

CITY OF DOVER

PLANNING TECHNICAL REVIEW COMMITTEE –AGENDA

Meeting Type: Regular Meeting
Meeting Location: Council Conference Room, City Hall, 288 Central Ave, Dover NH 03820
Meeting Date: **Thursday, September 26, 2024**
Meeting Time: **10:30 AM**

1. 10:30 AM – 11:15 AM: Site Review for 5 Sherman Street, LLC, Assessor's Map 19, Lot 8, zoned R-12, located at 103 Court Street. (Proposal is to convert the existing home into a duplex, construct a second duplex in addition to five (5) new single-family homes for a total of nine (9) dwelling units. (SITE-2024-0012)



PLAN SNAPSHOT REPORT SITE-2024-0012 FOR CITY OF DOVER, N.H.

Plan Type:	Site Plan - Major	Project:		App Date:	08/15/2024
Work Class:	New Construction	District:	None	Exp Date:	NOT AVAILABLE
Status:	On Hold	Square Feet:	0.00	Completed:	NOT COMPLETED
Valuation:	\$0.00	Assigned To:		Approval Expire Date:	

Description: The applicant proposes utilizing the City of Dover Transfer Development Rights (TDR) regulations to redevelop Map 19 Lot 8. The proposal calls for the conversion of the existing home into a duplex, the construction of an additional duplex and the construction of five (5) new single-family homes for a total of nine (9) units. The TDR Base Density Calculation provide for a Base Density of three (3) units, therefore, six (6) of these units will be obtained under the TDR regulations. The four (4) units located in the two (2) duplex buildings will be deed restricted to a Fair Market Rent (FMR) set by Housing Urban Development (HUD). The five (5) new single-family homes will be size restricted to maximum of 1400 square feet of total living space per unit. The TDR application also request relief from the thirty (30) foot buffer requirement and relief from the thirty (30) foot rear setback requirement. The Landscape Design provides for new screening as mitigation for this relief.

Parcel:	19008-000000	Main	Address:	103 Court St Dover, NH	Main	Zone:	R-12(Residential - Medium Density)
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Engineer Tritech Engineering Corp. 755 Central Avenue Dover, NH 03820 Business: (603) 742-8107	Surveyor Tritech Engineering Corp. 755 Central Avenue Dover, NH 03820 Business: (603) 742-8107	Applicant Robert Baldwin Home: (603) 986-2373 Business: (603) 986-2373 Mobile: (603) 986-2373	Applicant Tritech Engineering Corp. 755 Central Avenue Dover, NH 03820 Business: (603) 742-8107
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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 (+/-)	16	Water Service	Municipal
Recording Number		Sewer Service	Municipal	Total Acres (GIS)	1.19
Deed Book	5172	Total SQFT	51836.4	Deed Page	55
Deed Date	03/15/2024	Proposed Property Use	The applicant proposes utilizing the City of Dover Transfer Development Rights (TDR) regulations to redevelop Map 19 Lot 8. The proposal calls for the conversion of the existing home into a duplex, the construction of an additional duplex and the construction of five (5) new single-family homes for a total of nine (9) units. The TDR Base Density Calculation provide for a Base Density of three (3) units, therefore, six (6) of these units will be obtained under the TDR regulations. The four (4) units located in the two (2) duplex buildings will be deed restricted to a Fair Market Rent (FMR) set by Housing Urban		
			Development (HUD). The five (5) new single-family homes will be size restricted to maximum of 1400 square feet of total living space per unit. The TDR application also request relief from the thirty (30) foot buffer requirement and relief from the thirty (30) foot rear setback requirement. The Landscape Design provides for new screening as mitigation for this relief.		

PLAN SNAPSHOT REPORT (SITE-2024-0012)

Area of Parcel to be Developed (SQFT) 52000	Number of Parking Spaces Existing 2	Number of Parking Spaces Proposed 18
Number of Employees Total 0	Number of Employees in Max Shift 0	Distance to City Water 20
Distance to City Sewer 20	Type of Building to be Built Wood Frame	Estimated Construction Value 1600000.00
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	TotalImpactFeeADUTO 0.00
TotalImpactFeeAONRT 0.00	TotalImpactFeeAR55TC 0.00	TotalImpactFeeAR62TC 0.00
OD	D	D
Sub Total Residential 0.00	TotalImpactFeeRIRCT 0.00	TotalImpactFeeOCSTO 0.00
D	D	D
TotalImpactFeeITWCT 0.00	TotalImpactFeeNHALT 0.00	TotalImpactFeeOIUTOD 0.00
D	D	
TotalImpactFeeAFAOT 0.00	Sub Total 0.00	Total of Impact Fees to be Assessed 0.00
OD	Non-Residential	

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Robert_Stowell_8/15/2024.jpg	08/15/2024 11:52	Stowell, Robert		Uploaded via CSS
2024.09.05_PlanningTechnicalReviewCommittee.Agenda.pdf	08/27/2024 11:29	Blonigen, Rachel		TRC Agenda
2024.09.05_PlanningTechnicalReviewCommittee.103Court_SITE-2024-0012.pdf	09/06/2024 13:12	Blonigen, Rachel		Draft TRC Minutes

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00008987	Planning General Application Fee	\$200.00	\$200.00
Total for Invoice INV-00008987		\$200.00	\$200.00
Grand Total for Plan		\$200.00	\$200.00

Meeting Type	Location	Scheduled Date	Subject
Technical Review Committee Meeting v.1	City Hall, Second Floor Conference Room	09/05/2024	Technical Review Committee Meeting
Comments: Requires 2nd TRC			

Submittal Name	Status	Received Date	Due Date	Complete Date	Resubmit	Completed
Land Use Plan Technical Review v.1	Requires Re-submit	08/27/2024	09/05/2024	09/06/2024	Yes	Yes

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Business Development	Business Development	Burdin, James	Requires Re-submit	08/27/2024	09/24/2024	09/06/2024
Comments: -Should duplex "B" units be relabeled as 3 & 4? -The combination of architectural styles and use of the cottage court layout add visual interest to the site and maintain the look and feel of traditional New England development. -Proximity of this site to RM-U zoning district mitigates the impacts of the extra density.						

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
City Engineer	Community Services - Engineering	Mavrogeorge, Kenneth	Requires Re-submit	08/27/2024	09/05/2024	09/06/2024

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Planning	Planning	Bassegio, Erin	Requires Re-submit	08/27/2024	09/24/2024	09/06/2024

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Zoning Administrator	Planning	Crouser, Paul	Requires Re-submit	08/27/2024	09/05/2024	09/06/2024

PLAN SNAPSHOT REPORT (SITE-2024-0012)

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
IS Building Official	Planning / Inspection Services	Maxfield, Jim	Requires Re-submit	08/27/2024	09/05/2024	08/28/2024
Comments: Provide street name for the proposed priivate roadway						
Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Traffic Bureau	Police	Speidel, Marn	Requires Re-submit	08/27/2024	09/05/2024	09/06/2024
Submittal Name	Status	Received Date	Due Date	Complete Date	Resubmit	Completed
Land Use Plan Technical Review v.2	In Review	09/12/2024	09/25/2024		No	No
Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Business Development	Business Development	Burdin, James	In Review	09/12/2024	10/10/2024	
Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
City Engineer	Community Services - Engineering	Mavrogeorge, Kenneth	In Review	09/12/2024	09/25/2024	
Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Planning	Planning	Bassegio, Erin	In Review	09/12/2024	10/10/2024	
Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Zoning Administrator	Planning	Crouser, Paul	In Review	09/12/2024	09/25/2024	
Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
IS Building Official	Planning / Inspection Services	Maxfield, Jim	In Review	09/12/2024	09/25/2024	
Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Traffic Bureau	Police	Speidel, Marn	In Review	09/12/2024	09/25/2024	
Workflow Step / Action Name			Action Type	Start Date	End Date	
Review v.1				08/16/2024	9:52	
Confirm application complete v.1			Generic Action		08/16/2024 9:52	
Technical Review Committee Meeting Agenda v.1			Task	08/16/2024	9:52	08/27/2024 11:29
Land Use Plan Technical Review v.1			Receive Submittal	08/27/2024	0:00	09/06/2024 13:17
Land Use Plan Technical Review v.2			Receive Submittal	09/12/2024	0:00	
Technical Review Committee Meeting v.1			Hold Meeting	08/27/2024	11:29	09/06/2024 13:17
Planning Board v.1						
Planning Board Agenda v.1			Task			
Invoice for Notices v.1			Task			
Send Notices v.1			Task			
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			
Recording v.1			Task			

PLAN SNAPSHOT REPORT (SITE-2024-0012)

Document Archival v.1	Generic Action
Internal Notification of Plan Completion 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

NARRATIVE

TRANSFER OF DEVELOPMENT RIGHTS (TDR) APPLICATION

The subject property at 103 Court Street is located in the R-12 zone, adjacent to the RMU zone at the rear and bordered by the Residential Multi Use Zone (RM-U). While the property was once maintained and contributed positively to the neighborhood, it has since fallen into disrepair. The house and outbuildings are in poor condition, and the landscaping has become overgrown, obscuring the structures on the site.

Our design proposal seeks to transform this neglected property into a vibrant backyard cottage community, enhancing both the neighborhood and housing availability. From Court Street, the development will appear as a traditional New England home with a barn, maintaining the aesthetic charm common in towns like Dover. The barn will serve as an innovative space for additional HUD Restricted units while helping to screen the backyard cottages from street view.

Design and Community Focus

The cottages are designed to meet the needs of a diverse group of residents, including those looking to downsize, new families, and recently married couples. Each cottage is approximately 1,400 square feet, featuring a first-floor primary bedroom, two additional bedrooms upstairs, a private back deck, and integrated community spaces. The design fosters a sense of community by orienting the cottages toward a central gathering space, which will serve as the heart of the project.

The central court is designed to be large enough for children to play while also providing outdoor space for adults. Some cottages will face the court directly, while others will be aligned along pathways leading into the court, ensuring every resident feels connected to the communal space.

Addressing Housing Needs

This project aligns with Dover's Master Plan, particularly the vision of "facilitating a balanced supply of safe and attractive housing for individuals and families of all incomes." Our intent is to redevelop the site using the Transfer of Development Rights (TDR) mechanism, which allows us to create a housing solution that meets the city's goals while respecting the site's characteristics.

Dover, like many municipalities, is facing a shortage of housing across all affordability levels, especially in what is commonly referred to as the "Missing Middle"—smaller-scale, higher-density housing. Our proposal for a pocket neighborhood offers a solution by increasing density on a smaller footprint, prioritizing walkability, low-impact development, and affordability. This type of development is explicitly encouraged in the city's Master Plan.

Supporting Dover's Master Plan

The proposed development aligns with the following key elements of Dover's Master Plan:

- **High quality, low impact growth:** This project supports responsible development, preserving the city's rural areas while concentrating residential and commercial activity near the urban core.
- **Downtown vibrancy:** By creating a walkable, family- and pet-friendly neighborhood, this project contributes to Dover's vision of an inviting and lively downtown area.
- **Diversity of housing options:** Our proposal supports the city's goal of providing housing for people of various ages, incomes, and backgrounds.

Zoning Compatibility

The Backyard Cottage Concept fits within zoning intent, maintains the neighborhood's aesthetic, and provides compatible housing that supports the broader community's goals.

- **Zoning Transition:** The property borders the RMU zone along its 160-foot rear property line, where higher density (one unit per 2,500 sq. ft.) is permitted. This project respects the transition between the higher-density RMU zone and the medium-density residential R-12 zone by incorporating smaller scale single-family homes and duplexes, both of which are permitted uses in the R-12 zone.
- **Compatible Land Use:** The proposed single-family homes and duplexes are fully compatible with the neighboring land uses and align with the existing character of the area. These housing types are typical in the R-12 zone and provide a smooth transition between the adjacent zones.
- **Preservation of Streetscape Aesthetics:** The development will maintain the aesthetic character along the Court Street corridor, ensuring consistency with the existing R-12 streetscape. The streetscape mirrors the scale and visual qualities of neighboring lots, preserving the traditional look and feel of the area.

Affordable Housing and TDR Benefits

We propose that 4 out of the 9 units be deed-restricted to HUD Fair Market Rent (FMR) levels in perpetuity, making them affordable to a range of income levels. The TDR ordinance not only helps conserve land in ecologically sensitive areas but also enables developers to offer more attainable housing through increased density. The cottages will be restricted to 1400sqft with the intent of limiting their value relative to the market. This limitation encourages a reduced price point in the new housing stock that wouldn't exist otherwise. This backyard cottage concept exemplifies the advantages of the TDR ordinance. For instance, a neighboring development

without TDR is building three homes priced over a million dollars each, whereas our proposal, with TDR, allows for a more affordable and diverse housing option.

Conclusion

I believe that developing smaller, cottage-style single-family homes with a 44% affordable housing component will create a more appealing and cohesive neighborhood—one that provides a balanced supply of safe and attractive housing for individuals and families across a range of incomes.

While the economics of this model necessitate an increase in density, I am hopeful that the thoughtful design and the strong community benefits it offers fully justify the additional cottages.

We appreciate the board's consideration of our proposal and trust that you will agree that the location and design merit the use of Transfer of Development Rights to realize this vision for 103 Court Street.

Thank you for your time and consideration.

Regards,

Robert Baldwin

(603) 986-2373

NARRATIVE KEY POINTS

Aesthetic and Design Intent:

- The property is currently in disrepair, and the project aims to transform it into an asset for the community.
- The design mimics the appearance of a traditional New England home with a barn, which disguises the backyard cottage community from street view.
- The cottage houses will be designed to cater to diverse owners, including those downsizing, new families, and recently married couples. Each house is about 1,400 square feet, with a primary floor and additional bedrooms upstairs.

Community and Social Intent:

- The development is designed with a community-focused layout, where the cottages face a central court.
- The court will serve as a communal gathering space, with features such as a large outdoor fireplace, creating a space that fosters social interaction and family activities.

Addressing Housing Needs:

- The proposal directly addresses the "Missing Middle" housing issue by creating a pocket neighborhood that promotes increased density on a smaller footprint.
- By incorporating walkability and low-impact development principles, this proposal supports Dover's Master Plan themes of high-quality growth and preserving rural areas while focusing on urban development.

Use of TDR and Affordability:

- The Transfer of Development Rights (TDR) is used to increase density and provide affordable housing. Specifically, 4 of the 9 units will be deed-restricted to HUD Fair Market Rent (FMR) levels in perpetuity.
- Each of the Cottages will be limited to 1400sqft to encourage a lower price point in relation to other new housing stock.
- The proposal supports the city's goal to provide housing diversity by offering a range of affordable options in contrast to more expensive developments nearby.

Alignment with Dover's Master Plan:

- The project aligns with the city's goals, as outlined in its Master Plan, which includes promoting walkable, family-friendly, and diverse neighborhoods.
- The design supports the city's vision of vibrant downtown areas and balanced growth by focusing commercial and residential activity near the urban core.

Zoning Compatibility

- **Zoning Transition:** The property borders the RMU zone along its rear 160-foot line, which allows higher density (one unit per 2,500 sq. ft.). The proposed use respects the zoning transition by offering single-family homes and duplexes, consistent with the R-12 zone.
- **Compatible Land Use:** Single-family homes and duplexes are compatible with neighboring land uses and typical in the R-12 zone, ensuring smooth integration with adjacent properties.
- **Preservation of Streetscape:** The development will maintain the existing streetscape aesthetic along Court Street, mirroring the architectural scale and traditional feel of other lots in the R-12 zone.



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – SITE-2024-0012

Application Type: Site Review
Applicant(s): 5 Sherman Street, LLC
Owner(s): 5 Sherman Street, LLC
Location: 103 Court St. (Assessor's Map 19, Lot 8)
Date: September 5, 2024

INTENT: Convert an existing home into a two-family dwelling, construct a second two-family dwelling, and construct an additional five (5) new single-family homes for a total of nine (9) dwelling units.

UNITS PROPOSED: Nine (9) units including one (1) existing unit and six (6) TDR units

AGENDA ITEM #: 1

ACREAGE: 1.20± ac.

ZONING DISTRICT: R-12

EXISTING LAND USE: Residential

PROPOSED LAND USE: Residential

SURROUNDING LAND USE: Residential, Cemetery

ZBA ACTION: None.

PERMITS REQUIRED: None.

WAIVERS REQUESTED: None.

ATTENDANCE:

Donna Benton, Planning
Paul Crouser, Zoning
Jim Maxfield, Inspection Services
Ken Mavrogeorge, Engineering
Craig Chabot, Fire Department
James Burdin, Business Development

Others:

Erin Bassegio, Assistant City Planner
Rob Baldwin, Applicant/Owner
Bob Stowell, Trittech Engineering

Approval of minutes from August 29, 2024:

J. Burdin moved to approve the August 29, 2024 minutes. Seconded by K. Mavrogeorge. Vote: U/A.

PLAN REVIEW:

Planning:

- Reminder: Impact fees, Water and sewer investment fees
- Provide letters to serve when received.
- Provide HOA and
- Remove unit from the rear setback.
- Shrink common area or unit count to gain more than the 10' visual buffer. Narrative would be needed for TDR relief being sought from setback and buffer. However, seeing the density being sought is double what the base calculates out to be would indicate the buffers and setbacks should be met or unit request reduced.
- Setback measurements should be detailed on plan
- Active recreation and passive recreation is required.
- Floor plan of restricted units needed (probably only for TDR app at PB)
- Parking space dimensions need to be listed on plan
- Internal parking aiseways w/ one entrance/exit must be 24' wide
- R-12 zoning indicates duplexes should look like a one-family. Please provide justification for barn design.
- Provide detail for fencing shown on the landscape plan behind cottage units 3 & 4
- Any additional screening planned behind cottage units?
- Consider moving sewer line
- Replace "handicap" with "accessible"
- Update note 13 regarding Locke Street and Tranquility Way
- Indicate snow storage
- Revise note 30 to indicate no Saturday hours
- Bioretention area seems close to right of way
- Easement/license needed for walkway onto City property to cemetery
- Note congregate trash site as discussed and explain how odor and pests will be controlled.



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Owner(s): 5 Sherman Street, LLC
Location: 103 Court St. (Assessor's Map 19, Lot 8)
Date: September 5, 2024

Engineering:

- General Comment:
 - Applicant and contractor shall review the Dover Construction Guidelines prior to scheduling a Preconstruction meeting with City staff. The guidelines can be found on the City of Dover Website on the Engineering page.
<https://www.dover.nh.gov/Assets/government/city-operations/1form/community-services/engineering/engineering-documents/Construction%20Guidelines.pdf>
 - Coordinate with Community Services (Engineering Department) for latest City Standard Details for utilities and curbing.
 - Add note that Design Engineer shall provide signed letter to City Engineer certifying that the stormwater management system has been installed in accordance with approved plans.
 - Recommend providing 1 sf of snow storage per 10 sf of pavement to be cleared. Verify snow storage meets or exceeds this recommendation or provide note to remove excess snow when storage areas are filled.
 - Sewer manhole covers shall be Liftmate R-1743-LM or approved equal with 90 deg hinge
 - The City recommends that the applicant source out ductile iron piping, which is the City preferred material, in advance commencing construction.
 - Change “handicap” references to “accessible” where applicable throughout documents.
 - **Engineering requests a letter certifying the tie in locations or discharge points for all sump pumps and roof leaders for existing structures on the property.**
- Check the finished floor elevation of the duplex immediately on Court Street.
- Applicant shall review the section 153-14 of the Dover Code and clarify how the design meets each of the criteria of the City’s requirements.
- Sanitary Sewer shall be PVC pipe SDR35.
- How will trash be managed for the property?
- Recommend individual water shut offs be located outside of paved surfaces and in grass. All shut offs in City ROWs must be in grass at the edge of the ROW. If shut offs on the private road remain in the paved surface, a road box should be provided.
- Provide confirmation that 400 foot of sight distance is provided in each direction as required by the Dover Code.
- It is strongly recommended that the Applicant submit a detailed breakdown of proposed HOA costs for annual maintenance and replacement of private infrastructure including backup as to how the fees are estimated.
- Provide drainage pipe material.
- Landscaping may obstruct site distance. Please confirm trees at driveway exit will not obstruct site lines.
- Show locations of electrical infrastructure (transformers, switch gear, and/or communication pedestals. Each of these will need to be screened.
- Sewer main on eastern property line looks close to the PL. Can this be constructed without an easement from the abutter?
- Applicant shall provide an easement to the City along the private drives within the property to allow for access and operation of the water infrastructure (hydrants and shut offs) to maintain water quality.
- Each unit should have unique address (Building A has units 1 and 2... Building B has units 2 and 3).
- C-1:
 - Provide a minimum 6-inch water main down the private drive with a standard hydrant at the end.
- C-3:
 - Show a core and boot on existing sewer tie in.
 - Confirm that the proposed sewer main tie in is above or below the new City drainage proposed as part of the Court St Reconstruction. Coordinate with CS. City



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preference is to have an internal drop SMH on private property.

- Rebuild inverts in SMHs.
- SP-2:
 - Show location of EV charging station and accessible charging station.
 - Consolidate the utility trenches within City ROW and provide overlay of entire area of disturbance from curb to curb. Note: The City is expected to reconstruct Court Street in 2025 and work in the road including pedestrian and utility areas should be coordinated with the City and their Engineer.
- SP-4:
 - Please show the water connection(s) to Duplex A.
 - Clarify if two water and sewer services will be provided to Duplex A. If only one water line is proposed, only one meter will be provided by the City.
 - It appears that first 50+ feet of the driveway will be discharging water into the City ROW. Please add structures to ensure private water stays on private property.
 - Multiple pipes in the chart have slopes exceeding 17% with some as high as 50%. The locations of these pipes was not found.
 - All pipes are required a minimum of 3 feet of cover per the Dover code or a waiver must be requested.
 - Grading adjacent to the southern property line is very close. It appears a temporary construction easement will be required.
- SP-5:
 - Please confirm if the intent of the design is to have the bioretention soil mix up the side slopes of the basin. It seems excessive and could potentially wash out into the basin.

Police:

- Consider a street name for the proposed driveway, to facilitate assignment of addresses and public safety benefit.
- Was any consideration given to connecting to "Locke Street" right-of-way, or what appears to be referred to in City GIS records as Tranquility Way? (This is at the rear of proposed Cottage #1)
- Is it feasible to shorten the landscape bump-out in front of Cottage #2, and pull Cottage #5 to meet the rear setback without losing parking?
- Add sign at the end of proposed walkway before entrance to cemetery: "Dogs Not Allowed in Cemetery". Contact Facilities and Grounds Division of Community Services for sign specs and desired language.
- Sheet SN-1, Note 41: I realize this is a standard Dover note, but security system is not applicable for this project. Amend note to indicate this, to avoid future confusion over "multi-family dwelling" language.
- Sheet SP-2, Note C-9: pavement marking FIRE LANE stenciling is fine, but must be supplemented or replaced with at least 2 "No Parking Fire Lane" signs on the northerly side of driveway.

Inspection Services:

- Provide street name for the proposed private roadway.

Fire Department:

- Fire truck detail is appropriate.
- Fire hydrant to be installed at end of road.

Business Development:

- Should duplex "B" units be relabeled as 3 & 4?
- The combination of architectural styles and use of the cottage court layout add visual interest to the site and maintain the look and feel of traditional New England development.
- Proximity of this site to RM-U zoning district mitigates the impacts of the extra density.

Planning Board:

- No comments.

Next Steps: Revise plans per comments above and resubmit for second official TRC.

Paused TRC at: 11:11 a.m.

TRITECH

ENGINEERING CORPORATION

755 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820

TELEPHONE 603.742.8107
FACSIMILE 603.742.3830

September 12, 2024

Donna Benton, AICP
Director of Planning & Community Development
City of Dover, Planning Department
288 Central Avenue
Dover, New Hampshire 03820

Subject: Technical Review Committee Response Letter
103 COURT STREET
Dover Tax Map 19 Lot 8
103 Court Street
Dover, New Hampshire
Job No. 24101
City of Dover Planning # Site-2024-0012

Dear Donna:

At their meeting on August 29, 2024 the Dover Technical Review Committee (TRC) offered the following comments. Our response to each of their comments are identified in blue text.

PLANNING

- Reminder: Impact fees, Water and sewer investment fees.
The Applicant is aware of this requirement.
- Provide letters to serve when received.
The City Engineer indicated at the TRC meeting that he was preparing a letter to serve regarding city services and the Planning Director indicated that, as the project is less than 10 units, an Eversource letter to serve is not required.
- Provide HOA.
The Applicant has prepared Home Owners Association (HOA) documents (see attached).
- Remove unit from the rear setback.
Cottage Unit #5 has been relocated to meet the rear setback requirement.
- Shrink common area or unit count to gain more than the 10' visual buffer. Narrative would be needed for TDR relief being sought from setback and buffer. However, seeing the density being sought is double what the base calculates out to be would indicate the buffers and setbacks should be met or unit request reduced.
Our TDR request has been revised to eliminate the relief from the R-12 setback requirement. The revised plan has reduced the common area to increase the distance from the proposed cottages to the easterly property. The property is approximately 135 feet wide and strict compliance with the 30-foot perimeter buffer would leave development of the property limited. We feel the proposed landscaping is adequate mitigation for the reduction in the buffer.
The Applicant has prepared a Transfer Development Rights Narrative (see attached).

- Setback measurements should be detailed on plan.
The distance from the proposed units to the property lines have been added to Sheet SP-1.
- Active recreation and passive recreation are required.
*The project proposes a total of a total of 23 bedroom, made up from:
Two duplexes (4 units) with 2 bedrooms accounting for 8 bedrooms.
Five cottage style single-family homes w/ 3 bedrooms accounting for 15 bedrooms.
The Applicant proposes to pay an active & passive recreation fee.*
- Floor plan of restricted units needed (probably only for TDR app at PB).
The Applicant has prepared this floor plan (see attached).
- Parking space dimensions need to be listed on plan.
The parking space dimensions are identified in Note #9 on Sheet SN-1.
- Internal parking aiseways w/ one entrance/exit must be 24' wide.
Attached please find our waiver request for relief to this requirement.
- R-12 zoning indicates duplexes should look like a one-family. Please provide justification for barn design.
The Applicant has revised the design of the proposed duplex (Units 3 & 4) to reflect the appearance of a single-family home as required by the R-12 zoning district (see attached).
- Provide detail for fencing shown on the landscape plan behind cottage units 3 & 4.
The location of proposed fencing for screening has been adjusted on the plan set. A construction detail for the fence is shown as Detail #3 on Sheet SP-10.
- Any additional screening planned behind cottage units?
The abutters behind the cottages have an existing stockade fence in good condition. We have proposed new stockade fence behind cottage Units 3 & 4 to supplement that existing fence.
- Consider moving sewer line.
The proposed sewer main has been moved slightly away from the easterly property line.
- Replace "handicap" with "accessible".
The revised plans have substituted the term "accessible" for "handicap".
- Update note 13 regarding Locke Street and Tranquility Way.
The revised plans have substituted the "Tranquility Way" for "Locke Street".
- Indicate snow storage.
Snow storage has been depicted on the Landscape Plan.
- Revise note 30 to indicate no Saturday hours.
Note #30 on Sheet SN-1 has been revised to indicate that Saturday site work is not allowed.
- Bioretention area seems close to right of way.
Court Street is at the lowest elevation on property making this the appropriate location for the bioretention basin. The construction is contained to private property and changes requested by the City Engineer has resulted in the exposed "soil mix" being moved further away from Court Street.

- Easement/license needed for walkway onto City property to cemetery.
The revised plan set depicts the proposed walk terminating at the limits of private property. Should the city or the residences desire a connection in the future this can be addressed at that time.
- Note congregate trash site as discussed and explain how odor and pests will be controlled.
Trash disposal for the project will be by private collection company. We have depicted two totor corrals on the revised plan set. These 2 corrals are enclosed by stockade fence. The Applicant has prepared a Trash Management Protocol (see attached).

ENGINEERING

- General Comment:
 - Applicant and contractor shall review the Dover Construction Guidelines prior to scheduling a Preconstruction meeting with City staff. The guidelines can be found on the City of Dover Website on the Engineering page. <https://www.dover.nh.gov/Assets/government/city-operations/1form/community-services/engineering/engineering-documents/Construction%20Guidelines.pdf>.
The Applicant is aware of this requirement.
 - Coordinate with Community Services (Engineering Department) for latest City Standard Details for utilities and curbing.
The construction details have been updated per the latest City Standard Details.
 - Add note that Design Engineer shall provide signed letter to City Engineer certifying that the stormwater management system has been installed in accordance with approved plans.
Standard Note #48 is shown on Sheet SN-1.
 - Recommend providing 1 sf of snow storage per 10 sf of pavement to be cleared. Verify snow storage meets or exceeds this recommendation or provide note to remove excess snow when storage areas are filled.
We calculated the amount of paved area to be cleared is 12,000 square feet. Therefore, we are providing 1,200 square feet of snow storage which is depicted on the Landscape Plan.
 - Sewer manhole covers shall be LiftMate R- 1743-LM or approved equal with 90 deg hinge
Note #S-4 has been added to Sheet SP-3.
 - The city recommends that the applicant source out ductile iron piping, which is the city preferred material, in advance commencing construction.
The Applicant acknowledges this recommendation.
 - Change “handicap” references to “accessible” where applicable throughout documents.
The revised plans have substituted the term “accessible” for “handicap”.
 - Engineering requests a letter certifying the tie in locations or discharge points for all sump pumps and roof leaders for existing structures on the property.
The existing structure has an existing sump pump that will connect to the 6” stormwater stub proposed as part of the Court Street Reconstruction Project.
 - Check the finished floor elevation of the duplex immediately on Court Street.
This structure is existing and we have labeled the finish floor accordingly.

- Applicant shall review the section 153-14 of the Dover Code and clarify how the design meets each of the criteria of the City's requirements.

The City Engineer indicated at the TRC meeting that this has been reviewed and it was found to be acceptable.

- Sanitary Sewer shall be PVC pipe SDR35.

All proposed Sanitary Sewer pipe is SDR35. See Note #S-5 on Sheet SP-3.

- How will trash be managed for the property?

Trash disposal for the project will be by private collection company. We have depicted two toter corrals on the revised plan set. These 2 corrals are enclosed by stockade fence. The Applicant has prepared a Trash Management Protocol (see attached).

- Recommend individual water shut offs be located outside of paved surfaces and in grass. All shut offs in City ROWs must be in grass at the edge of the ROW. If shut offs on the private road remain in the paved surface, a road box should be provided.

All the proposed water shut offs are proposed in grassed areas.

- Provide confirmation that 400 foot of sight distance is provided in each direction as required by the Dover Code.

Tritech has confirmed, by on-site inspection and rough measurement, that the sight distance exceeds 400 feet in both direction (see attached photographs).

- It is strongly recommended that the Applicant submit a detailed breakdown of proposed HOA costs for annual maintenance and replacement of private infrastructure including backup as to how the fees are estimated.

The Applicant has prepared HOA estimates for both regular expenses as well as long term budgeting for infrastructure maintenance & replacement (see attached).

- Provide drainage pipe material.

All proposed stormwater pipe is proposed as HDPE.

- Landscaping may obstruct site distance. Please confirm trees at driveway exit will not obstruct site lines.

The Landscape Plan has been revised. The 4 proposed trees along Court Street have been pushed further away from Court Street by 5 feet to ensure there isn't a conflict with site distance.

- Show locations of electrical infrastructure (transformers, switch gear, and/or communication pedestals. Each of these will need to be screened.

The preliminary electric infrastructure has been shown on the plans.

- Sewer main on eastern property line looks close to the PL. Can this be constructed without an easement from the abutter?

The proposed sewer main has been relocated to provide a minimum of a 10-foot setback to the property line.

- Applicant shall provide an easement to the City along the private drives within the property to allow for access and operation of the water infrastructure (hydrants and shut offs) to maintain water quality.

The Applicant is aware of this requirement.

- Each unit should have unique address (Building A has units 1 and 2... Building B has units 2 and 3).

Labelling for Duplex "B" has been revised to Units 3 & 4.

- Sheet C-1:

- Provide a minimum 6-inch water main down the private drive with a standard hydrant at the end.

The proposed water main size has been revised to 6" and a standard hydrant has been added to the end of the driveway.

- Sheet C-3:

- Show a core and boot on existing sewer tie in.

Note #S-1 on Sheet SP-3 has been revised to indicate "core & boot" new connection.

- Confirm that the proposed sewer main tie in is above or below the new City drainage proposed as part of the Court St Reconstruction. Coordinate with CS. City preference is to have an internal drop SMH on private property.

We have reviewed the elevations of the existing & proposed storm drain line in Court Street as outlined on the Wright-Pierce Court Street Reconstruction Plans. We have determined that connecting our proposed sewer main at the existing Invert, will create a conflict of our proposed sewer main with the both the existing & proposed storm drain lines in Court Street. We understand that city would prefer that the "drop inlet" to take place on private property, however we do not see an alternative to installing the "drop inlet" in the existing SHM #1239 in Court Street.

- Rebuild inverts in SMHs.

Note #S-1 on Sheet SP-3 has been revised to with this requirement.

- Sheet SP-2:

- Show location of EV charging station and accessible charging station.

In accordance with the Site Review Regulations, we have proposed 2 location that are Electric Vehicle Charging Station ready.

- Consolidate the utility trenches within City ROW and provide overlay of entire area of disturbance from curb to curb. Note: The City is expected to reconstruct Court Street in 2025 and work in the road including pedestrian and utility areas should be coordinated with the city and their Engineer.

The project design requires 3 separate trench cuts into Court Street. The trench restoration and overlay of these trenches have been revised to be "curb to curb".

- Sheet SP-4:

- Please show the water connection(s) to Duplex A.

A second water shut off has been added for Duplex "A".

- Clarify if two water and sewer services will be provided to Duplex A. If only one water line is proposed, only one meter will be provided by the city.

A second water shut off has been added for Duplex "A".

- It appears that first 50+ feet of the driveway will be discharging water into the City ROW. Please add structures to ensure private water stays on private property.

Two additional catch basins have been added to the proposed driveway. They are positioned on the private property side of the Court Street Right-of-Way in order to collect all of the stormwater runoff from the proposed driveway prior to it entering the public right-of-way. These basins are then connected the Bioretention Basin Outlet Structure which then connects to the closed drainage system in Court Street.

- Multiple pipes in the chart have slopes exceeding 17% with some as high as 50%. The locations of these pipes were not found.
These pipes of steeper than normal slopes are connection of the Stone Drip Edge pipes to the Yard Drains. These pipes are not shown in plan view; however, they are described in the Pipe Schedule. These pipes are short with a very low flow.
- All pipes are required a minimum of 3 feet of cover per the Dover code or a waiver must be requested.

Attached please find our Waiver Request for relief from this requirement.

- Grading adjacent to the southern property line is very close. It appears a temporary construction easement will be required.

This grading has been revised.

- Sheet SP-5:
 - Please confirm if the intent of the design is to have the bioretention soil mix up the side slopes of the basin. It seems excessive and could potentially wash out into the basin.
The limits of the exposed bioretention "Soil Mix" have been revised to the limits of the basin bottom.

POLICE

- Consider a street name for the proposed driveway, to facilitate assignment of addresses and public safety benefit.
The Applicant has submitted potential road names for review.
- Was any consideration given to connecting to "Locke Street" right-of-way, or what appears to be referred to in City GIS records as Tranquility Way? (This is at the rear of proposed Cottage #1)
The Applicant reviewed the potential connection to Tranquility Way early in the design process. It was determined that the desired "Pocket Neighborhood" design would best be achieved without that connection.
- Is it feasible to shorten the landscape bump-out in front of Cottage #2, and pull Cottage #5 to meet the rear setback without losing parking?
The layout has been revised as recommended.
- Add sign at the end of proposed walkway before entrance to cemetery: "Dogs Not Allowed in Cemetery". Contact Facilities and Grounds Division of Community Services for sign specs and desired language.
A sign has been added at the property line adjacent to the cemetery.
- Sheet SN-1, Note 41: I realize this is a standard Dover note, but security system is not applicable for this project. Amend note to indicate this, to avoid future confusion over "multi-family dwelling" language.
Note #41 on Sheet SN-1 has been revised as requested.
- Sheet SP-2, Note C-9: pavement marking FIRE LANE stenciling is fine, but must be supplemented or replaced with at least 2 "No Parking Fire Lane" signs on the northerly side of driveway.
Two "NO PARKING FIRE LANE" signs have been added to the right-hand side of the driveway.

INSPECTION SERVICES

- Provide street name for the proposed private roadway.
The Applicant has submitted potential road names for review.

FIRE DEPARTMENT

- Fire truck detail is appropriate.
Understood.
- Fire hydrant to be installed at end of road.
The revised plan set includes a standard hydrant at the end of the proposed driveway.

BUSINESS DEVELOPMENT

- Should duplex "B" units be relabeled as 3 & 4?
Labelling for Duplex "B" has been revised to Units 3 & 4.
- The combination of architectural styles and use of the cottage court layout add visual interest to the site and maintain the look and feel of traditional New England development.
The Applicant has worked diligently to achieve the "look & feel" of this proposed "Pocket Neighborhood" design.
- Proximity of this site to RM-U zoning district mitigates the impacts of the extra density.
The Applicant has prepared a Transfer Development Rights Narrative (see attached).

Project Submittal

Attached please find the supporting documentation:

- Five (5) Copies of this TRC Response Letter.
- Five (5) Copies of the Revised Site Development Plan set.
- Five (5) Copies of the Revised Color Renderings and Streetscape.
- Five (5) Copies of the Waiver Request (driveway width).
- Five (5) Copies of the Waiver Request (storm drain pipe cover).
- Five (5) Copies of the Sight Distance Photographs.
- Five (5) Copies of the Transfer Development Rights (TDR) Narrative.
- Five (5) Copies of the Floor Plans & Elevations for the Size Restricted Cottage Units.
- Five (5) Copies of the Floor Plans & Elevations for the New Duplex Units 3 & 4).
- Five (5) Copies of the Home Owners Association (HOA) documents.
- Five (5) Copies of the Trash Management Protocol.

We look forward to meeting with the Technical Review Committee (TRC) at their October 3rd meeting and discussing these revised development plans.

Please advise should you have any questions.

Very truly yours,
TRITECH ENGINEERING CORP.

Robert J. Stowell, P.E., L.L.S.
President

RJS / cmp
Enclosures

DECLARATION OF CONDOMINIUM FOR BACKYARD COTTAGE CONDOMINIUM ASSOCIATION

Article I – Definitions

1. **Backyard Cottage Condominium Association (HOA):** The homeowners' association responsible for managing and maintaining the common elements of the property.
 2. **Common Elements:** Areas owned collectively by the unit owners, including landscaping, stormwater management systems, roads, sidewalks, and similar areas.
 3. **Units:** Refers to individual properties within the condominium, including 2 duplexes and 5 single-family houses.
 4. **Unit Owner:** The person(s) who hold title to a unit.
 5. **Limited Common Elements:** Areas reserved for the exclusive use of a particular unit or units (e.g., driveways, patios).
-

Article II – Description of the Property

The property consists of 2 duplexes (4 units) and 5 single-family homes located within a pocket neighborhood, known as the **Backyard Cottage Condominium Association**. The layout, boundaries, and common elements are defined in the attached site plan (Exhibit A).

Article III – Purpose and Intent

The purpose of the Backyard Cottage Condominium Association is to create a small, well-maintained community with shared responsibility for common areas, including landscaping, snow removal, trash disposal, and the maintenance of stormwater and drainage systems.

Article IV – Common Elements

The following areas are designated as **Common Elements**:

1. Landscaping (lawns, shrubs, and trees in common areas).
2. Roads, sidewalks, and other shared access pathways.
3. Stormwater and drainage systems.
4. Trash collection areas.

All unit owners share equal responsibility for the maintenance and repair of these common elements.

Article V – Unit Descriptions and Boundaries

1. **Duplex Units:** Each duplex consists of two separate units sharing one building structure. Each owner of a duplex unit is responsible for the interior of their unit and the maintenance of their limited common areas (e.g., patios or private backyards).
 2. **Single-Family Homes:** Each unit owner is responsible for the maintenance of their single-family home, including their limited common areas.
 3. **Limited Common Elements:** Driveways, patios, or other areas that are for the exclusive use of a particular unit but are located on the property are considered limited common elements and are maintained by the unit owner.
-

Article VI – Backyard Cottage Condominium Association (HOA)

1. **Formation of HOA:** The Backyard Cottage Condominium Association (HOA) is hereby established and consists of all unit owners.
 2. **Board of Directors:** A Board of Directors shall be elected by the unit owners to oversee the management of the community and common elements.
 3. **Powers and Duties:** The HOA shall be responsible for:
 - Contracting for landscaping, snow removal, trash collection, and other maintenance services.
 - Maintaining stormwater and drainage systems.
 - Managing the budget and collecting monthly assessments.
 4. **Monthly Assessments:** Each unit owner shall pay a monthly HOA fee of \$250, due on the first of each month. These funds shall be used for the maintenance and repair of the common elements and any other community services.
-

Article VII – Maintenance Responsibilities

1. **Backyard Cottage Condominium Association (HOA) Responsibilities:**
 - Maintain common landscaping, including mowing, trimming, and seasonal plant care.
 - Provide snow removal for common roads, sidewalks, and other shared areas.
 - Manage and maintain the community's stormwater and drainage systems.
 - Provide trash removal services for all units.
2. **Unit Owner Responsibilities:**
 - Maintain the interior of their unit.
 - Maintain limited common elements (such as patios, driveways, and private backyards).

- Ensure that their units remain in good condition to avoid causing undue strain on common elements.
-

Article VIII – Insurance

1. The Backyard Cottage Condominium Association shall maintain insurance coverage for all common areas and amenities.
 2. Each unit owner is responsible for insuring the interior of their unit and any improvements made to their property.
-

Article IX – Use Restrictions

1. **Residential Use:** All units are restricted to residential use. No commercial activities are allowed except for home offices that do not disturb the neighborhood.
 2. **Exterior Changes:** Any alterations to the exterior of the unit must be approved by the HOA board.
 3. **Pets:** Reasonable restrictions on the type and number of pets may be imposed by the HOA.
 4. **Parking:** Parking rules, if applicable, will be established by the HOA for shared parking spaces or common areas.
-

Article X – Assessments and Liens

1. The Backyard Cottage Condominium Association has the authority to assess fees and levy fines for non-payment of dues or violations of rules.
 2. Any unpaid dues or assessments will become a lien on the unit and may be collected by legal means.
-

Article XI – Amendments

1. These condominium documents may be amended by a vote of 67% or more of the unit owners.
-

Article XII – Enforcement

1. The Backyard Cottage Condominium Association shall have the authority to enforce all rules and regulations in these condominium documents.
2. Penalties, including fines or suspension of privileges, may be imposed on unit owners who violate the rules.

TRANSFER OF DEVELOPMENT RIGHTS (TDR) DEED RESTRICTION

THIS DEED RESTRICTION is made and entered into this ____ day of _____, 20, by [PROPERTY OWNER NAME], hereinafter referred to as the "Grantor," in favor of the City of Dover, hereinafter referred to as the "Grantee."

RECITALS

WHEREAS, Grantor is the owner of certain real property located at [Address/Description of Property], more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property");

WHEREAS, the Grantor has voluntarily chosen to transfer certain development rights associated with the Property in accordance with the applicable Transfer of Development Rights (TDR) program administered by the City of Dover;

WHEREAS, in consideration for such transfer and in furtherance of community planning goals, it is the intention of the Grantor to impose certain restrictions upon the use of the Property to limit the size of the single-family cottages located on the Property;

NOW, THEREFORE, the Grantor hereby declares and agrees that the Property shall be held, sold, transferred, and conveyed subject to the following restriction, which shall run with the land and be binding upon all successors and assigns.

DEED RESTRICTION TERMS

Maximum Floor Area: No single-family cottage located on the Property shall exceed a total gross floor area of 1,400 square feet. This total gross floor area includes all habitable living space, measured from the exterior walls of the building, and shall include all floors, whether finished or unfinished, but shall exclude attics and basements that are non-habitable.

Application to Future Development: This restriction shall apply to any new construction, expansion, or alteration of any existing structures on the Property. In no event shall any single-family cottage, whether newly constructed or expanded, exceed the 1,400 square foot limit.

Enforcement: The City of Dover, or its successors and assigns, shall have the right to enforce this restriction by proceedings at law or in equity, including, but not limited to, seeking injunctive relief and specific performance. The failure of the City of Dover to enforce this restriction at any time shall not be deemed a waiver of its right to enforce this restriction at a later time.

Release from Restriction: In the event that the current or future owner of the Property desires to be released from this deed restriction or seeks to modify its terms, the owner must consult with the City of Dover and follow all applicable procedures as may be required by local zoning, land use regulations, or the TDR program. Any request for release or modification must be formally reviewed and approved by

the City of Dover, and the owner must comply with any applicable conditions or procedures as determined by the city.

Term of Restriction: This restriction shall run with the land and shall be binding upon the Grantor, the Grantor's heirs, successors, and assigns, and all future owners of the Property in perpetuity, unless otherwise modified or released by written agreement between the City of Dover and the then-owner of the Property, in accordance with applicable laws and regulations.

Severability: If any provision of this restriction is found to be invalid or unenforceable, such provision shall not affect the validity or enforceability of the remaining provisions, which shall remain in full force and effect.

Recording: This deed restriction shall be recorded in the land records of [County/City], and all future deeds or other legal instruments conveying any interest in the Property shall reference this deed restriction.

IN WITNESS WHEREOF, the Grantor has executed this Transfer of Development Rights Deed Restriction on the date first written above.

Grantor:

[Grantor Name]

[Grantor Address]

Grantee (City of Dover):

[Grantee Name]

[Grantee Title/Position]

[Grantee Address]

STATE OF [STATE], COUNTY OF [COUNTY]

On this ____ day of _____, 20, before me personally appeared [Grantor Name], to me known to be the individual(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Notary Public

My Commission Expires: _____

BACKYARD COTTAGE CONDOMINIUM ASSOCIATION BUDGET

Yearly Operating Budget (Sample Year 1)

Category	Annual Amount
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Income

Monthly HOA Fees (9 units x \$250 x 12)	\$27,000.00
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Total Income	\$27,000.00
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Expenses

Maintenance & Operations

Landscaping (mowing, trimming, etc.)	\$5,000.00
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Snow Removal	\$3,500.00
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Trash Collection	\$3,000.00
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Stormwater System Maintenance	\$1,800.00
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Minor Repairs & Maintenance	\$1,800.00
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Insurance (common areas)	\$3,000.00
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Administrative Costs (accounting, etc.)	\$1,000.00
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Legal/Professional Services	\$1,000.00
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Reserve Fund Contribution	\$6,900.00
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Total Expenses	\$27,000.00
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Reserve Fund for Infrastructure Replacement

Assumptions:

- Infrastructure components (roofing, roads, stormwater system, major landscaping) will need major replacement at **Year 30**.
- Estimated total cost of infrastructure replacement in **Year 30: \$150,000.00**.
- Reserve contributions increase at a **2% inflation rate annually** to adjust for rising costs.
- Interest earned on the reserve fund is not considered in this basic budget.

Year 1 Contribution to Reserve Fund

The Reserve Fund begins with an initial contribution of \$6,900 annually (due to the 9 units contributing), growing over time with contributions increasing to match the projected total replacement costs.

Annual Reserve Contribution:

Year	Annual Contribution	Cumulative Reserve Fund Balance
Year 1	\$6,900.00	\$6,900.00
Year 2	\$7,038.00	\$13,938.00
Year 3	\$7,178.76	\$21,116.76
Year 4	\$7,322.34	\$28,439.10
Year 5	\$7,468.79	\$35,907.89
Year 6	\$7,618.16	\$43,526.05
Year 7	\$7,770.53	\$51,296.58
Year 8	\$7,925.94	\$59,222.52
Year 9	\$8,084.46	\$67,307.98
Year 10	\$8,246.15	\$75,557.13
Year 11	\$8,411.07	\$83,974.20
Year 12	\$8,579.29	\$92,563.49
Year 13	\$8,750.88	\$101,329.37
Year 14	\$8,925.89	\$110,276.26
Year 15	\$9,104.41	\$119,408.67
Year 16	\$9,286.50	\$128,731.17
Year 17	\$9,472.23	\$138,248.39
Year 18	\$9,661.68	\$147,965.07
Year 19	\$9,854.91	\$157,886.00
Year 20	\$10,051.01	\$168,016.01

Year	Annual Contribution	Cumulative Reserve Fund Balance
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Year 21	\$10,251.03	\$178,359.04
Year 22	\$10,456.05	\$188,919.09
Year 23	\$10,665.17	\$199,700.26
Year 24	\$10,878.47	\$210,706.73
Year 25	\$11,096.04	\$221,942.78
Year 26	\$11,317.96	\$233,412.74
Year 27	\$11,544.32	\$245,121.06
Year 28	\$11,775.21	\$257,072.27
Year 29	\$12,010.71	\$269,271.98
Year 30	\$12,250.92	\$281,725.90

By **Year 30**, the reserve fund will have accumulated approximately **\$281,725.90**, which exceeds the estimated infrastructure replacement cost of **\$150,000**. This allows for additional flexibility in case of cost overruns or unanticipated repairs.

Infrastructure Components Requiring Replacement at Year 30:

- 1. Roofing for Duplexes and Common Buildings**
Estimated replacement cost: **\$40,000.00**
- 2. Roads and Pathways**
Estimated resurfacing and repair cost: **\$50,000.00**
- 3. Stormwater Management Systems**
Includes repair or replacement of drainage systems, stormwater ponds, and bioswales.
Estimated replacement cost: **\$30,000.00**
- 4. Major Landscaping Renovation**
Includes replacement of trees, shrubs, and repair of common green areas.
Estimated replacement cost: **\$15,000.00**
- 5. Other Infrastructure (e.g., fencing, lighting, sidewalks)**
Estimated replacement cost: **\$15,000.00**

Summary of Budget Key Points

- The **monthly HOA fee** of \$250 per unit generates enough revenue to cover ongoing expenses and contribute to the reserve fund.
- The **reserve fund** is set up to accumulate over 30 years to cover major infrastructure replacement costs.
- The **annual reserve fund contribution** increases by **2% each year** to account for inflation and rising costs.
- The budget allows for flexibility and ensures long-term financial sustainability for the **Backyard Cottage Condominium Association**.

TRASH MANAGEMENT PROTOCOL
BACKYARD COTTAGE CONDOMINIUM ASSOCIATION

Introduction

The following protocol outlines the procedures and guidelines for trash management within the **Backyard Cottage Condominium Association**. Each unit will be provided with one designated trash bin, and a private trash collection service will pick up the bins on a weekly basis. This protocol is intended to maintain cleanliness and order within the community, ensure timely trash collection, and minimize disruption to residents.

1. Trash Bins

1. Designated Bins:

Each unit will be provided with one trash bin. The bins are property of the HOA and are to be used exclusively for the disposal of household waste.

2. Bin Identification:

All bins will be clearly marked with unit numbers or addresses to ensure that they remain associated with the correct unit. Unit owners are responsible for keeping their bins in good condition and free from graffiti or damage.

3. Replacement of Bins:

If a trash bin is lost, stolen, or damaged beyond normal wear and tear, the unit owner must report this to the HOA. The HOA will coordinate with the trash collection service to provide a replacement bin. Any replacement cost due to negligence or improper care may be charged to the unit owner.

2. Trash Pickup Schedule

1. Pickup Day:

The designated trash collection service will pick up trash bins once a week. The specific day of the week for pickup will be determined by the HOA and communicated to all unit owners.

2. Time for Placement of Bins:

Bins should be placed at the curb or in the designated pickup area no earlier than **6:00 PM** the evening before the scheduled collection day, and no later than **7:00 AM** on the day of collection.

3. Bin Retrieval:

After collection, bins must be returned to each unit's designated storage area by **8:00 PM** on the day of pickup. Bins left on the curb or in common areas beyond this time may result in fines or penalties, as outlined in the HOA rules.

3. Trash Bin Storage and Placement

1. **Designated Storage Areas:**

When not in use, trash bins must be stored in each unit's designated storage area, such as a garage or side yard. Bins should not be stored in visible front yards or other common areas except on collection days.

2. **Proper Placement for Pickup:**

On pickup days, bins must be placed in the designated collection area (curb or driveway entrance) in a way that does not obstruct pedestrian pathways, driveways, or roadways. Ensure that lids are closed to prevent spillage.

3. **Overflow Trash:**

Trash should fit within the bin, with the lid closed. Overflow trash, extra bags, or large items placed beside the bin will **not** be collected unless special arrangements have been made with the trash collection service. Unit owners are responsible for arranging bulk trash pickup if needed.

4. Acceptable and Non-Acceptable Waste

1. **Acceptable Waste:**

- General household waste.
- Non-hazardous materials.
- Bagged waste to prevent spillage.

2. **Non-Acceptable Waste:**

- Hazardous materials (chemicals, batteries, paint, etc.).
- Construction debris or large bulk items (e.g., furniture, appliances).
- Yard waste or recyclables (if not covered by the trash collection service).
- Sharp objects or medical waste not properly contained.

Unit owners must adhere to the guidelines provided by the trash collection service regarding the types of waste that are permitted for collection. Improper disposal of hazardous or restricted materials will result in fines and may lead to a suspension of trash services for the responsible unit.

5. Missed Pickup or Service Issues

1. **Missed Pickup:**

If a unit's trash is not picked up on the scheduled day, the unit owner must notify the HOA within 24 hours of the missed pickup. The HOA will work with the trash service provider to resolve the issue and arrange for an additional pickup, if necessary.

