UNDERGROUND THROUGHOUT THE SITE FOR WHICH DEVELOPMENT IS PROPOSED.

15.) ALL CONSTRUCTION SHALL CONFORM TO THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. CONSTRUCTION SHALL ALSO CONFORM TO THE CITY OF DOVER POLICIES AND PRACTICES.

16.) 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 SHALL BE STAKED, FLAGGED AND CLEARLY IDENTIFIED PRIOR TO THE COMMENCEMENT OF SITE WORK.

18.) ALL TREATMENT SWALES TO BE CONSTRUCTED SHALL HAVE SOD BOTTOMS.

19.) BUILDING ADDRESSES SHALL BE ASSIGNED BY THE BUILDING OFFICIAL AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.

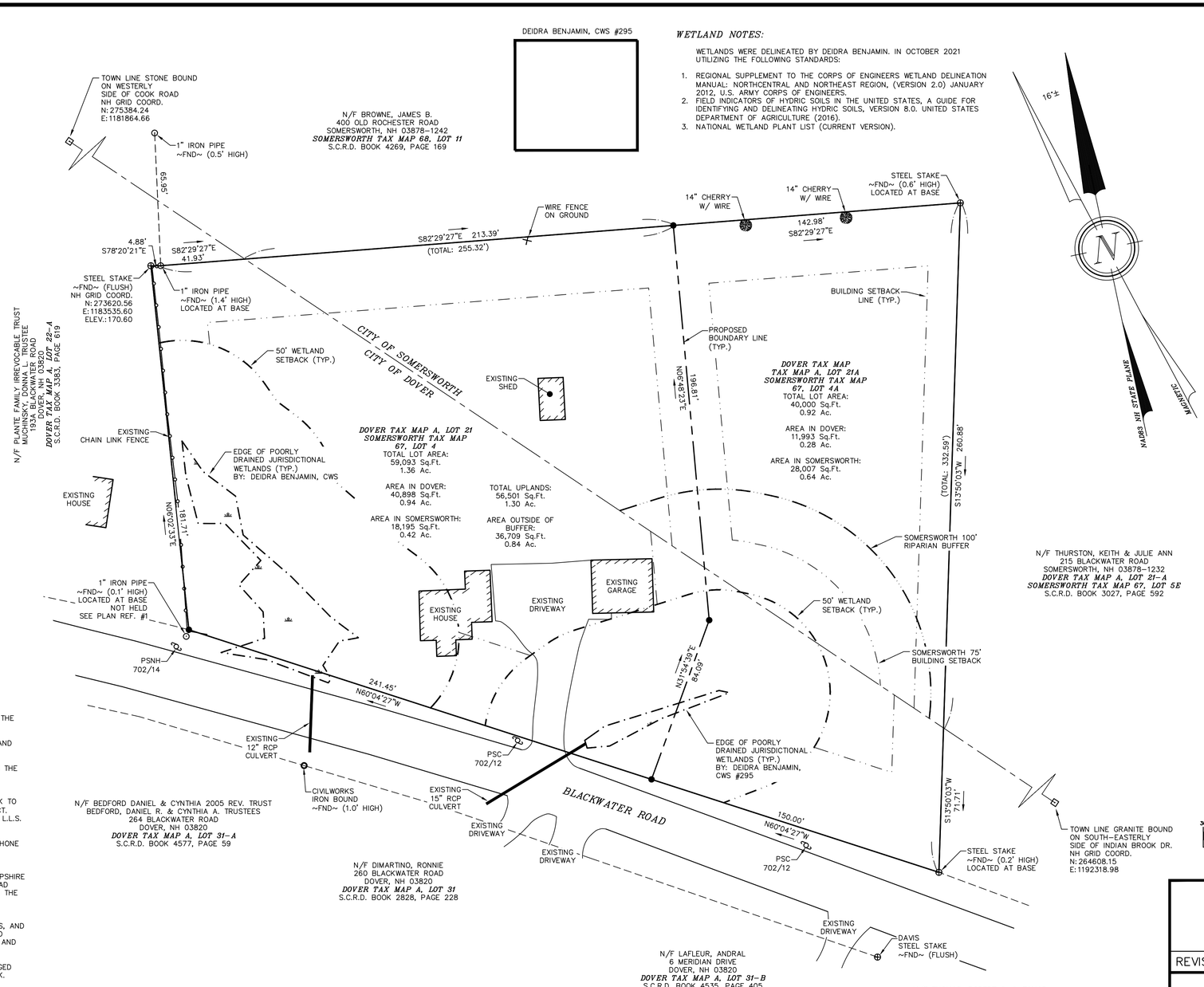
20.) THE SITE CONSTRUCTION HOURS SHALL BE LIMITED TO MONDAY-FRIDAY 7AM-6PM, SATURDAY 9 AM-4PM. NO SUNDAY HOURS. HOURS OF CONSTRUCTION SHALL BE DOCUMENTED ON A SITE CONSTRUCTION SIGN ALONG WITH THE CONTACT INFORMATION FOR THE GENERAL CONTRACTOR. SAID SIGNAGE MUST BE LOCATED AND APPROVED BY THE CITY ENGINEER OR ASSISTANT CITY MANAGER.

21.) COMMERCIAL VEHICLE ROUTE DURING CONSTRUCTION SHALL CONFORM WITH DOVER CITY CODE OR BE COORDINATED WITH THE COMMUNITY SERVICES DIRECTOR.

22.) ALL LOTS WILL BE SINGLE FAMILY USE OR AS PRESCRIBED IN THE UNDERLYING ZONE.

23.) ANY RETAINING WALL TALLER THAN FOUR FEET (4') REQUIRES ISSUANCE OF A BUILDING PERMIT FROM INSPECTION SERVICES.

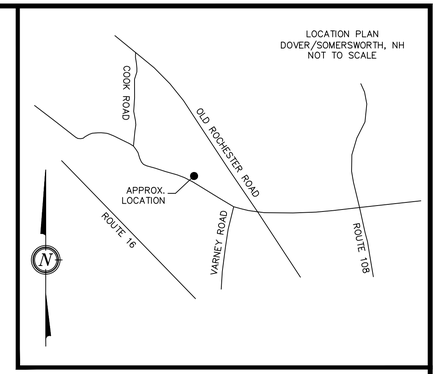
24.) ANY FENCE TALLER THAN SEVEN FEET (7') REQUIRES THE ISSUANCE OF A BUILDING PERMIT FROM INSPECTION SERVICES.



WETLAND NOTES:

WETLANDS WERE DELINEATED BY DEIDRA BENJAMIN. IN OCTOBER 2021 UTILIZING THE FOLLOWING STANDARDS:

1. REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, (VERSION 2.0) JANUARY 2012, U.S. ARMY CORPS OF ENGINEERS.
2. FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 8.0. UNITED STATES DEPARTMENT OF AGRICULTURE (2016).
3. NATIONAL WETLAND PLANT LIST (CURRENT VERSION).



NOTES:

1.) OWNER: MICHAEL J. & COLLEEN M. FOLIGNO
193 BLACKWATER ROAD
DOVER, NH 03820

2.) DOVER TAX MAP A, LOT 21
SOMERSWORTH TAX MAP 67, LOT 4

3.) LOT AREA: 99,093 Sq. Ft., 2.28 Ac.

4.) S.C.R.D. BOOK 2044, PAGE 144

5.) ZONING: (DOVER) R-40, RURAL RES.
SETBACKS:
FRONT ~ 40.0'
SIDE ~ 25.0'
REAR ~ 30.0'
WETLANDS SETBACK ~ 50.0'
WETLAND SEPTIC SETBACK ~ 75.0'
MIN. LOT SIZE
40,000 Sq. Ft. UPLANDS
60% OUTSIDE BUFFER
MIN. LOT FRONTAGE
150'

ZONING (SOMERSWORTH) R-1, RES./SINGLE FAMILY W/WATER & W/O SEWER
SETBACKS:
FRONT ~ 25.0'
SIDE ~ 15.0'
REAR ~ 30.0'
WETLANDS NO-BUILD VEGETATED BUFFER ~ 50.0'
WETLANDS BUILDING SETBACK ~ 75.0'
WETLANDS RIPARIAN BUFFER ~ 100.0'
MIN. LOT SIZE
25,000 Sq. Ft.
MIN. LOT FRONTAGE
135'

6.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF.: FEMA COMMUNITY# -330145 & 330151, MAP# - 33017C0310E, DATED: MAY 17, 2005.

7.) VERTICAL DATUM BASED ON USGS NAVD88 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING CARLSON BRX7 SURVEY GRADE GPS RECEIVERS.

8.) THE INTENT OF THIS PLAN IS TO SUBDIVIDE DOVER TAX MAP A, LOT 21 & SOMERSWORTH TAX MAP 67, LOT 4 A INTO 2 INDIVIDUAL LOTS. THIS IS A 2 SHEET PLAN SET. SHEET 1 IS THE DETAIL SUBDIVISION SHEET, SHEET 2 IS A TOPOGRAPHIC SUBDIVISION SHEET, SHEET 1 WILL BE RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS. SHEET 2 WILL BE ON FILE AT THIS OFFICE AND THE CITY OF DOVER.

9.) THE BOUNDARY LINES SHOW ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE BY THIS OFFICE IN OCTOBER OF 2021, WITH AN ERROR OF CLOSURE BETTER THAN 1 PART IN 10,000.

