

CITY OF DOVER

DOVER PLANNING BOARD – AGENDA

Meeting Type: Regular Meeting
Meeting Location: Council Chambers, City Hall, 288 Central Avenue, Dover NH 03820
Meeting Date: **Tuesday, October 25, 2022**
Meeting Time: **7:00 pm**

1. CITIZENS' FORUM

2. APPROVAL OF THE PRIOR MINUTES

- October 11, 2022 Regular Meeting Minutes

3. OLD BUSINESS

- A. Discussion and possible vote of a Conditional Use Permit for William C. Fisher and Chaney N. Fisher, Assessor's Map 7, Lot 2, zoned R-20, located at 1 Boston Harbor Rd. Proposal is to install a 960 sf addition, new deck stairs, an outdoor shower, replace the existing driveway with pervious pavers, install a pervious paver walkway and concrete pad for utility equipment creating 534 sf of temporary wetland impact (419 sf within the Conservation District) and 2,890 sf of permanent wetland impact (1,306 sf within the Conservation District). (P22-58/COND-2022-0011)

4. NEW BUSINESS

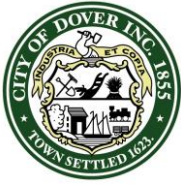
- A. Consideration and acceptance of a Lot Line Adjustment for Susan E. Norman, Trustee, Susan Elizabeth Norman Living Trust, (Owners: Susan E. Norman, Trustee, Susan Elizabeth Norman Living Trust and Julie L. and Thomas R. Hitchcock), Assessor's Map J, Lots 22-A and 22-C, zoned R-40, located at 71 & 63 Bay View Road. *(P22-69/LOTA-2022-0003)
- B. Consideration and possible vote of a Minor Subdivision for Canney Brook Engineering and Consulting, CBF2 LLC., (Owners: Canney Brook Engineering and Consulting, CBF2 LLC. and Helen F. Preston Revocable Trust of 2009), Assessor's Map K, Lot 6, zoned R-40, located at 105 Middle Road and Back Road. (2 new lots) *(P22-09)

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.



CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting
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Members Present: Hayley Harmon (Vice Chair), Ken Mavrogeorge, Frank Torr, Mark Speidel, Kyle Pimental, Fergus Cullen (Councilor), Erinn Kaspari, George DeBoer (Alternate) and Jon Elliard (Alternate)

Members Not Present (excused): Gina Cruikshank (Chair), Tom Clark

Members Not Present (un-excused):

Staff Present: Donna Benton, Director of Planning and Development

H. Harmon called the meeting to order at 7 p.m. and announced she would be the Chair this evening, M. Speidel would act as Vice Chair, J. Elliard would sit for T. Clark and G. DeBoer would sit for G. Cruikshank.

1. CITIZENS' FORUM

Citizens Forum Open

No one spoke

Citizens Forum Closed

2. APPROVAL OF THE PRIOR MINUTES

September 27, 2022 Regular Meeting Minutes

Motion: F. Torr moved to approve the minutes. Seconded by J. Elliard. Vote: U/A

3. OLD BUSINESS

- A. Public hearing and possible recommendation on the City's proposed Capital Improvements Plan (CIP) FY 2024-2029. The CIP can be found on the City website at www.dover.nh.gov and in the Library, City Clerk's office, and the Planning Department.*

Motion: M. Speidel moved to remove this item from the table. Seconded by: F. Cullen. Vote: U/A

D. Benton explained this is the second Planning Board public hearing and staff would be looking for the PB to make a recommendation to Council tonight. She had not heard from anyone that they had questions for Department Heads so she did not request their presence tonight.

Board members discussed the item and asked clarifying questions.

Public hearing opened.

No one spoke

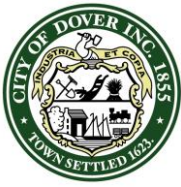
Public hearing closed.

Motion: M. Speidel moved to recommend the Capital Improvements Program FY2024 to FY2029 as presented to the City Council. Seconded by: F. Cullen. Vote: U/A.

4. NEW BUSINESS

- A. Consideration and acceptance of a Conditional Use Permit for William C. Fisher and Chaney N. Fisher, Assessor's Map 7, Lot 2, zoned R-20, located at 1 Boston Harbor Rd. Proposal is to install a 960 sf addition, new deck stairs, an outdoor shower, replace the existing driveway with pervious pavers, install a pervious paver walkway and concrete pad for utility equipment creating 534 sf of temporary wetland impact (419 sf within the Conservation District) and 2,890 sf of permanent wetland impact (1,306 sf within the Conservation District). *(P22-58/COND-2022-0011)

D. Benton introduced the Conditional Use Permit (CUP) request to permit 534 s.f. of temporary wetland impact and 2,890 s.f. of permanent wetland impact to allow for improvements to be made to the residence



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and outdoor amenities at 1 Boston Harbor Road. This CUP and NHDES permit applications were endorsed by the Conservation Commission at their September 12, 2022 meeting with the recommendation: "...with that a dry well in incorporated to help infiltrate stormwater associated with the proposed garage..."

The applicant has amended their site plan to include two 24' in length, infiltration trench drywells along the eastern and western sides of the addition to comply with the Conservation Commission's request. The western feature is integrated into the porous paver walkway, while the eastern feature is adjacent to the addition in the lawn area.

Will Fisher, owner, represented the application noting they have worked with DES and Conservation Commission to minimize impact, and this is a reasonable request which will allow them to live in their home for many years.

Motion: F. Torr moved to accept and declared no regional impact. Seconded by G. DeBoer. Vote: U/A.

Public hearing opened.

Paul Sapienza, 3 Boston Harbor Rd has no objections to the project, but concerns about existing drainage issues.

Mike Leonard, 5 Boston Harbor Rd is also concerned about existing drainage issues and suggested extending the dry wells to carry the water from the existing building.

D. Benton read a letter received from Mike Leonard and Lorraine Worthington, 5 Boston Harbor Rd.

Public hearing closed.

Darryl Cook, general contractor addressed the drainage questions that were raised and explained the changes that are being made to solve drainage issues.

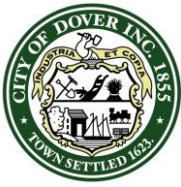
Board members continued to ask questions regarding drainage, ground water, test pits, dry well, driveway materials and catch basin location.

The plan was found to be lacking some necessary detail which the board prefers be added by the engineer.

Motion: G. DeBoer moved to table the item to the October 25th meeting. Seconded by K. Mavrogeorge. Vote: 5-4 with Torr, Elliard, Cullen, Kaspari opposed

The Vice Chair announced items 4B and 4C would be heard together.

- B. Consideration and acceptance of a Conditional Use Permit (CUP) for White Birch Armory, (Owner: Recon Realty, LLC), Assessor's Map G, Lot 3-A-100, zoned CM, located at 80 Industrial Park Drive. Proposal is for a 20,287 sf addition with associated expanded parking, additional drainage and grading, creating 6,975 sf of wetland buffer impact. *(22-65/COND-2022-0029)
- C. Consideration and acceptance of a Site Review for White Birch Armory, (Owner: Recon Realty, LLC) Assessor's Map G, Lot 3-A-100, zoned CM, located at 80 Industrial Park Drive. (Proposal is to construct a 20,287 sf addition to increase office and warehouse space on site, including additional parking, landscaping, lighting and stormwater management improvements). *(P22-63/SITE-2022-0013)



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D. Benton introduced the proposal for an addition to White Birch Armory located at 80 Industrial Park Drive for a proposed 20,287± sf addition to the existing 19,680 sf building to increase office and warehouse space on site, including: additional parking, landscaping, lighting, and stormwater management improvements. The existing building was built in 2020. The site is serviced by municipal water and sewer. This application was most recently before the Technical Review Committee on September 12, 2022.

The applicant is also seeking a Conditional Use Permit to impact 6,975 sf of wetland buffer.

Joseph Griffin, Civil Works NE, represented the application.

Motion: F. Torr moved to accept and declared no regional impact for both applications. Seconded by J. Eliard. Vote: U/A.

Public hearing opened.

No one spoke

Public hearing closed.

STAFF RECOMMENDATION-CUP:

The Wetlands Protection District ordinance §170.27.1.F. provides for Conditional Use Permits to allow impacts to wetlands and wetland buffers if standards related to demonstration that no practicable alternative exists, impact avoidance was considered, impacts were minimized, and mitigation has been sought.

Planning Staff feels that the applicant considered the criteria of practical alternative, avoidance, minimization, and mitigation and propose to create minimal wetland/wetland buffer disturbance on the site.

The Planning Department recommends that the Planning Board vote to approve the Conditional Use Permit with the following subsequent condition, as the plans meet the standards outlined.

Subsequent Condition to Be Met Prior to Signing of the Plans/Issuance of CUP:

1. Approval of Site Plan (P22-63).

Motion: M. Speidel voted to grant the Conditional Use Permit with subsequent recommended condition and to further find in support that all applicable regulations and legal standards have been met. Seconded by F. Torr. Vote: U/A

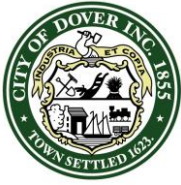
STAFF RECOMMENDATION-Site Plan:

§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.

The Planning Department recommends that the Planning Board vote to approve the Site Plan with the following subsequent conditions, as the plans meet the standards outlined:

Subsequent Conditions to Be Met Prior to Signing of the Plans:

1. Approval of Conditional Use Permit (P22-65);
2. Revise plan and resubmit for Final Planning Board signature to add:
 - 2.1. Owner's signature; and
 - 2.2. All required professional stamps and signatures to Final Plan Set.



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Subsequent Condition to Be Met Prior to Construction:

3. A site construction sign with the contact information for the general contractor and site construction hours must be displayed in a location approved by the City Engineer or Planning Director.
4. Wetlands have been staked and flagged.

Subsequent Condition to Be Met Prior to Building Permit:

5. If required, payment of the water and sewer investment fees at time or request of service.

Subsequent Conditions to Be Met Prior to Occupancy:

6. Issuance of Certificate of Occupancy;
7. Payment of Impact Fees as noted in the invoice and
8. Surety or other form of security acceptable to the City is provided for any unfinished work.

Motion F. Torr moved to approve the Site Plan with subsequent recommended conditions and to further find in support that all applicable regulations and legal standards have been met. Seconded by M. Speidel.
Vote: U/A

5. STAFF COMMENTS

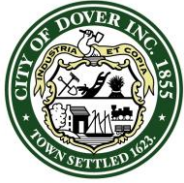
- Community Planning month: Proclamation will be read tomorrow night recognizing all land use boards
- Thanked Mike Asciola for his time with the Department and announced the City is hiring a City Planner
- TRCs since last meeting: None
- TRCs coming up:
 - Second TRC for Wooden Ruler Realty, LLC located at 42-44 Third Street. (Proposal is to construct a 103,000 sf mixed-use building with commercial uses on the first floor, a below grade parking area, and 58 residential units). A CUP for the street tree and bench requirements of the CBD-G District adjacent to Third Street will also appear before the Planning Board. *[This item was previously heard on August 25, 2022]*
 - Second TRC for Summit Land Development, (Owner: 7 West, LLC), located at Durham Road, 250' north of Daley Drive. (Proposal is for construction of a 14,160 s.f. 3 story medical office building.) (Three CUP's will also appear before the Planning Board.) *[This item was previously heard on June 2, 2022] (P22-39)*

6. MEMBER COMMENTS

- Signed plans included: the minor subdivision at 45 Knox Marsh Road.
- K. Pimental
 - Is there any flexibility with staff where if an application has a storm water component- even if residential- if TRC might be useful, does staff have authority to suggest a TRC meeting to the applicant so issues can get ironed out prior to the Planning Board meeting?
 - D. Benton noted there is a provision where Planning Director can make that decision. Also working on new permit software and communicating with Ken as agendas are coming together to address any issues ahead of the meeting.

7. ADJOURNMENT

Motion: M. Speidel moved to adjourn at 8:00pm. Seconded by E. Kaspari. Vote: U/A



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P22-58

Application Type: Conditional Use Permit – Wetlands
Applicant(s): William C. Fisher and Chaney N. Fisher
Owner(s): William C. Fisher and Chaney N. Fisher
Location: 1 Boston Harbor Rd (Assessor's Map 7, Lot 2)
Meeting Date: October 25, 2022

INTENT: To obtain a CUP for the creation of 534 sf of temporary wetland impact (419 sf within the Conservation District) and 2,890 sf of permanent wetland impact (1,306 sf within the Conservation District) to construct an addition to a single family residence.