2. **Service Complaints:**

Any concerns regarding the quality or reliability of trash collection services should be reported to the HOA, which will communicate directly with the service provider to address any issues.

6. HOA and Unit Owner Responsibilities

1. **HOA Responsibilities:**

- Contract with a private trash collection service to provide weekly trash pickup.
- Communicate the pickup schedule and any service changes to unit owners.
- Enforce compliance with this protocol and issue fines or penalties for violations.
- Handle complaints and service issues in coordination with the trash collection service.

2. **Unit Owner Responsibilities:**

- Properly store, maintain, and use the assigned trash bin.
 - Place bins out for pickup on the designated day and time and retrieve bins promptly after collection.
 - Follow the guidelines for acceptable and non-acceptable waste.
 - Report any issues or concerns regarding trash pickup to the HOA in a timely manner.
-

7. Violations and Penalties

1. **Improper Bin Placement or Storage:**

Bins left out beyond the designated pickup times, stored in unauthorized locations, or improperly placed for collection may result in a warning or fine, as determined by the HOA.

2. **Overflow or Improper Trash Disposal:**

Bins that are overfilled or contain unacceptable waste items will result in a violation notice. Fines may be imposed for repeated violations.

3. **Failure to Comply with HOA Trash Policies:**

Consistent failure to comply with the trash management protocol may result in escalating fines, suspension of trash collection services, or other penalties as outlined in the HOA governing documents.

8. Review and Updates

This protocol will be reviewed annually by the HOA to ensure continued efficiency and to address any changes in service needs or provider contracts. Unit owners will be notified of any changes or updates to the trash collection procedures.

Conclusion

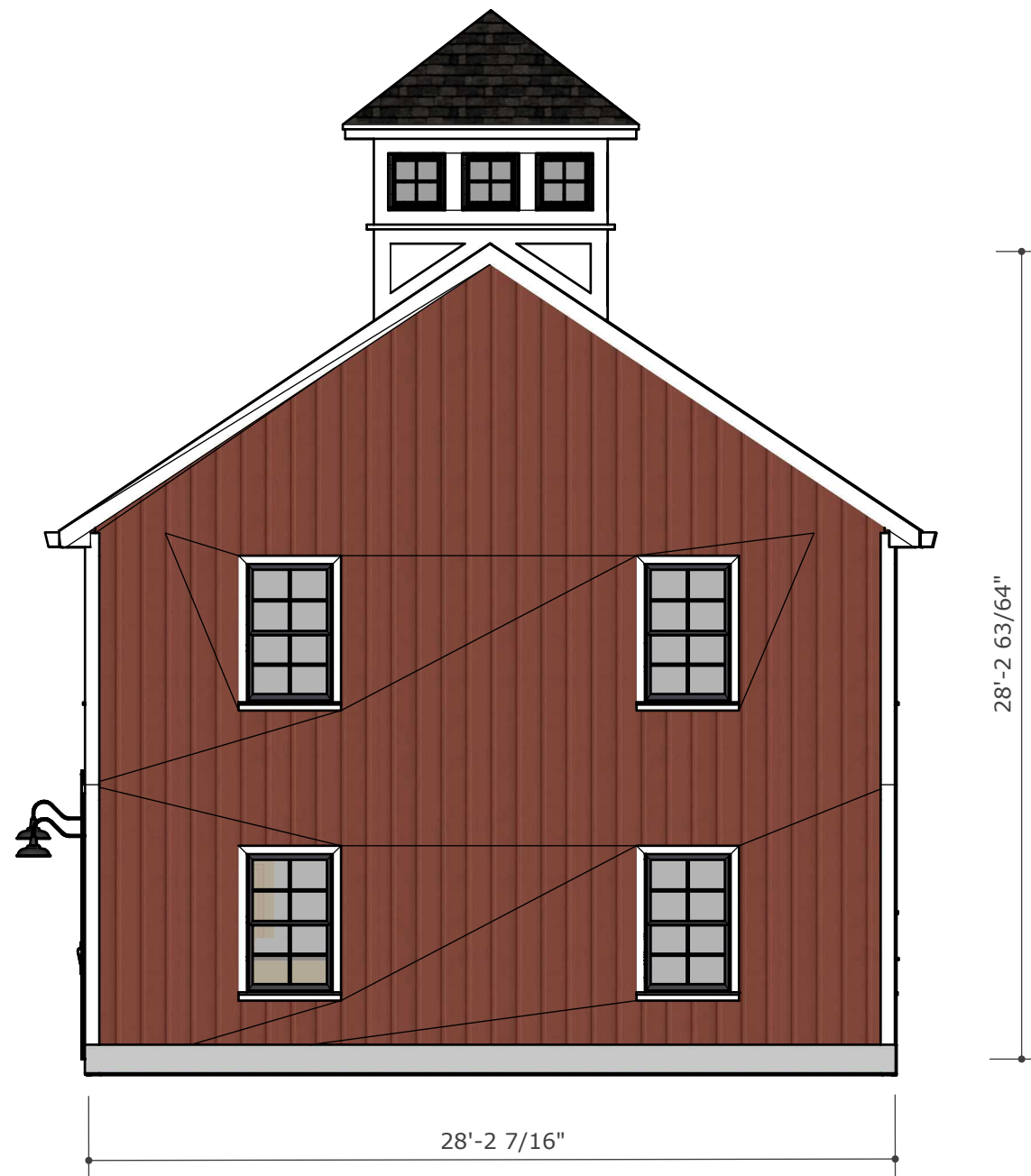
The **Backyard Cottage Condominium Association** strives to maintain a clean and organized community. Adhering to this trash management protocol ensures proper disposal of household waste and contributes to the overall well-being and appearance of the neighborhood.



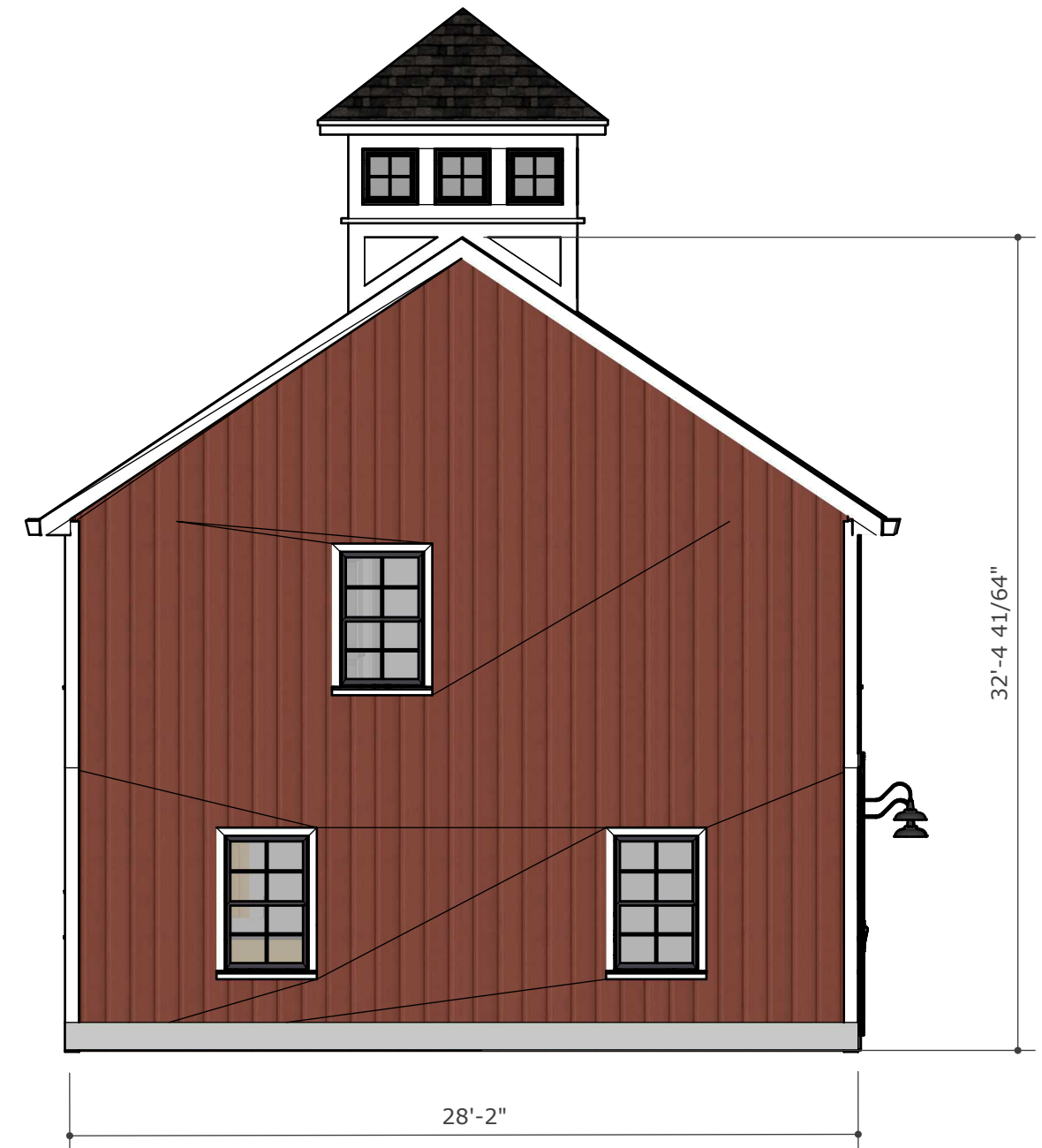
Sight Distance Looking Southeast Down Court Street

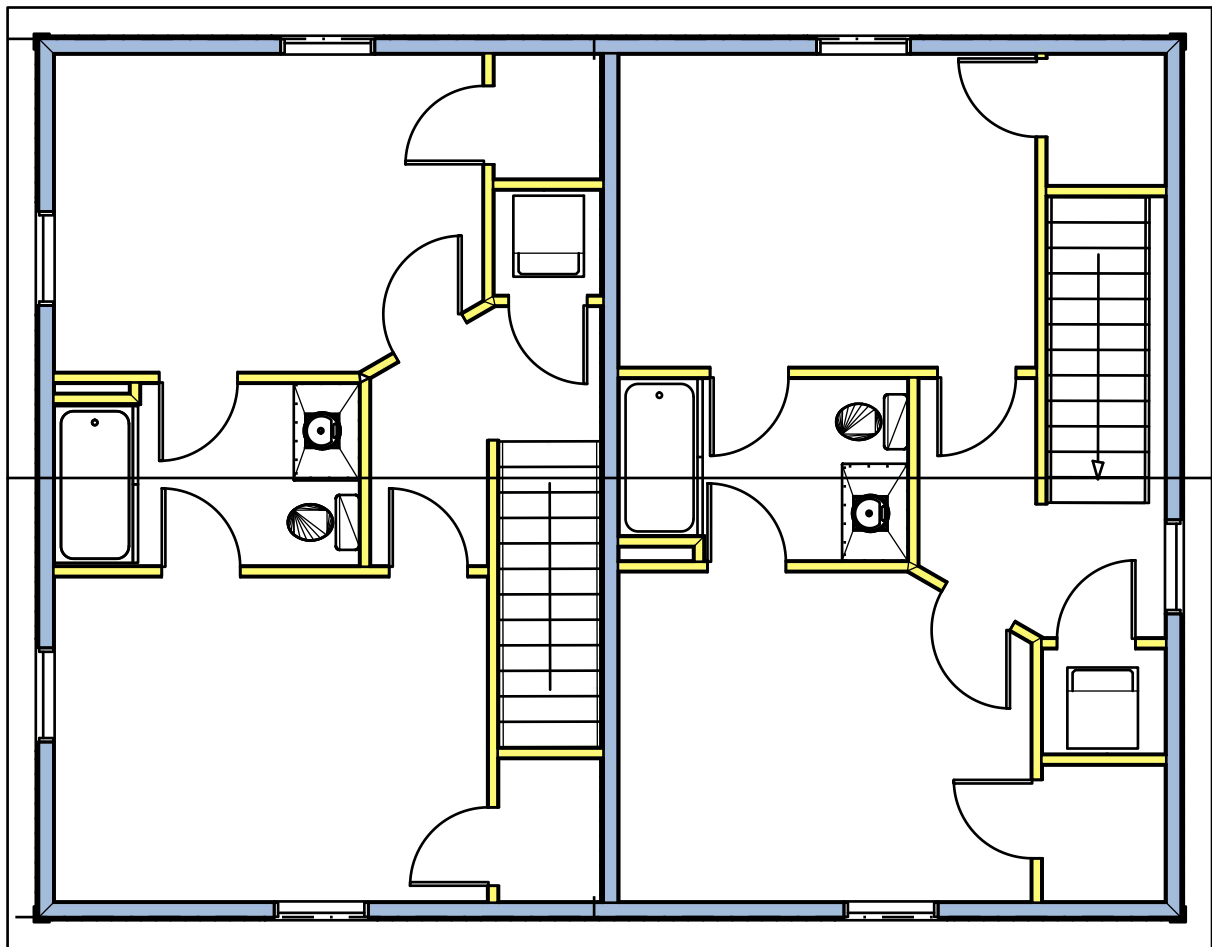
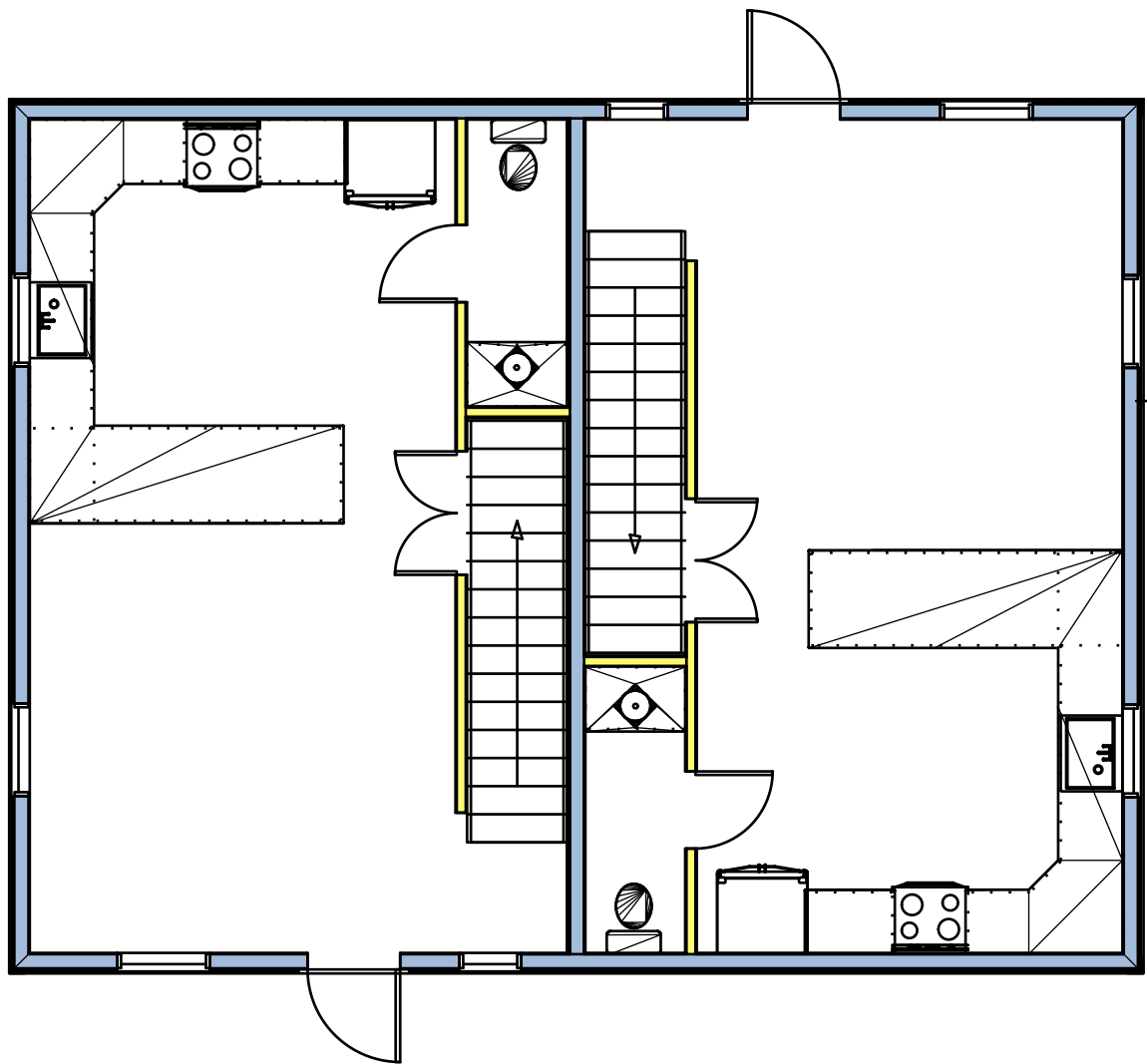


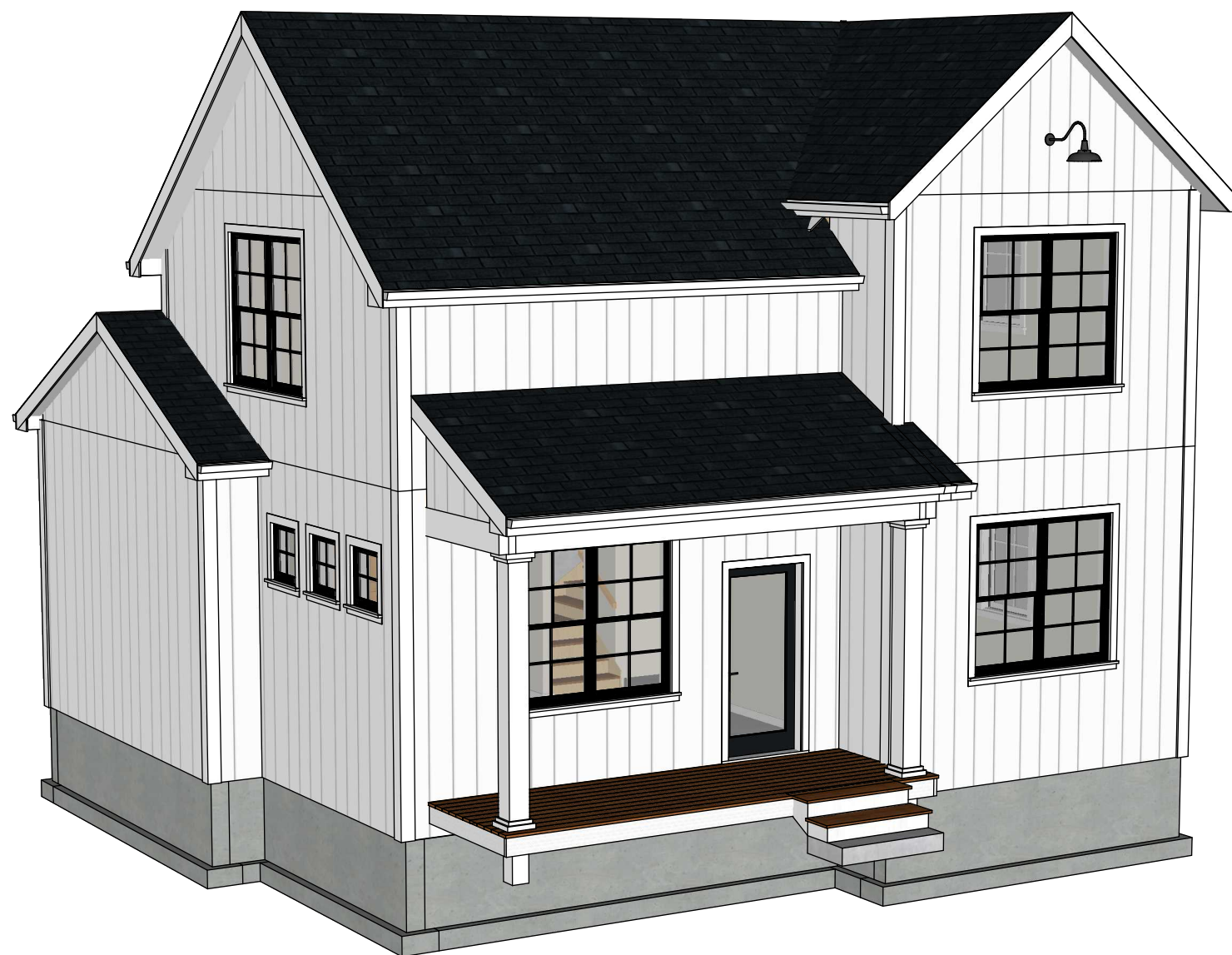
Sight Distance Looking Northwest Down Court Street



ROBERT BALDWIN

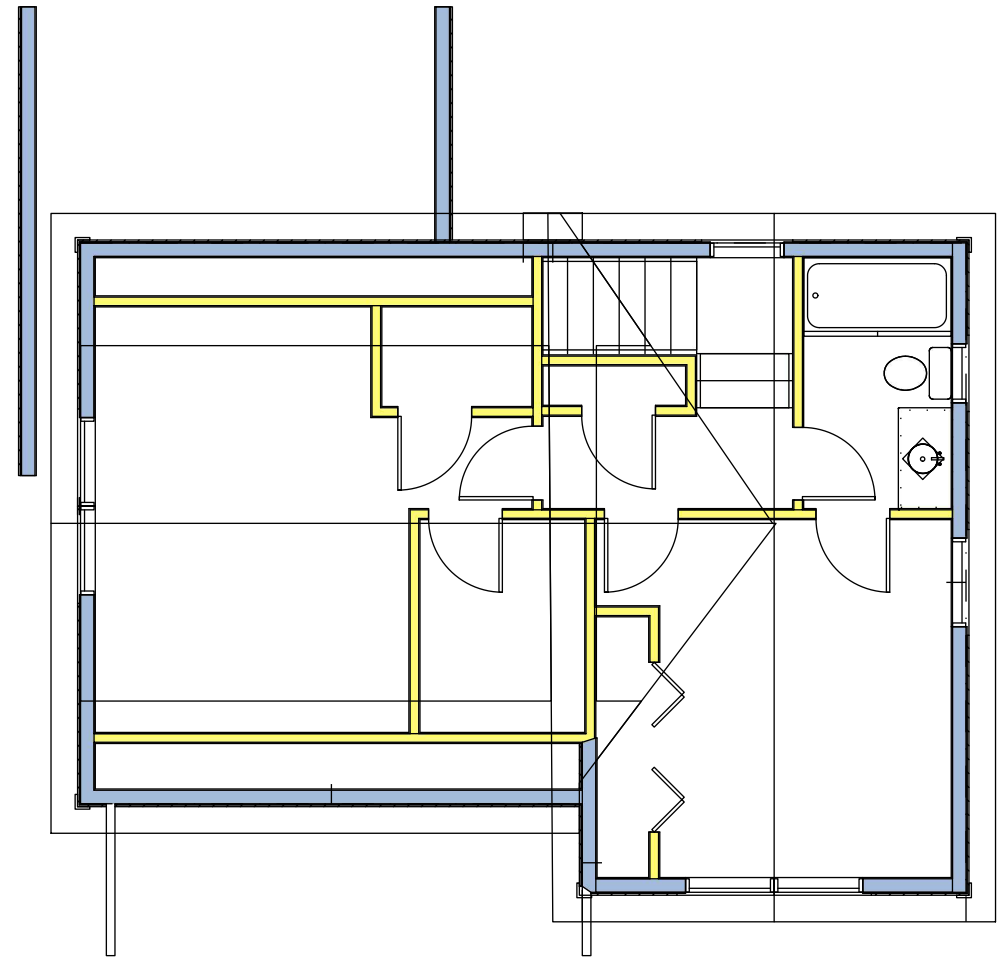
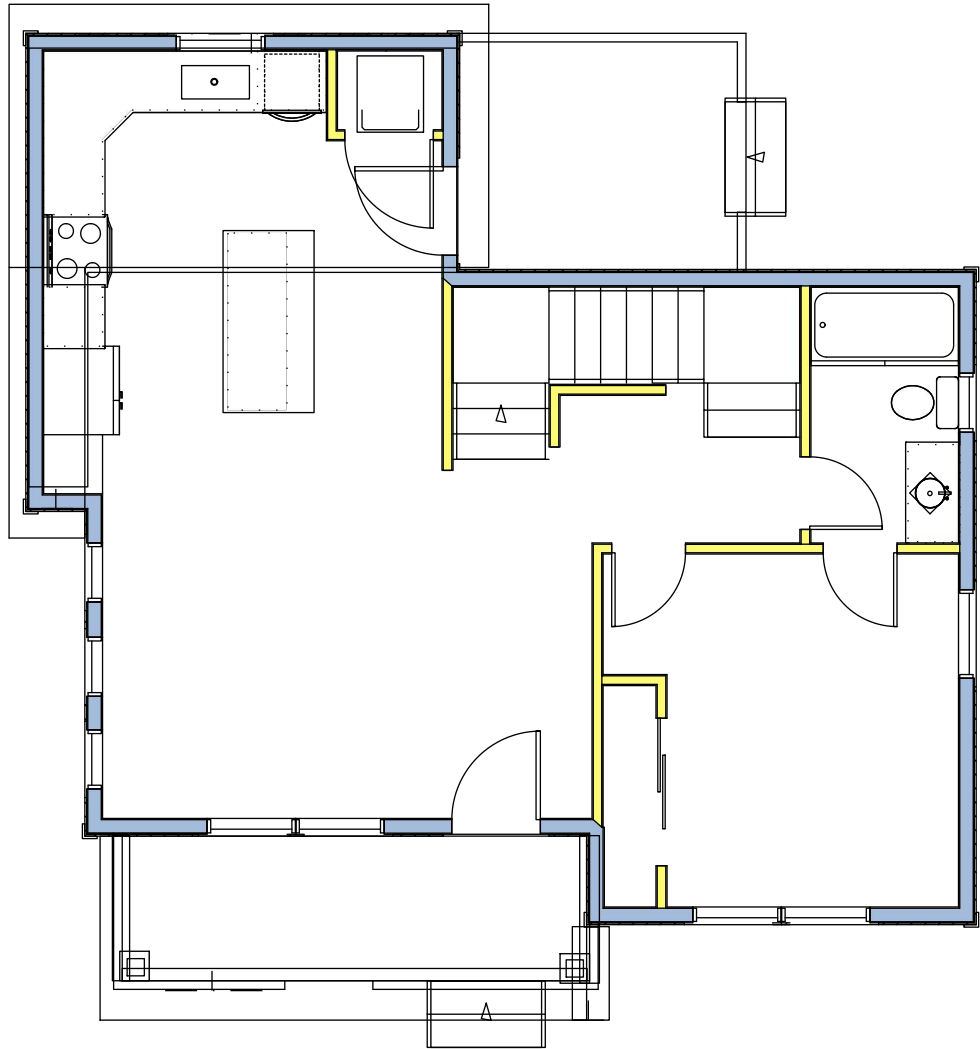




























SITE DEVELOPMENT PLANS

103 COURT STREET

103 COURT STREET
DOVER, NEW HAMPSHIRE

LIST OF PLANS

- T-1 - TITLE SHEET

T-2 - NEIGHBORHOOD PLAN

EX-1 - EXISTING CONDITIONS PLAN (1"=30')

SSS-1 - SITE SPECIFIC SOILS PLAN (1"=30')

SN-1 - STANDARDS NOTES PLAN

C-1 - ROADWAY PLAN AND PROFILE (1"=20')

C-2 - ROADWAY PLAN AND PROFILE (1"=20')

C-3 - CROSS-COUNTRY UTILITY PLAN AND PROFILE (1"=20')

SP-1 - GENERAL SITE PLAN (1"=30')

SP-2 - SITE CONSTRUCTION PLAN (1"=20')

SP-3 - UTILITY PLAN (1"=20')

SP-4 - GRADING AND DRAINAGE PLAN (1"=20')
- SP-5 - BIORETENSION DETAILS

SP-6 - STORMTECH PLAN

SP-7 - DRAINAGE DETAILS

SP-8 - CONSTRUCTION DETAILS

SP-9 - CONSTRUCTION DETAILS

SP-10 - CONSTRUCTION DETAILS

SP-11 - SEWER DETAILS

SP-12 - SEWER DETAILS

Li-1 - LIGHTING PLAN

La-1 - LANDSCAPE PLAN

La-2 - LANDSCAPE DETAILS

TR-1 - FIRE TRUCK TURNING PLAN

PREPARED FOR:

5 SHERMAN STREET, LLC
242 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE

OWNER:

5 SHERMAN STREET, LLC
242 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE

PREPARED BY

TRITECH
ENGINEERING CORPORATION

SHEET No.

T-1

TITLE SHEET

103 COURT STREET
103 COURT STREET
DOVER, NEW HAMPSHIRE
STRAFFORD COUNTY

AUGUST 15, 2024 JOB No. 24101

ISSUED FOR TRC REVIEW
September 12, 2024

REVISIONS	DATE:	DESCRIPTION:
9-12-24	REVISED PER TRC COMMENTS	

STATE OF NEW HAMPSHIRE - PROFESSIONAL SEAL

ROBERT J. STOWELL
No. 884
Professional Engineer
September 12, 2024

DOVER, NEW HAMPSHIRE

TRITECH

ENGINEERING CORPORATION

755 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820
TELEPHONE 603 742 8107
FAX 603 742 3530



TRITECH
ENGINEERING CORPORATION

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TRITECH
ENGINEERING CORPORATION

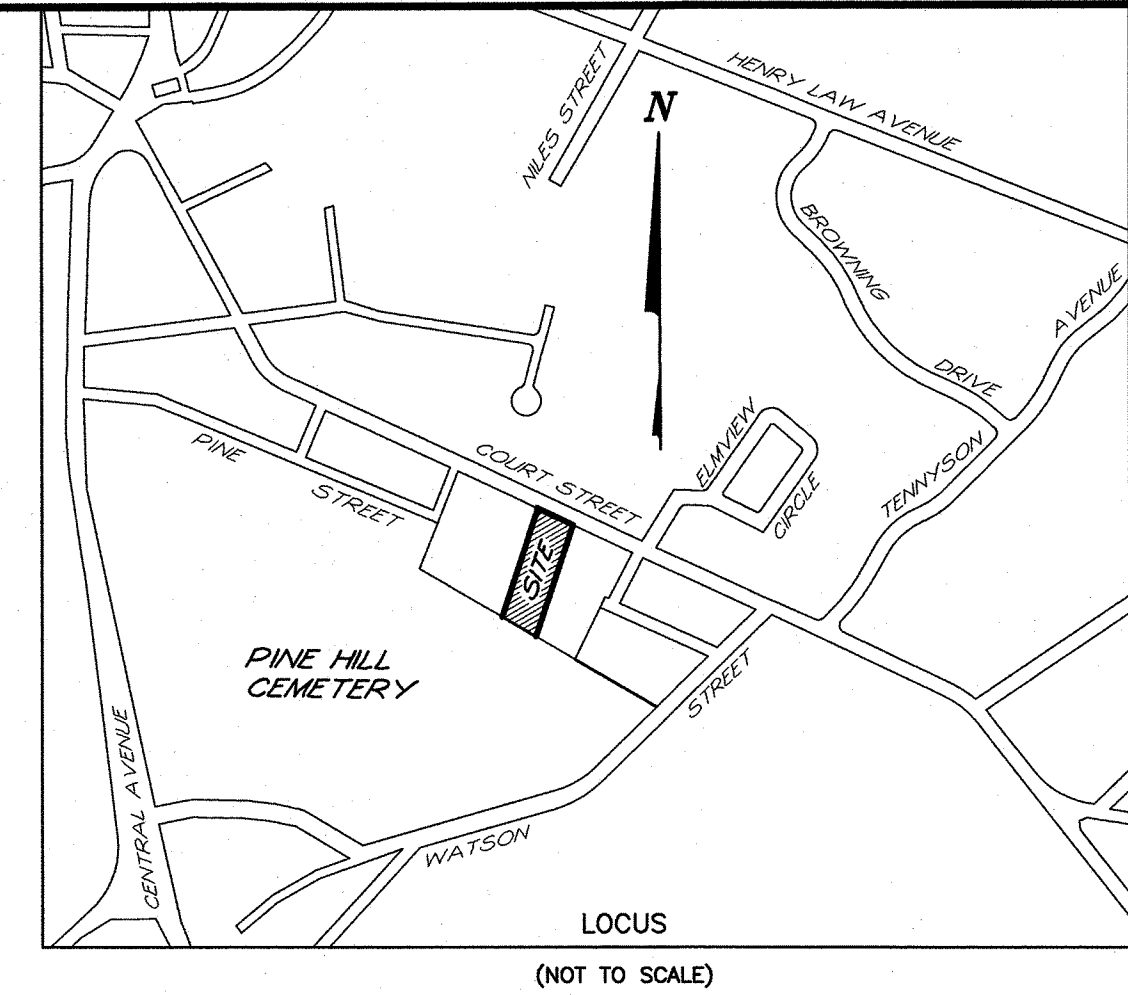
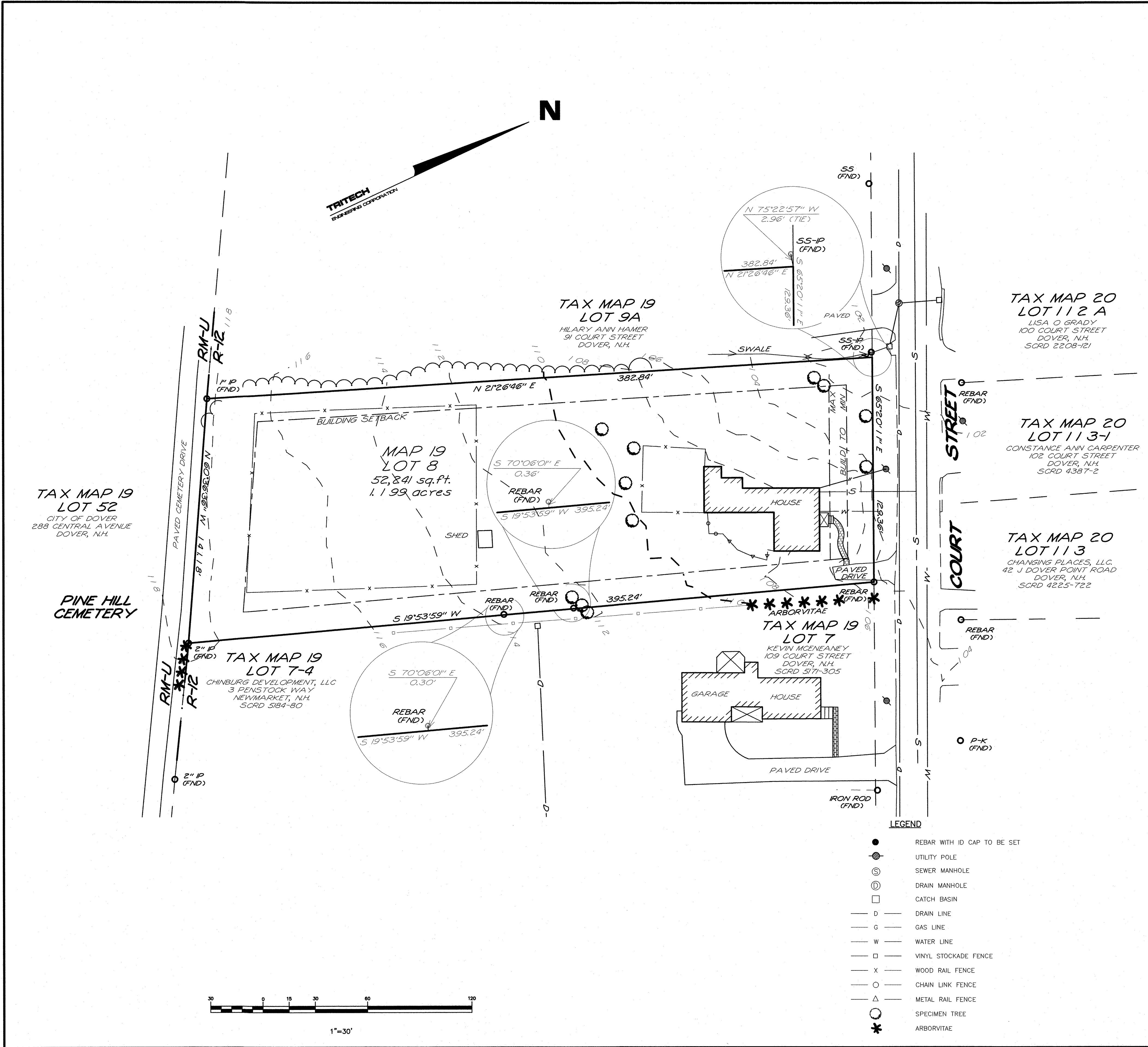
755 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820
TELEPHONE 603 742 8107
FAX 603 742 3830

ISSUED FOR TRC REVIEW September 12, 2024	
REVISIONS	DATE: DESCRIPTION:
9-12-24	REVISED PER TRC COMMENTS

NEIGHBORHOOD PLAN
103 COURT STREET
103 COURT STREET
DOVER, NEW HAMPSHIRE
STRAFFORD COUNTY

AUGUST 15, 2024 JOB No. 24101

SHEET No.
T-2



- NOTES**
- INTENT: TO SHOW THE EXISTING CONDITIONS OF DOVER TAX MAP 19 LOT 8.
 - CURRENT OWNER: S SHERMAN STREET LLC
242 CENTRAL AVENUE
DOVER, N.H.
 - TAX MAP 19 LOT 8.
 - TOTAL LOT AREA: 52,241 SQ.FT. - 1.199 ACRES
 - PROJECT DEED REFERENCE: BOOK 5172 PAGE 55
 - PROJECT PLAN REFERENCE: SURVEYED MAY 1935
W.S. WHEELER, CE
DOVER, N.H.
SCRD
POCKET #10, FOLDER #2, PLAN #11 & 12
LIMITED SUBDIVISION
CECIL TAYLOR
DOVER, N.H.
FREDERICK E. DREW ASSOCIATES
JULY 1977 SCRD 17-112
PROPERTY SURVEY
109 COURT STREET, DOVER
STRAFFORD COUNTY, NEW HAMPSHIRE
JOANNE RICHARD LIVING REVOCABLE TRUST
STONEWALL SURVEYING
AUGUST 1, 2023 SCRD #13011
 - ALL APPLICABLE RIGHT-OF-WAY, CONSERVATION, SLOPE, CONSTRUCTION, POWER LINE, CROSS TRAVEL OR OTHER EASEMENTS HAVE BEEN REFERENCED IN A NOTE.
 - ZONING: R-12
MIN. LOT SIZE: 12,000 SQ.FT.
MIN. FRONTAGE: 100 FT
MIN. SETBACKS:
FRONT: 15 FT TO 25 FT
SIDE: 15 FT
REAR: 30 FT
MAX. COVERAGE: 30 %
 - VARIANCES, SPECIAL EXCEPTIONS, CONDITIONAL USE PERMITS: NONE
 - THE RAW UNADJUSTED CLOSURE OF OUR RANDOM POINT TRAVERSE WAS 1 PART IN 60,000, AND WAS ACCOMPLISHED USING A TOPCON GT 503 TOTAL STATION, DURING THE MONTH OF FEBRUARY, 2024.
 - SUBJECT PARCEL IS NOT WITHIN A FEDERALLY DESIGNATED SPECIAL FLOOD HAZARD ZONE (FLOOD HAZARD ZONE A - PANEL 0320E, MAP No. 33017C0340E, DATE: 9-30-2015).
 - DURING THE MONTH OF MARCH, 2024 MICHAEL MARIANO, STATE OF NEW HAMPSHIRE CERTIFIED SOIL SCIENTIST #76, NH CERTIFIED WETLAND SCIENTIST #183, CONDUCTED AN ON-SITE WETLANDS DELINEATION OF THE SUBJECT PARCEL. WETLANDS WERE IDENTIFIED BASED ON THE CITY OF DOVER ZONING ORDINANCE (170-27.1) AND ON STATE & FEDERAL CRITERIA OUTLINED IN THE "CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL" (DEPT. OF THE ARMY, 1987) ON THIS SITE, WETLANDS BASED ON LOCAL CRITERIA SHARE THE SAME BOUNDARIES WITH THOSE BASED ON STATE AND FEDERAL CRITERIA. NO WETLANDS WERE FOUND.
 - BASIS OF BEARING: BEARING SYSTEM BASED ON GPS FIELD OBSERVATIONS ON FEBRUARY 16, 2024 USING TOPCON HIPER SR RECEIVERS AND OPUS CORRECTED ON FEBRUARY 19, 2024. DATUM BASED ON NEW HAMPSHIRE STATE PLANE COORDINATES SPC (2800 NH), (NAVD 88).
 - LOCKE STREET (NOW KNOWN AS TRANQUILITY WAY) WAS CREATED BY "LAY OUT", BY THE DOVER CITY COUNSEL ON JULY 9, 1935 AND SHOWN ON SUBDIVISION PLAN BY W.S. WHEELER. THIS PART OF LOCKE STREET WAS NOT BUILT AND ADJUTING OWNERS OWN TO THE CENTER. NO FORMAL DISCONTINUANCE IS NEEDED PER LETTER OF THE CITY OF DOVER, DATED JUNE 12, 2001.

ISSUED FOR TRC REVIEW
September 12, 2024

EXISTING CONDITIONS PLAN

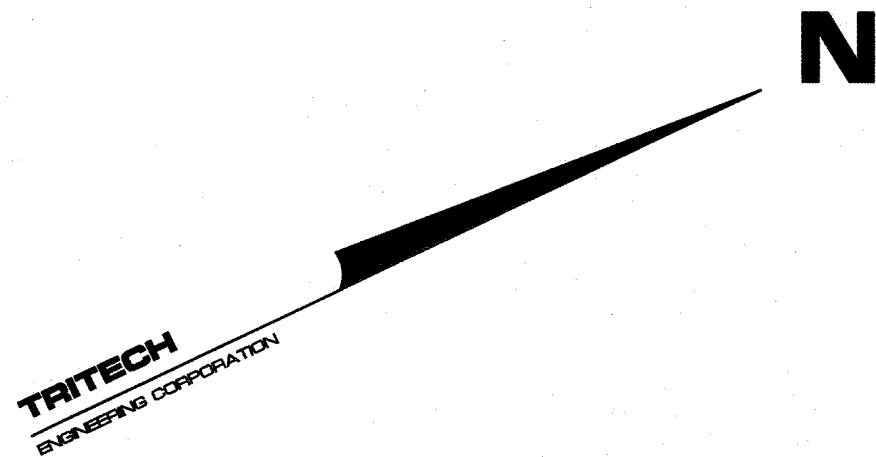
5 SHERMAN STREET LLC
103 COURT STREET
DOVER, NEW HAMPSHIRE
STRAFFORD COUNTY

AUGUST 15, 2024 JOB No. 24101
SCALE: 1" = 30'

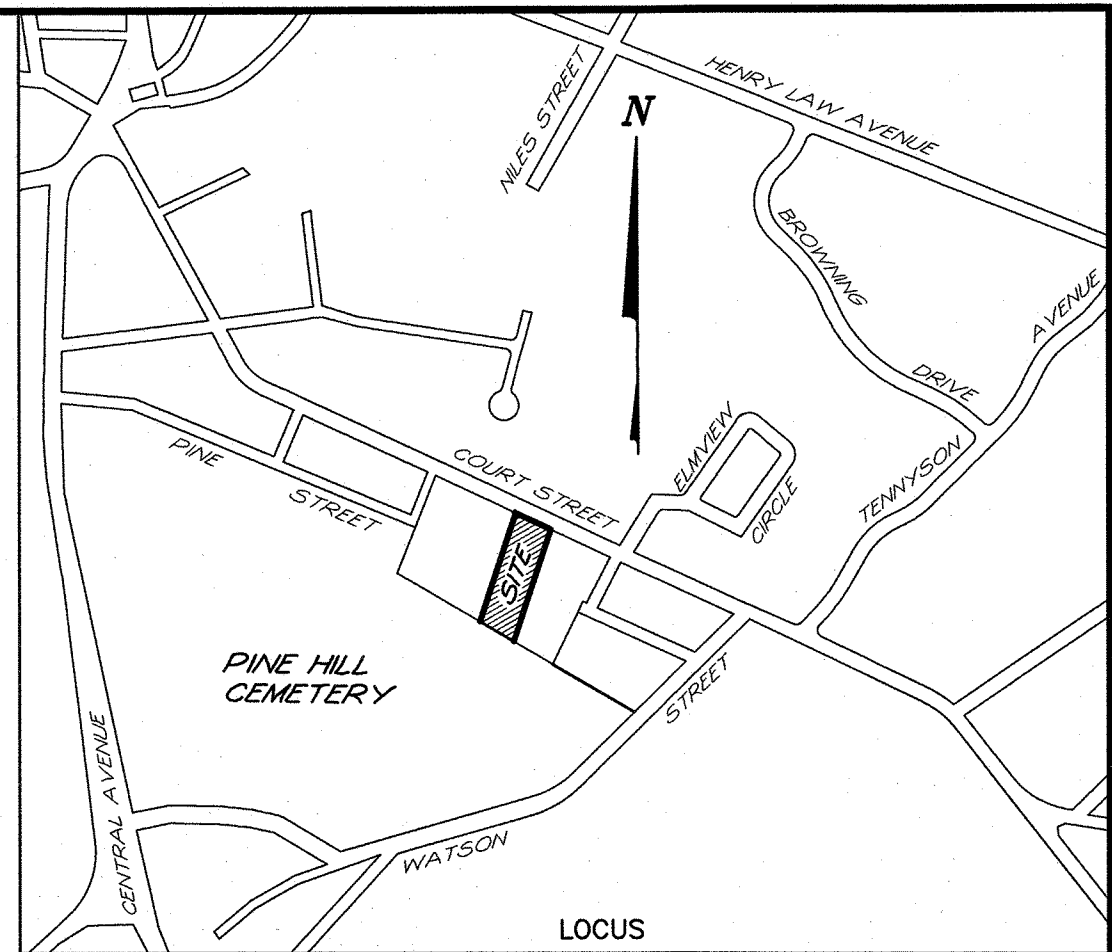
EX-1

TRITECH
ENGINEERING CORPORATION

795 CENTRAL AVENUE
DOVER NEW HAMPSHIRE 03800
TELEPHONE 603 742 8107
FAX 603 742 3830



TRITECH
ENGINEERING CORPORATION



LOCUS
(NOT TO SCALE)

TRITECH
ENGINEERING CORPORATION

755 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03801
TELEPHONE 603 742 8107
FAX 603 742 9830

SOILS NOTES

- 1.) SITE-SPECIFIC SOIL MAPPING STANDARDS FOR NEW HAMPSHIRE AND VERMONT, SSSNNE SPECIAL PUBLICATION NO. 3, VERSION 7.0, JULY 2021. THIS MAP PRODUCT IS WITHIN THE TECHNICAL STANDARDS OF THE NATIONAL COOPERATIVE SOIL SURVEY. IT IS A SPECIAL PRODUCT, INTENDED FOR THE SUBMISSION TO NH DES ALTERATION OF TERRAIN. IT WAS PRODUCED BY A PROFESSIONAL SOIL SCIENTIST AND IS NOT A PRODUCT OF THE USDA NATURAL RESOURCE CONSERVATION SERVICE.
- 2.) WETLANDS WERE INVESTIGATED IN FEBRUARY 2024 BY MICHAEL MARIANO, NH CERTIFIED WETLAND SCIENTIST #183 IN ACCORDANCE WITH THE 1987 U.S. ARMY CORPS OF ENGINEERS WETLAND DELINEATION MANUAL AND THE 2012 REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2.0. HYDRIC SOILS WERE IDENTIFIED BY FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4, MAY 2017. A ROUTINE DETERMINATION, AS DESCRIBED IN THE MANUAL, WAS FOLLOWED. NO WETLAND WERE FOUND.

TEST PITS WERE OBSERVED AND DESCRIBED IN FEBRUARY OF 2024.

LEGEND

26	WINDSOR
32	BOXFORD (MWD)
38	ELDRIDGE
695	BOXFORD (MWD)
	URBAN LAND COMPLEX
953	BOXFORD (SWPD)

SLOPE CLASS

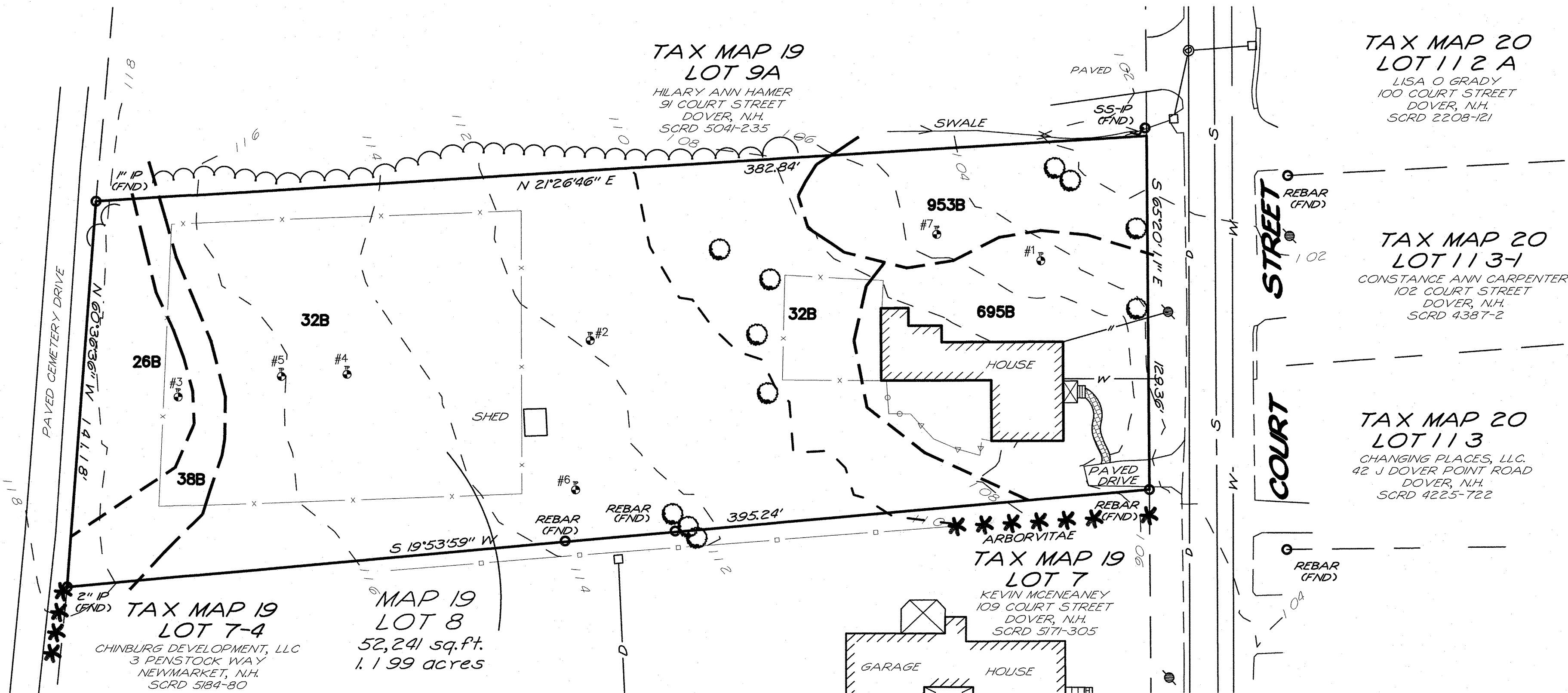
A	0 - 3%
B	3 - 8%
C	8 - 15%

LEGEND

●	REBAR WITH ID CAP TO BE SET
⊙	UTILITY POLE
⊗	SEWER MANHOLE
⊕	DRAIN MANHOLE
□	CATCH BASIN
— D —	DRAIN LINE
— G —	GAS LINE
— W —	WATER LINE
— □ —	VINYL STOCKADE FENCE
— X —	WOOD RAIL FENCE
— O —	CHAIN LINK FENCE
— Δ —	METAL RAIL FENCE
○	SPECIMEN TREE
*	ARBORVITAE

TAX MAP 19
LOT 52
CITY OF DOVER
288 CENTRAL AVENUE
DOVER, NH

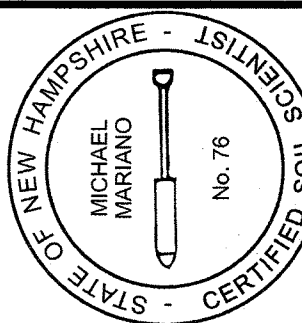
PINE HILL
CEMETERY



1"=30'

ISSUED FOR TRC REVIEW
September 12, 2024

REVISIONS
DATE: DESCRIPTION:



SITE SPECIFIC SOILS PLAN
103 COURT STREET
103 COURT STREET
DOVER, NEW HAMPSHIRE
STAFFORD COUNTY

AUGUST 15, 2024
JOB No. 24101
SCALE: 1" = 30'

SHEET No.

