

CITY OF DOVER

DOVER CONSERVATION COMMISSION – AGENDA REVISED

Meeting Type: Regular Meeting
Meeting Location: City Council Conference Room - 288 Central Avenue Dover NH
Meeting Date: Monday, May 12th, 2025
Meeting Time: 5:30 pm

1. CALL TO ORDER AND ROLL CALL

2. CITIZEN'S FORUM

3. APPROVAL OF THE PRIOR MEETING MINUTES – April 14th, 2025

4. OLD BUSINESS

5. NEW BUSINESS

- A. City of Dover Conditional Use Permit for Knox Marsh Development, LLC Assessor's Map H, Lot(s) 47-A & 50-6 zoned R-40, located at 1 Cold Springs Rad & Banner Drive. Proposal seeks to allow 36.56% impervious surface coverage within the Secondary Groundwater Protection District where 20% is allowed. *The application is part of a TDR Site Plan (SITE-2024-0015).*
- B. City of Dover Conditional Use Permit for Knox Marsh Development, LLC Assessor's Map H, Lot(s) 47-A & 50-6 zoned R-40, located at 1 Cold Springs Rd. and Banner Drive. Proposal seeks to allow approx. 2,000 s.f. of disturbance within an area of greater than 20% slope. *The application is part of a TDR Site Plan (SITE-2024-0015).*

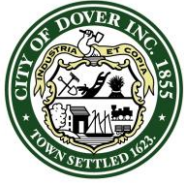
6. REPORT FROM THE CHAIR

- A. Review of Correspondence Received from NH Department of Environmental Services

7. OTHER BUSINESS

- A. Update from Forest Management Subcommittee

8. ADJOURNMENT



CITY OF DOVER

DOVER CONSERVATION COMMISSION – MINUTES

Meeting Type: Regular Meeting
Meeting Location: City Council Conference Room - 288 Central Avenue, Dover, NH
Meeting Date: Monday April 14th, 2025
Meeting Time: 5:30 pm

MEMBERS PRESENT: Bill Hunt (Chair), Abigail Lyon, Russ Warnock, Kristen Murphy, Brianna Group, Steve Fellows (Vice Chair)

Absent (Excused): Robert Atwood (Secretary)

Absent (Unexcused):

STAFF PRESENT: Makayla Edgecomb (Conservation Planner)

OTHERS PRESENT:

1. CALL TO ORDER AND ROLL CALL

The meeting was convened at 5:30 PM.

2. CITIZENS' FORUM

None

3. APPROVAL OF THE PRIOR MEETING MINUTES- MARCH 10th, 2025

A. Lyon moved to approve the minutes of March 10th as amended. B. Group seconded. Vote: 5 in favor with 1 abstention

4. OLD BUSINESS:

None

5. NEW BUSINESS

- A.** City of Dover Conditional Use Permit for 210 Tolend, LLC, Assessor's Map F, Lot 3, zoned R-40, located at 210 Tolend Road. Proposal seeks to allow 25% impervious surface coverage within the Secondary Groundwater Protection District, where up to 20% is allowed. The application is part of an Open Space Subdivision proposal that includes 29 housing units.

Bob Stowell, Tritech Engineering presented the item and explained the project has been before the Commission a few times before. He described the proposal and highlighted utilities, storm water management, impact and the request for 25% impervious surface coverage.

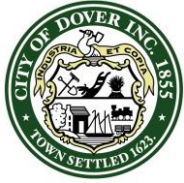
He gave additional details for the board on topics of: secondary water protection district, reason for the cut-out portion, and impervious percentages.

Additional discussion revolved around how much of the impervious area would need to be removed/adjusted to meet the 20% standard.

Mr. Stowell gave additional details for the board on topics of: vegetation, square footage and styles of proposed homes, maintenance, snow storage, trail system, and CUP criteria.

S. Fellows moved to endorse the CUP as presented. K. Murphy seconded. Vote: All in favor with 0 opposed.

A member commented that he appreciates the situation that the need for the CUP is due the adjustments the applicant made after receiving feedback on other iterations of the proposal.



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DOVER CONSERVATION COMMISSION – MINUTES

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Meeting Time: 5:30 pm

6. REPORT FROM THE CHAIR

a. Review of Correspondence Received from NH Department of Environmental Services

None

7. OTHER BUSINESS

A. Update from Forest Management Subcommittee

- None

B. Member update

- Russ is now a regular member
- Board member handbook is in progress. Request for a list of code citations under the Conservation Commission's purview.
- Request for information and feedback opportunities relating to the timeline of TDR approval and Conservation Commission input.
- Social media kits and posters for upcoming event
- Earth Day event

8. ADJOURNMENT

A. Lyon moved and S. Fellows seconded to adjourn. Vote: U/A

The meeting was adjourned at 6:07 PM.



City of Dover, New Hampshire CONDITIONAL USE PERMIT APPLICATION

[Revision Date: October 19, 2020]

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

APPLICANT AND OWNER INFORMATION

Name of Applicant: Knox Marsh Development, LLC Telephone # 603-742-2121

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

E-Mail Address: Robert@centralfallsrealty.com

Name of Property Owner (if different from applicant): 5 Sherman Street LLC, Dove Development Group, LLC Telephone # 603-986-2373

Address of Property Owner: 242 Central Ave. Dover, NH 03820 (Both Owners)

PROPERTY INFORMATION

Assessor's Map # H Lot(s) # 47-A & 50-6

Address of Property: 1 Cold Springs Road & Banner Drive

Zoning District(s) R-40 Overlay District(s) Conservation, Steep Slope

Existing Use of Property: Single Family Home 47-A, Multi-family residential 50-6

CONDITIONAL USE PERMIT INFORMATION

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

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

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

Please find attached narrative. Application for >20% slope disturbance and for greater than 20% impervious in the Secondary Groundwater Recharge Overlay.

List Any Associated State or Federal Permits That Have Been or Will Be Applied For and Indicate Their Status: _____

NHDES Alteration of Terrain, NHDES Sewer Discharge, EPA NOI (Not yet Submitted)

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

335 Second Crown Point Road, Barrington, NH 03825

Address _____ Telephone #: 603-332-2863

Professional License #: 14243 (PE), 805 (LLS)

E-mail address: _____

K.berry@berrysurveying.com

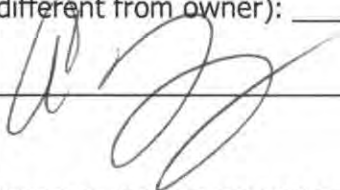
crberry@metrocaster.net

SIGNATURES

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

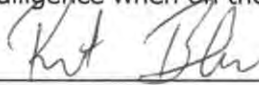
Signature of Property Owner:  Date: 9-20-24

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

Signature of Agent:  Date: 9-20-24

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property Owner:  Date: 9-20-24

**CITY OF DOVER CONDITIONAL USE
LIST OF ABUTTERS**

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

Owner:

TAX MAP	LOT #	PROPERTY OWNER	<u>MAILING ADDRESS</u>

Applicant (if different from owner):

APPLICANT NAME	APPLICANT COMPANY	<u>MAILING ADDRESS</u>

Surveyor and/or Engineer/Professional Agent:

NAME	COMPANY	<u>MAILING ADDRESS</u>

Conservation Easement Holder:

TAX MAP	LOT #	NAME OF EASEMENT HOLDER	<u>MAILING ADDRESS</u>

PLANNING BOARD FEE SCHEDULE / INVOICE

(Revised July 24, 2023)

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

A. Plan Review Fees

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

- ☐ SUBDIVISION Application fee \$200.00 + \$150.00 x # _____ new lots created = \$ _____
- ☐ LOT LINE ADJUSTMENT Application fee \$200.00 + \$100.00 X # _____ of lots involved = \$ _____
- ☐ TRANSFER OF DEVELOPMENT RIGHTS Application fee \$200.00 = \$ _____
- ☐ SITE REVIEW – RESIDENTIAL Application fee \$200.00+ \$100.00 x # _____ per dwelling unit = \$ _____
- ☐ SITE REVIEW – NON-RESIDENTIAL Application fee \$200.00 + (not to exceed \$10,000)
 - ☐ New construction \$.15 sq. ft. x # _____ sq. ft. = \$ _____
 - ☐ Additions (new floor space) \$.10 per sq. ft. x # _____ sq. ft. = \$ _____
- ☐ MOTEL/HOTEL \$35.00 x # _____ per lodging unit = \$ _____
- ☐ CHANGE OF USE Application fee \$200.00 + (not to exceed \$5,000)
 - ☐ Existing floor spaces \$.10 per sq. ft. x # _____ sq. ft. = \$ _____
- ☐ CONDITIONAL USE PERMIT Application fee \$200.00 x # _____ per Application = \$ _____
- ☐ GRAVEL PIT/ EXCAVATIONS
 - ☐ Application fee \$50.00 = \$ _____
 - ☐ Permit fee \$75.00 = \$ _____
- ☐ EXTENSIONS/AMENDMENTS/WAIVERS FOR AN APPROVED PLAN Application fee \$200.00 = \$ _____
- ☐ REQUEST FOR REZONING Application fee \$200.00 = \$ _____
- ☐ DRIVEWAY WAIVER Application fee \$200.00 = \$ _____
- ☐ TOTAL IMPERVIOUS PAVED AREA (for new development, roadways or additions to existing parking lots, (not to exceed \$10,000)) Application fee of \$200.00 is N/A if it is part of a Site Review or Subdivision Plan. \$200.00 + \$.07 per sq. ft. x # _____ sq. ft. = \$ _____

SUBTOTAL PLAN REVIEW FEE = \$ _____

AND

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

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

C. Foster's newspaper public notice fee \$120.00 x # _____ applications = \$ _____

SUBTOTAL = \$ _____

TOTAL INVOICE AMOUNT = \$ _____

PLAN REVIEW FEE COLLECTED/PAID = \$ _____

BALANCE DUE = \$ _____

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



BERRY SURVEYING & ENGINEERING

335 Second Crown Point Road

Barrington, NH 03825

Phone: (603) 332-2863

Fax: (603) 335-4623

www.BerrySurveying.Com

City of Dover Planning Board
288 Central Ave
Dover, NH 03820

September 1, 2024/Rev: March 4, 2025

RE: Sophie Drive Extension
Knox Marsh Development, LLC
Dove Development Group, LLC
5 Sherman Street, LLC
TDR Site Plan – Environmental CUP Request (Steep Slopes)
1 Cold Springs Road
Tax Map H, Lot 47-A (Subject Parcel)
Tax Map H, Lot 50-6

Mr. Hunt and the Dover Conservation Commission

Berry Surveying & Engineering (BS&E,) on behalf of Knox Marsh Development, LLC, respectfully requests the City of Dover Conservation Commission to accept the following Conditional Use Permits:

- CUP Request: Disturbance within area of greater than 20% slope for 2,000 Sq. Ft. The disturbance area is broken down by parcel, but is all part of the same cut slope. A total of 3,743 Sq. Ft. of 20% steep slopes is proposed to be disturbed on Tax Map H, Lot 47-1 and 3,402 Sq. Ft. of 20% steep slopes is proposed to be disturbed on Tax Map H, Lot 50-6. This cut slope is man-made and the result of previous excavation activity on the subject parcels.

1. *Identification of Conditional Use Permit*

- Disturbance within the conservation district areas of slope greater than 20% for greater than 2,000 Sq. Ft. (2 locations within the same cut slope, permanent).

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

2. *Compliance with the following standards*

- a) The APPLICANT shall demonstrate that the proposed use is essential to the productive use of land not in the district; is located and constructed to minimize any detrimental impact of such use upon the surface waters or other

environmentally sensitive areas, where it is physically impossible to locate such use on land not in the district; and economic advantage alone shall not be deemed a sufficient reason for such proposed use.

- o With respect to the Impact Areas, this impact is proposed to create a properly stabilized cut slope adjacent to residential development. The site soils consist primarily of disturbed Windsor sandy soil, according to the Site Specific Soils Map provided by John P. Hayes, CWS, CSS. The subject parcel has seen incremental excavation of material over the years, leaving behind steep back cuts in the southern portion of the subject parcel. A retaining wall was contemplated along the southern boundary line. Given the required height of the wall adjacent to residential development, excavating the slope and properly stabilizing is viewed by BS&E to be the safer and more visually appealing option. There have been no wetlands on site identified by John P. Hayes, CWS, CSS. Proper Erosion & Sediment Control (E&SC) measures provided in the E&SC Plan will ensure offsite surface waters are not adversely affected by sediment from the development.
- b) A soil erosion and sedimentation control plan is submitted and followed to verify the planned avoidance of sediment pollutant runoff to bodies of water.

A full erosion and sediment control plan has been submitted as part of this design. The excavation of this slope is proposed at 2:1 stabilized with North American Green SC 150BN natural fiber rolled erosion control blanket, loam, and conservation mix seed. Erosion Control Mulch berm is proposed at the toe of slope, with check dams in the conveyance swale, stabilized with rolled erosion control blanket at the toe of slope. All necessary precautions will be taken to ensure that no sediment leaves the subject parcel as shown in the provided plans.
- c) Necessary state and federal approvals have been applied for. Said permits shall be received prior to the issuance of the Conditional Use Permit by the Planning Department.
 - o As part of this design, the applicant will be filing for a NHDES Alteration of Terrain Permit, among other state permits. Copies of the permits will be provided to the City when acquired.



- d) A written review by the Conservation Commission of the environmental effects of the proposed use upon the area in question has been submitted. The Commission's review shall address the following, but is not limited to:
- (i) attempted avoidance of the impact;
 - o In respect to the attempted avoidance of the impact area, a retaining wall was contemplated along the southern boundary line of Tax Map H, Lot 47-A. The height of this retaining wall would be approximately 8-12' tall, depending on the location. It is the feeling of BS&E that a retaining wall of this height directly adjacent to single family homes is not the best development solution. Considering these steep slopes are from excavation and not adjacent to surface waters or other natural resources, a cut slope disturbing these slopes is viewed by BS&E as the safest and most visually appealing development option.
 - (ii) minimization of the impact;
 - o In respect to the Impact Area, no additional steep slope area, other than what is necessary to property grade and stabilize the proposed slope, is proposed as part of this development. The steep slope area continuing to the south east of the subject parcel is not proposed to be disturbed.
 - (iii) planned mitigation of the effects of the impact; and
 - o Upon completion of the construction the disturbed areas will be stabilized with rolled erosion control mix conservation seed mix. Proper erosion & sediment control measures are to be installed during construction.
 - (iv) efficacy of the soil erosion and sedimentation control plan.

A full erosion and sediment control plan has been submitted as part of this design. The excavation of this slope is proposed at 2:1 stabilized with North American Green SC 150BN rolled erosion control blanket, loam, and conservation mix seed. Erosion Control Mulch berm is proposed at the toe of slope, with check dams in the conveyance swale at the toe of slope.

3. *Justification for approval of Conditional Use Permits*

The Impact Area is necessary to provide a properly stabilized cut slope adjacent to residential development. BS&E feels that the excavation of



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these steep slopes will provide a safer and more visually appealing option than a retaining wall. As these steep slopes are from excavation and not adjacent to any surface water, no other adverse environmental impacts will occur from this activity.

BERRY SURVEYING & ENGINEERING



Kevin R. Poulin, PE
Project Engineer

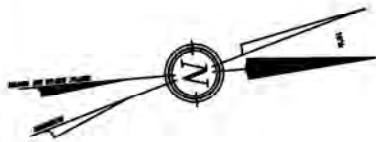


Christopher R. Berry
Principal, President



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TAX MAP H, LOT 50-6
S.C.R.D. BOOK 4992, PAGE 70

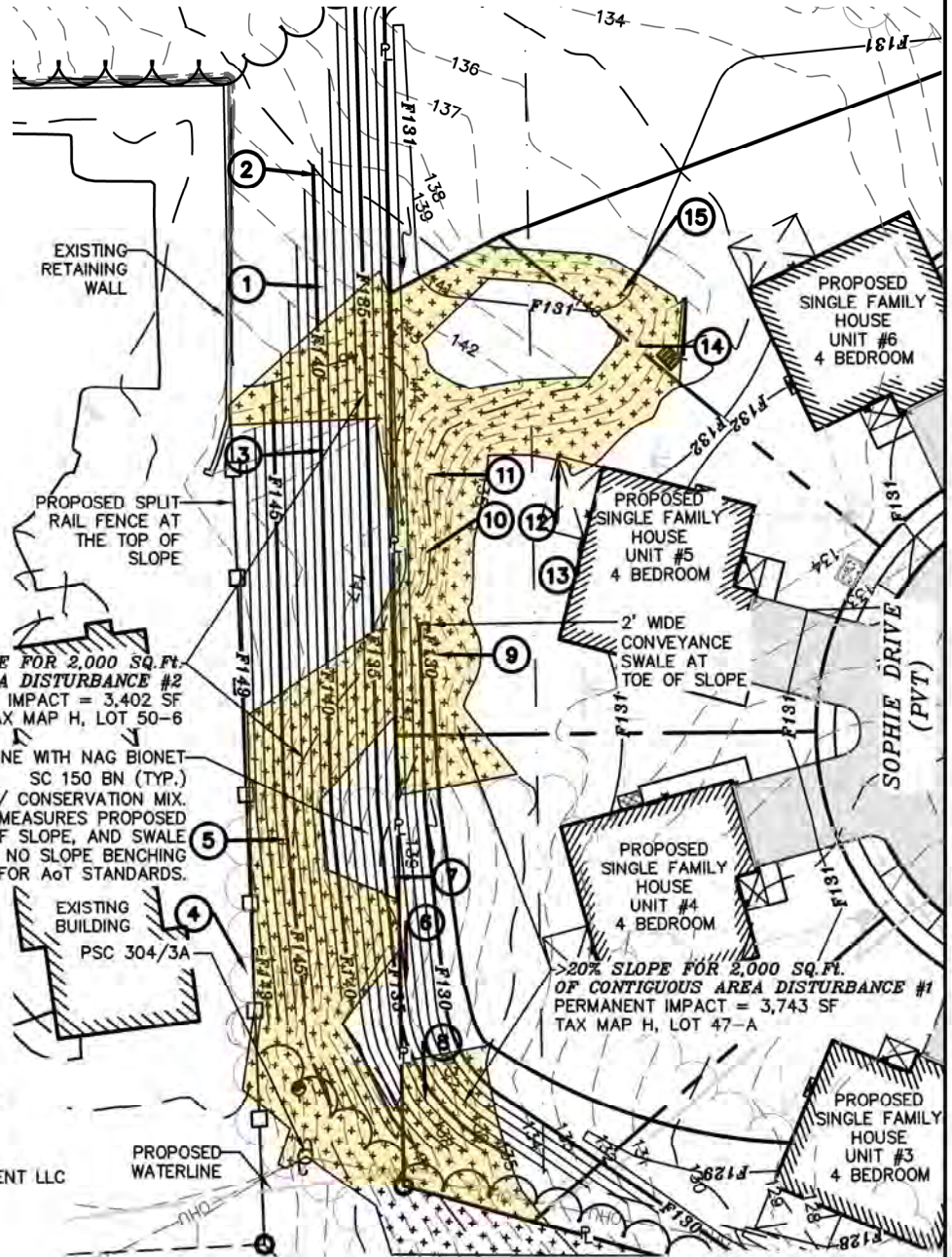


NOTES:

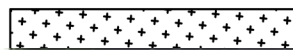
- 1.) OWNER: 5 SHERMAN STREET LLC
242 CENTRAL AVENUE
DOVER, NH 03820
- APPLICANT: KNOX MARSH DEVELOPMENT LLC
242 CENTRAL AVENUE
DOVER, NH 03820
- 2.) TAX MAP H, LOT 47-A
- 3.) S.C.R.D. BOOK 5190, PAGE 597
- 4.) OWNER: DOVE DEVELOPMENT GROUP, LLC
242 CENTRAL AVENUE
DOVER, NH 03820
- 5.) TAX MAP H, LOT 50-6
- 6.) S.C.R.D. BOOK 4992, PAGE 70

>20% SLOPE FOR 2,000 SQ. FT.
OF CONTIGUOUS AREA DISTURBANCE #2
PERMANENT IMPACT = 3,402 SF
TAX MAP H, LOT 50-6

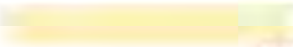
2:1 SIDE SLOPES LINE WITH NAG BIONET
SC 150 BN (TYP.)
PLANTED W/ CONSERVATION MIX.
SEE E&SC PLAN FOR MEASURES PROPOSED
AT THE TOP & TOE OF SLOPE, AND SWALE
PROTECTION. NO SLOPE BENCHING
REQUIRED FOR AOT STANDARDS.



LEGEND:



AREA OF GREATER THAN 20% SLOPE



>20% SLOPE DISTURBANCE

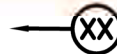


PHOTO LOCATION POINT

CONDITIONAL USE IMPACT AREA
STEEP SLOPE CONSERVATION
DISTRICT

5 SHERMAN STREET, LLC
KNOX MARSH DEVELOPMENT, LLC
DOVE DEVELOPMENT GROUP, LLC
1 COLD SPRINGS ROAD
DOVER, N.H.
TAX MAP H, LOT 47-A
TAX MAP H, LOT 50-6

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT RD.
BARRINGTON, N.H. 332-2863

SCALE : 1 IN. EQUALS 40 FT.

DATE : MARCH 4, 2025

FILE NO. : DB 2023-126



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335 Second Crown Point Road

Barrington, NH 03825

Phone: (603) 332-2863

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1 Cold Springs Rd, Dover

Tax Map H, Lot 47-A



1



2

1 Cold Springs Rd, Dover
Tax Map H, Lot 47-A



3



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*1 Cold Springs Rd, Dover
Tax Map H, Lot 47-A*



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*1 Cold Springs Rd, Dover
Tax Map H, Lot 47-A*



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*1 Cold Springs Rd, Dover
Tax Map H, Lot 47-A*



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*1 Cold Springs Rd, Dover
Tax Map H, Lot 47-A*



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*1 Cold Springs Rd, Dover
Tax Map H, Lot 47-A*



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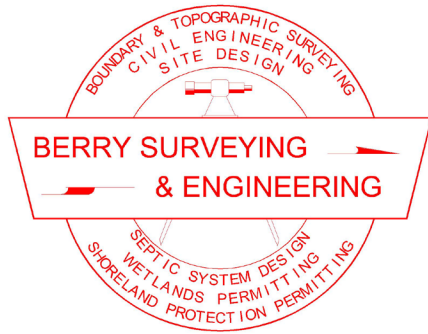
*1 Cold Springs Rd, Dover
Tax Map H, Lot 47-A*



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LETTER OF TRANSMITTAL

To: City of Dover
Attn: Mrs. Donna Benton, AICP, Director of Planning and Community Dev.
288 Central Ave
Dover, NH 03820

From: Christopher R. Berry, SIT, Kevin R. Poulin, PE & Kenneth A. Berry, PE, LLS

Date: May 5, 2025

Subject: Proposed Residential TDR Site Plan & Lot Merger
Environmental CUP Conservation Commission Submission
5 Sherman Street, LLC
Knox Marsh Development, LLC
1 Cold Springs Road/Sophie Drive
Tax Map H, Lot 47-A

Mrs. Benton,

We are forwarding to you the following material in support of the Environmental CUP application package for 1 Cold Springs Road:

- 2 Copies of the Secondary Ground Water Recharge Overlay CUP Request
- 2 Copies of the >20% Slope Disturbance CUP Request
- 2 Copies of the Existing Conditions Plan, Site Plan, & Overview Grading Plan
- Electronic submission of all to online portal, including the letter of authorization

Respectfully submitted,
BERRY SURVEYING & ENGINEERING

Kevin R. Poulin, PE
Project Engineer



CITY OF DOVER, NEW HAMPSHIRE PLANNING APPLICATION OWNER AUTHORIZATION

OWNER AUTHORIZATION

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

Property Owner Name: _____

Signature(s) of Property Owner(s): _____

Signature of Applicant:
if different from owner

Rt Bhu

Date: _____

9-20-24

Date: _____

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Property Owner Name: _____

Signature(s) of Property Owner(s): _____

Signature of Applicant:
if different from owner

Rt Bhu

Date: _____

9-20-24

Date: _____

IF SIGN PERMIT, SIGN PERMIT APPLICATION INFORMATION

If the sign permit applicant is not the property owner, this form must be completed and included as part of application submission.

I have read this application and state that, to the best of my knowledge, the information provided is true and that the proposed sign(s) will comply with all applicable regulations in Section 170-32 of the Zoning Ordinance of the City of Dover and shall conform to the submitted materials and designs. Furthermore, after 90 days, any application still waiting information will be denied.

Address of Sign Location: _____

Sign Permit Application Type:
(check one)

- ☐ Permanent Sign
- ☐ Temporary Sign
- ☐ Community Sign

PLAN REFERENCES:

- 1.) "PLAN OF LAND ERNEST I. & LOIS B. ESTES DOVER, NEW HAMPSHIRE"
BY: K.E. MOORE & B.G. STAPLES LAND SURVEYORS
DATED: OCTOBER 1972
S.C.R.D. PLAN #60, POCKET #2, FOLDER #19
- 2.) "PLAN OF LAND ALBERT P. & SYLVIA P. MARCOTTE DOVER NEW HAMPSHIRE"
BY: K.E. MOORE & B.G. STAPLES LAND SURVEYORS
DATED: JANUARY, 1974
S.C.R.D. PLAN #49, POCKET #11, FOLDER #1
- 3.) "MINOR SUBDIVISION OF LAND PREPARED FOR THERESA GAGNE 45 BELLAMY ROAD DOVER NEW HAMPSHIRE"
BY: MCENEANEY SURVEY ASSOCIATES INC.
DATED: JULY 5, 1995
S.C.R.D. PLAN # 46-65

PLAN REFERENCES CONTINUED:

- 4.) "PLAN OF LOT LINE ADJUSTMENTS PREPARED FOR MAST ROAD SAND AND GRAVEL AND FRANCES E. AND GEORGE E. DOWALBY MAST ROAD & COLD SPRINGS ROAD DOVER, NEW HAMPSHIRE"
BY: MCENEANEY SURVEY ASSOCIATES INC.
DATED: MARCH 11, 1997
S.C.R.D. PLAN # 49-95
- 5.) "PLAN OF LOT LINE ADJUSTMENTS FOR FRANCES E. AND GEORGE E. DOWALBY AND LOIS B. AND ERNEST I. ESTES TAX MAP H, LOTS 47A & 50, COLD SPRING ROAD AND BELLAMY ROAD DOVER, STRAFFORD COUNTY, NEW HAMPSHIRE"
BY: K E M LAND SURVEY, INC.
DATED: AUGUST 30, 1999
S.C.R.D. PLAN # 57-42
- 6.) "PLAN OF LAND FOR CHRISTOPHER T. OGDEN & KATHLEEN M. HICKEY, 1 MARLBORO STREET, NEWBURYPORT, MA OF LAND AT 51 BELLAMY ROAD DOVER, NH"
BY: K E M LAND SURVEY, INC.
DATED: DECEMBER, 2000
S.C.R.D. PLAN # 61-17

PLAN REFERENCES CONTINUED:

- 7.) "LOT LINE ADJUSTMENT PLAN FOR FRANCES E. AND GEORGE E. DOWALBY AND KEVIN TULLY AND SHARON LEGERE, TAX MAP H, LOTS 47A & 48, COLD SPRINGS ROAD AND BELLAMY ROAD DOVER, STRAFFORD COUNTY, NEW HAMPSHIRE"
BY: K E M LAND SURVEY INC.
DATED: JUNE 3, 2001
S.C.R.D. PLAN # 63-17
- 8.) "LOT LINE ADJUSTMENT PLAN PREPARED FOR H53 MAST ROAD LLC TAX MAP H, LOT NOS. 48 & 53 COLD SPRINGS ROAD & STONEWALL DRIVE CITY OF DOVER COUNTY OF STRAFFORD STATE OF NEW HAMPSHIRE"
BY: MCENEANEY SURVEY ASSOCIATES, INC. DATED: APRIL 1, 2019
S.C.R.D. PLAN # 12016
- 9.) "PLAN OF LOT A FOR GEORGE T. MCKENNA DOVER NEW HAMPSHIRE APRIL 1971"
BY: ROBERT W. MCCRONE
DATED: APRIL, 1971
S.C.R.D. PLAN #59, POCKET 2, FOLDER #21

PLAN REFERENCES CONTINUED:

- 10.) "TDR SUBDIVISION PLAN, LAND OF KNOX MARSH DEVELOPMENT LLC, 51 BELLAMY ROAD, DOVER, N.H. TAX MAP H, LOT 46"
BY: BERRY SURVEYING & ENGINEERING
DATED: FEBRUARY 16, 2021
S.C.R.D. PLAN # 12408
- 11.) "LOT LINE REVISION, LAND OF KNOX MARSH DEVELOPMENT, LLC, 51 BELLAMY ROAD, GARY V. & KIM T. BATES, 65 BELLAMY ROAD, DOVER, N.H., TAX MAP H, LOTS 46 & 50"
BY: BERRY SURVEYING & ENGINEERING
DATED: AUGUST 5, 2021
S.C.R.D. PLAN # 12740
- 12.) "TDR SUBDIVISION & RE-SUBDIVISION PLAN, LAND OF KNOX MARSH DEVELOPMENT, LLC, 51 BELLAMY ROAD, GARY V. & KIM T. BATES, 65 BELLAMY ROAD, DOVER, N.H., TAX MAP H, LOTS 46 & 50"
BY: BERRY SURVEYING & ENGINEERING
DATED: AUGUST 5, 2021
S.C.R.D. PLAN # 12741

UTILITY NOTE:

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

SOIL DATA:

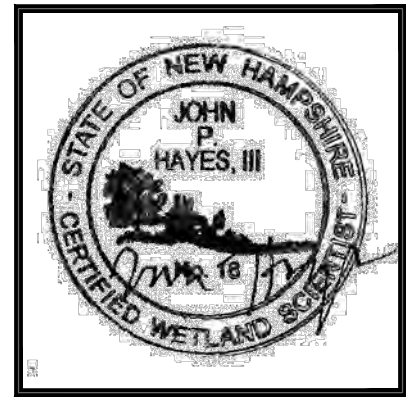
Hob ~ HINCKLEY LOAMY FINE SAND, CLAY SUBSOIL VARIANT, 3 TO 8% SLOPES
Hbe ~ HINCKLEY LOAMY FINE SAND, CLAY SUBSOIL VARIANT, 15 TO 60% SLOPES
Wb ~ WINDSOR LOAMY FINE SAND, CLAY SUBSOIL VARIANT, 0 TO 8% SLOPES

SEE: USDA/NRCS WEBSOIL

WETLAND NOTES:

1. WETLANDS WERE DELINEATED BY JOHN P. HAYES FEBRUARY 19, 2024. REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, (VERSION 2.0) JANUARY 2012, U.S. ARMY CORPS OF ENGINEERS.
2. FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 8.0. UNITED STATES DEPARTMENT OF AGRICULTURE (2016).
3. NATIONAL WETLAND PLANT LIST (CURRENT VERSION).

NO WETLANDS WERE FOUND ON SITE.



JOHN P. HAYES, III CWS #18

LOT COVERAGE:

EXISTING BUILDINGS, DECKS & STAIRS: 5,364 Sq.Ft., 4.55%
EXISTING DRIVEWAYS, COLD SPRINGS ROAD, COVERED PATIO & WALKWAY: 14,982 Sq.Ft., 12.71 %
TOTAL EXISTING IMPERVIOUS: 20,346 Sq. Ft. 17.26%

NOTES:

- 1.) OWNER: 5 SHERMAN STREET LLC
242 CENTRAL AVENUE
DOVER, NH 03820
- APPLICANT: KNOX MARSH DEVELOPMENT LLC
242 CENTRAL AVENUE
DOVER, NH 03820
- 2.) TAX MAP H, LOT 47-A
- 3.) S.C.R.D. BOOK 5190, PAGE 597
- 4.) LOT AREA: 117,854 Sq.Ft., 2.71 Ac.
- 5.) ZONING R-40 (RURAL RESIDENTIAL)
SECONDARY GROUNDWATER RECHARGE (SGR)
SETBACKS:
FRONT ~ 40'
SIDE ~ 25'
REAR ~ 30'
MIN. LOT SIZE: 40,000 Sq. Ft.
MIN. FRONTAGE: 150'
MAX. LOT COVERAGE: 10%
MAX. BUILDING HEIGHT: 35'
- 6.) THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING BOUNDARIES AND CONDITIONS OF TAX MAP H, LOT 47-A, LOCATED IN DOVER, N.H., AS OF THE FIELD SURVEY IN DECEMBER 2023.
- 7.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PROPERTY DOES NOT FALL WITHIN THE FLOOD PLAIN. FLOOD HAZARD REF: FEMA, COMMUNITY #330145, MAP 33017C0320E, DATED: SEPTEMBER 30, 2015.
- 8.) VERTICAL DATUM BASED ON NAVD88 ELEVATIONS. HORIZONTAL DATUM BASED ON NAD83 STATE PLANE. COORDINATES GATHERED USING CARLSON BRX7 SURVEY GRADE GPS RECEIVERS.
- 9.) THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN DECEMBER OF 2023 WITH AN ERROR OF CLOSURE BETTER THAN 1 PART IN 10,000.
- 10.) TOPOGRAPHY PROVIDED IS DEMARCATED AT 1' INTERVALS, AND IS THE RESULT OF A FIELD SURVEY PERFORMED IN DECEMBER 2023.
- 11.) THIS SITE IS SERVICED BY ONSITE SEWER AND WATER.
- 12.) NO WETLANDS WERE FOUND ON SITE, SEE WETLAND NOTE ON SITE SPECIFIC SOILS MAP.
- 13.) NO CEMETERIES WERE FOUND ON THE SITE AS OF THE DATE OF THE FIELD SURVEY.