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

LEGEND:

- ● 3/4" REBAR W/ ID CAP ~TBS~
- ◉ IRON BOUND ~FND~
- ○ IRON PIPE ~FND~
- ⊕ STEEL STAKE ~FND~
- ⊡ TOWN LINE STONE ~FND~
- UTILITY POLE
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- 50' WETLAND SETBACK
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- APPROXIMATE ABUTTING LOT LINE
- TOWN LINE

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

FINAL APPROVAL
BY
SOMERSWORTH PLANNING BOARD

CHAIR PERSON: _____

DATE: _____

DOVER APPROVAL

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-

1-17-21

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

REVISION	DATE	DESCRIPTION

SUBDIVISION PLAN
LAND OF
MICHAEL J. & COLLEEN M. FOLIGNO
193 BLACKWATER ROAD
DOVER, N.H.
DOVER TAX MAP A, LOT 21
SOMERSWORTH TAX 67, LOT 4

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

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT RD.
BARRINGTON, N.H. (603)332-2863

SCALE : 1 IN. EQUALS 30 FT.
DATE : NOVEMBER 12, 2021
FILE NO. : DB 2021-140 (JNB)

WETLAND NOTES:

WETLANDS WERE DELINEATED BY DEIDRA BENJAMIN. IN OCTOBER 2021 UTILIZING THE FOLLOWING STANDARDS:

1. REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, (VERSION 2.0) JANUARY 2012, U.S. ARMY CORPS OF ENGINEERS.
2. FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 8.0. UNITED STATES DEPARTMENT OF AGRICULTURE (2016).
3. NATIONAL WETLAND PLANT LIST (CURRENT VERSION).

DEIDRA BENJAMIN, CWS #295

TEST PIT #1
12-15-2021
PERFORMED BY: JOSEPH BERRY, NHDES DESIGNER #1882
0-0.6' 10YR 2/2 FINE SANDY LOAM, GRANULAR, FRIABLE
0.6-1.4' 10YR 4/6 FINE SANDY LOAM, GRANULAR, FRIABLE, REDOX. CON. & DEP. @ 1.4'
1.4-4.5' 2.5Y 6/4, FINE SAND, GRANULAR, WEAK FRIABLE

E.S.H.W.T. @ 1.4'
RESTRICTIVE LAYER @ N/A
LEDGE @ N/A
ROOTS TO 1.4'
GROUND WATER @ 3.0'
PERC RATE = 8 MIN/IN

TEST PIT #2
12-15-2021
PERFORMED BY: JOSEPH BERRY, NHDES DESIGNER #1882
0-0.8' 10YR 2/2 FINE SANDY LOAM, GRANULAR, FRIABLE
0.8-2.0' 10YR 4/6 FINE SANDY LOAM, GRANULAR, FRIABLE, REDOX. CON. & DEP. @ 2.0'
2.0-4.5' 2.5Y 6/4, FINE SAND, GRANULAR, WEAK FRIABLE

E.S.H.W.T. @ 2.0'
RESTRICTIVE LAYER @ N/A
LEDGE @ N/A
ROOTS TO 1.8'
NO GROUND WATER
PERC. RATE = 8 MIN/IN

TEST PIT #3
12-15-2021
PERFORMED BY: JOSEPH BERRY, NHDES DESIGNER #1882
0-0.7' 10YR 2/2 FINE SANDY LOAM, GRANULAR, FRIABLE
0.7-1.6' 10YR 4/6 FINE SANDY LOAM, GRANULAR, FRIABLE,
1.6-4.8' 2.5Y 6/3, FINE SAND, GRANULAR, WEAK FRIABLE REDOX. CON. & DEP. @ 2.3'

E.S.H.W.T. @ 2.3'
RESTRICTIVE LAYER @ N/A
LEDGE @ N/A
ROOTS TO 1.8'
NO GROUND WATER
PERC. RATE = 8 MIN/IN

TEST PIT #4
12-15-2021
PERFORMED BY: JOSEPH BERRY, NHDES DESIGNER #1882
0-0.6' 10YR 2/2 FINE SANDY LOAM, GRANULAR, FRIABLE
0.6-1.5' 10YR 4/6 FINE SANDY LOAM, GRANULAR, FRIABLE,
1.5-4.5' 2.5Y 6/3, FINE SAND, GRANULAR, WEAK FRIABLE REDOX. CON. & DEP. @ 2.6'

E.S.H.W.T. @ 2.6'
RESTRICTIVE LAYER @ N/A
LEDGE @ N/A
ROOTS TO 1.6'
NO GROUND WATER
PERC. RATE = 8 MIN/IN

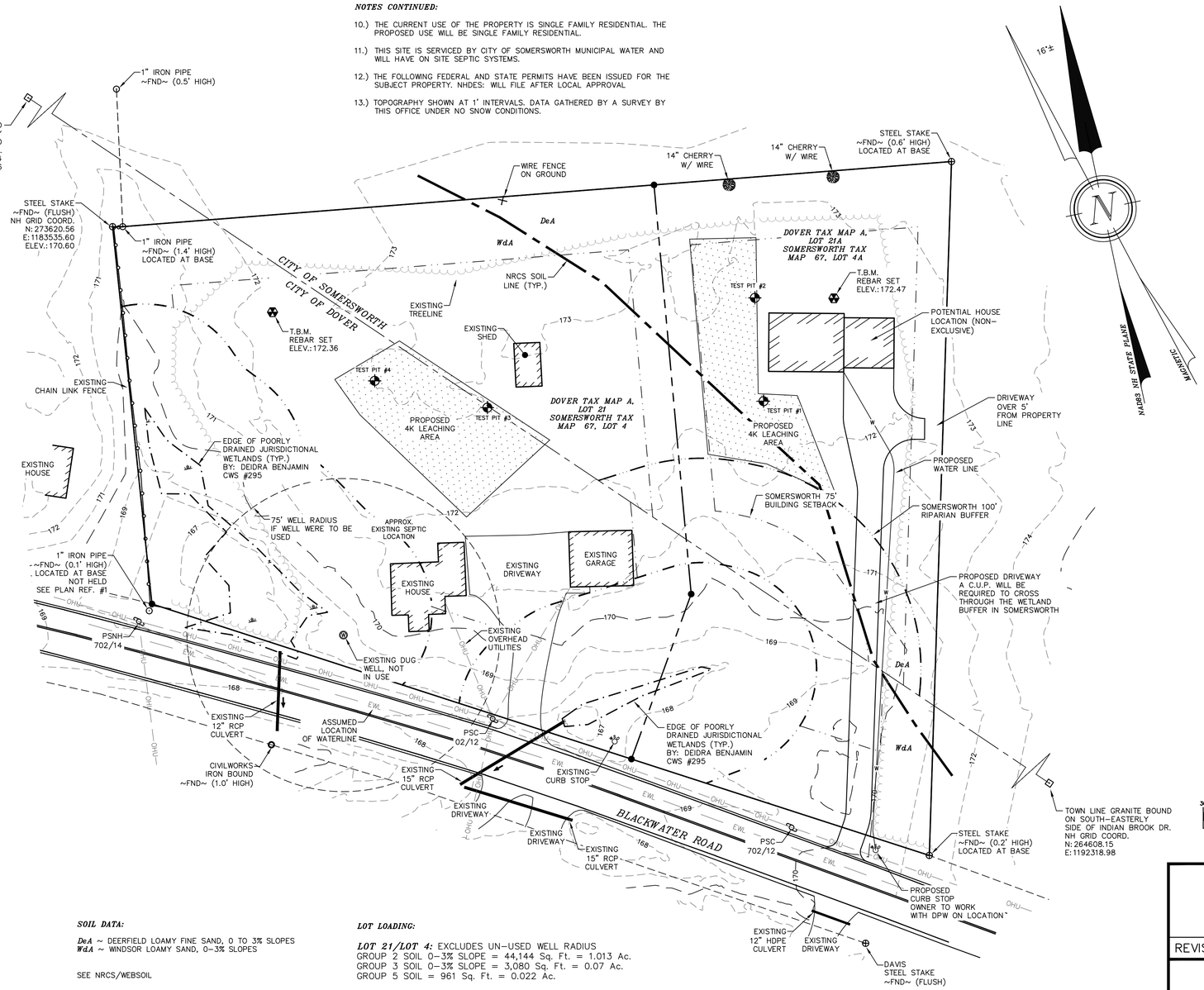
NOTES CONTINUED:

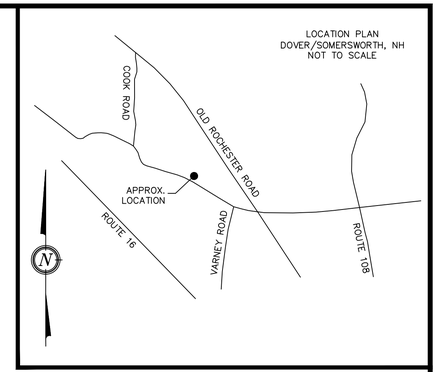
10.) THE CURRENT USE OF THE PROPERTY IS SINGLE FAMILY RESIDENTIAL. THE PROPOSED USE WILL BE SINGLE FAMILY RESIDENTIAL.

11.) THIS SITE IS SERVICED BY CITY OF SOMERSWORTH MUNICIPAL WATER AND WILL HAVE ON SITE SEPTIC SYSTEMS.