AGENDA ITEM #: 3-A

FILE: P22-58

CURRENT AREA: 0.21 ± acres

ZONING DISTRICT: R-20,
Wetlands Protection &
Conservation Districts

EXISTING USE: Single Family
Residence

PROPOSED USE: Single Family
Residence

SURROUNDING USES:
Residential

PERMITS REQUIRED:
NH DES Wetlands & Shoreland
Permits

WAIVERS REQUESTED:
None

ZBA ACTION: None

CONSERVATION COM:
September 12, 2022

TRC: N/A

NOTICES SENT: Abutter
notices were sent by verified mail
to all abutters for the previous
meeting

Summary of Request and Background

The proposed Conditional Use Permit (CUP) is required to construct a 960 sf addition, new deck stairs, an outdoor shower, replace the existing driveway with pervious pavers, install a pervious paver walkway and concrete pad for utility equipment creating 534 sf of temporary wetland impact (419 sf within the Conservation District) and 2,890 sf of permanent wetland impact (1,306 sf within the Conservation District).

This CUP and NHDES permit applications were endorsed by the Conservation Commission at their September 12, 2022 meeting (minutes attached) with the following recommendation: "...with the recommendation that a dry well in incorporated to help infiltrate stormwater associated with the proposed garage..."

The applicant amended their site plan after Conservation Commission and before their first Planning Board meeting to include two 24' in length, infiltration trench drywells along the eastern and western sides of the addition to comply with the Conservation Commission's request. The western feature is integrated into the porous paver walkway, while the eastern feature is adjacent to the addition in the lawn area.

The Planning Board tabled this application at their October 11th meeting. The applicant's engineer revised the plan and provided the attached summary of changes which include:

- the drainage design being amended after percolation tests indicated excellent soils for infiltration and did not encounter ground water. The driveway area stone reservoir shall be connected to the infiltration trenches so that drainage can flow freely. No catch basins are proposed.
- A gutter to infiltration detail has been added to page 4
- Revised the outdoor shower to be an outdoor rinsing area.

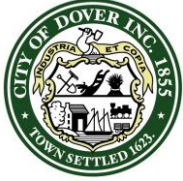
CONSISTENCY WITH LAND USE REGULATIONS:

The Wetlands Protection District ordinance §170.27.1.F. provides for Conditional Use Permits to allow impacts to wetlands and wetland buffers if standards related to demonstration that no practicable alternative exists, impact avoidance was considered, impacts were minimized, and mitigation has been sought.

Planning staff feels that the applicant considered the criteria and attempted to create minimal wetlands disturbance and decrease the impermeable surfaces on the site. The applicant's detailed CUP application demonstrates the understanding of the requirements and compliance to the criteria of §170-27.F.(1)(a)-(e) as well as, §170.27.C.

STAFF RECOMMENDATION:

The Planning Department recommends that the Planning Board remove the item from the table, make the necessary and supporting findings of fact, and vote to approve the Conditional Use Permit with the following subsequent conditions, as the plans meet the standards outlined:



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P22-58

Application Type: Conditional Use Permit – Wetlands
Applicant(s): William C. Fisher and Chaney N. Fisher
Owner(s): William C. Fisher and Chaney N. Fisher
Location: 1 Boston Harbor Rd (Assessor's Map 7, Lot 2)
Meeting Date: October 25, 2022

Subsequent Conditions to be Met Prior to Issuance of Conditional Use Permit:

1. Copies of the NHDES Permit be submitted to the Planning Department and added to the plan set coversheet;
2. Provide a copy of the referenced plan dated November 25, 2019 by Ambit Engineering, Inc;
3. Add the following notes and items to the final plan set:
 - 3.1. Owners signatures
 - 3.2. Add note that 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; and
 - 3.3. File # (P22-58) to all sheets.

P22-58/COND-2022-0011, 1 Boston Harbor Road

**Property Information**

Property ID 07002-000000
Location 1 BOSTON HARBOR RD
Owner FISHER WILLIAM CRAGG &
Land Use 101
Zoning Code R-20

**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.

Ross Engineering
Civil/Structural Engineering & Surveying

909 Islington Street
Portsmouth, NH 03801

603-433-7560
alexross@comcast.net

October 17, 2022
Dover Planning Department
288 Central Ave
Dover, NH 03820

1 Boston Harbor Rd
CONDITIONAL USE PERMIT

RE: William C. & Chaney N. Fisher
1 Boston Harbor Rd
Dover, NH 03820
Tax Map 7, Lot 2

At the October 11, 2022 Planning Board meeting there were some questions regarding the infiltration trenches. On October 13, 2022 I met with the City Engineer Ken Mavrogeorge on a zoom meeting, to review concerns. The plans have been revised to clarify the drainage design as discussed with the City Engineer. Plan revisions include:

- The drainage design has been outlined on page 2. We have performed percolation tests where we found excellent soils for infiltration and we did not encounter ground water. The driveway area stone reservoir shall be connected to the infiltration trenches so that drainage can flow freely. No catch basins are proposed.
- A gutter to infiltration detail has been added to page 4
- To address an abutter concern, we have revised the outdoor shower to be an outdoor rinsing area.

Sincerely,

Alex Ross, PE, LLS

SEE NOTE 2

LEGEND

- MONUMENT FOUND
- UTILITY POLE
- HOTL
- MEAN HIGH WATER LINE
- HOTL SETBACK
- NATURAL WOODLAND BUFFER INSIDE 50'-150'

BELLAMY RIVER
(LITTLE BAY)

HIGHEST
OBSERVABLE
TIDE LINE (HOTL)
MEAN HIGH
WATER LINE

BM NAIL IN
24" PINE
EL. = 7.35'

WILLIAM C. & CHANEY N.
FISHER
TAX MAP 7, LOT 2
SCRD 4570-0775
8,955 SQFT, 0.21 ACRES

EXISTING HOUSE
FIRST FLOOR EL. 9.2'
RIDGE EL. 19.9'

DECK

SUSPENDED
OIL TANK

N/F
ANGELA K. ENGAL &
PAUL L. SAPIENZA SR
TAX MAP 7, LOT 1
RCRD 4260-320

N/F MICHAEL K.
LEONARD & LORAIN J.
WORTHINGTON
TAX MAP 7, LOT 3
RCRD 1157-542

REMOVE 22'x10.5'
PORTION OF BUILDING

ASPHALT
DRIVEWAY

BM NAIL IN UP
EL. = 8.55'

EXISTING
HOUSE

GRAVEL DRIVE

N/F KEVIN &
MARGUERITE CLIFFORD
TAX MAP 7, LOT 27
RCRD 3952-99

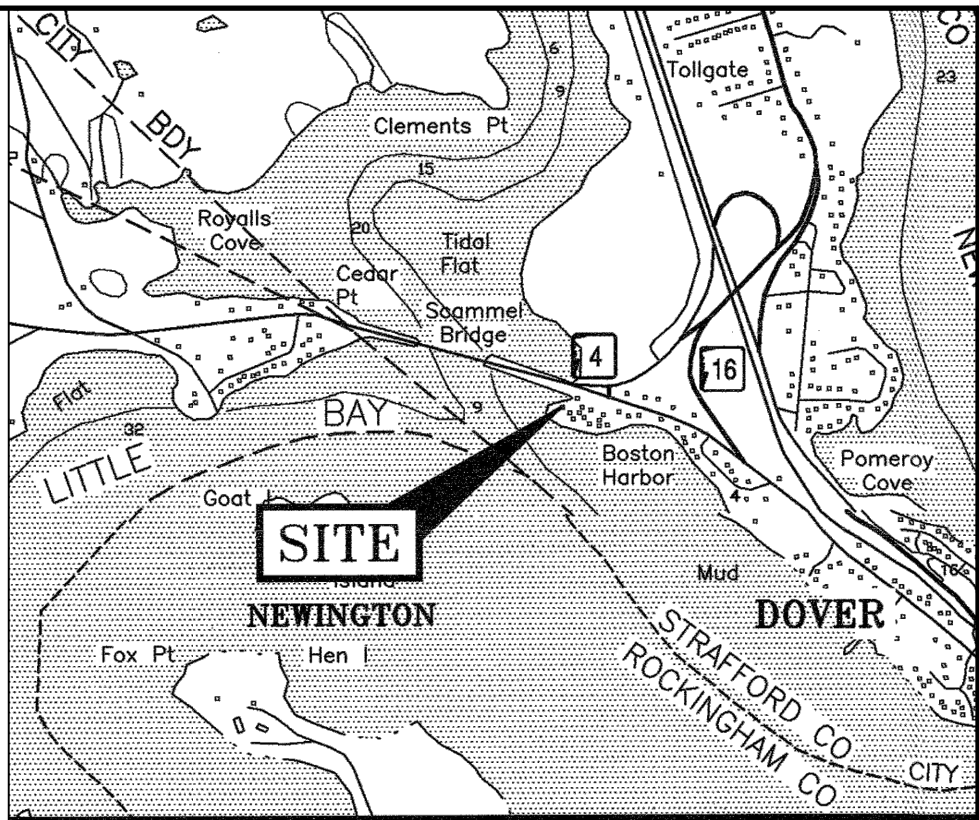
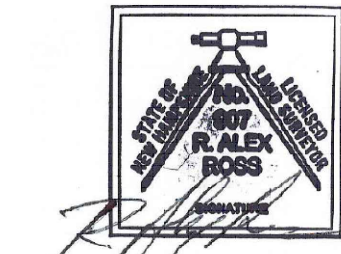
ZONE AE (EL 6)

PRIVATE RIGHT-OF-WAY

GRAPHIC SCALE



(IN FEET)
SCALE: 1" = 10'



LOCUS PLAN
N.T.S.