LEGEND:

- STONE/GRANITE BOUND (FND)
IRON BOUND (FND)
IRON PIPE (FND)
UTILITY POLE / GUY WIRE
SINGLE POST SIGN
TEMPORARY BENCHMARK
TEST PIT
CURB STOP
GATE VALVE
FIRE HYDRANT
CATCH BASIN
SEWER MANHOLE
WELL
MANHOLE WITH ELECTRIC WIRES

- ABUTTING PROPERTY LINE
BUILDING SETBACK LINE
EXISTING WATER LINE
EXISTING SEWER LINE
EXISTING DRAIN LINE
OVERHEAD UTILITIES
EXISTING CONTOUR MINOR
EXISTING CONTOUR MAJOR
EXISTING TREELINE
NRCS SOIL LINE/LABEL
ZONING BOUNDARY

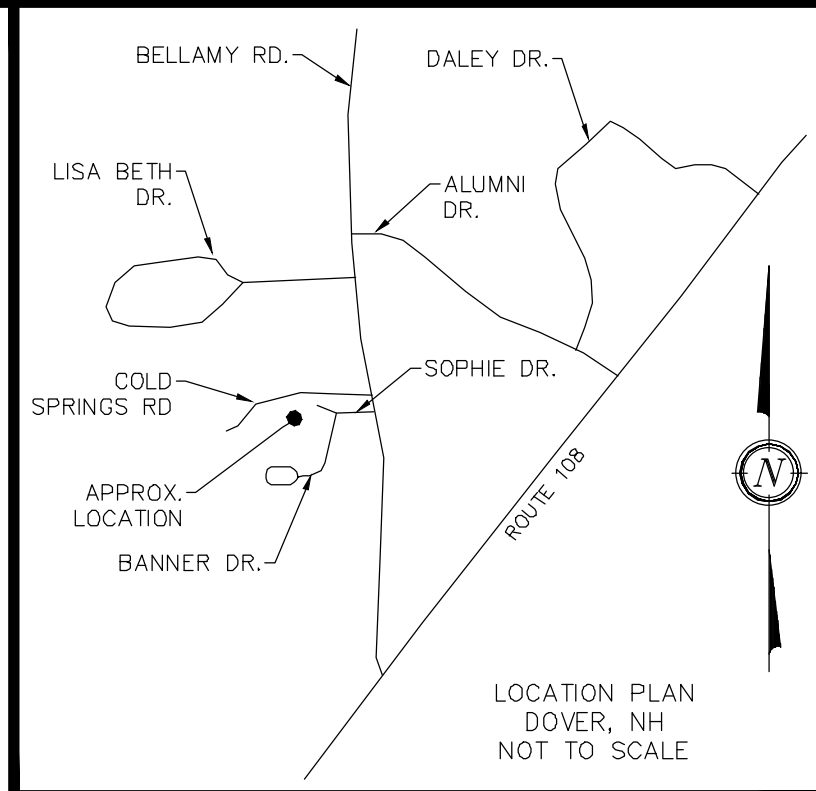
20% SLOPES OR GREATER

FND FOUND
TYP TYPICAL
S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS
T.B.R. TO BE REMOVED

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.



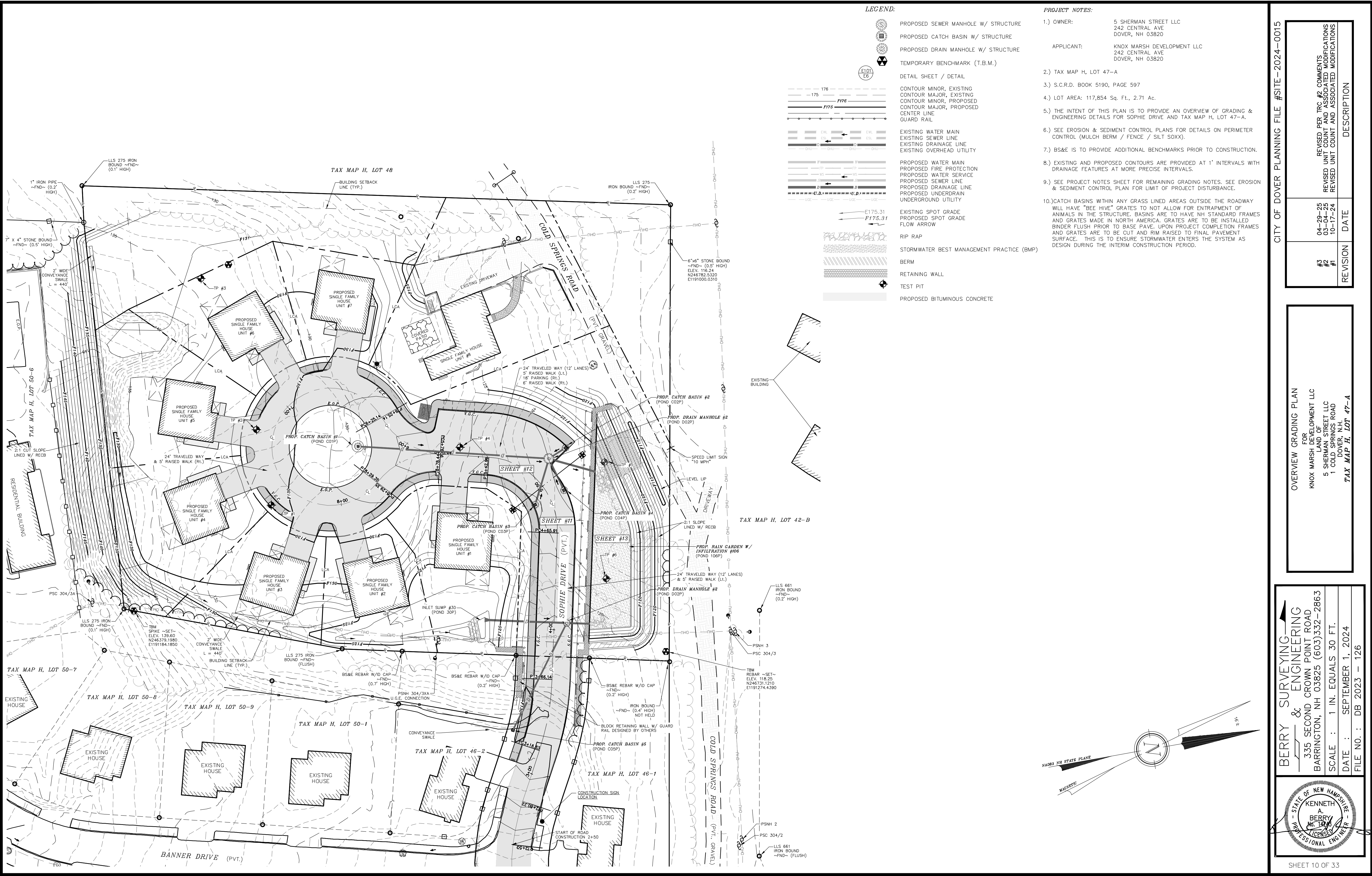
CITY OF DOVER PLANNING FILE #SITE-2024-0015

REVISED PER TRC #2 COMMENTS	REVISION	DATE
REVISED UNIT COUNT AND ASSOCIATED MODIFICATIONS	#2	04-29-25
REVISED UNIT COUNT AND ASSOCIATED MODIFICATIONS	#1	03-04-25
REVISED UNIT COUNT AND ASSOCIATED MODIFICATIONS	#1	10-17-24

EXISTING CONDITIONS PLAN FOR KNOX MARSH DEVELOPMENT LLC
KNOX MARSH DEVELOPMENT LLC
5 SHERMAN STREET LLC
1 COLD SPRINGS ROAD
DOVER, N.H.
TAX MAP H, LOT 47-A

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : 1 IN. EQUALS 30 FT.
DATE : SEPTEMBER 1, 2024
FILE NO. : DB 2023 - 126

SHEET 3 OF 33



CITY OF DOVER PLANNING FILE #SITE-2024-0015	
REVISED PER TPC #2 COMMENTS 03-04-25 REVISED UNIT COUNT AND ASSOCIATED MODIFICATIONS	DESCRIPTION
#3 #2 #1	DATE 10-17-24
REVISION	DATE

OVERVIEW GRADING PLAN FOR KNOX MARSH DEVELOPMENT LLC KNOX MARSH LLC 5 SHERMAN STREET LLC 1 COLD SPRINGS ROAD DOVER, N.H. TAX MAP H, LOT 47-A	
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BERRY SURVEYING & ENGINEERING

335 SECOND CROWN POINT ROAD

BARRINGTON, NH 03825 (603)332-2863

SCALE : 1 IN. EQUALS 30 FT.

DATE : SEPTEMBER 1, 2024

FILE NO. : DB 2023 - 126

STATE OF NEW HAMPSHIRE

KENNETH A. BERRY

PROFESSIONAL ENGINEER

SHEET 10 OF 33



City of Dover, New Hampshire CONDITIONAL USE PERMIT APPLICATION

[Revision Date: October 19, 2020]

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

APPLICANT AND OWNER INFORMATION

Name of Applicant: Knox Marsh Development, LLC Telephone # 603-742-2121

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

E-Mail Address: Robert@centralfallsrealty.com

Name of Property Owner (if different from applicant): 5 Sherman Street LLC, Dove Development Group, LLC Telephone # 603-986-2373

Address of Property Owner: 242 Central Ave. Dover, NH 03820 (Both Owners)

PROPERTY INFORMATION

Assessor's Map # H Lot(s) # 47-A & 50-6

Address of Property: 1 Cold Springs Road & Banner Drive

Zoning District(s) R-40 Overlay District(s) Conservation, Steep Slope

Existing Use of Property: Single Family Home 47-A, Multi-family residential 50-6

CONDITIONAL USE PERMIT INFORMATION

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

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

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

Please find attached narrative. Application for >20% slope disturbance and for greater than 20% impervious in the Secondary Groundwater Recharge Overlay.

List Any Associated State or Federal Permits That Have Been or Will Be Applied For and Indicate Their Status: _____

NHDES Alteration of Terrain, NHDES Sewer Discharge, EPA NOI (Not yet Submitted)

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

335 Second Crown Point Road, Barrington, NH 03825

Address _____ Telephone #: 603-332-2863

Professional License #: 14243 (PE), 805 (LLS)

E-mail address: _____

K.berry@berrysurveying.com

crberry@metrocast.net

SIGNATURES

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

Signature of Property Owner: _____

Date: 9-20-24

Signature of Applicant (if different from owner): _____

Date: _____

Signature of Agent: _____

Date: 9-20-24

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property Owner: _____

Date: 9-20-24

CITY OF DOVER CONDITIONAL USE LIST OF ABUTTERS

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

Owner:

TAX MAP	LOT #	PROPERTY OWNER	MAILING ADDRESS

Applicant (if different from owner):

APPLICANT NAME	APPLICANT COMPANY	MAILING ADDRESS

Surveyor and/or Engineer/Professional Agent:

NAME	COMPANY	MAILING ADDRESS

Conservation Easement Holder:

TAX MAP	LOT #	NAME OF EASEMENT HOLDER	MAILING ADDRESS

PLANNING BOARD FEE SCHEDULE/INVOICE

(Revised July 24, 2023)

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

A. Plan Review Fees

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

- ☐ SUBDIVISION Application fee \$200.00 + \$150.00 x # _____ new lots created = \$ _____
- ☐ LOT LINE ADJUSTMENT Application fee \$200.00 + \$100.00 X # _____ of lots involved = \$ _____
- ☐ TRANSFER OF DEVELOPMENT RIGHTS Application fee \$200.00 = \$ _____
- ☐ SITE REVIEW – RESIDENTIAL Application fee \$200.00+ \$100.00 x # _____ per dwelling unit = \$ _____
- ☐ SITE REVIEW – NON-RESIDENTIAL Application fee \$200.00 + (not to exceed \$10,000)
 - ☐ New construction \$.15 sq. ft. x # _____ sq. ft. = \$ _____
 - ☐ Additions (new floor space) \$.10 per sq. ft. x # _____ sq. ft. = \$ _____
- ☐ MOTEL/HOTEL \$35.00 x # _____ per lodging unit = \$ _____
- ☐ CHANGE OF USE Application fee \$200.00 + (not to exceed \$5,000)
 - ☐ Existing floor spaces \$.10 per sq. ft. x # _____ sq. ft. = \$ _____
- ☐ CONDITIONAL USE PERMIT Application fee \$200.00 x # _____ per Application = \$ _____
- ☐ GRAVEL PIT/ EXCAVATIONS
 - ☐ Application fee \$50.00 = \$ _____
 - ☐ Permit fee \$75.00 = \$ _____
- ☐ EXTENSIONS/AMENDMENTS/WAIVERS FOR AN APPROVED PLAN Application fee \$200.00 = \$ _____
- ☐ REQUEST FOR REZONING Application fee \$200.00 = \$ _____
- ☐ DRIVEWAY WAIVER Application fee \$200.00 = \$ _____
- ☐ **TOTAL IMPERVIOUS PAVED AREA** (for new development, roadways or additions to existing parking lots, (not to exceed \$10,000)) Application fee of \$200.00 is N/A if it is part of a Site Review or Subdivision Plan. \$200.00 + \$.07 per sq. ft. x # _____ sq. ft. = \$ _____

SUBTOTAL PLAN REVIEW FEE = \$ _____

AND

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

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

C. Foster's newspaper public notice fee \$120.00 x # _____ applications = \$ _____

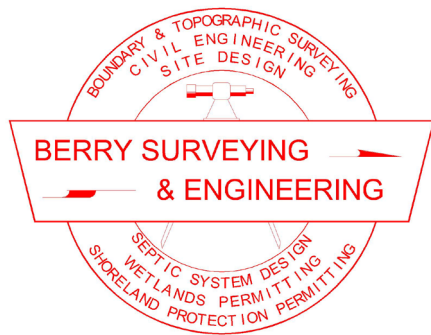
SUBTOTAL = \$ _____

TOTAL INVOICE AMOUNT = \$ _____

PLAN REVIEW FEE COLLECTED/PAID = \$ _____

BALANCE DUE = \$ _____

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



BERRY SURVEYING & ENGINEERING

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

City of Dover Planning Board
288 Central Ave
Dover, NH 03820

September 1, 2024/Rev: March 4, 2025

RE: Sophie Drive Extension
Knox Marsh Development, LLC
5 Sherman Street, LLC
TDR Site Plan – Env. CUP (Secondary Groundwater Protection Zone (SGPZ))
1 Cold Springs Road
Tax Map H, Lot 47-A

Mr. Hunt and the Dover Conservation Commission

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

- More than 20% impervious (36.56%) within the Secondary Groundwater Protection Zone (SGPZ). This percentage provided is a function of lot merger with Tax Map H, Lot 46-DRV, which is the right of way with the existing Sophie Drive constructed pavement. If a lot merger was not proposed due to the various ownership and banking requirements, the proposed impervious on Tax Map H, Lot 47-A would be 32.26%.

1. Identification of Conditional Use Permit

Regulations in the zoning ordinance do not allow for more than 20% impervious cover in the secondary groundwater recharge zone. However, Section 170-33 states that a conditional use permit may be granted by the planning board, given the following standards, as shown below, are met.

Below we show the project's compliance with the standards required to grant a Conditional Use Permit, and we provide justification for its approval.

2. Compliance with the following standards

- a) The proposed development plan incorporates a stormwater drainage plan, approved by the Planning Board and prepared by a professional engineer certified to practice in the State of New Hampshire
 - **A full drainage analysis was conducted as part of the application. The drainage analysis was designed to be not**

only compliant with the City of Dover regulations but also with Alteration of Terrain (AoT) regulations. A Site-Specific Soils Survey has been completed along with the application.

b) The plan shall provide for the retention and percolation within the secondary groundwater protection zone of all development-generated stormwater runoff from a ten-year storm. Furthermore, the stormwater drainage plan shall provide for the removal of oil and gasoline from parking LOT runoff by use of treatment swales, oil/gas separators or other device, prior to retention and percolation of the runoff.

- **All stormwater that is collected from the roadway and parking areas is pre-treated by a series of deep sump catch basins with hoods. The deep sumps with hoods provide an opportunity for the separation of hydrocarbons before discharge to the Infiltration Rain Garden provided. This Infiltration Rain Garden is proposed with 24" of bio media (as opposed to 18" typically required) as a consideration of the SGPZ and Alteration of Terrain Requirements. This system is designed to infiltrate/treat the 25-year storm event.**

3.) Section F Dover Performance Standards

- a) Post-development Infiltrations Volumes shall be no greater than predevelopment volumes as determined by use of the Development Review Model as described in Subsection G below.

In the sandy, excessively drained to moderately well drained site, not allowing for an increase in the post development infiltration volume would lead to non-compliance with other sections of the Dover Chapter 153-14 requirements. This section requires all development area to be mitigated by stormwater management systems that result in no increase in the peak rate or volume of stormwater runoff. The proposed development does not rely strictly on infiltration for stormwater treatment, as runoff is filtered through 2' of bio media in the Infiltration Rain Garden prior to infiltrating into the underlying soils. It is the opinion of BS&E that the treatment level provided in the stormwater BMP for the project would meet the intent of this performance standard.



BERRY SURVEYING & ENGINEERING

335 Second Crown Pt. Rd., Barrington, NH 03825

(603) 332-2863 / (603) 335-4623 FAX

www.BerrySurveying.Com

- b) Stormwater shall be treated by the use of a stormwater treatment system designed to remove no less than 80% of the annual load of total suspended solids. The removal rate shall be accomplished using best management practices installed in advance of the final infiltration system.

Utilizing the NH Stormwater Manual Pollutant removals information, the following performance can be expected from the rain garden (bioretention system):

- *Total Suspended Solids (TSS) reduction of 90%*
- *Total Nitrogen (TN) reduction of 65%*
- *Total Phosphorous (TP) reduction of 65%*

These removal efficiencies meet the performance standard.

- c) No stormwater infiltration system shall be located within the 200-day travel time of an existing or proposed municipal well as depicted on the map referenced in Subsection B above. In absence of a defined 200-day-travel-time radius, the applicant shall submit a technical evaluation from a professional engineer, hydrologist or geologist that documents that the proposed discharge is consistent with the stated purposed and intent of this requirement.

As shown on the 1987 Dover Groundwater Protection Zone Map, the secondary zone was considered as a 180-day radius. It is important to consider the differences in stormwater treatment technology today versus when this zone was created. Stormwater treatment was not required in the 1980's for developed impervious areas. Since this time, with the implementation of stormwater treatment devices and the requirements of Dover Chapter 153-14, untreated stormwater discharges are no longer allowed in a development of this scale. The proposal does not strictly rely on infiltration as the method of treatment. As previously mentioned, 2' of bio media is proposed for treatment, before infiltration to the underlying soils. It is the opinion of BS&E that the stormwater treatment device provided is consistent the purpose and intent of this requirement.

BERRY SURVEYING & ENGINEERING



Kevin R. Poulin, PE
Project Engineer



Christopher R. Berry
Principal, President



BERRY SURVEYING & ENGINEERING

335 Second Crown Pt. Rd., Barrington, NH 03825

(603) 332-2863 / (603) 335-4623 FAX

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PERMIT SNAPSHOT REPORT COND-2025-0006 FOR CITY OF DOVER, N.H.

Permit Type Conditional Use **Project:** **App Date:** 03/27/2025
Work Class: Environmental **District:** None **Exp Date:** NOT AVAILABLE
Status: In Review **Square Feet:** 0.00 **Completed:** NOT COMPLETED
Valuation: \$0.00 **Assigned To:** Edgecomb, Makayla **Approval**
Expire Date:
Description: Proposing a site plan with 36.56% impervious where a 20% maximum is allowed in the Secondary Groundwater Protection Zone

Parcel: H0047-A00000	Main	Address: 1 Cold Springs Rd Dover, NH	Main	Zone: R-40(Residential - Rural) R-20(Residential - Low Density)
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Engineer Kenneth Berry Home: (603) 332-2863 Business: (603) 332-2863 Mobile: (603) 332-2863 Plan Preparer Berry Surveying & Engineering 335 Second Crown Point Road Barrington, NH 03825 Business: (603) 332-2863 Mobile: (603) 781-3403	Surveyor Kenneth Berry Home: (603) 332-2863 Business: (603) 332-2863 Mobile: (603) 332-2863 Applicant Berry Surveying & Engineering 335 Second Crown Point Road Barrington, NH 03825 Business: (603) 332-2863 Mobile: (603) 781-3403	Soil Scientist John Hayes III Home: (603) 205-2396 Business: (603) 205-2396 Mobile: (603) 205-2396 Applicant Baldwin Robert Home: (603) 742-2121 Mobile: (603) 986-2373	Owner Robert Baldwin Home: (603) 986-2373 Business: (603) 742-2121 Mobile: (603) 986-2373
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Permit Custom Fields

Select Permit Type	Groundwater Protection	General Purpose	New Construction	Project Zone	Residential
What is the parcel zoned?	R-40	New Change in Impervious/Paved Area (sq ft)	27446	Work	A site plan proposing 36.56% impervious within the Secondary Groundwater Protection Zone where a 20% max impervious would be allowed
permitsstatefed	NHDES Alteration of Terrain (Pending) NHDES Sewer Discharge Permit (Not yet submitted) US EPA NOI (Not yet submitted)				

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Chris_Berry_3/27/2025.jpg	03/27/2025 10:10	Berry, Chris		Uploaded via CSS
Permit Snapshot Report.pdf	03/27/2025 10:10	Service, EnerGov		Attached by IO - ATTACH: Initial Permit Snapshot

Invoice No.	Fee	Fee Amount	Amount Paid
INV-2025011783	Planning General Application Fee	\$200.00	\$0.00
	Planning Impervious Paved Area Fee	\$1,921.22	\$0.00
Total for Invoice INV-2025011783		\$2,121.22	\$0.00
Grand Total for Permit		\$2,121.22	\$0.00

Submittal Name	Status	Received Date	Due Date	Complete Date	Resubmit	Completed
Conditional Use Review v.1	In Review	04/30/2025	05/05/2025		No	No
Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Planning	Planning	Edgecomb, Makayla	In Review	04/30/2025	05/28/2025	

Workflow Step / Action Name	Action Type	Start Date	End Date
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PERMIT SNAPSHOT REPORT (COND-2025-0006)

Review v.1

04/30/2025 11:09

Confirm application complete v.1

Generic Action

04/30/2025 11:09

Conditional Use Review v.1

Receive Submittal

04/30/2025 0:00

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

Permit Activity

Distribute Planning Board Materials v.1

Task

Planning Board Hearing v.1

Hold Hearing

Planning Board Decision v.1

Permit Activity

NOD Sent to Applicant v.1

Create Report

Issue Permit v.1

Verify Fees Prior to Permit v.1

Generic Action

Issue and Review Permit v.1

Generic Action

Print and Email Permit v.1

Generic Action

Plans uploaded to Treneo v.1

Generic Action

Internal Notification of Plan Completion v.1

Generic Action

Recording v.1

Task



CITY OF DOVER, NEW HAMPSHIRE PLANNING APPLICATION OWNER AUTHORIZATION

OWNER AUTHORIZATION

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

Property Owner Name: _____

Signature(s) of Property Owner(s): _____

Signature of Applicant:
if different from owner

Rt Bhu

Date: _____

9-20-24

Date: _____

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Property Owner Name: _____

Signature(s) of Property Owner(s): _____

Signature of Applicant:
if different from owner

Rt Bhu

Date: _____

9-20-24

Date: _____

IF SIGN PERMIT, SIGN PERMIT APPLICATION INFORMATION

If the sign permit applicant is not the property owner, this form must be completed and included as part of application submission.

I have read this application and state that, to the best of my knowledge, the information provided is true and that the proposed sign(s) will comply with all applicable regulations in Section 170-32 of the Zoning Ordinance of the City of Dover and shall conform to the submitted materials and designs. Furthermore, after 90 days, any application still waiting information will be denied.

Address of Sign Location: _____

Sign Permit Application Type:
(check one)

- ☐ Permanent Sign
- ☐ Temporary Sign
- ☐ Community Sign

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* INDICATES PLANS ARE TO BE RECORDED AT S.C.R.D.

OWNER: 5 SHERMAN STREET LLC
242 CENTRAL AVENUE
DOVER, NH 03820

APPLICANT: KNOX MARSH DEVELOPMENT LLC
242 CENTRAL AVENUE
DOVER, NH 03820

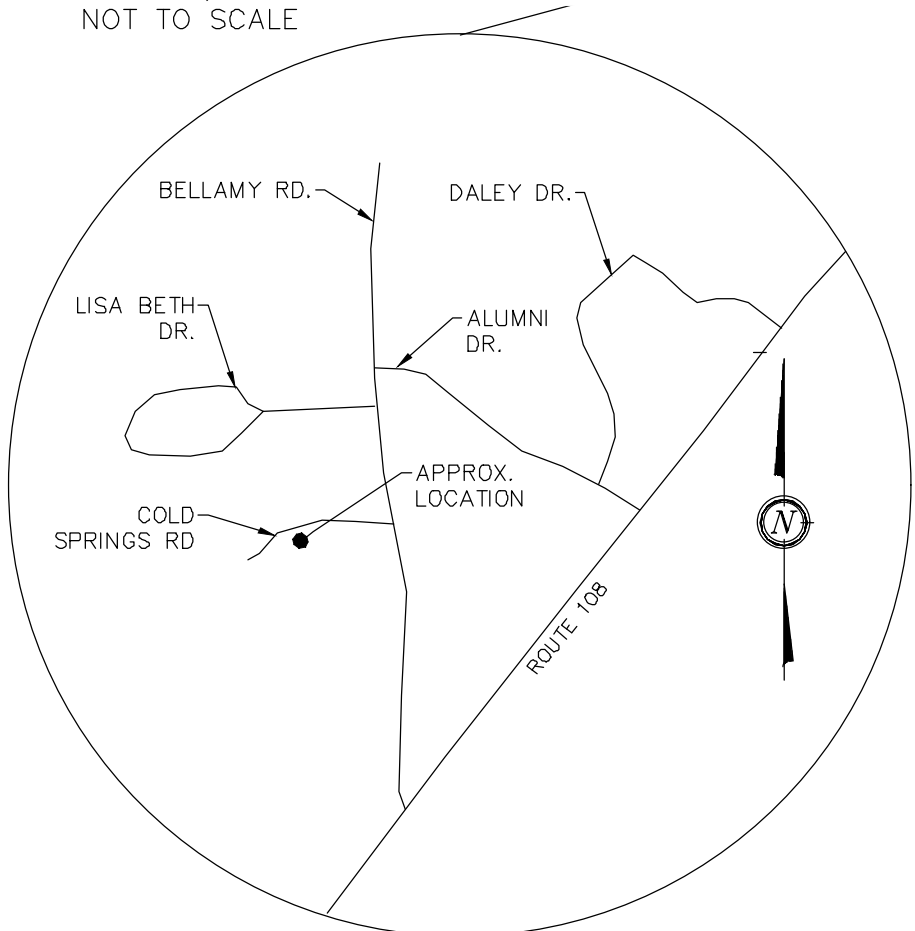
SURVEYOR OF RECORD: KENNETH A. BERRY, PE, LLS
CPSWQ, CPESC, CESSWI
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825
(603) 332-2863

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

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

OWNER'S SIGNATURE _____ DATE _____

LOCATION PLAN
DOVER, NH
NOT TO SCALE



WILDLIFE PROTECTION NOTES (ENV-WQ 1504.17(a)):

1.) ALL OBSERVATIONS OF THREATENED OR ENDANGERED SPECIES SHALL BE REPORTED IMMEDIATELY TO THE NEW HAMPSHIRE FISH AND GAME DEPARTMENT NONGAME AND ENDANGERED WILDLIFE ENVIRONMENTAL REVIEW PROGRAM BY PHONE AT 603-271-2461 AND BY EMAIL AT NHFGREVIEW@WILDLIFE.NH.GOV. EMAIL SUBJECT LINE: NHB24-2782, SOPHIE DRIVE, WILDLIFE SPECIES OBSERVATION.

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

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

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

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

”SOPHIE DRIVE”
TRANSFER OF DEVELOPMENT RIGHTS
SITE PLAN & LOT MERGER
FOR: KNOX MARSH DEVELOPMENT LLC
LAND OF
5 SHERMAN STREET, LLC
1 COLD SPRINGS ROAD
DOVER, N.H.
TAX MAP H, LOT 47-A

NOTE:

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

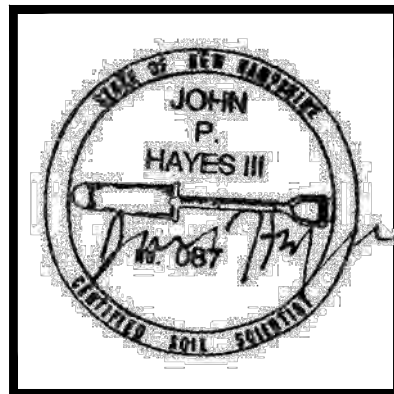
REQUIRED PERMITS:

~ NHDES ALTERATION OF TERRAIN PERMIT	(PENDING)
~ US EPA NOI & SWPPP	(PENDING)
~ NATURAL HERITAGE BUREAU	NHB24-2782
~ NH DIVISION OF HISTORICAL RESOURCES	R&C16560
~ NHDES SEWER DISCHARGE PERMIT	(PENDING)
~ EVERSOURCE WORK ORDER	(PENDING)

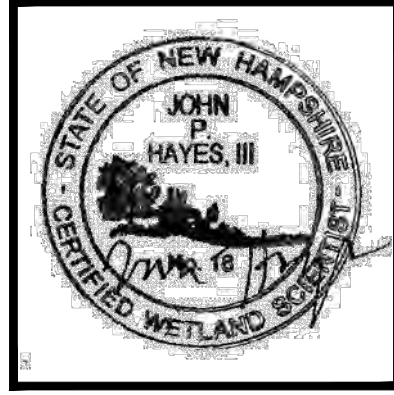
VICINITY SKETCH

DOVER, NH

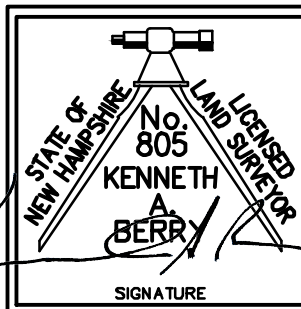
SCALE: 1" = 200' ±



JOHN P. HAYES, III CSS #87



JOHN P. HAYES, III CWS #18



APPROVED DOVER

GENERAL PLAN SET NOTES:

- 1.) 11x17" PLANS ARE TWICE THE PUBLISHED SCALE.
- 2.) ALL PLANS ARE CONSIDERED TO BE NOT FOR CONSTRUCTION UNLESS THEY CONTAIN THE APPROVAL STAMP OF THE CITY OF DOVER.