12.) THE FOLLOWING FEDERAL AND STATE PERMITS HAVE BEEN ISSUED FOR THE SUBJECT PROPERTY. NHDES: WILL FILE AFTER LOCAL APPROVAL

13.) TOPOGRAPHY SHOWN AT 1' INTERVALS. DATA GATHERED BY A SURVEY BY THIS OFFICE UNDER NO SNOW CONDITIONS.





NOTES:

1.) OWNER: MICHAEL J. & COLLEEN M. FOLIGNO
193 BLACKWATER ROAD
DOVER, NH 03820

2.) DOVER TAX MAP A, LOT 21
SOMERSWORTH TAX MAP 67, LOT 4

3.) LOT AREA: 99,093 Sq. Ft., 2.28 Ac.

4.) S.C.R.D. BOOK 2044, PAGE 144

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SETBACKS:
FRONT ~ 40.0'
SIDE ~ 25.0'
REAR ~ 30.0'
WETLANDS SETBACK ~ 50.0'
WETLAND SEPTIC SETBACK ~ 75.0'
MIN. LOT SIZE
40,000 Sq. Ft. UPLANDS
60% OUTSIDE BUFFER
MIN. LOT FRONTAGE
150'

ZONING (SOMERSWORTH) R-1, RES./SINGLE FAMILY W/WATER & W/O SEWER
SETBACKS:
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SIDE ~ 15.0'
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MIN. LOT SIZE
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MIN. LOT FRONTAGE
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8.) THE INTENT OF THIS PLAN IS TO SUBDIVIDE DOVER TAX MAP A, LOT 21 & SOMERSWORTH TAX MAP 67, LOT 4 A INTO 2 INDIVIDUAL LOTS. THIS IS A 2 SHEET PLAN SET. SHEET 1 IS THE DETAIL SUBDIVISION SHEET, SHEET 2 IS A TOPOGRAPHIC SUBDIVISION SHEET, SHEET 1 WILL BE RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS. SHEET 2 WILL BE ON FILE AT THIS OFFICE AND THE CITY OF DOVER.

9.) THE BOUNDARY LINES SHOW ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE BY THIS OFFICE IN OCTOBER OF 2021, WITH AN ERROR OF CLOSURE BETTER THAN 1 PART IN 10,000.

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

LEGEND:

- 3/4" REBAR W/ ID CAP ~TBS~
- IRON BOUND ~FND~
- IRON PIPE ~FND~
- STEEL STAKE ~FND~
- TOWN LINE STONE ~FND~
- UTILITY POLE
- TEST PIT
- BENCHMARK
- PROPOSED BOUNDARY LINE
- PROPOSED BUILDING SETBACK LINE
- POORLY DRAINED WETLANDS
- 50' WETLAND SETBACK
- SOMERSWORTH 100' RIPARIAN BUFFER
- PERIMETER BOUNDARY LINE
- APPROXIMATE ABUTTING LOT LINE
- TOWN LINE
- NRCS SOIL LINE
- OHU OVERHEAD UTILITIES
- EWL WATER LINE
- FND FOUND
- TYP TYPICAL
- TBS TO BE SET
- S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS

SOIL DATA:

DeA ~ DEERFIELD LOAMY FINE SAND, 0 TO 3% SLOPES
WdA ~ WINDSOR LOAMY SAND, 0-3% SLOPES

SEE NRCS/WEBSOIL

LOT LOADING:

LOT 21/LOT 4: EXCLUDES UN-USED WELL RADIUS
GROUP 2 SOIL 0-3% SLOPE = 44,144 Sq. Ft. = 1.013 Ac.
GROUP 3 SOIL 0-3% SLOPE = 3,080 Sq. Ft. = 0.07 Ac.
GROUP 5 SOIL = 961 Sq. Ft. = 0.022 Ac.

Q = (1.013Ac. X 2000 GPD/Ac.)/1.3 FACTOR = 1,558 GPD
Q = (0.07Ac. X 2000 GPD/Ac.)/1.6 FACTOR = 87 GPD
Q = (0.022Ac. X 2000 GPD/Ac.)/3 FACTOR = 14 GPD

TOTAL GPD = 1,659 GPD

LOT 21A/LOT 4A:
GROUP 2 SOIL 0-3% SLOPE = 17,828 Sq. Ft. = 0.409 Ac.
GROUP 3 SOIL 0-3% SLOPE = 22,086 Sq. Ft. = 0.507 Ac.
GROUP 5 SOIL = 86 Sq. Ft. = 0.002 Ac.

Q = (0.409Ac. X 2000 GPD/Ac.)/1.3 FACTOR = 629 GPD
Q = (0.507Ac. X 2000 GPD/Ac.)/1.6 FACTOR = 633 GPD
Q = (0.002Ac. X 2000 GPD/Ac.)/3 FACTOR = 1 GPD

TOTAL GPD = 1,264 GPD

FINAL APPROVAL
BY
SOMERSWORTH PLANNING BOARD

CHAIR PERSON: _____

DATE: _____

DOVER APPROVAL

REVISION	DATE	DESCRIPTION

TOPOGRAPHIC SUBDIVISION PLAN
LAND OF
MICHAEL J. & COLLEEN M. FOLIGNO
193 BLACKWATER ROAD
DOVER, N.H.
DOVER TAX MAP A, LOT 21
SOMERSWORTH TAX 67, LOT 4

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

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT RD.
BARRINGTON, N.H. (603)332-2863

SCALE : 1 IN. EQUALS 30 FT.
DATE : NOVEMBER 12, 2021
FILE NO. : DB 2021-140 (JNB)

PLAN REFERENCES:

1.) "PLAN OF LOT, RICHARD COUTURE"
BY: G.L. DAVIS & ASSOCIATES
DATED: OCTOBER, 1973
ON FILE AT THIS OFFICE & T.F. MORAN

2.) "PROPOSED SUB-DIVISION, PAUL J. GRASSIE, DOVER, NEW HAMPSHIRE"
BY: K.E. MOORE & B.G. STAPLES
DATED: OCTOBER, 1973
S.C.R.D. POCKET #4, FOLDER #5, PLAN #36

3.) "PLAN OF LAND OF DOROTHY COTTON, ROUTE 16B, BLACKWATER ROAD & COOK ROAD, SOMERSWORTH & DOVER, NEW HAMPSHIRE"
BY: CIVIL CONSULTANTS
DATED: MARCH 25, 1988
S.C.R.D. PLAN #33A-88 & 89

4.) "SUBDIVISION OF LAND OF DOROTHY M. COTTON, ROUTE 16B, BLACKWATER ROAD, & COOK ROAD, SOMERSWORTH & DOVER, NEW HAMSHIRE"
BY: CIVIL CONSULTANTS
DATED: MAY 23, 1988
S.C.R.D. PLAN #34A-117 & 118

5.) "PHASE II SUBDIVISION FOR JOHN POWERS, VARNEY & BLACKWATER ROADS, DOVER - SOMERSWORTH NH"
BY: MCENEANEY SURVEY ASSOCIATES
DATED: JUNE 13, 1988
S.C.R.D. PLAN #36-37

6.) "PLAN OF SUBDIVISION OF LAND OF DOROTHY COTTON, BLACKWATER & COOK ROADS, DOVER, N.H."
BY: RICHARD P. TOWLE
DATED: MAY 19, 1990
S.C.R.D. PLAN #38-35

7.) "SUBDIVISION PLAN, RAND DEVELOPMENT, LLC, ROUTE 16B & BLACKWATER ROAD, DOVER & SOMERSWORTH, NEW HAMPSHIRE"
BY: TRITECH ENGINEERING CORPORATION
DATED: JANUARY 25, 1999
S.C.R.D. PLAN #56-29

8.) "PLAN OF PROPOSED MINOR SUBDIVISION OF A PORTION OF LANDS OF THE RUSSELL T. BROWNE LIVING REVOCABLE TRUST OF 1999 AND THE FRANCES V. BROWNE LIVING REVOCABLE TRUST OF 1999, 1998 BLACKWATER ROAD - DOVER, NEW HAMPSHIRE 03820"
BY: CIVIL CONSULTANTS
DATED: APRIL 7, 2003
S.C.R.D. PLAN #69-52

9.) "MINOR SUBDIVISION PLAN OF LAND LOT 31, TAX ASSESSOR'S MAP "A" 192 BLACKWATER ROAD, DOVER, NEW HAMPSHIRE, COUNTY OF STRAFFORD"
BY: CIVILWORKS
DATED: OCTOBER 14, 2003
S.C.R.D. PLAN #74-85

10.) "PLAN OF LOT LINE ADJUSTMENTS PREPARED FOR RUSSELL T. BROWNE LIVING REV. TRUST, FRANCES V. BROWNE LIVING REV. TRUST, SOMERSWORTH TAX MAP 68, LOT NO. 1, OLD ROCHESTER ROAD AND JAMES B. BROWN, SOMERSWORTH TAX MAP 68, LOT NO. 3, 400 OLD ROCHESTER ROAD AND JAMES B. BROWN, SOMERSWORTH TAX MAP 68, LOT NO. 3, 400 OLD ROCHESTER ROAD AND RUSSELL T. BROWNE LIVING REV. TRUST TRUST, FRANCES V. BROWNE LIVING REV. TRUST, SOMERSWORTH TAX MAP 68, LOT NO. 11, DOVER TAX MAP A, LOT 23-2-1, BLACKWATER ROAD, CITIES OF SOMERSWORTH AND DOVER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE"
BY: MCENEANEY SURVEY ASSOCIATES, INC.
DATED: SEPTEMBER 26, 2012
S.C.R.D. PLAN #107-60

NOTES CONTINUED:

10.) THE CURRENT USE OF THE PROPERTY IS SINGLE FAMILY RESIDENTIAL. THE PROPOSED USE WILL BE SINGLE FAMILY RESIDENTIAL.

