CITY OF DOVER

DOVER PLANNING BOARD – AGENDA

REVISED

Meeting Type:	Regular Meeting
Meeting Location:	Council Chambers, City Hall, 288 Central Avenue, Dover, NH 03820
Meeting Date:	**Tuesday, November 14, 2023**
Meeting Time:	**7:00 pm**

1. **CITIZENS' FORUM**
2. **APPROVAL OF THE PRIOR MINUTES**
   - October 24, 2023 Regular Meeting Minutes
3. **OLD BUSINESS**
4. **NEW BUSINESS**

   A. Consideration and acceptance of a Conditional Use Permit for A & H Welding Academy (Owner: Carlton Realty, LLC), Assessor's Map D, Lot 14-3B, zoned IT, located at 69 Venture Drive. (Proposal is the start-up of a welding school with ten (10) welding booths and a large classroom to teach students). *(COND-2023-0057)

   B. Consideration and acceptance of a Site Review for Horizons Engineering, Inc. (Owners: Hellenic Realty Partners, LLC), Assessor's Map 2, Lot 19, zoned CBD-G, located at 333 Central Avenue. (Proposal is to convert 3,155 sf on 2nd floor space into 2 residential units and retain 1,875 sf for commercial space). *(SITE-2023-0014)

   C. Consideration and acceptance of a Minor Subdivision for Berry Surveying & Engineering (Owners: Heron Bay Partners, LLC), Assessor's Map H, Lot 4, zoned IT, located at Cielo Drive. (Proposal is to subdivide 1 lot into a total of 2 lots). *(SUBM-2023-0006)

   D. Consideration and acceptance of a Transfer of Development Rights for Berry Surveying & Engineering (Owners: Heron Bay Partners, LLC), Assessor's Map H, Lot 4, zoned IT, located at Cielo Drive. (Proposal is to purchase 23 units through Transfer of Development Rights). *(TRAN-2023-0004)

   E. Consideration and acceptance of a Site Review for Berry Surveying & Engineering (Owners: Heron Bay Partners, LLC), Assessor's Map H, Lot 4, zoned IT, located at Cielo Drive. (Proposal is for the construction of 56 townhouses along Cielo Drive). *(SITE-2023-0016)

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.

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- Snapshot Report
- Application
- Abutters List

B. Consideration and acceptance of a Site Review for Horizons Engineering, Inc. (Owners: Hellenic Realty Partners, LLC), Assessor's Map 2, Lot 19, zoned CBD-G, located at 333 Central Avenue. (Proposal is to convert 3,155 sf on 2nd floor space into 2 residential units and retain 1,875 sf for commercial space). *(SITE-2023-0014)
- Snapshot Report
- TRC Minutes
- TRC Response
- Letter of Intent
- Abutters List
- Site Plans
- Architectural Plans

C. Consideration and acceptance of a Minor Subdivision for Berry Surveying & Engineering (Owners: Heron Bay Partners, LLC), Assessor's Map H, Lot 4, zoned IT, located at Cielo Drive. (Proposal is to subdivide 1 lot into a total of 2 lots). *(SUBM-2023-0006)
- Snapshot Report
- Application
- Abutters List
- Waivers

D. Consideration and acceptance of a Transfer of Development Rights for Berry Surveying & Engineering (Owners: Heron Bay Partners, LLC), Assessor's Map H, Lot 4, zoned IT, located at Cielo Drive. (Proposal is to purchase 23 units through Transfer of Development Rights). *(TRAN-2023-0004)
- Snapshot Report
- Narrative
- Application
- Abutters List
- Yield Plan

E. Consideration and acceptance of a Site Review for Berry Surveying & Engineering (Owners: Heron Bay Partners, LLC), Assessor's Map H, Lot 4, zoned IT, located at Cielo Drive. (Proposal is for the construction of 56 townhouses along Cielo Drive). *(SITE-2023-0016)
- Snapshot Report
- Application
- Abutters List

- Traffic Impact Memo
- Site Plans
- Architectural Plans
- Streetscape Views
-

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
Meeting Location:	City Council Chamber's 288 Central Avenue
Meeting Date:	**Tuesday, October 24, 2023**
Meeting Time:	**7:00 pm**

Members Present: Gina Cruikshank (Chair), Mark Speidel, Fergus Cullen (Councilor), Ken Mavrogeorge, Melina Gambino (Alternate), Tom Clark, Erinn Kaspari, Jon Elliard
Members Not Present (excused): Hayley Harmon (Vice Chair), Kyle Pimental, George DeBoer (Alternate)
Members Not Present (un-excused): None
Staff Present: Donna Benton, Director of Planning and Community Development, and Erin Bassegio, Outreach Coordinator

G. Cruikshank called the meeting to order at 7p.m, explained the citizens' forum process and noted Melina Gambino will sit for Kyle Pimental and Mark Speidel will sit as Vice Chair.

D. Benton informed the public that any major development proposals for the Locust St lots on tonight's agenda will have to come to Technical Review Committee and Planning Board approval so there will be other, future occasions for public input.

1. CITIZENS' FORUM

Citizens Forum Open
No one spoke
Citizens Forum Closed

2. APPROVAL OF THE PRIOR MINUTES

- September 26, 2023 Regular Meeting Minutes

Motion T. Clark moved to approve September 26, 2023 as submitted. Seconded by: F. Cullen. Vote: U/A

3. OLD BUSINESS

None

4. NEW BUSINESS

A. Consideration and acceptance of a Minor Subdivision for Double Diamond Holdings North LLC, Assessor's Map 15, Lot 40-A, zoned G*, located at Locust Street. (1 new lot). *(SUBM-2023-0005)

D. Benton explained that the applicant is proposing to subdivide a vacant lot off Locust (and Fisher) into 2 lots. One would be approximately 3.55 acres and the other would be approximately 4.93 acres. All lots will retain adequate parcel size as required by zoning. The lots are to be serviced by public water and sewer. As a minor subdivision, this application did not appear before the TRC. The lot is encumbered by drainage and community trail easements and a right of way benefiting lot 15/46. There is also a proposed 50' wide drainage easement on parcel 15/40A-1 to benefit 15/40A. Any major development on either of these sites in the future would require TRC and Planning Board review.

Kevin McEneaney, McEneaney Survey represented the application. He explained the location, frontages and water and sewer access.

Motion: T. Clark moved to accept the application and declared no regional impact. Seconded by: F. Cullen. Vote: U/A

Public hearing opened
Laurie Smith, 36 Fisher St asked the board to consider the Heritage District and to consider what type of development they allow onto these lots with consideration for height and what will accentuate the neighborhood and not detract from it.

Karen Moynihan, 44 Elm St asked the board to consider the height, size and look of future proposed projects to fit with the Heritage District. Please also consider the traffic. There is a lot of speeding and cutting through on Fisher Street already. Additional traffic due to the addition of new development of these sites will have a negative effect.

Kevin Hughes, 223 Locust St does not want something built out of proportion to the rest of the area. He is concerned about traffic.
Public hearing closed.

STAFF RECOMMENDATION:
The Planning Department recommends that the Planning Board make the necessary and supporting findings of fact, and vote to approve the minor subdivision with the following subsequent conditions:

Subsequent 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 Country Registry of Deeds, which additionally shall include:
   1.1. The owners' signatures;
   1.2. The Planning File # on bottom right of plan sheet: SUBM-2023-0005;
   1.3. The stamp and signature of the LLS and CWS on the final plans;
   1.4. Add building envelope on sheet 2 of the subdivision plat;
   1.5. Indicate wetland buffer placards every 50' along 50-ft wetland buffer;
   1.6. Add zoning district boundary to sheet 2 of the subdivision plat;
   1.7. Add location and size of water, sewer, stormwater, and electricity lines;
   1.8. Revise note 5 to indicate a 50% maximum lot coverage;
   1.9. Add common note 14 (underground electricity) and 15 (municipal water and sewer)

Motion: M. Speidel moved to approve the minor subdivision with subsequent conditions as the request is consistent with the regulations in 157-15. Seconded by: E. Kaspari. Vote: U/A

5. STAFF COMMENTS

- TRCs since last meeting:
  - 333 Central converting 3,155 sq ft on 2nd floor into two residential units
  - 34 New Rochester Rd is for 10 units
- TRCs coming up:
  - Site Review for Stonefield Engineering & Design (Owners: Dover Retail Management, LLC & R W Realty Inc.), zoned Commercial, located at 1-3 Webb Place and Webb Place. (Proposal is for demolition of current building and constructing a 3,300-sf bank with a drive through ATM, (28) twenty-eight parking spaces. One (1) related Conditional Use Permit application would also appear before the Planning Board.
  - Site Review for Jared Lusk (Owners: Lionel R Jr & Kristina L Paradis), zoned IT and R-40, located at 180 Tolend Road. (Proposal is to construct and operate a 104' wireless telecommunications facility)
- The City of Dover will be the recipient of The Workforce Housing Coalition of the Greater Seacoast 2023 Visionary Leadership Award. Planning Board members are welcome to join the Annual Meeting on November 30th and can get in touch with Donna for details.
- CIP joint meeting will be soon, date TBD

6. MEMBER COMMENTS

- M. Speidel
  - This Thursday there will be a tiny house open house at the cottages on Back River Rd
- Chair Cruikshank
  - Housing Committee Appointment Discussion: Heard 3 people are interested. First meeting is next Tuesday afternoon. Appointed George DeBoer and Mark Speidel as the alternate.
  - Will also need a Steering Committee member for the Master Plan Update for the Conservation and Open Space Chapter.
  - Signed plans for: Tolend Road lot line adjustment, the daycare at 43 Back River, Emerson Ridge (subdivision off Oak), 5 Glenwood Ave TDR, 100 Education Way, Garrison Road/Seaborn Lot Line Adjustment, and the 7 Fieldstone CUP issued

7. ADJOURNMENT

Motion: K. Mavrogeorge moved to adjourn at 7:18. Seconded by J. Elliard. Vote: U/A

CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #COND-2023-0057

Application Type:	Site Plan Amendment
Applicant(s):	A & H Welding Academy
Owner(s):	Carlton Realty, LLC
Location:	69 Venture Drive (Tax Map D, Lot 14-3B)
Meeting Date:	November 14, 2023

INTENT: To obtain a Conditional Use Permit (CUP) to start-up a welding school with ten (10) welding booths and a large classroom to teach students.

UNITS PROPOSED: N/A

AGENDA ITEM #: 4-A

ACREAGE: 1.53 acres

ZONING DISTRICT: IT

EXISTING LAND USE: Industrial

PROPOSED LAND USE: Welding school

SURROUNDING LAND USE: Industrial, Vacant, Self-storage

ZBA ACTION: None

ATTACHMENT: Amendment application and materials

APPLICATION IS COMPLETE: Yes for CUP

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

PERMITS REQUIRED: CUP

WAIVERS REQUESTED: None

Summary of Request and Background
The applicant is requesting to open a welding school at 69 Venture Drive. This type of use requires a Conditional Use Permit per the Zoning Ordinance which can be granted after two criteria have been met. However, as part of an Industrial Park and depending on the size of the change of use, additional review by Dover Business and Industrial Development Authority (DBIDA) and the Technical Review Committee (TRC) are suggested as precedent conditions of approval.

This application was not reviewed by the Technical Review Committee.

Consistency with Land Use Regulations
The second page of the Innovative Technology (IT) Tables of Use provides the Conditional Use Permit Criteria for Educational Institution, Post Secondary:

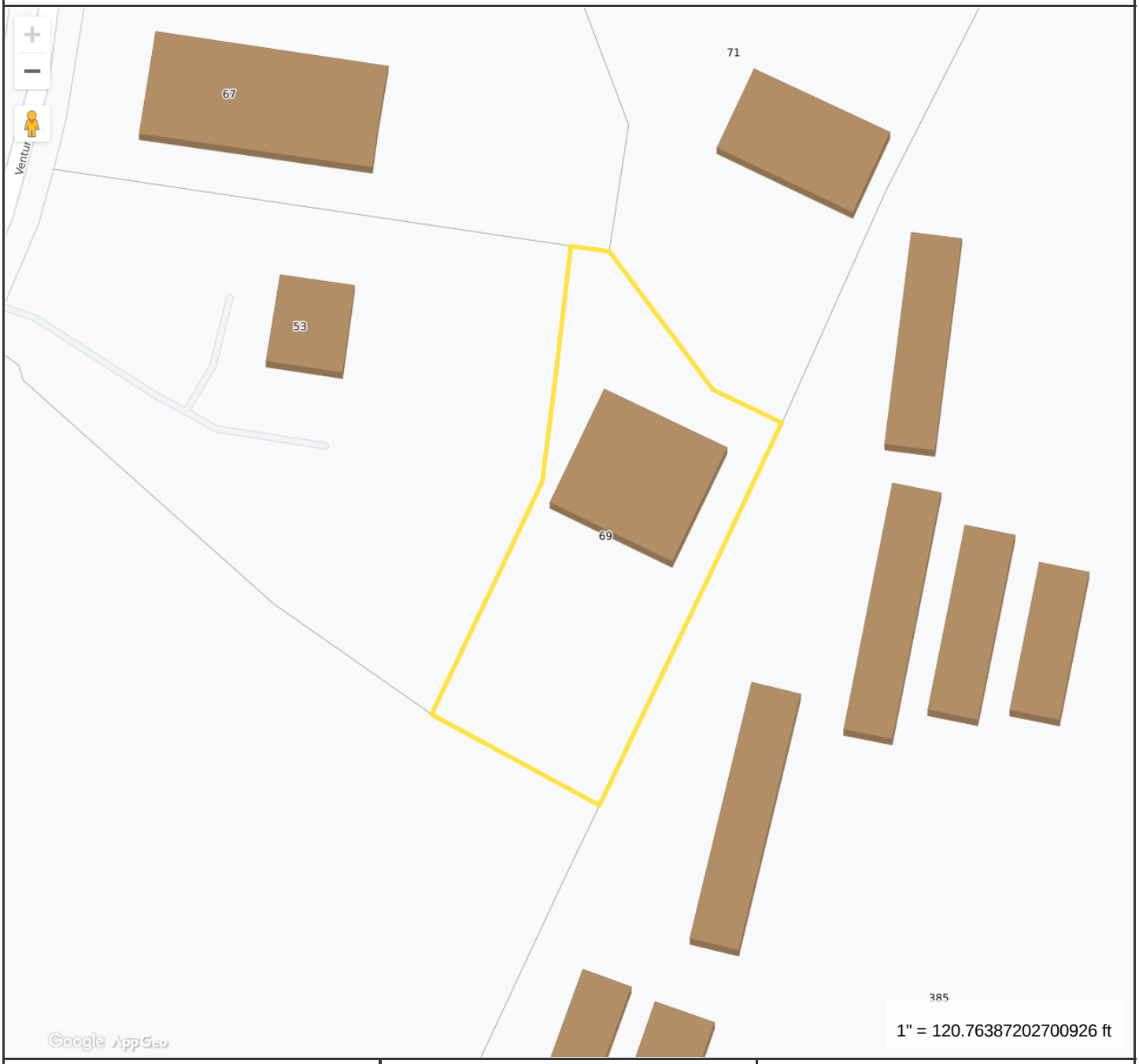
A. The school is a trade/vocational/career technical school
B. The school is accredited by the State of New Hampshire

STAFF RECOMMENDATION:
The Planning Department recommends that the Planning Board accept the application, open the public hearing, make findings, and vote to approve the Conditional Use Permit with the following precedent conditions:

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

1. The applicant shall:
    a. Provide overall site plan to show any site changes to parking, lighting, landscaping, stormwater, number of employees, number of students for review with by the Technical Review Committee.
    b. Get endorsement from Dover Business and Industrial Development Authority.
    c. Provide proof that the school is accredited by the State of New Hampshire.
    d. Impact fees are paid as applicable prior to occupancy.
    e. Water and Sewer Investment fees, as applicable, shall be paid prior to renovations.

COND-2023-0057 69 Venture Drive



Property Information

Property ID	D0014-03B000
Location	69 VENTURE DR
Owner	CARLTON REALTY LLC
Land Use	402
Zoning Code	IT

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 7/10/2023
Data updated Daily

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

PERMIT SNAPSHOT REPORT COND-2023-0057
FOR CITY OF DOVER, N.H.

Permit Type	Conditional Use	**Project:**		**App Date:**	10/17/2023
Work Class:	Non-Environmental	**District:**	None	**Exp Date:**	NOT AVAILABLE
Status:	In Review	**Square Feet:**	0.00	**Completed:**	NOT COMPLETED
Valuation:	$0.00	**Assigned To:**	Blonigen, Rachel	**Approval Expire Date:**	

Description: Welding school with ten (10) welding booths and a large classroom to teach students.

Parcel:	D0014-03B000 Main	**Address:**	69 Venture Dr Dover, 03820 Main	**Zone:**	IT(Non-Residential - Innovative Technolo

Plan Preparer
A & H Welding Academy
Business: (603) 905-9955 x2000
Mobile: (603) 828-5876

Business Owner
A & H Welding Academy
Business: (603) 905-9955 x2000
Mobile: (603) 828-5876

Applicant
A & H Welding Academy
Business: (603) 905-9955 x2000
Mobile: (603) 828-5876

Owner
Michael Carlton
78 Grove St
Dover, NH 03820
Home: (603) 793-1393
Business: (603) 793-1393
Mobile: (603) 793-1393

Permit Custom Fields

Select Permit Type	IT	General Purpose	Alteration / Addition	Project Zone	Non-Residential
What is the parcel zoned?	IT	New Change in Impervious/Paved Area (sq ft)	0	Work	A welding school with ten (10) welding booths and a large classroom to teach students.
permitstatefed	Already approved by New Hampshire Department of Education. Once the building is set up the State will issue our teaching license.				

Attachment File Name	Added On	Added By	Attachment Group	Notes
Permit Snapshot Report.pdf	10/17/2023 14:11	Service, EnerGov		Attached by IO - ATTACH: Initial Permit Snapshot

Note	Created By	Date and Time Created
1. I wasn't sure what type of CUP other than non-environmental. May need to change type.- RLB	Rachel Blonigen	10/17/2023 14:36

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00005460	Planning General Application Fee	$200.00	$200.00
	Total for Invoice INV-00005460	$200.00	$200.00
INV-00005654	Planning Certified Mailing to Application Contacts	$20.00	$0.00
	Planning Public Notice in Newspaper	$120.00	$0.00
	Planning Creation / Printing of Abutter Labels	$10.00	$0.00
	Planning Certified Mailing to Abutters	$50.00	$0.00
	Total for Invoice INV-00005654	$200.00	$0.00
	Grand Total for Permit	**$400.00**	**$200.00**

Submittal Name	Status	Received Date	Due Date	Complete Date	Resubmit	Completed
Conditional Use Review v.1	Approved	10/25/2023	11/22/2023	10/31/2023	No	Yes

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Planning	Planning	Benton, Donna	Approved	10/25/2023	11/22/2023	10/31/2023

Workflow Step / Action Name	Action Type	Start Date	End Date
Review v.1		10/25/2023 9:53	10/31/2023 12:37

PERMIT SNAPSHOT REPORT (COND-2023-0057)

Confirm application complete v.1	Generic Action		10/25/2023 9:53
Conditional Use Review v.1	Receive Submittal	10/25/2023 0:00	10/31/2023 12:37
Planning Board v.1		10/31/2023 12:37	
Planning Board Agenda v.1	Task	10/31/2023 12:37	10/31/2023 12:38
Invoice for Notices v.1	Task	10/31/2023 12:37	10/31/2023 12:38
Send Notices v.1	Task	10/31/2023 12:37	
Planner Creates Staff Recommendations v.1	Permit Activity		
Distribute Planning Board Materials v.1	Task		
Planning Board Hearing v.1	Hold Hearing		
Planning Board Decision v.1	Permit Activity		
NOD Sent to Applicant v.1	Create Report		
Issue Permit v.1			
Verify Fees Prior to Permit v.1	Generic Action		
Issue and Review Permit v.1	Generic Action		
Print and Email Permit v.1	Generic Action		
Plans uploaded to Treeno v.1	Generic Action		
Property Info Group v.1	Generic Action		
Recording v.1	Task		

City of Dover, New Hampshire
CONDITIONAL USE PERMIT APPLICATION

[Revision Date: October 19, 2020]

RECEIVED
Planning Office
OCT 17 2023
Dover, New Hampshire

Office Use Only	Project #:		Date Received:	OCT 17 2023
	Amount Paid:		Time Received:	

APPLICANT AND OWNER INFORMATION

Name of Applicant: A&H Welding Academy Telephone # 603-905-9955

Address of Applicant: 19 Colonial Way, Barrington, NH, 03825

E-Mail Address: Jesse@andersonwelding llc.com

Name of Property Owner (if different from applicant): Michael Carlton Telephone # 603-793-1393

Address of Property Owner: 69 Venture Dr Dover NH 03820

PROPERTY INFORMATION

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

Address of Property: 69 Venture Drive

Zoning District(s) (I-4) I-T Overlay District(s) _____

Existing Use of Property: Industrial

CONDITIONAL USE PERMIT INFORMATION

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

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

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

Looking to start a welding school with (10) ten welding booths, and a large class room to teach students.

List Any Associated State or Federal Permits That Have Been or Will Be Applied For and Indicate Their Status: We are approved by the NH DOE. Once the building is Set up the state will issue our teaching license.

Name of Professional That Prepared Plans: _____

Address _____ Telephone #: _____

Professional License #: _____ E-mail address: _____

SIGNATURES

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

Signature of Property Owner: _____ Date: 10/16/23

Signature of Applicant (if different from owner): _____ Date: 10-12-23

Signature of Agent: _____ Date: _____

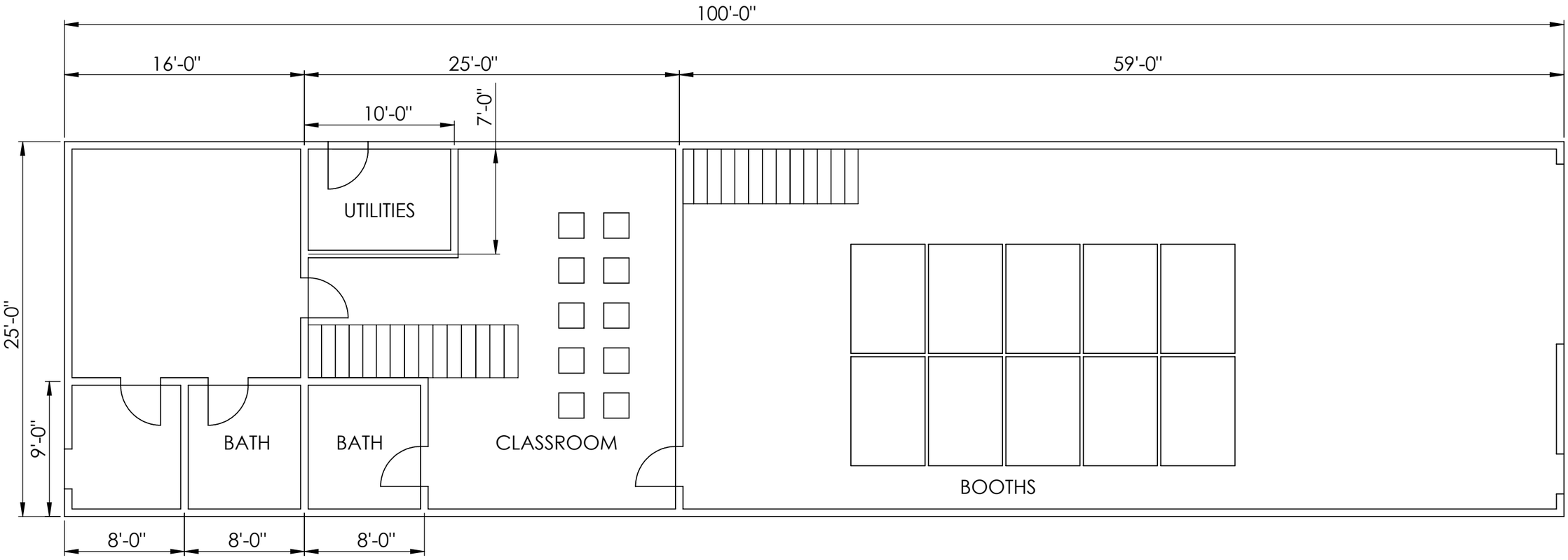
AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property Owner: _____ Date: 10/16/23

COND-2023-0057 **69 VENTURE DRIVE**

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
D0013-000000	VENTURE DR	CO CRAMER FABRICS INC	CRAMER ROBBERT & CRAMER HENDRIK	20 VENTURE DR	DOVER	NH	03820
D0014-001000	67 VENTURE DR	FMX LLC		1 EDUCATION WAY	DOVER	NH	03820
D0014-002000	71 VENTURE DR	SARNIA PROPERTIES INC	C/O CP MANAGEMENT	11 COURT ST STE 100	EXETER	NH	03833
D0014-03A000	53 VENTURE DR	EVEREST CO INC	C/O LEPAGE BAKERIES	PO BOX 1900	AUBURN	ME	04211-1900
D0016-000000	385 SIXTH ST	STORAGE BARN LLC		385 SIXTH ST	DOVER	NH	03820
D0014-03B000	69 VENTURE DR	CARLTON REALTY LLC		PO BOX 2034	DOVER	NH	03820
		A & H WELDING ACADEMY		19 COLONIAL WAY	BARRING	NH	03825



THIS INFORMATION IS CONFIDENTIAL AND IS DISCLOSED TO YOU ON CONDITION THAT NO FURTHER DISCLOSURE IS MADE BY YOU TO OTHER THAN AWCO LLC. PERSONNEL WITHOUT WRITTEN AUTHORIZATION FROM AWCO LLC.

REFER TO NOTES SECTION FOR TOLERANCE VALUES

DFTR:	N. LANG	DATE	11/10/2023
CHKR:	-	DATE	-
DSNR:	N. LANG	DATE	11/10/2023
APPD:	J. ANDERSON	DATE	11/10/2023
MATERIAL			
REF. DWG:	-		

Anderson Welding & Construction LLC.
19 Colonial Way
Barrington, NH 03825

TITLE:

A&H WELDING ACEDEMY
97 VENTURE DR

SIZE:	PROJECT:	DWG. NO.	REV:
B	SCHOOL	AHA LAYOUT	-

SCALE: 1:85

JAMES F.L. KENNY, PRESIDENT
SARNIA PROPERTIES, INC.
ONE HAVEN COURT
PORTSMOUTH, NH 03801
(603) 234-8847

November 14, 2023

VIA FACSIMILE

Rachel Blonigen r.blonigen@dover.nh.gov
Planning Office Assistant
Planning & Zoning
288 Central Avenue
Dover, NH 03820

RE: 69 Venture Drive, Dover, NH
PB11-14-23 COND-2023-0057

Dear Rachel:

I am writing as an abutter in connection with the above property as I will be unable to attend the meeting this evening. My property is located at 71 Venture Drive, Dover, New Hampshire and I have received a notice with regard to the Conditional Use Permit Application for A & H Welding Academy. I have no objection to the use they have proposed and I wish them the best.

My only concern is that the parking for the academy not have any impact on my tenant at 71 Venture Drive. Pursuant to the title, we both have access to our properties over an Access and Utility Right of Way from Venture Drive. I would expect that the parking for the students and staff of the school will be confined to the property and parking area located at 69 Venture Drive, and that there will be no parking overflow on to my property located at 71 Venture Drive.

I would request that the Applicant be asked to confirm that they have sufficient parking on their property and parking area for all students of the Academy prior to approval of this use.

Thank you so much for your attention to my concern.

Sincerely,

James F.L. Kenny, President
Sarnia Properties, Inc.

CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #SITE-2023-0014

Application Type:	Site Plan Amendment
Applicant(s):	Hellenic Realty Partners, LLC
Owner(s):	Hellenic Realty Partners, LLC
Location:	333 Central Ave (Tax Map 2, Lot 19)
Meeting Date:	November 14, 2023

INTENT: To amend a Site Plan to expand the building to add 2 new additional residential units to the previously approved site plan by converting approximately 3,155 s.f. on the second floor into 2 residential units and retain approximately 1,875 s.f. for commercial space out of the 5,030 s.f. area.

UNITS PROPOSED: 2 new additional residential units

AGENDA ITEM #: 4-B

ACREAGE: 1.05 acres

ZONING DISTRICT: Central Business District – General Sub-District (CBD-G)

EXISTING LAND USE: Mixed use

PROPOSED LAND USE: Mixed commercial and residential

SURROUNDING LAND USE: Commercial, mixed commercial/residential, age-restricted housing, Henry Law Park

ZBA ACTION: None

ATTACHMENT: Amendment application and materials, and TRC minutes

APPLICATION IS COMPLETE: Yes

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

PERMITS REQUIRED: N/A

WAIVERS REQUESTED: None

History of Site Plan Requests
The applicant had previous approval for a mixed-use project in the former Fosters Daily Democrat building.
The previously approved plan (P18-04) was amended (building façade, minor site changes) on October 9, 2018 (P18-04A). To fulfill one of the conditions of approval for the amendment, the applicant needed to come back to the Planning Board for a compliance hearing regarding architectural changes to the façade of the building which was held on December 11, 2018 (P18-04B). Then another amendment to add 14 residential units was conditionally approved by the Planning Board on July 23, 2019 (P18-04C). Now the applicant is looking to convert approximately 3,155 s.f. on the second floor into 2 residential units and retain approximately 1,875 s.f. for commercial space.

Summary of Request and Background
The applicant is back for another amendment to allow 2 additional residential units to be built.

This application was reviewed by the TRC on October 12, 2023 (minutes attached).

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

STAFF RECOMMENDATION:
The Planning Department recommends that the Planning Board accept the application, open the public hearing, make findings, and vote to approve the amendment to the site plan with the following subsequent conditions:

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

1. All conditions of approval from the December 11, 2018 meeting be met and July 23, 2019 shall be met.
2. The applicant shall provide:
   a. A digital version of plan set
   b. Copy of lease for 3-4 additional parking spaces off-site at lot 23/21 or alternative
3. The applicant must revise final plan set to:
   a. Add the owner's signatures to the final plat
   b. Add PE and Architect signatures and stamps to final plan
   c. Replace planning file number with SITE-2023-0014

CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #SITE-2023-0014

Application Type:	Site Plan Amendment
Applicant(s):	Hellenic Realty Partners, LLC
Owner(s):	Hellenic Realty Partners, LLC
Location:	333 Central Ave (Tax Map 2, Lot 19)
Meeting Date:	November 14, 2023

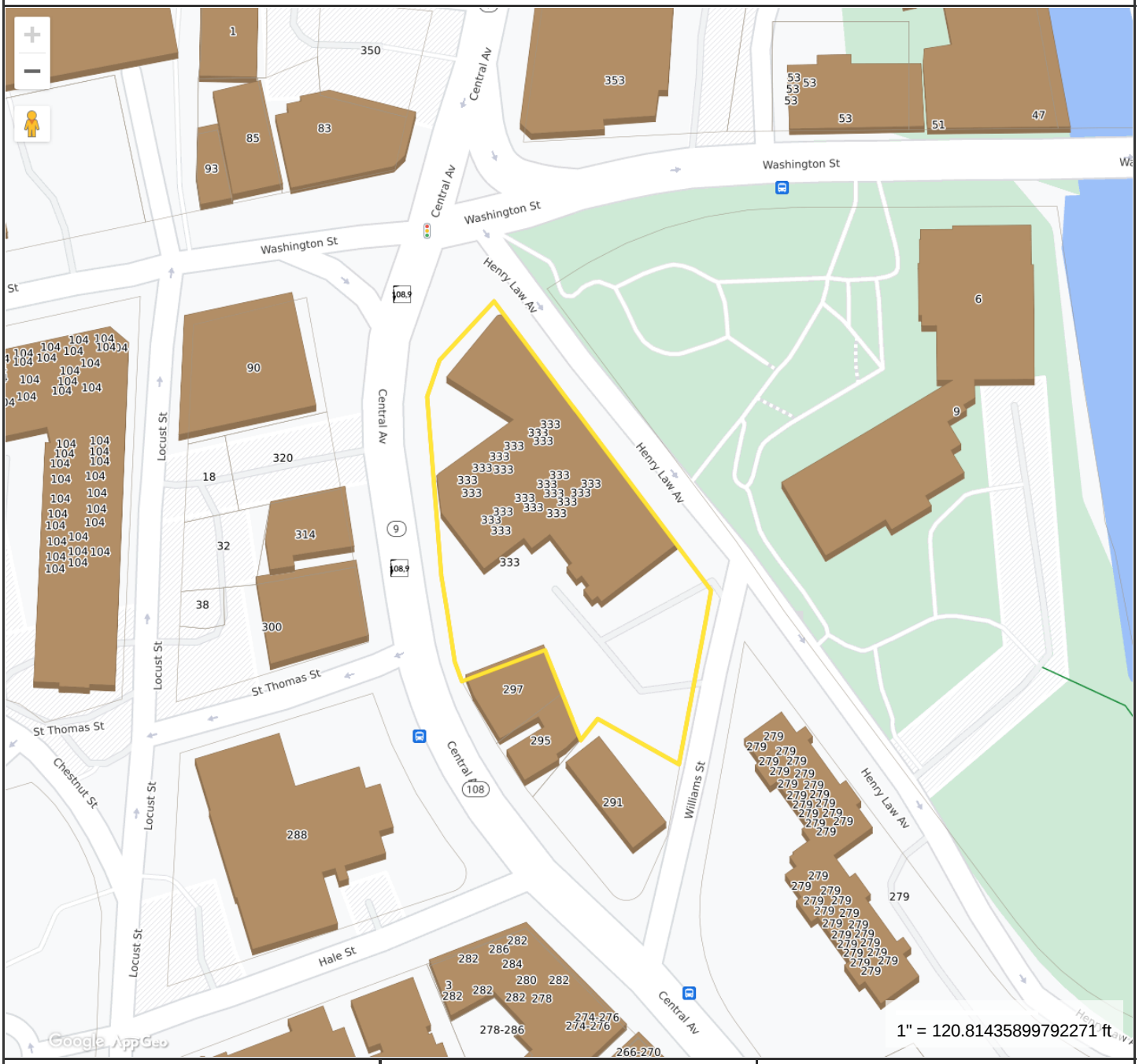
Subsequent Conditions to Be Met Prior to Issuance of a Building Permit:

4. The amended building shall be assessed and pay the current water and sewer investment fees in place at the time of application for service.

Subsequent Conditions to Be Met Prior to Occupancy:

5. Issuance of a certificate of occupancy.
6. Impact fees shall be paid per the invoice.
7. The applicant shall provide a letter of credit or other form of security acceptable to the City for any unfinished work.
8. Funding for cost share of off-site improvements shall be paid to the City.

SITE-2023-0014 333 CENTRAL AVENUE



Property Information

Property ID	02019-000000
Location	333 CENTRAL AV
Owner	HELLENIC REALTY PARTNERS LLC
Land Use	340
Zoning Code	CBD-G

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 10/30/2023
Data updated Daily

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

PLAN SNAPSHOT REPORT SITE-2023-0014
FOR CITY OF DOVER, N.H.

Plan Type:	Site Plan - Major	**Project:**		**App Date:**	09/14/2023
Work Class:	Alteration / Addition	**District:**	None	**Exp Date:**	11/18/2023
Status:	In Review	**Square Feet:**	0.00	**Completed:**	NOT COMPLETED
Valuation:	$0.00	**Assigned To:**	Blonigen, Rachel	**Approval Expire Date:**	

Description: Convert 2nd fl commercial space into two residential units and one remaining smaller commercial space

Parcel: 02019-000000 Main	**Address:** 333 Central Av Main Dover, NH	**Zone:** CBD-G(Central Business District - Genera

Applicant
Janice Bell
5 Railroad Street
Newmarket, NH 03857
Home: (603) 200-4015
Business: (603) 659-4979
Mobile: (603) 892-5973

Engineer
Michael Sievert
Business: (603) 659-4979
Mobile: (603) 828-6655

Plan Custom Fields

Total	0	Total2	0	Total3	0
Total4	0	Total5	0	Total6	2
Total7	0	Total8	0	Total9	0
Street Classification Type	Municipal	Net Change in # Parking Spaces (+/-)	0	Water Service	Municipal
Recording Number		Sewer Service	Municipal	Total Acres (GIS)	1.03
Deed Book	4523	Total SQFT	44866.8	Deed Page	235
Deed Date		Proposed Property Use	Convert 2nd fl commercial unit #3 into two residential units and one remaining smaller commercial space	Area of Parcel to be Developed (SQFT)	3155
Number of Parking Spaces Existing	56	Number of Parking Spaces Proposed	56	Number of Employees Total	0
Number of Employees in Max Shift	0	Distance to City Water	0	Distance to City Sewer	0
Type of Building to be Built	Conversion of existing space	Estimated Construction Value	150000.00	Refuse Removal	Private
Is there an existing Conservation Easement?	No	Existing Conservation Easement Details		TotalImpactFeeSDTOD	0.00
TotalImpactFeeTHTOD	0.00	TotalImpactFee23FTOD	0.00	TotalImpactFeeA4TOD	0.00
TotalImpactFeeMHTOD	0.00	TotalImpactFeeADUTOD	0.00	TotalImpactFeeAONRTOD	0.00
TotalImpactFeeAR55TOD	0.00	TotalImpactFeeAR62TOD	0.00	Sub Total Residential	0.00
TotalImpactFeeRIRCTOD	0.00	TotalImpactFeeOCSTOD	0.00	TotalImpactFeeITWCTOD	0.00
TotalImpactFeeNHALTOD	0.00	TotalImpactFeeOIUTOD	0.00	TotalImpactFeeAFAOTOD	0.00
Sub Total Non-Residential	0.00	Total of Impact Fees to be Assessed	0.00		

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Janice_Bell_9/14/2023.jpg	09/14/2023 14:35	Bell, Janice		Uploaded via CSS
Applicant Email.pdf	10/04/2023 11:54	Blonigen, Rachel		
2023.10.12_PlanningTechnicalReviewC	10/12/2023 14:34	Blonigen, Rachel		DRAFT TRC Minutes

PLAN SNAPSHOT REPORT (SITE-2023-0014)

ommittee.333Central_SITE-2023-0014.p
df

Note	Created By	Date and Time Created
1. Per conversation with DB on Site Amendment on hold. Applicant put in contact Business Develpoment for Commercial users. RLB	Rachel Blonigen	09/25/2023 10:20
2. TRC- next steps: revise plans to add items mentioned in comments. Submit for Planning Board amendment.	Rachel Blonigen	10/12/2023 14:31

Invoice No.	Fee		Fee Amount	Amount Paid
INV-00005094	Planning General Application Fee		$200.00	$200.00
		Total for Invoice INV-00005094	$200.00	$200.00
INV-00005120	Planning Residential Fee		$200.00	$200.00
		Total for Invoice INV-00005120	$200.00	$200.00
INV-00005655	Planning Public Notice in Newspaper		$120.00	$0.00
	Planning First Class Mailing		$16.00	$0.00
	Planning Creation / Printing of Abutter Labels		$20.00	$0.00
	Planning Certified Mailing to Abutters		$150.00	$0.00
	Planning Certified Mailing to Application Contacts		$20.00	$0.00
		Total for Invoice INV-00005655	$326.00	$0.00
		Grand Total for Plan	**$726.00**	**$400.00**

Meeting Type	Location	Scheduled Date	Subject
Technical Review Committee Meeting v.1	City Hall, Second Floor Conference Room	10/12/2023	Technical Review Committee Meeting

Submittal Name	Status	Received Date	Due Date	Complete Date	Resubmit	Completed
Land Use Plan Technical Review v.1	Approved	10/04/2023	11/01/2023	10/12/2023	No	Yes

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Business Development	Business Development	Burdin, James	Approved	10/04/2023	11/01/2023	10/12/2023

Comments: Comments for 333 Central

- Application materials note that the original site plan was previously amended in 2019 and 2022, each time requesting to convert additional commercial space to residential. Please address the following:
  - Business Development is open to proposals that reduce the total amount of commercial area if they result in a more viable project or introduce some other public benefit (e.g. creation of attainable housing units), but would prefer to do so in a way that takes a proactive and comprehensive approach to the site design and development. Are any other changes to this site being contemplated?
  - Please provide more information regarding the need to convert commercial space for residential uses. What factors make this space unsuitable for commercial use? How is residential space better able to adapt to those factors?
  - Have either the prior or current amendments altered compliance with site standards – e.g. with required ratios of residential to commercial floor area, available parking for the residential uses, the volume or peak usage of utilities, etc.?
  - What adaptations have you considered for this space to make it more conducive to commercial development? Have you explored the possibility of reallocating residential space in other parts of the development to maintain the same balance?
- Does this conversion require zoning relief for ground floor residential? Frontage on Central Avenue at street level appears to meet the definition of ground floor.

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
City Engineer	Community Services - Engineering	Mavrogeorge, Kenneth	Approved	10/04/2023	11/01/2023	10/12/2023

Comments: No Comments

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
IS Building Official	Fire / Inspection Services	Maxfield, Jim	Approved	10/04/2023	11/01/2023	10/12/2023

Comments: • Indicate the purpose for the conversion to residential use.

PLAN SNAPSHOT REPORT (SITE-2023-0014)

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Planning	Planning	Benton, Donna	Approved	10/04/2023	11/01/2023	10/12/2023

Comments: Planning:

- Would require a plan amendment reviewed and approved by Planning Board
- What has the outreach been?
- What's the reasoning as to why not to convert to smaller non-residential units
- Reminder: Change in Impact fees, Water & Sewer investment fees
- Revise plans:
  - Add note that all previous conditions still apply and to see previous approved amended plans
  - Add Planning file number SITE-2023-0014
  - Owner's signatures on the final plans
  - Professional stamps on the final plans
  - EVSE?
  - Parking plan for additional 3-4 parking spaces?
  - Add calculations from emails onto plan
  - Add color code/key

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Zoning Administrator	Planning	Kypfer, Natasha	In Review	10/04/2023	11/01/2023	

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Traffic Bureau	Police	Speidel, Marn	Approved	10/04/2023	11/01/2023	10/12/2023

Comments: Adding parking demand?

Workflow Step / Action Name	Action Type	Start Date	End Date
Review v.1		09/15/2023 11:58	10/12/2023 14:30
Confirm application complete v.1	Generic Action		09/15/2023 11:58
Technical Review Committee Meeting Agenda v.1	Task	09/15/2023 11:58	10/04/2023 11:41
Land Use Plan Technical Review v.1	Receive Submittal	10/04/2023 0:00	10/12/2023 14:30
Technical Review Committee Meeting v.1	Hold Meeting	10/04/2023 11:41	10/12/2023 14:30
Planning Board v.1		10/24/2023 16:28	
Planning Board Agenda v.1	Task	10/24/2023 16:28	10/31/2023 12:42
Invoice for Notices v.1	Task	10/31/2023 12:42	10/31/2023 12:42
Send Notices v.1	Task	10/31/2023 12:42	
Planner Creates Staff Recommendations v.1	Plan Activity		
Distribute Planning Board Materials v.1	Task		
Planning Board Hearing v.1	Hold Hearing		
Planning Board Decision v.1	Plan Activity		
NOD Sent to Applicant v.1	Create Report		
Final Plan v.1			
Land Use Plan Final Review v.1	Receive Submittal		
Land Use Plan Stamped and Signed v.1	Generic Action		
Plans uploaded to Treeno v.1	Generic Action		
Recording v.1	Task		
Property Info Group v.1	Generic Action		
Building Official Notifies Address v.1	Generic Action		
Pre-Con Meeting v.1	Hold Meeting		
Create/Link to Records v.1			
Create / Link to Permit - Building Complex v.1	Create Sub Permit		
Create / Link to Permit - Site Work, Construction v.1	Create Sub Permit		

CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – SITE-2023-0014

Application Type:	Site Review
Applicant(s):	Horizons Engineering, Inc.
Owner(s):	Hellenic Realty Partners, LLC
Location:	333 Central Ave (Tax Map 2, Lot 19)
Date:	October 12, 2023

INTENT: Proposal is to convert 3,155 sf on 2nd floor space into 2 residential units and retain 1,875 sf for commercial space

UNITS PROPOSED: 2 additional residential units

AGENDA ITEM #: 2

ACREAGE: 1.05 acres

ZONING DISTRICT: CBD-G

EXISTING LAND USE: Mixed Use

PROPOSED LAND USE: Mixed use

SURROUNDING LAND USE: Mixed Use, Residential, Recreation

ZBA ACTION: N/A

PERMITS REQUIRED: N/A

WAIVERS REQUESTED:
- N/A for this case

ATTENDANCE:
Donna Benton, Zoning
Erin Bassegio, Planning
Marn Speidel, Police
Jim Maxfield, Fire/Inspection Services
Ken Mavrogeorge, Engineering
James Burdin, Business Development

Others:
Nick Kostis
George Kostis
Mike Sievert

PLAN REVIEW:
Planning:
- Would require a plan amendment reviewed and approved by Planning Board
- What has the outreach been?
- What's the reasoning as to why not to convert to smaller non-residential units
- Reminder: Change in Impact fees, Water & Sewer investment fees
- Revise plans:
  - Add note that all previous conditions still apply and to see previous approved amended plans
  - Add Planning file number SITE-2023-0014
  - Owner's signatures on the final plans
  - Professional stamps on the final plans
  - EVSE?
  - Parking plan for additional 3-4 parking spaces?
  - Add calculations from emails onto plan
  - Add color code/key

Engineering: None

Police: Adding parking demand?

Fire/Inspection Services:
- Indicate the purpose for the conversion to residential use.

Business Development:
- Application materials note that the original site plan was previously amended in 2019 and 2022, each time requesting to convert additional commercial space to residential. Please address the following:
  - Business Development is open to proposals that reduce the total amount of commercial area if they result in a more viable project or introduce some other public benefit (e.g. creation of attainable housing units), but would prefer to do so in a way that takes a proactive and comprehensive approach to the site design and development. Are any other changes to this site being contemplated?
  - Please provide more information regarding the need to convert commercial space for residential uses. What factors make this space unsuitable for commercial use? How is residential space better able to adapt to those factors?

DRAFT

- Have either the prior or current amendments altered compliance with site standards – e.g. with required ratios of residential to commercial floor area, available parking for the residential uses, the volume or peak usage of utilities, etc.?
- What adaptations have you considered for this space to make it more conducive to commercial development? Have you explored the possibility of reallocating residential space in other parts of the development to maintain the same balance?

Planning Board:

- N/A

Next Steps: Revise plans to add items mentioned in comments. Submit for Planning Board amendment.

Adjournment:
J.Maxfield moved to adjourn at 11:34 am. Seconded by: K.Mavrogeorge Vote: U/A.

5 Railroad Street, Newmarket, NH 03857 • Ph 603-659-4979 • Fax 603-659-4627 • www.horizonsengineering.com

October 23, 2023

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

Re: Response to Technical review committee comments dated October 12, 2023

Dear Ms. Benton,

Per your request, please find below the responses to the TRC comments.

PLANNING REVIEW:

- This is the submission to the planning board.
- As explained by the Kostis's, their outreach has been ongoing since the occupancy in 2021 and they have had limited success with renting the larger commercial spaces. After the conversion in 2022 from 2700 sf of commercial to 900 sf of commercial, that smaller commercial space was quickly rented and is still occupied.
- The reason for not converting this particular space to smaller commercial space is that it has no frontage on the street or ground access directly. This space is on the second floor and the only access is through the lobby and hallway to the rear of the building at the second floor level. The uniqueness of this site and building as you recall, is that it has ground floor access on three different levels from three streets.
- Revised plans:
    - Note number 3 has been added to state previous conditions apply.
    - Planning file number was added to both plan sheets
    - Owners signature is on the plan
    - The plans have been stamped.
    - Note 30 was added to state that the site is EV ready.
    - The notes were updated to state that additional parking is at the travel agency lot.
    - The parking calculations and percentages of residential and non-residential space has been updated.
    - The color code key has been added to the floor plan.

POLICE:

- The notes have been clarified and the parking demand is accommodated both from onsite and offsite at the Owners other property.

FIRE/INSPECTION SERVICES:

- See above responses.

BUSINESS DEVELOPMENT:

- There are no other changes for this property.
- This is addressed above.
- The two previous amendments have not altered compliance nor does this proposal. The disposition of the building is 50.4% residential and 49.6% non-residential and none of the residential units are on the first or ground floor. There are adequate utilities at the site.
- In the owners opinion, the smaller the commercial units, the easier the rental is, so making this 5000 sf space smaller and keeping it fronting on the Fosters patio adjacent to Central Ave. gives it the best opportunity for occupancy.

If you need additional information, please do not hesitate to contact me.

Sincerely,

Michael J. Sievert PE
VP President Structural

SITE-2023-0014 **333 CENTRAL AVENUE**

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip	State Class
02001-000000	288 CENTRAL AV	CITY OF DOVER		288 CENTRAL AVE	DOVER	NH	03820	903
02011-000000	300 CENTRAL AV	TRI COUNTY REALTY INC	C/O ROBERT FOSTER	192 DOVER POINT RD	DOVER	NH	03820-4632	322
02012-000000	314 CENTRAL AV	TRI COUNTY REALTY INC		192 DOVER POINT RD	DOVER	NH	03820-4632	322
02013-000000	320 CENTRAL AV	CITY OF DOVER		288 CENTRAL AVE	DOVER	NH	03820	903
02014-000000	90 WASHINGTON ST	90 TEMPLE ASSOCIATES LIM PART	C/O CPM INC	80 NASHUA RD	LONDONDERRY	NH	03053	306
02015-000000	18 LOCUST ST	CITY OF DOVER		288 CENTRAL AVE	DOVER	NH	03820	903
02016-000000	32 LOCUST ST	TRI COUNTY REALTY INC		192 DOVER POINT RD	DOVER	NH	03820-4632	337
02017-000000	38 LOCUST ST	TRI COUNTY REALTY INC	C/O ROBERT FOSTER	192 DOVER POINT RD	DOVER	NH	03820-4632	337
02020-000000	297 CENTRAL AV	HAWKINS MATTHEW A & ASHLEY TRUSTEES	THE HAWKINS FAMILY REVOCABLE TRUST	4 ROSS RD	ROLLINSFORD	NH	03869	303
02021-000000	295 CENTRAL AV	HAWKINS MATTHEW A & ASHLEY TRUSTEES	HAWKINS FAMILY REVOCABLE TRUST	4 ROSS RD	ROLLINSFORD	NH	03869	111
02022-000000	291 CENTRAL AV	LOS GATOS LLC		62 LITTLE BAY RD	NEWINGTON	NH	03801	340
02035-000000	353 CENTRAL AV	VARNEY BROOK LANDS LLC &	375 CENTRAL AVE DOVER LLC	340 CENTRAL AVE #202	DOVER	NH	03820	341
02040-000000	83 WASHINGTON ST	340 CENTRAL LLC		340 CENTRAL AVE STE 202	DOVER	NH	03820	340
02040-A00000	85 WASHINGTON ST	MTI		85 WASHINGTON ST	DOVER	NH	03820	340
02041-000000	350 CENTRAL AV	340 CENTRAL LLC		340 CENTRAL AVE STE 202	DOVER	NH	03820	337
09113-A00000	274 276 CENTRAL AV	274-276 CENTRAL LLC		96 MAIN ST	NEWMARKET	NH	03857	303
09113-B00000	266 270 CENTRAL AV	266-270 CENTRAL AVENUE LLC		PO BOX 278	DOVER	NH	03821	303
09114-000000	278 286 CENTRAL AV	WOODMAN CONDOMINIUMS ASSOCIATION		282 CENTRAL AVE	DOVER	NH	03820	911
09114-000001	282 1 CENTRAL AV	STODDART MARY E &	STODDART WILLIAM D IV	4752 PINNACLE DR	BRADENTON	FL	34208-8497	102
09114-000002	282 2 CENTRAL AV	HOOD PHILIP G		6 WINCHESTER ST	PORTSMOUTH	NH	03801	102
09114-000003	282 3 CENTRAL AV	DETLEFSEN STELLA M TRUSTEE	DETLEFSEN STELLA M TRUST	282 CENTRAL AVE APT 3	DOVER	NH	03820	102
09114-000004	282 4 CENTRAL AV	WAJDA EVAN DAVID		282 4 CENTRAL AV	DOVER	NH	03820	102
09114-000005	282 5 CENTRAL AV	JONES REBECCA ANN		282 CENTRAL AV UNIT 5	DOVER	NH	03820	102
09114-000006	282 6 CENTRAL AV	DE BOER SASKER L		8 BEAR PATH	HAMPTON	NH	03842-1300	102
09114-000007	282 7 CENTRAL AV	REILLY MICHAEL &	REILLY SHARON	282 CENTRAL AVE UNIT 7	DOVER	NH	03820	102
09114-000008	282 8 CENTRAL AV	HALLOWELL MARIAN		282 CENTRAL AVE #8	DOVER	NH	03820	102
09114-000009	282 9 CENTRAL AV	KENNY BRIAN P		282 9 CENTRAL AV	DOVER	NH	03820	102
09114-000010	282 10 CENTRAL AV	NOLIN APRIL E		282 CENTRAL AVE UNIT 10	DOVER	NH	03820	102
09114-000011	282 11 CENTRAL AV	WOODRUFF ZACHARY		282 CENTRAL AVE #11	DOVER	NH	03820	102
09114-000012	282 12 CENTRAL AV	REED CAROL A		282 CENTRAL AVE UNIT 12	DOVER	NH	03820	102
09114-000013	3 HALE ST	3 HALE STREET REALTY LLC	C/O ADAM CLARK	32 EDGEWATER DR	BARRINGTON	NH	03825	396
09114-000014	286 CENTRAL AV	FISHER PROPERTIES LLC		12 LORRAINE DR	LONDONDERRY	NH	03053	396
09114-000015	284 CENTRAL AV	PATH RE LLC		280 CENTRAL AV	DOVER	NH	03820	396
09114-000016	280 CENTRAL AV	PATH RE LLC		84 BOXWOOD LN	DOVER	NH	03820	396
09114-000017	278 CENTRAL AV	CHEMISTRY HAIR STUDIO LLC		278 CENTRAL AVE	DOVER	NH	03820	396
23015-000000	6 WASHINGTON ST	CITY OF DOVER	C/O C/S RECREATION/GYM AND POOL	61 LOCUST ST #124	DOVER	NH	03820-3753	903
23016-000000	279 CENTRAL AV	DOVER HOUSING AUTHORITY		62 WHITTIER STREET	DOVER	NH	03820	908
02019-000000	333 CENTRAL AV	HELLENIC REALTY PARTNERS LLC		263 CENTRAL AVE	DOVER	NH	03820	340
		HORIZONS ENGINEERING, INC		5 RAILROAD STREET	NEWMARKET	NH	03857	

5 Railroad Street, Newmarket, NH 03857 • Ph 603-659-4979 • Fax 603-659-4627 • www.horizonsengineering.com

Letter of Intent – Site Plan Review Application
For
Hellenic Realty Partners, LLC
Mixed Use Development
Tax Map 2 Lot 19

October 23, 2023

The Subject Property

The subject parcel is located within the General sub district of the Central Business District (CBD). The 1.05 acre parcel is bordered on the north and west by Central Avenue, Williams Street to the south and Henry Law Avenue to the east. The property is serviced by municipal water, sewer and a closed drainage system. Underground utility, drainage, parking and lighting improvements were previously made during the redevelopment in 2018 to 2021.

Prior to the development by Hellenic Realty Partners the property was all commercial use dating to c. 1900. The building, known as the Foster's Building, previously was the corporate office and production facility for the Foster's Daily Democrat newspaper.

Redevelopment of the Foster's Building (2018 – 2023)

The subject property was purchased by Hellenic Realty in 2017. It was their vision to preserve and restore this historic property rather than demolish it. In 2018 approval was received from the planning board for 18 residential units and +/- 15,000 sq. ft. of commercial space. In 2019 approval was given by the planning board for 14 more residential units. After the pandemic hit in 2020 the appetite for large commercial spaces from prospective tenants was greatly diminished. Although all the commercial space has been marketed with one of the largest real estate brokers in the country, the larger commercial spaces have remained empty.

In 2022 administrative approval was received to take one of the large commercial spaces (a 2,700 sq. ft. unit) and turn a portion of it into a residential unit while retaining the remaining 900 sq. ft. as commercial office space with frontage on the Foster's Place courtyard.

That smaller commercial space was successfully leased out a few months after completion in 2023 bringing the total number of commercial tenants at Foster's Place to three. All three tenants were businesses that were located outside of Dover prior to moving to Foster's Place.

Hellenic Realty Partners, LLC Amended Development Proposal

The proposal by Hellenic is to convert a portion of commercial unit #3 to residential space. Commercial space 3 totals 5,030 sf, is on the second floor and access is via the courtyard on Central Ave. Hellenic had looked at sub-diving the space into two commercial units, however every perspective tenant that was presented with these plans wanted all the courtyard frontage which would have left a second unit in the back of the building with visibility only from the Foster's Place surface lot and very limited visibility from Williams Street.

The specific change is to convert 3,155 sf into two residential units and retain the remaining 1,875 sf for commercial space with full courtyard frontage. The plans accompanying this application show the overall location relative to the site layout and schematic building plans show the specific changes to the interior space. There is no change to the site with this proposal. The only changes are the reconfiguration of the interior space and installation of windows on the exterior of the building facing the parking lot. The alarm system and the sprinkler system will be updated for the interior changes. The building access and parking meet the ADA requirements and access to the new space(s) will also meet the same requirements. The site plan has been updated to reflect the change in area for commercial and residential space and the parking requirements have been updated to reflect these changes. In addition, the calculation of the number of bike racks has been updated and the general notes have been updated on the site plan for this proposal. There are adequate bike racks provided on the site in the covered parking garage.

As previously discussed, Horizons Engineering on behalf of Hellenic Realty Partners is requesting a meeting with the Technical Review Committee only, since there are no changes proposed to the site plan.

If you have any questions or need additional information, please do not hesitate to contact me.

Sincerely,

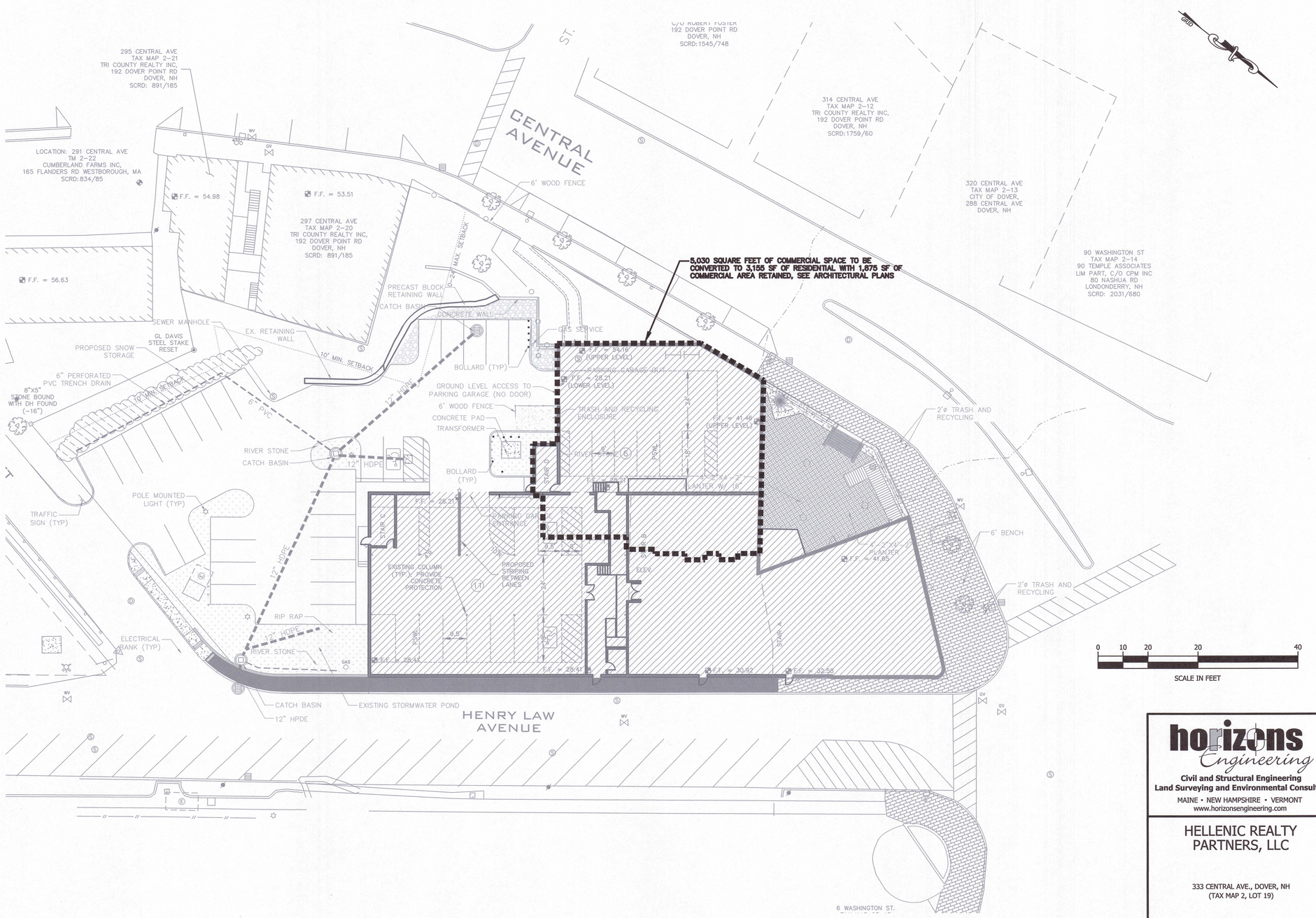
Michael J. Sievert PE
VP President Structural

NOTES:

1. THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS AND TO CONVERT 5,030 SF OF EXISTING UNDEVELOPED COMMERCIAL SPACE ON THE SECOND FLOOR TO 3,155 SF OF RESIDENTIAL SPACE ADDING TWO UNITS AND RETAINING 1,875 SF OF COMMERCIAL SPACE. WITH THIS AMENDMENT, THE PROPOSED BUILDING AREA WILL BE; RESIDENTIAL 50.4%, NON-RESIDENTIAL 49.6%.
2. ALL PREVIOUS CONDITIONS FROM THE ORIGINAL AND AMENDED SITE PLAN APPROVAL STILL APPLY. SEE PREVIOUS APPROVED AND AMENDED PLANS.
3. SUBJECT PARCEL: (TAX MAP 2, LOT 19)
   333 CENTRAL AVENUE
   DOVER, NH 03821
4. TOTAL PARCEL AREA OF LOT: 1.03 ACRES OR 45,021 SQUARE FEET.
5. OWNER OF RECORD: HELLENIC REALTY PARTNERS, LLC
   263 CENTRAL AVENUE
   DOVER, NH 03821
   S.C.R.D. BOOK 4528, PAGE 235
   OWNER SIGNATURE: _____
6. PLAN REFERENCE:
   1. "PLAN OF LAND 333 CENTRAL AVENUE DOVER, STRAFFORD COUNTY, NH", FOR HELLENIC REALTY PARTNERS, LLC BY NORWAY PLAINS ASSOCIATES, INC. DATED JANUARY 2018.
7. ZONE: CBD GENERAL SUB-DISTRICT
   DIMENSIONAL REQUIREMENTS:

		PROVIDED
MIN. LOT AREA	NA	45,021 S.F.
MIN. LOT COVERAGE	75%	84%
MIN. FRONTAGE BUILD-OUT	70%	47% (EXISTING)
FRONT PRIMARY BUILD TO LINE	*SEE BELOW	EXISTING COND.
FRONT SECONDARY BUILD TO LINE	*SEE BELOW	EXISTING COND.
SIDE SETBACK	0' MIN - 24' MAX	EXISTING COND.
REAR SETBACK	10' MIN.	57'
BUILDING HEIGHT	2 STORY MIN./5 STORY MAX.	4 STORIES

   *THE PROPERTY OWNER SHALL CALCULATE THE AVERAGE FRONT SETBACKS OF ALL LOTS WITHIN THE SAME ZONE LOCATED ON THE SAME SIDE OF THE STREET, TWO HUNDRED FIFTY (250) FEET IN EACH DIRECTION FROM THE CENTER OF THE FRONT LOT LINE. THIS FRONT SETBACK DIMENSION SHALL BE CONSIDERED TO BE A BUILD TO LINE. STRUCTURES MAY BE CONSTRUCTED WITHIN FIVE (5) FEET PLUS OR MINUS OF THE AVERAGE. PORCHES OR STEPS MAY BE LOCATED AN ADDITIONAL FIVE (5) FEET BEYOND THE FRONT FAÇADE OF THE STRUCTURE. EXPANSIONS TO EXISTING STRUCTURES SHALL BE SUBJECT TO A MINIMUM SETBACK EQUAL TO THE CALCULATED AVERAGE SETBACK MINUS FIVE (5) FEET. CONDITIONAL USE PERMIT MAY BE USED TO ADJUST STANDARDS.
8. PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM "PLAN OF LAND 333 CENTRAL AVENUE DOVER, STRAFFORD COUNTY, NH", FOR HELLENIC REALTY PARTNERS, LLC BY NORWAY PLAINS ASSOCIATES, INC. DATED JANUARY 2018.
9. HORIZONTAL DATUM BASED ON STATE PLANE COORDINATES NAD83. VERTICAL DATUM BASED ON NAVD88.
10. A PORTION OF THE LOT IS LOCATED WITHIN THE 100 YEAR FLOOD ZONE AE AS SHOWN ON THE FLOOD INSURANCE RATE MAP DATED 9/30/15 COMMUNITY PANEL 33017C0330E PANEL 330 OF 405.
11. THERE WILL BE NO AS-BUILT PLAN SINCE NO CHANGES TO THE SITE ARE PROPOSED.
12. EXTERIOR LIGHTING WILL NOT CHANGE WITH THIS PROPOSAL.
13. THE MAXIMUM PARKING SPACE CALCULATION IS 58 FOR THE RESIDENTIAL UNITS ONLY AND 45 SPACES ARE PROVIDED ONSITE AND 14 ADDITIONAL SPACES ARE PROVIDED OFFSITE.
14. A SECURITY SYSTEM HAS BEEN INSTALLED THAT MEETS CHAPTER 58, ARTICLE I, SECTION 58-2 OF THE CODE OF THE CITY OF DOVER.
15. UNDERGROUND UTILITIES CURRENTLY SERVE THE SITE AND WILL NOT CHANGE WITH THIS PROPOSAL.
16. THE SUBJECT PARCEL IS SERVED BY MUNICIPAL WATER AND SEWER.
17. SITE CONSTRUCTION HOURS SHALL BE LIMITED TO MONDAY-FRIDAY 7AM-6PM, SATURDAYS 9AM-4PM. HOURS OF CONSTRUCTION MUST BE DOCUMENTED ON A SITE CONSTRUCTION SIGN ALONG WITH THE CONTAC INFORMATION FOR THE GENERAL CONTRACTOR. SAID SIGNAGE MUST BE LOCATED AND APPROVED BY THE CITY ENGINEER OR ASSISTANT CITY MANAGER.
18. ALL INTERIOR CONSTRUCTION SHALL COMPLY WITH IBC AND CITY OF COVER BUILDING CODES.
19. BACKFLOW PREVENTERS HAVE BEEN INSTALLED FOR BOTH FIRE AND DOMESTIC WATER LINES.
20. THE EXISTING STRUCTURE IS SERVED BY A SPRINKLER SYSTEM AS REQUIRED UNDER CHAPTER 109-30 OF THE CODE OF THE CITY OF DOVER AND THE 2018 STATE BUILDING CODES.
21. 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.
22. THE FIRE DEPARTMENT CONNECTION CURRENTLY EXISTS AND IS LOCATED AT THE MAIN ENTRANCE ON HENRY LAW AVE. THERE ARE NO CHANGES PROPOSED FOR THIS AMENDMENT.
23. THE BUILDING ADDRESS HAS BEEN ASSIGNED AND THE NEW RESIDENTIAL UNITS WILL BE NUMBERED ACCORDINGLY AND APPROVED BY THE FIRE DEPARTMENT.
24. THE SITE LAYOUT IS DESIGNED IN COMPLIANCE WITH APPLICABLE ACCESSIBILITY REGULATIONS. THE PROPOSED RENOVATION WILL ALSO BE DESIGNED IN ACCORDANCE WITH RSA 155A:5.
25. THE PROPOSED USES FOR THE SITE ARE RESIDENTIAL APARTMENTS AND COMMERCIAL USES TO INCLUDE RETAIL, OFFICE, AND RESTAURANTS.
26. THE ENTRANCES AND EXITS TO BOTH PARKING GARAGES WILL BE OPEN.
27. PROVIDE SIGNAGE AT ALL NON-ACCESSIBLE ENTRANCES GIVING DIRECTION TO ACCESSIBLE ENTRANCES.
28. BOTH OF THE COVERED PARKING AREAS HAVE BEEN DESIGNED AS CONVERTIBLE SPACE. THE FUTURE USE IS ANTICIPATED TO BE COMMERCIAL.
29. TOPOGRAPHIC SURVEY PERFORMED BY NORWAY PLAINS ASSOCIATES INC IN DECEMBER 2017.
30. THE SITE HAS BEEN PREVIOUSLY SET UP FOR EV CONVERSION.



PARKING CALCULATIONS

USE	UNITS/S.F.	STANDARD	REQUIRED	PROVIDED
RESIDENTIAL	35 UNITS	1.25 SPACES/UNIT + 0.4 VISITOR SPACES/UNIT	58	45
COMMERCIAL				
RETAIL/SERVICE	5,000± S.F.	1 SPACE/275 S.F.	18	0*
OFFICE	5,500± S.F.	1 SPACE/300 S.F.	18	0*
OFF SITE RESIDENTIAL SPACES			0	14
		TOTAL SPACES	94	59**

* WHERE COMMERCIAL AND RESIDENTIAL USES ARE CO-LOCATED, ONLY THE RESIDENTIAL PARKING SHALL BE PROVIDED.

** THE 59 REQUIRED RESIDENTIAL SPACES INCLUDE THE 17 COVERED SPACES AND 28 UNCOVERED ONSITE SPACES. THE PROPERTY OWNERS HAVE 14 ADDITIONAL OFF SITE SPACES LOCATED AT THE TRAVEL AGENCY AT 251 CENTRAL AVE. AVAILABLE FOR OVERNIGHT PARKING

BICYCLE RACK CALCULATION

THE NUMBER OF SPACES FOR BICYCLES SHALL BE EQUAL TO 5% OF THE REQUIRED NUMBER OF PARKING SPACES.

105 REQUIRED SPACES X 0.05 = 6 BICYCLE SPACES.

UTILITIES NOTE

ALL ELECTRIC, GAS, TELEPHONE, WATER, SEWER AND DRAIN SERVICES ARE SHOWN IN SCHEMATIC FASHION. THEIR LOCATIONS ARE NOT PRECISE OR NECESSARILY ACCURATE. NO WORK WHATSOEVER SHALL BE UNDERTAKEN ON THIS SITE USING THIS PLAN TO LOCATE THE ABOVE SERVICES. CONSULT WITH THE PROPER AUTHORITIES CONCERNED WITH THE SUBJECT SERVICE LOCATION FOR INFORMATION REGARDING SUCH. CALL DIG-SAFE: 1-888-DIG-SAFE (1-888-344-7233).

FOR REVIEW
NOT FOR CONSTRUCTION

DATE OF PRINT
OCTOBER 23 2023
HORIZONS ENGINEERING

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DOVER PROJECT NUMBER 2023-0014

horizons Engineering
Civil and Structural Engineering
Land Surveying and Environmental Consulting
MAINE • NEW HAMPSHIRE • VERMONT
www.horizonsengineering.com

HELLENIC REALTY PARTNERS, LLC

333 CENTRAL AVE., DOVER, NH
(TAX MAP 2, LOT 19)

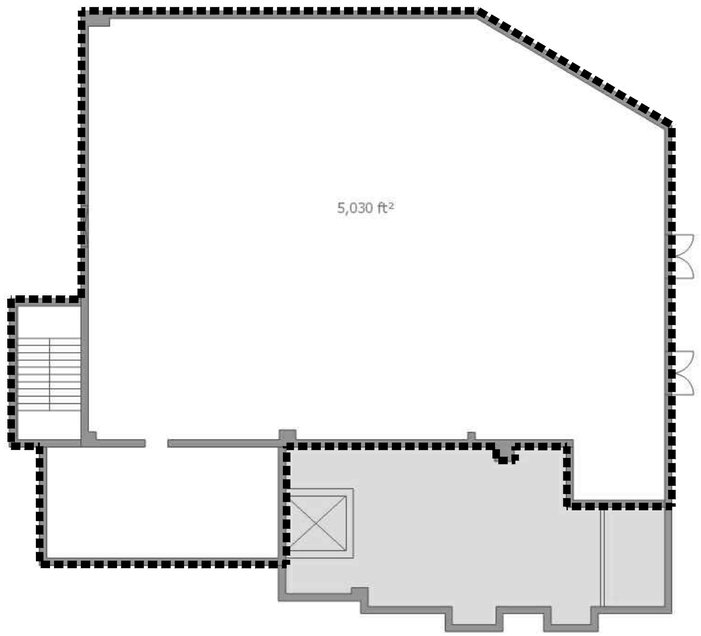
AMENDED SITE PLAN

NO.	DATE	REVISION DESCRIPTION	ENG	DWG
01.	10/19/23	PLAN CHANGES PER TRC COMMENTS	MJS	AWS

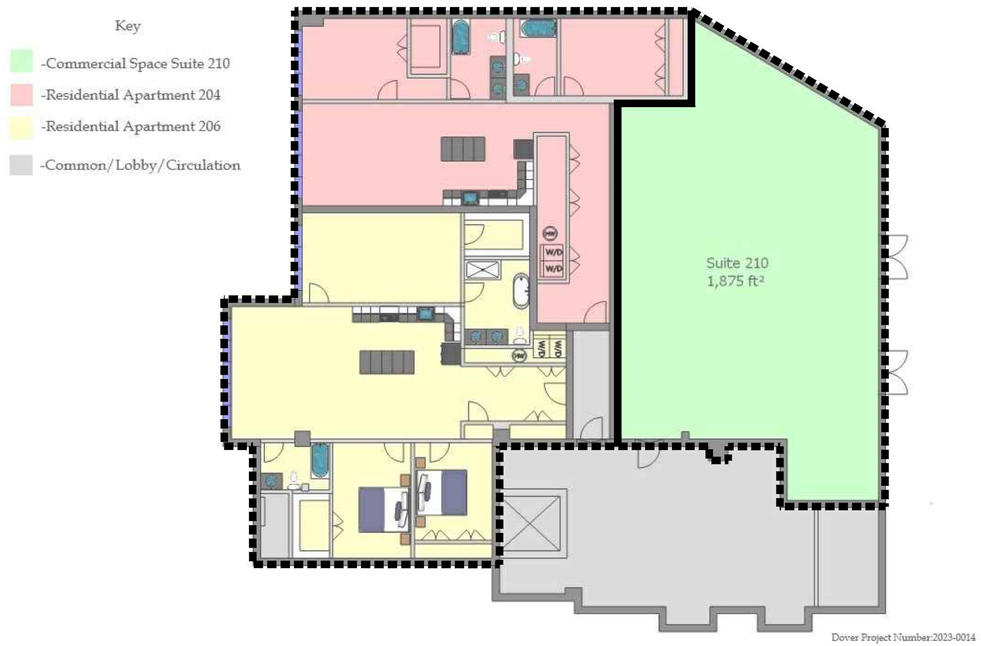
STATE OF NEW HAMPSHIRE
MICHAEL J. SIEVERT
No. 8397
LICENSED PROFESSIONAL ENGINEER

DATE:	PROJECT #:
09/08/23	221203
ENGIN'D BY: TAL	DRAWN BY: TAL
CHECK'D BY: MJS	ARCHIVE #:

C101



EXISTING APPROVED PARTIAL SECOND FLOOR PLAN
5,030 SF COMMERCIAL SPACE



PROPOSED PARTIAL SECOND FLOOR PLAN
1,875 SF COMMERCIAL SPACE
3,155 SF RESIDENTIAL SPACE

GRID

CENTRAL AVE.

PLAZA ENTRY

ADA ACCESS RAMP

Dover Project Number:2023-0014

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HELLENIC REALTY PARTNERS, LLC

333 CENTRAL AVE., DOVER, NH
(TAX MAP 2, LOT 19)

ARCHITECTURAL PLAN

NO.	DATE	REVISION DESCRIPTION	ENG	DWG
1	10.23.23	PER TRC MEETING OCT. 13, 2023	TAL	TAL

STATE OF NEW HAMPSHIRE
MICHAEL J. SIEVERT
No. 9397
LICENSED
PROFESSIONAL ENGINEER

DATE: 8/08/23	PROJECT #: 221203
ENGIN'D BY: TAL	DRAWN BY: TAL
CHECK'D BY: MJS	ARCHIVE #:

A101

CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #SUBM-2023-0006

Application Type:	Minor Subdivision
Applicant(s):	Heron Bay Partners, LLC
Owner(s):	Heron Bay Partners, LLC
Location:	Cielo Drive (Assessor's Map H, Lot 4)
Meeting Date:	November 14, 2023

INTENT: To subdivide one lot into two in relation to a TDR site plan request

UNITS PROPOSED: 56 Units (20 TDR)

AGENDA ITEM #: 4-C

ACREAGE: 34.44± ac / 1,500,213± sq. ft.
New Lot 4 = 24.79± ac
New Lot 4-4 = 9.65± ac

ZONING DISTRICT:
IT, RCM Overlay & Secondary Groundwater Protection

EXISTING USE: SFR and Duplex Residential Condominium Development with Club House

PROPOSED USE: Eight (8) building multi-family development

SURROUNDING USE: Retail, Residential, Industrial, Vacant, Utility Easement

ZBA ACTION: N/A

ATTACHMENTS: Application materials including subdivision plat

APPLICATION IS COMPLETE: Yes

REGIONAL IMPACT: No

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

PERMITS REQUIRED:
PB - TDR Site Plan, Subdivision, & CUP Amendment

TRC: April 28 & June 30, 2022

Summary of Request and Background:
The applicant is proposing to subdivide lot H/4 into two lots, resulting in the creation of one new lot. The new lot is to be accessed from Cielo Drive. The lots are proposed to be serviced by municipal water and sewer.

