



CITY OF DOVER

PLANNING TECHNICAL REVIEW COMMITTEE –AGENDA

Meeting Type: Regular Meeting
Meeting Location: Council Conference Room – City Hall, Dover NH
Meeting Date: **Thursday, June 23, 2022**
Meeting Time: **10:30 AM**

1. 10:30 AM – 11:15 AM: Site Review for Bonterra Farms LLC., Assessor's Map N, Lot 8-1-10, zoned R-40, located at 31 Saddle Trail Drive. (Proposal is to add a 2,735 sq.ft. tack barn to the property). (P22-44)

PROJECT NARRATIVE

**for
BONTERRA FARM
A
RESIDENTIAL PROPERTY
31 SADDLETRAIL DRIVE
Tax Map N, Lot 8-001**

PROJECT OVERVIEW & SITE CHARACTERISTICS

The project parcel is shown on Tax Map N Lot 8-001, is located at 31 Saddle Trail Drive and consists of +/- 13.4 acres, currently developed with the homeowners private horse barn, paddock and farm equipment building. The homeowner is proposing to add a +/- 2,735 SF tack barn to the property.

The parcel is located within the Rural Residential R-40. The homeowner boards only her own horses on site. The use is an allowed use in the R-40 zone and the lot is in compliance with the criteria of section (9) as the lot is greater than 100,000 sf (2.3 acres) in size. The use is also allowed under section(10) as the proposed building will be 190" + from the lot line and will not add any additional animals to the property.

DRAINAGE

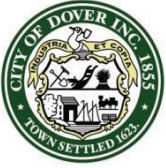
The parcel is 13.4 acres in size located off the south side of Saddle Trail Drive and is actively used as a horse paddock. The site is grassed and well maintained. Drainage from this new building area will continue to be directed to existing drainage areas on site. The addition of this tack barn will not change the drainage characteristics of the lot.

UTILITIES

The proposed building will connect to the existing electrical service within the lot

WETLAND SETBACK IMPACT TYPE

The project work is not impacting any wetlands or within a wetland



City of Dover, New Hampshire SITE REVIEW APPLICATION

[Revision Date: July 1, 2021]

Office Use Only

Project #: _____

Date Received: _____

Amount Paid: _____

Time Received: _____

APPLICANT AND OWNER INFORMATION

Name of Applicant: BONTERRA FARMS LLC Telephone # 603 848 1521

Address of Applicant: 31 SADDLE TRAIL DRIVE

E-Mail Address: BONTERRAFARMS@GMAIL.COM

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

Address of Property Owner: _____

PROPERTY INFORMATION

Address of Property: 31 SADDLE TRAIL DRIVE

Assessor's Map # N Lot(s) # 8-001

Zoning District(s) R40 Overlay District(s) _____

Size of Parcel: _____ sq. ft. 13.4 ac. Property Deed: Book _____ Page: _____

Existing Use of Property: RESIDENTIAL HOME WITH HORSE BARN AND PADDOCK

SITE PLAN INFORMATION

Describe Proposed Use: ADD A 2,735 SF TACK BARN

Area of Parcel to be Developed: 3,185 sq. ft.

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

If lodging: Number of Units _____ & number of Buildings N/A

Number of Parking Spaces: Existing _____ Proposed N/A

Highway Access (check where applicable): _____ City Street _____ State Highway PRIVATE ROAD

Number of Employees Total: _____ In Maximum Shift: N/A

Disposition of Parcel:

Building Setbacks:

Building Footprint 2,735 sq. ft.

Front Yard 96 ft.

Total Building Area 2,735 sq. ft.

Rear Yard 320 ft.

Paved Area 450 sq. ft.

Side Yard: Right 192 ft. Left _____ ft.

City Water? ____ Yes ____ No How far is city water from the property? N/A

City Sewer? ____ Yes ____ No How far is city sewer from the property? N/A

TRANSFER OF DEVELOPMENT RIGHTS INFORMATION

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

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

Relief sought (Check All That Apply):

☐ Lot Size ☐ Frontage ☐ Setback ☐ 30' Buffer ☐ Increase by _____ units

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

BUILDING INFORMATION

Type of Building to be Built: _____

Height of Building: _____ Finished Floor Elevation: 56.8

Number of Seats (where applicable) N/A

Estimated value of construction: 150,000 Refuse removal: Public/Private (circle one)

WAIVER REQUESTS

Site Review Regulations section(s) to be waived: N/A

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

SURVEYOR INFORMATION

Name of Surveyor and Company (Licensed in N.H.) DOUCET SURVEY INC

Address 102 KENT PLACE, NEWMARKET NH Telephone #: 603 659 6560

Professional License #: _____ E-mail address: STEVE@DOUCETSURVEY.COM

ENGINEER INFORMATION

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

Address PO BX 1166 181 WATSON ROAD DOVER NH Telephone #: 603 749 0443

Professional License #: 7978 E-mail address: _____
SHAIGHT@CIVILWORKSNE.COM

ARCHITECT INFORMATION

Name of Architect 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

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

Address _____ Telephone #: _____

Professional License #: _____ E-mail address: _____

CONSERVATION EASEMENT HOLDER

Name of Easement Holder: _____ Telephone # _____

Address Easement Holder: _____

SIGNATURES

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

Signature of Property Owner: Blythe Brown Date: 6/7/22

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

Signature of Agent: Sgt. [Signature] Date: 6/7/22

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: Blythe Brown Date: 6/7/22

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: Blythe Brown Date: 6/7/22

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: Blythe Brown Date: 6/7/22

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

***CITY OF DOVER SITE REVIEW
LIST OF ABUTTERS***

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

Owner:

TAX MAP	LOT #	PROPERTY OWNER	MAILING ADDRESS

Applicant (if different from owner):

APPLICANT NAME	APPLICANT COMPANY	MAILING ADDRESS

Surveyor and/or Engineer/Professional Agent:

NAME	COMPANY	MAILING ADDRESS

Conservation Easement Holder:

TAX MAP	LOT #	NAME OF EASEMENT HOLDER	MAILING ADDRESS

PLANNING BOARD FEE SCHEDULE/INVOICE

(Revised July 1, 2021)

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

A. Plan Review Fees

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

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

- 2. TOTAL IMPERVIOUS PAVED AREA** (for new development, roadways or additions to existing parking lots, (not to exceed \$10,000)) Application fee of \$200.00 is N/A if it is part of a Site Review or Subdivision Plan. \$200.00 + \$.07 per sq. ft. x # _____ sq. ft. = \$ _____

SUBTOTAL PLAN REVIEW FEE (A) = \$ _____

AND

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

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

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

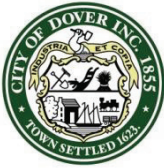
SUBTOTAL NOTICE FEE (B & C) = \$ _____

TOTAL INVOICE AMOUNT (A, B & C) = \$ _____

PLAN REVIEW FEE COLLECTED/PAID = \$ _____

BALANCE DUE = \$ _____

The balance due must be paid 28 hours prior to the Planning Board Meeting, to be heard.