11.) THIS SITE IS SERVICED BY CITY OF SOMERSWORTH MUNICIPAL WATER AND WILL HAVE ON SITE SEPTIC SYSTEMS.

12.) THE FOLLOWING FEDERAL AND STATE PERMITS HAVE BEEN ISSUED FOR THE SUBJECT PROPERTY. NHDES: WILL FILE AFTER LOCAL APPROVAL

13.) AS-BUILT PLANS OF THE SITE SHALL BE SUBMITTED ON A REPRODUCIBLE MYLAR MEDIUM AND IN A DIGITAL DXF FORMAT ON DISK TO THE CITY OF DOVER ENGINEER'S OFFICE UPON COMPLETION OF PROJECT. AS-BUILT PLANS SHALL BE PREPARED AND CERTIFIED CORRECT BY A L.L.S. OR P.E.

14.) THE INSTALLATION OF ELECTRIC POWER, CABLE TELEVISION AND TELEPHONE LINES SHALL BE UNDERGROUND THROUGHOUT THE SITE FOR WHICH DEVELOPMENT IS PROPOSED.

15.) ALL CONSTRUCTION SHALL CONFORM TO THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. CONSTRUCTION SHALL ALSO CONFORM TO THE CITY OF DOVER POLICIES AND PRACTICES.

16.) 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 SHALL BE STAKED, FLAGGED AND CLEARLY IDENTIFIED PRIOR TO THE COMMENCEMENT OF SITE WORK.

18.) ALL TREATMENT SWALES TO BE CONSTRUCTED SHALL HAVE SOD BOTTOMS.

19.) BUILDING ADDRESSES SHALL BE ASSIGNED BY THE BUILDING OFFICIAL AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.

20.) THE SITE CONSTRUCTION HOURS SHALL BE LIMITED TO MONDAY-FRIDAY 7AM-6PM, SATURDAY 9 AM-4PM. NO SUNDAY HOURS. HOURS OF CONSTRUCTION SHALL 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.

21.) COMMERCIAL VEHICLE ROUTE DURING CONSTRUCTION SHALL CONFORM WITH DOVER CITY CODE OR BE COORDINATED WITH THE COMMUNITY SERVICES DIRECTOR.

22.) ALL LOTS WILL BE SINGLE FAMILY USE OR AS PRESCRIBED IN THE UNDERLYING ZONE.

23.) ANY RETAINING WALL TALLER THAN FOUR FEET (4') REQUIRES ISSUANCE OF A BUILDING PERMIT FROM INSPECTION SERVICES.

24.) ANY FENCE TALLER THAN SEVEN FEET (7') REQUIRES THE ISSUANCE OF A BUILDING PERMIT FROM INSPECTION SERVICES.

DEIDRA BENJAMIN, CWS #295

WETLAND NOTES:

WETLANDS WERE DELINEATED BY DEIDRA BENJAMIN. IN OCTOBER 2021 UTILIZING THE FOLLOWING STANDARDS:

1. REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, (VERSION 2.0) JANUARY 2012, U.S. ARMY CORPS OF ENGINEERS.
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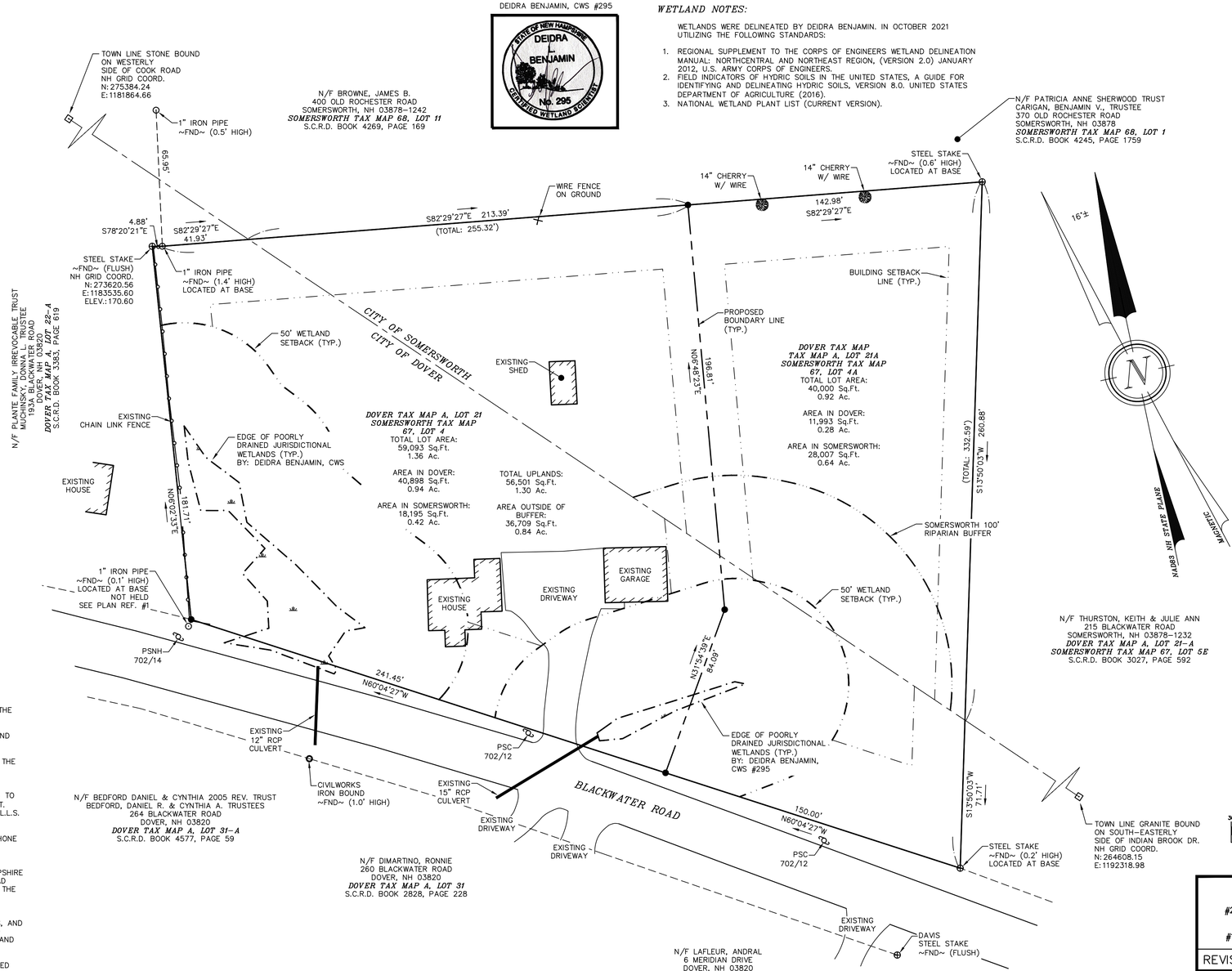

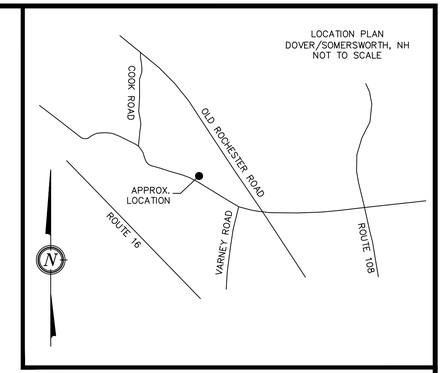

NOTES:

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193 BLACKWATER ROAD
DOVER, NH 03820

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SOMERSWORTH TAX MAP 67, LOT 4

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WETLANDS SETBACK ~ 50.0'
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MIN. LOT SIZE
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60% OUTSIDE BUFFER
MIN. LOT FRONTAGE
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WETLANDS NO-BUILD VEGETATED BUFFER ~ 50.0'
WETLANDS RIPARIAN BUFFER ~ 100.0'
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MIN. LOT FRONTAGE
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9.) THE BOUNDARY LINES SHOW ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE BY THIS OFFICE IN OCTOBER OF 2021, WITH AN ERROR OF CLOSURE BETTER THAN 1 PART IN 10,000.

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

LEGEND:

- ● 3/4" REBAR W/ ID CAP ~TBS~
- ○ IRON BOUND ~FND~
- ○ IRON PIPE ~FND~
- ⊕ STEEL STAKE ~FND~
- ⊡ TOWN LINE STONE ~FND~
- UTILITY POLE
- PROPOSED BOUNDARY LINE
- PROPOSED BUILDING SETBACK LINE
- POORLY DRAINED WETLANDS
- 50' WETLAND SETBACK
- SOMERSWORTH 100' RIPARIAN BUFFER
- PERIMETER BOUNDARY LINE
- APPROXIMATE ABUTTING LOT LINE
- TOWN LINE

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

FINAL APPROVAL BY SOMERSWORTH PLANNING BOARD

CHAIR PERSON: _____

DATE: _____

DOVER APPROVAL

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 & SOMERSWORTH N.H.