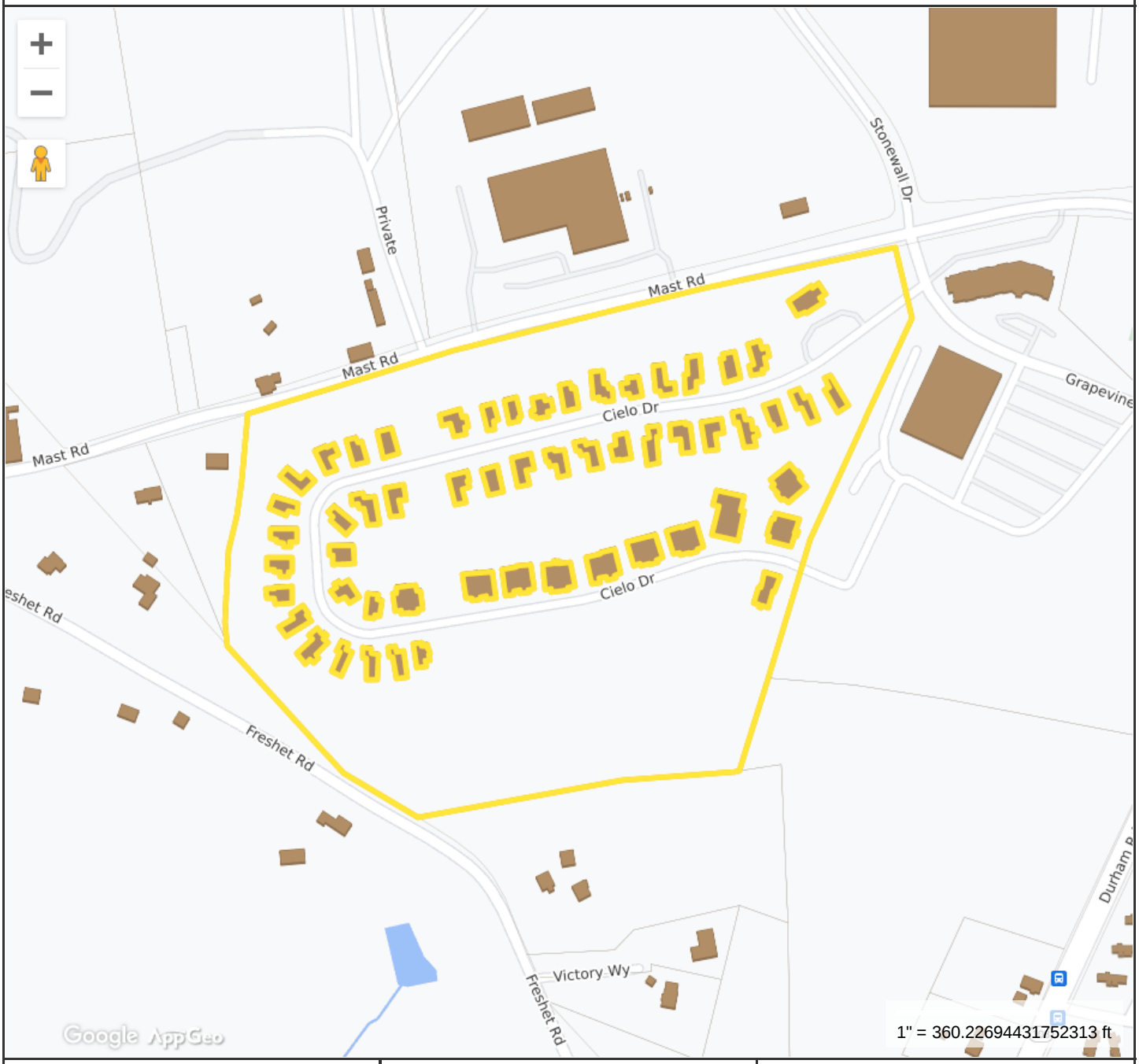
The Planning Board had conditionally approved this request in September 2022 but their approval expired so the applicant is back with the same subdivision request and site plan. The CUP is still active.

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

STAFF RECOMMENDATION - Minor Subdivision:
The Planning Department recommends that the Planning Board vote to accept the application and determine it not to have regional impact, open a public hearing, close the public hearing, make the necessary and supporting findings of fact, and vote to approve the minor subdivision with the following subsequent conditions:

Subsequent 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 Country Registry of Deeds, which additionally shall include:
    a. The owner's signatures
    b. Include the Planning File #SUBM-2023-0006
    c. The stamp and signature of the LLS on the final plans
    d. Confirm lot numbering with City Assessor

SUBM-2023-0006 Cielo Drive



Property Information

Property ID	H0004-000000
Location	CIELO DR
Owner	HERON BAY PARTNERS LLC
Land Use	386
Zoning Code	IT

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 10/30/2023
Data updated Daily

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

PLAN SNAPSHOT REPORT SUBM-2023-0006
FOR CITY OF DOVER, N.H.

Plan Type:	Subdivision Plan - Minor	**Project:**		**App Date:**	10/27/2023
Work Class:	New Construction	**District:**	None	**Exp Date:**	12/31/2023
Status:	Fees Due	**Square Feet:**	420,261.00	**Completed:**	NOT COMPLETED
Valuation:	$1.00	**Assigned To:**	Blonigen, Rachel	**Approval Expire Date:**	
Description:	Subdivide The new Development from the Old				

Parcel:	**Address:**	**Zone:**
	Cielo Drive Main Dover, NH	

Developer
David Paolini
242 central Ave
dover, NH 03820
Business: (603) 742-2121
Mobile: (603) 498-1864

Applicant
Berry Surveying & Engineering
335 Second Crown Point Road
Barrington, NH 03825
Business: (603) 332-2863
Mobile: (603) 781-3403

Plan Custom Fields

Proposed Number of New Lots	2	Existing Number of Lots	1	Parcel Map/Lot	h-4
Parcel Zoning Overlay	RCM	Select Subdivision Type	Transfer of Development Rights	Parcel Zoning	IT
Property Address	Cielo Drive	Existing Parcel Size (Ac)	34.44	Existing Parcel Size (sqft)	1.50021e+006
Proposed Use Detail	Subdivide to install 52 new single family attached units.	Owner Name	Heron Bay Partners LLC	Deed Page	656
Deed Book	3561	Owner Address	242 Central Ave., Dover, NH 03820	Deed Date	8-8-2007
Refuse Removal	Private	Estimated Construction Value	1500000.00	Owner Phone	603-498-1864
Parcel Feedback		Owner EMail	dave@centralfallsrealty.com	TDR Relief Sought (Check all that apply.)	Frontage, Setback, Thirty (30) Foot Buffer
Existing Use Detail	residential and vacant land	TDR Detail		subdroadtype	Private
Water Source?	Municipal	Distance to City Water (ft)	0	Distance to City Sewer (ft)	0
Sewer Service?	Municipal	Proposed Road Length (ft)	0	Subdivision Regulations section(s) to be waived	
Justification for waiver request(s)					

Attachment File Name	**Added On**	**Added By**	**Attachment Group**	**Notes**
Signature_Chris_Berry_10/27/2023.jpg	10/27/2023 11:20	Berry, Chris		Uploaded via CSS

Invoice No.	**Fee**		**Fee Amount**	**Amount Paid**
INV-00005603	Planning Subdivision Application Fee		$200.00	$0.00
	Planning Subdivision Lot Fee		$300.00	$0.00
		Total for Invoice INV-00005603	**$500.00**	**$0.00**
INV-00005657	Planning Creation / Printing of Abutter Labels		$90.00	$0.00
	Planning Public Notice in Newspaper		$120.00	$0.00
	Planning Certified Mailing to Application Contacts		$20.00	$0.00
	Planning Certified Mailing to Abutters		$760.00	$0.00
		Total for Invoice INV-00005657	**$990.00**	**$0.00**
		Grand Total for Plan	**$1,490.00**	**$0.00**

PLAN SNAPSHOT REPORT (SUBM-2023-0006)

Workflow Step / Action Name	Action Type	Start Date	End Date
Review v.1		10/30/2023 11:40	10/30/2023 11:40
Confirm application complete v.1	Generic Action		10/30/2023 11:40
Planning Board v.1		10/30/2023 11:40	
Planning Board Agenda v.1	Task	10/30/2023 11:40	10/31/2023 12:28
Invoice for Notices v.1	Task	10/31/2023 12:28	10/31/2023 12:28
Send Notices v.1	Task	10/31/2023 12:28	
Planner Creates Staff Recommendations v.1	Plan Activity		
Distribute Planning Board Materials v.1	Task		
Planning Board Hearing v.1	Hold Hearing		
Planning Board Decision v.1	Plan Activity		
NOD Sent to Applicant v.1	Create Report		
Final Plan v.1			
Land Use Plan Final Review v.1	Receive Submittal		
Land Use Plan Stamped and Signed v.1	Generic Action		
Plans uploaded to Treeno v.1	Generic Action		
Recording v.1	Task		
Property Info Group v.1	Generic Action		
Create/Link to Records v.1			
Create / Link to Permit - Building Major v.1	Create Sub Permit		

City of Dover, New Hampshire
SUBDIVISION APPLICATION

[Revision Date: July 1, 2021]

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

APPLICANT AND OWNER INFORMATION

Name of Applicant: Heron Bay Partners, LLC Telephone # 603-742-2121

Address of Applicant: 242 Central Ave Dover NH

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

Address of Property Owner:

E-Mail Address: Dave@centralfallsrealty.com

PROPERTY INFORMATION

Address of Property: Cielo Drive

Assessor's Map # H Lot(s) # 4

Zoning District(s) Innovative Technology Overlay District(s) Secondary Groundwater Protection

Size of Parcel: 1,500,213 SF (34.44 Ac.) Property Deed: Book 3561 Page: 656

Existing Use of Property: Existing age restricted housing on other part of parce;

SUBDIVISION INFORMATION

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

Existing Number of Lots: 1 Proposed Number of Lots: 1 (two total)

TDR Relief sought (Check All That Apply): ☐ Lot Size ☐ Frontage ☐ Setback ☒ 30' Buffer ☒ Purchase 23 units

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

See attached narrative

Circle one for each category:
Water: City/Well (circle one) How far is city water from the property? Cielo Drive

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

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

Refuse removal: Public/Private (circle one) | Estimated Length of Proposed Road: 723 feet

Estimated value of construction: 16,000,000 New impervious area (in s.f.): 51,886

WAIVER REQUESTS

Subdivision Regulations section(s) to be waived: 157-32-G, Road grade within 75% of intersection

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

SURVEYOR INFORMATION

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

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

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

ENGINEER INFORMATION

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

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

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

LANDSCAPE ARCHITECT INFORMATION

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

Address _____ Telephone #: _____

Professional License #: _____ E-mail address: _____

SOIL SCIENTIST INFORMATION

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

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

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

CONSERVATION EASEMENT HOLDER

Name of Easement Holder: _____ Telephone #_____

Address Easement Holder: _____

SIGNATURES

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

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

Signature of Property Owner: _____ Date: _____

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

Signature of Agent: _____ Date: _____

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property Owner: _____ Date: _____

AUTHORIZATION TO COMPLETE THE PROJECT ON SUBJECT PROPERTY

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

Signature of Property Owner: _____ Date: _____

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

CERTIFICATION OF FEES

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

Signature of Property Owner: _____ Date: _____

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

CERTIFICATION OF PUBLIC ROADWAY ACCEPTANCE

I, and my successors, hereby certify that I understand that the acceptance of a roadway as a public road is an action of the City Council in its sole and complete discretion. In order for the City Council to consider accepting a road as public, it must be free of encumbrances. No roadway with private utility easements shall be accepted as a public road by the City unless the easements are expunged prior to the transfer of land to the City. License agreements for any and all private utilities within the right of way may be granted by the City upon acceptance of the unencumbered roadway consistent with applicable state law.

Signature of Property Owner: _____ Date: _____

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

City of Dover, New Hampshire
SUBDIVISION SUBMISSION CHECKLIST

[Revision Date: May 18, 2019]

This review checklist is intended to assist the applicant in the planning process of preparing a Subdivision application for Planning Board action. The size of the project will determine the types of information required for review, therefore, a **pre-application conference** with the Planning Department to determine the list of items that must be completed is strongly encouraged.

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

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

The applicant is cautioned that this checklist is only a guide and is not intended to be a complete list of all subdivision requirements. Please refer to the Subdivision Regulations for full details.

APPLICANT: Heron Bay Partners, LLC File Number: _____

PROJECT TITLE: Windsor Drive

PROPERTY LOCATION: Cielo Drive Tax Map: H Lot: 4

	Where/How Provided	Reviewed
1. Completed and signed Application form	x	
2. Plan Review Fees are provided	x	
3. Electronic copy of the surveyed plat layout	x	
4. Electronic copy of supplementary materials and application	x	
5. Traffic Impact Assessment and Analysis (Standard or Advanced)	x	
6. Waiver requests to the Subdivision Regulations, with written justification	x	
7. Conditional Use Permit applications	N/A	
8. Narrative describing yield plan and cost analysis	N/A	
9. Folded copies of subdivision plan w/scale of not less than 1"=50' or 1"=100' for larger subdivisions. Plans shall contain the following items as appropriate:	x	
Location map at appropriate scale	x	
Proposed subdivision name and title and Planning File #	x	
Date, north arrow and scale	x	
Names of all abutting property owners	x	
Name and address of owners and/or applicants	x	
Signature & stamp of NH licensed land surveyor and/or engineer	x	
Zoning District boundaries, including any special or overlay districts	x	
Location of Conservation District areas	x	
Location, names and widths of existing and proposed streets, including pavement widths, grades, curbs and crosswalks	x	
Location and widths of existing & proposed easements & right of ways	x	
Location and widths of existing and proposed sidewalks	x	
Existing and proposed property lines with dimensions and bearings tied into Dover's Geographic Information System coordinate system	x	
Existing and proposed lot areas in square feet	x	
Existing and proposed topographic information at two foot intervals	x	
Minimum building setbacks or build to lines on all lots	x	

	Explain How Provided	Reviewed
Existing and proposed buildings and structure locations	x	
Location and size of existing and proposed electric, telephone, gas cable and other underground utilities	x	
Existing and proposed water lines and fire hydrants, including materials and capacity needed	x	
Location and materials of sanitary sewage facilities within project site and projected additional peak hour sewer load	x	
Existing and proposed septic system, including test pit locations and results and NHDES subdivision permit number	N/A	
Existing and proposed stormwater lines and facilities	x	
Existing and proposed streetlights	x	
Location of Flood Hazard Zone	x (None)	
Location of all bodies of water and watercourses	N/A	
Location of wetlands and buffers	None within limit of construction	
Neighborhood plan with aerial underlay showing how project relates to abutting uses	x	
Existing natural features and/or significant vegetation on property	x	
Depict existing contours up to 100 ft. beyond project limits	x	
Soil types	x	
Map and lot numbers for existing and proposed lots as assigned by Tax Assessor	x	
Location of all land offered for dedication for public use or land to be held in common by property owners of the subdivision	x	
Location of all land offered for dedication for public use or land to be held in common by property owners of the subdivision	x	
Location, material and size of existing and proposed permanent monuments	x	
Existing railroad lines	N/A	
Note regarding solid waste disposal	x	
All applicable Dover Common Subdivision notes	x	
10. Construction Detail Sheets shall contain the following:		
Profiles showing existing & proposed elevations along the center lines of proposed streets & within 100' of intersections with existing streets	x	
Profiles showing the locations & a typical cross-section detail of streets	x	
Location of street trees, street lighting poles and street signs	x	
Location, size and invert elevations of existing and proposed sanitary sewers, stormwater drains and fire hydrants	x	
Location and size of all water, gas and other underground utilities	x	
11. Additional Information if appropriate		
Stormwater Management Plan depicting the existing and proposed storm drainage system and engineered drainage analysis	x	
Stormwater Management System Operation and Maintenance Plan	x	
Letter to Serve from Public and Private Utilities	Will provide	
Erosion and Sedimentation Control Plan	x	
Perimeter Landscaping Plan	x	
Proposed restrictive covenants or homeowners association documents	Will provide	
Dates and permit numbers of all required state and federal permits	Will provide	
If wetland buffer, indicate placards locations, as applicable	N/A	
Hydrogeologic study if located in Groundwater Protection Zone	N/A	
Provide additional exhibits/technical data determined appropriate by the Planning Board or its staff as required	Will provide	

REVIEWED BY: _____ DATE_____ TRC DATE_____

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

Signature of Property Owner: _____ Date: 6-9-22

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

Signature of Agent: _____ Date: 6-9-22

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property Owner: _____ Date: 6-9-22

AUTHORIZATION TO COMPLETE THE PROJECT ON SUBJECT PROPERTY

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

Signature of Property Owner: _____ Date: 6-9-22

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: _____ Date: 6-9-22

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

CERTIFICATION OF PUBLIC ROADWAY ACCEPTANCE

I, and my successors, hereby certify that I understand that the acceptance of a roadway as a public road is an action of the City Council in its sole and complete discretion. In order for the City Council to consider accepting a road as public, it must be free of encumbrances. No roadway with private utility easements shall be accepted as a public road by the City unless the easements are expunged prior to the transfer of land to the City. License agreements for any and all private utilities within the right of way may be granted by the City upon acceptance of the unencumbered roadway consistent with applicable state law.

Signature of Property Owner: _____ Date: 6-9-22

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

SUBM-2023-0006 **CIELO DRIVE**

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
H0002-000000	275 DURHAM RD	CITY OF DOVER		288 CENTRAL AVENUE	DOVER	NH	03820
H0002-A00000	18 FRESHET RD	JOHNSON JOANNE		18 FRESHET ROAD	DOVER	NH	03820
H0004-000001	1 CIELO DR	HERON BAY PARTNERS LLC		242 CENTRAL AV	DOVER	NH	03820
H0004-000002	2 CIELO DR	KOTLUS ANNE		2 CIELO DR	DOVER	NH	03820
H0004-000004	4 CIELO DR	COMEAU ESTHER M TRUSTEE	COMEAU ESTHER M TRUST	4 CIELO DR	DOVER	NH	03820
H0004-000005	5 CIELO DR	LANGA MICHELLE A		5 CIELO DR	DOVER	NH	03820
H0004-000006	6 CIELO DR	EDWARDS JUDITH A TRUSTEE	EDWARDS JUDITH A REVOCABLE TRUST	6 CIELO DR	DOVER	NH	03820
H0004-000007	7 CIELO DR	CADDLE WILLIAM JEFFREY &	CADDLE JANET	7 CIELO DR	DOVER	NH	03820
H0004-000008	8 CIELO DR	LANGDON JOANNE E		8 CIELO DR	DOVER	NH	03820
H0004-000009	9 CIELO DR	PLANTE KEVIN R & DIANE S TRUSTEES	PLANTE FAMILY 2013 REVOCABLE TRUST	9 CIELO DR	DOVER	NH	03820
H0004-000010	10 CIELO DR	KOTS SANDRA		10 CIELO DR	DOVER	NH	03820
H0004-000011	11 CIELO DR	RIVOIRE DAVID J & JOYCE C TRUSTEES	RIVOIRE DAVID J AND JOYCE C 2018 TRUST	11 CIELO DR	DOVER	NH	03820
H0004-000012	12 CIELO DR	DIXON PETER J & SALLY J TRUSTEES	DIXON ETER AND SALLY J REVOCABLE TRUSTS	12 CIELO DR	DOVER	NH	03820
H0004-000013	13 CIELO DR	BARR DEBORAH A TRUSTEE	BARR DEBORAH A TRUST	13 CIELO DR	DOVER	NH	03820
H0004-000014	14 CIELO DR	NARDELLA LINDA TRUSTEE	NARDELLA LINDA REVOCABLE LIVING TRUST	14 CIELO DR	DOVER	NH	03820
H0004-000015	15 CIELO DR	NOYES DEBRA TRUSTEE	NOYES FAMILY TRUST OF 2019	15 CIELO DR	DOVER	NH	03820
H0004-000016	16 CIELO DR	SCOTT RICHARD A &	SCOTT CAROLYN	16 CIELO DR	DOVER	NH	03820
H0004-000017	17 CIELO DR	CROTEAU LINDA M		17 CIELO DR	DOVER	NH	03820
H0004-000018	18 CIELO DR	KILMAIN STEPHEN J	KILMAIN NANCY	18 CIELO DR	DOVER	NH	03820
H0004-000019	19 CIELO DR	ASHMAN JOHN C & DONNA M TRUSTEES	ASHMAN FAMILY 2023 REVOCABLE TRUST	19 CIELO DR	DOVER	NH	03820
H0004-000020	20 CIELO DR	BROTHWELL JOHN &	BROTHWELL BARBARA	20 CIELO DR	DOVER	NH	03820
H0004-000021	21 CIELO DR	MORRIS LUCILLE		21 CIELO DR	DOVER	NH	03820
H0004-000022	22 CIELO DR	POYANT MARK F & SANDRA J TRUSTEES	POYANT SANDRA J REVOCABLE TRUST	22 CIELO DR	DOVER	NH	03820
H0004-000023	23 CIELO DR	DAIGLE DAVID C &	DAIGLE CATHERINE A	23 CIELO DR	DOVER	NH	03820
H0004-000024	24 CIELO DR	ATHANS-HOOGEVEEN BARBARA TRUSTEE &	BONSTEEL DEBORAH E	89 BOXWOOD LN	DOVER	NH	03820
H0004-000025	25 CIELO DR	KLINE JOSEPH K & SUSAN TRUSTEES	KLINE JOSEPH AND SUSAN E REVOCABLE FAMIL	25 CIELO DR	DOVER	NH	03820
H0004-000026	26 CIELO DR	ROUFF PRISCILLA TRUSTEE	A AND P JOHNSTON FAMILY REVOCABLE TRUST	26 CIELO DR	DOVER	NH	03820
H0004-000028	28 CIELO DR	BAUR ULRICH &	BAUR SYBILLE	28 CIELO DR	DOVER	NH	03820
H0004-000029	29 CIELO DR	STEARNS CHARLENE		29 CIELO DR	DOVER	NH	03820-4146
H0004-000030	30 CIELO DR	HERPICH SUSAN L TRUSTEE	HERPICH SUSAN L INVESTMENT TRUST	30 CIELO DR	DOVER	NH	03820
H0004-000031	31 CIELO DR	SANDBERG BARRY &	SANDBERG MONA R	31 CIELO DR	DOVER	NH	03820
H0004-000032	32 CIELO DR	NETZEL JEANETTE TRUSTEE	NETZEL JEANETTE REVOCABLE TRUST	32 CIELO DR	DOVER	NH	03820
H0004-000033	33 CIELO DR	SCHULTEN CAROLYN H & STEPHEN B CO-TRUSTE	SCHULTEN STEPHEN BREWER REVOCABLE TRUST	18 COTE DR	DOVER	NH	03820
H0004-000034	34 CIELO DR	ROSENTHAL CHARLES B	ROSENTHAL TREVOR JANE	1071 WHITNEY AVE	HAMDEN	CT	06517
H0004-000035	35 CIELO DR	THEORET ROGER A & PAULINE C TRUSTEES	THEORET FAMILY REVOCABLE TRUST	35 CIELO DR	DOVER	NH	03820-5608
H0004-000036	36 CIELO DR	BETTS ANN M		36 CIELO DR	DOVER	NH	03820
H0004-000037	37 CIELO DR	ECHOLS NANCY J		37 CIELO DR	DOVER	NH	03820
H0004-000038	38 CIELO DR	CARLSON VICTOR R & BARBARA C TRUSTEES	CARLSON REVOCABLE TRUST	38 CIELO DR	DOVER	NH	03820-5607
H0004-000039	39 CIELO DR	GOSCINSKI LOUIS J & DONNA CO-TRUSTEES	GOSCINSKI L JAMES JR IRREVOCABLE TRUST	39 CIELO DR	DOVER	NH	03820
H0004-000040	40 CIELO DR	KELLEY KEVIN D		PO BOX 141	MILTON	NH	03851-0141
H0004-000041	41 CIELO DR	BLEW DAVID S III		41 CIELO DR	DOVER	NH	03820
H0004-000042	42 CIELO DR	RICHARDS BEATRICE E TRUSTEE	BEATRICE E REVOCABLE LIVING TRUST	42 CIELO DR	DOVER	NH	03820
H0004-000043	43 CIELO DR	NICHOLS AARON R & ANNE M TRUSTEES	NICHOLS AARON R AND ANNE M REVOCABLE LIV	80 COTTONWOOD DR	DOVER	NH	03820
H0004-000044	44 CIELO DR	MORPHEW JAMES A JR &	MORPHEW RITA	44 CIELO DR	DOVER	NH	03820
H0004-000045	45 CIELO DR	TURMELLE THOMAS C & QUIN KEVIN JD TRUSTE	TURMELLE CONRAD LIVING	45 CIELO DR	DOVER	NH	03820
H0004-000046	46 CIELO DR	TUYL JENNIFER VAN		215 CUSHING RD	NEWMARKET	NH	03857
H0004-000047	47 CIELO DR	DOLBEC RICHARD E & ELAINE M TRUSTEE	DOLBEC RICHARD & ELAINE REVOCABLE TRUSTS	47 CIELO DR	DOVER	NH	03820
H0004-000048	48 CIELO DR	MORJARIA NICOLE M TRUSTEE	ARSENAULT FAMILY IRREVOCABLE TRUST	48 CIELO DR	DOVER	NH	03820
H0004-000049	49 CIELO DR	MARTIN BRADBURY SUSAN L TRUSTEE	MARTIN BRADBURY SUSAN L REVOCABLE TRUST	49 CIELO DR	DOVER	NH	03820
H0004-000050	50 CIELO DR	HASKELL SUSAN L TRUSTEE 2/3 &	LANDRY MARY KAY 1/3	50 CIELO DR	DOVER	NH	03820
H0004-000051	51 CIELO DR	BLACKBURN JOHN R		55 HEMLOCK CT	NEWFIELDS	NH	03856
H0004-000052	52 CIELO DR	MCPHEE ROBERT L & LYNDA R TRUSTEES	MCPHEE ROBERT L AND LYNDA REVOCABLE LIVI	52 CIELO DR	DOVER	NH	03820
H0004-000053	53 CIELO DR	MONTEIRO ALEXANDRINO J TRUSTEE	MONTEIRO ALEXANDRINO J REVOCABLE TRUST	53 CIELO DR	DOVER	NH	03820
H0004-000054	54 CIELO DR	KEEFE WILLIAM S & SHELLEY C CO-TRUSTEES	JOINT REV TRUST AGREEMENT OF WILLIAM S &	54 CIELO DR	DOVER	NH	03820
H0004-000055	55 CIELO DR	CANINO MICHAEL A &	CANINO BRENDA K	55 CIELO DR	DOVER	NH	03820
H0004-000056	56 CIELO DR	BRAYTON JACQUELINE L TRUSTEE	BRAYTON JACQUELINE L REVOCABLE TRUST	56 CIELO DR	DOVER	NH	03820
H0004-000058	58 CIELO DR	SCHULTE NANCY L & JAMES H TRUSTEES	SCHULTE FAMILY REVOCABLE TRUST	58 CIELO DR	DOVER	NH	03820
H0004-000060	60 CIELO DR	RICKER DONNA M TRUSTEE	RICKER DONNA M LIVING REVOCABLE TRUST	60 CIELO DR	DOVER	NH	03820
H0004-000062	62 CIELO DR	GRECO MICHAEL B		62 CIELO DR	DOVER	NH	03820
H0004-000064	64 CIELO DR	JONES HEATHER TRUSTEE	JONES DOUGLAS GREIR AND HEATHER REVOCABL	64 CIELO DR	DOVER	NH	03820-5607
H0004-000066	66 CIELO DR	ATHERTON WAYNE M & JANICE M TRUSTEES	ATHERTON WAYNE AND JANICE REVOCABLE TRUS	66 CIELO DR	DOVER	NH	03820-5607
H0004-000068	70 CIELO DR	VASSALLO DIANE		70 CIELO DR	DOVER	NH	03820
H0004-000070	72 CIELO DR	BOOTHBY LOUISE		72 CIELO DRIVE	DOVER	NH	03820
H0004-000072	74 CIELO DR	LINDSAY TIMOTHY & CHERYL TRUSTEES	LINDSAY TIMOTHY AND CHERYL REVOCABLE TRU	4 BAYVIEW RD	DOVER	NH	03820
H0004-000076	76 CIELO DR	LARSON ROLAND E		76 CIELO DR	DOVER	NH	03820
H0004-000078	78 CIELO DR	MENEZ JOAN E TRUSTEE	JOAN E MENEZ IRREVOCABLE TRUST	78 CIELO DR	DOVER	NH	03820
H0004-000080	80 CIELO DR	HERON BAY PARTNERS LLC		242 CENTRAL AV	DOVER	NH	03820
H0004-000081	81 CIELO DR	HERON BAY PARTNERS LLC		242 CENTRAL AV	DOVER	NH	03820
H0004-000082	82 CIELO DR	MERRILL LISSA A		82 CIELO DR	DOVER	NH	03820
H0004-000083	83 CIELO DR	HERON BAY PARTNERS LLC		242 CENTRAL AV	DOVER	NH	03820
H0004-000085	85 CIELO DR	HERON BAY PARTNERS LLC		242 CENTRAL AV	DOVER	NH	03820
H0004-000087	87 CIELO DR	HERON BAY PARTNERS LLC		242 CENTRAL AV	DOVER	NH	03820
H0004-003000	GRAPEVINE DR/250 MAST RD	DOVER FIELDS CONDOMINIUM	C/O VC DOVER INVESTMENTS LLC	48 CONSTITUTION DR	BEDFORD	NH	03110
H0004-003001	30 GRAPEVINE DR	VC DOVER INVESTMENTS LLC		48 CONSTITUTION DR	BEDFORD	NH	03110
H0004-003005	250 MAST RD	HINEC DOVER LLC		264 US RTE 1 BUILDING 300 STE 2A	SCARBOROUGH	ME	04074
H0004-00305A	250 MAST RD	HINEC DOVER LLC		264 US RTE 1 BUILDING 300 STE 2A	SCARBOROUGH	ME	04074
H0004-00305B	250 MAST RD	HINEC DOVER LLC		264 US RTE 1 BUILDING 300 STE 2A	SCARBOROUGH	ME	04074
H0005-B00000	330 MAST RD	TARANTO AGNES M		330 MAST RD	DOVER	NH	03820-5489
H0005-B00001	324 MAST RD	BROWNE DAVID D JR	BROWNE PAMELA R	324 MAST ROAD	DOVER	NH	03820
H0053-001000	15 STONEWALL DR	MAST ROAD DOVER LLC	C/O RAND-WHITNEY CONTAINER LLC	207 GREENWOOD ST	WORCESTER	MA	01607
H0058-000000	271 275 MAST RD	CITY OF DOVER		288 CENTRAL AVE	DOVER	NH	03820
H0058-000LS2	273 MAST RD	OMNIPOINT HOLDINGS INC	ATTN PROPERTY MANAGEMENT	4 SYLVAN WAY	PARSIPPANY	NJ	07054
H0059-000000	325 MAST RD	BRANCH BROOK HOLDINGS LLC		PO BOX 410	CANDIA	NH	03034
H0059-A00000	325 MAST RD	BRANCH BROOK HOLDINGS LLC		PO BOX 410	CANDIA	NH	03034
H0061-000000	MAST RD	BRANCH BROOK HOLDINGS LLC		PO BOX 410	CANDIA	NH	03034
		BERRY SURVEYING & ENGINEERING	CHRIS BERRY	335 SECOND CROWN POINT ROAD	BARRINGTON	NH	03825
H0004-000000	CIELO DR	HERON BAY PARTNERS LLC		242 CENTRAL AV	DOVER	NH	03820
	MADBURY	BRANCH BROOK HOLDINGS LLC		PO BOX 410	CANDIA	NH	03034
	MADBURY	SCOTT D & DIANE D NICOL		6 FRESHET ROAD	MADBURY	NH	03823
		DANIEL & MIHAIELA C SABIN		8 FRESHET ROAD	MADBURY	NH	03823
		HODGSON REVOCABLE LIVING TRUST	ROBERT & DIANE HODGSON TRUSTEES	11 FRESHET ROAD	MADBURY	NH	03823

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June 9, 2022 / Rev: July 21, 2022

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

Re: Waiver Requests
TDR Site Plan/Subdivision
Heron Bay Partners, LLC
Cielo Drive & Windsor Drive
Tax Map H, Lot 4

Chairperson & Members of the Dover Planning Board:

In accordance with Land Subdivision Regulations Article 157-32-G, the following waiver is hereby requested:

1. Identification of Waiver Request: Maximum road slope of 3% within 75' of an intersection per Land Subdivision Regulations 157-32-G.

- Proposed private road with a 4% grade to edge of pavement connected with a vertical curve to 5% (Windsor Drive Sta. 6+72.1 – 7+47.1)

2. Explanation:

The applicant is proposing the removal of the previously designed cul-de-sac, replaced by a loop road to satisfy TRC comments from several departments including Planning, Engineering, & Fire/Inspection to provide two points of access into the development.

3. Waiver Justification:
a. Granting the waiver will properly carry out the purpose and intent of the regulations.

The purpose and intent of this regulation is to provide a safe platform for a queue length of several vehicles at an intersection. This proposal provides a safe platform (4% for 20') with appropriate vertical curve transition between the transition from 4% to 5% grade. Vehicle queues are unlikely at both intersections of Windsor Drive and Cielo Drive, as both are private roadways with low trip generation land uses (0.20 AM Peak hour trips/unit & (0.26 PM Peak hour trips/unit). This generation from Windsor Drive results in 11AM peak hour trips and 14PM peak hour trips, split between

the two means of egress. The previously approval and constructed sixty-nine (69) units on Cielo Drive (See Traffic Impact Memo) generate 14 AM peak hour trips and 18 PM peak hour trips between two means of egress. Granting this waiver will also allow for the applicant to comply with the requests from several departments to add this secondary mean of egress. Windsor Drive is also proposed to be a private roadway.

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

Requiring the applicant to comply with this is intersection requirement would pose an unnecessary hardship on the applicant. If the applicant was required to provide a 3% grade for 75', this would cause substantially more fill material to be required for construction (+/- 2' higher in elevation at centerline station 6+75 for reference), increasing the environmental impact of the project. Raising the road profile would also make the streetscape along Cielo Drive taller, with more of the garage/foundation exposed to the street.

Respectfully Submitted,
BERRY SURVEYING & ENGINEERING

Christopher R. Berry
Principal, President

CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #TRAN-2023-0004

Application Type:	Transfer of Development Rights
Applicant(s):	Heron Bay Partners, LLC
Owner(s):	Heron Bay Partners, LLC
Location:	Cielo Drive (Assessor's Map H, Lot 4)
Meeting Date:	November 14, 2023

INTENT: Proposal is to develop 56 residential units in a townhouse development. TDR is requested for 20 of the 56 units. The units are intended to be age restricted at the request of the applicant but no TDR size or HUD restrictions.

UNITS PROPOSED: 56 Units (20 TDR)

AGENDA ITEM #: 4-D

ACREAGE: 9.6 ±acres

ZONING DISTRICT:
IT, RCM Overlay & Secondary Groundwater Protection

EXISTING USE: SFR and Duplex Residential Condominium Development with Club House

PROPOSED USE: Eight (8) building multi-family development

SURROUNDING USE: Retail, Residential, Industrial, Vacant, Utility Easement

ZBA ACTION: N/A

ATTACHMENTS: Application materials including site plan

APPLICATION IS COMPLETE: Yes

REGIONAL IMPACT: No

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

PERMITS REQUIRED:
NHDES AOT, Sewer Discharge, DWGB Permits; - Natural Heritage Bureau (NHB); - Department of Historical Resources (DHR); US EPA NOI & SWPPP;
PB - TDR Site Plan, Subdivision, & CUP Amendment

TRC: April 28 & June 30, 2022

Summary of Request and Background
The applicant is proposing to construct fifty-six (56) residential townhouse units in a series of eight (8) buildings. Twenty (20) of the units are to be achieved by acquiring Transfer Development Rights (TDR) which would not be restricted in size or HUD rates and therefore would require the full TDR fee. There was a previous request for 52 TDR units however the applicant has completed a new yield plan that indicates 20 units would need to be purchased through the TDR ordinance.

The proposal is a to amend a previously approved Site Plan Approval dated 12/20/2011 allowing a total of seventy-two (72) residential units (single family homes, duplexes, and triplexes) and seventy-two (72) congregate care units between two (2) buildings. To date sixty-nine (69) of the residential units have been constructed. The applicant is proposing an age restriction on the proposed units, however, there are no requirements or standards in the City's Site Plan Regulations that relate to age restricting the development.

The development will create a new private road (Windsor Dr.) which will be part of a private roadway system which connects to Durham Rd. and Mast Rd. It will be serviced by public water and sewer. Twenty-two stand-alone parking spaces are provided in two areas for visitors and guests.

This application was most recently before the Technical Review Committee on June 30, 2022 (minutes attached).

This site plan had been reviewed and approved by Planning Board but the approval expired so they are coming back for another review and vote.

Summary of Waiver Requests:
The applicant seeks a waiver of the no-cut, no-disturb 30' perimeter buffer requirement of §170-27.2.G.(7) in the area of the frontage along Cielo Drive (creating a streetscape) and the parking lot area which is adjacent to another small parking array off of Cielo Drive due to the characteristics and circumstances of the subject parcel related to the previously approved development. Parameter buffers of the original development on adjacent parcels (following subdivision) are still in place.

Consistency with Land Use Regulations –Waiver/Relief
Section 153-21 of the Site Plan Review Regulations state the "Planning Board may waive specific provisions of these regulations. The Planning Board may only grant a waiver if the Planning Board finds, by majority vote, that:

(1) Strict conformity would pose an unnecessary hardship to the applicant and the waiver would not be contrary to the spirit and intent of the regulations; or

(2) Specific circumstances relative to the subdivision, or conditions of the land in such site plan, indicate that the waiver will properly carry out the spirit and intent of the regulations."

and requirements is not contrary to the spirit or intent.

STAFF RECOMMENDATION - Waivers/Relief:
The Planning Department recommends that the Planning Board accept the application as complete, note it is not of regional impact, hold a public hearing, make the necessary and supporting findings of fact, and vote to grant the waivers with the following subsequent condition:

Subsequent Condition to be Met Prior to the Signing of the Plans:
1. Add a note that the Planning Board approved waiver for the road grade within 75' of an intersection standard of §157-32.G and found that the criteria of Chapter 153-21.A have been met.

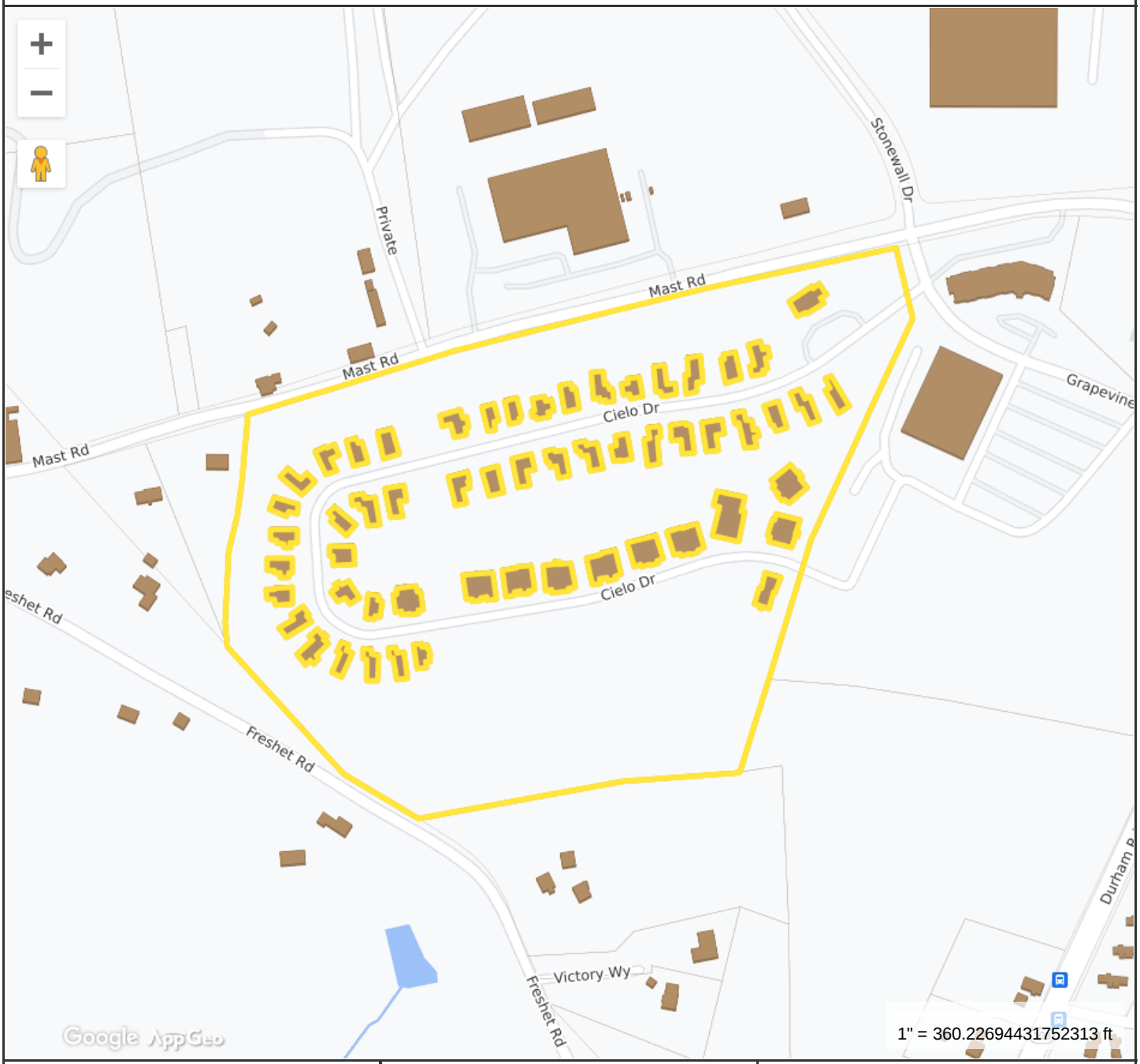
Consistency with Land Use Regulations - TDR
§170-27.2 provides for additional density to be purchased through Transfer of Development Rights. This application meets the ordinance.

STAFF RECOMMENDATION - TDR:
The Planning Department recommends that the Planning Board vote to find the criteria of the TDR ordinance has been met with the following subsequent conditions:

Subsequent Conditions to Be Met Prior to Granting of the TDR:
1. Approval of Site Plan (SITE-2023-00016) and approval of the one lot subdivision (SUBM-2023-0006);
2. Add note to the plan that no additional dwelling units may added to the property without Planning Board approval and note number of TDR units approved; and
3. Payment of TDR fees for each TDR unit approved.

Planning Staff believes the applicant's rational for the waiver meets both criterion and waiving such standards

TRAN-2023-0004 Cielo Drive



Property Information

Property ID	H0004-000000
Location	CIELO DR
Owner	HERON BAY PARTNERS LLC
Land Use	386
Zoning Code	IT

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 10/30/2023
Data updated Daily

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

Distribute Planning Board Materials v.1	Task
Planning Board Hearing v.1	Hold Hearing
Planning Board Decision v.1	Plan Activity
NOD Sent to Applicant v.1	Create Report
Final Plan v.1	
Land Use Plan Stamped and Signed v.1	Generic Action
Plans uploaded to Treeno v.1	Generic Action
Recording v.1	Task
Property Info Group v.1	Generic Action
Building Official Notifies Address v.1	Generic Action
Pre-Con Meeting v.1	Hold Meeting
Create/Link to Records v.1	
Create / Link to Permit - Building Major v.1	Create Sub Permit
Create / Link to Permit - Site Work, Construction v.1	Create Sub Permit

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crberry@metrocast.net

Rev: July 21, 2022

City of Dover Planning Department
Attn: Director of Department of Planning and Community Development Ms. Donna Benton
288 Central Ave.
Dover, NH 03820

RE: TDR Subdivision & TDR Site Plan
Hero Bay Partners, LLC
Tax Map H, Lot 4
Cielo Drive & Windsor Drive
Dover, NH 03820
Project Zoning Narrative (Dover File #P06-25F)

Dear Mrs. Benton,

On behalf of our client Heron Bay Partners, LLC, Berry Surveying & Engineering (BS&E) is submitting a project zoning narrative in response to the second Dover TRC review for a proposed Age restricted TDR Subdivision and Site plan for Cielo Drive/Windsor Drive.

Zoning/Project Notes:

Innovative Technology District: In the original approval for the residential construction, the subject parcel was located within the I4 zone. At the time, this zone was utilized to create planned unit developments (PUDs). This unit development will provide a streetscape along Cielo Drive and provides residents with walkable access to Hannaford. The applicant meets required IT zone lighting standards and parking areas are screened from Cielo Drive.

Transfer of Development Rights: The proposal provides a 30' TDR buffer with the exception of the frontage along Cielo Drive (creating a streetscape) and the parking lot which is adjacent to another small parking array off of Cielo Drive. Utilizing the TDR ordinance allows the applicant to develop this portion of the subject parcel at an increased density, similarly to the original approved units in the congregate care buildings.

Previous Site Plan: The previous Site Plan proposed two large congregate care buildings. These buildings, if constructed as originally designed, would have been much taller and towered over the residential units across Cielo Drive. The applicant has chosen to develop this location at a density that results in comparable traffic generation and sewerage flow generated.

Secondary Groundwater Protection Zone: The proposal provides a 13.6% impervious coverage, where up to 20% is allowed. The proposal includes porous pavement to reduce the impervious coverage of the site. These porous pavement systems are infiltration systems, and infiltrate the entire 50 year storm event. An existing stormtech system is proposed to be reset, and will provide an additional infiltration volume. The proposal also provides 4' above e.s.h.w.t. from the bottom of the system, due to the projecting being located within a wellhead protection zone (AoT standard).

Respectfully Submitted,
BERRY SURVEYING & ENGINEERING

Christopher R. Berry
Principal, President

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

City of Dover, New Hampshire
TRANSFER OF DEVELOPMENT RIGHTS APPLICATION

[Revision Date: October 1, 2020]

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

APPLICANT AND OWNER INFORMATION

Name of Applicant: Heron Bay Partners, LLC Telephone # 603-742-2121

Address of Applicant: 242 Central Ave Dover NH

E-Mail Address: Dave@centralfallsrealty.com

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

Address of Property Owner:

PROPERTY INFORMATION

Assessor's Map # H Lot(s) # 4

Address of Property: Cielo Drive

Zoning District(s) Innovative Technology Overlay District(s) Secondary Groundwater Protection

Existing Use of Property: Existing age restricted housing on other part of parce;

New impervious area (in s.f.): 51,886 SF in foot print of previously approved impervious

TRANSFER OF DEVELOPMENT RIGHTS INFORMATION

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

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

Relief sought (Check All That Apply):

☐ Lot Size ☐ Frontage ☒ Setback ☒ Increase by 23 units

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

Find attached narrative.

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

US EPA NOI, all permits are pending at this time.

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

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

Professional License #: LLS 805, PE 14243 E-mail address: K.Berry@BerrySurveying.com
crberry@metrocast.net

SIGNATURES

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

Signature of Property Owner: _____ Date: 6-9-22

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

Signature of Agent: _____ Date: 6-9-22

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property Owner: _____ Date: 6-9-22

TRAN-2023-0004 **CIELO DRIVE**

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
H0002-000000	275 DURHAM RD	CITY OF DOVER		288 CENTRAL AVENUE	DOVER	NH	03820
H0002-A00000	18 FRESHET RD	JOHNSON JOANNE		18 FRESHET ROAD	DOVER	NH	03820
H0004-000001	1 CIELO DR	HERON BAY PARTNERS LLC		242 CENTRAL AV	DOVER	NH	03820
H0004-000002	2 CIELO DR	KOTLUS ANNE		2 CIELO DR	DOVER	NH	03820
H0004-000004	4 CIELO DR	COMEAU ESTHER M TRUSTEE	COMEAU ESTHER M TRUST	4 CIELO DR	DOVER	NH	03820
H0004-000005	5 CIELO DR	LANGA MICHELLE A		5 CIELO DR	DOVER	NH	03820
H0004-000006	6 CIELO DR	EDWARDS JUDITH A TRUSTEE	EDWARDS JUDITH A REVOCABLE TRUST	6 CIELO DR	DOVER	NH	03820
H0004-000007	7 CIELO DR	CADDLE WILLIAM JEFFREY &	CADDLE JANET	7 CIELO DR	DOVER	NH	03820
H0004-000008	8 CIELO DR	LANGDON JOANNE E		8 CIELO DR	DOVER	NH	03820
H0004-000009	9 CIELO DR	PLANTE KEVIN R & DIANE S TRUSTEES	PLANTE FAMILY 2013 REVOCABLE TRUST	9 CIELO DR	DOVER	NH	03820
H0004-000010	10 CIELO DR	KOTS SANDRA		10 CIELO DR	DOVER	NH	03820
H0004-000011	11 CIELO DR	RIVOIRE DAVID J & JOYCE C TRUSTEES	RIVOIRE DAVID J AND JOYCE C 2018 TRUST	11 CIELO DR	DOVER	NH	03820
H0004-000012	12 CIELO DR	DIXON PETER J & SALLY J TRUSTEES	DIXON ETER AND SALLY J REVOCABLE TRUSTS	12 CIELO DR	DOVER	NH	03820
H0004-000013	13 CIELO DR	BARR DEBORAH A TRUSTEE	BARR DEBORAH A TRUST	13 CIELO DR	DOVER	NH	03820
H0004-000014	14 CIELO DR	NARDELLA LINDA TRUSTEE	NARDELLA LINDA REVOCABLE LIVING TRUST	14 CIELO DR	DOVER	NH	03820
H0004-000015	15 CIELO DR	NOYES DEBRA TRUSTEE	NOYES FAMILY TRUST OF 2019	15 CIELO DR	DOVER	NH	03820
H0004-000016	16 CIELO DR	SCOTT RICHARD A &	SCOTT CAROLYN	16 CIELO DR	DOVER	NH	03820
H0004-000017	17 CIELO DR	CROTEAU LINDA M		17 CIELO DR	DOVER	NH	03820
H0004-000018	18 CIELO DR	KILMAIN STEPHEN J	KILMAIN NANCY	18 CIELO DR	DOVER	NH	03820
H0004-000019	19 CIELO DR	ASHMAN JOHN C & DONNA M TRUSTEES	ASHMAN FAMILY 2023 REVOCABLE TRUST	19 CIELO DR	DOVER	NH	03820
H0004-000020	20 CIELO DR	BROTHWELL JOHN &	BROTHWELL BARBARA	20 CIELO DR	DOVER	NH	03820
H0004-000021	21 CIELO DR	MORRIS LUCILLE		21 CIELO DR	DOVER	NH	03820
H0004-000022	22 CIELO DR	POYANT MARK F & SANDRA J TRUSTEES	POYANT SANDRA J REVOCABLE TRUST	22 CIELO DR	DOVER	NH	03820
H0004-000023	23 CIELO DR	DAIGLE DAVID C &	DAIGLE CATHERINE A	23 CIELO DR	DOVER	NH	03820
H0004-000024	24 CIELO DR	ATHANS-HOOGEVEEN BARBARA TRUSTEE &	BONSTEEL DEBORAH E	89 BOXWOOD LN	DOVER	NH	03820
H0004-000025	25 CIELO DR	KLINE JOSEPH K & SUSAN TRUSTEES	KLINE JOSEPH AND SUSAN E REVOCABLE FAMIL	25 CIELO DR	DOVER	NH	03820
H0004-000026	26 CIELO DR	ROUFF PRISCILLA TRUSTEE	A AND P JOHNSTON FAMILY REVOCABLE TRUST	26 CIELO DR	DOVER	NH	03820
H0004-000028	28 CIELO DR	BAUR ULRICH &	BAUR SYBILLE	28 CIELO DR	DOVER	NH	03820
H0004-000029	29 CIELO DR	STEARNS CHARLENE		29 CIELO DR	DOVER	NH	03820-4146
H0004-000030	30 CIELO DR	HERPICH SUSAN L TRUSTEE	HERPICH SUSAN L INVESTMENT TRUST	30 CIELO DR	DOVER	NH	03820
H0004-000031	31 CIELO DR	SANDBERG BARRY &	SANDBERG MONA R	31 CIELO DR	DOVER	NH	03820
H0004-000032	32 CIELO DR	NETZEL JEANETTE TRUSTEE	NETZEL JEANETTE REVOCABLE TRUST	32 CIELO DR	DOVER	NH	03820
H0004-000033	33 CIELO DR	SCHULTEN CAROLYN H & STEPHEN B CO-TRUSTE	SCHULTEN STEPHEN BREWER REVOCABLE TRUST	18 COTE DR	DOVER	NH	03820
H0004-000034	34 CIELO DR	ROSENTHAL CHARLES B	ROSENTHAL TREVOR JANE	1071 WHITNEY AVE	HAMDEN	CT	06517
H0004-000035	35 CIELO DR	THEORET ROGER A & PAULINE C TRUSTEES	THEORET FAMILY REVOCABLE TRUST	35 CIELO DR	DOVER	NH	03820-5608
H0004-000036	36 CIELO DR	BETTS ANN M		36 CIELO DR	DOVER	NH	03820
H0004-000037	37 CIELO DR	ECHOLS NANCY J		37 CIELO DR	DOVER	NH	03820
H0004-000038	38 CIELO DR	CARLSON VICTOR R & BARBARA C TRUSTEES	CARLSON REVOCABLE TRUST	38 CIELO DR	DOVER	NH	03820-5607
H0004-000039	39 CIELO DR	GOSCINSKI LOUIS J & DONNA CO-TRUSTEES	GOSCINSKI L JAMES JR IRREVOCABLE TRUST	39 CIELO DR	DOVER	NH	03820
H0004-000040	40 CIELO DR	KELLEY KEVIN D		PO BOX 141	MILTON	NH	03851-0141
H0004-000041	41 CIELO DR	BLEW DAVID S III		41 CIELO DR	DOVER	NH	03820
H0004-000042	42 CIELO DR	RICHARDS BEATRICE E TRUSTEE	BEATRICE E REVOCABLE LIVING TRUST	42 CIELO DR	DOVER	NH	03820
H0004-000043	43 CIELO DR	NICHOLS AARON R & ANNE M TRUSTEES	NICHOLS AARON R AND ANNE M REVOCABLE LIV	80 COTTONWOOD DR	DOVER	NH	03820
H0004-000044	44 CIELO DR	MORPHEW JAMES A JR &	MORPHEW RITA	44 CIELO DR	DOVER	NH	03820
H0004-000045	45 CIELO DR	TURMELLE THOMAS C & QUIN KEVIN JD TRUSTE	TURMELLE CONRAD LIVING	45 CIELO DR	DOVER	NH	03820
H0004-000046	46 CIELO DR	TUYL JENNIFER VAN		215 CUSHING RD	NEWMARKET	NH	03857
H0004-000047	47 CIELO DR	DOLBEC RICHARD E & ELAINE M TRUSTEE	DOLBEC RICHARD & ELAINE REVOCABLE TRUSTS	47 CIELO DR	DOVER	NH	03820
H0004-000048	48 CIELO DR	MORJARIA NICOLE M TRUSTEE	ARSENAULT FAMILY IRREVOCABLE TRUST	48 CIELO DR	DOVER	NH	03820
H0004-000049	49 CIELO DR	MARTIN BRADBURY SUSAN L TRUSTEE	MARTIN BRADBURY SUSAN L REVOCABLE TRUST	49 CIELO DR	DOVER	NH	03820
H0004-000050	50 CIELO DR	HASKELL SUSAN L TRUSTEE 2/3 &	LANDRY MARY KAY 1/3	50 CIELO DR	DOVER	NH	03820
H0004-000051	51 CIELO DR	BLACKBURN JOHN R		55 HEMLOCK CT	NEWFIELDS	NH	03856
H0004-000052	52 CIELO DR	MCPHEE ROBERT L & LYNDA R TRUSTEES	MCPHEE ROBERT L AND LYNDA REVOCABLE LIVI	52 CIELO DR	DOVER	NH	03820
H0004-000053	53 CIELO DR	MONTEIRO ALEXANDRINO J TRUSTEE	MONTEIRO ALEXANDRINO J REVOCABLE TRUST	53 CIELO DR	DOVER	NH	03820
H0004-000054	54 CIELO DR	KEEFE WILLIAM S & SHELLEY C CO-TRUSTEES	JOINT REV TRUST AGREEMENT OF WILLIAM S &	54 CIELO DR	DOVER	NH	03820
H0004-000055	55 CIELO DR	CANINO MICHAEL A &	CANINO BRENDA K	55 CIELO DR	DOVER	NH	03820
H0004-000056	56 CIELO DR	BRAYTON JACQUELINE L TRUSTEE	BRAYTON JACQUELINE L REVOCABLE TRUST	56 CIELO DR	DOVER	NH	03820
H0004-000058	58 CIELO DR	SCHULTE NANCY L & JAMES H TRUSTEES	SCHULTE FAMILY REVOCABLE TRUST	58 CIELO DR	DOVER	NH	03820
H0004-000060	60 CIELO DR	RICKER DONNA M TRUSTEE	RICKER DONNA M LIVING REVOCABLE TRUST	60 CIELO DR	DOVER	NH	03820
H0004-000062	62 CIELO DR	GRECO MICHAEL B		62 CIELO DR	DOVER	NH	03820
H0004-000064	64 CIELO DR	JONES HEATHER TRUSTEE	JONES DOUGLAS GREIR AND HEATHER REVOCABL	64 CIELO DR	DOVER	NH	03820-5607
H0004-000066	66 CIELO DR	ATHERTON WAYNE M & JANICE M TRUSTEES	ATHERTON WAYNE AND JANICE REVOCABLE TRUS	66 CIELO DR	DOVER	NH	03820-5607
H0004-000068	70 CIELO DR	VASSALLO DIANE		70 CIELO DR	DOVER	NH	03820
H0004-000070	72 CIELO DR	BOOTHBY LOUISE		72 CIELO DRIVE	DOVER	NH	03820
H0004-000072	74 CIELO DR	LINDSAY TIMOTHY & CHERYL TRUSTEES	LINDSAY TIMOTHY AND CHERYL REVOCABLE TRU	4 BAYVIEW RD	DOVER	NH	03820
H0004-000076	76 CIELO DR	LARSON ROLAND E		76 CIELO DR	DOVER	NH	03820
H0004-000078	78 CIELO DR	MENEZ JOAN E TRUSTEE	JOAN E MENEZ IRREVOCABLE TRUST	78 CIELO DR	DOVER	NH	03820
H0004-000080	80 CIELO DR	HERON BAY PARTNERS LLC		242 CENTRAL AV	DOVER	NH	03820
H0004-000081	81 CIELO DR	HERON BAY PARTNERS LLC		242 CENTRAL AV	DOVER	NH	03820
H0004-000082	82 CIELO DR	MERRILL LISSA A		82 CIELO DR	DOVER	NH	03820
H0004-000083	83 CIELO DR	HERON BAY PARTNERS LLC		242 CENTRAL AV	DOVER	NH	03820
H0004-000085	85 CIELO DR	HERON BAY PARTNERS LLC		242 CENTRAL AV	DOVER	NH	03820
H0004-000087	87 CIELO DR	HERON BAY PARTNERS LLC		242 CENTRAL AV	DOVER	NH	03820
H0004-003000	GRAPEVINE DR/250 MAST RD	DOVER FIELDS CONDOMINIUM	C/O VC DOVER INVESTMENTS LLC	48 CONSTITUTION DR	BEDFORD	NH	03110
H0004-003001	30 GRAPEVINE DR	VC DOVER INVESTMENTS LLC		48 CONSTITUTION DR	BEDFORD	NH	03110
H0004-003005	250 MAST RD	HINEC DOVER LLC		264 US RTE 1 BUILDING 300 STE 2A	SCARBOROUGH	ME	04074
H0004-00305A	250 MAST RD	HINEC DOVER LLC		264 US RTE 1 BUILDING 300 STE 2A	SCARBOROUGH	ME	04074
H0004-00305B	250 MAST RD	HINEC DOVER LLC		264 US RTE 1 BUILDING 300 STE 2A	SCARBOROUGH	ME	04074
H0005-B00000	330 MAST RD	TARANTO AGNES M		330 MAST RD	DOVER	NH	03820-5489
H0005-B00001	324 MAST RD	BROWNE DAVID D JR	BROWNE PAMELA R	324 MAST ROAD	DOVER	NH	03820
H0053-001000	15 STONEWALL DR	MAST ROAD DOVER LLC	C/O RAND-WHITNEY CONTAINER LLC	207 GREENWOOD ST	WORCESTER	MA	01607
H0058-000000	271 275 MAST RD	CITY OF DOVER		288 CENTRAL AVE	DOVER	NH	03820
H0058-000LS2	273 MAST RD	OMNIPOINT HOLDINGS INC	ATTN PROPERTY MANAGEMENT	4 SYLVAN WAY	PARSIPPANY	NJ	07054
H0059-000000	325 MAST RD	BRANCH BROOK HOLDINGS LLC		PO BOX 410	CANDIA	NH	03034
H0059-A00000	325 MAST RD	BRANCH BROOK HOLDINGS LLC		PO BOX 410	CANDIA	NH	03034
H0061-000000	MAST RD	BRANCH BROOK HOLDINGS LLC		PO BOX 410	CANDIA	NH	03034
		BERRY SURVEYING & ENGINEERING	CHRIS BERRY	335 SECOND CROWN POINT ROAD	BARRINGTON	NH	03825
H0004-000000	CIELO DR	HERON BAY PARTNERS LLC		242 CENTRAL AV	DOVER	NH	03820
	MADBURY	BRANCH BROOK HOLDINGS LLC		PO BOX 410	CANDIA	NH	03034
	MADBURY	SCOTT D & DIANE D NICOL		6 FRESHET ROAD	MADBURY	NH	03823
		DANIEL & MIHAIELA C SABIN		8 FRESHET ROAD	MADBURY	NH	03823
		HODGSON REVOCABLE LIVING TRUST	ROBERT & DIANE HODGSON TRUSTEES	11 FRESHET ROAD	MADBURY	NH	03823

NOTES:

1.) OWNER: HERON BAY PARTNERS, LLC
242 CENTRAL AVE
DOVER, NH 03820

2.) TAX MAP H, LOT 4

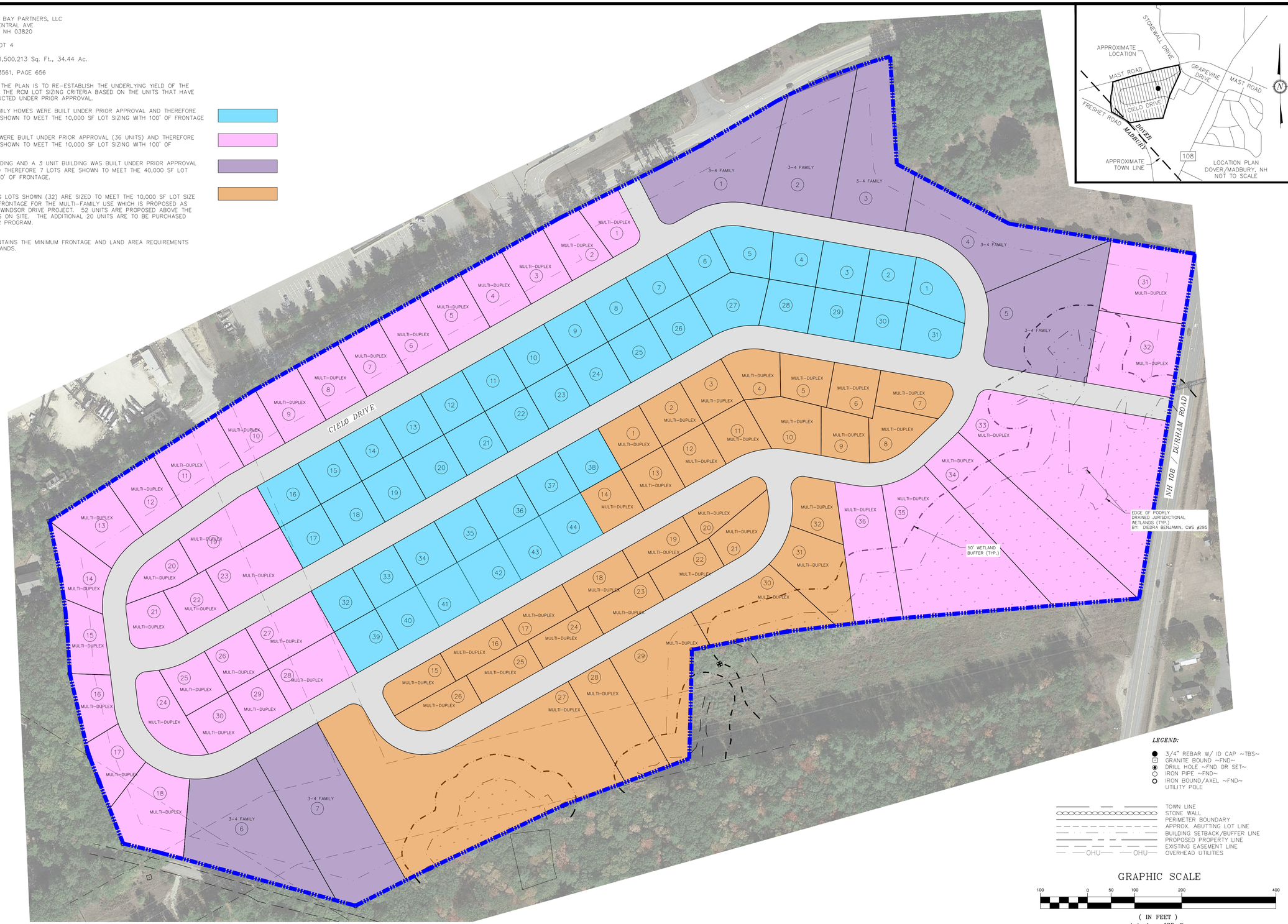
3.) TOTAL AREA: 1,500,213 Sq. Ft., 34.44 Ac.

4.) S.C.R.D. BOOK 3561, PAGE 656

5.) THE INTENT OF THE PLAN IS TO RE-ESTABLISH THE UNDERLYING YIELD OF THE PARCEL USING THE RCM LOT SIZING CRITERIA BASED ON THE UNITS THAT HAVE BEEN CONSTRUCTED UNDER PRIOR APPROVAL.

- 44 SINGLE FAMILY HOMES WERE BUILT UNDER PRIOR APPROVAL AND THEREFORE 44 LOTS ARE SHOWN TO MEET THE 10,000 SF LOT SIZING WITH 100' OF FRONTAGE
- 18 DUPLEXES WERE BUILT UNDER PRIOR APPROVAL (36 UNITS) AND THEREFORE 36 LOTS ARE SHOWN TO MEET THE 10,000 SF LOT SIZING WITH 100' OF FRONTAGE.
- A 4 UNIT BUILDING AND A 3 UNIT BUILDING WAS BUILT UNDER PRIOR APPROVAL (7 UNITS) AND THEREFORE 7 LOTS ARE SHOWN TO MEET THE 40,000 SF LOT SIZING AND 150' OF FRONTAGE.
- THE REMAINING LOTS SHOWN (32) ARE SIZED TO MEET THE 10,000 SF LOT SIZE AND 100' OF FRONTAGE FOR THE MULTI-FAMILY USE WHICH IS PROPOSED AS PART OF THE WINDSOR DRIVE PROJECT. 52 UNITS ARE PROPOSED ABOVE THE EXISTING UNITS ON SITE. THE ADDITIONAL 20 UNITS ARE TO BE PURCHASED FROM THE TDR PROGRAM.

6.) EACH LOT CONTAINS THE MINIMUM FRONTAGE AND LAND AREA REQUIREMENTS FREE OF WETLANDS.



LEGEND:

- 3/4" REBAR W/ ID CAP ~TBS~
- GRANITE BOUND ~FND~
- DRILL HOLE ~FND OR SET~
- IRON PIPE ~FND~
- IRON BOUND/AXEL ~FND~
- UTILITY POLE

- TOWN LINE
- STONE WALL
- PERIMETER BOUNDARY
- APPROX. ABUTTING LOT LINE
- BUILDING SETBACK/BUFFER LINE
- PROPOSED PROPERTY LINE
- EXISTING EASEMENT LINE
- OHU OHU OVERHEAD UTILITIES

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

DOVER PLANNING FILE #P06-25F

REVISION	DATE	DESCRIPTION
#7	11-30-22	REVISED PER NHDES WWEB COMMENT
#6	11-21-22	REVISED PER NHDES WWEB COMMENT
#5	10-18-22	REVISED PER DOVER ENGINEERING COMMENT
#4	10-6-22	REVISED PER DOVER ENGINEERING COMMENT
#3	9-7-22	REVISED PER NHDES RFMI COMMENT
#2	7-21-22	REVISED PER DOVER TRC COMMENT
#1	6-9-22	REVISED PER DOVER TRC COMMENT

OVERVIEW YIELD PLAN
LAND OF
HERON BAY PARTNERS, LLC
CIELO DRIVE
DOVER, N.H.
TAX MAP H, LOT 4

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

SCALE : 1 IN. EQUALS 100 FT.
DATE : APRIL 7, 2022
FILE NO. : DB 2021-002

CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #SITE-2023-0016

Application Type:	Transfer of Development Rights Site Review
Applicant(s):	Heron Bay Partners, LLC
Owner(s):	Heron Bay Partners, LLC
Location:	Cielo Drive (Assessor's Map H, Lot 4)
Meeting Date:	November 14, 2023

INTENT: Proposal is for the construction of 56 townhouses along Cielo Drive. This was previously approved by the Planning Board but their conditional approval expired so the applicant is seeking another review and potential approval.

UNITS PROPOSED: 56 Units (20 TDR)

AGENDA ITEM #: 4-E

ACREAGE: 9.6 ±acres

ZONING DISTRICT:
IT, RCM Overlay & Secondary Groundwater Protection

EXISTING USE: SFR and Duplex Residential Condominium Development with Club House

PROPOSED USE: Eight (8) building multi-family development

SURROUNDING USE: Retail, Residential, Industrial, Vacant, Utility Easement

ZBA ACTION: N/A

ATTACHMENTS: Application materials including site plan

APPLICATION IS COMPLETE: Yes

REGIONAL IMPACT: No

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

PERMITS REQUIRED:
NHDES AOT, Sewer Discharge, DWGB Permits; - Natural Heritage Bureau (NHB); - Department of Historical Resources (DHR); US EPA NOI & SWPPP;
PB - TDR Site Plan, Subdivision, & CUP Amendment

TRC: April 28 & June 30, 2022

Summary of Request and Background
The applicant is proposing to construct fifty-six (56) residential townhouse units in a series of eight (8) buildings. Twenty (20) of the units are to be achieved by acquiring Transfer Development Rights (TDR) which would not be restricted in size or HUD rates and therefore would require the full TDR fee. The proposal is a to amend a previously approved Site Plan Approval dated 12/20/2011 allowing a total of seventy-two (72) residential units (single family homes, duplexes, and triplexes) and seventy-two (72) congregate care units between two (2) buildings. To date sixty-nine (69) of the residential units have been constructed. The applicant is proposing an age restriction on the proposed units, however, there are no requirements or standards in the City's Site Plan Regulations that relate to age restricting the development.

The development will create a new private road (Windsor Dr.) which will be part of a private roadway system which connects to Durham Rd. and Mast Rd. It will be serviced by public water and sewer. Twenty-two stand-alone parking spaces are provided in two areas for visitors and guests.

This application was most recently before the Technical Review Committee on June 30, 2022 (minutes attached).

This site plan had been reviewed and approved by Planning Board but the approval expired so they are coming back for another review and vote. The CUP for the overall development was conditionally approved in September 2022 and is still active.

Summary of Waiver Requests:
A waiver of §157-32.G: Road grade within 75' of an intersection is being sought for a grade greater than 4% on a collector road. The applicant proposes a 5% grade where Windsor Dr. intersects Cielo Dr. The applicant's original amendment proposal featured a designed cul-de-sac, which was replaced by a loop road to satisfy TRC comments from several departments to provide two points of access into the development.

Consistency with Land Use Regulations –Waivers/Relief
Section 153-21 of the Site Plan Review Regulations state the "Planning Board may waive specific provisions of these regulations. The Planning Board may only grant a waiver if the Planning Board finds, by majority vote, that:

(1) Strict conformity would pose an unnecessary hardship to the applicant and the waiver would not be contrary to the spirit and intent of the regulations; or

(2) Specific circumstances relative to the subdivision, or conditions of the land in such site plan, indicate that the waiver will properly carry out the spirit and intent of the regulations."

Planning Staff believes the applicant's rational for the waivers meets both criterion and waiving such standards and requirements is not contrary to the spirit or intent.

CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #SITE-2023-0016

Application Type:	Transfer of Development Rights Site Review
Applicant(s):	Heron Bay Partners, LLC
Owner(s):	Heron Bay Partners, LLC
Location:	Cielo Drive (Assessor's Map H, Lot 4)
Meeting Date:	November 14, 2023

Consistency with Land Use Regulations – 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.

Planning staff believes the proposed development meets the intent and spirit of the RCM Overlay District and previously approved planned unit development. The modification from a 72 unit congregate care facility to 56 unit multifamily residential development will be of a similar impact on services and circulation.

STAFF RECOMMENDATION - Waivers/Relief:
The Planning Department recommends that the Planning Board accept the application as complete, note it is not of regional impact, hold a public hearing, make the necessary and supporting findings of fact, and vote to grant the waivers with the following subsequent condition:

Subsequent Condition to be Met Prior to the Signing of the Plans:
1. Add a note that the Planning Board approved waiver for the road grade within 75' of an intersection standard of §157-32.G and found that the criteria of Chapter 153-21.A have been met.

STAFF RECOMMENDATION – Site Plan:
The Planning Department recommends that the Planning Board make the necessary and supporting findings of fact, and vote to approve the Site Plan with the following subsequent conditions:

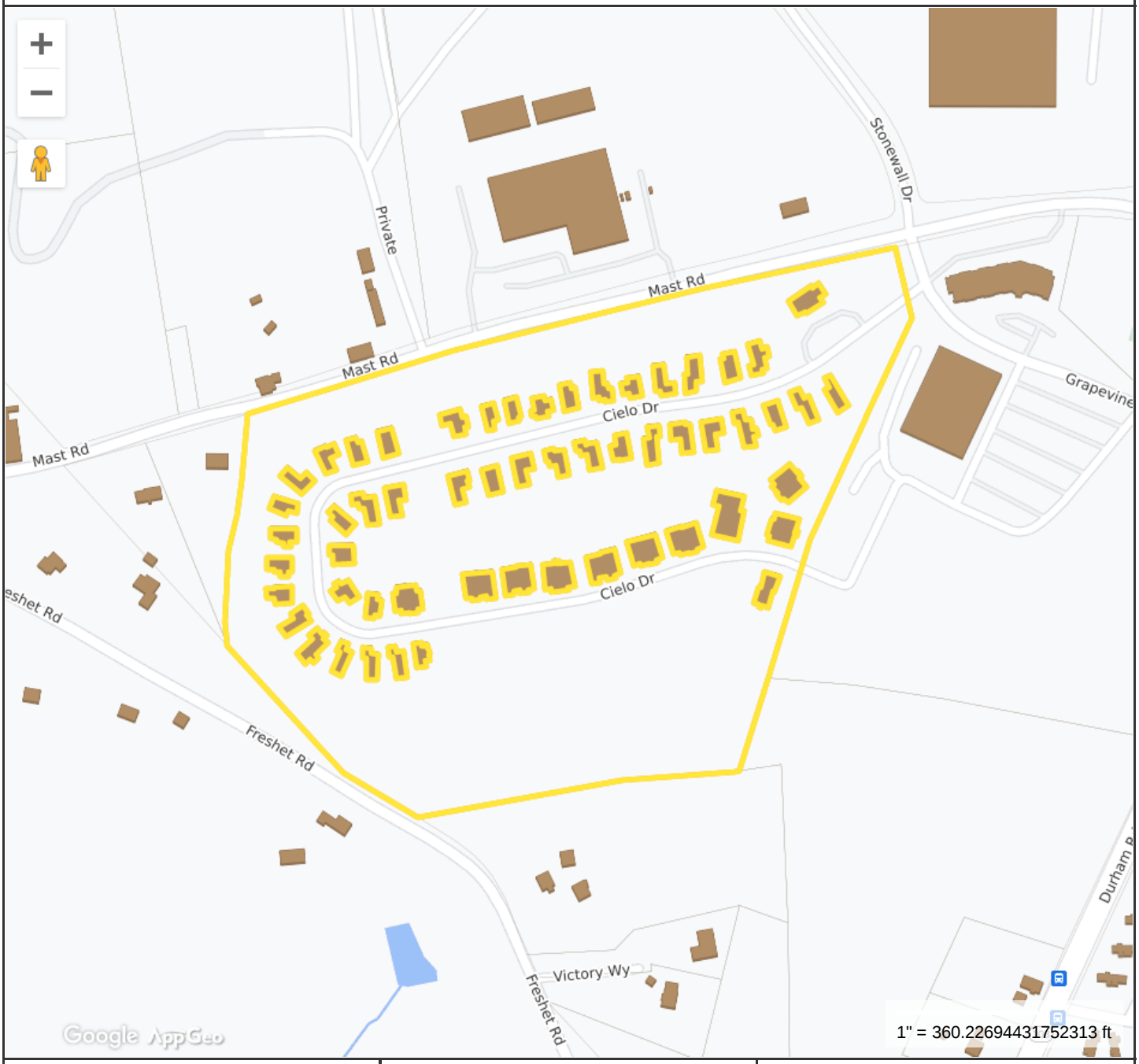
Subsequent Conditions to Be Met Prior to Signing of the Plans:
1. Final Approval of the revised CUP (P06-25G) and minor subdivision (SUBM-2023-0006);
2. Revise plan and resubmit for Final Planning Board signature with the following revisions:
   2.1. Add owner's signature;
   2.2. Add at least two windows to the ends of the townhouse buildings;
   2.3. Add architect stamp and signature to Architectural Plan Set; and

Subsequent Condition to Be Met Prior to Construction:
4. A site construction sign with the contact information for the general contractor must be displayed in a location approved by the City Engineer or Planning Director; and

Subsequent Conditions to Be Met Prior to Building Permit:
5. Payment of the water/sewer fees at time or request of service;
6. Development agreement has been recorded;

Subsequent Conditions to Be Met Prior to Occupancy:
7. Issuance of Certificate of Occupancy.
8. Payment of Impact Fees as noted in the invoice.
9. Surety or other form of security acceptable to the City is provide for any unfinished work.