666-1

DOVER SITE PLAN REVIEW NOTES:

- INTENT: TO FURTHER DEVELOP TAX MAP 19 LOT 8. THIS DEVELOPMENT WILL INCLUDE THE CONVERSION OF THE EXISTING SINGLE FAMILY HOUSE INTO A DUPLEX AS WELL AS THE CONSTRUCTION OF AN ADDITIONAL DUPLEX STRUCTURE. BOTH OF THESE DUPLEXES (4 UNITS) WILL BE HUD RENT RESTRICTED AND WILL BE OBTAINED UNDER THE TRANSFER DEVELOPMENT RIGHTS (TDR) ORDINANCE. THE DEVELOPMENT WILL INCLUDE THE CONSTRUCTION OF 5 SINGLE FAMILY SIZE RESTRICTED HOMES. THESE HOMES WILL BE CONSTRUCTED UNDER THE TDR ORDINANCE. 3 BASE UNIT AND THE PURCHASE OF 2 SIZE RESTRICTED UNITS.
- 2.OWNERS OF RECORD: 5 SHERMAN STREET, LLC.
242 CENTRAL AVENUE
DOVER, N.H. 03820
- 3.THE PARCEL(S) IS (ARE) SHOWN AS:
LOT 8, MAP 19 OF THE CITY OF DOVER TAX ASSESSOR'S MAPS.
- 4.THE SUBJECT PARCEL(S) CONTAIN(S) 1.199 ACRES (52,241 SQ. FT.) OF LAND. 0 ACRES ARE CURRENTLY IN CURRENT USE.
- 5.TITLE REFERENCE FOR THE PROJECT PARCEL(S) IS THE STRAFFORD COUNTY REGISTRY OF DEEDS, BOOK NO. 5172, PAGE NO. 55.
- 6.REFERENCE PLANS:
SURVEYED MAY 1935, W.S.WHEELER, CE., DOVER, N.H., SCRD PO #10 FO #2 PLAN 11 & 12
LIMITED SUBDIVISION, CECIL TAYLOR, DOVER, N.H., FREDERICK E. DREW ASSOCIATES, JULY 1977, SCRD 17-112
PROPERTY SURVEY, 109 COURT STREET, DOVER, STRAFFORD COUNTY, NEW HAMPSHIRE, JOANNE RICHARD LIVING REVOCABLE TRUST, STONEWALL SURVEYING, AUGUST 1, 2023, SCRD #13011
- 7.ALL APPLICABLE RIGHT-OF-WAY, CONSERVATION, SLOPE, CONSTRUCTION, POWER LINE, CROSS TRAVEL, OR OTHER EASEMENTS SHALL BE REFERENCED IN A NOTE AND SHOWN ON THE PLAN.
- 8.CURRENT ZONING DIMENSIONAL AND DENSITY REQUIREMENTS:
ZONING DISTRICT: R-12
SUB-DISTRICT: NONE
ZONING OVERLAY DISTRICTS: NONE
DIMENSIONAL REQUIREMENTS:
REQUIRED: PROVIDED:
MINIMUM LOT SIZE: 12,000 ACRES (SQ. FT.) 52,241 SQ.FT. 1.199 ACRES (SQ. FT.)
MINIMUM LOT FRONTAGE: 100 FT. 129.36 FT.
MINIMUM YARD SETBACKS/BUILD-TO-LINES:
FRONT 15 TO 25 FT. 15 TO 25 FT.
SIDE 15 FT. 15 FT.
REAR 30 FT. 30 FT.
ABUT-A-STREET 15 TO 25 FT. 15 TO 25 FT.
MAXIMUM/MINIMUM LOT COVERAGE 30 % 10 %
MINIMUM/MAXIMUM BLDG. HEIGHT 35 FT./STORIES 35 FT./STORIES
- 9.OFF STREET PARKING REQUIREMENTS:
PARKING DIMENSIONS: MAXIMUM: 9 x18 FT PROVIDED:9x18 FT
AISLE DIMENSIONS: 24 FT 20FT
MAXIMUM PARKING ALLOWED 17 17
ACCESSIBLE PARKING: 1 1
- 10.SEE SHEET SP-1 FOR TDR BASE DENSITY CALCULATIONS THAT DETERMINE A BASE DENSITY OF 3 UNITS. THE PROJECT CONTAINS A TOTAL OF 9 UNITS. THE 2 DUPLEX STRUCTURES (4 UNITS) WILL BE OBTAINED BY TDR AND WILL BE FMR SET BY HUD. THE 5 SINGLE FAMILY HOMES WILL BE SIZE RESTRICTED TO 1,400 SQ.FT. OF GROSS LIVING AREA PER UNIT. 3 OF THESE UNITS ARE THE BASE UNITS AND 2 UNITS WILL BE OBTAINED BY TDR.
- 11.VARIANCES OR SPECIAL EXCEPTIONS GRANTED BY THE ZONING BOARD OF ADJUSTMENT INCLUDING THE CASE NUMBER AND DATE OF DECISION AND ANY CONDITIONS ARE AS FOLLOWS: NONE GRANTED
- 12.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 ARE AS FOLLOWS: NONE GRANTED
- 13.PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A SURVEY PERFORMED BY TRITECH ENGINEERING CORPORATION ON AUGUST 8, 2024 WITH AN ERROR NOT GREATER THAN 1 IN 10,000 .
- 14.AS-BUILT PLANS OF THE PROJECT SHALL BE SUBMITTED ON PAPER AND IN DIGITAL FORMAT AUTOCAD DWG, AUTOCAD DXF OR ESRI FORMAT TO THE CITY OF DOVER CITY ENGINEER'S OFFICE UPON COMPLETION OF PROJECT. AS-BUILT PLANS SHALL BE PREPARED AND CERTIFIED CORRECT BY A L.L.S. OR P.E. DIGITAL FILES SHALL BE GEO-REFERENCED TO NEW HAMPSHIRE STATE PLANE COORDINATES NAD83 AND SHALL BE EXPRESSED IN FEET.
- 15.SUBJECT PARCEL IS NOT LOCATED WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD AREA COMMUNITY PANEL 33017C0340E, EFFECTIVE DATE: 9-30-2015.
- 16.TOPOGRAPHIC SURVEY PERFORMED BY TRITECH ENGINEERING CORPORATION IN FEBRUARY, 2024.
- 17.ELEVATIONS ARE BASED ON U.S.G.S. NVD 1988 DATUM.
- 18.WETLANDS WERE DELINEATED BY MICHAEL MARIANO, CERTIFIED WETLANDS SCIENTIST, CERTIFICATION NUMBER 183, IN ACCORDANCE WITH CHAPTER 170-27.1 OF THE ZONING ORDINANCE, MARCH, 2024. NO WETLANDS WERE OBSERVED.
- 19.THE INSTALLATION OF ELECTRIC POWER, CABLE TELEVISION AND TELEPHONE LINES SHALL BE UNDERGROUND THROUGHOUT THE SITE FOR WHICH DEVELOPMENT IS PROPOSED.
- 20.THE SUBJECT PARCEL IS SERVED BY MUNICIPAL WATER AND MUNICIPAL SEWER.
- 21.ALL CONSTRUCTION SHALL CONFORM WITH THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION (NHDO)'S 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.

- 22.CONTRACTOR SHALL FOLLOW TO THE CONSTRUCTION SEQUENCING IDENTIFIED WITHIN THE PLANNING BOARD APPROVED PLAN SET. ANY DEVIATION FROM THAT SEQUENCING SHALL BE APPROVED BY THE CITY ENGINEER.
- 23.EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY EARTH DISTURBANCE AND BE PROVIDED FOR CONSTRUCTION SEQUENCING INCLUDING TEMPORARY MEASURES.
- 24.CONTRACTOR SHALL FOLLOW THE PERMANENT STABILIZATION MEASURES 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 AS NOTED WITHIN THE PLANNING BOARD APPROVED PLANS. ANY DEVIATION FROM THAT SEQUENCING SHALL BE APPROVED BY THE CITY ENGINEER.
- 25.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.
- 26.ANY PERMANENT TREATMENT SWALES TO BE CONSTRUCTED SHALL HAVE SOD BOTTOMS.
- 27.A LETTER OF CREDIT FOR THE COST OF REVEGETATING ALL DISTURBED AREAS ON THE SITE SHALL BE SUBMITTED PRIOR TO COMMENCING EARTH DISTURBANCE.
- 28.A CITY ENGINEER APPROVED CONSTRUCTION SIGN SHALL BE INSTALLED PRIOR TO COMMENCING EARTH DISTURBANCE. SAID SIGNAGE MUST BE LOCATED AND APPROVED BY THE CITY ENGINEER OR PLANNING DIRECTOR.
- 29.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.
- 30.HOURS OF SITE WORK MUST BE DOCUMENTED ON A SITE CONSTRUCTION SIGN ALONG WITH THE CONTACT INFORMATION FOR THE GENERAL CONTRACTOR. SITE CONSTRUCTION HOURS SHALL BE LIMITED TO MONDAY-FRIDAY 7 AM-6 PM, NO SATURDAY OR SUNDAY HOURS. NO SITE WORK SHALL BE DONE ON FEDERAL HOLIDAYS.
- 31.BUILDING ADDRESSES, INCLUDING APT AND UNIT NUMBERS (IF APPLICABLE), SHALL BE ASSIGNED BY THE BUILDING OFFICIAL AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
- 32.THE PROPOSED USE FOR THE SITE IS RESIDENTIAL.
- 33.THE FOLLOWING FEDERAL AND STATE PERMITS HAVE BEEN ISSUED FOR THE SUBJECT PROPERTY: NONE
- 34.COMMERCIAL VEHICLE ROUTE DURING CONSTRUCTION SHALL CONFORM TO THE DOVER CITY CODE OR BE COORDINATED WITH THE COMMUNITY SERVICES DIRECTOR OR THEIR DESIGNEE.
- 35.ANY RETAINING WALL TALLER THAN FOUR FEET (4') REQUIRES ISSUANCE OF A BUILDING PERMIT FROM THE CITY OF DOVER INSPECTION SERVICES.
- 36.ANY FENCE TALLER THAN SEVEN FEET (7') REQUIRES THE ISSUANCE OF A BUILDING PERMIT FROM THE CITY OF DOVER INSPECTION SERVICES.
- 37.APPLICANT SHALL COMPLETE LAND USE DEVELOPMENT TRACKING FORM, MOST RECENTLY REVISED VERSION, UTILIZING THE ONLINE POLLUTION TRACKING AND ACCOUNTING PROJECT (PTAP) PORTAL PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY. [HTTPS://EXTENSION.UNH.EDU/STORMWATER-CENTER/PTAP](https://extension.unh.edu/stormwater-center/ptap)
- 38.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.
- 39.FIRE DEPARTMENT ACCESS ROAD(S) SHALL BE INSTALLED AND MAINTAINED, IN ACCORDANCE WITH ALL APPLICABLE CODES, TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS IN ALL WEATHER CONDITIONS AT ALL TIMES.
- 40.EXTERIOR LIGHTING SHALL BE CUT-OFF TYPE FIXTURES PER CHAPTER 153-14-E AND SHALL PROVIDE LIGHTING DIRECTED ON-SITE ONLY.
- 41.IF A BUSINESS ESTABLISHMENT OR MULTI-FAMILY DWELLING CONTAINED IN A NEW, ALTERED OR REPAIRED STRUCTURE, A SECURITY SYSTEM SHALL BE INSTALLED AS REQUIRED BY CHAPTER 45, ARTICLE I, SECTION 45-2 OF THE CODE OF THE CITY OF DOVER. (SECURITY SYSTEM IS NOT APPLICABLE FOR THIS PROJECT).
- 42.APPROVED BACKFLOW PREVENTERS SHALL BE PROVIDED FOR BOTH FIRE AND DOMESTIC WATER LINES.
- 43.THE EXISTING AND PROPOSED STRUCTURE SHALL BE SERVED BY A SPRINKLER SYSTEM, AS REQUIRED, BY CHAPTER 81- 30 OF THE CODE OF THE CITY OF DOVER AND THE ADOPTED STATE OF NH BUILDING AND FIRE CODES.
- 44.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 THE CITY OF DOVER INSPECTION SERVICES PRIOR TO CONNECTION OF THE BACKFLOW DEVICE.
- 45.FIRE DEPARTMENT CONNECTION(S) SHALL BE LOCATED ON THE STREET SIDE OF THE BUILDING PER NFPA 13. ACCESS TO THE FDC SHALL MAINTAIN A CLEAR AND UNOBSTRUCTED PATH AT ALL TIMES.
- 46.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.
- 47.APPLICANT SHALL SUBMIT A LETTER CERTIFYING THE TIE IN LOCATIONS OR DISCHARGE POINTS FOR ALL SUMP PUMPS AND ROOF LEADERS FOR EXISTING STRUCTURES ON THE PROPERTY PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- 48.DESIGN ENGINEER OF RECORD OR SHALL PROVIDE SIGNED LETTER TO CITY ENGINEER CERTIFYING THAT THE STORMWATER MANAGEMENT SYSTEM HAS BEEN INSTALLED IN ACCORDANCE WITH APPROVED PLANS.
- 49.THE APPLICANT SHALL PROVIDE THE CITY OF DOVER AN EASEMENT TO ACCESS WATERLINE AND HYDRANTS TO MAINTAIN WATER QUALITY PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

LEGEND

	WETLAND
	WETLAND BOUNDARY
	IRON PIPE
	UTILITY POLE
	TEST PIT
	EXISTING STREET LIGHT
	EXISTING STONE WALL
	EXISTING 2 FOOT CONTOUR
	EXISTING 10 FT CONTOUR
	EXISTING GAS LINE
	EXISTING WATER LINE OR SERVICE
	EXISTING WATER SHUTOFF
	EXISTING WATER GATE VALVE
	PROPOSED PROPERTY LINE
	PROPOSED EDGE OF PAVEMENT
	PROPOSED EDGE OF GRAVEL
	PROPOSED CONTOUR
	PROPOSED HYDRANT
	PROPOSED END CAP WITH THRUST BLOCK
	PROPOSED WATER GATE VALVE
	PROPOSED WATER SHUT-OFF
	PROPOSED WATER LINE OR SERVICE
	PROPOSED VINYL STOCKADE FENCE
	PROPOSED UNDERGROUND ELECTRIC & TELEPHONE
	PROPOSED OVERHEAD ELECTRIC & TELEPHONE
	PROPOSED ELECTRICAL TRANSFORMER
	PROPOSED ELECTRICAL JUNCTION BOX
	PROPOSED STREET LIGHT
	PROPOSED UTILITY POLE
	PROPOSED DRAIN LINE
	PROPOSED CATCH BASIN
	PROPOSED DMH
	PROPOSED UNDERDRAIN LINE
	PROPOSED FLARED END SECTION
	PROPOSED RIP RAP
	PROPOSED EASEMENT
	PROPOSED GUARDRAIL
	PROPOSED SILT FENCE OR SILT SOCK
	PROPOSED CONSTRUCTION FENCE
	PROPOSED SILT SOCK WITH ORANGE CONSTRUCTION FENCE OR ORANGE SILT FENCE
	PROPOSED STREET SIGN
	PROPOSED STOP SIGN
	PROPOSED STOP BAR
	PROPOSED STREET TREE
	PROPOSED TREELINE

TRITECH
ENGINEERING CORPORATION

785 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03860
TELEPHONE 603 742 8107
FAX 603 742 3630

ISSUED FOR TRC REVIEW
September 12, 2024

REVISIONS	DESCRIPTION:				
DATE:	REVISED PER TRC COMMENTS				
9-12-24					

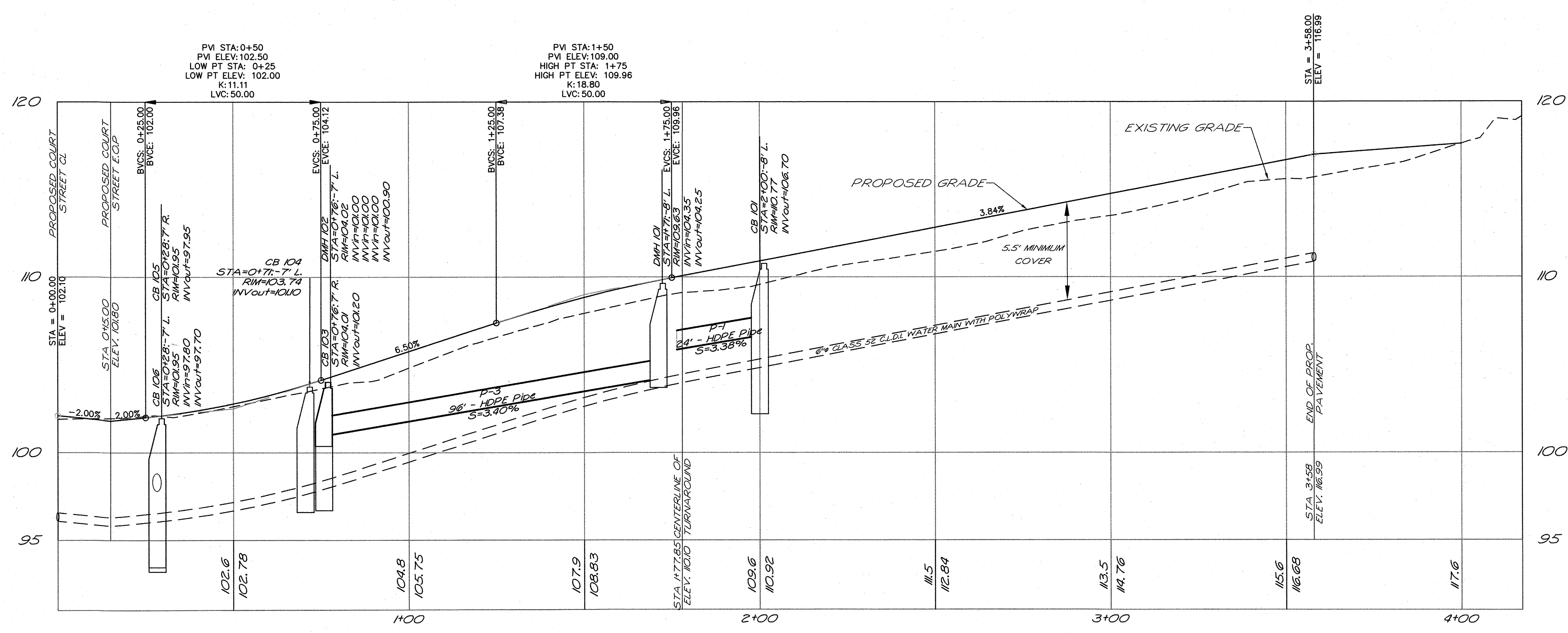
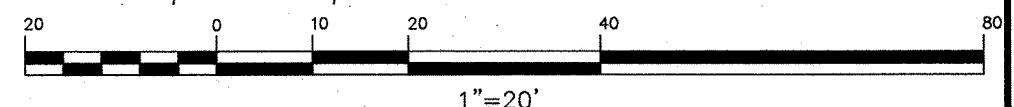
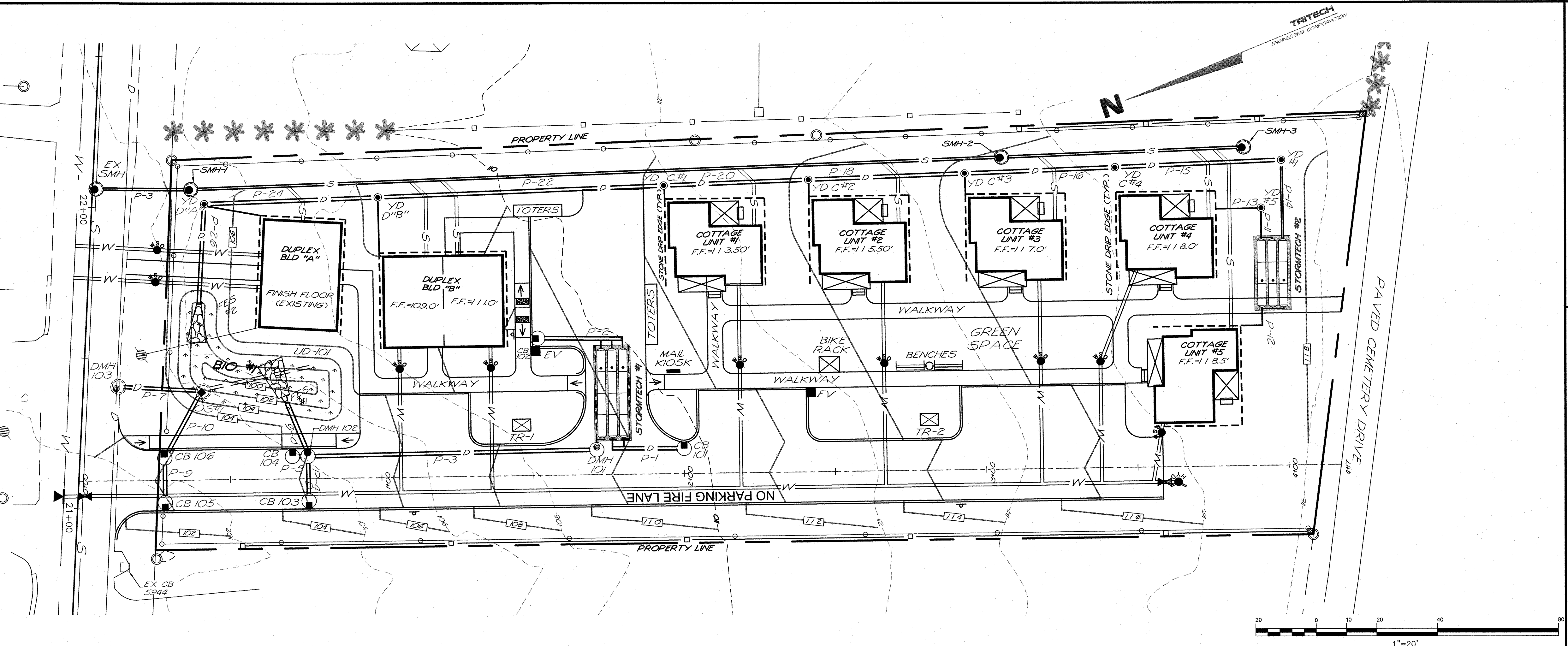
STANDARD NOTES PLAN
103 COURT STREET

103 COURT STREET
DOVER, NEW HAMPSHIRE
STRAFFORD COUNTY
AUGUST 15, 2024
JOB No. 24101

SHEET No.

SN-1

COURT STREET



TRITECH
ENGINEERING CORPORATION

ISSUED FOR TRC REVIEW
September 12, 2024

REVISIONS
DATE: DESCRIPTION:
9-12-24 REVISED PER TRC COMMENTS

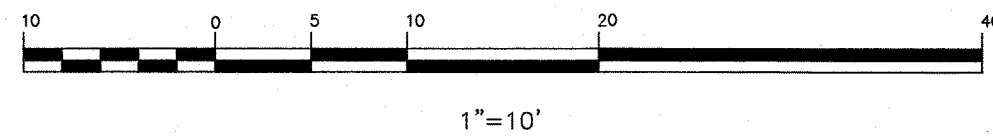
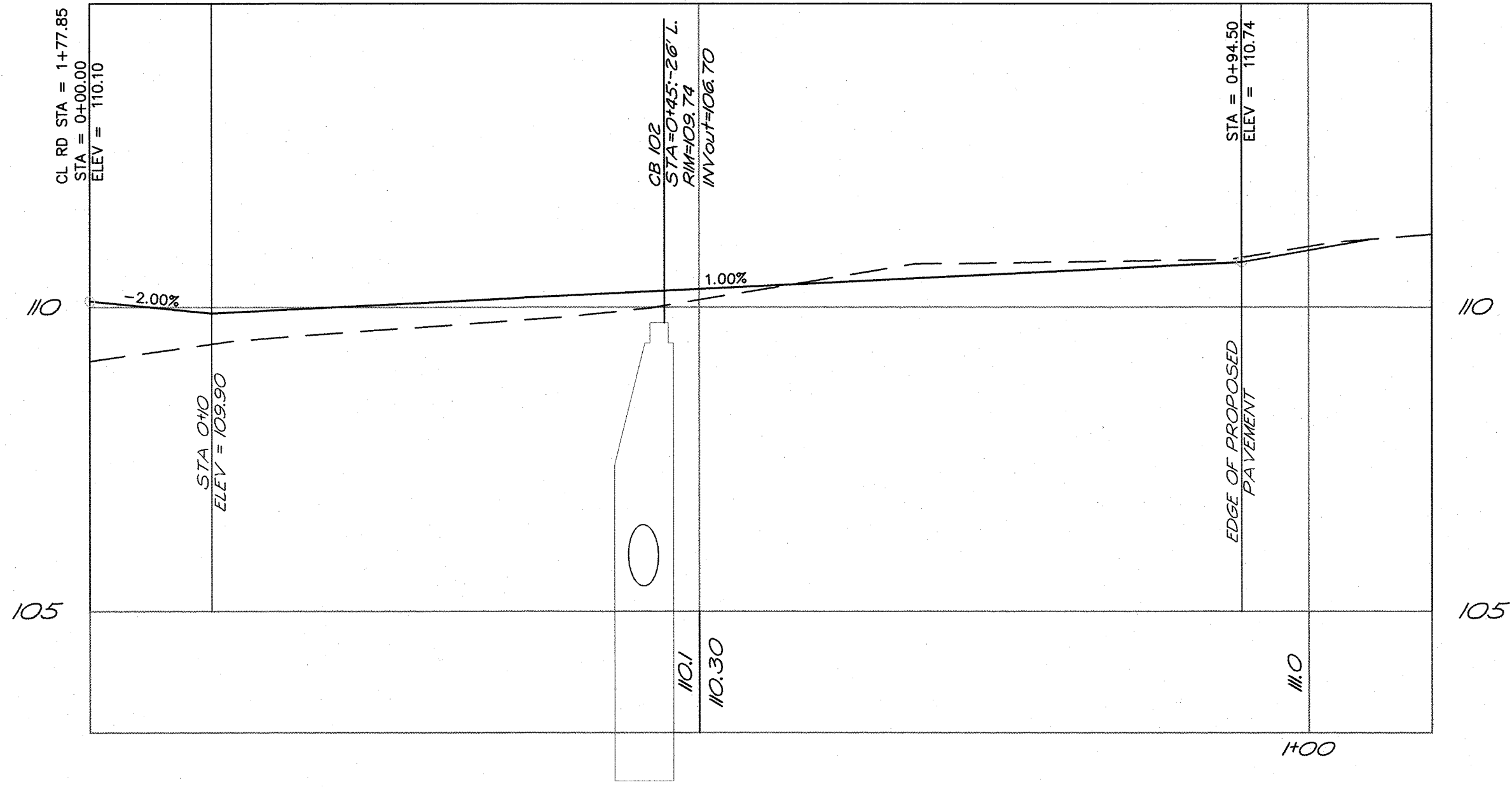
ROADWAY PLAN & PROFILE
103 COURT STREET
103 COURT STREET
DOVER, NEW HAMPSHIRE
STAFFORD COUNTY

SHEET No.

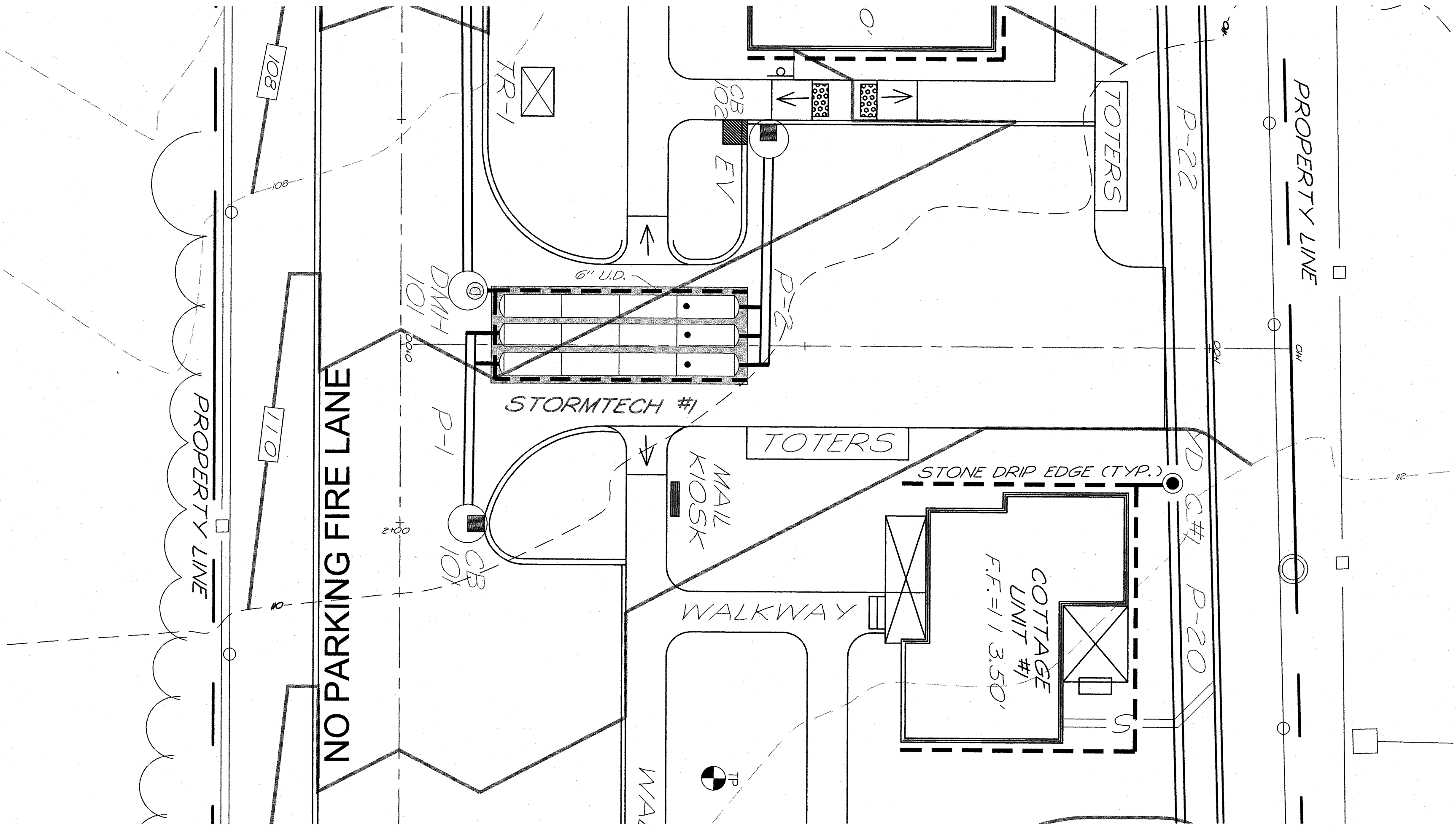
C-1

AUGUST 15, 2024 JOB No. 24101

(P24-0012)



HORIZONTAL SCALE 1" = 10'
VERTICAL SCALE 1" = 2'



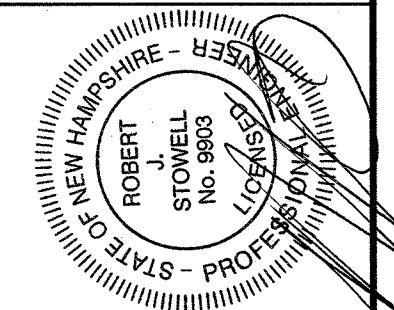
SHEET No.

C-2

ROADWAY PLAN & PROFILE
103 COURT STREET
103 COURT STREET
DOVER, NEW HAMPSHIRE
STRAFFORD COUNTY

AUGUST 15, 2024 JOB No. 24101

ISSUED FOR TRC REVIEW
September 12, 2024



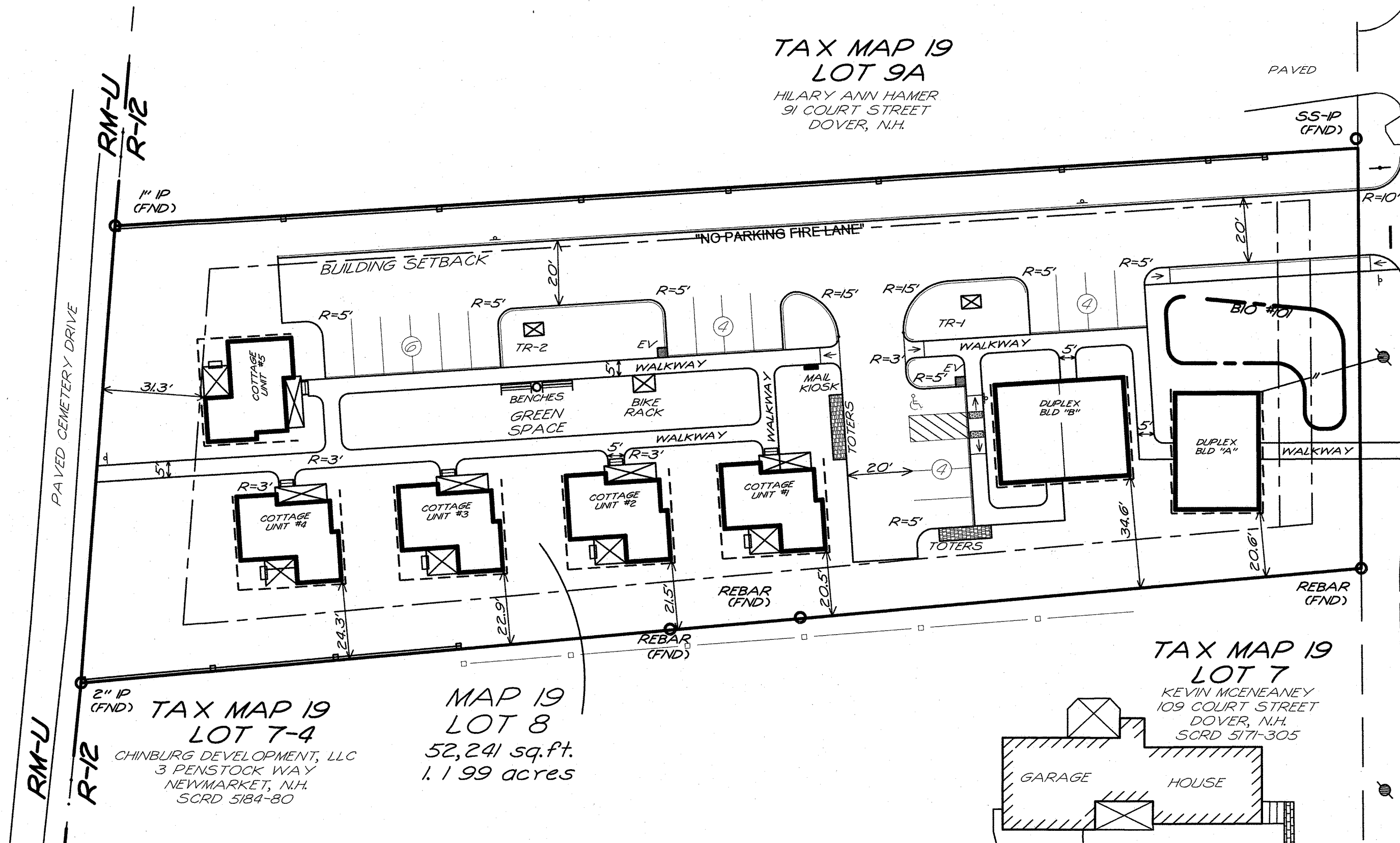
REVISIONS	DATE	DESCRIPTION
9-12-24	REVISED PER TRC COMMENTS	

TRITECH
ENGINEERING CORPORATION

755 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820
TELEPHONE 603 742 8107
FAX 603 742 8690

TAX MAP 19
LOT 52
CITY OF DOVER
288 CENTRAL AVENUE
DOVER, N.H.

PINE HILL
CEMETERY



TAX MAP 20
LOT 112 A
LISA O. GRADY
100 COURT STREET
DOVER, N.H.
SCRD 2208-121

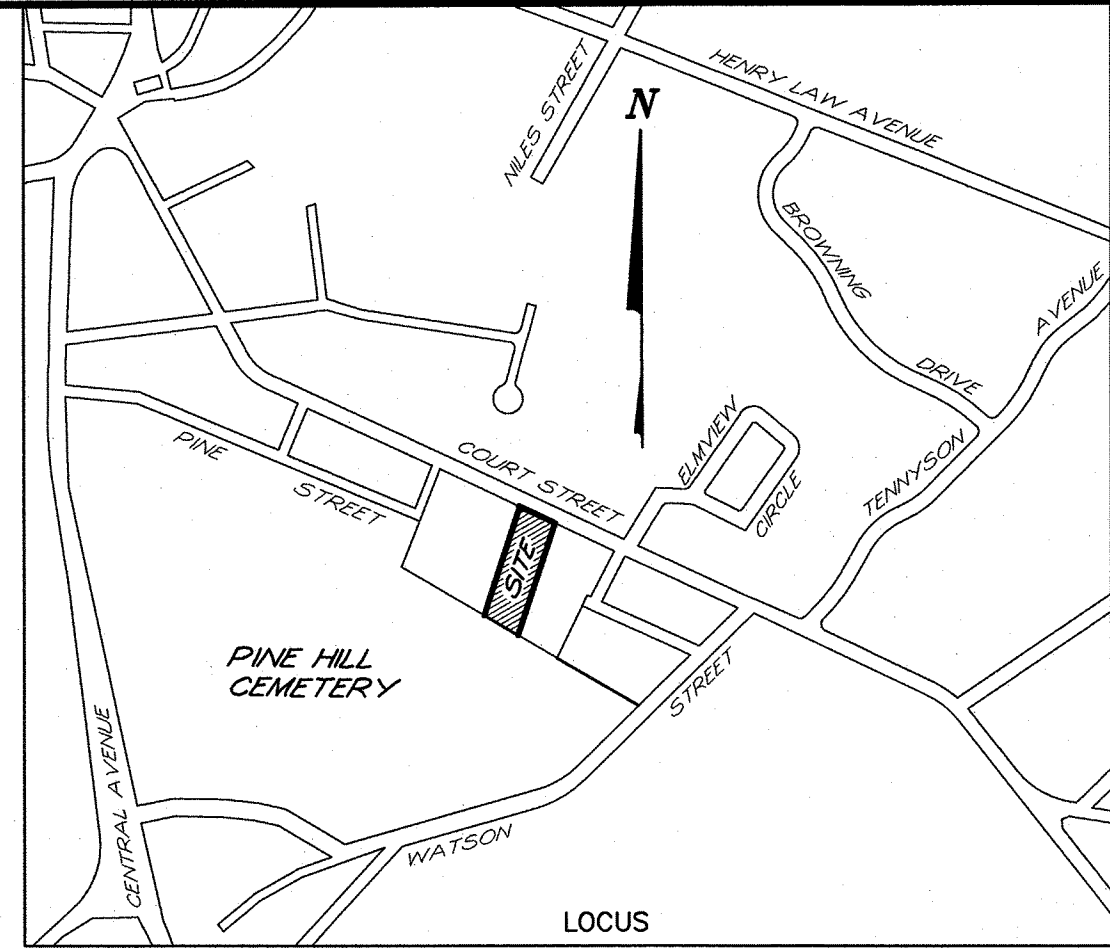
TAX MAP 20
LOT 113-1
CONSTANCE ANN CARPENTER
102 COURT STREET
DOVER, N.H.
SCRD 4387-2

TAX MAP 20
LOT 113
CHANGING PLACES, LLC
42 J DOVER POINT ROAD
DOVER, N.H.
SCRD 4225-722

TAX MAP 19
LOT 7
KEVIN MCNEANEY
103 COURT STREET
DOVER, N.H.
SCRD 517-305

TDR BASE DENSITY CALCULATIONS

TOTAL AREA	=	52,241 SQ.FT.
LESS WETLANDS	=	<0> SQ.FT.
UPLAND AREA	=	52,241 SQ.FT.
LESS ROAD ALLOCATION (15%)	=	<7,836> SQ.FT.
NET AREA	=	44,405 SQ.FT.
LESS WETLAND FACTOR FOR 0% WETLANDS (85%)	=	<6,861> SQ.FT.
AREA	=	37,744 SQ.FT.
12,000 SQ.FT. PER UNIT REQUIRED IN THE R-12 DISTRICT	=	12,000
BASE TDR DENSITY	=	3.14 UNITS
ROUNDED DOWN TO	=	3 UNITS

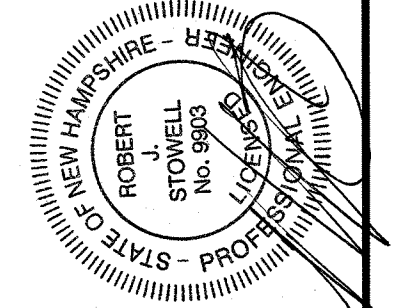


NOTES

- 1.) INTENT: TO FURTHER DEVELOP TAX MAP 19 LOT 8. THIS DEVELOPMENT WILL INCLUDE THE CONVERSION OF THE EXISTING SINGLE FAMILY HOUSE INTO A DUPLEX AS WELL AS THE CONSTRUCTION OF AN ADDITIONAL DUPLEX STRUCTURE. BOTH OF THESE DUPLEXES (4 UNITS) WILL BE HUD RENT RESTRICTED AND WILL BE OBTAINED UNDER THE TRANSFER DEVELOPMENT RIGHTS (TDR) ORDINANCE. THE DEVELOPMENT WILL INCLUDE THE CONSTRUCTION OF 5 SINGLE FAMILY SIZE RESTRICTED HOMES. THESE HOMES WILL BE CONSTRUCTED UNDER THE TDR ORDINANCE. 3 BASE UNIT AND THE PURCHASE OF 2 SIZE RESTRICTED UNITS.
- 2.) CURRENT OWNER: 5 SHERMAN STREET LLC
242 CENTRAL AVENUE
DOVER, N.H.
- 3.) TAX MAP 19 LOT 8.
- 4.) TOTAL LOT AREA: 52,241 SQ.FT. - 1.199 ACRES
- 5.) PROJECT DEED REFERENCE: BOOK 5172 PAGE 55
- 6.) PROJECT PLAN REFERENCE: SURVEYED MAY 1935
W.S. WHEELER, CE
DOVER, N.H.
SCRD
POCKET #10, FOLDER #2, PLAN #11 & 12
LIMITED SUBDIVISION
CECIL TAYLOR
DOVER, N.H.
FREDERICK E. DREW ASSOCIATES
JULY 1977 SCRD 17-112
PROPERTY SURVEY
109 COURT STREET, DOVER
STRAFFORD COUNTY, NEW HAMPSHIRE
JOANNE RICHARD LIVING REVOCABLE TRUST
STONEWALL SURVEYING
AUGUST 1, 2023 SCRD #13011
- 7.) ALL APPLICABLE RIGHT-OF-WAY, CONSERVATION, SLOPE, CONSTRUCTION, POWER LINE, CROSS TRAVEL OR OTHER EASEMENTS HAVE BEEN REFERENCED IN A NOTE.
- 8.) ZONING: R-12
MIN. LOT SIZE: 12,000 SQ.FT.
MIN. FRONTAGE: 100 FT
MIN. SETBACKS:
FRONT: 15 FT TO 25 FT
SIDE: 15 FT
REAR: 30 FT
MAX. COVERAGE: 30 %
- 9.) VARIANCES, SPECIAL EXCEPTIONS, CONDITIONAL USE PERMITS: NONE
- 10.) THE RAW UNADJUSTED CLOSURE OF OUR RANDOM POINT TRAVERSE WAS 1 PART IN 50,000, AND WAS ACCOMPLISHED USING A TOPCON GT 503 TOTAL STATION, DURING THE MONTH OF FEBRUARY, 2024.
- 11.) SUBJECT PARCEL IS NOT WITHIN A FEDERALLY DESIGNATED SPECIAL FLOOD HAZARD ZONE (FLOOD HAZARD ZONE A - PANEL 0320E, MAP No. 33017C0340E, DATE: 9-30-2015).
- 12.) DURING THE MONTH OF MARCH, 2024 MICHAEL MARIANO, STATE OF NEW HAMPSHIRE CERTIFIED SOIL SCIENTIST #76, NH CERTIFIED WETLAND SCIENTIST #183, CONDUCTED AN ON-SITE WETLANDS DELINEATION OF THE SUBJECT PARCEL. WETLANDS WERE IDENTIFIED BASED ON THE CITY OF DOVER ZONING ORDINANCE (170-27:1) AND ON STATE & FEDERAL CRITERIA OUTLINED IN THE "CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL" (DEPT. OF THE ARMY, 1987) ON THIS SITE, WETLANDS BASED ON LOCAL CRITERIA SHARE THE SAME BOUNDARIES WITH THOSE BASED ON STATE AND FEDERAL CRITERIA. NO WETLANDS WERE FOUND.
- 13.) BASIS OF BEARING: BEARING SYSTEM BASED ON GPS FIELD OBSERVATIONS ON FEBRUARY 16, 2024 USING TOPCON HIPER SR RECEIVERS AND OPUS CORRECTED ON FEBRUARY 19, 2024. DATUM BASED ON NEW HAMPSHIRE STATE PLANE COORDINATES SPC (2800 NH), (NAVD 88).

AUTHORIZED SIGNATURE

ISSUED FOR TRC REVIEW
September 12, 2024



GENERAL SITE PLAN

103 COURT STREET

103 COURT STREET
DOVER, NEW HAMPSHIRE
STRAFFORD COUNTY

AUGUST 15, 2024 JOB No. 24101
SCALE: 1" = 30'

SHEET No.

SP-1

TRITECH
ENGINEERING CORPORATION

795 CENTRAL AVENUE
DOVER NEW HAMPSHIRE 03800
TELEPHONE 603 742 8707
FAX 603 742 3830

TRITECH
ENGINEERING CORPORATION

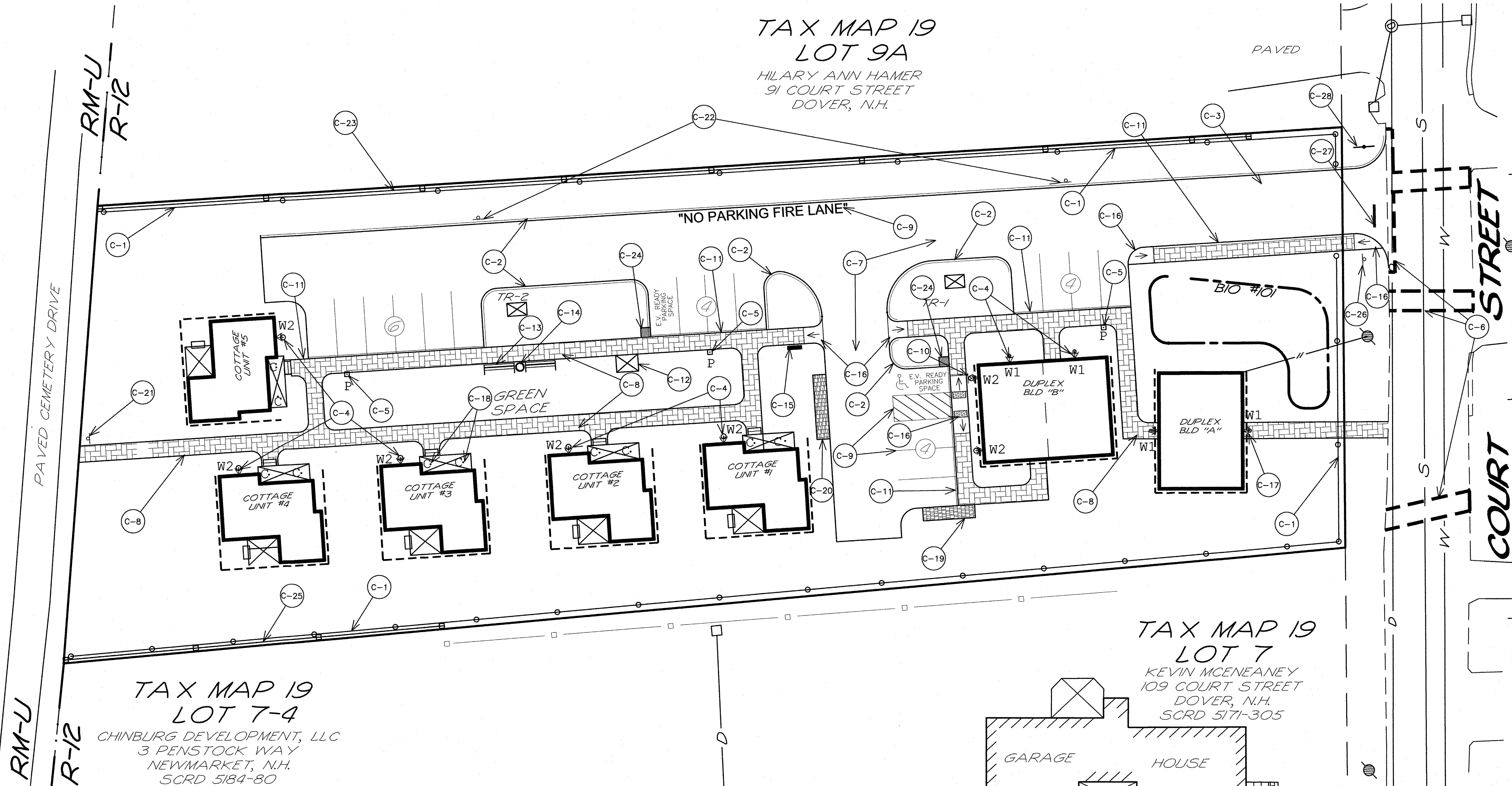
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C-1 CONSTRUCTION NOTES:

1. INSTALL EROSION CONTROL MEASURE. "SILT FENCE" PER DETAIL 1, SHEET SP-9 OR "SILT SOXX" PER DETAIL 9, SHEET SP-9 OR "EROSION CONTROL BERM" PER DETAIL 11, SHEET SP-9. MAY BE USED AT THE SITE WORK CONTRACTOR DISCRETION. PERIMETER CONTROLS MUST BE INSTALLED PRIOR TO EARTH MOVING OPERATIONS.
2. INSTALL SLOPED GRANITE CURB PER DETAIL 4, SHEET SP-8.
3. INSTALL STABILIZED CONSTRUCTION ENTRANCE PER DETAIL 5, SHEET SP-9.
4. INSTALL BUILDING MOUNTED LIGHT (W2). SEE SHEET LI-1 FOR SPECIFICATIONS.
5. INSTALL CONCRETE POLE BASE AND LIGHTS (P). PER DETAIL 11, SHEET SP-10. SEE SHEET LI-1 FOR SPECIFICATIONS.
6. SAWCUT PAVEMENT, PATCH AND MATCH EXISTING PAVEMENT PER DETAIL 1, SHEET SP-10.
7. INSTALL ASPHALT PAVEMENT PER DETAIL 1, SHEET SP-8.
8. INSTALL 5' WIDE CONCRETE PAVER SIDEWALK PER DETAIL 6, SHEET SP-8.
9. WHITE PAVEMENT MARKINGS, SEE DETAIL 9, SHEET SP-8 FOR ACCESSIBLE SYMBOL.
10. INSTALL ACCESSIBLE PARKING SIGN PER DETAIL 5, SHEET SP-10.
11. INSTALL VERTICAL GRANITE CURB PER DETAIL 4, SHEET SP-8.
12. INSTALL 5.25' x 6.75' CONCRETE PAD PER DETAIL 10, SHEET SP-10, WITH LOCKABLE STORAGE FOR THREE BICYCLES, ALLEN INDUSTRIAL GRADE MODEL 204S, OR APPROVED.
13. INSTALL (2) PARK BENCH PER DETAIL 7, SHEET SP-8.
14. INSTALL (1) TRASH BIN PER DETAIL 8, SHEET SP-8.
15. INSTALL MAIL KIOSK.
16. INSTALL ACCESSIBLE REINFORCED CONCRETE RAMP (MAXIMUM SLOPE = 1" IN 12") FROM PAVEMENT GRADE TO SIDEWALK GRADE IN COMPLIANCE WITH ALL A.D.A. STANDARDS, PER DETAIL 11, SHEET SP-8.
17. INSTALL BUILDING MOUNTED LIGHT (W1). SEE SHEET LI-1 FOR SPECIFICATIONS.
18. INSTALL BUILDING MOUNTED LIGHT (C). SEE SHEET LI-1 FOR SPECIFICATIONS.
19. INSTALL 4.0' x 16' CONCRETE PAD PER DETAIL 10, SHEET SP-10, WITH STOCKADE FENCE ENCLOSURE FOR TRASH TOTES STORAGE.
20. INSTALL 4.0' x 20' CONCRETE PAD PER DETAIL 10, SHEET SP-10, WITH STOCKADE FENCE ENCLOSURE FOR TRASH TOTES STORAGE.
21. INSTALL "DOGS NOT ALLOWED IN CEMETERY" SIGN PER DETAIL 5, SHEET SP-10.
22. INSTALL "NO PARKING FIRE LANE" SIGN (2) PER DETAIL 5, SHEET SP-10.
23. INSTALL 356' OF 6' VINYL STOCKADE FENCE PER DETAIL 3, SHEET SP-10.
24. FUTURE ELECTRIC VEHICLE CHARGING STATION (2). PROVIDE ELECTRIC CONDUIT FOR FUTURE CONNECTION.
25. INSTALL 120' OF 6' VINYL STOCKADE FENCE PER DETAIL 3, SHEET SP-10.
26. INSTALL "STOP" SIGN PER DETAIL 10, SHEET SP-8.
27. INSTALL STOP BAR.
28. INSTALL STREET NAME SIGN PER DETAIL 2, SHEET SP-8.

TAX MAP 19
LOT 9A

HILARY ANN HAMER
91 COURT STREET
DOVER, N.H.