CITY OF DOVER PLANNING FILE #

REVISION	DATE	DESCRIPTION
#2	03-04-25 10-17-24	REVISED UNIT COUNT AND ASSOCIATED MODIFICATIONS REVISED UNIT COUNT AND ASSOCIATED MODIFICATIONS

TDR SITE PLAN & LOT MERGER
FOR:
KNOX MARSH DEVELOPMENT LLC
KNOX MARSH DEVELOPMENT LLC
5 SHERMAN STREET LLC
1 COLD SPRINGS ROAD
DOVER, N.H.
TAX MAP H, LOT 47-A

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : AS NOTED
DATE : SEPTEMBER 1, 2024
FILE NO. : DB 2023 - 126

KENNETH A. BERRY
No. 805
PROFESSIONAL ENGINEER

ABBREVIATION LEGEND:

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

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

PROPOSED LEGEND:

3/4" REBAR W/ ID CAP ~TBS~
1/2" REBAR W/EASEMENT CAP ~TBS~

DETAIL SHEET / DETAIL

CONTOUR MINOR, PROPOSED
CONTOUR MAJOR, PROPOSED
ROAD CENTERLINE
SHOULDER
DRAIN CULVERT W/ FLARED END SECTION (F.E.S.)
GUARD RAIL

RIP RAP
STORMWATER BEST MANAGEMENT PRACTICE (BMP)
BERM
RETAINING WALL

DRAIN MANHOLE W/STRUCTURE
CATCH BASIN W/ STRUCTURE
TRANSFORMER / J.BOX
UNDERGROUND UTILITY

GATE VALVE
CURB STOP
FIRE HYDRANT
THRUST BLOCKS
LAMP "A" POLE MOUNTED 17' HIGH
LAMP "B" POLE MOUNTED 16' HIGH
LAMP "C" BUILDING MOUNTED 8' HIGH

SEWER MANHOLE W/ STRUCTURE

PROPOSED WATER MAIN LINE
PROPOSED WATER SERVICE
PROPOSED SEWER LINE
PROPOSED GRAVITY SEWER SERVICE

EXISTING SPOT GRADE
PROPOSED SPOT GRADE
FLOW ARROW
SAW CUT & MILL
SILT FENCE / EROSION MIX BERM
FILTREX 8" - 12" SILT SOXX AS SPECIFIED
PERIMETER CONTROL (SEE E-101)
CONSTRUCTION FENCE

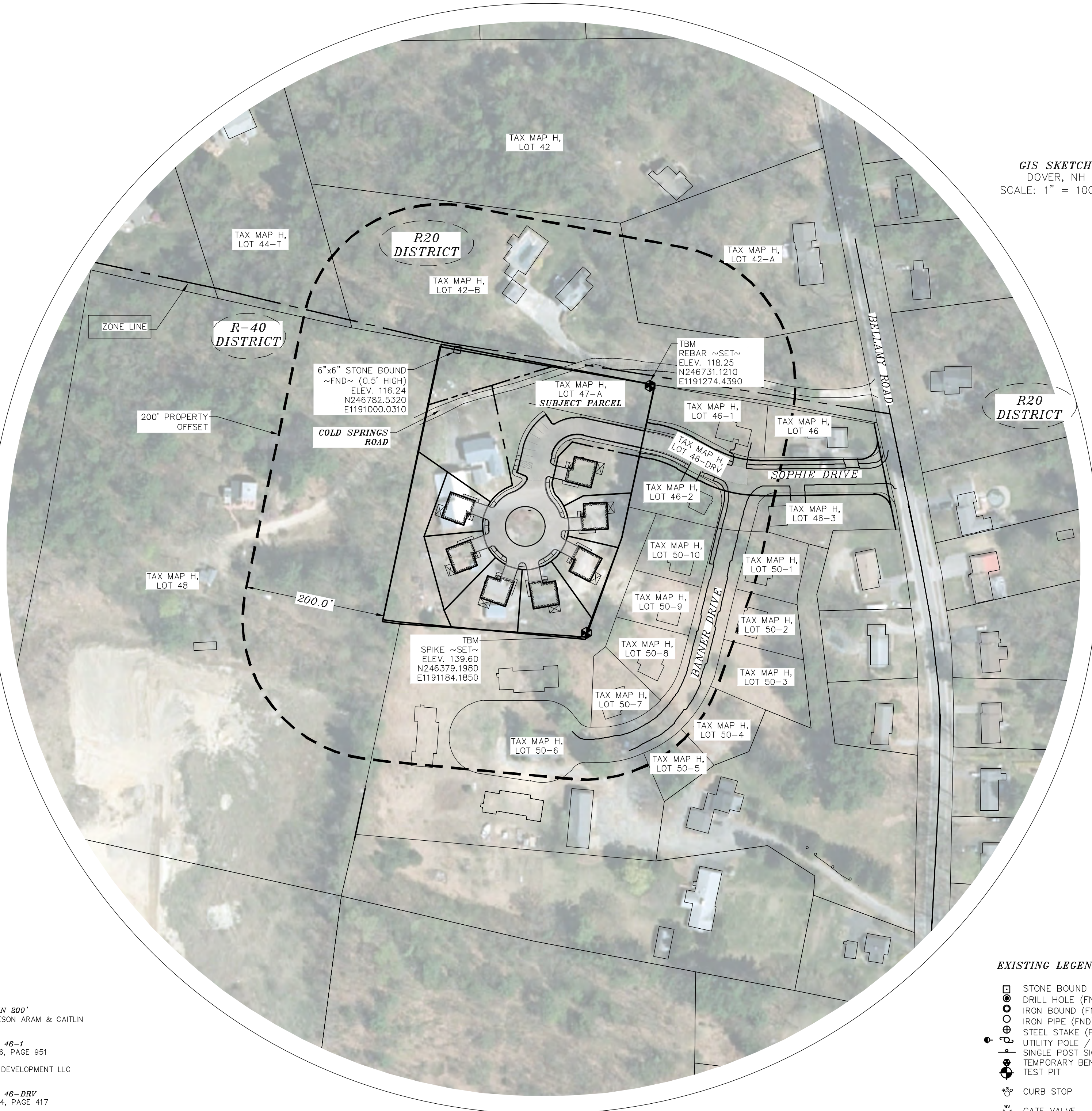
SNOW STORAGE

BITUMINOUS CONCRETE

BRICK WALKWAY

EXISTING GRAVEL

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



EXISTING LEGEND:

STONE BOUND (FND)
DRILL HOLE (FND)
IRON BOUND (FND)
IRON PIPE (FND)
STEEL STAKE (FND)
UTILITY POLE / GUY WIRE
SINGLE POST SIGN
TEMPORARY BENCHMARK
TEST PIT
CURB STOP
GATE VALVE
FIRE HYDRANT
CATCH BASIN
SEWER MANHOLE

>20% SLOPES

STONE WALL
ABUTTING PROPERTY LINE
BUILDING SETBACK LINE
EXISTING WATER LINE
EXISTING SEWER LINE
EXISTING DRAIN LINE
OVERHEAD UTILITIES
EXISTING CONTOUR MINOR
EXISTING CONTOUR MAJOR
EXISTING TREELINE
NILES SOIL LINE/LABEL
FOUND
TYPICAL
S.C.R.D.
S.G.C.

SIGN ID NUMBER	SIGN SIZE (WIDTH x HEIGHT)	SIGN	TEXT DIMENSIONS	NO. OF SIGNS	BACKGROUND	LEGEND	BORDER	POST SIZE & QUANTITY
R2-1	24"x30"		SEE STANDARD HIGHWAY SIGNS 2004 EDITION PUBLISHED BY USDOT - FHWA	1	WHITE	GREEN	GREEN	U-CHANNEL (1)
R6-1R	36"x12"		SEE STANDARD HIGHWAY SIGNS 2004 EDITION PUBLISHED BY USDOT - FHWA	1	BLACK W/ WHITE ARROW	BLACK	WHITE	U-CHANNEL (1)
	24"x30"			1	WHITE	BLACK	BLACK	U-CHANNEL (1)
R7-8	12"x18"		SEE STANDARD HIGHWAY SIGNS 2004 EDITION PUBLISHED BY USDOT - FHWA	1	WHITE	GREEN W/ WHITE SYMBOL ON BLUE	RED	U-CHANNEL (1)
R7-8a	12"x6"		SEE STANDARD HIGHWAY SIGNS 2004 EDITION PUBLISHED BY USDOT - FHWA	1	WHITE	GREEN	GREEN	U-CHANNEL (0)
	4"x4"		SEE STANDARD HIGHWAY SIGNS 2004 EDITION PUBLISHED BY USDOT - FHWA	1	GREEN	WHITE	WHITE	U-CHANNEL (1)

ABUTTERS WITHIN 200'
N/F LASSOR, JAMESON ARAM & CAITLIN
100 CENTRAL AVE.
DOVER, NH 03820
TAX MAP H, LOT 46-1
S.C.R.D. BOOK 5146, PAGE 951
N/F KNOX MARSH DEVELOPMENT LLC
242 CENTRAL AVE.
DOVER, NH 03820
TAX MAP H, LOT 46-DRV
S.C.R.D. BOOK 4844, PAGE 417

N/F GALLANT, TUCKER & SETTFANY
10 SOPHIE DRIVE
DOVER, NH 03820
TAX MAP H, LOT 46-2
S.C.R.D. BOOK 5147, PAGE 297

N/F DOVE DEVELOPMENT GROUP LLC
43 BELLAMY ROAD
DOVER, NH 03820
TAX MAP H, LOT 42
S.C.R.D. BOOK 3156, PAGE 519

N/F INVICTUS HOLDINGS LLC
C/O SUMMIT LAND DEVELOPMENT LLC
340 CENTRAL AVE. STE. 202
DOVER, NH 03820
TAX MAP H, LOT 48
S.C.R.D. BOOK 4475, PAGE 717

N/F WEIDMANN, FREDDY R. & ELIZABETH A.
47 BELLAMY ROAD
DOVER, NH 03820
TAX MAP H, LOT 46
S.C.R.D. BOOK 4844, PAGE 417

N/F LOUGHLIN, RYAN M. & CATHERINE
43 LISA BETH CIRCLE
DOVER, NH 03820
TAX MAP H, LOT 44-T
S.C.R.D. BOOK 5096, PAGE 508

ABUTTERS WITHIN 200' CONT.:
N/F HOWARD, KEITH M. & TOWLE, DENNE M.
43 BELLAMY ROAD
DOVER, NH 03820
TAX MAP H, LOT 42
S.C.R.D. BOOK 3156, PAGE 519

N/F HOWARD, KAREN M. TRUSTEE
THE KAREN M. HOWARD REV LIVING TRUST
45 BELLAMY ROAD
DOVER, NH 03820
TAX MAP H, LOT 42-A
S.C.R.D. BOOK 5010, PAGE 317

N/F KNOX MARSH DEVELOPMENT LLC
242 CENTRAL AVE.
DOVER, NH 03820
TAX MAP H, LOT 46
S.C.R.D. BOOK 4844, PAGE 417

N/F ROSSI, CHRISTOPHER T. &
BAU, CHRISTIANA
43 LISA BETH CIRCLE
DOVER, NH 03820
TAX MAP H, LOT 46-3
S.C.R.D. BOOK 5149, PAGE 322

ABUTTERS WITHIN 200' CONT.:
N/F STAHRE, VICTORIA L.
12 SULLIVAN FALLS ROAD
DOVER, NH 03820
TAX MAP H, LOT 50-1, 50-2, 50-3
50-4, 50-5, 50-7, 50-8 & 50-9
S.C.R.D. BOOK 5178, PAGE 407

N/F SHERMAN STREET LLC
242 CENTRAL AVE.
DOVER, NH 03820
TAX MAP H, LOT 50-1, 50-2, 50-3
50-4, 50-5, 50-7, 50-8 & 50-9
S.C.R.D. BOOK 5178, PAGE 407

CITY OF DOVER PLANNING FILE #

REVISION	DATE	DESCRIPTION
#2	03-04-25	REVISED UNIT COUNT AND ASSOCIATED MODIFICATIONS
#1	10-17-24	REVISED UNIT COUNT AND ASSOCIATED MODIFICATIONS

NEIGHBORHOOD PLAN
FOR
KNOX MARSH DEVELOPMENT LLC
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
5 SHERMAN STREET LLC
1 COLD SPRINGS ROAD
DOVER, N.H.
TAX MAP H, LOT 47-A

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : AS SHOWN
DATE : SEPTEMBER 1, 2024
FILE NO. : DB 2023 - 126

KENNETH A. BERRY
REGISTERED PROFESSIONAL ENGINEER
STATE OF NEW HAMPSHIRE
EXPIRATION DATE 09/30/2026

SHEET 1 OF 33

NOTES:

- 1.) OWNER: 5 SHERMAN STREET LLC
242 CENTRAL AVE
DOVER, NH 03820
APPLICANT: KNOX MARSH DEVELOPMENT LLC
242 CENTRAL AVE
DOVER, NH 03820
2.) TAX MAP H, LOT 47-A
3.) S.C.R.D. BOOK 5190, PAGE 597
4.) LOT AREA: 117,854 Sq. Ft., 2.71 Ac.
5.) OWNER: KNOX MARSH DEVELOPMENT LLC (LOT MERGER ONLY)
242 CENTRAL AVE
DOVER, NH 03820
6.) TAX MAP H, LOT 46-DRV
7.) S.C.R.D. BOOK 4844, PAGE 417
8.) LOT AREA: 18,096 Sq. Ft., 0.42 Ac.
9.) ZONING R-40 (RURAL RESIDENTIAL)
SECONDARY GROUNDWATER RECHARGE (SGR)
SETBACKS:
FRONT ~ 40'
SIDE ~ 25'
REAR ~ 30'
MIN. LOT SIZE: 40,000 Sq. Ft.
MIN. FRONTAGE: 150'
MAX. LOT COVERAGE: 10% (20% MAX IN SGR)
MAX. BUILDING HEIGHT: 35'
ZONING: TRANSFER OF DEVELOPMENT RIGHTS (TDR) (% FUNCTION OF LOT MERGER)
REQUIRED: PROVIDED:
LOT SIZE: N/A Sq. Ft. (135,950 Sq.Ft.)
MAX. LOT COVERAGE: N/A (36.56%) (SEE CUP REQUEST)
MINIMUM FRONTAGE: 40' (101.78' BELLAMY ROAD)
ABOUT A STREET SETBACK: 20' (+20')
ABOUT A SIDE LOT LINE: 10' (+10')
ABOUT A REAR LOT LINE: 30' (+30')
30' EXTERIOR BUFFER (TDR RELIEF SOUGHT TO USE TDR SETBACKS)
10.) THE INTENT OF THIS PLAN SET IS TO REDEVELOP THE EXISTING PARCEL, WHICH CONTAINS 1 SINGLE FAMILY HOME TO REMAIN, USING CHAPTER 170-27.2 (TRANSFER OF DEVELOPMENT RIGHTS), TO CREATE A NEIGHBORHOOD WITH 7 NEW SINGLE FAMILY HOMES FOR A TOTAL OF 8 UNITS.
11.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PROPERTY DOES NOT FALL WITHIN THE FLOOD PLAIN 1000 HAZARD REF. FEMA COMMUNITY #300145, MAP 33017003010E, DATED: SEPTEMBER 30, 2015.
12.) VERTICAL DATUM BASED ON NAVD88 ELEVATIONS. HORIZONTAL DATUM BASED ON NAD83 STATE PLANE. COORDINATES GATHERED USING CARLSON BRX7 SURVEY GRADE GPS RECEIVER.
13.) THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE, PERFORMED BY THIS OFFICE IN DECEMBER 2023 WITH AN ERROR OF CLOSURE BETTER THAN 1 PART IN 10,000.
14.) TOPOGRAPHY PROVIDED IS DEMARCATED AT 1' INTERVALS, AND IS THE RESULT OF A FIELD SURVEY PERFORMED IN DECEMBER 2023 UNDER NO SNOW CONDITIONS.
15.) THIS SITE IS SERVICED BY MUNICIPAL SEWER AND WATER, HOWEVER CURRENTLY CONTAINS AND UTILIZES AN EXISTING EFFLUENT DISPOSAL SYSTEM AND WELL.
16.) WETLANDS WERE DELINEATED BY JOHN P. HAYES, CERTIFIED WETLANDS SCIENTIST, IN ACCORDANCE WITH CHAPTER 170-27.1 OF THE ZONING ORDINANCE, IN FEBRUARY OF 2024. NO WETLANDS WERE FOUND ON SITE.
17.) LIST ANY VARIANCES OR SPECIAL EXCEPTIONS GRANTED BY THE ZONING BOARD OF ADJUSTMENT OR CONDITIONAL USE PERMITS GRANTED BY THE PLANNING BOARD FOR THE PROPOSED USE OR STRUCTURE, INCLUDING THE CASE NUMBER AND DATE OF DECISION AND ANY CONDITIONS.
NONE KNOWN TO THE APPLICANT OR PUBLISHED ON THE CITY OF DOVER PUBLIC INFORMATION GIS.
18.) AS-BUILT PLANS OF THE SUBDIVISION SHALL BE SUBMITTED ON PAPER AND IN DIGITAL FORMAT AUTOCAD DWG, AUTOCAD DXF OR ESRI FORMAT TO THE CITY OF DOVER ENGINEER'S OFFICE UPON COMPLETION OF PROJECT. AS-BUILT PLANS SHALL BE PREPARED AND CERTIFIED CORRECT BY A L.L.S. OR I.E. DIGITAL FILES SHALL BE GEO-REFERENCED TO NEW HAMPSHIRE STATE PLANE COORDINATES NAD83 AND SHALL BE EXPRESSED IN FEET.
19.) THE INSTALLATION OF ELECTRIC POWER, CABLE TELEVISION AND TELEPHONE LINES SHALL BE UNDERGROUND THROUGHOUT THE SITE PROPOSED. OVERHEAD POWER WILL BE PROVIDED TO A POTENTIAL DROP POLE.
20.) ALL CONSTRUCTION SHALL CONFORM WITH THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION (NHDOT) "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION 2016" AND WITH THE CITY OF DOVER COMMUNITY SERVICES REGULATIONS AND STANDARD SPECIFICATION FOR CONSTRUCTION. THE MORE STRINGENT SPECIFICATION SHALL APPLY.
21.) ALL EROSION CONTROL NOTES SHALL INCLUDE PROVISIONS FOR CONSTRUCTION SEQUENCING, TEMPORARY EROSION CONTROL MEASURES, AND PERMANENT STANDARDS SUCH AS LOAM SPREAD RATE FOR DISTURBED AREAS, RATES OF LIME, TYPE AND RATES FOR FERTILIZER, AND SEED AND MULCH MIXTURE WITH RATES OF APPLICATION.
22.) THE LIMITS OF CONSTRUCTION DISTURBANCE THAT ARE LOCATED IN OR WITHIN THE 50 FT. OF CONSERVATION AND WETLAND DISTRICTS SHALL BE STAKED, FLAGGED AND CLEARLY IDENTIFIED PRIOR ANY EARTH DISTURBING ACTIVITY OCCURS. (NO 50' BUFFERS ON SITE SO NOT APPLICABLE FOR THIS PROJECT.)
23.) ALL TREATMENT SWALES TO BE CONSTRUCTED SHALL HAVE SOD BOTTOMS. (NOT APPLICABLE)
24.) A LETTER OF CREDIT FOR THE COST OF RE-VEGETATING ALL DISTURBED AREAS ON THE SITE SHALL BE SUBMITTED, AND THE APPROVED CONSTRUCTION SIGN INSTALLED PRIOR TO ANY EARTH DISTURBING ACTIVITY OCCURS. THE PROPOSED PROJECT WILL CONSIST OF ONE PHASE AND WILL DISTURB 104,000 Sq.Ft. 2.39 AC.
25.) A PRE-CONSTRUCTION CONFERENCE WITH THE DEVELOPER, THE DESIGN ENGINEER, THE EARTHWORK CONTRACTOR AND THE CITY ENGINEER SHALL OCCUR PRIOR TO ANY EARTH DISTURBING ACTIVITY.
26.) THE SITE CONSTRUCTION HOURS SHALL BE LIMITED TO MONDAY-FRIDAY 7AM-6PM, NO SATURDAY & NO SUNDAY, OR FEDERAL HOLIDAY HOURS. HOURS OF CONSTRUCTION SHALL BE DOCUMENTED ON A SITE CONSTRUCTION SIGN ALONG WITH THE CONTACT INFORMATION FOR THE GENERAL CONTRACTOR. THE PROJECT SIGN SHALL INDICATE THE ROAD IS PROPOSED TO BE PRIVATE AND SHALL RECEIVE NO CITY SERVICES.
27.) BUILDING ADDRESSES SHALL BE ASSIGNED BY THE BUILDING OFFICIAL AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
28.) THE PROPOSED USE FOR THE SITE IS FOR THE 1 EXISTING SINGLE HOME TO REMAIN AND 7 NEW SINGLE FAMILY HOMES TO BE CONSTRUCTED.
29.) THE FOLLOWING FEDERAL AND STATE PERMITS HAVE BEEN ISSUED FOR THE SUBJECT PROPERTY:
NHDES ALTERATION OF TERRAIN PERMIT: (PENDING)
NHDES SEWER DISCHARGE PERMIT: (PENDING)
EPA NOTICE OF INTENT/SWPPP (NOI): (PENDING)
DIVISION OF HISTORICAL RESOURCES: RAC16560
NATURAL HERITAGE BUREAU: NH024-2782
30.) COMMERCIAL VEHICLE ROUTE DURING CONSTRUCTION SHALL CONFORM TO DOVER CITY CODE OR BE COORDINATED WITH THE COMMUNITY SERVICES DIRECTOR.
31.) ANY RETAINING WALL TALLER THAN FOUR FEET (4') REQUIRES ISSUANCE OF A BUILDING PERMIT FROM INSPECTION SERVICES.
32.) ANY FENCE TALLER THAN SEVEN FEET (7') REQUIRES THE ISSUANCE OF A BUILDING PERMIT FROM INSPECTION SERVICES.
33.) 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.
34.) FIRE DEPARTMENT ACCESS ROADS SHALL BE INSTALLED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS IN ALL WEATHER CONDITIONS AT ALL TIMES.
35.) EXTERIOR LIGHTING SHALL BE CUT-OFF TYPE FIXTURES PER CHAPTER 153-14-E AND SHALL PROVIDE ILLUMINATION DIRECTED ON-SITE ONLY.
36.) APPROVED BACKFLOW PREVENTERS SHALL BE PROVIDED FOR DOMESTIC WATER LINES.
37.) SITE IS TO COMPLY WITH NFPA 1 CHAPTER 18.

NOTES CONTINUED:

- 38.) SOPHIE DRIVE WAS INITIALLY PROPOSED AND CONTINUES TO BE PROPOSED TO BE PRIVATE. REFER TO THE DEVELOPMENT AGREEMENT FOR ROAD & DRAINAGE RESPONSIBILITIES. SOPHIE DRIVE WILL ALWAYS BE PRIVATE AND WILL NEVER BE ACCEPTED BY THE CITY OF DOVER.
39.) APPLICANT SHALL COMPLETE LAND USE DEVELOPMENT TRACKING FORM, MOST RECENTLY REVISED VERSION, UTILIZING THE ONLINE POLLUTION TRACKING AND ACCOUNTING PILOT PROJECT (PTAPP) PORTAL. <https://www.nhnhdp.com/nhnhdp/PTAPP>
40.) THE SITE LAYOUT IS DESIGNED IN COMPLIANCE WITH APPLICABLE ACCESSIBILITY REGULATIONS. THE PROPOSED STRUCTURE WILL ALSO BE DESIGNED IN ACCORDANCE WITH APPLICABLE ACCESSIBILITY REGULATIONS (I.E. IBC, ANSI-H117.1) AND NH RSA 155-A:3.
41.) PRIVATE TRASH PICKUP WILL BE DONE THROUGH THE USE OF TOTTERS ON PADS, WITH SCREENING, AND WILL BE COLLECTED THROUGH A PRIVATE WASTE PICK UP COMPANY.
42.) HEATING & COOLING FOR PROPOSED UNITS IS TO BE DONE VIA MINI-SPLITS WITH PAD MOUNTED HEAT PUMPS.
43.) FULL FOUNDATIONS ARE ASSUMED FOR THE SINGLE FAMILY HOMES. SUMP PUMPS ARE REQUIRED DUE TO LACK OF PROPER ELEVATION FOR DAYLIGHT DRAINAGE. THE SUMP PUMPS MUST NOT BE TIED TO THE SEWER SYSTEM.
44.) PROJECT DISTURBANCE: TOTAL 104,000 Sq. Ft. (2.39 AC.) NOTE THAT THE PROJECT IS SUBJECT TO THE EPA NPDES PHASE II. THE NOTICE OF INTENT (NOI) MUST BE FILED ALONG WITH A STORMWATER POLLUTION PREVENTION PLAN (SWPPP). EROSION AND SEDIMENT CONTROL INSPECTIONS TO BE CONDUCTED ONCE PER EVERY SEVEN DAYS AND AT AN INCREASED FREQUENCY INCLUDING WITHIN 24-HOURS OF A 0.25 INCH RAIN EVENT. INSPECTIONS TO BE CONDUCTED BY A "QUALIFIED PERSON" AS DEFINED BY EPA CCP 4.1.1 AND INSPECTION REPORTS SUBMITTED TO THE CITY OF DOVER, NH, ENGINEERING DEPARTMENT WITHIN 24 HOURS IN ACCORDANCE WITH CCP 4.1.7 AND MAINTAINED BY THE OWNER FOR A PERIOD OF THREE YEARS AFTER THE PROJECT IS COMPLETED. SEE ALSO CITY OF DOVER ADDITIONAL INSPECTION REQUIREMENTS BELOW.
45.) EXISTING BUILDING COVERAGE AREA: 5,384 Sq.Ft. (3.90%) (PERCENTAGES ARE FUNCTION OF LOT MERGER, 135,950 Sq. Ft., 3.12 AC.)
EXISTING IMPERVIOUS AREA: 16,886 Sq. Ft. (12.41%) (INCLUDES SOPHIE DRIVE)
EXISTING IMPERVIOUS AREA/LOT COVERAGE 22,250 Sq.Ft., (16.37%)
PROPOSED BUILDING IMPERVIOUS AREA: 12,655 Sq. Ft. (9.31%)
PROPOSED IMPERVIOUS AREA (ROAD EXPANSION, DRIVEWAYS, CURBS, SIDEWALKS, BIKE RACK, PATIO, EX. GRAVEL DRIVEWAY, COLD SPRINGS ROAD & EX. SOPHIE DRIVE & SIDEWALKS): 37,041 Sq. Ft. (27.25%)
TOTAL PROPOSED IMPERVIOUS COVER: 49,696 Sq. Ft. (36.56%)
46.) TWO (2) HOUSES SHALL HAVE WIRING FOR ELECTRIC VEHICLE CHARGING IN THE GARAGE. TWO (2) ARE REQUIRED, TWO (2) ARE PROPOSED.
47.) THE OWNERS AND THEIR SUCCESSORS ARE RESPONSIBLE FOR THE LIFETIME MAINTENANCE OF ALL BUFFERING AND INTERNAL LANDSCAPING.
48.) THE PERMETER BOUNDARY WILL BE STAKED OUT BY BERRY SURVEYING & ENGINEERING PRIOR TO THE START OF CONSTRUCTION.
49.) THE APPLICANT IS TO PROVIDE SURETY WITHIN THE CONFINES OF NH RSA 674:36.
50.) DURING PERIODS OF HEAVY SNOW AND WHEN TEMPORARY PILES ARE USED ON SITE, SNOW IS TO BE LOADED INTO TRUCKS AND REMOVED FROM THE SITE. SNOW IS TO BE DISPOSED OF ON AN APPROVED SNOW DUMP.

GRADING NOTES:

- 1.) THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH NHDOT STANDARD SPECIFICATIONS DATED 2016. CURRENT STANDARD PLANS, SUPPLEMENTAL SPECIFICATIONS AND SPECIAL PROVISIONS INCLUDED IN THE PROPOSAL.
2.) CONTRACTOR SHALL TAKE SPECIAL CARE IN NOT DISTURBING EXISTING MONUMENTS BOUNDS, AND OR BENCHMARKS WITHOUT FIRST MAKING PROVISIONS FOR RELOCATION
3.) THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO LOCATE EXACTLY AND TO PRESERVE ANY AND ALL UNDERGROUND UTILITIES CALL "DIG-SAFE" 1-888-DIGSAFE (344-7233) AT LEAST 72 HOURS BEFORE COMMENCING CONSTRUCTION
4.) WHERE AN EXISTING UNDERGROUND UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED TO THE ENGINEER FOR RESOLUTION OF THE CONFLICT.
5.) THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE AND ANY OTHER PRIVATE UTILITIES BY THE UTILITY COMPANIES.
6.) AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. LIMIT OF GRADING SHOULD NOT BE EXPANDED WITHOUT CONSULTING THE DESIGN ENGINEER. SEE ALSO E&S PLAN.
7.) THE TERM "PROPOSED" (PROP.) MEANS WORK TO BE CONSTRUCTED USING NEW MATERIALS, OR, WHERE APPLICABLE, RE-USING EXISTING MATERIALS IDENTIFIED AS "REMOVE & RESET" (R & R).
8.) ALL SYMBOLS, WORDS, TRANSVERSE MARKINGS (STOP BARS, CROSSWALK LINES, AND RAILROAD SYMBOLS), LANE LINES, AND ALL OTHER MARKINGS NOTED WITH [T] SHALL BE THERMOPLASTIC.
9.) ALL DISTURBED AREAS NOT DESIGNATED TO BE PAVED SHALL HAVE LOAM PLACED AND SEEDED. THE LOAM SHALL HAVE A MINIMUM DEPTH OF 4 INCHES AND SHALL BE PLACED FLUSH WITH THE TOP OF THE ADJACENT CURB, EDGING, BERM OR PAVEMENT SURFACE.
10.) ALL ELEVATIONS TO BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. THE DESIGN ENGINEER IS TO BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCY. TEMPORARY BENCHMARKS (T.B.M.) ARE TO BE PROVIDED BY THE DESIGN ENGINEER.
11.) WRITTEN DIMENSION ON THIS PLAN TAKE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS. IN THE EVENT OF A CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWINGS AND/OR SPECIFICATIONS, THE ENGINEER SHALL BE NOTIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR IS TO CONFIRM ALL ELEVATIONS. CONFLICTS WILL BE REPORTED TO THE DESIGN ENGINEER PRIOR TO CONSTRUCTION.
12.) SEE DETAILS CONCERNING SITE LAYOUT, DRAINAGE, UTILITY, AND SEDIMENT AND EROSION CONTROLS.
13.) UPON FINAL COMPLETION AND 85% STABILIZATION, THE DRAINAGE SYSTEM IS TO BE CLEANED OF ALL DEBRIS TO INCLUDE THE PUMPING OF THE BASIN SUMPS. SEE SHEET E102, DETAIL E18 FOR DEFINITION OF STABLE. ALSO TO BE DONE ONE A YEAR DURING THE CONSTRUCTION PROCESS.
14.) ALL DRAINAGE PIPE IS TO BE HOPE N=12. INDIVIDUAL PIPE SIZES ARE SPECIFIED, RECYCLED PIPE IS APPROVED FOR PROJECT SITE. RECYCLED HOPE PIPE "GREEN PIPE" IS ACCEPTABLE FOR THIS PROJECT SITE.
15.) CATCH BASINS WITHIN ANY GRASS LINED AREAS OUTSIDE THE ROADWAY WILL HAVE "BEE HIVE" GRATES TO NOT ALLOW FOR ENTRAPMENT OF ANIMALS IN THE STRUCTURE. BASINS ARE TO HAVE 14" STANDARD FRAMES AND GRATES MADE IN NORTH AMERICA. GRATES ARE TO BE INSTALLED UNDER FLUSH PRIOR TO BASE PAVE. UPON PROJECT COMPLETION FRAMES AND GRATES ARE TO BE CUT AND RIM RAISED TO FINAL PAVEMENT SURFACE. THIS IS TO ENSURE STORMWATER ENTERS THE SYSTEM AS DESIGN DURING THE INTERIM CONSTRUCTION PERIOD.
16.) DESIGN ENGINEER OF RECORD SHALL PROVIDE SIGNED LETTER TO CITY ENGINEER CERTIFYING THAT THE STORMWATER MANAGEMENT SYSTEM AND UTILITY INFRASTRUCTURE HAVE BEEN INSTALLED IN ACCORDANCE WITH APPROVED PLANS, DESIGN ENGINEER OR DESIGN ENGINEERS REPRESENTATIVE IS TO BE PERIODICALLY ON SITE AND INSPECT DURING CONSTRUCTION PROCESS. CONTRACTOR IS TO PROVIDE 24-48 HOURS NOTICES PRIOR TO INSPECTION REQUESTS.