SITE-2023-0016 Cielo Drive



Property Information

Property ID	H0004-000000
Location	CIELO DR
Owner	HERON BAY PARTNERS LLC
Land Use	386
Zoning Code	IT

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 10/30/2023
Data updated Daily

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

PLAN SNAPSHOT REPORT SITE-2023-0016
FOR CITY OF DOVER, N.H.

Plan Type:	Site Plan - Major	**Project:**		**App Date:**	10/27/2023
Work Class:	New Construction	**District:**	None	**Exp Date:**	12/31/2023
Status:	In Review	**Square Feet:**	0.00	**Completed:**	NOT COMPLETED
Valuation:	$0.00	**Assigned To:**	Blonigen, Rachel	**Approval Expire Date:**	

Description: Construct Townhouses Along Cielo Drive. Re-approval of a previously approved project.

Parcel:	**Address:** Cielo Drive Dover, NH	Main	**Zone:**

Applicant
David Paolini
242 central Ave
dover, NH 03820
Business: (603) 742-2121
Mobile: (603) 498-1864

Applicant
Berry Surveying & Engineering
335 Second Crown Point Road
Barrington, NH 03825
Business: (603) 332-2863
Mobile: (603) 781-3403

Plan Custom Fields

Total	0	Total2	0	Total3	0
Total4	0	Total5	0	Total6	0
Total7	0	Total8	0	Total9	0
Street Classification Type	Municipal	Net Change in # Parking Spaces (+/-)	107	Water Service	Municipal
Recording Number		Sewer Service	Municipal	Total Acres (GIS)	34.44
Deed Book	3561	Total SQFT	1.50021e+006	Deed Page	656
Deed Date	8-8-2007	Proposed Property Use	52 Single Family attached units	Area of Parcel to be Developed (SQFT)	34.44
Number of Parking Spaces Existing	0	Number of Parking Spaces Proposed	107	Number of Employees Total	0
Number of Employees in Max Shift	0	Distance to City Water	0	Distance to City Sewer	0
Type of Building to be Built	Townhouse	Estimated Construction Value	15000000.00	Refuse Removal	Private
Is there an existing Conservation Easement?	No	Existing Conservation Easement Details		TotalImpactFeeSDTOD	0.00
TotalImpactFeeTHTOD	0.00	TotalImpactFee23FTOD	0.00	TotalImpactFeeA4TOD	0.00
TotalImpactFeeMHTOD	0.00	TotalImpactFeeADUTOD	0.00	TotalImpactFeeAONRTOD	0.00
TotalImpactFeeAR55TOD	0.00	TotalImpactFeeAR62TOD	0.00	Sub Total Residential	0.00
TotalImpactFeeRIRCTOD	0.00	TotalImpactFeeOCSTOD	0.00	TotalImpactFeeITWCTOD	0.00
TotalImpactFeeNHALTOD	0.00	TotalImpactFeeOIUTOD	0.00	TotalImpactFeeAFAOTOD	0.00
Sub Total Non-Residential	0.00	Total of Impact Fees to be Assessed	0.00		

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Chris_Berry_10/27/2023.jpg	10/27/2023 10:58	Berry, Chris		Uploaded via CSS

Invoice No.	Fee		Fee Amount	Amount Paid
INV-00005600	Planning General Application Fee		$200.00	$0.00
		Total for Invoice INV-00005600	$200.00	$0.00
INV-00005660	Planning Public Notice in Newspaper		$120.00	$0.00
		Total for Invoice INV-00005660	$120.00	$0.00

PLAN SNAPSHOT REPORT (SITE-2023-0016)

	Grand Total for Plan	**$320.00**	**$0.00**

Workflow Step / Action Name	Action Type	Start Date	End Date
Review v.1		10/31/2023 12:31	10/31/2023 12:32
Confirm application complete v.1	Generic Action		10/31/2023 12:32
Technical Review Committee Meeting Agenda v.1	Task		10/31/2023 12:31
Land Use Plan Technical Review v.1	Receive Submittal		10/31/2023 12:32
Technical Review Committee Meeting v.1	Hold Meeting		10/31/2023 12:32
Planning Board v.1		10/31/2023 12:32	
Planning Board Agenda v.1	Task	10/31/2023 12:32	10/31/2023 12:32
Invoice for Notices v.1	Task	10/31/2023 12:32	10/31/2023 12:33
Send Notices v.1	Task	10/31/2023 12:32	
Planner Creates Staff Recommendations v.1	Plan Activity		
Distribute Planning Board Materials v.1	Task		
Planning Board Hearing v.1	Hold Hearing		
Planning Board Decision v.1	Plan Activity		
NOD Sent to Applicant v.1	Create Report		
Final Plan v.1			
Land Use Plan Stamped and Signed v.1	Generic Action		
Plans uploaded to Treeno v.1	Generic Action		
Recording v.1	Task		
Property Info Group v.1	Generic Action		
Building Official Notifies Address v.1	Generic Action		
Pre-Con Meeting v.1	Hold Meeting		
Create/Link to Records v.1			
Create / Link to Permit - Building Major v.1	Create Sub Permit		
Create / Link to Permit - Site Work, Construction v.1	Create Sub Permit		

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: Heron Bay Partners, LLC Telephone # 603-742-2121

Address of Applicant: 242 Central Ave Dover NH

E-Mail Address: Dave@centralfallsrealty.com

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

Address of Property Owner: _____

PROPERTY INFORMATION

Address of Property: Cielo Drive

Assessor's Map # H Lot(s) # 4

Zoning District(s) Innovative Technology Overlay District(s) Secondary Groundwater Protection

Size of Parcel: 1,500,213 sq. ft. 34.44 ac. Property Deed: Book 3561 Page: 656

Existing Use of Property: Existing age restristed housing on other part of parcel

SITE PLAN INFORMATION

Describe Proposed Use: See attached narrative

Area of Parcel to be Developed: 145,000 SF sq. ft.

If Multi-family Residential: Number of Units 56 & Buildings Proposed 8

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

Number of Parking Spaces: Existing N/A Proposed 22 stand alone

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

Number of Employees Total: 0 In Maximum Shift: 0

Disposition of Parcel:

Building Footprint 41,348 (8 Buildings) sq. ft.

Total Building Area _____ sq. ft.

Paved Area 5,248 Bit concrete sq. ft.
41,348 Porous

Building Setbacks:

Front Yard 50' IT/20' TDR ft.

Rear Yard 50' IT/30' TDR BUFFER ft.

Side Yard: Right____ ft. Left____ ft.
50' IT/30' TDR BUFFER

City Water? X Yes ___ No How far is city water from the property? _____

City Sewer? X Yes ___ No How far is city sewer from the property? _____

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 23 units

Describe Proposed Use or Activity that requires TDR; describe any impacts and document mitigation:
Applicant is proposing 56 age restricted townhouse units in place of two congrete care buildings (72 units) and 3 triplex units that was approved 12/20/11 and built under NHDES AoT Permit-0189.

BUILDING INFORMATION

Type of Building to be Built: Multi Family attached, age restricted

Height of Building: 30' +/- Finished Floor Elevation: See plans

Number of Seats (where applicable) N/A

Estimated value of construction: 16,500,000 Refuse removal: Public/Private (circle one)

WAIVER REQUESTS

Site Review Regulations section(s) to be waived: 157-32-G, Road grade within 75% of intersection

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

SURVEYOR INFORMATION

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

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

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

ENGINEER INFORMATION

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

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

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

ARCHITECT INFORMATION

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

Address _____ Telephone #: _____

Professional License #: _____ E-mail address: _____

LANDSCAPE ARCHITECT INFORMATION

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

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

Professional License #: 78 E-mail address: _____

SOIL SCIENTIST INFORMATION

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

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

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

CONSERVATION EASEMENT HOLDER

Name of Easement Holder: _____ Telephone #_____

Address Easement Holder: _____

SIGNATURES

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

Signature of Property Owner: _____ Date: 6-9-22

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

Signature of Agent: _____ Date: 6-9-22

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property Owner: _____ Date: 6-9-22

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: _____ Date: 6-9-22

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: _____ Date: 6-9-22

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

CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – P06-25F

Application Type:	TDR Site Plan Review
Applicant(s):	Heron Bay Partners, LLC
Owner(s):	Heron Bay Partners, LLC
Location:	Cielo Drive (Assessor's Map H, Lot 4)
Date:	June 30, 2022

INTENT: Construction of fifty-six (56) (55+ age restricted) residential townhouse units in a series of eight (8) buildings. Fifty-two (52) of the units are to be achieved by acquiring Transfer Development Rights (TDR). The proposal is a to amend a previously approved Site Plan Approval dated December 20, 2011 allowing a total of seventy-two (72) residential units (single family homes, duplexes, and triplexes) and seventy-two (72) congregate care units between two buildings. To date sixty-nine (69) of the residential units have been constructed. The seventy-two (72) congregate care units between two buildings would be substituted for the newly proposed fifty-six (56) age restricted residential units. The proposed plan will subdivide the current parcel.

LOTS/UNITS PROPOSED: 56 Residential Units (4 previously approved/52 new TDR)

AGENDA ITEM #: 1

ACREAGE: 34.44± acres / proposed SD 9.6±acres + 24.84±acres

ZONING DISTRICTS: IT District and Secondary Groundwater Protection District

EXISTING LAND USE: SFH and Duplex Residential Condominium Development with Club House

SURROUNDING LAND USE: Retail, Residential, Industrial, Vacant, Utility Easement

ZBA ACTION: None

PERMITS REQUIRED:
- NHDES AOT, Sewer Discharge, DWGB Permits;
- Natural Heritage Bureau (NHB);
- Department of Historical Resources (DHR);
- US EPA NOI & SWPPP

WAIVERS REQUESTED: -§157-32.G: Road grade within 75' of an intersection

ATTENDANCE:
Members:
Michael Asciola, Planning
Natasha Kypfer, Zoning
Jim Maxfield, Fire/Inspection Services
Ken Mavrogeorge, Engineering
Christopher Parker, Business Development

Others:
Chris Berry, Berry Surveying & Engineering
Dave Paolini

Approval of Prior Meeting Minutes:
J. Maxfield moved to approve the June 23, 2021 meeting minutes. Seconded by: C. Parker. Vote: U/A.

PLAN REVIEW:
Planning:
- Impact, W/S investment and recreation fees reminder
- Proposal includes a subdivision application and waiver request to site plan
- Is there a market (or other project) for immediate back yard to be drainage infrastructure. Seems close and should be noted in deed/lease/on plan what is allowed, not allowed, etc. to be clear to future residents
- Provide a narrative regarding how this project utilizes/meets zoning provisions including IT, TDR, previous site plan, and Secondary Groundwater Protection Zone,
- 30' TDR buffer or waiver? Prior plan has a "buffer" around original parent parcel of 100' or 50'
- Must have 5% EV readiness (6 needed / 2 provided)
- Very limited useable outdoor common areas provided
  - Could benches be added near sidewalk along Cielo Dr.?
  - Picnic table area/outdoor gathering area?
  - Could additional bike rack be added near parking lot?
  - Confirm landscape plan and streetscape match including types of trees, etc.
- Porous pavement maintenance plan to be recorded at SCRD with Stormwater Management Plan
- Revised HOA docs needed, how are already built units HOA affected? Memo to explain
- Add architectural features/windows to ends of townhouses
- Revise Plans to add owner's signature and combine into one set. Remove architectural drawing sheets that are inaccurate and have RA sign/stamp.

Police:
- Previous police comment #1 remains: Evaluate Durham/Mast intersection to determine whether a dedicated NB left turn lane (from Route 108 onto Mast Road) would fit into existing curb-to-curb constraints. Provide a conceptual design/layout to NHDOT and Dover City Engineer.
- All other previous police comments have been addressed satisfactorily.

- From the new proposed 18-space parking lot, consider constructing a footpath directly to Windsor Drive (or else the users will likely do it themselves).
- Justify the location of benches and trash receptacles at the rear of the secondary parking lot with respect to the behaviors of the residents. Is this actually a likely destination spot, given that there is no sidewalk connection? Is there room to construct a small dog park here? This could be a nice amenity for the residents.

Engineering:

- General: Check notes and place appropriately – some are notes are redundant, some are on unintuitive plan sheets
- General: The City is in the process of revising the City of Dover Standard Details – Engineering will provide revised Standard Details to include in the plan Engineering to send CAD details.
- Sheet 13: Provide catch basins at low points – if porous pavement is clogged, or an intense rainfall occurs, water still needs to drain Addressed in Windsor Drive. Applicant to clarify if basin is needed to prevent runoff from flowing off parking lot and towards closest building.
- Sheet 13: Check grading – some grade lines indicate no curb reveal Applicant to review grading along new proposed curb cut on Cielo Drive.
- Sheet 21: Provide pump station calculations to confirm it is sized appropriately. Not Addressed.
- Stormwater Management Report: Please provide O&M Plan for porous surfaces including schedule of inspections and maintenance. Not provided.
- General: Show wastewater pump station on all plan views and proposed screening.
- General: Indicate on the plans how power is fed to the generator?
- General: Clarify Units 53 to 56 are on a separate parcel and whether a utility easement(s) are required for drainage, sewer, and wastewater pump station.
- General: Proposed transformer is located directly on property line.
- General: Submit annual report on wastewater pump station including list of emergency contacts to City.
- General: Provide a sign identifying porous asphalt is present and that there are restrictions on deicing materials on porous surfaces.
- General: Provide a commitment to maintain stormwater and specifically the porous pavement, that can be recorded at the registry of deeds.
- General: Recommend reduction in size of porous pavement in accordance with UNH SWC recommendations.
- General: Change handicap to accessible
- General: Inspect and certify the ADS stormtech unit is sufficient to accept additional flows and is functioning properly. Submit report to City Engineer.
- General: Identify what is specified infiltration rate is for porous pavements and the supporting test pit information.
- General: Wastewater connection permit is required
- General: Identify tees along water line

Fire/Inspections Services:

- Inspection Services to meet as indicated for items 8, 9, 10, 11, 12, 13 and 14 in Berry Surveying June 9,2022 response letter.
- Suggest relocating the proposed EV stations in the adjacent lot adjacent to the accessible access aisle to provide accessibility to the charging feature.
- Clarify accessible route from accessible parking space from adjacent parking lot into site

Business Development:

- Would like to see age restriction removed to provide inclusive housing option for all, housing needed for all ages
- Will new HOA have access to existing clubhouse? Limited access may be offered
- 2005 CUP likely needing to be amended
- Potential to add dog park area, would Eversource easement be possible location?
- New HOA should be clearly informed of their infrastructure obligations and reserves and private road regulations

Planning Board: N/A

Next Steps: The applicant shall review and develop drainage and stormwater management plans in consultation with and to the satisfaction of the Engineering Department.

Additionally, the applicant shall meet with Inspection Services to address the issues raised in the June 9, 2022 response letter to the satisfaction of Inspection Services.

Revise plans to address identified issues and resubmit Planning Board review.

Adjournment:
C. Parker moved to adjourn at 12:30. Seconded by J. Maxfield. Vote: U/A.

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

June 9, 2022 / Rev: July 21, 2022

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

Re: Waiver Requests
TDR Site Plan/Subdivision
Heron Bay Partners, LLC
Cielo Drive & Windsor Drive
Tax Map H, Lot 4

Chairperson & Members of the Dover Planning Board:

In accordance with Land Subdivision Regulations Article 157-32-G, the following waiver is hereby requested:

1. Identification of Waiver Request: Maximum road slope of 3% within 75' of an intersection per Land Subdivision Regulations 157-32-G.

- Proposed private road with a 4% grade to edge of pavement connected with a vertical curve to 5% (Windsor Drive Sta. 6+72.1 – 7+47.1)

2. Explanation:

The applicant is proposing the removal of the previously designed cul-de-sac, replaced by a loop road to satisfy TRC comments from several departments including Planning, Engineering, & Fire/Inspection to provide two points of access into the development.

3. Waiver Justification:
a. Granting the waiver will properly carry out the purpose and intent of the regulations.

The purpose and intent of this regulation is to provide a safe platform for a queue length of several vehicles at an intersection. This proposal provides a safe platform (4% for 20') with appropriate vertical curve transition between the transition from 4% to 5% grade. Vehicle queues are unlikely at both intersections of Windsor Drive and Cielo Drive, as both are private roadways with low trip generation land uses (0.20 AM Peak hour trips/unit & (0.26 PM Peak hour trips/unit). This generation from Windsor Drive results in 11AM peak hour trips and 14PM peak hour trips, split between

the two means of egress. The previously approval and constructed sixty-nine (69) units on Cielo Drive (See Traffic Impact Memo) generate 14 AM peak hour trips and 18 PM peak hour trips between two means of egress. Granting this waiver will also allow for the applicant to comply with the requests from several departments to add this secondary mean of egress. Windsor Drive is also proposed to be a private roadway.

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

Requiring the applicant to comply with this is intersection requirement would pose an unnecessary hardship on the applicant. If the applicant was required to provide a 3% grade for 75', this would cause substantially more fill material to be required for construction (+/- 2' higher in elevation at centerline station 6+75 for reference), increasing the environmental impact of the project. Raising the road profile would also make the streetscape along Cielo Drive taller, with more of the garage/foundation exposed to the street.

Respectfully Submitted,
BERRY SURVEYING & ENGINEERING

Christopher R. Berry
Principal, President

City of Dover, New Hampshire
CONDITIONAL USE PERMIT APPLICATION

[Revision Date: October 19, 2020]

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

APPLICANT AND OWNER INFORMATION

Name of Applicant: Heron Bay Partners LLC Telephone # 603-742-2121

Address of Applicant: 242 Central Ave., Dover, NH 03820

E-Mail Address: dave@centralfallsrealty.com

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

Address of Property Owner:

PROPERTY INFORMATION

Assessor's Map # H Lot(s) # 4

Address of Property: Cielo Drive

Zoning District(s) IT Overlay District(s) Wetlands Protection and RCM

Existing Use of Property: Vacant Land / Residential Use

CONDITIONAL USE PERMIT INFORMATION

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

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

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

Modification of the project requires a modification of the CUP which was granted for the original development approval.

List Any Associated State or Federal Permits That Have Been or Will Be Applied For and Indicate Their Status: Sewer Discharge Permit, AoT Permit

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

Address 335 Second Crown Point Road
Barrington, NH 03820
Telephone #: 603-332-2863
crberry@metrocast.net
Professional License #: 14243, 805 E-mail address: k.berry@berrysurveying.com

SIGNATURES

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

Signature of Property Owner: _____ Date: 8-8-22

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

Signature of Agent: _____ Date: 8-8-22

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property Owner: _____ Date: 8-8-22

CITY OF DOVER CONDITIONAL USE
LIST OF ABUTTERS

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

Owner:

TAX MAP	LOT #	PROPERTY OWNER	MAILING ADDRESS

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

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

August 8, 2022

City of Dover Planning Department
Attn: Director of Department of Planning and Community Development, Ms. Donna Benton
288 Central Ave.
Dover, NH 03820

RE: RCM Overlay Conditional Use Permit
Hero Bay Partners, LLC
Tax Map H, Lot 4
Cielo Drive & Windsor Drive
Dover, NH 03820
Planning Board Submission

Dear Mrs. Benton,

On behalf of our client Heron Bay Partners, LLC, Berry Surveying & Engineering (BS&E) is submitting a RCM Conditional Use Permit for the proposed Age restricted TDR Subdivision and Site plan for Cielo Drive/Windsor Drive. As was pointed out at the second TRC the original project for the property utilized the RCM Overlay district which requires the Planning Board to contemplate and approve a Conditional Use Permit based on the guidelines found in Chapter170-28.2.

Background:

As discussed in the project narrative the area currently proposed for single family attached, age restricted housing was originally approved for 72 units of congregate care placed inside of two large buildings. There were parking arrays proposed in and around the buildings to service the needs of the structures. Based on the massing of those units, the current ownership team and the residents of Cielo Drive would prefer the site be used for a smaller scale residential use.

Proposal:

The proposal is to permit and construct 52 single family attached, age restricted units using the TDR program in an arrangement that creates a streetscape along Cielo Drive. The proposal is to line Cielo with two story town house units as viewed from the street that contain garage level access at the rear of the building one level below the street. The use and building style is more in keeping with the existing use of Cielo Drive which is age restricted single and duplex development building styles.

RCM Conditional Use Criteria:

Pursuant to section 170-28-2 a Conditional Use Permit can be granted by the Planning Board with the following findings:

(a) The APPLICANT demonstrates that the development complies with the design guidelines that are outlined in Chapter 149 14.2, Site Review Regulations. These guidelines encourage a context sensitive development, which encourages components that act as one project and not as two adjacent projects.

Though the reference provided in the zoning code is outdated, the encouragements are still found in the Site Review Regulations Chapter 153. The project is specifically designed to finish the appearance of the street. This is done through the building design, landscape and hardscape design. The completion of the streetscape specifically ties the two sides of the road together. The townhouses are specifically designed with usable front porches and stairways that mimic the style across the street. The more traditional flatter colonial roof lines match the adjacent housing style along with other features such as gable reveal and window casement style. The buildings are proposed to stagger along the alignment to break up the massing, which is in keeping with the housing stock across the street. Additionally, the landscaping pattern proposed with building plants and street trees is carried through the front of the project design.

The APPLICANT demonstrates that the development poses no detrimental effects on surrounding properties. Potential areas of impact that need to be analyzed include, but are not limited to, vehicular traffic, noise, property value, visual blight, natural resources degradation, light pollution, and offensive emissions such as dust, odor, or smoke.

The proposed project is likely less impactful than the existing approved project. Visually the site is developed in a cohesive manner, and does not segregate uses at a large scale. The proposed project generates nearly the same amount of proposed traffic to and from the site as demonstrated in the Traffic Impact Analysis. Additionally this project proposes 2 curb cuts which are integrated in to the site design and are placed specifically to not be a nuisance to the abutting land owners. As required in the site review regulations, there is no activity that is proposed that will cause light pollution, offensive emissions, smoke, odor or noise. There are no activities proposed that would degrade natural resources. The current project design infiltrates and treats more of the proposed stormflow than the original project design, increasing the amount of recharge on the project site.

(c) The APPLICANT shall submit a Fiscal Impact Analysis as defined in Chapter 155.22.C (1) (b) Subdivision of Land. The Analysis shall demonstrate that the project is at least a cost neutral project for the City at present and ten years from the occupation.

Again the reference to made to Chapter 155 is outdated, and should reference Chapter 157. Additionally the fiscal impact analysis requirement for OSS projects was removed a few years back, however using the fiscal portions of the prior requirement we can derive the intent of the CUP Criteria.

Attendance at Public Schools: In an age restricted project the likely hood of any children attending the public school system is very low.

Change in Number of Legal Residents: It is anticipated that all occupants would be residents with two people per unit. 104 resident increases.

Increases in Municipal Costs: As mentioned in the project narrative, this is proposed to be a private roadway inside the existing private development, currently owned and operated by Heron Bay Partners. The Department of Public Works will not have the responsibility of winter or summer maintenance, or general maintenance typically required as long term expense. Expenses related to the Fire department and Police department are proposed to be the same as any typical development project with only a potential for modest increase due to the age demographic proposed. The project site will be on public sewer and water system, which is billed and paid for directly by the owners and occupants. It should be noted that there are impact and investment fees associated with each residential structure built within the project, so the capital investment opportunity remains with the development type, and likely pays a higher impact fee than the prior approved project.

Load on Public Utilities or future demand for them: As noted above, the public utilities are limited to city sewer and water. The proposed structures are to be built using the current building and energy code. The load generated by these new structures is anticipated to be less demand on the system than typical single-family housing and is a direct cost to the owners.

Public Safety: The project will not have an adverse effect on public safety. Normal residential uses, identical to those of the surrounding neighborhood are anticipated. Auto traffic safety is enhanced by limiting access to the property to two entrances, far fewer than a comparable number of units in the surrounding neighborhood. The creation of an offset sidewalk along Cielo will enhance the walkability of the neighborhood and safety of those pedestrians.

Increased Refuse Disposal: Refuse disposal is to be handled at Arch Street through the user pay system, as is the same with the remainder of Arch Street.

Changes in Tax Revenue: The existing tax rate is 21.70 dollars per thousand of value. The estimated cost of improvements is in excess of $15,000,000 generating tax revenue of at least $338,520.00. Currently the assessment of the property is limited to raw land.

Respectfully Submitted,
BERRY SURVEYING & ENGINEERING

Christopher R. Berry
Principal, President

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October 26, 2023

City of Dover Planning Department
Attn: Director of Department of Planning and Community Development Ms. Donna Benton
288 Central Ave.
Dover, NH 03820

RE: TDR Subdivision & TDR Site Plan
Hero Bay Partners, LLC
Tax Map H, Lot 4
Cielo Drive & Windsor Drive
Dover, NH 03820
Planning Board Submission (Dover File #P06-25F)

Dear Mrs. Benton,

On behalf of our client Heron Bay Partners, LLC, Berry Surveying & Engineering (BS&E) is submitting a response to the second Dover TRC review for a proposed Age restricted TDR Subdivision and Site plan for Cielo Drive/Windsor Drive. The project was originally approved in late 2022. There was a misunderstanding between the applicants and the Planning Staff on the TDR rate to be applied to the project and it has taken some time to resolve the difference. The applicant is asking the board to re-approve the project at this time.

Background and General Narrative:

Heron Bay Partners LLC, owns the parcel known as Cielo Drive in Dover, NH (Tax Map H, Lot 4). Berry Surveying & Engineering has conducted an on-site survey of the parcel which includes a topographic analysis as well as a wetlands analysis. No wetlands were found within the limit of construction, or within 50' of the limit of construction as determined by Deidra Benjamin CWS (Limit of Construction shown on Detail Existing Conditions Plan, Sheet #7). The site has been constructed under Site Plan Approval dated December 20, 2011 by the City of Dover and under NHDES Alteration of Terrain Permit #AoT-0189. The site currently contains sixty-nine (69) residential units, consisting of single family homes, duplexes, and a triplex. This number of units includes an existing four unit foundation that has been built as part of the prior approval on the south side of Cielo Drive (Units #53-56). The site is located in the innovative Technology District and is included in the Secondary Groundwater Protection District.
The original approval allowed for a total of seventy-two (72) residential units (single family homes, duplexes, and triplexes) and seventy-two (72) congregate care units between two buildings. The applicant is seeking to provide mutli-family housing, as this has a higher demand

in Dover than the Congregate Care Buildings. For reference, the prior approved buildings and pavement footprint are shown on Detail Existing Conditions Plan, Sheet #7.

The Proposal:

The proposal is to construct fifty-six (56), age restricted, multi-family attached units in eight buildings in the location of the prior approved congregate care units and an age restricted triplex. The front of Units #1-23 will be located along Cielo Drive with drive-under garages at the rear, accessed from the proposed roadway known as Windsor Drive. The fronts of Units #24-56 are along Windsor Drive, with a drive under garages as well. The applicant is proposing to purchase fifty-two (23) units via the Transfer of Development Rights Program (TDR). The applicant has updated a yield plan for the original parcel to re-calculate the base density at the request of the Planning Department. Units 53-56 fall under the prior Cielo Drive approval. The applicant will subdivide Units #1-52 from the remainder of the Cielo Drive project. The applicant is not requesting other relief under the TDR ordinance.

Access to the site is via a proposed roadway, known as Windsor Drive. Windsor Drive is a 24' wide travel way, loop road with two access points from Cielo Drive. Parking spaces and driveway lengths are a minimum of 18', some driveways are longer as shown. An eighteen-spot parking lot and four standalone parking spaces are provided. Windsor Drive is proposed to be porous pavement, with all driveway and parking areas to be porous pavement as well. The applicant is also proposing to modify existing detention basin #900 (at the rear of Units #31-52). The proposal includes filling a portion of the detention basin, excavating a portion to retain the original storage volume of the detention basin, and modifying the existing outlet structure for current day rain events. All proposed stormwater treatment takes place via infiltration through the Porous Pavement, or roof runoff into the existing detention basin.

Street scape is enhanced through the use of landscaping, hardscaping and typical urban amenities. Bushes and flowers are used at the front of the site and at proposed walk areas to create an inviting entrance, while flower beds are used to fill in smaller areas so as to not over power the site with shrubbery. Several street trees are proposed along Cielo Drive. The rear of the site, due to the intensity of use, has less opportunity for larger landscaping features. It does, however, provide space for flower beds and lower bushes to soften the feel of the entrance areas, creating an inviting residential nature to the rear of the project. The intent of this proposal is to create a streetscape that is well landscaped and is harmonious with the surrounding architecture. This includes a proposed sidewalk along the area of development, and a proposed crosswalks to the sidewalk on the north side of Cielo Drive. Roof styles and porches are similar in style to the remainder of Cielo Drive. Additionally, parking is provided within the driveway and the garages, similar to the remainder of Cielo Drive. Units along Cielo Drive have access at street level, or at the garage level on Windsor Drive. The units along Windsor Drive have access from the garage level.
Water utilities, sewer utilities, gas utilities, and power utility is proposed to be taken from Cielo Drive. Water utility is proposed to be an 8" CLDI line which is looped from Cielo Drive. A 4"

C.L.D.I. line is run to each building's utility closet for sprinklers/fire protection. Each Unit will have a 1" SDR 9 CTS water service. Sewer utility is provided via gravity into an existing pump chamber, each unit has an individual 4" SDR 35 sewer service to the gravity trunk line. The units will be serviced by natural gas and underground utilities. An emergency generator is proposed to be installed as part of the project. Dover T1 Fire Truck turning template into the site is provided within the plan set. There are two existing hydrants on Cielo Drive within 500' of the project and one proposed within Windsor Drive.

The project requires the following approvals:

- TDR Approval for the purchase of 23 units.
- Site Plan Approval.
- Subdivision Approval.
- Waiver request Approval.

Respectfully Submitted,
BERRY SURVEYING & ENGINEERING

Christopher R. Berry
Principal, President

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Rev: July 21, 2022

City of Dover Planning Department
Attn: Director of Department of Planning and Community Development Ms. Donna Benton
288 Central Ave.
Dover, NH 03820

RE: TDR Subdivision & TDR Site Plan
Hero Bay Partners, LLC
Tax Map H, Lot 4
Cielo Drive & Windsor Drive
Dover, NH 03820
Project Zoning Narrative (Dover File #P06-25F)

Dear Mrs. Benton,

On behalf of our client Heron Bay Partners, LLC, Berry Surveying & Engineering (BS&E) is submitting a project zoning narrative in response to the second Dover TRC review for a proposed Age restricted TDR Subdivision and Site plan for Cielo Drive/Windsor Drive.

Zoning/Project Notes:

Innovative Technology District: In the original approval for the residential construction, the subject parcel was located within the I4 zone. At the time, this zone was utilized to create planned unit developments (PUDs). This unit development will provide a streetscape along Cielo Drive and provides residents with walkable access to Hannaford. The applicant meets required IT zone lighting standards and parking areas are screened from Cielo Drive.

Transfer of Development Rights: The proposal provides a 30' TDR buffer with the exception of the frontage along Cielo Drive (creating a streetscape) and the parking lot which is adjacent to another small parking array off of Cielo Drive. Utilizing the TDR ordinance allows the applicant to develop this portion of the subject parcel at an increased density, similarly to the original approved units in the congregate care buildings.

Previous Site Plan: The previous Site Plan proposed two large congregate care buildings. These buildings, if constructed as originally designed, would have been much taller and towered over the residential units across Cielo Drive. The applicant has chosen to develop this location at a density that results in comparable traffic generation and sewerage flow generated.

Secondary Groundwater Protection Zone: The proposal provides a 13.6% impervious coverage, where up to 20% is allowed. The proposal includes porous pavement to reduce the impervious coverage of the site. These porous pavement systems are infiltration systems, and infiltrate the entire 50 year storm event. An existing stormtech system is proposed to be reset, and will provide an additional infiltration volume. The proposal also provides 4' above e.s.h.w.t. from the bottom of the system, due to the projecting being located within a wellhead protection zone (AoT standard).

Respectfully Submitted,
BERRY SURVEYING & ENGINEERING

Christopher R. Berry
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SITE-2023-0016 **CIELO DRIVE**

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
H0002-000000	275 DURHAM RD	CITY OF DOVER		288 CENTRAL AVENUE	DOVER	NH	03820
H0002-A00000	18 FRESHET RD	JOHNSON JOANNE		18 FRESHET ROAD	DOVER	NH	03820
H0004-000001	1 CIELO DR	HERON BAY PARTNERS LLC		242 CENTRAL AV	DOVER	NH	03820
H0004-000002	2 CIELO DR	KOTLUS ANNE		2 CIELO DR	DOVER	NH	03820
H0004-000004	4 CIELO DR	COMEAU ESTHER M TRUSTEE	COMEAU ESTHER M TRUST	4 CIELO DR	DOVER	NH	03820
H0004-000005	5 CIELO DR	LANGA MICHELLE A		5 CIELO DR	DOVER	NH	03820
H0004-000006	6 CIELO DR	EDWARDS JUDITH A TRUSTEE	EDWARDS JUDITH A REVOCABLE TRUST	6 CIELO DR	DOVER	NH	03820
H0004-000007	7 CIELO DR	CADDLE WILLIAM JEFFREY &	CADDLE JANET	7 CIELO DR	DOVER	NH	03820
H0004-000008	8 CIELO DR	LANGDON JOANNE E		8 CIELO DR	DOVER	NH	03820
H0004-000009	9 CIELO DR	PLANTE KEVIN R & DIANE S TRUSTEES	PLANTE FAMILY 2013 REVOCABLE TRUST	9 CIELO DR	DOVER	NH	03820
H0004-000010	10 CIELO DR	KOTS SANDRA		10 CIELO DR	DOVER	NH	03820
H0004-000011	11 CIELO DR	RIVOIRE DAVID J & JOYCE C TRUSTEES	RIVOIRE DAVID J AND JOYCE C 2018 TRUST	11 CIELO DR	DOVER	NH	03820
H0004-000012	12 CIELO DR	DIXON PETER J & SALLY J TRUSTEES	DIXON ETER AND SALLY J REVOCABLE TRUSTS	12 CIELO DR	DOVER	NH	03820
H0004-000013	13 CIELO DR	BARR DEBORAH A TRUSTEE	BARR DEBORAH A TRUST	13 CIELO DR	DOVER	NH	03820
H0004-000014	14 CIELO DR	NARDELLA LINDA TRUSTEE	NARDELLA LINDA REVOCABLE LIVING TRUST	14 CIELO DR	DOVER	NH	03820
H0004-000015	15 CIELO DR	NOYES DEBRA TRUSTEE	NOYES FAMILY TRUST OF 2019	15 CIELO DR	DOVER	NH	03820
H0004-000016	16 CIELO DR	SCOTT RICHARD A &	SCOTT CAROLYN	16 CIELO DR	DOVER	NH	03820
H0004-000017	17 CIELO DR	CROTEAU LINDA M		17 CIELO DR	DOVER	NH	03820
H0004-000018	18 CIELO DR	KILMAIN STEPHEN J	KILMAIN NANCY	18 CIELO DR	DOVER	NH	03820
H0004-000019	19 CIELO DR	ASHMAN JOHN C & DONNA M TRUSTEES	ASHMAN FAMILY 2023 REVOCABLE TRUST	19 CIELO DR	DOVER	NH	03820
H0004-000020	20 CIELO DR	BROTHWELL JOHN &	BROTHWELL BARBARA	20 CIELO DR	DOVER	NH	03820
H0004-000021	21 CIELO DR	MORRIS LUCILLE		21 CIELO DR	DOVER	NH	03820
H0004-000022	22 CIELO DR	POYANT MARK F & SANDRA J TRUSTEES	POYANT SANDRA J REVOCABLE TRUST	22 CIELO DR	DOVER	NH	03820
H0004-000023	23 CIELO DR	DAIGLE DAVID C &	DAIGLE CATHERINE A	23 CIELO DR	DOVER	NH	03820
H0004-000024	24 CIELO DR	ATHANS-HOOGEVEEN BARBARA TRUSTEE &	BONSTEEL DEBORAH E	89 BOXWOOD LN	DOVER	NH	03820
H0004-000025	25 CIELO DR	KLINE JOSEPH K & SUSAN TRUSTEES	KLINE JOSEPH AND SUSAN E REVOCABLE FAMIL	25 CIELO DR	DOVER	NH	03820
H0004-000026	26 CIELO DR	ROUFF PRISCILLA TRUSTEE	A AND P JOHNSTON FAMILY REVOCABLE TRUST	26 CIELO DR	DOVER	NH	03820
H0004-000028	28 CIELO DR	BAUR ULRICH &	BAUR SYBILLE	28 CIELO DR	DOVER	NH	03820
H0004-000029	29 CIELO DR	STEARNS CHARLENE		29 CIELO DR	DOVER	NH	03820-4146
H0004-000030	30 CIELO DR	HERPICH SUSAN L TRUSTEE	HERPICH SUSAN L INVESTMENT TRUST	30 CIELO DR	DOVER	NH	03820
H0004-000031	31 CIELO DR	SANDBERG BARRY &	SANDBERG MONA R	31 CIELO DR	DOVER	NH	03820
H0004-000032	32 CIELO DR	NETZEL JEANETTE TRUSTEE	NETZEL JEANETTE REVOCABLE TRUST	32 CIELO DR	DOVER	NH	03820
H0004-000033	33 CIELO DR	SCHULTEN CAROLYN H & STEPHEN B CO-TRUSTE	SCHULTEN STEPHEN BREWER REVOCABLE TRUST	18 COTE DR	DOVER	NH	03820
H0004-000034	34 CIELO DR	ROSENTHAL CHARLES B	ROSENTHAL TREVOR JANE	1071 WHITNEY AVE	HAMDEN	CT	06517
H0004-000035	35 CIELO DR	THEORET ROGER A & PAULINE C TRUSTEES	THEORET FAMILY REVOCABLE TRUST	35 CIELO DR	DOVER	NH	03820-5608
H0004-000036	36 CIELO DR	BETTS ANN M		36 CIELO DR	DOVER	NH	03820
H0004-000037	37 CIELO DR	ECHOLS NANCY J		37 CIELO DR	DOVER	NH	03820
H0004-000038	38 CIELO DR	CARLSON VICTOR R & BARBARA C TRUSTEES	CARLSON REVOCABLE TRUST	38 CIELO DR	DOVER	NH	03820-5607
H0004-000039	39 CIELO DR	GOSCINSKI LOUIS J & DONNA CO-TRUSTEES	GOSCINSKI L JAMES JR IRREVOCABLE TRUST	39 CIELO DR	DOVER	NH	03820
H0004-000040	40 CIELO DR	KELLEY KEVIN D		PO BOX 141	MILTON	NH	03851-0141
H0004-000041	41 CIELO DR	BLEW DAVID S III		41 CIELO DR	DOVER	NH	03820
H0004-000042	42 CIELO DR	RICHARDS BEATRICE E TRUSTEE	BEATRICE E REVOCABLE LIVING TRUST	42 CIELO DR	DOVER	NH	03820
H0004-000043	43 CIELO DR	NICHOLS AARON R & ANNE M TRUSTEES	NICHOLS AARON R AND ANNE M REVOCABLE LIV	80 COTTONWOOD DR	DOVER	NH	03820
H0004-000044	44 CIELO DR	MORPHEW JAMES A JR &	MORPHEW RITA	44 CIELO DR	DOVER	NH	03820
H0004-000045	45 CIELO DR	TURMELLE THOMAS C & QUIN KEVIN JD TRUSTE	TURMELLE CONRAD LIVING	45 CIELO DR	DOVER	NH	03820
H0004-000046	46 CIELO DR	TUYL JENNIFER VAN		215 CUSHING RD	NEWMARKET	NH	03857
H0004-000047	47 CIELO DR	DOLBEC RICHARD E & ELAINE M TRUSTEE	DOLBEC RICHARD & ELAINE REVOCABLE TRUSTS	47 CIELO DR	DOVER	NH	03820
H0004-000048	48 CIELO DR	MORJARIA NICOLE M TRUSTEE	ARSENAULT FAMILY IRREVOCABLE TRUST	48 CIELO DR	DOVER	NH	03820
H0004-000049	49 CIELO DR	MARTIN BRADBURY SUSAN L TRUSTEE	MARTIN BRADBURY SUSAN L REVOCABLE TRUST	49 CIELO DR	DOVER	NH	03820
H0004-000050	50 CIELO DR	HASKELL SUSAN L TRUSTEE 2/3 &	LANDRY MARY KAY 1/3	50 CIELO DR	DOVER	NH	03820
H0004-000051	51 CIELO DR	BLACKBURN JOHN R		55 HEMLOCK CT	NEWFIELDS	NH	03856
H0004-000052	52 CIELO DR	MCPHEE ROBERT L & LYNDA R TRUSTEES	MCPHEE ROBERT L AND LYNDA REVOCABLE LIVI	52 CIELO DR	DOVER	NH	03820
H0004-000053	53 CIELO DR	MONTEIRO ALEXANDRINO J TRUSTEE	MONTEIRO ALEXANDRINO J REVOCABLE TRUST	53 CIELO DR	DOVER	NH	03820
H0004-000054	54 CIELO DR	KEEFE WILLIAM S & SHELLEY C CO-TRUSTEES	JOINT REV TRUST AGREEMENT OF WILLIAM S &	54 CIELO DR	DOVER	NH	03820
H0004-000055	55 CIELO DR	CANINO MICHAEL A &	CANINO BRENDA K	55 CIELO DR	DOVER	NH	03820
H0004-000056	56 CIELO DR	BRAYTON JACQUELINE L TRUSTEE	BRAYTON JACQUELINE L REVOCABLE TRUST	56 CIELO DR	DOVER	NH	03820
H0004-000058	58 CIELO DR	SCHULTE NANCY L & JAMES H TRUSTEES	SCHULTE FAMILY REVOCABLE TRUST	58 CIELO DR	DOVER	NH	03820
H0004-000060	60 CIELO DR	RICKER DONNA M TRUSTEE	RICKER DONNA M LIVING REVOCABLE TRUST	60 CIELO DR	DOVER	NH	03820
H0004-000062	62 CIELO DR	GRECO MICHAEL B		62 CIELO DR	DOVER	NH	03820
H0004-000064	64 CIELO DR	JONES HEATHER TRUSTEE	JONES DOUGLAS GREIR AND HEATHER REVOCABL	64 CIELO DR	DOVER	NH	03820-5607
H0004-000066	66 CIELO DR	ATHERTON WAYNE M & JANICE M TRUSTEES	ATHERTON WAYNE AND JANICE REVOCABLE TRUS	66 CIELO DR	DOVER	NH	03820-5607
H0004-000068	70 CIELO DR	VASSALLO DIANE		70 CIELO DR	DOVER	NH	03820
H0004-000070	72 CIELO DR	BOOTHBY LOUISE		72 CIELO DRIVE	DOVER	NH	03820
H0004-000072	74 CIELO DR	LINDSAY TIMOTHY & CHERYL TRUSTEES	LINDSAY TIMOTHY AND CHERYL REVOCABLE TRU	4 BAYVIEW RD	DOVER	NH	03820
H0004-000076	76 CIELO DR	LARSON ROLAND E		76 CIELO DR	DOVER	NH	03820
H0004-000078	78 CIELO DR	MENEZ JOAN E TRUSTEE	JOAN E MENEZ IRREVOCABLE TRUST	78 CIELO DR	DOVER	NH	03820
H0004-000080	80 CIELO DR	HERON BAY PARTNERS LLC		242 CENTRAL AV	DOVER	NH	03820
H0004-000081	81 CIELO DR	HERON BAY PARTNERS LLC		242 CENTRAL AV	DOVER	NH	03820
H0004-000082	82 CIELO DR	MERRILL LISSA A		82 CIELO DR	DOVER	NH	03820
H0004-000083	83 CIELO DR	HERON BAY PARTNERS LLC		242 CENTRAL AV	DOVER	NH	03820
H0004-000085	85 CIELO DR	HERON BAY PARTNERS LLC		242 CENTRAL AV	DOVER	NH	03820
H0004-000087	87 CIELO DR	HERON BAY PARTNERS LLC		242 CENTRAL AV	DOVER	NH	03820
H0004-003000	GRAPEVINE DR/250 MAST RD	DOVER FIELDS CONDOMINIUM	C/O VC DOVER INVESTMENTS LLC	48 CONSTITUTION DR	BEDFORD	NH	03110
H0004-003001	30 GRAPEVINE DR	VC DOVER INVESTMENTS LLC		48 CONSTITUTION DR	BEDFORD	NH	03110
H0004-003005	250 MAST RD	HINEC DOVER LLC		264 US RTE 1 BUILDING 300 STE 2A	SCARBOROUGH	ME	04074
H0004-00305A	250 MAST RD	HINEC DOVER LLC		264 US RTE 1 BUILDING 300 STE 2A	SCARBOROUGH	ME	04074
H0004-00305B	250 MAST RD	HINEC DOVER LLC		264 US RTE 1 BUILDING 300 STE 2A	SCARBOROUGH	ME	04074
H0005-B00000	330 MAST RD	TARANTO AGNES M		330 MAST RD	DOVER	NH	03820-5489
H0005-B00001	324 MAST RD	BROWNE DAVID D JR	BROWNE PAMELA R	324 MAST ROAD	DOVER	NH	03820
H0053-001000	15 STONEWALL DR	MAST ROAD DOVER LLC	C/O RAND-WHITNEY CONTAINER LLC	207 GREENWOOD ST	WORCESTER	MA	01607
H0058-000000	271 275 MAST RD	CITY OF DOVER		288 CENTRAL AVE	DOVER	NH	03820
H0058-000LS2	273 MAST RD	OMNIPOINT HOLDINGS INC	ATTN PROPERTY MANAGEMENT	4 SYLVAN WAY	PARSIPPANY	NJ	07054
H0059-000000	325 MAST RD	BRANCH BROOK HOLDINGS LLC		PO BOX 410	CANDIA	NH	03034
H0059-A00000	325 MAST RD	BRANCH BROOK HOLDINGS LLC		PO BOX 410	CANDIA	NH	03034
H0061-000000	MAST RD	BRANCH BROOK HOLDINGS LLC		PO BOX 410	CANDIA	NH	03034
		BERRY SURVEYING & ENGINEERING	CHRIS BERRY	335 SECOND CROWN POINT ROAD	BARRINGTON	NH	03825
H0004-000000	CIELO DR	HERON BAY PARTNERS LLC		242 CENTRAL AV	DOVER	NH	03820
	MADBURY	BRANCH BROOK HOLDINGS LLC		PO BOX 410	CANDIA	NH	03034
	MADBURY	SCOTT D & DIANE D NICOL		6 FRESHET ROAD	MADBURY	NH	03823
		DANIEL & MIHAIELA C SABIN		8 FRESHET ROAD	MADBURY	NH	03823
		HODGSON REVOCABLE LIVING TRUST	ROBERT & DIANE HODGSON TRUSTEES	11 FRESHET ROAD	MADBURY	NH	03823

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April 7, 2022 / Rev: June 9, 2022

City of Dover Planning Department
Attn: Director of Department of Planning and Community Development Ms. Donna Benton
288 Central Ave.
Dover, NH 03820

RE: Traffic Impact Memo
Hero Bay Partners, LLC
Tax Map H, Lot 4
Cielo Drive & Windsor Drive
Dover, NH 03820

Ms. Benton,

Pursuant to the City of Dover Site Review Regulations, Berry Surveying & Engineering (BS&E), on behalf of the applicant, has prepared a Trip Generation memo for the construction of fifty-six (56) age restricted multi-family units (8 buildings) at the southern side of the subject parcel. These multi-family units are proposed to replace the prior approval for two congregate care buildings (seventy-two units) and three multi-family units. The original City of Dover approval for Cielo Drive, dated December 20, 2011, showed seventy-two (72) residential units (single, duplex, triplex), and seventy-two (72) congregate care units between two buildings. Of the seventy-two residential units, sixty-nine (69) have been constructed, including the four unit foundation on the southeast side of the subject parcel. This results in three residential units that were not constructed from the original approval. As a result, fifty-three (53) multi-family units as shown as proposed trip generation. The intent of this memo is to show the difference in trip generation between the prior approval of congregate care units and residential units to the newly proposed townhouse units.

The following trip generations are calculated from the 10th Edition Trip Generation Manual using Code 252, Senior Adult Housing (Attached) and Code 253, Congregate Care Facility for the prior approval:

Senior Adult Housing (Attached) Prior Approved Generation

Time Method	Weekday Total Dwelling Units			Time Method	AM Peak Adj. Street Dwelling Units			Time Method	PM Peak Adj. Street Dwelling Units		
# Units	3			# Units	3			# Units	3		
Avg. Rate	3.70			Avg. Rate	0.20			Avg. Rate	0.26		
Total Trips	11.1			Total Trips	0.6			Total Trips	0.8		
% Enter	50.0	Total Enter	5.6	% Enter	35.0	Total Enter	0.2	% Enter	55.0	Total Enter	0.4
% Exit	50.0	Total Exit	5.6	% Exit	65.0	Total Exit	0.4	% Exit	45.0	Total Exit	0.4

Congregate Care Facility Prior Approved Generation

Time Method	Weekday Total Dwelling Units			Time Method	AM Peak Adj. Street Dwelling Units			Time Method	PM Peak Adj. Street Dwelling Units		
# Units	72			# Units	72			# Units	72		
Avg. Rate	2.02			Avg. Rate	0.07			Avg. Rate	0.18		
Total Trips	145.4			Total Trips	5.0			Total Trips	13.0		
% Enter	50.0	Total Enter	72.7	% Enter	60.0	Total Enter	3.0	% Enter	53.0	Total Enter	6.9
% Exit	50.0	Total Exit	72.7	% Exit	40.0	Total Exit	2.0	% Exit	47.0	Total Exit	6.1

Total Prior Approved Generation

Time Method	Weekday Total Dwelling Units			Time Method	AM Peak Adj. Street Dwelling Units			Time Method	PM Peak Adj. Street Dwelling Units		
Total Trips	156.5			Total Trips	5.6			Total Trips	13.7		
% Enter	50.0	Total Enter	78.3	% Enter	57.3	Total Enter	3.2	% Enter	53.1	Total Enter	7.3
% Exit	50.0	Total Exit	78.3	% Exit	42.7	Total Exit	2.4	% Exit	46.9	Total Exit	6.4

The following trip generations are calculated from the 10th Edition Trip Generation Manual using Code 252, Senior Adult Housing (Attached) for the proposed generation:

Senior Adult Housing (Attached) Proposed Generation

Time Method	Weekday Total Dwelling Units			Time Method	AM Peak Adj. Street Dwelling Units			Time Method	PM Peak Adj. Street Dwelling Units		
# Units	53			# Units	53			# Units	53		
Avg. Rate	3.70			Avg. Rate	0.20			Avg. Rate	0.26		
Total Trips	196.1			Total Trips	10.6			Total Trips	13.8		
% Enter	50.0	Total Enter	98.1	% Enter	35.0	Total Enter	3.7	% Enter	55.0	Total Enter	7.6
% Exit	50.0	Total Exit	98.1	% Exit	65.0	Total Exit	6.9	% Exit	45.0	Total Exit	6.2

Total Proposed Generation

Time Method	Weekday Total Dwelling Units			Time Method	AM Peak Adj. Street Dwelling Units			Time Method	PM Peak Adj. Street Dwelling Units		
Total Trips	196.1			Total Trips	10.6			Total Trips	13.8		
% Enter	50.0	Total Enter	98.1	% Enter	35.0	Total Enter	3.7	% Enter	55.0	Total Enter	7.6
% Exit	50.0	Total Exit	98.1	% Exit	65.0	Total Exit	6.9	% Exit	45.0	Total Exit	6.2

Proposed Change in Trip Generation

Time Period	Prior Approval	Proposed	Difference
Weekday Total	156.5	196.1	39.6
Am Peak Hour	5.6	10.6	5.0
PM Peak Hour	13.7	13.8	0.0

It can be seen from the proposed change in trip generation that a minor increase of five (5) trips during the AM peak hour occurs, and the PM peak hour trip generation difference is negligible from the original approval.

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

- It is recommended that the existing and surrounding infrastructure will be sufficient to handle the minor projected increase in vehicle trips during the AM peak hour and all other hours for Cielo Drive.

Respectfully Submitted,

BERRY SURVEYING & ENGINEERING

Christopher R. Berry, SIT
Principal, President

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

KRP/krp

BERRY SURVEYING & ENGINEERING
335 Second Crown Pt. Rd., Barrington, NH 03825
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SHEET 22 ~ (P-101) POROUS PAVEMENT W/ INFILTRATION #101 & #102
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SHEET 24 ~ (P-103) STORMTECH INFILTRATION SYSTEM #1100
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SHEET 32 ~ CROSS SECTIONS WINDSOR DRIVE 0+00-END
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SHEET 34 ~ (E-101) EROSION & SEDIMENT CONTROL DETAILS
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SHEET 43 ~ DOVER T-1 FIRE TUCK TURNING TEMPLATE (1)
SHEET 44 ~ DOVER T-1 FIRE TUCK TURNING TEMPLATE (2)

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

ENGINEER OF RECORD: KENNETH A. BERRY, PE, LLS
CPSWQ, CPESC, CESSWI
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BARRINGTON, NH 03825
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WETLAND SCIENTIST: DEIDRA BENJAMIN, CWS
100 LEAVITT ROAD
PITTSFIELD, NH 03263
(603)-496-3307

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

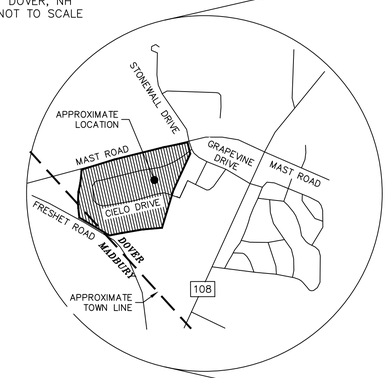
OWNER & APPLICANT: HERON BAY PARTNERS, LLC
242 CENTRAL AVE
DOVER, NH 03820

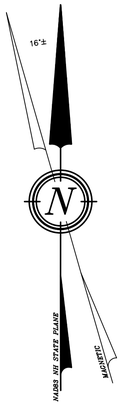
TRANSFER OF DEVELOPMENT RIGHTS RESIDENTIAL SITE PLAN FOR HERON BAY PARTNERS, LLC CIELO DRIVE & WINDSOR WAY DOVER, N.H. TAX MAP H, LOT 4

NOTE:

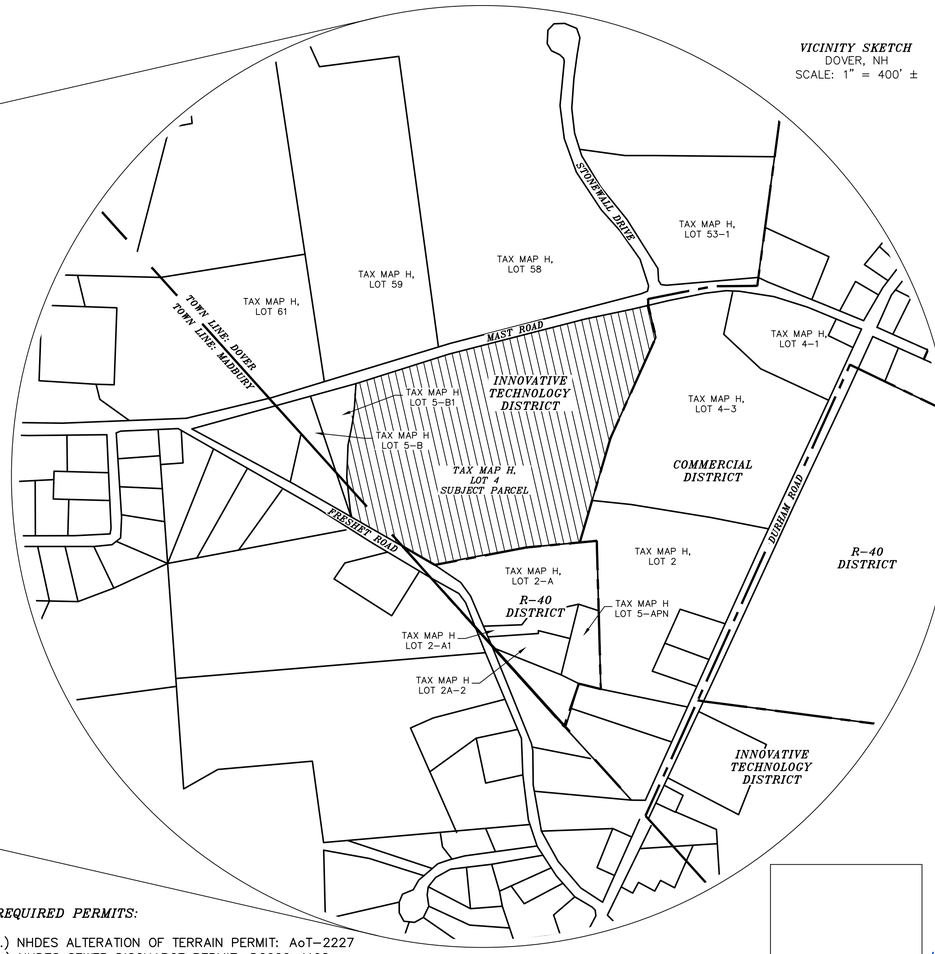
BERRY SURVEYING & ENGINEERING HAS PREPARED AN INSPECTION & MAINTENANCE MANUAL AS PART OF THIS PROJECTS DOCUMENTATION. ALL USERS ARE BOUND TO THIS DOCUMENT AS PART OF THE APPROVAL OF THE PLANNING BOARD. COPIES OF THE YEARLY INSPECTIONS ARE TO BE DELIVERED TO THE CITY OF DOVER COMMUNITY SERVICES DEPARTMENT.

LOCATION PLAN
DOVER, NH
NOT TO SCALE





VICINITY SKETCH
DOVER, NH
SCALE: 1" = 400' ±



NEW HAMPSHIRE FISH AND GAME AoT PERMIT CONDITIONS RELATED TO THREATENED AND ENDANGERED SPECIES:

1.) ALL OBSERVATIONS OF THREATENED OR ENDANGERED SPECIES SHALL BE REPORTED IMMEDIATELY TO THE NEW HAMPSHIRE FISH AND GAME DEPARTMENT NONGAME AND ENDANGERED WILDLIFE ENVIRONMENTAL REVIEW PROGRAM BY PHONE AT 603-271-2461 AND BY EMAIL AT NHFGREVIEW@WILDLIFE.NH.GOV, EMAIL SUBJECT LINE: NHB22-0933, WINDSOR DRIVE, WILDLIFE SPECIES OBSERVATION.

2.) PHOTOGRAPHS OF THE OBSERVED SPECIES AND NEARBY ELEMENTS OF HABITAT OR AREAS OF LAND DISTURBANCE SHALL BE PROVIDED TO NHF&G IN DIGITAL FORMAT AT THE ABOVE EMAIL ADDRESS FOR VERIFICATION AS FEASIBLE.

3.) IN THE EVENT A THREATENED OR ENDANGERED SPECIES IS OBSERVED ON THE PROJECT SITE DURING THE TERM OF THE PERMIT, THE SPECIES SHALL NOT BE DISTURBED, HANDLED, OR HARMED IN ANY WAY PRIOR TO CONSULTATION WITH NHF&G AND IMPLEMENTATION OF CORRECTIVE ACTIONS RECOMMENDED BY NHF&G, IF ANY, TO ASSURE THE PROJECT DOES NOT APPRECIABLY JEOPARDIZE THE CONTINUED EXISTENCE OF THREATENED AND ENDANGERED SPECIES AS DEFINED IN FIS 1002.04

4.) THE NHF&G, INCLUDING ITS EMPLOYEES AND AUTHORIZED AGENTS, SHALL HAVE ACCESS TO THE PROPERTY DURING THE TERM OF THE PERMIT.

GENERAL PLAN SET NOTES:

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

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

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

REQUIRED PERMITS:

1.) NHDES ALTERATION OF TERRAIN PERMIT: AoT-2227
2.) NHDES SEWER DISCHARGE PERMIT: D2022-1108
3.) NHDES DWGB PERMIT: APPROVED
4.) NATURAL HERITAGE BUREAU (NHB): NHB22-0933
5.) DEPARTMENT OF HISTORICAL RESOURCES (DHR): 14648
6.) US EPA NOI & SWPPP

OWNER'S SIGNATURE DATE

APPROVED DOVER

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

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

DOVER PLANNING FILE #P06-25F

REVISION	DATE	DESCRIPTION
#7	11-30-22	REVISED PER NHDES WWEB COMMENT
#6	11-21-22	REVISED PER NHDES WWEB COMMENT
#5	10-13-22	REVISED PER DOVER ENGINEERING COMMENT
#4	10-6-22	REVISED PER DOVER ENGINEERING COMMENT
#3	9-7-22	REVISED PER NHDES RFMI COMMENT
#2	7-21-22	REVISED PER DOVER TRC COMMENT
#1	6-9-22	REVISED PER DOVER TRC COMMENT

TRANSFER OF DEVELOPMENT RIGHTS RESIDENTIAL SITE PLAN
LAND OF
HERON BAY PARTNERS, LLC
CIELO DRIVE
DOVER, N.H.
TAX MAP H, LOT 4

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

SCALE : AS SHOWN
DATE : APRIL 7, 2022
FILE NO. : DB 2021-002

ABBREVIATION LEGEND:

E.O.P.	EDGE OF PAVEMENT
S.G.C.	SLOPED GRANITE CURB
V.G.C.	VERTICAL GRANITE CURB
BITUM.	BITUMINOUS
E.S.H.W.T	ESTIMATE SEASONAL HIGH WATER TABLE
TYP.	TYPICAL
U.G.E	UNDER GROUND ELECTRIC / UTILITY
CLDI	CONCRETE LINED DUCTILE IRON
DI	DUCTILE IRON
F.P.	FIRE PROTECTION
U.D.	UNDER DRAIN
C.O.	CLEAN OUT
CMP	CORRUGATED METAL PIPE
INV.	INVERT
ELEV.	ELEVATION
F.E.S.	FLARED END SECTION
HDPE	HIGH DENSITY POLYETHYLENE
RCP	REINFORCED CONCRETE PIPE
RECB	ROLLED EROSION CONTROL BLANKET
F.G.	FINISHED GRADE
E.G.	EXISTING GRADE
E.T.W.	EDGE OF TRAVELED WAY
T.B.R.	TO BE REMOVED
PL	PROPERTY LINE
EL	EASEMENT LINE
CL	CENTER LINE
CF	CUBIC FEET
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
P.V.P.	POINT OF VERTICAL CURVE
P.V.I.	POINT OF VERTICAL INTERSECTION
P.V.T.	POINT OF VERTICAL TANGENCY
EX.	EXISTING
PROP.	PROPOSED
STA.	STATION
BMP	BEST MANAGEMENT PRACTICE
'/.	FEET / FEET
TP	TEST PIT

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

PROPOSED LEGEND:

UTILITY POLE
LIGHT TYPE "A" MOUNTED LIGHT POLE
LIGHT TYPE "B" MOUNTED ON BUILDING
SEWER MANHOLE W/ STRUCTURE
DRAIN MANHOLE W/STRUCTURE
CATCH BASIN
SIGNAGE
CHECK DAM-MATERIAL AS SPECIFIED
FLOW ARROW
TEMPORARY BENCHMARK (T.B.M.)
DETAIL SHEET / DETAIL
MATCH POINT
MATCH LINE
CONTOUR MINOR, PROPOSED
CONTOUR MAJOR, PROPOSED
DRAIN CULVERT W/ FLARED END SECTION (F.E.S.)
SHOULDER
CENTER LINE
BUILDING SETBACK LINE
TRANSFORMER / J.BOX
UNDERGROUND UTILITY
UNDER DRAIN
SILT FENCE / EROSION MIX BERM
FILTREXX 8" - 12" SILT SOXX AS SPECIFIED
ORANGE CONSTRUCTION PERIMETER FENCE
PERIMETER CONTROL
NRCS SOIL DELINEATION
SOIL TYPE
RIP RAP
STORMWATER BEST MANAGEMENT PRACTICE (BMP)
BERM
SNOW STORAGE AREA
GATE VALVE
CURB STOP
FIRE HYDRANT
THRUST BLOCKS
PROPOSED SPOT ELEVATION
PROPOSED WATER LINE
PROPOSED WATER SERVICE
PROPOSED SEWER LINE
PROPOSED SEWER SERVICE
PROPOSED GAS LINE
PROPOSED GUARD RAIL
PROPOSED BITUMINOUS CONCRETE
PROPOSED POROUS PAVEMENT
PROPOSED CONCRETE
PROPOSED POROUS BRICK

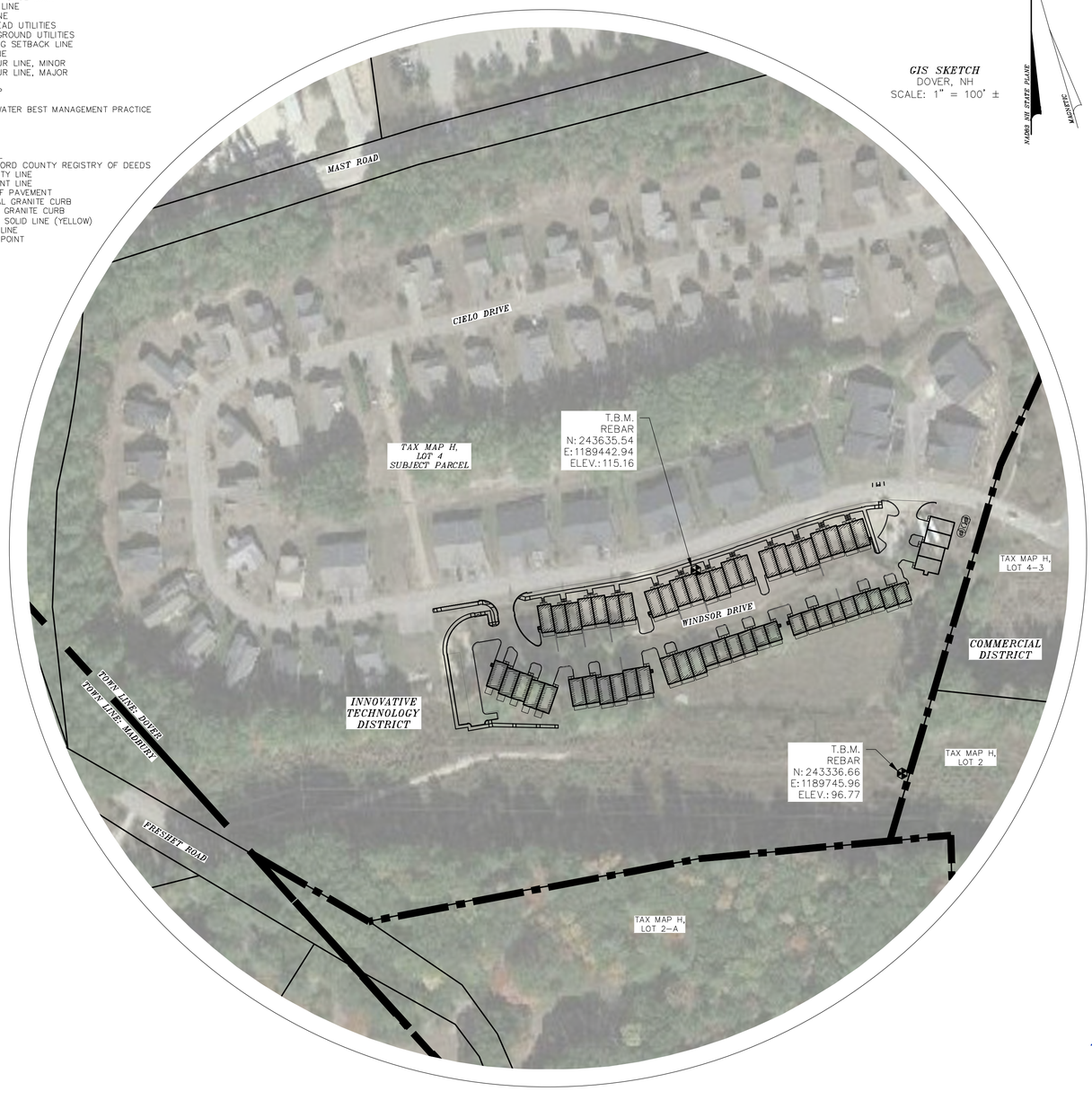
EXISTING LEGEND:

IRON PIPE ~FND~
IRON BOUND ~FND~
STONE BOUND ~FND~
GRANITE BOUND ~FND~
UTILITY POLE
SIGNAGE
CULVERT W/ FLARED END SECTION (F.E.S.)
DRAIN MANHOLE W/ STRUCTURE
SEWER MANHOLE W/ STRUCTURE
CATCH BASIN W/ STRUCTURE
WATER GATE VALVE
WATER SHUT OFF
FIRE HYDRANT
GAS VALVE
SEWER LINE
SEWER FORCE MAIN
WATER LINE
GAS LINE
OVERHEAD UTILITIES
UNDERGROUND UTILITIES
BUILDING SETBACK LINE
TREELINE
CONTOUR LINE, MINOR
CONTOUR LINE, MAJOR
RIP RAP
STORMWATER BEST MANAGEMENT PRACTICE
BERM

FND FOUND
TYP TYPICAL
S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS
PL PROPERTY LINE
EL EASEMENT LINE
E.O.P. EDGE OF PAVEMENT
V.G.C. VERTICAL GRANITE CURB
S.G.C. SLOPED GRANITE CURB
DSL (Y) DOUBLE SOLID LINE (YELLOW)
MATCH LINE
MATCH POINT

SIGN ID NUMBER	SIGN SIZE (WIDTH x HEIGHT)	SIGN	TEXT DIMENSIONS	NO. OF SIGNS	BACKGROUND	LEGEND	BORDER	POST SIZE & QUANTITY
R1-1	30"x30"	STOP	SEE STANDARD HIGHWAY SIGNS 2004 EDITION PUBLISHED BY USDOT - FHWA	2	RED	WHITE	WHITE	SQUARE (2)
R7-8	12"x18"	RESERVED PARKING	SEE STANDARD HIGHWAY SIGNS 2004 EDITION PUBLISHED BY USDOT - FHWA	1	WHITE	GREEN W/ WHITE SYMBOL ON BLUE	RED	SQUARE (1)
R7-8a	12"x6"	VAN ACCESSIBLE	SEE STANDARD HIGHWAY SIGNS 2004 EDITION PUBLISHED BY USDOT - FHWA	1	WHITE	GREEN	GREEN	SQUARE (0)
W11-2	30"x30"		SEE STANDARD HIGHWAY SIGNS 2004 EDITION PUBLISHED BY USDOT - FHWA	2	YELLOW	BLACK	BLACK	SQUARE (2)
R2-1	24"x30"	SPEED LIMIT 15	SEE STANDARD HIGHWAY SIGNS 2004 EDITION PUBLISHED BY USDOT - FHWA	2	WHITE	GREEN	GREEN	SQUARE (2)
D9-11b	24"x24"		SEE STANDARD HIGHWAY SIGNS 2004 EDITION PUBLISHED BY USDOT - FHWA	2	BLUE	WHITE	WHITE	U-CHANNEL (2)

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



DOVER PLANNING FILE #P06-25F

REVISION	DATE	DESCRIPTION
#7	11-30-22	REVISED PER NHDES WWEB COMMENT
#6	11-21-22	REVISED PER NHDES WWEB COMMENT
#5	10-31-22	REVISED PER ENGINEERING COMMENT
#4	10-6-22	REVISED PER DOVER ENGINEERING COMMENT
#3	9-7-22	REVISED PER NHDES RFAI COMMENT
#2	7-21-22	REVISED PER DOVER TRC COMMENT
#1	6-9-22	REVISED PER DOVER TRC COMMENT

NEIGHBORHOOD PLAN
LAND OF
HERON BAY PARTNERS, LLC
CIELO DRIVE
DOVER, N.H.
TAX MAP H, LOT 4

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

SCALE : AS SHOWN
DATE : APRIL 7, 2022
FILE NO. : DB 2021-002

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14248
LICENSED PROFESSIONAL ENGINEER

ABUTTERS:

ANNE KOTLUS
2 CIELO DR
DOVER, NH 03820
TAX MAP H, LOT 4-2
BOOK 4592, PAGE 684

ESTHER M COMEAU TST
ESTHER M COMEAU TSTEE
4 CIELO DR
DOVER, NH 03820
TAX MAP H, LOT 4-4
BOOK 4346, PAGE 545

MICHELLE A LANGA
5 CIELO DR
DOVER, NH 03820
TAX MAP H, LOT 4-5
BOOK 4162, PAGE 248

JUDITH A EDWARDS REV TST
JUDITH A EDWARDS TSTEE
6 CIELO DR
DOVER, NH 03820
TAX MAP H, LOT 4-6
BOOK 4083, PAGE 001

WILLIAM JEFFREY & JANET CADDLE
7 CIELO DR
DOVER, NH 03820
TAX MAP H, LOT 4-7
BOOK 4600, PAGE 241

JOANNE E LANGDON
8 CIELO DR
DOVER, NH 03820
TAX MAP H, LOT 4-8
BOOK 4568, PAGE 615

KEVIN R & DIANE S PLANTE FAM REV TST
KEVIN R & DIANE S PLANTE TSTEES
9 CIELO DR
DOVER, NH 03820
TAX MAP H, LOT 4-9
BOOK 4183, PAGE 454

ALBERT J & HELEN M GAUVIN
10 CIELO DR
DOVER, NH 03820
TAX MAP H, LOT 4-10
BOOK 3973, PAGE 737

DAVID J & JOYCE C RIVOIRE 2018 TST
DAVID J & JOYCE C RIVOIRE TSTEES
11 CIELO DR
DOVER, NH 03820
TAX MAP H, LOT 4-11
BOOK 4577, PAGE 249

PETER J & SALLY J DIXON REV TST
PETER J & SALLY J DIXON TSTEES
12 CIELO DR
DOVER, NH 03820
TAX MAP H, LOT 4-12
BOOK 4323, PAGE 217

DEBORAH A BARR, TSTEE
DEBORAH A BARR TST
13 CIELO DR
DOVER, NH 03820
TAX MAP H, LOT 4-13
BOOK 4927, PAGE 1038

LINDA NARDELLA REV LIV TST
LINDA NARDELLA TSTEE
14 CIELO DR
DOVER, NH 03820
TAX MAP H, LOT 4-14
BOOK 4672, PAGE 509

NOYES FAMILY TST OF 2019
DEBRA NOYES TSTEE
15 CIELO DR
DOVER, NH 03820
TAX MAP H, LOT 4-15
BOOK 4710, PAGE 798

RICHARD A & CAROLYN SCOTT
16 CIELO DR
DOVER, NH 03820
TAX MAP H, LOT 4-16
BOOK 4926, PAGE 815

LINDA M CROTEAU
17 CIELO DR
DOVER, NH 03820
TAX MAP H, LOT 4-17
BOOK 4333, PAGE 511

JENNIFER B GEORGE
18 CIELO DR
DOVER, NH 03820
TAX MAP H, LOT 4-18
BOOK 3939, PAGE 613

ABUTTERS:

MARGARET K SILVIA
19 CIELO DR
DOVER, NH 03820
TAX MAP H, LOT 4-19
BOOK 3685, PAGE 206

JOHN & BARBARA BROTHWELL
20 CIELO DR
DOVER, NH 03820
TAX MAP H, LOT 4-20
BOOK 4646, PAGE 462

LUCILLE MORRIS
21 CIELO DR
DOVER, NH 03820
TAX MAP H, LOT 4-21
BOOK 4272, PAGE 040

SANDRA J POYANT REV TST
MARK F & SANDRA J POYANT TSTEES
22 CIELO DR
DOVER, NH 03820
TAX MAP H, LOT 4-22
BOOK 4782, PAGE 999

DAVID C & CATHERINE A DAIGLE
23 CIELO DR
DOVER, NH 03820
TAX MAP H, LOT 4-23
BOOK 4076, PAGE 333

DEBORAH E BONSTEEL
BARBARA ATHANS-HOOGEVEEN
89 BOXWOOD LN
DOVER, NH 03820
TAX MAP H, LOT 4-24
BOOK 4435, PAGE 605

JOSEPH & SUSAN E KLINE REV FAM TST
JOSEPH K & SUSAN KLINE TSTEES
25 CIELO DR
DOVER, NH 03820
TAX MAP H, LOT 4-25
BOOK 4213, PAGE 844

A & P JOHNSTON FAM REV TST
PRISCILLA ROUFF TSTEE
26 CIELO DR
DOVER, NH 03820
TAX MAP H, LOT 4-26
BOOK 4138, PAGE 206

ULRICH & SYBILLE BAUR
28 CIELO DR
DOVER, NH 03820
TAX MAP H, LOT 4-28
BOOK 4842, PAGE 419

CHARLENE STEARNS
29 CIELO DR
DOVER, NH 03820
TAX MAP H, LOT 4-29
BOOK 4423, PAGE 720

SUSAN L HERICH INVESTMENT TST
SUSAN L HERPICH TSTEE
30 CIELO DR
DOVER, NH 03820
TAX MAP H, LOT 4-30
BOOK 4773, PAGE 993

BARRY & MONA R SANDBERG
31 CIELO DR
DOVER, NH 03820
TAX MAP H, LOT 4-31
BOOK 4646, PAGE 656

JEANETTE NETZEL REV TST
JEANETTE NETZEL TSTEE
32 CIELO DR
DOVER, NH 03820
TAX MAP H, LOT 4-32
BOOK 4402, PAGE 453

STEPHEN BREWER SCHULTEN REV TST
CAROLYN H & STEPHEN B SCHULTEN
TSTEES
18 COTE DR
DOVER, NH 03820
TAX MAP H, LOT 4-33
BOOK 4166, PAGE 261

RONALD B NEWELL IRREV TST
PAMEAL S BEANE SUCCESSOR TSTEE
34 CIELO DR
DOVER, NH 03820
TAX MAP H, LOT 4-34
BOOK 4221, PAGE 501

THEORET FAMILY REC TST
ROGER A & PAULINE C THEORET TSTEES
35 CIELO DR
DOVER, NH 03820
TAX MAP H, LOT 4-35
BOOK 4043, PAGE 093

J PATRICK & KAREN B DUFFY
536 MIDDLE RD
DOVER, NH 03820
TAX MAP H, LOT 4-36
BOOK 4195, PAGE 824

NANCY J ECHOLS
37 CIELO DR
DOVER, NH 03820
TAX MAP H, LOT 4-37
BOOK 4253, PAGE 947

ABUTTERS:

LISA R VALHOS
ANGELA BYRNES
38 CIELO DR
DOVER, NH 03820
TAX MAP H, LOT 4-38
BOOK 4338, PAGE 536

L JAMES GOSCINSKI IRREV TST
LOUIS J & DONNA GOSCINSKI TSTEES
39 CIELO DR
DOVER, NH 03820
TAX MAP H, LOT 4-39
BOOK 4476, PAGE 377

KEVIN D KELLEY
36 THREE RIVERS FARM RD
DOVER, NH 03820
TAX MAP H, LOT 4-40
BOOK 4416, PAGE 696

DAVID S BLEW, III
41 CIELO DR
DOVER, NH 03820
TAX MAP H, LOT 4-41
BOOK 4297, PAGE 592

BEATRICE E RICHARDS REV LIV TST
BEATRICE E RICHARDS TSTEE
42 CIELO DR
DOVER, NH 03820
TAX MAP H, LOT 4-42
BOOK 4787, PAGE 864

AARON R & ANNE M NICHOLS REV LIV
TST
AARON R & ANNE M NICHOLS TSTEES
80 COTTONWOOD DR
DOVER, NH 03820
TAX MAP H, LOT 4-43
BOOK 4681, PAGE 389

JAMES A & RITA MORPHEW, JR
44 CIELO DR
DOVER, NH 03820
TAX MAP H, LOT 4-44
BOOK 4460, PAGE 148

CONRAD TURMELLE LIVING
THOMAS C & QUINN KEVIN TURMELLE
TSTEES
45 CIELO DR
DOVER, NH 03820
TAX MAP H, LOT 4-45
BOOK 4633, PAGE 997

NORDEN REV TST
VALLE G & DAILY B NORDEN TSTESS
46 CIELO DR
DOVER, NH 03820
TAX MAP H, LOT 4-46
BOOK 4468, PAGE 691

RICHARD & ELAINE DOLBEC REV TST
RICHARD E & ELAINE M DOLBEC TSTEES
47 CIELO DR
DOVER, NH 03820
TAX MAP H, LOT 4-47
BOOK 4203, PAGE 958

ARSENAULT FAMILY IRREC TST
NICOLE M MORJARIA TSTEE
48 CIELO DR
DOVER, NH 03820
TAX MAP H, LOT 4-48
BOOK 4701, PAGE 881

SUSAN L MARTIN BRADBURY REV TST
SUSAN L MARTIN BRADBURY TSTEE
49 CIELO DR
DOVER, NH 03820
TAX MAP H, LOT 4-49
BOOK 4688, PAGE 090

SUSAN L HASKELL
MARY KAY LANDRY
50 CIELO DR
DOVER, NH 03820
TAX MAP H, LOT 4-50
BOOK 4509, PAGE 254

JOHN R BLACKBURN
55 HEMLOCK CT
NEWFIELDS, NH 03856
TAX MAP H, LOT 4-51
BOOK 4338, PAGE 531

ROBERT L & LYNDA MCPHEE REV LIV
ROBERT L & LYNDA R MCPHEE TSTEES
52 CIELO DR
DOVER, NH 03820
TAX MAP H, LOT 4-52
BOOK 4561, PAGE 745

ALEXANDRINO J MONTEIRO REV TST
ALEXANDRINO J MONTEIRO TSTEE
53 CIELO DR
DOVER, NH 03820
TAX MAP H, LOT 4-53
BOOK 4347, PAGE 482

ABUTTERS:

LEE ANN BURNS REV TRST 1994
LEE ANN BURNS TSTEE
54 CIELO DR
DOVER, NH 03820
TAX MAP H, LOT 4-54
BOOK 4802, PAGE 905

MICHAEL A & BRENDA K CANINO
55 CIELO DR
DOVER, NH 03820
TAX MAP H, LOT 4-55
BOOK 4438, PAGE 176

JACQUELINE L BRAYTON REV TST
JACQUELINE L BRAYTON TSTEE
56 CIELO DR
DOVER, NH 03820
TAX MAP H, LOT 4-56
BOOK 4546, PAGE 158

NANCY L SCHULTE
58 CIELO DR
DOVER, NH 03820
TAX MAP H, LOT 4-58
BOOK 4532, PAGE 689

DONNA M RICKER LIV REV TST
DONNA M RICKER TSTEE
60 CIELO DR
DOVER, NH 03820
TAX MAP H, LOT 4-60
BOOK 4588, PAGE 516

MICHAEL B GRECO
62 CIELO DR
DOVER NH 03820
TAX MAP H, LOT 4-62
BOOK 4588, PAGE 487

DOUGLAS FREIR & HEATHER JONES REV
HEATHER JONES TSTEE
64 CIELO DR
DOVER, NH 03820
TAX MAP H, LOT 4-64
BOOK 4601, PAGE 648

WAYNE & JANICE ATHERTON REV TST
WAYNE M & JANICE M ATHERTON
TSTEES
66 CIELO DR
DOVER, NH 03820
TAX MAP H, LOT 4-66
BOOK 4593, PAGE 700

DIANE VASALLO
70 CIELO DR
DOVER, NH 03820
TAX MAP H, LOT 4-70
BOOK 4808, PAGE 626

GERALD & LOUISE BOOTHBY
72 CIELO DR
DOVER, NH 03820
TAX MAP H, LOT 4-72
BOOK 4801, PAGE 854

TIMOTHY & CHERYL LINDSAY REV TST
TIMOTHY & CHERYL LINDSAY TSTEES
4 BAYVIEW RD
DOVER, NH 03820
TAX MAP H, LOT 4-74
BOOK 4740, PAGE 117

ROLAND E LARSON
76 CIELO DR
DOVER, NH 03820
TAX MAP H, LOT 4-76
BOOK 4872, PAGE 1033

JOAN E MENEZ IRREV TST
JOAN E MENEZ TSTEE
78 CIELO DR
DOVER, NH 03820
TAX MAP H, LOT 4-78
BOOK 4841, PAGE 314

LISA A MERRILL
82 CIELO DR
DOVER, NH 03820
TAX MAP H, LOT 4-82
BOOK 4888, PAGE 560

DOVER FIELDS CONDOMINIUM
C/O DOVER INVESTMENTS LLC
48 CONSTITUTION DR
BEDFORD, NH 03110
TAX MAP H, LOT 4-3
BOOK 3496, PAGE 733

MAST ROAD DOVER LLC
C/O RAND-WHITNEY CONTAINER LLC
207 GREENWOOD ST
WORCESTER, MA 01607
TAX MAP H, LOT 53-1
BOOK 4333, PAGE 441

CITY OF DOVER
288 CENTRAL AVE
DOVER, NH 03820
TAX MAP H, LOT 58
BOOK 648, PAGE 271

BRANCH BROOK HOLDINGS LLC
PO BOX 410
CANDIA, NH 03034
TAX MAP H, LOTS 59 & 61
BOOK 3923, PAGE 904

ABUTTERS:

AGNES M TARANTO
330 MAST RD
DOVER, NH 03820
TAX MAP H, LOT 5-B
BOOK 4166, PAGE 250

DAVID D & PAMELA R BROWNE, JR
324 MAST RD
DOVER, NH 03820
TAX MAP H, LOT 5-B1
BOOK 2384, PAGE 618

JOANNE JOHNSON
18 FRESHET RD
DOVER, NH 03820
TAX MAP H, LOT 2-A
BOOK 2504, PAGE 771

CITY OF DOVER
288 CENTRAL AVE
DOVER, NH 03820
TAX MAP H, LOT 2
BOOK 1986, PAGE 647

CANDIA SO BRANCH BROOK HOLDINGS
PO BOX 410
CANDIA, NH 03034
TAX MAP 9, LOT 63
BOOK 3923, PAGE 904

SCOTT D & DIANE D NICOL
6 FRESHET RD
MADBURY, NH 03823
TAX MAP 9, LOT 66
BOOK 2230, PAGE 788

DANIEL & MIHAIELA C SABIN
8 FRESHET RD
MADBURY, NH 03823
TAX MAP 9, LOT 66A
BOOK 2124, PAGE 777

HODGSON REV LIV TST
ROBERT & DIANE HODGSON TSTEES
11 FRESHET RD
MADBURY, NH 03823
TAX MAP 9, LOTS 20 & 20A
BOOK 3635, PAGE 395

DOVER PLANNING FILE #P06-25F

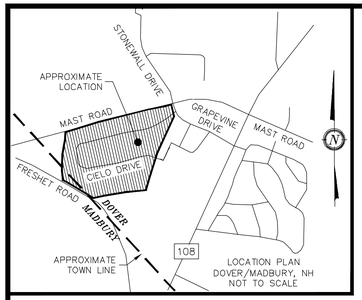
REVISION	DATE	DESCRIPTION
#7	11-30-22	REVISED PER NHDES WWEB COMMENT
#6	11-21-22	REVISED PER NHDES WWEB COMMENT
#5	10-13-22	REVISED PER DOVER ENGINEERING COMMENT
#4	9-7-22	REVISED PER NHDES RFMI COMMENT
#3	7-21-22	REVISED PER DOVER TRC COMMENT
#2	6-9-22	REVISED PER DOVER TRC COMMENT
#1		

ABUTTERS
LAND OF
HERON BAY PARTNERS, LLC
CIELO DRIVE
DOVER, N.H.
TAX MAP H, LOT 4

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

SCALE : AS SHOWN
DATE : APRIL 7, 2022
FILE NO. : DB 2021-002

STATE OF NEW HAMPSHIRE
KENNETH A BERRY
NO. 7424
LICENSED PROFESSIONAL ENGINEER



LOCATION PLAN
DOVER/MADBURY, NH
NOT TO SCALE

NOTES:

1.) OWNER: HERON BAY PARTNERS, LLC
242 CENTRAL AVE
DOVER, NH 03820

2.) TAX MAP H, LOT 4

3.) TOTAL AREA: 1,500,213 Sq. Ft., 34.44 Ac.

4.) S.C.R.D. BOOK 3561, PAGE 656

5.) ZONING: (IT) INNOVATIVE TECHNOLOGY
SECONDARY GROUNDWATER PROTECTION OVERLAY
MINIMUM FRONTAGE ~ 200'
MINIMUM LOT SIZE ~ 87,120 Sq. Ft.
FRONT SETBACK ~ 50'
REAR SETBACK ~ 50'
SIDE SETBACK ~ 50'
WETLANDS BUFFER ~ 50.0'
MAX. BUILDING HEIGHT: 55'
MAX. LOT COVERAGE: 33%
PARKING SETBACK ~ 25.0'
MAX IMPERVIOUS ~ 20%

ZONING: (TDR) TRANSFER OF DEVELOPMENT RIGHTS (TDR)
MIN. LOT SIZE: N/A
MAX. LOT COVERAGE: N/A
MIN. FRONTAGE: 40'
ABUT A STREET SETBACK: 20'
ABUT A SIDE LOT LINE: 10'
ABUT A REAR LOT LINE: 30'
30' EXTERIOR BUFFER'

NOTES:

6.) THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS OF TAX MAP H, LOT 4, LOCATED IN DOVER, N.H., AS OF THE FIELD SURVEY IN 2021.

7.) VERTICAL DATUM IS BASED ON USGS NAVD88 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83 NH STATE PLANE COORDINATES. COORDINATES GATHERED FROM TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.

8.) THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN 2020 WITH AN ERROR OF CLOSURE BETTER THAN 1 PART IN 10,000.

9.) TOPOGRAPHY PROVIDED IS DEMARCATED AT 1' INTERVALS, AND IS THE RESULT OF A FIELD SURVEY PERFORMED IN 2021.

10.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PROPERTY DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF: FEMA COMMUNITY #330145, MAP 33017C0320E, DATED: SEPTEMBER 30, 2015.

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

12.) THIS SITE IS SERVICED BY MUNICIPAL SEWER AND WATER.

13.) NO WETLANDS WERE FOUND WITHIN THE LIMIT OF CONSTRUCTION, OR WITHIN 50 FEET

LEGEND:

- IRON PIPE ~FND~
- IRON BOUND ~FND~
- STONE BOUND ~FND~
- GRANITE BOUND ~FND~
- UTILITY POLE
- SIGNAGE
- CULVERT W/ FLARED END SECTION (F.E.S.)
- DRAIN MANHOLE W/ STRUCTURE
- SEWER MANHOLE W/ STRUCTURE
- CATCH BASIN W/ STRUCTURE
- WATER GATE VALVE
- WATER SHUT OFF
- FIRE HYDRANT
- GAS VALVE
- SEWER LINE
- SEWER FORCE MAIN
- WATER LINE
- GAS LINE
- OVERHEAD UTILITIES
- UNDERGROUND UTILITIES
- BUILDING SETBACK LINE
- TREELINE
- CONTOUR LINE, MINOR
- CONTOUR LINE, MAJOR
- RIP RAP
- STORMWATER BEST MANAGEMENT PRACTICE
- BERM

FND FOUND
TYP TYPICAL
S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS
PL PROPERTY LINE
EL EASEMENT LINE
E.O.P. EDGE OF PAVEMENT
V.G.C. VERTICAL GRANITE CURB
S.G.C. SLOPED GRANITE CURB
DSL (Y) DOUBLE SOLID LINE (YELLOW)
MATCH LINE
MATCH POINT

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

DOVER PLANNING FILE #P06-25F

	REVISION	DATE	DESCRIPTION
#7		11-30-22	REVISED PER NHDES WWEB COMMENT
#6		11-21-22	REVISED PER NHDES WWEB COMMENT
#5		10-6-22	REVISED PER DOVER ENGINEERING COMMENT
#4		9-7-22	REVISED PER NHDES RFMI COMMENT
#3		7-21-22	REVISED PER DOVER TRC COMMENT
#2		6-9-22	REVISED PER DOVER TRC COMMENT
#1			

EXISTING CONDITIONS OVERVIEW
LAND OF
HERON BAY PARTNERS, LLC
CIELO DRIVE
DOVER, N.H.
TAX MAP H, LOT 4

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

SCALE : 1 IN. EQUALS 60 FT.
DATE : APRIL 7, 2022
FILE NO. : DB 2021-002

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

DOVER PLANNING FILE #P06-25F

REVISION	DATE	DESCRIPTION
#7	11-30-22	REVISED PER NHDES WWEB COMMENT
#6	11-21-22	REVISED PER NHDES WWEB COMMENT
#5	10-6-22	REVISED PER DOVER ENGINEERING COMMENT
#4	9-7-22	REVISED PER NHDES RFAI COMMENT
#3	7-21-22	REVISED PER DOVER TRC COMMENT
#2	6-9-22	REVISED PER DOVER TRC COMMENT
#1		

EXISTING CONDITIONS - EAST
LAND OF
HERON BAY PARTNERS, LLC
CIELO DRIVE
DOVER, N.H.
TAX MAP H, LOT 4

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

SCALE : 1 IN. EQUALS 30 FT.
DATE : APRIL 7, 2022
FILE NO. : DB 2021-002

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

NOTES:

1.) OWNER: HERON BAY PARTNERS, LLC
242 CENTRAL AVE.
DOVER, NH 03820

2.) TAX MAP H, LOT 4

3.) TOTAL AREA: 1,500,213 Sq. Ft., 34.44 Ac.

4.) PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A SURVEY PREFORMED BY BERRY SURVEYING AND ENGINEERING IN 2020 WITH AN ERROR OF CLOSURE GREATER THAN 1 IN 10,000.

5.) VERTICAL DATUM IS BASED ON USGS NAVD88 ELEVATIONS.
HORIZONTAL COORDINATES BASED ON NAD83 NH STATE PLANE COORDINATES. COORDINATES GATHERED FROM TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.

6.) THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS OF TAX MAP H, LOT 4.

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

STRUCTURES TABLE:

CB 8+57R (POND CB57RP)
RIM = 136.50
INV. OUT = 132.36 (15" HDPE N-12)
W/ SUMP & HOOD

CB 8+57L (POND CB57LP)
RIM = 136.52
INV. IN = 132.14 (15" HDPE N-12) 8+57R
INV. IN = 132.04 (15" HDPE N-12) 12+95L
INV. OUT = 132.04 (15" HDPE N-12)
W/ SUMP & HOOD

DMH 24+86R (POND D2486RP) BURIED
RIM = 113.04
INV. IN = 108.64 (12" HDPE N-12)
INV. OUT = 103.24 (12" HDPE N-12)

DMH 24+89R (POND D2489RP)
RIM = 106.73
INV. IN = 102.73 (12" HDPE N-12)
INV. OUT = 102.73 (12" HDPE N-12)

DMH 26+25R (POND D2625RP)
RIM = 103.47
INV. IN = 100.12 (12" HDPE N-12)
INV. OUT = 100.12 (12" HDPE N-12)

DMH 27+23R (POND D2723RP)
RIM = 105.14
INV. IN = 101.60 (12" HDPE N-12)
INV. OUT = 101.50 (12" HDPE N-12)

CB 24+60L (POND C2460LP)
RIM = 116.88
INV. OUT = 112.52 (12" HDPE N-12)
W/ SUMP & HOOD

CB 24+60R (POND C2460RP)
RIM = 116.53
INV. IN = 112.13 (12" HDPE N-12)
INV. OUT = 112.13 (12" HDPE N-12)
W/ SUMP & HOOD

CB 26+10L (POND C2610LP)
RIM = 112.77
INV. OUT = 108.43 (12" HDPE N-12)
W/ SUMP & HOOD

CB 26+10R (POND C2610RP)
RIM = 112.87
INV. IN = 108.23 (12" HDPE N-12)
INV. OUT = 108.23 (12" HDPE N-12)
W/ SUMP & HOOD

YD #1 (POND YD1P) SILT SAC
RIM = 111.43
INV. OUT = 108.93 (8" HDPE N-12)
W/ SUMP & HOOD

OUTLET STRUCTURE #900 (POND 900P)
RIM = 102.00
INV. IN = 98.75 (1" RECTANGLE ORIFICE)
INV. OUT = 97.50 (30" HDPE N-12)

STRUCTURES TABLE:

SMH 7+75
RIM = 137.68
INV. IN = 129.02 (8" SDR 35)
INV. OUT = 128.92 (8" SDR 35)

SMH 25+01
RIM = 115.89
INV. IN = 107.81 (8" SDR 35)
INV. OUT = 107.71 (8" SDR 35)

SMH 27+40
RIM = 112.82
INV. IN = 104.32 (8" SDR 35)
INV. OUT = 104.22 (8" SDR 35)

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

NAD83 NH STATE PLANE
MAGNETIC
16.9°

MATCH LINE: SHEET 6
MATCH LINE: SHEET 5
MATCH POINT
MATCH LINE: SHEET 5
MATCH LINE: SHEET 4

TREELINE
12" HDPE N-12
INV. IN = 103.62
INV. OUT = 100.56
L = 187.49', S = 0.016'/-
DRAIN MANHOLE 24+28R
12" HDPE N-12
INV. IN = 100.46
INV. OUT = 99.86
L = 53.82', S = 0.011'/-
DRAIN MANHOLE 24+78R
12" HDPE N-12
INV. IN = 102.73
INV. OUT = 99.86
L = 40.72', S = 0.070'/-
DRAIN MANHOLE 24+89R
12" HDPE N-12
INV. IN = 99.76
INV. OUT = 99.59
L = 16.31', S = 0.010'/-
RIP-RAP PROTECTION
LIMIT OF INTENSIVE TOPOGRAPHICAL SURVEY
BERM/MAINTENANCE PATH
12" HDPE N-12
INV. IN = 100.12
INV. OUT = 99.49
L = 18.58', S = 0.034'/-
HEADWALL ON OUTLET
DRAIN MANHOLE 26+25R
RIP-RAP PROTECTION
GABION WALL
12" HDPE N-12
INV. IN = 101.50
INV. OUT = 100.12
L = 99.04', S = 0.014'/-
STORM WATER DETENTION BASIN #900
12" HDPE N-12
INV. IN = 108.23
INV. OUT = 101.60
L = 124.25', S = 0.053'/-
OUTLET STRUCTURE #900
30" HDPE N-12
INV. IN = 97.50
INV. OUT = 97.17
L = 21.25', S = 0.016'/-
GABION WALL
MATCH POINT

8" SDR 35
INV. IN = 112.51
INV. OUT = 107.81
L = 271.65', S = 0.017'/-
V.G.C. TIPDOWN AT DRIVEWAY (TYP.)
6" SDR 35 SEWER SERVICE (TYP.)
12" HDPE N-12
INV. IN = 112.52
INV. OUT = 112.13
L = 16.28', S = 0.024'/-
CATCH BASIN 24+60R
12" HDPE N-12
INV. IN = 112.13
INV. OUT = 108.64
L = 55.29', S = 0.063'/-
CATCH BASIN 24+60L
12" HDPE N-12
INV. IN = 105.24
INV. OUT = 102.73
L = 92.81', S = 0.027'/-
SEWER MANHOLE 25+01
8" SDR 35
INV. IN = 107.71
INV. OUT = 104.32
L = 235.76', S = 0.014'/-
4" SDR 35 SEWER STUB (TYP.)
8" SDR 35
INV. IN = 104.22
INV. OUT = 102.11
L = 131.38', S = 0.016'/-
SEWER MANHOLE 27+40
12" HDPE N-12
INV. IN = 108.43
INV. OUT = 108.23
L = 15.25', S = 0.013'/-
CATCH BASIN 26+10R
YARD DRAIN #1
WATER GATE VALVE (TYP.)

CIELO DRIVE

48 CIELO DRIVE
GARAGE FF = 120.95
50 CIELO DRIVE
GARAGE FF = 121.06
52 CIELO DRIVE
GARAGE FF = 119.92
54 CIELO DRIVE
GARAGE FF = 119.97
56 CIELO DRIVE
GARAGE FF = 118.47
58 CIELO DRIVE
GARAGE FF = 118.65
60 CIELO DRIVE
GARAGE FF = 116.73
62 CIELO DRIVE
GARAGE FF = 116.40
64 CIELO DRIVE
GARAGE FF = 115.41
66 CIELO DRIVE
GARAGE FF = 115.45
24 CIELO DRIVE
GARAGE FF = 142.46
23 CIELO DRIVE
GARAGE FF = 142.88
22 CIELO DRIVE
GARAGE FF = 141.38
21 CIELO DRIVE
GARAGE FF = 142.16
20 CIELO DRIVE
GARAGE FF = 140.79
19 CIELO DRIVE
GARAGE FF = 140.02
18 CIELO DRIVE
GARAGE FF = 138.44
17 CIELO DRIVE
GARAGE FF = 139.31
16 CIELO DRIVE
GARAGE FF = 136.16
15 CIELO DRIVE
GARAGE FF = 136.80
14 CIELO DRIVE
GARAGE FF = 134.48
13 CIELO DRIVE
GARAGE FF = 135.76
12 CIELO DRIVE
GARAGE FF = 133.16
11 CIELO DRIVE
GARAGE FF = 133.94
10 CIELO DRIVE
GARAGE FF = 131.44
9 CIELO DRIVE
GARAGE FF = 132.95

ELECTRIC METER (TYP.)
GAS METER (TYP.)
3/4" GAS SERVICE (TYP.)
UTILITY BOXES
TRANSFORMER T2
TRANSFORMER T3
TRANSFORMER T4
TRANSFORMER 43S277
TRANSFORMER 43S276
TRANSFORMER 43S275
TRANSFORMER 43S274
STREET TREE (TYP.)
CURB STOP (TYP.)
FIRE HYDRANT
1" COPPER WATER SERVICE (TYP.)
4" SDR 35 SEWER SERVICE (TYP.)
RETAINING WALL
DECK/PORCH (TYP.)
PATIO (TYP.)
VINYL FENCE
CONVEYANCE SWALE
DRIVEWAY
MATCH POINT
100' EXTERIOR BUFFER (TYP.)
SEWER MANHOLE 7+76
15" HDPE N-12
INV. IN = 135.27
INV. OUT = 132.04
L = 433.87', S = 0.007'/-
CATCH BASIN 8+57R
15" HDPE N-12
INV. IN = 132.36
INV. OUT = 132.14
L = 16.35', S = 0.013'/-
CATCH BASIN 8+57L
15" HDPE N-12
INV. IN = 132.04
INV. OUT = 121.74
L = 434.32', S = 0.024'/-
8" SDR 35
INV. IN = 133.38
INV. OUT = 129.02
L = 296.77', S = 0.015'/-
8" SDR 35
INV. IN = 128.92
INV. OUT = 120.93
L = 355.14', S = 0.023'/-
8" DI CL 52 WATER MAIN

DOVER PLANNING FILE #P06-25F

#	REVISION	DATE	DESCRIPTION
#7		11-30-22	REVISED PER NHDES WWEB COMMENT
#6		11-21-22	REVISED PER NHDES WWEB COMMENT
#5		10-6-22	REVISED PER DOVER ENGINEERING COMMENT
#4		9-7-22	REVISED PER NHDES RFAI COMMENT
#3		7-21-22	REVISED PER DOVER TRC COMMENT
#2		6-9-22	REVISED PER DOVER TRC COMMENT

EXISTING CONDITIONS - CENTRAL
LAND OF
HERON BAY PARTNERS, LLC
CIELO DRIVE
DOVER, N.H.
TAX MAP H, LOT 4

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

SCALE : 1 IN. EQUALS 30 FT.
DATE : APRIL 7, 2022
FILE NO. : DB 2021-002

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

NOTES:

1.) OWNER: HERON BAY PARTNERS, LLC
242 CENTRAL AVE
DOVER, NH 03820

2.) TAX MAP H, LOT 4

3.) TOTAL AREA: 1,500,213 Sq. Ft., 34.44 Ac.

4.) PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A SURVEY PREFORMED BY BERRY SURVEYING AND ENGINEERING IN 2020 WITH AN ERROR OF CLOSURE GREATER THAN 1 IN 10,000.

5.) VERTICAL DATUM IS BASED ON USGS NAVD88 ELEVATIONS.
HORIZONTAL COORDINATES BASED ON NAD83 NH STATE PLANE COORDINATES. COORDINATES GATHERED FROM TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.

6.) THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS OF TAX MAP H, LOT 4.

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

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

STRUCTURES TABLE:

CB 12+95C (POND C1295CP)BURIED
RIM = 141.62
INV. OUT = 135.84 (15" HDPE N-12)
W/ SUMP & HOOD

CB 12+95R (POND C1295RP)
RIM = 141.62
INV. IN = 135.76 (15" HDPE N-12)
INV. OUT = 135.76 (15" HDPE N-12)
W/ SUMP & HOOD

CB 12+95L (POND C1295LP)
RIM = 141.63
INV. IN = 135.29 (15" HDPE N-12)
INV. OUT = 135.27 (15" HDPE N-12)
W/ SUMP & HOOD

CB 16+43L (POND C1643LP)
RIM = 141.21
INV. OUT = 136.84 (12" HDPE N-12)
W/ SUMP & HOOD

CB 16+43R (POND C1643RP)
RIM = 141.18
INV. IN = 136.14 (12" HDPE N-12)
INV. OUT = 135.36 (12" HDPE N-12)
W/ SUMP & HOOD

CB 17+85L (POND C1785LP)
RIM = 135.25
INV. OUT = 130.41 (12" HDPE N-12)
W/ SUMP & HOOD

CB 17+85R (POND C1785RP)
RIM = 135.13
INV. IN = 129.73 (12" HDPE N-12) 17+85L
INV. IN = 129.75 (12" HDPE N-12) 16+43R
INV. OUT = 128.83 (12" HDPE N-12)
W/ SUMP & HOOD

CB 19+28R (POND C1928RP)
RIM = 128.92
INV. OUT = 124.26 (12" HDPE N-12)
W/ SUMP & HOOD

CB 19+28L (POND C1928LP)
RIM = 129.05
INV. IN = 124.01 (12" HDPE N-12) 19+28R
INV. IN = 123.91 (12" HDPE N-12) 18+69
INV. OUT = 122.19 (12" HDPE N-12)
W/ SUMP & HOOD

CB 19+79R (POND C1979RP)
RIM = 126.96
INV. IN = 120.32 (12" HDPE N-12)
INV. OUT = 120.32 (12" HDPE N-12)
W/ SUMP & HOOD

LEACHING CB 21+09R (POND 1000P)
RIM = 110.42
INV. OUT = 106.42 (12" HDPE N-12)
W/ SUMP

LEACHING CB 21+28R (POND 1000P)
RIM = 110.41
INV. IN = 106.01 (12" HDPE N-12)
INV. OUT = 105.91 (12" HDPE N-12)
W/ SUMP

LEACHING CB 21+48R (POND 1000P)
RIM = 110.34
INV. IN = 105.84 (12" HDPE N-12)
INV. OUT = 105.74 (12" HDPE N-12)
W/ SUMP

CB 21+73L (POND C2173LP)
RIM = 122.11
INV. OUT = 117.46 (12" HDPE N-12)
W/ SUMP & HOOD **(BROKEN HOOD)**

CB 21+73R (POND C2173RP)
RIM = 122.04
INV. IN = 116.94 (12" HDPE N-12) 21+73L
INV. IN = 116.94 (12" HDPE N-12) 19+79R
INV. OUT = 116.90 (12" HDPE N-12)
W/ SUMP & HOOD

CB 21+82R (POND C2182RP)
RIM = 119.56
INV. OUT = 116.12 (12" HDPE N-12)
W/ SUMP & HOOD

DMH 18+69 (POND DI869RP)
RIM = 131.77
INV. IN = 126.15 (12" HDPE N-12)
INV. OUT = 126.15 (12" HDPE N-12)

DMH 21+68R (POND DI268RP)
RIM = 108.51
INV. IN = 104.95 (12" HDPE N-12)
INV. OUT = 104.91 (12" HDPE N-12)

DMH 21+95R (POND DI195RP)
RIM = 121.80
INV. IN = 115.76 (12" HDPE N-12)
INV. OUT = 115.92 (24" HDPE N-12)

DMH 21+97R (POND DI297RP)
RIM = 119.93
INV. IN = 115.63 (12" HDPE N-12)
INV. OUT = 115.73 (24" HDPE N-12)

DMH 22+06R (POND DI206RP)
RIM = 120.14
INV. IN = 115.39 (24" HDPE N-12)
INV. OUT = 115.44 (12" HDPE N-12)

DMH 22+15R (POND DI215RP)
RIM = 120.28
INV. IN = 115.38 (12" HDPE N-12)
INV. OUT = 107.86 (12" HDPE N-12)

DMH 22+41R (POND DI224IRP)
RIM = 109.62
INV. IN = 103.68 (12" HDPE N-12)
INV. IN = 103.68 (12" HDPE N-12)
INV. OUT = 103.62 (12" HDPE N-12)

STRUCTURES TABLE:

SMH 12+07
RIM = 142.38
INV. IN = 133.48 (8" SDR 35)
INV. OUT = 133.38 (8" SDR 35)

SMH 15+00
RIM = 144.40
INV. OUT = 135.40 (8" SDR 35)

SMH 16+11
RIM = 142.47
INV. OUT = 132.72 (8" SDR 35)

SMH 17+79
RIM = 135.49
INV. IN = 126.39 (8" SDR 35)
INV. OUT = 126.29 (8" SDR 35)

SMH 18+36
RIM = 133.05
INV. IN = 124.23 (8" SDR 35)
INV. OUT = 124.13 (8" SDR 35)

SMH 19+00
RIM = 130.28
INV. IN = 121.56 (8" SDR 35)
INV. OUT = 121.50 (8" SDR 35)

SMH 19+57
RIM = 128.13
INV. IN = 119.03 (8" SDR 35)
INV. OUT = 118.93 (8" SDR 35)

SMH 22+26
RIM = 121.21
INV. IN = 112.61 (8" SDR 35)
INV. OUT = 112.51 (8" SDR 35)

DOVER PLANNING FILE #P06-25F

REVISION	DATE	DESCRIPTION
#7	11-30-22	REVISED PER NHDES WWEB COMMENT
#6	11-21-22	REVISED PER NHDES WWEB COMMENT
#5	10-6-22	REVISED PER DOVER ENGINEERING COMMENT
#4	9-7-22	REVISED PER NHDES RFMI COMMENT
#3	7-21-22	REVISED PER DOVER TRC COMMENT
#2	6-9-22	REVISED PER DOVER TRC COMMENT
#1		

EXISTING CONDITIONS - WEST
LAND OF
HERON BAY PARTNERS, LLC
CIELO DRIVE
DOVER, N.H.
TAX MAP H, LOT 4

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

SCALE : 1 IN. EQUALS 30 FT.
DATE : APRIL 7, 2022
FILE NO. : DB 2021-002

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

WETLAND NOTES:

WETLANDS WERE DELINEATED BY DEIDRA BENJAMIN, IN SPRING 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).
4. NO WETLANDS WERE FOUND WITHIN THE LIMIT OF CONSTRUCTION, OR WITHIN 50 FEET

STATE OF NEW HAMPSHIRE
DEIDRA L BENJAMIN
No. 295
CERTIFIED WETLAND SCIENTIST

DEIDRA BENJAMIN, CWS #295

NOTES:

1.) OWNER: HERON BAY PARTNERS, LLC
242 CENTRAL AVE
DOVER, NH 03820

2.) TAX MAP H, LOT 4

3.) TOTAL AREA: 1,500,213 Sq. Ft., 34.44 Ac.

4.) S.C.R.D. BOOK 3561, PAGE 656

5.) ZONING: (IT) INNOVATIVE TECHNOLOGY
SECONDARY GROUNDWATER PROTECTION OVERLAY
MINIMUM FRONTAGE ~ 200'
MINIMUM LOT SIZE ~ 87,120 Sq. Ft.
FRONT SETBACK ~ 50'
REAR SETBACK ~ 50'
SIDE SETBACK ~ 50'
WETLANDS BUFFER ~ 50.0'
MAX. BUILDING HEIGHT: 55'
MAX. LOT COVERAGE: 33%
PARKING SETBACK ~ 25.0'
MAX IMPERVIOUS ~ 20%

ZONING: (TDR) TRANSFER OF DEVELOPMENT RIGHTS (TDR)
MIN. LOT SIZE: N/A
MAX. LOT COVERAGE: N/A
MIN. FRONTAGE: 40'
ABUT A STREET SETBACK: 20'
ABUT A SIDE LOT LINE: 10'
ABUT A REAR LOT LINE: 30'
30' EXTERIOR BUFFER'

NOTES:

6.) THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS OF TAX MAP H, LOT 4, LOCATED IN DOVER, N.H., AS OF THE FIELD SURVEY IN 2021 WITH PRIOR APPROVED CONSTRUCTION OVERLAY.

7.) VERTICAL DATUM IS BASED ON USGS NAVD88 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83 NH STATE PLANE COORDINATES. COORDINATES GATHERED FROM TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.

8.) THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN 2020 WITH AN ERROR OF CLOSURE BETTER THAN 1 PART IN 10,000.

9.) TOPOGRAPHY PROVIDED IS DEMARCATED AT 1' INTERVALS, AND IS THE RESULT OF A FIELD SURVEY PERFORMED IN 2021.

10.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PROPERTY DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF: FEMA COMMUNITY #330145, MAP 33017C0320E, DATED: SEPTEMBER 30, 2015.

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

12.) THIS SITE IS SERVICED BY MUNICIPAL SEWER AND WATER.

13.) NO WETLANDS WERE FOUND WITHIN THE LIMIT OF CONSTRUCTION, OR WITHIN 50 FEET.

14.) SEE SHEETS #4–6 FOR INVERT AND POND INFORMATION.

15.) THE SHADED AREA SHOWN REPRESENTS THE IMPERVIOUS FOOTPRINT (BUILDING AND PAVEMENT) FROM THE ORIGINAL APPROVED SITE PLAN BY THE CITY OF DOVER DATED 12/20/2011. THIS IMPERVIOUS FOOTPRINT WAS APPROVED UNDER NHDES ALTERATION OF TERRAIN PERMIT #0189. THE PRIOR APPROVED USE WAS TWO CONGREGATE CARE FACILITIES FOR A TOTAL OF SEVENTY–TWO (72) UNITS AND THREE (3) ADDITIONAL SINGLE FAMILY ATTACHED UNITS IN THE LOCATION SHOWN.

16.) PRIOR APPROVAL IMPERVIOUS SHOWN NOT CONSTRUCTED:
BUILDING IMPERVIOUS: 35,556 Sq. Ft. (0.82 Ac.) +/–
PAVEMENT IMPERVIOUS: 21,652 Sq. Ft. (0.49 Ac.) +/–
TOTAL IMPERVIOUS AREA: 57,208 Sq. Ft. (1.31 Ac.) +/–

DOVER PLANNING FILE #P06–25F

#	REVISION	DATE	DESCRIPTION
#7		11–30–22	REVISED PER NHDES WWEB COMMENT
#6		11–21–22	REVISED PER NHDES WWEB COMMENT
#5		10–31–22	REVISED PER DOVER ENGINEERING COMMENT
#4		9–7–22	REVISED PER NHDES RFMI COMMENT
#3		7–21–22	REVISED PER DOVER TRC COMMENT
#2		6–9–22	REVISED PER DOVER TRC COMMENT
#1			

CONSTRUCTION AREA EXISTING CONDITIONS PLAN
LAND OF
HERON BAY PARTNERS, LLC
CIELO DRIVE
DOVER, N.H.
TAX MAP H, LOT 4

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

SCALE : 1 IN. EQUALS 30 FT.
DATE : APRIL 7, 2022
FILE NO. : DB 2021–002

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

SHEET 7 OF 44

NOTES:

1.) OWNER: HERON BAY PARTNERS, LLC
242 CENTRAL AVE
DOVER, NH 03820
_____ OWNER'S SIGNATURE DATE

2.) TAX MAP H, LOT 4

3.) TOTAL AREA: 1,500,213 Sq. Ft., 34.44 Ac.

4.) S.C.R.D. BOOK 3561, PAGE 656

5.) ZONING: (IT) INNOVATIVE TECHNOLOGY
SECONDARY GROUNDWATER PROTECTION OVERLAY
MINIMUM FRONTAGE ~ 200'
MINIMUM LOT SIZE ~ 87,120 Sq. Ft.
FRONT SETBACK ~ 50'
REAR SETBACK ~ 50'
SIDE SETBACK ~ 50'
WETLANDS BUFFER ~ 50.0'
MAX. BUILDING HEIGHT: 35'
MAX. LOT COVERAGE: 33%
PARKING SETBACK ~ 25.0'
MAX IMPERVIOUS ~ 20%

ZONING: (TDR) TRANSFER OF DEVELOPMENT RIGHTS (TDR)

	PROVIDED:
MIN. LOT SIZE: N/A	417,995 Sq. Ft. (9.60Ac.)
MAX LOT COVERAGE: N/A	40,832 Sq. Ft. (9.8%)
MIN. FRONTAGE: 40'	750.31'
ABUT A STREET SETBACK: 20'	20' MIN
ABUT A SIDE LOT LINE: 10'	10' MIN
ABUT A REAR LOT LINE: 30'	30' MIN
30' EXTERIOR BUFFER'	30' MIN

6.) THE INTENT OF THIS PLAN IS TO SHOW THE OVERVIEW TRANSFER OF DEVELOPMENT RIGHTS (TDR) SUBDIVISION PLAN.

7.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PROPERTY DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF: FEMA COMMUNITY #330145, MAP 33017C0320E, DATED: MAY 17, 2005.

8.) VERTICAL DATUM BASED ON NAVD88 ELEVATIONS. HORIZONTAL DATUM BASED ON NAD83 STATE PLANE. COORDINATES GATHERED USING CARLSON BRX7 SURVEY GRADE GPS RECEIVERS.

9.) PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A SURVEY PREFORMED BY BERRY SURVEYING AND ENGINEERING IN 2020 WITH AN ERROR OF CLOSURE GREATER THAN 1 IN 10,000.

10.) NO WETLANDS WERE FOUND WITHIN 50' OF THE PROJECT DEVELOPMENT AREA.

11.) ALL LOTS WILL BE SERVICED BY MUNICIPAL WATER AND SEWER.

12.) ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO APPLICABLE CITY AND STATE CODES.

13.) APPROVED BACKFLOW PREVENTORS SHALL BE PROVIDED FOR BOTH FIRE AND DOMESTIC WATER LINES.

14.) 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.

15.) BUILDING ADDRESSES SHALL BE ASSIGNED BY THE BUILDING INSPECTOR AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.

16.) CALL DIG SAFE PRIOR TO BEGINNING WORK (1-888-344-7233)

17.) ALL CONSTRUCTION SHALL CONFORM TO THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, DATED 2016. CONSTRUCTION SHALL ALSO CONFORM TO THE CITY OF DOVER POLICIES AND PRACTICES.

PLAN REFERENCES:

1.) "MINOR SUBDIVISION REVISED BOUNDARY PLAN, GEORGE DEMOSTHENES, DOVER, N.H." BY: FREDERICK E. DREW ASSOCIATES DATED: APRIL 1987 S.C.R.D.: PLAN #26-122

2.) "REVISED BOUNDARY PLAN, ROBERT and DIANNE HODGSON, EVELYN, MADBURY, N.H." BY: FREDERICK E. DREW ASSOCIATES DATED: DEC. 1982 S.C.R.D.: PLAN #28A-72

3.) "SUBDIVISION OF LAND, FOR, ROBERT TORR, FRESHET AND MAST ROADS, MADBURY & DOVER NEW HAMPSHIRE" BY: K E M LAND SURVEY, INC DATED: APRIL 1998 S.C.R.D.: PLAN #53-75

4.) "SUBDIVISION & LOT LINE ADJUSTMENT PLAN, FOR, JOHN TORR TRUSTEE & ROBERT TORR, TAX MAP H, LOT No. 4, LOT No. 5A, N.H. 108, MAST ROAD & FRESHET ROAD, DOVER, STRAFFORD COUNT, NEW HAMPSHIRE" BY: K E M LAND SURVEY, INC DATED: SEPTEMBER, 2001 S.C.R.D.: PLAN #64-23

5.) "BOUNDARY LINE ADJUSTMENT, FOR, ROBERT & DIANNE HADGSON, TAX MAP 9, LOT No. 20, FRESHET ROAD, MADBURY, STRAFFORD COUNTY, NEW HAMPSHIRE" BY: K E M LAND SURVEY, INC DATED: FEBRUARY 2, 2004 S.C.R.D.: PLAN #75-39

6.) "TAX MAP H LOT 4, MIXED USE DEVELOPMENT (1 OF 2), RETAIL PHASE, NH ROUTE 18 AND MAST ROAD, DOVER NEW HAMPSHIRE" BY: TFM DATED: OCTOBER 30, 2006 S.C.R.D. PLAN #89-40

7.) "TAX MAP H LOT 4, MIXED USE DEVELOPMENT (2 OF 2), RETAIL PHASE, NH ROUTE 18 AND MAST ROAD, DOVER NEW HAMPSHIRE" BY: TFM DATED: OCTOBER 30, 2006 S.C.R.D. PLAN #89-41

8.) SUBDIVISION PLAN PREPARED FOR, JOANNE JOHNSON, 18 FRESHET ROAD, DOVER, NH 03820, TAX MAP H LOT 2A (DOVER), TAX MAP 9 LOT 67 (MADBURY), 18 FRESHET ROAD, DOVER, STRAFFORD, CO., NEW HAMPSHIRE, SHEET 3 OF 5" BY: BROWN ENGINEERING/SURVEYING DATED: AUGUST 13, 2012 S.C.R.D. PLAN #104-65

9.) SUBDIVISION PLAN PREPARED FOR, JOANNE JOHNSON, 18 FRESHET ROAD, DOVER, NH 03820, TAX MAP H LOT 2A (DOVER), TAX MAP 9 LOT 67 (MADBURY), 18 FRESHET ROAD, DOVER, STRAFFORD, CO., NEW HAMPSHIRE, SHEET 4 OF 5" BY: BROWN ENGINEERING/SURVEYING DATED: AUGUST 13, 2012 S.C.R.D. PLAN #104-65

9.) "TAX MAP H LOT 4-3, CONDOMINIUM SITE PLAN, DOVER FIELDS CONDOMINIUM, DURHAM ROAD (NH ROUTE 108) AND MAST ROAD, DOVER, NEW HAMPSHIRE, OWNED BY AND PREPARED FOR VC DOVER INVESTMENTS, LLC" BY: TFM DATED: JUNE 15, 2012 S.C.R.D. PLAN #104-89

10.) "AMENDED ARBOR WOODS-PHASE II- UNIT LEASE AREA PLAN FOR HERON BAY PARTNERS, LLC, CIELO DRIVE & GRAPEVINE DRIVE, DOVER, STRAFFORD COUNTY, NH" BY: BERRY SURVEYING & ENGINEERING DATED: NOVEMBER 16, 2016 S.C.R.D.: PLAN #112-54, PLAN #113-028, PLAN #114-078, & PLAN #116-44, PLAN #116-50 & PLAN #12068 FILE NO. DB 2015-033

NOTES: CONTINUED:

18.) WRITTEN DIMENSION ON THIS PLAN TAKE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS. IN THE EVENT OF A CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWINGS AND/OR SPECIFICATIONS, THE ENGINEER SHALL BE NOTIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR IS TO CONFIRM ALL ELEVATIONS. CONFLICTS WILL BE REPORTED TO THE DESIGN ENGINEER PRIOR TO CONSTRUCTION.

19.) LIST ANY VARIANCES OR SPECIAL EXCEPTIONS GRANTED BY THE ZONING BOARD OF ADJUSTMENT: NONE

20.) THE SITE CONSTRUCTION HOURS SHALL BE LIMITED TO MONDAY-FRIDAY 7AM-6PM, NO SATURDAY, SUNDAY OR FEDERAL HOLIDAY HOURS. HOURS OF CONSTRUCTION SHALL BE DOCUMENTED ON A SITE CONSTRUCTION SIGN ALONG WITH THE CONTACT INFORMATION FOR THE GENERAL CONTRACTOR. THE PROJECT SIGN SHALL INDICATE THE ROAD IS PROPOSED TO BE PRIVATE AND SHALL RECEIVE NO CITY SERVICES.

21.) THE INSTALLATION OF ELECTRIC POWER, CABLE TELEVISION AND TELEPHONE LINES SHALL BE UNDERGROUND THROUGHOUT THE SITE FOR WHICH DEVELOPMENT IS PROPOSED. SITE PLANS SHALL SHOW ANY EASEMENTS FOR THESE SERVICES.

22.) FROM GROUND BREAKING THE SITE SHALL REMAIN ACCESSIBLE YEAR ROUND IN ALL WEATHER CONDITIONS.

23.) ALL TREATMENT SWALES TO BE CONSTRUCTED SHALL HAVE SOD BOTTOMS. NOT APPLICABLE.

NOTES CONTINUED:

24.) A LETTER OF CREDIT FOR THE COST OF REVEGETATING ALL DISTURBED AREAS ON THE SITE SHALL BE SUBMITTED, AND THE APPROVED CONSTRUCTION SIGN INSTALLED PRIOR TO ANY EARTH DISTURBING ACTIVITY OCCURS. NOT APPLICABLE.

25.) 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.

26.) THE PROPOSED USE FOR THE SITE IS A 56 UNIT 55 AND OLDER TOWNHOUSE STYLE DEVELOPMENT. 52 UNITS WILL BE PURCHASED THROUGH THE TDR PROGRAM. NO ADDITIONAL DWELLING UNITS MAY BE ADDED TO THE PROPERTY WITHOUT PLANNING BOARD APPROVAL.

27.) THIS IS A TDR SUBDIVISION. THE PLANNING BOARD APPROVED THE USE OF THE TDR ALLOWING FOR INCREASED DENSITY.

28.) WINDSOR DRIVE IS PROPOSED TO BE PRIVATE. REFER TO THE HOA DOCUMENTS FOR ROAD & DRAINAGE RESPONSIBILITIES. 155-488 THERE ARE NO CITY SERVICES PROVIDED UNLESS THE ROADWAY CONFORMS WITH PUBLIC ROAD SPECIFICATIONS AND THE PLANNING BOARD HAS REVIEWED AND AGREED TO AMEND THE APPROVAL TO ALLOW A PUBLIC ROADWAY.

29.) TAX MAP H, LOT 4-4 IS ALLOTTED AN ACCESS, DRAINAGE, UTILITY EASEMENT OVER TAX MAP H, LOT 4. TAX MAP H, LOT 4 IS ALLOTTED AN ACCESS, DRAINAGE, UTILITY EASEMENT OVER TAX MAP H, LOT 4-4.

30.) THIS IS A 44 PAGE PLAN SET. SHEETS #8-10 TO BE RECORDED AT S.C.R.D.

ABUTTER'S WITHIN 200'

1 N/F BRANCH BROOK HOLDINGS LLC, P.O.BOX 410 CANDIA, NH 03034 *TAX MAP H, LOT 61* BOOK 3923, PAGE 904

2 N/F BRANCH BROOK HOLDINGS LLC, P.O.BOX 410 CANDIA, NH 03034 *TAX MAP H, LOT 59* BOOK 3923, PAGE 904

3 N/F OMNIPOINT HOLDINGS LLC,. ATTN PROPERTY MANAGEMENT 4 SYLVAN WAY PARSIPPANAY, NY 07054 *TAX MAP H, LOT 58-LS2* S.C.R.D. BOOK 0, PAGE D

4 N/F MAST ROAD DOVER LLC, C/O RAND-WHITNEY CONTAINER LLC 207 GREENWOOD STREET WORCESTER, MA 010607 *TAX MAP H, LOT 53-1* S.C.R.D. BOOK 4333, PAGE 441

5 N/F DOVER FIELDS CONDOMINIUM, C/O VC DOVER INVESTMENTS LLC 48 CONSTITUTION DRIVE BEDFORD, NH 03110 *TAX MAP H, LOT 4-3* S.C.R.D. BOOK 3496, PAGE 733

6 N/F CITY OF DOVER FIELDS 288 CENTRAL AVENUE DOVER, NH 03820 *TAX MAP H, LOT 2* S.C.R.D. BOOK 1966, PAGE 647

7 N/F CITY OF DOVER FIELDS 288 CENTRAL AVENUE DOVER, NH 03820 *TAX MAP H, LOT 2* S.C.R.D. BOOK 1966, PAGE 647

8 N/F HODGSON REVOC LIV TRUST ROBERT & DIANE HODGSON TTSS 11 FRESHET ROAD MADBURY, NH 03823 *TAX MAP 9, LOT 2A* S.C.R.D. BOOK 3635, PAGE 395

9 N/F HODGSON REVOC LIV TRUST ROBERT & DIANE HODGSON TTSS 11 FRESHET ROAD MADBURY, NH 03823 *TAX MAP 9, LOT 2* S.C.R.D. BOOK 3635, PAGE 395

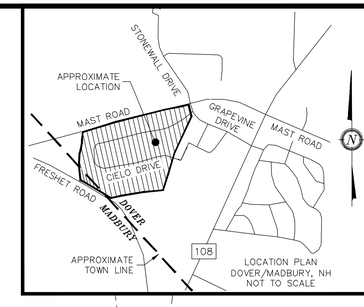
10 N/F RAMEY, WILLIAM J & SARA-BETH 9 FRESHET ROAD MADBURY, NH 03823 *TAX MAP 9, LOT 19A* S.C.R.D. BOOK 4176, PAGE 1004

11 N/F SABIN, DANIEL & MIHAIELA C 8 FRESHET ROAD MADBURY, NH 03823 *TAX MAP 9, LOT 66A* S.C.R.D. BOOK 2124, PAGE 777

12 N/F TARANTO, AGNES M 320 MAST ROAD DOVER, NH 03820-5489 *TAX MAP H, LOT 5-B* S.C.R.D. BOOK 4166, PAGE 250

13 N/F BROWNE, DAVID D JR & PAMELA 324 MAST ROAD DOVER, NH 03820 *TAX MAP H, LOT 5-B1* S.C.R.D. BOOK 2384, PAGE 618

TRANSFER OF DEVELOPMENT RIGHTS REQUEST:
(UNITS 53-56 FROM PRIOR APPROVAL: 52 UNITS TO BE PURCHASED VIA TDR: 56 TOTAL
PARTIAL REMOVAL OF 30' TDR PERIMETER BUFFER:



LEGEND:

- 3/4" REBAR W/ ID CAP ~TBS~
- GRANITE BOUND ~FND~
- DRILL HOLE ~FND OR SET~
- IRON PIPE ~FND~
- IRON BOUND/AXEL ~FND~
- UTILITY POLE
- TOWN LINE
- STONE WALL
- PERIMETER BOUNDARY
- APPROX. ABUTTING LOT LINE
- BUILDING SETBACK/BUFFER LINE
- PROPOSED PROPERTY LINE
- EXISTING EASEMENT LINE
- TBS TO BE SET
- FND FOUND
- S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS
- MATCH LINE
- MATCH POINT

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

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

10-26-23

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

DOVER PLANNING FILE #P06-25H

REVISION	DATE	DESCRIPTION
#7	11-30-22	REVISED PER NHDES WWEB COMMENT
#6	11-21-22	REVISED PER NHDES WWEB COMMENT
#5	10-25-22	REVISED PER ENGINEERING COMMENT
#4	10-6-22	REVISED PER DOVER ENGINEERING COMMENT
#3	9-7-22	REVISED PER NHDES RFMI COMMENT
#2	7-21-22	REVISED PER DOVER TRC COMMENT
#1	6-9-22	REVISED PER DOVER TRC COMMENT

OVERVIEW TRANSFER OF DEVELOPMENT SUBDIVISION PLAN
LAND OF
HERON BAY PARTNERS, LLC
CIELO DRIVE
DOVER, N.H.
TAX MAP H, LOT 4

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

SCALE : 1 IN. EQUALS 100 FT.
DATE : APRIL 7, 2022
FILE NO. : DB 2021-002

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

N/F RAMEY, WILLIAM J & SARA-BETH
9 FRESHET ROAD
MADBURY, NH 03823
TAX MAP 9, LOT 19A
S.C.R.D. BOOK 4176, PAGE 1004

N/F HODGSON REVOC LIV TRUST
ROBERT & DIANE HODGSON TTSS
11 FRESHET ROAD
MADBURY, NH 03823
TAX MAP 9, LOT 2
S.C.R.D. BOOK 3635, PAGE 395

N/F BROWNE, DAVID D JR & PAMELA
324 MAST ROAD
DOVER, NH 03820
TAX MAP H, LOT 5-B1
S.C.R.D. BOOK 2384, PAGE 618

N/F BRANCH BROOK HOLDINGS LLC,
P.O.BOX 410
CANDIA, NH 03034
TAX MAP H, LOT 59
BOOK 3923, PAGE 904

IRON BOUND ~ FND ~ FLUSH LLS 275 LOCATED AT BASE

4"x4" GRANITE BOUND ~ FND ~ (+0.2')

DRILL HOLE ~ FND ~ 6"x9" STONE BOUND (+0.9')

6"x9" STONE BND ~ FND ~ NO DRILL HOLE (+1.0')

IRON BOUND ~FND ~ LLS 275 LOCATED AT BASE

IRON ROD ~ FND ~ (+1.1')

IRON PIN ~ FND ~ (+2.8')

DRILL HOLE ~ FND ~ 7"x6" STONE BOUND (+0.3') NH GRID COORD. N:.244075.96 E.:1188546.16 ELEV.: 155.93

DOVER/MABURY TOWNLINE

MADBURY

DOVER

FRESHET ROAD

N 61°07'24" W 78.90'

N 06°10'39" W 142.30'

10.81' N 05°15'02" W

N 06°10'10" W 54.81'

N 02°07'55" E 171.21'

N 11°33'38" E 84.65'

47.27' N 09°46'52" E

36.44' N 07°46'00" E

36.11' N 06°29'39" E

N 03°44'45" E 122.52'

N 59°49'05" W 431.75'

N 84°13'20" E 588.28'

50.0'

30.0'

100.0'

50' EXTERIOR BUFFER

100' EXTERIOR BUFFER

1" REBAR ~ FND ~ (+0.8')

PROPOSED BOUNDARY LINE (TYP.)

30' TDR BUFFER

3/4" REBAR W/ ID CAP ~TBS~

N 11°15'22" W 142.31'

100' PSNH EASEMENT

165' PSNH EASEMENT

3"x8" STONE BND, NO DRILL HOLE ~ FND ~ (+0.8') W/ WITNESS REBAR

7"x7" STONE BND, NO DRILL HOLE ~ FND ~ (+0.5')

S 78°14'53" W 175.73'

S 79°45'46" W 317.24'

N 86°14'55" E 136.00'

12.14' N 63° 19'44" E

N 80°15'52" E 129.00'

L 118.18' R 747.00'

N 72°21'48" E 513.78'

N 75°34'09" E 743.90'

TAX MAP H, LOT 4
LOT AREA
1,079,952 Sq. Ft.
24.79 Ac.

TAX MAP H, LOT 4-4
LOT AREA
420,261 Sq. Ft.
9.65 Ac.

CIELO DRIVE

39 CIELO DRIVE
41 CIELO DRIVE
43 CIELO DRIVE
45 CIELO DRIVE
47 CIELO DRIVE
49 CIELO DRIVE
51 CIELO DRIVE
53 CIELO DRIVE
55 CIELO DRIVE
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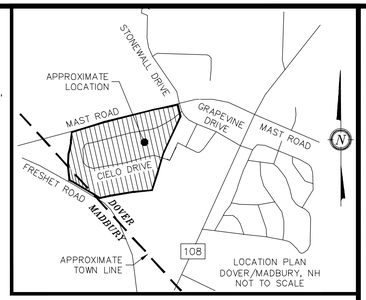
18 CIELO DRIVE
17 CIELO DRIVE

SHEET 9 OF 44
SHEET 10 OF 44



NOTES:

1.) OWNER: HERON BAY PARTNERS, LLC
242 CENTRAL AVE
DOVER, NH 03820

2.) TAX MAP H, LOT 4 — OWNER'S SIGNATURE — DATE

3.) TOTAL AREA: 1,500,213 Sq. Ft., 34.44 Ac.

4.) S.C.R.D. BOOK 3561, PAGE 656

5.) ZONING: (IT) INNOVATIVE TECHNOLOGY
SECONDARY GROUNDWATER PROTECTION OVERLAY
MINIMUM FRONTAGE ~ 200'
MINIMUM LOT SIZE ~ 87,120 Sq. Ft.
FRONT SETBACK ~ 50'
REAR SETBACK ~ 50'
SIDE SETBACK ~ 50'
WETLANDS BUFFER ~ 50.0'
MAX. BUILDING HEIGHT: 55'
MAX. LOT COVERAGE: 33%
PARKING SETBACK ~ 25.0'
MAX IMPERVIOUS ~ 20%

ZONING: (TDR) TRANSFER OF DEVELOPMENT RIGHTS (TDR)

	PROVIDED:
MIN. LOT SIZE: N/A	417,995 Sq. Ft. (9.60Ac.)
MAX LOT COVERAGE: N/A	40,832 Sq. Ft. (9.8%)
MIN. FRONTAGE: 40'	750.31'
ABUT A STREET SETBACK: 20'	20' MIN
ABUT A SIDE LOT LINE: 10'	10' MIN
ABUT A REAR LOT LINE: 30'	30' MIN
30' EXTERIOR BUFFER	30' MIN

6.) THE INTENT OF THIS PLAN IS TO SHOW THE DETAIL TRANSFER OF DEVELOPMENT RIGHTS (TDR) SUBDIVISION PLAN.

7.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PROPERTY DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF: FEMA COMMUNITY #330145, MAP 33017C0320E, DATED: MAY 17, 2005.

8.) VERTICAL DATUM BASED ON NAVD88 ELEVATIONS. HORIZONTAL DATUM BASED ON NAD83 STATE PLANE. COORDINATES GATHERED USING CARLSON BRX7 SURVEY GRADE GPS RECEIVERS.

9.) PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A SURVEY PREFORMED BY BERRY SURVEYING AND ENGINEERING IN 2020 WITH AN ERROR OF CLOSURE GREATER THAN 1 IN 10,000.

10.) TOPOGRAPHY PROVIDED IS DEMARCATED AT 1' INTERVALS, AND IS THE RESULT OF A FIELD SURVEY PERFORMED IN 2021.

11.) NO WETLANDS WERE FOUND WITHIN 50' OF THE PROJECT DEVELOPMENT AREA.

12.) ALL LOTS WILL BE SERVICED BY MUNICIPAL WATER AND SEWER.

13.) SEE OVERVIEW SUBDIVISION SHEETS FOR ALL OTHER STANDARD SUBDIVISION NOTES.

14.) TAX MAP H, LOT 4-4 IS ALLOTTED AN ACCESS, DRAINAGE, UTILITY EASEMENT OVER TAX MAP H, LOT 4. TAX MAP H, LOT 4 IS ALLOTTED AN ACCESS, DRAINAGE, UTILITY EASEMENT OVER TAX MAP H, LOT 4-4.

NAD83 NH STATE PLANE

MAGNETIC — 14.9°W

③ GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

FOR ABUTTERS:
SEE OVERVIEW SUBDIVISION PLAN

FOR PLAN REFERENCES:
SEE OVERVIEW SUBDIVISION PLAN

APPROVED DOVER

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

10-26-23
KENNETH A. BERRY L.L.S. 805 DATE

DOVER PLANNING FILE #P06-25H

REVISION	DATE	DESCRIPTION
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#3	9-7-22	REVISED PER NHDES RFAI COMMENT
#2	7-21-22	REVISED PER DOVER TRC COMMENT
#1	6-9-22	REVISED PER DOVER TRC COMMENT

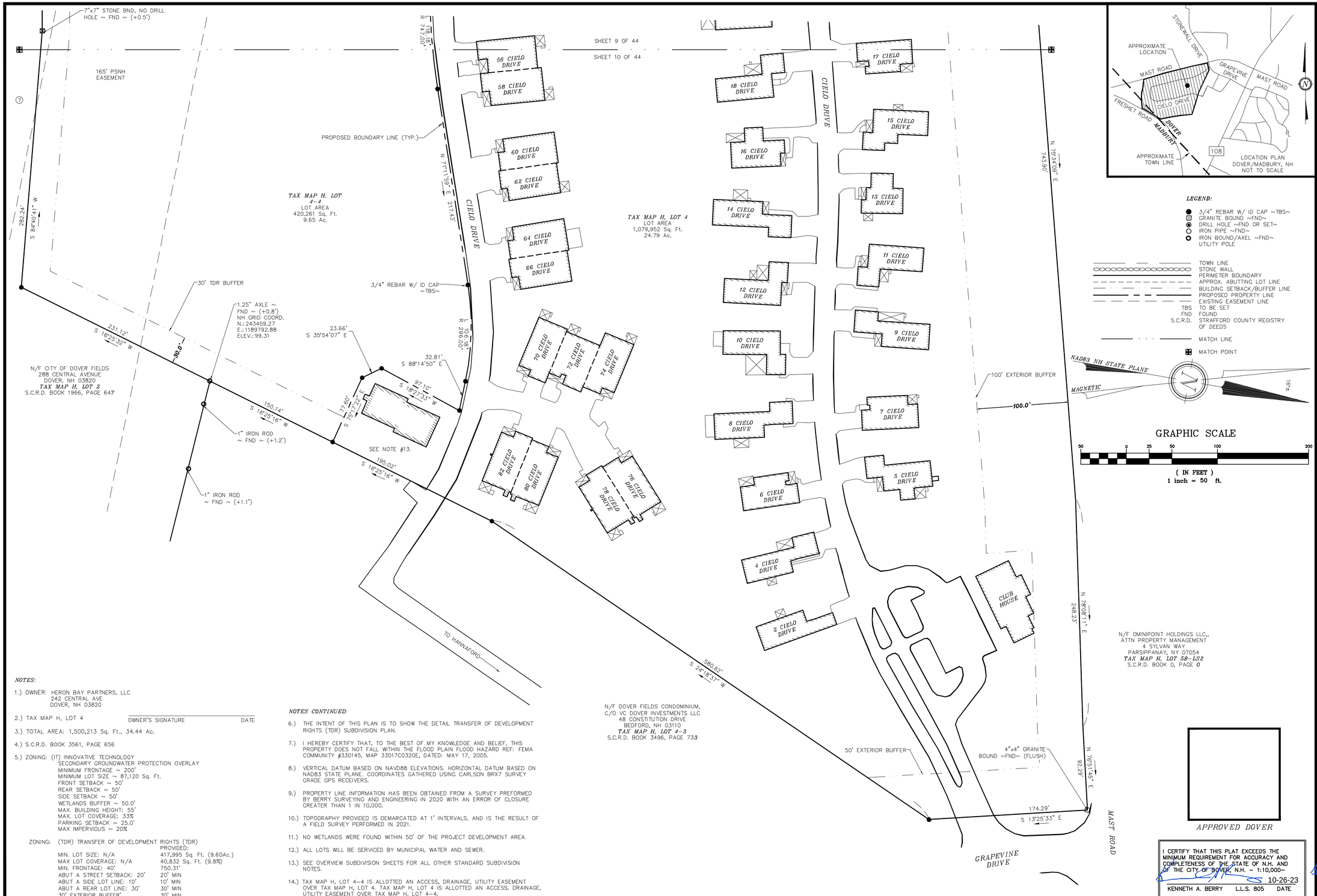
DETAIL TRANSFER OF DEVELOPMENT SUBDIVISION PLAN WEST
LAND OF
HERON BAY PARTNERS, LLC
CIELO DRIVE
DOVER, N.H.
TAX MAP H, LOT 4

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

SCALE : 1 IN. EQUALS 50 FT.
DATE : APRIL 7, 2022
FILE NO. : DB 2021-002

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

SHEET 9 OF 44



LEGEND:

- 3/4" REBAR W/ ID CAP ~TBS~
- GRANITE BOUND ~FND~
- DRILL HOLE ~FND OR SET~
- IRON PIPE ~FND~
- IRON BOUND/AXEL ~FND~
- UTILITY POLE

- TOWN LINE
- STONE WALL
- PERIMETER BOUNDARY
- APPROX. ABUTTING LOT LINE
- BUILDING SETBACK/BUFFER LINE
- PROPOSED PROPERTY LINE
- EXISTING EASEMENT LINE
- TBS TO BE SET
- FND FOUND
- S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS
- MATCH LINE
- MATCH POINT

NOTES:

1.) OWNER: HERON BAY PARTNERS, LLC
242 CENTRAL AVE
DOVER, NH 03820

OWNER'S SIGNATURE DATE

2.) TAX MAP H, LOT 4

3.) TOTAL AREA: 1,500,213 Sq. Ft., 34.44 Ac.

4.) S.C.R.D. BOOK 3561, PAGE 656

5.) ZONING: (IT) INNOVATIVE TECHNOLOGY
SECONDARY GROUNDWATER PROTECTION OVERLAY
MINIMUM FRONTAGE ~ 200'
MINIMUM LOT SIZE ~ 87,120 Sq. Ft.
FRONT SETBACK ~ 50'
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WETLANDS BUFFER ~ 50.0'
MAX. BUILDING HEIGHT: 55'
MAX. LOT COVERAGE: 33%
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	PROVIDED:
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ABUT A STREET SETBACK: 20'	20' MIN
ABUT A SIDE LOT LINE: 10'	10' MIN
ABUT A REAR LOT LINE: 30'	30' MIN
30' EXTERIOR BUFFER'	30' MIN

NOTES CONTINUED:

6.) THE INTENT OF THIS PLAN IS TO SHOW THE DETAIL TRANSFER OF DEVELOPMENT RIGHTS (TDR) SUBDIVISION PLAN.

7.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PROPERTY DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF: FEMA COMMUNITY #330145, MAP 33017C0320E, DATED: MAY 17, 2005.

8.) VERTICAL DATUM BASED ON NAVD88 ELEVATIONS. HORIZONTAL DATUM BASED ON NAD83 STATE PLANE. COORDINATES GATHERED USING CARLSON BRX7 SURVEY GRADE GPS RECEIVERS.

9.) PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A SURVEY PREFORMED BY BERRY SURVEYING AND ENGINEERING IN 2020 WITH AN ERROR OF CLOSURE GREATER THAN 1 IN 10,000.

10.) TOPOGRAPHY PROVIDED IS DEMARCATED AT 1' INTERVALS, AND IS THE RESULT OF A FIELD SURVEY PERFORMED IN 2021.

11.) NO WETLANDS WERE FOUND WITHIN 50' OF THE PROJECT DEVELOPMENT AREA.

12.) ALL LOTS WILL BE SERVICED BY MUNICIPAL WATER AND SEWER.

13.) SEE OVERVIEW SUBDIVISION SHEETS FOR ALL OTHER STANDARD SUBDIVISION NOTES.

14.) TAX MAP H, LOT 4-4 IS ALLOTTED AN ACCESS, DRAINAGE, UTILITY EASEMENT OVER TAX MAP H, LOT 4. TAX MAP H, LOT 4 IS ALLOTTED AN ACCESS, DRAINAGE, UTILITY EASEMENT OVER TAX MAP H, LOT 4-4.

APPROVED DOVER

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

10-26-23

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

DOVER PLANNING FILE #P06-25H

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#3	7-21-22	REVISED PER DOVER TRC COMMENT
#2	6-9-22	REVISED PER DOVER TRC COMMENT
#1		

DETAIL TRANSFER OF DEVELOPMENT SUBDIVISION PLAN EAST
LAND OF
HERON BAY PARTNERS, LLC
CIELO DRIVE
DOVER, N.H.
TAX MAP H, LOT 4

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

SCALE : 1 IN. EQUALS 50 FT.
DATE : APRIL 7, 2022
FILE NO. : DB 2021-002

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

WETLAND NOTES:
WETLANDS WERE DELINEATED BY DEIDRA BENJAMIN, IN SPRING 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).
4. NO WETLANDS WERE FOUND WITHIN THE LIMIT OF CONSTRUCTION, OR WITHIN 50 FEET

STATE OF NEW HAMPSHIRE — DEIDRA L BENJAMIN — No. 295 — CERTIFIED WETLAND SCIENTIST

DEIDRA BENJAMIN, CWS #295

STATE OF NEW HAMPSHIRE — JOHN P. HAYES III — CERTIFIED SOIL SCIENTIST

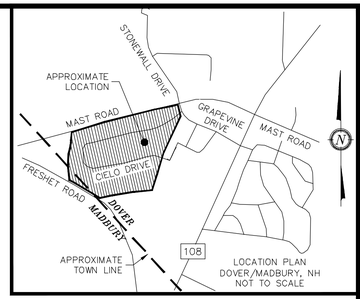
JOHN P. HAYES, III CSS #87

SITE SPECIFIC SOILS LEGEND

SYMBOL	SOIL TAXONOMIC NAME	HYDROLOGIC SOIL GROUP
Wd	WINDSOR	A
299	UDORTHENTS	A
300	UDIPSAMMENTS	A
350	UDIPSAMMENTS	A
900	ENDOQUENTS (SANDY OR GRAVELLY)	C

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

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



LOCATION PLAN
DOVER/MADBURY, NH
NOT TO SCALE

NOTES:

1.) OWNER: HERON BAY PARTNERS, LLC
242 CENTRAL AVE
DOVER, NH 03820

2.) TAX MAP H, LOT 4

3.) TOTAL AREA: 1,500,213 Sq. Ft., 34.44 Ac.

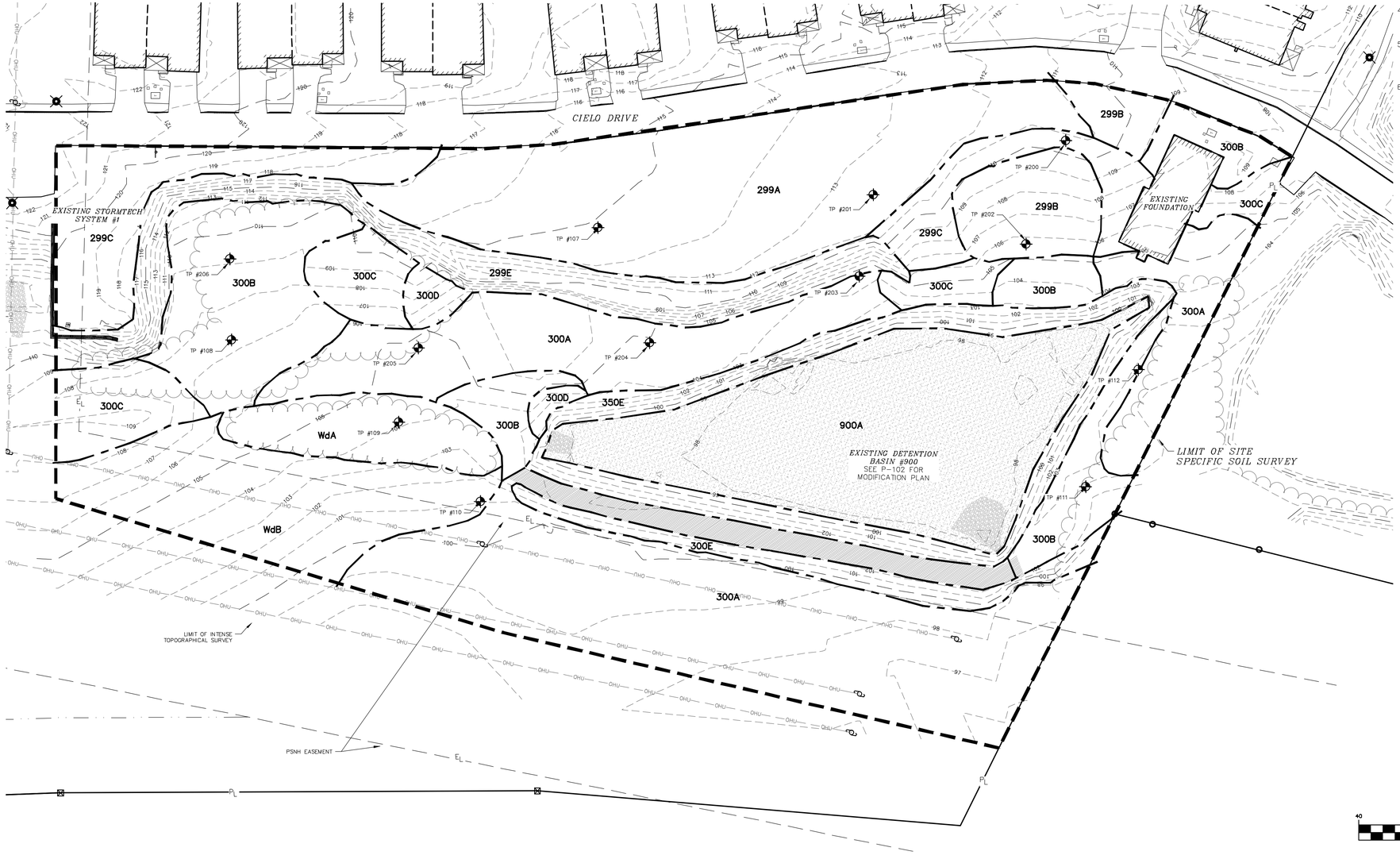
4.) PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A SURVEY PREFORMED BY BERRY SURVEYING AND ENGINEERING IN 2020 WITH AN ERROR OF CLOSURE BETTER THAN 1 IN 10,000.