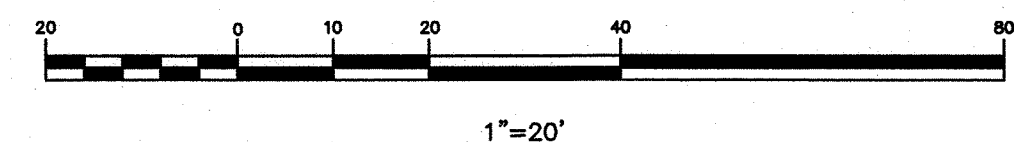


TAX MAP 19
LOT 7-4

CHINBURG DEVELOPMENT, LLC
3 PENSTOCK WAY
NEWMARKET, N.H.
SCRD 5184-80

TAX MAP 19
LOT 7

KEVIN MCENEANEY
109 COURT STREET
DOVER, N.H.
SCRD 5171-305



SITE CONSTRUCTION PLAN
103 COURT STREET

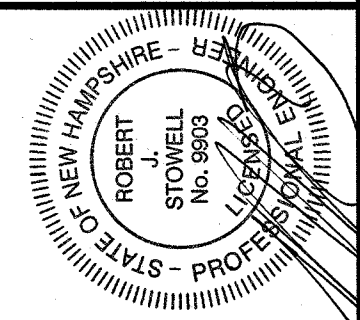
103 COURT STREET
DOVER, NEW HAMPSHIRE
STAFFORD COUNTY

AUGUST 15, 2024 JOB No. 24101
SCALE: 1" = 20'

SHEET No.

SP-2

ISSUED FOR TRC REVIEW
September 12, 2024



REVISIONS	DATE	DESCRIPTION
1	9-12-24	REVISED PER TRC COMMENTS

TRITECH
ENGINEERING CORPORATION

795 CENTRAL AVENUE
DOVER NEW HAMPSHIRE 03860
TELEPHONE 603 742 8107
FAX 603 742 3630

(P24-0012)

W-1 WATER NOTES:

1. WATERLINE AND APPENDITURES, INSTALLATION, AND MATERIALS SHALL CONFORM WITH THE CITY OF DOVER, NH AND AMERICAN WATER WORKS STANDARDS. ALL VALVES SHALL REQUIRE RESTRAINED MECHANICAL JOINTS USING EITHER MECA-LUG, GRIP RINGS, OR OTHER METHODS OF RESTRAIN ACCEPTABLE TO THE CITY OF DOVER WATER DEPARTMENT, IN ADDITION TO USE OF CONCRETE THRUST BLOCKS.
2. PRESSURE AND LEAKAGE TEST SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST STANDARDS OF AAWA. CHLORINATING AND FLUSHING SHALL BE COMPLETED IN ACCORDANCE WITH THE LATEST STANDARDS OF AAWA, STATE AND LOCAL REGULATIONS.
3. INSTALL CONCRETE THRUST BLOCKS WHERE SHOWN PER DETAIL 7, SHEET SP-6
4. BACKFLOW PREVENTORS SHALL BE PROVIDED FOR ALL WATER LINES.
5. CONNECT TO EXISTING 6" C.I. WATER MAIN. INSTALL A STAINLESS STEEL TAPPING SLEEVE WITH 6" GATE VALVE AND THRUST BLOCK.
6. INSTALL 365' - 6" CONCRETE LINED DUCTILE IRON CLASS 52 (C.L.D.I.) WATER MAIN WITH POLYWRAP. MINIMUM DEPTH OF COVER OVER PIPE = 5.5'.
7. INSTALL 1" PLASTIC WATER SERVICE FROM WATER MIN TO BUILDING.
8. INSTALL 6" WATER GATE VALVE.
9. DOMESTIC WATER AND LANDSCAPING WATER SHALL BE METERED SEPARATELY.
10. INSTALL 6" HYDRANT PER DETAIL 2, SHEET SP-10.

S-1 SEWER NOTES:

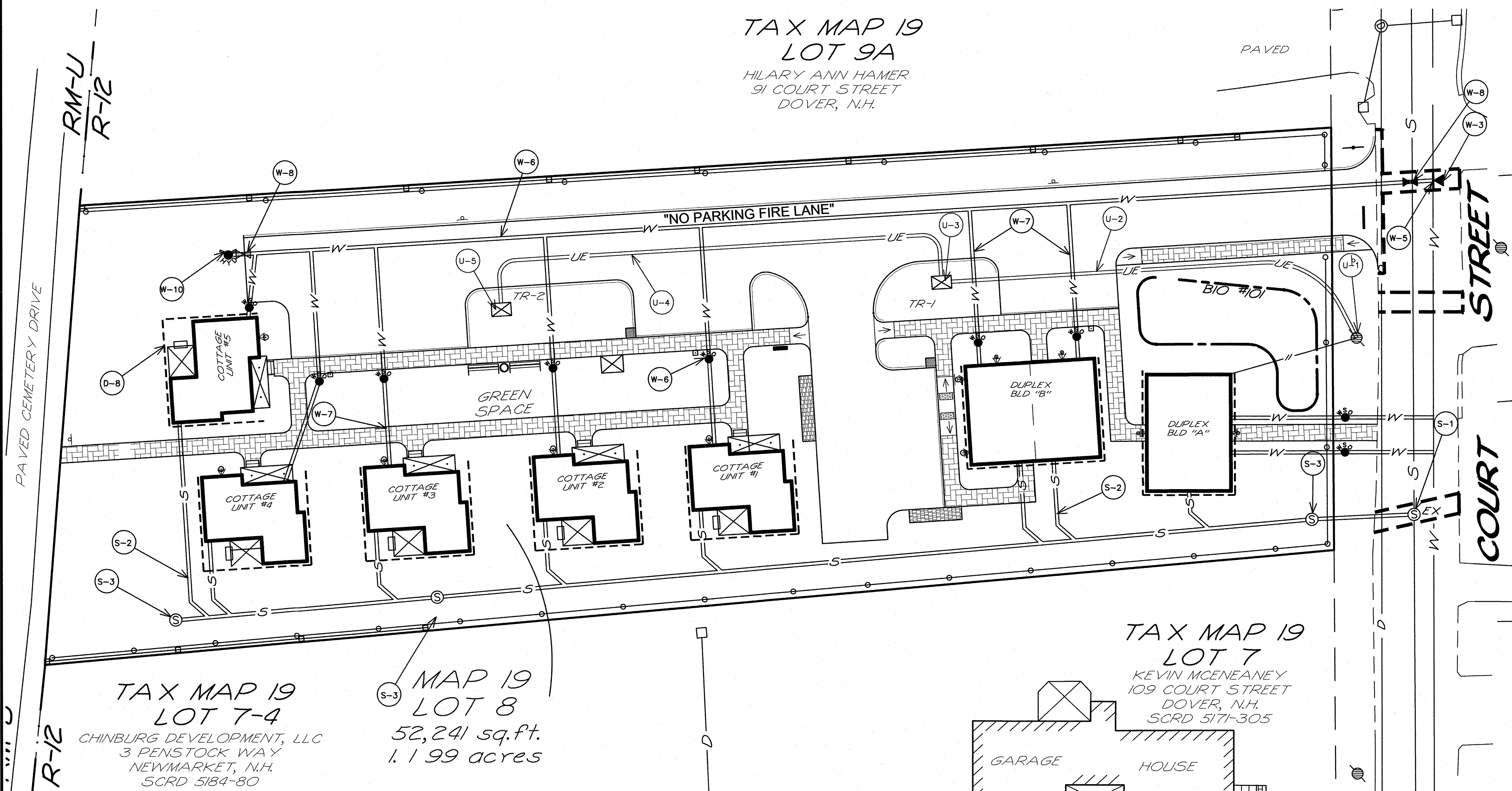
1. CONNECT TO EXISTING SMH #1239 EXISTING RIM EL=103.35' INVERT IN EL=89.05' (24" ACP) INVERT OUT EL=89.00' (24" ACP) CORE AND BOOT FOR NEW INVERT IN EL=96.35' (8" SDR 35) INSTALL INSIDE DROP INLET PER DETAIL DOVER STD. D-18 ON SHEET SP-11 AND REBRICK INVERT.
2. INSTALL SEWER SERVICE FROM SEWER MAIN TO BUILDING.
3. INSTALL SMH AT LOCATIONS AND ELEVATIONS ON SHEET C-3. INSTALLATION TO BE IN ACCORDANCE WITH DETAIL SHEETS SP-11 & SP-12. INSTALL DROP INLET AS DIRECTED BY THE CITY OF DOVER
4. SEWER MANHOLE COVER SHALL BE NEENAH LIFTMATE R-1743-LM.
5. ALL SEWER PIPE SHALL BE SRD 35.

U-1 UTILITY NOTES:

1. CONNECT TO EXISTING UTILITY POLE IN ACCORDANCE WITH EVERSOURCE STANDARDS & DETAIL 4, (TRENCH "A"), SHEET SP-4.
2. INSTALL 280 FT OF UNDERGROUND CONDUIT IN ACCORDANCE WITH EVERSOURCE STANDARDS & DETAIL 4, (TRENCH "A"), SHEET SP-4 FROM EXISTING UTILITY POLE TO TRANSFORMER (TR-1). (PRIMARY POWER)
3. INSTALL TRANSFORMER (TR-1) IN ACCORDANCE WITH EVERSOURCE STANDARDS & DETAIL 4, (TRENCH "B").
4. INSTALL 150 FT OF UNDERGROUND CONDUIT IN ACCORDANCE WITH EVERSOURCE STANDARDS & DETAIL 4, (TRENCH "B"), SHEET SP-4 FROM TRANSFORMER (TR-1) TO TRANSFORMER (TR-2). (PRIMARY POWER)
5. INSTALL TRANSFORMER (TR-2) IN ACCORDANCE WITH EVERSOURCE STANDARDS & DETAIL 4, (TRENCH "B").

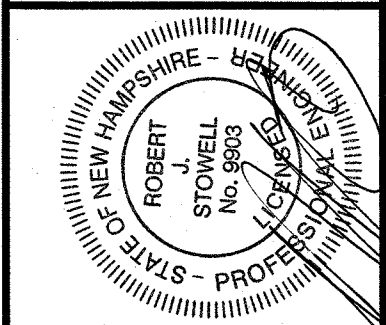
TRITECH
ENGINEERING CORPORATION

N



TRITECH
ENGINEERING CORPORATION

ISSUED FOR TRC REVIEW
September 12, 2024



UTILITIES PLAN

103 COURT STREET

103 COURT STREET
DOVER, NEW HAMPSHIRE
STRAFFORD COUNTY

AUGUST 15, 2024
JOB No. 24101
SCALE: 1" = 20'

SHEET No.

SP-3

755 CENTRAL AVENUE
DOVER NEW HAMPSHIRE 03801
TELEPHONE 603 742 8407
FAX 603 742 1580

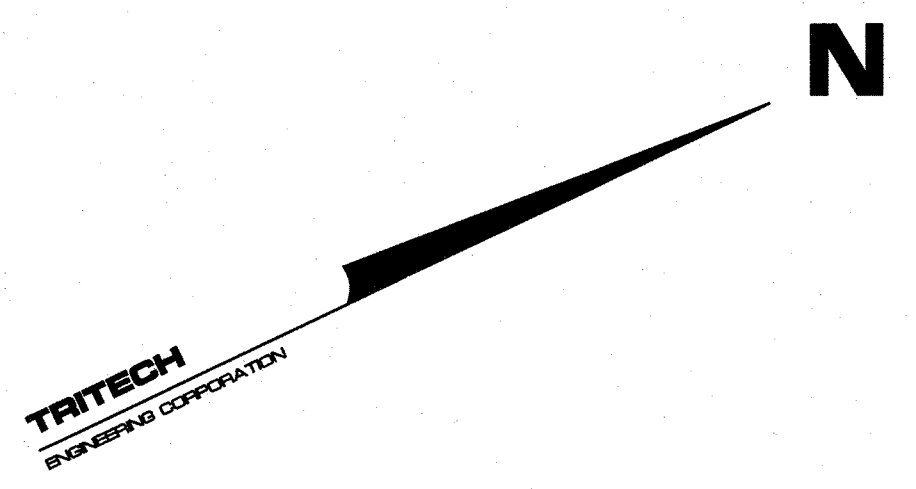
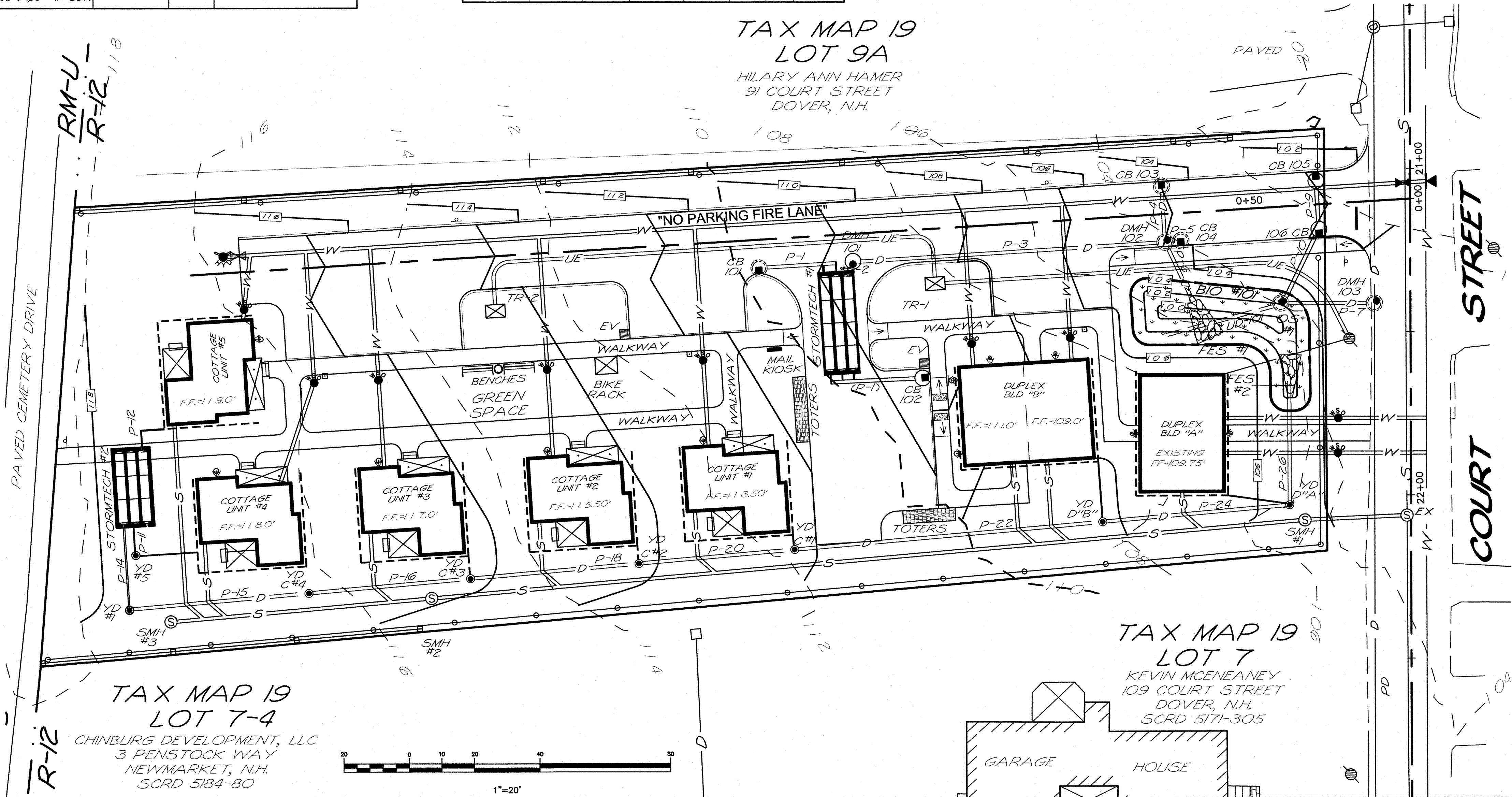
(P24-0012)

DRAINAGE STRUCTURE TABLE					
STRUCTURE	RIM ELEV.	INVERT IN	INVERT OUT	SUMP	NOTES
CB 101	110.77		106.70	102.70	HOODED, DEEP SUMP, SEE
CB 102	109.74		106.70	102.70	DETAIL 8, SHEET SP-7
CB 103	104.01		101.20	97.20	
CB 104	103.74		101.10	97.10	
DMH 101	109.63	104.35	104.25		
DMH 102	104.02	101.00 (P-5) 101.00 (P-3) 101.00 (P-4)	100.90		
DMH 103	102.50	95.9 (P-7) 90.85 (EX 18" VCP)	90.80 (EX 18" VCP)		
OS #1	103.65	96.5 (UD) (97.45) (P-9)	96.4		
FE-#1			100.70		
FE-#2			101.50		
YD-#1	117.00	114.00 (Pipe - 14")	113.90		NYOPLAST YARD DRAIN
YD-C#1	111.00	108.00 (P-20) 108.00 (Pipe - (P-21))	107.90		STRUCTURE WITH FRAME AND GRATE
YD-C#2	113.00	110.00 (P-18) 110.00 (Pipe - (P-19))	109.90		
YD-C#3	115.00	112.00 (P-16) 112.00 (Pipe - (P-17))	111.90		
YD-C#4	116.50	113.50 (P-15)	113.40		
YD-C#5	116.50	114.90 (P-13)	114.60		
YD-D"A"	105.00	102.10 (P-24) 102.10 (Pipe - (P-25))	102.00		
YD-D"B"	109.00	105.50 (P-22) 105.50 (Pipe - (P-23))	105.40		

DRAIN PIPE TABLE							
PIPE	START	INV.	END	INV.	SIZE	L.F.	SLOPE
P-1	CB 101	106.70	ST #1	105.90	12"	24'	3.38%
P-2	CB 102	106.70	ST #1	105.90	12"	28'	2.86%
P-3	DMH 101	104.25	DMH 102	101.00	12"	96'	3.40%
P-4	CB 103	101.20	DMH 102	101.00	12"	15'	1.35%
P-5	CB 104	101.10	DMH 102	101.00	12"	5'	2.00%
P-6	DMH 102	100.90	FES #1	100.70	15"	16'	1.25%
P-7	OS #1	96.40	DMH #103	95.90	12"	24'	2.08%
P-8	ST #1	104.40	DMH 101	104.35	6"	4'	1.25%
P-9	CB 105	97.95	CB 106	97.80	12"	15'	1.00%
P-10	CB 106	97.70	OS #1	97.45	12"	23'	1.08%
P-11	YD-C#5	114.60	ST #2	114.50	6"	9'	1.11%
P-12	De-#5	116.75	ST #2	114.50	6"	13'	17.30%
P-13	De-#4	115.00	YD-C#5	114.90	6"	14'	0.71%
P-14	ST-#2	114.50	YD-#1	114.00	6"	26'	1.92%
P-15	YD-#1	113.90	YD-C#4	113.50	12"	55'	0.73%
P-16	YD-C#4	113.40	YD-C#3	112.00	12"	50'	2.80%
P-17	De #3	114.00	YD-C#3	112.00	6"	5'	40.00%
P-18	YD-C#3	111.90	YD-C#2	110.00	12"	52'	3.67%
P-19	De #2	112.50	YD-C#2	110.00	6"	5'	50.00%
P-20	YD-C#2	109.90	YD-C#1	108.00	12"	48'	3.96%
P-21	De #1	110.50	YD-C#1	108.00	6"	5'	50.00%
P-22	YD-C#1	107.90	YD-D"B"	105.50	12"	95'	2.53%
P-23	De-DB	106.00	YD-D"B"	105.50	6"	17'	2.94%
P-24	YD-D"B"	105.40	YD-D"A"	102.10	12"	58'	5.74%
P-25	De-"D"	105.50	YD-D"A"	102.10	6"	18'	18.90%
P-26	YD-D"A"	102.00	FES #2	101.50	12"	33'	1.52%

D-1 DRAINAGE NOTES

1. INSTALL DMH #103 IN EXISTING DRAIN LINE.
RIM ELEV = 102.50' (MATCH EXISTING PAVEMENT)
EXISTING PIPE IN = 90.85' (18" VCP)
EXISTING PIPE OUT = 90.80' (18" VCP)
NEW INV IN = 95.90' (12" HDPE)
2. INSTALL HI VIS HI FLOW SILT SACK PER DETAIL 2,
SHEET SP-9 AT EXISTING CATCH BASIN #5944 AND ALL
PROPOSED CATCH BASINS.
3. INSTALL FLARED END SECTION #1 PER DETAIL 12, SHEET 10.
4. INSTALL FLARED END SECTION #2 PER DETAIL 12, SHEET 10.
5. INSTALL RIP RAP, PER DETAIL 8, SHEET SP-10.
Wo=3.8', We=8.7', Lg=12.3', D=12", D(50)=6"
6. INSTALL RIP RAP, PER DETAIL 8, SHEET SP-10.
Wo=3.0', We=6.8', Lg=9.4', D=12", D(50)=6"
7. INSTALL 18" WIDE x 24" DEEP, STONE DRIP EDGE (ALL UNITS).
8. INSTALL 36" WIDE x 24" DEEP, STONE DRIP EDGE (COTTAGE UNIT #5 ONLY).
9. INSTALL EROSION CONTROL MEASURE "SILT FENCE" PER DETAIL 1, SHEET SP-9 OR
"SILT SOXX" PER DETAIL 9, SHEET SP-9 OR "EROSION CONTROL BERM" PER DETAIL 11,
SHEET SP-9, MAY BE USED AT THE SITE WORK CONTRACTOR DISCRETION. PERIMETER
CONTROLS MUST BE INSTALLED PRIOR TO EARTH MOVING OPERATIONS.
10. ALL PROPOSED STORM PIPE SHALL BE HDPE.

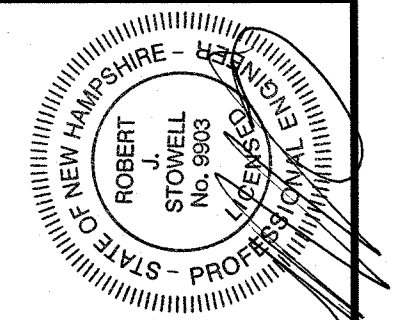


TRITECH
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9-12-24	



GRADING AND DRAINAGE PLAN
103 COURT STREET

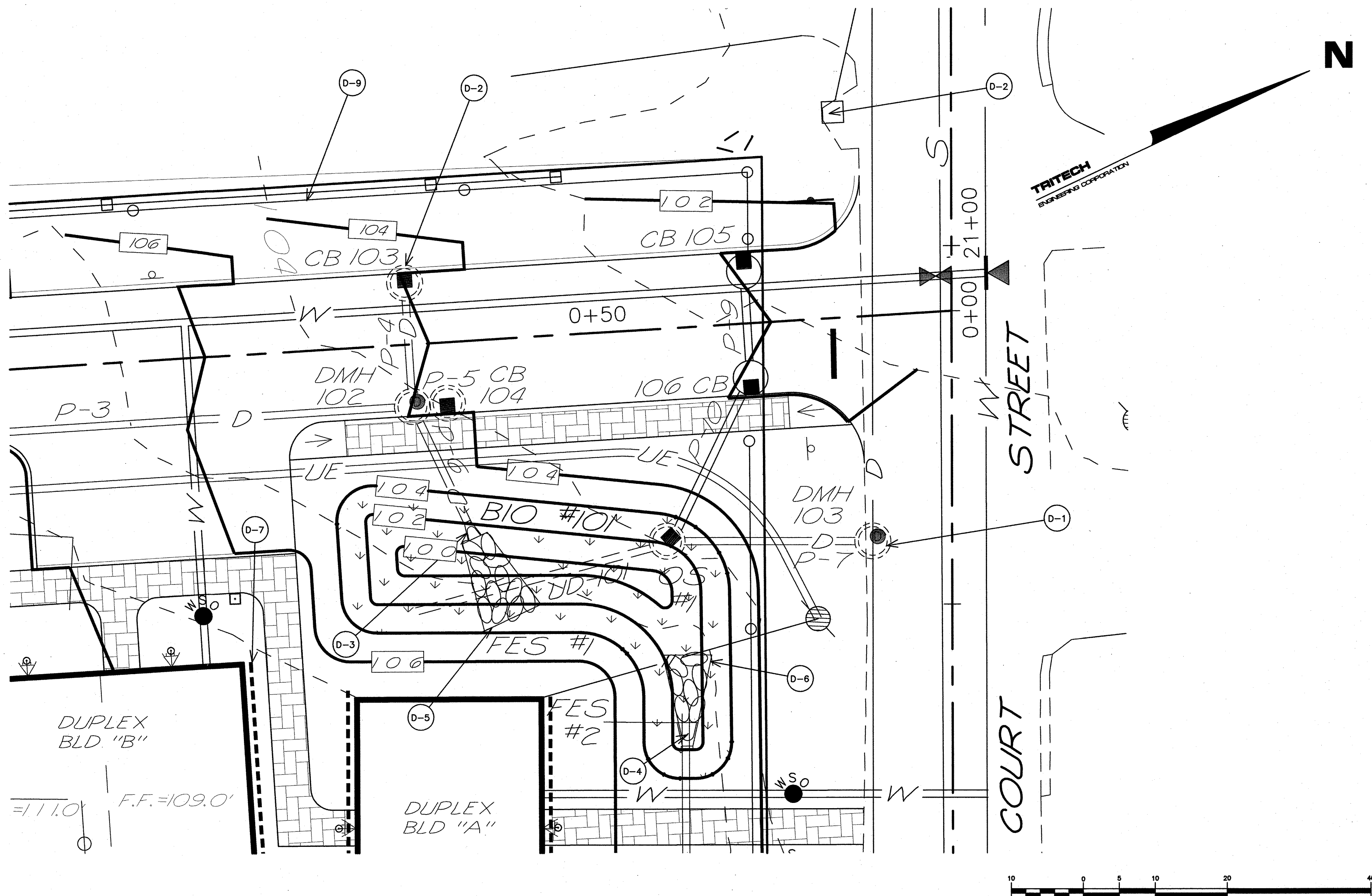
103 COURT STREET
DOVER, NEW HAMPSHIRE
STAFFORD COUNTY

AUGUST 15, 2024 JOB No. 24101
SCALE: 1" = 20'

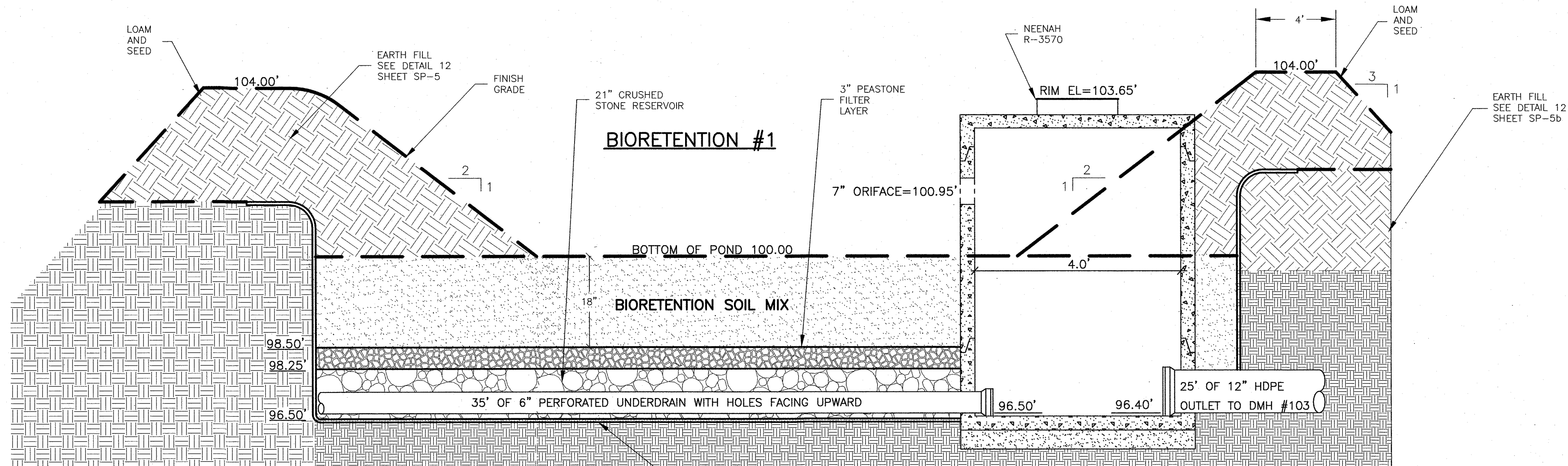
SHEET No.

SP-4

(P24-0012)



1 BIORETENTION BASIN #101
1" = 10'



9 BIORETENTION #101 CROSS SECTION WITH OUTLET STRUCTURE
NOT TO SCALE

- PARTICLE SIZE DISTRIBUTION BY SEPARATES:
 - EXCLUDE ANY MATERIAL >4.75mm - 0%
 - VERY COARSE SAND/GRAVEL (2.0 TO 4.75 mm) 5% MAXIMUM (% BY DRY WEIGHT)
 - SAND (0.42 TO 2.0 mm) 60% MAX (% BY DRY WEIGHT)
 - SILT (0.075 TO 0.42 mm) 20% MAXIMUM (% BY DRY WEIGHT)
 - CLAY (LESS THAN 0.075mm) 5% MAXIMUM (% BY DRY WEIGHT)
 - BARK MULCH (LESS THAN 5% PASSING #200) 15% MAX (% BY DRY WEIGHT)
 - LOAM (LESS THAN 5% PASSING #200) 20% TO 40% (% BY DRY WEIGHT)
- ACCEPTABLE PARTICLE SIZE DISTRIBUTION OF FINAL BIORETENTION SOIL MIX:

SIEVE	% PASSING
#4	100
#10	95
#40	40 - 15
#200	10 - 20
<#200	0 - 5
- FRAGMENT SIZE DISTRIBUTION:
 - STICKS AND ROOTS: SHOULD BE MINIMIZED AND PREFERABLY LIMITED TO NOTHING LARGER THAN 4.76mm
 - DEBRIS AND OTHER FOREIGN MATERIALS: SHOULD BE MINIMIZED
- PERCENTAGE ORGANIC MATTER: MINIMUM 3% BY VOLUME AND MAXIMUM 8% BY VOLUME
- SOIL REACTION: pH OF 6 TO 7
- CEC OF TOTAL SOIL: MINIMUM 10 meq/100mL AT pH OF 7.0
- BASIS-OF-DESIGN PRODUCT: SUBJECT TO COMPLIANCE WITH REQUIREMENTS INDICATED ON DRAWINGS
- BASIC PROPERTIES: MANUFACTURED SOIL SHALL NOT CONTAIN THE FOLLOWING:
 - UNACCEPTABLE MATERIALS: CONCRETE SLURRY, CONCRETE LAYERS OR CHUNKS, CEMENT, PLASTER, BUILDING DEBRIS, ASPHALT, BRICKS, OILS, GASOLINE, DIESEL FUEL, PAINT THINNER, TURPENTINE, TAR, ROOFING COMPOUND, ACID, SOLID WASTE, AND OTHER EXTRANEOUS MATERIALS THAT ARE HARMFUL TO PLANT GROWTH.
 - UNACCEPTABLE MATERIALS: STONES, ROOTS, PLANTS, SOD, CLAY LUMPS, AND POCKETS OF COARSE SAND THAT EXCEED A COMBINED MAXIMUM OF 5% BY DRY WEIGHT OF THE MANUFACTURED SOIL.
 - LARGE MATERIALS: STONES, CLODS, ROOTS, CLAY LUMPS, AND POCKETS OF COARSE SAND EXCEEDING 0.187 INCHES (4.76mm) IN ANY DIMENSION
- ACCEPTABLE SOIL AMENDMENTS
 - NO COMPOST SHOULD BE USED IN THE PLANTING MIX
 - SPHAGNUM PEAT: PARTIALLY DECOMPOSED SPHAGNUM PEAT MOSS, FINELY DIVIDED OR OF GRANULAR TEXTURE WITH 100% PASSING THROUGH THE 1/2-INCH (13mm) SIEVE, A pH OF 3.4 TO 4.8
 - WOOD DERIVATIVES: SHREDDED WOOD, WOOD CHIPS, GROUND BARK, OR WOOD WASTE; OF UNIFORM TEXTURE AND FREE OF STONES, STICKS, SOIL, OR TOXIC MATERIALS
 - MEDIA AMENDMENTS SUCH AS ZERO-VALENT IRON AND/OR DRINKING WATER TREATMENT RESIDUALS (ALUM) TO ENHANCE PHOSPHORUS SORPTION AS SPECIFIED BY ENGINEER.

4 BIORETENTION SOIL MIX
NOT TO SCALE

NEW ENGLAND WETLAND PLANTS INC.
NEW ENGLAND EROSION CONTROL/RESTORATION MIX FOR DETENTION BASINS AND MOIST SITES
 THE MIX MAY BE APPLIED BY HAND, BY MECHANICAL SPREADER, OR BY HYDRO-SEEDER. AFTER SOWING, LIGHTLY RAKE, ROLL, OR CULTIVATE TO INSURE GOOD SEED-TO-SOIL CONTACT. BEST RESULTS ARE OBTAINED WITH A SPRING OR LATE SUMMER SEEDING. LATE FALL AND WINTER DORMANT SEEDING REQUIRES AN INCREASE IN THE APPLICATION RATE. A LIGHT MULCHING OF CLEAN, WEED-FREE STRAW IS RECOMMENDED.

NEW ENGLAND WETLAND PLANTS INC.
NEW ENGLAND EROSION CONTROL/RESTORATION MIX FOR DRY SITES

THE NEW ENGLAND EROSION CONTROL/RESTORATION MIX FOR DRY SITES MAY BE APPLIED BY HYDRO SEEDING, BY MECHANICAL SPREADER, OR ON SMALL SITES IT CAN BE SPREAD BY HAND. LIGHTLY RAKE, OR ROLL TO ENSURE PROPER SOIL-SEED CONTACT. BEST RESULTS ARE OBTAINED WITH A SPRING OR LATE SUMMER SEEDING. LATE SPRING THROUGH MID-SUMMER SEEDING WILL BENEFIT FROM A LIGHT MULCHING OF WEED-FREE STRAW TO CONSERVE MOISTURE. IF CONDITIONS ARE DRIER THAN USUAL, WATERING WILL BE REQUIRED. FERTILIZATION IS NOT REQUIRED UNLESS THE SOILS ARE PARTICULARLY INFERTILE. PREPARATION OF A CLEAN WEED FREE SEED BASE IS NECESSARY FOR OPTIMAL RESULTS.

ANYWHERE ON THE SITE THAT EXISTING VEGETATION IS TO BE REMOVED WILL REQUIRE IMMEDIATE EROSION CONTROL TREATMENT. SPECIAL CARE SHOULD BE TAKEN WHERE RUNOFF ENTERS WETLANDS. ALL STORM WATER AREAS SHALL BE STABILIZED PRIOR TO DIRECTING STORM WATER TO THEM; SPECIFICALLY ALL BIORETENTION BASINS AND ALL INFILTRATION AREAS.

SEEDING LEGEND

- 50/50 BLEND OF NEW ENGLAND EROSION CONTROL/RESTORATION MIX FOR DRY SITES AND NEW ENGLAND EROSION CONTROL/RESTORATION MIX FOR DETENTION BASINS AND MOIST SITES.
- BOTH MIXES FROM NEW ENGLAND WETLAND PLANTS INC.
- APPLY: 35 LBS/ACRE : 1250 SQ FT/LB
- LIMITS OF BIORETENTION SOIL MIX

8 BIORETENTION SEEDING
NOT TO SCALE

FILL MATERIAL SHOULD BE TAKEN FROM AN APPROVED, DESIGNATED BORROW AREA. IT SHOULD BE FREE OF ROOTS, STUMPS, WOOD, RUBBISH, STONES GREATER THAN 6 INCHES, AND FROZEN OR OTHER OBJECTIONABLE MATERIALS.

AREAS ON WHICH FILL IS TO BE PLACED SHOULD BE SCARIFIED BEFORE PLACEMENT. FILL MATERIAL SHOULD BE PLACED IN LAYERS MAXIMUM OF 8 INCHES THICK (BEFORE COMPACTION), WHICH SHOULD BE CONTINUOUS OVER THE ENTIRE LENGTH OF THE FILL.

FILL MATERIAL SHOULD BE COMPACTED WITH APPROPRIATE COMPACTION EQUIPMENT SUCH AS SHEEPSFOOT, RUBBER-TIRED, OR VIBRATORY ROLLER.

A MINIMUM REQUIRED DENSITY IS 95% OF MAXIMUM DRY DENSITY WITH A MOISTURE CONTENT WITHIN 2 % OF THE OPTIMUM. EACH LAYER OF THE FILL SHOULD BE COMPACTED AS NECESSARY TO OBTAIN MINIMUM DENSITY.

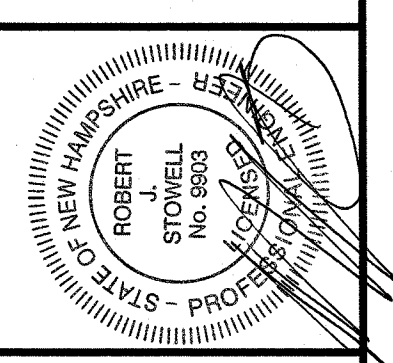
12 EARTH FILL
NOT TO SCALE

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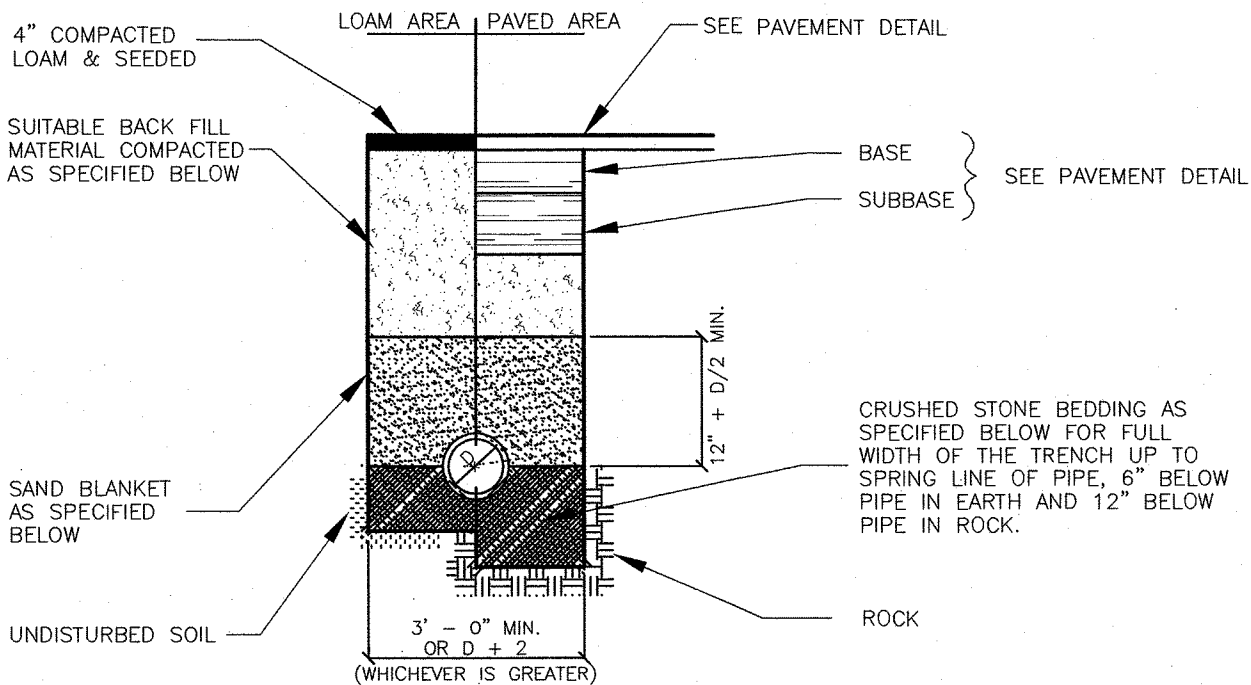
BIORETENTION DETAILS
103 COURT STREET

103 COURT STREET
DOVER, NEW HAMPSHIRE
STAFFORD COUNTY

AUGUST 15, 2024 JOB No. 24101
SCALE: 1" = 10'

SHEET No.

SP-5

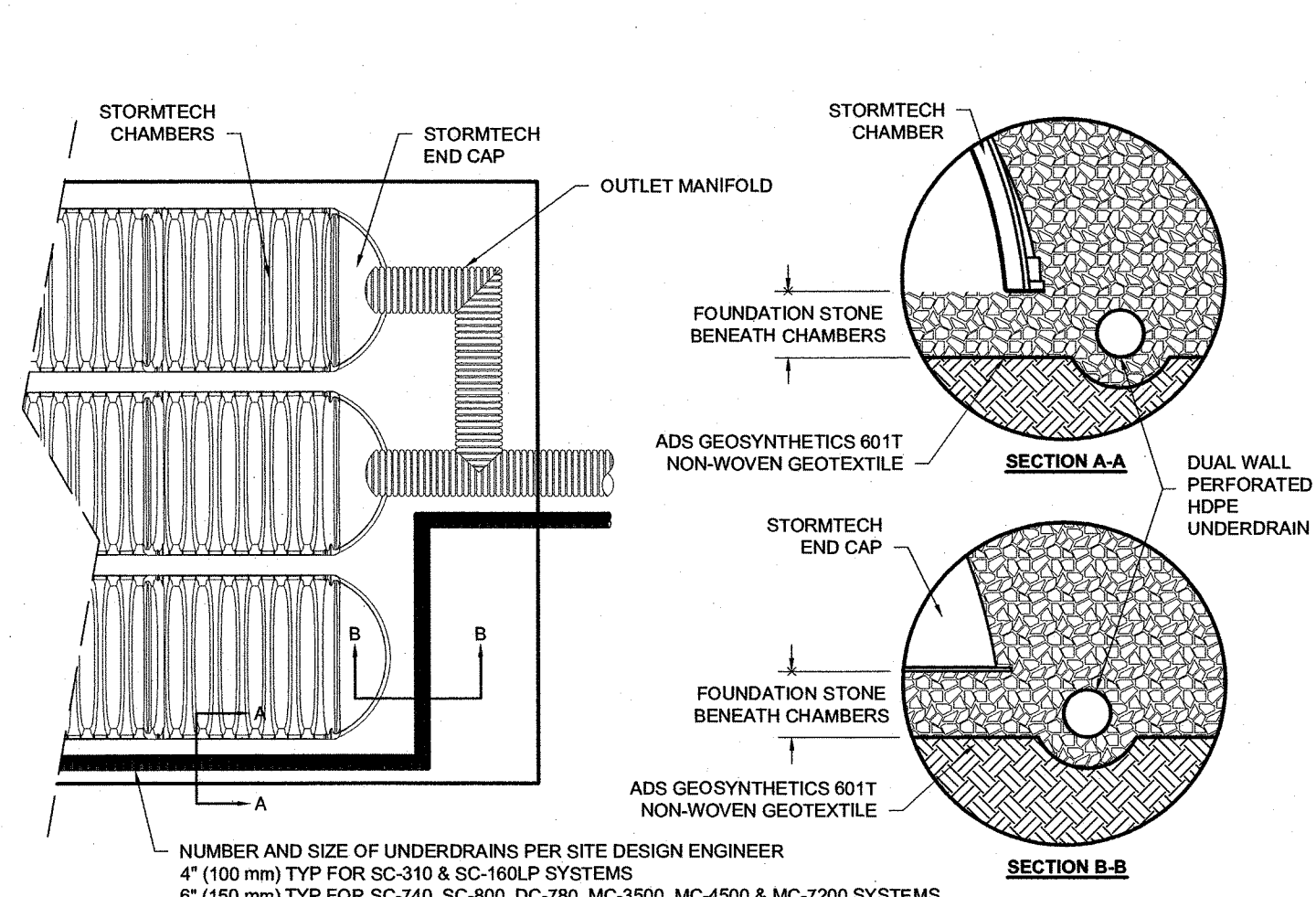


SAND BLANKET		CRUSHED STONE BEDDING	
SIEVE SIZE	% FINER BY WEIGHT	SIEVE SIZE	% FINER BY WEIGHT
1/2"	90 - 100	90	100
3/4"	0 - 15	20	55
		3/8"	0 - 10
		#4	0 - 5
		#8	

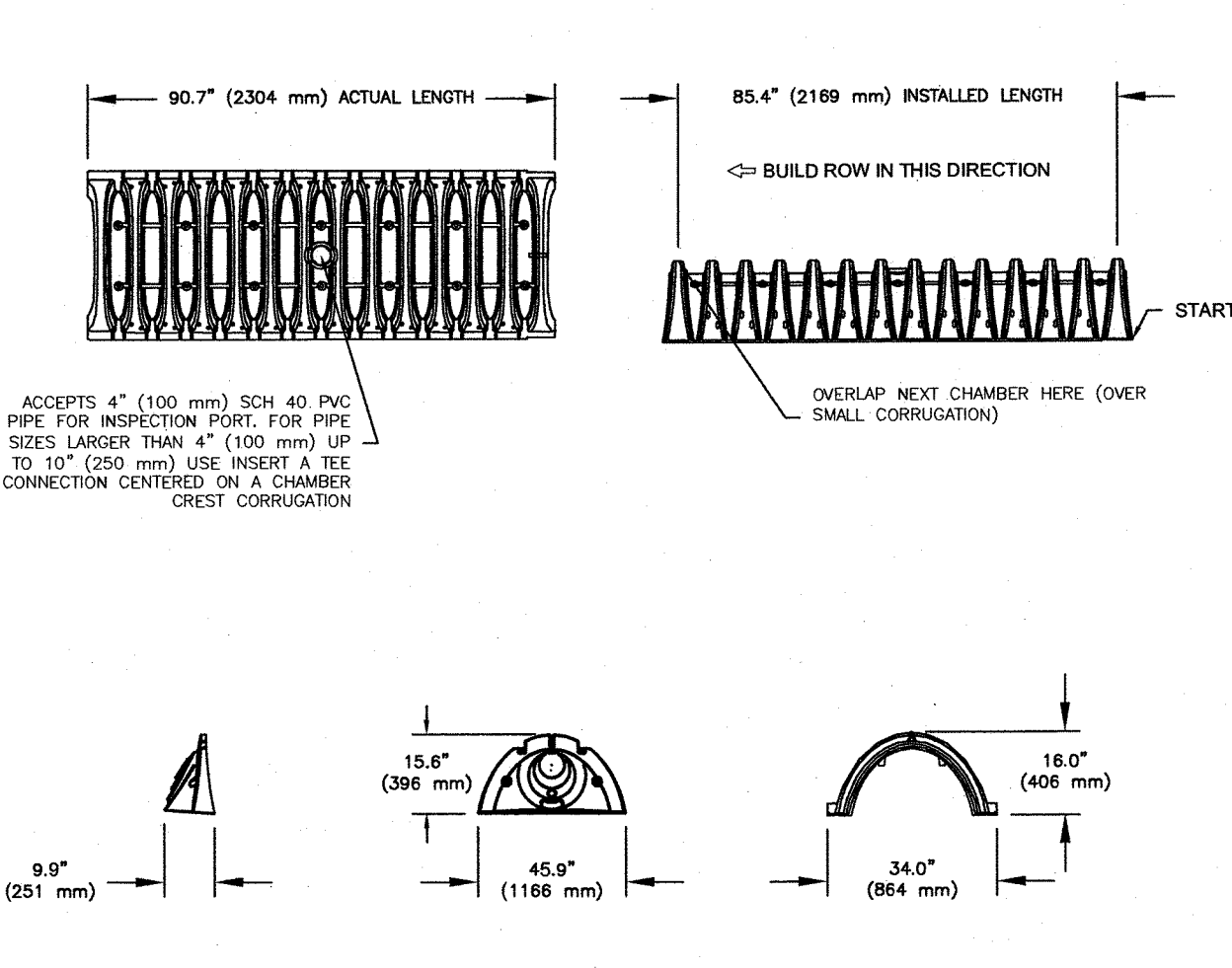
EQUIVALENT TO STANDARD STONE SIZE #67 - SECTION 703 OF NHDOT STANDARD SPECIFICATIONS

BACK FILL MATERIAL BELOW PAVED OR CONCRETE AREAS, BEDDING MATERIAL, AND SAND BLANKET SHALL BE COMPACTED TO NOT LESS THAN 95% OF AASHTO T 99, METHOD C. SUITABLE BACK FILL MATERIAL BELOW LOAM AREAS SHALL BE COMPACTED TO NOT LESS THAN 90% OF AASHTO T 99, METHOD C.

1 STORM DRAINAGE PIPE TRENCH
NOT TO SCALE



2 STORMTECH UNDERDRAIN DETAIL
NOT TO SCALE



NOMINAL CHAMBER SPECIFICATIONS

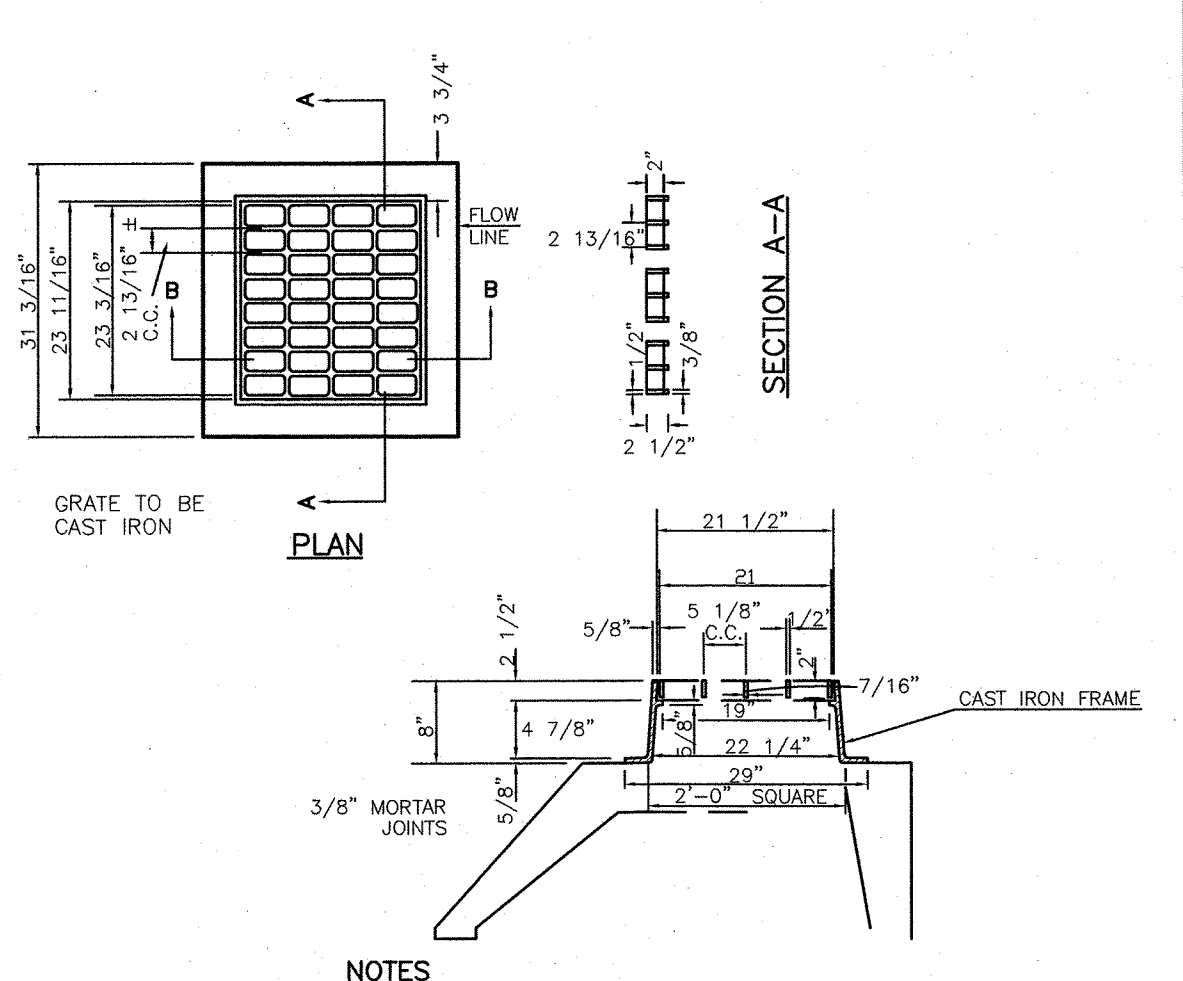
SIZE (W X H X INSTALLED LENGTH) 34.0\"/>

STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"

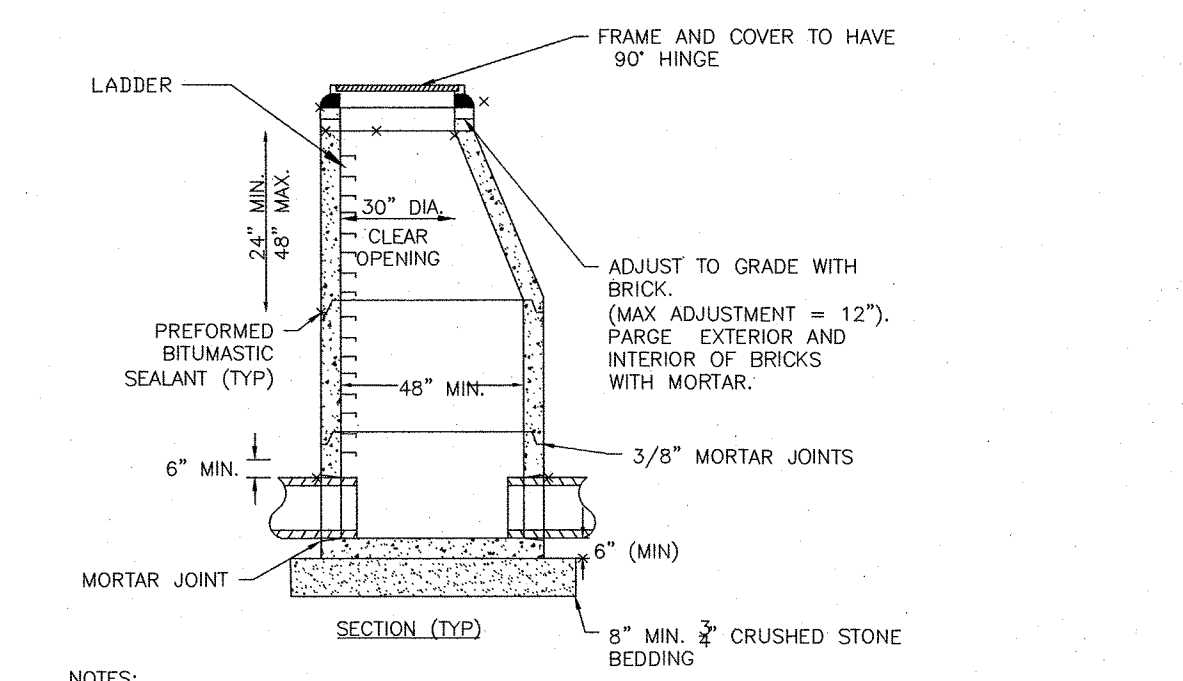
ALL STUBS, EXCEPT FOR THE SC310EP12B ARE PLACED AT BOTTOM OF END CAP SUCH THAT THE OUTSIDE DIAMETER OF THE STUB IS FLUSH WITH THE BOTTOM OF THE END CAP. FOR ADDITIONAL INFORMATION CONTACT STORMTECH AT 1-888-892-2694.