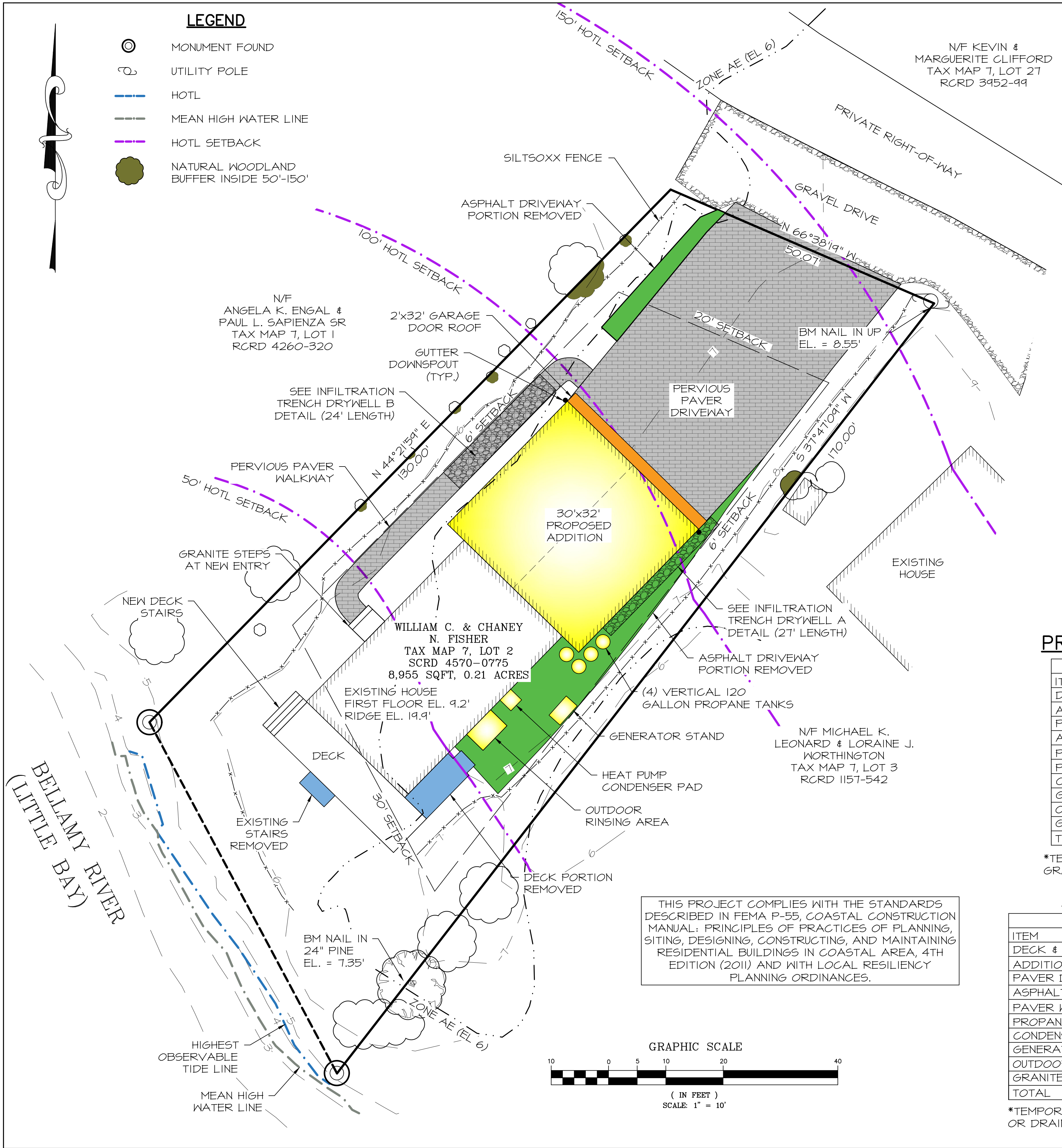
NOTES

- OWNERS OF RECORD:
WILLIAM C. & CHANEY N. FISHER
1 BOSTON HARBOR ROAD
DOVER, NH 03820
TAX MAP 7, LOT 2
SCRD: 4570-0775
AREA: 8,955 SF, 0.21 ACRES (TO MEAN HIGH WATER LINE)
- BASIS OF BEARING HELD FROM REF. PLAN #1.
- THIS PLOT DOES NOT REPRESENT A BOUNDARY SURVEY.
ELEVATIONS WERE SURVEYED ON 12-22-20. ALL
BOUNDARY INFORMATION IS APPROXIMATE AND HAS
BEEN TAKEN FROM REFERENCE PLAN #1.
- THE HIGHEST OBSERVABLE TIDE LINE IS APPROXIMATE
AND HAS BEEN TAKEN FROM REFERENCE PLAN #1.
- VERTICAL DATUM IS NAVD88. ELEVATIONS ARE FROM
REFERENCE PLAN #1.
- THE PARCEL IS PARTIALLY WITHIN FEMA FLOOD ZONE AE
(EL. 6), AS PER FLOOD INSURANCE RATE MAP
#33017C0340, PANEL 340 OF 681, DATED SEPTEMBER
30, 2015. VERTICAL DATUM IS NAVD 1988. LOMA CASE
NO. 19-01-1301A FROM REFERENCE PLAN #1 HAS SINCE
BEEN REMOVED.

REFERENCE PLANS

- "EXISTING CONDITIONS PLAN - FISHER RESIDENCE I
BOSTON HARBOR ROAD DOVER, N.H." BY AMBIT
ENGINEERING, INC. NOVEMBER 25, 2019. NOT
RECORDED.

4	10/17/2022	PB SUBMITTAL	
3	9/15/2022	PB SUBMITTAL	
2	8/1/2022	CC SUBMITTAL	
1	12/23/2020	FOR REVIEW	
ISS.	DATE	DESCRIPTION OF ISSUE	
SCALE	1" = 10'		
CHECKED	A.ROSS		
DRAWN	D.D.D.		
CHECKED			
ROSS ENGINEERING, LLC Civil/Structural Engineering & Surveying 909 Islington St. Portsmouth, NH 03801 (603) 433-7560			
CLIENT WILLIAM C. FISHER 1 BOSTON HARBOR ROAD DOVER, NH 03820			
TITLE EXISTING CONDITIONS 1 BOSTON HARBOR RD DOVER, NH 03820 TAX MAP 7, LOT 2			
JOB NUMBER	DWG. NO.	ISSUE	
20-148	1 OF 4	4	



CONSTRUCTION SEQUENCE

- 1) INSTALL SILT/SOXX FENCING AND ALL EROSION AND SEDIMENT CONTROL.
- 2) REMOVE EXISTING HOUSE SECTION, DECK SECTION, DRIVEWAY, AND OIL TANK.
- 3) CONSTRUCT PROPOSED ADDITION, OUTDOOR SHOWER, CONCRETE STANDS AND STAIRS.
- 4) INSTALL NEW PERVIOUS PAVER WALKWAY AND DRIVEWAY.
- 5) SEED REMAINING OPEN AREA.

DRAINAGE DESIGN

- 1) PERCOLATION TESTS WERE PERFORMED ON SITE. A PERC RATE OF 5 MIN/INCH WAS FOUND WITH FINE & COARSE SANDY SOILS THAT WILL PROVIDE AN EXCELLENT AREA FOR DRAINAGE INFILTRATION. TEST HOLES WERE DUG 3 FEET DEEP WITH NO GROUNDWATER ENCOUNTERED.
- 2) THE RESERVOIR OF THE PERVIOUS PAVEMENT SHALL BE CONNECTED TO THE INFILTRATION TRENCHES SO THAT DRAINAGE CAN FLOW FREELY THROUGHOUT THE POROUS STONE BEDS.
- 3) THE 4" PERFORATED PIPES IN THE INFILTRATION TRENCHES SHALL BE CONNECTED TO THE ROOF DOWNSPOUTS AS SHOWN. THE PIPES SHALL RUN THE LENGTH OF THE TRENCHES, AND DEAD END AT THE END OF EACH TRENCH. THE PERFORATED PIPES ENSURE PROPER WATER DISTRIBUTION & THE PIPE WILL NOT GO TO A DAYLIGHT OUTLET.
- 4) NO CATCH BASINS ARE PROPOSED.

PROPOSED SHORELAND DISTURBANCE

ITEM	WITHIN 250'	
	TEMPORARY	PERMANENT
DECK & STAIRS	80 SF	23 SF
ADDITION	0 SF	960 SF
PAVER DRIVEWAY	0 SF	1570 SF
ASPHALT DRIVE PORTION	454 SF	0 SF
PAVER WALKWAY	0 SF	254 SF
PROPANE TANKS	0 SF	20 SF
CONDENSER PAD	0 SF	7 SF
GENERATOR STAND	0 SF	12 SF
OUTDOOR SHOWER	0 SF	24 SF
GRANITE STEPS	0 SF	20 SF
TOTAL	534 SF	2,890 SF

*TEMPORARY DISTURBANCE AREAS TO BE REPLACED WITH GRASS OR DRAINAGE

PROPOSED WETLAND DISTURBANCE

ITEM	TEMPORARY		PERMANENT	
	WITHIN 100'	TOTAL	WITHIN 100'	TOTAL
DECK & STAIRS	80 SF	80 SF	23 SF	23 SF
ADDITION	0 SF	0 SF	925 SF	960 SF
PAVER DRIVEWAY	0 SF	0 SF	36 SF	1,570 SF
ASPHALT DRIVE PORTION	339 SF	454 SF	0 SF	0 SF
PAVER WALKWAY	0 SF	0 SF	239 SF	254 SF
PROPANE TANKS	0 SF	0 SF	20 SF	20 SF
CONDENSER PAD	0 SF	0 SF	7 SF	7 SF
GENERATOR STAND	0 SF	0 SF	12 SF	12 SF
OUTDOOR SHOWER	0 SF	0 SF	24 SF	24 SF
GRANITE STEPS	0 SF	0 SF	20 SF	20 SF
TOTAL	419 SF	534 SF	1,306 SF	2,890 SF

*TEMPORARY DISTURBANCE AREAS TO BE REPLACED WITH GRASS OR DRAINAGE

NOTES

- 1) PARCEL IS IN THE LOW-DENSITY RESIDENTIAL ZONE (R-20) & RIVERFRONT RESIDENTIAL OVERLAY DISTRICT:
MINIMUM LOT AREA.....20,000 SF
MINIMUM FRONTAGE.....125 FT
SETBACKS:
FRONT.....20 FT MIN
.....35 FT MAX
SIDE.....6 FT*
REAR.....30 FT
MAXIMUM BUILDING HEIGHT.....35 FT
MAXIMUM LOT COVERAGE.....30%

*AS PER ARTICLE V, SECTION 170-14.A.2 OF THE DOVER ZONING ORDINANCE, THE SIDE SETBACK FOR A LOT OF RECORD WITH A WIDTH OF LESS THAN 75 FT AND MORE THAN 50 FT SHALL BE 6 FT.

**AS PER 170-28.I.E, THIS LOT IS EXEMPT FROM THE PROVISIONS OF THE RIVERFRONT RESIDENTIAL OVERLAY DISTRICT.

2) LOT COVERAGES

BUILDING COVERAGE	
EXISTING BUILDING COVERAGE	
HOUSE	1,203 SF
COVERAGE	1,203 SF = 13.4%
PROPOSED BUILDING COVERAGE	
HOUSE	1,904 SF
COVERAGE	1,904 SF = 21.3%

LOT COVERAGE

EXISTING LOT COVERAGE	
BUILDING COVERAGE.....	1,203 SF
ASPHALT DRIVEWAY.....	1,964 SF
DECK.....	320 SF
OIL TANK.....	20 SF
COVERAGE	3,507 SF = 39.2%

PROPOSED LOT COVERAGE

BUILDING COVERAGE.....	1,904 SF
DECK W/ STAIRS.....	263 SF
CONCRETE PADS.....	19 SF
OUTDOOR SHOWER.....	24 SF
PROPANE TANKS.....	20 SF
GRANITE STEPS.....	20 SF
COVERAGE	2,250 SF = 25.1%

- 3) EXISTING WETLAND BUFFER AREA = 36 SF
REQUIRED WETLAND BUFFER AREA = 36 SF
PROPOSED WETLAND BUFFER AREA = 36 SF
- 4) THE JURISDICTIONAL RESOURCE TO BE IMPACTED IS THE PREVIOUSLY DEVELOPED TIDAL BUFFER ZONE.

4	10/17/2022	PB SUBMITTAL	
3	9/15/2022	PB SUBMITTAL	
2	8/1/2022	CC SUBMITTAL	
1	12/23/2020	FOR REVIEW	
ISS.	DATE	DESCRIPTION OF ISSUE	
SCALE 1" = 10'			
CHECKED A.ROSS			
DRAWN D.D.D.			
CHECKED			
ROSS ENGINEERING, LLC Civil/Structural Engineering & Surveying 909 Islington St. Portsmouth, NH 03801 (603) 433-7560			
CLIENT WILLIAM C. FISHER 1 BOSTON HARBOR ROAD DOVER, NH 03820			
TITLE SITE PLAN			
1 BOSTON HARBOR RD DOVER, NH 03820 TAX MAP 7, LOT 2			
JOB NUMBER	DWG. NO.	ISSUE	
20-148	2 OF 4	4	

EROSION AND SEDIMENTATION CONTROL
CONSTRUCTION PHASING AND SEQUENCING

1. SEE "EROSION AND SEDIMENTATION CONTROL GENERAL NOTES" WHICH ARE TO BE AN INTEGRAL PART OF THIS PROCESS.
2. INSTALL SILT/SOXX FENCING AS PER DETAILS AND AT SEDIMENT MIGRATION.
3. CONSTRUCT TREATMENT SWALES, LEVEL SPREADERS AND DETENTION STRUCTURES AS DEPICTED ON DRAWINGS.
4. STRIP AND STOCKPILE TOPSOIL. STABILIZE PILES OF SOIL CONSTRUCTION MATERIAL & COVER WHERE PRACTICABLE.
5. MINIMIZE DUST THROUGH APPROPRIATE APPLICATION OF WATER OR OTHER DUST SUPPRESSION TECHNIQUES ON SITE.
6. ROUGH GRADE SITE. INSTALL CULVERTS AND ROAD DITCHES.
7. FINISH GRADE AND COMPACT SITE.
8. RE-SPREAD AND ADD TOPSOIL TO ALL ROADSIDE SLOPES. TOTAL TOPSOIL THICKNESS TO BE A MINIMUM OF FOUR TO SIX INCHES.
9. STABILIZE ALL AREAS OF BARE SOIL WITH MULCH AND SEEDING.
10. RE-SEED PER EROSION AND SEDIMENTATION CONTROL GENERAL NOTES.
11. SILT/SOXX FENCING TO REMAIN AND BE MAINTAINED FOR TWENTY FOUR MONTHS AFTER CONSTRUCTION TO ENSURE ESTABLISHMENT OF ADEQUATE SOIL STABILIZATION AND VEGETATIVE COVER. ALL SILT/SOXX FENCING ARE THEN TO BE REMOVED FROM THE SITE AND PROPERLY DISPOSED OF.
12. PERIMETER CONTROLS SHALL BE INSTALLED PRIOR TO EARTH MOVING OPERATIONS.
13. ALL TEMPORARY WATER DIVERSION (SWALES, BASINS, ETC.) MUST BE USED AS NECESSARY UNTIL AREAS ARE STABILIZED.
14. PONDS AND SWALES SHALL BE INSTALLED EARLY ON IN THE CONSTRUCTION SEQUENCE - BEFORE ROUGH GRADING THE SITE.
15. ALL DITCHES AND SWALES SHALL BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
16. ALL ROADWAYS AND PARKING LOTS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
17. ALL CUT AND FILL SLOPES SHALL BE SEED/LOAMED WITHIN 72 HOURS OF ACHIEVING FINISH GRADE.
18. ALL EROSION CONTROLS SHALL BE INSPECTED WEEKLY AND AFTER EVERY HALF-INCH OF RAINFALL.
19. THE SMALLEST PRACTICAL AREA SHALL BE DISTURBED DURING CONSTRUCTION, BUT IN NO CASE SHALL EXCEED 5 ACRES AT ANY ONE TIME BEFORE DISTURBED AREAS ARE STABILIZED.
20. LOT DISTURBANCE, OTHER THAN THAT SHOWN ON THE APPROVED PLANS, SHALL NOT COMMENCE UNTIL AFTER THE ROADWAY HAS THE BASE COURSE TO DESIGN ELEVATION AND THE ASSOCIATED DRAINAGE IS COMPLETE AND STABLE.