City of Dover, New Hampshire SITE PLAN REVIEW SUBMISSION CHECKLIST

[Revision Date: June 4, 2019]

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

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

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

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

APPLICANT: _____ File Number: _____

PROJECT TITLE: _____

PROPERTY LOCATION: _____ Tax Map: _____ Lot: _____

	Where/How Provided	Reviewed
1. Completed and signed Application form		
2. Plan Review Fees are provided		
3. Electronic copy of the engineered/surveyed plan layout		
4. Electronic copy of supplementary materials and application		
5. Traffic Impact Assessment and Analysis (Standard or Advanced)		
6. Waiver requests to the Site Plan Review Regulations, with written justification		
7. Conditional Use Permit applications		
8. A colored rendering of the streetscape that will be created along the existing public right-of-way		
9. A colored architectural plan showing all sides of buildings		
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:		
Location map at appropriate scale		
Proposed Project name and title and Planning File #		
Date, north arrow and scale		
Names of all abutting property owners		
Name and address of owners and/or applicants		
Signature & stamp of NH licensed land surveyor and/or engineer		
Zoning District boundaries, including any special or overlay districts		
Location of Conservation District areas		
Location, names and widths of existing and proposed streets, including pavement widths, grades, curbs and crosswalks		
Location and widths of existing & proposed easements & right of ways		
Location and width of existing and proposed access/egress ways		

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

REVIEWED BY: _____ DATE _____ TRC DATE _____

CITY OF DOVER PLANNING DEPARTMENT
Revised August 10, 2020

APPLICANT: _____ FILE NUMBER: _____

List of Common Site Plan Notes

The following list of commonly required notes is intended to be used as a guide to applicants and should not be construed as a comprehensive note requirement list for all projects. A preapplication conference with the Planning Department is suggested to help determine the actual notes that may be required.

1. The intent of this plan is to *(describe the purpose of the plan)*.
2. Owners of Record are: Name _____
Street address _____
Municipality, State, Zip Code _____

Authorized Signature
3. The parcel(s) is *(are)* shown as Lot No. _____, Map _____ of the City of Dover Tax Assessor's Maps.
4. The subject parcel(s) contains _____ acres or _____ sq. ft. area of land.
5. Title reference for the project parcel(s) is the Strafford County Registry of Deeds, Book No. _____, Page No. _____.
6. Reference Plans: *(List all reference plans and their SCRD #)*
7. All applicable right-of-way, conservation, slope, construction, power line, cross travel, or other easements shall be referenced in a note.
8. Zoning dimensional and density requirements are as follows:

Required:

Provided:

- a. Zoning district _____ sub-district _____
- b. Minimum lot size: _____ acres (sq. ft.)
- c. Minimum lot frontage: _____ ft.
- d. Minimum yard setbacks/build-to-lines:
Front _____ ft.
Side _____ ft.
Rear _____ ft.
Abut-a-street _____ ft.
- e. Maximum/minimum lot coverage _____ %
- f. Minimum/maximum bldg. height _____ ft./stories

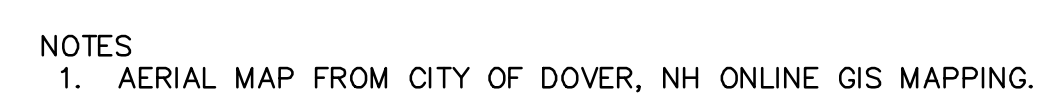
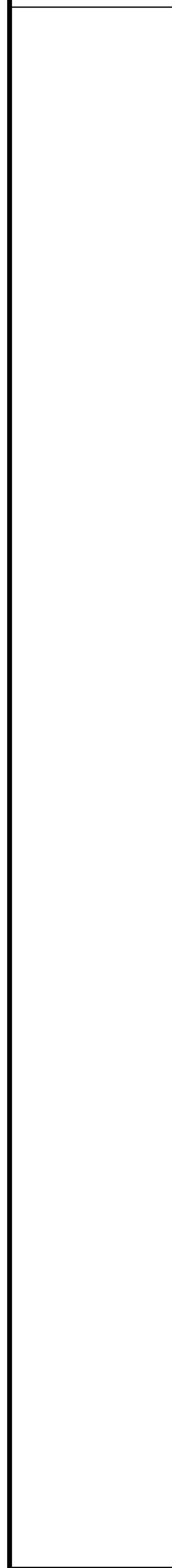
This property falls within the following zoning overlay districts: *(List districts)*

9. List any variances or special exceptions granted by the Zoning Board of Adjustment or Conditional Use Permits granted by the Planning Board for the proposed use or structure, including the case number and date of decision and any conditions.
10. Property line information has been obtained from a survey performed by *(surveyor)* on *(date)* with an error not greater than 1 in 10,000 *(or has been obtained from _____ Plan, prepared by (surveyor))*.
11. Subject parcel is *(is not)* located within a Federally designated flood hazard area (Community panel number 33017C0xxxD, Effective Date: September 30, 2015).
12. Wetlands were delineated by _____, Certified Wetlands Scientist, Certification Number _____, in accordance with Chapter 170-27.1 of the Zoning Ordinance, on _____, 20____.
13. As-built plans of the subdivision shall be submitted on paper and in digital format AutoCAD DWG, AutoCAD DXF or ESRI format to the City of Dover Engineer's Office upon completion of project if a street is proposed for City acceptance. As-built plans shall be prepared and certified correct by a L.L.S. or P.E. Digital files shall be geo-referenced to New Hampshire State Plane Coordinates NAD83 and shall be expressed in feet.
14. The installation of electric power, cable television and telephone lines shall be underground throughout the site for which development is proposed.
15. The subject parcel(s) is (are) served by municipal water and sewer *(or is served by on-site well and septic system)*.
16. All construction shall conform with the State of New Hampshire Department of Transportation (NHDOT) "Standard Specifications for Road and Bridge Construction" and with the City of Dover Community Services Regulations and standard specification for construction. The more stringent specification shall apply.
17. 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.
18. The limits of construction disturbance that are located in or within the 50 ft. of Conservation and Wetland Districts shall be staked, flagged and clearly identified prior any earth disturbing activity occurs.
19. All treatment swales to be constructed shall have sod bottoms.
20. A letter of credit for the cost of revegetating all disturbed areas on the site shall be submitted, and the approved construction sign installed prior to any earth disturbing activity occurs.
21. A pre-construction conference with the developer, the design engineer, the earthwork contractor and the City Engineer shall occur prior to any earth disturbing activity.
22. Site Construction hours shall be limited to Monday-Friday 7 AM-6 PM, Saturday and Sunday 9 AM-4 PM. 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.