EROSION & SEDIMENT CONTROL NOTES:

- 1.) CONTRACTOR IS TO INSTALL A CONSTRUCTION ENTRANCE PRIOR TO EARTH DISTURBING ACTIVITIES, UTILIZING 3" ANGULAR STONE UNDERLAIN WITH ENGINEER FABRIC.
2.) CONTRACTOR IS RESPONSIBLE FOR SWEEPING THE PARKING LOT, SIDEWALKS AND ROADWAY, TO ENSURE THAT NO SEDIMENT IS BEING TRACKED ONTO BELLAMY ROAD OR THE SURROUNDING ROADWAYS.
3.) CONTRACTOR IS RESPONSIBLE FOR CLEANING AND MAINTAINING THE INLET PROTECTION ONCE INSTALLED.
4.) FUGITIVE DUST IS TO BE CONTROLLED THROUGHOUT THE CONSTRUCTION PROCESS IN ACCORDANCE WITH ENV-A 1000.
5.) CONTRACTOR IS TO MEET THE REQUIREMENTS SPECIFIED IN RSA 430:51-57 AND AGR 3800, RELATING TO INVASIVE SPECIES.
6.) CONTRACTOR IS RESPONSIBLE FOR PROTECTING THE WATER QUALITY FROM ANY RUN OFF DURING THE CONSTRUCTION PROCESS, IN ACCORDANCE WITH ENV-WQ 1507, IN ORDER TO PREVENT VIOLATIONS OF THE STORM WATER QUALITY STANDARDS.
7.) CONTRACTOR AY USE SILT FENCE, SILT SOXX OR MULCH BERM FOR PERMETER CONTROL. SPECIFIC PRACTICES MAY BE SPECIFIED, SEE PLAN. THE CONTRACTOR IS NOT TO EXPAND CONSTRUCTION BEYOND THE STAKED OUT LIMITS.
8.) ALL STORAGE FACILITIES FOR FUEL, CHEMICALS, CHEMICAL OR INDUSTRIAL WASTES, AND BIODEGRADABLE RAW MATERIALS SHALL MEET THE REGULATIONS OF THE NHDES, INCLUDING BUT NOT LIMITED TO THOSE INVOLVING UNDERGROUND STORAGE TANKS, ABOVE GROUND STORAGE TANKS, HAZARDOUS WASTE AND BEST MANAGEMENT PRACTICES FOR GROUND WATER PROTECTION (PART ENV-WQ 401).
9.) ALL DEVELOPMENT MUST COMPLY WITH THE EPA PHASE II STORMWATER RULES AND THE CITY'S MSA PERMIT, AS AMENDED. PRIOR TO CONSTRUCTION, A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) WILL BE DEVELOPED IN ACCORDANCE WITH THE US EPA CCP 2022.
10.) CITY OF DOVER: IN ACCORDANCE WITH SITE PLAN REVIEW REGULATIONS (153-14) THE FOLLOWING STORMWATER MEASURES ARE REQUIRED.
A.) ALL PROPOSED BMPs WILL CONFORM TO THE NH STORMWATER MANUAL VOLUME 3.
B.) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SOIL LAND DISTURBANCE AND MUST BE REVIEWED AND APPROVED BY COMMUNITY SERVICE.
C.) TEMPORARY STABILIZATION MEASURES SHOULD BE IN PLACE WITHIN SEVEN CALENDAR DAYS FOR EXPOSED SOILS AREAS THAT ARE WITHIN ONE HUNDRED FEET OF A SURFACE WATER BODY OR A WETLAND AND NO MORE THAN 14 CALENDAR DAYS FOR ALL OTHER AREAS. PERMANENT STABILIZATION SHOULD BE IN PLACE WITHIN THREE CALENDAR DAYS FOLLOWING COMPLETION OF FINAL GRADING OF EXPOSED SOIL AREAS.
D.) ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED IN FUNCTIONING CONDITION UNTIL FINAL STABILIZATION IS ACCOMPLISHED. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED AFTER FINAL SITE STABILIZATION. TRAPPED SEDIMENT AND OTHER DISTURBED SOIL AREAS RESULTING FROM THE REMOVAL OF TEMPORARY MEASURES SHALL BE PERMANENTLY STABILIZED WITHIN 30 CALENDAR DAYS UNLESS CONDITIONS DICTATE OTHERWISE.
E.) COMMUNITY SERVICES DEPARTMENT OR THEIR DESIGNATED AGENT SHALL HAVE ACCESS TO THE SITE, TO COMPLETE ROUTINE INSPECTIONS AND SHALL BE NOTIFIED 24-HOURS PRIOR TO INSTALLATION OF A STORMWATER BMP IN ORDER TO SCHEDULE AN INSPECTION, DURING NORMAL WORKING HOURS.
F.) THE PLANNING BOARD OR COMMUNITY SERVICES MAY REQUIRE THE DESIGN ENGINEER AND/OR AN INDEPENDENT, THIRD-PARTY INSPECTION AND OVERSIGHT OF THE CONSTRUCTION OF STORMWATER MANAGEMENT FACILITIES AND EROSION AND SEDIMENT CONTROL AT THEIR DISCRETION. THE OWNER / APPLICANT IS RESPONSIBLE FOR ALL FEES ASSOCIATED WITH INSPECTIONS.
G.) ALL SWPPP/SWMP INSPECTIONS MUST BE CONDUCTED BY A QUALIFIED PROFESSIONAL SUCH AS A PROFESSIONAL ENGINEER (PE), A CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL (CPESC), A CERTIFIED EROSION SEDIMENT AND STORMWATER INSPECTOR (CESSWI), OR A CERTIFIED PROFESSIONAL IN STORMWATER QUALITY (CPSWQ). INSPECTION REPORTS WILL BE SUBMITTED TO THE COMMUNITY SERVICES DEPARTMENT. THE EPA CCP ALSO REQUIRES PROFESSIONAL CERTIFICATIONS.
H.) THE OWNER IS ULTIMATELY RESPONSIBLE FOR THE INSTALLATION, CONSTRUCTION, INSPECTION, AND DISPOSITION OF ALL STORMWATER MANAGEMENT AND EROSION CONTROL MEASURES REQUIRED BY THE PROVISIONS OF THESE REGULATIONS.
I.) STORMWATER MANAGEMENT PLAN (SWMP) SUBMITTAL REQUIREMENTS. AT THE DISCRETION OF THE PLANNING BOARD OR COMMUNITY SERVICES DEPARTMENT, A TECHNICAL REVIEW BY AN INDEPENDENT THIRD PARTY MAY BE REQUIRED OF ANY SWMP PREPARED UNDER THESE REGULATIONS. SUCH A REVIEW SHALL BE PERFORMED BY A QUALIFIED PROFESSIONAL CONSULTANT AND THE EXPENSE OF WHICH SHALL BE THE FULL RESPONSIBILITY OF THE OWNER/APPLICANT.

UTILITY NOTES:

- 1.) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVE AND BELOW GROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ANY UTILITY CONFLICTS SHOULD BE REPORTED IMMEDIATELY TO THE DESIGN ENGINEER.
2.) THE CONTRACTOR SHALL CALL AND COORDINATE WITH DIGSAFE 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.
3.) PROTECTION OF SUBGRADE: THE CONTRACTOR SHALL BE REQUIRED TO MAINTAIN STABLE, DEWATERED SUBGRADES, TRENCHES, AND OTHER AREAS DURING CONSTRUCTION. SUBGRADE DISTURBANCE MAY BE INFLUENCED BY EXCAVATION METHODS, MOISTURE, PRECIPITATION, GROUNDWATER CONTROL, AND CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL TAKE PRECAUTIONS TO PREVENT SUBGRADE DISTURBANCE. SUCH PRECAUTIONS MAY INCLUDE DIVERTING STORMWATER RUNOFF AWAY FROM CONSTRUCTION AREAS, REDUCING TRAFFIC IN SENSITIVE AREAS, AND MAINTAINING AN EFFECTIVE DEWATERING PROGRAM. SOILS EXHIBITING HEAVING OR INSTABILITY SHALL BE OVER EXCAVATED TO MORE COMPETENT BEARING SOIL AND REPLACED WITH FREE DRAINING STRUCTURAL FILL MEETING THE ENGINEERS SPECIFIC RECOMMENDED CRITERIA.
4.) IF THE EARTHWORK IS PERFORMED DURING FREEZING WEATHER (NOT ALLOWED IN CITY R.O.W.), EXPOSED SUBGRADES ARE SUSCEPTIBLE TO FROST. NO FILL OR UTILITIES SHALL BE PLACED ON FROZEN GROUND. THIS WILL LIKELY REQUIRE REMOVAL OF A FROZEN SOIL CRUST AT THE COMMENCEMENT OF EACH DAY'S OPERATION. THE FINAL SUBGRADE ELEVATION WOULD ALSO REQUIRE AN APPROPRIATE DEGREE OF INSULATION AGAINST FREEZING.
5.) PLACEMENT OF BORROW MATERIALS SHALL BE PERFORMED IN A MANNER THAT PREVENTS LONG TERM DIFFERENTIAL SETTLEMENT. EXCESSIVELY WET MATERIALS SHALL BE STOCKPILED AND ALLOWED TO DRAIN BEFORE PLACEMENT. FROZEN MATERIAL SHALL NOT BE USED FOR CONSTRUCTION. VOIDS BETWEEN STONES AND CLUMPS OF MATERIAL SHALL BE FILLED WITH FINE MATERIALS.
6.) FINAL UTILITY LOCATIONS TO BE COORDINATED BETWEEN THE CONTRACTOR, ALL APPROPRIATE UTILITY COMPANIES AND THE DOVER DPW.
7.) CONTRACTOR TO CONTACT DOVER DPW A MINIMUM OF TWO WEEKS PRIOR TO ANY CONSTRUCTION TO COORDINATE ALL WORK CONCERNING INSTALLATION OF ANY PROPOSED WATER LINE IMPROVEMENTS.
8.) ALL WATER MAIN AND SERVICE INSTALLATIONS SHALL CONFORM TO CITY OF DOVER STANDARDS. ALL HIGHWAY CONSTRUCTION WILL MEET THE CITY OF DOVER STANDARDS.
9.) CONTRACTOR SHALL COORDINATE ALL ELECTRICAL INSTALLATIONS WITH EVERSOURCE AT (800) 662-7764. ALL ELECTRIC CONDUIT INSTALLATION SHALL BE INSPECTED BY EVERSOURCE PRIOR TO BACKFILL. A 48-HOUR MINIMUM NOTICE IS REQUIRED.
10.) CONTRACTOR SHALL COORDINATE ALL TELECOMMUNICATIONS INSTALLATIONS WITH FAIRPOINT COMMUNICATIONS AT (603) 427-5525.
11.) CONTRACTOR SHALL COORDINATE ALL CABLE INSTALLATIONS WITH COMCAST.
12.) ALL SEWER MANHOLE RIMS & COVERS ARE TO BE LIFTMATE R-1743-LM.
13.) ALL WATER SERVICES ARE TO BE WITNESSED WITH A 2"x4" PAINTED BLUE. ALL SEWER SERVICES ARE TO BE WITNESSED WITH A 2"x4" PAINTED YELLOW, IS STUBBED PRIOR TO BUILDING CONSTRUCTION. DETECTABLE METALLIC UNDERGROUND TAPE SHALL BE LABELED APPROPRIATELY.
14.) CURB BOXES SHOULD BE PLACED IN THE LAWN AREA, OR IF PLACED IN PAVEMENT, A ROAD BOX IS REQUIRED.
15.) SEE EXISTING CONDITONS PLAN FOR DATUM. VERTICAL DATUM BASED ON NAVD88 ELEVATIONS. HORIZONTAL DATUM BASED ON NAD83 STATE PLANE COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS.
16.) MINIMUM SLOPE FOR ALL SEWER SERVICE CONNECTIONS IS TO BE NO LESS THAN 0.02 FT/FT.
17.) ALL SEWER INSTALLATIONS SHALL CONFORM TO THE REQUIREMENTS OF NHDES & DOVER COMMUNITY SERVICES SEWER DIVISION STANDARDS. ALL PVC SEWER PIPE IS TO CONFORM WITH ENV-WQ 704.05 (c)-(e) FOR SDR 35 GRAVITY SEWER PIPE, CONFORM WITH ENV-WQ 704.08 FOR SDR 11 FORCE MAIN PRESSURE PIPE, AND CONFORM WITH ASTM D3034. PVC JOINT SEALS SHALL CONFORM WITH ASTM D3121. THE FORCE MAIN SHALL BE TESTED IN ACCORDANCE WITH ENV-WQ 704.09.
18.) CONTRACTOR TO TRANSFER TEMPORARY BENCHMARK TO A SUITABLE BENCHMARK TO CONTROL CONSTRUCTION. ANY ELEVATION DISCREPANCIES ARE TO BE REPORTED TO THE THE DESIGN ENGINEER IMMEDIATELY.
19.) ALL SEWER AND WATER CROSSINGS ARE TO MAINTAIN A 1.5' OF SEPARATION.
20.) THE EXISTING SINGLE FAMILY HOME WILL NO LONGER UTILIZE THEIR EXISTING WELL WATER AND SEPTIC SERVICES.
21.) HEATING AND COOLING FOR PROPOSED UNITS WILL BE DONE VIA MINI-SPLIT.
22.) C900 WATERLINE MAY BE SUBSTITUTED FOR C.L.D.I. WATERLINE WITH THE APPROVAL OF THE CITY ENGINEER.
23.) THE EXISTING HOUSE IS PROPOSED TO REMAIN TWO BEDROOMS, WHILE THE SEVEN PROPOSED HOUSES ARE FOUR BEDROOMS. TOTAL DESIGN FLOW FROM SOPHIE DRIVE EXTENSION: 4,500 GPD

UNIT DENSITY CALCULATION:

- TOTAL AREA R-40 ZONE: 117,854 Sq. Ft.
- CALCULATION DOES NOT INCLUDE SOPHIE DRIVE LOT MERGER, AREA USED FOR DENSITY IN DOVER PROJECT #P21-66.
- DENSITY OF 40,000 Sq. Ft. / UNIT
- 117,854 Sq. Ft. = 3,053 Sq. Ft. (SLOPES) = 114,801 Sq.Ft.
- 114,801 Sq. Ft. x 15% = 17,220 Sq. Ft. = NET LOT SIZE: 97,581 Sq.Ft.
- 97,581 Sq. Ft. x FACTOR .85 = 82,943 Sq. Ft.
- 82,943 Sq. Ft. / 40,000 Sq. Ft. = 2 UNITS AFFORDED BY RIGHT

TDR PURCHASE & USAGE TABLE:

THE SITE IS PERMITTED 2 UNITS, WITH ONE OF THEM THE EXISTING UNIT. 6 UNITS GREATER THAN 1,400 Sq. Ft. WILL BE REQUIRED TO BE PURCHASED FROM THE TDR PROGRAM.

TRANSFER OF DEVELOPMENT RIGHTS (TDR):

PURCHASE OF 6 UNITS GREATER THAN 1,400 Sq. Ft.
REDUCTION OF THE 30' BUFFER TO THE STANDARD TDR BUILDING SETBACKS

WAIVER REQUESTS:

NONE

CONDITIONAL USE PERMITS:

170-27 CONSERVATION DISTRICT: TO DISTURB 3,053 Sq.Ft. OF SLOPE EXCEEDING 20%
153-14(D)(5): PARKING SPACES GREATER THAN THE MAXIMUM ALLOWED
170-33 GROUNDWATER PROTECTION: GREATER THAN 20% IMPERVIOUS IN THE SECONDARY GROUNDWATER RECHARGE ZONE.

PARKING REQUIREMENTS:

CHAPTER 153-14D PARKING TABLE

RESIDENTIAL

- RESIDENTIAL (NON CBD-G) 1.4 SPACES PER UNIT:
- VISITOR 0.5 SPACES PER UNIT:
- EACH UNIT HAS A TWO CAR GARAGE AND DRIVEWAY PARKING (4 SPACES/UNIT)
- 8 UNITS * 1.9 SPACES PER UNIT = 16 SPACES REQ.
- EXISTING HOUSE CAN PARK MINIMUM OF 6 IN EX. DRIVEWAY
- 8 VISITOR SPACES PROVIDED ALONG SOPHIE DRIVE
- A TOTAL OF 42 PARKING SPACES ARE PROVIDED BETWEEN GARAGES, DRIVEWAYS, INCLUDING THE 8 SPACE PARKING ARRAY ALONG SOPHIE DRIVE.

1 ACCESSIBLE SPACE PROVIDED IN THE 8 SPACE PARKING ARRAY ALONG SOPHIE DRIVE

5% BICYCLE RACK STORAGE = 1 SPACES REQ. 7 PROVIDED ON 1 RACK

5% EV SPACE REQ. = 1 SPACES REQ. & 1 ADDITIONAL FROM CUP REQ. 2 GARAGES PROVIDED. TWO HOUSES SHALL HAVE WIRING FOR ELECTRIC VEHICLE CHARGING IN THE GARAGE TO MEET THE 5% EV REQUIREMENT AND ADDITIONAL PARKING SPACE CUP REQUIREMENT.

SEE CONDITIONAL USE PERMIT REQUEST FOR 8 ADDITIONAL PARKING SPACES PROVIDED ALONG SOPHIE DRIVE.

CITY OF DOVER PLANNING FILE #

#2	#1	REVISED UNIT COUNT AND ASSOCIATED MODIFICATIONS		REVISED UNIT COUNT AND ASSOCIATED MODIFICATIONS	
		DATE	REVISION	DESCRIPTION	

PROJECT NOTES
FOR
KNOX MARSH DEVELOPMENT LLC
FOR THE
5 SHERMAN STREET LLC
5 SHERMAN STREET LLC
1 COLD SPRINGS ROAD
DOVER, N.H.
TAX MAP H, LOT 47-A

BERRY SURVEYING-
& ENGINEERING

335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

DATE : SEPTEMBER 1, 2024

FILE NO. : DB 2023 - 126

STATE OF NEW HAMPSHIRE

KENNETH A. BERRY
No. 14230
PROFESSIONAL ENGINEER

SHEET 2 OF 33

NOT FOR CONSTRUCTION

- 1.) "PLAN OF LAND ERNEST I. & LOIS B. ESTES DOVER NEW HAMPSHIRE"
BY: K.E. MOORE & B.G. STAPLES LAND SURVEYORS
DATED: OCTOBER, 1972
S.C.R.D. PLAN #60, POCKET #2, FOLDER #19
- 2.) "PLAN OF LAND ALBERT P. & SYLVIA P. MARCOTTE DOVER NEW HAMPSHIRE"
BY: K.E. MOORE & B.G. STAPLES LAND SURVEYORS
DATED: JANUARY, 1974
S.C.R.D. PLAN #49, POCKET #11, FOLDER #1
- 3.) "MINOR SUBDIVISION OF LAND PREPARED FOR THERESA GAGNE 45 BELLAMY ROAD DOVER NEW HAMPSHIRE"
BY: MCENEANEY SURVEY ASSOCIATES INC.
DATED: JULY 5, 1995
S.C.R.D. PLAN # 46-65

- 4.) "PLAN OF LOT LINE ADJUSTMENTS PREPARED FOR MAST ROAD SAND AND GRAVEL AND FRANCES E. AND GEORGE E. DOWALBY MAST ROAD & COLD SPRINGS ROAD DOVER, NEW HAMPSHIRE"
BY: MCENEANEY SURVEY ASSOCIATES INC.
DATED: MARCH 11, 1997
S.C.R.D. PLAN # 49-95
- 5.) "PLAN OF LOT LINE ADJUSTMENTS FOR FRANCES E. AND GEORGE E. DOWALBY AND LOIS B. AND ERNEST I. ESTES TAX MAP H, LOTS 47A & 50, COLD SPRING ROAD AND BELLAMY ROAD DOVER, STRAFFORD COUNTY, NEW HAMPSHIRE"
BY: K E W LAND SURVEY, INC.
DATED: AUGUST 30, 1999
S.C.R.D. PLAN # 57-42
- 6.) "PLAN OF LAND FOR CHRISTOPHER T. OGDEN & KATHLEEN M. HICKEY, 1 MARLBOROUGH STREET, NEWBURYPORT, MA OF LAND AT 51 BELLAMY ROAD DOVER, NH."
BY: K E W LAND SURVEY, INC.
DATED: DECEMBER, 2000
S.C.R.D. PLAN # 61-17

7.) "LOT LINE ADJUSTMENT PLAN FOR FRANCES E. AND GEORGE E. DONALD BY AND KEVIN TULLY AND SHARON LEGERE, TAX MAP H, LOTS 47A & 48, COLD SPRINGS ROAD AND BELLAMY ROAD OVER, STRAFFORD COUNTY, NEW HAMPSHIRE"
BY: K E M LAND SURVEY INC.
DATED: JUNE 3, 2001
S.C.R.D. PLAN # 63-17

8.) "LOT LINE ADJUSTMENT PLAN PREPARED FOR H53 MAST ROAD LLC TAX MAP H, LOT NOS. 48 & 53 COLD SPRINGS ROAD & STONEWALL DRIVE, CITY OF DOVER, STRAFFORD COUNTY, NEW HAMPSHIRE" BY: MCKENEANY SURVEY ASSOCIATES, INC. DATED: APRIL 1, 2019
S.C.R.D. PLAN # 12016

9.) "PLAN OF LOT A FOR GEORGE T. MCKENNA DOWER NEW HAMPSHIRE APRIL 1971"
BY: ROBERT W. MCCORNE
DATED: APRIL, 1971
S.C.R.D. PLAN #59, POCKET 2, FOLDER #21

- 10.) "TDR SUBDIVISION PLAN, LAND OF KNOX MARSH DEVELOPMENT, LLC, 51 BELLAMY ROAD, DOVER, N.H. TAX MAP H, LOT 46"
BY: BERRY SURVEYING & ENGINEERING
DATED: FEBRUARY 16, 2021
S.C.R.D. PLAN # 12408
- 11.) "LOT LINE REVISION, LAND OF KNOX MARSH DEVELOPMENT, LLC, 51 BELLAMY ROAD, GARY V. & KIM T. BATES, 65 BELLAMY ROAD, DOVER, N.H., TAX MAP H, LOTS 46 & 50"
BY: BERRY SURVEYING & ENGINEERING
DATED: AUGUST 5, 2021
S.C.R.D. PLAN # 12740
- 12.) "TDR SUBDIVISION & RE-SUBDIVISION PLAN, LAND OF KNOX MARSH DEVELOPMENT, LLC, 51 BELLAMY ROAD, GARY V. & KIM T. BATES, 65 BELLAMY ROAD, DOVER, N.H., TAX MAP H, LOTS 46 & 50"
BY: BERRY SURVEYING & ENGINEERING
DATED: AUGUST 5, 2021
S.C.R.D. PLAN # 12741

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

HaB ~ HINCKLEY LOAMY FINE SAND, CLAY SUBSOIL VARIANT, 3 TO 8% SLOPES
HbE ~ HINCKLEY LOAMY FINE SAND, CLAY SUBSOIL VARIANT, 15 TO 60% SLOPES
WbB ~ WINDSOR LOAMY FINE SAND, CLAY SUBSOIL VARIANT, 0 TO 8% SLOPES

SEE: USDA/NRCS WEBSOIL

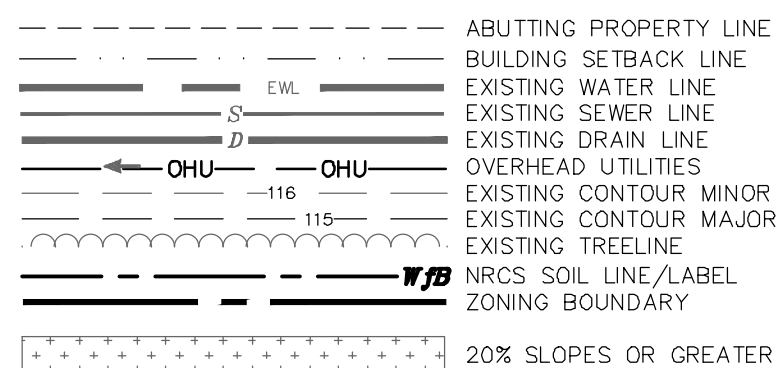
1. WETLANDS WERE DELINEATED BY JOHN P. HAYES FEBRUARY 19, 2024
2. REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, (VERSION 2.0) JANUARY 2012, U.S. ARMY CORPS OF ENGINEERS.
3. FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 8.0. UNITED STATES DEPARTMENT OF AGRICULTURE (2016).
3. NATIONAL WETLAND PLANT LIST (CURRENT VERSION).



EXISTING BUILDINGS, DECKS & STAIRS: 5,364 Sq.Ft., 4.55%
EXISTING DRIVEWAYS, COLD SPRINGS ROAD, COVERED
PATIO & WALKWAY: 14,982 Sq.Ft., 12.71 %

- 1.) OWNER: 5 SHERMAN STREET LLC
242 CENTRAL AVENUE
DOVER, NH 03820
- APPLICANT: KNOX MARSH DEVELOPMENT LLC
242 CENTRAL AVENUE
DOVER, NH 03820
- 2.) TAX MAP H, LOT 47-A
- 3.) S.C.R.D. BOOK 5190, PAGE 597
- 4.) LOT AREA: 117,854 Sq.Ft., 2.71 Ac.
- 5.) ZONING R-40 (RURAL RESIDENTIAL)
SECONDARY GROUNDWATER RECHARGE (SGR)
SETBACKS:
FRONT ~ 40'
SIDE ~ 25'
REAR ~ 30'
MIN. LOT SIZE: 40,000 Sq. Ft.
MIN. FRONTAGE: 150'
MAX. LOT COVERAGE: 10%
MAX. BUILDING HEIGHT: 35'
- 6.) THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING BOUNDARIES AND CONDITIONS OF TAX MAP H, LOT 47-A, LOCATED IN DOVER, N.H., AS OF THE FIELD SURVEY IN DECEMBER 2023.
- 7.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PROPERTY DOES NOT FALL WITHIN THE FLOOD PLAIN. FLOOD HAZARD REF: FEMA, COMMUNITY #330145, MAP 33017C0320E, DATED: SEPTEMBER 30, 2015.
- 8.) VERTICAL DATUM BASED ON NAVD88 ELEVATIONS. HORIZONTAL DATUM BASED ON NAD83 STATE PLANE. COORDINATES GATHERED USING CARLSON BRX7 SURVEY GRADE GPS RECEIVERS.
- 9.) THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN DECEMBER OF 2023 WITH AN ERROR OF CLOSURE BETTER THAN 1 PART IN 10,000.
- 10.) TOPOGRAPHY PROVIDED IS DEMARCATED AT 1' INTERVALS, AND IS THE RESULT OF A FIELD SURVEY PERFORMED IN DECEMBER, 2023.
- 11.) THIS SITE IS SERVICED BY ONSITE SEWER AND WATER.
- 12.) NO WETLANDS WERE FOUND ON SITE, SEE WETLAND NOTE ON SITE SPECIFIC SOILS MAP.
- 13.) NO CEMETERIES WERE FOUND ON THE SITE AS OF THE DATE OF THE FIELD SURVEY.

	STONE / GRANITE BOUND (FND)
	IRON BOUND (FND)
	IRON PIPE (FND)
	UTILITY POLE / GUY WIRE
	SINGLE POST SIGN
	TEMPORARY BENCHMARK
	TEST PIT
	CURB STOP
	GATE VALVE
	FIRE HYDRANT
	CATCH BASIN
	SEWER MANHOLE
	WELL
	MANHOLE WITH ELECTRIC WIRES



(IN FEET)
1 inch = 30 ft.

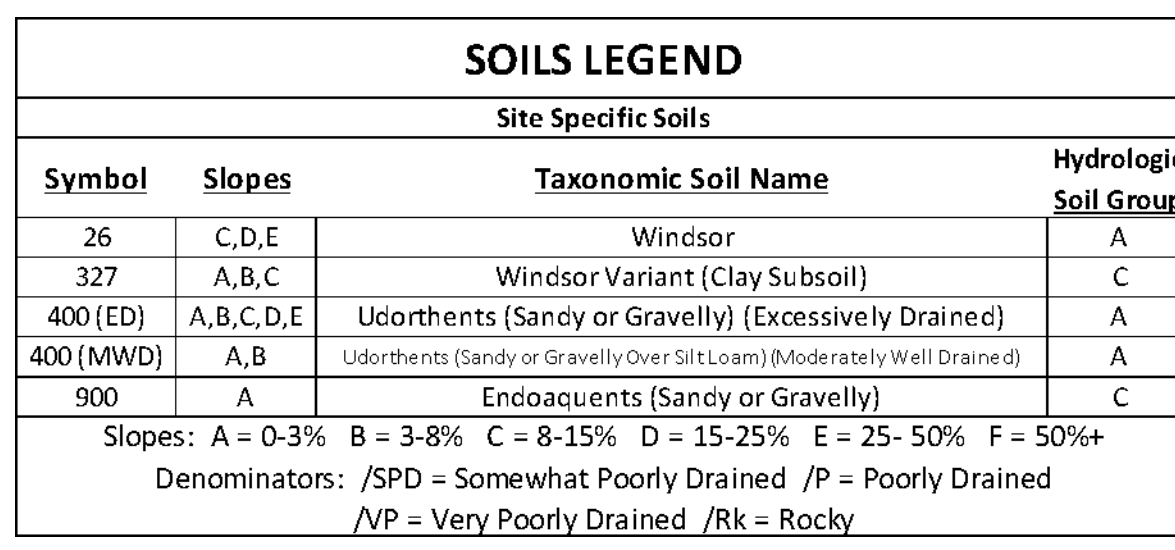


EXISTING CONDITIONS PLAN
FOR
KNOX MARSH DEVELOPMENT LLC
LAND OF
5 SHERMAN STREET LLC
1 COLD SPRINGS ROAD
DOVER, N.H.
TAX MAP H 107 47-A

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2881

DATE : SEPTEMBER 1, 2024
FILE NO. : DB 2023 - 126

SHEET 3 OF 33



TEST PIT CONDUCTED: 9-13-24 BY APPLICANT WITH A TRACKED MINI

TEST PIT #1

0-0.2'10YR 2/2 FINE SANDY LOAM, GRANULAR, FRIABLE
0.2'-2.6'10YR 5/3 FINE LOAMY SAND, GRANULAR, FRIABLE, GENERAL FILL
2.6'-6.5'2.5Y 6/4 FINE SAND, SINGLE GRAIN, LOOSE REDOX AND DEPL @ 3.3'
TERMINATED: 6.5'
E.S.H.W.T.: 3.3'
ROOTS FEW AND FINE TO 3.3'
GROUND WATER OBSERVED: N/A
P= 4 MIN./IN.

TEST PIT #2

0-0.2'10YR 2/2 FINE SANDY LOAM, GRANULAR, FRIABLE
0.2'-1.8'10YR 6/4 FINE SANDY LOAM, GRANULAR, FRIABLE, GENERAL FILL
1.8'-4.6'10YR 5/3 FINE SANDY LOAM, MEDIUM BLOCKY, FRIABLE
4.6'-6.0'GENERAL FILL (BRICK & BACKED FILL)
TERMINATED: 6.0'
E.S.H.W.T.: 1.8'
ROOTS FEW AND FINE TO 1.8'
ROCKY THROUGHOUT
GROUND WATER OBSERVED: N/A
P= 4 MIN./IN.

TEST PIT #3

0-5.0'2-4" COBBLES THROUGHOUT
TERMINATED: 5.0'
E.S.H.W.T.: N/A
RESTRICTIVE LAYER: N/A
ROOTS: N/A
GROUND WATER OBSERVED: N/A
P= 2 MIN./IN.

TEST PIT #4

0-0.4'10YR 2/2 FINE SANDY LOAM, GRANULAR, FRIABLE
0.4'-4.0'10YR 4/3 FINE SANDY LOAM, GRANULAR, FRIABLE,
4.0'-6.0'2.5Y 6/4 FINE SAND, SINGLE GRAIN, LOOSE
REDOX. CONCENTRATIONS WITH NO DEPLETIONS
TERMINATED: 6.0'
E.S.H.W.T.: N/A
ROOTS FEW AND FINE TO 4.0'
GROUND WATER OBSERVED: N/A
P= 4 MIN./IN.

TEST PIT #5

0-3.6'10YR 6/4 FINE LOAMY SAND, GRANULAR, MEDIUM FIRM IN HOLE-FRIABLE IN
HAND
3.6'-6.0'2.5Y 7/4 FINE SAND, SINGLE GRAIN, LOOSE, REDOX. CONCENTRATIONS &
DEPLETIONS @ 4.1'
TERMINATED: 6.0'
E.S.H.W.T.: 4.1'
ROOTS FEW AND FINE TO 2.9'
GROUND WATER OBSERVED: N/A
P= 4 MIN./IN.

TEST PIT #6

0-1.4'10YR 6/4 FINE LOAMY SAND, GRANULAR, FRIABLE
1.4'-6.0'2.5Y 6/3 COARSE SAND, SINGLE GRAIN, LOOSE, COBBLES THROUGHOUT
TERMINATED: 6.0'
E.S.H.W.T.: N/A
ROOTS FEW AND FINE TO 1.4'
GROUND WATER OBSERVED: N/A
P= 4 MIN./IN.