PLANTING NOTES:

1. ALL PLANT MATERIALS SHALL BE FIRST QUALITY NURSERY GROWN STOCK.
2. ALL PLANTS SHALL BE PLANTED IN ACCORDANCE WITH NEW HAMPSHIRE LANDSCAPE ASSOCIATION STANDARDS AND GUARANTEED FOR ONE YEAR BY THE LANDSCAPE CONTRACTOR.
3. ALL TREES AND SHRUBS SHALL HAVE WATER SAUCERS BUILT AROUND THEIR BASES AND THESE SHALL BE MULCHED WITH 4" OF DARK BROWN AGED BARK MULCH. MULCH MUST BE KEPT 2" AWAY FROM THEIR TRUNKS.
4. ALL TREES AND SHRUBS SHALL BE PLANTED AND MULCHED BEFORE LAWN IS SEED/ED.

MAINTENANCE REQUIREMENTS:

1. ALL TREES, SHRUBS, AND PERENNIALS WILL NEED TO BE WATERED THROUGH THANKSGIVING DURING THE FIRST SEASON IN WHICH THEY ARE INSTALLED.
2. AN UNDERGROUND DRIP IRRIGATION SYSTEM IS RECOMMENDED. IF AN UNDERGROUND DRIP IRRIGATION SYSTEM IS NOT INSTALLED, SOAKER HOSES WOUND THROUGHOUT PLANTING BEDS ARE ACCEPTABLE. ALTHOUGH OVERHEAD SPRINKLERS ARE RECOMMENDED FOR LAWN AREAS, THEY ARE NOT ACCEPTABLE FOR IRRIGATING TREES AND SHRUBS.

SEEDING AND STABILIZATION FOR LOAMED SITE:

FOR TEMPORARY & LONG TERM SEEDINGS USE AGWAY'S SOIL CONSERVATION GRASS SEED OR EQUAL COMPONENTS: ANNUAL RYE GRASS, PERENNIAL RYE GRASS, WHITE CLOVER, 2 FESCUES, SEED AT A RATE OF 100 POUNDS PER ACRE, FERTILIZER & LIME:
NITROGEN (N) 50 LBS/ACRE, PHOSPHATE (P2O5) 100 LBS/ACRE, POTASH (K2O) 100 LBS/ACRE, LIME 2000 LBS/ACRE
MULCH:
HAY OR STRAW 1.5-2 TONS/ACRE

- A) GRADING AND SHAPING
1) 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.
- B) SEED BED PREPARATION
1) SURFACE AND SEEPAGE WATER SHOULD BE DRAINED OR DIVERTED FROM THE SITE TO PREVENT DROWNING OR WINTER KILLING OF THE PLANTS.
2) 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 SEEDBED AND MIX FERTILIZER AND LIME INTO THE SOIL. THE SEEDBED SHOULD BE LEFT IN A REASONABLY FIRM AND SMOOTH CONDITION. THE LAST TILLAGE OPERATION SHOULD BE PERFORMED ACROSS THE SLOPE WHEREVER PRACTICAL.

EROSION AND SEDIMENTATION CONTROL GENERAL NOTES

1. CONDUCT ALL CONSTRUCTION IN A MANNER AND SEQUENCE THAT CAUSES THE LEAST PRACTICAL DISTURBANCE OF THE PHYSICAL ENVIRONMENT, BUT IN NO CASE SHALL EXCEED 2 ACRES AT ANY ONE TIME BEFORE DISTURBED AREAS ARE STABILIZED.
2. ALL AREAS SHALL BE STABILIZED WITHIN 45 DAYS OF INITIAL DISTURBANCE.
3. ALL DITCHES, SWALES AND PONDS MUST BE STABILIZED PRIOR TO DIRECTING FLOW TO THEM.
4. ALL GROUND AREAS OPENED UP FOR CONSTRUCTION WILL BE STABILIZED WITHIN 24 HOURS OF EARTH-DISTURBING ACTIVITIES BEING CEASED, AND WILL BE FULLY STABILIZED NO LONGER THAN 14 DAYS AFTER INITIATION. (SEE NOTE II FOR DEFINITION OF STABLE). ALL SOILS FINISH GRADED MUST BE STABILIZED WITHIN SEVENTY TWO HOURS OF DISTURBANCE. ALL TEMPORARY OR LONG TERM SEEDING MUST BE APPLIED TO COMPLY WITH "WINTER CONSTRUCTION NOTES" (SEE WINTER CONSTRUCTION NOTES). EMPLOY TEMPORARY EROSION AND SEDIMENTATION CONTROL DEVICES AS DETAILED ON THIS PLAN AS NECESSARY UNTIL ADEQUATE STABILIZATION HAS BEEN ASSURED (SEE NOTE II FOR DEFINITION OF STABLE).
5. TEMPORARY & LONG TERM SEEDING: USE SEED MIXTURES, FERTILIZER, LIME AND MULCHING AS RECOMMENDED (SEE SEEDING AND STABILIZATION NOTES).
6. SILT/SOXX FENCING TO BE SECURELY EMBEDDED AND STAKED AS DETAILED. WHEREVER POSSIBLE A VEGETATED STRIP OF AT LEAST TWENTY FIVE FEET IS TO BE KEPT BETWEEN SILT/SOXX AND ANY EDGE OF NET AREA.
7. SEED/ED AREAS WILL BE FERTILIZED AND RE-SEED/ED AS NECESSARY TO ENSURE VEGETATIVE ESTABLISHMENT.
8. SEDIMENT BASINS, IF REQUIRED, TO BE CHECKED AFTER EACH SIGNIFICANT RAINFALL AND CLEANED AS NEEDED TO RETAIN DESIGN CAPACITY.
9. SILT/SOXX FENCING WILL BE CHECKED REGULARLY AND AFTER EACH SIGNIFICANT RAINFALL. NECESSARY REPAIRS WILL BE MADE TO CORRECT UNDERMINING OR DETERIORATION OF THE BARRIER AS WELL AS CLEANING, REMOVAL AND PROPER DISPOSAL OF TRAPPED SEDIMENT.
10. TREATMENT SWALES WILL BE CHECKED WEEKLY AND REPAIRED WHEN NECESSARY UNTIL ADEQUATE VEGETATIVE COVER HAS BEEN ESTABLISHED.
11. AN AREA SHALL BE CONSIDERED FULLY STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
 - BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED
 - A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED
 - A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIP RAP HAS BEEN INSTALLED.
 - EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.
12. ALL EROSION AND SEDIMENTATION CONTROL MEASURES IN THE PLAN SHALL MEET THE DESIGN BASED ON STANDARDS AND SPECIFICATIONS SET FORTH IN THE STORM WATER MANAGEMENT AND EROSION AND SEDIMENTATION CONTROL HANDBOOK FOR URBAN AND DEVELOPING AREAS IN NEW HAMPSHIRE (DECEMBER 2008 OR LATEST) PREPARED BY ROCKINGHAM COUNTY CONSERVATION DISTRICT, N.H. DES AND NRCS.

WINTER CONSTRUCTION NOTES

1. ALL PROPOSED VEGETATED AREAS WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED BY SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 3:1, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING, ELSEWHERE. THE INSTALLATION OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR ON FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENT.;
2. ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS;
3. AFTER OCTOBER 15TH, INCOMPLETE ROAD OR PARKING SURFACES, WHERE WORK HAS STOPPED FOR THE WINTER SEASON, SHALL BE PROTECTED WITH A MINIMUM OF 3 INCHES OF CRUSHED GRAVEL PER NHDOT ITEM 304.3.

LONG TERM SEEDING

*WELL TO MODERATELY WELL DRAINED SOILS

FOR CUT AND FILL AREA AND FOR WATERWAYS AND CHANNELS

SEEDING MIXTURE C

	lb/ACRE	lb/1000S.F.
TALL FESCUE	20	0.45
CREeping RED FESCUE	20	0.45
RED CLOVER (ALSIKE)	20	0.45
TOTAL	40	1.35

LIME: AT 2 TONS PER ACRE OR 100 LBS PER 1,000 S.F.
FERTILIZER: 10 20 20 (NITROGEN, PHOSPHATE, POTASH AT 500# PER ACRE.
MULCH: HAY OR CLEAN STRAW; 2 TONS/ACRE OR 2 BALES/1000 S.F.

GRADING AND SHAPING:

SLOPES SHALL NOT BE STEEPER THAN 2 TO 1. 3 TO 1 OR FLATTER SLOPES ARE PREFERRED.
SEEDBED PREPARATION:
SURFACE AND SEEPAGE WATER SHOULD BE DRAINED OR DIVERTED FROM THE SITE TO PREVENT DROWNING OR WINTER KILLING OF THE PLANTS.
STONES LARGER THAN FOUR INCHES AND TRASH SHOULD BE REMOVED.
SOD SHOULD BE TILLED TO A DEPTH OF FOUR INCHES TO PREPARE SEEDBED. FERTILIZER & LIME SHOULD BE MIXED INTO THE SOIL.
THE SEEDBED SHOULD BE LEFT IN A REASONABLY FIRM AND SMOOTH CONDITION. THE LAST TILLAGE OPERATION SHOULD BE PERFORMED ACROSS THE SLOPE WHEREVER PRACTICAL.

* FROM: STORMWATER MANAGEMENT AND EROSION AND SEDIMENTATION CONTROL HANDBOOK FOR URBAN AND DEVELOPING AREAS IN NEW HAMPSHIRE, DECEMBER 2008.

SHORT TERM SEEDING

*WELL TO MODERATELY WELL DRAINED SOILS

FOR CUT AND FILL AREA AND FOR WATERWAYS AND CHANNELS

SEEDING MIXTURE C

	#/ACRE	#/1000S.F.
FOR APRIL 1 - AUGUST 15		
ANNUAL RYE GRASS	40	1
FOR FALL SEEDING		
WINTER RYE	112	2.5

LIME: AT 1 TON PER ACRE OR 100 LBS PER 1,000 S.F.
FERTILIZER: 10 10 10 (NITROGEN, PHOSPHATE, POTASH AT 500# PER ACRE.
MULCH: HAY OR CLEAN STRAW; 2 TONS/ACRE OR 2 BALES/1000 S.F.

GRADING AND SHAPING:

SLOPES SHALL NOT BE STEEPER THAN 2 TO 1. 3 TO 1 OR FLATTER SLOPES ARE PREFERRED.

SEEDBED PREPARATION:

SURFACE AND SEEPAGE WATER SHOULD BE DRAINED OR DIVERTED FROM THE SITE TO PREVENT DROWNING OR WINTER KILLING OF THE PLANTS.
STONES LARGER THAN FOUR INCHES AND TRASH SHOULD BE REMOVED.
SOD SHOULD BE TILLED TO A DEPTH OF FOUR INCHES TO PREPARE SEEDBED. FERTILIZER & LIME SHOULD BE MIXED INTO THE SOIL.
THE SEEDBED SHOULD BE LEFT IN A REASONABLY FIRM AND SMOOTH CONDITION. THE LAST TILLAGE OPERATION SHOULD BE PERFORMED ACROSS THE SLOPE WHEREVER PRACTICAL.