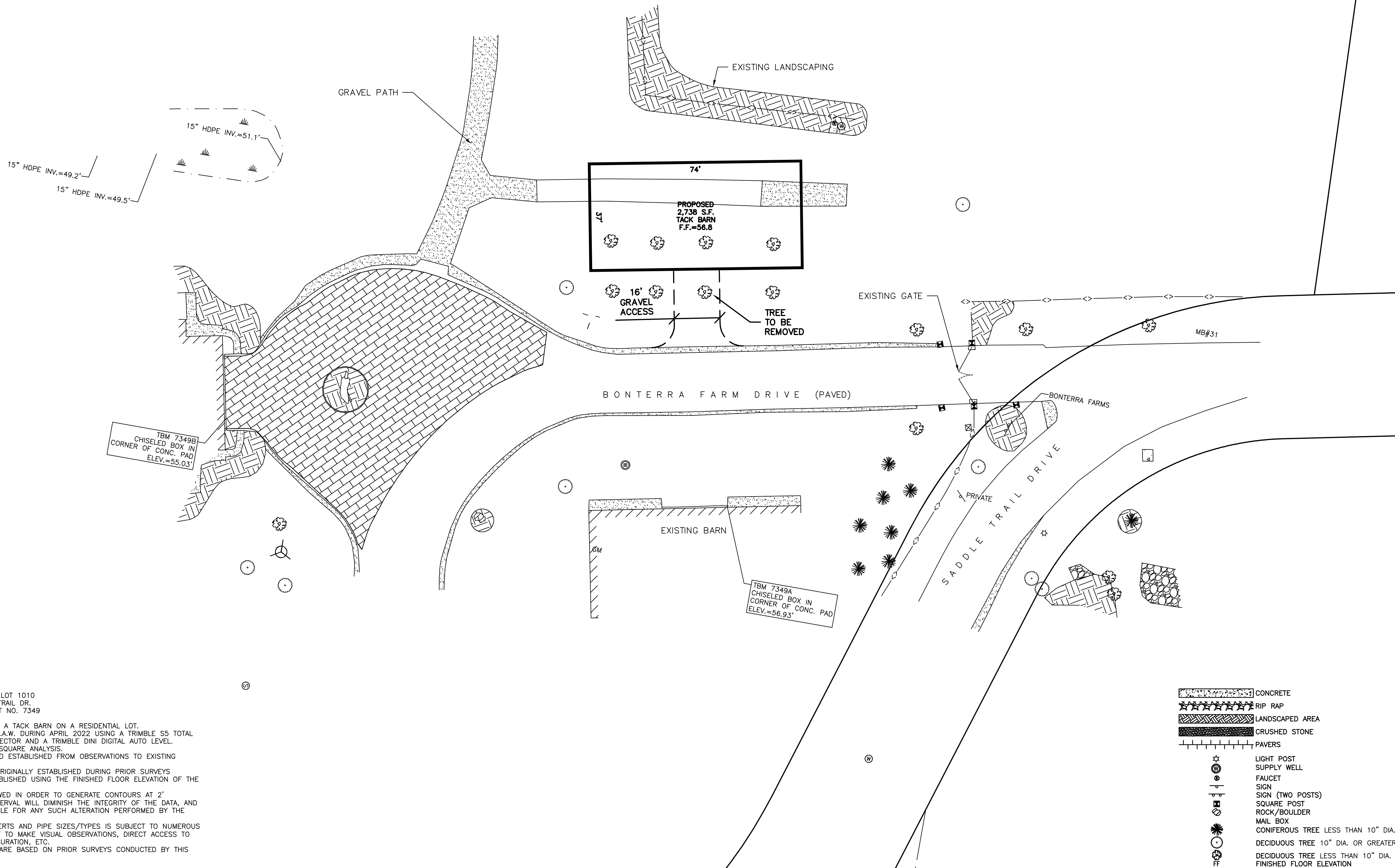
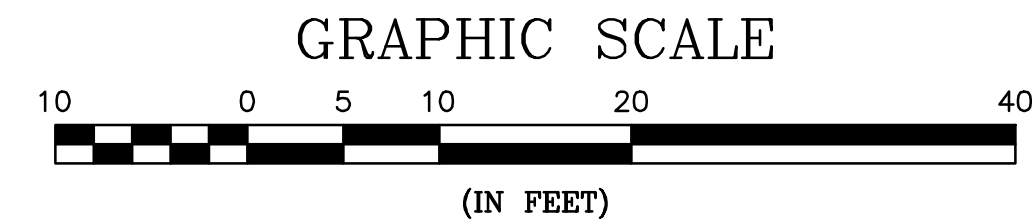
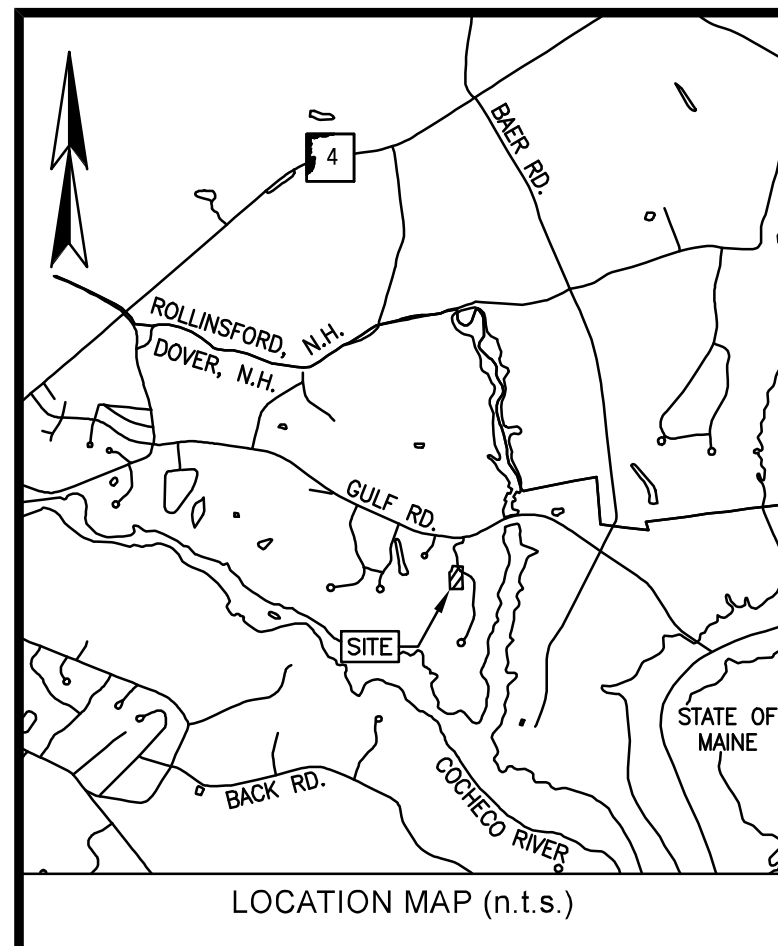
23. Building addresses (including apt/unit numbers if applicable) shall be assigned by the Building Official at the time of issuance of a building permit.
24. The proposed use for the site (structure) is _____. (More specific uses are encouraged, such as single family, duplex, multi-family, restaurant, hotel, doctor's office, etc. Should more than one use be proposed, an indication of the percentage of each use is suggested.)
25. The following federal and state permits have been issued for the subject property: (*List permit type, number and date of issuance.*)
26. Commercial vehicle route during construction shall conform to Dover City Code or be coordinated with the Community Services Director.
27. Any retaining wall taller than four feet (4') requires issuance of a building permit from Inspection Services.
28. Any fence taller than seven feet (7') requires the issuance of a building permit from Inspection Services.
29. Applicant shall complete Land Use Development Tracking Form, most recently revised version, utilizing the online Pollution Tracking and Accounting Pilot Project (PTAPP) portal.
<https://www.unh.edu/unhsc/ptapp>
30. 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.
31. Fire department access road(s) shall be installed and maintained to support the imposed loads of fire apparatus in all weather conditions at all times.
32. The maximum parking space calculation is _____ (broken down) and _____ spaces are provided.
33. Exterior lighting shall be cut-off type fixtures per Chapter 153-14-E and shall provide lighting directed on-site only.
34. Topographic survey performed by _____ on (*dates*).
35. Elevations are based on U.S.G.S. NVD 1988 datum. (**or** Elevations depicted are based on information obtained from the City Engineer's Office and was derived from coordinates for control stations _____ and _____. These coordinates have not been adjusted to 1983 datum).
36. A security system shall be installed as required by Chapter 45, Article I, section 45-2 of the Code of the City of Dover. (*If a business establishment or multi-family dwelling contained in a new, altered or repaired structure*)
37. Approved backflow preventers shall be provided for both fire and domestic water lines.