CITY OF DOVER PLANNING FILE #

#2
#1

03-04-25
10-17-24

REVISION
DATE

REVISED UNIT COUNT AND ASSOCIATED MODIFICATIONS
REVISED UNIT COUNT AND ASSOCIATED MODIFICATIONS

DESCRIPTION

TEST PITS
FOR DEVELOPMENT LLC
KNOX MARSH LLC
5 SHERMAN STREET LLC
1 COLD SPRINGS ROAD
DOVER, N.H.
TAX MAP H, LOT 47-A

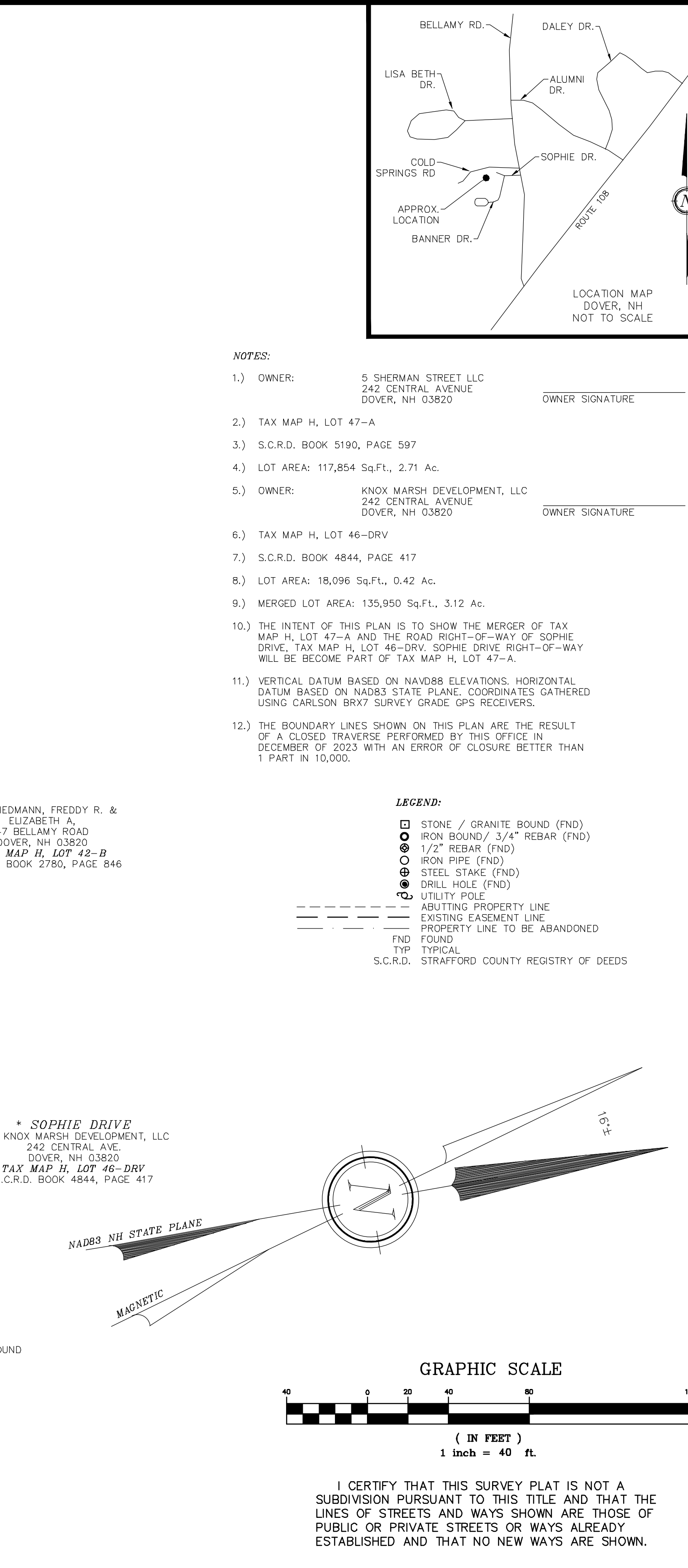
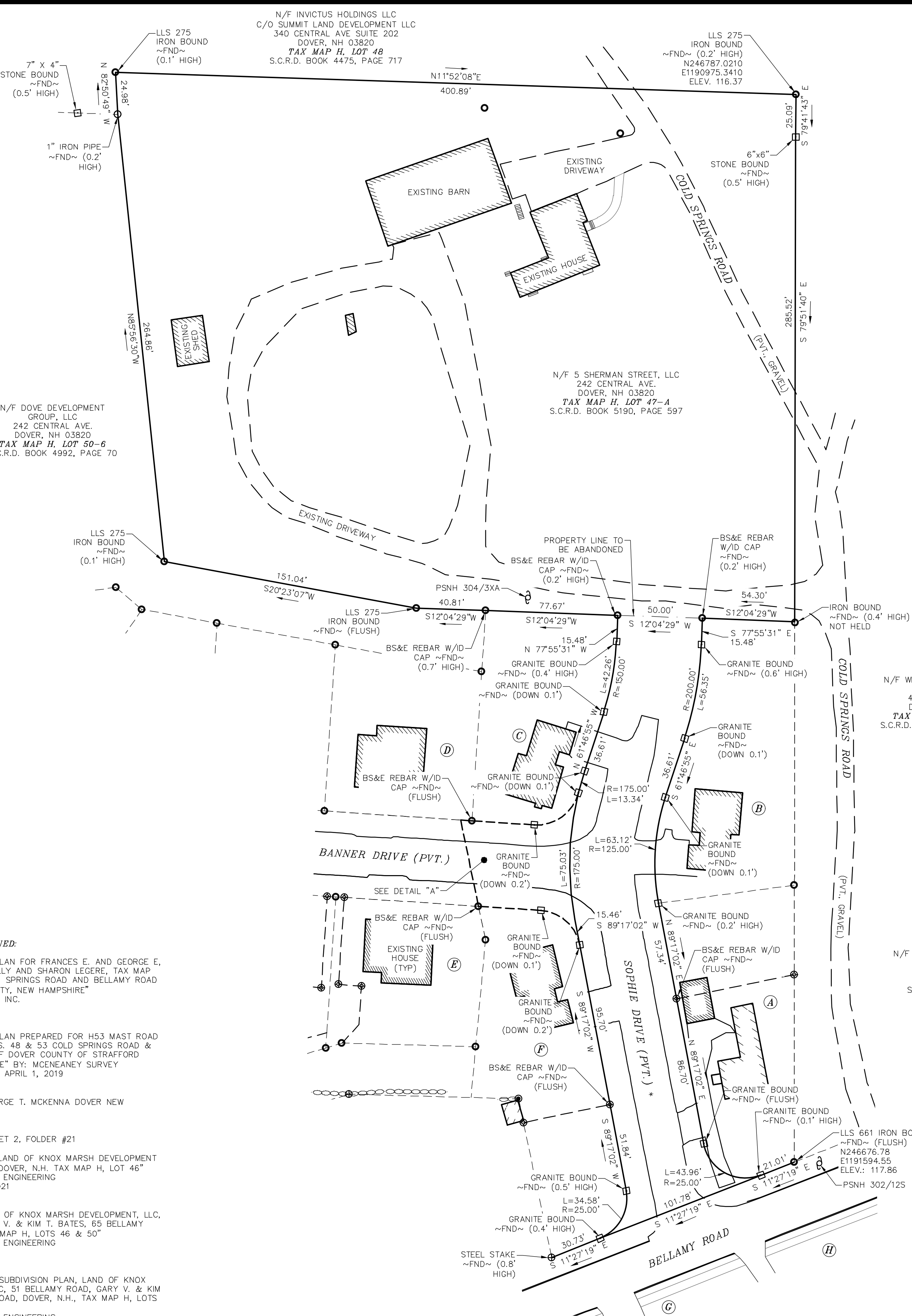
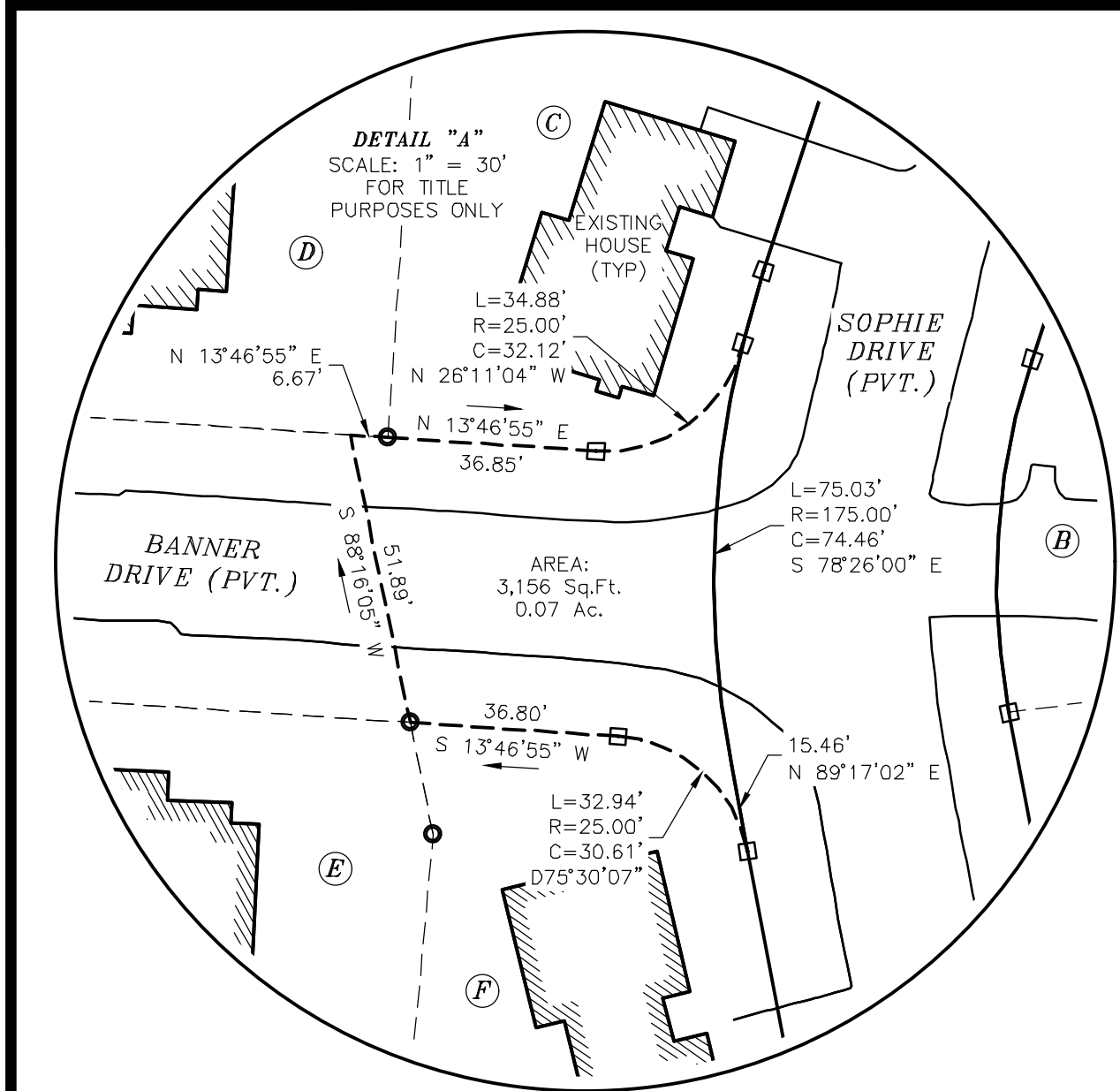
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

DATE : SEPTEMBER 1, 2024
FILE NO. : DB 2023 - 126

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14236
PROFESSIONAL ENGINEER

SHEET 5 OF 33

NOT FOR CONSTRUCTION

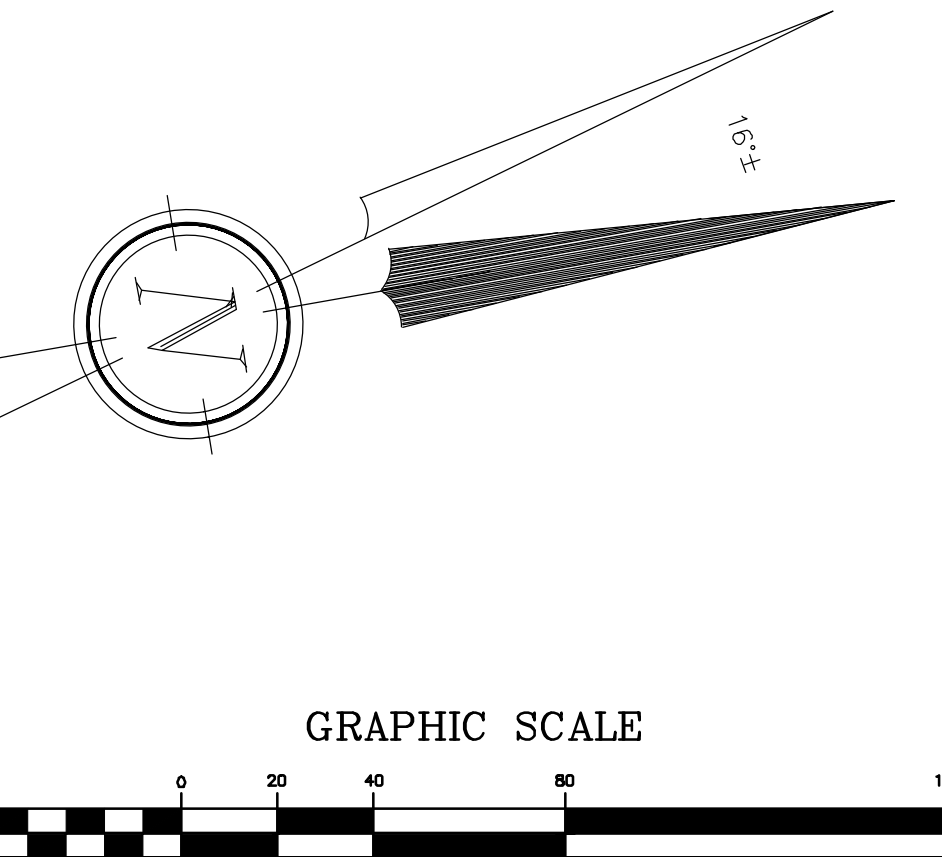


NOTES:

- OWNER: 5 SHERMAN STREET LLC
242 CENTRAL AVENUE
DOVER, NH 03820
OWNER SIGNATURE
- TAX MAP H, LOT 47-A
- S.C.R.D. BOOK 5190, PAGE 597
- LOT AREA: 117,854 Sq.Ft., 2.71 Ac.
- OWNER: KNOX MARSH DEVELOPMENT, LLC
242 CENTRAL AVENUE
DOVER, NH 03820
OWNER SIGNATURE
- TAX MAP H, LOT 46-DRV
- S.C.R.D. BOOK 4844, PAGE 417
- LOT AREA: 18,096 Sq.Ft., 0.42 Ac.
- MERGED LOT AREA: 135,950 Sq.Ft., 3.12 Ac.
- THE INTENT OF THIS PLAN IS TO SHOW THE MERGER OF TAX MAP H, LOT 47-A AND THE ROAD RIGHT-OF-WAY OF SOPHIE DRIVE, TAX MAP H, LOT 46-DRV, SOPHIE DRIVE RIGHT-OF-WAY WILL BE BECOME PART OF TAX MAP H, LOT 47-A.
- VERTICAL DATUM BASED ON NAVD88 ELEVATIONS. HORIZONTAL DATUM BASED ON NAD83 STATE PLANE. COORDINATES GATHERED USING CARLSON BRX7 SURVEY GRADE GPS RECEIVERS.
- THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN DECEMBER OF 2023 WITH AN ERROR OF CLOSURE BETTER THAN 1 PART IN 10,000.

LEGEND:

- STONE / GRANITE BOUND (FND)
- IRON BOUND / 3/4" REBAR (FND)
- 1/2" REBAR (FND)
- IRON PIPE (FND)
- STEEL STAKE (FND)
- DRILL HOLE (FND)
- UTILITY POLE
- ABUTTING PROPERTY LINE
- EXISTING EASEMENT LINE
- PROPERTY LINE TO BE ABANDONED
- FND FOUND
- TYP TYPICAL
- S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS



I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

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

PLAN REFERENCES:

- "PLAN OF LAND ERNEST I. & LOIS B. ESTES DOVER, NEW HAMPSHIRE"
BY: K.E. MOORE & B.G. STAPLES LAND SURVEYORS
DATED: OCTOBER 1972
S.C.R.D. PLAN #60, POCKET #2, FOLDER #19
- "PLAN OF LAND ALBERT P. & SYLVIA P. MARCOTTE DOVER NEW HAMPSHIRE"
BY: K.E. MOORE & B.G. STAPLES LAND SURVEYORS
DATED: JANUARY, 1974
S.C.R.D. PLAN #49, POCKET #11, FOLDER #1
- "MINOR SUBDIVISION OF LAND PREPARED FOR THERESA GAGNE 45 BELLAMY ROAD DOVER NEW HAMPSHIRE"
BY: MCENEANEY SURVEY ASSOCIATES INC.
DATED: JULY 5, 1995
S.C.R.D. PLAN # 46-65
- "PLAN OF LOT LINE ADJUSTMENTS PREPARED FOR MAST ROAD SAND AND GRAVEL AND FRANCES E. AND GEORGE E. DOWALIBY MAST ROAD & COLD SPRINGS ROAD DOVER, NEW HAMPSHIRE"
BY: MCENEANEY SURVEY ASSOCIATES INC.
DATED: MARCH 11, 1997
S.C.R.D. PLAN # 49-95
- "PLAN OF LOT LINE ADJUSTMENTS FOR FRANCES E. AND GEORGE E. DOWALIBY AND LOIS B. AND ERNEST I. ESTES TAX MAP H, LOTS 47A & 50, COLD SPRING ROAD AND BELLAMY ROAD DOVER, STRAFFORD COUNTY, NEW HAMPSHIRE"
BY: K E M LAND SURVEY, INC.
DATED: AUGUST 30, 1999
S.C.R.D PLAN # 57-42
- "PLAN OF LAND FOR CHRISTOPHER T. OGDEN & KATHLEEN M. HICKEY, 1 MARLBORO STREET, NEWBURYPORT, MA OF LAND AT 51 BELLAMY ROAD DOVER, NH"
BY: K E M LAND SURVEY, INC.
DATED: DECEMBER, 2000
S.C.R.D PLAN # 61-17

PLAN REFERENCES CONTINUED:

- "LOT LINE ADJUSTMENT PLAN FOR FRANCES E. AND GEORGE E. DOWALIBY AND KEVIN TULLY AND SHARON LEGERE, TAX MAP H, LOTS 47A & 48, COLD SPRINGS ROAD AND BELLAMY ROAD DOVER, STRAFFORD COUNTY, NEW HAMPSHIRE"
BY: K E M LAND SURVEY INC.
DATED: JUNE 3, 2001
S.C.R.D. PLAN # 63-17
- "LOT LINE ADJUSTMENT PLAN PREPARED FOR H53 MAST ROAD LLC TAX MAP H, LOT NOS. 48 & 53 COLD SPRINGS ROAD & STONEWALL DRIVE CITY OF DOVER COUNTY OF STRAFFORD STATE OF NEW HAMPSHIRE"
BY: MCENEANEY SURVEY ASSOCIATES, INC. DATED: APRIL 1, 2019
S.C.R.D. PLAN # 12016
- "PLAN OF LOT A FOR GEORGE T. MCKENNA DOVER NEW HAMPSHIRE APRIL 1971"
BY: ROBERT W. MCCORNE
DATED: APRIL, 1971
S.C.R.D. PLAN #59, POCKET 2, FOLDER #21
- "TDR SUBDIVISION PLAN, LAND OF KNOX MARSH DEVELOPMENT LLC, 51 BELLAMY ROAD, DOVER, N.H. TAX MAP H, LOT 46"
BY: BERRY SURVEYING & ENGINEERING
DATED: FEBRUARY 16, 2021
S.C.R.D. PLAN # 12408
- "LOT LINE REVISION, LAND OF KNOX MARSH DEVELOPMENT, LLC, 51 BELLAMY ROAD, GARY V. & KIM T. BATES, 65 BELLAMY ROAD, DOVER, N.H., TAX MAP H, LOTS 46 & 50"
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DATED: AUGUST 5, 2021
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- "TDR SUBDIVISION & RE-SUBDIVISION PLAN, LAND OF KNOX MARSH DEVELOPMENT, LLC, 51 BELLAMY ROAD, GARY V. & KIM T. BATES, 65 BELLAMY ROAD, DOVER, N.H., TAX MAP H, LOTS 46 & 50"
BY: BERRY SURVEYING & ENGINEERING
DATED: AUGUST 5, 2021
S.C.R.D. PLAN # 12741

CITY OF DOVER PLANNING FILE #

REVISED UNIT COUNT AND ASSOCIATED MODIFICATIONS		REVISED UNIT COUNT AND ASSOCIATED MODIFICATIONS	
DATE		REVISION	
03-04-25		#2	
10-17-24			

LOT MERGER PLAN
FOR
KNOX MARSH DEVELOPMENT LLC
242 CENTRAL AVENUE
DOVER, NH 03820
TAX MAP H, LOT 47-A

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : 1 IN. EQUALS 40 FT.
DATE : SEPTEMBER 1, 2024
FILE NO. : DB 2023 - 126

SIGNATURE
KENNETH A. BERRY

SHEET 6 OF 33

PLAN REFERENCES:

- 1.) "PLAN OF LAND ERNEST I. & LOIS B. ESTES DOVER, NEW HAMPSHIRE"
BY: K.E. MOORE & B.G. STAPLES LAND SURVEYORS
DATED: OCTOBER 1972
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- 2.) "PLAN OF LAND ALBERT P. & SYLVIA P. MARCOTTE DOVER NEW HAMPSHIRE"
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S.C.R.D. PLAN #49, POCKET #11, FOLDER #1
- 3.) "MINOR SUBDIVISION OF LAND PREPARED FOR THERESA GAGNE 45 BELLAMY ROAD DOVER NEW HAMPSHIRE"
BY: MCENEANEY SURVEY ASSOCIATES INC.
DATED: JULY 5, 1995
S.C.R.D. PLAN # 46-65

PLAN REFERENCES CONTINUED:

- 4.) "PLAN OF LOT LINE ADJUSTMENTS PREPARED FOR MAST ROAD SAND AND GRAVEL AND FRANCES E. AND GEORGE E. DOWALBY MAST ROAD & COLD SPRINGS ROAD DOVER, NEW HAMPSHIRE"
BY: MCENEANEY SURVEY ASSOCIATES INC.
DATED: MARCH 11, 1997
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- 6.) "PLAN OF LAND FOR CHRISTOPHER T. OGDEN & KATHLEEN M. HICKEY, 1 MARLBORO STREET, NEWBURYPORT, MA OF LAND AT 51 BELLAMY ROAD DOVER, NH"
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DATED: DECEMBER, 2000
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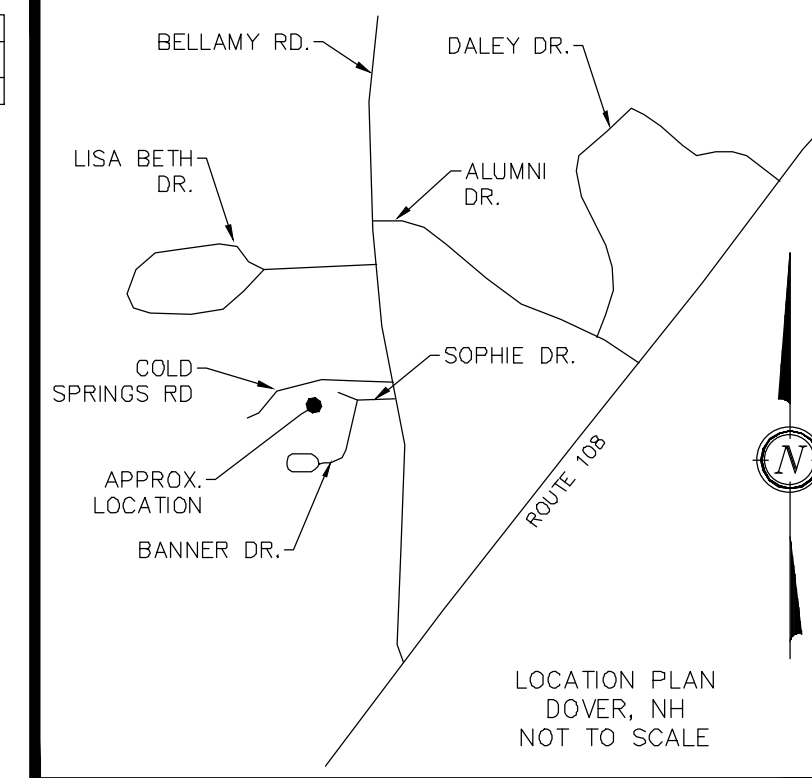
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- 7.) "LOT LINE ADJUSTMENT PLAN FOR FRANCES E. AND GEORGE E. DOWALBY AND KEVIN TULLY & SHARON LEGERE, TAX MAP H, LOTS 47A & 48, COLD SPRINGS ROAD AND BELLAMY ROAD DOVER, STRAFFORD COUNTY, NEW HAMPSHIRE"
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DATED: JUNE 3, 2001
S.C.R.D. PLAN # 63-17
- 8.) "LOT LINE ADJUSTMENT PLAN PREPARED FOR H53 MAST ROAD LLC TAX MAP H, LOT NOS. 48 & 53 COLD SPRINGS ROAD & STONEWALL DRIVE CITY OF DOVER COUNTY OF STRAFFORD STATE OF NEW HAMPSHIRE" BY: MCENEANEY SURVEY ASSOCIATES, INC. DATED: APRIL 1, 2019
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- 9.) "PLAN OF LOT A FOR GEORGE T. MCKENNA DOVER NEW HAMPSHIRE APRIL 1971"
BY: ROBERT W. MCCRONE
DATED: APRIL, 1971
S.C.R.D. PLAN #59, POCKET 2, FOLDER #21

PLAN REFERENCES CONTINUED:

- 10.) "TDR SUBDIVISION PLAN, LAND OF KNOX MARSH DEVELOPMENT LLC, 51 BELLAMY ROAD, DOVER, N.H. TAX MAP H, LOT 46"
BY: BERRY SURVEYING & ENGINEERING
DATED: FEBRUARY 16, 2021
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DATED: AUGUST 5, 2021
S.C.R.D. PLAN # 12740
- 12.) "TDR SUBDIVISION & RE-SUBDIVISION PLAN, LAND OF KNOX MARSH DEVELOPMENT, LLC, 51 BELLAMY ROAD, GARY V. & KIM T. BATES, 65 BELLAMY ROAD, DOVER, N.H., TAX MAP H, LOTS 46 & 50"
BY: BERRY SURVEYING & ENGINEERING
DATED: AUGUST 5, 2021
S.C.R.D. PLAN # 12741

TRANSFER OF DEVELOPMENT RIGHTS (TDR): PENDING
PURCHASE OF 6 UNITS GREATER THAN 1,400 Sq. Ft.
REDUCTION OF THE 30' BUFFER TO THE STANDARD TDR BUILDING SETBACKS



NOTES:

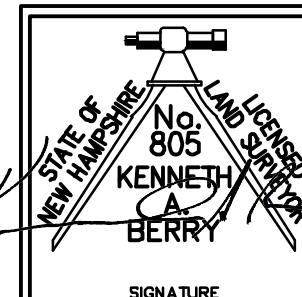
- 1.) OWNER: 5 SHERMAN STREET LLC
242 CENTRAL AVENUE
DOVER, NH 03820
APPLICANT: KNOX MARSH DEVELOPMENT LLC
242 CENTRAL AVENUE
DOVER, NH 03820
- 2.) TAX MAP H, LOT 47-A
- 3.) S.C.R.D. BOOK 5190, PAGE 597
- 4.) LOT AREA: 135,950 Sq.Ft., 3.12 Ac.
- 5.) ZONING R-40 (RURAL RESIDENTIAL)
SETBACKS:
FRONT ~ 40'
SIDE ~ 25'
REAR ~ 30'
MIN. LOT SIZE: 40,000 Sq. Ft.
MIN. FRONTAGE: 150'
MAX. LOT COVERAGE: 10%
MAX. BUILDING HEIGHT: 35'
- 6.) THE INTENT OF THIS PLAN IS TO SHOW THE SUBDIVISION INTO CONDOMINIUM LOTS OF TAX MAP H, LOT 47-A, LOCATED IN DOVER, N.H..
- 7.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PROPERTY DOES NOT FALL WITHIN THE FLOOD PLAIN. FLOOD HAZARD REF: FEMA, COMMUNITY #330145, MAP #33017C0320C, DATED: SEPTEMBER 30, 2015.
- 8.) VERTICAL DATUM BASED ON NAVD83 ELEVATIONS. HORIZONTAL DATUM BASED ON NAD83 STATE PLANE. COORDINATES GATHERED USING CARLSON BRX7 SURVEY GRADE GPS RECEIVERS.
- 9.) THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN DECEMBER OF 2023 WITH AN ERROR OF CLOSURE BETTER THAN 1 PART IN 10,000.
- 10.) THIS SITE WILL BE SERVICED BY ONSITE SEWER AND WATER.
- 11.) NO WETLANDS WERE FOUND ON SITE. SEE WETLAND NOTE ON SITE SPECIFIC SOILS MAP.
- 12.) NO CEMETERIES WERE FOUND ON THE SITE AS OF THE DATE OF THE FIELD SURVEY.
- 13.) A BLANKET UTILITY EASEMENT IS PROVIDED TO THE CITY OF DOVER IN COPPER DRIVE TO MAINTAIN THE POTABLE DRINKING WATER QUALITY THROUGH THE HYDRANT FLUSHING PROGRAM AND ACCESS TO INDIVIDUAL UNIT CURB BOXES.
- 14.) UTILITIES WITHIN THE PRIVATE DRIVE ARE TO BE THE RESPONSIBILITY OF THE HOA INCLUDING THE ROUTINE MAINTENANCE, REPLACEMENT, REPAIR, AND INSPECTION AS NEEDED.