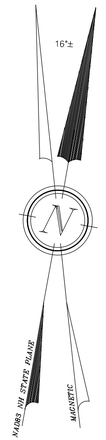
5.) VERTICAL DATUM IS BASED ON USGS NAVD88 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83 NH STATE PLANE COORDINATES. COORDINATES GATHERED FROM TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.

6.) THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING ANALYZED SITE SPECIFIC SOIL CONDITIONS OF THE SITE.

LEGEND:

- IRON PIPE ~FND~
- IRON BOUND ~FND~
- STONE BOUND ~FND~
- GRANITE BOUND ~FND~
- UTILITY POLE/GUY WIRE
- TEST HOLE
- BENCHMARK
- OVERHEAD UTILITIES LINE
- EXISTING CONTOUR MINOR
- EXISTING CONTOUR MAJOR
- SOIL LINE
- LIMIT OF SOIL SURVEY
- 300A SOIL SERIES
- S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS
- TYP. TYPICAL
- FND FOUND





GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

DOVER PLANNING FILE #P06-25F

REVISION	DATE	DESCRIPTION
#7	11-30-22	REVISED PER NHDES WWEB COMMENT
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#2	6-9-22	REVISED PER DOVER TRC COMMENT
#1		

SITE SPECIFIC SOILS MAP
LAND OF
HERON BAY PARTNERS, LLC
CIELO DRIVE
DOVER, N.H.
TAX MAP H, LOT 4

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

SCALE : 1 IN. EQUALS 40 FT.
DATE : APRIL 7, 2022
FILE NO. : DB 2021-002

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

TEST PIT DATA:

TEST PIT #107
0–3" 10YR 3/2 VERY DARK GRAYISH BROWN, SANDY LOAM, GRANULAR, FRIABLE
3–98" 5Y 5/3 OLIVE SILTY CLAY LOAM, BLOCKY, FIRM
98–108" 10YR 6/3 PALE BROWN, SAND, MASSIVE, FRIABLE
E.S.H.W.T. > 108"
GROUND WATER NONE
TERMINATED @ 108"
REFUSAL NONE
RESTRICTIVE LAYER 4–98"

TEST PIT #108
0–6" 10YR 3/2 VERY DARK GRAYISH BROWN, LOAMY SAND, GRANULAR, FRIABLE
6–24" 10YR 5/6 YELLOWISH BROWN, LOAMY SAND, GRANULAR, FRIABLE
22–44" 10YR 5/4 YELLOWISH BROWN, LOAMY SAND, GRANULAR, FRIABLE
44–56" 10YR 6/3 PALE BROWN, STRATIFIED SAND AND VERY FINE SAND WITH REDOXIMORPHIC FEATURES PRESENT, MASSIVE, FRIABLE
56–90" 10YR 6/2 LIGHT BROWNISH GRAY, Z VERY FINE SAND WITH REDOXIMORPHIC FEATURES PRESENT, MASSIVE, FIRM
E.S.H.W.T. @ 44"
GROUND WATER @ NONE
TERMINATED @ 90"
REFUSAL NONE

TEST PIT #109
0–10" 10YR 3/2 VERY DARK GRAYISH BROWN, LOAMY SAND, GRANULAR, FRIABLE
10–28" 10YR 5/6 YELLOWISH BROWN, LOAMY SAND, GRANULAR, FRIABLE
28–44" 10YR 6/4 LIGHT YELLOWISH BROWN, LOAMY SAND, GRANULAR, FRIABLE
44–80" 10YR 6/3 PALE BROWN, STRATIFIED SAND AND VERY FINE SAND WITH REDOXIMORPHIC FEATURES PRESENT, MASSIVE, FRIABLE
E.S.H.W.T. @ 44"
GROUND WATER @ 70
TERMINATED @ 80"
REFUSAL @ NONE

TEST PIT #110
0–6" 10YR 3/2 VERY DARK GRAYISH BROWN, LOAMY SAND, GRANULAR, FRIABLE
6–24" 10YR 5/6 YELLOWISH BROWN, LOAMY SAND, GRANULAR, FRIABLE
24–38" 10YR 6/4 LIGHT YELLOWISH BROWN, LOAMY SAND, GRANULAR, FRIABLE
38–80" 10YR 6/3 PALE BROWN, STRATIFIED SAND AND VERY FINE SAND WITH REDOXIMORPHIC FEATURES PRESENT, MASSIVE, FRIABLE
E.S.H.W.T. @ 38"
GROUND WATER @ 50
TERMINATED @ 80"
REFUSAL NONE

TEST PIT #111
0–10" 10YR 3/2 VERY DARK GRAYISH BROWN, LOAMY SAND, GRANULAR, FRIABLE
10–28" 10YR 5/6 YELLOWISH BROWN, LOAMY SAND, GRANULAR, FRIABLE
28–44" 10YR 6/4 LIGHT YELLOWSH BROWN, STRATIFIED SAND AND VERY FINE SAND, MASSIVE, FIRM
44–70" 10YR 6/2 LIGHT BROWNISH GRAY, SAND WITH REDOXIMORPHIC FEATURES PRESENT, MASSIVE, FRIABLE
E.S.H.W.T. @ 44"
GROUND WATER @ NONE
TERMINATED @ 70"
REFUSAL @ 28
"

TEST PIT #112
0–3" 10YR 3/2 VERY DARK GRAYISH BROWN, SANDY LOAM, GRANULAR, FRIABLE
3–10" 10 YR 5/4 YELLOWISH BROWN, SANDY LOAM, GRANULAR, FRIABLE
10–24" 10YR 5/6 YELLOWISH BROWN, LOAMY SAND, GRANULAR, FRIABLE
24–32" 10 YR 3/1 VERY DARK GRAY, LOAMY SAND, GRANULAR, FRIABLE
32–40" 10YR 6/4 LIGHT YELLOWISH BROWN, LOAMY SAND, GRANULAR, FRIABLE
40–52" 2.5Y 6/4 LIGHT YELLOWISH BROWN, LOAMY SAND, GRANULAR, FRIABLE
E.S.H.W.T. @ 52"
GROUND WATER @ 65"
TERMINATED @ 65"
REFUSAL NONE

TEST PIT #200
0–3" 10YR 3/2 VERY DARK GRAYISH BROWN, SANDY LOAM, GRANULAR, FRIABLE
3–130" 5Y 5/3 OLIVE, SILTY CLAY LOAM, BLOCKY, FIRM
E.S.H.W.T. > 130"
GROUND WATER @ NONE
TERMINATED @ 130"
REFUSAL NONE
RESTRICTIVE LAYER 3–130"

TEST PIT #201
0–3" 10YR 3/2 VERY DARK GRAYISH BROWN, SANDY LOAM, GRANULAR, FRIABLE
3–130" 5Y 5/3 OLIVE, SILTY CLAY LOAM, BLOCKY, FIRM
E.S.H.W.T. @ 130"
GROUND WATER @ NONE
TERMINATED @ 130"
REFUSAL @ NONE
RESTRICTIVE LAYER 3–130"

TEST PIT #202
0–3" 10YR 3/2 VERY DARK GRAYISH BROWN, LOAMY SAND, GRANULAR, FRIABLE
3–58" 5Y 5/3 OLIVE, SILTY CLAY LOAM, BLOCKY, FIRM
58–82" 10YR 5/4 YELLOWISH BROWN, LOAMY SAND, GRANULAR, FRIABLE
82–115" 10YR 6/2 LIGHT BROWNISH GRAY, STRATIFIED SAND AND VERY FINE SAND WITH REDOXIMORPHIC FEATURES PRESENT, MASSIVE, FRIABLE
E.S.H.W.T. @ 82"
GROUND WATER @ NONE
TERMINATED @ 115"
REFUSAL NONE
RESTRICTIVE LAYER 3–58"

TEST PIT #203
0–3" 10YR 3/2 VERY DARK GRAYISH BROWN, LOAMY SAND, GRANULAR FRIABLE
3–48" 5Y 5/3 OLIVE, SILTY CLAY LOAM, BLOCKY, FIRM
48–82" 10YR 5/4 YELLOWISH BROWN, LOAMY SAND, GRANULAR, FRIABLE
82–110" 10YR 6/2 LIGHT BROWNISH GRAY, STRATIFIED SAND AND VERY FINE SAND WITH REDOXIMORPHIC FEATURES PRESENT, MASSIVE, FRIABLE
E.S.H.W.T. @ 82"
GROUND WATER @ NONE
TERMINATED @ 110"
REFUSAL NONE
NOTE: SOIL IS WET IN PLACE AT 96".
RESTRICTIVE LAYER 3–48"

TEST PIT #204
0–3" 10YR 3/2 VERY DARK GRAYISH BROWN, LOAMY SAND, GRANULAR, FRIABLE
3–30" 5Y 5/3 OLIVE, SILTY CLAY LOAM, BLOCKY, FIRM
30–48" 10YR 5/6 YELLOWISH BROWN, LOAMY SAND, GRANULAR, FRIABLE
48–72" 10YR 6/4 LIGHT YELLOWSH BROWN, LOAMY SAND, GRANULAR, FRIABLE
72–105" 10YR 6/2 LIGHT BROWNISH GRAY STRATIFIED SAND AND VERY FINE SAND WITH REDOXIMORPHIC FEATURES PRESENT, MASSIVE, FRIABLE
E.S.H.W.T. @ 72"
GROUND WATER NONE
TERMINATED @ 105"
REFUSAL NONE

TEST PIT #205
0–3" 10YR 3/2 VERY DARK GRAYISH BROWN, LOAMY SAND, GRANULAR, FRIABLE
3–24" 10YR 5/6 YELLOWISH BROWN, LOAMY SAND, GRANULAR, FRIABLE
24–42" 5Y 5/3 OLIVE, SILTY CLAY LOAM, BLOCKY, FIRM
42–60" 2.5Y 6/3 LIGHT YELLOWISH BROWN, SAND, GRANULAR, FRIABLE
60–96" 5Y 5/3 OLIVE, SILTY CLAY LOAM, BLOCKY, FIRM
E.S.H.W.T. @ 60"
GROUND WATER @ 60"
TERMINATED 96
REFUSAL @ NONE
RESTRICTIVE LAYER 24–42" & 90–96"

TEST PIT #206
0–5" 10YR 3/2 VERY DARK GRAYISH BROWN, LOAMY SAND, GRANULAR, FRIABLE
5–26" 10YR 5/6 YELLOWISH BROWN, LOAMY SAND, GRANULAR, FRIABLE
26–44" 10YR 6/4 LIGHT YELLOWSH BROWN, LOAMY SAND, GRANULAR, FRIABLE
44–68" 5Y 5/3 OLIVE, SILTY CLAY LOAM, BLOCKY, FIRM
68–104" 10YR 6/3 PALE BROWN, STRATIFIED SAND AND VERY FINE SAND WITH REDOXIMORPHIC FEATURES PRESENT, MASSIVE, FRIABLE
E.S.H.W.T. @ 44"
GROUND WATER @ NONE
TERMINATED @ 104"
REFUSAL @ NONE
RESTRICTIVE LAYER 44–68"

DOVER PLANNING FILE #P06–25F

REVISION	DATE	DESCRIPTION
#7	11–30–22	REVISED PER NHDES WWEB COMMENT
#6	11–21–22	REVISED PER NHDES WWEB COMMENT
#5	10–18–22	REVISED PER CITY ENGINEERING COMMENT
#4	10–6–22	REVISED PER DOVER ENGINEERING COMMENT
#3	9–7–22	REVISED PER NHDES RFMI COMMENT
#2	7–21–22	REVISED PER DOVER TRC COMMENT
#1	6–9–22	REVISED PER DOVER TRC COMMENT

TEST PIT DATA
LAND OF
HERON BAY PARTNERS, LLC
CIELO DRIVE
DOVER, N.H.
TAX MAP H, LOT 4

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

SCALE : N/A.
DATE : APRIL 7, 2022
FILE NO. : DB 2021–002

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

NOTES:

1.) OWNER: HERON BAY PARTNERS, LLC
242 CENTRAL AVE
DOVER, NH 03820

2.) TAX MAP H, LOT 4

3.) TOTAL AREA: 1,500,213 Sq. Ft., 34.44 Ac.

4.) S.C.R.D. BOOK 3561, PAGE 656

5.) THE INTENT OF THIS PLAN IS SHOW THE DEMOLITION OF DRAINAGE, CURBING, AND UTILITIES FOR THE PROPOSED SITE PLAN.

6.) THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH NHDOT STANDARD SPECIFICATIONS DATED 2016, CURRENT STANDARD PLANS, SUPPLEMENTAL SPECIFICATIONS AND SPECIAL PROVISIONS INCLUDED IN THE PROPOSAL.

7.) CONTRACTOR SHALL TAKE SPECIAL CARE IN NOT DISTURBING EXISTING MONUMENTS BOUNDS, AND OR BENCHMARKS WITHOUT FIRST MAKING PROVISIONS FOR RELOCATION

8.) THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO LOCATE EXACTLY AND TO PRESERVE ANY AND ALL UNDERGROUND UTILITIES CALL "DIG-SAFE" 1-888-DIGSAFE (344-7233) AT LEAST 72 HOURS BEFORE COMMENCING CONSTRUCTION

9.) GRADE STAKES ARE TO BE PLACED AROUND ALL BOUNDARIES & CONTROL POINTS TO BE PROTECTED DURING CONSTRUCTION.

10.) ALL DISTURBED MONUMENTS TO BE RE-SET BY BS&E UPON COMPLETION OF PROJECT.

11.) THE APPLICANT MAY CHOOSE A CURB TO CURB INLAY INSTEAD OF PAYING THE MUNICIPAL PAVEMENT FEE.

UTILITY NOTE:

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

CONSTRUCTION SEQUENCE:

THE CATCH BASINS ON CIELO DRIVE ARE TO REMAIN ACTIVE THROUGHOUT THE CONSTRUCTION PROCESS. THE EXISTING DRAINAGE INFRASTRUCTURE TO BE REMOVED MUST REMAIN ACTIVE UNTIL TH REPLACEMENT INFRASTRUCTURE IS READY TO BE ACTIVATED.

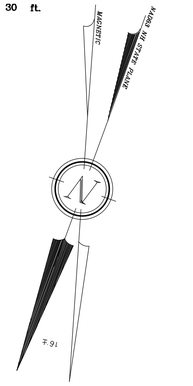
SEE THE DETENTION BASIN DEWATERING PLAN FOR BOTH EXISTING AND PROPOSED DRAINAGE INFRASTRUCTURE.

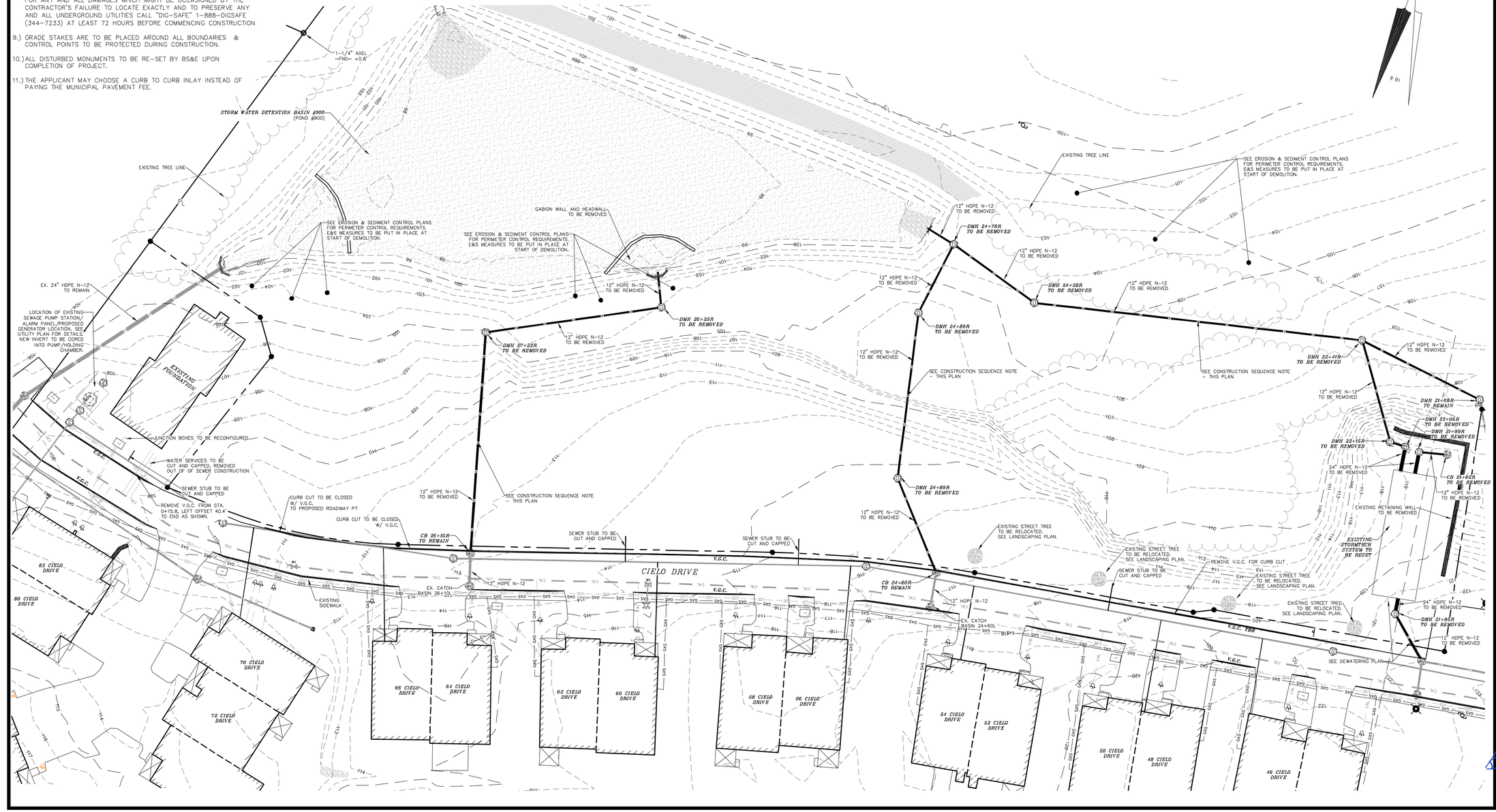
EXISTING MATERIALS REMOVED IN GOOD CONDITION MAY BE REUSED PROVIDING THAT IT WORKS WITH THE ABOVE SEQUENCE.

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.





DOVER PLANNING FILE #P06-25F

REVISION	DATE	DESCRIPTION
#7	11-30-22	REVISED PER NHDES WWEB COMMENT
#6	11-21-22	REVISED PER NHDES WWEB COMMENT
#5	10-17-22	REVISED PER ENGINEERING COMMENT
#4	10-6-22	REVISED PER DOVER ENGINEERING COMMENT
#3	9-7-22	REVISED PER NHDES RFMI COMMENT
#2	7-21-22	REVISED PER DOVER TRC COMMENT
#1	6-9-22	REVISED PER DOVER TRC COMMENT

DEMOLITION PLAN
LAND OF
HERON BAY PARTNERS, LLC
CIELO DRIVE
DOVER, N.H.
TAX MAP H, LOT 4

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

SCALE : 1 IN. EQUALS 30 FT.
DATE : APRIL 7, 2022
FILE NO. : DB 2021-002

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

NOTES:

1.) OWNER: HERON BAY PARTNERS, LLC
242 CENTRAL AVE
DOVER, NH 03820

OWNER'S SIGNATURE DATE

2.) TAX MAP H, LOT 4

3.) TOTAL AREA: 1,500,213 Sq. Ft., 34.44 Ac.

4.) S.C.R.D. BOOK 3561, PAGE 656

5.) ZONING: (IT) INNOVATIVE TECHNOLOGY
SECONDARY GROUNDWATER PROTECTION OVERLAY
MINIMUM FRONTAGE ~ 200'
MINIMUM LOT SIZE ~ 87,120 Sq. Ft.
FRONT SETBACK ~ 50'
REAR SETBACK ~ 50'
SIDE SETBACK ~ 50'
WETLANDS BUFFER ~ 50.0'
MAX. BUILDING HEIGHT: 55'
MAX. LOT COVERAGE: 33%
PARKING SETBACK ~ 25.0'
MAX IMPERVIOUS ~ 20% 13.6% (SUBDIVISION)

ZONING: (TDR) TRANSFER OF DEVELOPMENT RIGHTS (TDR)

PROVIDED:	
MIN. LOT SIZE: N/A	417,995 Sq. Ft. (9.60Ac.)
MAX. LOT COVERAGE: N/A	40,832 Sq. Ft. (9.8%)
MIN. FRONTAGE: 40'	750.31'
ABUT A STREET SETBACK: 20'	20' MIN
ABUT A SIDE LOT LINE: 10'	10' MIN
ABUT A REAR LOT LINE: 30'	30' MIN
30' EXTERIOR BUFFER'	30' MIN

6.) THE INTENT OF THIS PLAN IS TO SHOW THE PROPOSED OVERALL SITE PLAN DEVELOPMENT FOR THE SUBJECT PARCEL.

7.) 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. **NONE**

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

9.) THE INSTALLATION OF ELECTRIC POWER, CABLE TELEVISION AND TELEPHONE LINES SHALL BE UNDERGROUND THROUGHOUT THE SITE FOR WHICH DEVELOPMENT IS PROPOSED.

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

11.) ALL CONSTRUCTION SHALL CONFORM WITH THE STATE OF NEW HAMPSHIRE DEPARTMENT OF NHDOT TRANSPORTATION "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.

NOTES CONTINUED:

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

13.) THE LIMITS OF CONSTRUCTION DISTURBANCE THAT ARE LOCATED IN OR WITHIN THE 50 FT. OF CONSERVATION AND WETLAND DISTRICTS SHALL BE STAKED, FLAGGED AND CLEARLY IDENTIFIED PRIOR ANY EARTH DISTURBING ACTIVITY OCCURS. NO DISTURBANCE WITHIN THE 50' BUFFER IS PROPOSED, NO 50' BUFFERS WITHIN LIMIT OF CONSTRUCTION.

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

15.) 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.

16.) 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.

17.) SITE CONSTRUCTION HOURS SHALL BE LIMITED TO MONDAY-FRIDAY 7AM-6PM, NO SATURDAY, SUNDAY, OR FEDERAL HOLIDAY HOURS. HOURS OF CONSTRUCTION MUST BE DOCUMENTED ON A SITE CONSTRUCTION SIGN ALONG WITH THE CONTACT INFORMATION FOR THE GENERAL CONTRACTOR. SAID SIGNAGE MUST BE LOCATED AND APPROVED BY THE CITY ENGINEER OR DIRECTOR OF COMMUNITY DEVELOPMENT.

18.) BUILDING ADDRESSES SHALL BE ASSIGNED BY THE BUILDING OFFICIAL AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.

NOTES CONTINUED:

19.) THE PROPOSED USE FOR THE SITE IS FOR AN EXPANSION OF THE PROJECT SITE AT CIELO DRIVE. THE PROPOSAL INCLUDES THE CONSTRUCTION OF 4 UNITS PREVIOUSLY APPROVED AND 52 NEW SINGLE FAMILY ATTACHED TOWNHOUSE STYLE CONDOMINIUM UNITS. THE PROJECT PROPOSES TO PURCHASE 52 UNITS THROUGH THE TDR PROGRAM. THE PROPOSED UNITS ARE TO BE AGE RESTRICTED TO 55 YEARS OF AGE OR OLDER.

20.) THE FOLLOWING FEDERAL AND STATE PERMITS HAVE BEEN ISSUED FOR THE SUBJECT PROPERTY:
- US EPA NOI & SWPPP: PENDING
- NATURAL HERITAGE BUREAU: PENDING
- NH DIVISION OF HISTORICAL RESOURCES: PENDING
- NHDES ALTERATION OF TERRAIN PERMIT: PENDING
- NHDES SEWER DISCHARGE PERMIT: PENDING
- NHDES DWGB PERMIT: PENDING

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

22.) ANY RETAINING WALL TALLER THAN FOUR FEET (4') REQUIRES ISSUANCE OF A BUILDING PERMIT FROM INSPECTION SERVICES.

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

24.) APPLICANT SHALL COMPLETE LAND USE DEVELOPMENT TRACKING FORM, MOST RECENTLY REVISED VERSION, UTILIZING THE ONLINE POLLUTION TRACKING AND ACCOUNTING PILOT PROJECT (PTAPP) PORTAL. https://unh.edu/unhsc/ptapp

NOTES CONTINUED:

25.) 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.

26.) PROPOSED EXTERIOR LIGHTING SHALL BE CUT-OFF TYPE FIXTURES PER CHAPTER 153-14-E AND SHALL PROVIDE LIGHTING DIRECTED ON-SITE ONLY.

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

28.) THE STRUCTURES ARE SERVICED BY SPRINKLERS.

29.) 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.

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

31.) 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.

32.) SNOW SHALL BE REMOVED TO AN APPROVED OFF-SITE LOCATION. ROADWAY PAVEMENT COVERAGE: 46,697 Sq. Ft. TEMPORARY SPACE FOR SNOW STORAGE AND LOADING PROVIDED ALONG WINDSOR DRIVE FROM 7+00-END AND ALONG THE PARKING LOT.

NOTES CONTINUED:

33.) WETLANDS WERE DELINEATED BY DEIDRA BENJAMIN, CERTIFIED WETLANDS SCIENTIST, CERTIFICATION NUMBER 295, IN ACCORDANCE WITH CHAPTER 170-27.1 OF THE ZONING ORDINANCE, IN SPRING OF 2022. NO WETLANDS WERE FOUND WITHIN THE LIMIT OF CONSTRUCTION, OR WITHIN 50 FEET.

34.) FIRE DEPARTMENT ACCESS ROADS SHALL BE INSTALLED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS IN ALL WEATHER CONDITIONS AT ALL TIMES. NOT APPLICABLE FOR THIS PROJECT.

35.) TRASH REMOVAL WILL BE THROUGH PRIVATE TOTTERS PLACED ALONG THE ROADWAY FOR PICKUP. TOTTERS WILL BE STORED INSIDE GARAGES DURING ALL OTHER TIMES.

36.) PROJECT DISTURBANCE: 150,000 Sq. Ft. (3.44 Ac.) NOTE THAT THE PROJECT IS SUBJECT TO THE EPA NPDES PHASE II. THE NOTICE OF INTENT (NOI) MUST BE FILED ALONG WITH A STORMWATER POLLUTION PREVENTION PLAN (SWPPP), WEEKLY INSPECTIONS WILL BE CONDUCTED BY THE DESIGN ENGINEER OR AFTER A STORM EVENT OF GREAT THAN 0.25".

37.) PROPOSED IMPERVIOUS AREA:
POROUS PAVEMENT DOES NOT COUNT TOWARDS IMPERVIOUS AREA
PROPOSED BUILDING IMPERVIOUS AREA: 40,832 Sq. Ft. (0.94 Ac.)
PROPOSED PAVED/CURB IMPERVIOUS AREA: 11,054 Sq. Ft. (0.25 Ac.)
TOTAL PROPOSED IMPERVIOUS COVER IS 51,886 Sq. Ft. (1.19 Ac.)

PRIOR APPROVAL IMPERVIOUS SHOWN ON EXISTING CONDITIONS PLAN NOT CONSTRUCTED:
BUILDING IMPERVIOUS: 35,556 Sq. Ft. (0.82 Ac.) +/-
PAVEMENT IMPERVIOUS: 21,652 Sq. Ft. (0.49 Ac.) +/-
TOTAL IMPERVIOUS AREA: 57,208 Sq. Ft. (1.31 Ac.) +/-

TRANSFER OF DEVELOPMENT RIGHTS REQUEST:

(UNITS 53-56 FROM PRIOR APPROVAL: 23 UNITS TO BE PURCHASED VIA TDR: 56 TOTAL
PARTIAL REMOVAL OF PERIMETER SIDE 30' TDR BUFFER:

RECREATION SPACE REQUIREMENTS:

PROPOSED NUMBER OF BEDROOMS: 104 (UNITS 1-52)
OPEN SPACE REQUIREMENT (100 SF PER BEDROOM): 10,400 SF
¼ RECREATION SPACE FOR PASSIVE USE: 5,200 SF (FULLY SATISFIED ON SITE)
100 SF/ BENCH (800 SF SATISFIED + 5,000 SF DOG PARK)
¼ RECREATION SPACE FOR ACTIVE USE: 5,200 SF (SATISFIED OFF SITE)
RECREATION FEE REQUIRED

PARKING REQUIREMENTS:

CHAPTER 153-14D PARKING TABLE
- RESIDENTIAL
  - •• RESIDENTIAL (NON CBD-G) 1.4 SPACES PER UNIT + 0.5 GUEST SPACE / UNIT :
  - ••• 56 UNITS x 1.9 SPACES = 107 SPACES

PARKING FOR UNITS #1-23, 32 & 33, 37 & 38, 47 & 48 IS NOT TANDEM AND IS SIDE-BY-SIDE. PARKING FOR UNITS #24-31, 34-36, 39-46, & 49-56 IS TANDEM. TWO PARKING SPACES ARE PROVIDED IN THE DRIVEWAY OF UNITS #1-23, 32 & 33, 37 & 38, 47 & 48 (58) AND ONE SPACE PER UNIT FOR UNITS #24-31, 34-36, 39-46, & 49-56 (27).
22 STANDALONE PARKING SPACES ARE PROVIDED

TOTAL PROPOSED = 107 SPACES

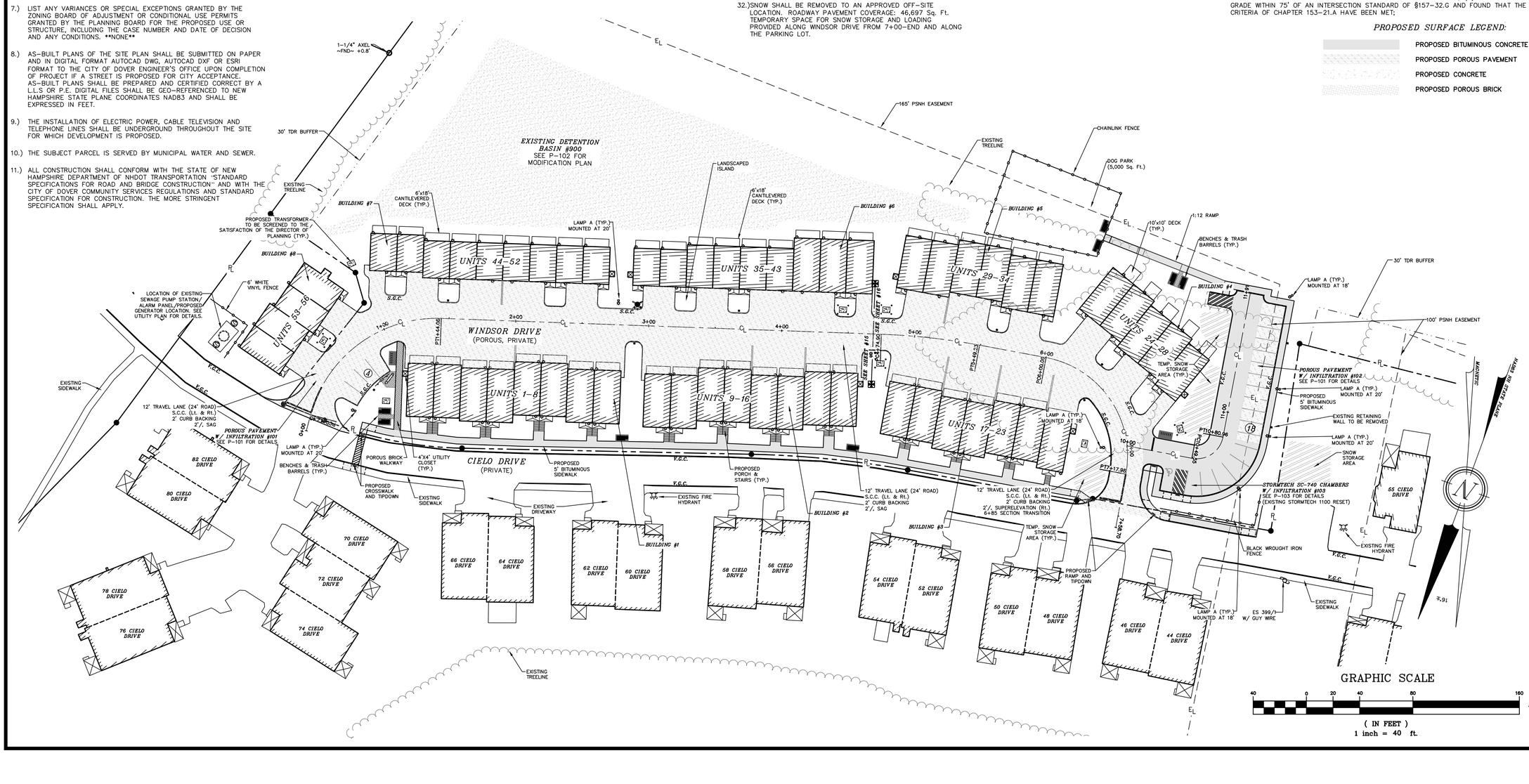
WAIVER REQUESTS:

SUBDIVISION REGULATION ARTICLE 157-32-G: ROAD GRADE WITHIN 75' OF INTERSECTION

THE PLANNING BOARD APPROVED WAIVERS FOR (1) PARTIAL RELIEF FROM NO CUT NO DISTURB 30' PERIMETER BUFFER REQUIREMENT OF §170-27.2.G.(7) IN THE AREA OF THE FRONTAGE ALONG CIELO DRIVE AND THE PARKING LOT AREA WHICH IS ADJACENT TO ANOTHER SMALL PARKING ARRAY OFF OF CIELO DRIVE; (2) THE ROAD GRADE WITHIN 75' OF AN INTERSECTION STANDARD OF §157-32.G AND FOUND THAT THE CRITERIA OF CHAPTER 153-21.A HAVE BEEN MET;

PROPOSED SURFACE LEGEND:

PROPOSED BITUMINOUS CONCRETE
PROPOSED POROUS PAVEMENT
PROPOSED CONCRETE
PROPOSED POROUS BRICK



DOVER PLANNING FILE #P06-25F

#	DATE	REVISION / DESCRIPTION
#7	11-30-22	REVISED PER NHDES WWEB COMMENT
#6	11-21-22	REVISED PER NHDES WWEB COMMENT
#5	10-31-22	REVISED PER DOVER ENGINEERING COMMENT
#4	9-7-22	REVISED PER NHDES RFMI COMMENT
#3	7-21-22	REVISED PER DOVER TRC COMMENT
#2	6-9-22	REVISED PER DOVER TRC COMMENT
#1		

OVERVIEW SITE PLAN
LAND OF
HERON BAY PARTNERS, LLC
CIELO DRIVE
DOVER, N.H.
TAX MAP H, LOT 4

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

SCALE : 1 IN. EQUALS 40 FT.
DATE : APRIL 7, 2022
FILE NO. : DB 2021-002

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

NOTES:

1.) OWNER: HERON BAY PARTNERS, LLC
242 CENTRAL AVE
DOVER, NH 03820

OWNER'S SIGNATURE DATE

2.) TAX MAP H, LOT 4

3.) TOTAL AREA: 1,500,213 Sq. Ft., 34.44 Ac.

4.) S.C.R.D. BOOK 3561, PAGE 656

5.) ZONING: (IT) INNOVATIVE TECHNOLOGY
SECONDARY GROUNDWATER PROTECTION OVERLAY
MINIMUM FRONTAGE ~ 200'
MINIMUM LOT SIZE ~ 87,120 Sq. Ft.
FRONT SETBACK ~ 50'
REAR SETBACK ~ 50'
SIDE SETBACK ~ 50'
WETLANDS BUFFER ~ 50.0'
MAX. BUILDING HEIGHT: 55'
MAX. LOT COVERAGE: 33%
PARKING SETBACK ~ 25.0'
MAX IMPERVIOUS ~ 20% 13.6% (SUBDIVISION)

ZONING: (TDR) TRANSFER OF DEVELOPMENT RIGHTS (TDR)

PROVIDED:	
MIN. LOT SIZE: N/A	417,995 Sq. Ft. (9.60Ac.)
MAX. LOT COVERAGE: N/A	40,832 Sq. Ft. (9.8%)
MIN. FRONTAGE: 40'	750.31'
ABUT A STREET SETBACK: 20'	20' MIN
ABUT A SIDE LOT LINE: 10'	10' MIN
ABUT A REAR LOT LINE: 30'	30' MIN
30' EXTERIOR BUFFER'	30' MIN

6.) THE INTENT OF THIS PLAN IS TO SHOW THE PROPOSED OVERALL SITE PLAN DEVELOPMENT FOR THE SUBJECT PARCEL.

7.) 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. **NONE**

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

9.) THE INSTALLATION OF ELECTRIC POWER, CABLE TELEVISION AND TELEPHONE LINES SHALL BE UNDERGROUND THROUGHOUT THE SITE FOR WHICH DEVELOPMENT IS PROPOSED.

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

11.) ALL CONSTRUCTION SHALL CONFORM WITH THE STATE OF NEW HAMPSHIRE DEPARTMENT OF NHDOT TRANSPORTATION "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.

NOTES CONTINUED:

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

13.) THE LIMITS OF CONSTRUCTION DISTURBANCE THAT ARE LOCATED IN OR WITHIN THE 50 FT. OF CONSERVATION AND WETLAND DISTRICTS SHALL BE STAKED, FLAGGED AND CLEARLY IDENTIFIED PRIOR ANY EARTH DISTURBING ACTIVITY OCCURS. NO DISTURBANCE WITHIN THE 50' BUFFER IS PROPOSED, NO 50' BUFFERS WITHIN LIMIT OF CONSTRUCTION.

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

15.) 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.

16.) 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.

17.) SITE CONSTRUCTION HOURS SHALL BE LIMITED TO MONDAY-FRIDAY 7AM-6PM, NO SATURDAY, SUNDAY, OR FEDERAL HOLIDAY HOURS. HOURS OF CONSTRUCTION MUST BE DOCUMENTED ON A SITE CONSTRUCTION SIGN ALONG WITH THE CONTACT INFORMATION FOR THE GENERAL CONTRACTOR. SAID SIGNAGE MUST BE LOCATED AND APPROVED BY THE CITY ENGINEER OR DIRECTOR OF COMMUNITY DEVELOPMENT.

18.) BUILDING ADDRESSES SHALL BE ASSIGNED BY THE BUILDING OFFICIAL AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.

NOTES CONTINUED:

19.) THE PROPOSED USE FOR THE SITE IS FOR AN EXPANSION OF THE PROJECT SITE AT CIELO DRIVE. THE PROPOSAL INCLUDES THE CONSTRUCTION OF 4 UNITS PREVIOUSLY APPROVED AND 52 NEW SINGLE FAMILY ATTACHED TOWNHOUSE STYLE CONDOMINIUM UNITS. THE PROJECT PROPOSES TO PURCHASE 52 UNITS THROUGH THE TDR PROGRAM. THE PROPOSED UNITS ARE TO BE AGE RESTRICTED TO 55 YEARS OF AGE OR OLDER.

20.) THE FOLLOWING FEDERAL AND STATE PERMITS HAVE BEEN ISSUED FOR THE SUBJECT PROPERTY:
- US EPA NOI & SWPPP: PENDING
- NATURAL HERITAGE BUREAU: PENDING
- NH DIVISION OF HISTORICAL RESOURCES: PENDING
- NHDES ALTERATION OF TERRAIN PERMIT: PENDING
- NHDES SEWER DISCHARGE PERMIT: PENDING
- NHDES DWGB PERMIT: PENDING

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

22.) ANY RETAINING WALL TALLER THAN FOUR FEET (4') REQUIRES ISSUANCE OF A BUILDING PERMIT FROM INSPECTION SERVICES.

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

24.) APPLICANT SHALL COMPLETE LAND USE DEVELOPMENT TRACKING FORM, MOST RECENTLY REVISED VERSION, UTILIZING THE ONLINE POLLUTION TRACKING AND ACCOUNTING PILOT PROJECT (PTAPP) PORTAL. https://unh.edu/unhsc/ptapp

NOTES CONTINUED:

25.) 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.

26.) PROPOSED EXTERIOR LIGHTING SHALL BE CUT-OFF TYPE FIXTURES PER CHAPTER 153-14-E AND SHALL PROVIDE LIGHTING DIRECTED ON-SITE ONLY.

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

28.) THE STRUCTURES ARE SERVICED BY SPRINKLERS.

29.) 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.

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

31.) 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.

32.) SNOW SHALL BE REMOVED TO AN APPROVED OFF-SITE LOCATION. ROADWAY PAVEMENT COVERAGE: 46,697 Sq. Ft. TEMPORARY SPACE FOR SNOW STORAGE AND LOADING PROVIDED ALONG WINDSOR DRIVE FROM 7+00-END AND ALONG THE PARKING LOT.

NOTES CONTINUED:

33.) WETLANDS WERE DELINEATED BY DEIDRA BENJAMIN, CERTIFIED WETLANDS SCIENTIST, CERTIFICATION NUMBER 295, IN ACCORDANCE WITH CHAPTER 170-27.1 OF THE ZONING ORDINANCE, IN SPRING OF 2022. NO WETLANDS WERE FOUND WITHIN THE LIMIT OF CONSTRUCTION, OR WITHIN 50 FEET.

34.) FIRE DEPARTMENT ACCESS ROADS SHALL BE INSTALLED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS IN ALL WEATHER CONDITIONS AT ALL TIMES. NOT APPLICABLE FOR THIS PROJECT.

35.) TRASH REMOVAL WILL BE THROUGH PRIVATE TOTTERS PLACED ALONG THE ROADWAY FOR PICKUP. TOTTERS WILL BE STORED INSIDE GARAGES DURING ALL OTHER TIMES.

36.) PROJECT DISTURBANCE: 150,000 Sq. Ft. (3.44 Ac.) NOTE THAT THE PROJECT IS SUBJECT TO THE EPA NPDES PHASE II. THE NOTICE OF INTENT (NOI) MUST BE FILED ALONG WITH A STORMWATER POLLUTION PREVENTION PLAN (SWPPP). WEEKLY INSPECTIONS WILL BE CONDUCTED BY THE DESIGN ENGINEER OR AFTER A STORM EVENT OF GREAT THAN 0.25".

37.) PROPOSED IMPERVIOUS AREA:
POROUS PAVEMENT DOES NOT COUNT TOWARDS IMPERVIOUS AREA
PROPOSED BUILDING IMPERVIOUS AREA: 40,832 Sq. Ft. (0.94 Ac.)
PROPOSED PAVED/CURB IMPERVIOUS AREA: 11,054 Sq. Ft. (0.25 Ac.)
TOTAL PROPOSED IMPERVIOUS COVER IS 51,886 Sq. Ft. (1.19 Ac.)

PRIOR APPROVAL IMPERVIOUS SHOWN ON EXISTING CONDITIONS PLAN NOT CONSTRUCTED:
BUILDING IMPERVIOUS: 35,556 Sq. Ft. (0.82 Ac.) +/-
PAVEMENT IMPERVIOUS: 21,652 Sq. Ft. (0.49 Ac.) +/-
TOTAL IMPERVIOUS AREA: 57,208 Sq. Ft. (1.31 Ac.) +/-

TRANSFER OF DEVELOPMENT RIGHTS REQUEST:

(UNITS 53-56 FROM PRIOR APPROVAL: 52 UNITS TO BE PURCHASED VIA TDR: 56 TOTAL
PARTIAL REMOVAL OF PERIMETER SIDE 30' TDR BUFFER:

RECREATION SPACE REQUIREMENTS:

PROPOSED NUMBER OF BEDROOMS: 104 (UNITS 1-52)
OPEN SPACE REQUIREMENT (100 SF PER BEDROOM): 10,400 SF
½ RECREATION SPACE FOR PASSIVE USE: 5,200 SF (FULLY SATISFIED ON SITE)
100 SF/ BENCH (800 SF SATISFIED + 5,000 SF DOG PARK)
½ RECREATION SPACE FOR ACTIVE USE: 5,200 SF (SATISFIED OFF SITE)
RECREATION FEE REQUIRED

PARKING REQUIREMENTS:

CHAPTER 153-14D PARKING TABLE
- RESIDENTIAL
  - •• RESIDENTIAL (NON CBD-G) 1.4 SPACES PER UNIT + 0.5 GUEST SPACE / UNIT :
  - ••• 56 UNITS x 1.9 SPACES = 107 SPACES

PARKING FOR UNITS #1-23, 32 & 33, 37 & 38, 47 & 48 IS NOT TANDEM AND IS SIDE-BY-SIDE. PARKING FOR UNITS #24-31, 34-36, 39-46, & 49-56 IS TANDEM. TWO PARKING SPACES ARE PROVIDED IN THE DRIVEWAY OF UNITS #1-23, 32 & 33, 37 & 38, 47 & 48 (58) AND ONE SPACE PER UNIT FOR UNITS #24-31, 34-36, 39-46, & 49-56 (27).
22 STANDALONE PARKING SPACES ARE PROVIDED

TOTAL PROPOSED = 107 SPACES

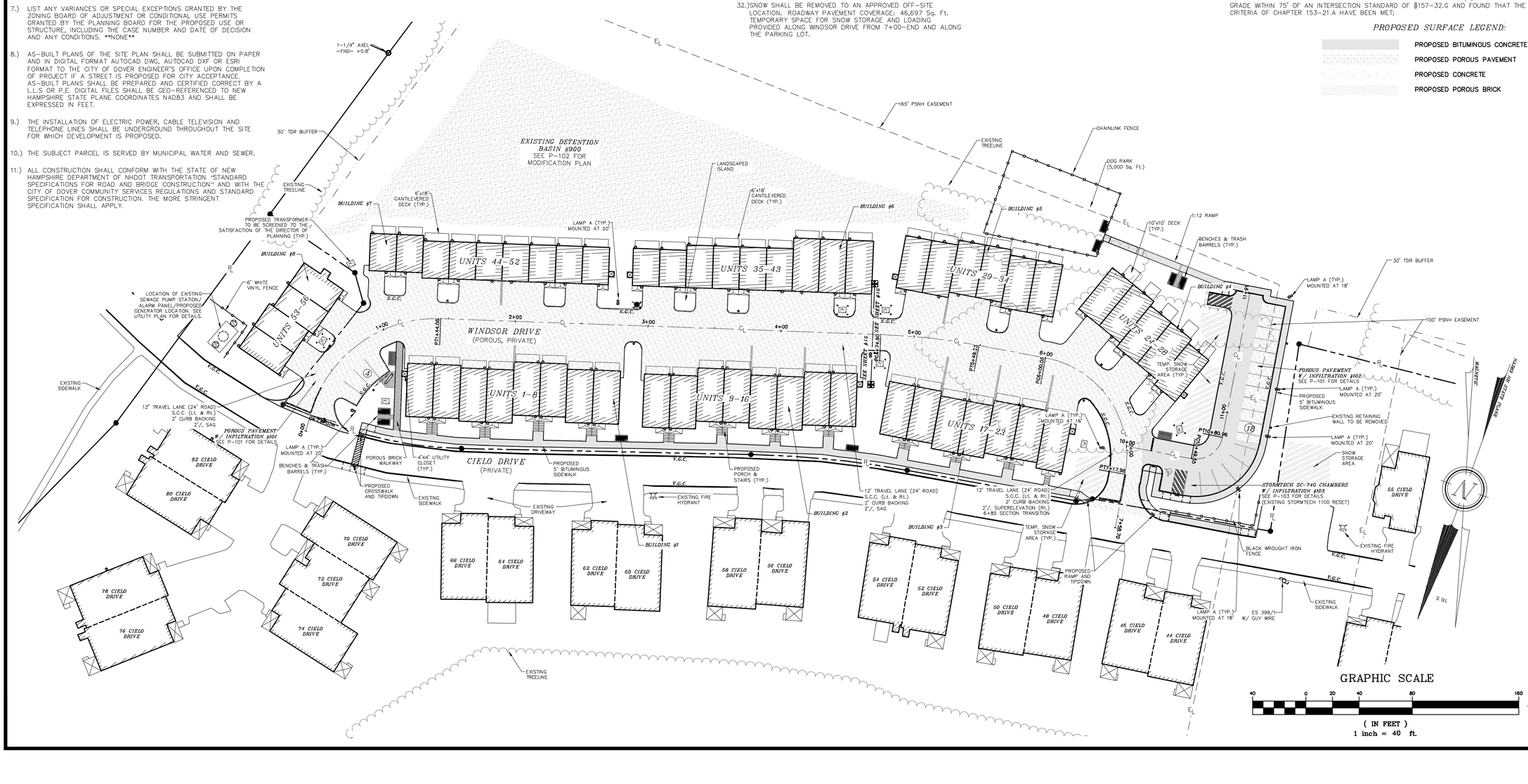
WAIVER REQUESTS:

SUBDIVISION REGULATION ARTICLE 157-32-G: ROAD GRADE WITHIN 75' OF INTERSECTION

THE PLANNING BOARD APPROVED WAIVERS FOR (1) PARTIAL RELIEF FROM NO CUT NO DISTURB 30' PERIMETER BUFFER REQUIREMENT OF §170-27.2.G.(7) IN THE AREA OF THE FRONTAGE ALONG CIELO DRIVE AND THE PARKING LOT AREA WHICH IS ADJACENT TO ANOTHER SMALL PARKING ARRAY OFF OF CIELO DRIVE; (2) THE ROAD GRADE WITHIN 75' OF AN INTERSECTION STANDARD OF §157-32.G AND FOUND THAT THE CRITERIA OF CHAPTER 153-21.A HAVE BEEN MET;

PROPOSED SURFACE LEGEND:

PROPOSED BITUMINOUS CONCRETE
PROPOSED POROUS PAVEMENT
PROPOSED CONCRETE
PROPOSED POROUS BRICK



GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

DOVER PLANNING FILE #P06-25F

#	DATE	REVISION / DESCRIPTION
#7	11-30-22	REVISED PER NHDES WWEB COMMENT
#6	11-21-22	REVISED PER NHDES WWEB COMMENT
#5	10-5-22	REVISED PER DOVER ENGINEERING COMMENT
#4	9-7-22	REVISED PER NHDES RFAI COMMENT
#3	7-21-22	REVISED PER DOVER TRC COMMENT
#2	6-9-22	REVISED PER DOVER TRC COMMENT
#1		

OVERVIEW SITE PLAN
LAND OF
HERON BAY PARTNERS, LLC
CIELO DRIVE
DOVER, N.H.
TAX MAP H, LOT 4

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

SCALE : 1 IN. EQUALS 40 FT.
DATE : APRIL 7, 2022
FILE NO. : DB 2021-002

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

NOTES:

1.) OWNER: HERON BAY PARTNERS, LLC
242 CENTRAL AVE
DOVER, NH 03820

2.) TAX MAP H, LOT 4

3.) TOTAL AREA: 1,500,213 Sq. Ft., 34.44 Ac.

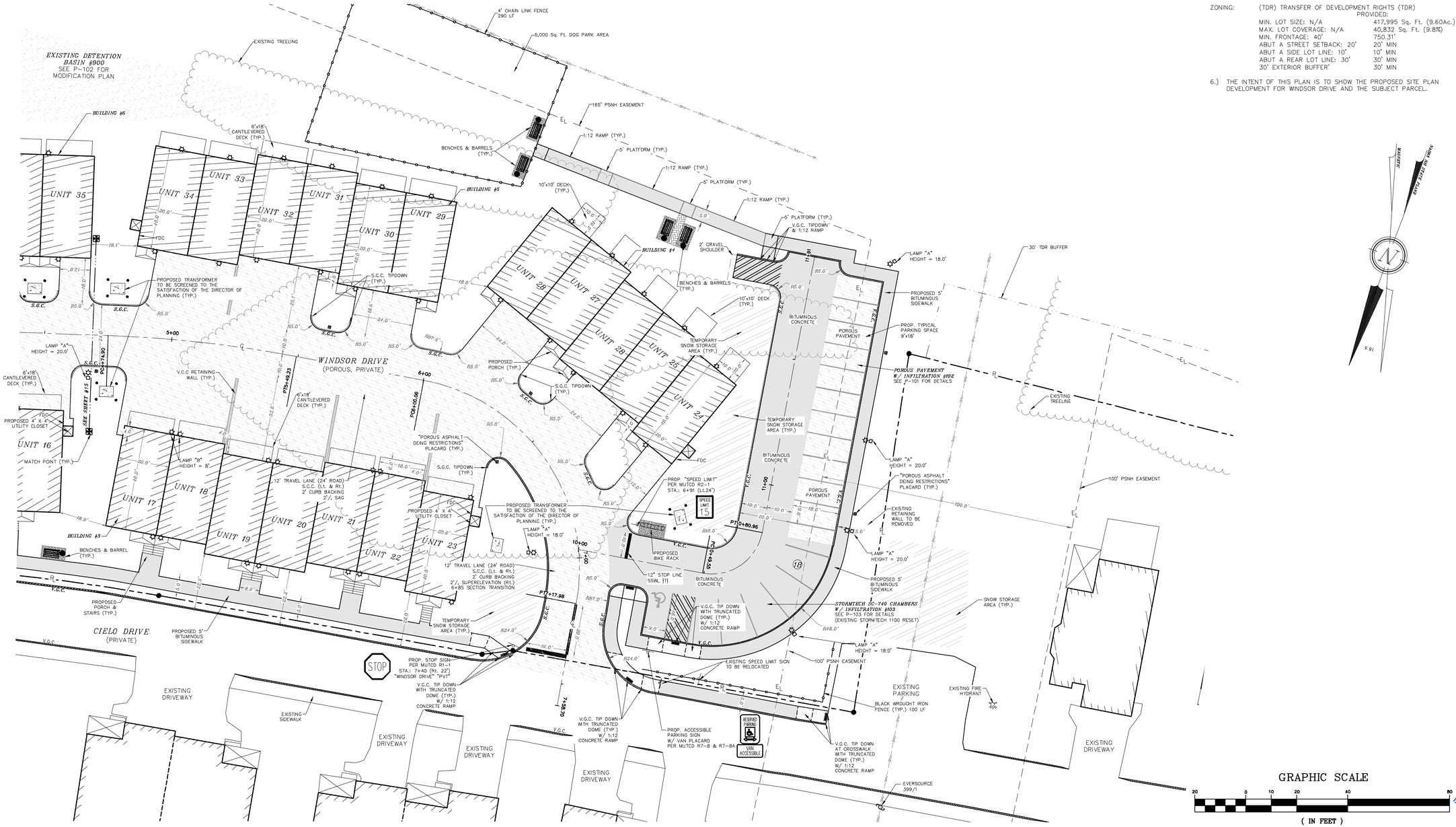
4.) S.C.R.D. BOOK 3561, PAGE 656

5.) ZONING: (IT) INNOVATIVE TECHNOLOGY
MINIMUM FRONTAGE ~ 200'
MINIMUM LOT SIZE ~ 87,120 Sq. Ft.
FRONT SETBACK ~ 50'
REAR SETBACK ~ 50'
SIDE SETBACK ~ 50'
WETLANDS BUFFER ~ 50.0'
MAX. BUILDING HEIGHT: 55'
MAX. LOT COVERAGE: 33%
PARKING SETBACK ~ 25.0'

ZONING: (TDR) TRANSFER OF DEVELOPMENT RIGHTS (TDR)

PROVIDED:	
MIN. LOT SIZE: N/A	417,995 Sq. Ft. (9.60Ac.)
MAX. LOT COVERAGE: N/A	40,832 Sq. Ft. (9.8%)
MIN. FRONTAGE: 40'	750.31'
ABUT A STREET SETBACK: 20'	20' MIN
ABUT A SIDE LOT LINE: 10'	10' MIN
ABUT A REAR LOT LINE: 30'	30' MIN
30' EXTERIOR BUFFER'	30' MIN

6.) THE INTENT OF THIS PLAN IS TO SHOW THE PROPOSED SITE PLAN DEVELOPMENT FOR WINDSOR DRIVE AND THE SUBJECT PARCEL.



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

DOVER PLANNING FILE #P06-25F

REVISION	DATE	DESCRIPTION
#7	11-30-22	REVISED PER NHDES WWEB COMMENT
#6	11-21-22	REVISED PER NHDES WWEB COMMENT
#5	10-6-22	REVISED PER ENGINEERING COMMENT
#4	9-7-22	REVISED PER NHDES RFMI COMMENT
#3	7-21-22	REVISED PER DOVER TRC COMMENT
#2	6-9-22	REVISED PER DOVER TRC COMMENT
#1		

SITE PLAN WINDSOR DRIVE 4+50 – END
LAND OF
HERON BAY PARTNERS, LLC
CIELO DRIVE
DOVER, N.H.
TAX MAP H, LOT 4

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

SCALE : 1 IN. EQUALS 20 FT.
DATE : APRIL 7, 2022
FILE NO. : DB 2021-002

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

NOTES:

1.) OWNER: HERON BAY PARTNERS, LLC
242 CENTRAL AVE
DOVER, NH 03820

2.) TAX MAP H, LOT 4

3.) TOTAL AREA: 1,500,213 Sq. Ft., 34.44 Ac.

4.) S.C.R.D. BOOK 3561, PAGE 656

5.) THE INTENT OF THIS PLAN IS SHOW THE OVERVIEW GRADING AND DRAINAGE DESIGN FOR 56 PROPOSED AGE RESTRICTED HOUSING UNITS.

6.) THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH NHDOT STANDARD SPECIFICATIONS DATED 2016, CURRENT STANDARD PLANS, SUPPLEMENTAL SPECIFICATIONS AND SPECIAL PROVISIONS INCLUDED IN THE PROPOSAL.

7.) CONTRACTOR SHALL TAKE SPECIAL CARE IN NOT DISTURBING EXISTING MONUMENTS BOUNDS, AND OR BENCHMARKS WITHOUT FIRST MAKING PROVISIONS FOR RELOCATION

8.) THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO LOCATE EXACTLY AND TO PRESERVE ANY AND ALL UNDERGROUND UTILITIES CALL "DIG-SAFE" 1-888-DIGSAFE (344-7233) AT LEAST 72 HOURS BEFORE COMMENCING CONSTRUCTION

9.) WHERE AN EXISTING UNDERGROUND UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED TO THE ENGINEER FOR RESOLUTION OF THE CONFLICT.

10.) THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE AND ANY OTHER PRIVATE UTILITIES BY THE UTILITY COMPANIES.

NOTES CONTINUED:

11.) AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. LIMIT OF GRADING SHOULD NOT BE EXPANDED WITHOUT CONSULTING THE DESIGN ENGINEER AND RECEIVING APPROVAL FROM CITY OF DOVER. SEE ALSO E&SC PLAN.

12.) THE TERM "PROPOSED" (PROP.) MEANS WORK TO BE CONSTRUCTED USING NEW MATERIALS, OR, WHERE APPLICABLE, RE-USING EXISTING MATERIALS IDENTIFIED AS "REMOVE & RESET" (R & R).

13.) ALL SYMBOLS, WORDS, TRANSVERSE MARKINGS (STOP BARS, CROSSWALK LINES, AND RAILROAD SYMBOLS), LANE LINES, AND ALL OTHER MARKINGS NOTED WITH [T] SHALL BE THERMOPLASTIC.

14.) ALL DISTURBED AREAS NOT DESIGNATED TO BE PAVED SHALL HAVE LOAM PLACED AND SEEDED. THE LOAM SHALL HAVE A MINIMUM DEPTH OF 4 INCHES AND SHALL BE PLACED FLUSH WITH THE TOP OF THE ADJACENT CURB, EDGING, BERM OR PAVEMENT SURFACE.

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

NOTES CONTINUED:

16.) NOTE THAT THE PROJECT IS SUBJECT TO THE EPA NPDES PHASE II. THE NOTICE OF INTENT (NOI) MUST BE FILED ALONG WITH A STORMWATER POLLUTION PREVENTION PLAN (SWPPP). BIWEEKLY INSPECTIONS WILL BE CONDUCTED BY THE DESIGN ENGINEER AND AFTER STORM EVENTS OF OVER 0.25".

17.) UPON FINAL COMPLETION AND 85% STABILIZATION THE DRAINAGE SYSTEM IS TO BE CLEANED OF ALL DEBRIS TO INCLUDE THE PUMPING OF THE BASIN SUMPS. SEE SHEET E102, DETAIL E18 FOR DEFINITION OF STABLE.

18.) ALL DRAINAGE PIPE IS TO BE HDPE N-12. INDIVIDUAL PIPE SIZES ARE SPECIFIED. RECYCLED PIPE IS APPROVED FOR PROJECT SITE. RECYCLED HDPE PIPE "GREEN PIPE" IS ACCEPTABLE FOR THIS PROJECT SITE. MANY PIPES AND STRUCTURES WILL HAVE MODIFIED LOCATIONS. RE-USE OF PIPES AND STRUCTURES ON THE PROJECT SITE IS PERMITTED, USING THE MANUFACTURES SPECIFICATIONS. QUALITY AND CARE IS TO BE USED WITH RE-USING CONCRETE PRODUCTS, FRAMES, GRATES AND RIMS.

19.) ALL BASINS AND DRAINS ARE TO HAVE BOOTS INSTALLED ON ALL INLETS AND OUTLETS.

20.) ALL TREATMENT SWALE TO BE CONSTRUCTED SHALL HAVE SOD BOTTOMS UNLESS OTHERWISE INSTRUCTED BY THE DESIGN ENGINEER DURING CONSTRUCTION.

21.) A LETTER OF CREDIT FOR THE COST OF RE-VEGETATING ALL DISTURBED AREAS ON THE SITE SHALL BE SUBMITTED PRIOR TO ANY EARTH DISTURBING ACTIVITY OCCURS, AS MAY BE APPLICABLE.

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

NOTES CONTINUED:

23.) BUILDING ADDRESSES SHALL BE DETERMINED BY THE BUILDING OFFICIAL.

24.) THE PROPOSED PROJECT WILL CONSIST OF ONE PHASE WHICH IS 150,000 Sq.Ft., 3.44 Ac.

25.) WRITTEN DIMENSION ON THIS PLAN TAKE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS. IN THE EVENT OF A CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWINGS AND/OR SPECIFICATIONS, THE ENGINEER SHALL BE NOTIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR IS TO CONFIRM ALL ELEVATIONS. CONFLICTS WILL BE REPORTED TO THE DESIGN ENGINEER PRIOR TO CONSTRUCTION.

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

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

28.) SEE DETAILS CONCERNING SITE LAYOUT, DRAINAGE, UTILITY, AND SEDIMENT AND EROSION CONTROLS.

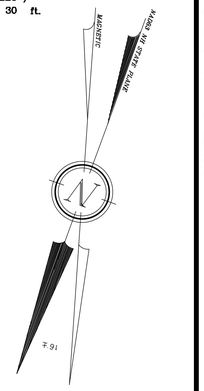
29.) GUTTERS ARE TO BE DESIGNED BY OTHERS. THE INTENT OF THE GUTTERS WILL BE TO DIRECT ROOF RUNOFF DIRECTLY INTO THE PROPOSED POROUS PAVEMENT AREA, WITH THE CROWN OF THE DOWNSPOUT TO BE AT THE INVERT OF THE CHOKER COURSE LAYER.

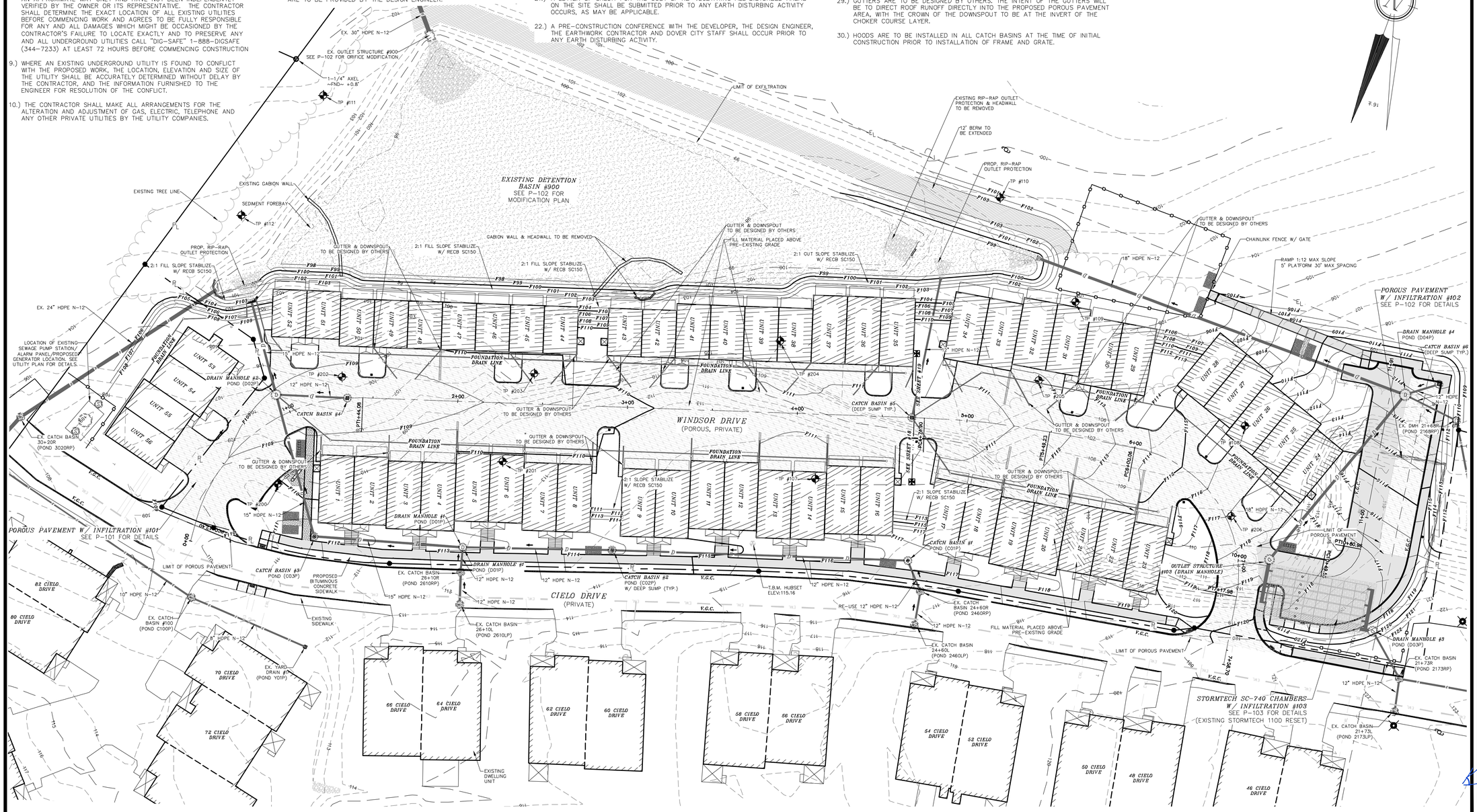
30.) HOODS ARE TO BE INSTALLED IN ALL CATCH BASINS AT THE TIME OF INITIAL CONSTRUCTION PRIOR TO INSTALLATION OF FRAME AND GRATE.

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.





DOVER PLANNING FILE #P06-25F

REVISION	DATE	DESCRIPTION
#7	11-30-22	REVISED PER NHDES WWEB COMMENT
#6	11-21-22	REVISED PER NHDES WWEB COMMENT
#5	10-26-22	REVISED PER DOVER ENGINEERING COMMENT
#4	10-6-22	REVISED PER DOVER ENGINEERING COMMENT
#3	9-7-22	REVISED PER NHDES RFAI COMMENT
#2	7-21-22	REVISED PER DOVER TRC COMMENT
#1	6-9-22	REVISED PER DOVER TRC COMMENT

OVERVIEW GRADING & DRAINAGE PLAN
LAND OF
HERON BAY PARTNERS, LLC
CIELO DRIVE
DOVER, N.H.
TAX MAP H, LOT 4

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

SCALE : 1 IN. EQUALS 30 FT.
DATE : APRIL 7, 2022
FILE NO. : DB 2021-002

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

NOTES:

1.) OWNER: HERON BAY PARTNERS, LLC
242 CENTRAL AVE
DOVER, NH 03820

2.) TAX MAP H, LOT 4

3.) TOTAL AREA: 1,500,213 Sq. Ft., 34.44 Ac.

4.) S.C.R.D. BOOK 3561, PAGE 656

5.) THE INTENT OF THIS PLAN IS TO PROVIDE GRADING & ENGINEERING DETAILS OF WINDSOR DRIVE AND TAX MAP H, LOT 4.

6.) SEE EROSION & SEDIMENT CONTROL PLANS FOR DETAILS ON PERIMETER CONTROL (MULCH BERM / FENCE / SILT SOXX).

7.) BS&E IS TO PROVIDE ADDITIONAL BENCHMARKS PRIOR TO CONSTRUCTION.

8.) EXISTING AND PROPOSED CONTOURS ARE PROVIDED AT 1' INTERVALS WITH DRAINAGE FEATURES AT MORE PRECISE INTERVALS.

STRUCTURES TABLE:

PROP. DRAIN MANHOLE #2 (POND D02P)
5'ø STRUCTURE W/ NH STANDARD RIM
STA: 0+97.00 (Lt. 12.50')
RIM = 108.93 (FLUSH)
INV. IN = 104.93 (6" HDPE N-12 FD)
INV. IN = 104.93 (12" HDPE N-12)
INV. IN = 104.78 (15" HDPE N-12)
INV. OUT = 104.68 (15" HDPE N-12)

PROP/ CATCH BASIN #4
4'ø STRUCTURE W/ TYPE "B" GRATE
STA: 1+35.00 (CL)
RIM = 108.59 (FLUSH)
INV. OUT = 105.34 (12" HDPE N-12)
W/ 4' SUMP & HOOD

GRADING INTENT:

THE ROADWAY PROFILE PROPOSED GRADE AND TRAVEL LANE GOVERNS THE PARKING AREA GRADING IS ADJUSTED TO MEET UNIT FINISHED FLOORS.

GRAPHIC SCALE
20 0 10 20 40 60
(IN FEET)
1 inch = 20 ft.

STORM WATER DETENTION BASIN #900
SEE P-102 FOR BASIN MODIFICATIONS

PLAN VIEW WINDSOR DRIVE 0+00 TO 4+50

PROFILE VIEW WINDSOR DRIVE 0+00 TO 4+50

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

DOVER PLANNING FILE #P06-25F

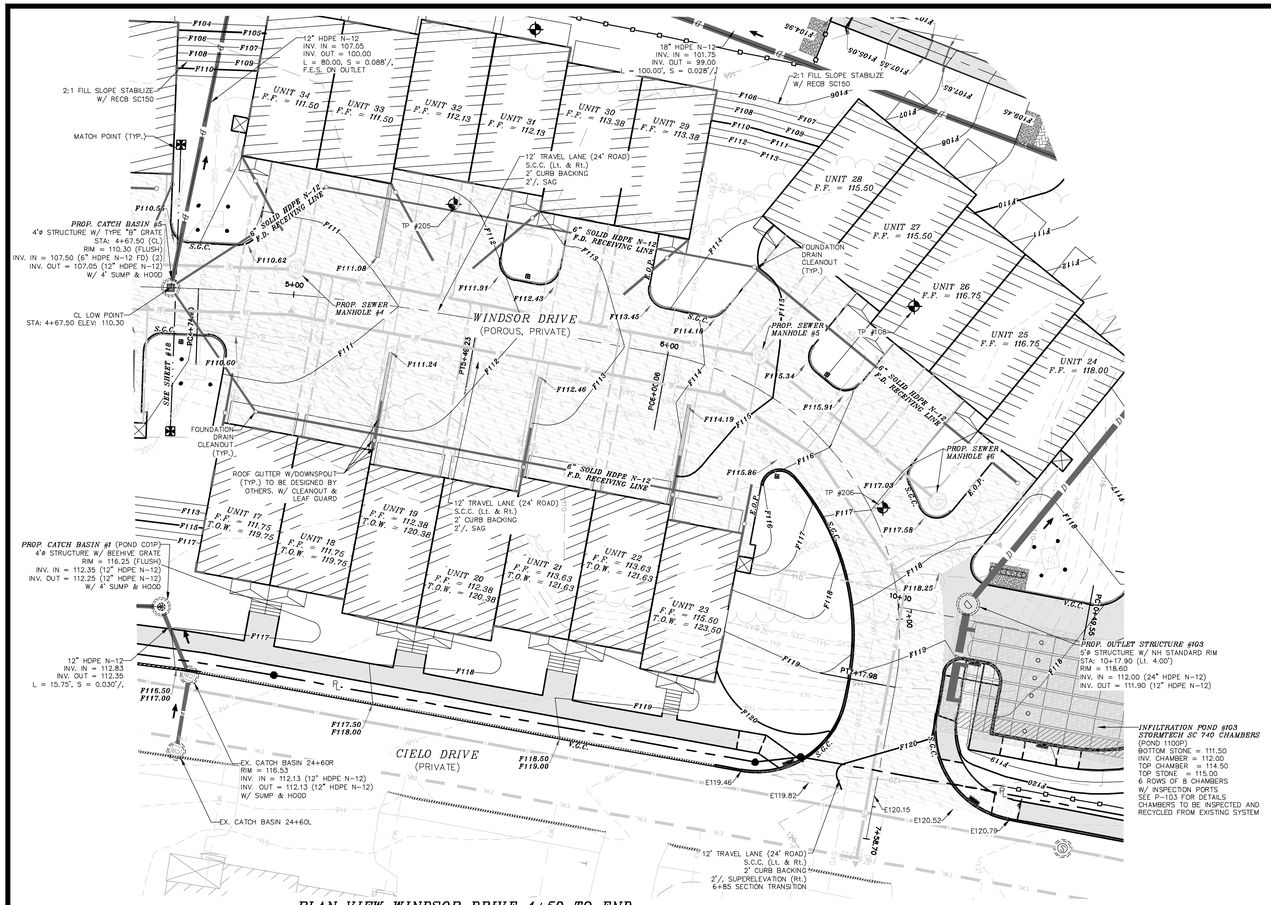
REVISION	DATE	DESCRIPTION
#7	11-30-22	REVISED PER NHDES WWEB COMMENT
#6	11-21-22	REVISED PER NHDES WWEB COMMENT
#5	10-6-22	REVISED PER DOVER ENGINEERING COMMENT
#4	9-7-22	REVISED PER NHDES RFMI COMMENT
#3	7-21-22	REVISED PER DOVER TRC COMMENT
#2	6-9-22	REVISED PER DOVER TRC COMMENT
#1		

PLAN AND PROFILE WINDSOR DRIVE 0+00 TO 4+50
LAND OF
HERON BAY PARTNERS, LLC
CIELO DRIVE
DOVER, N.H.
TAX MAP H, LOT 4

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

SCALE : 1 IN. EQUALS 20 FT.
DATE : APRIL 7, 2022
FILE NO. : DB 2021-002

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



PLAN VIEW WINDSOR DRIVE 4+50 TO END

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

NOTES:

1.) OWNER: HERON BAY PARTNERS, LLC
242 CENTRAL AVE
DOVER, NH 03820

2.) TAX MAP H, LOT 4

3.) TOTAL AREA: 1,500,213 Sq. Ft., 34.44 Ac.

4.) S.C.R.D. BOOK 3561, PAGE 656

5.) THE INTENT OF THIS PLAN IS TO PROVIDE GRADING & ENGINEERING DETAILS OF WNDSOR DRIVE AND TAX MAP H, LOT 4.