- 38. The (*existing or 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.
- 39. 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.
- 40. Fire department connection(s) shall be located on the street side of the building per NFPA 13. Access to the FDC shall maintain a clear and unobstructed path at all times.
- 41. 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.

REMARKS:

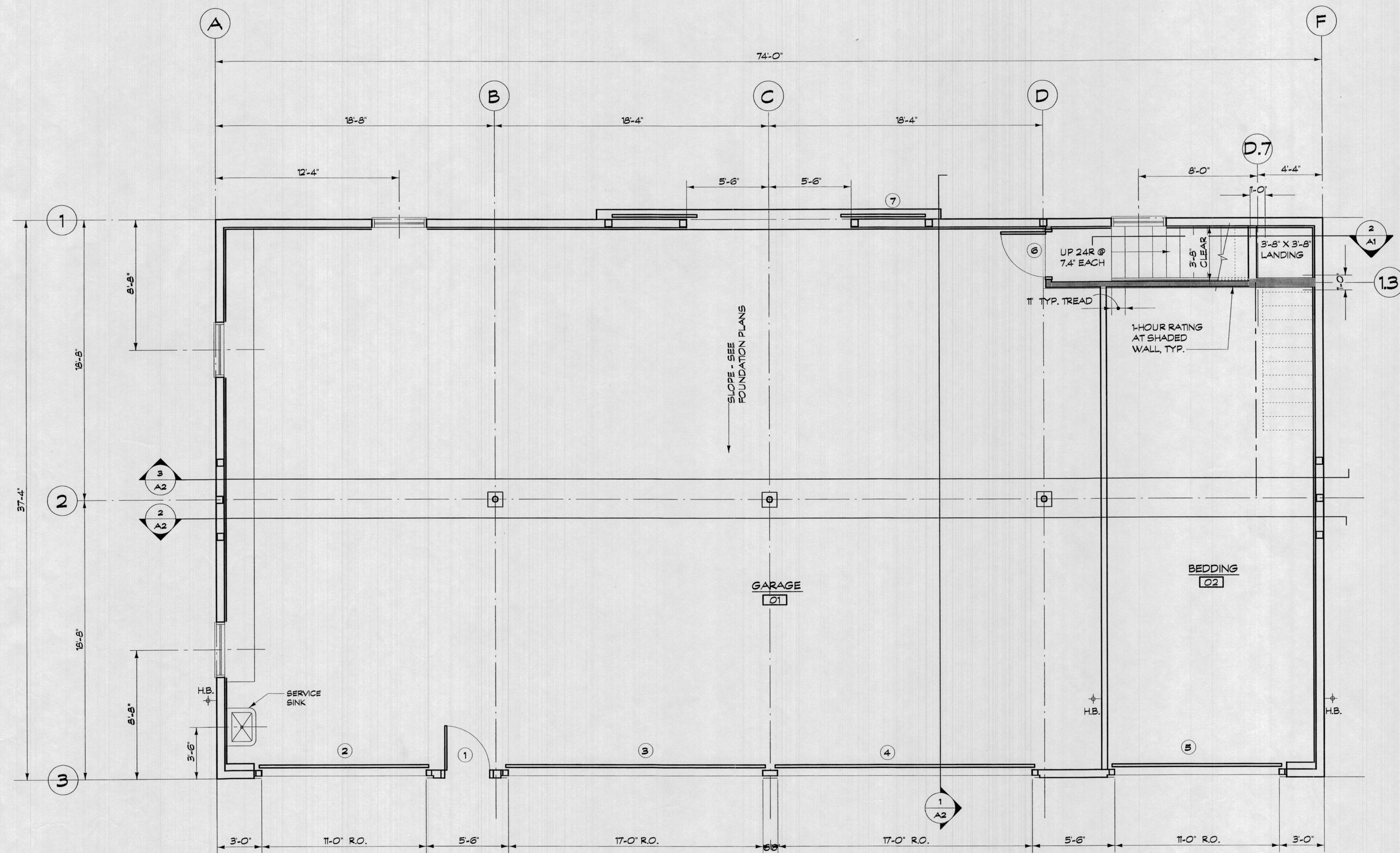


OVERALL RESIDENTIAL SITE PLAN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
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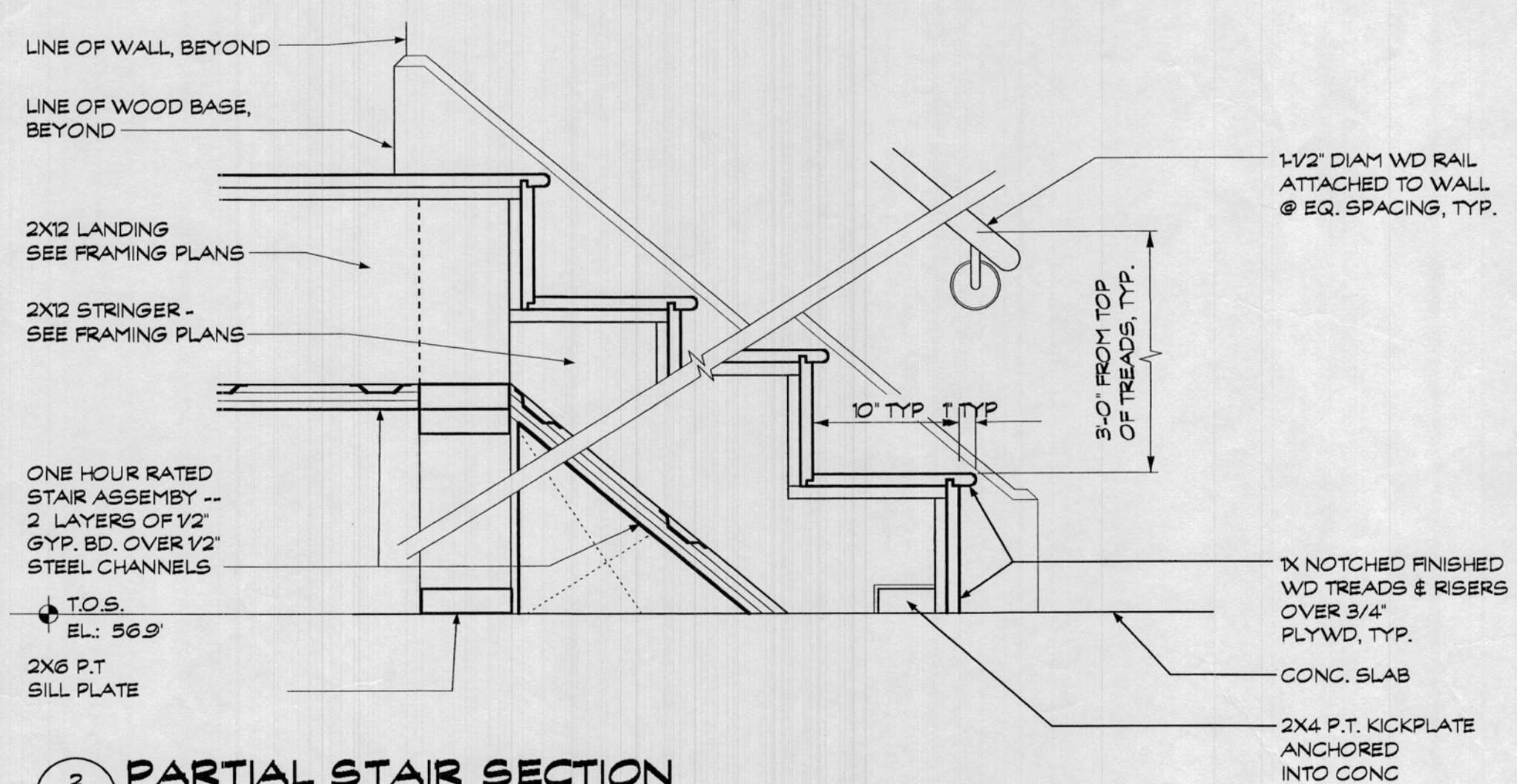


- NOTES:
1. REFERENCE: TAX MAP 8, LOT 1010
31 SADDLE TRAIL DR.
D.S. PROJECT NO. 7349
 2. THE PURPOSE OF THIS PLAN IS TO SHOW A TACK BARN ON A RESIDENTIAL LOT.
 3. FIELD SURVEY PERFORMED BY J.H.H. & M.A.W. DURING APRIL 2022 USING A TRIMBLE S5 TOTAL STATION WITH A TRIMBLE TSC3 DATA COLLECTOR AND A TRIMBLE DINI DIGITAL AUTO LEVEL. TRAVERSE ADJUSTMENT BASED ON LEAST SQUARE ANALYSIS.