-1:10,000-

KENNETH A. BERRY L.L.S. 805 1-25-22 DATE

REVISION	DATE	DESCRIPTION
#2	1-25-22	REVISIONS TO APPLY FOR SOMERSWORTH PLANING BOARD, ADDED SHEET 3 &4
#1	1-19-22	ADD MISSING ABUTTER

SUBDIVISION PLAN
LAND OF
MICHAEL J. & COLLEEN M. FOLIGNO
193 BLACKWATER ROAD
DOVER, N.H.
DOVER TAX MAP A, LOT 21
SOMERSWORTH TAX 67, LOT 4

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

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT RD.
BARRINGTON, N.H. (603)332-2863

SCALE : 1 IN. EQUALS 30 FT.
DATE : NOVEMBER 12, 2021
FILE NO. : DB 2021-140 (JNB)

WETLAND NOTES:

WETLANDS WERE DELINEATED BY DEIDRA BENJAMIN. IN OCTOBER 2021 UTILIZING THE FOLLOWING STANDARDS:

1. REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, (VERSION 2.0) JANUARY 2012, U.S. ARMY CORPS OF ENGINEERS.
2. FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 8.0. UNITED STATES DEPARTMENT OF AGRICULTURE (2016).
3. NATIONAL WETLAND PLANT LIST (CURRENT VERSION).

DEIDRA BENJAMIN, CWS #295

STATE OF NEW HAMPSHIRE — DEIDRA L. BENJAMIN — No. 295 — CERTIFIED WETLAND SCIENTIST

TEST PIT #1
12-15-2021
PERFORMED BY: JOSEPH BERRY, NHDES DESIGNER #1882
0-0.6' 10YR 2/2 FINE SANDY LOAM, GRANULAR, FRIABLE
0.6-1.4' 10YR 4/6 FINE SANDY LOAM, GRANULAR, FRIABLE, REDOX. CON. & DEP. @ 1.4'
1.4-4.5' 2.5Y 6/4, FINE SAND, GRANULAR, WEAK FRIABLE

E.S.H.W.T. @ 1.4'
RESTRICTIVE LAYER @ N/A
LEDGE @ N/A
ROOTS TO 1.4'
GROUND WATER @ 3.0'
PERC RATE = 8 MIN/IN

TEST PIT #2
12-15-2021
PERFORMED BY: JOSEPH BERRY, NHDES DESIGNER #1882
0-0.8' 10YR 2/2 FINE SANDY LOAM, GRANULAR, FRIABLE
0.8-2.0' 10YR 4/6 FINE SANDY LOAM, GRANULAR, FRIABLE, REDOX. CON. & DEP. @ 2.0'
2.0-4.5' 2.5Y 6/4, FINE SAND, GRANULAR, WEAK FRIABLE

E.S.H.W.T. @ 2.0'
RESTRICTIVE LAYER @ N/A
LEDGE @ N/A
ROOTS TO 1.8'
NO GROUND WATER
PERC. RATE = 8 MIN/IN

TEST PIT #3
12-15-2021
PERFORMED BY: JOSEPH BERRY, NHDES DESIGNER #1882
0-0.7' 10YR 2/2 FINE SANDY LOAM, GRANULAR, FRIABLE
0.7-1.6' 10YR 4/6 FINE SANDY LOAM, GRANULAR, FRIABLE,
1.6-4.8' 2.5Y 6/3, FINE SAND, GRANULAR, WEAK FRIABLE REDOX. CON. & DEP. @ 2.3'

E.S.H.W.T. @ 2.3'
RESTRICTIVE LAYER @ N/A
LEDGE @ N/A
ROOTS TO 1.8'
NO GROUND WATER
PERC. RATE = 8 MIN/IN

TEST PIT #4
12-15-2021
PERFORMED BY: JOSEPH BERRY, NHDES DESIGNER #1882
0-0.6' 10YR 2/2 FINE SANDY LOAM, GRANULAR, FRIABLE
0.6-1.5' 10YR 4/6 FINE SANDY LOAM, GRANULAR, FRIABLE,
1.5-4.5' 2.5Y 6/3, FINE SAND, GRANULAR, WEAK FRIABLE REDOX. CON. & DEP. @ 2.6'

E.S.H.W.T. @ 2.6'
RESTRICTIVE LAYER @ N/A
LEDGE @ N/A
ROOTS TO 1.6'
NO GROUND WATER
PERC. RATE = 8 MIN/IN

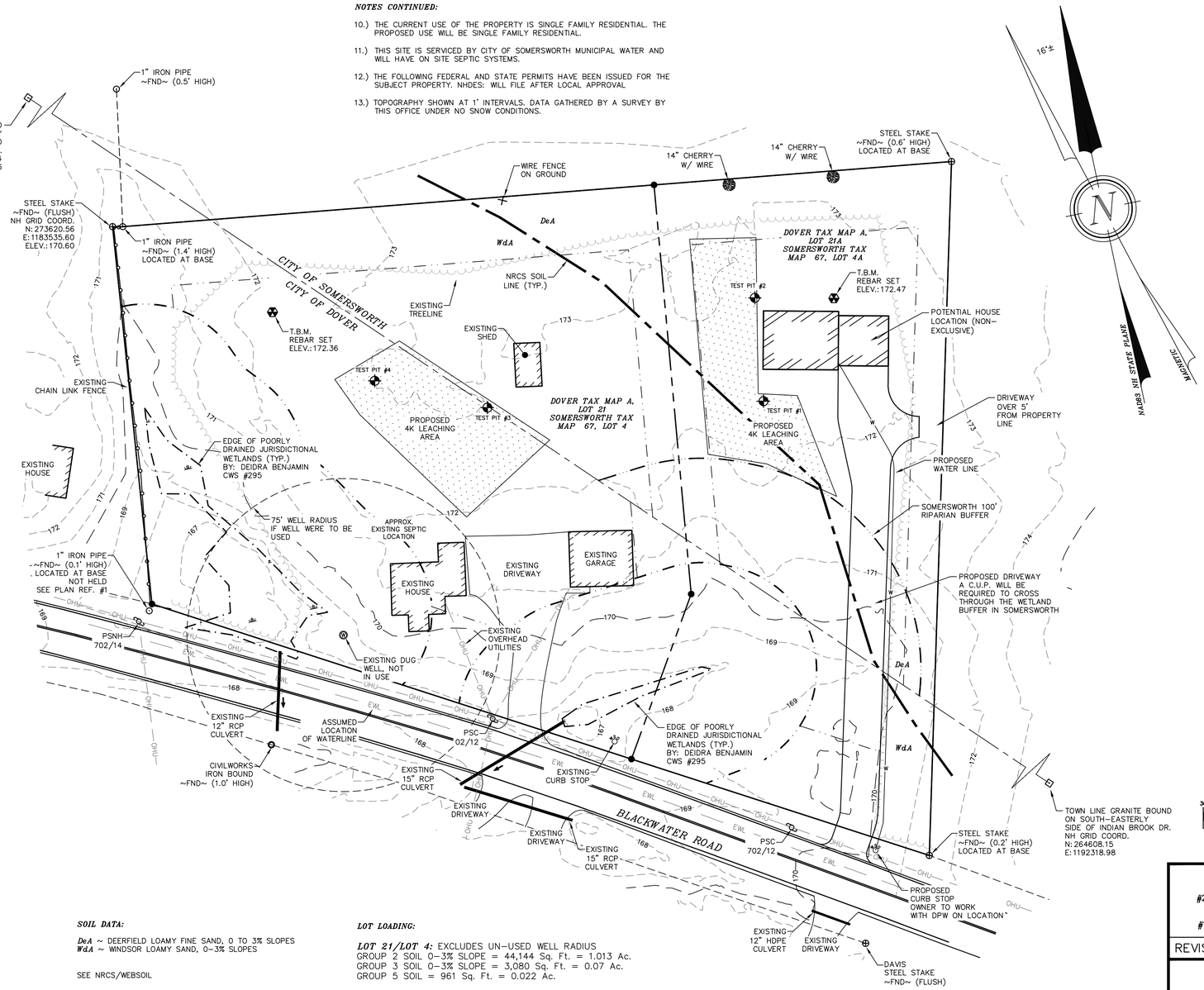
NOTES CONTINUED:

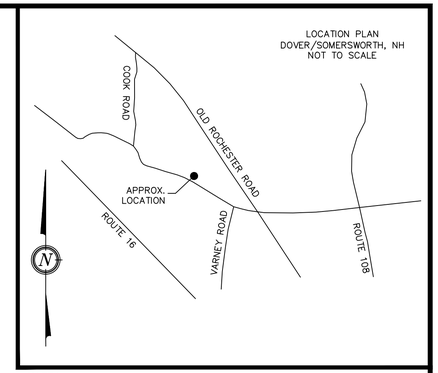
10.) THE CURRENT USE OF THE PROPERTY IS SINGLE FAMILY RESIDENTIAL. THE PROPOSED USE WILL BE SINGLE FAMILY RESIDENTIAL.

11.) THIS SITE IS SERVICED BY CITY OF SOMERSWORTH MUNICIPAL WATER AND WILL HAVE ON SITE SEPTIC SYSTEMS.

12.) THE FOLLOWING FEDERAL AND STATE PERMITS HAVE BEEN ISSUED FOR THE SUBJECT PROPERTY. NHDES: WILL FILE AFTER LOCAL APPROVAL

13.) TOPOGRAPHY SHOWN AT 1' INTERVALS. DATA GATHERED BY A SURVEY BY THIS OFFICE UNDER NO SNOW CONDITIONS.