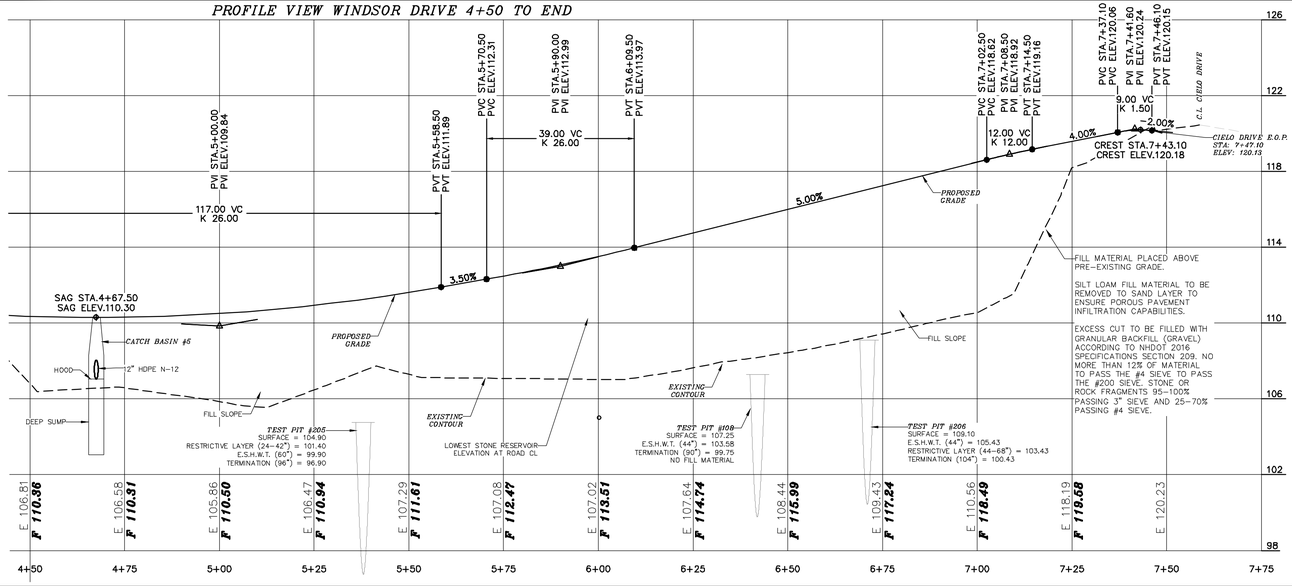
6.) SEE EROSION & SEDIMENT CONTROL PLANS FOR DETAILS ON PERIMETER CONTROL (MULCH BERM / FENCE / SILT SOXX).

7.) BS&E IS TO PROVIDE ADDITIONAL BENCHMARKS PRIOR TO CONSTRUCTION.

8.) EXISTING AND PROPOSED CONTOURS ARE PROVIDED AT 1' INTERVALS WITH DRAINAGE FEATURES AT MORE PRECISE INTERVALS.

GRADING INTENT:

THE ROADWAY PROFILE PROPOSED GRADE AND TRAVEL LANE GOVERNS THE PARKING AREA GRADING IS ADJUSTED TO MEET UNIT FINISHED FLOORS.



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.
VERTICAL SCALE: 1" = 4'

DOVER PLANNING FILE #P06-25F

REVISION	DATE	DESCRIPTION
#7	11-30-22	REVISED PER NHDES WWEB COMMENT
#6	11-21-22	REVISED PER NHDES WWEB COMMENT
#5	10-26-22	REVISED PER DOVER ENGINEERING COMMENT
#4	10-6-22	REVISED PER DOVER ENGINEERING COMMENT
#3	9-7-22	REVISED PER NHDES RFMI COMMENT
#2	7-21-22	REVISED PER DOVER TRC COMMENT
#1	6-9-22	REVISED PER DOVER TRC COMMENT

PLAN AND PROFILE WINDSOR DRIVE 4+50 TO END
LAND OF
HERON BAY PARTNERS, LLC
CIELO DRIVE
DOVER, N.H.
TAX MAP H, LOT 4

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

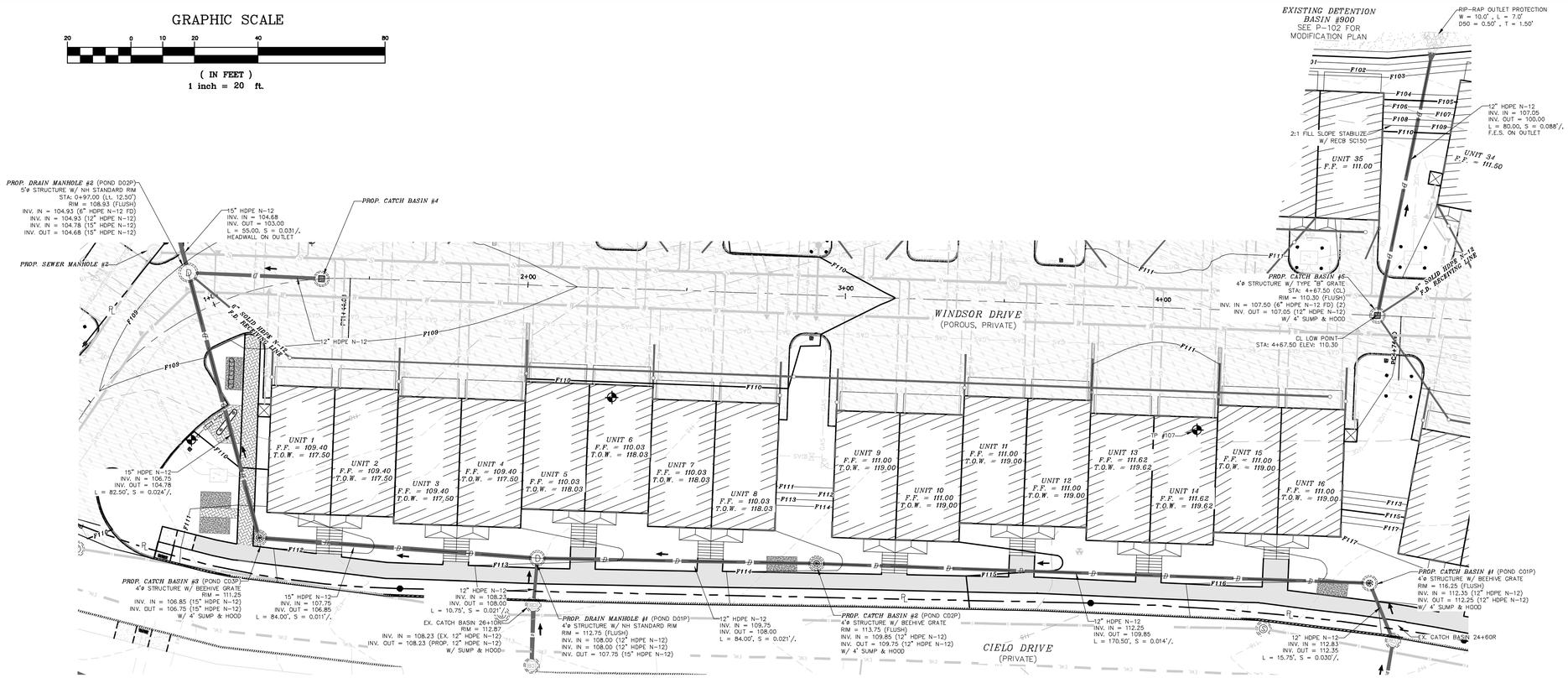
SCALE : 1 IN. EQUALS 20 FT.
DATE : APRIL 7, 2022
FILE NO. : DB 2021-002

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

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.



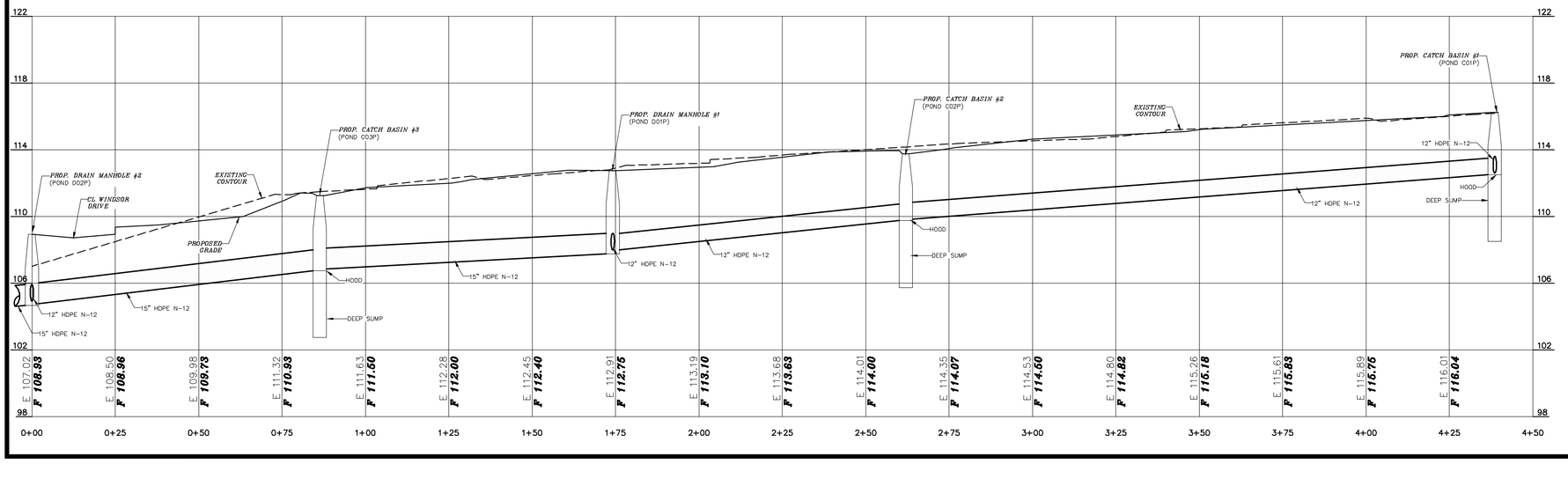
PLAN VIEW PROPOSED DRAIN LINE

PROFILE VIEW PROPOSED DRAIN LINE

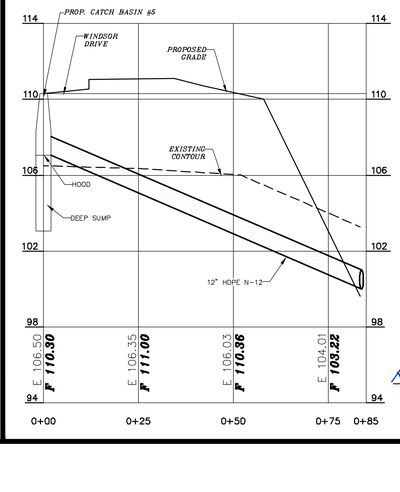
GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.
VERTICAL SCALE: 1" = 4'



PROFILE VIEW CB #5 TO DETENTION BASIN #900



DOVER PLANNING FILE #P06-25F

REVISION	DATE	DESCRIPTION
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#3	7-21-22	REVISED PER DOVER TRC COMMENT
#2	6-9-22	REVISED PER DOVER TRC COMMENT
#1		

DRAINAGE PIPE PROFILE (1)
LAND OF
HERON BAY PARTNERS, LLC
CIELO DRIVE
DOVER, N.H.
TAX MAP H, LOT 4

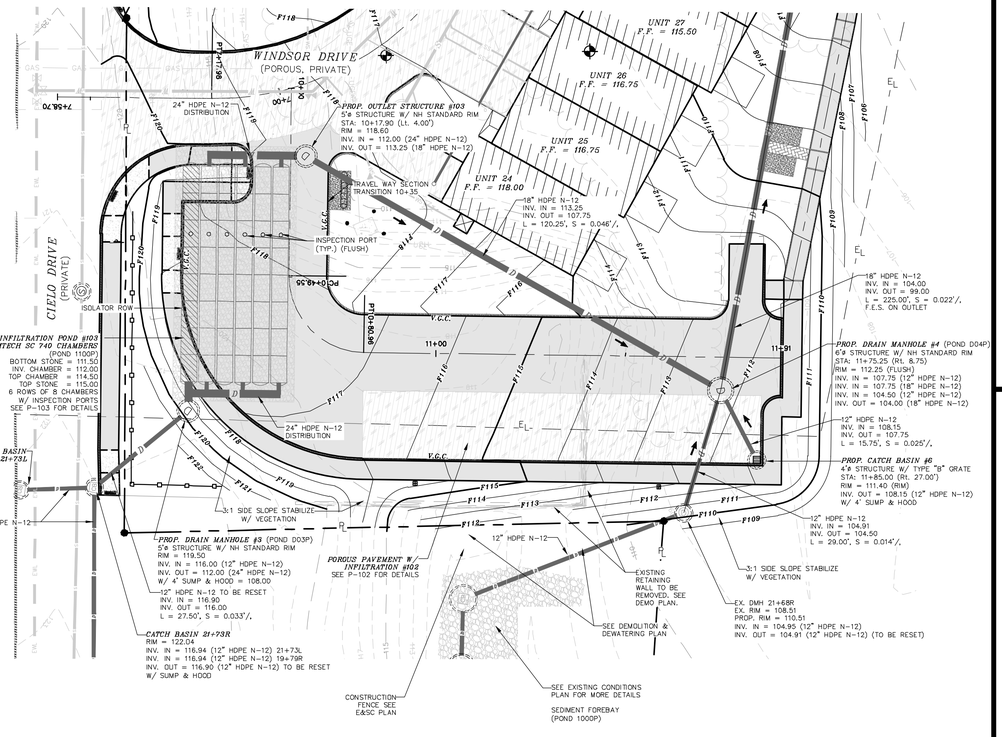
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

SCALE : 1 IN. EQUALS 20 FT.
DATE : APRIL 7, 2022
FILE NO. : DB 2021-002

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

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

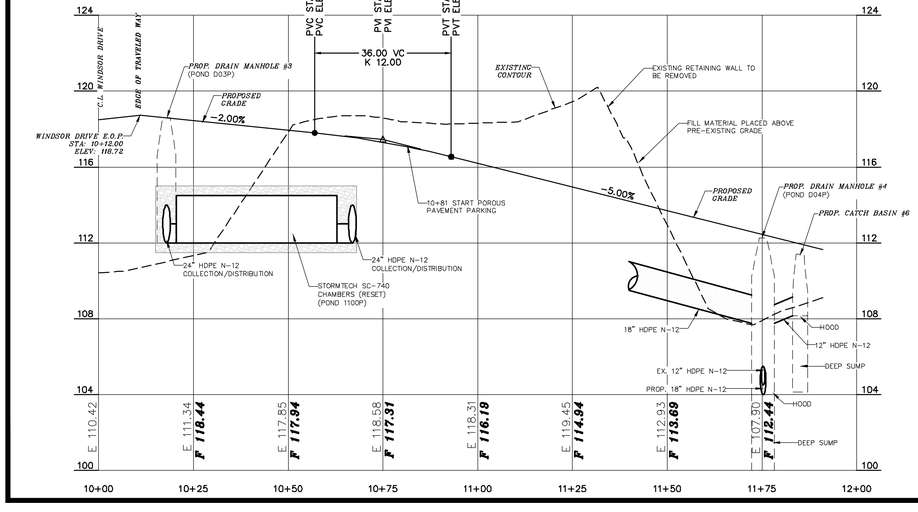


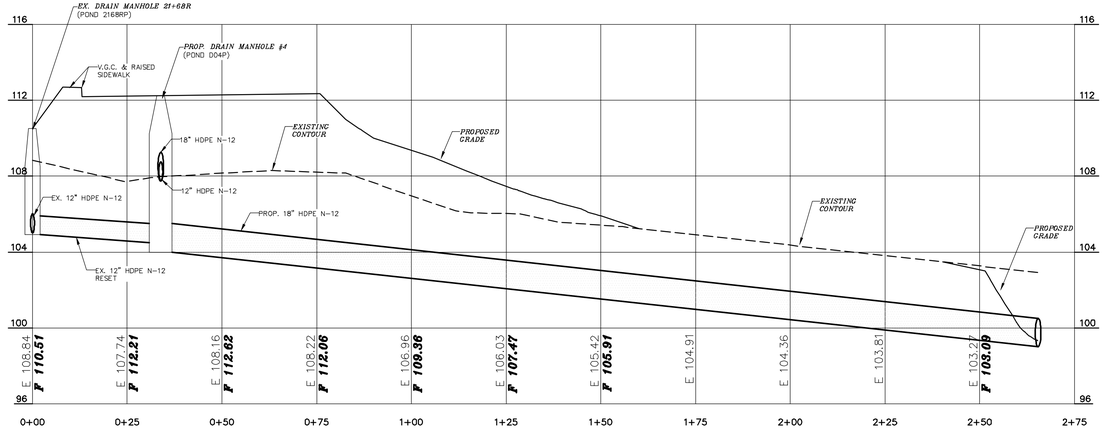
PLAN VIEW PARKING LOT 10+00 TO END

PROFILE VIEW PARKING LOT 10+00 TO END

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.
VERTICAL SCALE: 1" = 4' (ALL PROFILES)



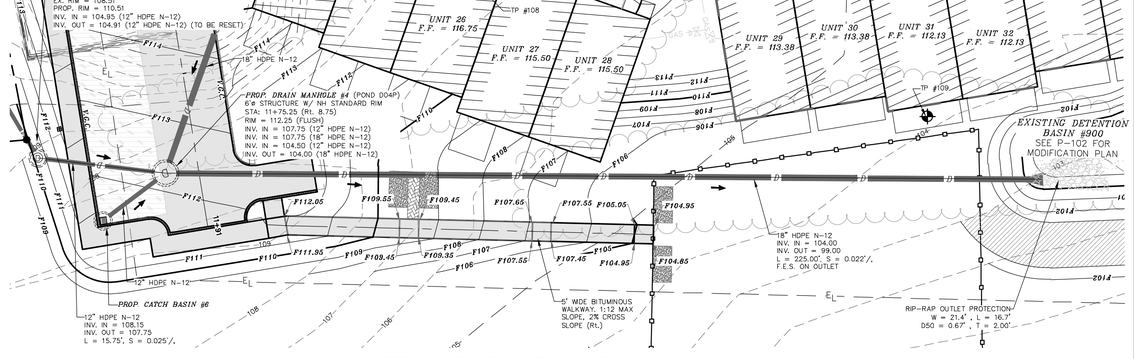


PLAN VIEW EX. DMH TO DETENTION BASIN #900

PROFILE VIEW EX. DMH TO DETENTION BASIN #900

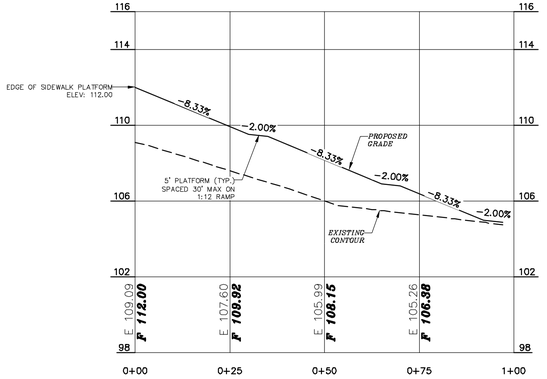
GRAPHIC SCALE

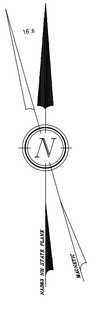
(IN FEET)
1 inch = 20 ft.



PLAN VIEW DOG PARK ACCESS RAMP

PROFILE VIEW DOG PARK ACCESS RAMP





DOVER PLANNING FILE #P06-25F

REVISION	DATE	DESCRIPTION
#7	11-30-22	REVISED PER NHDES WWEB COMMENT
#6	11-21-22	REVISED PER NHDES WWEB COMMENT
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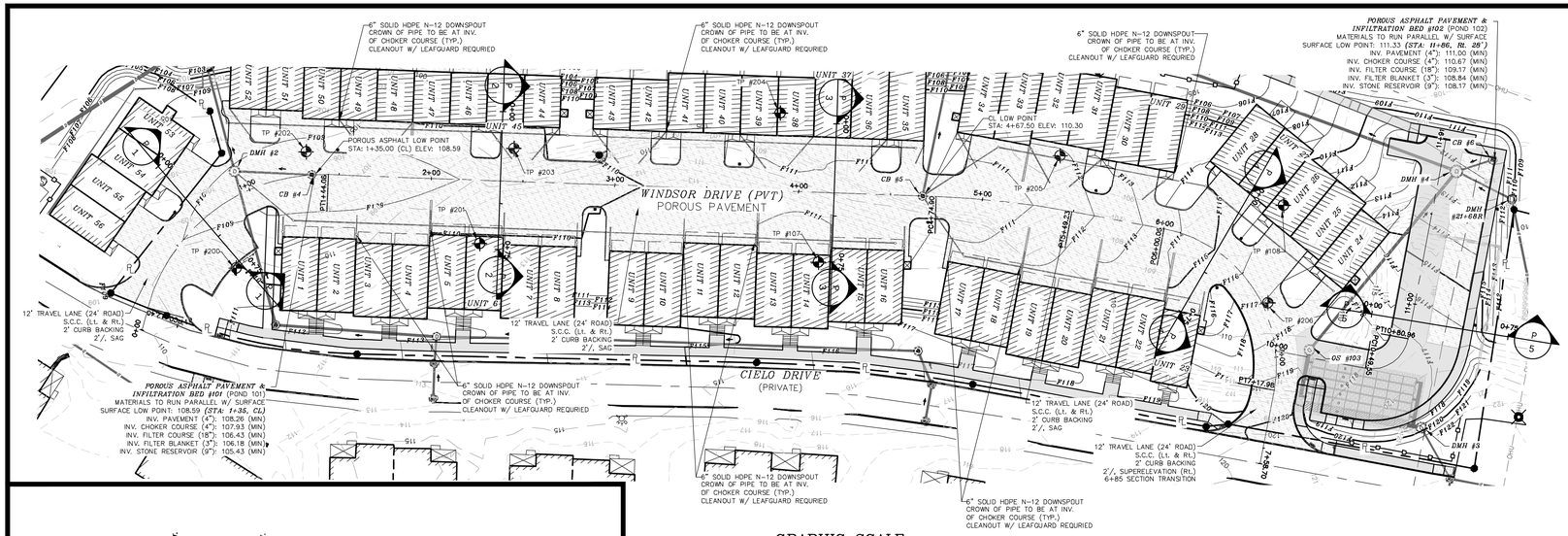
#2	6-9-22	REVISED PER DOVER TRC COMMENT
#1		

PARKING LOT, WALKWAY, DRAINAGE PIPE PROFILES
LAND OF
HERON BAY PARTNERS, LLC
CIELO DRIVE
DOVER, N.H.
TAX MAP H, LOT 4

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

SCALE : 1 IN. EQUALS 20 FT.
DATE : APRIL 7, 2022
FILE NO. : DB 2021-002

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



GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

POROUS ASPHALT PAVEMENT #101 & #102
NOT TO SCALE

CHOKER COURSE *	
SIEVE SIZE	% PASSING BY WEIGHT
1 1/2"	100
1"	95 – 100
1/2"	25 – 60
# 4	0 – 10
# 8	0 – 5

* EQUIVALENT TO STANDARD STONE SIZE #57 – AASHTO

FILTER COURSE *	
SIEVE SIZE	% PASSING BY WEIGHT
6"	100
# 4	70 – 100
# 200	0 – 6**

* EQUIVALENT TO MODIFIED NHDOT 304.1 – SECTION 304 OF NHDOT NHDOT STANDARD SPECIFICATIONS

** LESS THAN 4% FINES

FILTER BLANKET COURSE *	
SIEVE SIZE	% PASSING BY WEIGHT
1/2"	100
3/8"	95 – 100
# 4	22 – 55
# 8	0 – 10

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

RESERVOIR COURSE *	
SIEVE SIZE	% PASSING BY WEIGHT
2 1/2"	100
2"	90 – 100
1 1/2"	35 – 70
1"	0 – 15
1/2"	0 – 5

* EQUIVALENT TO STANDARD STONE SIZE #3 – AASHTO

DESIGN NOTES:

1.) POROUS ASPHALT PAVEMENT WILL CONFORM TO UNHSC (2007b) SPECIFICATIONS AS UPDATED BY UNHSC DESIGN SPECIFICATIONS FOR POROUS ASPHALT PAVEMENT AND INFILTRATION BEDS (DATED: SEPTEMBER 2016).

2.) THE FILTER COURSE WILL BE INSTALLED AT A MINIMUM DEPTH OF 18 INCHES AND CONSIST OF NHDOT (2016) SAND, ITEM 304.1 PER THE NH STORMWATER MANUAL.

3.) SEE CROSS SECTIONS FOR DETAILS.

4.) SEE STORMWATER SYSTEM OPERATIONS AND MAINTENANCE PLAN, DATED APRIL 17, 2022 FOR MAINTENANCE REQUIREMENTS.

REFERENCE:

1.) NH STORMWATER MANUAL: VOLUME 2, SECTION 4E PERMEABLE PAVEMENT.

2.) UNHSC DESIGN SPECIFICATIONS FOR POROUS ASPHALT PAVEMENT AND INFILTRATION BEDS, FEBRUARY 2014, REVISED SEPTEMBER 2016, UNIVERSITY OF NEW HAMPSHIRE STORWATER CENTER, DURHAM, NH 03824–3534.

3.) POROUS ASPHALT PAVEMENT FOR STORMWATER MANAGEMENT, THE UNH STORMWATER CENTER.

GENERAL NOTES:

1.) ALL DRIVEWAYS ARE TO BE POROUS PAVEMENT IN ADDITION TO THE ROADWAY; APPLICABLE FOR WINDSOR DRIVE.

2.) SEE GRADING & DRAINAGE PLAN FOR PROFILE AND MORE DETAILS

POROUS ASPHALT MIX DESIGN CRITERIA	
SIEVE SIZE	% PASSING BY WEIGHT
3/4"	100
1/2"	85 – 100
3/8"	55 – 75
# 4	10 – 25
# 8	5 – 12
# 200	2 – 4
BINDER CONTENT (AASHTO T164)	5.8 – 6.5%
AIR VOID CONTENT (AASHTO D6752)	16 – 22%
DRAINDOWN (AASHTO D6390)	≤ 0.3%
RETAINED TENSILE STRENGTH (AASHTO D6390)	≥ 80%
CANTABRO ABRASION TEST (UNAGED)	≤ 20%
CANTABRO ABRASION TEST (7 DAYS)	≤ 30%

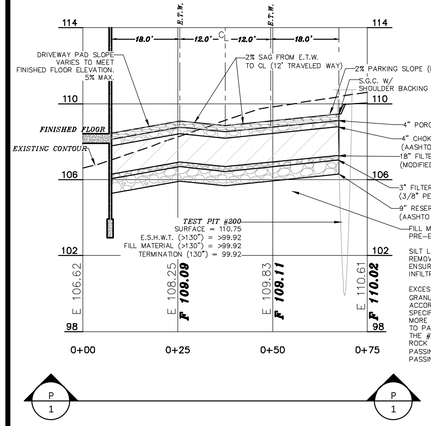
TOTAL SECTION DEPTH = 38"
TOTAL SECTION REQUIRED = 31.2"
(65% OF FROST DEPTH)
FROST DEPTH = 48" (UNHSC)

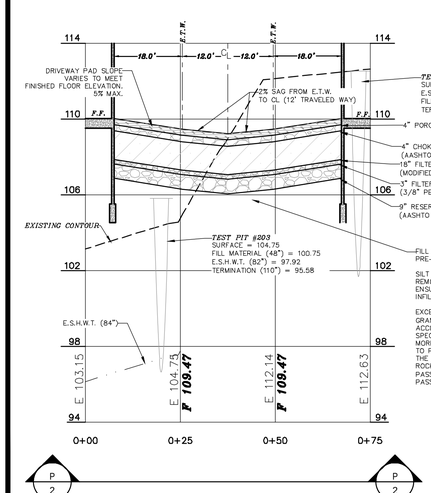
GRADING INTENT:

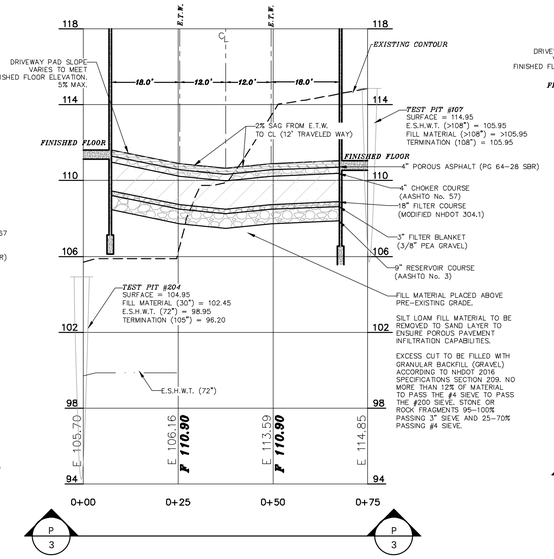
THE ROADWAY PROFILE PROPOSED GRADE AND TRAVEL LANE GOVERNS THE PARKING AREA GRADING IS ADJUSTED TO MEET UNIT FINISHED FLOORS.

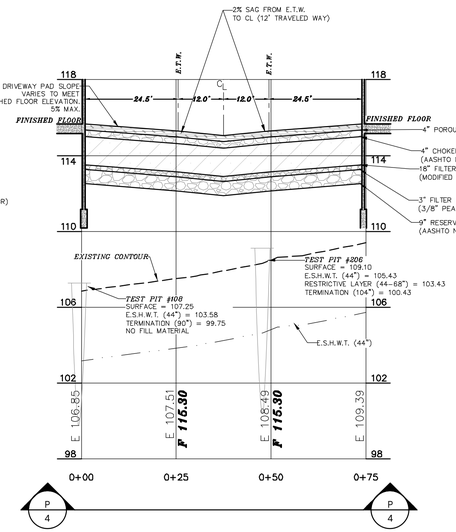
GRAPHIC SCALE

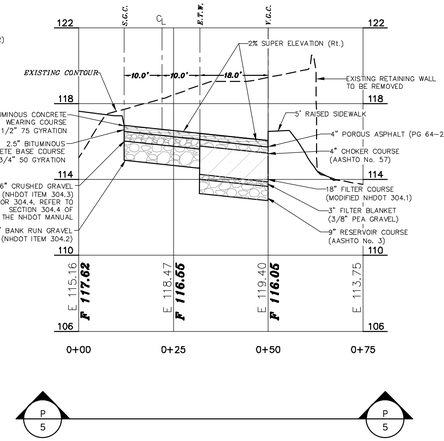
(IN FEET)
1 inch = 20 ft.
VERTICAL SCALE: 1" = 4'











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#2	6–9–22	REVISED PER DOVER TRC COMMENT
#1		DOVER PLANNING FILE #P06–25F

POROUS PAVEMENT W/ INFILTRATION #101 & #102
LAND OF
HERON BAY PARTNERS, LLC
CIELO DRIVE
DOVER, N.H.
TAX MAP H, LOT 4

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

SCALE : AS SHOWN
DATE : APRIL 7, 2022
FILE NO. : DB 2021–002

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

P–101

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

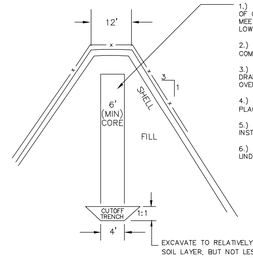
PLAN VIEW
DETENTION BASIN #900

STABILIZATION NOTE:
SEE NOTE #6, SHEET E-102, DETAIL E-18
SIDE SLOPES ARE TO BE STABILIZED WITHIN THREE WORKING DAY UPON COMPLETION OF FINAL GRADE.

P1

LOW PERMEABILITY MATERIAL GRADATION

SIEVE SIZE	% PASSING BY WEIGHT
#4	95 – 100
#40	60 – 95
#100	40 – 60
#200	25 – 45



1.) 6' CORE IS TO BE CONSTRUCTED OF COMPACTED LOAM MATERIAL MEETING THE REQUIREMENT OF THE LOW PERM SPECIFICATION

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

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

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

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

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

DOVER PLANNING FILE #P06-25F

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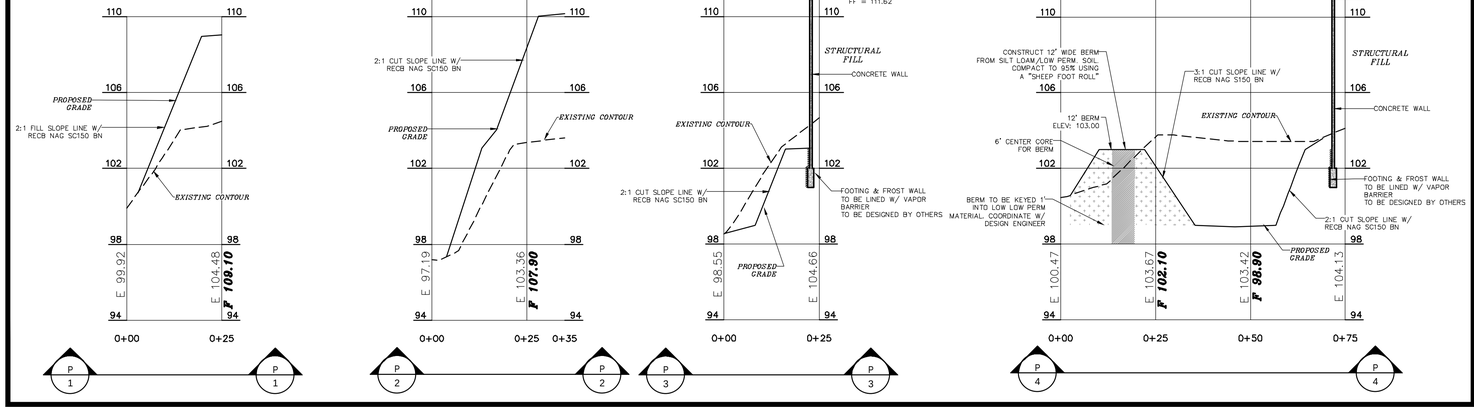
EXISTING DETENTION BASIN #900 MODIFICATION PLAN
LAND OF
HERON BAY PARTNERS, LLC
CIELO DRIVE
DOVER, N.H.
TAX MAP H, LOT 4

GRAPHIC SCALE

20 0 10 20 40 80

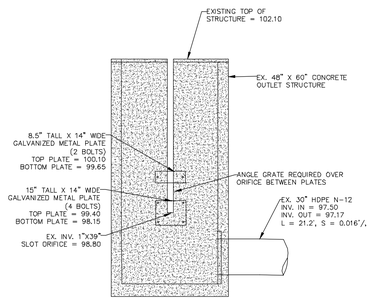
(IN FEET)
1 inch = 20 ft.
VERTICAL SCALE: 1" = 4'



ANGLE GRATE

NOT TO SCALE

NOTE:
MUST BE HAALA INDUSTRIES INC. OR EQUAL.



Angle Grates For Manholes

AG0808-58
Part No. AG0808-58

Save Trees

Angle Grates are designed to cover inlet orifices and prevent small to medium debris from passing through. The top angled design helps to minimize the amount of debris that settles on top after the water receeds. All grates are made from plate for a clean and smooth contact surface.

- Plate design for a clean appearance
- Standard 2" openings (other sizes can be made)
- Angled top/front plate to maximize debris deflection
- Mounting flanges on 3 sides allows grate to be mounted at floor level inverts
- Galvanized steel construction. Can be made from aluminum or stainless steel.

OUTLET STRUCTURE #900 MODIFICATION

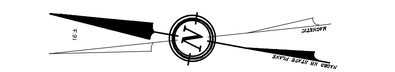
NOT TO SCALE

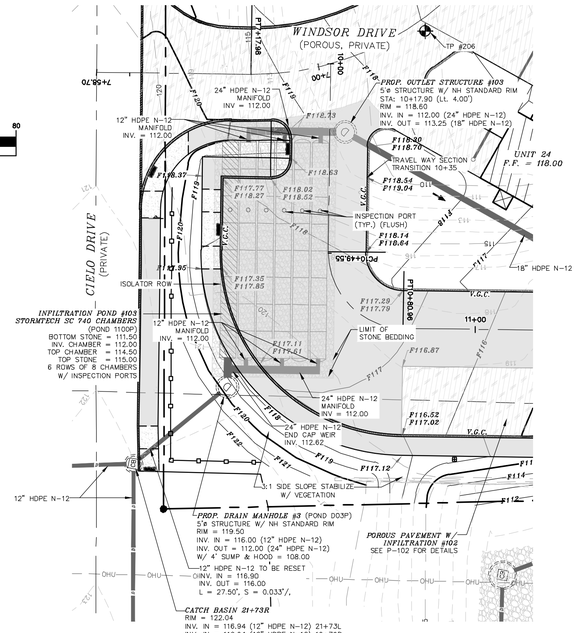
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

SCALE : 1 IN. EQUALS 20 FT.
DATE : APRIL 7, 2022
FILE NO. : DB 2021-002

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

P-102



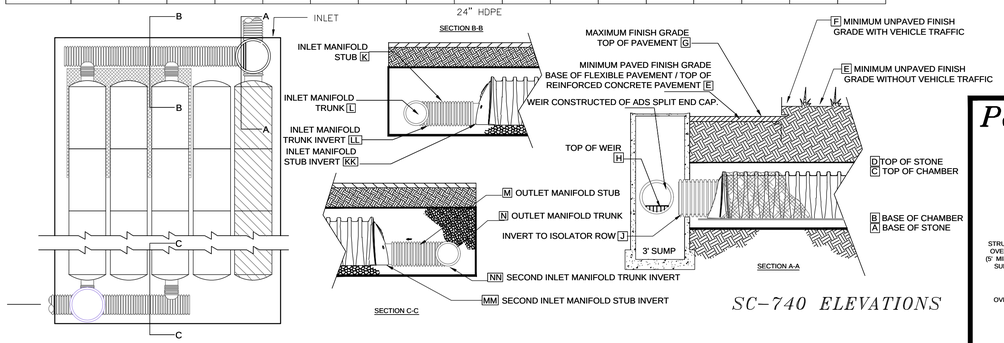


SCALE: 1" = 10'

PLAN VIEW LAYOUT

P1

	A	B	C	D	E	F	G	H	J	K	KK	L	LL	M	MM	N	NN
BED 1/ONLY	111.50	112.00	114.50	115.00	117.08	N/A	119.10	112.50	112.00	12" HDPE	112.00	24" HDPE	112.00	12" HDPE	112.00	24" HDPE	112.00
										24" HDPE							



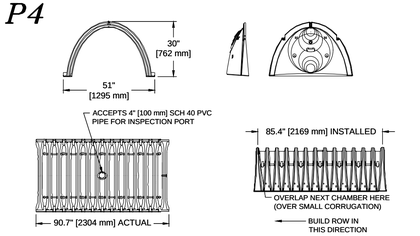
SC-740 ELEVATIONS

P7

SC-740 NOTES

P2

1. ALL DESIGN SPECIFICATIONS FOR STORMTECH SC-740 CHAMBERS SHALL BE IN ACCORDANCE WITH THE STORMTECH DESIGN MANUAL, ADVANCED DRAINAGE SYSTEM, INC (ADS STORMTECH)
2. THE INSTALLATION OF STORMTECH SC-740 CHAMBERS SHALL BE IN ACCORDANCE WITH THE LATEST STORMTECH INSTALLATION INSTRUCTIONS
3. THE CONTRACTOR IS ADVISED TO REVIEW AND UNDERSTAND THE INSTALLATION INSTRUCTIONS PRIOR TO BEGINNING SYSTEM INSTALLTION. CALL **1-888-892-2694** OR VISIT **WWW.STORMTECH.COM** TO RECIEVE A COPY OF THE LATEST STORMTECH INSTALLTION INSTRUCTIONS
4. CHAMBERS SHALL MEET THE DESIGN REQUIREMENTS AND LOAD FACTORS SPECIFIED IN SECTION 12.12 OF THE LATEST EDITION OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS



NOMINAL CHAMBER SPECIFICATIONS

SIZE (W x H x INSTALLED LENGTH)	51.0" x 30.0" x 85.4" [1295 mm x 762 mm x 2169 mm]
CHAMBER STORAGE	45.9 CUBIC FEET [1.30 m³]
MINIMUM INSTALLED STORAGE	74.9 CUBIC FEET [2.12 m³]
WEIGHT	75 lbs. [33.6 kg]

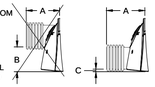
STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"

PART#	STUB	A	B	C
SC740EPE06T	6" [150 mm]	10.90" [277 mm]	18.50" [470 mm]	N/A
SC740EPE06B	6" [150 mm]	10.90" [277 mm]	N/A	0.50" [13 mm]
SC740EPE08T	8" [200 mm]	12.20" [310 mm]	16.50" [419 mm]	N/A
SC740EPE08B	8" [200 mm]	12.20" [310 mm]	N/A	0.60" [15 mm]
SC740EPE10T	10" [250 mm]	13.40" [340 mm]	14.50" [368 mm]	N/A
SC740EPE10B	10" [250 mm]	13.40" [340 mm]	N/A	0.70" [18 mm]
SC740EPE12T	12" [300 mm]	14.70" [373 mm]	12.50" [318 mm]	N/A
SC740EPE12B	12" [300 mm]	14.70" [373 mm]	N/A	1.20" [30 mm]
SC740EPE15T	15" [375 mm]	18.40" [467 mm]	9.00" [229 mm]	N/A
SC740EPE15B	15" [375 mm]	18.40" [467 mm]	N/A	1.30" [33 mm]
SC740EPE18T	18" [450 mm]	19.70" [500 mm]	5.00" [127 mm]	N/A
SC740EPE18B	18" [450 mm]	19.70" [500 mm]	N/A	1.60" [41 mm]
*SC740EPE24B	24" [600 mm]	18.50" [470 mm]	N/A	0.10" [3 mm]

NOTE: ALL DIMENSIONS ARE NOMINAL

ALL STUBS, EXCEPT FOR THE SC740EPE24B ARE PLACED AT BOTTOM OF END CAP SUCH THAT THE OUTSIDE DIAMETER OF THE STUB IS FLUSH WITH THE BOTTOM OF THE END CAP. FOR ADDITIONAL INFORMATION CONTACT STORMTECH AT 1-888-892-2694.

*FOR THE SC740EPE24B THE 24" [600 mm] STUB LIES BELOW THE BOTTOM OF THE END CAP APPROXIMATELY 1.75" [44 mm]. BACKFILL MATERIAL SHOULD BE REMOVED FROM BELOW THE N-12 STUB SO THAT THE FITTING SITS LEVEL.



SC-740 TECHNICAL SPEC.

P4

ACCEPTABLE FILL MATERIALS: STORMTECH SC-740 CHAMBER SYSTEMS

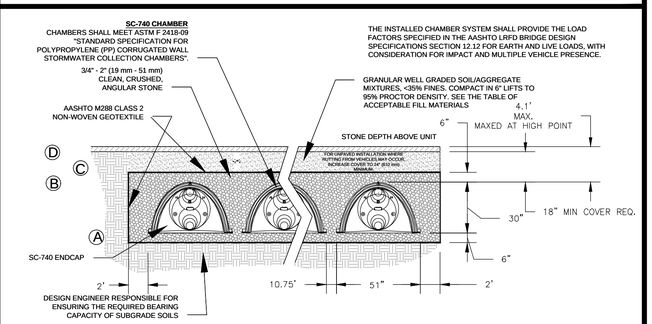
MATERIAL LOCATION	DESCRIPTION	AASHTO M43 DESIGNATION[1]	COMPACTION/DENSITY REQUIREMENT
D FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISH GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THIS LAYER.	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS, CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE 'B' STONE (OR TOP OF 'A' IF NO 'B') TO 12" [305 mm] ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THIS LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, < 35% FINES. MOST PAVEMENT SUB-BASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTION AFTER 12" [305 mm] OF MATERIAL OVER THE CHAMBERS IS PLACED. [200 mm] OF MATERIAL LAYERS IN 6" [152 mm] LIFTS TO A MIN. 95% STANDARD PROCTOR DENSITY. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs [53 kN]. DYNAMIC FORCE NOT TO EXCEED 20,000 lbs [89 kN].
B EMBEDMENT STONE SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE (A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE, NOMINAL SIZE DISTRIBUTION BETWEEN 3/4 - 2 INCH [19 - 51 mm]	3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A FOUNDATION STONE BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE, NOMINAL SIZE DISTRIBUTION BETWEEN 3/4 - 2 INCH [19 - 51 mm]	3, 35, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A 95% STANDARD PROCTOR DENSITY*.

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".

2. AS AN ALTERNATE TO PROCTOR TESTING AND FIELD DENSITY MEASUREMENTS ON OPEN GRADED STONE, STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9" [229 mm] (MAX) LIFTS USING TWO FULL COVERAGES WITH AN APPROPRIATE COMPACTOR.

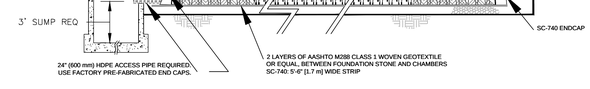
STORMTECH ACCEPTABLE FILL MATERIALS

P3



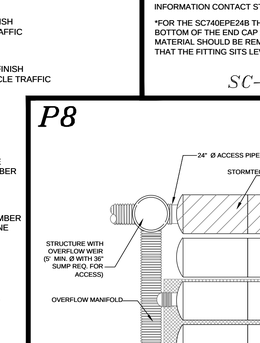
SC-740 STANDARD CROSS SECTION

P5



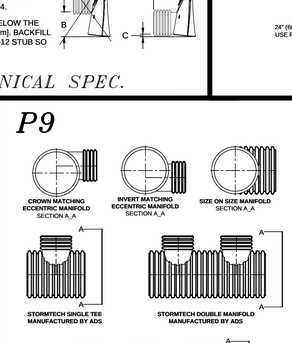
SC-740 ISOLATOR ROW (TM) DETAIL

P6



SC-740 MANIFOLD DETAIL

P8



STUB SIZE	HEADER PIPE SIZES								
	48"	42"	36"	30"	24"	18"	15"	12"	10"	8"
24"	AVAIL	AVAIL	AVAIL	AVAIL	AVAIL	-	-	-	-	-
18"	AVAIL	AVAIL	AVAIL	AVAIL	AVAIL	AVAIL	-	-	-	-
15"	AVAIL	AVAIL	AVAIL	AVAIL	AVAIL	AVAIL	AVAIL	-	-	-
12"	AVAIL	AVAIL	AVAIL	AVAIL	AVAIL	AVAIL	AVAIL	AVAIL	-	-
10"	-	-	-	-	AVAIL	AVAIL	AVAIL	AVAIL	AVAIL	-
8"	-	-	-	-	AVAIL	AVAIL	AVAIL	AVAIL	AVAIL	AVAIL
6"	-	-	-	-	AVAIL	AVAIL	AVAIL	AVAIL	AVAIL	AVAIL

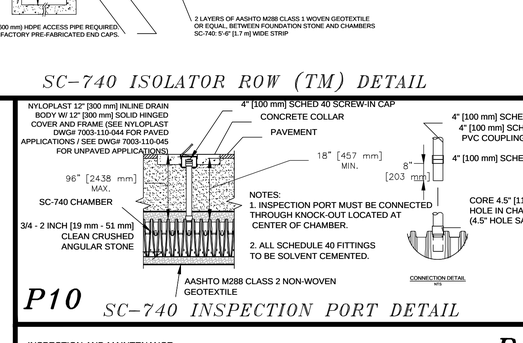
AVAIL - STANDARD HEADERS AVAILABLE

ADS 1-800-821-6710

MANIFOLDS ARE DESIGNED TO BE COUPLED TO STORMTECH PREFABRICATED END CAPS.
WHEN USING STANDARD END CAPS, CORRUGATED PIPE UP TO 18 INCHES CAN BE INSERTED DIRECTLY INTO THE END CAP. FOR 24" INLET PIPES, A CORRUGATED TO SMOOTH PIPE ADAPTER IS REQUIRED.

MANIFOLDS

P9



SC-740 INSPECTION PORT DETAIL

P10

INSPECTION AND MAINTENANCE:

DUE TO THE CRITICAL NATURE OF INSPECTION AND MAINTENANCE STORMTECH SYSTEM AS DETAILED IN THE DESIGN MANUAL, ADVANCED DRAINAGE SYSTEM, INC (ADS STORMTECH) THE FOLLOWING THREE FIRMS ARE RECOMMENDED FOR THIS TASK. IT IS HIGHLY RECOMMENDED THAT THE OPERATOR OF THE PROPERTY HAVE A LONG TERM INSPECTION AND MAINTENANCE CONTACT WITH A FIRM THAT CAN COMPLETE THESE VITAL SERVICES.

AS FOR ISOLATOR ROW MAINTENANCE, CB MAINTENANCE, ETC., REGIONAL ADS REPRESENTATIVES RECOMMEND USING ANY OF THE FOLLOWING CONTACTS:

STORMWATER COMPLIANCE, LLC;
ATTN: NATHAN MARLES, 1-877-271-9055; NMARLES@LIDTECH.COM
163 THADEUS STREET, PORTLAND, ME 04106
INFO@STORMWATERCOMP.COM

TED BERRY COMPANY;
ATTN: DAVE BEAUCHAMP, 207-897-3348; DAVID.BEAUCHAMP@TEDBERRYCOMPANY.COM
521 FEDERAL ROAD, LIVERMORE, ME 04253
INFL@TEDBERRYCOMPANY.COM

BELLEMORE SEPTIC, SEWER, & DRAIN;
ATTN: RAY BELLEMORE, 603-641-6640; RAYMOND@BELLEMORE.COM
PO BOX 10369, BEDFORD, NH 03110

CONTACT AARON CHEEVER, P.E., ADVANCE DRAINAGE SYSTEMS, INC.
AARON.CHEEVER@ADS-PIPE.COM 1-978-302-0650
FOR PRODUCT AND PRICING

P11

P-103

DOVER PLANNING FILE #P06-25F

REVISION	DATE	DESCRIPTION
#7	11-30-22	REVISED PER NHDES WWEB COMMENT
#6	11-21-22	REVISED PER NHDES WWEB COMMENT
#5	10-6-22	REVISED PER DOVER ENGINEERING COMMENT
#4	9-7-22	REVISED PER NHDES RFMI COMMENT
#3	7-21-22	REVISED PER DOVER TRC COMMENT
#2	6-9-22	REVISED PER DOVER TRC COMMENT
#1		

ADVANCED DRAINAGE STORMTECH SYSTEM W/ INFILTRATION
LAND OF
HERON BAY PARTNERS, LLC
CIELO DRIVE
DOVER, N.H.
TAX MAP H, LOT 4

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

SCALE : 1 IN. EQUALS 20 FT.
DATE : APRIL 7, 2022
FILE NO. : DB 2021-002

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

SOILS & DEWATERING:

WfB	*WINDSOR*	*LOAMY SAND*	*K= 0.17*
WaB	*WINDSOR*	*LOAMY SAND*	*K= 0.17*

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

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

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

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

LEGEND:

- (R) POND PROTECTION
- (P) PERIMETER CONTROL
- (C) RESIDENTIAL/ROADWAY CONSTRUCTION
- IRON PIPE (FND)
- IRON BOUND (FND)
- REBAR (FND)
- UTILITY POLE
- BENCHMARK
- SILT FENCE
- FILTREXX SILTSOXX CONSTRUCTION FENCE
- PERIMETER CONTROL
- TREE LINE

NOTES:

1.) OWNER: HERON BAY PARTNERS, LLC
242 CENTRAL AVE
DOVER, NH 03820

2.) TAX MAP H, LOT 4

3.) TOTAL AREA: 1,500, Sq. Ft., 34.44 Ac.

4.) S.C.R.D. BOOK 3561, PAGE 656

5.) THE INTENT OF THIS PLAN IS TO SHOW THE PROJECT EROSION AND SEDIMENT CONTROL DETAIL.

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

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

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

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

NOTES CONTINUED:

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

11.) EROSION AND SEDIMENT CONTROL INSPECTIONS TO BE CONDUCTED ONCE PER EVERY SEVEN DAYS AND AT AN INCREASED FREQUENCY INCLUDING WITHIN 24-HOURS OF A 0.25 INCH RAIN EVENT. INSPECTIONS TO BE CONDUCTED BY A "QUALIFIED PERSON" AS DEFINED BY EPA CGP SECTION 6.3. PLEASE NOTE THAT SPECIFIC STORMWATER, EROSION PREVENTION AND SEDIMENT CONTROL TRAINING AND CERTIFICATION IS REQUIRED. INSPECTION REPORTS TO BE SUBMITTED TO THE CITY OF DOVER, NH, ENGINEERING DEPARTMENT WITHIN 24 HOURS IN ACCORDANCE WITH CGP 4.1.7 AND MAINTAINED BY THE OWNER FOR A PERIOD OF THREE YEARS AFTER THE PROJECT IS COMPLETED. SEE ALSO CITY OF DOVER ADDITIONAL INSPECTION REQUIREMENTS BELOW.

12.) CONTRACTOR MAY USE SILT FENCE, SILT SOXX OR MULCH BERM FOR PERIMETER CONTROL.

13.) PER EPA CGP 2.1.2.2 (INSTALL PERIMETER CONTROL), "YOU MUST INSTALL SEDIMENT CONTROLS ALONG THOSE PERIMETER AREAS OF YOUR SITE THAT WILL RECEIVE STORMWATER FROM EARTH DISTURBING ACTIVITIES." AS A RESULT OF SWPPP INSPECTIONS, THE CONTRACTOR MAY HAVE TO EXPAND PERIMETER CONTROLS TO MEET THIS REQUIREMENT. THE E&SC PLAN IS INITIATING GUIDANCE AS TO THE ANTICIPATED REQUIREMENTS AND IT THE CONTRACTORS RESPONSIBILITY TO ENSURE THAT STORMWATER VIOLATION DO NOT OCCUR.

14.) CONTRACTOR IS REQUIRED TO INSTALL A CONSTRUCTION ENTRANCE PRIOR TO ANY EARTH DISTURBING ACTIVITIES.

15.) CONTRACTOR IS RESPONSIBLE FOR SWEEPING THE PARKING LOT, SIDEWALKS AND ANYTHING DISTURBED, TO ENSURE THAT NO SEDIMENT IS BEING TRACKED ONTO MAST & DURHAM ROADS..

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

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

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

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

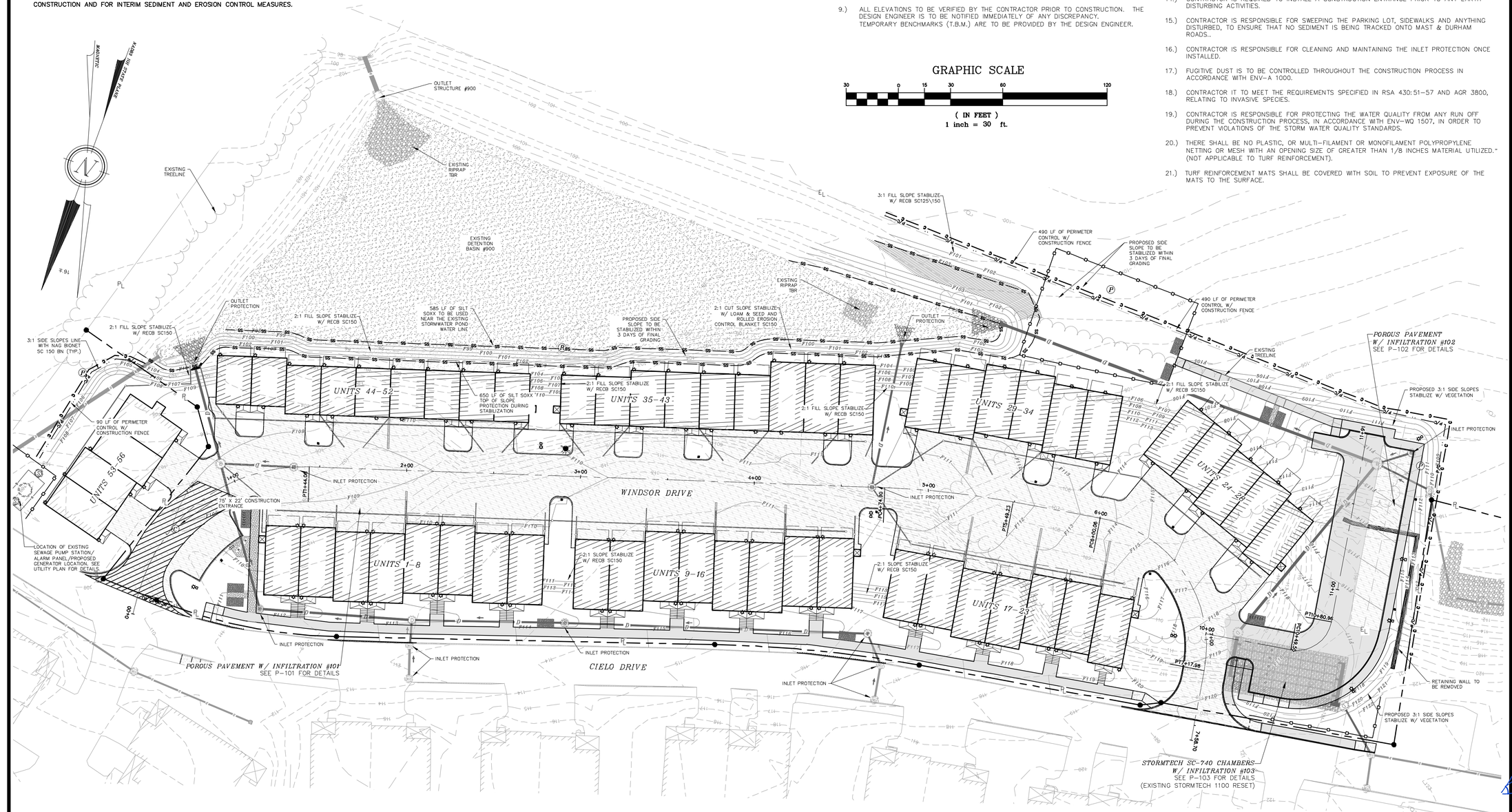
20.) THERE SHALL BE NO PLASTIC, OR MULTI-FILAMENT OR MONOFILAMENT POLYPROPYLENE NETTING OR MESH WITH AN OPENING SIZE OF GREATER THAN 1/8 INCHES MATERIAL UTILIZED." (NOT APPLICABLE TO TURF REINFORCEMENT).

21.) TURF REINFORCEMENT MATS SHALL BE COVERED WITH SOIL TO PREVENT EXPOSURE OF THE MATS TO THE SURFACE.

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.



DOVER PLANNING FILE #P06-25F

REVISION	DATE	DESCRIPTION
#7	11-30-22	REVISED PER NHDES WWEB COMMENT
#6	11-21-22	REVISED PER NHDES WWEB COMMENT
#5	10-6-22	REVISED PER DOVER ENGINEERING COMMENT
#4	9-7-22	REVISED PER NHDES RFMI COMMENT
#3	7-21-22	REVISED PER DOVER TRC COMMENT
#2	6-9-22	REVISED PER DOVER TRC COMMENT
#1		

EROSION AND SEDIMENT CONTROL PLAN
LAND OF
HERON BAY PARTNERS, LLC
CIELO DRIVE
DOVER, N.H.
TAX MAP H, LOT 4

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

SCALE : 1 IN. EQUALS 30 FT.
DATE : APRIL 7, 2022
FILE NO. : DB 2021-002

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

NOTES:

1.) OWNER & APPLICANT: HERON BAY PARTNERS, LLC
242 CENTRAL AVE
DOVER, NH 03820

2.) TAX MAP H, LOT 4

3.) S.C.R.D. BOOK 3561, PAGE 656

4.) LOT AREA: 1,500,213 Sq. Ft., 34.44 Ac

5.) THE INTENT OF THIS PLAN IS TO SHOW THE PROPOSED OVERVIEW UTILITY DESIGN.

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

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

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

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

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

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

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

NOTES CON'T:

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

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

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

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

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

18.) ALL SEWER MAN HOLE RIMS & COVERS ARE TO BE LIFTMATE R-1743-LM.

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

20.) CURB BOXES SHOULD BE PLACED IN THE LAWN AREA, OR IF PLACED IN PAVEMENT, A ROAD BOX IS REQUIRED.

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

22.) MINIMUM SLOPE FOR ALL SEWER SERVICE CONNECTIONS IS TO BE NO LESS THAN 0.02 FT/FT.

23.) ALL SEWER INSTALLATIONS SHALL CONFORM TO THE REQUIREMENTS OF NHDES & DOVER DPW SEWER DIVISION STANDARDS. ALL PVC SEWER PIPE IS TO CONFORM WITH ENV-WQ 704.05 (c)-(e) FOR SDR 35 GRAVITY SEWER PIPE.

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

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

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

27.) DOMESTIC SERVICE AND FIRE FIRE PROTECTION MAIN TO BE:
1" SDR9 CTS BLUE SERVICE ASSUMED
4" C.L.D.I. MAIN FOR FIRE PROTECTION ASSUMED
TO BE DETERMINED BY THE ARCHITECT AND FIRE PROTECTION SYSTEM DESIGNERS.

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

DOVER PLANNING FILE #P06-25F

REVISION	DATE	DESCRIPTION
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#5	10-18-22	REVISED PER ENGINEERING COMMENT
#4	10-6-22	REVISED PER DOVER ENGINEERING COMMENT
#3	9-7-22	REVISED PER NHDES RFMI COMMENT
#2	7-21-22	REVISED PER DOVER TRC COMMENT
#1	6-9-22	REVISED PER DOVER TRC COMMENT

OVERVIEW UTILITY PLAN
LAND OF
HERON BAY PARTNERS, LLC
CIELO DRIVE
DOVER, N.H.
TAX MAP H, LOT 4

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

SCALE : 1 IN. EQUALS 30 FT.
DATE : APRIL 7, 2022
FILE NO. : DB 2021-002

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

NOTES:

1.) OWNER: HERON BAY PARTNERS, LLC
242 CENTRAL AVE
DOVER, NH 03820

2.) TAX MAP H, LOT 4

3.) TOTAL AREA: 1,500,213 Sq. Ft., 34.44 Ac.

4.) S.C.R.D. BOOK 3561, PAGE 656

5.) THE INTENT OF THIS PLAN IS TO PROVIDE UTILITY & ENGINEERING DETAILS OF WINDSOR DRIVE AND TAX MAP H, LOT 4.

6.) SEE EROSION & SEDIMENT CONTROL PLANS FOR DETAILS ON PERIMETER CONTROL (MULCH BERM / FENCE / SILT SOXX).

7.) BS&E IS TO PROVIDE ADDITIONAL BENCHMARKS PRIOR TO CONSTRUCTION.

8.) EXISTING AND PROPOSED CONTOURS ARE PROVIDED AT 1' INTERVALS WITH DRAINAGE FEATURES AT MORE PRECISE INTERVALS.

STRUCTURES TABLE:

PROP. SEWER MANHOLE #1
4'ø STRUCTURE W/ LIFTMATE
R=1743=LM RIM
STA.: 0+23.50 (Lt. 13.00')
RIM = 109.47 (FLUSH)
INV. IN = 99.98 (8" SDR 35)
INV. OUT = 99.88 (8" SDR 35)

PROP. SEWER MANHOLE #2
4'ø STRUCTURE W/ LIFTMATE
R=1743=LM RIM
STA.: 0+91.50 (lt. 23.00')
RIM = 109.54 (FLUSH)
INV. IN = 100.39 (8" SDR 35)
INV. OUT = 100.29 (8" SDR 35)

PROP. SEWER MANHOLE #3
4'ø STRUCTURE W/ LIFTMATE
R=1743=LM RIM
STA.: 3+52.50 (L. 6.00')
RIM = 110.49 (FLUSH)
INV. IN = 101.59 (8" SDR 35)
INV. OUT = 101.49 (8" SDR 35)

PROPOSED COMMERCIAL NATURAL GAS GENERATOR CONNECTED TO NATURAL GAS LINE

EXISTING SEWERAGE PUMP STATION TO REMAIN
EXISTING DUAL ALTERNATING PUMPS
TO BE REPLACED WITH KEEN PUMP KDP(V)75 DUAL ALTERNATING PUMP
SEE D-103 FOR DETAILS AND FURTHER SPECIFICATIONS.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

EXISTING DETENTION BASIN #900 SEE P-102 FOR MODIFICATION PLAN

PLAN VIEW WINDSOR DRIVE 0+00 TO 4+50

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.
VERTICAL SCALE: 1" = 4'

PROFILE VIEW WINDSOR DRIVE 0+00 TO 4+50

DOVER PLANNING FILE #P06-25F

REVISION	DATE	DESCRIPTION
#7	11-30-22	REVISED PER NHDES WWEB COMMENT
#6	11-21-22	REVISED PER NHDES WWEB COMMENT
#5	10-6-22	REVISED PER DOVER ENGINEERING COMMENT
#4	9-7-22	REVISED PER NHDES RFAI COMMENT
#3	7-21-22	REVISED PER DOVER TRC COMMENT
#2	6-9-22	REVISED PER DOVER TRC COMMENT
#1		

UTILITY PLAN AND PROFILE WINDSOR DRIVE 0+00 TO 4+50
LAND OF
HERON BAY PARTNERS, LLC
CIELO DRIVE
DOVER, N.H.
TAX MAP H, LOT 4

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

SCALE : 1 IN. EQUALS 20 FT.
DATE : APRIL 7, 2022
FILE NO. : DB 2021-002

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

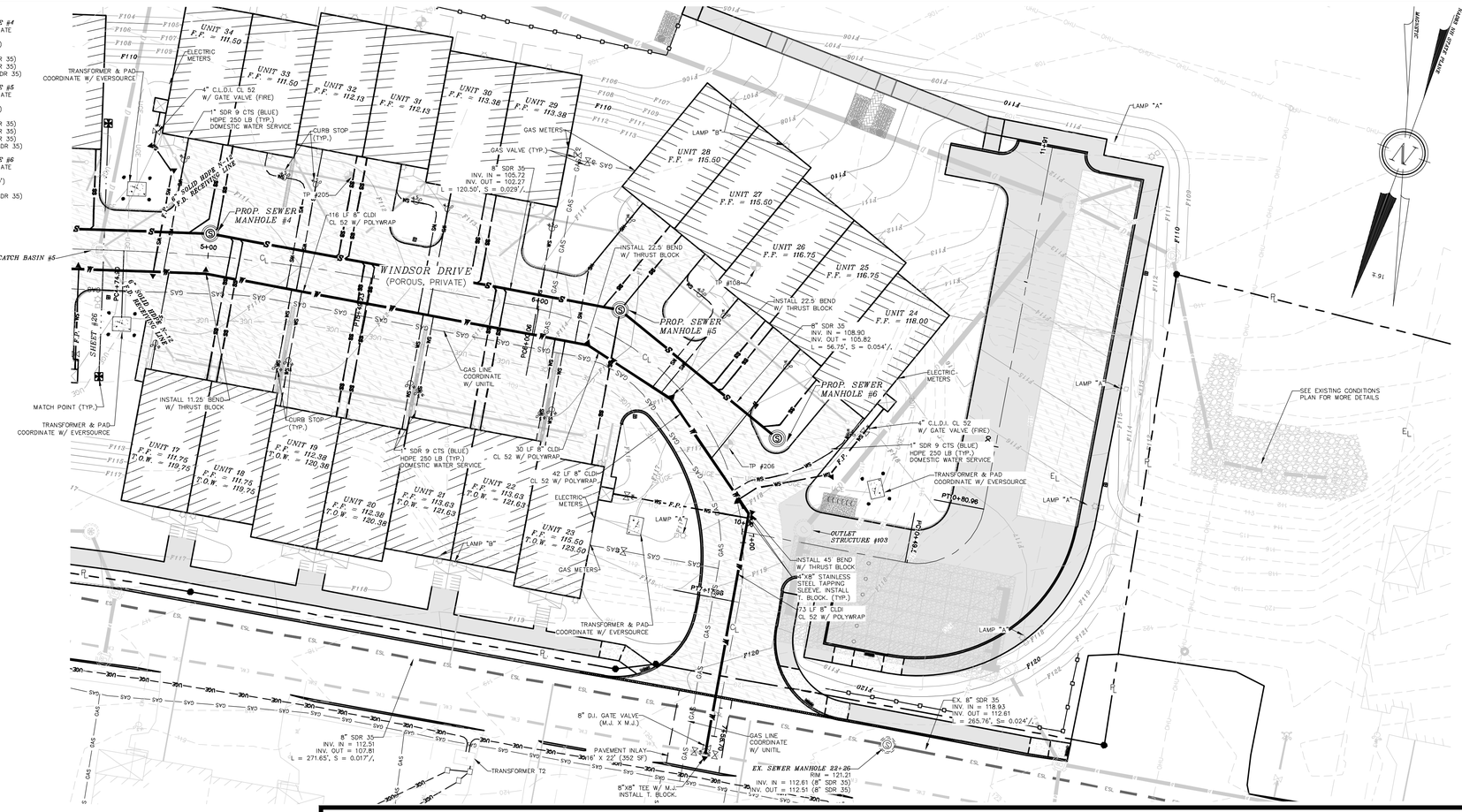
SHEET 27 OF 44

STRUCTURES TABLE:

PROP. SEWER MANHOLE #4
4'ø STRUCTURE W/ LIFTMATE
R=1743–LM RIM
STA.: 5+00.25 (Lt. 6.65')
RIM = 110.42 (FLUSH)
INV. IN = 102.50 (4" SDR 35)
INV. IN = 102.27 (8" SDR 35)
INV. OUT = 102.17 (8" SDR 35)

PROP. SEWER MANHOLE #5
4'ø STRUCTURE W/ LIFTMATE
R=1743–LM RIM
STA.: 6+22.25 (Lt. 7.75')
RIM = 114.72 (FLUSH)
INV. IN = 106.05 (4" SDR 35)
INV. IN = 106.05 (4" SDR 35)
INV. IN = 105.82 (8" SDR 35)
INV. OUT = 105.72 (8" SDR 35)

PROP. SEWER MANHOLE #6
4'ø STRUCTURE W/ LIFTMATE
R=1743–LM RIM
STA.: 6+74.75 (Lt. 17.00')
RIM = 117.75 (FLUSH)
INV. OUT = 108.90 (8" SDR 35)



NOTES:

1.) OWNER: HERON BAY PARTNERS, LLC
242 CENTRAL AVE
DOVER, NH 03820

2.) TAX MAP H, LOT 4

3.) TOTAL AREA: 1,500,213 Sq. Ft., 34.44 Ac.

4.) S.C.R.D. BOOK 3561, PAGE 656

5.) THE INTENT OF THIS PLAN IS TO PROVIDE UTILITY & ENGINEERING DETAILS OF WINDSOR DRIVE AND TAX MAP H, LOT 4.

6.) SEE EROSION & SEDIMENT CONTROL PLANS FOR DETAILS ON PERIMETER CONTROL (MULCH BERM / FENCE / SILT SOXX).

7.) BS&E IS TO PROVIDE ADDITIONAL BENCHMARKS PRIOR TO CONSTRUCTION.

8.) EXISTING AND PROPOSED CONTOURS ARE PROVIDED AT 1' INTERVALS WITH DRAINAGE FEATURES AT MORE PRECISE INTERVALS.

9.) SEE SHEET 2 FOR ALL OTHER STANDARD CONSTRUCTION NOTES.

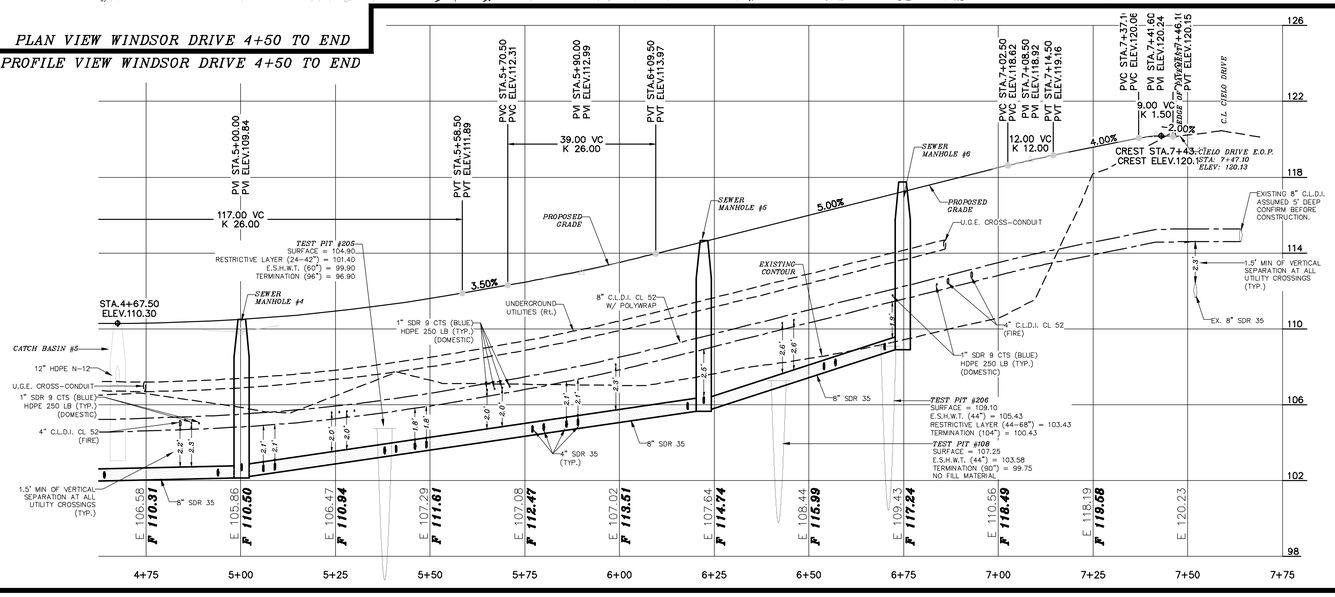
GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

PLAN VIEW WINDSOR DRIVE 4+50 TO END

PROFILE VIEW WINDSOR DRIVE 4+50 TO END



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.
VERTICAL SCALE: 1" = 4'

DOVER PLANNING FILE #P06–25F

REVISION	DATE	DESCRIPTION
#7	11–30–22	REVISED PER NHDES WWEB COMMENT
#6	11–21–22	REVISED PER NHDES WWEB COMMENT
#5	10–6–22	REVISED PER DOVER ENGINEERING COMMENT
#4	9–7–22	REVISED PER NHDES RFAI COMMENT
#3	7–21–22	REVISED PER DOVER TRC COMMENT
#2	6–9–22	REVISED PER DOVER TRC COMMENT
#1		

UTILITY PLAN AND PROFILE WINDSOR DRIVE 4+50 TO END
LAND OF
HERON BAY PARTNERS, LLC
CIELO DRIVE
DOVER, N.H.
TAX MAP H, LOT 4

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

SCALE : 1 IN. EQUALS 20 FT.
DATE : APRIL 7, 2022
FILE NO. : DB 2021–002

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

NOTES:

1.) OWNER: HERON BAY PARTNERS, LLC
242 CENTRAL AVE
DOVER, NH 03820

2.) TAX MAP H, LOT 4

3.) TOTAL AREA: 1,500,213 Sq. Ft., 34.44 Ac.

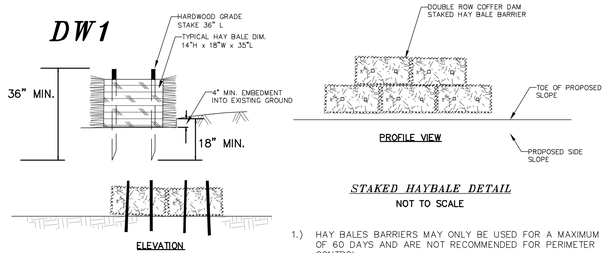
4.) S.C.R.D. BOOK 3561, PAGE 656

5.) THE INTENT OF THIS PLAN IS SHOW THE EXISTING DRAINAGE INFRASTRUCTURE FROM THE DEMOLITION PLAN AND PROPOSED DRAINAGE INFRASTRUCTURE FROM THE GRADING AND DRAINAGE PLANS, IN RELATIONSHIP TO THE PROPOSED EXCAVATION AND DEWATERING THAT WILL BE REQUIRED TO ALTER THE LOCATION OF THE DETENTION BASIN.

6.) THE DETENTION BASIN WILL BE DEWATERED TO AN ELEVATION OF OR BELOW 98-FEET TO ALLOW THE REMOVAL OF UNSUITABLE MATERIAL AND PLACEMENT OF SUITABLE FILL MATERIAL IN A DRY CONDITION. HOWEVER THE DETENTION BASIN MUST REMAIN ACTIVE DURING THE EXCAVATION AND THE FILLING. THE USE OF THE COFFER DAMS WILL BE USED IN SECTIONS BASED ON THE AREA ANTICIPATED TO BE ACTIVELY WORKED. HAY BALE BARRIER COFFER DAMS MAY BE MOVED BUT THE ENTIRE LIFE OF THE HAY BALE IS NOT TO EXCEED 60 DAYS.