 4. HORIZONTAL DATUM BASED ON DOVER GRID ESTABLISHED FROM OBSERVATIONS TO EXISTING MONUMENTS.
 5. VERTICAL DATUM IS BASED ON NGVD29, ORIGINALLY ESTABLISHED DURING PRIOR SURVEYS CONDUCTED BY THIS OFFICE, AND REESTABLISHED USING THE FINISHED FLOOR ELEVATION OF THE STABLE.
 6. PROPOSED FIELD PROCEDURES WERE FOLLOWED IN ORDER TO GENERATE CONTOURS AT 2' INTERVALS, ANY MODIFICATION OF THIS INTERVAL WILL DIMINISH THE INTEGRITY OF THE DATA, AND DOUCET SURVEY WILL NOT BE RESPONSIBLE FOR ANY SUCH ALTERATION PERFORMED BY THE USER.
 7. THE ACCURACY OF MEASURED UTILITY INVERTS AND PIPE SIZES/TYPES IS SUBJECT TO NUMEROUS FIELD CONDITIONS, INCLUDING; THE ABILITY TO MAKE VISUAL OBSERVATIONS, DIRECT ACCESS TO THE VARIOUS ELEMENTS, MANHOLE CONFIGURATION, ETC.
 8. PARCEL BOUNDARIES AS SHOWN HEREON ARE BASED ON PRIOR SURVEYS CONDUCTED BY THIS OFFICE.