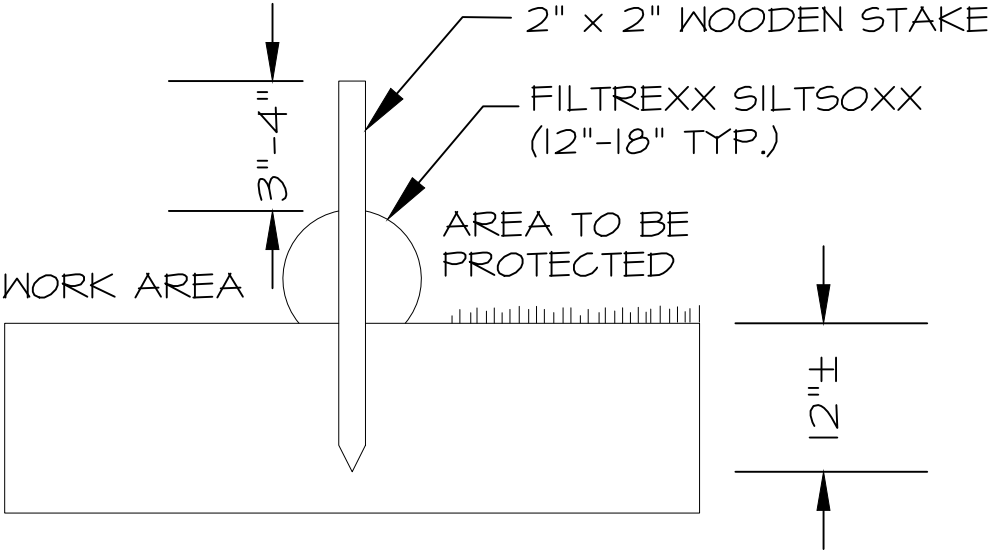
* FROM: STORMWATER MANAGEMENT AND EROSION AND SEDIMENTATION CONTROL HANDBOOK FOR URBAN AND DEVELOPING AREAS IN NEW HAMPSHIRE, DECEMBER 2008.

WHEN PROPOSED FOR ALTERATION DURING CONSTRUCTION AS BEING INFESTED WITH INVASIVE SPECIES SHALL BE MANAGED APPROPRIATELY USING THE DISPOSAL PRACTICES IDENTIFIED IN "NHDOT - BEST MANAGEMENT PRACTICES FOR ROADSIDE INVASIVE PLANTS -2008" AND "METHODS FOR DISPOSING NON-NATIVE INVASIVE PLANTS - UNH COOPERATIVE EXTENSION - 2010"

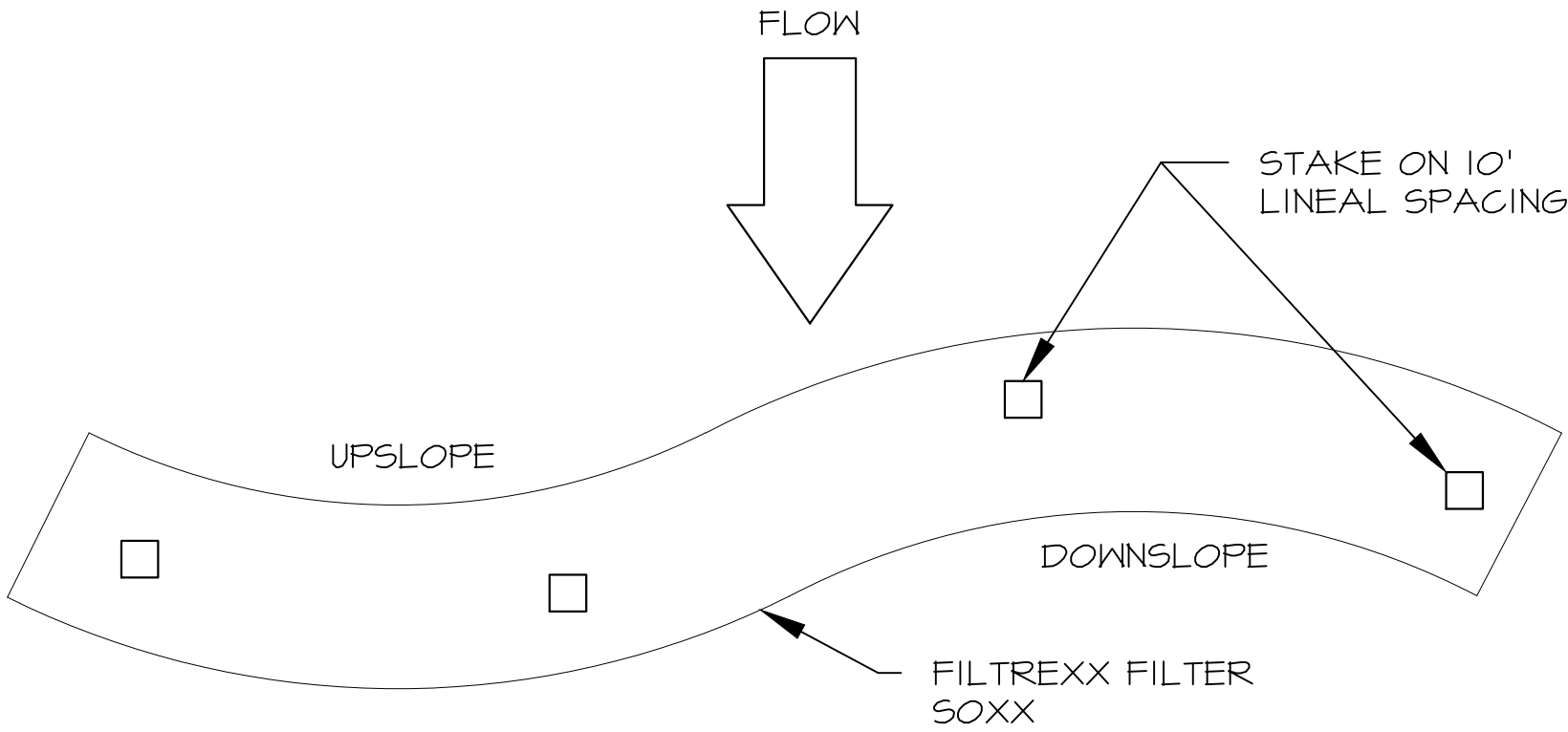
SEED MIXES SHALL NOT CONTAIN ANY SPECIES IDENTIFIED BY THE NEW HAMPSHIRE PROHIBITED INVASIVE PLANT SPECIES LIST.

FILTREXX SILT/SOXX NOTES

- 1) ALL MATERIAL TO MEET FILTREXX SPECIFICATIONS
- 2) SILT/SOXX COMPOST, SOIL, ROCK, SEED FILL TO MEET APPLICATION REQUIREMENTS



Filtrex SiltSoxx Section
N.T.S.



Filtrex SiltSoxx Plan View
N.T.S.

4	10/17/2022	PB SUBMITTAL	
3	9/15/2022	PB SUBMITTAL	
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1	12/23/2020	FOR REVIEW	
ISS.	DATE	DESCRIPTION OF ISSUE	
SCALE 1" = 10'			
CHECKED A.ROSS			
DRAWN D.D.D.			
CHECKED			
ROSS ENGINEERING, LLC Civil/Structural Engineering & Surveying 909 Islington St. Portsmouth, NH 03801 (603) 433-7560			
CLIENT WILLIAM C. FISHER 1 BOSTON HARBOR ROAD DOVER, NH 03820			
TITLE EROSION CONTROL PLAN 1 BOSTON HARBOR RD DOVER, NH 03820 TAX MAP 7, LOT 2			
JOB NUMBER	DWG. NO.	ISSUE	
20-148	3 OF 4	4	

TECHO-BLOC & PERVIOUS PAYER INSTALLATION
GENERAL NOTES

DATA COLLECTION

1. DETERMINE THE SIZE, SHAPE AND INTENDED USE OF FINISHED AREAS.
2. CLASSIFY SUB-GRADE SOILS.
3. DOCUMENT ALL EXISTING CONDITIONS, (FIXED POINTS, EXISTING GRADES, SITE CONTOURS, ETC)
4. DOCUMENT SOIL TYPE, LOCATION, AND ELEVATION OF BELOW GRADE AND OVERHEAD UTILITIES BOTH PUBLIC AND PRIVATE.
5. ENSURE PUBLIC UTILITIES ARE MARKED THROUGH THE USE OF LOCATING SERVICE.
6. DETERMINE THE CROSS SECTION DESIGN OF THE SYSTEM BASED ON SOIL TYPE AND APPLICATION, SHOWING PROPOSED SUB-GRADE AND FINISHED GRADE ELEVATIONS AND ALL GEOTEXTILES AND DRAINAGE DRAINAGE PIPES NEEDED FOR CONSTRUCTION.
7. ESTABLISH THE TYPE, LOCATION, AND ELEVATION OF RELIEF STRUCTURES IF REQUIRED (OVERFLOW PIPE DISCHARGING TO RAIN GARDEN, ETC).
8. DETERMINE CURB OR EDGE RESTRAINT TYPE, ELEVATION, AND LOCATION.
9. CHOOSE PATTERN APPROPRIATE TO THE APPLICATION (TRAFFIC TYPE AND LOAD).

EXCAVATION

1. BEFORE EXCAVATING, CALL ALL LOCAL UTILITY COMPANIES (E.G., PHONE, GAS, ELECTRICAL) TO ENSURE THAT THE AREA IN WHICH YOU PLAN TO DIG IS CLEAR OF UNDERGROUND CABLES OR WIRES. IF ANY ARE FOUND, PLEASE NOTIFY THE APPROPRIATE COMPANIES BEFORE YOU BEGIN.
2. EXCAVATION DEPTH IS DETERMINE FROM THE FOUNDATION THICKNESS ACCORDING TO THE PROJECT SPECIFICATIONS (FOUNDATION THICKNESS IS DETERMINED BY QUALIFIED ENGINEER BASED ON STRUCTURAL AND HYDROLOGIC ANALYSIS.)
3. THE SLOPE OF THE SUB-GRADE WILL DEPEND ON DRAINAGE DESIGN AND INFILTRATION TYPE, A MINIMUM SLOPE OF 3% (1/4" PER FOOT) IS REQUIRED.
4. THE DISTANCE THAT THE EXCAVATED AREA SHOULD EXTEND BEYOND THE AREA TO BE PAVED SHALL BE ONE TO 1.5 TIMES THE THICKNESS OF THE FOUNDATION. EXTRA SPACE ENSURE STABILITY OF PAVERS NEAR EDGE AND EDGE RESTRAINTS.
5. LEVEL THE BOTTOM OF THE EXCAVATED AREA WITH A RAKE.
6. COMPACTION WILL REDUCE THE PERMEABILITY OF THE SUB-GRADE. CARE SHOULD BE TAKEN TO MAINTAIN UNDISTURBED SOIL INFILTRATION DURING EXCAVATION AND CONSTRUCTION. STABILIZATION OF SUB-GRADE MAY BE REQUIRED WITH NEAK, OR CONTINUOUSLY GATRIATED SOILS. REDUCED INFILTRATION MAY REQUIRE DRAINAGE PIPES WITHIN THE SUB-BASE TO CONFORM TO STORMWATER DRAINAGE REQUIREMENTS.

GEOTEXTILES, IMPERMEABLE LINERS, AND DRAIN PIPES.

1. USE A WOVEN GEOTEXTILE WITH HIGH BI-AXEL STRENGTH.
2. PLACE THE GEOTEXTILE ON THE BOTTOM AND SIDES OF THE SOIL SUB-GRADE. ELIMINATE WRINKLES IN THE GEOTEXTILE AND ENSURE IT IS NOT DAMAGED DURING CONSTRUCTION.
3. OVERLAP OF GEOTEXTILE SHALL BE A MINIMUM 2'-0" IN THE DIRECTION OF DRAINAGE. OVERLAPPING SHOULD BE "SHINGLE" STYLE WITH RESPECT TO ANY DIRECTION AND BASE STONE DISTRIBUTION DIRECTION. KEEP PROPERLY TENSIONED, ELIMINATE WRINKLES, AND AVOID DAMAGING FABRIC (NO SPIKES).

SUB-BASE

1. USE SUB-BASE ASTM NO. 2 OR NO. 3 MEETING THE FOLLOWING REQUIREMENTS:
 - A. 40% FRACTURED SYMMETRICAL PARTICALS
 - B. LESS THAN 5% PASSING 200 SIEVE
 - C. INDUSTRY HARDNESS TESTED
2. MOISTEN SPREAD AND COMPACT ASTM NO. 2 AGGREGATE SUB-BASE IN MINIMUM 6" LIFTS (WITHOUT DAMAGING OR DISTORTING THE GEOTEXTILE).
3. MAKE AT LEAST TWO PASSES IN VIBRATORY MODE FOLLOWED BY AT LEAST TWO PASSES IN STATIC MODE WITH A MINIMUM 10 TON VIBRATORY ROLLER, UNTIL THERE IS NOT VISIBLE MOVEMENT OF THE AGGREGATE.
4. DO NOT ALLOW COMPACTOR TO CRUSH AGGREGATE.
5. SURFACE TOLERANCE OF THE ASTM NO. 2 SUB-BASE SHOULD BE ±2½" OVER 10'.