* FOR THE SC310EP12B THE 12\"/>

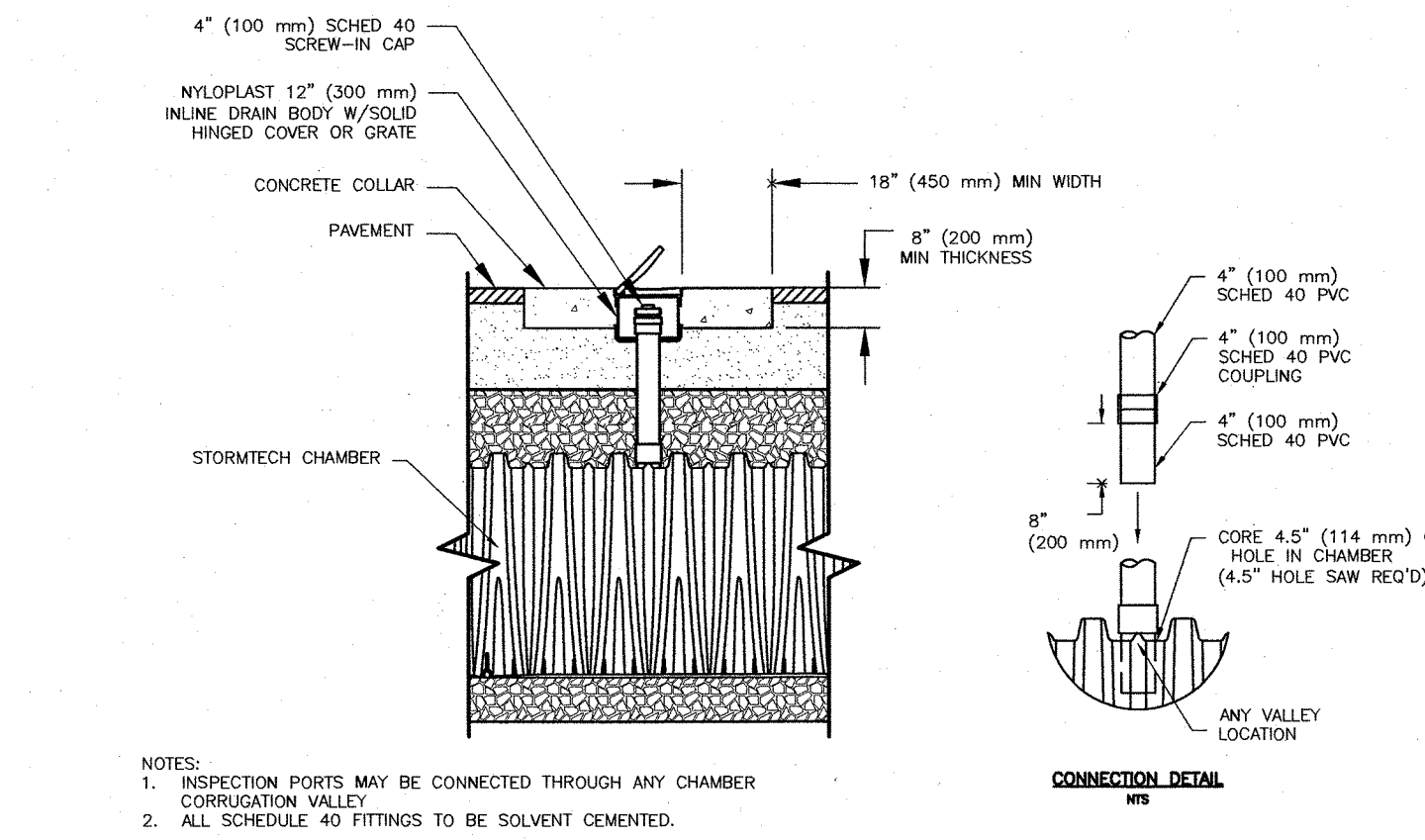
7 STORMTECH SC-310
NOT TO SCALE



4 CATCH BASIN FRAME & GRATE
NOT TO SCALE



5 ROOF DRAIN W-TEE CLEANOUT
NOT TO SCALE



6 STORMTECH-INSPECTION PORT
NOT TO SCALE

NOTES:

1. ENTIRE STRUCTURE SHALL BE H-20 LOAD RATED. PROVIDE MANUFACTURER REINFORCEMENT

2. FOR SHALLOW INVERTS, A FLAT TOP SLAB WITH TONGUE AND GROOVE JOINTS, MEETING H-20 LOADING MAY BE USED.

8 DOVER STD. D-20 DRAIN MANHOLE
NOT TO SCALE

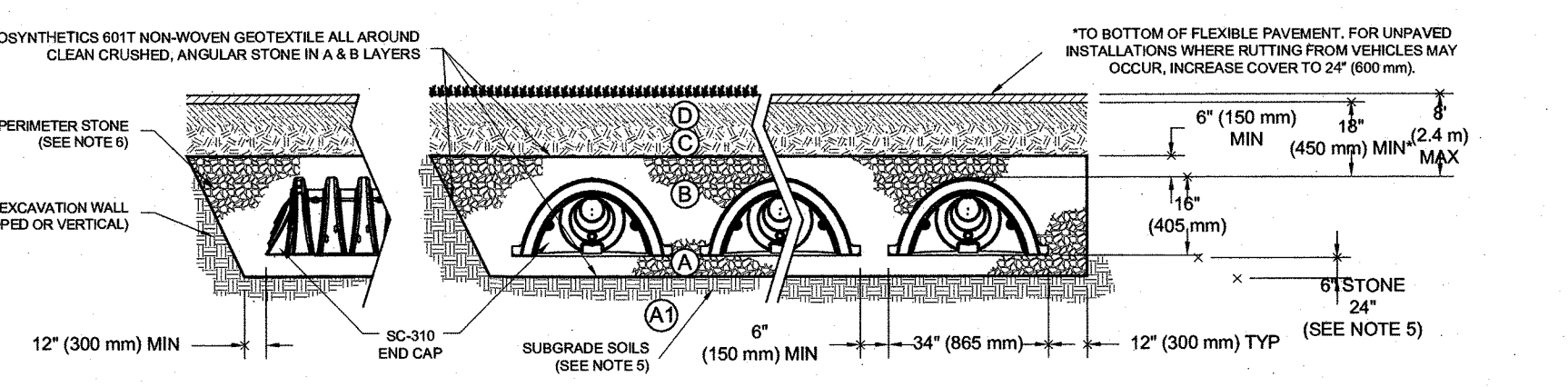
MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SURFACE MAY BE PART OF THE 'D' LAYER.	ANY SOIL/ROCK MATERIALS, NATIVE SOILS	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS.
C INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('E' LAYER) TO 18\"/>	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE.	AASHTO M145 A-1, A-2-4, A-3 OR AASHTO M43 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12\"/>
B EMBEDMENT STONE: FILL 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 (20-50 mm)	AASHTO M43 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBERS.	CLEAN, CRUSHED, ANGULAR STONE, NOMINAL SIZE DISTRIBUTION BETWEEN 3/4-2 INCH (20-50 mm)	AASHTO M43 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. *

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. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6\"/>

3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.



9 STORMTECH ACCEPTABLE FILL MATERIALS
NOT TO SCALE

NOTES:

1. SC-310 CHAMBERS SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2418 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS", OR ASTM F2922 "STANDARD SPECIFICATION FOR POLYETHYLENE (PE) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".

2. SC-310 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2767 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".

3. "ACCEPTABLE FILL MATERIALS" TABLE ABOVE PROVIDES MATERIAL LOCATIONS, DESCRIPTIONS, GRADATIONS, AND COMPACTION REQUIREMENTS FOR FOUNDATION, EMBODIMENT, AND FILL MATERIALS.

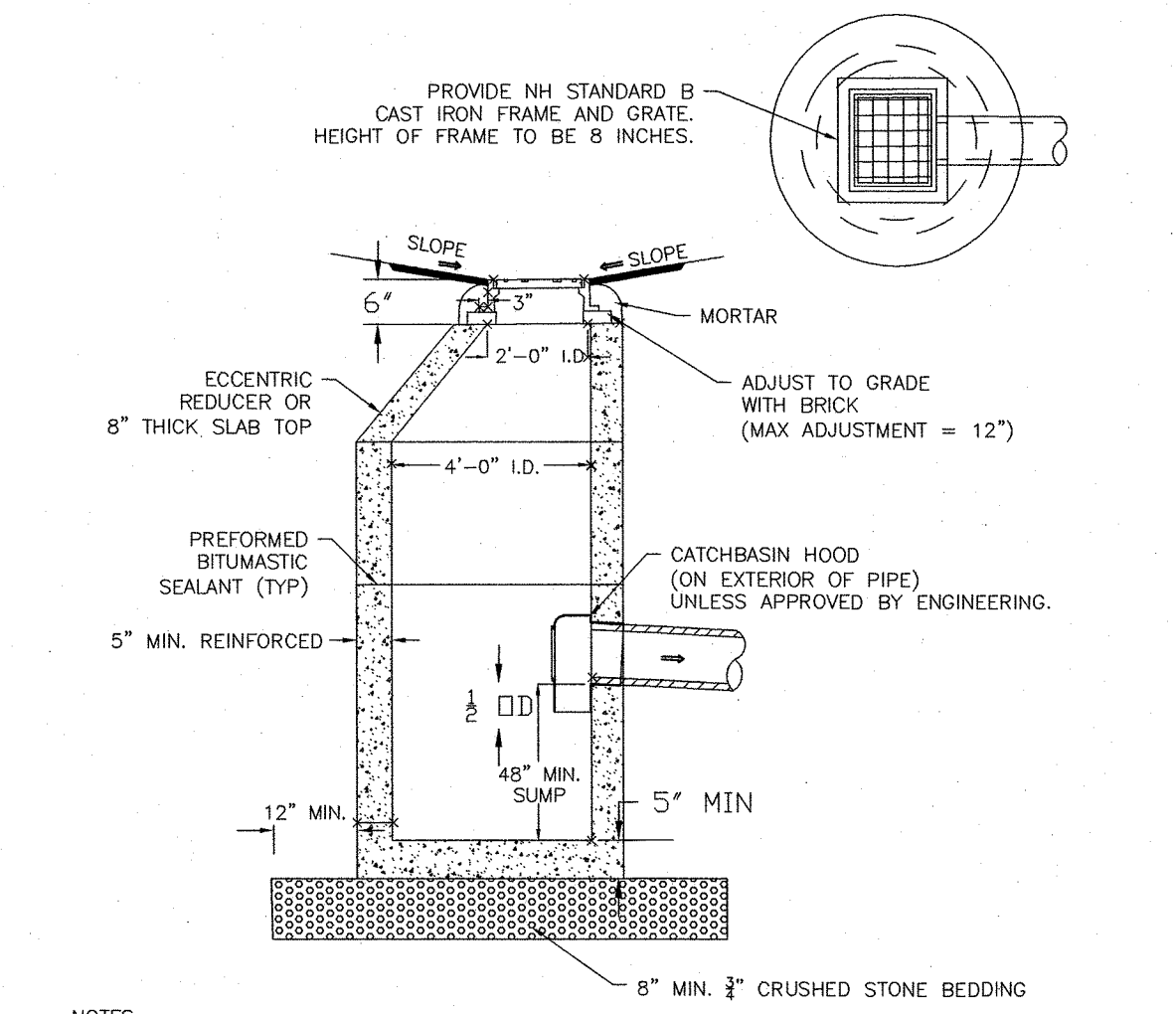
4. THE "SITE DESIGN ENGINEER" REFERS TO THE ENGINEER RESPONSIBLE FOR THE DESIGN AND LAYOUT OF THE STORMTECH CHAMBERS FOR THIS PROJECT.

5. SUBBASE SOIL SHALL BE AS FOLLOWS: A1 FILL SECTION.

6. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.

FILL SPECIFICATION A1			
COMPONENT MATERIAL	PERCENT BY VOLUME	GRADATION OF MATERIAL	
		SIEVE No.	% PASSING BY WEIGHT
ASTM C-33 CONCRETE SAND	50-55%		
LOAMY SAND TOPSOIL	20-30%	200	15-25%
MODERATELY FINE SHREDDED BARK OR WOOD FIBER MULCH	20-30%	200	<5%

PROPOSED FILL UNDER INFILTRATION SYSTEM SHALL BE TESTED FOR INFILTRATION RATE PRIOR TO INSTALLATION BY THE LABORATORY METHOD DESCRIBED IN NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES Env-Wq 1504.14 (g). AFTER FILL IS PLACED BUT BEFORE THE PRACTICE IS INSTALLED, FILL SHALL BE TESTED BY FIELD MEASUREMENT METHOD DESCRIBED IN Env-Wq 1504.14 (b). A MINIMUM INFILTRATION RATE OF 4 INCHES PER HOUR MUST BE ACHIEVED IN BOTH TESTS.



NOTES:

1. ENTIRE STRUCTURE SHALL BE H-20 LOAD RATED. PROVIDE MANUFACTURER REINFORCEMENT DETAILS TO THE CITY ENGINEER UPON REQUEST.

2. FOR SHALLOW INVERTS, A FLAT TOP SLAB WITH TONGUE AND GROOVE JOINTS, MEETING H-20 LOADING MAY BE USED.

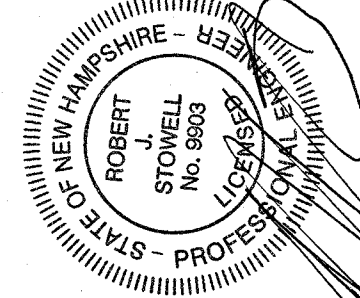
12 DOVER STD. D-19 CATCH BASIN
NOT TO SCALE

TRITECH
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CONSTRUCTION DETAILS

103 COURT STREET

103 COURT STREET

DOVER, NEW HAMPSHIRE

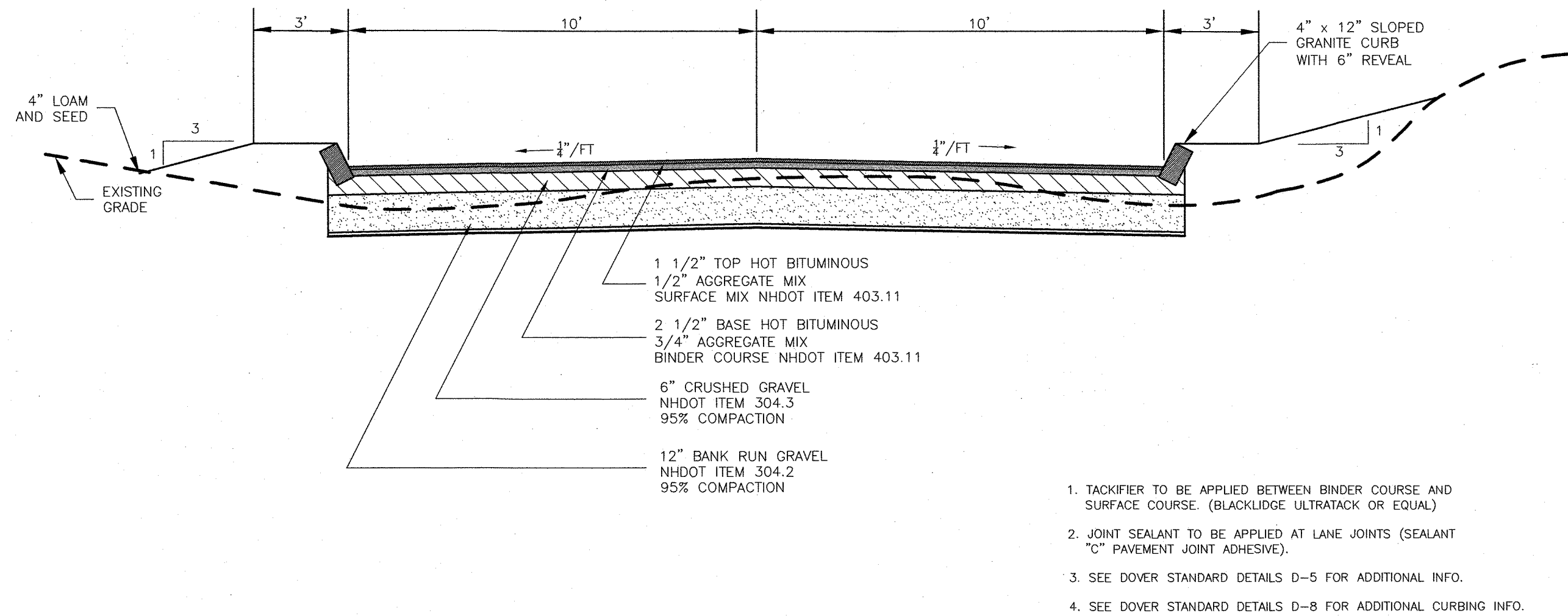
STRAFFORD COUNTY

AUGUST 15, 2024 JOB No. 24101

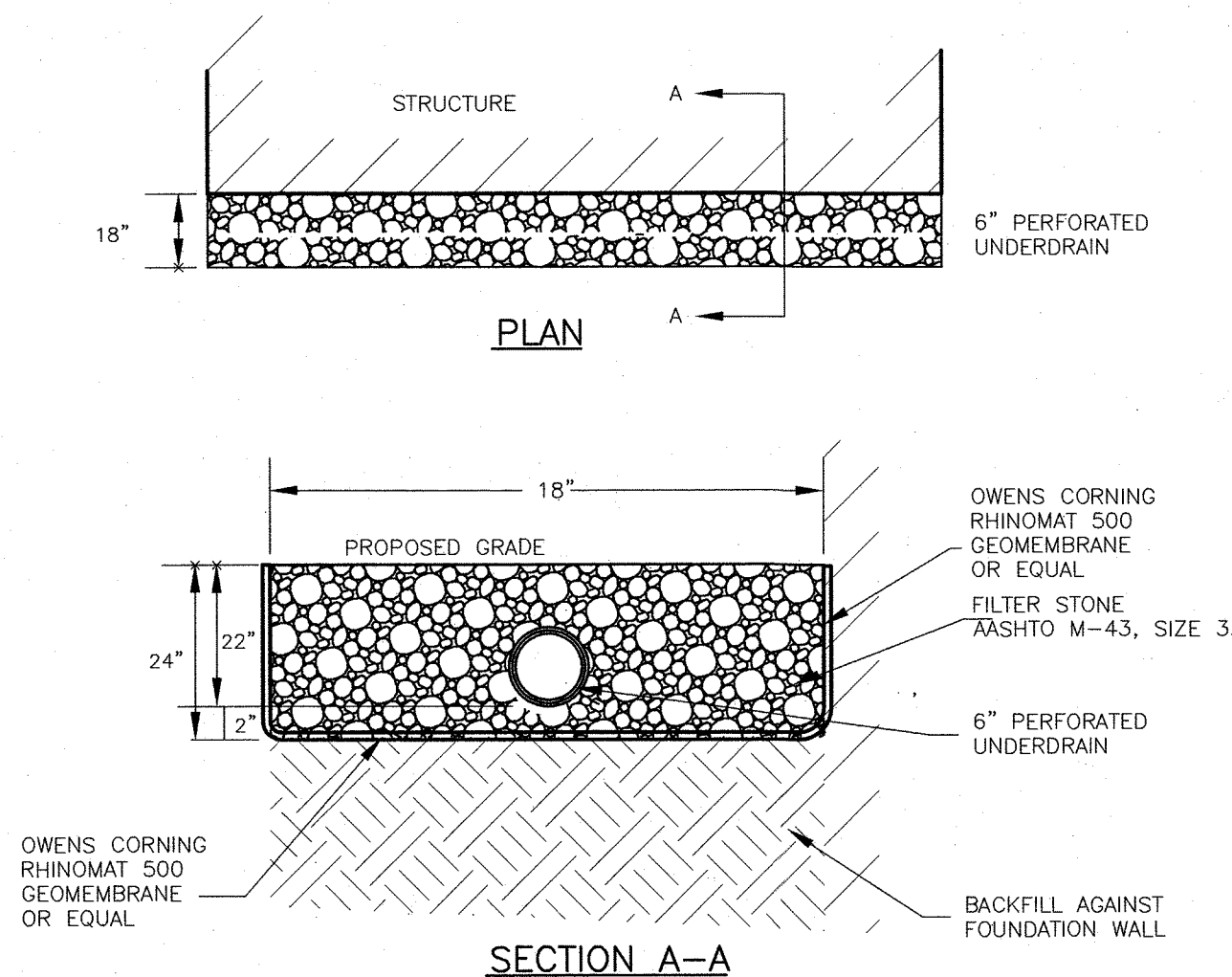
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SP-7

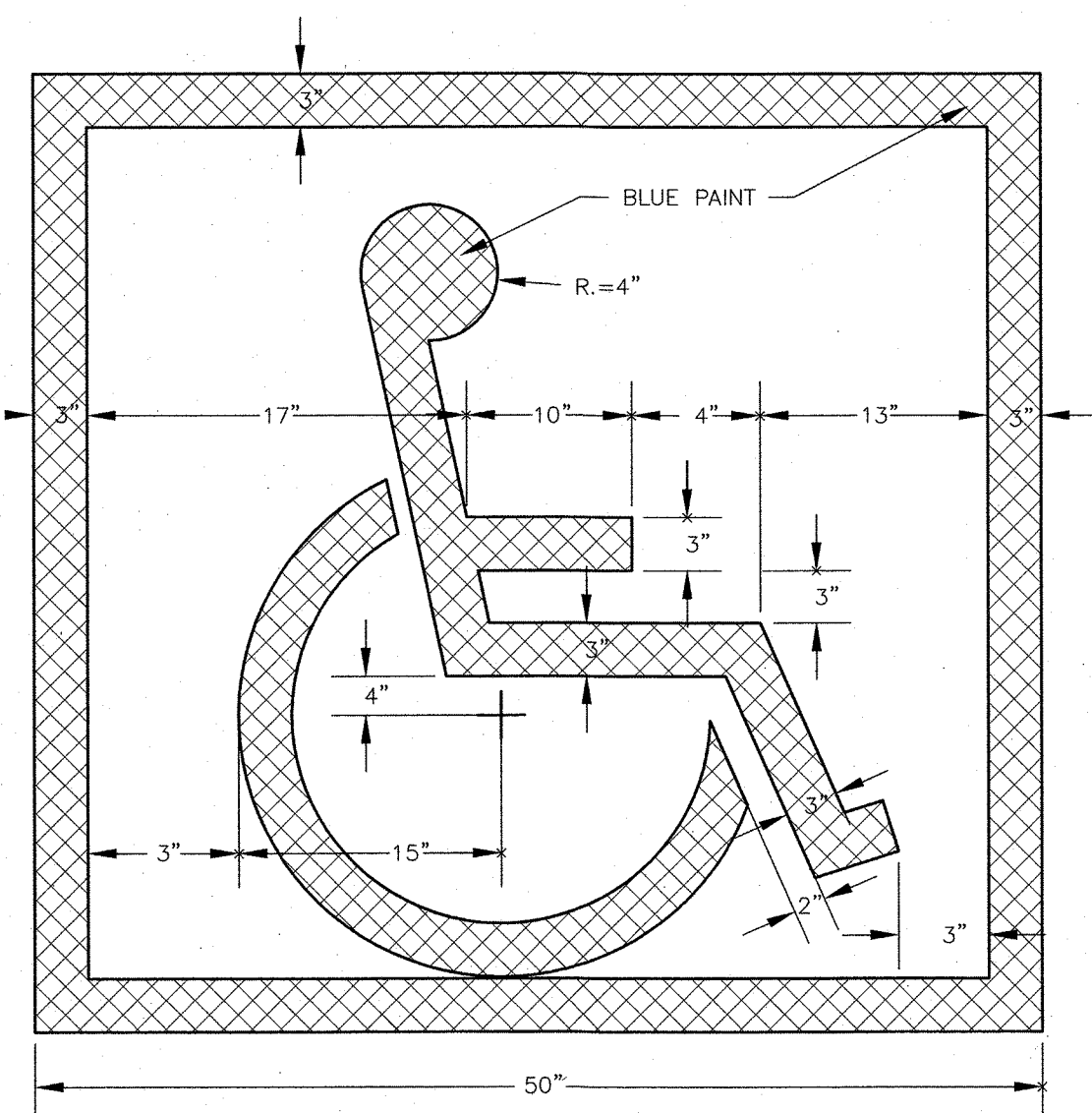
(P24-0012)



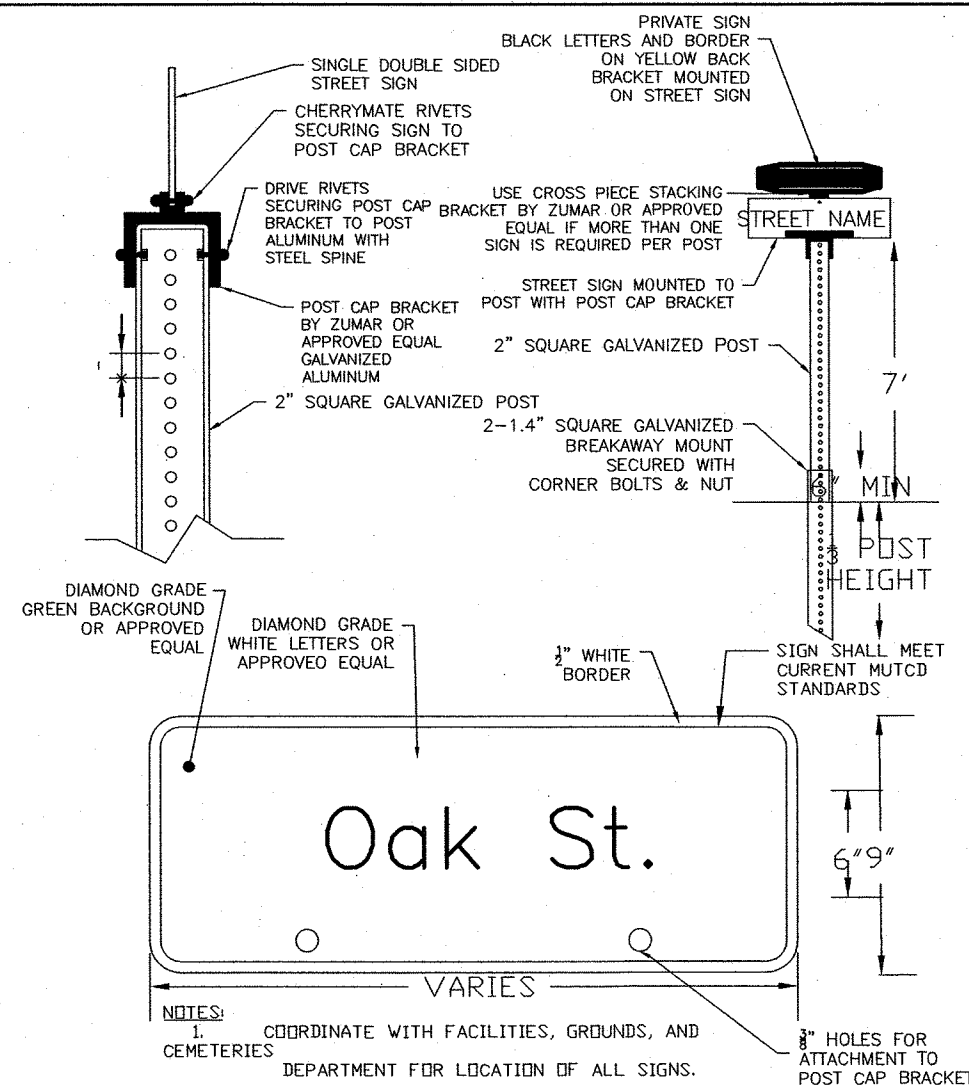
1 TYPICAL DRIVEWAY CROSS SECTION
NOT TO SCALE



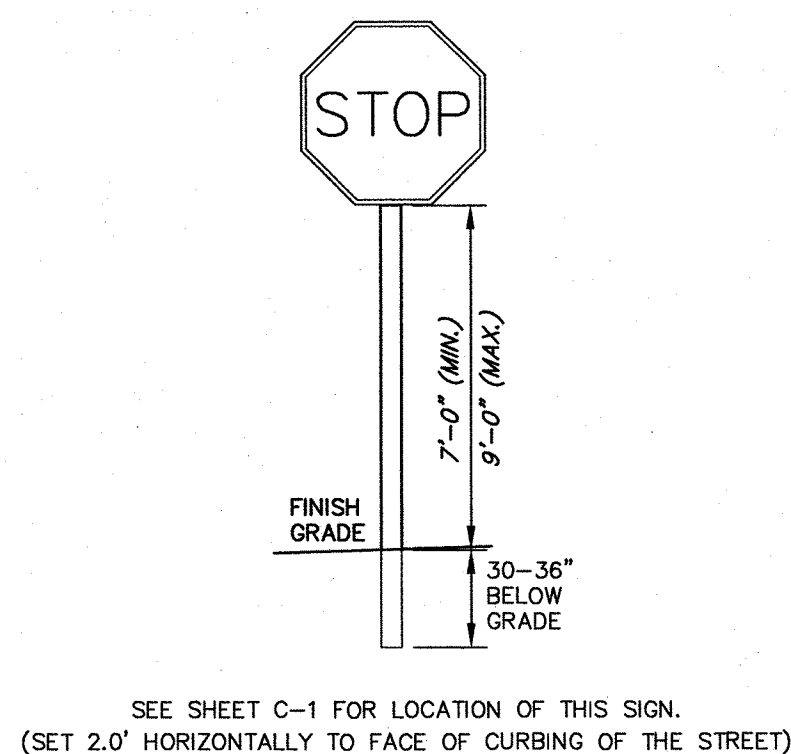
5 BUILDING DRIP EDGE
NOT TO SCALE



9 HANDICAP SYMBOL DETAIL
NOT TO SCALE

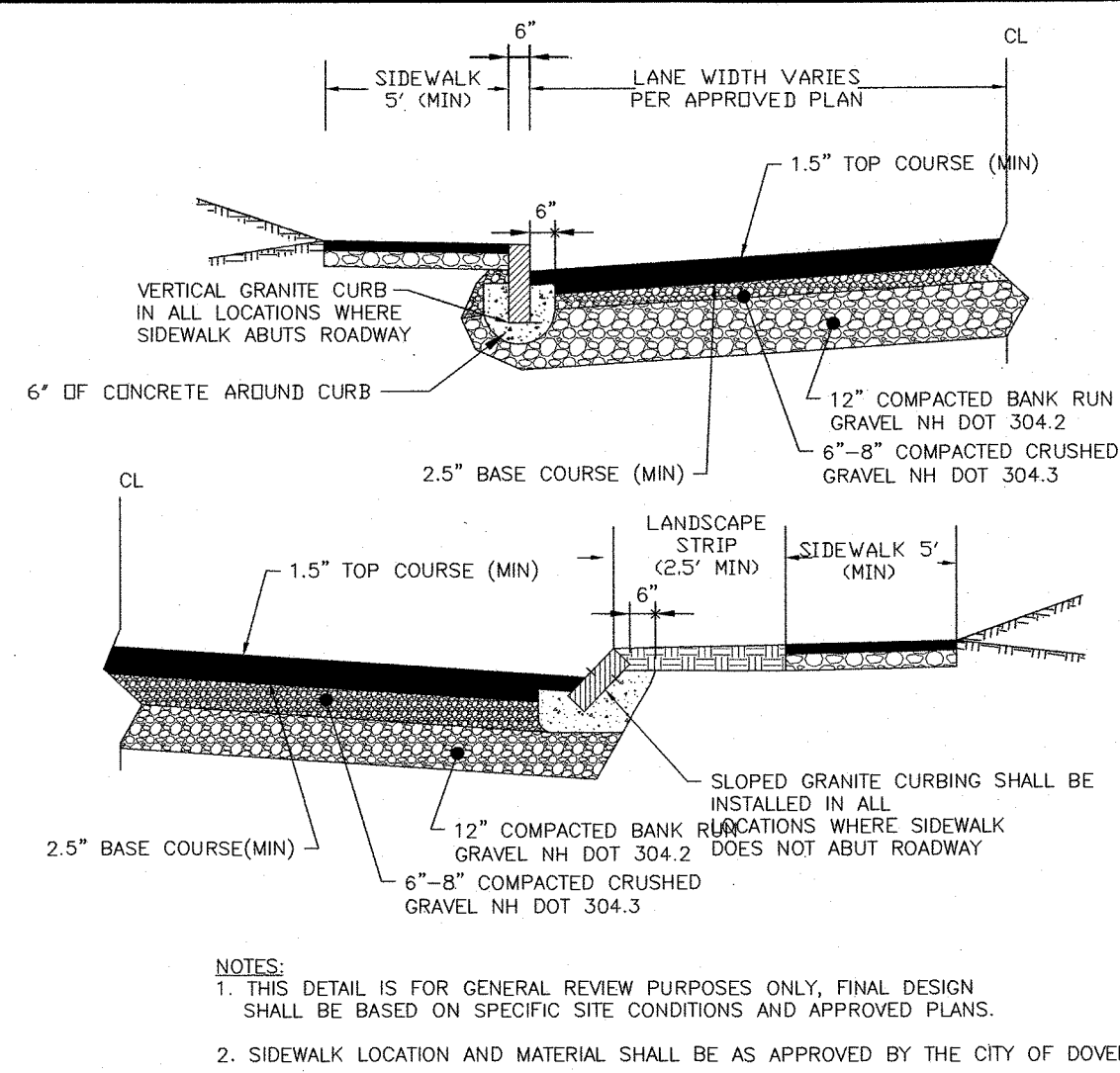


6 DOVER STD. D-1 Street Sign
NOT TO SCALE

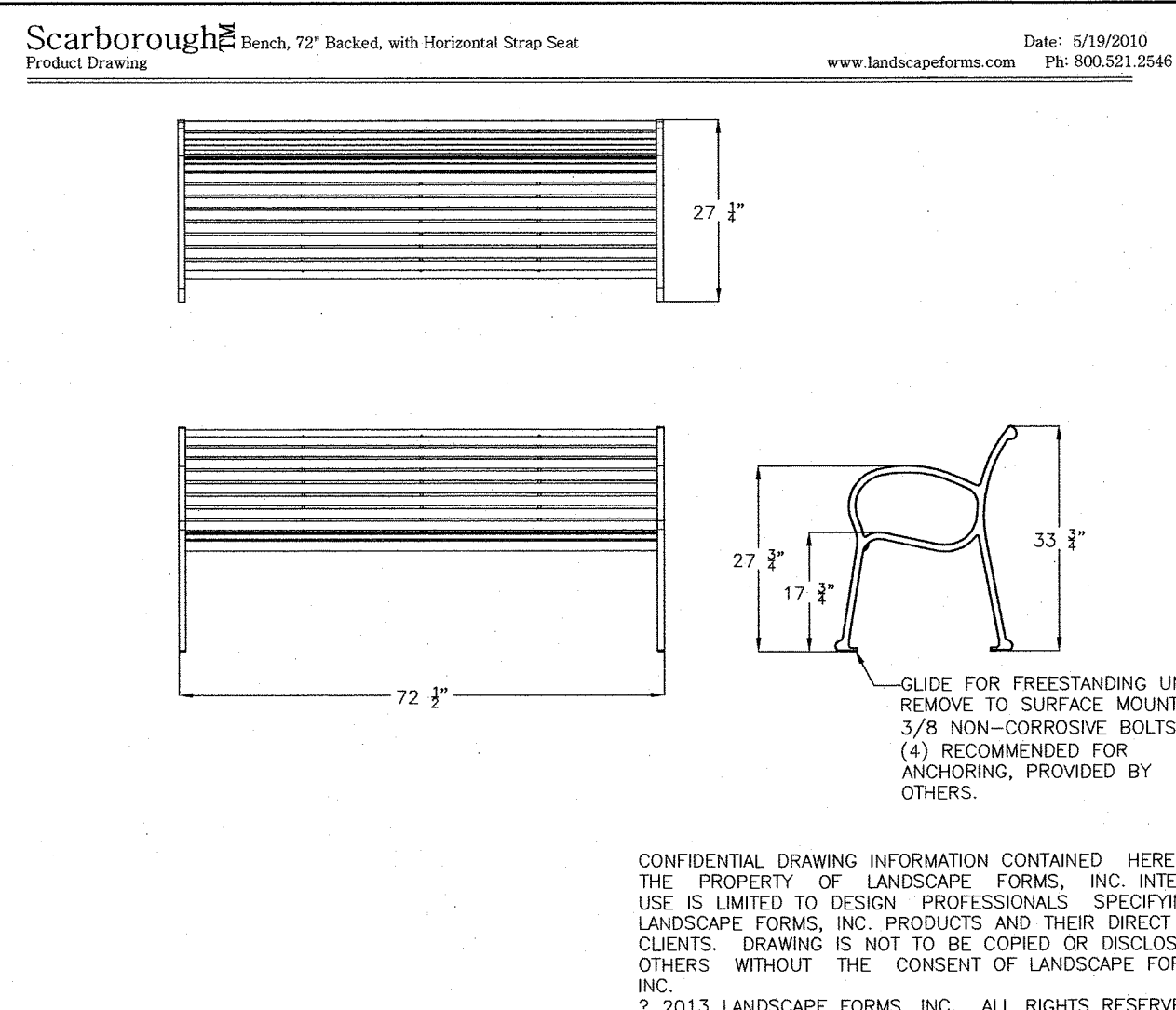


TYPICAL SIGNS
NOT TO SCALE

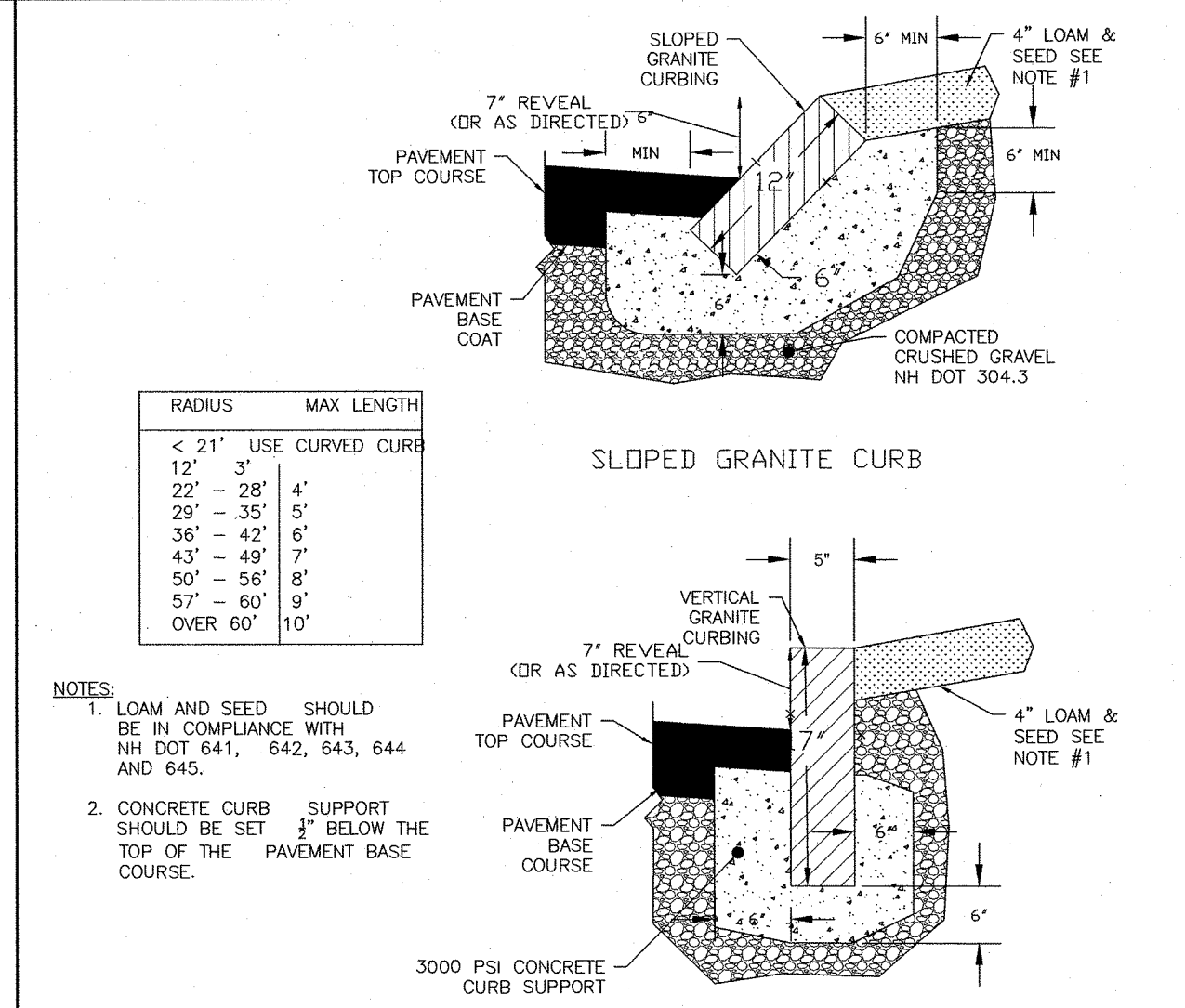
10 STOP SIGN
NOT TO SCALE



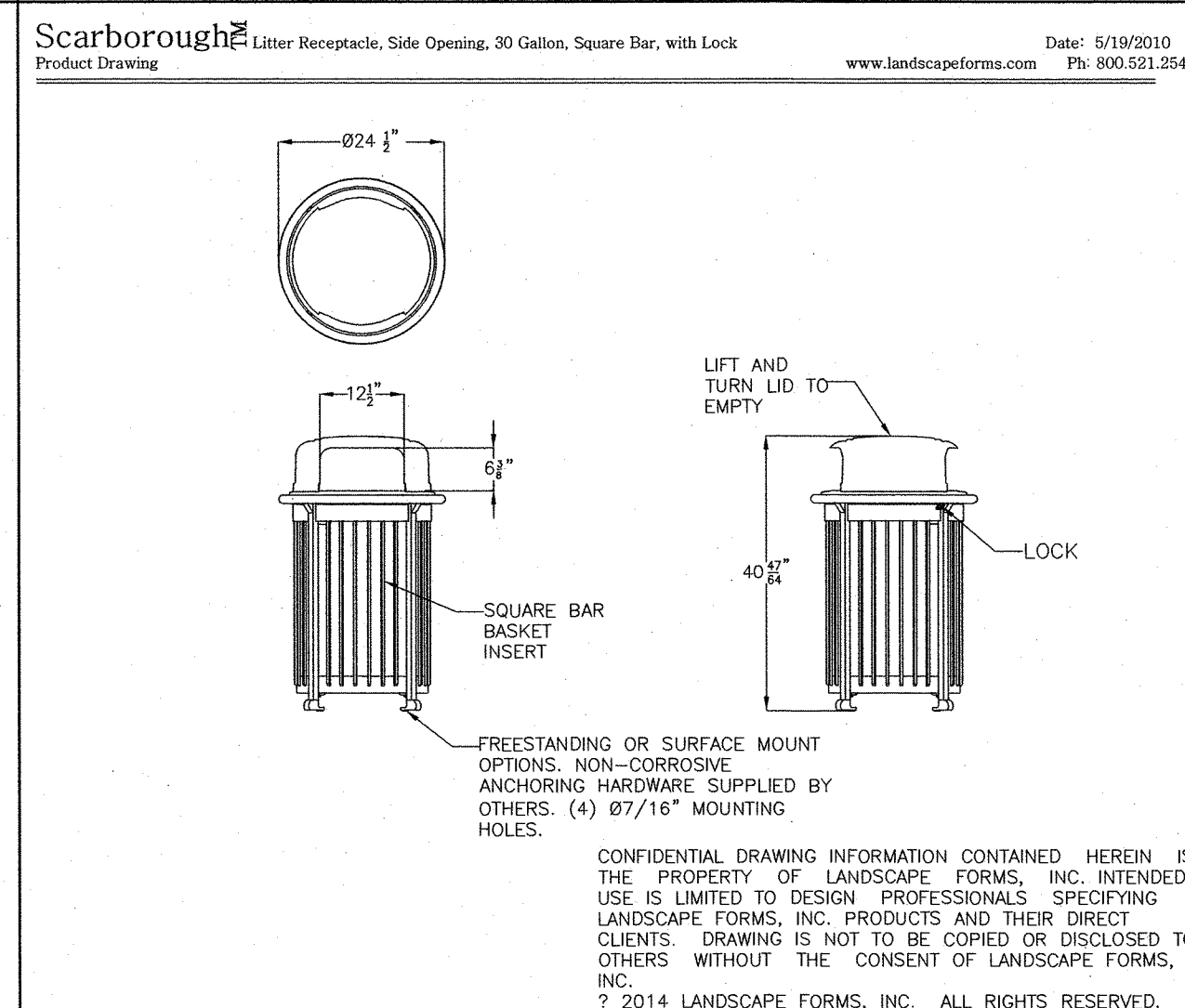
3 DOVER STD. D-5 Roadway Cross Section
NOT TO SCALE



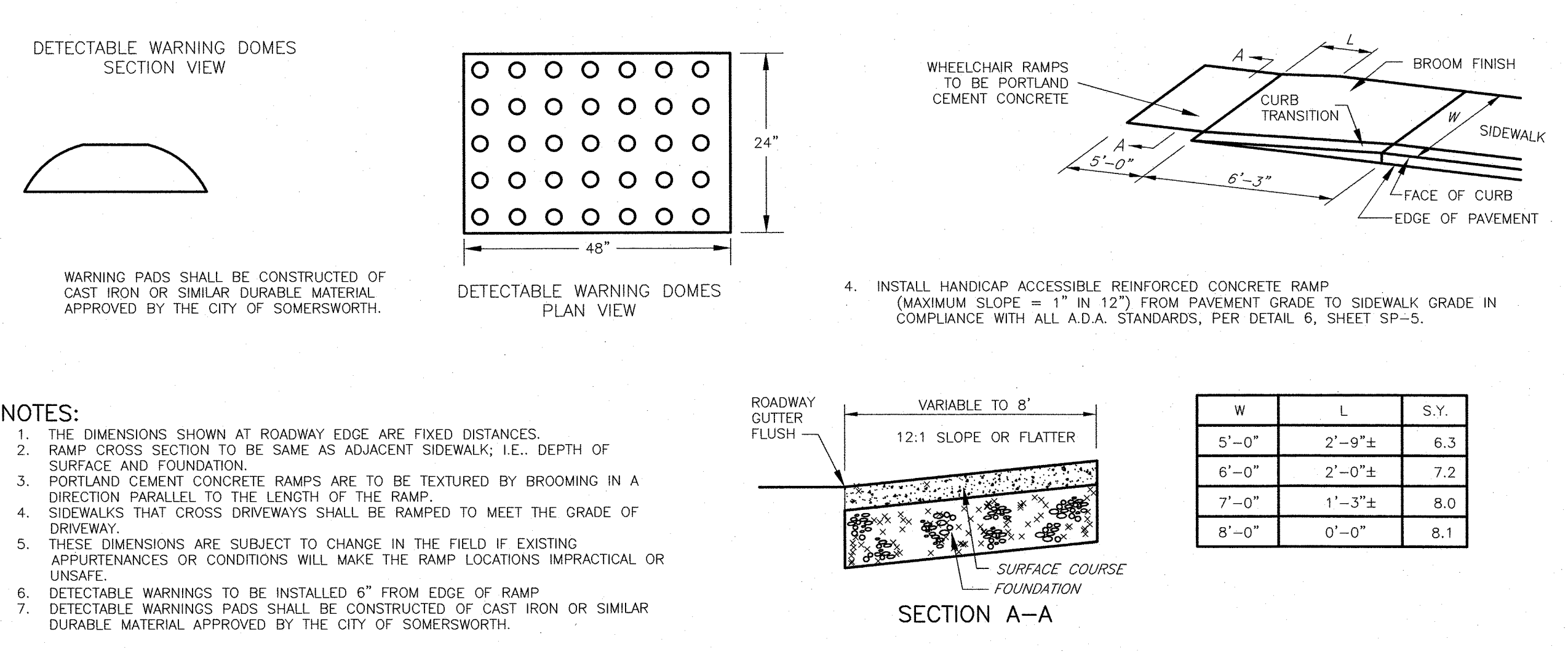
7 PARK BENCH DETAIL
NOT TO SCALE



4 DOVER STD. D-8 Granite Curb
NOT TO SCALE



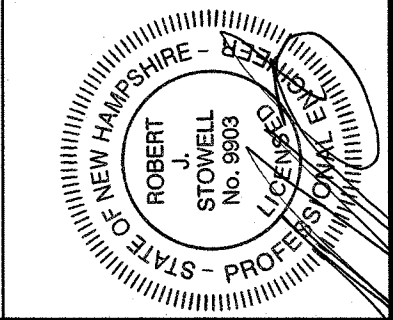
8 TRASH BIN DETAIL
NOT TO SCALE



11 WHEEL CHAIR RAMP
NOT TO SCALE

TRITECH
ENGINEERING CORPORATION

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CONSTRUCTION DETAILS

103 COURT STREET

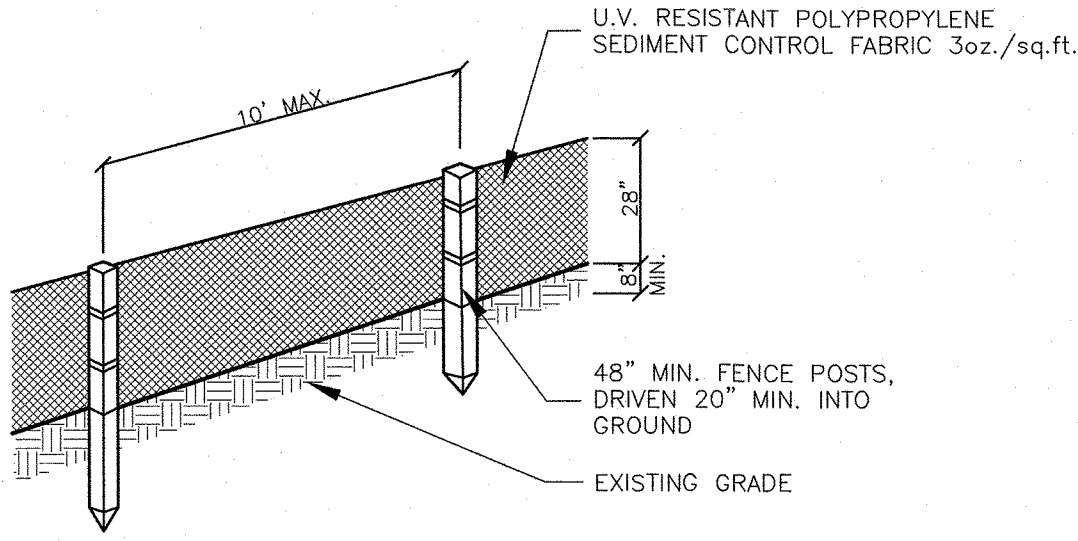
103 COURT STREET
DOVER, NEW HAMPSHIRE
STAFFORD COUNTY

AUGUST 15, 2024 JOB No. 24101

SHEET No.