[illegible]



1 FIRST FLOOR PLAN
A1 SCALE: 1/4" = 1'-0"



2 PARTIAL STAIR SECTION
A1 SCALE: 1 1/2" = 1'-0"

BLACKBURN
ARCHITECTS, P.C.
• ARCHITECTURE •
• PLANNING • INTERIORS •

1228 1/2 31ST STREET, NW
WASHINGTON, DC 20007
202.337.1755
202.337.5271

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TIDEWATER FARM SERVICE BUILDING DOVER, NEW HAMPSHIRE

CONSTRUCTION
DRAWINGS

FLOOR PLANS

PROJ. NO.: 200270.00
DRAWN BY: JM
CHECKED BY: JAB
DATE: 04/09/01
SCALE: AS NOTED



A1

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TIDEWATER FARM
SERVICE BUILDING

DOVER, NEW HAMPSHIRE

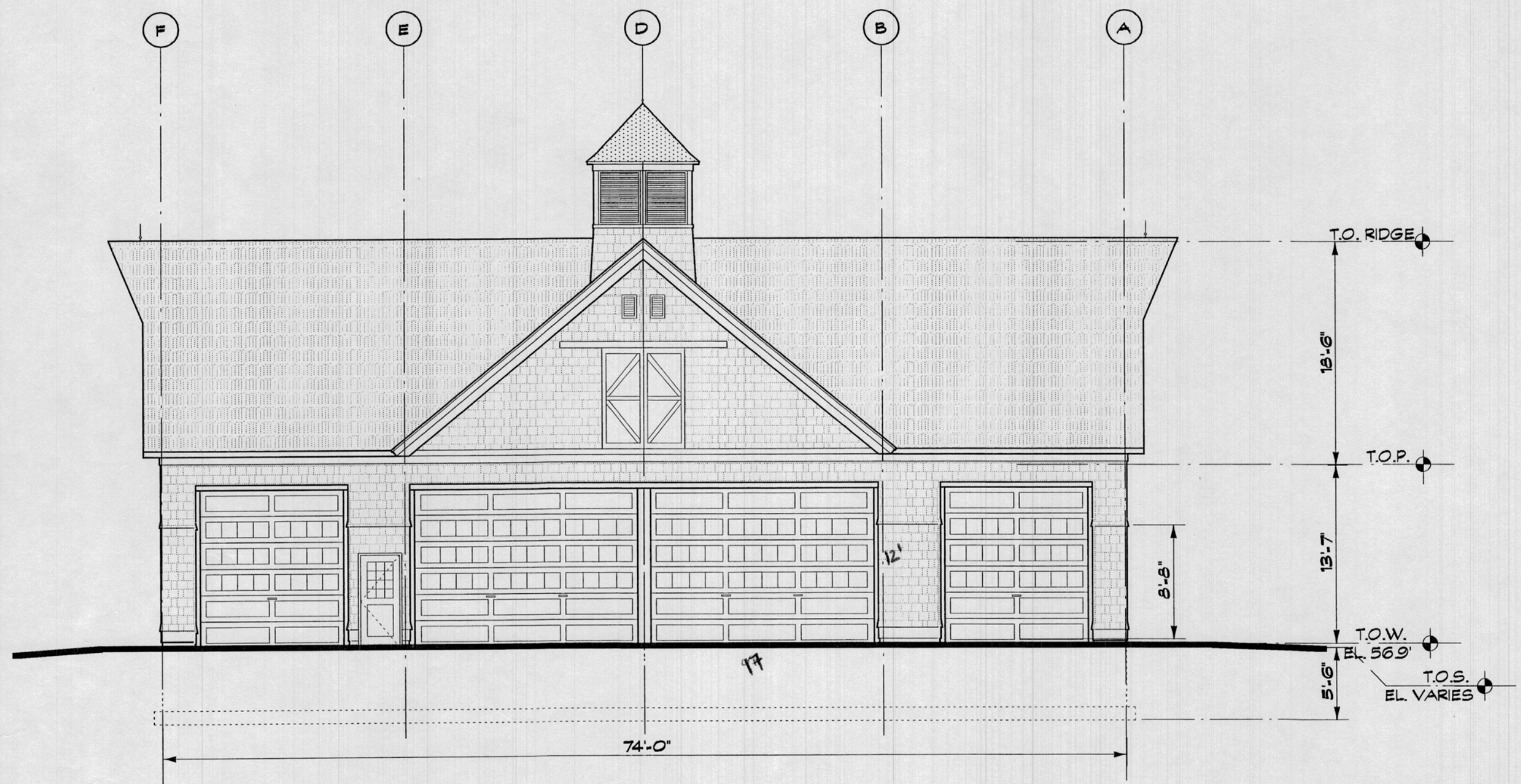
CONSTRUCTION
DRAWINGS

EXTERIOR ELEVATIONS

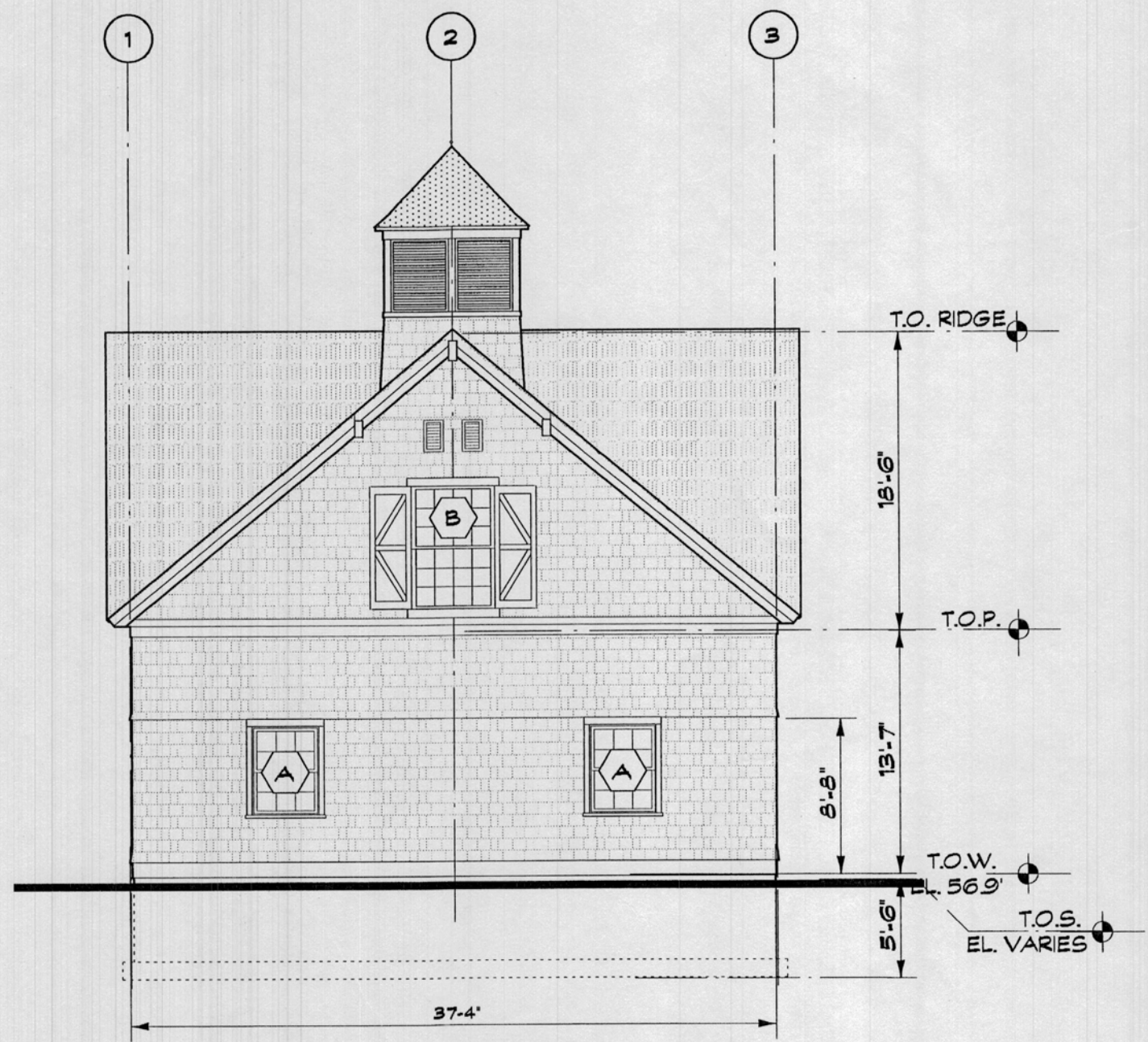
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DATE: 04/09/01
SCALE: AS NOTED