EDGE RESTRAINT

1. INSTALL AVIGNON, BELGIK, PIETRA, TUNDRA, OR UNIVERSAL EDGE CUT UNITS. CAST-IN-PLACE CONCRETE OR PRECAST CONCRETE CURBS SHALL BE UTILIZED IN VEHICULAR APPLICATIONS.
2. EDGE RESTRAINT MAY REST ON AN OPEN-GRADED OR DENSE-GRADED AGGREGATE BASE.

BASE

1. MOISTEN, SPREAD AND COMPACT THE ASTM NO. 57 AGGREGATE BASE LAYER IN ONE 4" THICK LIFT.
2. MAKE A MINIMUM OF TWO PASSES IN VIBRATORY MODE FOLLOWED BY AT LEAST TWO STATIC MODE WITH A MINIMUM 10 TON ROLLER, UNTIL NO VISIBLE MOVEMENT OF THE AGGREGATE. ALTERNATIVELY, A 13,500 LB PLATE COMPACTOR CAN BE USED TO COMPACTER ASTM NO. 57 AGGREGATE BASE.
3. DO NOT ALLOW COMPACTOR TO CRUSH AGGREGATE.
4. SURFACE TOLERANCE OF THE ASTM NO. 57 BASE SHOULD BE ±1" OVER 10'.

BEDDING COURSE

1. MOISTEN, SPREAD AND SCREED ASTM NO. 8. AGGREGATE BEDDING LAYER IN ONE 2" THICK LIFT
2. SURFACE TOLERANCE OF THE ASTM NO. 8. BEDDING COURSE ±3/8" OVER 10'
3. CONSTRUCTION EQUIPMENT AND PEDESTRIAN TRAVEL ON SCREEDED BEDDING COARSE IS PROHIBITED.

PAVER

1. PAVERS SHOULD BE PLACED IN PATTERN SHOWN ON DRAWINGS. LAY UNITS TIGHT TO DESIGNATED LAYING PATTERNS. UNITS HAVE LUGS TO MAINTAIN CONSISTENT JOINT WIDTH.
2. IN SLOPED CONDITIONS START LAYING FROM THE BOTTOM IN AN UPHILL DIRECTION.
3. THE MINIMUM SLOPE FOR PERMEABLE PAVEMENT SURFACE IS 1%.
4. INFLO PAVERS CAN BE INSTALLED WITH TBIOOSI (TECHO-BLOC MECHANICAL TOOL) TO EXPEDITE INSTALLATION.
5. WHEN SUBJECT IT VEHICULAR TRAFFIC, CUT UNITS SHOULD NOT BE SMALLER THEN 1/3 THE WHOLE PAVER. WHEN USING CUT PAVERS MAINTAIN JOINT.
6. IN VEHICULAR APPLICATION LAY PATTERN PERPENDICULAR TO TRAFFIC FLOW.

JOINT FILL

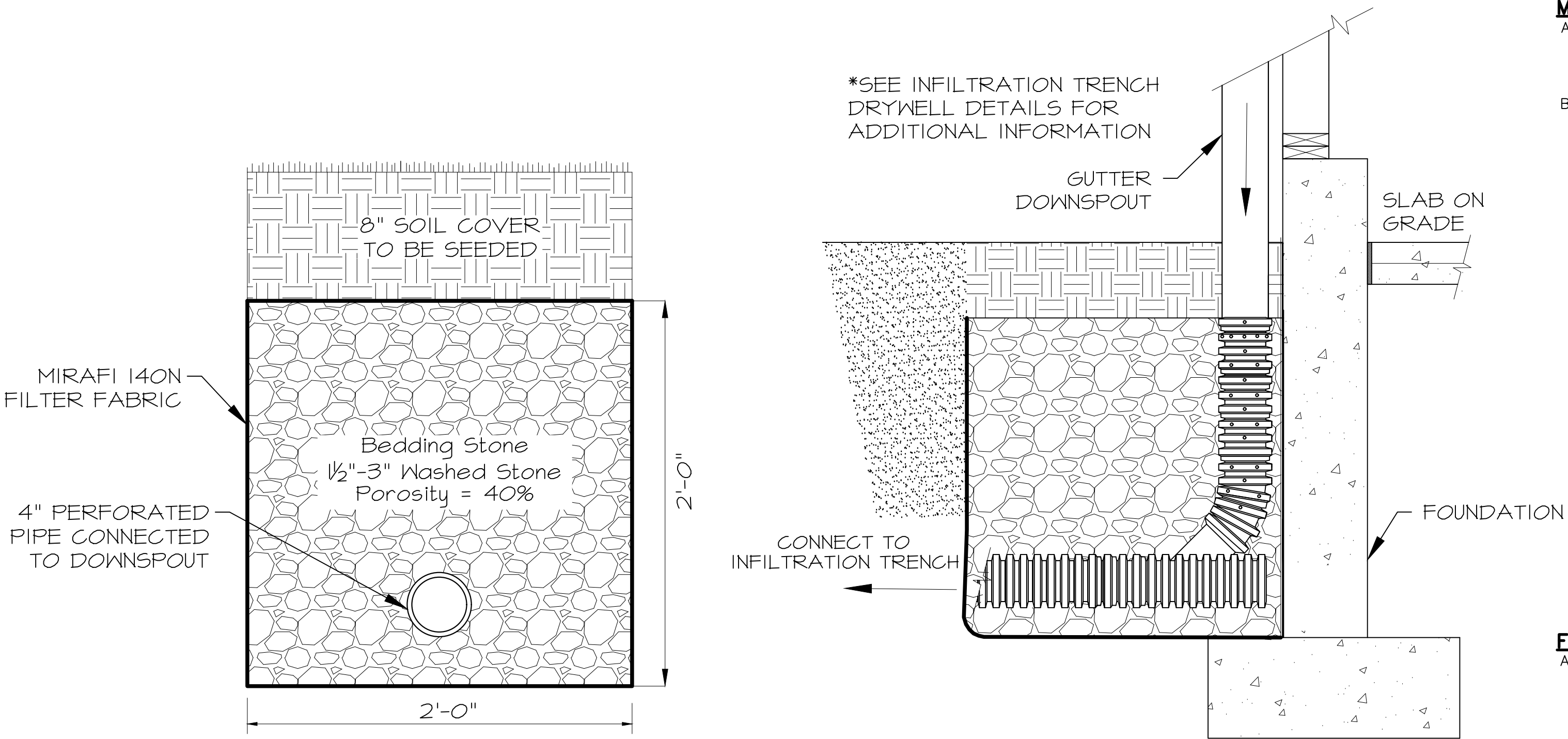
1. FILL PAVER JOINT OPENINGS WITH ASTM NO. 8 AGGREGATE. SWEEP STONE TO FILL JOINTS. SURFACE MUST BE SWEEP CLEAN PRIOR TO COMPACTION
2. COMPACT WITH 5,000 LB PLATE COMPACTOR (TWO PASSES MINIMUM). INSTALL OF NEOPRENE PAD TO PROTECT THE TEXTURE OF THE PAVING UNITS.
3. DO NOT COMPACT WITHIN 6" OF UNRESTRAINED EDGES OF PAVERS.
4. APPLY ADDITIONAL AGGREGATE TO FILL THE JOINT OPENINGS IF NEEDED AND COMPACT.
5. SURFACE TOLERANCE OF COMPACTED PAVERS SHOULD BE ±3/8" OVER 10'.

POST INSTALLATION PROTECTION

1. MAINTAIN EROSION AND SEDIMENT MEASURES AT PERIMETER TO PREVENT CONTAMINATION OF POROUS PAVEMENT SYSTEM.

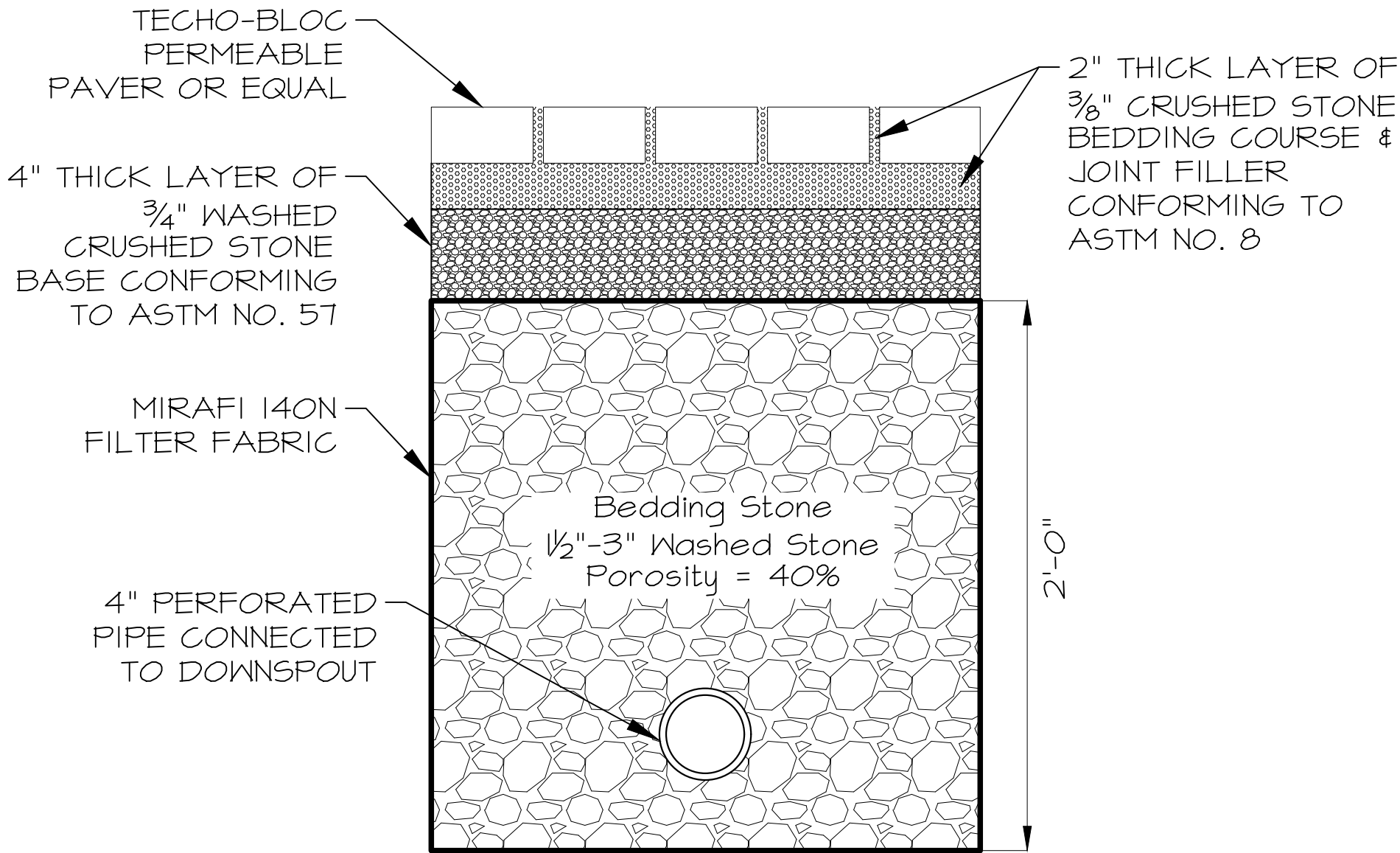
ANNUAL OPERATIONS & MAINTENANCE REPORT

ACTIVITY	DATE OF INSPECTION	WHO INSPECTED	SATISFACTORY: YES, NO, N/A	MAINTENANCE NEEDED	IMPLEMENTED DATE OF CORRECTIVE ACTION	FINDINGS OF INSPECTOR
PARKING LOT SWEEPING PERVIOUS PAVEMENT						



INFILTRATION TRENCH DRYWELL A

N.T.S.