SP-8

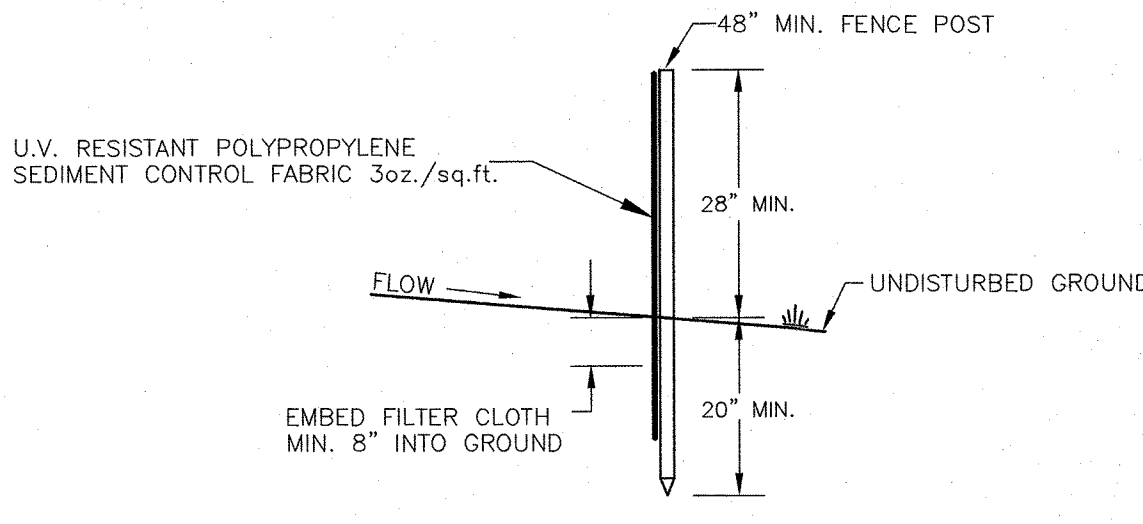
(P24-0012)



PERSPECTIVE VIEW

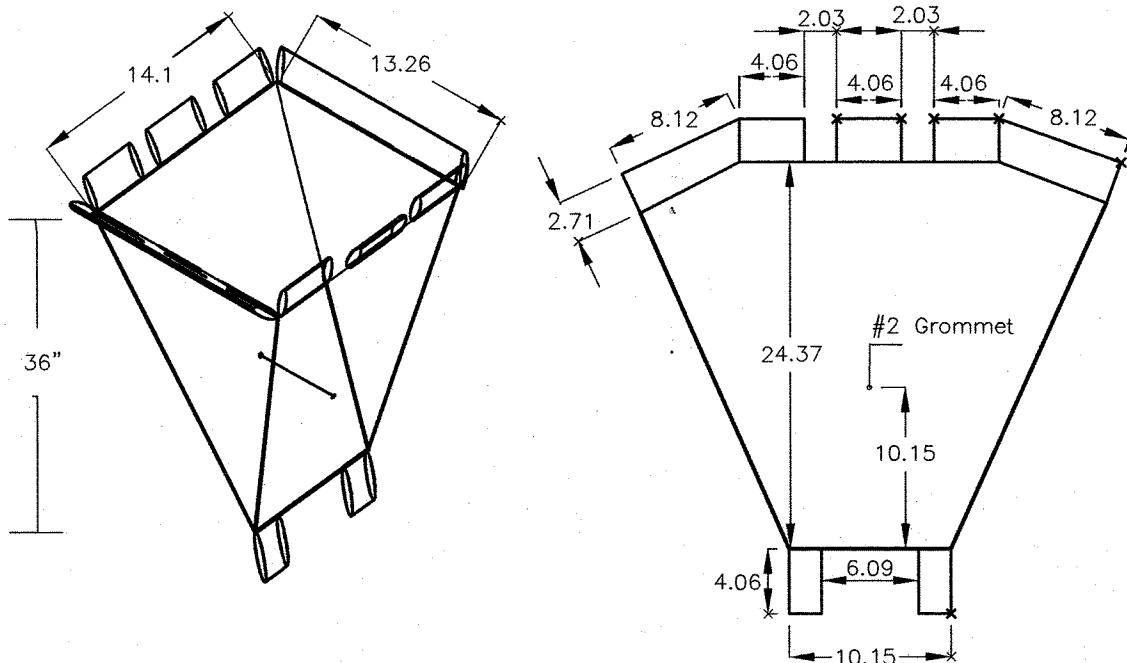
NOTES

1. THE GEOTEXTILE FABRIC SHALL MEET THE DESIGN CRITERIA FOR BEST MANAGEMENT PRACTICE FOR SILT FENCES, OF THE "STORMWATER MANAGEMENT AND EROSION AND SEDIMENT CONTROL HANDBOOK FOR URBAN AND DEVELOPING AREAS IN NEW HAMPSHIRE" PREPARED BY ROCKINGHAM COUNTY CONSERVATION DISTRICT, DATED AUGUST 1992.
2. THE FABRIC SHALL BE EMBEDDED A MINIMUM OF 8 INCHES INTO THE GROUND AND THE SOIL COMPACTED OVER THE EMBEDDED FABRIC.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY 6 INCHES, FOLDED AND STAPLED.
4. FENCE POSTS SHALL BE A MINIMUM OF 36 INCHES LONG AND DRIVEN A MINIMUM OF 20 INCHES INTO THE GROUND. WOOD POSTS SHALL BE OF SOUND QUALITY HARDWOOD AND SHALL HAVE A MINIMUM CROSS SECTIONAL AREA OF 3.0 SQ.IN.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED TO PREVENT BULGES IN THE SILT FENCE DUE TO DEPOSITION OF SEDIMENT.
6. REMOVE BY HAND AND PROPERLY DISPOSE OF ALL SEDIMENT PRIOR TO REMOVING FENCE.



SECTION

1 SILT FENCE
NOT TO SCALE



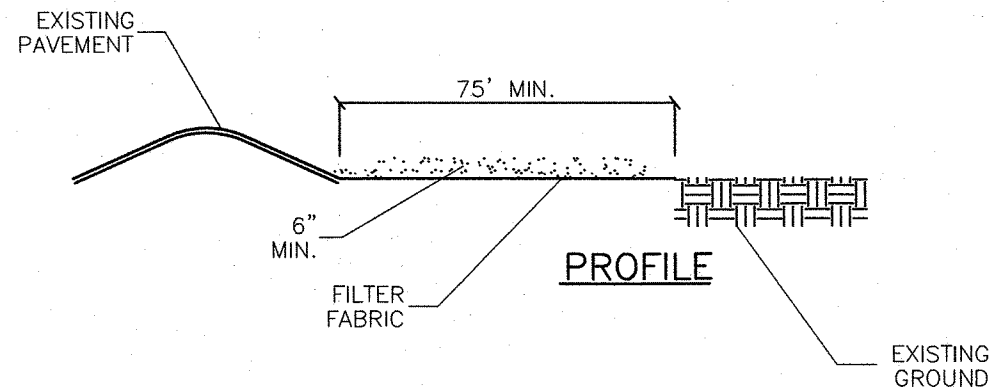
* INSTALL IN CB #101, #102, #103, #104 & EX CB #5944

Specifications:

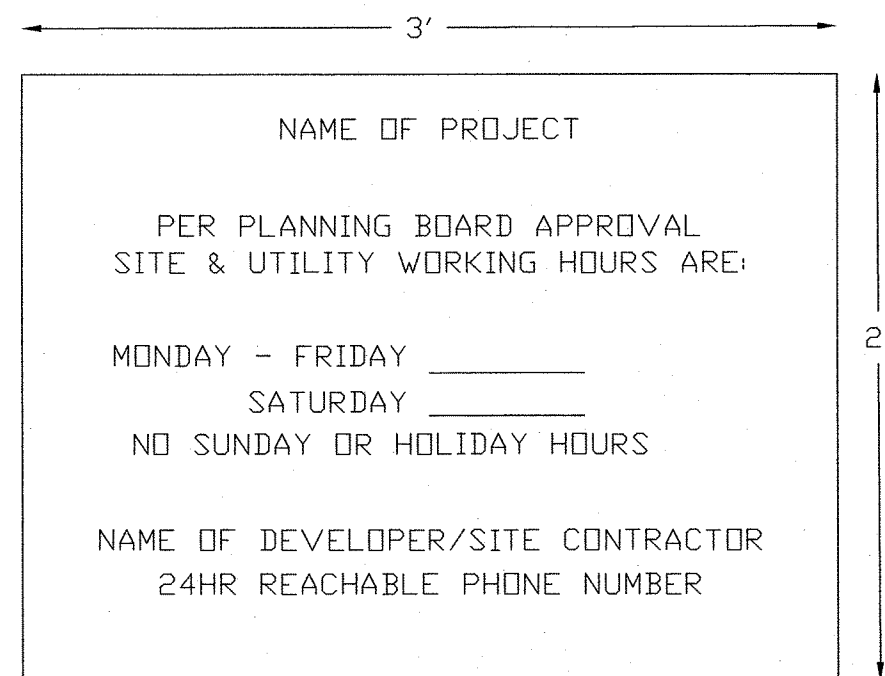
- a) Fabric used should not be laminated.
- b) Silt sack to have two #2 grommets, one on each of the two sides, 15" from the bottom of the silt sack.
- c) 1/4" wide yellow rope 19' long through the grommets on two sides of the silt sack.

2 Hi Vis Hi Flow Silt Sack
NOT TO SCALE

1. GRADE AND COMPACT ACCESS ROAD ENTRANCE AS NECESSARY. PLACE FILTER FABRIC (MIRAFI OR EQUAL) AND PLACE 6" OF 1" - 2" STONE TO MATCH SLOPE OF EXISTING ROAD.
2. PROVIDE NECESSARY SWALES OR DIVERSIONS TO MINIMIZE DIRECT FLOW OF WATER ONTO STONE AREA.
3. CONSTRUCTION ENTRANCE SHALL BE MAINTAINED AS NECESSARY TO REMOVE SILT FROM TIRES PRIOR TO ENTERING PUBLIC ROADS. A SMALL SWALE SHALL BE CONSTRUCTED ON THE DOWN GRADIENT SIDE TO TRAP ANY SILT WASHED FROM THE STONE.
4. HAYBALES OR SILT FENCE SHALL BE PLACED ON THE DOWN GRADIENT SIDE AS SHOWN ON THE EROSION CONTROL PLAN.



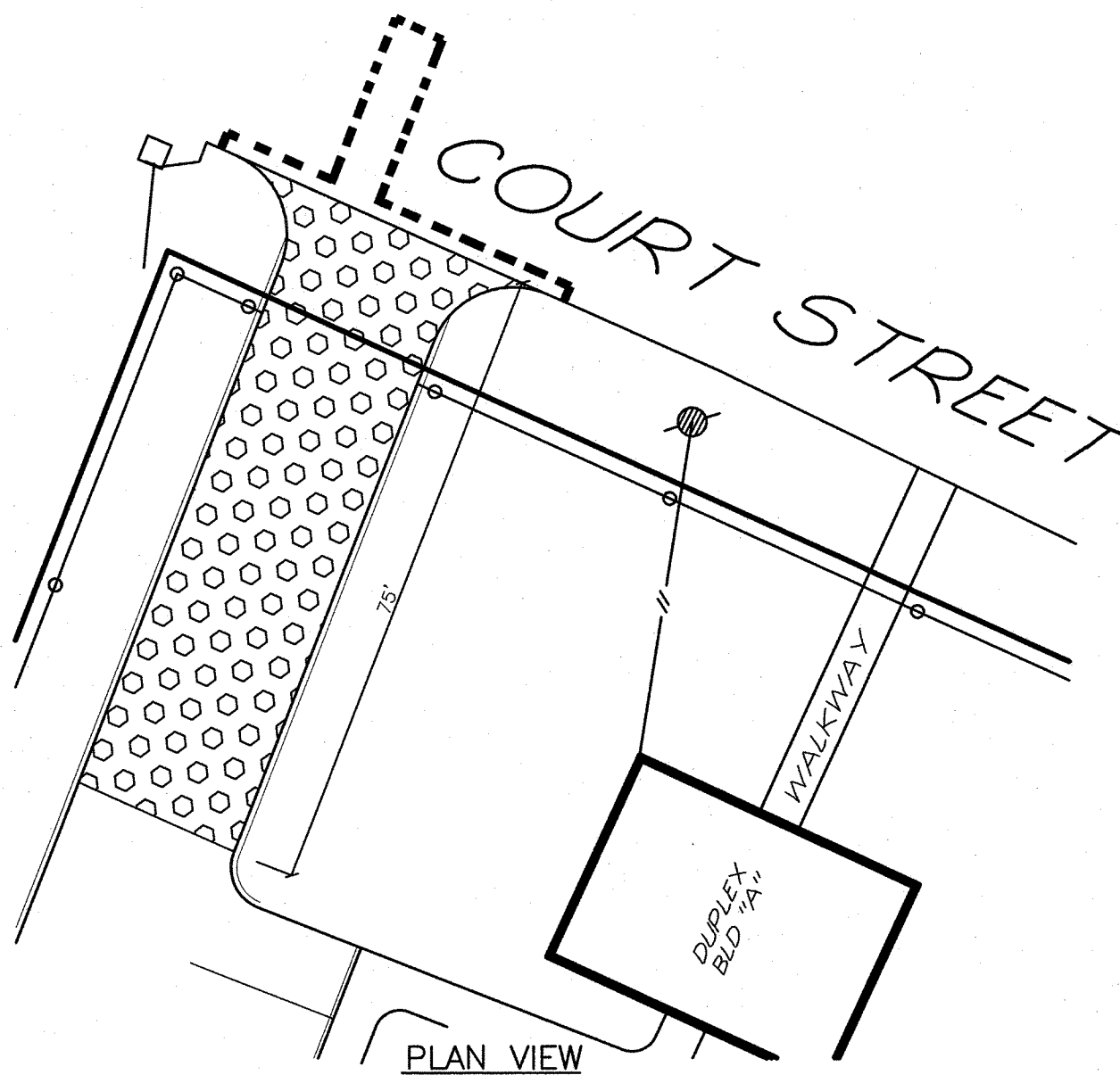
5 STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE



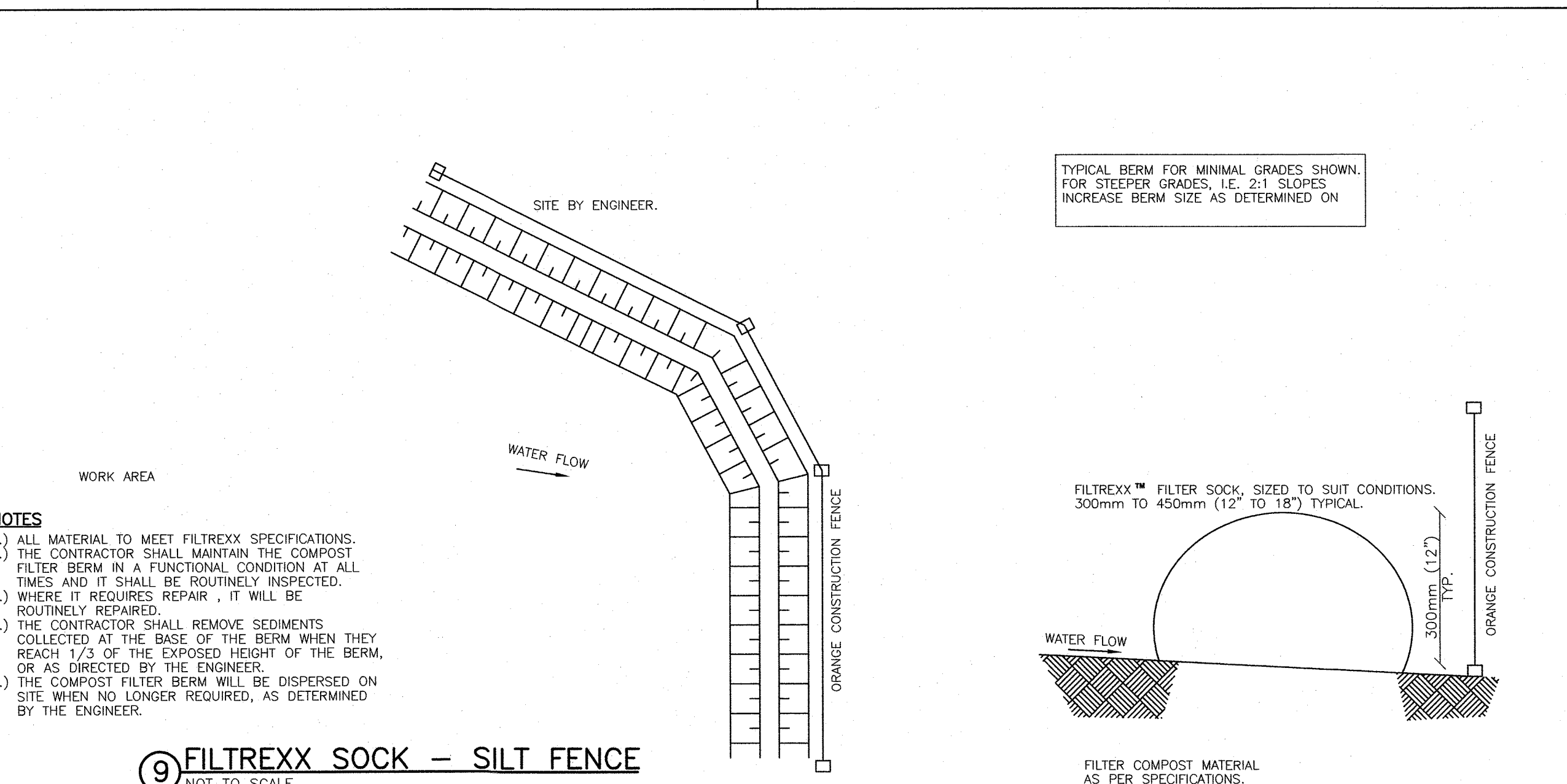
NOTES:

1. SIGN SHALL HAVE BLACK LETTERS ON A WHITE BACKGROUND.
2. SIGN SHALL BE WEATHER RESISTANT AND SECURED TO THE GROUND.
3. HOURS ON THE SIGN SHALL COMPLY WITH ALL PLANNING BOARD CONDITIONS OF APPROVAL.

3 DOVER STD. D-2 Construction Sign
NOT TO SCALE



PLAN VIEW

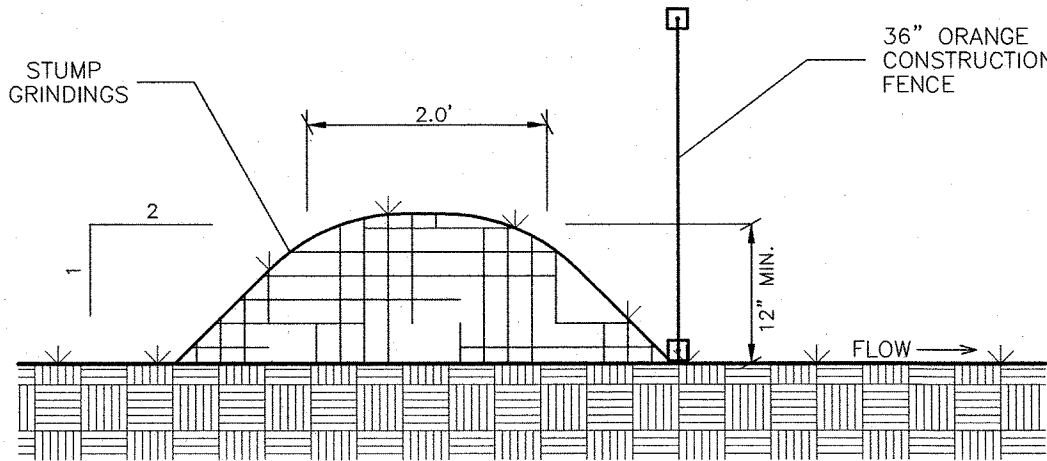


NOTES

1. ALL MATERIAL TO MEET FILTREXX SPECIFICATIONS.
2. THE CONTRACTOR SHALL MAINTAIN THE COMPOST FILTER BERM IN A FUNCTIONAL CONDITION AT ALL TIMES AND IT SHALL BE ROUTINELY INSPECTED.
3. WHERE IT REQUIRES REPAIR, IT WILL BE ROUTINELY REPAIRED.
4. THE CONTRACTOR SHALL REMOVE SEDIMENTS COLLECTED AT THE BASE OF THE BERM WHEN THEY REACH 1/3 OF THE EXPOSED HEIGHT OF THE BERM, OR AS DIRECTED BY THE ENGINEER.
5. THE COMPOST FILTER BERM WILL BE DISPERSED ON SITE WHEN NO LONGER REQUIRED, AS DETERMINED BY THE ENGINEER.

9 FILTREXX SOCK - SILT FENCE
NOT TO SCALE

1. BERMS SHALL BE USED IN AREAS WHERE EROSION WILL OCCUR ONLY IN THE FORM OF SHEET EROSION AND THERE WILL BE 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 CLOSE AS POSSIBLE.
3. THE BERMS SHALL BE INSTALLED ON SLOPES OF LESS THAN 5%.
4. THE MIX SHALL HAVE AN ORGANIC PORTION BETWEEN 80 AND 100% DRY MASS WEIGHT BASIS, AND BE FIBEROUS AND ELONGATED SUCH AS FARM 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 MATERIALS.
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.



11 EROSION CONTROL MULCH BERM
NOT TO SCALE

1. THE PROJECT SHALL BE MANAGED TO MEET THE REQUIREMENTS AND INTENT OF RSA 430:53 AND AGR 3800 RELATIVE TO INVASIVE SPECIES.
2. FUGITIVE DUST SHALL BE CONTROLLED IN ACCORDANCE WITH ENV-A 1000.

CRITICAL AREAS

Anywhere on the site that existing vegetation is to be removed will require immediate erosion control treatment. Special care should be taken where runoff enters wetlands. All storm water practices areas shall be stabilized prior to directing storm water to them; specifically all bioretention basins and all infiltration practices.

EROSION AND SEDIMENT CONTROL PRACTICES

Erosion and sediment control practices will include the use of rip-rap, and silt fence check dams. All erosion and sediment control practices will be constructed and maintained according to the minimum standards and specifications contained in the "New Hampshire Stormwater Manual, Volume 2".

A. Erosion and Sediment Control Measures

1. The erosion control procedures shall conform to Section 645 of the "Standard Specifications for Road and Bridge Construction" of the NH DOT, and the "New Hampshire Stormwater Manual."
2. During Construction and thereafter, erosion control measures are to be implemented as noted. The smallest practical area of land should be exposed at any one time during development. The amount of exposed areas which are temporarily stabilized without permanent stabilization shall be limited to 5 acres.
3. During grading operations, install stone check dams at 50 foot intervals in drainage swales and at drain inlets where shown. Barriers are to be maintained and cleaned until disturbed areas are stabilized.
4. Any disturbed areas which are to be left temporarily, and which will be regraded later during construction shall be machine hay mulched and seeded with rye grass to prevent erosion.
5. Silt fences and other erosion control measures shall be inspected weekly and after every 0.25" rainfall event during the life of the project. All damaged silt fences shall be repaired. Sediment deposits shall periodically be removed.
6. Avoid the use of future open spaces (loam and seed areas) wherever possible during the construction. Construction traffic shall use the roadbeds of future roads and parking areas.
7. Topsoil required for the establishment of vegetation shall be stock piled in amounts necessary to complete finished grading of all exposed areas.
8. Areas to be filled shall be cleared, grubbed, and stripped of topsoil to remove trees, vegetation, roots or other objectionable material. Stumps shall be disposed by grinding or fill in on approved facility.
9. All fills shall be placed and compacted to reduce erosion, slippage settlement, subsidence or other related problems.
10. All fill shall be placed and compacted in layers not to exceed 8 inches in thickness.
11. Frozen, muddy or soft, mucky or highly compressible material shall not be incorporated into fills.
12. Fill material shall not be placed on a frozen foundation subgrade.
13. Disturbed areas shall be seeded immediately following finished grading.
14. Limit of exposed area that is temporarily stabilized without permanent stabilization is 5 acres or less.
15. All areas not stabilized by Nov. 1st must be protected by Erosion Control Blankets or equivalent and mulched/seeded with winter rye or oats.
16. All disturbed areas must be seed and mulched within 3 days of final grading, permanently stabilized within 15 days of final grading or temporarily stabilized within 45 days of initial disturbance.
17. All ditches and swales are to be stabilized prior to directing runoff to these features.
18. All cut and fill slopes shall be seeded immediately.
19. An area shall be considered stable if one of the following has occurred:
 - a.) Base course gravels are installed in areas to be paved
 - b.) A minimum of 85% vegetated growth has been established
 - c.) A minimum of 3" of non-erosive material such as stone or riprap has been installed
 - d.) Erosion control blankets have been properly installed.

B. Vegetative Practice

All ground areas opened up for construction will be regraded, loamed, seeded and mulched in the shortest practical time. All Temporary and Permanent Seeding must be applied prior to October 1st. Employ temporary erosion and sedimentation control devices as detailed in this plan as necessary until adequate stabilization has been assured.

A. Temporary Seeding & Hay Mulching

1. At no time shall any disturbed area remain unstabilized for longer than 30 days. All areas where construction is not completed within 30 days of the initial disturbance shall receive temporary seeding measures.
2. Fertilizer shall be spread on the top layer of loam and worked into the surface. Fertilizer application rate shall be 300 pounds per acre of 10-20-20 fertilizer.
3. Seed shall be Winter Rye, 112 LBS. per acre.
4. Remove stones and trash that will interfere with seeding the area. Where feasible, till the soil to a depth of about 3 inches to prepare a seedbed and mix fertilizer into the soil. The seedbed should be left in a firm and smooth condition. The last tillage operation should be performed across the slope whenever practical.
5. If seeding between May 15th and August 15th, hay mulch shall be applied immediately after seeding at a rate of 1.5 to 2 tons per acre and shall be held in place using appropriate techniques from the Erosion and Sediment Control Handbook.
6. The surface shall be watered and kept moist with a fine spray as required without washing away the soil, until the grass is well established. Any areas which are not satisfactorily covered with grass shall be reseeded, and all noxious weeds are removed.

B. Permanent Seeding & Hay Mulching

1. All disturbed areas shall be loamed (4") and limed. Lime shall be thoroughly incorporated into the loam layer at a rate of 2 tons per acre.
2. Fertilizer shall be spread on the top layer of loam and worked into then surface. Fertilizer application rate shall be 500 pounds per acre of 10-20-20 fertilizer.
3. Seed shall be 48 lbs. per acre, SCS mixture "c" (20 lbs tall fescue, 20 lbs. creeping red fescue and 8 lbs. birds foot trefoil = 48 lbs total.) The soil shall be lightly raked immediately before seeding. One half the seed shall be sown in one direction and the other half at right angles to the original direction. It shall be lightly raked in to the soil to a depth not over 1/4 inch and rolled with hand roller weighing not over 100 pounds per linear foot to width.
4. Hay mulch shall be applied immediately after seeding at a rate of 1.5 to 2 tons per acre and shall be held in place using appropriate techniques from the Erosion and Sediment Control Handbook. The surface shall be watered and kept moist with a fine spray as required, without washing away the soil, until the grass is well established. Any areas which are not satisfactorily covered with grass shall be reseeded, and all noxious weeds removed.

CONSTRUCTION SEQUENCE

1. Do not begin construction until all local, state and federal permits have been applied for and received.
2. Install silt fences filterx sock as necessary to control erosion and prevent sediment contamination prior to any earth moving activities.
3. Cut and remove trees, shrubs, saplings, brush, vines and other debris and rubbish as specified for construction.
4. Care shall be taken to preserve the infiltration capacity of the infiltrating soil. See the New Hampshire Stormwater Manual for additional information.
5. Construct stormwater Filtration Practice (Bio #1). Do not direct runoff to these practices until the practice and contributing areas are fully stabilized.
6. Building construction may begin.
7. Construct driveways, parking and utilities.
8. Loam and seed disturbed areas in accordance with vegetative practice and general construction notes.
9. Cut and fill slopes shall be seeded immediately after their construction.
10. All areas receiving runoff, including but not limited to the stormwater infiltration shall be stabilized prior to directing runoff to them.
11. All soils that are finish graded must be stabilized within 72 hours of disturbance.
11. Maintain disturbed areas as necessary.

MAINTENANCE

During the period of construction and/or until long term vegetation is established:

1. Seeded areas will be fertilized and reseeded as necessary to insure vegetative establishment.
2. The side slopes will be checked after each significant rainfall.
3. The side slopes will be checked weekly and repaired when necessary until adequate vegetation is established.
4. The silt fence barriers will be checked regularly. Necessary repairs will be made to correct undermining or deterioration of the structures.

WINTER CONSTRUCTION NOTES

1. All proposed vegetated areas which do not exhibit a minimum of 85% vegetation growth by October 15th, or which are disturbed after October 15th, shall be stabilized by seeding and installing erosion control blankets on slopes greater than 3:1, and seeding and placing 3 to 4 tons of mulch per acre, secured with anchored netting, elsewhere. The installation of erosion control blankets or mulch and netting shall not occur over accumulated snow or on frozen ground and shall be completed in advance of thaw or spring melts.
2. All ditches or swales which do not exhibit a minimum of 85% vegetation growth by October 15th, or which are disturbed after October 15th, shall be stabilized temporarily with stone or erosion control blankets appropriate for the design flow conditions.
3. After November 15th, incomplete road or parking surfaces, where work has stopped for the winter season, shall be protected with a minimum of 3 inches of crushed gravel per NHDOT item 304.3.

12 EROSION AND SEDIMENT CONTROL NOTES

SHEET No.

CONSTRUCTION DETAILS

103 COURT STREET

103 COURT STREET
DOVER, NEW HAMPSHIRE
STRAFFORD COUNTY

AUGUST 15, 2024 JOB No. 24101

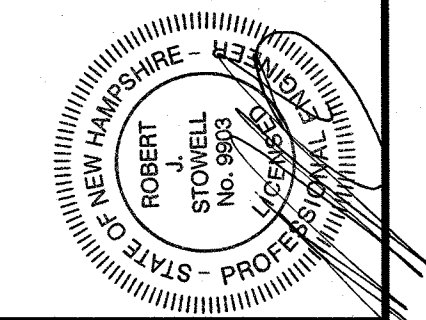
ISSUED FOR TRC REVIEW

September 12, 2024

REVISIONS

DATE: DESCRIPTION:

9-12-24 REVISED PER TRC COMMENTS



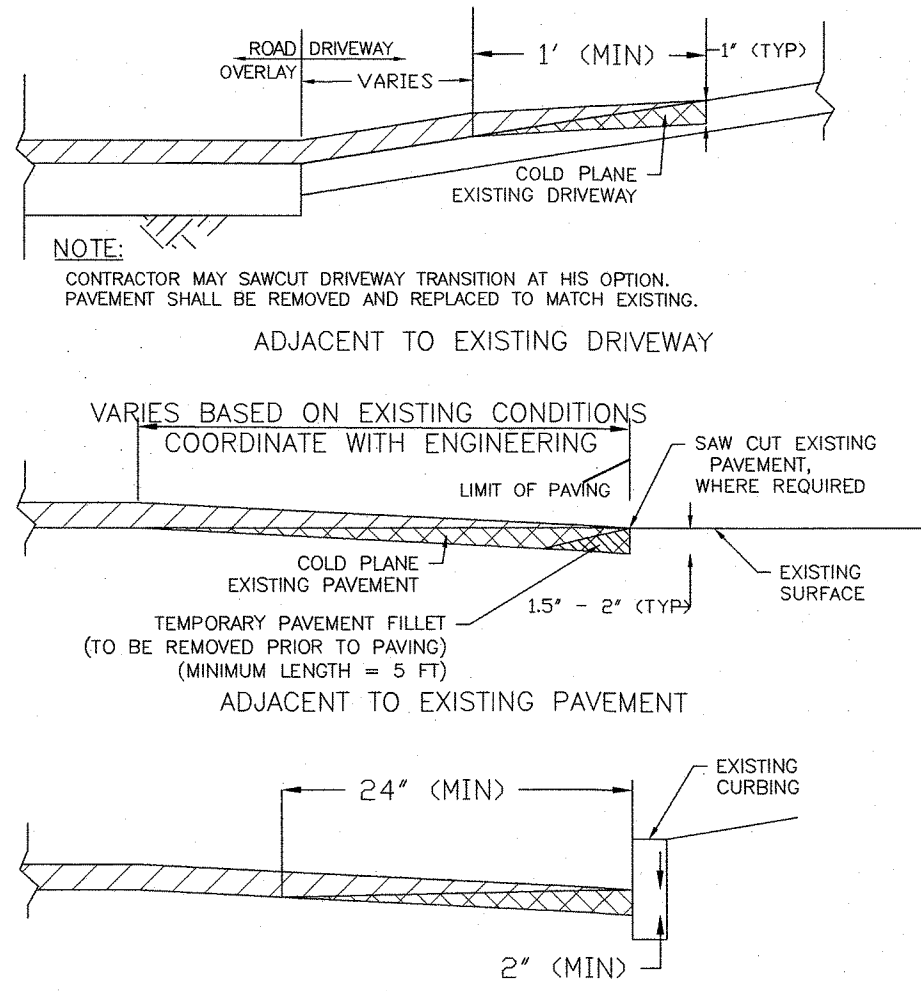
ENGINEERING CORPORATION

TRITECH

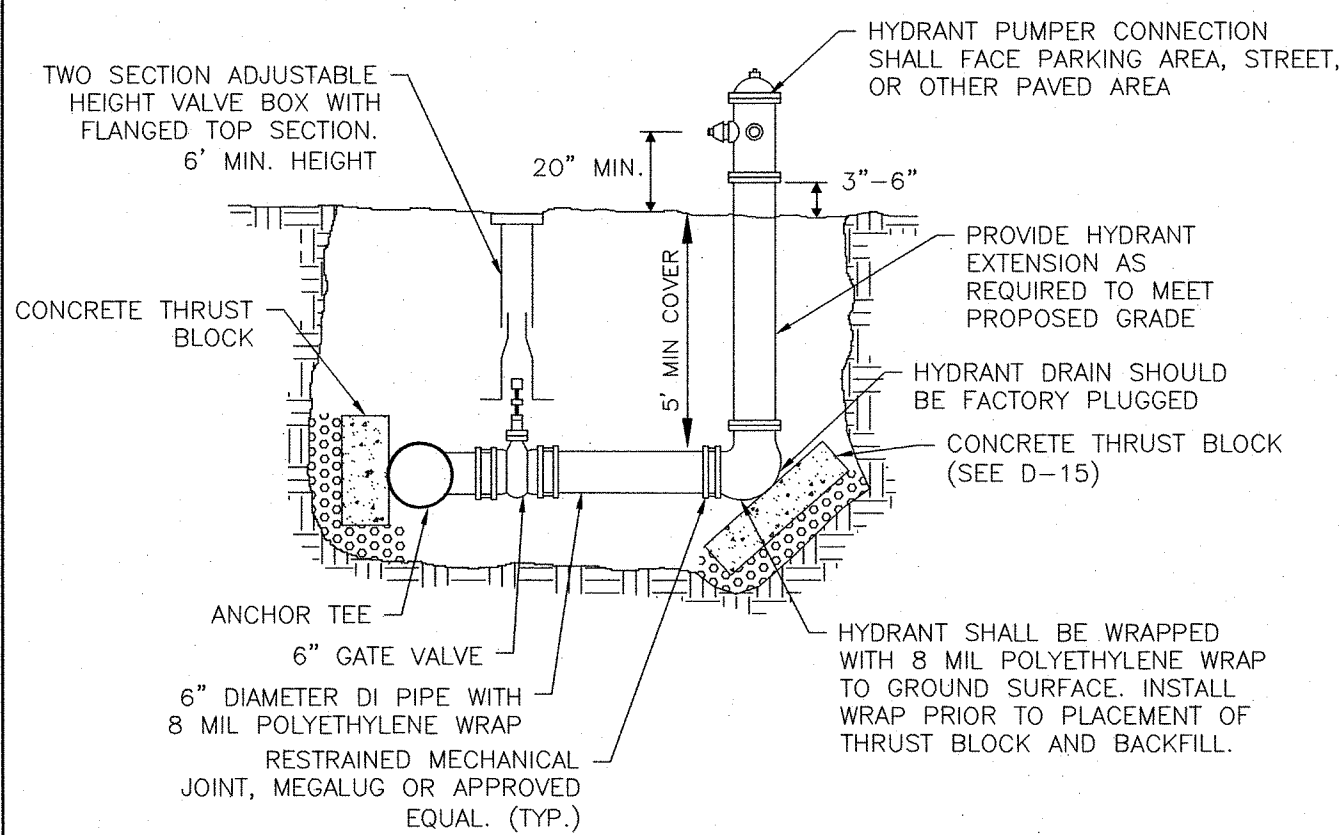
765 CENTRAL AVENUE
DOVER NEW HAMPSHIRE 03860
TELEPHONE 603 742 8107
FAX 603 742 3630

SP-9

(P24-0012)

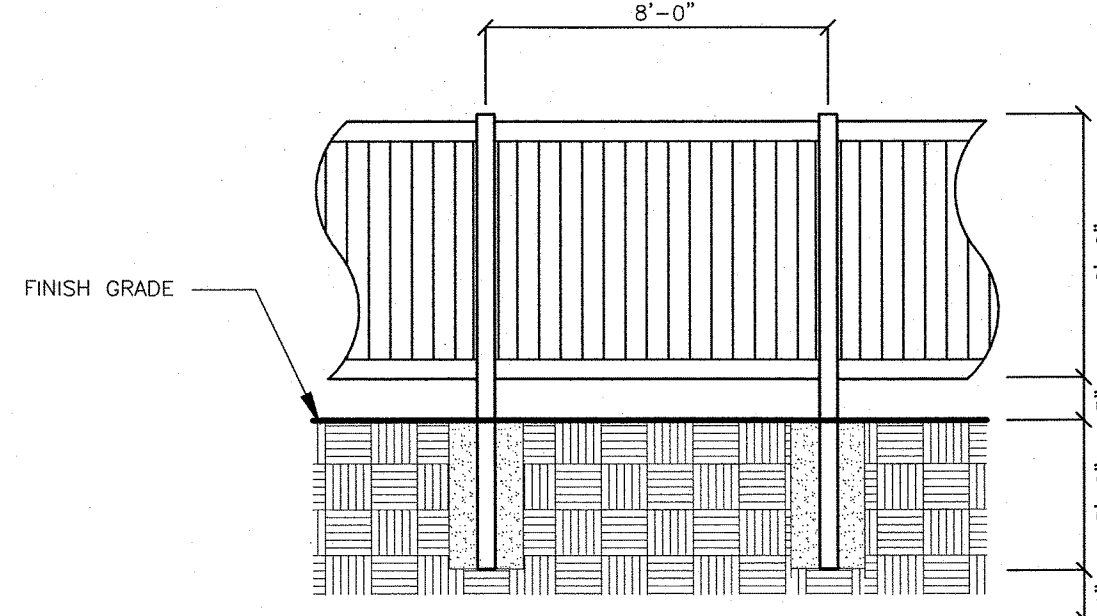


① DOVER STD. D-12 Pavement Overlay Details
NOT TO SCALE



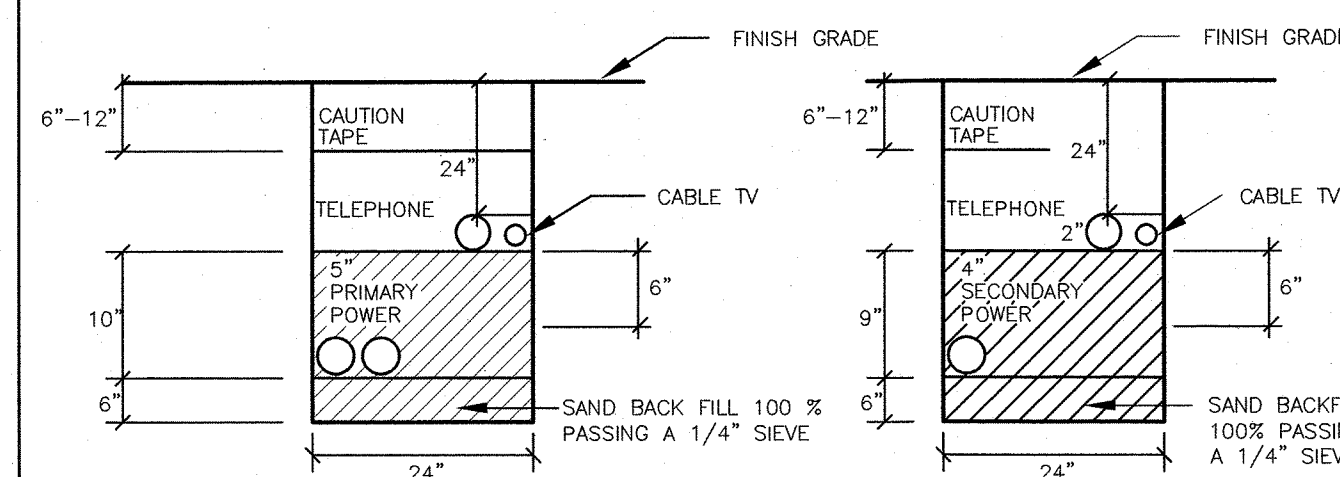
- NOTES:
1. FIRE HYDRANTS SHALL BE FACTORY SEALED EDDY STYLE 2641.
 2. HYDRANT SHALL BE PAINTED RED WITH EPOXY PAINT AS RECOMMENDED BY THE HYDRANT MANUFACTURER.
 3. HYDRANT SHALL OPEN LEFT.

② DOVER STD. D-14 FIRE HYDRANT
NOT TO SCALE



INSTALL 6' TALL VINYL FENCE
POSTS SHALL BE EMBEDDED 36" MINIMUM

③ VINYL STOCKADE FENCE DETAIL
NOT TO SCALE

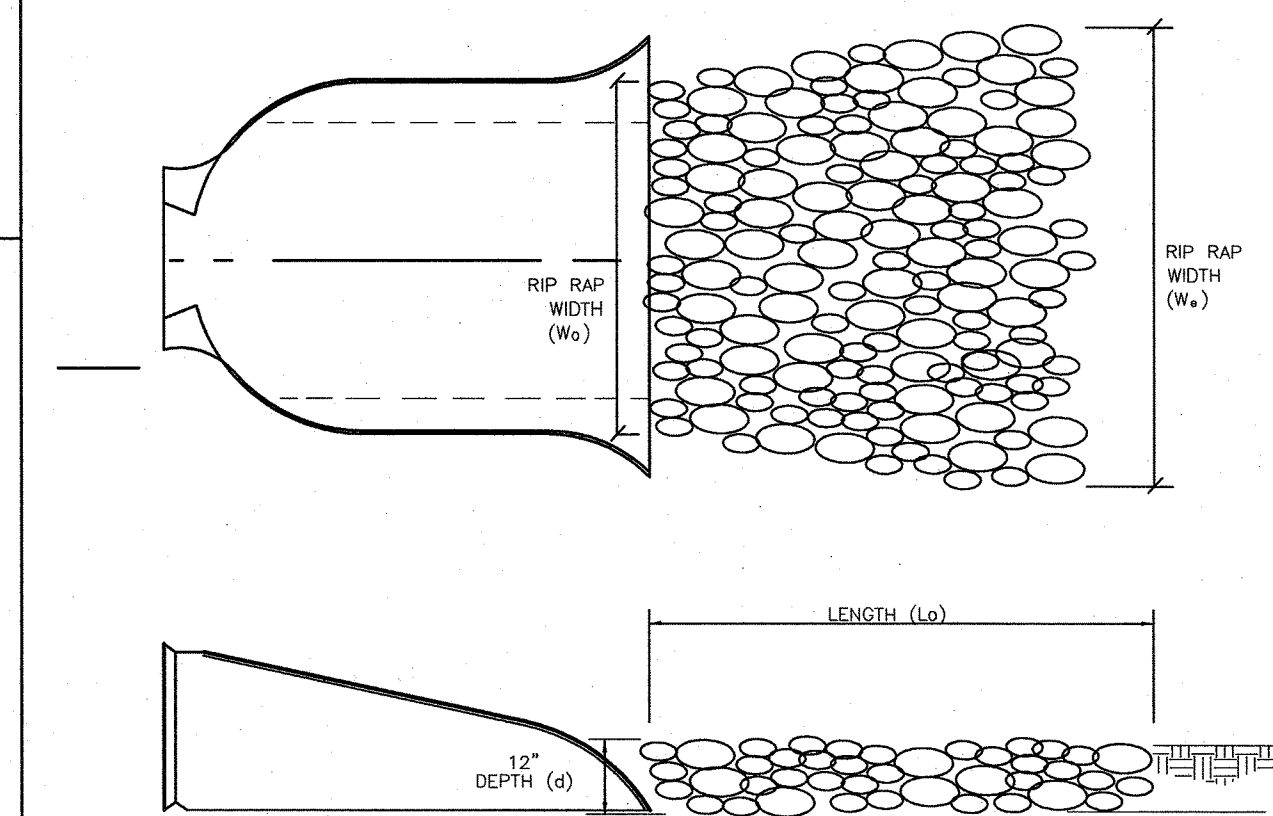


ELECTRICAL TRENCH "A"
NOT TO SCALE

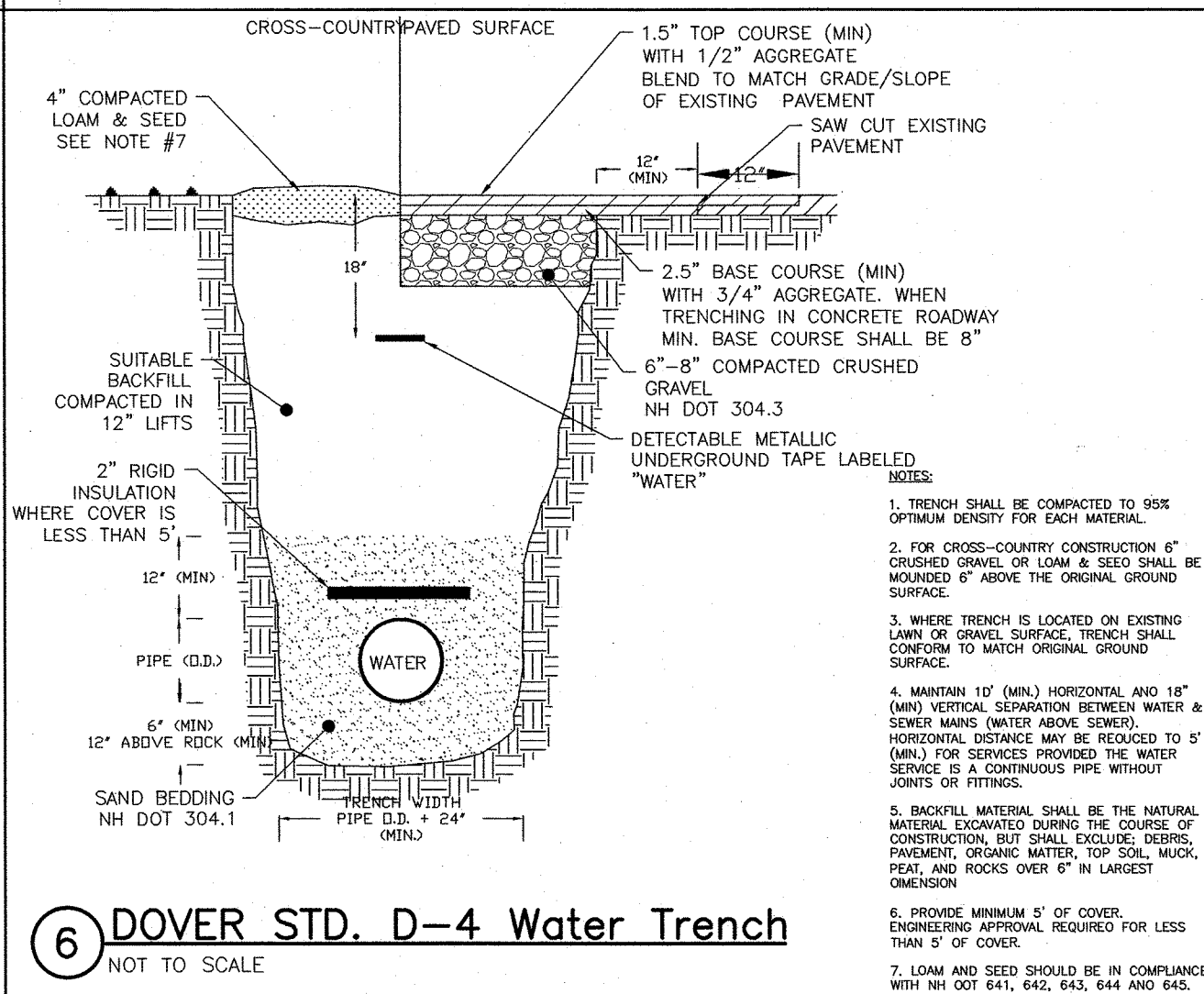
ELECTRICAL TRENCH "B"
NOT TO SCALE

- 1.) TELEPHONE CONDUIT SHALL BE 3" SCHEDULE 40 PVC, WITH STEEL SWEEPS AT RISER POLE, 90° BENDS AND AT BUILDING.
- 2.) LEAVE PULL ROPE IN ALL CONDUITS FOR CABLE INSTALLATION.
- 3.) FOR COMPLETE SPECIFICATION SEE "PUBLIC SERVICE COMPANY OF NEW HAMPSHIRE CONSTRUCTION SPECIFICATIONS FOR UNDERGROUND CONDUIT SYSTEMS".
- 4.) CONTRACTOR SHOULD VERIFY THE NUMBER & SIZE OF CONDUIT WITH THE APPROPRIATE UTILITIES.