CITY OF DOVER PLANNING FILE #

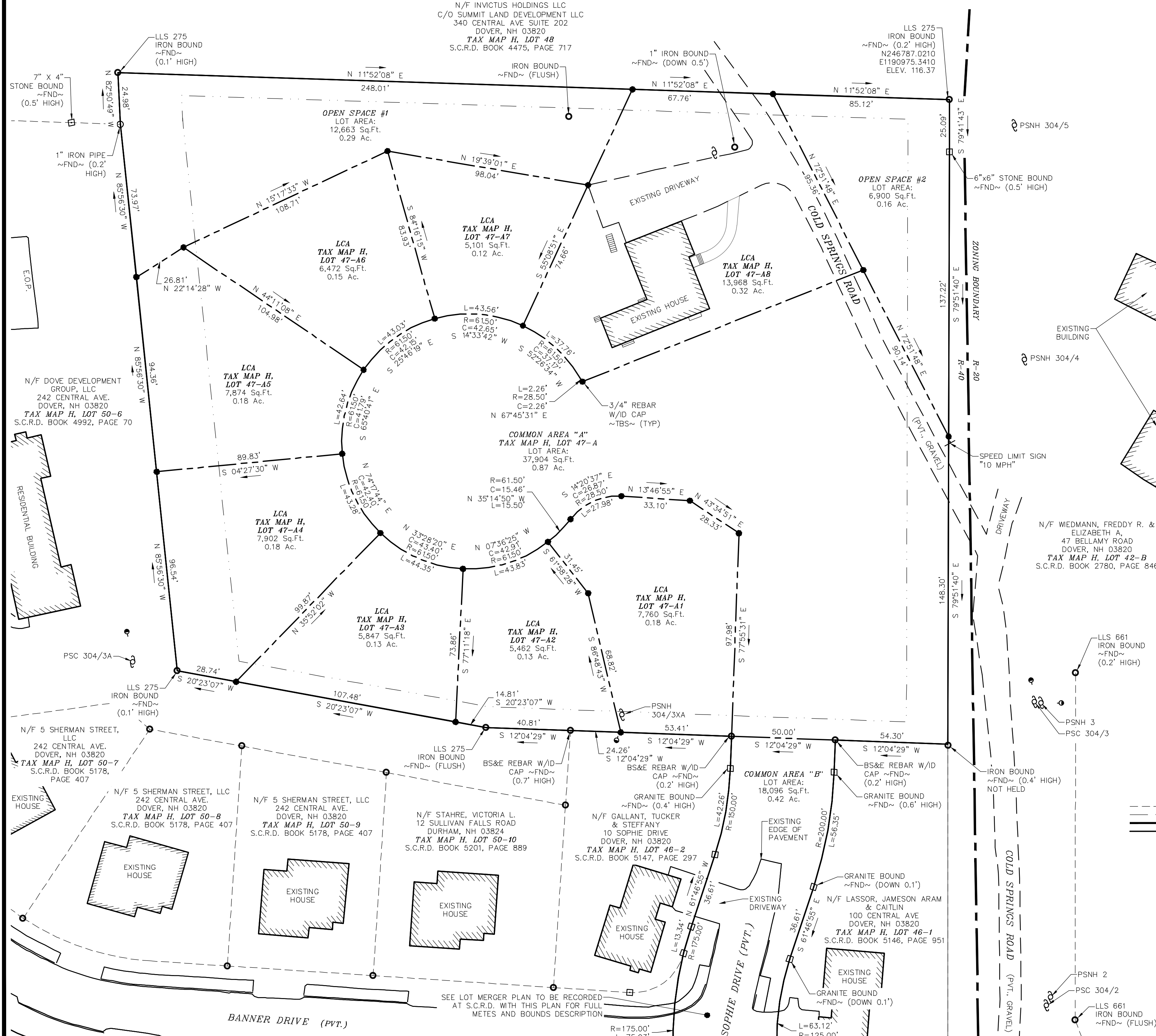
REVISIONS TO <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>			
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CONDOMINIUM SUBDIVISION
FOR KNOX MARSH DEVELOPMENT LLC
KNOX MARSH DEVELOPMENT LLC
5 SHERMAN STREET LLC
1 COLD SPRINGS ROAD
DOVER, N.H.
TAX MAP H, LOT 47-A

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : 1 IN. EQUALS 30 FT.
DATE : SEPTEMBER 1, 2024
FILE NO. : DB 2023 - 126

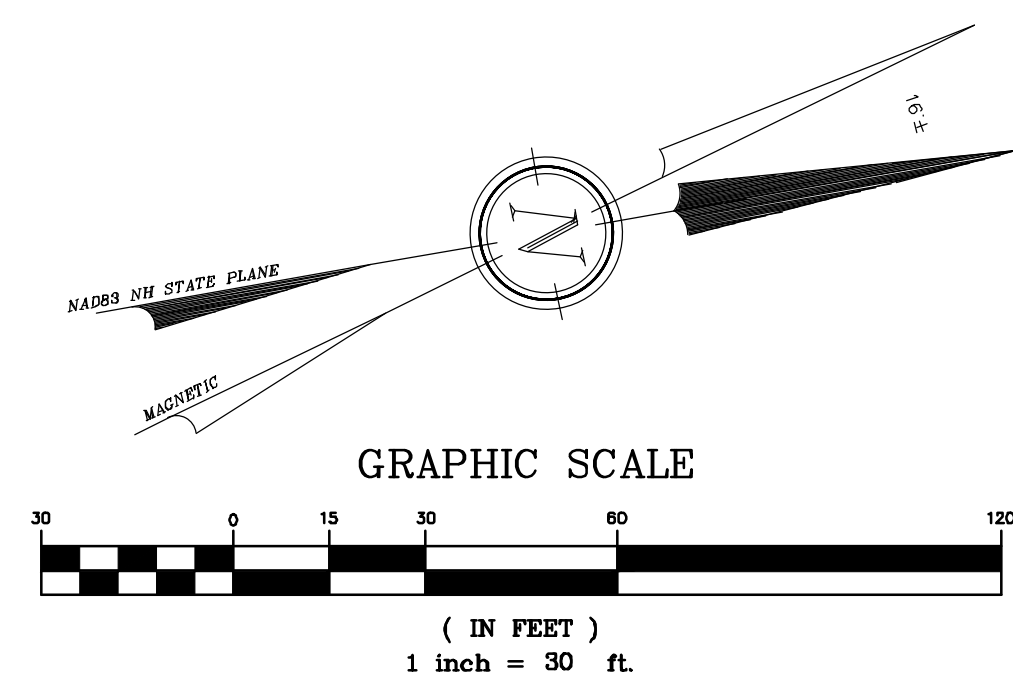


SHEET 7 OF 33



LEGEND:

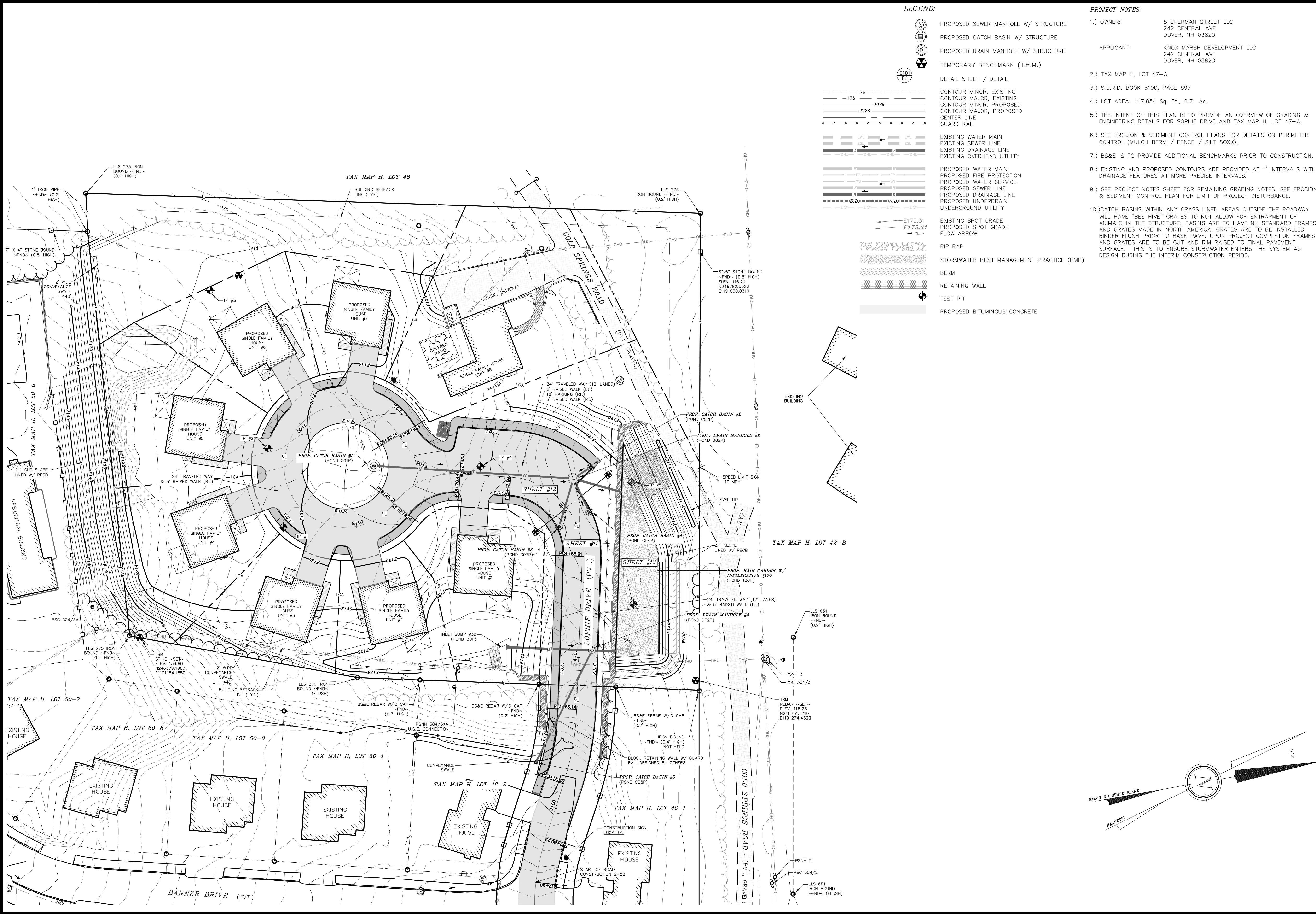
- 3/4" REBAR W/D CAP (TBS)
- STONE/GRANITE BOUND (FND)
- IRON BOUND (FND)
- IRON PIPE (FND)
- UTILITY POLE / GUY WIRE
- SINGLE POST SIGN
- ABUTTING PROPERTY LINE
- BUILDING SETBACK LINE
- ZONING BOUNDARY
- PROPOSED LCA LINE
- FOUND
- TYPICAL
- TBS TO BE SET
- S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS



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

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

APPROVED DOVER



LEGEND:

- PROPOSED SEWER MANHOLE W/ STRUCTURE
- PROPOSED CATCH BASIN W/ STRUCTURE
- PROPOSED DRAIN MANHOLE W/ STRUCTURE
- TEMPORARY BENCHMARK (T.B.M.)

DETAIL SHEET / DETAIL

CONTOUR MINOR, EXISTING
CONTOUR MAJOR, EXISTING
CONTOUR MINOR, PROPOSED
CONTOUR MAJOR, PROPOSED
CENTER LINE
GUARD RAIL

EXISTING WATER MAIN
EXISTING SEWER LINE
EXISTING DRAINAGE LINE
EXISTING OVERHEAD UTILITY

PROPOSED WATER MAIN
PROPOSED FIRE PROTECTION
PROPOSED WATER SERVICE
PROPOSED SEWER LINE
PROPOSED DRAINAGE LINE
PROPOSED UNDERDRAIN
UNDERGROUND UTILITY

EXISTING SPOT GRADE
PROPOSED SPOT GRADE
FLOW ARROW

RIP RAP

STORMWATER BEST MANAGEMENT PRACTICE (BMP)

BERM

RETAINING WALL

TEST PIT

PROPOSED BITUMINOUS CONCRETE

PROJECT NOTES:

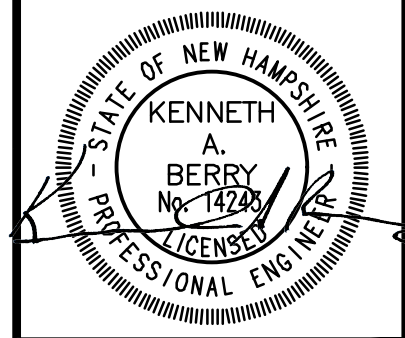
- 1.) OWNER: 5 SHERMAN STREET LLC
242 CENTRAL AVE
DOVER, NH 03820
APPLICANT: KNOX MARSH DEVELOPMENT LLC
242 CENTRAL AVE
DOVER, NH 03820
- 2.) TAX MAP H, LOT 47-A
- 3.) S.C.R.D. BOOK 5190, PAGE 597
- 4.) LOT AREA: 117,854 Sq. Ft., 2.71 Ac.
- 5.) THE INTENT OF THIS PLAN IS TO PROVIDE AN OVERVIEW OF GRADING & ENGINEERING DETAILS FOR SOPHIE DRIVE AND TAX MAP H, LOT 47-A.
- 6.) SEE EROSION & SEDIMENT CONTROL PLANS FOR DETAILS ON PERIMETER CONTROL (MULCH BERM / FENCE / SILT SOXX).
- 7.) BS&E IS TO PROVIDE ADDITIONAL BENCHMARKS PRIOR TO CONSTRUCTION.
- 8.) EXISTING AND PROPOSED CONTOURS ARE PROVIDED AT 1' INTERVALS WITH DRAINAGE FEATURES AT MORE PRECISE INTERVALS.
- 9.) SEE PROJECT NOTES SHEET FOR REMAINING GRADING NOTES. SEE EROSION & SEDIMENT CONTROL PLAN FOR LIMIT OF PROJECT DISTURBANCE.
- 10.) CATCH BASINS WITHIN ANY GRASS LINED AREAS OUTSIDE THE ROADWAY WILL HAVE "BEE HIVE" GRATES TO NOT ALLOW FOR ENTRAPMENT OF ANIMALS IN THE STRUCTURE. BASINS ARE TO HAVE NH STANDARD FRAMES AND GRATES MADE IN NORTH AMERICA. GRATES ARE TO BE INSTALLED BINDER FLUSH PRIOR TO BASE PAVE. UPON PROJECT COMPLETION FRAMES AND GRATES ARE TO BE CUT AND RIM RAISED TO FINAL PAVEMENT SURFACE. THIS IS TO ENSURE STORMWATER ENTERS THE SYSTEM AS DESIGN DURING THE INTERIM CONSTRUCTION PERIOD.

CITY OF DOVER PLANNING FILE #

REVISED UNIT COUNT AND ASSOCIATED MODIFICATIONS		REVISION		DATE	DESCRIPTION
REVISED UNIT COUNT AND ASSOCIATED MODIFICATIONS	REVISED UNIT COUNT AND ASSOCIATED MODIFICATIONS	#			
03-04-25	10-17-24	#2			

OVERVIEW GRADING PLAN
FOR
KNOX MARSH DEVELOPMENT LLC
5 SHERMAN STREET
DOVER, NH
TAX MAP H, LOT 47-A

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603) 332-2863
SCALE : 1 IN. EQUALS 30 FT.
DATE : SEPTEMBER 1, 2024
FILE NO. : DB 2023 - 126

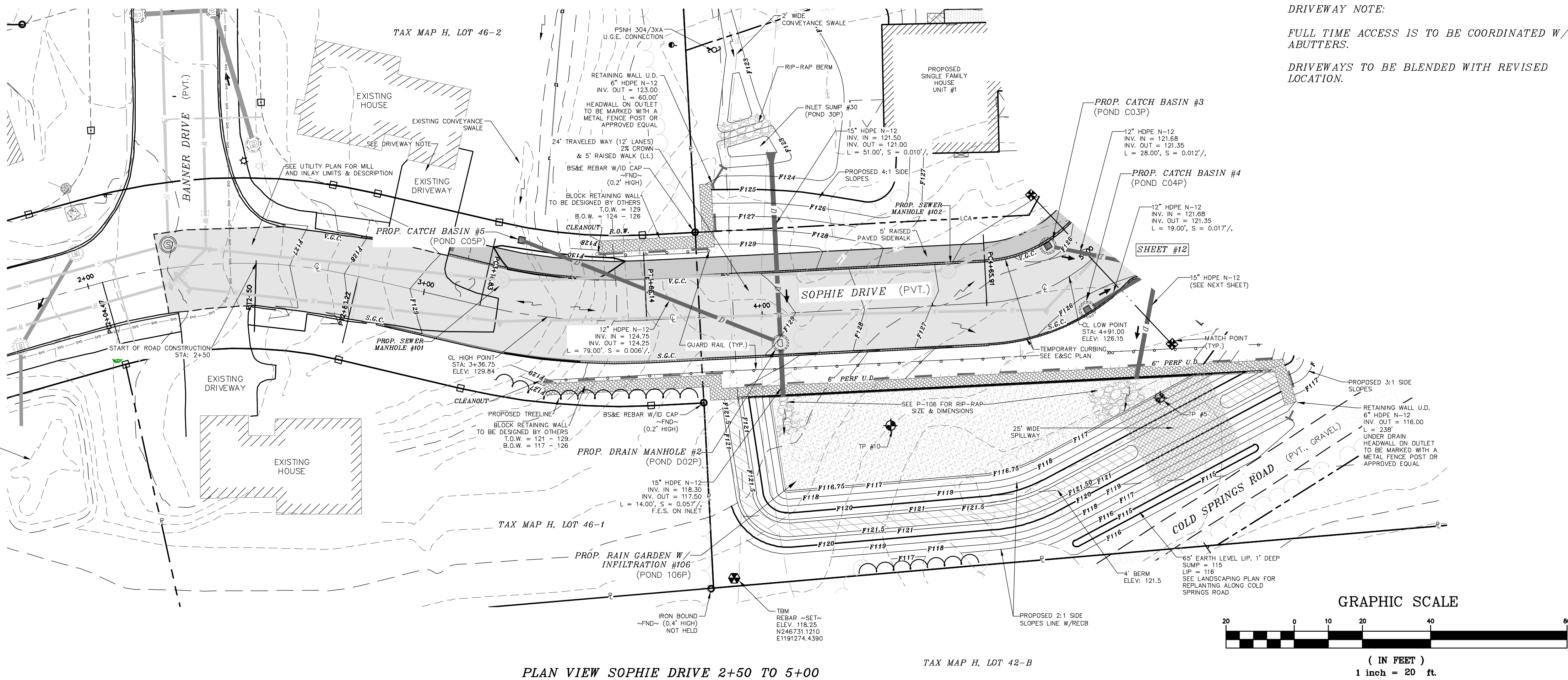
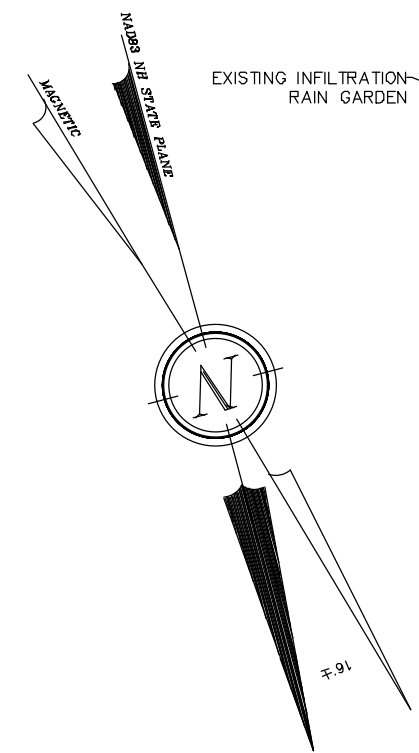


PROJECT NOTES:

- 1.) OWNER: 5 SHERMAN STREET LLC
242 CENTRAL AVE
DOVER, NH 03820
- APPLICANT: KNOX MARSH DEVELOPMENT LLC
242 CENTRAL AVE
DOVER, NH 03820
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STRUCTURES TABLE:

- PROP. CATCH BASIN #3 (POND C03P)**
4'x6' STRUCTURE W/ TYPE "B" GRATE
STA: 4+91.00 (L. 11.00')
RIM = 125.93 (FLUSH)
INV. OUT = 121.68 (12" HDPE N-12) (DMH #1)
W/ 4' SUMP & HOOD
- PROP. CATCH BASIN #4 (POND C04P)**
4'x6' STRUCTURE W/ TYPE "B" GRATE
STA: 4+91.00 (R. 11.00')
RIM = 125.93 (FLUSH)
INV. OUT = 121.68 (12" HDPE N-12) (DMH #1)
W/ 4' SUMP & HOOD
- PROP. DRAIN MANHOLE #2 (POND D02P)**
4'x6' STRUCTURE W/ TYPE "B" GRATE
STA: 4+04.90 (R. 8.65')
RIM = 126.95 (FLUSH)
INV. IN = 124.25 (12" HDPE N-12) (CB #5)
INV. IN = 118.40 (15" HDPE N-12) (INLET SUMP 30P)
INV. OUT = 118.30 (15" HDPE N-12) (RG #106)
- PROP. CATCH BASIN #5 (POND C05P)**
24" NYLOPLAST BASIN W/ DOMED GRATE
STA: 3+25.40 (L. 21.15')
RIM = 129.00 (FLUSH)
INV. OUT = 124.75 (12" HDPE N-12) (DMH #2)



PLAN VIEW SOPHIE DRIVE 2+50 TO 5+00

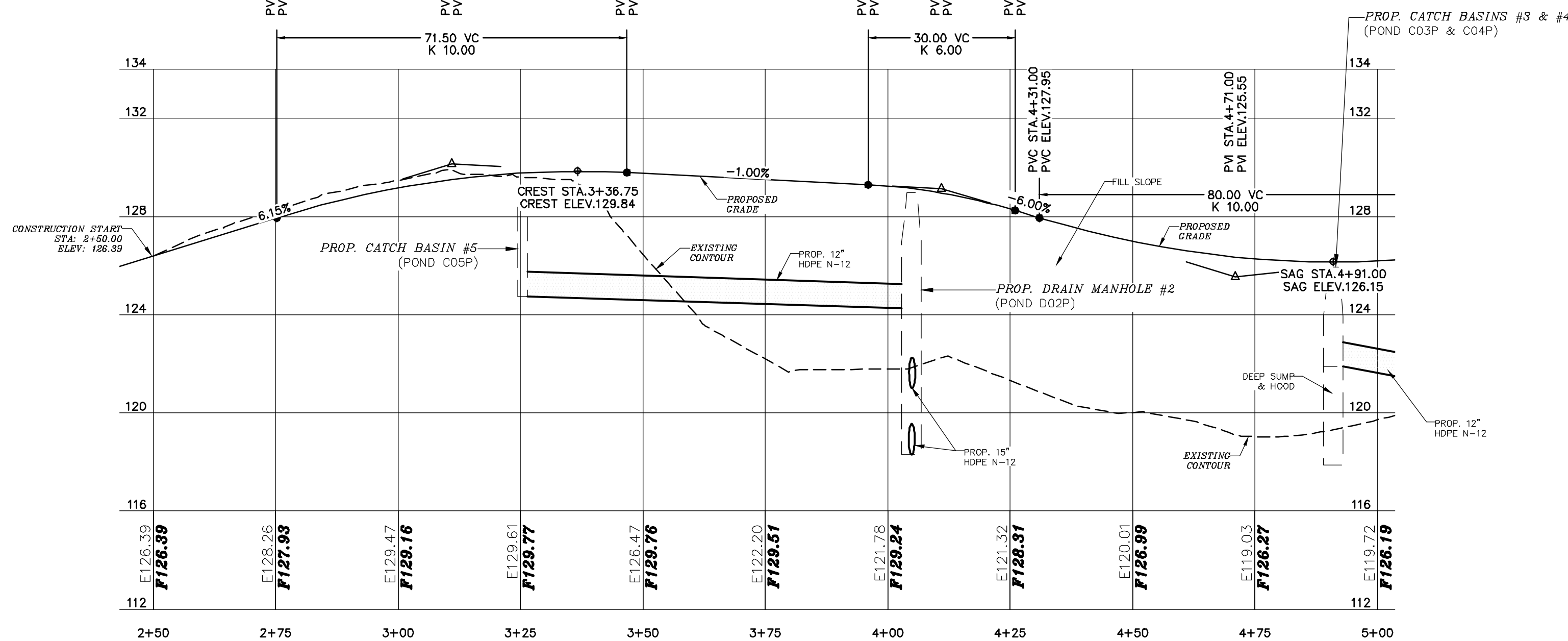
PROFILE VIEW SOPHIE DRIVE 2+50 TO 5+00

ROAD NOTE:

GRANULAR FILL REQUIRED WITHIN 12" OF SELECT MATERIALS. COMPACT ALL ROAD FILL MATERIALS IN 6" LIFTS. UNDER THE UNIFIED SOIL CLASSIFICATION SYSTEM, THE GRANULAR FILL BE GRAVELLY OR SANDY SOIL AND WILL NOT BE ANY FINE GRAINED SOIL.

LEGEND:

- PROPOSED SEWER MANHOLE W/ STRUCTURE
- PROPOSED CATCH BASIN W/ STRUCTURE
- PROPOSED DRAIN MANHOLE W/ STRUCTURE
- TEMPORARY BENCHMARK (T.B.M.)
- DETAIL SHEET / DETAIL
- CONTOUR MINOR, EXISTING
- CONTOUR MAJOR, EXISTING
- CONTOUR MINOR, PROPOSED
- CONTOUR MAJOR, PROPOSED
- CENTER LINE
- GUARD RAIL
- EXISTING WATER MAIN
- EXISTING SEWER LINE
- EXISTING DRAINAGE LINE
- EXISTING OVERHEAD UTILITY
- PROPOSED WATER MAIN
- PROPOSED FIRE PROTECTION
- PROPOSED WATER SERVICE
- PROPOSED SEWER LINE
- PROPOSED DRAINAGE LINE
- PROPOSED UNDERDRAIN
- UNDERGROUND UTILITY
- EXISTING SPOT GRADE
- PROPOSED SPOT GRADE
- FLOW ARROW
- RIP RAP
- STORMWATER BEST MANAGEMENT PRACTICE (BMP)
- BERM
- RETAINING WALL
- TEST PIT
- PROPOSED BITUMINOUS CONCRETE

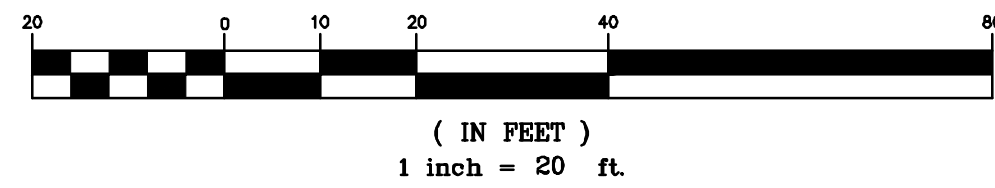


DRIVEWAY NOTE:

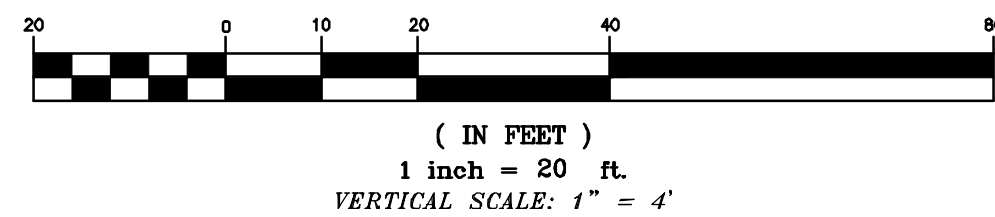
FULL TIME ACCESS IS TO BE COORDINATED W/ ABUTTERS.

DRIVEWAYS TO BE BLENDED WITH REVISED LOCATION.

GRAPHIC SCALE



GRAPHIC SCALE



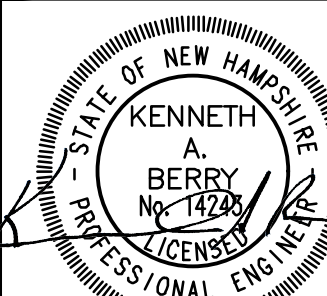
CITY OF DOVER PLANNING FILE #

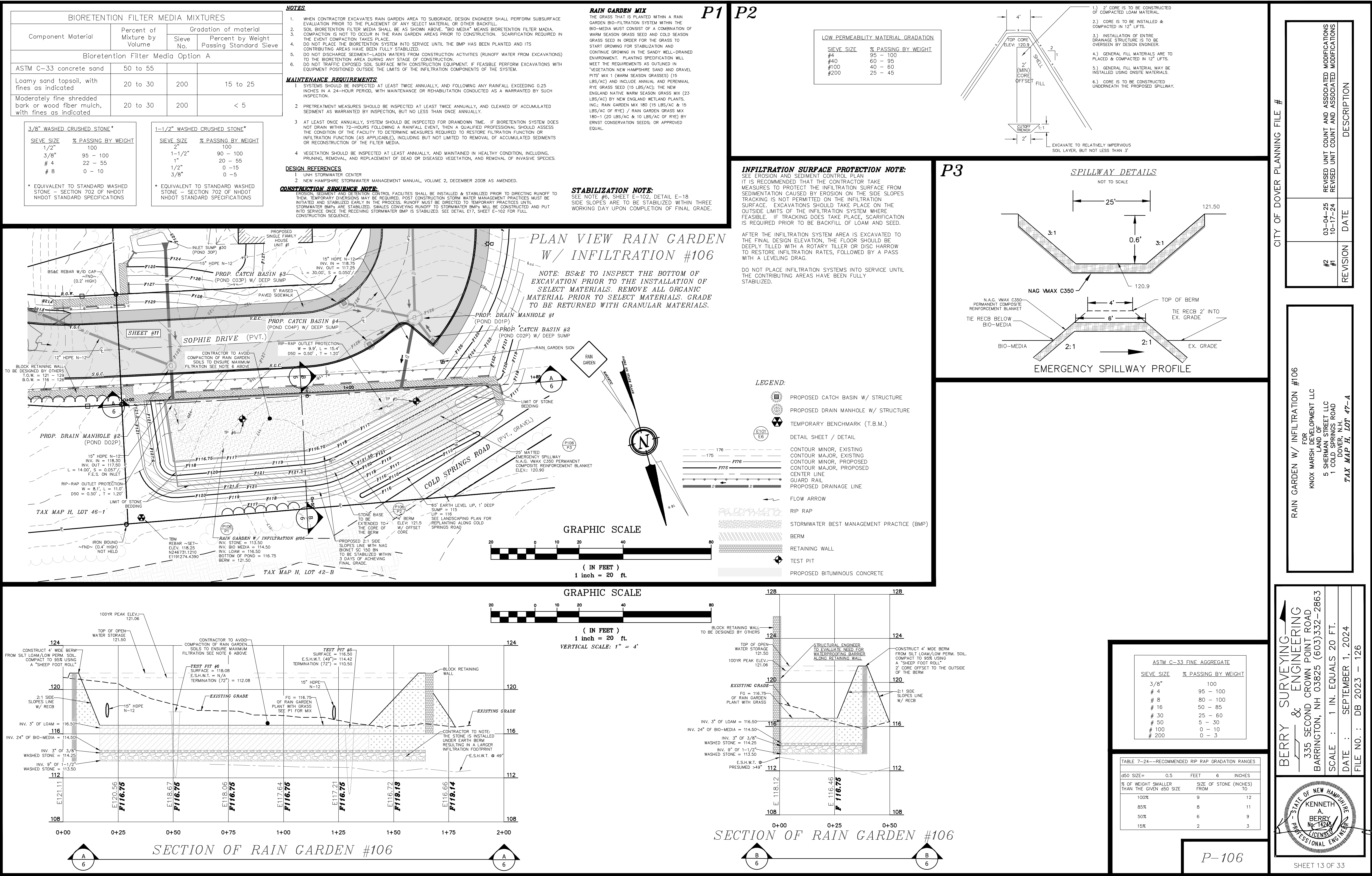
REVISION	DATE	DESCRIPTION
#2	03-04-25 10-17-24	REVISED UNIT COUNT AND ASSOCIATED MODIFICATIONS REVISED UNIT COUNT AND ASSOCIATED MODIFICATIONS

PLAN AND PROFILE SOPHIE DRIVE 2+50 TO 5+00

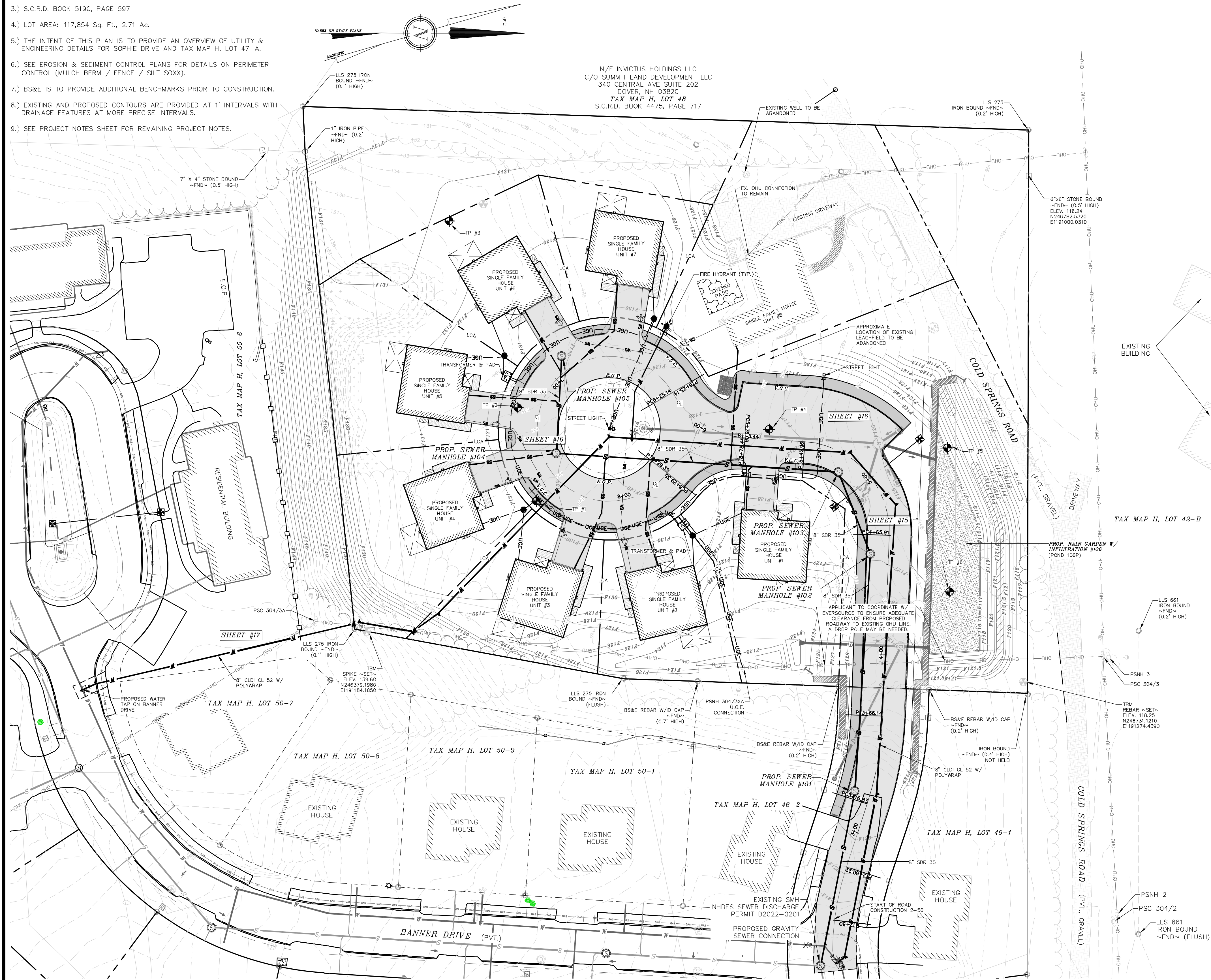
FOR KNOX MARSH DEVELOPMENT LLC
KNOX MARSH DEVELOPMENT LLC
5 SHERMAN STREET LLC
1 COLD SPRINGS ROAD
DOVER, N.H.
TAX MAP H, LOT 47-A

BERRY SURVEYING & ENGINEERING
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BARRINGTON, NH 03825 (603)332-2863
SCALE : 1 IN. EQUALS 20 FT.
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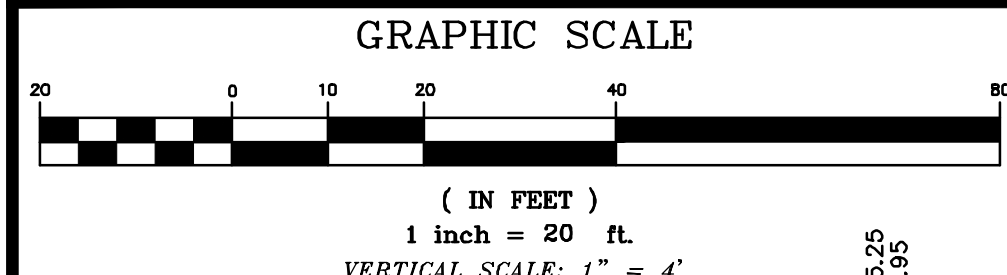
- PROJECT NOTES:
- 1.) OWNER: 5 SHERMAN STREET LLC
242 CENTRAL AVE
DOVER, NH 03820
 - 2.) TAX MAP H, LOT 47-A
 - 3.) S.C.R.D. BOOK 5190, PAGE 597
 - 4.) LOT AREA: 117,854 Sq. Ft., 2.71 Ac.
 - 5.) THE INTENT OF THIS PLAN IS TO PROVIDE AN OVERVIEW OF UTILITY & ENGINEERING DETAILS FOR SOPHIE DRIVE AND TAX MAP H, LOT 47-A.
 - 6.) SEE EROSION & SEDIMENT CONTROL PLANS FOR DETAILS ON PERIMETER CONTROL (MULCH BERM / FENCE / SILT SOXX).
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 - 8.) EXISTING AND PROPOSED CONTOURS ARE PROVIDED AT 1' INTERVALS WITH DRAINAGE FEATURES AT MORE PRECISE INTERVALS.
 - 9.) SEE PROJECT NOTES SHEET FOR REMAINING PROJECT NOTES.