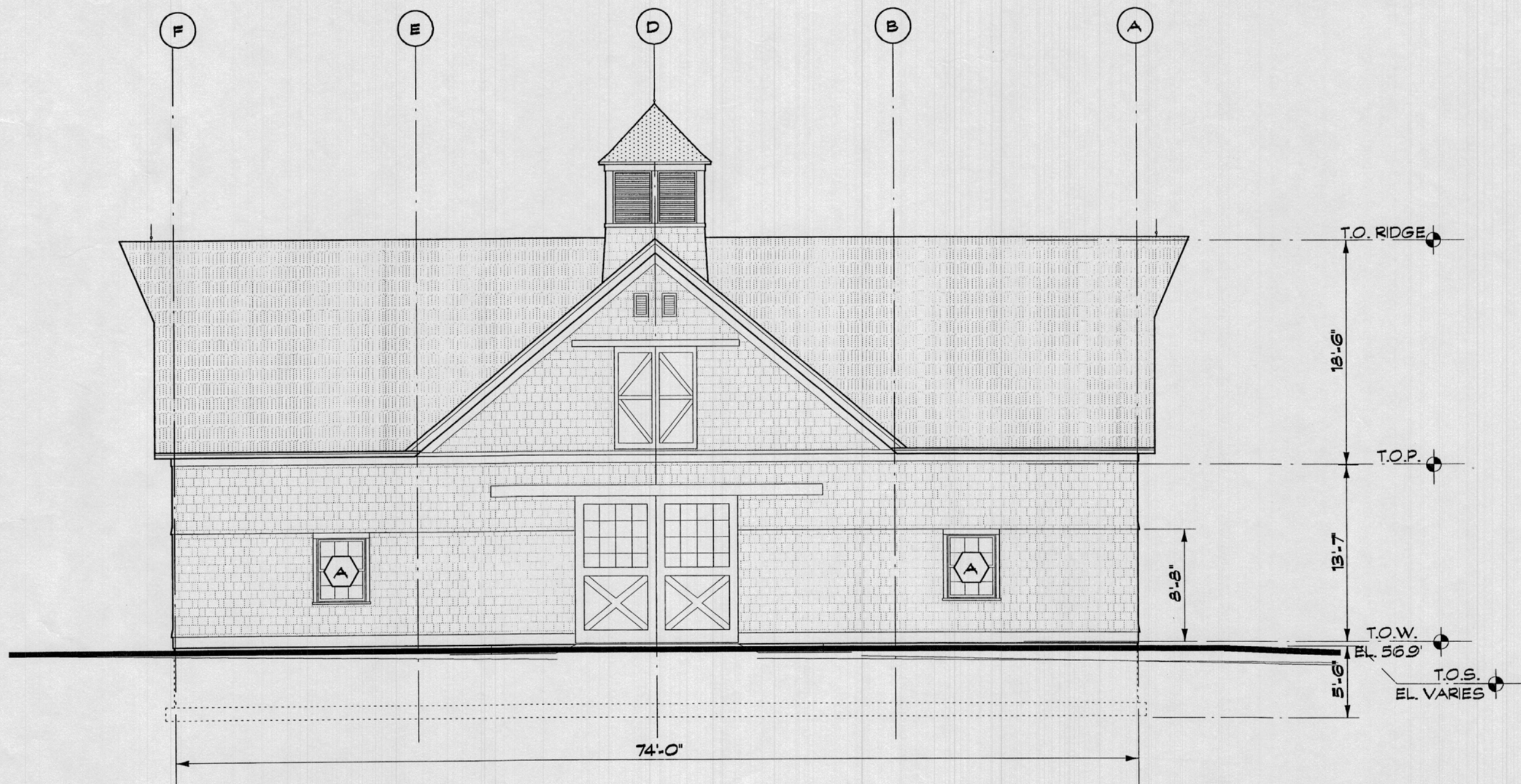
A3



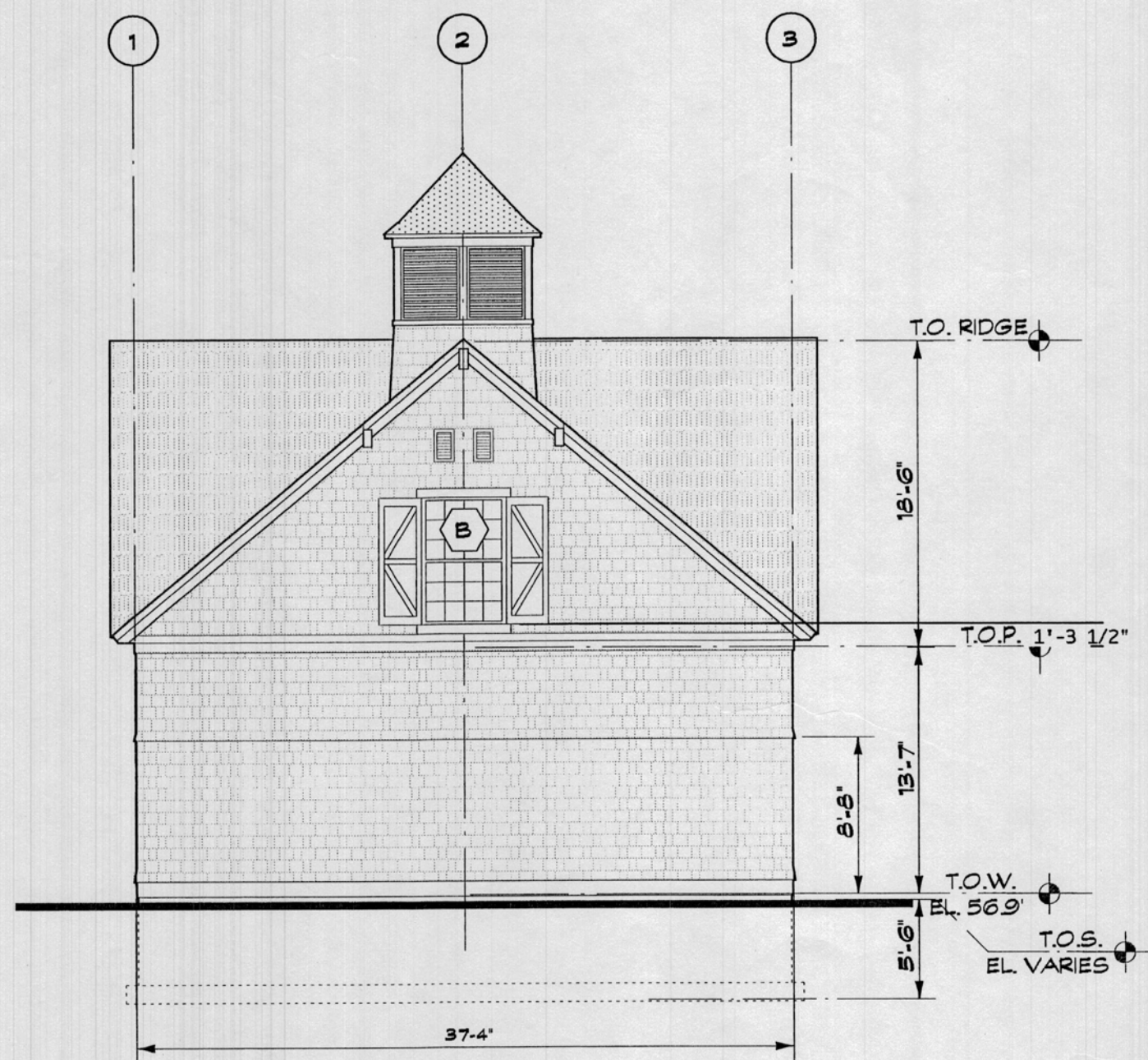
4 EAST ELEVATION
A3 SCALE: 1/4" = 1'-0"



2 SOUTH ELEVATION
A3 SCALE: 1/4" = 1'-0"



3 WEST ELEVATION
A3 SCALE: 1/4" = 1'-0"



1 NORTH ELEVATION
A3 SCALE: 1/4" = 1'-0"

P22-44

31 Saddle Trail Drive

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
N0008-000002	11 WINTERBERRY DR	WIRTH LAURA L		11 WINTERBERRY DR	DOVER	NH	03820
N0008-000003	16 WINTERBERRY DR	DRASHER DANE & LUCINDA TRUSTEES	DRASHER DANE AND LUCINDA REVOCABLE LIVIN	16 WINTERBERRY DR	DOVER	NH	03820
N0008-000004	12 WINTERBERRY DR	DUBIELA MARIUSZ &	DUBIELA AGNIESZKA HELMECKA	12 WINTERBERRY DR	DOVER	NH	03820
N0008-000005	10 WINTERBERRY DR	RAIMONDI RICHARD J &	RAIMONDI LINDA J	10 WINTERBERRY DR	DOVER	NH	03820
N0008-000006	6 WINTERBERRY DR	WALLACE DEREK S &	WALLACE JENNIFER H	6 WINTERBERRY DR	DOVER	NH	03820
N0008-000007	4 WINTERBERRY DR	NOEL ROBERT A &	NOEL LYNNE A	4 WINTERBERRY DR	DOVER	NH	03820
N0008-0000PN	WINTERBERRY DR	TIDEWATER FARMS HOMEOWNERS ASSOCIATION		42J DOVER POINT RD	DOVER	NH	03820
N0008-001000	SADDLE TRAIL DR	SADDLE TRAIL DRIVE HOMEOWNERS ASSOCIATIO		44 SADDLE TRAIL DR	DOVER	NH	03820
N0008-001001	26 SADDLE TRAIL DR	BONTERRA FARMS LLC		31 SADDLE TRAIL DR	DOVER	NH	03820