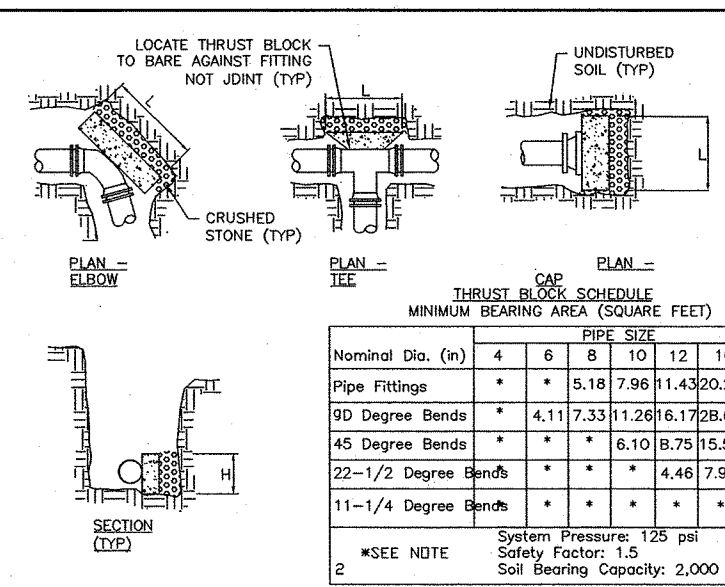
④ ELECTRICAL TRENCH
NOT TO SCALE



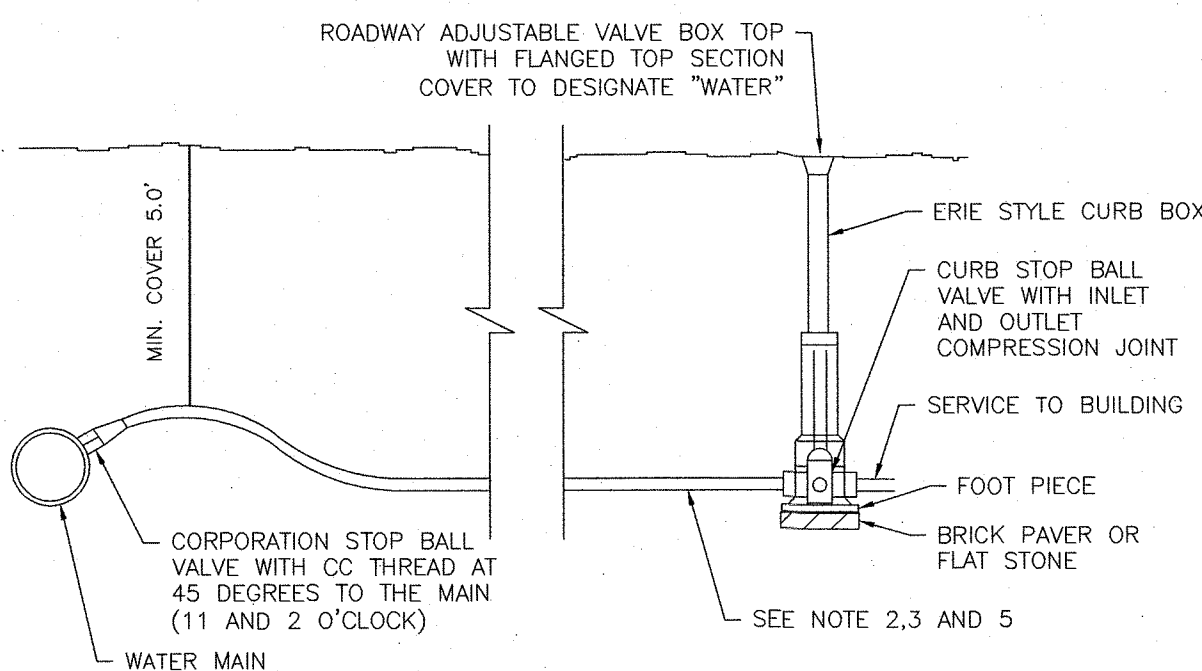
⑤ GENERIC SIGN
NOT TO SCALE



⑥ DOVER STD. D-4 Water Trench
NOT TO SCALE



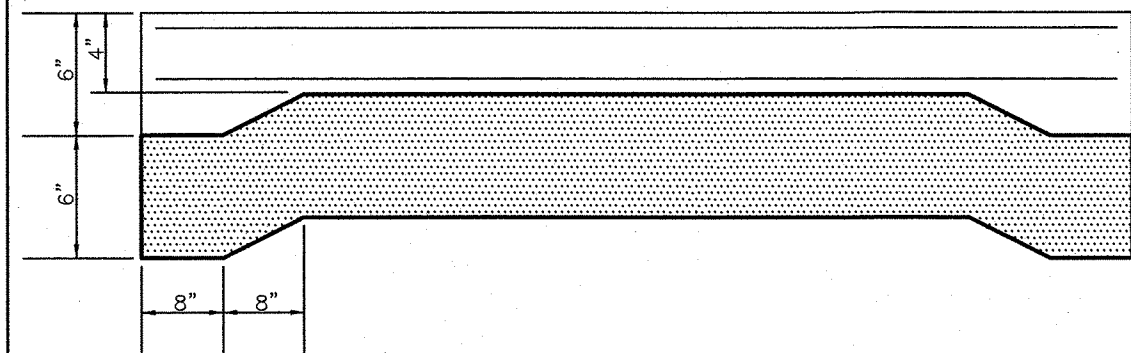
⑦ DOVER STD. D-15 THRUST BLOCK
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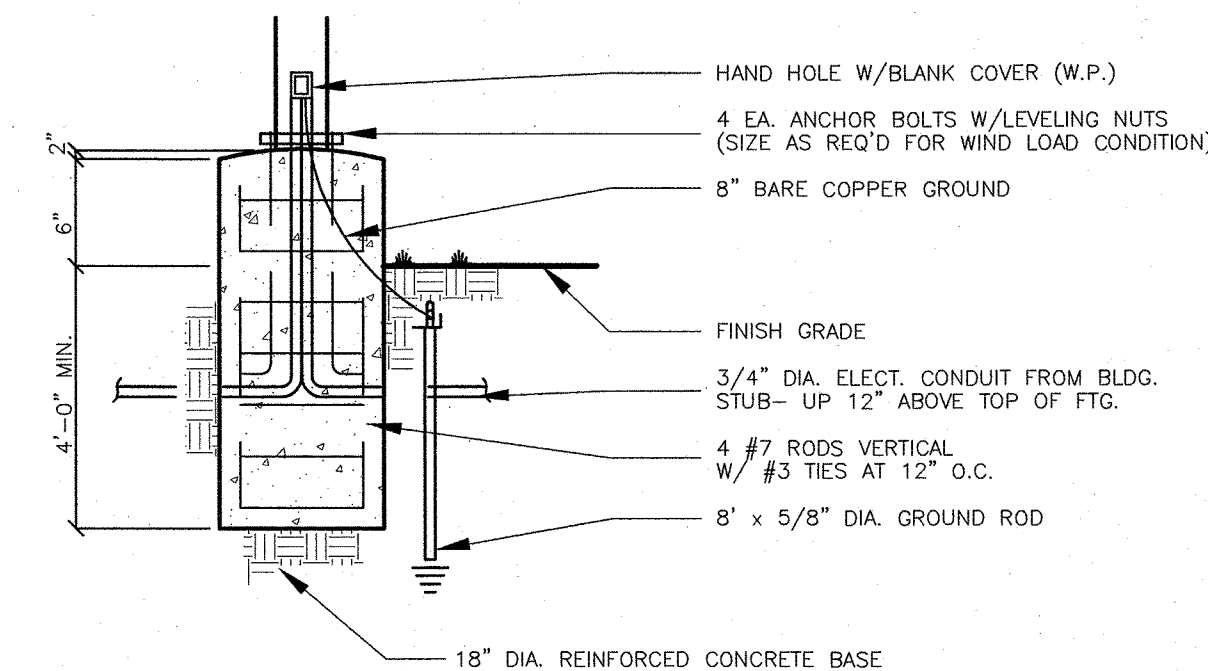
⑧ RIPRAP DETAIL
NOT TO SCALE

- NOTES:
1. ALL WATER LINES 4" OR GREATER SHALL BE DUCTILE IRON WITH AN 8 MIL POLYETHYLENE WRAP, INCLUDING TEE AND OTHER CONNECTIONS.
 2. WATER SERVICE LINES SHALL BE COPPER TUBING (TYPE K) BETWEEN MAIN AND CURB STOP.
 3. SERVICE BETWEEN CURB STOP AND BUILDING MAY BE (BLUE OR BLACK) CTS SDR 9 PLASTIC POLYETHYLENE RATED FOR 250 PSI.
 4. CAM-LOCK REQUIRED FOR CTS OR IPS, MJ ADAPTER REQUIRED FOR HDPE
 5. 3/4" - COPPER, CTS
1" - COPPER, CTS
2" - CTS, HDPE, IPS

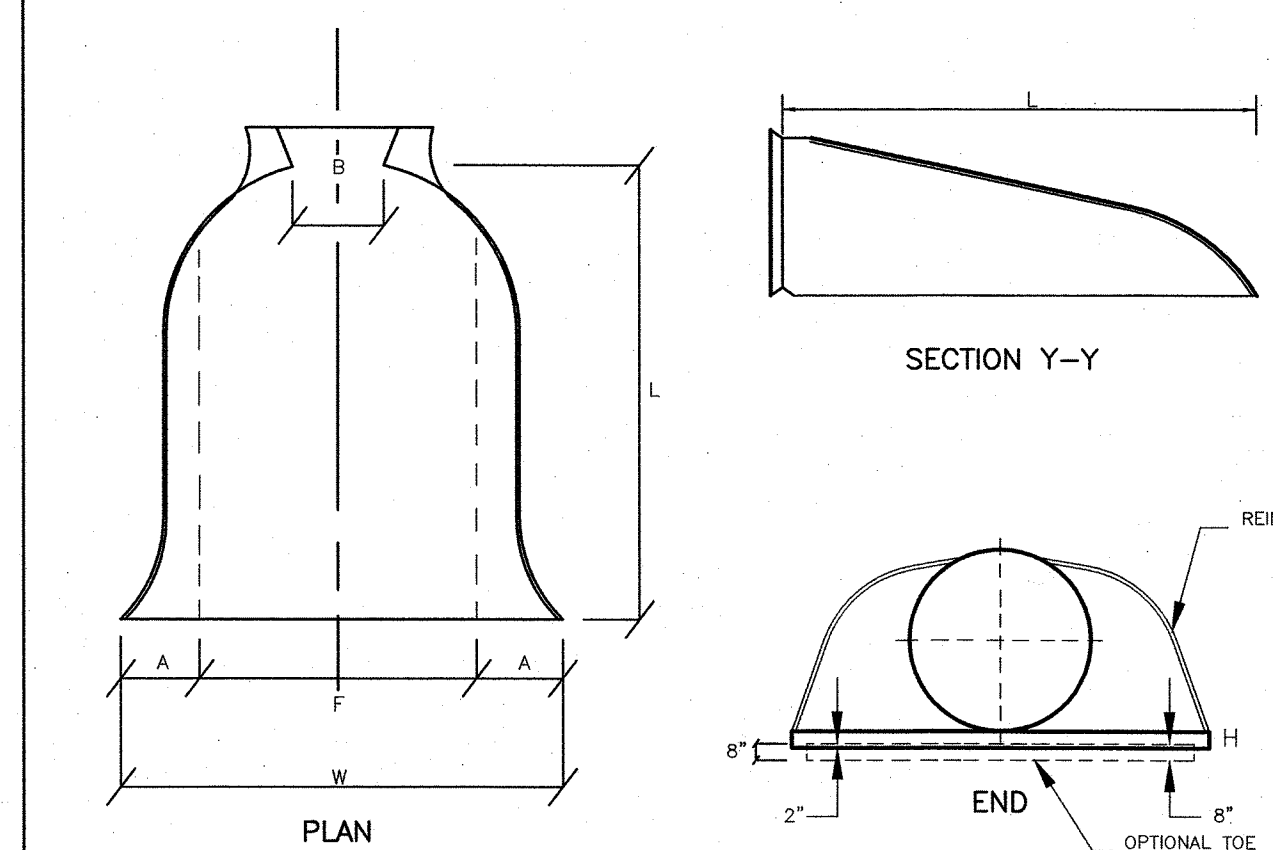
⑨ DOVER STD. D-13 WATER SERVICE CONNECTION
NOT TO SCALE



⑩ CONCRETE PAD DETAIL
NOT TO SCALE



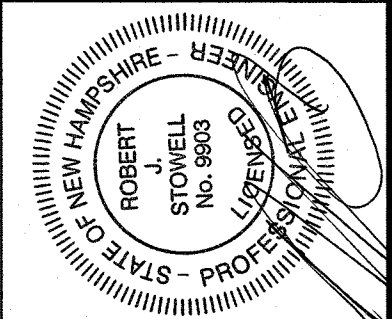
⑪ SITE LIGHTING BASE
NOT TO SCALE



⑫ CMP FLARED END SECTION
NOT TO SCALE

TRITECH
ENGINEERING CORPORATION

ISSUED FOR TRC REVIEW
September 12, 2024



CONSTRUCTION DETAILS

103 COURT STREET

103 COURT STREET

DOVER, NEW HAMPSHIRE

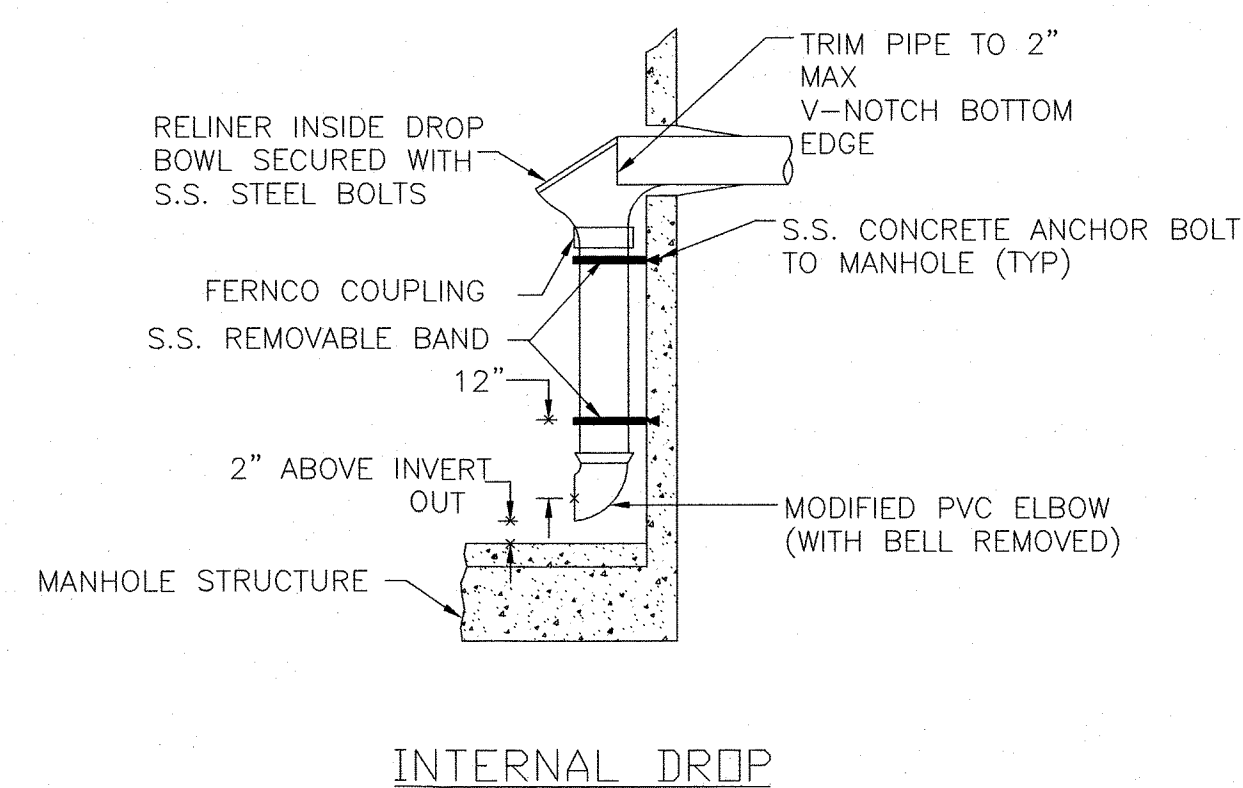
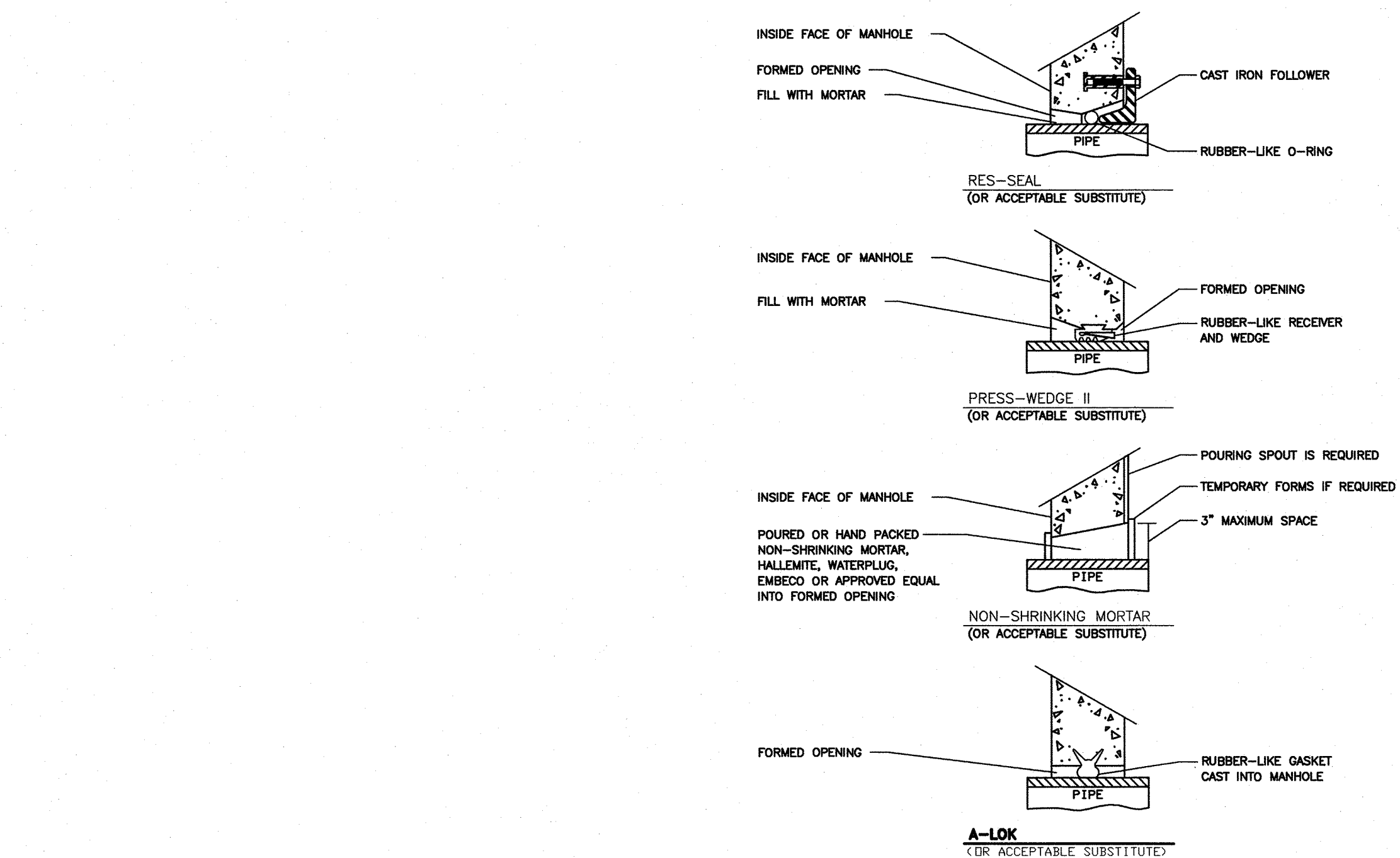
STRAFFORD COUNTY

AUGUST 15, 2024 JOB No. 24101

SHEET No.

SP-10

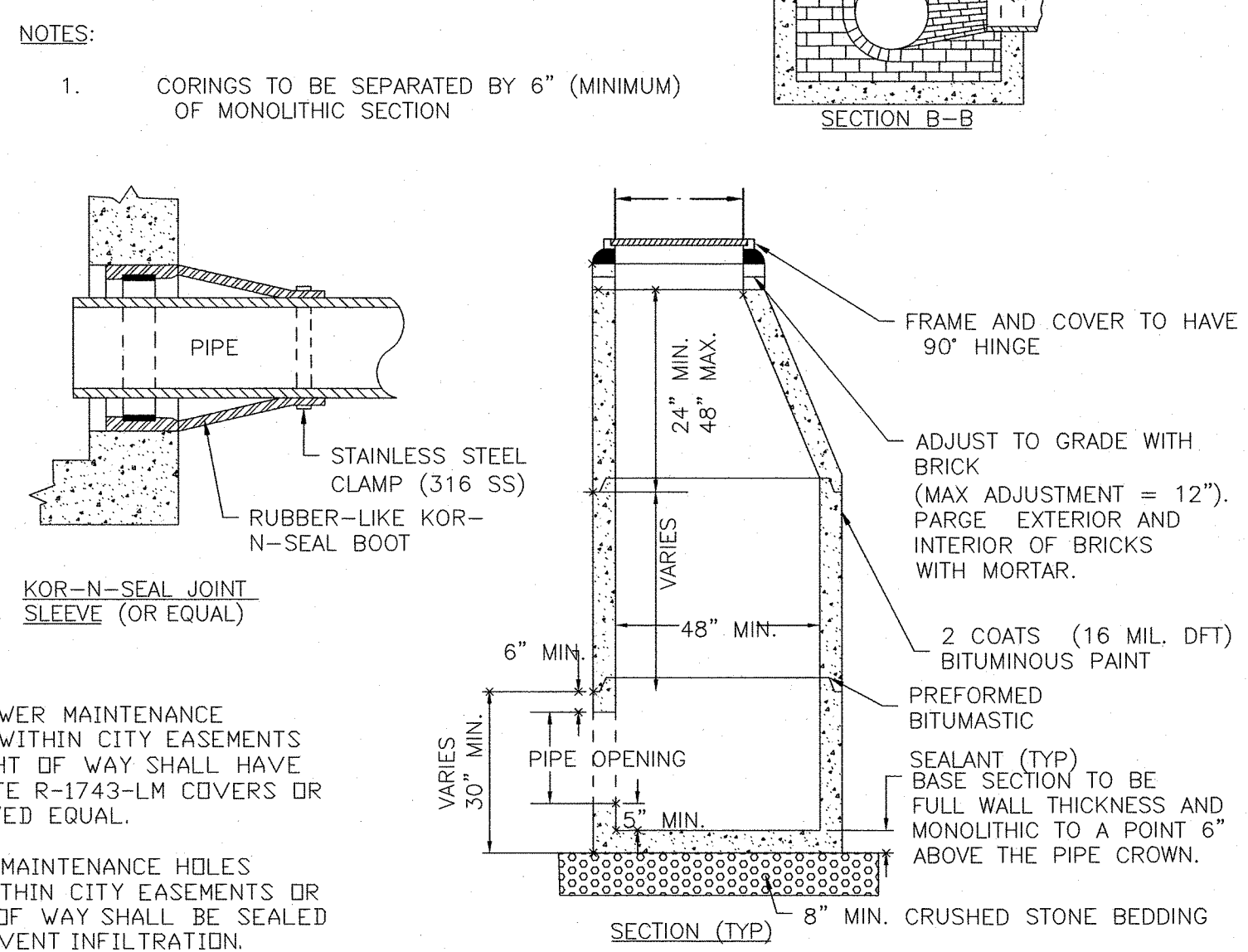
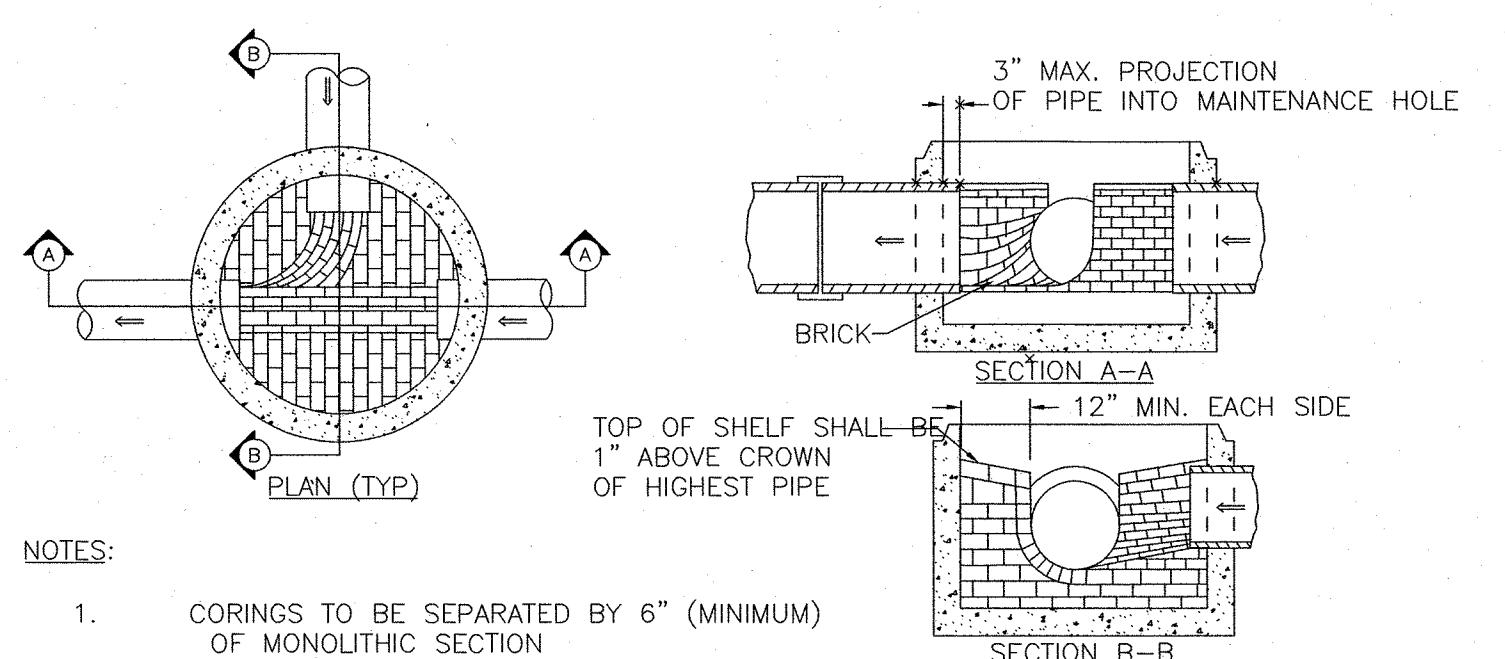
(P24-0012)



NOTES:

- INTERNAL DROPS ARE PROHIBITED UNLESS APPROVED BY THE CITY ENGINEER.
- IF DROP IS FOR AN EXISTING MANHOLE, REWORK SHELF TO FORM NEW CHANNEL FOR NEW DROP CONNECTIONS.
- BRICK INVERT NOT SHOWN ON DETAIL.

DOVER STD. D-18 MH DROP INLET



NOTES:

- ALL SEWER MAINTENANCE HOLES WITHIN CITY EASEMENTS OR RIGHT OF WAY SHALL HAVE LIFTMATE R-1743-LM COVERS OR APPROVED EQUAL.
- SEWER MAINTENANCE HOLES NOT WITHIN CITY EASEMENTS OR RIGHT OF WAY SHALL BE SEALED TO PREVENT INFILTRATION.

DOVER STD. D-16 SEWER MANHOLE

- GENERAL NOTES**
- IT IS THE INTENTION THAT THE MANHOLE, INCLUDING ALL COMPONENT PARTS, HAVE ADEQUATE SPACE, STRENGTH AND LEAK PROOF 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, WITH ADEQUATE JOINTING, OR CONCRETE CAST MONOLITHICALLY IN PLACE WITH REINFORCEMENT. IN ANY APPROVED MANHOLE, THE COMPLETE STRUCTURE SHALL BE OF SUCH MATERIAL AND QUALITY AS TO WITHSTAND LOADS OF 8 TONS(H-20 LOADING) WITHOUT FAILURE AND PREVENT LEAKAGE IN EXCESS OF ONE GALLON PER DAY PER VERTICAL FOOT OF MANHOLE, CONTINUOUSLY FOR THE LIFE OF THE STRUCTURE. A PERIOD GENERALLY IN EXCESS OF 25 YEARS IS TO BE UNDERSTOOD IN BOTH CASES.
 - BARRELS AND CONE SECTIONS SHALL BE PRECAST REINFORCED CONCRETE, OR POURED IN PLACE REINFORCED CONCRETE.
 - PRECAST CONCRETE BARREL SECTIONS, CONES AND BASES SHALL CONFORM TO ASTM C478.
 - LEAKAGE TEST SHALL BE PERFORMED IN ACCORDANCE WITH THE SPECIFICATIONS.
 - INVERTS AND SHELVES: MANHOLES SHALL HAVE A BRICK PAVED OR PRECAST CONCRETE SHELF AND INVERT, CONSTRUCTED TO CONFORM TO THE SIZE OF THE PIPE AND FLOW. 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. 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 OR PRECAST CONCRETE.
 - FRAMES AND COVERS: MANHOLES FRAMES AND COVERS SHALL BE OF HEAVY DUTY DESIGN AND PROVIDE A 30-INCH CLEAR OPENING. A 3-INCH (MINIMUM HEIGHT) WORD "SEWER" FOR SEWERS AND "DRAIN" FOR DRAINS SHALL BE PLAINLY CAST INTO THE CENTER OF EACH COVER
 - BEDDING: SCREENED GRAVEL AND/OR CRUSHED STONE FREE FROM CLAY, LOAM, ORGANIC MATTER AND MEETING ASTM C33, SIZE NUMBER 67.
100% PASSING 1 INCH SCREEN 0-10% PASSING #4 SIEVE
90-100% PASSING 1/2 INCH SCREEN 0-5% PASSING #8 SIEVE
20-55% PASSING 1/4 INCH SCREEN
WHERE ORDERED BY THE ENGINEER TO STABILIZE THE BASE, SCREENED GRAVEL OR CRUSHED STONE 1/2 INCH TO 1 INCH SHALL BE USED.
 - FLEXIBLE JOINT: A FLEXIBLE JOINT SHALL BE PROVIDED WITHIN THE FOLLOWING DISTANCES: RCP & CI PIPE - ALL SIZES - 48"
 - 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.
 - MANHOLE STEPS MAY BE PERMITTED UPON REQUEST BY THE OWNER AS SECONDARY ADDITIONAL SAFETY FEATURE SUPPLEMENTARY TO THE PRIMARY PORTABLE LADDER ENTRY AND WHEN INSTALLED UNDER THE FOLLOWING CONDITIONS:
 - THE STEPS SHALL BE MANUFACTURED OF PLASTIC COVERED STEEL. THEY SHALL BE SHAPED SO THEY CANNOT BE PULLED OUT OF THE CONCRETE WALL IN WHICH THEY ARE EMBEDDED.
 - THE STEPS SHALL BE EMBEDDED IN THE CONCRETE BY THE MANUFACTURER DURING MANUFACTURE OR IMMEDIATELY FOLLOWING REMOVAL OF FORMS. SECURING THE STEPS WITH MORTAR IN DRILLED OR CAST HOLES, WILL NOT BE ACCEPTABLE.
 - THE STEPS SHALL BE OF THE DROP TYPE WITH A DEPRESSED SECTION FOR HANDHOLD. APPROXIMATELY 14"x10" IN DIMENSION.
 - HORIZONTAL JOINTS BETWEEN SECTIONS OF PRECAST CONCRETE BARRELS SHALL BE OF A TYPE APPROVED BY THE ENGINEER, WHICH TYPE SHALL, IN GENERAL, DEPEND FOR WATERTIGHTNESS UPON AN ELASTOMERIC OR MASTIC-LIKE GASKET. APPROVED ELASTOMERIC SEALANTS ARE: RAM-NEK KENT SEAL NO.2 EZ
 - PIPE TO MANHOLE JOINTS SHALL BE ONLY AS APPROVED BY THE ENGINEER AND IN GENERAL, WILL DEPEND FOR WATERTIGHTNESS UPON EITHER AN APPROVED NON-SHRINKING MORTAR OR ELASTOMERIC SEALANT.

TRITECH
ENGINEERING CORPORATION

785 CENTRAL AVENUE
DOVER NEW HAMPSHIRE 03800
TELEPHONE 603 742 8107
FAX 603 742 8830

ISSUED FOR TRC REVIEW
September 12, 2024

REVISIONS	DATE	DESCRIPTION
1	9-12-24	REVISED PER TRC COMMENTS

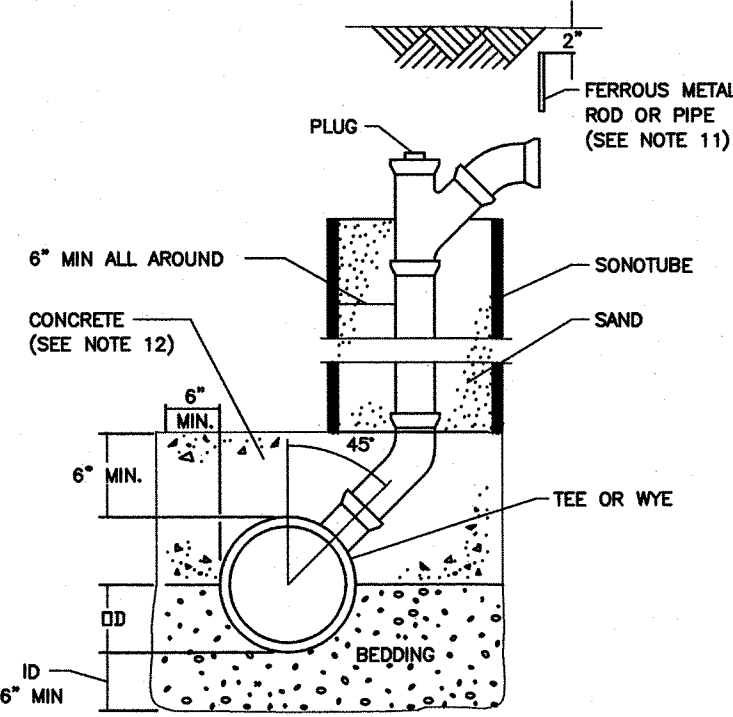
NEW HAMPSHIRE
ROBERT J. STOWELL
No. 2703
Professional Engineer
State of New Hampshire

SEWER DETAILS

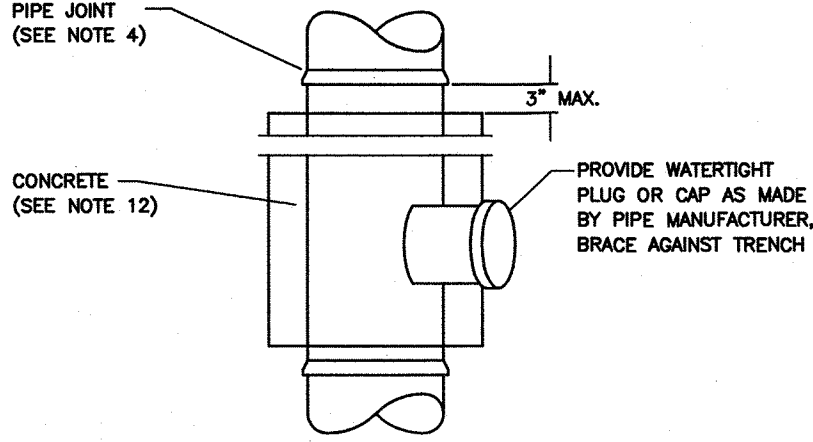
103 COURT STREET
103 COURT STREET
DOVER, NEW HAMPSHIRE
STAFFORD COUNTY
AUGUST 15, 2024 JOB No. 24101

SHEET No.

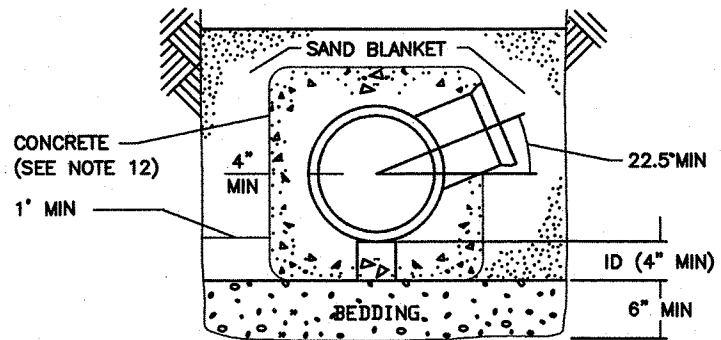
SP-11



CHIMNEY (SEE NOTE 13)
NOT TO SCALE

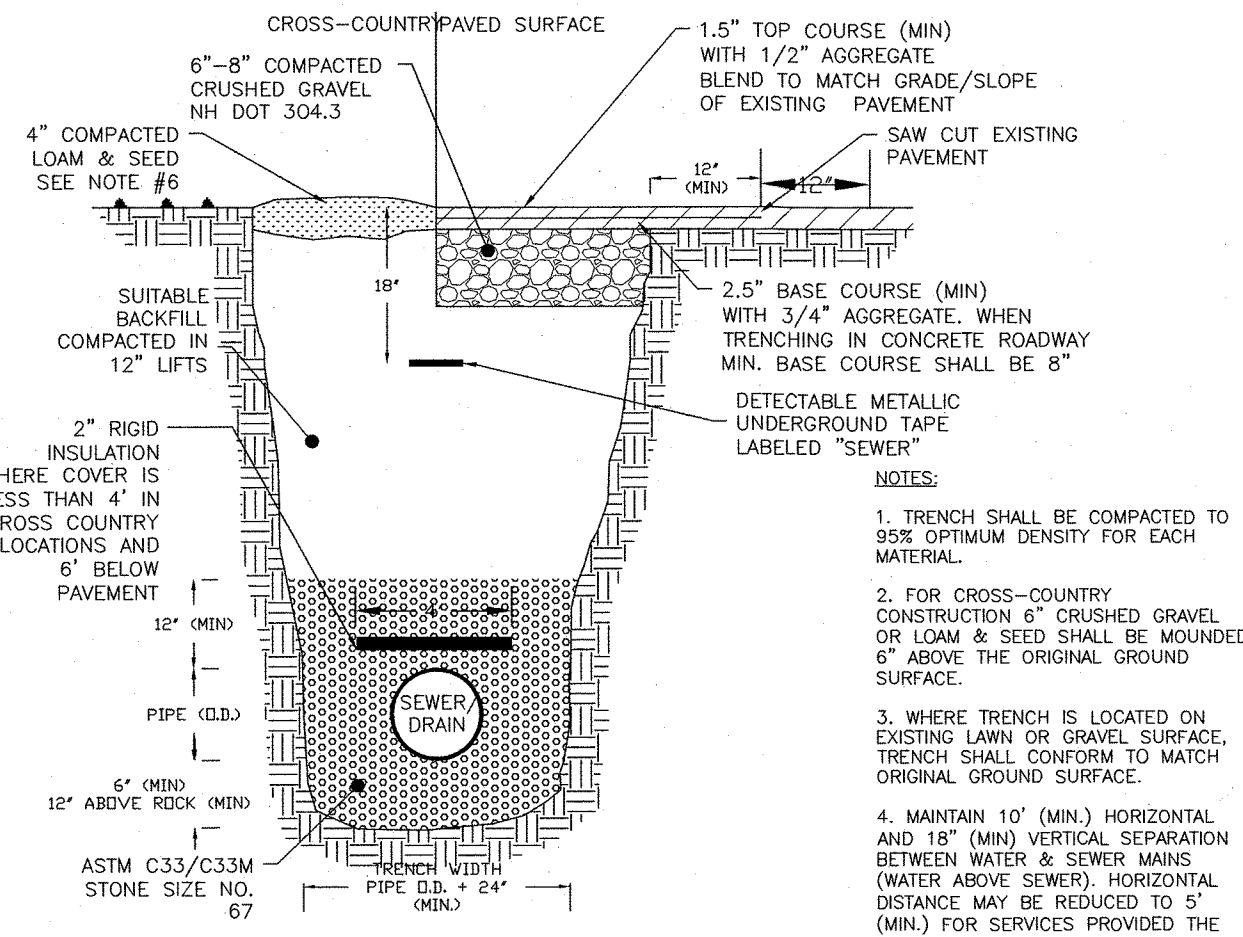


PLAN

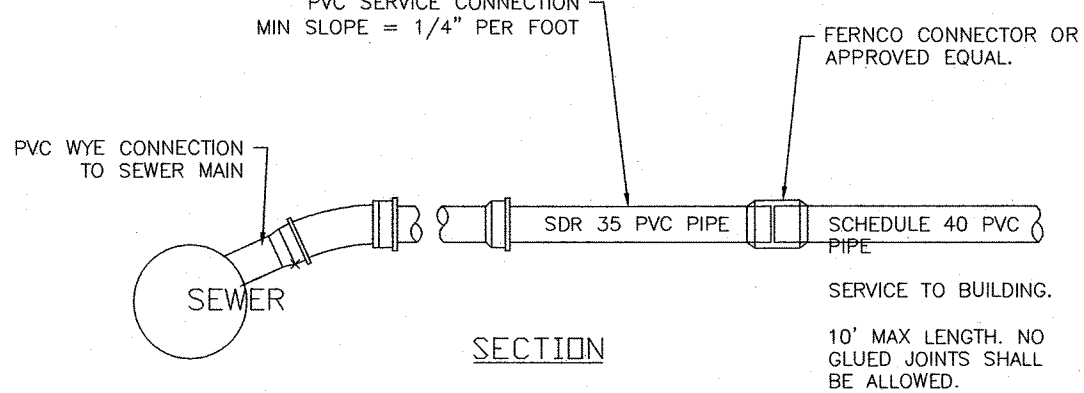


SECTION

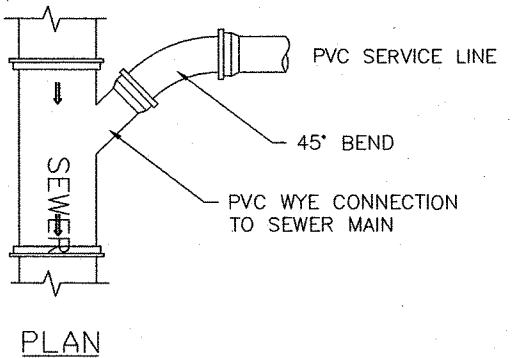
CONCRETE FULL ENCASEMENT
NOT TO SCALE



DOVER STD. D-3 Sewer Trench



SECTION



PLAN

- NOTES:
1. TRENCHING AND BEDDING REQUIREMENTS PER CITY SEWER TRENCH DETAIL (D-3).
 2. SERVICE LATERAL DIAMETER VARIES PER APPLICATION. REVIEW SIZE WITH CITY ENGINEER PRIOR TO INSTALLATION.
 3. SDR 35 SHALL NOT EXTEND INTO THE BUILDING

DOVER STD. D-17 SEWER SERVICE

GENERAL NOTES

- 1) MINIMUM SIZE PIPE FOR HOUSE SERVICE SHALL BE FOUR INCHES.
- 2) PIPE AND JOINT MATERIALS:
 - A. PLASTIC SEWER PIPE
 1. PIPE AND FITTINGS SHALL CONFORM TO THE FOLLOWING ASTM STANDARDS:

ASTM STANDARDS	GENERIC PIPE MATERIAL	SIZES APPROVED
D3034	*PVC (SOLID WALL)	8" THROUGH 15" (SDR 35)
F679	PVC (SOLID WALL)	18" THROUGH 27" (T-1 & T-2)
F789	PVC (SOLID WALL)	4" THROUGH 18" (T-1 TO T-3)
F794	PVC (RIBBED WALL)	8" THROUGH 36"
D2680	*ABS (COMPOSITES WALL)	8" THROUGH 15"

*PVC: POLY VINYL CHLORIDE
*ABS: ACRYLONITRILE-BUTADIENE-STYRENE
 2. JOINTS SEALS FOR PVC PIPE SHALL BE OIL RESISTANT COMPRESSION RINGS OF ELASTOMERIC MATERIAL CONFORMING TO ASTM D-3212 AND SHALL BE PUSH-ON, BELL AND SPIGOT TYPE.
 - ABS TRUSS PIPE AND FITTINGS SHALL CONFORM TO ASTM D-2680, POLYMER COMPOUNDING SHALL BE TO ASTM D-1788 (CLASS 322).
 - JOINTS FOR ABS TRUSS PIPE SHALL BE CHEMICAL WELDED COUPLINGS TYPE SC IN ACCORDANCE WITH ASTM D-2680, FORMING A CHEMICAL WELDED JOINT.
- B. DUCTILE-IRON PIPE, FITTINGS AND JOINTS.
 1. DUCTILE IRON PIPE AND FITTINGS SHALL CONFORM TO THE FOLLOWING STANDARDS OF THE UNITED STATES OF AMERICA STANDARDS INSTITUTE:

A21.50 THICKNESS DESIGN OF DUCTILE IRON PIPE AND WITH ASTM A-536 DUCTILE IRON CASTINGS.

A21.51 DUCTILE IRON PIPE, CENTRIFUGALLY CAST IN METAL MOLDS OR SAND-LINED MOLDS FOR WATER OR OTHER LIQUIDS.
 2. JOINTS SHALL BE OF THE MECHANICAL OR PUSH-ON TYPE. JOINTS AND GASKETS SHALL CONFORM TO:

A21.11 RUBBER GASKETS JOINTS FOR CAST IRON PRESSURE PIPE & FITTINGS

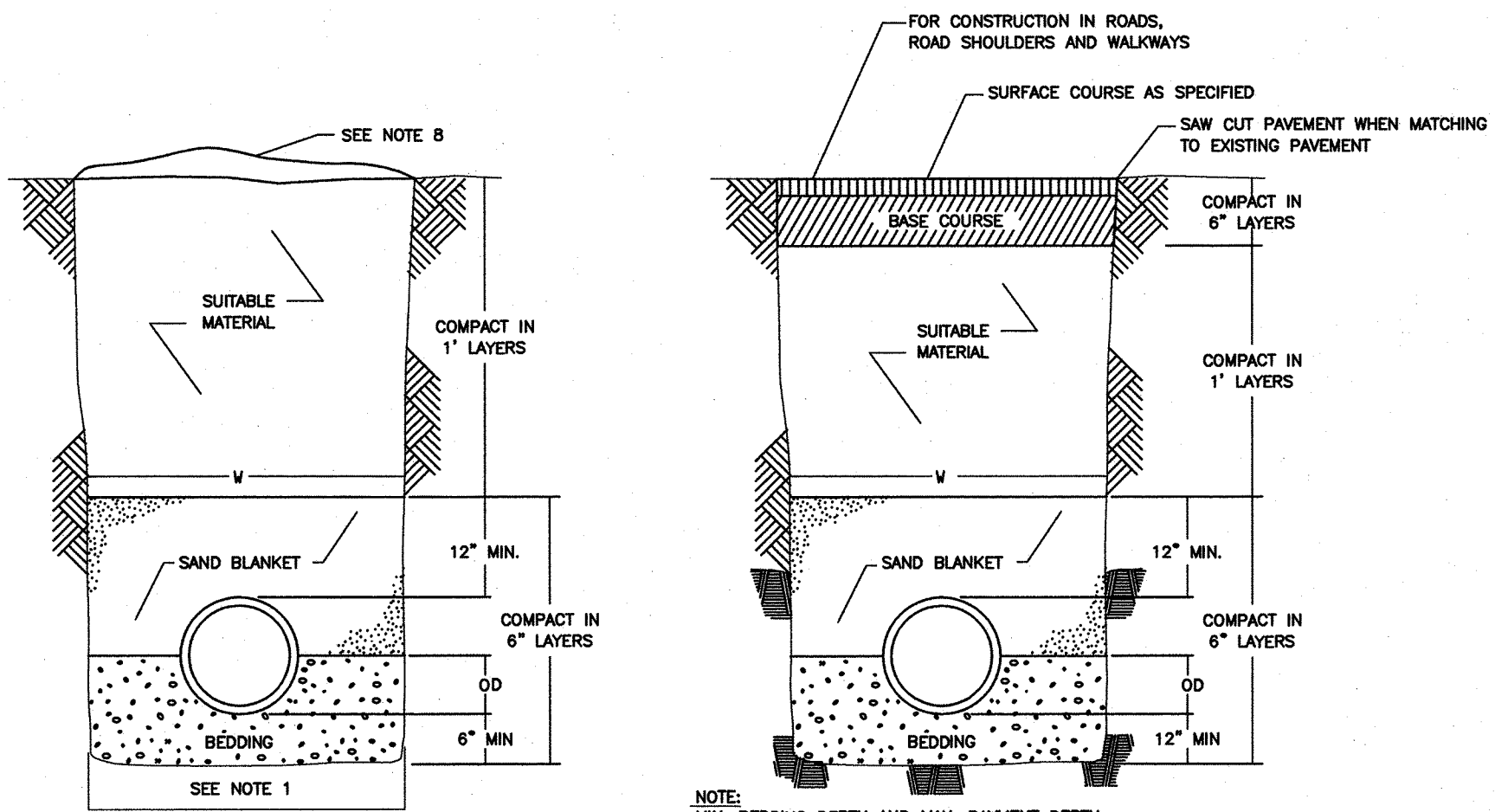
- 3) DAMAGED PIPE SHALL BE REJECTED AND REMOVED FROM THE JOB SITE.
 - 4) JOINTS SHALL BE DEPENDENT UPON A NEOPRENE OR ELASTOMERIC GASKET FOR WATER-TIGHTNESS. ALL JOINTS SHALL BE PROPERLY MATCHED WITH THE PIPE MATERIALS USED. WHERE DIFFERING MATERIALS ARE TO BE CONNECTED, AS AT THE STREET SEWER WYE OR AT THE FOUNDATION WALL, APPROPRIATE MANUFACTURED ADAPTERS SHALL BE USED.
 - 5) TEES AND WYES: WHERE A TEE OR WYE IS NOT AVAILABLE IN THE EXISTING STREET SEWER, AN APPROPRIATE CONNECTION SHALL BE MADE, FOLLOWING MANUFACTURERS' INSTRUCTIONS USING A BOLTED, CLAMPED OR EPOXY-CEMENTED SADDLE TAPPED INTO A SMOOTHLY DRILLED OR SAWN OPENING IN THE SEWER. THE PRACTICE OF BREAKING AN OPENING WITH A SLEDGE HAMMER, STUFFING CLOTH OR OTHER SUCH MATERIAL AROUND THE JOINT, OR APPLYING MORTAR TO HOLD THE CONNECTION, AND ANY OTHER SIMILAR CRUDE PRACTICES OR INEPT OR HASTY IMPROVISATIONS WILL NOT BE PERMITTED. THE CONNECTION SHALL BE CONCRETE ENCASED AS SHOWN IN THE DETAIL UP TO AND INCLUDING 15" DIAMETER.
 - 6) HOUSE SEWER INSTALLATION: THE PIPE SHALL BE HANDLED, PLACED AND JOINTED IN ACCORDANCE WITH INSTALLATION GUIDES OF THE APPROPRIATE MANUFACTURER. IT SHALL BE CAREFULLY BEDDED ON A 4 INCH LAYER OF CRUSHED STONE AND/OR GRAVEL AS SPECIFIED IN NOTE 10. BEDDING AND RE-FILL FOR DEPTH OF 12 INCHES ABOVE THE TOP OF THE PIPE SHALL BE CAREFULLY AND THOROUGHLY TAMPED BY HAND OR WITH APPROPRIATE MECHANICAL DEVICES.
- THE PIPE SHALL BE LAID AT A CONTINUOUS AND CONSTANT GRADE FROM THE STREET SEWER CONNECTION TO THE FOUNDATION AT A GRADE OF NOT LESS THAN 1/4 INCH PER FOOT. PIPE JOINTS MUST BE MADE UNDER DRY CONDITIONS. IF WATER IS PRESENT, ALL NECESSARY STEPS SHALL BE TAKEN TO DEWATER THE TRENCH.

- 7) TESTING: THE COMPLETED HOUSE SEWER SHALL BE SUBJECTED TO A LEAKAGE TEST IN ANY OF THE FOLLOWING MANNERS: (PRIOR TO BACKFILLING)
 - A. AN OBSERVATION TEE SHALL BE INSTALLED AS SHOWN AND WHEN READY FOR TESTING, AN INFLATABLE BLADDER OR PLUG SHALL BE INSERTED JUST UPSTREAM FROM THE OPENING IN THE TEE. AFTER INFLATION, WATER SHALL BE INTRODUCED INTO THE SYSTEM ABOVE THE PLUG TO A HEIGHT OF 5 FEET ABOVE THE LEVEL OF THE PLUG.
 - B. THE PIPE SHALL BE LEFT EXPOSED AND LIBERALLY HOSED WITH WATER, TO SIMULATE, AS NEARLY AS POSSIBLE, WET TRENCH CONDITIONS OR, IF TRENCH IS WET, THE GROUND WATER SHALL BE PERMITTED TO RISE IN THE TRENCH OVER THE PIPE. INSPECTIONS FOR LEAKS SHALL BE MADE THROUGH THE CLEANOUT WITH A FLASHLIGHT.
 - C. DRY FLUORESCENCE DYE SHALL BE SPRINKLED INTO THE TRENCH OVER THE PIPE. IF THE TRENCH IS DRY, THE PIPE SHALL BE LIBERALLY HOSED WITH WATER, OR IF THE TRENCH IS WET, GROUND WATER SHALL BE PERMITTED TO RISE IN THE TRENCH OVER THE PIPE. OBSERVATION FOR LEAKS SHALL BE MADE IN THE FIRST DOWN-STREAM MANHOLE.
- LEAKAGE OBSERVED IN ANY ONE OF THE ABOVE ALTERNATE TESTS SHALL BE CAUSE FOR NON-ACCEPTANCE AND THE PIPE SHALL BE DUG-UP IF NECESSARY AND RE-LAID SO AS TO ASSURE WATER TIGHTNESS.
- 8) ILLEGAL CONNECTIONS: NOTHING BUT SANITARY WASTE FLOW FROM HOUSE TOILETS, SINKS, LAUNDRY ETC. SHALL BE PERMITTED. ROOF LEADERS, FOOTING DRAINS, SUMP PUMPS OR OTHER SIMILAR CONNECTIONS CARRYING RAIN WATER, DRAINAGE OR GROUND WATER SHALL NOT BE PERMITTED.
- 9) HOUSE WATER SERVICE SHALL NOT BE LAID IN SAME TRENCH AS SEWER SERVICE.
- 10) BEDDING: SCREENED GRAVEL AND/OR CRUSHED STONE FREE FROM CLAY, LOAM, ORGANIC MATERIAL AND MEETING ASTM C33-67.

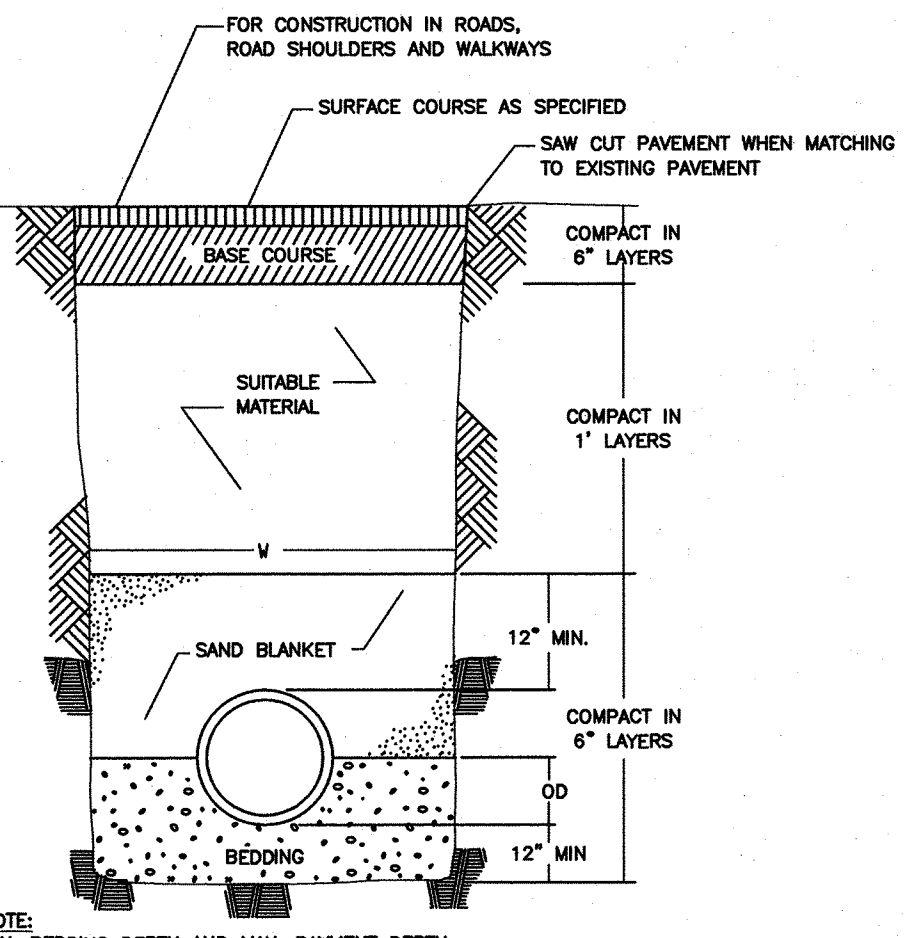
100% PASSING	1 INCH SCREEN
90%-100% PASSING	3/4 INCH SCREEN
20%- 55% PASSING	3/8 INCH SCREEN
0%- 10% PASSING	#4 SIEVE
0%- 5% PASSING	#8 SIEVE

- WHERE ORDERED BY THE ENGINEER TO STABILIZE THE TRENCH BASE, SCREENED GRAVEL OR CRUSHED STONE 1/2 INCH TO 1 1/2 INCH SHALL BE USED.
- 11) LOCATION: THE LOCATION OF THE TEE OR WYE SHALL BE RECORDED AND FILED IN THE MUNICIPAL RECORDS. IN ADDITION, A FERROUS METAL ROD OR PIPE SHALL BE PLACED OVER THE TEE OR WYE AS DESCRIBED IN THE TYPICAL "CHIMNEY" DETAIL, TO AID IN LOCATING THE BURIED PIPE WITH A DIP NEEDLE OR PIPEFINDER.
 - 12) CONCRETE: CONCRETE SHALL CONFORM TO THE REQUIREMENTS FOR CLASS A (3000 PSI) CONCRETE OF THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION STANDARDS SPECIFICATIONS AS FOLLOWS:

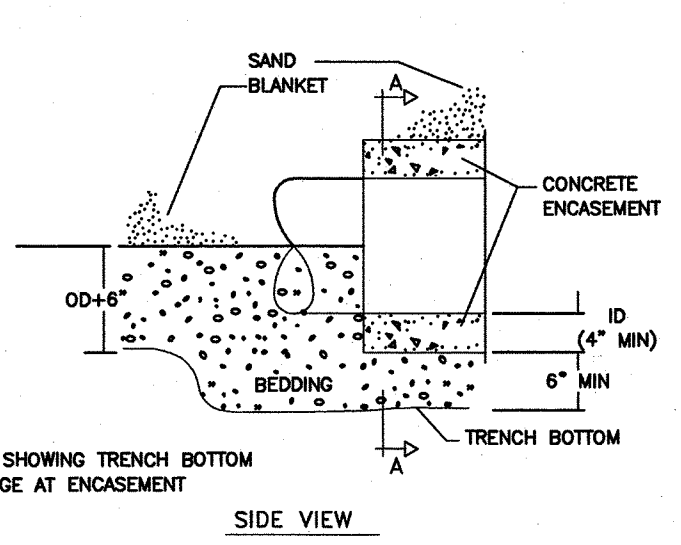
CEMENT: 6.0 BAGS PER CUBIC YARD
WATER: 5.75 GALLONS PER BAG CEMENT
MAXIMUM SIZE OF AGGREGATE: 1 INCH
 - 13) CHIMNEYS: IF VERTICAL DROP INTO SEWER IS GREATER THAN 4 FEET, A CHIMNEY SHALL BE CONSTRUCTED FOR THE HOUSE CONNECTION. CHIMNEY INSTALLATION AS RECOMMENDED BY THE PIPE MANUFACTURER MAY BE USED IF APPROVED BY THE ENGINEER.
 - 14) MAINTAIN A 10" HORIZONTAL SEPARATION BETWEEN SEWER LINES AND WATER LINES, AND AN 18" VERTICAL SEPARATION AT SEWER AND WATER CROSSINGS, WITH WATER OVER SEWER.