- LEGEND:
- PROPOSED SEWER MANHOLE W/ STRUCTURE
 - PROPOSED DRAIN MANHOLE W/ STRUCTURE
 - PROPOSED CATCH BASIN W/ STRUCTURE
 - TEMPORARY BENCHMARK (T.B.M.)
 - DETAIL SHEET / DETAIL
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 - CONTOUR MAJOR, EXISTING
 - CONTOUR MINOR, PROPOSED
 - CONTOUR MAJOR, PROPOSED
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 - EXISTING SEWER LINE
 - EXISTING DRAINAGE LINE
 - EXISTING OVERHEAD UTILITY
 - PROPOSED WATER MAIN
 - PROPOSED FIRE PROTECTION
 - PROPOSED WATER SERVICE
 - PROPOSED SEWER LINE
 - PROPOSED DRAINAGE LINE
 - UNDERGROUND UTILITY
 - STORMWATER BEST MANAGEMENT PRACTICE (BMP)
 - TEST PIT
 - PROPOSED BITUMINOUS CONCRETE
 - TRANSFORMER
 - GATE VALVE
 - CURB STOP
 - FIRE HYDRANT
 - THRUST BLOCKS
 - LAMP "A" POLE MOUNTED 20' HIGH
 - LAMP "B" POLE MOUNTED 16.5' HIGH
 - LAMP "C" BUILDING MOUNTED 7' HIGH

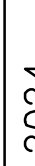
- UTILITY NOTES:
- 1.) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVE AND BELOW GROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ANY UTILITY CONFLICTS SHOULD BE REPORTED IMMEDIATELY TO THE DESIGN ENGINEER.
 - 2.) THE CONTRACTOR SHALL CALL AND COORDINATE WITH DIGSAFE 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.
 - 3.) PROTECTION OF SUBGRADE: THE CONTRACTOR SHALL BE REQUIRED TO MAINTAIN STABLE, DEWATERED SUBGRADES, TRENCHES, AND OTHER AREAS DURING CONSTRUCTION. SUBGRADE DISTURBANCE MAY BE INFLUENCED BY EXCAVATION METHODS, MOISTURE, PRECIPITATION, GROUNDWATER CONTROL, AND CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL TAKE PRECAUTIONS TO PREVENT SUBGRADE DISTURBANCE. SUCH PRECAUTIONS MAY INCLUDE DIVERTING STORMWATER RUNOFF AWAY FROM CONSTRUCTION AREAS, REDUCING TRAFFIC IN SENSITIVE AREAS, AND MAINTAINING AN EFFECTIVE DEWATERING PROGRAM. SOILS EXHIBITING HEAVING OR INSTABILITY SHALL BE OVER EXCAVATED TO MORE COMPETENT BEARING SOIL AND REPLACED WITH FREE DRAINING STRUCTURAL FILL MEETING THE ENGINEERS SPECIFIC RECOMMENDED CRITERIA.
 - 4.) IF THE EARTHWORK IS PERFORMED DURING FREEZING WEATHER (NOT ALLOWED IN CITY R.O.W.), EXPOSED SUBGRADES ARE SUSCEPTIBLE TO FROST. NO FILL OR UTILITIES SHALL BE PLACED ON FROZEN GROUND. THIS WILL LIKELY REQUIRE REMOVAL OF A FROZEN SOIL CRUST AT THE COMMENCEMENT OF EACH DAY'S OPERATION. THE FINAL SUBGRADE ELEVATION WOULD ALSO REQUIRE AN APPROPRIATE DEGREE OF INSULATION AGAINST FREEZING.
 - 5.) PLACEMENT OF BORROW MATERIALS SHALL BE PERFORMED IN A MANNER THAT PREVENTS LONG TERM DIFFERENTIAL SETTLEMENT. EXCESSIVELY WET MATERIALS SHALL BE STOCKPILED AND ALLOWED TO DRAIN BEFORE PLACEMENT. FROZEN MATERIAL SHALL NOT BE USED FOR CONSTRUCTION. VODS BETWEEN STONES AND CLUMPS OF MATERIAL SHALL BE FILLED WITH FINE MATERIALS.
 - 6.) FINAL UTILITY LOCATIONS TO BE COORDINATED BETWEEN THE CONTRACTOR, ALL APPROPRIATE UTILITY COMPANIES AND THE DOVER DPW.
 - 7.) CONTRACTOR TO CONTACT DOVER DPW A MINIMUM OF TWO WEEKS PRIOR TO ANY CONSTRUCTION TO COORDINATE ALL WORK CONCERNING INSTALLATION OF ANY PROPOSED WATER LINE IMPROVEMENTS.
 - 8.) ALL WATER MAIN AND SERVICE INSTALLATIONS SHALL CONFORM TO CITY OF DOVER STANDARDS. ALL HIGHWAY CONSTRUCTION WILL MEET THE CITY OF DOVER STANDARDS.
 - 9.) CONTRACTOR SHALL COORDINATE ALL ELECTRICAL INSTALLATIONS WITH EVERSOURCE AT (800) 662-7764. ALL ELECTRIC CONDUIT INSTALLATIONS SHALL BE INSPECTED BY EVERSOURCE PRIOR TO BACKFILL. A 48-HOUR MINIMUM NOTICE IS REQUIRED.
 - 10.) CONTRACTOR SHALL COORDINATE ALL TELECOMMUNICATIONS INSTALLATIONS WITH FAIRPOINT COMMUNICATIONS AT (603) 427-5525.
 - 11.) CONTRACTOR SHALL COORDINATE ALL CABLE INSTALLATIONS WITH COMCAST.
 - 12.) ALL SEWER MANHOLE RIMS & COVERS ARE TO BE LIFTMATE R-1743-LM.
 - 13.) ALL WATER SERVICES ARE TO BE WITNESSED WITH A 2"x4" PAINTED BLUE. ALL SEWER SERVICES ARE TO BE WITNESSED WITH A 2"x4" PAINTED YELLOW, IS STUBBED PRIOR TO BUILDING CONSTRUCTION. DETECTABLE METALLIC UNDERGROUND TAPE SHALL BE LABELED APPROPRIATELY.
 - 14.) CURB BOXES SHOULD BE PLACED IN THE LAWN AREA, OR IF PLACED IN PAVEMENT, A ROAD BOX IS REQUIRED.
 - 15.) SEE EXISTING CONDITIONS PLAN FOR DATUM. VERTICAL DATUM BASED ON NAVD88 ELEVATIONS. HORIZONTAL DATUM BASED ON NAD83 STATE PLANE COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS.
 - 16.) MINIMUM SLOPE FOR ALL SEWER SERVICE CONNECTIONS IS TO BE NO LESS THAN 0.02 FT/FT.
 - 17.) ALL SEWER INSTALLATIONS SHALL CONFORM TO THE REQUIREMENTS OF NHDES & DOVER COMMUNITY SERVICES SEWER DIVISION STANDARDS. ALL PVC SEWER PIPE IS TO CONFORM WITH ENV-WQ 704.09 (c)-(e) FOR SDR 35 GRAVITY SEWER PIPE, CONFORM WITH ENV-WQ 704.08 FOR SDR 11 FORCE MAIN PRESSURE PIPE, AND CONFORM WITH ASTM D3034. PVC JOINT SEALS SHALL CONFORM WITH ASTM D3121.
 - 18.) CONTRACTOR TO TRANSFER TEMPORARY BENCHMARK TO A SUITABLE BENCHMARK TO CONTROL CONSTRUCTION. ANY ELEVATION DISCREPANCIES ARE TO BE REPORTED TO THE THE DESIGN ENGINEER IMMEDIATELY.
 - 19.) ALL SEWER AND WATER CROSSINGS ARE TO MAINTAIN A 1.5' OF SEPARATION.
 - 20.) THE EXISTING SINGLE FAMILY HOME WILL NO LONGER UTILIZE THEIR EXISTING WELL WATER AND SEPTIC SERVICES.
 - 21.) HEATING AND COOLING FOR PROPOSED UNITS WILL BE DONE VIA MINI-SPLIT.
 - 22.) C900 WATERLINE MAY BE SUBSTITUTED FOR C.L.D.I. WATERLINE WITH THE APPROVAL OF THE CITY ENGINEER.
 - 23.) THE EXISTING HOUSE IS PROPOSED TO REMAIN TWO BEDROOMS, WHILE THE SEVEN PROPOSED HOUSES ARE FOUR BEDROOMS. TOTAL DESIGN FLOW FROM SOPHIE DRIVE EXTENSION: 4,500 GPD

CITY OF DOVER PLANNING FILE #			
#2 #1		03-04-25 10-17-24	REVISION
			DATE
			DESCRIPTION



UTILITY NOTE:
CONTRACTOR IS TO PROVIDE A MINIMUM OF 1.5' OF VERTICAL SEPARATION BETWEEN WATER, SEWER, AND DRAIN UTILITIES.
A MINIMUM OF 10' HORIZONTAL IS REQUIRED FOR SEPARATION OF WATER & SEWER LINES.

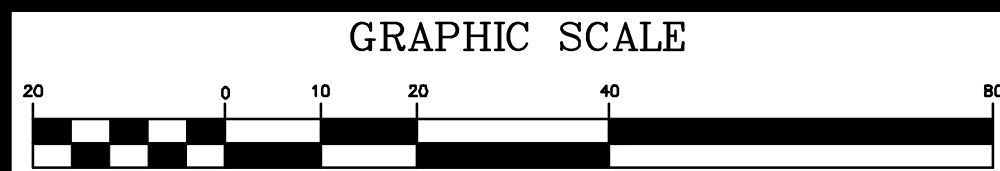
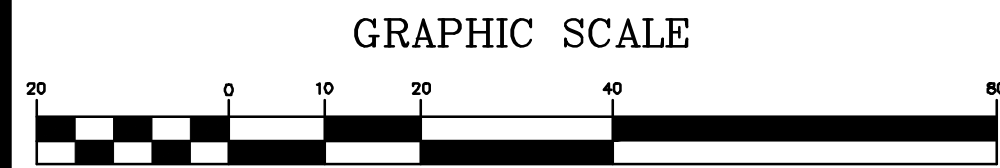
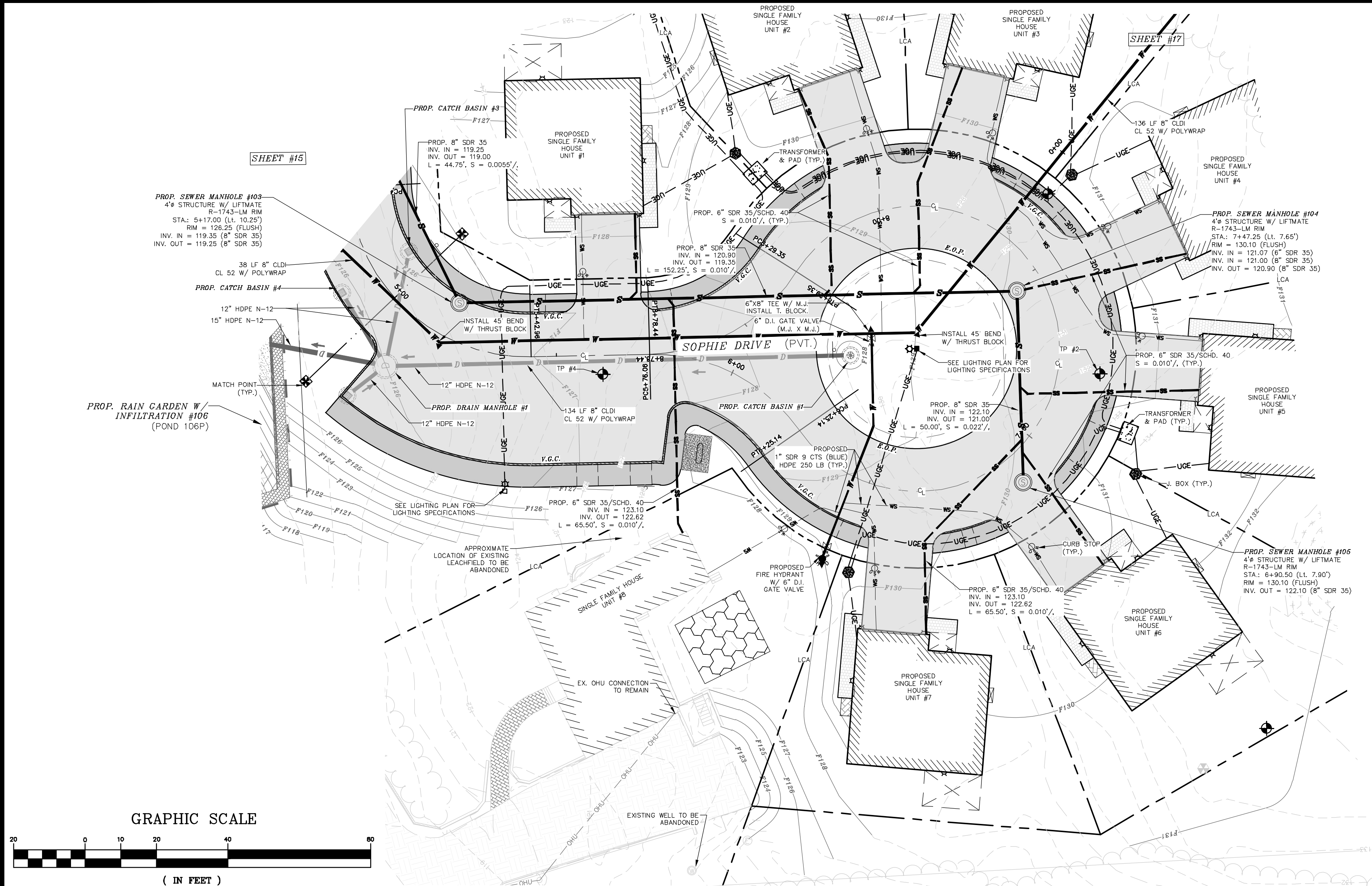




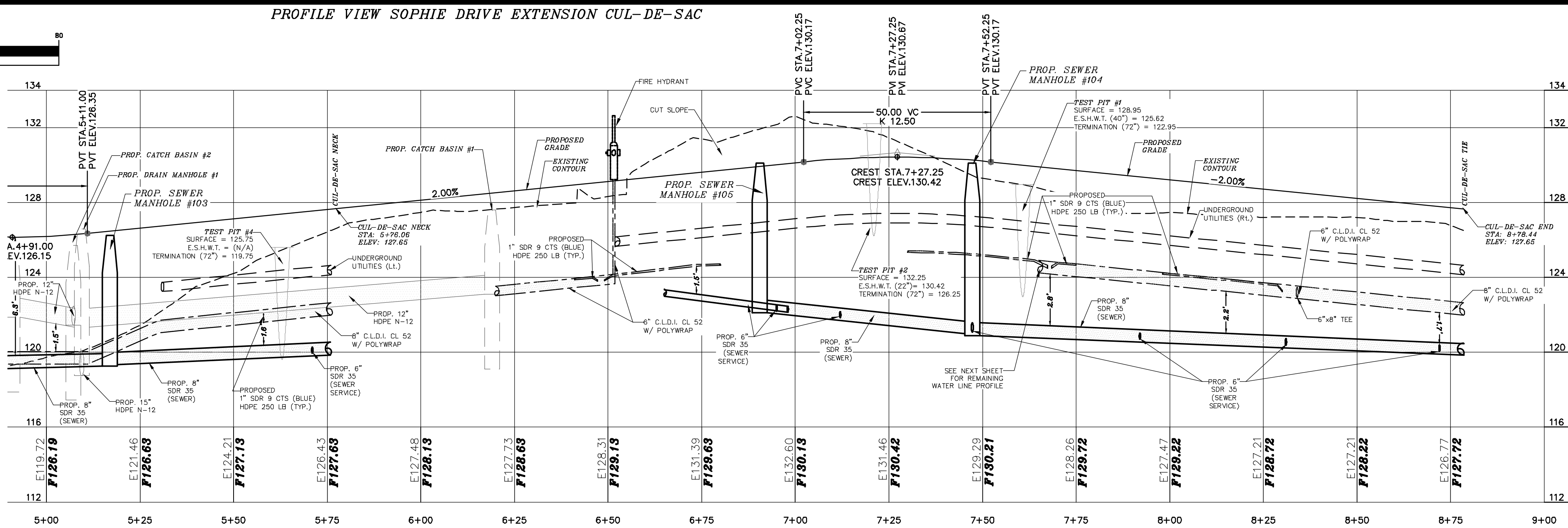
BERRY SURVEYING & ENGINEERING
 335 SECOND CROWN POINT ROAD
 BARRINGTON, NH 03825 (603) 332-2863

SCALE : 1 IN. EQUALS 20 FT.

DATE : SEPTEMBER 1, 2024



VERTICAL SCALE: 1" = 4'



UTILITY NOTE:
CONTRACTOR IS TO PROVIDE A MINIMUM OF 1.5' OF VERTICAL SEPARATION BETWEEN WATER, SEWER, AND DRAIN UTILITIES.
A MINIMUM OF 10' HORIZONTAL IS REQUIRED FOR SEPARATION OF WATER & SEWER LINES.

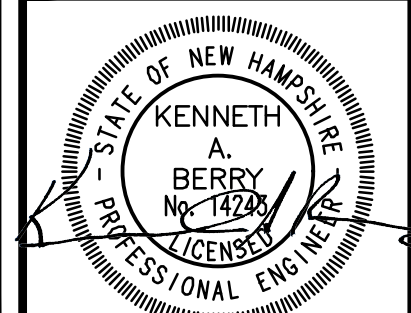
- PROJECT NOTES:
- OWNER: 5 SHERMAN STREET LLC
242 CENTRAL AVE
DOVER, NH 03820
 - APPLICANT: KNOX MARSH DEVELOPMENT LLC
242 CENTRAL AVE
DOVER, NH 03820
 - TAX MAP H, LOT 47-A
 - S.C.R.D. BOOK 5190, PAGE 597
 - LOT AREA: 117,854 Sq. Ft., 2.71 Ac.
 - THE INTENT OF THIS PLAN IS TO PROVIDE A DETAIL OF UTILITY & ENGINEERING DETAILS FOR SOPHIE DRIVE AND TAX MAP H, LOT 47-A.
 - SEE EROSION & SEDIMENT CONTROL PLANS FOR DETAILS ON PERIMETER CONTROL (MULCH BERM / FENCE / SILT SOXX).
 - BS&E IS TO PROVIDE ADDITIONAL BENCHMARKS PRIOR TO CONSTRUCTION.
 - EXISTING AND PROPOSED CONTOURS ARE PROVIDED AT 1' INTERVALS WITH DRAINAGE FEATURES AT MORE PRECISE INTERVALS.
 - SEE PROJECT NOTES SHEET FOR REMAINING PROJECT NOTES.

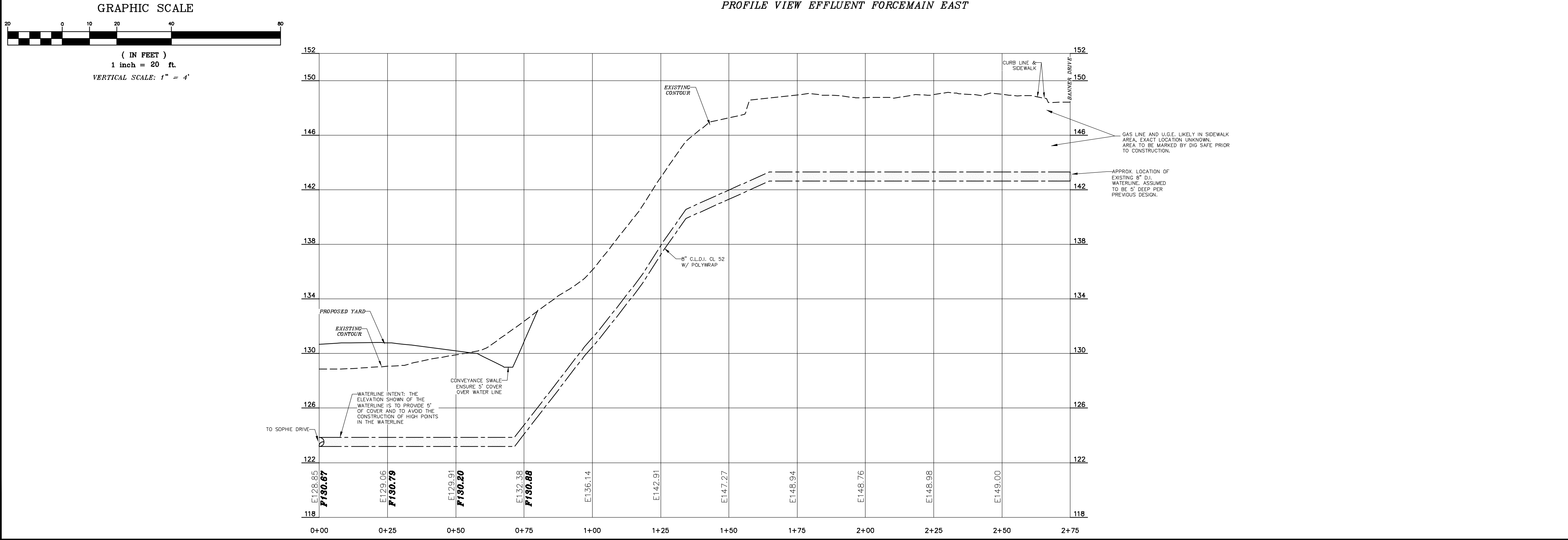
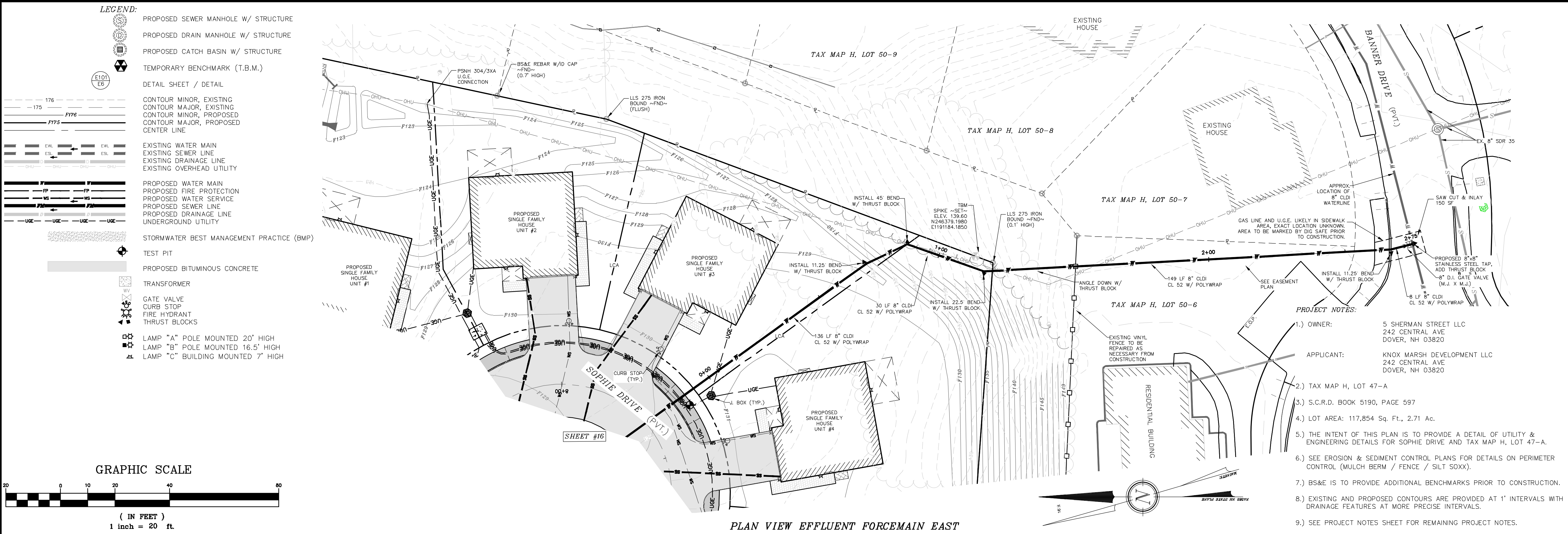
- LEGEND:
- PROPOSED SEWER MANHOLE W/ STRUCTURE
 - PROPOSED DRAIN MANHOLE W/ STRUCTURE
 - PROPOSED CATCH BASIN W/ STRUCTURE
 - TEMPORARY BENCHMARK (T.B.M.)
 - DETAIL SHEET / DETAIL
 - CONTOUR MINOR, EXISTING
 - CONTOUR MAJOR, EXISTING
 - CONTOUR MINOR, PROPOSED
 - CONTOUR MAJOR, PROPOSED
 - CENTER LINE
 - EXISTING WATER MAIN
 - EXISTING SEWER LINE
 - EXISTING DRAINAGE LINE
 - EXISTING OVERHEAD UTILITY
 - PROPOSED WATER MAIN
 - PROPOSED FIRE PROTECTION
 - PROPOSED WATER SERVICE
 - PROPOSED SEWER LINE
 - PROPOSED DRAINAGE LINE
 - UNDERGROUND UTILITY
 - STORMWATER BEST MANAGEMENT PRACTICE (BMP)
 - TEST PIT
 - PROPOSED BITUMINOUS CONCRETE
 - TRANSFORMER
 - GATE VALVE
 - CURB STOP
 - FIRE HYDRANT
 - THRUST BLOCKS
 - LAMP "A" POLE MOUNTED 20' HIGH
 - LAMP "B" POLE MOUNTED 16.5' HIGH
 - LAMP "C" BUILDING MOUNTED 7' HIGH

CITY OF DOVER PLANNING FILE #

UTILITY PLAN AND PROFILE SOPHIE DRIVE 5+00 TO END
FOR KNOX MARSH DEVELOPMENT LLC
KNOX MARSH DEVELOPMENT LLC
5 SHERMAN STREET LLC
1 COLD SPRINGS ROAD
DOVER, N.H.
TAX MAP H, LOT 47-A

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : 1 IN. EQUALS 20 FT.
DATE : SEPTEMBER 1, 2024
FILE NO. : DB 2023 - 126





CITY OF DOVER PLANNING FILE #		REVISED UNIT COUNT AND ASSOCIATED MODIFICATIONS	
		03-04-25	10-17-24
REVISION	DATE	DESCRIPTION	
#2			

UTILITY PLAN AND PROFILE WATER LINE CONNECTION		FOR KNOX MARSH DEVELOPMENT LLC	
		KNOX MARSH DEVELOPMENT LLC	
		5 SHERMAN STREET LLC	
		1 COLD SPRINGS ROAD	
		DOVER, N.H.	
		TAX MAP H, LOT 47-A	

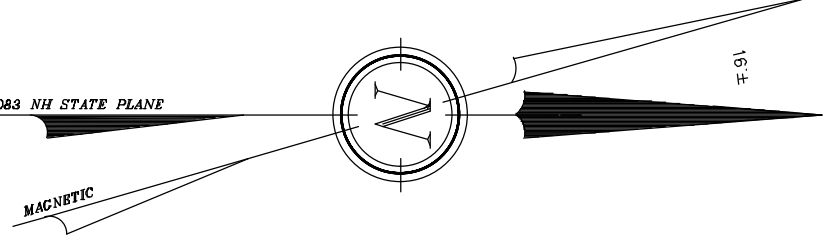
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : 1 IN. EQUALS 20 FT.
DATE : SEPTEMBER 1, 2024
FILE NO. : DB 2023 - 126

KENNETH A. BERRY
REGISTERED PROFESSIONAL ENGINEER
STATE OF NEW HAMPSHIRE
LICENSE NO. 14286



- NOTES:
- 1.) OWNER: 5 SHERMAN STREET LLC
242 CENTRAL AVE
DOVER, NH 03820
 - 2.) TAX MAP H, LOT 47-A
 - 3.) S.C.R.D. BOOK 5190, PAGE 597
 - 4.) LOT AREA: 117,854 Sq. Ft., 2.71 Ac.
 - 5.) THE INTENT OF THIS PLAN IS SHOW THE PROPOSED EROSION AND SEDIMENT CONTROL MEASURES.
 - 6.) CONTRACTOR IS TO INSTALL A CONSTRUCTION ENTRANCE PRIOR TO EARTH DISTURBING ACTIVITIES.
 - 7.) CONTRACTOR IS RESPONSIBLE FOR SWEEPING THE PARKING LOT, SIDEWALKS AND ANYTHING DISTURBED, TO ENSURE THAT NO SEDIMENT IS BEING TRACKED ONTO SOPHIE DRIVE.
 - 8.) CONTRACTOR IS RESPONSIBLE FOR CLEANING AND MAINTAINING THE INLET PROTECTION ONCE INSTALLED.
 - 9.) FUGITIVE DUST IS TO BE CONTROLLED THROUGHOUT THE CONSTRUCTION PROCESS IN ACCORDANCE WITH ENV-A 1000.
 - 10.) CONTRACTOR IS TO MEET THE REQUIREMENTS SPECIFIED IN RSA 430:51-57 AND AGR 3800, RELATING TO INVASIVE SPECIES.
 - 11.) CONTRACTOR IS RESPONSIBLE FOR PROTECTING THE WATER QUALITY FROM ANY RUNOFF DURING THE CONSTRUCTION PROCESS, IN ACCORDANCE WITH ENV-WQ 1507, IN ORDER TO PREVENT VIOLATIONS OF THE STORM WATER QUALITY STANDARDS.
 - 12.) CATCH BASIN RIM IS TO BE RAISED WITH FINAL GRADE SO THAT STORMWATER RUNOFF CAN DRAIN PROPERLY THROUGHOUT CONSTRUCTION.
 - 13.) SEE SHEET #2 FOR REMAINING EROSION & SEDIMENT CONTROL NOTES AND REQUIREMENTS OF THE CITY OF DOVER.

- LEGEND:
- IRON BOUND ~FND~
 - GRANITE BOUND ~FND~
 - IRON PIPE ~FND~
 - EXISTING/PROPOSED CATCH BASIN W/ STRUCTURE
 - PROPOSED STORMWATER BMP OUTLET STRUCTURE
 - TEMPORARY BENCHMARK (T.B.M.)
 - DETAIL SHEET / DETAIL
 - CONTOUR MINOR, EXISTING
 - CONTOUR MAJOR, EXISTING
 - CONTOUR MINOR, PROPOSED
 - CONTOUR MAJOR, PROPOSED
 - CENTER LINE
 - EXISTING DRAINAGE LINE
 - PROPOSED DRAINAGE LINE
 - RIP RAP
 - STORMWATER BEST MANAGEMENT PRACTICE (BMP)
 - BERM
 - RETAINING WALL
 - SILT FENCE / EROSION MIX BERM
 - FILTREX 8" - 12" SILT SOXX AS SPECIFIED
 - ORANGE CONSTRUCTION PERIMETER FENCE
 - PERIMETER CONTROL
 - LIMIT OF PROJECT DISTURBANCE (104,000 Sq. Ft.)
 - STORMWATER BMP PROTECTION
 - PERIMETER CONTROL
 - ROADWAY CONSTRUCTION



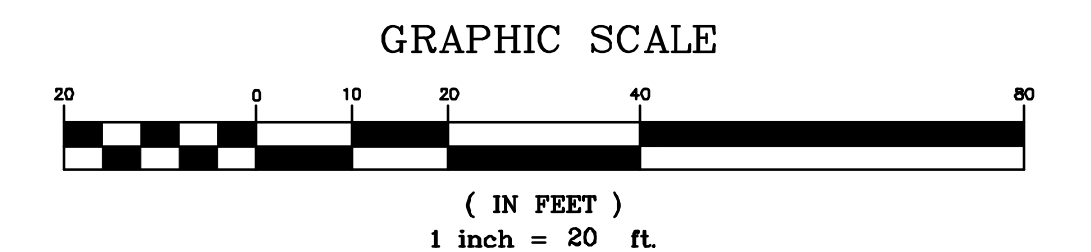
SOILS & DEWATERING:
28 WINDSOR LOAMY SAND K= 0.17

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

CONTRACTOR TO BE AWARE OF THE SOIL PROFILES AND ENSURE THAT PROPER EROSION PREVENTION AND SEDIMENT CONTROL MEASURES ARE TAKEN AT ALL TIMES. ANY DEWATERING REQUIREMENTS IN NEW HAMPSHIRE REQUIRE SPECIAL PROVISIONS IN ACCORDANCE WITH THE "CLARIFICATION OF SECTION 81-2 (STATE OF NEW HAMPSHIRE CONDITIONS) AND OTHER NH SPECIFIC INFORMATION FOR THE U.S. EPA 2012 NPDES CONSTRUCTION GENERAL PERMIT (CGP)" DATED MAY 3, 2012 INCLUDED IN THE SWPPP.