UTILITY NOTE:

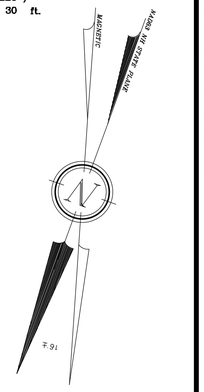
THE UNDERGROUND UTILITIES SHOWN ON THIS PLAN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR NOR THE ENGINEER MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES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

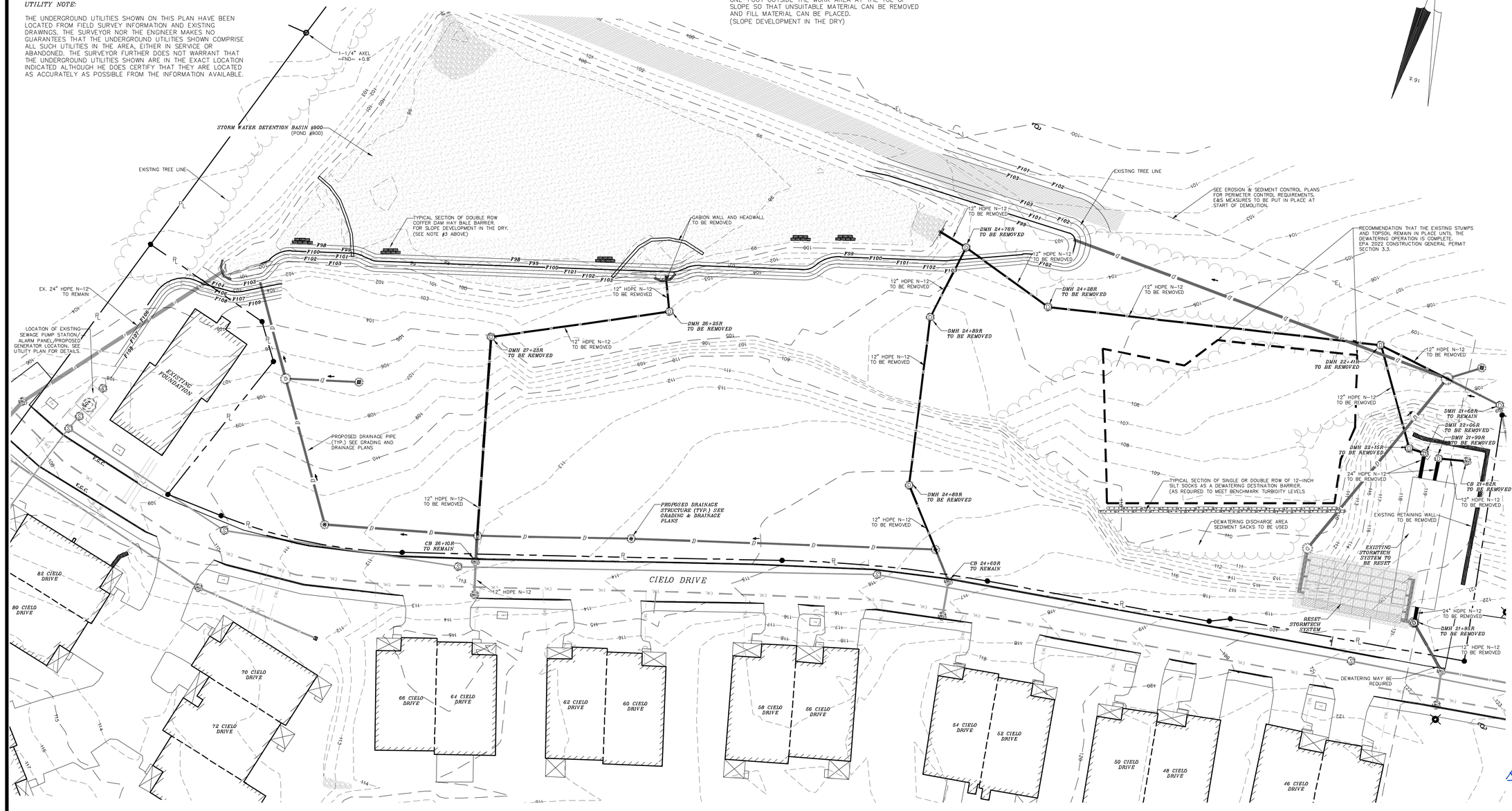


STAKED HAYBALE DETAIL
NOT TO SCALE

1.) HAY BALES BARRIERS MAY ONLY BE USED FOR A MAXIMUM OF 60 DAYS AND ARE NOT RECOMMENDED FOR PERIMETER CONTROL.
2.) TO BE INSTALLED IAW NH SWM #3, 4-2 SEDIMENT CONTROL, STRAW OR HAY BALE BARRIER.
3.) A DOUBLE ROW OF HAY BALE BARRIER WILL BE INSTALLED ONE-FOOT OUTSIDE THE WORK AREA AT THE TOE OF SLOPE SO THAT UNSUITABLE MATERIAL CAN BE REMOVED AND FILL MATERIAL CAN BE PLACED. (SLOPE DEVELOPMENT IN THE DRY)

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.





DOVER PLANNING FILE #P06-25F

REVISION	DATE	DESCRIPTION
#7	11-30-22	REVISED PER NHDES WWEB COMMENT
#6	11-21-22	REVISED PER NHDES WWEB COMMENT
#5	10-25-22	REVISED PER ENGINEERING COMMENT
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#3	9-7-22	REVISED PER NHDES RFMI COMMENT
#2	7-21-22	REVISED PER DOVER TRC COMMENT
#1	6-9-22	REVISED PER DOVER TRC COMMENT

DEWATERING PLAN
LAND OF
HERON BAY PARTNERS, LLC
CIELO DRIVE
DOVER, N.H.
TAX MAP H, LOT 4

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

SCALE : 1 IN. EQUALS 30 FT.
DATE : APRIL 7, 2022
FILE NO. : DB 2021-002

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

NOTES:

1.) OWNER: HERON BAY PARTNERS, LLC
242 CENTRAL AVE
DOVER, NH 03820

2.) TAX MAP H, LOT 4

3.) TOTAL AREA: 1,500,213 Sq. Ft., 34.44 Ac.

4.) S.C.R.D. BOOK 3561, PAGE 656

5.) THE INTENT OF THIS PLAN IS TO SHOW THE PROPOSED LIGHTING PLAN FOR THE PROPOSED DEVELOPMENT.

6.) LAMP "A" WILL BE MOUNTED ABOVE GRADE AS NOTED ON THIS PLAN AND THE SITE PLAN. THERE ARE VARIATIONS THROUGHOUT THE SITE.
LAMP "B" WILL BE MOUNTED 8' ON THE UNITS AND ARE BASIC RESIDENTIAL LAMPS.

7.) SEE CONSTRUCTION DETAILS FOR LIGHT CUT SHEETS.

8.) EXTERIOR LIGHTING SHALL BE CUT-OFF TYPE FIXTURES PER CHAPTER 153-14-E AND SHALL PROVIDE LIGHTING DIRECTED ON-SITE ONLY.

GRAPHIC SCALE

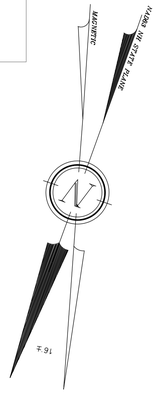
30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	0.3 fc	3.4 fc	0.0 fc	N/A	N/A
Stat Zone # 1	×	1.8 fc	2.1 fc	0.3 fc	10.5:11	6.0:1
Stat Zone # 2	×	1.8 fc	3.6 fc	0.3 fc	12:1	6.0:1

Schedule

Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
	A		7	Lithonia Lighting	DSX1 LED P1 30K T3M MVOLT	DSX1 LED P1 30K T3M MVOLT	1	6279	1	54
	B		112	Lithonia Lighting	ODSL10 SRC	CRAFTSTON WALL MOUNTED SMALL DECORATIVE LANTERN, ONE LAMP 13W SPIRAL COMPACT FLUORESCENT, WHITE GLASS DIFFUSER 4.25" DIA. X 8.65" HIGH, ELECTRONIC BALLAST	1	900	1	12.6



REVISION	DATE	DESCRIPTION
#7	11-30-22	REVISED PER NHDES WWEB COMMENT
#6	11-21-22	REVISED PER NHDES WWEB COMMENT
#5	10-13-22	REVISED PER ENGINEERING COMMENT
#4	10-6-22	REVISED PER DOVER ENGINEERING COMMENT
#3	9-7-22	REVISED PER NHDES RFMI COMMENT
#2	7-21-22	REVISED PER DOVER TRC COMMENT
#1	6-9-22	REVISED PER DOVER TRC COMMENT

LIGHTING PLAN
LAND OF
HERON BAY PARTNERS, LLC
CIELO DRIVE
DOVER, N.H.
TAX MAP H, LOT 4

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

SCALE : 1 IN. EQUALS 30 FT.
DATE : APRIL 7, 2022
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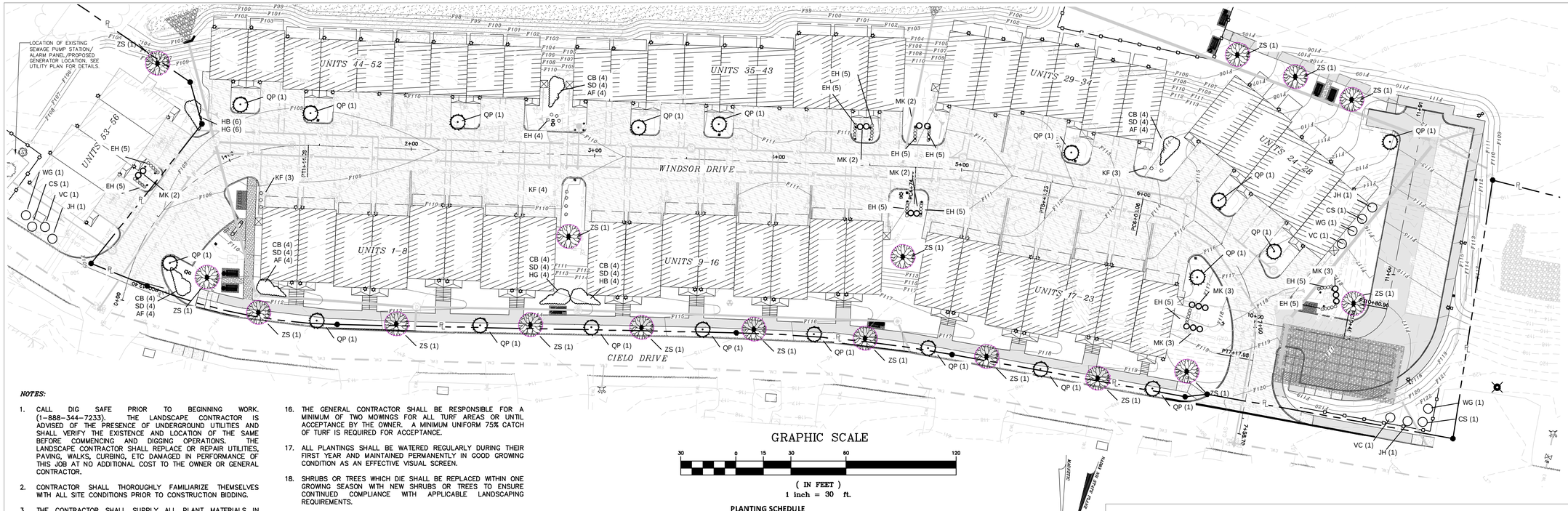
STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14243
PROFESSIONAL ENGINEER

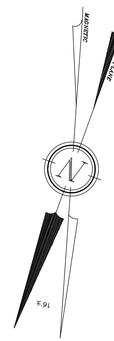
SHEET 30 OF 44



GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.



NOTES:

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

PLANTING SCHEDULE
Windsor Drive
Botanical Name/ Common Name

	Size	Qty	Label
Trees			
Quercus palustric 'Green Pillar' / Green Pillar Pin Oak	3" Cal.	17	ZS
Zelkova serrata 'Green Vase' / Green Vase Zelkova	3" Cal.	19	QP
Shrubs			
Weigela / Weigela	3 Gal.	3	WG
Cornus sanguina 'Winter Flame' / Winter Flame Dogwood Red Twig or Yellow Twig	2 Gal.	3	CS
Vaccinium corymbosum / High Bush Bluberry	2 Gal.	3	VC
Juniperus hirzontalis / Blue Rug Juniper	2 Gal.	3	JH
Syringa patula 'Miss Kim' / Miss Kim Lilac	2-3' B&B	17	MK
Perennials			
Geranium sanguineum 'New Hampshire Purple' / Cransebill	#1	24	CB
Hemerocallis 'Happy Returns' / Happy Returns Daylily	#1	24	SD
Astilbe x arendsii 'Bridal Veil' / Bridal Veil Astilbe	#1	16	AF
Hosta 'Big Daddy' / Big Daddy Plantain Lily	#1	10	HB
Hosta 'Gluacamole' / Guacamole Plantain Lily	#1	10	HG
Grasses			
Calamagrostis acutifolia 'Karl Foerster' / Feather Reed Grass	#2	8	KF
Hemerocallis 'Happy Returns' / Big Time Happy Daylily	#1	59	EH

PLANTING NOTES

1. CONTRACTOR SHALL OBTAIN APPROVAL FROM L.A. PRIOR TO PURCHASING &/OR INSTALLING SUBSTITUTE PLANT MATERIAL PRIOR TO PURCHASE OF ANY SUBSTITUTE MATERIALS.
2. CONSTRUCTION ACCESS WILL BE AS DIRECTED BY L.A. CONTRACTOR IS RESPONSIBLE FOR RESTORATION OF ACCESS ROUTE AND ALL AREAS DISTURBED BY PLANTING OPERATIONS UPON COMPLETION OF CONSTRUCTION OPERATIONS, AT NO ADDITIONAL COST TO THE OWNER.
3. LAYOUT OF ALL PLANTING BEDS AND LOCATION OF PLANTS TO BE APPROVED BY L.A. ON SITE PRIOR TO CONSTRUCTION AND INSTALLATION.
4. CONTRACTOR TO REMOVE ALL DEBRIS GENERATED BY PLANT INSTALLATION. DEBRIS TO BE DISPOSED OF IN A LEGAL MANNER.
5. ALL PLANT MATERIAL SHALL BE GUARANTEED TO BE IN GOOD, HEALTHY & FLOURISHING CONDITION FOR ONE YEAR FROM THE DATE OF FINAL INSTALLATION APPROVAL BY L.A. CONTRACTOR SHALL REPLACE, WITHOUT COST TO OWNER, AND AS SOON AS WEATHER CONDITIONS PERMIT, ALL DEAD AND NON-FLOURISHING PLANTS AS DETERMINED BY THE L.A. REPLACEMENT PLANTS SHALL BE BE GUARANTEED IDENTICALLY TO ORIGINAL PLANTS, TIME PERIOD COMMENCING FROM DATE OF REPLACEMENT PLANTING APPROVAL BY L.A.
6. ALL BEDS TO BE MULCHED WITH 3" DEPTH SHREDDED BARK MULCH UNLESS NOTED OTHERWISE.
7. CONTRACTOR TO PROVIDE NECESSARY TEMPORARY IRRIGATION IF NEEDED BASED ON TIME OF YEAR THE PROJECT IS IMPLEMENTED.
8. ALL PLANT MATERIAL TO COMPLY WITH THE CITY OF DOVER'S SITE REVIEW REGULATIONS, 149-14(G), SUCH THAT THERE SHALL BE DECIDUOUS SHADE TREES PLANTED 40 FEET O.C. ALONG THE PERIMTERE OF THE PARKING LOTS AND SHRUBS PLANTED 5 FEET O.C. WITHIN THE PERIMETER BUFFER. SEE PLANT LIST FOR SPECIES AND SIZE OF PLANTS.

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General Plant Maintenance Guide

General Plant Bed Maintenance:

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

Trees

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

Woody Shrubs

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

Grasses

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

Perennials

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

www.terrainplanning.com 311 kast hill road hopkinton nh 03229 T:603-491-2322

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

WINDSOR DRIVE

Site Location:
Cielo Drive
Dover, NH
Tax Map H, Lot 4

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

LANDSCAPE PLAN

DATE:

SCALE: 1" = 30'

PROJECT #: 21002

Drawn By: ID

Checked By: ERB

REVISIONS: DATE:
Issued for Client Review

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L - 01

SHEET 31 OF 44

GRAPHIC SCALE

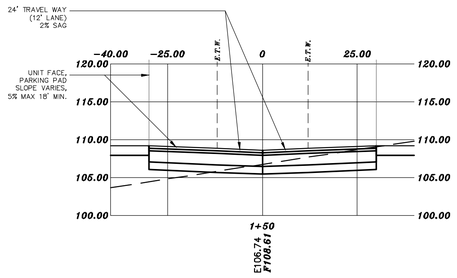
20 0 10 20 40 80

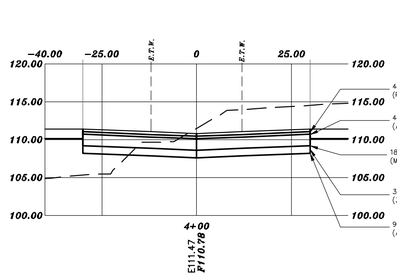
(IN FEET)
1 inch = 20 ft.
Vertical Scale 10

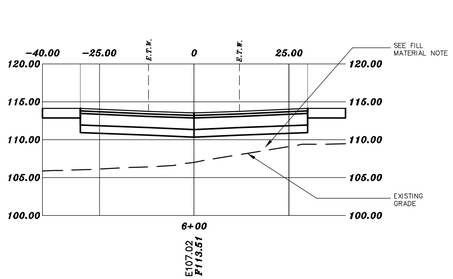
FILL MATERIAL NOTE:

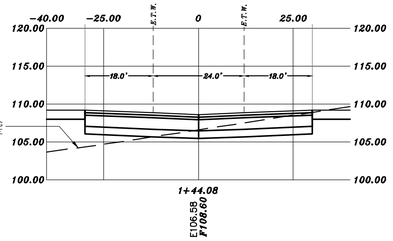
SILT LOAM FILL MATERIAL, WHERE FOUND, TO BE REMOVED TO SAND LAYER TO ENSURE POROUS PAVEMENT INFILTRATION CAPABILITIES.

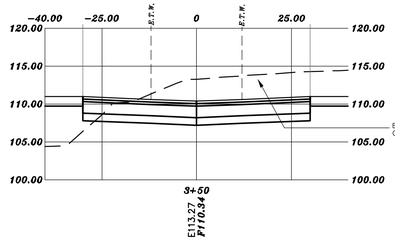
EXCESS CUT TO BE FILLED WITH GRANULAR BACKFILL (GRAVEL) ACCORDING TO NHDOT 2016 SPECIFICATIONS SECTION 209. NO MORE THAN 12% OF MATERIAL TO PASS THE #4 SIEVE TO PASS THE #200 SIEVE. STONE OR ROCK FRAGMENTS 95-100% PASSING 3" SIEVE AND 25-70% PASSING #4 SIEVE.

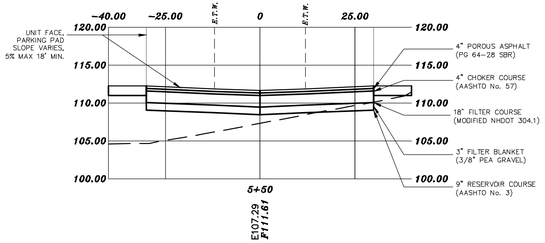


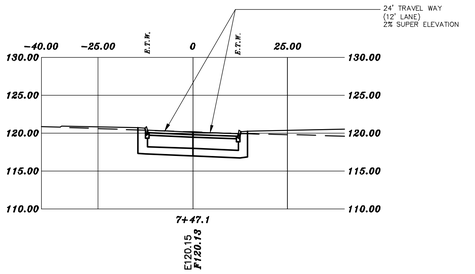


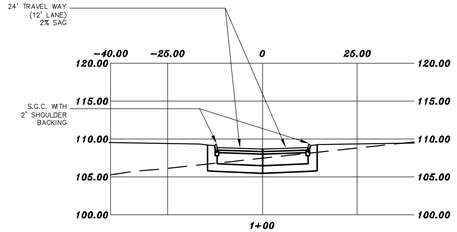


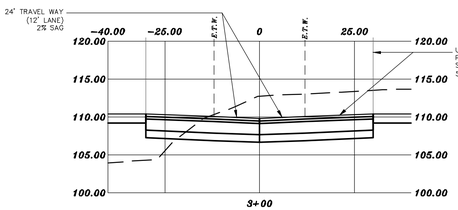


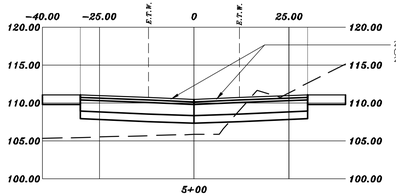


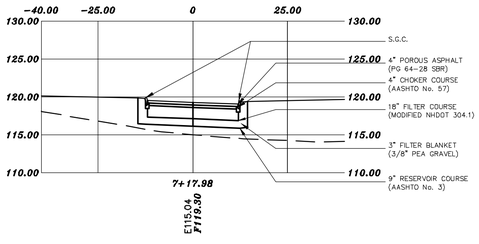


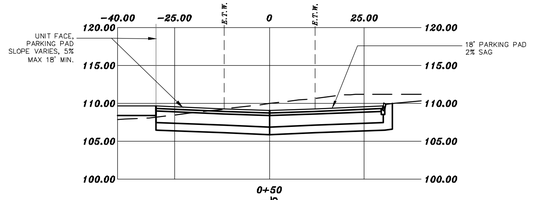


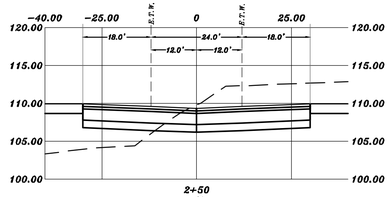


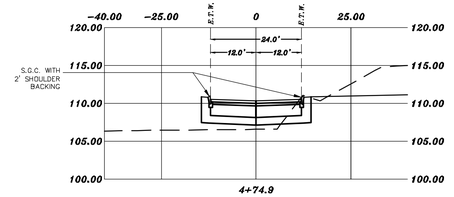


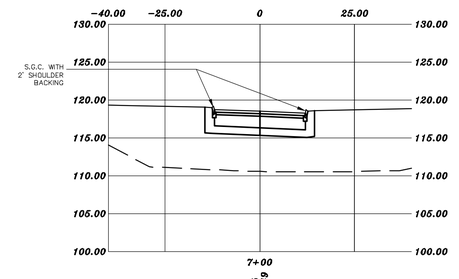


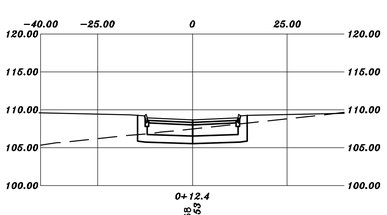


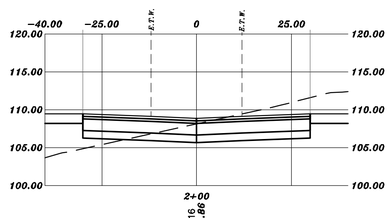


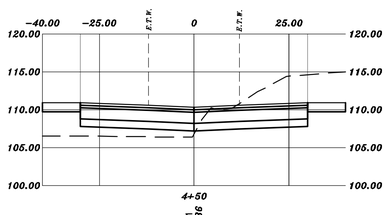


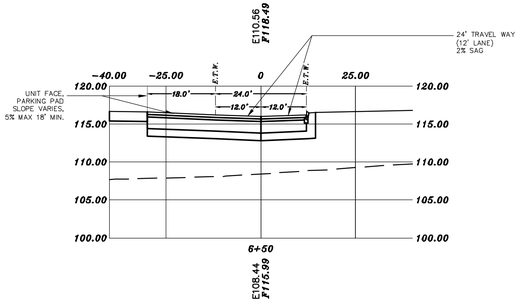












DOVER PLANNING FILE #P06-25F

REVISION	DATE	DESCRIPTION
#7	11-30-22	REVISED PER NHDES WWEB COMMENT
#6	11-21-22	REVISED PER NHDES WWEB COMMENT
#5	10-6-22	REVISED PER DOVER ENGINEERING COMMENT
#4	9-7-22	REVISED PER NHDES RFMI COMMENT
#3	7-21-22	REVISED PER DOVER TRC COMMENT
#2	6-9-22	REVISED PER DOVER TRC COMMENT
#1		

CROSS SECTIONS WINDSOR DRIVE 0+00 - END
LAND OF
HERON BAY PARTNERS, LLC
CIELO DRIVE
DOVER, N.H.
TAX MAP H, LOT 4

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

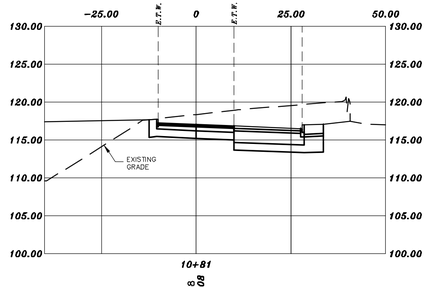
SCALE : 1 IN. EQUALS 20 FT.
DATE : APRIL 7, 2022
FILE NO. : DB 2021-002

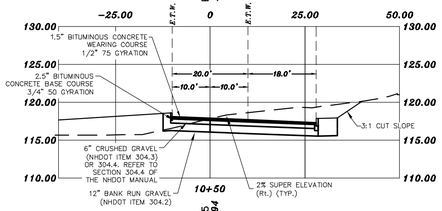
STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14243
LICENSED PROFESSIONAL ENGINEER

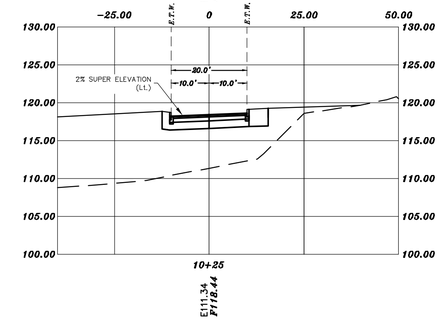
GRAPHIC SCALE

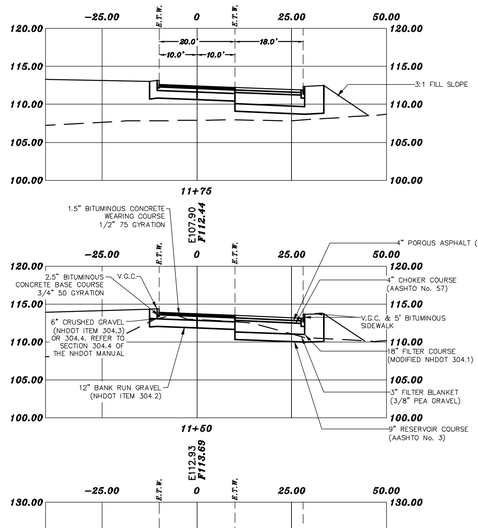
20 0 10 20 40 80

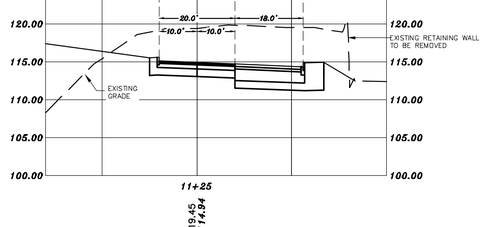
(IN FEET)
1 inch = 20 ft.
Vertical Scale 10

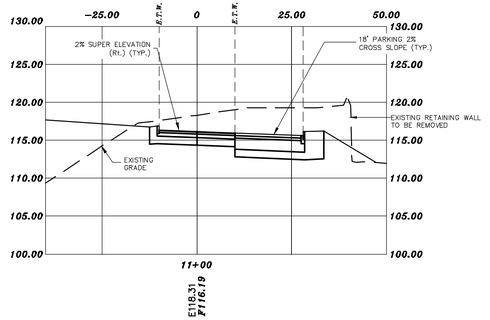












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#2	7-21-22	REVISED PER DOVER TRC COMMENT
#1	6-9-22	REVISED PER DOVER TRC COMMENT

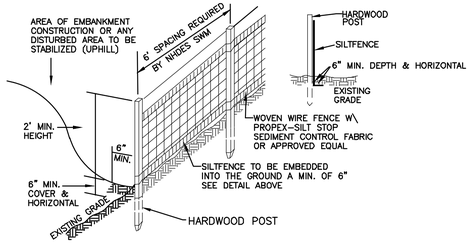
CROSS SECTIONS PARKING LOT 10+00 – END
LAND OF
HERON BAY PARTNERS, LLC
CIELO DRIVE
DOVER, N.H.
TAX MAP H, LOT 4

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

SCALE : 1 IN. EQUALS 20 FT.
DATE : APRIL 7, 2022
FILE NO. : DB 2021-002

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

E1



SILT FENCE CONSTRUCTION SPECIFICATIONS

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

SILT FENCE MAINTENANCE

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

SILT FENCE DETAIL
NOT TO SCALE

E2

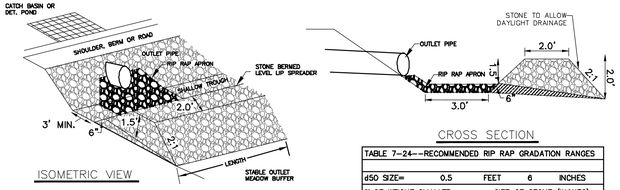
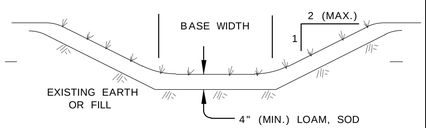


TABLE 7-24--RECOMMENDED RIP RAP GRADATION RANGES				
d50 SIZE=	0.5	FEET	6	INCHES
% OF WEIGHT SMALLER THAN THE GIVEN d50 SIZE	SIZE OF STONE (INCHES) FROM		TO	
100%	9		12	
85%	8		11	
50%	6		9	
15%	2		3	

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

STONE BERM LEVEL SPREADER
NOT TO SCALE

E3



GRASS TREATMENT SWALE
NOT TO SCALE

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

MOW GRASS ANNUALLY TO A DEPTH OF 4".

INSTALL STABILIZATION MATTING DURING CONSTRUCATION

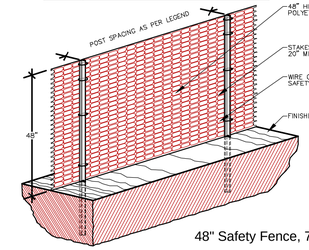
TO BE CONSTRUCTED IAW NH SWM #2 CHAPTER 4, #5 TREATMENT SWALES, PAGE 123.

E4

CONSTRUCTION SAFETY FENCE
NOT TO SCALE

LEGEND

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



48" Safety Fence, 72" T-Posts

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

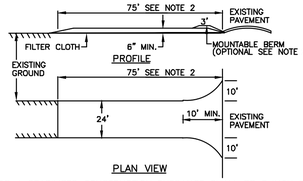
DOVER PLANNING FILE #P06-25F

REVISION	DATE	DESCRIPTION
#7	11-30-22	REVISED PER NHDES WWEB COMMENT
#6	11-21-22	REVISED PER NHDES WWEB COMMENT
#5	10-6-22	REVISED PER DOVER ENGINEERING COMMENT
#4	9-7-22	REVISED PER NHDES RFMI COMMENT
#3	7-21-22	REVISED PER DOVER TRC COMMENT
#2	6-9-22	REVISED PER DOVER TRC COMMENT

EROSION & SEDIMENT CONTROL DETAILS
LAND OF
HERON BAY PARTNERS, LLC
CIELO DRIVE
DOVER, N.H.
TAX MAP H, LOT 4

E5

STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE

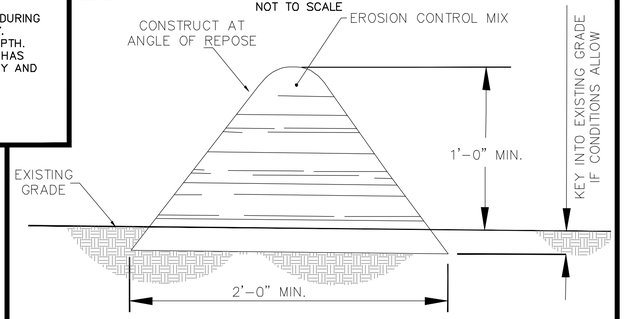


PLAN VIEW

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

E6

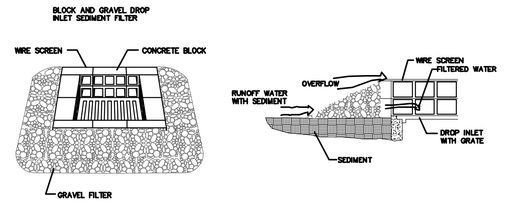
EROSION CONTROL MIX BERM
NOT TO SCALE



EROSION CONTROL MIX BERMS SHALL BE USED ONLY AS FOLLOWS:

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

E7



MAINTENANCE

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

BLOCK & GRAVEL DROP INLET SEDIMENT FILTER
NOT TO SCALE

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

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

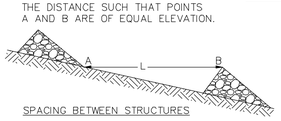
E8

TEMPORARY EROSION CONTROL MEASURES

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

E9

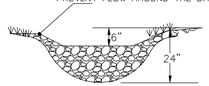
STONE CHECK DAM
NOT TO SCALE

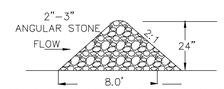


SPACING BETWEEN STRUCTURES

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

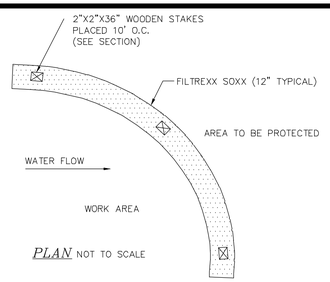
NOTE: KEY STONE INTO CHANNEL BANKS AND EXTEND IT BEYOND THE ABUTMENTS A MINIUM OF 18" TO PREVENT FLOW AROUND THE DAM.





STONE GRADE STABILIZATION STRUCTURE

E10

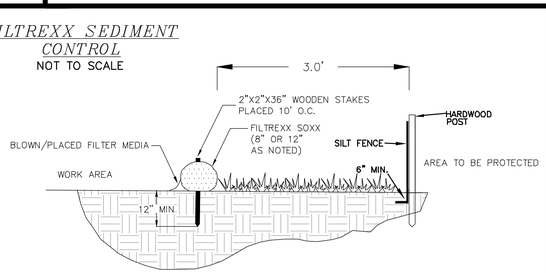


PLAN NOT TO SCALE

NOTES

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

FILTREXX SEDIMENT CONTROL
NOT TO SCALE

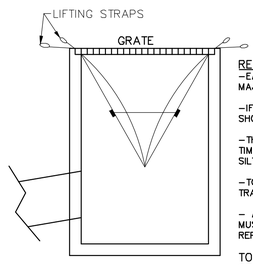


Filtrexx International, LLC
35481 Grafton Eastern Rd | Grafton, Oh 44044
440-926-2607 | fax: 440-926-4021
WWW.FILTREXX.COM
OR APPROVED EQUAL

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

SECTION NOT TO SCALE

E11



RECOMMENDED MAINTENANCE SCHEDULE

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

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

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

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

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

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

SILTSACK DETAIL
NOT TO SCALE

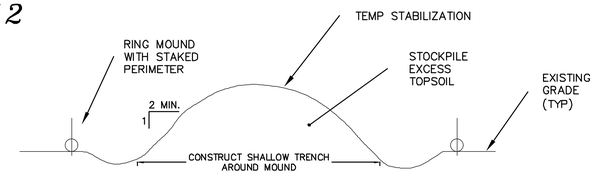
E-101

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

DATE : APRIL 7, 2022
AS NOTED
FILE NO. : DB 2021-002

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

E12



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

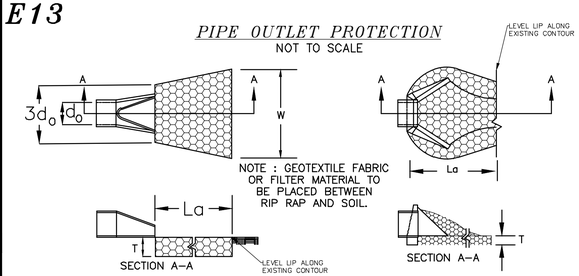
TOPSOIL STOCKPILE MOUND

NOT TO SCALE

E13

PIPE OUTLET PROTECTION

NOT TO SCALE



PIPE OUTLET TO FLAT AREA WITH NO DEFINED CHANNEL

PIPE OUTLET TO WELL-DEFINED CHANNEL

PIPE OUTLET PROTECTION CONSTRUCTION SPECIFICATIONS

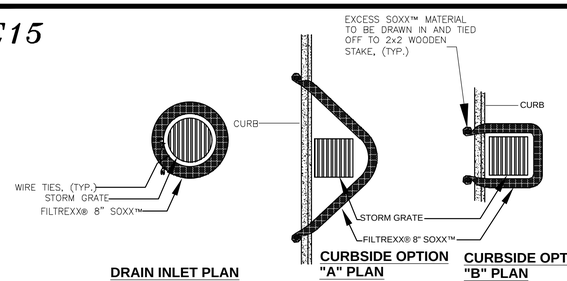
SPECIFIED GRADATION.

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

E14

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

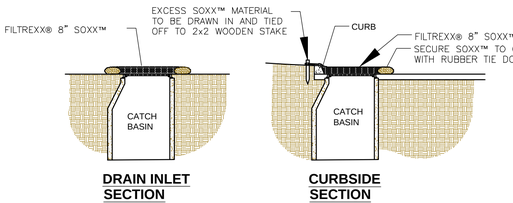
E15



CURBSIDE OPTION "A" PLAN

CURBSIDE OPTION "B" PLAN

DRAIN INLET PLAN



DRAIN INLET SECTION

CURBSIDE SECTION

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

FILTREXX INLET PROTECTION

NOT TO SCALE

E16

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

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

SEEDING GUIDE

USE	SEEDING MIXTURE 1/	DROUGHTY	WELL DRAINED	MODERATELY WELL DRAINED	POORLY DRAINED
STEEP CUTS AND FILLS, BORROW AND DISPOSAL AREAS	A	FAIR	GOOD	GOOD	FAIR
	B	POOR	GOOD	FAIR	FAIR
	C	POOR	GOOD	EXCELLENT	GOOD
	D	FAIR	FAIR	GOOD	EXCELLENT
	E	FAIR	EXCELLENT	EXCELLENT	POOR
WATERWAYS, EMERGENCY SPILLWAYS, AND OTHER CHANNELS WITH FLOWING WATER.	A	GOOD	GOOD	GOOD	FAIR
	C	GOOD	EXCELLENT	EXCELLENT	FAIR
	D	GOOD	EXCELLENT	EXCELLENT	FAIR
LIGHTLY USED PARKING LOTS, ODD AREAS, UNUSED LANDS, AND LOW INTENSITY USE RECREATION SITES.	A	GOOD	GOOD	GOOD	FAIR
	B	GOOD	GOOD	FAIR	POOR
	C	GOOD	EXCELLENT	EXCELLENT	FAIR
	D	FAIR	GOOD	GOOD	EXCELLENT
PLAY AREAS AND ATHLETIC FIELDS. (TOPSOIL IS ESSENTIAL FOR GOOD TURF.)	F	FAIR	EXCELLENT	EXCELLENT	2/
	G	FAIR	EXCELLENT	EXCELLENT	2/

GRAVEL PIT, SEE NH-PM-24 IN APPENDIX FOR RECOMMENDATION REGARDING RECLAMATION OF SAND AND GRAVEL PITS.

1/ REFER TO SEEDING MIXTURES AND RATES IN TABLE 7-36.
2/ POORLY DRAINED SOILS ARE NOT DESIRABLE FOR USE AS PLAYING AREA AND ATHLETIC FIELDS.

RECOMMENDED *

SEEDING RATES

MIXTURE	POUNDS PER ACRE	POUNDS PER 1,000 Sq. Ft.
A. TALL FESCUE	20	0.45
CREEPING RED FESCUE	20	0.45
RED TOP	2	0.05
TOTAL	42	0.95
B. TALL FESCUE	15	0.35
CREEPING RED FESCUE	10	0.25
CROWN VETCH	15	0.35
OR		
FLAT PEA	30	0.75
TOTAL	40 OR 55	0.95 OR 1.35
C. TALL FESCUE	24	0.55
CREEPING RED FESCUE	24	0.55
BIRDS FOOT TREFOIL	REMOVED	REMOVED
TOTAL	48	1.10
D. TALL FESCUE	20	0.45
FLAT PEA	30	0.75
TOTAL	50	1.20
E. CREEPING RED FESCUE 1/	50	1.15
KENTUCKY BLUEGRASS 1/	50	1.15
TOTAL	100	2.30
F. TALL FESCUE 1	150	3.60

CONSERVATION MIX	POUNDS PER ACRE	POUNDS PER 1,000 S.F.
TALL FESCUE (35%)	15	0.35
CREEPING RED FESCUE (25%)	15	0.35
ANNUAL RYEGRASS (12%)	5	0.12
PERENNIAL RYEGRASS (10%)	5	0.12
KENTUCKY BLUEGRASS (10%)	15	0.35
WHITE CLOVER (3%)	7	0.16

SEEDING SPECIFICATIONS

1. GRADING AND SHAPING
   A. SLOPES SHALL NOT BE STEEPER THAN 2:1;3:1 SLOPES OR FLATTER ARE PREFERRED.
   WHERE MOWING WILL BE DONE, 3:1 SLOPES OR FLATTER ARE RECOMMENDED.
2. SEEDBED PREPARATION
   A. SURFACE AND SEEPAGE WATER SHOULD BE DRAINED OR DIVERTED FROM THE SITE TO PREVENT DROWNING OR WINTER KILLING OF THE PLANTS.
   B. STONES LARGER THAN 4 INCHES AND TRASH SHOULD BE REMOVED BECAUSE THEY INTERFERE WITH SEEDING AND FUTURE MAINTENANCE OF THE AREA. WHERE FEASIBLE, THE SOIL SHOULD BE TILLED TO A DEPTH OF ABOUT 4 INCHES TO PREPARE A SEED BED AND MIX FERTILIZER AND LIME INTO THE SOIL. THE SEEDBED SHOULD BE LEFT IN REASONABLY FIRM AND SMOOTH CONDITION. THE LAST TILLAGE OPERATION SHOULD BE PERFORMED ACROSS THE SLOPE WHEREVER PRACTICAL.
3. ESTABLISHING A STAND
   A. LIME AND FERTILIZER SHOULD BE APPLIED PRIOR TO OR AT THE TIME OF SEEDING
   AND INCORPORATED INTO THE SOIL KINDS AND AMOUNTS OF LIME AND FERTILIZER SHOULD BE BASED ON AN EVALUATION OF SOIL TESTS. WHEN A SOIL TEST IS NOT AVAILABLE,
   THE FOLLOWING MINIMUM AMOUNTS SHOULD BE APPLIED:
   AGRICULTURAL LIMESTONE, 2 TONS PER ACRE OR 100LBS. PER 1,000 SQ.FT.
   NITROGEN(N), 50LBS. PER ACRE OR 1.1LBS. PER 1,000 SQ.FT.
   PHOSPHATE(P2O5), 100LBS. PER ACRE OR 2.2LBS. PER 1,000 SQ.FT.
   POTASH(K2O), 100LBS. PER ACRE OR 2.2LBS. PER 1,000 SQ.FT.
   (NOTE: THIS IS THE EQUIVALENT OF 500LBS. PER ACRE OF 10-20-20 FERTILIZER OR 1,000LBS. PER ACRE OF 5-10-10.)
   B. SEED SHOULD BE SPREAD UNIFORMLY BY THE METHOD MOST APPROPRIATE FOR THE SITE. METHODS INCLUDE BROADCASTING, DRILLING AND HYDROSEEDING. WHERE BROADCASTING IS USED, COVER SEED WITH .25 INCH OF SOIL OR LESS, BY CULTIPACKING OR RAKING.
   C. REFER TO TABLE(G-E1 THIS SHEET) FOR APPROPRIATE SEED MIXTURES AND TABLE(H-E1 THIS SHEET) FOR RATES OF SEEDING. ALL LEGUMES (CROWNVETCH, BIRDSFOOT TREFOIL, AND FLATPEA) MUST BE INOCULATED WITH THEIR SPECIFIC INOCULANT.
   D. WHEN SEEDED AREAS ARE MULCHED, PLANTINGS MAY BE MADE FROM EARLY SPRING TO EARLY OCTOBER. WHEN SEEDED AREAS ARE NOT MULCHED, PLANTINGS SHOULD BE MADE FROM EARLY SPRING TO MAY 20 OR FROM AUGUST 10 TO SEPTEMBER 1.
4. MULCH
   A. HAY, STRAW, OR OTHER MULCH, WHEN NEEDED, SHOULD BE APPLIED IMMEDIATELY AFTER SEEDING.
   B. MULCH WILL BE HELD IN PLACE USING APPROPRIATE TECHNIQUES FROM THE BEST MANAGEMENT PRACTICE FOR MULCHING. HAY OR STRAW MULCH SHALL BE PLACED AT A RATE OF 90LBS PER 1000 S.F.
5. MAINTENANCE TO ESTABLISH A STAND
   A. PLANTED AREA SHOULD BE PROTECTED FROM DAMAGE BY FIRE, GRAZING, TRAFFIC, AND DENSE WEED GROWTH.
   B. FERTILIZATION NEEDS SHOULD BE DETERMINED BY ONSITE INSPECTIONS. SUPPLEMENTAL FERTILIZER IS USUALLY THE KEY TO FULLY COMPLETE THE ESTABLISHMENT OF THE STAND BECAUSE MOST PERENNIAL STAKE 2 TO 3 YEARS TO BECOME ESTABLISHED.
   C. IN WATERWAYS, CHANNELS, OR SWALES WHERE UNIFORM FLOW CONDITIONS ARE ANTICIPATED, OCCASIONAL MOWING MAY BE NECESSARY TO CONTROL GROWTH OF WOODY VEGETATION.
6. TO BE CONSTRUCTED IAW NH SWM #3 4-1 EROSION CONTROL PRACTICES, PERMANENT VEGETATION, PAGE 60.
7. SEE RAIN GARDEN AND INFILTRATION DETAIL SHEETS FOR SPECIFIC PLANTING INSTRUCTIONS AND SEEDING.

E17

CONSTRUCTION SEQUENCE:

1.) CUT AND REMOVE TREES IN CONSTRUCTION AREA ONLY AS REQUIRED, RELOCATE ANY PROJECT T.B.M.

2.) CONSTRUCT AND/OR INSTALL TEMPORARY AND PERMANENT SEDIMENT EROSION AND DETENTION CONTROL FACILITIES AS SPECIFIED. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SOIL LAND DISTURBANCE AND MUST BE REVIEWED AND APPROVED BY THE COMMUNITY SERVICES DEPARTMENT.

3.) EROSION, SEDIMENT AND DETENTION CONTROL FACILITY SHALL BE INSTALLED & STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.TEMPORARY DIVERSIONS MAY BE REQUIRED. POST CONSTRUCTION STORM WATER MANAGEMENT PRACTICES MUST BE INITIATED AND STABILIZED EARLY IN THE PROCESS. RUNOFF MUST BE DIRECTED TO TEMPORARY PRACTICES UNTIL STORMWATER BMPs ARE STABILIZED.

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

5.) CONSTRUCT TEMPORARY CULVERTS AS REQUIRED, OR DIRECTED

6.) CONSTRUCT ROADWAYS FOR ACCESS TO DESIRED CONSTRUCTION AREAS. ALL ROADS SHALL BE STABILIZED IMMEDIATELY. SEE BEST MANAGEMENT PRACTICES FOR BLASTING ON SHEET C-102.

7.) START BUILDING CONSTRUCTION.

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

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

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

11.) INSPECT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES DURING CONSTRUCTION. ALL SWPPP INSPECTIONS MUST BE CONDUCTED BY A QUALIFIED PROFESSIONAL SUCH AS A PROFESSIONAL ENGINEER (PE), A CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL (CPESC), A CERTIFIED EROSION SEDIMENT AND STORM WATER INSPECTOR (CESSW), OR A CERTIFIED PROFESSIONAL IN STORM WATER QUALITY (CPSWQ) INSPECTION REPORTS SHALL BE SUBMITTED TO THE COMMUNITY SERVICES DEPARTMENT. EROSION AND SEDITMENT CONTROL PRACTICES ARE TO BE INSPECTED WEEKLY AND AFTER 0.5" OF RAINFALL.

12.) COMPLETE PERMANENT SEEDING AND LANDSCAPING.

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

14.) SMOOTH AND REVEGETATE ALL DISTURBED AREAS.

15.) FINISH PAVING ALL ROADWAYS.

16.) LOT DISTURBANCE, OTHER THAN THAT SHOWN ON THE APPROVED PLANS, SHALL NOT COMMENCE UNTIL AFTER THE ROADWAY HAS THE BASE COURSE TO DESIGN ELEVATION AND THE ASSOCIATED DRAINAGE IS COMPLETE AND STABLE.

E18

DEFINITION OF STABLE:

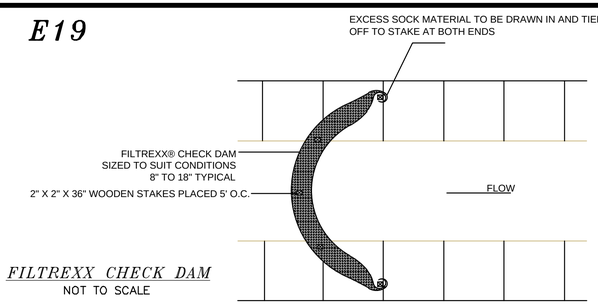
PER ENV-WQ 1500 ALTERATION OF TERRAIN

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

ADDITION STABILIZATION NOTES:

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

E19

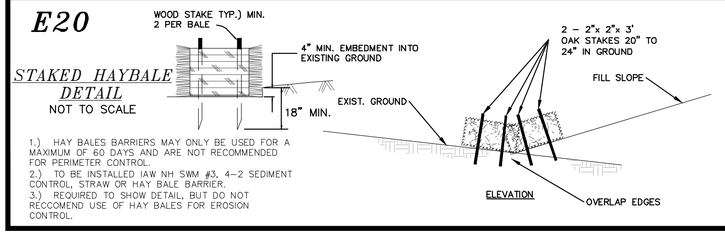


FILTREXX CHECK DAM

NOT TO SCALE

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

E20

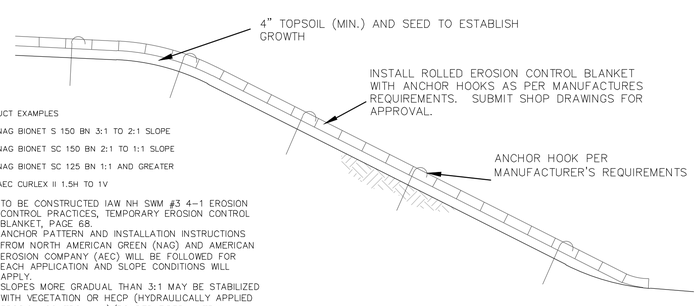


STAKED HAYBALE DETAIL

NOT TO SCALE

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

E21



PRODUCT EXAMPLES

1.) NAG BIONET S 150 BN 3:1 TO 2:1 SLOPE
2.) NAG BIONET SC 150 BN 2:1 TO 1:1 SLOPE
3.) NAG BIONET SC 125 BN 1:1 AND GREATER
4.) AEC CURLEX II 1.5H TO 1V

1. TO BE CONSTRUCTED IAW NH SWM #3 4-1 EROSION CONTROL PRACTICES, TEMPORARY EROSION CONTROL BLANKET, PAGE 68.
2. ANCHOR PATTERN AND INSTALLATION INSTRUCTIONS FROM NORTH AMERICAN GREEN (NAG) AND AMERICAN EROSION COMPANY (AEC) WILL BE FOLLOWED FOR EACH APPLICATION AND SLOPE CONDITIONS WILL APPLY.
3. SLOPES MORE GRADUAL THAN 3:1 MAY BE STABILIZED WITH VEGETATION OR HECP (HYDRAULICALLY APPLIED EROSION CONTROL MIX)/BONDED FIBER MATRIX. HOWEVER THE ENGINEER RESERVES THE RIGHT TO REQUEST INCREASED RECB TO BE INSTALLED ON ANY SLOPE.
4. ALL RECB IS TO CONSIST OF ALL NATURAL MATERIAL WITH NO SYNTHETIC COMPONENTS (NO PHOTO BIODEGRADABLE NETTING)

ROLLED EROSION CONTROL BLANKET (RECB) SLOPE STABILIZATION DETAIL

E22

WINTER STABILIZATION NOTES

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

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

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

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

5. ENV-WQ 1505.06 COLD WEATHER SITE STABILIZATION (B)(1) LIMITS AREA OF EXPOSURE TO ONE ACRE OF UNSTABILIZED SOIL WITHOUT OBTAINING A WAIVER AND WINTER CONSTRUCTION PLAN.

DOVER PLANNING FILE #P06-25F

REVISION	DATE	DESCRIPTION
#7	11-30-22	REVISED PER NHDES WWEB COMMENT
#6	11-21-22	REVISED PER NHDES WWEB COMMENT
#5	10-13-22	REVISED PER DOVER ENGINEERING COMMENT
#4	10-6-22	REVISED PER DOVER ENGINEERING COMMENT
#3	9-7-22	REVISED PER NHDES RFMI COMMENT
#2	7-21-22	REVISED PER DOVER TRC COMMENT
#1	6-9-22	REVISED PER DOVER TRC COMMENT

EROSION & SEDIMENT CONTROL DETAILS
LAND OF
HERON BAY PARTNERS, LLC
CIELO DRIVE
DOVER, N.H.
TAX MAP H, LOT 4

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

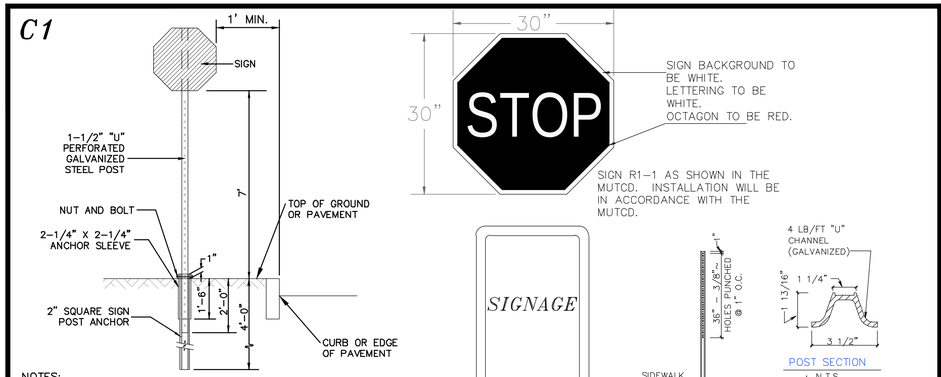
AS NOTED
DATE : APRIL 7, 2022
FILE NO. : DB 2021-002

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

E-102

SHEET 35 OF 44

C1



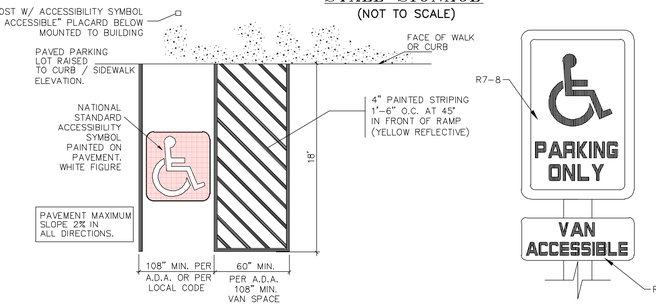
NOTES:

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

TYPICAL SIGN POST
(NOT TO SCALE)

C2

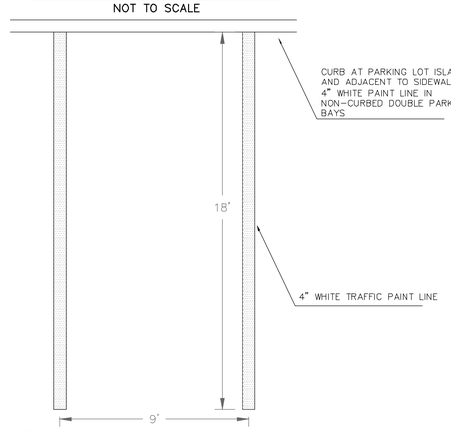
ACCESSIBLE PARKING STALL SIGNAGE
(NOT TO SCALE)



PARTIAL ELEVATION
N.T.S.

C3

PARKING SPACE DETAIL
NOT TO SCALE



NOTES:

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

DOVER PLANNING FILE #P06-25F

REVISION	DATE	DESCRIPTION
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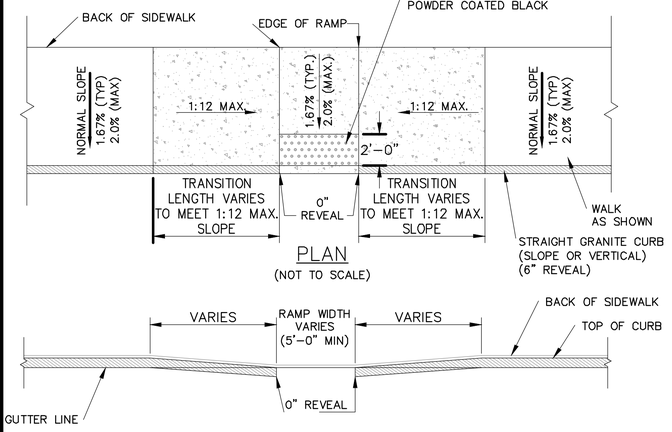
#1	6-9-22	REVISED PER DOVER TRC COMMENT

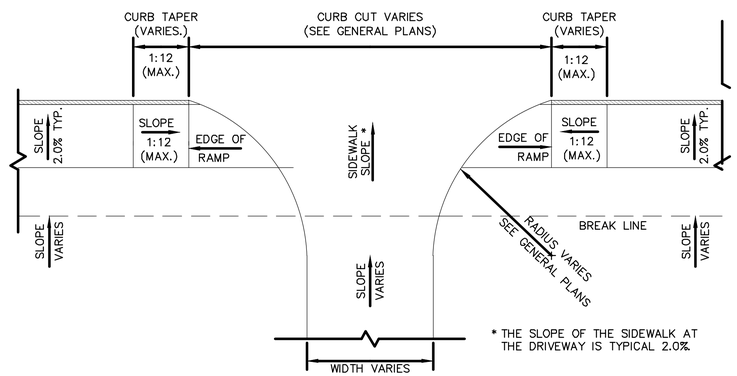
CONSTRUCTION DETAILS
LAND OF
HERON BAY PARTNERS, LLC
CIELO DRIVE
DOVER, N.H.
TAX MAP H, LOT 4

C4



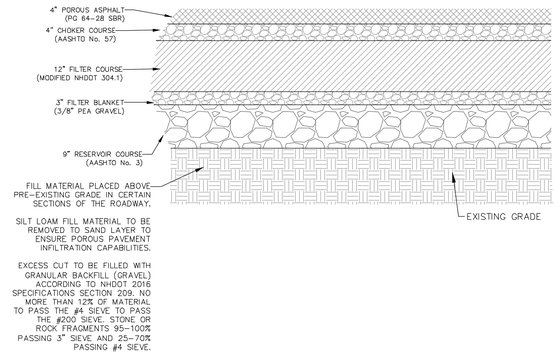
TYPICAL DETAIL FOR WHEELCHAIR RAMP
NOT TO SCALE

C5



PLAN VIEW (DRIVEWAY & SIDEWALK)
NOT TO SCALE

C6

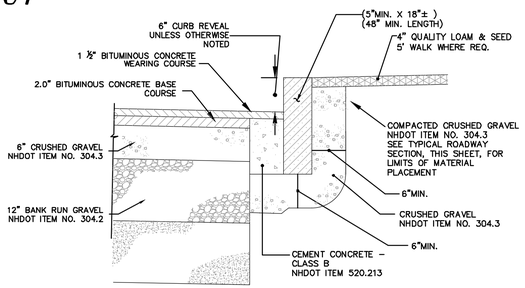


NOTES:

1.) SEE SPECIFICATIONS, GRADATIONS, AND DESIGN REFERENCES ON SHEET P-101.

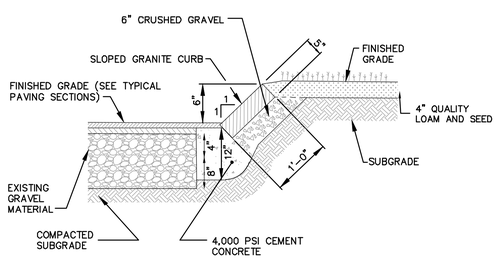
POROUS ASPHALT PAVEMENT SECTION
NOT TO SCALE

C7



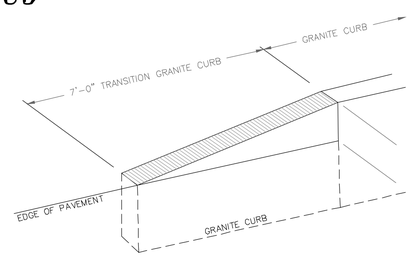
VERTICAL GRANITE CURB DETAIL
NOT TO SCALE

C8



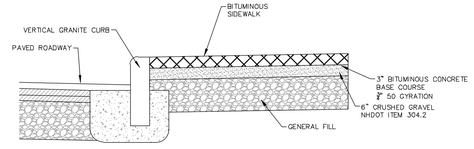
SLOPE GRANITE CURB DETAIL
NOT TO SCALE

C9



CURB TRANSITION DETAIL
NOT TO SCALE
TO BE USED FOR TRANSITION FROM GRANITE CURB TO EDGE OF PAVEMENT

C10



BITUMINOUS SIDEWALK RAISED
NOT TO SCALE (ALONG CIELO DR NON-POROUS)

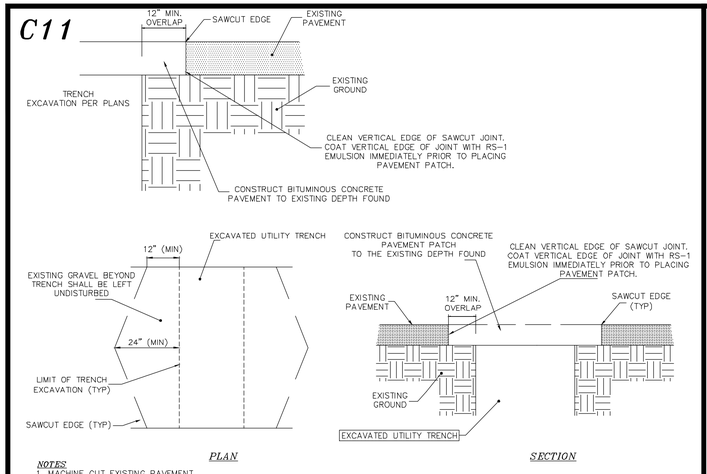
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

AS NOTED
DATE : APRIL 7, 2022
FILE NO. : DB 2021-002

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

C-101

C11



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

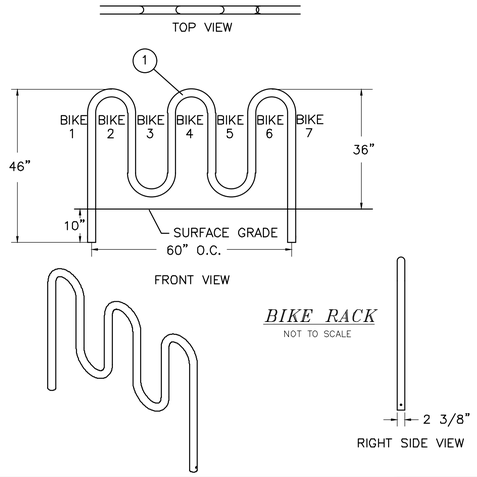
TYPICAL TRENCH PATCH

NOT TO SCALE

C12

MATERIALS LIST

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



C13

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

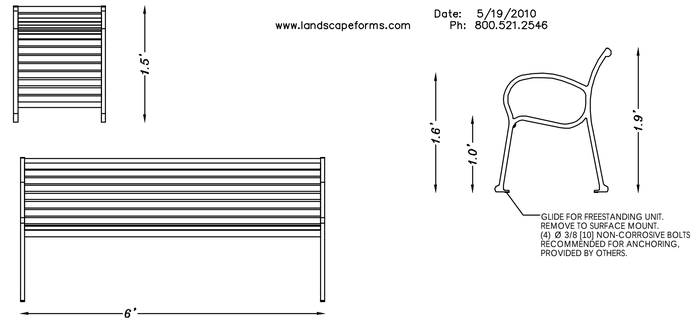
BENCH DETAIL

(NOT TO SCALE)

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

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

www.landscapeforms.com Date: 5/19/2010 Ph: 800.521.2546



DOVER PLANNING FILE #P06-25F

REVISION	DATE	DESCRIPTION
#7	11-30-22	REVISED PER NHDES WWEB COMMENT
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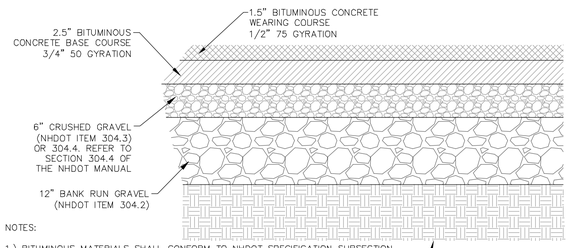
#2	6-9-22	REVISED PER DOVER TRC COMMENT
#1		

CONSTRUCTION DETAILS
LAND OF
HERON BAY PARTNERS, LLC
CIELO DRIVE
DOVER, N.H.
TAX MAP H, LOT 4

C14



NOTES:

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

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

3.) PAVEMENT SUBBASE COURSE AGGREGATE AND AGGREGATE FOR SUBGRADE REPAIR AREAS SHALL BE SUITABLE FOR USE AS STRUCTURAL FILL AND BE PROOFROLLED AND COMPABED TO 95% OF MODIFIED PROCTOR MAXIMUM DRY DENSITY. FOR NEW CONSTRUCTION AREAS ONLY. IN EXISTING PAVEMENT AREAS THE CONTRACTOR IS TO ENSURE THE BASE MATERIAL IS SUITABLE TO THE OWNER FOR RE-PAVING

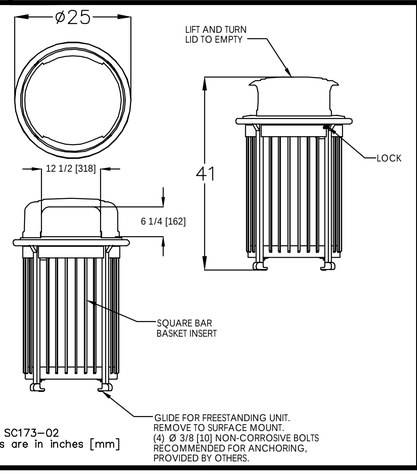
BITUMINOUS CONCRETE PAVEMENT SECTION (NON-POROUS)

NOT TO SCALE

C15

BIN DETAIL

(NOT TO SCALE)

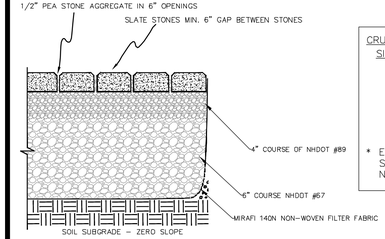


landscapeforms Drawing: SC173-02 Dimensions are in inches [mm]

C16

PERVIOUS PATIO DETAIL

NOT TO SCALE



CRUSHED STONE BEDDING	
SIEVE SIZE	% PASSING BY WEIGHT
1"	100
3/4"	90 – 100
3/8"	20 – 55
# 4	0 –10
# 8	0 – 5

* EQUIVALENT TO STANDARD STONE SIZE #67 – SECTION 702 OF NHDOT NHDOT STANDARD SPECIFICATIONS

1.) INSTALL AT THE WALKWAYS IN ALONG UNITS 5-8 & 9

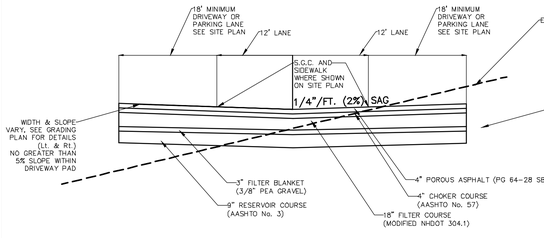
2.) STONE TO MEET THE SPECIFICATIONS PROVIDED.

COMPACTED SUBGRADE – CONTRACTOR SHALL SCARIFY SUBGRADE TO A DEPTH OF 24 INCHES. ALL STONES GREATER THAN 6" IN DIAMETER SHALL BE REMOVED FROM THE SCARIFIED LAYER. ANY IMPORTED FILL SHALL BE FREE OF ORGANICS AND FROST AND SHALL HAVE NO ROCKS LARGER THAN 6" IN DIAMETER. FILL MATERIAL SHALL BE APPROVED BY THE CITY'S AGENT AND/OR THE CITY'S ENGINEER.

CRUSHED STONE BEDDING *	
SIEVE SIZE	% PASSING BY WEIGHT
1/2"	100
3/8"	90 – 100
#4"	20 – 55
# 8	5 –30
# 16	0 – 10
# 50	0 – 5

* EQUIVALENT TO STANDARD STONE SIZE #89 – SECTION 702 OF NHDOT NHDOT STANDARD SPECIFICATIONS

C17



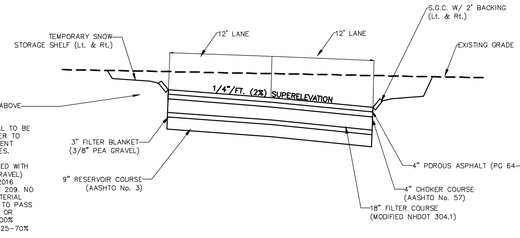
FILL MATERIAL PLACED ABOVE PRE-EXISTING GRADE.

SILT LOAM FILL MATERIAL TO BE REMOVED TO SAND LAYER TO ENSURE POROUS PAVEMENT INFILTRATION CAPABILITIES.

EXCESS CUT TO BE FILLED WITH GRANULAR BACKFILL (GRAVEL) ACCORDING TO NHDOT 2016 SPECIFICATIONS SECTION 209. NO MORE THAN 12% OF MATERIAL TO PASS THE #4 SIEVE TO PASS THE #200 SIEVE. STONE OR ROCK FRAGMENTS 95-100% PASSING 3" SIEVE AND 25-70% PASSING #4 SIEVE.

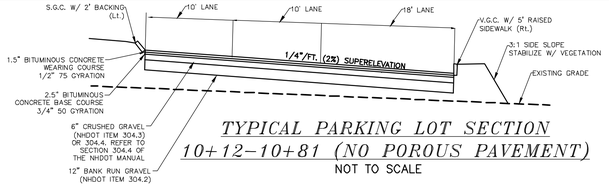
TYPICAL ROADWAY SECTION WINDSOR DRIVE
0+00–6+85 (POROUS PAVEMENT)

NOT TO SCALE



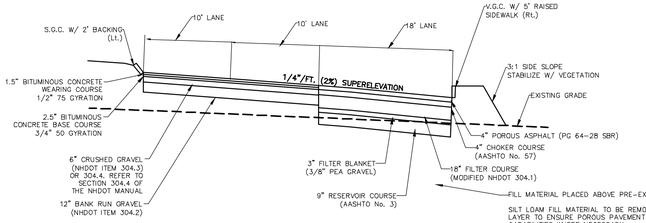
TYPICAL ROADWAY SECTION WINDSOR DRIVE
6+85–END (POROUS PAVEMENT)

NOT TO SCALE



TYPICAL PARKING LOT SECTION
10+12–10+81 (NO POROUS PAVEMENT)

NOT TO SCALE



SILT LOAM FILL MATERIAL TO BE REMOVED TO SAND LAYER TO ENSURE POROUS PAVEMENT INFILTRATION CAPABILITIES WHERE NECESSARY.

EXCESS CUT TO BE FILLED WITH GRANULAR BACKFILL (GRAVEL) ACCORDING TO NHDOT 2016 SPECIFICATIONS SECTION 209. NO MORE THAN 12% OF MATERIAL TO PASS THE #4 SIEVE TO PASS THE #200 SIEVE. STONE OR ROCK FRAGMENTS 95-100% PASSING 3" SIEVE AND 25-70% PASSING #4 SIEVE.

TYPICAL PARKING LOT SECTION
10+81–END (PARTIAL POROUS PAVEMENT)

NOT TO SCALE

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

AS NOTED

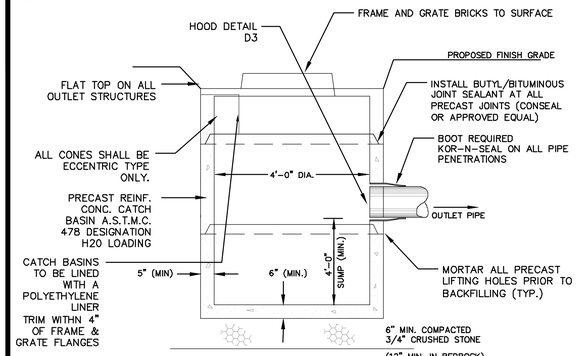
DATE : APRIL 7, 2022

FILE NO. : DB 2021-002

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

C-102

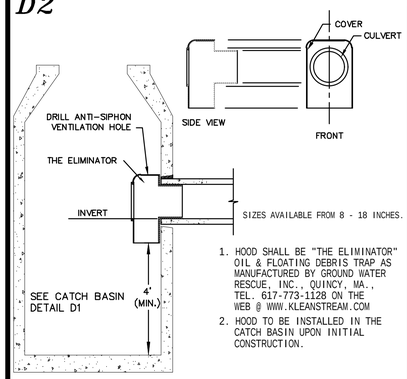
D1



CATCH BASIN DETAIL

NOT TO SCALE

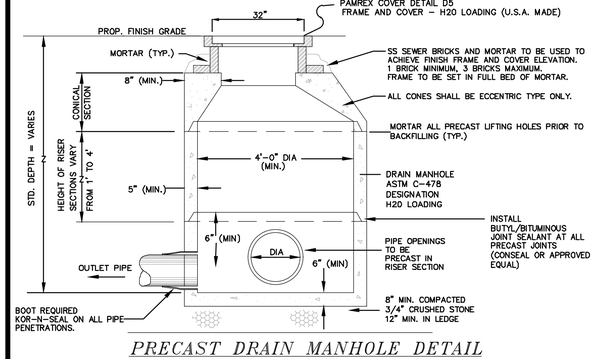
D2



CATCH BASIN HOOD DETAIL

NOT TO SCALE

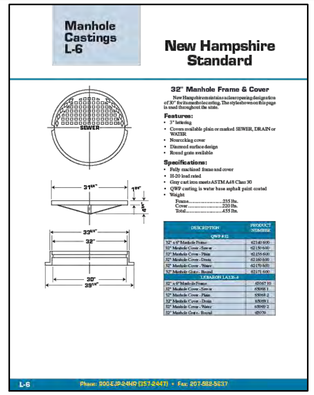
D3



PRECAST DRAIN MANHOLE DETAIL

NOT TO SCALE

D4

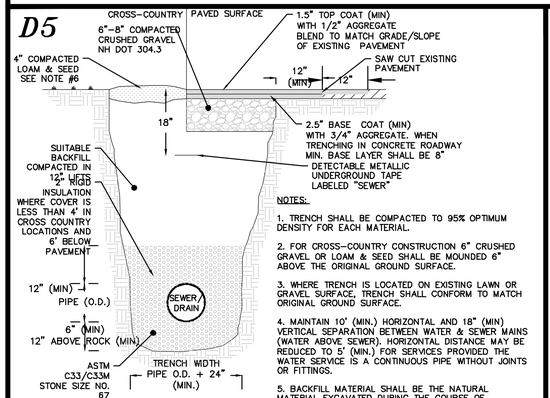


DRAIN MANHOLE FRAME AND GRATE WILL BE NEW HAMPSHIRE STANDARD, OR APPROVED EQUAL, 32 INCH OPENING, CAST IRON, H20 LOADING.

DRAIN MANHOLE COVER DETAIL

NOT TO SCALE

D5



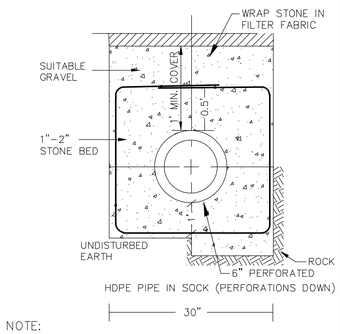
NOTES:

1. TRENCH SHALL BE COMPACTED TO 95% OPTIMUM DENSITY FOR EACH MATERIAL.
2. FOR CROSS-COUNTRY CONSTRUCTION 6" CRUSHED GRAVEL OR LOAM & SEED SHALL BE MOUNDED 6" ABOVE THE ORIGINAL GROUND SURFACE.
3. WHERE TRENCH IS LOCATED ON EXISTING LAWN OR GRAVEL SURFACE, TRENCH SHALL CONFORM TO MATCH ORIGINAL GROUND SURFACE.
4. MAINTAIN 10' (MIN.) HORIZONTAL AND 18" (MIN) VERTICAL SEPARATION BETWEEN WATER & SEWER MAINS (WATER ABOVE SEWER). HORIZONTAL DISTANCE MAY BE REDUCED TO 5' (MIN.) FOR SERVICES PROVIDED THE WATER SERVICE IS A CONTINUOUS PIPE WITHOUT JOINTS OR FITTINGS.
5. BACKFILL MATERIAL SHALL BE THE NATURAL MATERIAL EXCAVATED DURING THE COURSE OF CONSTRUCTION, BUT SHALL EXCLUDE; DEBRIS, PAVEMENT, ORGANIC MATTER, TOP SOIL, MUCK, PEAT AND ROCKS OVER 6" IN LARGEST DIMENSION
6. LOAM AND SEED SHOULD BE IN COMPLIANCE WITH NH DOT 641, 642, 643, 644 AND 645.