N0008-001002	SADDLE TRAIL DR	BONTERRA FARMS LLC		31 SADDLE TRAIL DR	DOVER	NH	03820
N0008-001003	44 SADDLE TRAIL DR	MEYERS DANIEL A & CARLA J TRUSTEES	MEYERS DANIEL AND CARLA REVOCABLE LIVING	44 SADDLE TRAIL DR	DOVER	NH	03820-5120
N0008-001004	56 SADDLE TRAIL DR	PAUL PETER T TRUSTEE	PETER T PAUL LIVING TRUST	56 SADDLE TRAIL DR	DOVER	NH	03820
N0008-001006	74 SADDLE TRAIL DR	MORRIS LAURA M & LAWRENCE F TRUSTEES	THE LAWRENCE F & LAURA M MORRIS REVOCABL	74 SADDLE TRAIL DR	DOVER	NH	03820-5120
N0008-001007	SADDLE TRAIL DR	DALZELL MARK HOUSTON TRUSTEE	DALZELL MARK HOUSTON REVOCABLE LIVING TR	185 THREE RIVERS FARM ROAD	DOVER	NH	03820
N0008-001008	SADDLE TRAIL DR	CENTRELLA MICHAEL C	CENTRELLA ANN MARGARET	118 ANTHONY AVE	ALTON	NH	03894
N0008-001009	75 SADDLE TRAIL DR	MCKENNA MARTIN J JR & MARLENE A TRUSTEES	MCKENNA MARTIN JR AND MARLENE REVOCABLE	75 SADDLE TRAIL DR	DOVER	NH	03820-5120
N0008-002000	32 WISTERIA DR	DELLA PENTA DAVID &	DELLA PENTA KAREN	32 WISTERIA DR	DOVER	NH	03820-5110
N0008-001010	31 SADDLE TRAIL DR	BONTERRA FARMS LLC		31 SADDLE TRAIL DR	DOVER	NH	03820
		CIVILWORKS NEW ENGLAND	STEVE HAIGHT	181 WATSON ROAD	DOVER	NH	03820
		DOUCET SURVEY INC		102 KENT PLACE	NEWMARKET	NH	03857