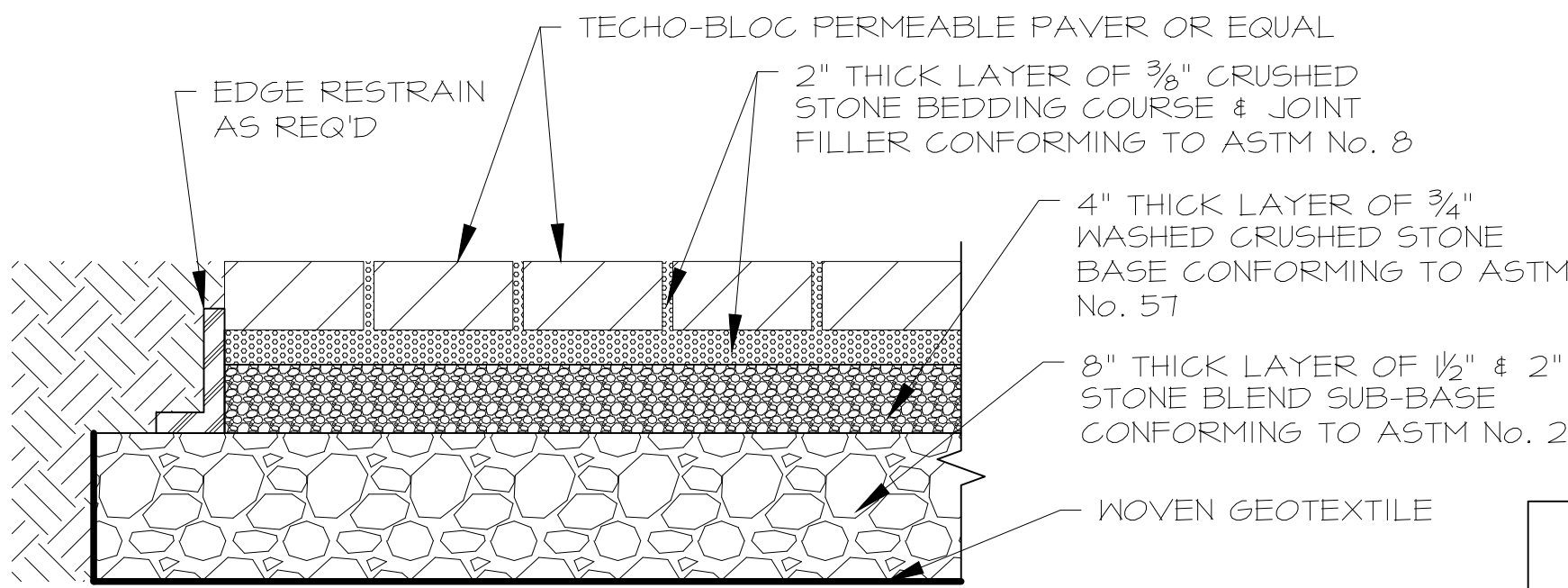
* WIDTH TO MATCH PAVER WALKWAY

INFILTRATION TRENCH DRYWELL B

N.T.S.

GUTTER TO INFILTRATION DETAIL

N.T.S.



PERVIOUS PAVERS DETAIL

N.T.S.

MAINTENANCE NOTES

- A. Maintenance of Common Facilities or Property
 - 1.Future owners or assigns are responsible for maintenance of all stormwater infrastructure associated with the facility and the property. This includes the roof drainage system, stone infiltration beds, gravel areas, and the pervious pavers.
- B. General Inspection and Maintenance Requirements
 - 1.Permanent stormwater and sediment and erosion control facilities to be maintained on the site include but are not limited to the following:
 - a. Pervious Pavers
 2. Maintenance of permanent measures shall follow the following schedule:
 - a. The following requirements will help assure that the pervious pavers system is maintained to preserve its effectiveness:
 - i. Inspection of site shall occur monthly for the first few months after construction. Then inspections can occur on an annual basis, preferably after rain events when clogging can occur and be obvious. Permeable pavers require minimal maintenance; however maintenance is absolutely necessary to ensure a proper working system.
 - ii. Asphalt seal coating is absolutely forbidden. Surface seal coating is not reversible.
 - iii. Street sweepers with vacuums, water, and brushes can be used to restore permeability. Follow sweeping with high-pressure hosing of the surface pores. Surface should be vacuumed 4 times per year, and at any additional times sediment is spilled, eroded, or tracked onto the surface.
 - iv. Planted areas adjacent to pervious pavers should be well maintained to prevent soil washout onto the pavement. If any bare spots or eroded areas are observed within the planted areas, they should be replanted and/or stabilized at once.
 - v. Immediately clean any soil deposited on pavers. Superficial dirt does not necessarily clog the voids. However, dirt that is ground in repeatedly by tires can lead to clogging. Therefore, trucks or other heavy vehicles should be prevented from tracking or spilling dirt onto the pavement. Replace any damaged paving blocks.
 - vi. Do not allow construction staging, soil/mulch storage, etc. on unprotected pavers surface.
 - vii. No winter sanding. Mechanical snow and ice removal preferred.
 - viii. Written and verbal communication to the porous paver's future owner should make clear the special purpose and special maintenance requirements such as those listed here.

FLOOD NOTES

- A) In all area of special flood hazard where base flood elevation (BFE) data has been established per Subsection G.(2), the following provisions are required as per Section K in the zoning amendments for the City of Dover:
 1. Residential construction, new construction and substantial improvement of any residential structure shall have the lowest floor, including the basement, elevated to at least two (2) feet above base flood elevation. Subsection K.(1)
 2. For all new construction and substantial improvements, fully enclosed areas below the lowest floor that are subject to flooding are permitted, provided that the enclosed areas meet the following requirements as per Subsection K.(4):
 - a) The enclosed area is unfinished or flood resistant, usable solely for parking of vehicles, building access or storage.
 - b) The area is not a basement.
 - c) The area shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of flood waters. Designs for meeting this requirement must either be certified by a professional engineer or architect or must meet or exceed the following minimum criteria:
 - i. A minimum of two (2) openings having a total area of not less than one (1) square inch for ever square foot of enclosed area subject to flooding shall be provided.
 - ii. The bottom of all openings shall be no higher than one (1) foot above grade.
 - iii. Openings may be equipped with screens, louvers orother coverings or devices, provided that they permit the automatic entry and exit of flood waters.

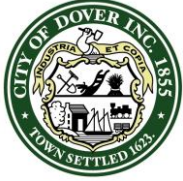
VULNERABILITY ASSESSMENT

- 1) UTILIZING THE NEW HAMPSHIRE COASTAL FLOOD RISK SUMMARY PARTS 1 & 2, THE PROJECTED SEA-LEVEL RISE IS 2.5'.
- 2) BFE = 6'
PROJECTED SEA-LEVEL RISE = 2.5'
ELEVATION OF PROJECTED FLOOD ZONE = 6+2.5 = 8.5'

ELEVATION OF PROPOSED FIRST FLOOR = 9.2'
ELEVATION OF PROPOSED GARAGE SLAB = 7.575'

FIRST FLOOR IS ABOVE THE PROJECTED FLOOD ZONE ELEVATION. AREA BELOW THE PROJECTED FLOOD ZONE ELEVATION TO BE USED ONLY FOR BUILDING ACCESS, PARKING OF VEHICLES, AND STORAGE. AREA ALSO TO HAVE FLOOD VENTS INSTALLED.

4	10/17/2022	PB SUBMITTAL	
3	9/15/2022	PB SUBMITTAL	
2	8/1/2022	CC SUBMITTAL	
1	12/23/2020	FOR REVIEW	
ISS.	DATE	DESCRIPTION OF ISSUE	
SCALE	1" = 10'		
CHECKED	A.ROSS		
DRAWN	D.D.D.		
CHECKED			
ROSS ENGINEERING, LLC Civil/Structural Engineering & Surveying 909 Islington St. Portsmouth, NH 03801 (603) 433-7560			
CLIENT WILLIAM C. FISHER 1 BOSTON HARBOR ROAD DOVER, NH 03820			
TITLE DETAILS & NOTES 1 BOSTON HARBOR RD DOVER, NH 03820 TAX MAP 7, LOT 2			
JOB NUMBER	20-148	DWG. NO.	4 OF 4
		ISSUE	4



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P22-69

Application Type: Lot Line Adjustment
Applicant(s): Susan E. Norman, Trustee, Susan Elizabeth Norman Living Trust
Owner(s): Susan E. Norman, Trustee, Susan Elizabeth Norman Living Trust
Location: 71 & 63 Bay View Road (Tax Map J, Lots 22-A & 22-C)
Meeting Date: October 25, 2022

INTENT: To adjust the lot lines to result in a land swap of equal amount (1,136 $\pm$ sq. ft.) leaving Lot 22-A with 89,902 $\pm$ sq. ft. and Lot 22-C with 180,373 $\pm$ sq. ft. This land swap is via two parcel areas noted on the plan.

LOTS/UNITS PROPOSED: No additional

AGENDA ITEM #: 4-B

AREA: Existing/Proposed:

Lot 22-A: 89,902 $\pm$ s.f., 2.06 $\pm$ ac. / Same
Lot 22-C: 180,373 $\pm$ s.f., 4.14 $\pm$ ac. / Same

ZONING DISTRICT: R-40

EXISTING USE: Residential

PROPOSED USE: Residential

SURROUNDING: Residential

ZBA ACTION:

Lot 22-A: Variance, Z19-08 for a reduced front setback & Z04-10 for a reduced side setback for an addition
Lot 22-C: Variance's, Z88-01 to increase a non-conforming structure & Z88-20 to enlarge a non-conforming structure

ATTACHMENTS: Lot Line Revision plan, Narrative letter

APPLICATION IS COMPLETE: Yes

REGIONAL IMPACT: No

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

PERMITS / WAIVERS REQUIRED:
None

Summary of Request and Background

The applicant is requesting to complete a lot line adjustment between two lots swapping 1,136 $\pm$ sq. ft. / 00.03 $\pm$ ac. each. The lots would still meet the minimum lot area post adjustment, which is 40,000 sq. ft. in the R-40.

As a Lot Line Adjustment, this application did not appear before the TRC.

Consistency with Land Use Regulations

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.

STAFF RECOMMENDATION:

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 for recording at Strafford County Registry of Deeds which additionally shall include:
 - a. Planning File Number P22-69
 - b. The owner's signatures
 - c. The LLS stamp and signature

P22-69/LOTA-2022-0003, 71 & 63 Bay View Road

**Property Information**

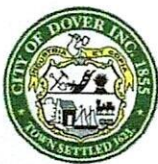
Property ID J0022-A00000
Location 71 BAY VIEW RD
Owner NORMAN SUSAN E TRUSTEE
Land Use 101
Zoning Code R-40

**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

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

Geometry updated 5/3/2021
Data updated Daily

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



✓
City of Dover, New Hampshire
MINOR LOT LINE ADJUSTMENT APPLICATION

[Revision Date: June 4, 2019]

RECEIVED
Planning Office

LOTA-2022-0003

Office Use Only

Project #:

P22-69

Date Received:

SEP 28 2022

Amount Paid:

Time Received:

Dover, New Hampshire

APPLICANT INFORMATION

Name of Applicant: _Susan E. Norman Trustee, Susan Elizabeth Norman Living Trust

Telephone # _603-361-2235_ Address of Applicant: 71 Bay View Road, Dover, NH 03820

FIRST PROPERTY OWNER AND PARCEL INFORMATION

Name of 1st Property Owner (if different from applicant): _Same_____ Telephone # _____

Address of 1st Property Owner: _____

Address of Property: _71 Bay View Road_____ Assessor's Map # _J Lot(s) # 22-A

Property Deed: Book _4775_____ Page: ___779___

Zoning District(s) _R40_____ Overlay District(s) Wetlands

Size of Existing Parcel (sq. ft.): _89,902___ Size of Proposed Parcel (sq. ft.): ___89,902

SECOND PROPERTY OWNER AND PARCEL INFORMATION

Name of 2nd Property Owner (if different from applicant): _Thomas & Julie Hitchcock

✓ Telephone # 603-759-4943 603-817-1032

Address of 2nd Property Owner: 63 Bay View Road, Dover, NH 3820

Address of Property: 63 Bay View Road

Assessor's Map # J Lot(s) # 22C

Property Deed: Book 4792 Page: 548

Zoning District(s) R40 Overlay District(s) Wetlands

Size of Existing Parcel (sq. ft.): _180,373_ Size of Proposed Parcel (sq. ft.): _180,373

THIRD PROPERTY OWNER AND PARCEL INFORMATION

Name of 3rd Property Owner (if different from applicant): _____ Telephone # _____

Address of 3rd Property Owner: _____

Address of Property: _____

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

Property Deed: Book _____ Page: _____

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

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

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

SURVEYOR INFORMATION

Name of Surveyor and Company (Licensed in N.H.) Berry Surveying & Engineering, Christopher R. Berry PM, Kenneth A. Berry LLS 805