TYPICAL DRAIN PIPE TRENCH

NOT TO SCALE

D6



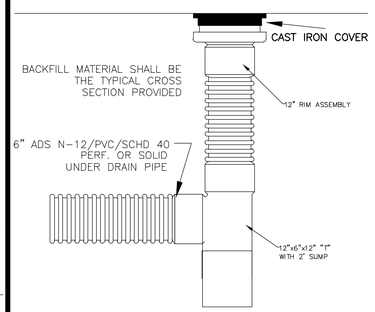
NOTE:

1. PAVEMENT REPAIR IN EXISTING ROADWAYS SHALL CONFORM TO STREET OPENING REGULATIONS.

UNDERDRAIN TRENCH DETAIL

NOT TO SCALE

D7



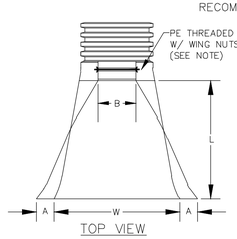
ADS N-12, PVC, SCHD. 40 INLINE DRAIN

NOT TO SCALE USED FOR CLEANOUTS

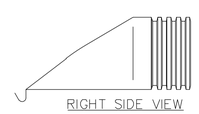
D8

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

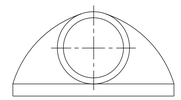
NOTE: PE THREADED ROD W/ WING NUTS PROVIDED FOR END SECTIONS 15"-24". 30" & 36" END SECTIONS TO BE WELDED PER MANUFACTURER'S RECOMMENDATIONS.



TOP VIEW



RIGHT SIDE VIEW



FRONT VIEW

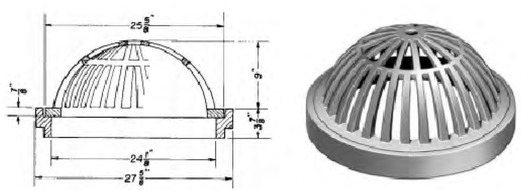
ADS N-12 FLARED END SECTIONS

NOT TO SCALE (ALL DIMENSIONS ARE NOMINAL)

D9

R-4353
Beehive Grate, Frame
Light Duty

CATALOG NUMBER	GRATE TYPE	SQ. FT. OPEN	WEIR PERIMETER LINEAL FEET
R-4353	Beehive	1.8	6.7



Also available with 2 - 7/8" tall frame, if requested.

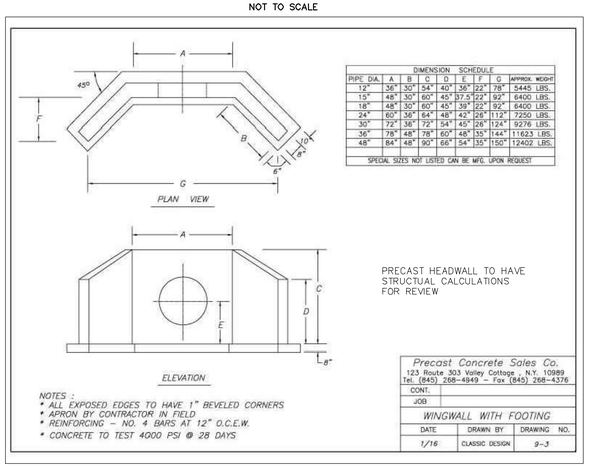
CATCH BASIN IN GRASSED AREA FRAME & GRATE DETAIL

NOT TO SCALE

D10

HEADWALL (CONCRETE)

NOT TO SCALE



DIMENSION SCHEDULE									
PIPE DIA.	A	B	C	D	E	F	G	APPROX. WEIGHT
12"	36"	30"	54"	40"	36"	22"	78"	5445 LBS.
15"	48"	30"	60"	45"	37.5"	22"	92"	6400 LBS.
18"	48"	30"	60"	45"	39"	22"	92"	6400 LBS.
24"	60"	36"	64"	48"	42"	26"	112"	7250 LBS.
30"	72"	36"	72"	54"	45"	26"	124"	9276 LBS.
36"	78"	48"	78"	60"	48"	35"	144"	11623 LBS.
48"	84"	48"	90"	66"	54"	35"	150"	12402 LBS.
SPECIAL SIZES NOT LISTED CAN BE MFG. UPON REQUEST								

PRECAST HEADWALL TO HAVE STRUCTUAL CALCULATIONS FOR REVIEW

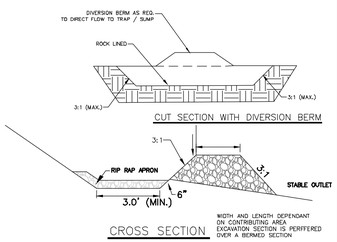
NOTES :
* ALL EXPOSED EDGES TO HAVE 1" BEVELED CORNERS
* APRON BY CONTRACTOR IN FIELD
* REINFORCING - NO. 4 BARS AT 12" O.C.E.W.
* CONCRETE TO TEST 4000 PSI @ 28 DAYS

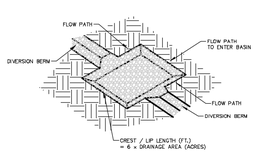
Precast Concrete Sales Co.
123 Route 303 Valley Cottage , N.Y. 10989
Tel. (845) 268-4949 - Fax (845) 268-4376

CONT.	
JOB	
WINGWALL WITH FOOTING	
DATE	DRAWN BY / DRAWING NO.
1/16	CLASSIC DESIGN / 9-3

D11

1. TRAP TO BE INSTALLED AS CLOSE TO THE DISTURBED AREA OR SOURCE OF SEDIMENT AS POSSIBLE.
2. THE MAXIMUM CONTRIBUTING DRAINAGE AREA TO THE TRAP SHALL BE LESS THAN 5 ACRES.
3. THE MINIMUM VOLUME OF THE TRAP SHALL BE 3,600 CUBIC FEET OF STORAGE FOR EACH ACRE OF DRAINAGE AREA.
4. THE SIDE SLOPES OF THE TRAP SHALL BE 3:1 OR FLATTER AND SHALL BE STABILIZED IMMEDIATELY AFTER THEIR CONSTRUCTION.
5. THE OUTLET OF THE TRAP SHALL BE A MINIMUM OF ONE FOOT BELOW THE CREST OF THE TRAP AND SHALL DISCHARGE TO A STABILIZED AREA.
6. THE TRAP SHALL BE CLEANED WHEN 50 PERCENT OF THE ORIGINAL VOLUME IS FILLED.
7. THE MATERIALS REMOVED FROM THE TRAP SHALL BE PROPERLY DISPOSED OF AND STABILIZED.





ISOMETRIC VIEW

STONE LINED SEDIMENT TRAP

NOT TO SCALE

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

REFERENCE IS MADE TO A LONG TERM MAINTENANCE MANUAL PREPARED BY BERRY SURVEYING & ENGINEERING, WHICH IS ON FILE AT THE CITY OF ROCHESTER PLANNING DEPARTMENT, AND CAN BE FOUND AT THE OFFICE OF BERRY SURVEYING & ENGINEERING. (603) 332-2863

D-101

DOVER PLANNING FILE #P06-25F

REVISION	DATE	DESCRIPTION
#7	11-30-22	REVISED PER NHDES WWEB COMMENT
#6	11-21-22	REVISED PER NHDES WWEB COMMENT
#5	10-31-22	REVISED PER DOVER ENGINEERING COMMENT
#4	10-6-22	REVISED PER DOVER ENGINEERING COMMENT
#3	9-7-22	REVISED PER NHDES RFAI COMMENT
#2	7-21-22	REVISED PER DOVER TRC COMMENT
#1	6-9-22	REVISED PER DOVER TRC COMMENT

DRAINAGE DETAILS
LAND OF
HERON BAY PARTNERS, LLC
CIELO DRIVE
DOVER, N.H.
TAX MAP H, LOT 4

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

AS NOTED

DATE : APRIL 7, 2022

FILE NO. : DB 2021-002

STATE OF NEW HAMPSHIRE - KENNETH A. BERRY No. 10243 LICENSED PROFESSIONAL ENGINEER

NOTES ON MANHOLE AND SEWER CONSTRUCTION:

1) IT IS THE INTENTION THAT THE MANHOLE, INCLUDING ALL COMPONENT PARTS, HAVE ADEQUATE SPACE, STRENGTH AND LEAKPROOF QUALITIES CONSIDERED NECESSARY FOR THE INTENDED SERVICE. SPACE REQUIREMENTS AND CONFIGURATIONS, SHALL BE AS SHOWN ON THE DRAWING. MANHOLES SHALL BE AN ASSEMBLY OF PRECAST SECTIONS, WITH STEEL REINFORCEMENT AND ADEQUATE JOINTING. THE COMPLETE STRUCTURE SHALL BE OF SUCH MATERIAL AND QUALITY AS TO WITHSTAND HS-20-44 LOADING, INCLUDING THE COVER. ALL SMH CONSTRUCTION AND MATERIALS WILL BE IAW ENV.-WQ 704.13 ADOPTED OCTOBER 15, 2014

2) BARRELS AND CONE SECTIONS SHALL BE PRECAST REINFORCED CONCRETE. (IAW ENV.-WQ 704.12 (d))

3) SEWER MANHOLE DIAMETER SHALL BE AS INDICATED ON THE PLANS.

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

5) GRAVITY SEWER PIPE TESTING WILL BE IN ACCORDANCE WITH ENV.-WQ 704.06 AND MAN HOLE TESTING IAW ENV.-WQ 704.17 DATED OCTOBER 15, 2014.

6) INVERTS AND SHELVES: MANHOLES SHALL HAVE A BRICK PAVED SHELF AND INVERT, CONSTRUCTED TO CONFORM TO THE SIZE OF THE PIPE AND FLOW. INVERT BRICKS SHALL BE LAID ON EDGE AND THE BASE SECTION SHALL BE FULL. AT CHANGES IN DIRECTIONS, THE INVERTS SHALL BE LAID OUT IN CURVES OF THE LONGEST RADIUS POSSIBLE TANGENT TO THE CENTER LINE OF THE SEWER PIPES. CARE SHALL BE TAKEN TO ENSURE THAT THE BRICK INVERT IS A SMOOTH CONTINUATION OF THE SEWER INVERT. SHELVES SHALL BE CONSTRUCTED TO THE ELEVATION OF THE HIGHEST PIPE CROWN AND SLOPE TO DRAIN TOWARD THE FLOWING THROUGH CHANNEL. UNDERLAYMENT OF INVERT AND SHELF SHALL CONSIST OF BRICK MASONRY. (IAW ENV.-WQ 704.13 (a) (9)), MORTAR SHALL CONFORM WITH REQUIREMENTS OF IAW ENV.-WQ 704.13 (c).

7) FRAMES AND COVERS: MANHOLES FRAMES AND COVERS SHALL BE OF HEAVY DUTY DESIGN AND PROVIDE A 30-INCH CLEAR OPENING. 3-INCH (MINIMUM HEIGHT) LETTERS WITH THE WORD "SEWER" SHALL BE PLAINLY CAST INTO THE CENTER OF EACH MANHOLE COVER. (IAW ENV.-WQ 704.13 (a) (4-6)) SEWER MAN HOLE COVERS ARE TO PAMREX.

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

9) HORIZONTAL JOINTS BETWEEN SECTIONS OF PRECAST CONCRETE BARRELS SHALL BE OF A TYPE APPROVED BY THE DOVER DPW, WHICH TYPE SHALL, IN GENERAL, DEPEND FOR WATERTIGHTNESS UPON A DOUBLE ROW OF AN OVERLAPPING TYPE ELASTOMERIC OR MASTIC-LIKE GASKET. APPROVED ELASTOMERIC SEALANTS ARE: RAM-NEK, KENT SEAL NO. 2, EZ, OR EQUAL.

10) IN CROSS COUNTRY AREAS OUTSIDE OF THE PAVED ROADWAY SURFACE, THE MANHOLE FRAME ELEVATION SHALL BE A MINIMUM OF 6" ABOVE FINISHED GRADE. GRADE TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE MANHOLE. SEE TYPICAL TRENCH DETAIL ON SHEET D-102.

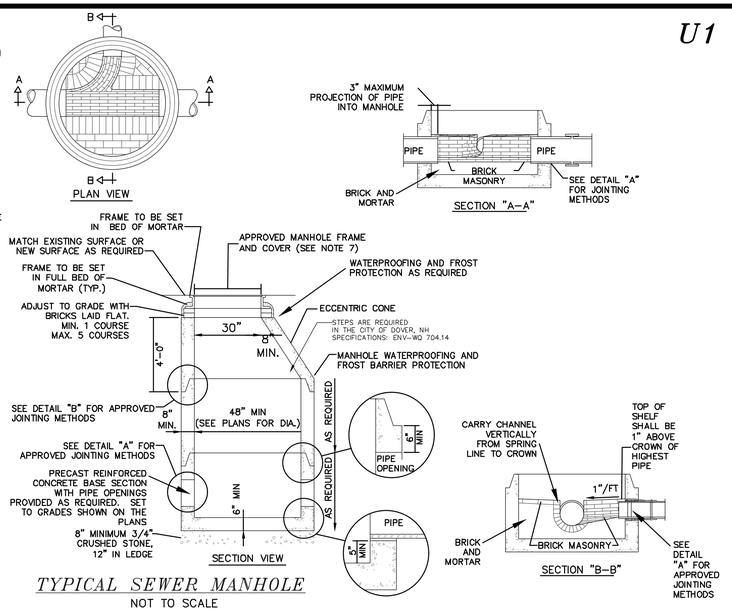
11.) ALL FRAMES AND GRATES ARE TO BE U.S.A. MADE. MANHOLE STEPS ARE REQUIRED IN THIS MUNICIPALITY AND MUST CONFORM TO THE REQUIREMENTS OF ENV-WQ 704.14.

12.) THE CONTRACTOR TO WORK WITH CITY OF DOVER REVIEW ENGINEER AND SEWER DEPARTMENT ON THE MEANS AND METHODS USED TO INSTALL ALL SEWER STRUCTURES.

13.) ANY WORK INVOLVING THE CUTTING INTO THE EXISTING A.C. PIPE SHALL MEET THE REQUIREMENTS OF ENV-A 1800.

14.) THE "CITY OF DOVER, NEW HAMPSHIRE, DEPARTMENT OF COMMUNITY SERVICES, CONSTRUCTION GUIDELINES, PERMITS, RULES, AND REGULATIONS" (DATED MARCH 13, 2018) ARE A PART OF THE CONSTRUCTION DETAILS AND TO BE FOLLOWED.

U1



TYPICAL SEWER MANHOLE

NOT TO SCALE

U2

R-1743-LM

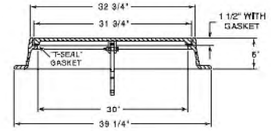
LiftMate Frame, Solid Gasketed Lid

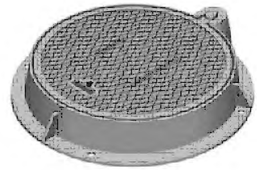
Heavy Duty

Furnished with four 1" anchor holes on 36-7/8" diameter bolt circle.

Hinge plug available for self-seal application.

See p. 13 for LiftMate information.



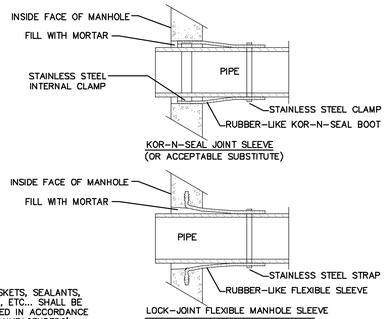


SEWER MANHOLE FRAME AND GRATE WILL BE LIFTMATE R-1743-LM, OR APPROVED EQUAL, 32 INCH OPENING, CAST IRON, H20 LOADING.

SEWER MANHOLE COVER DETAIL

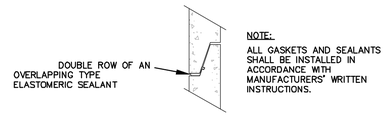
NOT TO SCALE

U3



DETAIL "A" – PIPE TO MANHOLE JOINTS

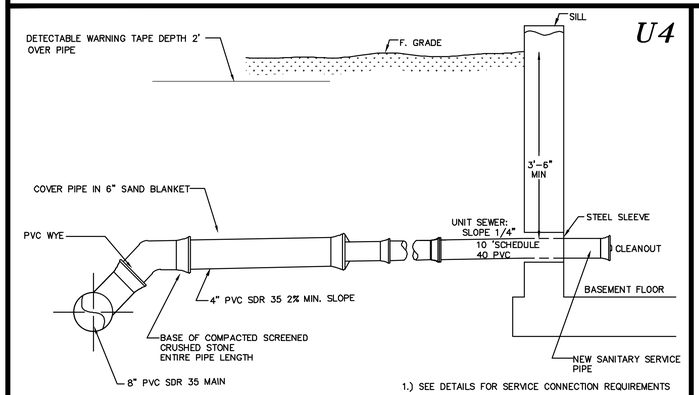
NOT TO SCALE



DETAIL "B" HORIZONTAL JOINTS

NOT TO SCALE

U4



DETAIL OF UNIT SEWER SERVICE

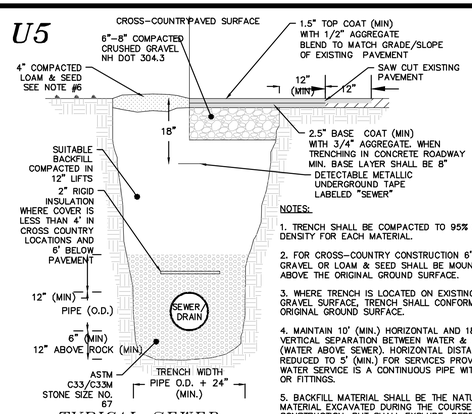
NOT TO SCALE

1.) SEE DETAILS FOR SERVICE CONNECTION REQUIREMENTS

2.) SERVICE CONNECTION SHALL BE INSTALLED BELOW WATER MAIN WHERE POSSIBLE.

3.) CLEANOUTS SHALL BE INSTALLED INSIDE EACH BUILDING EXIT POINT

U5



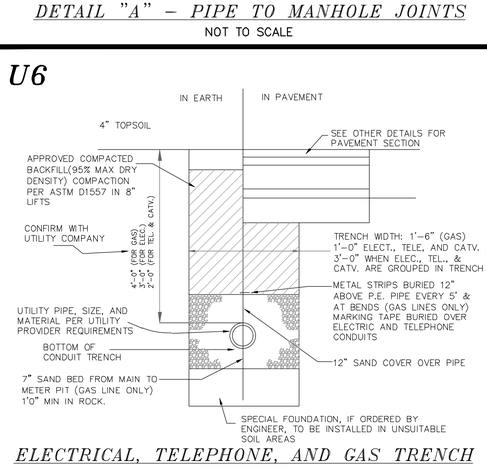
NOTES:

1. TRENCH SHALL BE COMPACTED TO 95% OPTIMUM DENSITY FOR EACH MATERIAL.
2. FOR CROSS-COUNTRY CONSTRUCTION 6" CRUSHED GRAVEL OR LOAM & SEED SHALL BE MOUNDED 6" ABOVE THE ORIGINAL GROUND SURFACE.
3. WHERE TRENCH IS LOCATED ON EXISTING LAWN OR GRAVEL SURFACE, TRENCH SHALL CONFORM TO MATCH ORIGINAL GROUND SURFACE.
4. MAINTAIN 10' (MIN.) HORIZONTAL AND 18" (MIN) VERTICAL SEPARATION BETWEEN WATER & SEWER MAINS (WATER ABOVE SEWER). HORIZONTAL DISTANCE MAY BE REDUCED TO 5' (MIN.) FOR SERVICES PROVIDED THE WATER SERVICE IS A CONTINUOUS PIPE WITHOUT JOINTS OR FITTINGS.
5. BACKFILL MATERIAL SHALL BE THE NATURAL MATERIAL EXCAVATED DURING THE COURSE OF CONSTRUCTION, BUT SHALL EXCLUDE; DEBRIS, PAVEMENT, ORGANIC MATTER, TOP SOIL, MUCK, PEAT AND ROCKS OVER 6" IN LARGEST DIMENSION
6. LOAM AND SEED SHOULD BE IN COMPLIANCE WITH NH DOT 641, 642, 643, 644 AND 645.

TYPICAL SEWER PIPE TRENCH

NOT TO SCALE

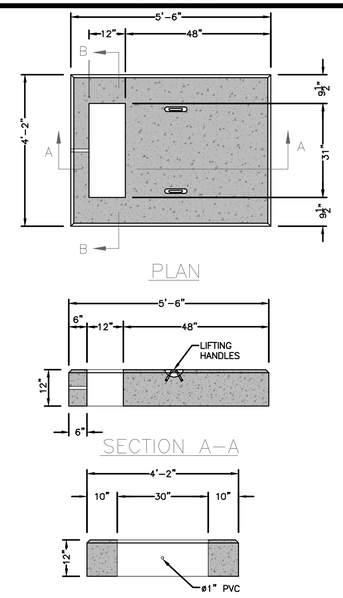
U6



ELECTRICAL, TELEPHONE, AND GAS TRENCH

NOT TO SCALE

U7



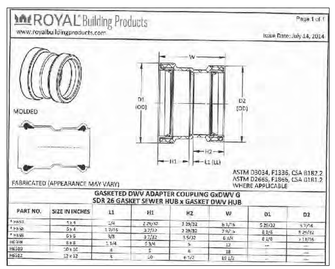
NOTES:

1. CONCRETE MINIMUM STRENGTH 4,000 PSI AFTER 28 DAYS
2. REINFORCEMENT STEEL CONFORMS TO ASTM A615 GRADE 60 #6 REBAR.
3. MEETS OR EXCEEDS EVERSOURCE SPECIFICATIONS.
4. MUST BE A SHEA CONCRETE PRODUCT OR EQUAL.

TRANSFORMER AND PAD DETAIL

NOT TO SCALE

U8



PART NO.	SIZE IN INCHES	L1	H1	H2	W	D1	D3
* 4X6G	4 x 6	5/8	2.09/10	3 19/32	9 3/4	5 31/32	4 7/16
* 6X8	6 x 8	1 5/16	3.27/32	4 19/32	7 9/16	6 5/8	6 29/32
* 8X10	8 x 10	5/8	4.23/32	5 15/32	8 1/8	8 1/8	9 13/16
4X6W	4 x 6	1 1/4	3 3/4	5	12	—	—
6X8W	6 x 8	1 1/4	3 3/4	5	12	—	—
8X10W	8 x 10	6	5	6	18	—	—
10X12	10 x 12	6	6 1/2	8 1/2	20 1/2	—	—

COUPLING DETAIL

NOT TO SCALE

DOVER PLANNING FILE #P06-25F

REVISION	DATE	DESCRIPTION
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#2	6-9-22	REVISED PER DOVER TRC COMMENT
#1		

UTILITY DETAILS
LAND OF
HERON BAY PARTNERS, LLC
CIELO DRIVE
DOVER, N.H.
TAX MAP H, LOT 4

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

AS NOTED

DATE : APRIL 7, 2022

FILE NO. : DB 2021-002

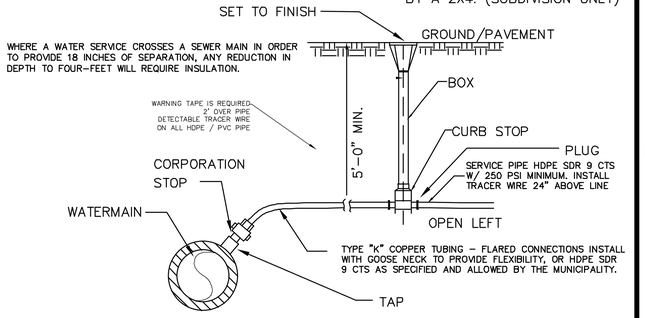
STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 19245
LICENSED PROFESSIONAL ENGINEER

U-101

U9 TYPICAL WATER SERVICE CONNECTION

NOT TO SCALE

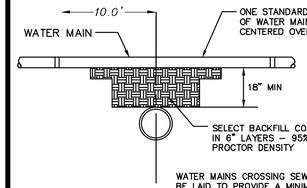
THE END OF THE INSTALLED WATER SERVICE TO BE MARKED BY A 2X4. (SUBDIVISION ONLY)



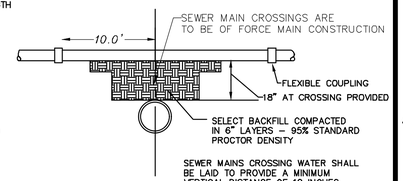
U10

SEPERATION NOTES:

1. WATER MAIN SHALL BE IN ACCORDANCE WITH THE "RECOMMENDED STANDARDS FOR WATER WORKS" SO-CALLED TEN STATE STANDARDS AND NEW HAMPSHIRE WATER SUPPLY AND POLLUTION CONTROL DESIGN STANDARDS, ENV-WQ 700 ADOPTED OCTOBER 14, 2014.
2. WATER MAINS SHALL BE LAID AT LEAST 10 FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED SEWERS. THE DISTANCE SHALL BE MEASURED EDGE TO EDGE. IF THIS DISTANCE CANNOT BE OBTAINED, THEN THE PIPES SHALL BE INSTALLED IN A SEPARATE TRENCH AT AN ELEVATION SO THE BOTTOM OF THE WATER MAIN IS AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER.
3. VERTICAL SEPARATION REQUIREMENTS APPLY TO WATER AND SEWER MAINS AND SERVICE LINES. WHERE SEWER CROSSES WATER MAIN AND WATER SERVICE CROSSES SEWER MAIN, 18 INCH VERTICAL CLEARANCE SHALL BE PROVIDED WITH WATER OVER SEWER.



WATER MAIN ABOVE SEWER

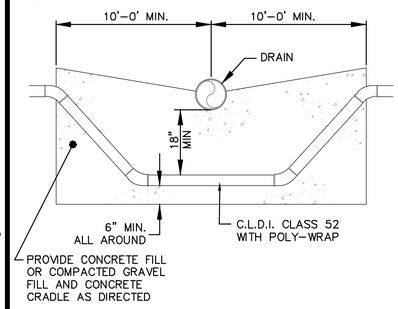


WATER MAIN BELOW SEWER

TYPICAL WATER/SEWER SEPERATION DETAILS

NOT TO SCALE

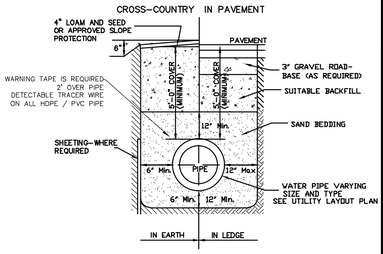
U11



WATER MAIN INSTALLATION - BELOW DRAIN & SEWER

NOT TO SCALE

U12



TYPICAL TRENCH DETAIL FOR WATER SYSTEM

NOT TO SCALE

DOVER PLANNING FILE #P06-25F

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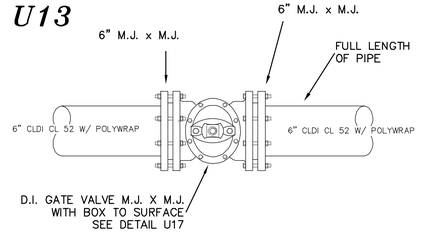
UTILITY DETAILS
LAND OF
HERON BAY PARTNERS, LLC
CIELO DRIVE
DOVER, N.H.
TAX MAP H, LOT 4

U13



SHUTOFF VALVE DETAIL

NOT TO SCALE

1.) ALL VALVES ARE TO OPEN LEFT
2.) SEE CITY OF DOVER STANDARDS OF INFRASTRUCTURE DESIGN FOR POTABLE WATER DETAILS

TYPICAL THRUST BLOCKS

NOT TO SCALE

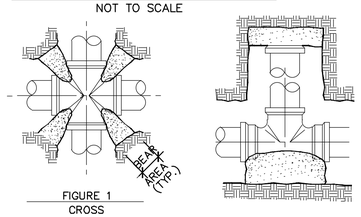


FIGURE 1
CROSS
(ONLY REQ'D IF ANY LEG IS LESS THAN 60 FT. LONG)

FIGURE 2
TEE, PLUG OR CAP

U14

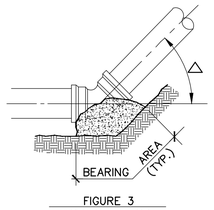


FIGURE 3
HORIZONTAL OR UPWARD VERTICAL BEND

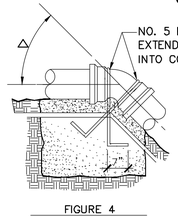


FIGURE 4
DOWNWARD VERTICAL BEND

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

GENERAL NOTES:

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

U15

DROP STYLE COVER

NOTE: COVER MUST BE MARKED "WATER"

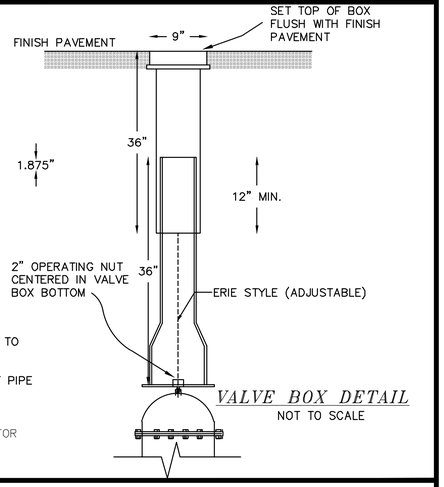
NOTES:

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

2.) ALL PIPE SHOULD HAVE A MINIMUM DEPTH OF 6' FROM TOP OF PIPE TO FINISH GRADE.

3.) ALL VALVES ARE TO OPEN LEFT

4.) SEE CITY OF DOVER STANDARDS OF INFRASTRUCTURE DESIGN FOR POTABLE WATER DETAILS

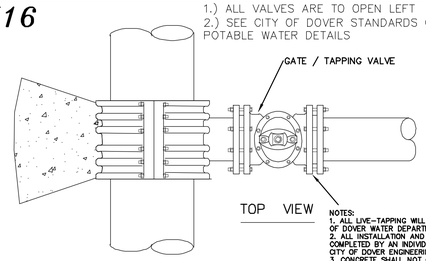


VALVE BOX DETAIL

NOT TO SCALE

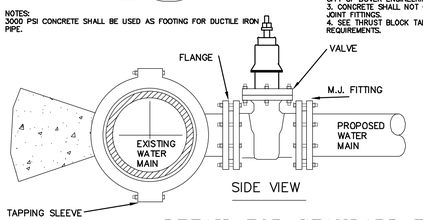
U16

1.) ALL VALVES ARE TO OPEN LEFT
2.) SEE CITY OF DOVER STANDARDS OF INFRASTRUCTURE DESIGN FOR POTABLE WATER DETAILS



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

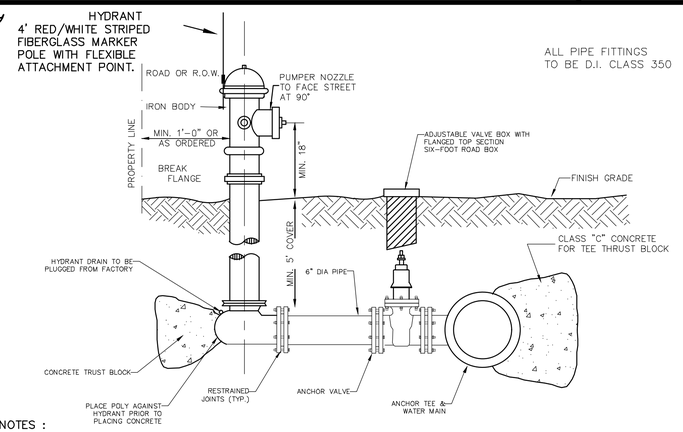
NOTES:
3000 PSI CONCRETE SHALL BE USED AS FOOTING FOR DUCTILE IRON PIPE.



DETAIL FOR STANDARD TAPPING SLEEVE AND VALVE ASSEMBLY

NOT TO SCALE

U17



NOTES :

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

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

3.) GATE VALVES OPEN LEFT.

HYDRANT INSTALLATION DETAIL

NOT TO SCALE

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

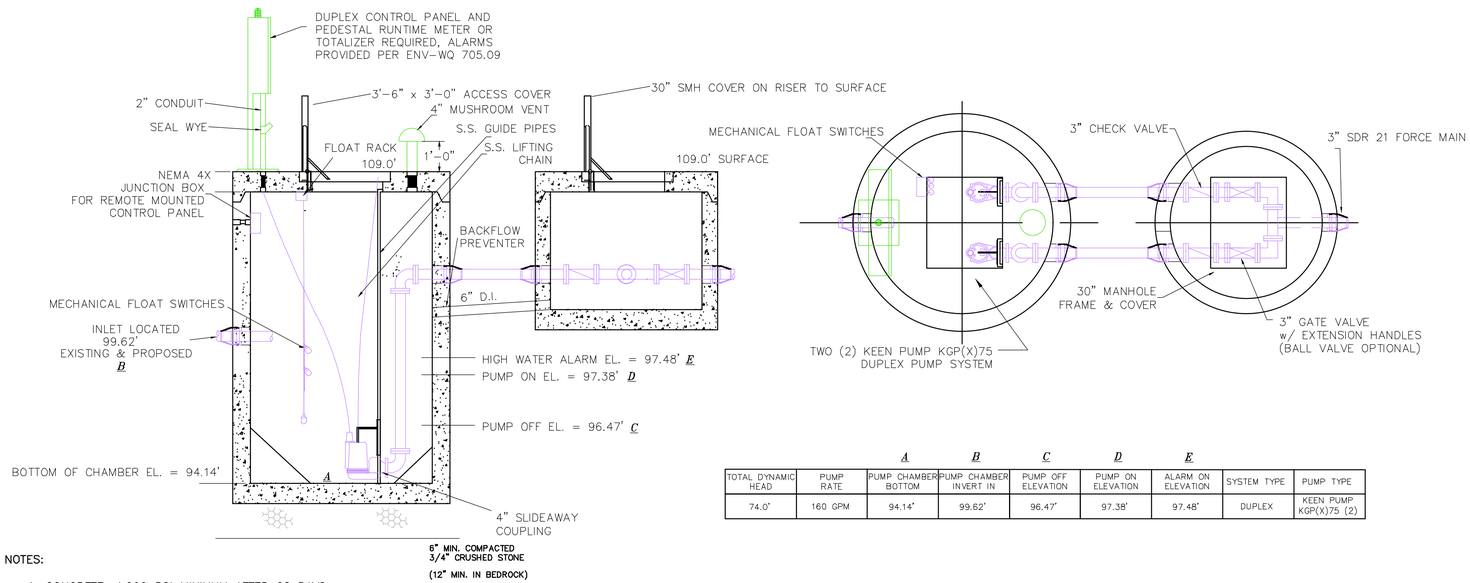
AS NOTED
DATE : APRIL 7, 2022
FILE NO. : DB 2021-002

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

U-102

U18 *PUMP STATION MODIFICATIONS*

NOT TO SCALE



	A	*B*	*C*	*D*	*E*			
TOTAL DYNAMIC HEAD	PUMP RATE	PUMP CHAMBER BOTTOM	PUMP CHAMBER INVERT IN	PUMP OFF ELEVATION	PUMP ON ELEVATION	ALARM ON ELEVATION	SYSTEM TYPE	PUMP TYPE
74.0'	160 GPM	94.14'	99.62'	96.47'	97.38'	97.48'	DUPLEX	KEEN PUMP KGP(X)75 (2)

NOTES:

1. CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS. ASTM C990 SPEC
2. REINFORNCED STEEL CONFORMS TO LATEST ASTM A185
3. BUTYL RESIN SECTION JOINT CONFORMS TO LATEST ASTM
4. WET WELL TESTING IS REQUIRED IAW ENV-WQ 705.02(i).

PUMP STATION NOTES:

1.) EXISTING DUAL ALTERNATING MEYERS PUMPS TO BE REPLACED WITH DUAL ALTERNATING KEEP PUMP KGP(X)75 MODEL PUMPS. PER Env-Wq 705.03(B) A MINIMUM OF TWO PUMPS, EACH DESIGNED TO HANDLE PEAK HOURLY FLOWS SHALL BE PROVIDED.

2.) ENV-WQ 705.05(B) REQUIRES THE PUMP STATION BE EQUIPPED WITH A RUNNING METER THAT INDICATES CUMULATIVE RUNNING TIME OF EACH PUMP OR CONTINUOUS FLOW RECORDING AND TOTALIZER CAPABILITY, WHICH IS PROVIDED WITHIN THE EXISTING CONTROL PANEL.

3.) ENV-WQ 705.07 REQUIRES THAT SUBMERSIBLE PUMPS AND ELECTRICAL SYSTEMS AND COMPONENTS INSTALLED WITHIN RAW SEWAGE WET WELLS BE CERTIFIED AS COMPLYING WITH THE NEC REQUIREMENTS ADOPTED BY REFERENCE IN THE STATE BUILDING CODE PURSUANT TO RSA 155-A:1,IV FOR CLASS I, DIVISION 1 LOCATIONS. ADDITIONALLY, ALL ELECTRICAL EQUIPMENT AND WORK SHALL COMPLY WITH THE REQUIREMENTS OF NEC AS ADOPTED BY REFERENCE IN THE STATE BUILDING CODE PURSUANT TO RSA 155-A:1, IV, AND NFPA AS ADOPTED BY REFERENCE IN THE STATE FIRE CODE IN SAF-C 6000 IN EFFECT AT THE TIME OF INSTALLATION.

4.) ACCESS DOORS TO WET WELLS SHALL HAVE WARNING SIGNS ON THE UNDERSIDE THAT READ "WARNING – HAZARDOUS AREA, ENTER ONLY WITH PROPER EQUIPMENT" OR "CONFINED SPACE, ENTRY BY PERMIT ONLY", AS APPROPRIATE.

5.) PUMP STATION TO MEET ALL ENV-WQ 705.09 ALARM SYSTEM REQUIREMENTS OR IF ADDITIONAL IMPROVEMENTS ARE NECESSARY. NOTE THAT ALARM SYSTEM POWER SOURCE SHALL BE AN INDEPENDENT BATTERY WITH CONTINUOUS CHARGE OR MAIN LINE POWER WITH BACK-UP BATTERY SYSTEM CONNECTED AUTOMATICALLY SHOULD MAIN POWER FAIL.

GENERATOR NOTES:

THE FOLLOWING REQUIREMENTS OF ENV-WQ 705.11 REQUIRE THAT THE EMERGENCY POWER GENERATOR:

- SHALL BE AUTOMATICALLY ACTIVATED BY FAILURE OF ANY PHASE OF POWER SUPPLY OR UPON ANY FLUCTUATION IN VOLTAGE, THE AMOUNT OR DURATION OF WHICH WOULD CAUSE DAMAGE TO THE MOTORS. INSTALLATIONS SHALL COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE NEC AND THE STATE FIRE CODE IN SAF-C 6000.
- SHALL BE PERMANENTLY SECURED IN PLACE WITH PROVISIONS FOR REMOVAL TO FACILITATE REPAIR OR REPLACEMENT.
- SHALL INCLUDE PROVISIONS FOR AUTOMATIC AND MANUAL START-UP AND CUT-IN. THE CONTROLS SHALL BE SUCH THAT UPON AUTOMATIC START-UP UNDER EMERGENCY CONDITIONS, SHUT-DOWN SHALL BE ACCOMPLISHED AUTOMATICALLY ON RESTORATION OF UTILITY POWER WITH CONTROLLED SHUT-DOWN OF UNIT. MANUAL SHUT DOWN SHALL ALSO BE PROVIDED. PROVISIONS SHALL BE MADE TO ALLOW PUMPS TO RUN DOWN BEFORE RE-ENERGIZING ON TRANSFER POWER.
- SHALL BE EQUIPPED WITH AN AUTOMATIC EXERCISER WHICH CAN BE SET ON ANY SELECTED SCHEDULE TO START THE GENERATOR, RUN THE GENERATOR UNDER NO-LOAD OR LOAD CONDITIONS BY SELECTION, AND SHUT THE GENERATOR OFF WITHOUT ACTUATING THE ALARM SYSTEM.
- SHALL BE PROVIDED WITH ENOUGH FUEL STORAGE TO RUN UNDER FULL LOAD OR PEAK STATION FLOW FOR AT LEAST 48 HOURS OR UNDER NORMAL OPERATING CONDITIONS FOR AT LEAST 96 HOURS, WHICHEVER REQUIRES THE GREATER AMOUNT OF FUEL.

DOVER PLANNING FILE #P06-25F

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UTILITY DETAILS
LAND OF
HERON BAY PARTNERS, LLC
CIELO DRIVE
DOVER, N.H.
TAX MAP H, LOT 4

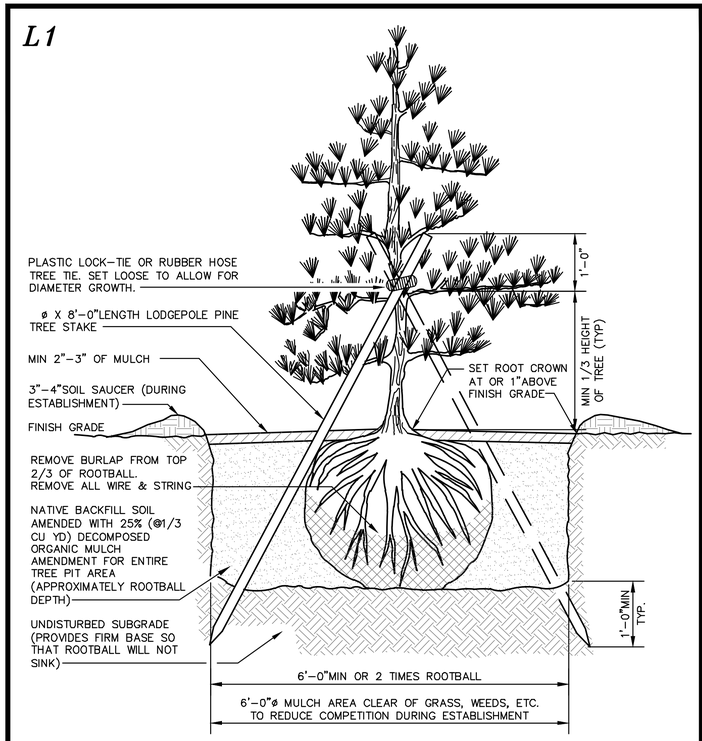
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

AS NOTED
DATE : APRIL 7, 2022
FILE NO. : DB 2021-002

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

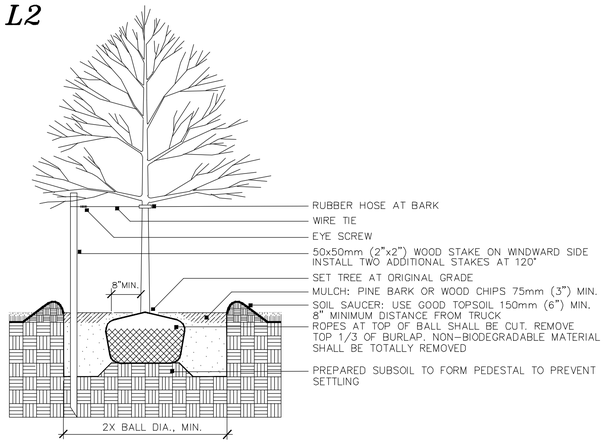
U-103

L1



CONIFEROUS TREE PLANTING

L2



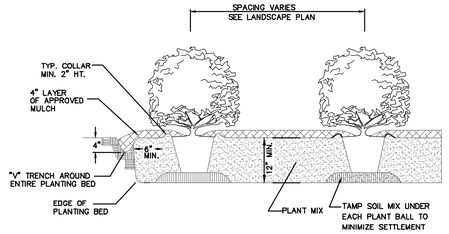
DECIDUOUS TREE PLANTING

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

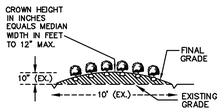
L3

NOTES:

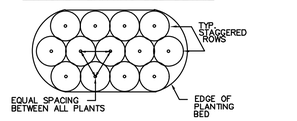
1. SCARIFY ROOT MASS OF CONTAINERIZED PLANT MATERIAL.
2. INSTALL CONTAINERIZED PLANTS AT FINSHED GRADE
3. TAMP PLANTING MIX FIRMLY AS PIT IS FILLED AROUND EACH PLANT BALL.
4. OMIT COLLAR AROUND EACH SHRUB WHEN IRRIGATION SYSTEM IS PRESENT.
5. SOAK EACH PLANT BALL AND PIT IMMEDIATELY AFTER INSTALLATION.



TYPICAL PLANTING BED DETAIL



TYPICAL BED CROWNING

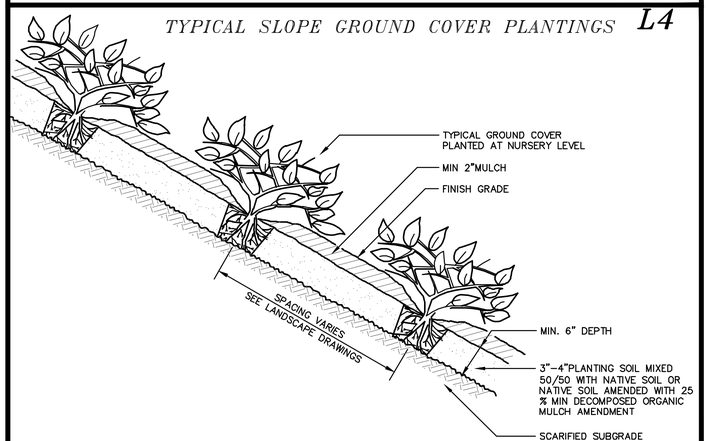


TYPICAL PLANTING BED PLAN

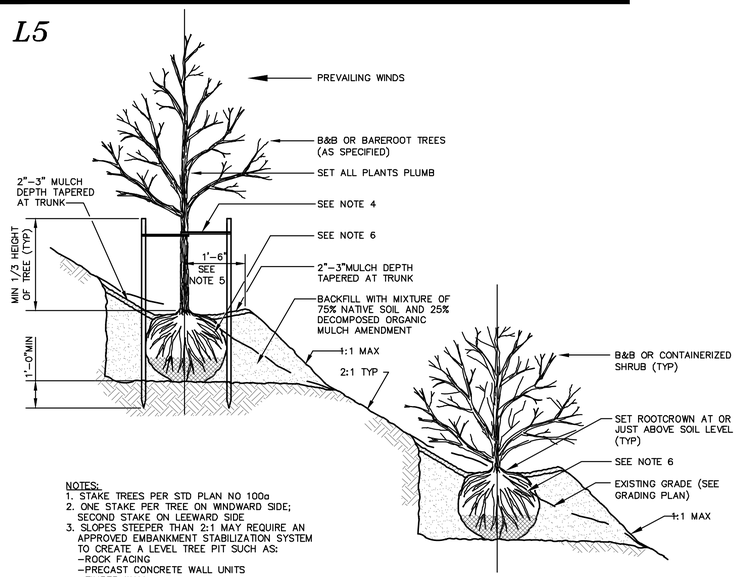
SHRUB & HEDGE PLANTING

L4

TYPICAL SLOPE GROUND COVER PLANTINGS



L5



NOTES:
1. STAKE TREES PER STD PLAN NO 100a
2. ONE STAKE PER TREE ON WINDWARD SIDE; SECOND STAKE ON LEEWARD SIDE
3. SLOPES STEEPER THAN 2:1 MAY REQUIRE AN APPROVED EMBANKMENT STABILIZATION SYSTEM TO CREATE A LEVEL TREE PIT SUCH AS:
   - -ROCK FACING
   - -PRECAST CONCRETE WALL UNITS
   - -TIMBER WALL
   - -MANUFACTURED SLOPE RETENTION UNITS
4. CHAINLOCK TREE TIE. LOOP EACH TIE AROUND TREE LOOSELY TO PROVIDE 1" SLACK FOR DIAMETER GROWTH.
5. SHAPE SOIL TO PROVIDE 3' DIAMETER OR ROOTBALL DIAMETER, WHICHEVER IS GREATER, WATERING RING.
6. REMOVE ALL WIRE AND STRING. REMOVE TOP 2/3 OF BURLAP.

TREE PLANTING ON SLOPES

L6

NOTES:

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

2.) CONTRACTOR SHALL THOROUGHLY FAMILIARIZE THEMSELVES WITH ALL SITE CONDITIONS PRIOR TO CONSTRUCTION BIDDING.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

19.) TREES ARE TO BE 3.5" CALIPER 6" OFF THE ROOT BALL.

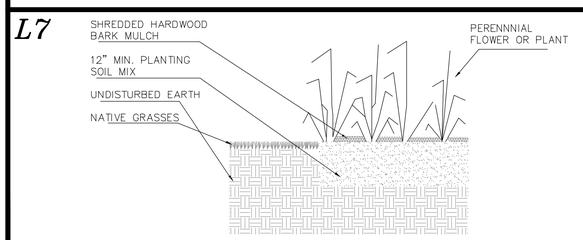
20.) ALL PLANT STOCK SHALL CONFORM TO ANSI Z260.1 – NURSERY STOCK, LATEST EDITIONS (AMERICAN ASSOCIATION OF NURSERYMEN, INC.)

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

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

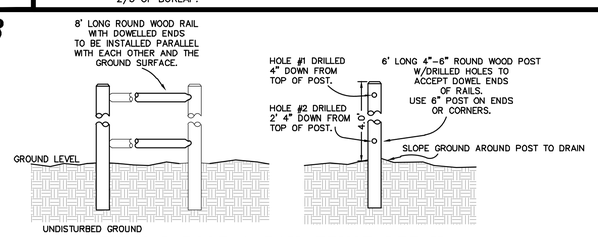
23.) ALL LANDSCAPED AREAS NOT PLANTED WITH TREES, SHRUBS OR GROUNDCOVER SHALL BE RESTORED WITH SEED OR SOD AS INDICATED ON PLANS.

L7



PERENNIAL PLANTING DETAIL

L8



TYPICAL POST & RAIL FENCE DETAIL

NOT TO SCALE

DOVER PLANNING FILE #P06-25F

REVISION	DATE	DESCRIPTION
#7	11-30-22	REVISED PER NHDES WWEB COMMENT
#6	11-21-22	REVISED PER NHDES WWEB COMMENT
#5	10-6-22	REVISED PER ENGINEERING COMMENT
#4	9-7-22	REVISED PER DOVER TRC COMMENT
#3	7-21-22	REVISED PER NHDES RFMI COMMENT
#2	6-9-22	REVISED PER DOVER TRC COMMENT
#1		

LANDSCAPING DETAILS
LAND OF
HERON BAY PARTNERS, LLC
CIELO DRIVE
DOVER, N.H.
TAX MAP H, LOT 4

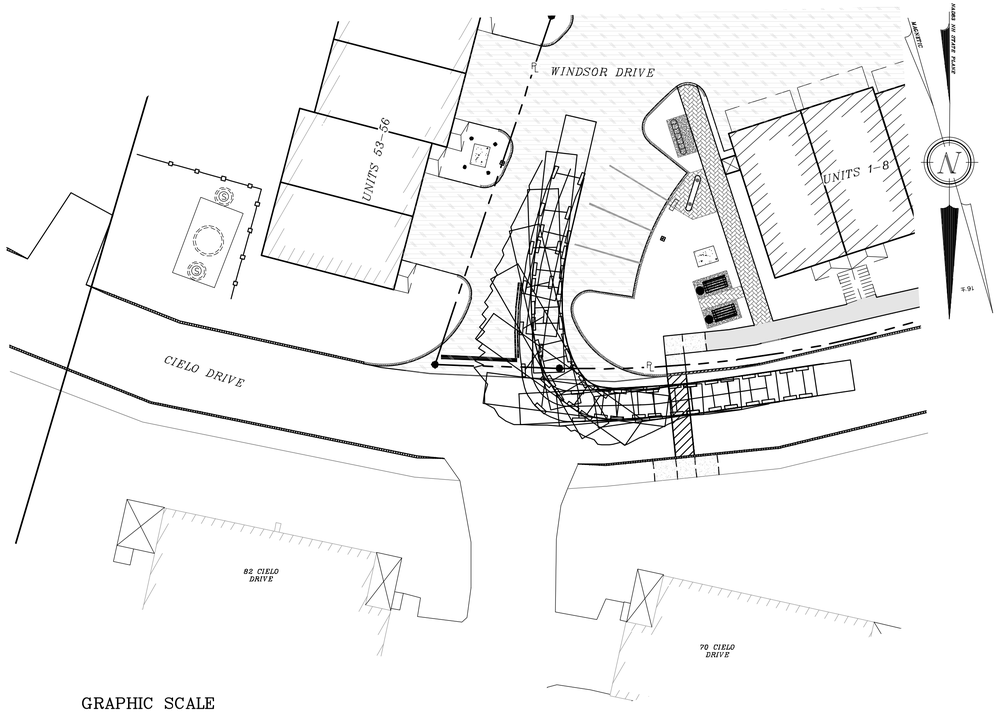
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

AS NOTED

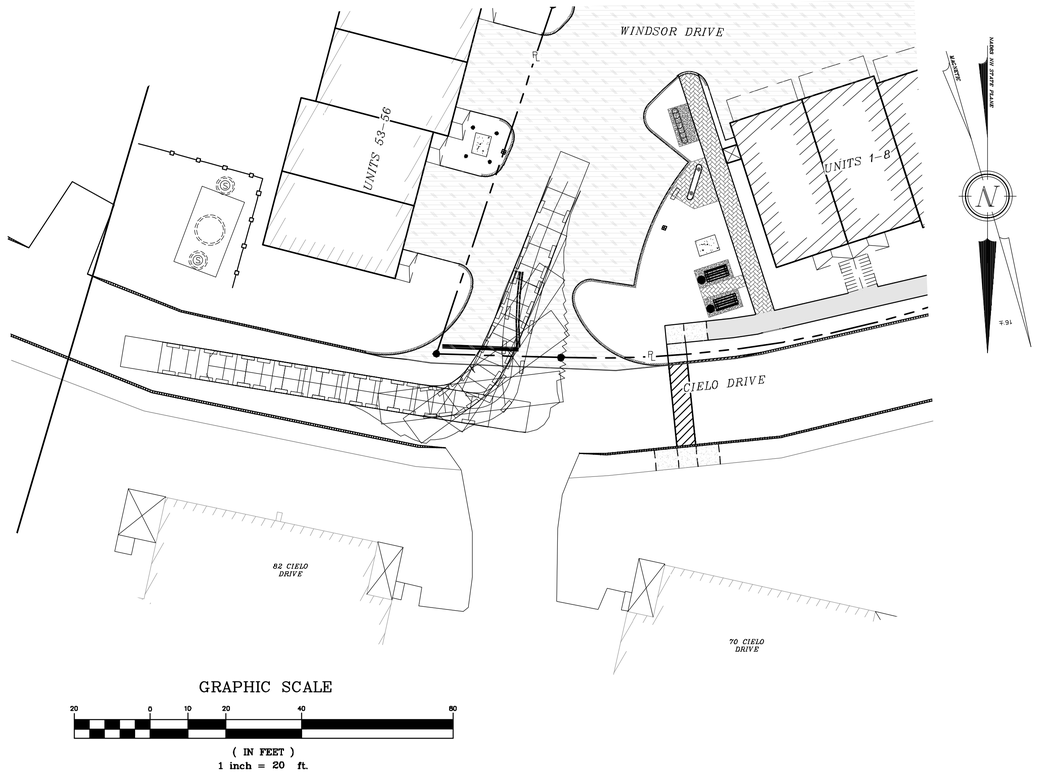
DATE : APRIL 7, 2022
FILE NO. : DB 2021-002

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

L-101



TRUCK TURNING ENTRANCE RIGHT



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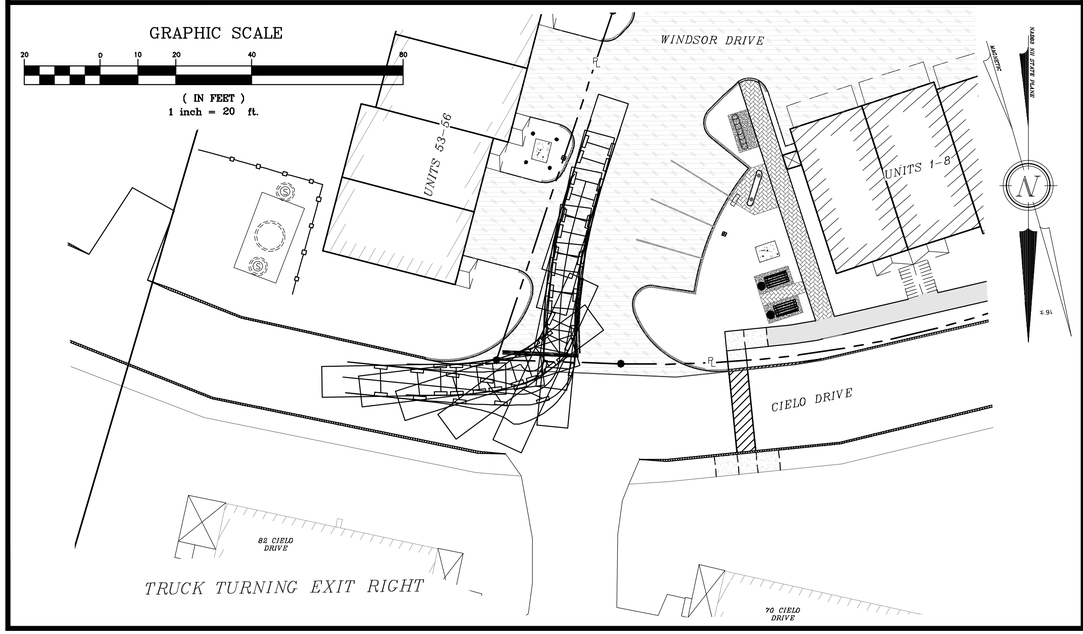

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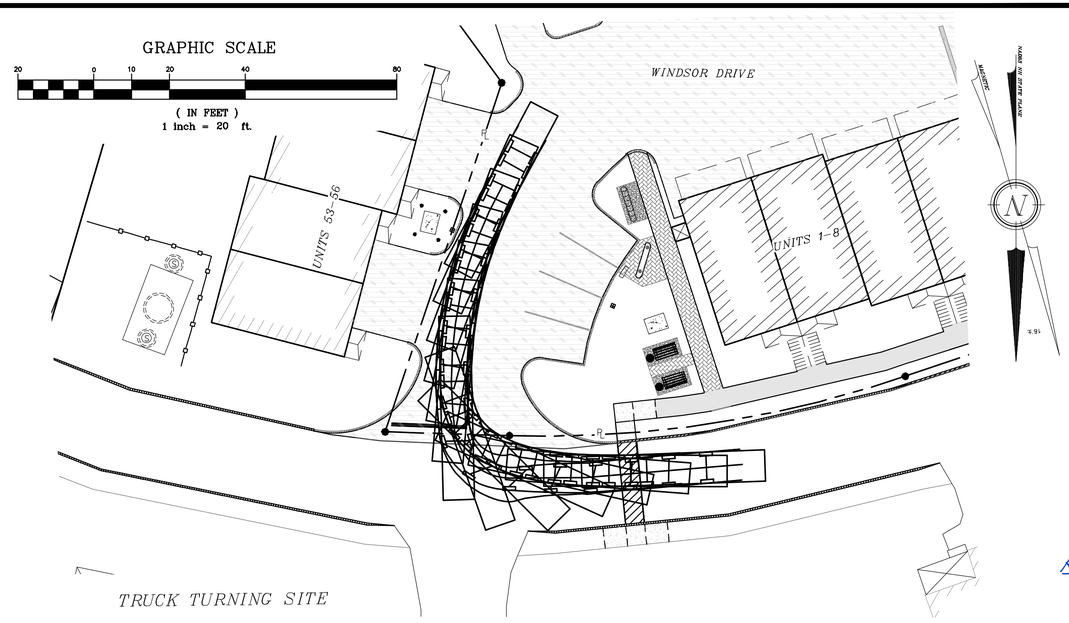

TRUCK TURNING SITE

DOVER PLANNING FILE #P06-25F

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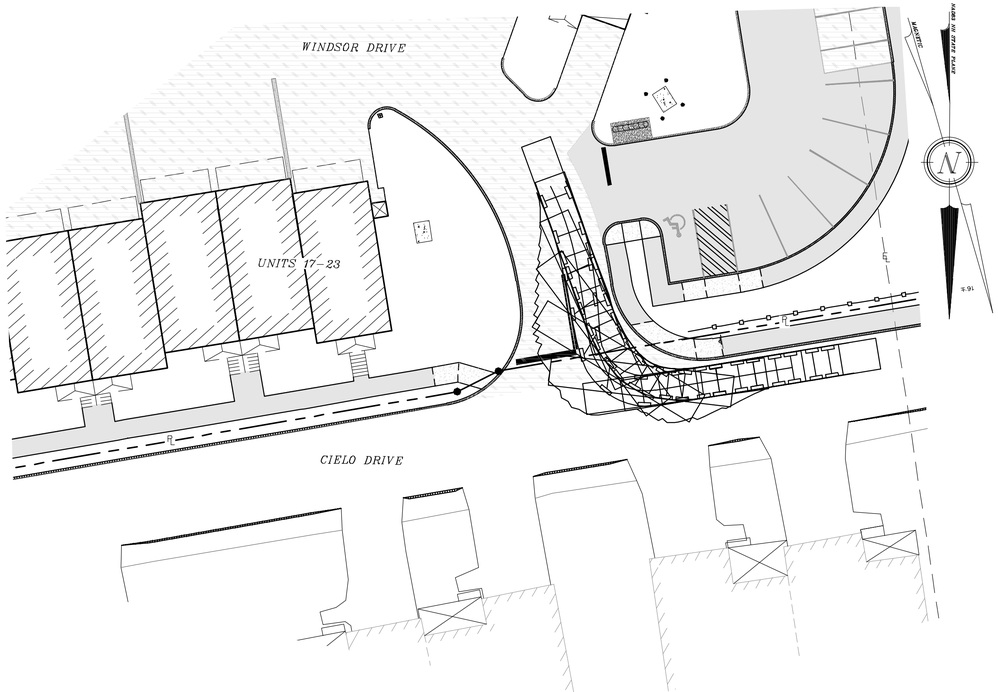
#7	11-30-22	REVISED PER NHDES WWEB COMMENT
#6	11-21-22	REVISED PER NHDES WWEB COMMENT
#5	11-15-22	REVISED PER CITY ENGINEERING COMMENT
#4	10-6-22	REVISED PER DOVER ENGINEERING COMMENT
#3	9-7-22	REVISED PER NHDES RFMI COMMENT
#2	7-21-22	REVISED PER DOVER TRC COMMENT
#1	6-9-22	REVISED PER DOVER TRC COMMENT

DOVER T-1 FIRE TRUCK TRUCK TURNING WINDSOR DRIVE
LAND OF
HERON BAY PARTNERS, LLC
CIELO DRIVE
DOVER, N.H.
TAX MAP H, LOT 4

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

SCALE : 1 IN. EQUALS 20 FT.
DATE : APRIL 7, 2022
FILE NO. : DB 2021-002

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14043
LICENSED PROFESSIONAL ENGINEER



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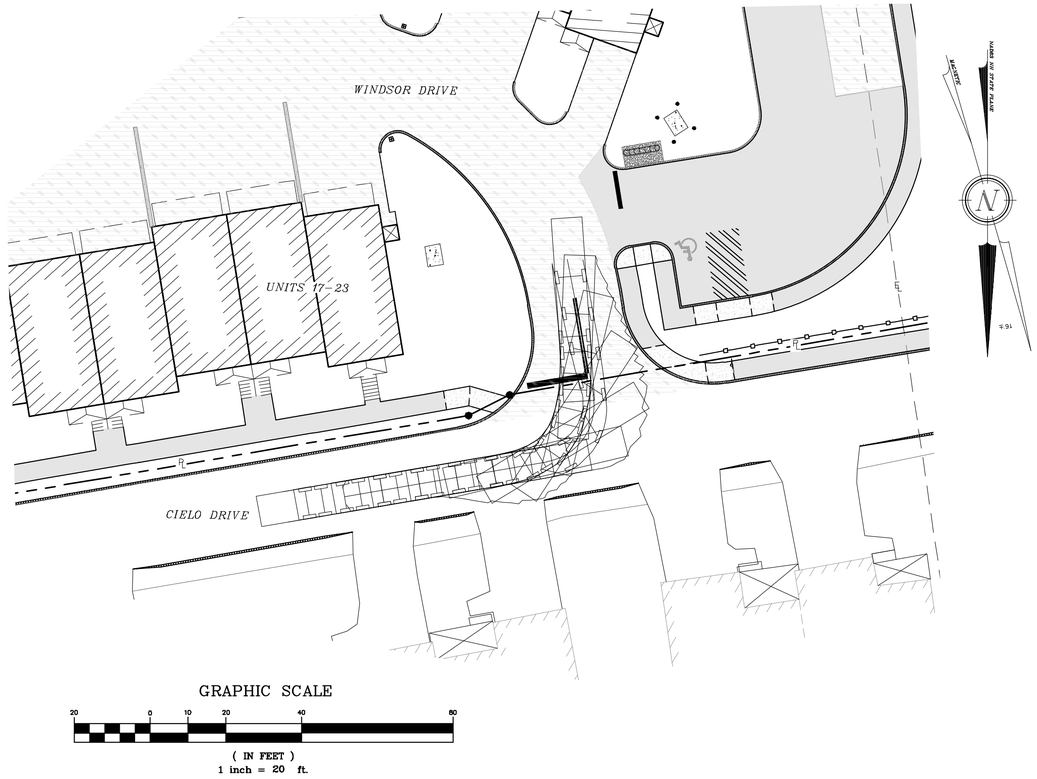

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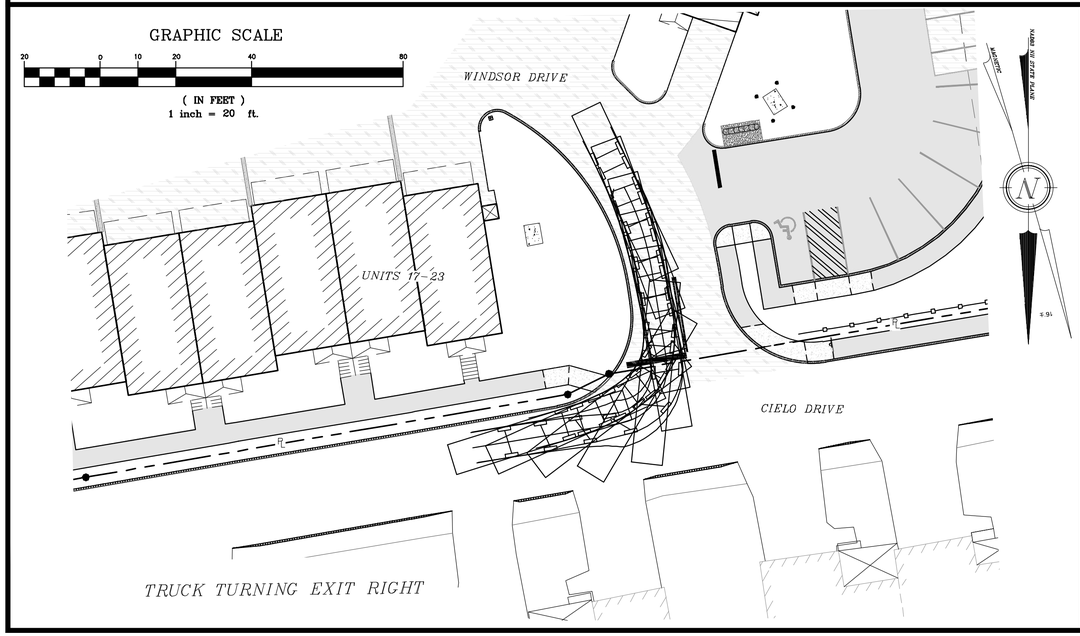
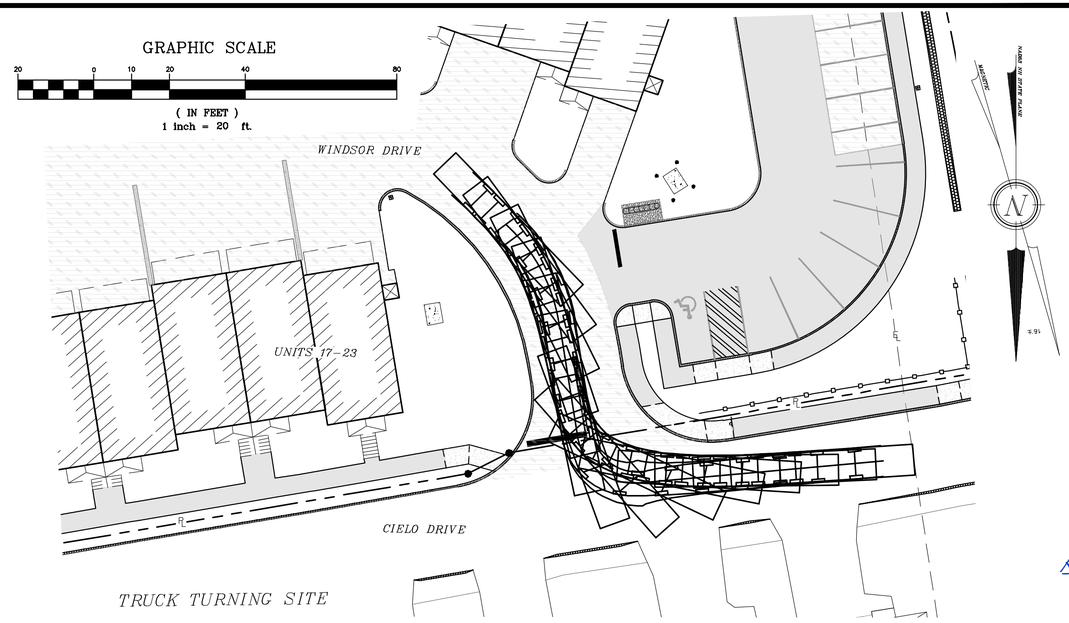


TRUCK TURNING EXIT RIGHT



TRUCK TURNING SITE

DOVER PLANNING FILE #P06-25F

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DOVER T-1 FIRE TRUCK TRUCK TURNING WINDSOR DRIVE
LAND OF
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DOVER, N.H.
TAX MAP H, LOT 4

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

SCALE : 1 IN. EQUALS 20 FT.
DATE : APRIL 7, 2022
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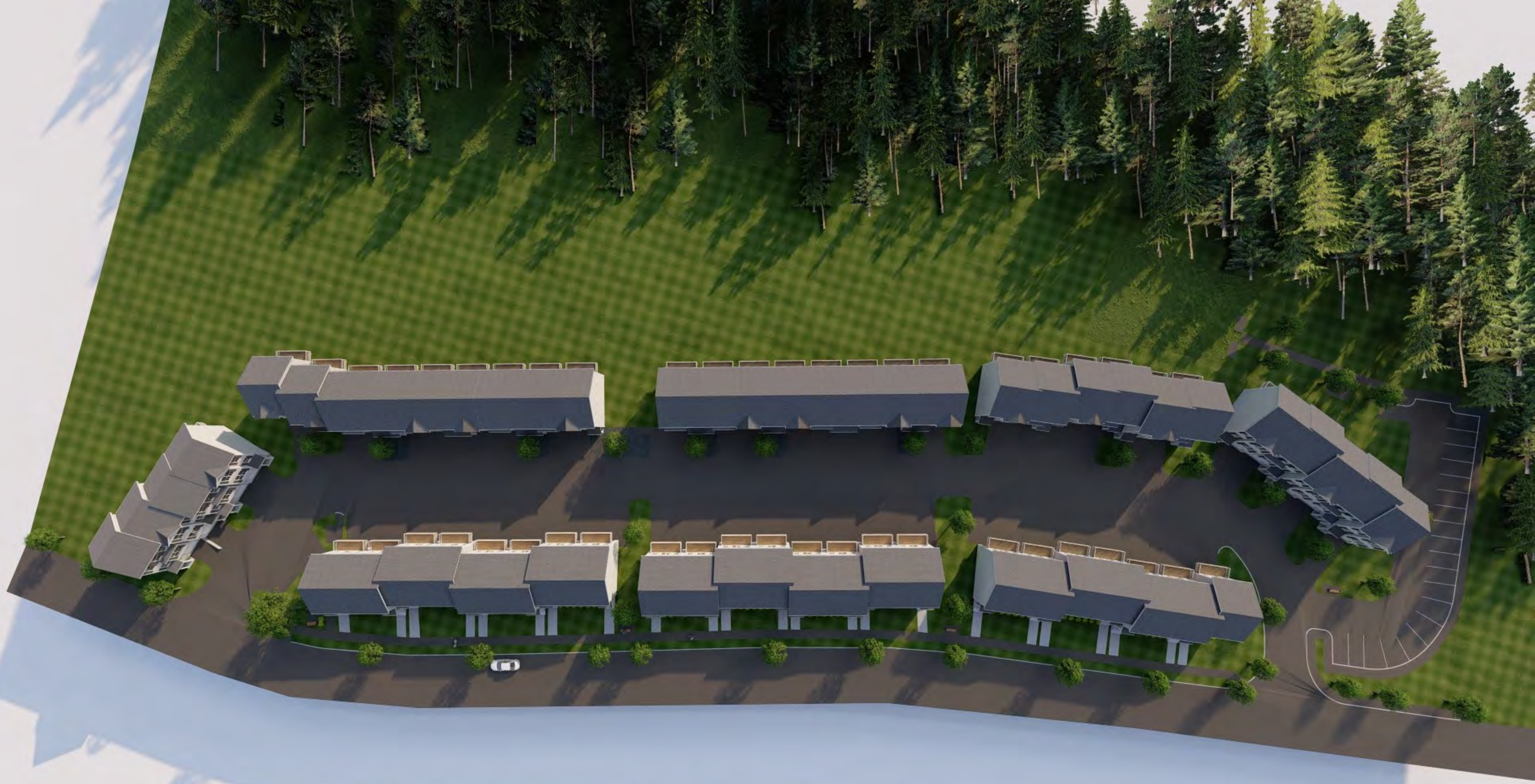
STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14243
LICENSED PROFESSIONAL ENGINEER



ASPHAULT SHINGLES
11'-9.5"
7'10"
CLAPBOARD IMPRESSION VINYL SIDING
WHITE COMPOSITE COLUMNS
9'4"

ASPHAULT SHINGLES
11'-9.5"
7'10"
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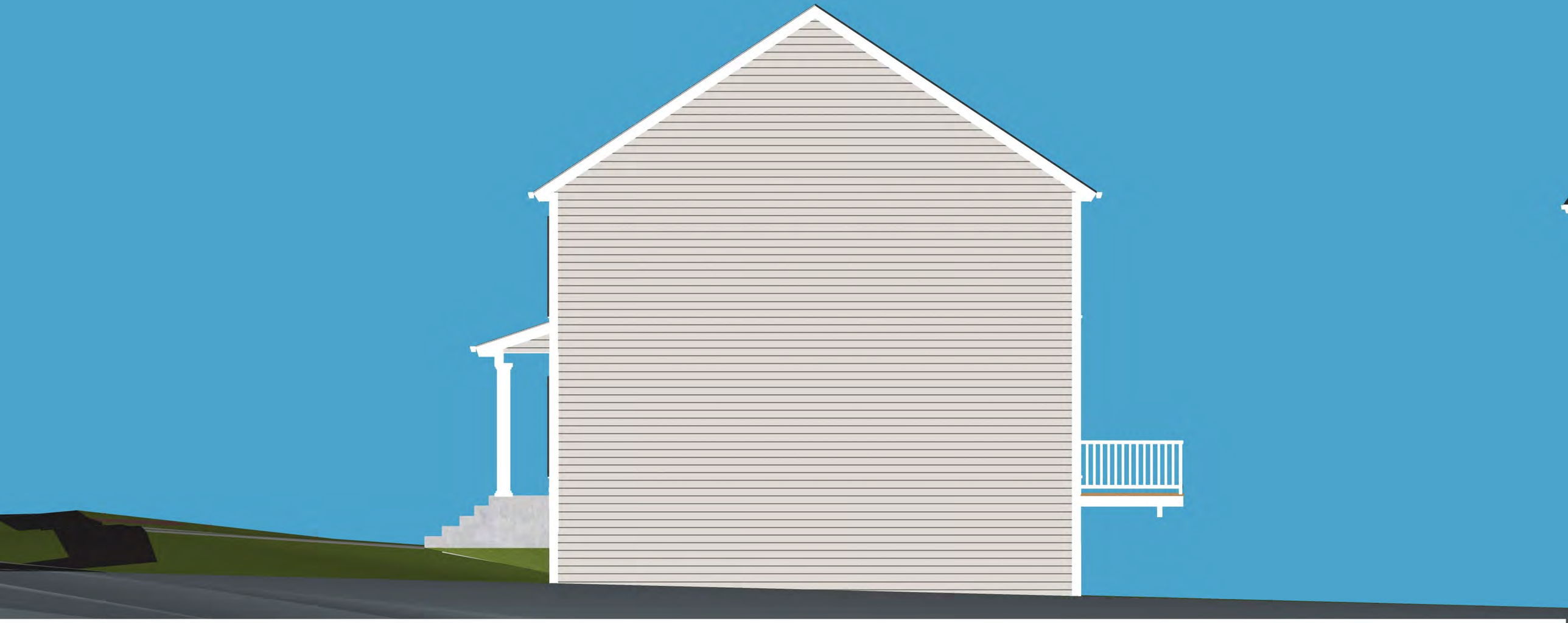
9'4"



Asphault Shingles
11'9"
7'10"
Clapboard Impression Vinyl Siding
9'4"
Composite Columns
9'4"