NOTES:

1.) OWNER: MICHAEL J. & COLLEEN M. FOLIGNO
193 BLACKWATER ROAD
DOVER, NH 03820

2.) DOVER TAX MAP A, LOT 21
SOMERSWORTH TAX MAP 67, LOT 4

3.) LOT AREA: 99,093 Sq. Ft., 2.28 Ac.

4.) S.C.R.D. BOOK 2044, PAGE 144

5.) ZONING: (DOVER) R-40, RURAL RES.
SETBACKS:
FRONT ~ 40.0'
SIDE ~ 25.0'
REAR ~ 30.0'
WETLANDS SETBACK ~ 50.0'
WETLAND SEPTIC SETBACK ~ 75.0'
MIN. LOT SIZE
40,000 Sq. Ft. UPLANDS
60% OUTSIDE BUFFER
MIN. LOT FRONTAGE
150'

ZONING (SOMERSWORTH) R-1, RES./SINGLE FAMILY W/WATER & W/O SEWER
SETBACKS:
FRONT ~ 25.0'
SIDE ~ 15.0'
REAR ~ 30.0'
WETLANDS NO-BUILD VEGETATED BUFFER ~ 50.0'
WETLANDS RIPARIAN BUFFER ~ 100.0'
MIN. LOT SIZE
25,000 Sq. Ft.
MIN. LOT FRONTAGE
135'

6.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF.: FEMA COMMUNITY# -330145 & 330151, MAP# - 33017C0310E, DATED: MAY 17, 2005.

7.) VERTICAL DATUM BASED ON USGS NAVD88 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING CARLSON BRX7 SURVEY GRADE GPS RECEIVERS.

8.) THE INTENT OF THIS PLAN IS TO SUBDIVIDE DOVER TAX MAP A, LOT 21 & SOMERSWORTH TAX MAP 67, LOT 4 A INTO 2 INDIVIDUAL LOTS. THIS IS A 4 SHEET PLAN SET. SHEET 1 IS THE DETAIL SUBDIVISION SHEET, SHEET 2 IS A TOPOGRAPHIC SUBDIVISION SHEET, SHEET 3 & 4 ARE CONDITIONAL USE PERMIT PLANS/DETAILS FOR THE CITY OF SOMERSWORTH. SHEET 1 WILL BE RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS. SHEET 2-4 WILL BE ON FILE AT THIS OFFICE AND THE CITY OF DOVER/SOMERSWORTH.

9.) THE BOUNDARY LINES SHOW ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE BY THIS OFFICE IN OCTOBER OF 2021, WITH AN ERROR OF CLOSURE BETTER THAN 1 PART IN 10,000.

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

LEGEND:

- 3/4" REBAR W/ ID CAP ~TBS~
- IRON BOUND ~FND~
- IRON PIPE ~FND~
- STEEL STAKE ~FND~
- TOWN LINE STONE ~FND~
- UTILITY POLE
- TEST PIT
- BENCHMARK
- PROPOSED BOUNDARY LINE
- PROPOSED BUILDING SETBACK LINE
- POORLY DRAINED WETLANDS
- 50' WETLAND SETBACK
- SOMERSWORTH 100' RIPARIAN BUFFER
- PERIMETER BOUNDARY LINE
- APPROXIMATE ABUTTING LOT LINE
- TOWN LINE
- NRCS SOIL LINE
- OHU — OVERHEAD UTILITIES
- EWL — WATER LINE

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

SOIL DATA:

DeA ~ DEERFIELD LOAMY FINE SAND, 0 TO 3% SLOPES
WdA ~ WINDSOR LOAMY SAND, 0-3% SLOPES

SEE NRCS/WEBSOIL

LOT LOADING:

LOT 21/LOT 4: EXCLUDES UN-USED WELL RADIUS
GROUP 2 SOIL 0-3% SLOPE = 44,144 Sq. Ft. = 1.013 Ac.
GROUP 3 SOIL 0-3% SLOPE = 3,080 Sq. Ft. = 0.07 Ac.
GROUP 5 SOIL = 961 Sq. Ft. = 0.022 Ac.

Q = (1.013Ac. X 2000 GPD/Ac.)/1.3 FACTOR = 1,558 GPD
Q = (0.07Ac. X 2000 GPD/Ac.)/1.6 FACTOR = 87 GPD
Q = (0.022Ac. X 2000 GPD/Ac.)/3 FACTOR = 14 GPD

TOTAL GPD = 1,659 GPD

LOT 21A/LOT 4A:
GROUP 2 SOIL 0-3% SLOPE = 17,828 Sq. Ft. = 0.409 Ac.
GROUP 3 SOIL 0-3% SLOPE = 22,086 Sq. Ft. = 0.507 Ac.
GROUP 5 SOIL = 86 Sq. Ft. = 0.002 Ac.

Q = (0.409Ac. X 2000 GPD/Ac.)/1.3 FACTOR = 629 GPD
Q = (0.507Ac. X 2000 GPD/Ac.)/1.6 FACTOR = 633 GPD
Q = (0.002Ac. X 2000 GPD/Ac.)/3 FACTOR = 1 GPD

TOTAL GPD = 1,264 GPD

FINAL APPROVAL
BY
SOMERSWORTH PLANNING BOARD

CHAIR PERSON: _____

DATE: _____

DOVER APPROVAL

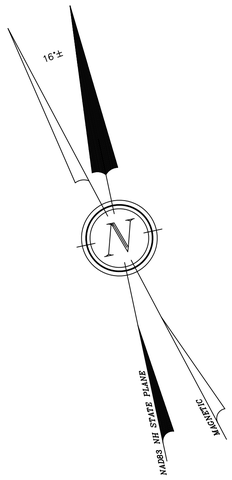
REVISION	DATE	DESCRIPTION
#2	1-25-22	REVISIONS TO APPLY FOR SOMERSWORTH PLANING BOARD, ADDED SHEET 3 &4
#1	1-19-22	ADD MISSING ABUTTER

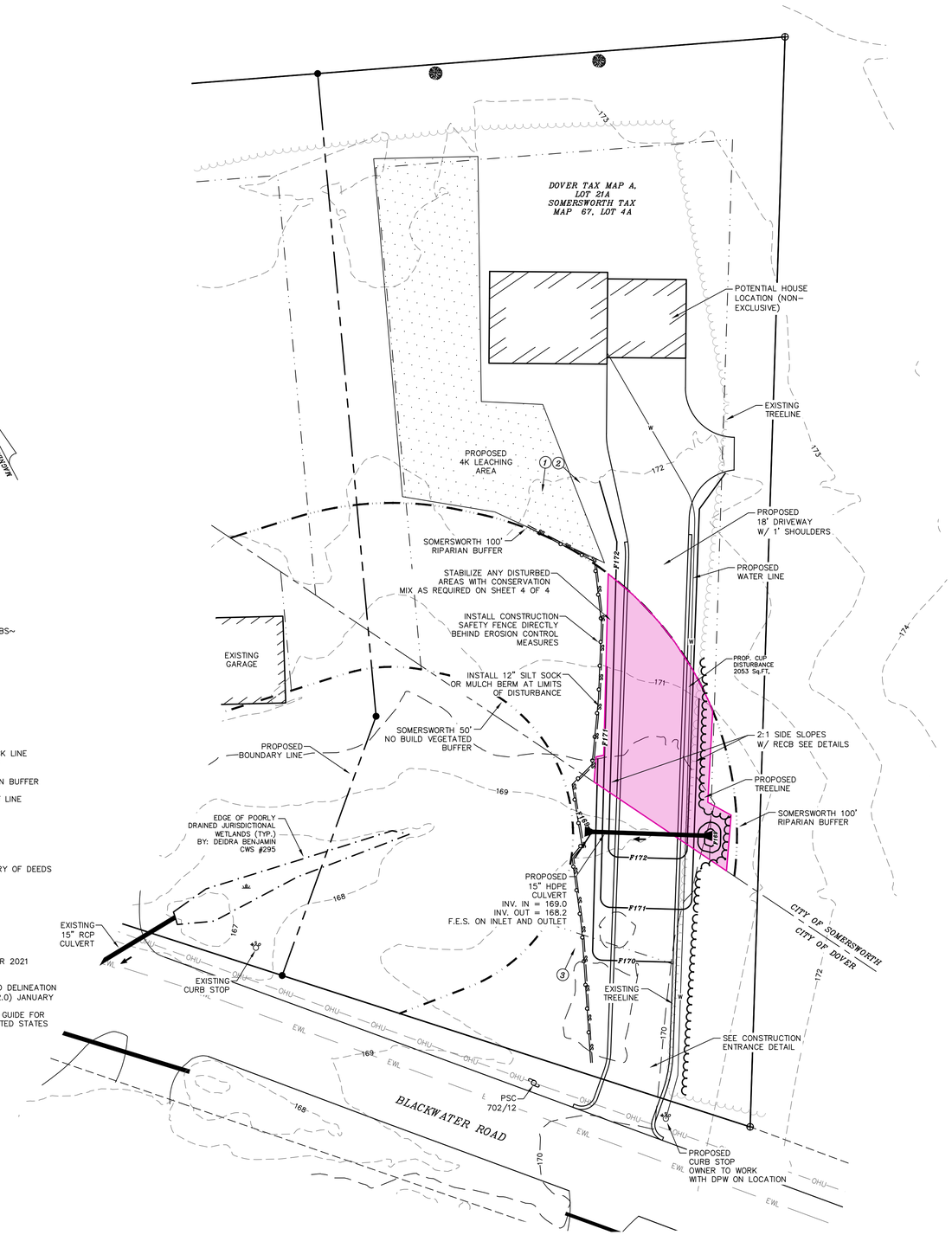
TOPOGRAPHIC SUBDIVISION PLAN
LAND OF
MICHAEL J. & COLLEEN M. FOLIGNO
193 BLACKWATER ROAD
DOVER, N.H.
DOVER TAX MAP A, LOT 21
SOMERSWORTH TAX 67, LOT 4