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

Professional License #: LLS 805 E-mail address: crberry@metrocast.net

CONSERVATION EASEMENT HOLDER (s)

Name of Easement Holder: _____ Telephone # _____

Address Easement Holder: _____

Name of 2nd Easement Holder: _____ Telephone # _____

Address 2nd Easement Holder: _____

SIGNATURES

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

✓ Signature of First Property Owner: Susan E. Norran Date: 7-29-22

✓ Signature of Second Property Owner: [Signature] / Julie H. School Date: 7-29-22

Signature of Applicant (if different from owner): _____ Date: 7-29-22

Signature of Agent: _____ Date: 7-29-22

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

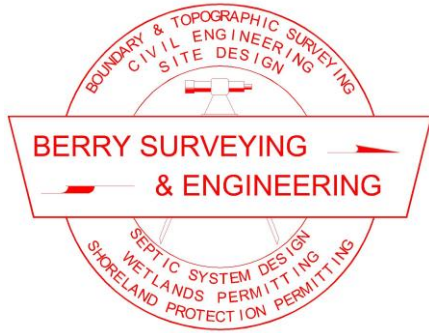
Signature of Property Owner: _____

Date: 7-29-22

P22-69_LOTA-2022-00003

63 & 71 Bay View Rd

Property ID	Owner 1	Owner 2	Owner Address 1	City	State	Zip
J0019-000000	VALPEY THEODORE S REVOCABLE TRUST	VALPEY THEODORE S JR TRUSTEE	39 BAY VIEW ROAD	DOVER	NH	03820
J0021-000000	MRAK ROBERT J	MRAK DIANNE	72 BAYVIEW RD	DOVER	NH	03820
J0021-B00000	LEATHERMAN MICHAEL A	.	442 OLD GARRISON RD	DOVER	NH	03820
J0022-000000	HUGGINS CLEO &	PAYNE TROY C	99 BAY VIEW RD	DOVER	NH	03820
J0022-A00000	NORMAN SUSAN E TRUSTEE	NORMAN SUSAN ELIZABETH NORMAN	71 BAY VIEW RD	DOVER	NH	03820-5203
J0022-C00000	HITCHCOCK JULIE L & BERRY SURVEYING & ENGINEERING	HITCHCOCK THOMAS R CHRISTOPHER BERRY	63 BAY VIEW RD 335 SECOND CROWN P	DOVER	NH	03820 03825



BERRY SURVEYING & ENGINEERING

335 Second Crown Point Road

Barrington, NH 03825

Phone: (603) 332-2863

Fax: (603) 335-4623

www.BerrySurveying.Com

crberry@metrocast.net

September 28, 2022

City of Dover Planning Board
Attention: Donna Benton, Director of Planning and Community Development
288 Central Ave
Dover, NH 03820

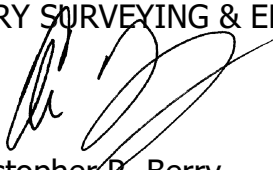
Re: 71 & 63 Bay View Road
Lot Line Revision

Dear Mrs. Benton,

On behalf of our clients, Susan Norman & Thomas and Julie Hitchcock, Berry Surveying & Engineering (BS&E) is submitting a proposed lot line revision to revise the line between the two parcels.

Berry Surveying & Engineer has conducted a standard boundary survey of the parcel in the summer of 2021. BS&E has worked on the property over the years starting in the 90's. The two owners would like to revise the line between the two parcels to better demonstrate the current areas of usage between the two land owners. The front area is being revised to account for landscaping that is owned by Ms. Norman, and the rear area is being revised to place a horse fence owned by the Hitchcock's on their property. The area of revision of equal parts so as to not create any total land mass changes. The areas being revised do not contain wetlands.

Respectfully Submitted,
BERRY SURVEYING & ENGINEERING



Christopher R. Berry
Principal, President

PLAN REFERENCES:

- 1.) "PLAN OF LOTS, ELIZABETH L. HUGGINS TRUST, DOVER, N.H."
BY: G.L. DAVIS & ASSOCIATES
S.C.R.D. PLAN #16A-5
- 2.) "ALTERNATIVE DESIGN SUBDIVISION FOR ELIZABETH HUGGINS TRUST"
BY: MCNEANEY SURVEY ASSOCIATES
DATED: SEPTEMBER 25, 2000
S.C.R.D.: PLAN #62-57
- 3.) "PROPOSED MINOR SUBDIVISION FOR ROBERT CALLAN"
BY: MCNEANEY & O'NEIL SURVEY ASSOCIATES
DATED: JULY 31, 1987
S.C.R.D. PLAN #37-56
- 4.) "MINOR LOT LINE ADJUSTMENT FOR 188 BAYVIEW ROAD, LLC AND HELEN & JOHN COON, BAY VIEW ROAD, DOVER, N.H."
BY: BERRY SURVEYING & ENGINEERING
DATED: MAY 19, 2004
NOT RECORDED, ON FILE AT THIS OFFICE

N/F MRAK, ROBERT J. & DIANNE
72 BAY VIEW ROAD
DOVER, NH 03820
TAX MAP J, LOT 21
S.C.R.D. BOOK 2251, PAGE 188

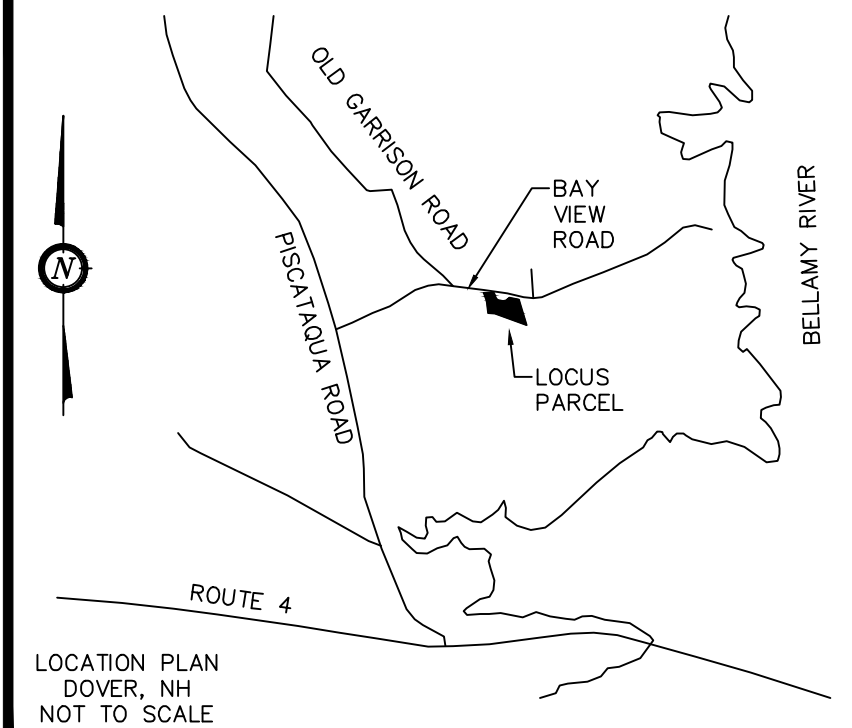
N/F HUGGINS, CLEO & PAYNE,
TROY C.
99 BAY VIEW ROAD
DOVER, NH 03820
TAX MAP J, LOT 22
S.C.R.D. BOOK 4417, PAGE 203

WETLAND NOTES:

- WETLANDS WERE DELINEATED BY DEIDRA BENJAMIN. IN AUGUST 2022 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).

SEE NOTE #9

DEIDRA BENJAMIN, CWS #295



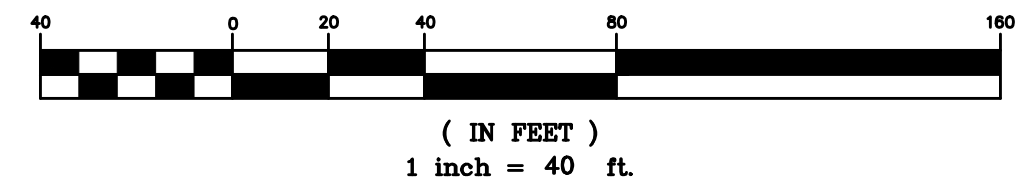
NOTES:

- OWNER: A.) SUSAN E. NORMAN, TRUSTEE
SUSAN ELIZABETH NORMAN LIVING TRUST
41 THREE RIVERS FARM ROAD
DOVER, NH 03820
- B.) THOMAS R. & JULIE L. HITCHCOCK
63 BAY VIEW ROAD
DOVER, NH 03820
1. A.) TAX MAP J, LOT 22-A
B.) TAX MAP J, LOT 22-C
 2. A.) LOT AREA: 89,902 Sq. Ft., 2.06 Ac.
B.) LOT AREA: 180,373 Sq. Ft., 4.14 Ac.
 3. A.) S.C.R.D. BOOK 4775, PAGE 779
B.) S.C.R.D. BOOK 4792 PAGE 548
 4. ZONING: RURAL RESIDENTIAL, R-40
LOT SIZE: 40,000 Sq. Ft.
MAX. LOT COVERAGE: 100%
MINIMUM FRONTAGE: 150'
FRONT SETBACK: 40'
ABUT A STREET SETBACK: 40'
SIDE SETBACK: 25'
REAR SETBACK: 30'
 5. I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF.: FEMA COMMUNITY #330145, MAP #33017C0340E, DATED: SEPTEMBER 30, 2015.
 6. VERTICAL DATUM BASED ON NAVD88 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING CARLSON BRX7 SURVEY GRADE GPS RECEIVERS.
 7. THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN JUNE OF 2021, WITH AN ERROR OF CLOSURE BETTER THEN 1 PART IN 10,000.
 8. THE INTENT OF THIS PLAN IS TO SHOW THE LOT LINE REVISION BETWEEN LOTS 22-A & 22-C. THIS IS AN EQUAL LAND SWAP AND DOES NOT REQUIRE NHDES SUBDIVISION APPROVAL. THERE IS NO TRANSFER OF FRONTAGE.
 9. NO WETLANDS WERE FOUND IN THE AREA OF THE LOT LINE REVISION. WETLANDS MAY EXIST ELSEWHERE ON THE LOT AND ANY FUTURE DEVELOPMENT WILL REQUIRE ADDITIONAL WETLAND DELINEATION.
 10. STANDARD NOTES 12 THROUGH 34 DO NOT APPLY TO A LOT LINE REVISION.

OWNER SIGNATURE

OWNER SIGNATURE

GRAPHIC SCALE



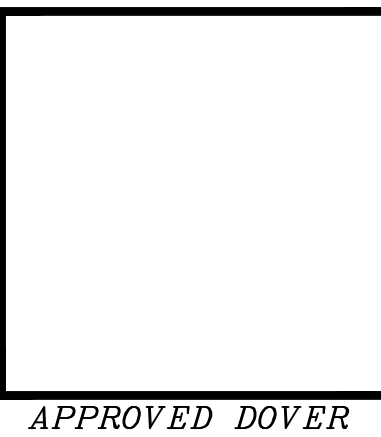
LEGEND:

- 3/4" REBAR W/ ID CAP ~TBS~
- ⊙ STEEL STAKE ~FND~
- IRON BOUND/REBAR ~FND~
- ⊙ UTILITY POLE
- PERIMETER BOUNDARY
- PROPOSED PROPERTY LINE
- PROPERTY LINE TO BE ABANDONED
- BUILDING SETBACK LINE
- APPROX. ABUTTING PROPERTY LINE
- TBS TO BE SET
- FND FOUND
- TBA TO BE ABANDONED
- 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-

9-28-22

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



REVISION	DATE	DESCRIPTION
		LOT LINE REVISION LAND OF SUSAN ELIZABETH NORMAN LIVING TRUST & THOMAS R. & JULIE L. HITCHCOCK 63 & 71 BAY VIEW ROAD DOVER, N.H. TAX MAP J, LOT 22-A & 22-C
		BERRY SURVEYING & ENGINEERING 335 SECOND CROWN POINT RD. BARRINGTON, N.H. (603)332-2863 SCALE : 1 IN. EQUALS 40 FT. DATE : SEPTEMBER 4, 2022 FILE NO. : DB 2021 - 115

DOVER PLANNING #PXX-XX

4. New Business

- B.** Consideration and possible vote of a Minor Subdivision for Canney Brook Engineering and Consulting, CBF2 LLC., (Owners: Canney Brook Engineering and Consulting, CBF2 LLC. and Helen F. Preston Revocable Trust of 2009), Assessor's Map K, Lot 6, zoned R-40, located at 105 Middle Road and Back Road. (2 new lots) *(P22-09)

This item will be continued to November 8, 2022.