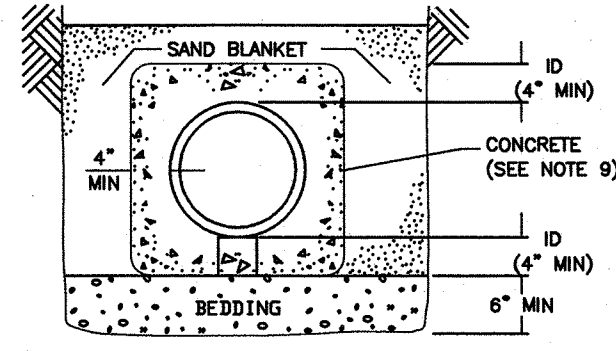
TYPICAL SECTION
NOT TO SCALE



LEDGE CONSTRUCTION
NOT TO SCALE



SIDE VIEW



SECTION A-A
(SEE NOTE 10)

CONCRETE FULL ENCASEMENT
NOT TO SCALE

GENERAL NOTES

- 1) ORDERED EXCAVATION OF UNSUITABLE MATERIAL BELOW GRADE. REFILL WITH BEDDING MATERIAL FOR TRENCH WIDTH SEE NOTE 7.
- 2) BEDDING: SCREENED GRAVEL AND/OR CRUSHED STONE FREE FROM CLAY, LOAM, ORGANIC MATTER AND MEETING ASTM C33 STONE SIZE NO. 67.

100% PASSING	1 INCH SCREEN
90%-100% PASSING	3/4 INCH SCREEN
20%- 55% PASSING	3/8 INCH SCREEN
0%- 10% PASSING	#4 SIEVE
0%- 5% PASSING	#8 SIEVE

WHERE ORDERED BY THE ENGINEER TO STABILIZE THE TRENCH BASE, GRADED SCREENED GRAVEL OR CRUSHED STONE 1/2 INCH TO 1 1/2 INCH SHALL BE USED.
- 3) SAND BLANKET: CLEAN SAND FREE FROM ORGANIC MATTER SO GRADED THAT 90%-100% PASSES A 1/2 INCH SIEVE AND NOT MORE THAT 15% WILL PASS A #200 SIEVE. BLANKET MAY BE OMITTED FOR DUCTILE IRON AND REINFORCED CONCRETE PIPE PROVIDED THAT NO STONE LARGER THAN 2 INCHES IS IN CONTACT WITH THE PIPE.
- 4) SUITABLE MATERIAL: IN ROADS, ROAD SHOULDERS, WALK-WAYS AND TRAVELED WAYS, SUITABLE MATERIAL FOR TRENCH BACKFILL SHALL BE THE NATURAL MATERIAL EXCAVATED DURING THE COURSE OF CONSTRUCTION, BUT SHALL EXCLUDE DEBRIS, PIECES OF PAVEMENT, ORGANIC MATTER, TOP SOIL, ALL WET OR SOFT MUCK, PEAT OR CLAY, ALL EXCAVATED LEDGE MATERIAL, AND ALL ROCKS OVER SIX INCHES IN LARGEST DIMENSION, OR ANY MATERIAL WHICH, AS DETERMINED BY THE ENGINEER, WILL NOT PROVIDE SUFFICIENT SUPPORT OR MAINTAIN THE COMPLETED CONSTRUCTION IN A STABLE CONDITION.
- IN CROSS-COUNTRY CONSTRUCTION, SUITABLE MATERIAL SHALL BE AS DESCRIBED ABOVE, EXCEPT THAT THE ENGINEER MAY PERMIT THE USE OF TOP SOIL, LOAM, MUCK OR PEAT, IF HE IS SATISFIED THAT THE COMPLETED CONSTRUCTION WILL BE ENTIRELY STABLE AND PROVIDED THAT EASY ACCESS TO THE SEWER FOR MAINTENANCE AND POSSIBLY RECONSTRUCTION, WHEN NECESSARY WILL BE PRESERVED.
- 5) BASE COURSE, IF ORDERED BY THE ENGINEER, SHALL MEET THE REQUIREMENTS OF DIVISION 300 OF THE LATEST EDITION OF THE:

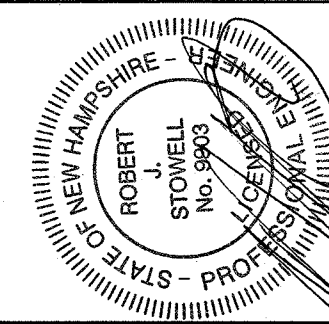
STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
OF THE STATE OF NEW HAMPSHIRE, DEPARTMENT OF TRANSPORTATION.

- 6) WOOD SHEETING, IF REQUIRED, WHERE SHEETING IS PLACED ALONGSIDE THE PIPE AND EXTENDS BELOW MID-DIAMETER, IT SHALL BE CUT OFF AND LEFT IN PLACE TO AN ELEVATION NOT LESS THAN 1 FOOT ABOVE THE TOP OF THE PIPE. WHERE SHEETING IS ORDERED BY THE ENGINEER TO BE LEFT IN PLACE, IT SHALL BE CUT OFF AT LEAST 3 FEET BELOW FINISHED GRADE, BUT NOT LESS THAN 1 FOOT ABOVE THE TOP OF THE PIPE.
- 7) W= MAXIMUM ALLOWABLE TRENCH WIDTH TO A PLANE 12 INCHES ABOVE THE PIPE. FOR PIPES 15 INCHES NOMINAL DIAMETER OR LESS, W SHALL BE NO MORE THAN 36 INCHES, FOR PIPES GREATER THAN 15 INCHES NOMINAL DIAMETER, W SHALL BE 24 INCHES PLUS PIPE O.D. W SHALL ALSO BE THE PAYMENT WIDTH FOR LEDGE EXCAVATION AND FOR ORDERED EXCAVATION BELOW GRADE.
- 8) FOR CROSS COUNTRY CONSTRUCTION, BACKFILL OR FILL SHALL BE MOUNDED TO A HEIGHT OF 6 INCHES ABOVE THE ORIGINAL GROUND SURFACE.
- 9) CONCRETE FOR ENCASEMENT SHALL CONFORM TO THE REQUIREMENTS FOR CLASS A (3000 LB) CONCRETE OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS AS FOLLOWS: CEMENT: 6.0 BAGS PER CUBIC YARD
WATER: 5.75 GALLONS PER BAG CEMENT
MAXIMUM SIZE OF AGGREGATE: 1 INCH
- 10) IF FULL ENCASEMENT IS UTILIZED, DEPTH OF CONCRETE BELOW PIPE SHALL BE 1/4 I.D. (4" MIN.) BLOCK SUPPORT SHALL BE SOLID CONCRETE BLOCKS.

TRITECH
ENGINEERING CORPORATION

ISSUED FOR TRC REVIEW
September 12, 2024

REVISIONS		DESCRIPTION:
DATE:	REVISED PER	TRC COMMENTS
9-12-24		



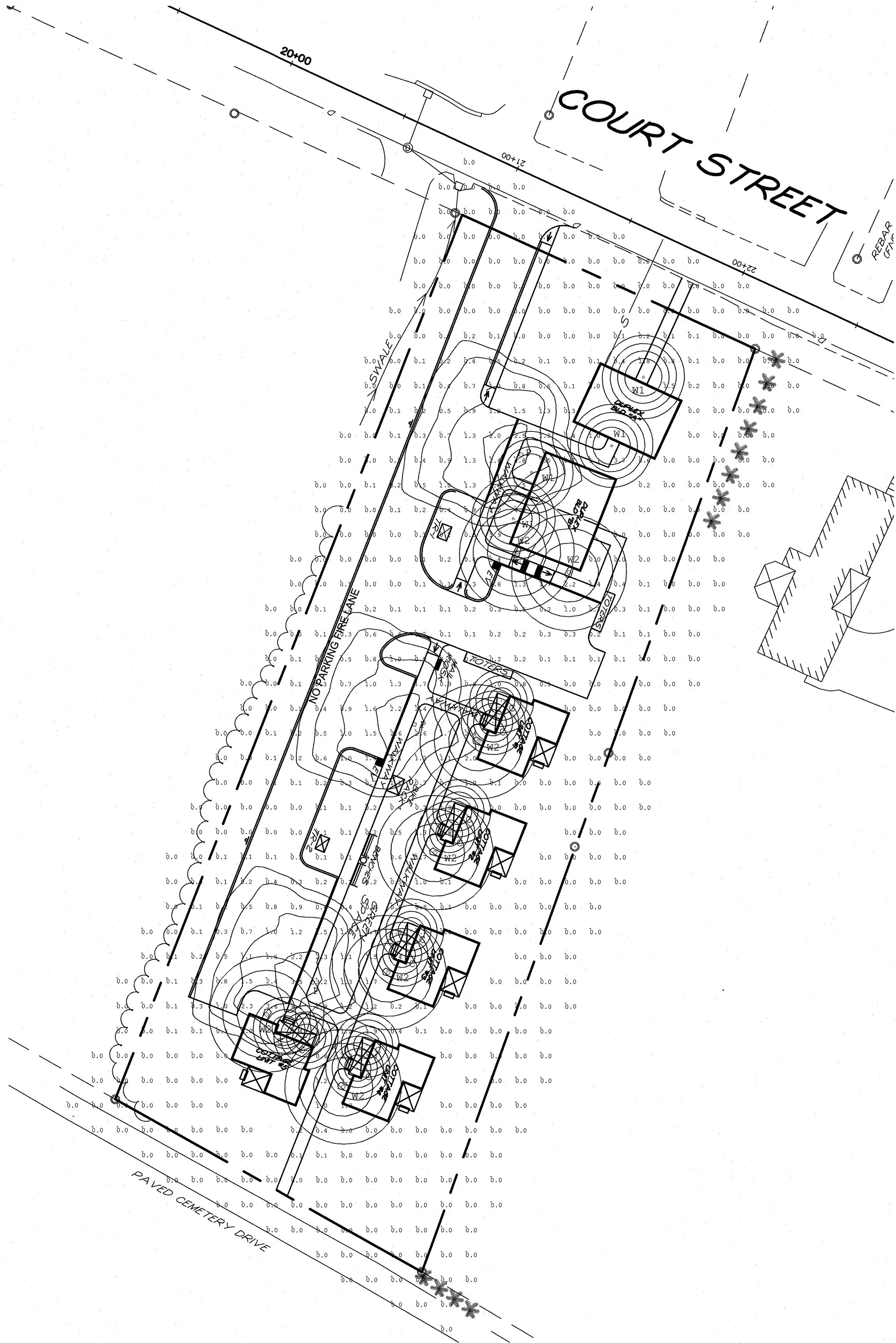
SEWER DETAILS
103 COURT STREET

103 COURT STREET
DOVER, NEW HAMPSHIRE
STRAFFORD COUNTY

AUGUST 15, 2024
JOB No. 24101

SHEET No.

SP-12



LIGHTING NOTES

1. EXTERIOR LIGHTING SHALL BE DOWN LIT AND FULLY SHIELDED SO NO DIRECT LIGHT IS VISIBLE FROM ADJACENT PROPERTIES AND ROADWAYS.
2. ALL PARKING AREA LIGHTING SHALL BE EQUIPPED WITH A TIMER AND SHALL SHUT OFF NO LATER THAN 10 PM EACH DAY AND REMAIN OFF UNTIL THE FOLLOWING EVENING. IN THE EVENT THAT THE BUSINESS REMAINS OPEN AFTER 10 PM, THE PARKING LOT LIGHTING SHALL SHUT OFF NO LATER THAN ONE HOUR AFTER CLOSING.
3. PHOTOMETRICS CONTAINED ON THIS PLAN PROVIDED BY EXPOSURE LIGHTING.

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Description	Tag	(MANUFACT)
⊙	10	C	Single	REL1110SERRW (3000K)	RECESSED PORCH LIGHT	NICOR, INC.
⊙	3	F	Single	CSL-2-20-30-TS-TSK / AP20-12-TSK	12" POLE	ARCELUX LLC
⊙	4	M1	Single	RD100-12L-UNV-30-F006-CXX-LED96ML / GB A 3 CXX	WALL MOUNTED 9.5' AFS	LST INDUSTRIES, INC.
⊙	7	M2	Single	RD200-17L-UNV-30-F006-CXX-LED96ML / GB A 3 CXX	WALL MOUNTED 18' AFS	LST INDUSTRIES, INC.

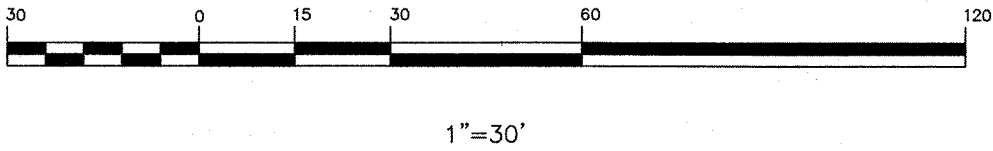
ALL DRIVES AND PARKING
Illuminance (fc)
Average = 0.62
Maximum = 3.5
Minimum = 0.0
Avg/Min Ratio = N.A.
Max/Min Ratio = N.A.

PARKING SPACES 2
SPACES ON SIDE OF DUPLEX BUILDING "B"
Illuminance (fc)
Average = 0.74
Maximum = 1.7
Minimum = 0.2
Avg/Min Ratio = 3.70
Max/Min Ratio = 8.50

PARKING SPACES 1
SPACES IN FRONT OF DUPLEX BUILDING "B"
Illuminance (fc)
Average = 1.75
Maximum = 2.4
Minimum = 0.2
Avg/Min Ratio = 1.46
Max/Min Ratio = 2.00

PARKING SPACES 3
SPACES IN FRONT OF COTTAGE #1
Illuminance (fc)
Average = 1.86
Maximum = 2.6
Minimum = 1.3
Avg/Min Ratio = 1.42
Max/Min Ratio = 2.00

PARKING SPACES 4
SPACES IN FRONT OF COTTAGES 3,4&5
Illuminance (fc)
Average = 1.44
Maximum = 3.5
Minimum = 0.2
Avg/Min Ratio = 7.20
Max/Min Ratio = 17.50



LIGHTING PLAN
103 COURT STREET
103 COURT STREET
DOVER, NEW HAMPSHIRE
STRAFFORD COUNTY
AUGUST 15, 2024 JOB No. 24101

SHEET No.

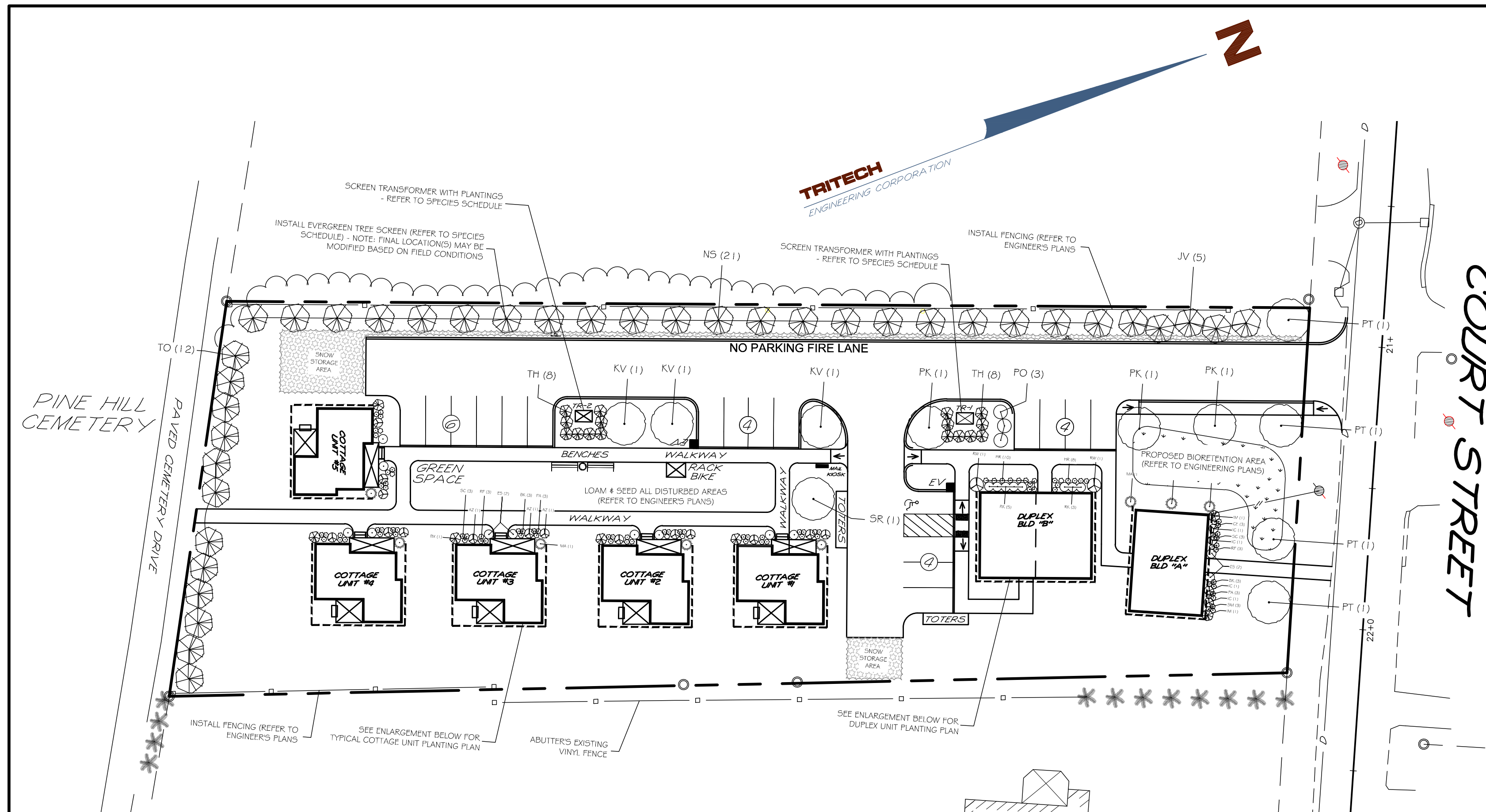
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September 12, 2024

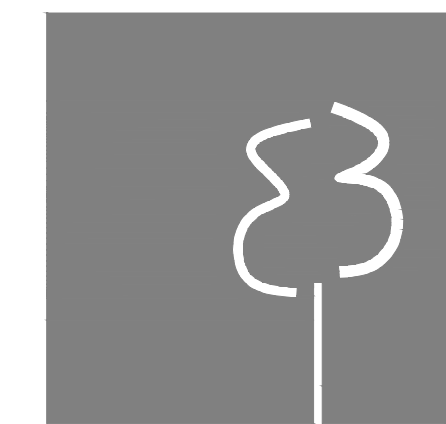
REVISIONS	
DATE	DESCRIPTION
9-12-24	REV PER TRC COMMENTS

TRITECH
ENGINEERING CORPORATION

786 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03860
TELEPHONE 603 742 8107
FAX 603 742 9890



<u>PLANTING SCHEDULE</u>			
<u>TREES</u>			
<i>uniperus virginiana</i> 'Emerald Sentinel' / Emerald Sentinal Eastern Red Cedar	6-8' B&B	JV	5
<i>Picea abies 'Compressa'</i> / Columnar Norway Spruce	6-8' B&B	NS	21
<i>Platanus x acerifolia</i> 'Exclamation' / Exclamation Planetree	3-3.5" CAL.	PT	4
<i>Prunus cerasifera</i> 'Krauter Vesuvius' / Krauter Vesuvius Flowering Plum	3-3.5" CAL.	KV	3
<i>Prunus serrulata</i> 'Kwanzan' / Kwanzan Flowering Cherry	3-3.5" CAL.	PK	3
<i>Syringa reticulata</i> 'Ivory Silk' / Ivory Silk Japanese Tree Lilac	3-3.5" CAL.	SR	1
<i>Thuja occidentalis</i> 'Holmstrup' / Holmstrup Arborvitae	5-6' B&B	TH	16
<i>Thuja occidentalis</i> 'Techny' / Techny Arborvitae	6-8' B&B	TO	12
<u>SHRUBS</u>			
<i>Azalea</i> 'Bloom A Thon Double Pink' / Bloom A Thon Double Pink Azalea	2-2.5' B&B	AZ	15
<i>Buxus</i> 'Green Mountain' / Green Mountain Boxwood	2-2.5' B&B	BX	5
<i>'drangea macrophylla</i> 'Endless Summer' / Endless Summer Bigleaf Hydrang	24-36"	ES	12
<i>Ilex crenata</i> 'Hetzii' / Hetzi Japanese Holly	24-36"	IC	4
<i>Ilex meservae</i> 'Blue Maid' / Blue Maid Holly	2-2.5' B&B	IM	2
<i>Physocarpus opulifolus</i> 'Diabolo' / Diabolo Ninebark	2.5'-3' B&B	PO	3
<i>Rhododendron</i> 'Wilsoni' / Wilson Rhododendron	2.5'-3' B&B	RW	2
<i>Rosa</i> 'Knockout Double' / Knockout Double Rose	24-36"	RK	8
<u>GRASSES</u>			
<i>Miscanthus sinensis</i> 'Adagio' / Dwarf Maiden Grass	#3	MA	8
<u>PERENNIALS</u>			
<i>Coreopsis</i> 'Enchanted Eve' / Enchanted Eve Tickseed	#1	CE	3
<i>Echinacea</i> 'Butterfly Kisses' / Butterfly Kisses Coneflower	#1	BK	18
<i>Heemerocallis</i> 'Happy Returns' / Happy Returns Daylily	#1	HR	18
<i>Pervoskia atriplicifolia</i> / Russian Sage	#1	PA	18
<i>Rudbeckia flugida</i> 'Goldstrum' / Goldstrum Black-Eyed Susan	#1	RF	18



terrain
planning & design llc

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hopkinton nh 03229
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terrainplanning.com

TRITECH

755 CENTRAL AVENUE
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TELEPHONE 603 742 8107
FAX 603 742 3820

ISSUED FOR TRC REVIEW
September 12, 2024

REVISIONS	
DATE:	DESCRIPTION:
9-12-24	REVISED PER TRC COMMENTS

LANDSCAPE PLAN
103 COLIBT STB EBT

103 COURT STREET
DOVER, NEW HAMPSHIRE
STRAFFORD COUNTY

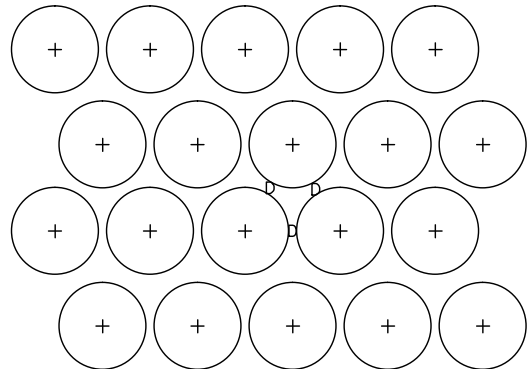
AUGUST 15, 2024

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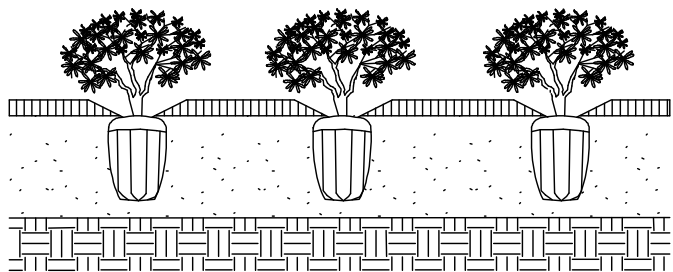


TYPICAL BED PLANT SPACING

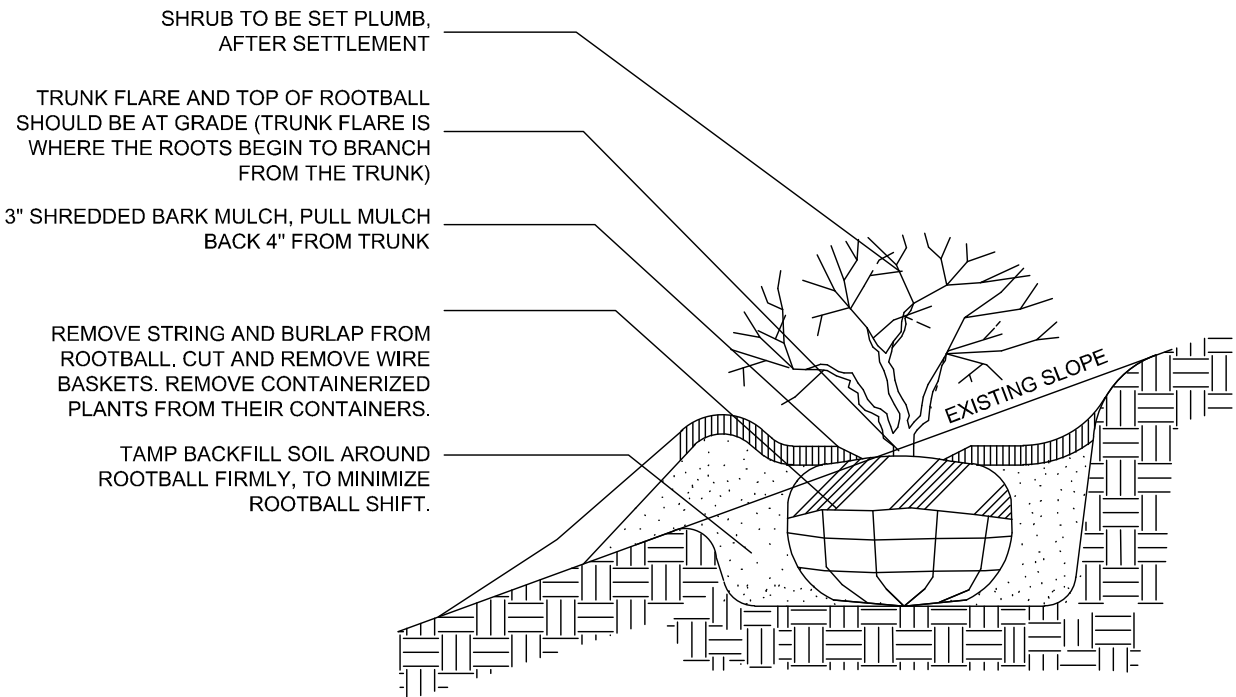
NOTE:
D = DIMENSION OF PLANT SPACING (SHRUB OR
GROUND COVER AS INDICATED ON PLANS)

12" LOAM BACKFILL (CONTINUOUS
THROUGHOUT BED AREA)

3" DEEP SHREDDED
BARK MULCH

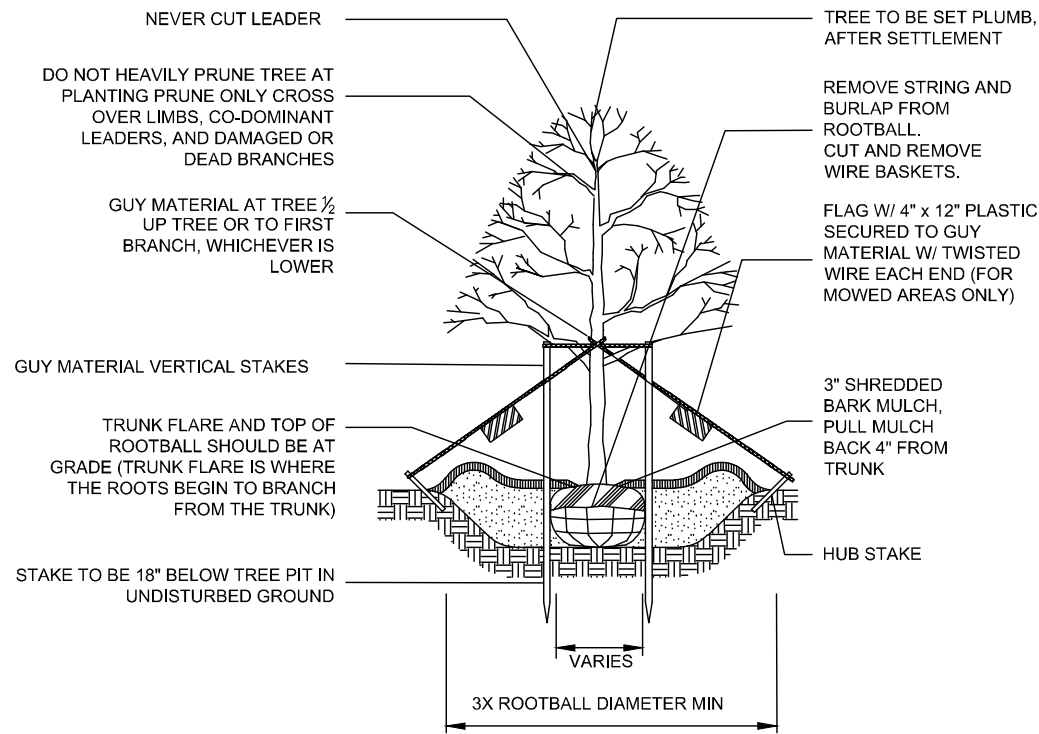


1 TYPICAL PERENNIAL PLANTING
NO SCALE



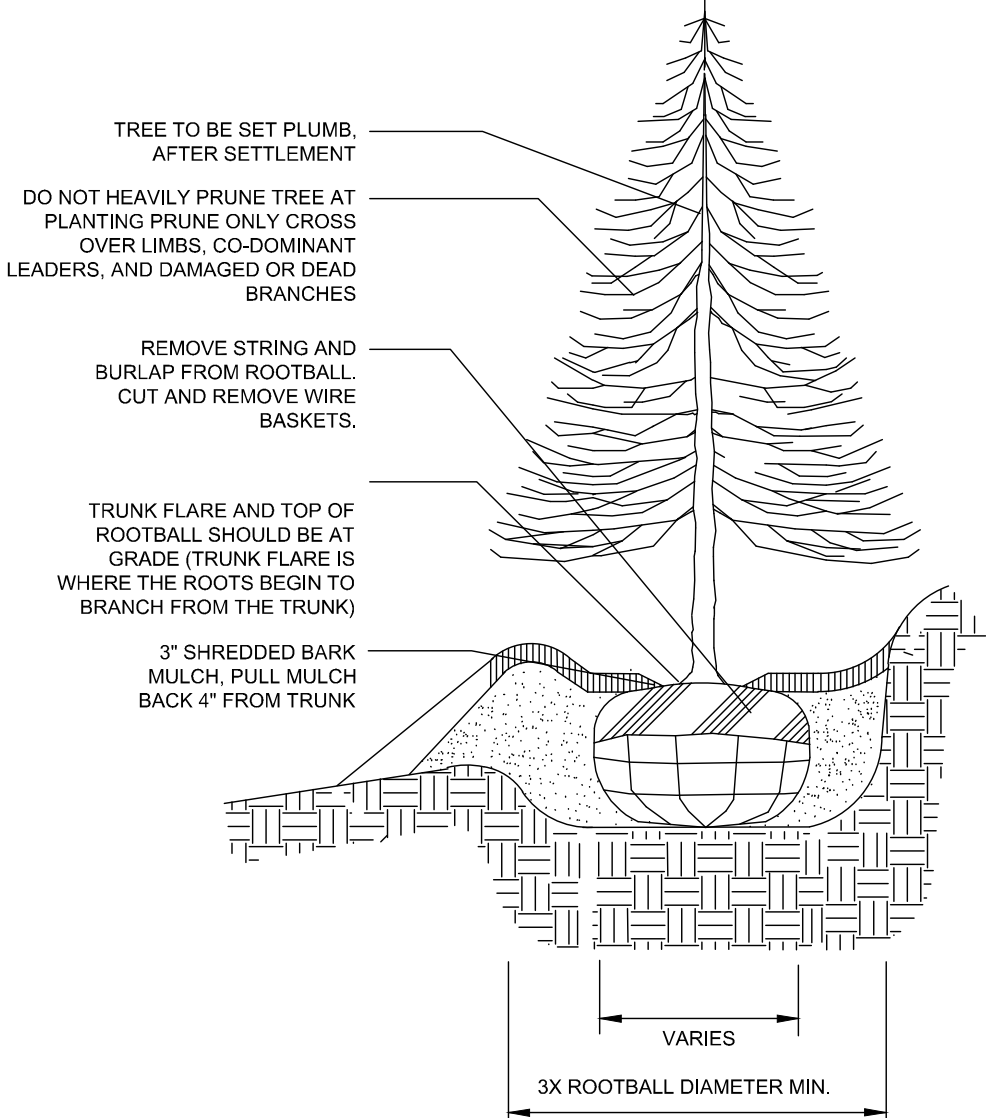
NOTE:
1. DO NOT HEAVILY PRUNE SHRUB AT PLANTING, PRUNE ONLY CROSSOVER LIMBS AND DAMAGED OR DEAD BRANCHES.
2. BACKFILL WITH LOAM, AMEND AS REQUIRED BY LANDSCAPE ARCHITECT.
3. SHRUBS & GROUND COVER PLANTED ADJACENT TO CITY SIDEWALKS NEED TO BE PLACED SO THE PLANTS, AT THEIR MATURE HEIGHT & WIDTH, WILL NOT ENCR OACH INTO THE CITY'S SIDEWALK.

2 TYPICAL SHRUB PLANTING
NO SCALE



NOTES:
1. GUYING AND STAKING TO BE DETERMINED IN THE FIELD BY THE LANDSCAPE ARCHITECT. LOCAL FIELD CONDITIONS AS WELL AS PLANT CHARACTERISTICS WILL DETERMINE THE NECESSITY OF GUYING AND STAKING.
2. TYPICALLY ONLY TREES WITH A 3" OR GREATER CALIPER NEED TO BE STAKED. TREES WITH LESS THAN A 3" CALIPER NEED TO BE STAKED ONLY AS REQUIRED BY LANDSCAPE ARCHITECT.
3. ONLY WRAP TREE TRUNKS AS REQUIRED BY LANDSCAPE ARCHITECT.
4. TREE SHALL BE SET PLUMB, AFTER SETTLEMENT.
5. LOAM FOR BACKFILLING SHALL BE AMENDED AS REQUIRED BY LANDSCAPE ARCHITECT.
6. CITY TREES PLANTED ON PRIVATE PROPERTY, ADJACENT TO A PUBLIC RIGHT-OF-WAY, NEED TO BE PLANTED A MINIMUM OF 5 FEET FROM THE EDGE OF THE CITY SIDEWALK.

3 DECIDIOUS TREE PLANTING
NO SCALE

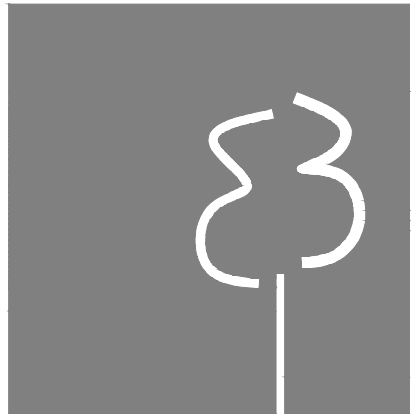


NOTES:
1. DO NOT STAKE EVERGREEN TREES.
2. LOAM FOR BACKFILLING SHALL BE AMENDED AS REQUIRED BY LANDSCAPE ARCHITECT.
3. TAMP BACKFILL SOIL AROUND ROOTBALL FIRMLY TO MINIMIZE ROOTBALL SHIFT.

4 EVERGREEN TREE PLANTING
NO SCALE

ISSUED FOR TRC REVIEW
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311 kast hill road
hopkinton nh 03229
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LANDSCAPE DETAIL SHEET

103 COURT STREET

103 COURT STREET

DOVER, NEW HAMPSHIRE

STRAFFORD COUNTY

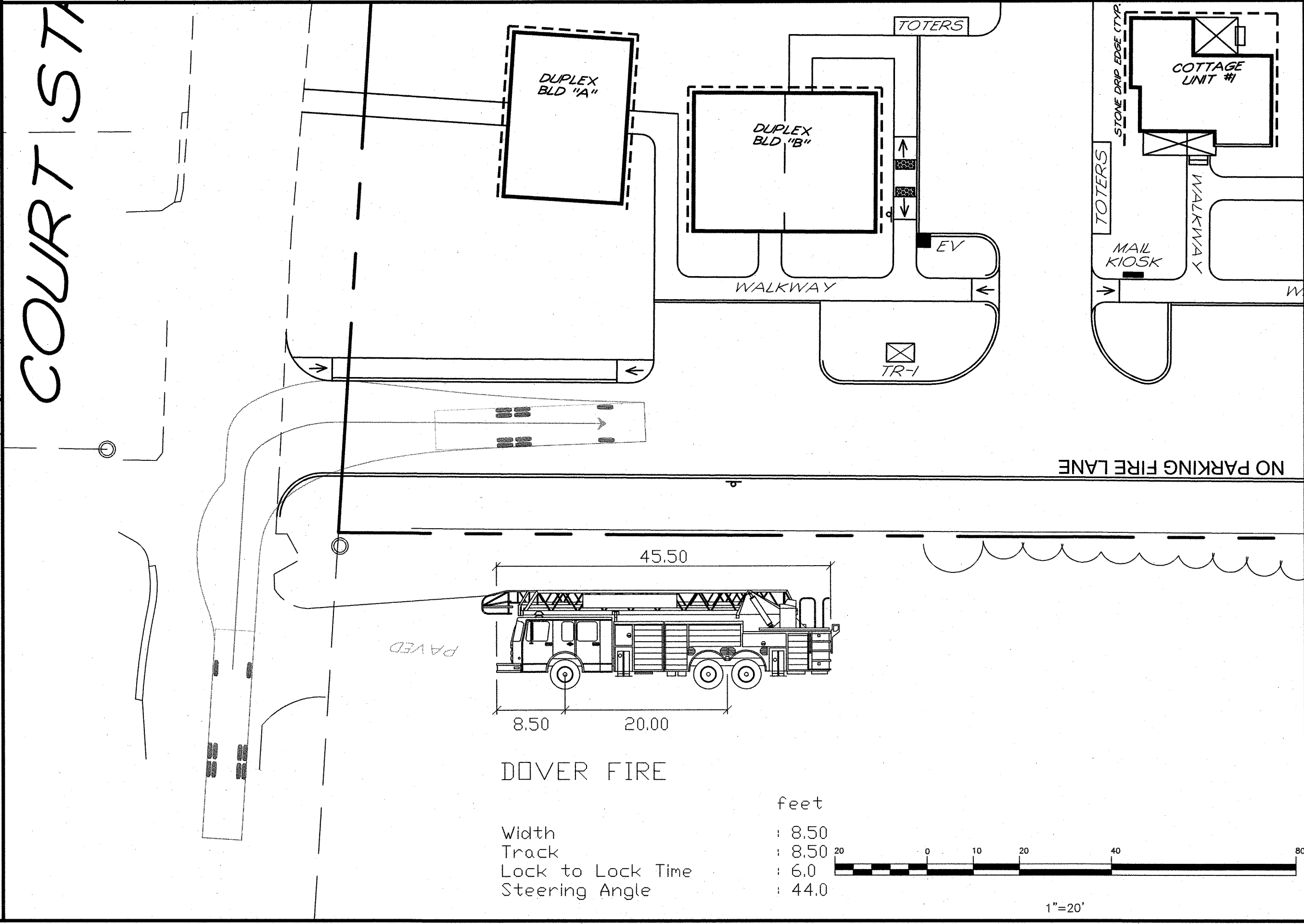
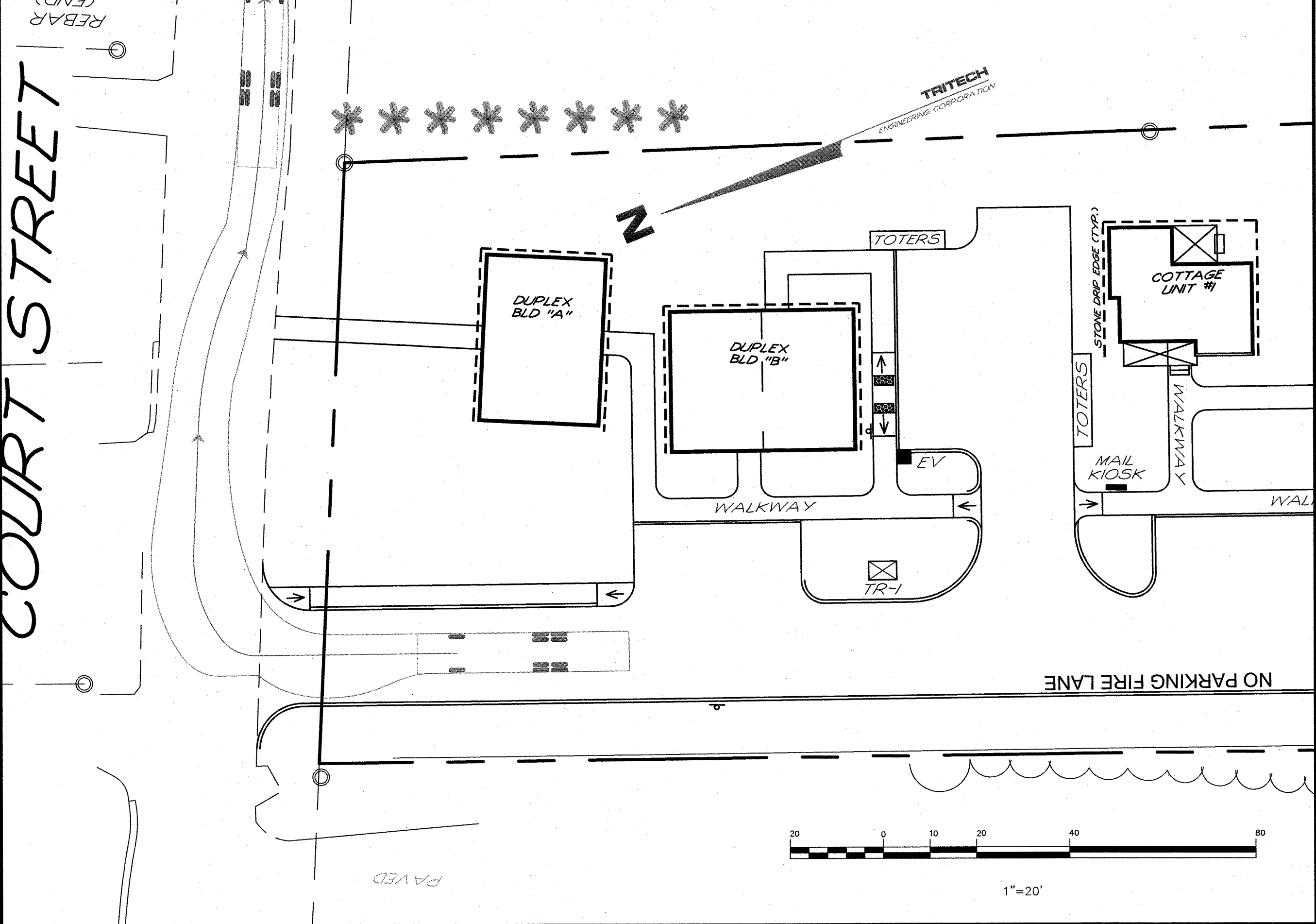
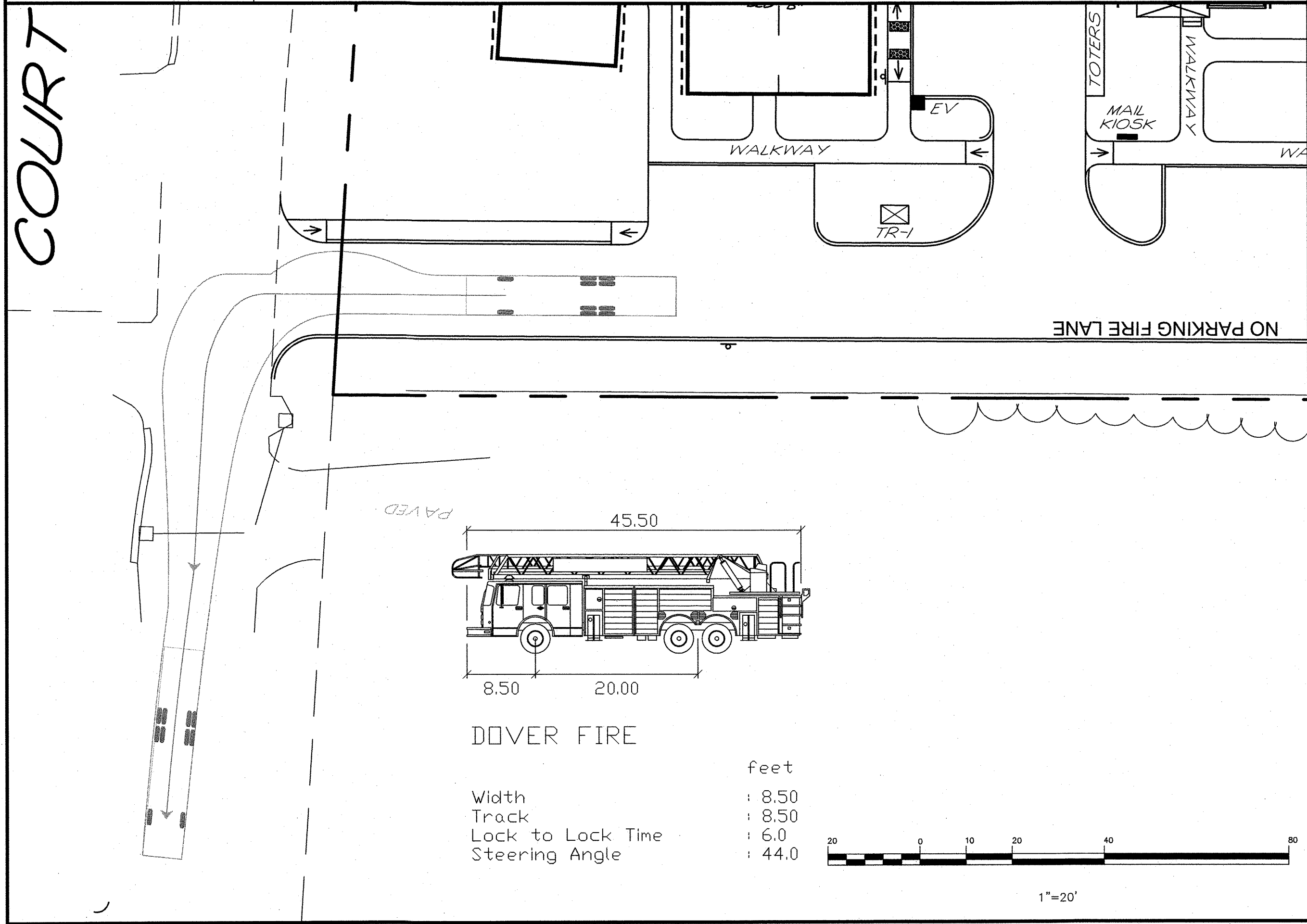
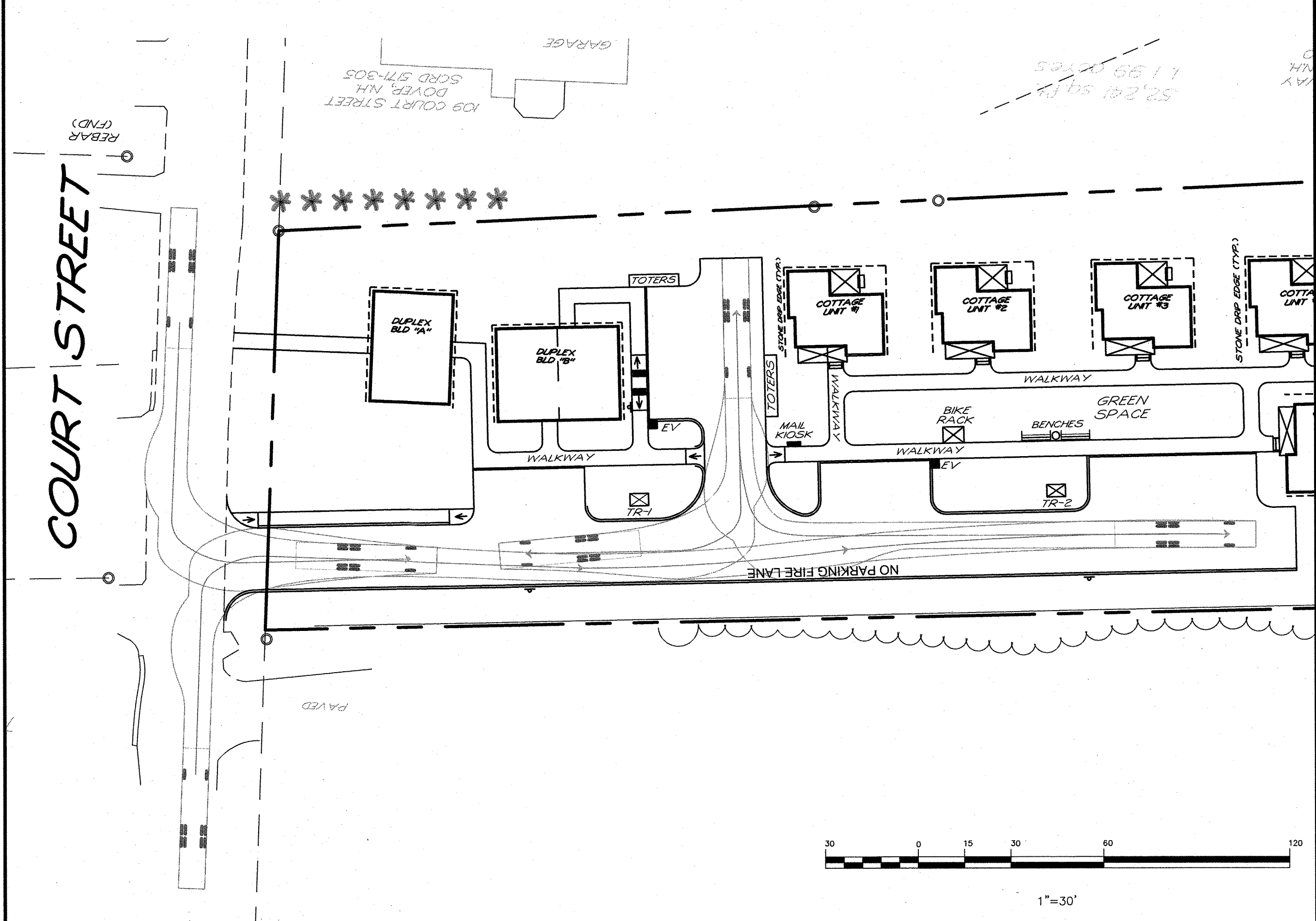
AUGUST 15, 2024 JOB No. 24101

SHEET No.

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ISSUED FOR TRC REVIEW
September 12, 2024

REVISIONS
DATE: DESCRIPTION:

103 COURT STREET
DOVER, NEW HAMPSHIRE
STRAFFORD COUNTY

AUGUST 15, 2024 JOB No. 24101

SHEET No.

TR-1

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