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

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT RD.
BARRINGTON, N.H. (603)332-2863

SCALE : 1 IN. EQUALS 30 FT.
DATE : NOVEMBER 12, 2021
FILE NO. : DB 2021-140 (JNB)





LEGEND:

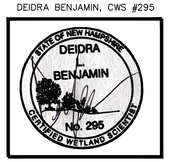
- 3/4" REBAR W/ ID CAP ~TBS~
- IRON BOUND ~FND~
- IRON PIPE ~FND~
- STEEL STAKE ~FND~
- TOWN LINE STONE ~FND~
- UTILITY POLE
- TEST PIT
- BENCHMARK
- (1) PHOTO ORIENTATION POINT
- PROPOSED BOUNDARY LINE
- PROPOSED BUILDING SETBACK LINE
- POORLY DRAINED WETLANDS
- 50' WETLAND SETBACK
- SOMERSWORTH 100' RIPARIAN BUFFER
- PERIMETER BOUNDARY LINE
- APPROXIMATE ABUTTING LOT LINE
- TOWN LINE
- NRCS SOIL LINE
- OHU — OHU — OHU — OVERHEAD UTILITIES
- EWL — WATER LINE
- FND FOUND
- TYP TYPICAL
- TBS TO BE SET
- S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS

WETLAND NOTES:

WETLANDS WERE DELINEATED BY DEIDRA BENJAMIN. IN OCTOBER 2021 UTILIZING THE FOLLOWING STANDARDS:

1. REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, (VERSION 2.0) JANUARY 2012, U.S. ARMY CORPS OF ENGINEERS.
2. FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 8.0. UNITED STATES DEPARTMENT OF AGRICULTURE (2016).
3. NATIONAL WETLAND PLANT LIST (CURRENT VERSION).

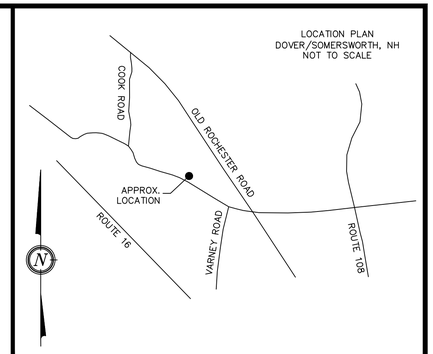
DEIDRA BENJAMIN, CWS #295



SOIL DATA:

DeA ~ DEERFIELD LOAMY FINE SAND, 0 TO 3% SLOPES
WdA ~ WINDSOR LOAMY SAND, 0–3% SLOPES

SEE NRCS/WEBSOIL



NOTES:

1.) OWNER: MICHAEL J. & COLLEEN M. FOLIGNO
193 BLACKWATER ROAD
DOVER, NH 03820

2.) DOVER TAX MAP A, LOT 21
SOMERSWORTH TAX MAP 67, LOT 4

3.) LOT AREA: 99,093 Sq. Ft., 2.28 Ac.

4.) S.C.R.D. BOOK 2044, PAGE 144

5.) ZONING: (DOVER) R–40, RURAL RES.
SETBACKS:
FRONT ~ 40.0'
SIDE ~ 25.0'
REAR ~ 30.0'
WETLANDS SETBACK ~ 50.0'
WETLAND SEPTIC SETBACK ~ 75.0'
MIN. LOT SIZE
40,000 Sq. Ft. UPLANDS
60% OUTSIDE BUFFER
MIN. LOT FRONTAGE
150'

ZONING (SOMERSWORTH) R–1, RES./SINGLE FAMILY W/WATER & W/O SEWER
SETBACKS:
FRONT ~ 25.0'
SIDE ~ 15.0'
REAR ~ 30.0'
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WETLANDS RIPARIAN BUFFER ~ 100.0'
MIN. LOT SIZE
25,000 Sq. Ft.
MIN. LOT FRONTAGE
135'

6.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF.: FEMA COMMUNITY# –330145 & 330151, MAP# – 33017C0310E, DATED: MAY 17, 2005.

7.) VERTICAL DATUM BASED ON USGS NAVD88 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING CARLSON BRX7 SURVEY GRADE GPS RECEIVERS.

8.) THE INTENT OF THIS PLAN IS TO SHOW THE PROPSOED DISTURBANCE WITHIN THE CITY OF SOMERSWORTH 100' RIPARIAN AND WETLAND BUFFER DISTRICT ORDINACE IN RELATION TO A CONDITIONAL US PERMIT APPLICATION.

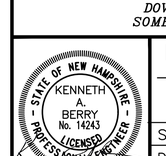
GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

REVISION	DATE	DESCRIPTION

CONDITIONAL USE PERMIT PLAN
LAND OF
MICHAEL J. & COLLEEN M. FOLIGNO
193 BLACKWATER ROAD
DOVER, N.H.
DOVER TAX MAP A, LOT 21
SOMERSWORTH TAX 67, LOT 4



BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT RD.
BARRINGTON, N.H. (603)332–2863

SCALE : 1 IN. EQUALS 20 FT.
DATE : JANUARY 24, 2022
FILE NO. : DB 2021–140 (JNB)

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
	E	FAIR	EXCELLENT	EXCELLENT	EXCELLENT
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, TOT AREAS, UNUSED LANDS, AND LOW INTENSITY USE RECREATION SITES.	A	GOOD	GOOD	GOOD	FAIR
	B	GOOD	GOOD	FAIR	POOR
	C	GOOD	GOOD	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-PH-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.

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.

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.

SEEDING RATES

MIXTURE	POUNDS PER ACRE	POUNDS PER 1,000 Sq. Ft.
A. TALL FESCUE	20	0.45
CREEPING RED FESCUE	20	0.45
BIRDS FOOT TREFOIL	4	0.09
TOTAL	44	0.99
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 30	0.60 OR 1.10
C. TALL FESCUE	24	0.55
CREEPING RED FESCUE	24	0.55
BIRDS FOOT TREFOIL	REMOVED	REMOVED
TOTAL	48	1.10
D. TALL FESCUE	20	0.45
FLAT PEA	30	0.75
TOTAL	50	1.20
E. CREEPING RED FESCUE 1/	50	1.15
KENTUCKY BLUEGRASS 12	100	2.30
TOTAL	150	3.45
F. TALL FESCUE 1	150	3.60

RECOMMENDED *

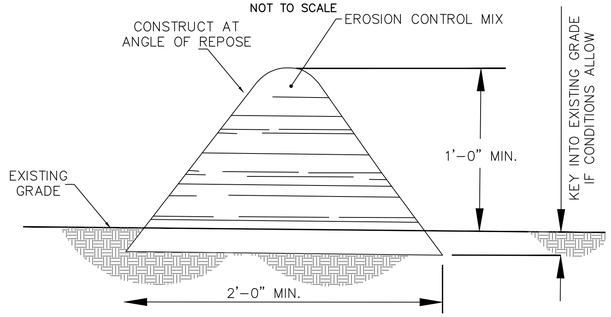
CONSERVATION MIX	POUNDS PER ACRE	POUNDS PER 1,000 S.F.
TALL FESCUE (35%)	15	0.35
CREEPING RED FESCUE (25%)	15	0.35
ANNUAL RYEGRASS (12%)	5	0.12
PERENNIAL RYEGRASS (10%)	5	0.12
KENTUCKY BLUEGRASS (10%)	15	0.35
WHITE CLOVER (3%)	7	0.16

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. DITCHES, SWALES, AND BASINS SHALL BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
8. DO NOT TRAFFIC EXPOSED SOIL SURFACES WITH CONSTRUCTION EQUIPMENT. IF FEASIBLE, PERFORM EXCAVATIONS WITH EQUIPMENT POSITIONED OUTSIDE THE LIMITS OF THE INFILTRATION SYSTEM.
9. DRIVEWAYS AND CUT AND FILL SLOPES MUST BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINAL GRADE.
10. STABILIZATION MEANS:
    10.1. A MINIMUM OF 85% OF VEGETATIVE COVER HAS BEEN ESTABLISHED.
    10.2. A MINIMUM OF 3 INCHES OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIP RAP HAS BEEN INSTALLED, OR
    10.3. EROSION CONTROL BLANKETS HAVE BEEN INSTALLED.
11. 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.

EROSION CONTROL MIX BERM

NOT TO SCALE



EROSION CONTROL MIX BERMS SHALL BE USED ONLY AS FOLLOWS:

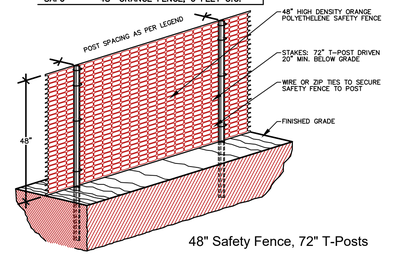
1. BERMS SHALL BE USED IN AREAS WHERE EROSION WILL OCCUR ONLY IN THE FORM OF SHEET EROSION AND THERE IS NO CONCENTRATION OF WATER IN A CHANNEL OR DRAINAGE WAY ABOVE THE BERM.
2. THE BERMS SHALL BE INSTALLED FOLLOWING THE CONTOUR OF THE LAND AS CLOSLY AS POSSIBLE.
3. THE BERMS SHALL BE INSTALLED ON SLOPES 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.

CONSTRUCTION SAFETY FENCE

NOT TO SCALE

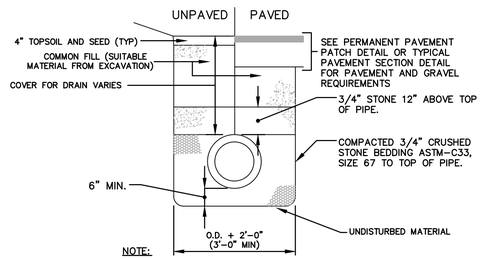
LEGEND

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.



NOTE:

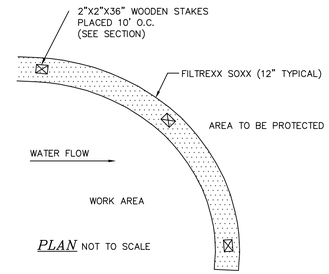
PLASTIC DRAIN PIPE (HDPE) SHALL BE ADS N-12 (CORRUGATED EXTERIOR/SMOOTH INTERIOR) OR EQUAL MEETING AASHTO M-252 AND H-20 LOADING.

DI DRAIN PIPE SHALL BE CL. 50.

RC DRAIN PIPE SHALL BE CLASS III UNLESS OTHERWISE NOTED.

TYPICAL DRAIN PIPE TRENCH

NOT TO SCALE



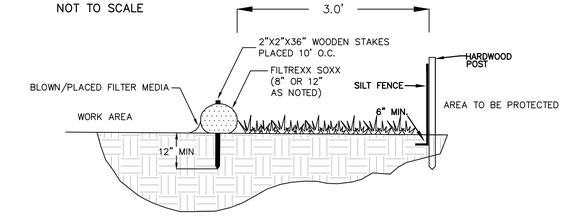
PLAN NOT TO SCALE

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.

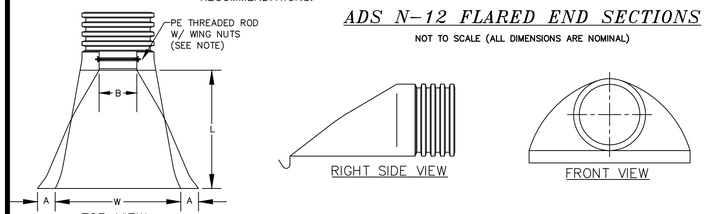
SECTION NOT TO SCALE

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.

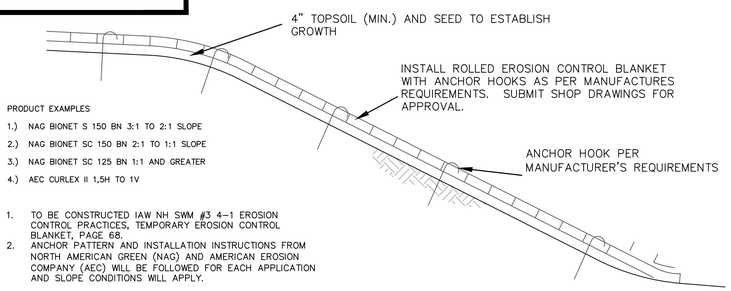
ADS N-12 FLARED END SECTIONS

NOT TO SCALE (ALL DIMENSIONS ARE NOMINAL)



ROLLED EROSION CONTROL BLANKET (RECB) SLOPE STABILIZATION DETAIL

NOT TO SCALE



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

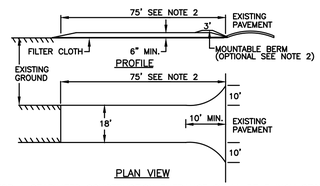
3.) NAG BIONET SC 125 BN 1:1 AND GREATER

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.

STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE



PLAN VIEW

1. STONE FOR A STABILIZED CONSTRUCTION ENTRANCE SHALL BE 3 INCH STONE, RECLAIMED STONE, OR RECYCLED CONCRETE EQUIVALENT.
2. THE LENGTH OF THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 75 FEET, EXCEPT THAT THE MINIMUM LENGTH MAY BE REDUCED TO 50 FEET IF A 3-INCH TO 6-INCH BERM IS INSTALLED AT THE ENTRANCE OF THE PROJECT SITE.
3. THE THICKNESS OF THE STONE FOR THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 6 INCHES.
4. THE WIDTH OF THE ENTRANCE SHALL NOT BE LESS THAN THE FULL WIDTH OF THE ENTRANCE WHERE INGRESS OR EGRESS OCCURS OR 10 FEET, WHICH EVER IS GREATER.
5. GEOTEXTILE FILTER CLOTH SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING
6. ALL SURFACE WATER THAT IS FLOWING TO OR DIVERTED TOWARD THE CONSTRUCTION ENTRANCE SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A BERM WITH 5:1 SLOPES THAT CAN BE CROSSED BY VEHICLES MAY BE SUBSTITUTED FOR THE PIPE.
7. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, WASHED, OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED PROMPTLY.
8. TO BE CONSTRUCTED IAW NH SWM #3 4-2 SEDIMENT CONTROL PRACTICES, TEMPORARY CONSTRUCTION EXIT, PAGE 124.

REVISION	DATE	DESCRIPTION

CONDITIONAL USE PERMIT DETAILS
LAND OF
MICHAEL J. & COLLEEN M. FOLIGNO
193 BLACKWATER ROAD
DOVER, N.H.
DOVER TAX MAP A, LOT 21
SOMERSWORTH TAX 67, LOT 4

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

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT RD.
BARRINGTON, N.H. (603)332-2863

SCALE : NONE
DATE : JANUARY 24, 2022
FILE NO. : DB 2021-140 (JNB)

P22-05 **193 Blackwater Road**

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
A0021-A00000	191 BLACKWATER RD	THURSTON KEITH &	THURSTON JULIE ANN	215 BLACKWATER RD	SOMERSWORTH	NH	03878-1232
A0022-000000	194 BLACKWATER RD	ROBBINS JOY H		194 BLACKWATER ROAD	DOVER	NH	03820
A0022-A00000	193 A BLACKWATER RD	PLANTE FAMILY IRREVOCABLE TRUST	MUCHINSKY DONNA L TRUSTEE	193 A BLACKWATER ROAD	DOVER	NH	03820
A0023-002001	BLACKWATER RD	BROWNE JAMES B		400 OLD ROCHESTER RD	SOMERSWORTH	NH	03878
A0030-001000	265 BLACKWATER RD	MCCAMMON MARTY L &	MCCAMMON CAROLE SOULE	265 BLACKWATER RD	DOVER	NH	03820
A0031-000000	260 BLACKWATER RD	DIMARTINO RONNIE		260 BLACKWATER RD	DOVER	NH	03820
A0031-A00000	264 BLACKWATER RD	BEDFORD DANIEL R & CYNTHIA A TRUSTEES	BEDFORD DANIEL AND CYNTHIA 2005 REVOCABL	264 BLACKWATER RD	DOVER	NH	03820
A0031-B00000	256 BLACKWATER RD	LAFLEUR ANDRAL		6 MERIDIAN DR	DOVER	NH	03820
A0032-005000	246 BLACKWATER RD	MUTTER JEFFREY F &	MUTTER DEBORAH R	246 BLACKWATER ROAD	DOVER	NH	03820
A0032-A00000	254 BLACKWATER RD	THOMAS ROBERT C &	THOMAS TAMAR	254 BLACKWATER RD	DOVER	NH	03820-8701
A0021-000000	193 BLACKWATER RD	FOLIGNO MICHAEL J &	FOLIGNO COLLEEN M	193 BLACKWATER RD	DOVER	NH	03820
		JAMES B BROWNE		400 OLD ROCHESTER ROAD	SOMERSWORTH	NH	03878
		PATRICIA ANNE SHERWOOD TRUST	CARIGAN, BENJAMIN V. TRUSTEE	370 OLD ROCHESTER ROAD	SOMERSWORTH	NH	03878
		BERRY SURVEYING & ENGINEERING	CHRISTOPHER BERRY	335 SECOND CROWN POINT ROAD	BARRINGTON	NH	03825
		WETLAND SCIENTIST	DEIDRA BENJAMIN	100 LEAVITT ROAD	PITTSFIELD	NH	03263

The Hilltop City
SOMERSWORTH
Est. 1729

January 26, 2022

Berry Surveying & Engineering
Attn: Joe Berry
335 Second Crown point Road
Barrington, NH 03825

Re: 193 Blackwater Road Property Water Service Option

Dear Joe,

It is understood that you are representing a client who plans to subdivide their lot into two lots so a new house can be constructed at 193 Blackwater Road, Somersworth parcel 67-4A. This parcel exists both in Somersworth and Dover. This letter serves to state that the proposed house construction is eligible to connect to the City of Somersworth municipal water utility system subject to the house being physically located on the Somersworth side of the parcel. Should the house be constructed on the Dover portion of the parcel, an intermunicipal agreement between the City of Somersworth and the City of Dover would be required in order for the property to be served by the City of Somersworth water utility.

Please let me know if you have any questions or need additional information.

Sincerely,

Michael J. Bobinsky
Director of Public Works and Utilities

Cc: Amber Hall, PE, City Engineer
Michelle Mears, Director of Planning and Development