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

THE CONSTRUCTION SCHEDULE WILL BE MANAGED SO THAT ALL STORMWATER STRUCTURES WILL BE BUILT AND STABILIZED PRIOR TO RECEIVING SURFACE WATER RUNOFF. CONTRACTOR TO BE RESPONSIBLE FOR ALL DIVERSIONS DURING CONSTRUCTION AND FOR INTERIM SEDIMENT AND EROSION CONTROL MEASURES. SEE E&SC NOTES SHEET E-102.



CITY OF DOVER PLANNING FILE #

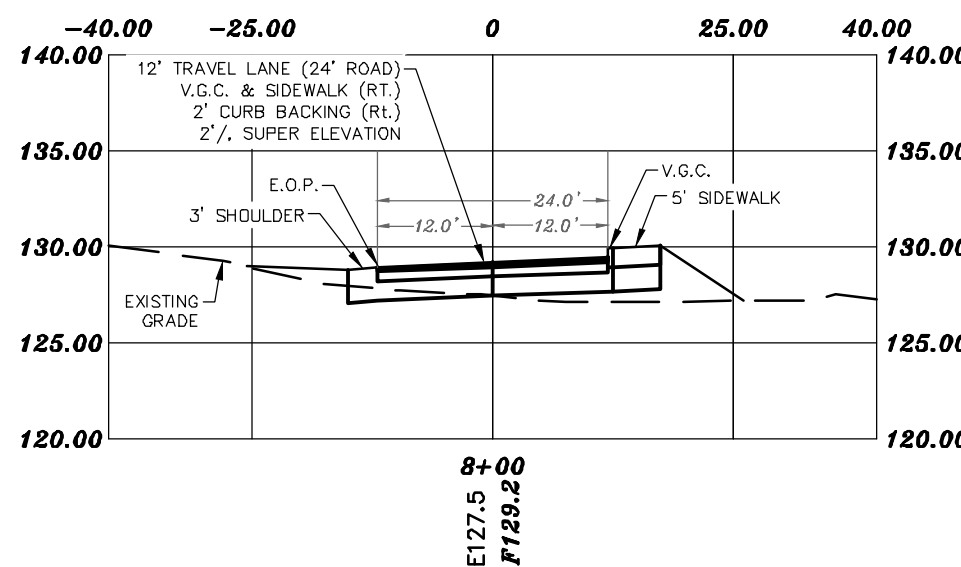
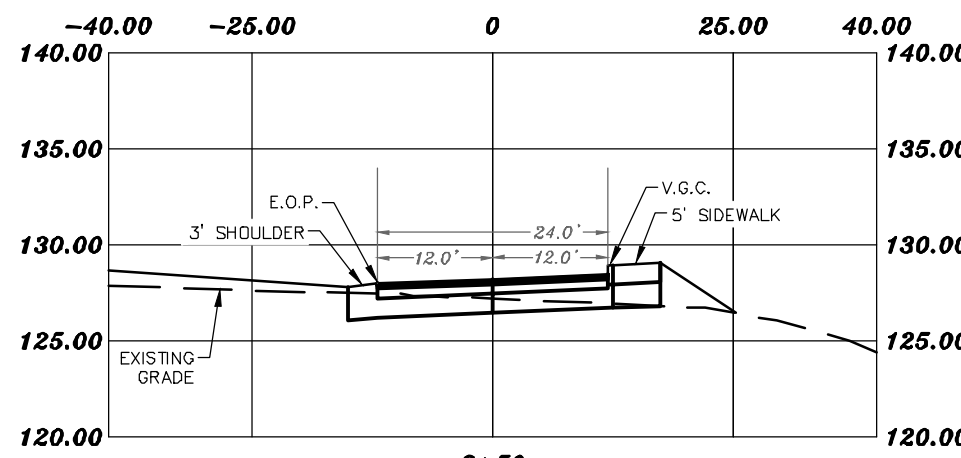
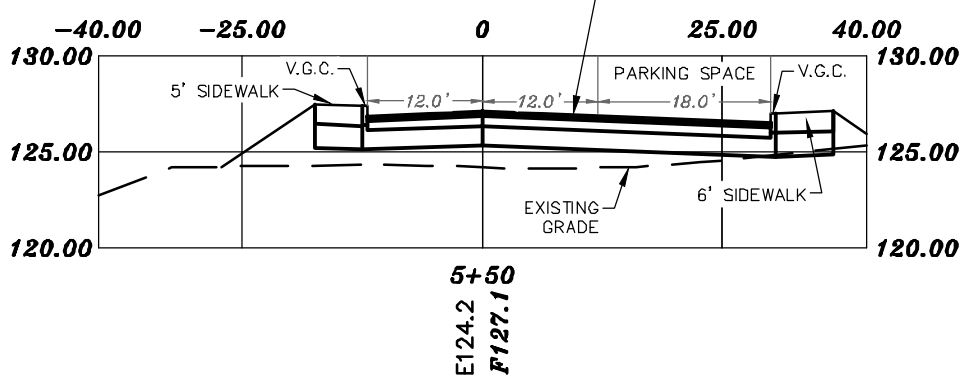
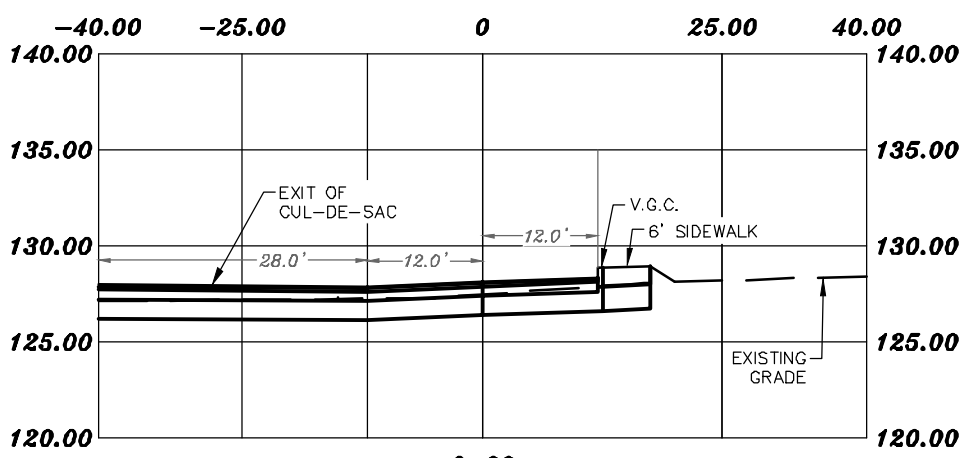
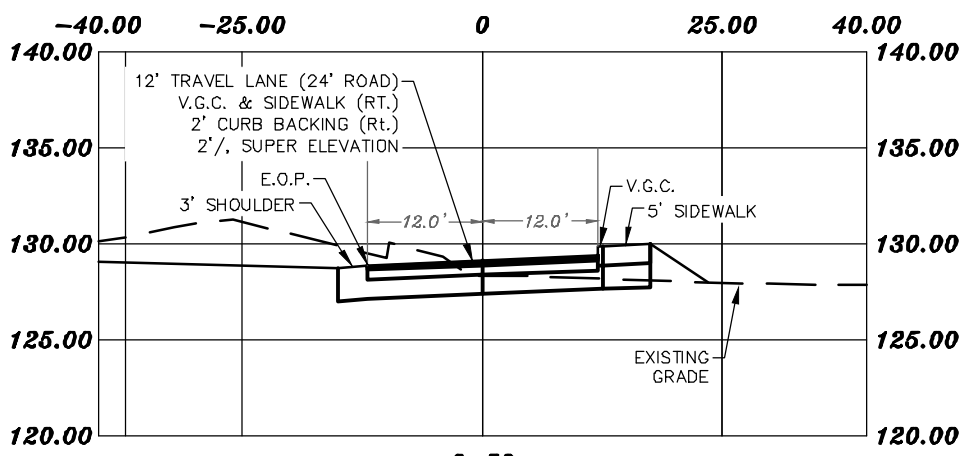
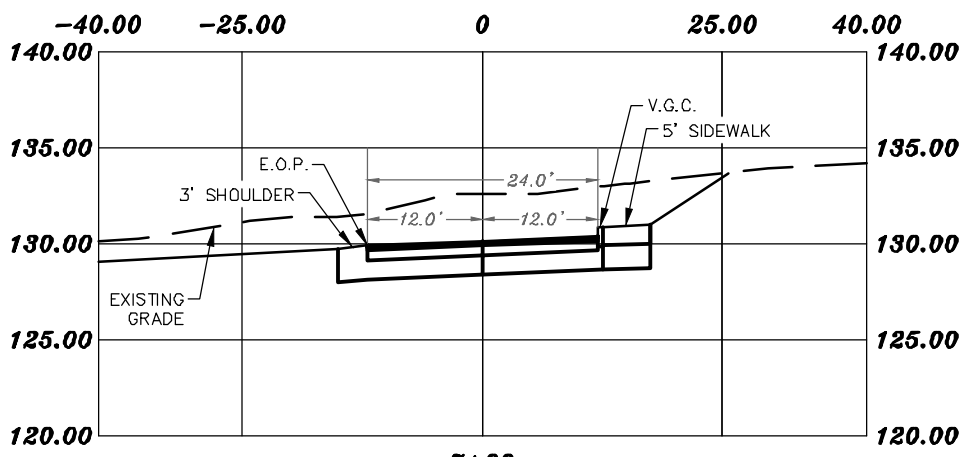
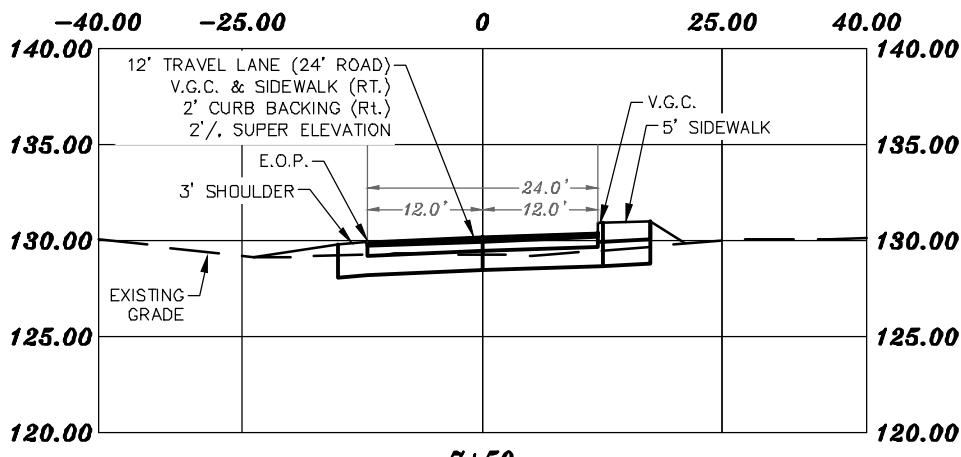
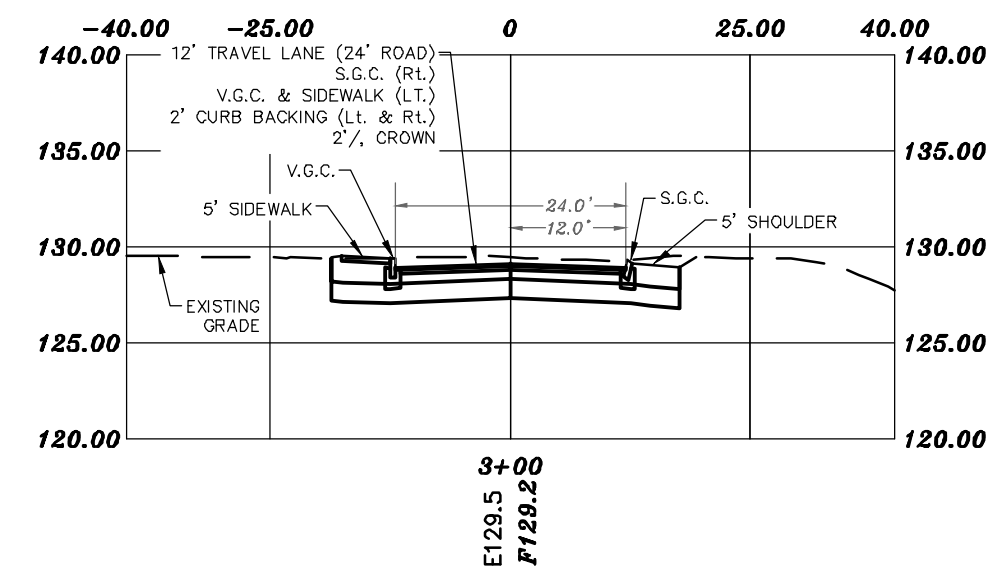
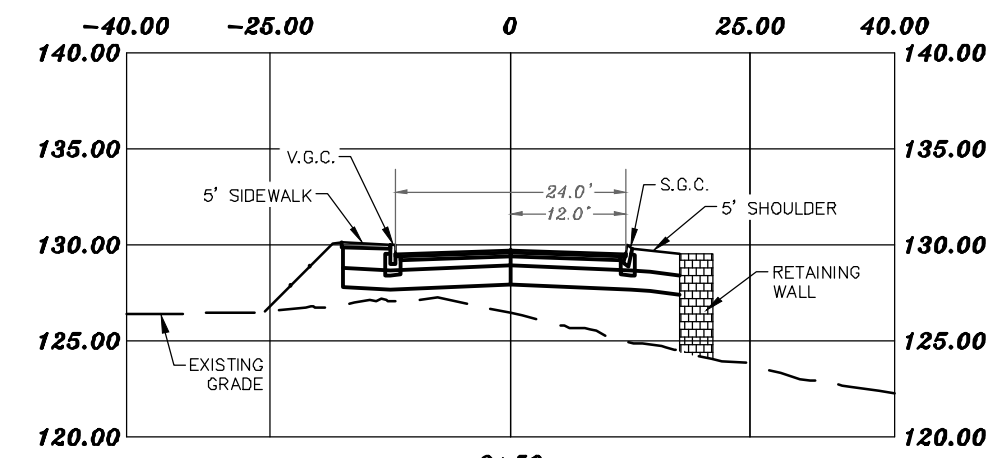
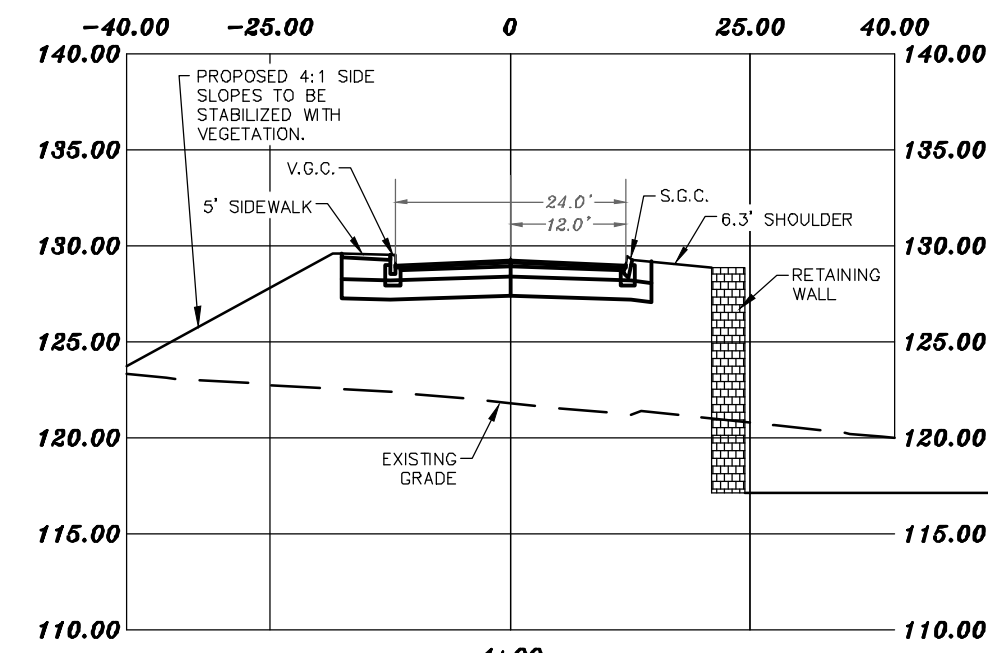
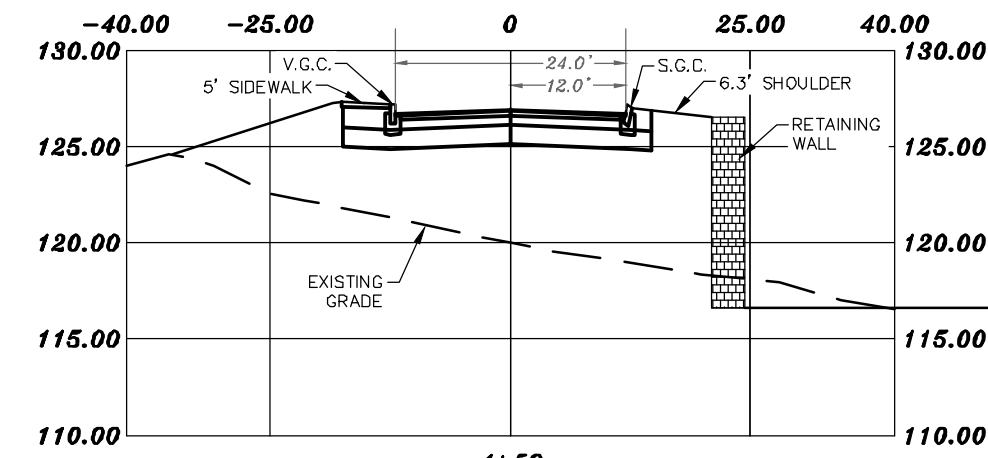
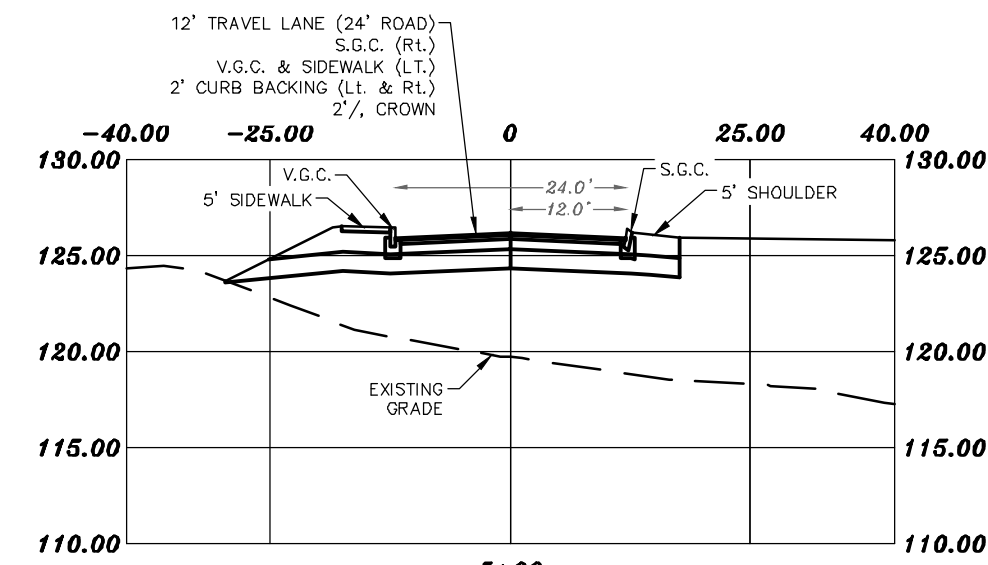
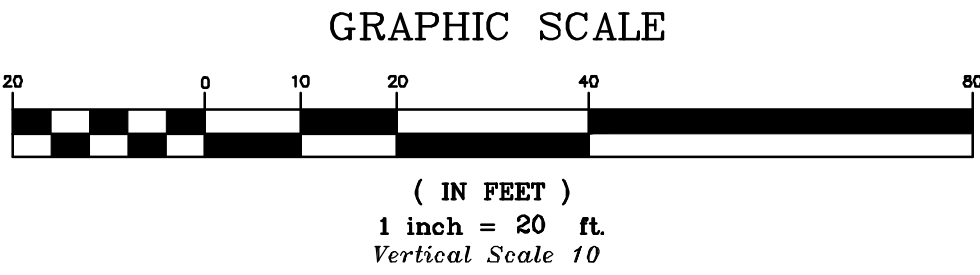
REVISED UNIT COUNT AND ASSOCIATED MODIFICATIONS		REVISED UNIT COUNT AND ASSOCIATED MODIFICATIONS	
#		DATE	
#2		10-17-24	
REVISION		DESCRIPTION	

EROSION AND SEDIMENT CONTROL PLAN

FOR DEVELOPMENT LLC
KNOX MARSH DEVELOPMENT LLC
5 SHERMAN STREET LLC
1 COLD SPRINGS ROAD
DOVER, N.H.
TAX MAP H, LOT 47-A

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : 1 IN. EQUALS 20 FT.
DATE : SEPTEMBER 1, 2024
FILE NO. : DB 2023 - 126

KENNETH A. BERRY
REGISTERED PROFESSIONAL ENGINEER
No. 14236



CITY OF DOVER PLANNING FILE #

REVISION		DATE	DESCRIPTION
#2	#1	03-04-25	REVISED UNIT COUNT AND ASSOCIATED MODIFICATIONS
		10-17-24	REVISED UNIT COUNT AND ASSOCIATED MODIFICATIONS

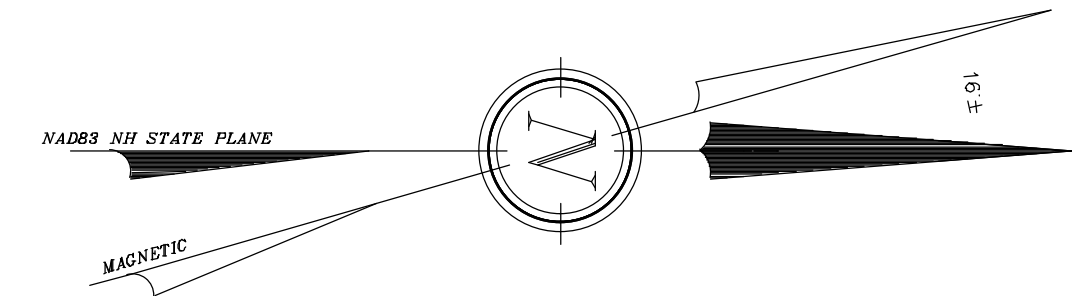
CROSS SECTIONS
FOR DEVELOPMENT LLC
KNOX MARSH LANE
5 SHERMAN STREET LLC
1 COLD SPRINGS ROAD
DOVER, N.H.
TAX MAP H, LOT 47-4

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : 1 IN. EQUALS 20 FT.
DATE : SEPTEMBER 1, 2024
FILE NO. : DB 2023 - 126

KENNETH A. BERRY
PROFESSIONAL ENGINEER
STATE OF NEW HAMPSHIRE
LICENSE NO. 14233

NOTES:

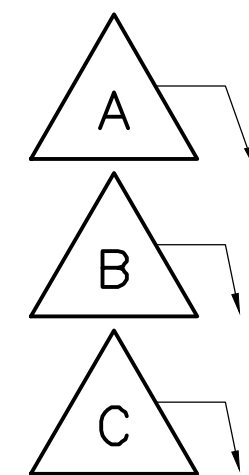
- OWNER: 5 SHERMAN STREET LLC
242 CENTRAL AVE
DOVER, NH 03820
- TAX MAP H, LOT 47-A
- S.C.R.D. BOOK 5190, PAGE 597
- LOT AREA: 117,854 Sq. Ft., 2.71 Ac.
- THE INTENT OF THIS PLAN IS SHOW THE PROPOSED LIGHTING DESIGN.
- SEE CONSTRUCTION DETAILS FOR LAMP OUT SHEETS.
- SEE PROJECT NOTES SHEET FOR SITE PLAN NOTES.



TAX MAP H, LOT 50-6
S.C.R.D. BOOK 4992, PAGE 70

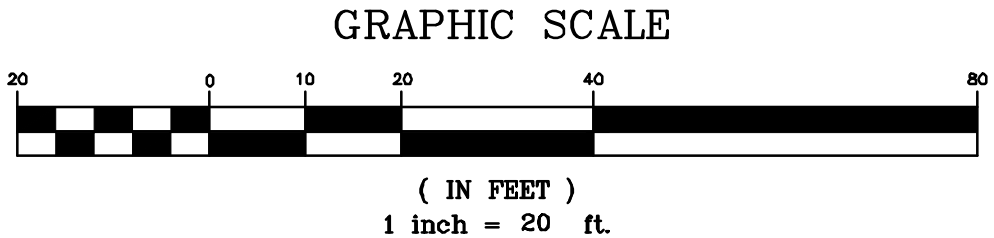
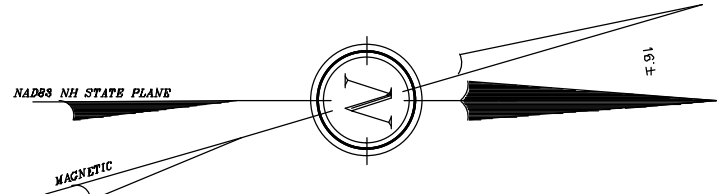
LEGEND:

- UTILITY POLE / GUY WIRE
SINGLE POST SIGN
- TEMPORARY BENCHMARK
- ABUTTING PROPERTY LINE
BUILDING SETBACK LINE
OVERHEAD UTILITIES
PROPOSED LCA LINE
PERIMETER BOUNDARY
- FND FOUND
TYP TYPICAL
S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS
- LAMP "A" POLE MOUNTED 17" HIGH
LAMP "B" POLE MOUNTED 16" HIGH
LAMP "C" BUILDING MOUNTED 8" HIGH



Schedule							
Symbol	Label	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output
⬢	A	1	Lithonia Lighting	DSX0 LED P1 27K 80 CRI, BLC4	D-Series Size 0 Area Luminaire P1 Performance Package 2700K CCT 80 CRI Type 4 Extreme Backlight Control	1	6340
⬢	B	1	Lithonia Lighting	DSX1 LED P3 30K 70 CRI, TSW	D-Series Size 1 Area Luminaire P3 Performance Package 3000K CCT 70 CRI, Type 5 Wide	1	14013
⬢	C	35		ODSL10 SRC	CRAFTSTON WALL MOUNTED SMALL DECORATIVE LANTERN, ONE LAMP 13W SPIRAL COMPACT FLUORESCENT, WHITE GLASS DIFFUSER 4.25" DIA. X 6.65" HIGH, ELECTRONIC BALLAST	1	900

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Stat Zone # 1	⬢	0.7 fc	1.2 fc	0.3 fc	4.0:1	2.3:1

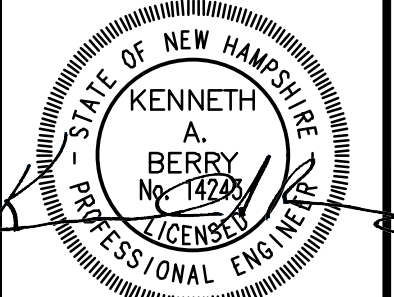


CITY OF DOVER PLANNING FILE #

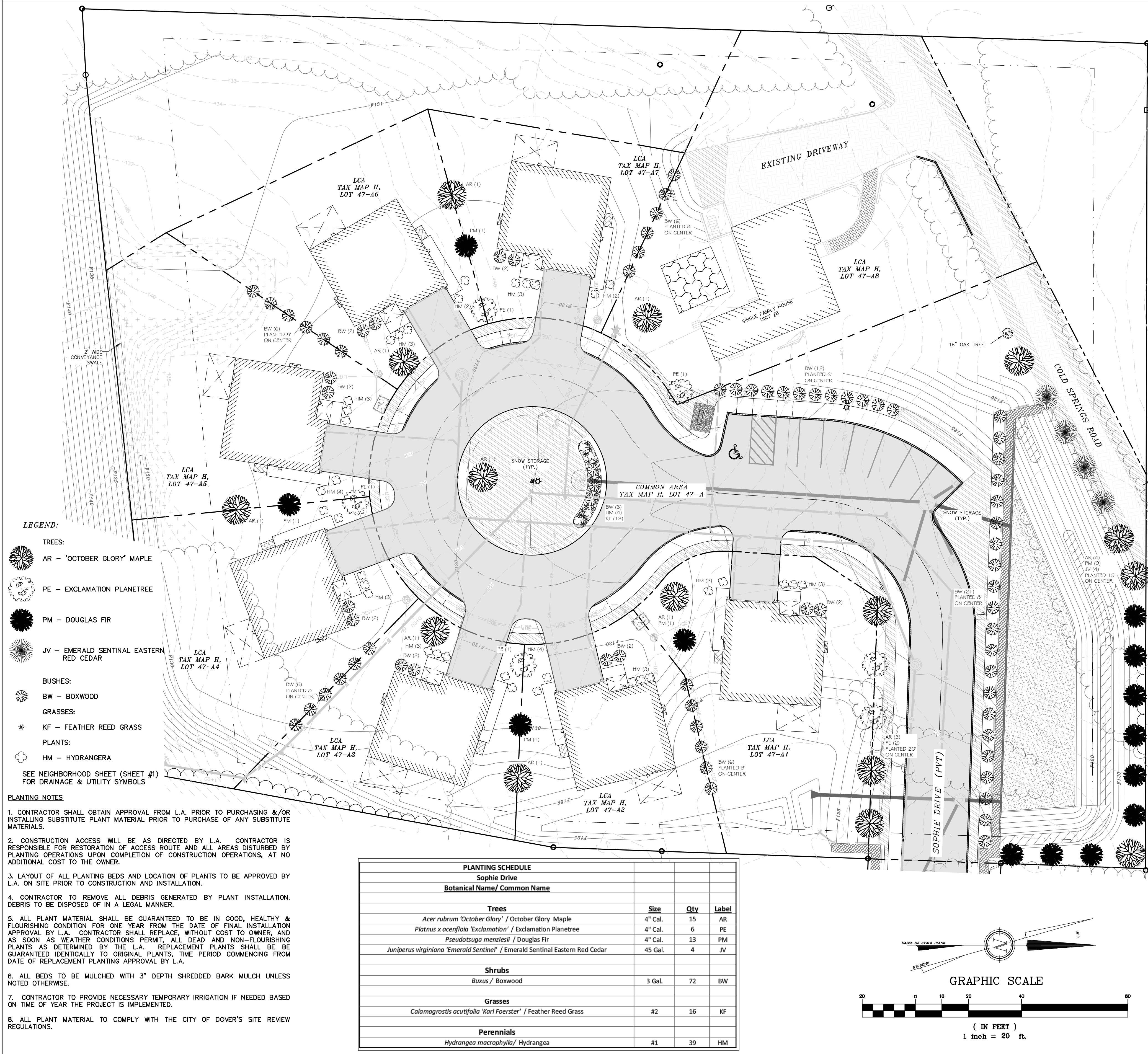
REVISION		DATE	DESCRIPTION
#2	#1	03-04-25	REVISED UNIT COUNT AND ASSOCIATED MODIFICATIONS
		10-17-24	REVISED UNIT COUNT AND ASSOCIATED MODIFICATIONS

LIGHTING PLAN
FOR
KNOX MARSH DEVELOPMENT LLC
5 SHERMAN STREET LLC
1 COLD SPRINGS ROAD
DOVER, N.H.
TAX MAP H, LOT 47-A

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : 1 IN. EQUALS 20 FT.
DATE : SEPTEMBER 1, 2024
FILE NO. : DB 2023 - 126



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



terrain
planning & design llc

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

SOPHIE DRIVE

Site Location:
1 COLD SPRINGS ROAD
Dover, NH
Tax Map: H, Lot 47-A

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

LANDSCAPE PLAN

DATE: September 1, 2024
REVISED: March 4, 2025

SCALE: 1" = 20'

PROJECT #: 23-126

Drawn By: JB

Checked By: ERB

REVISIONS: DATE:

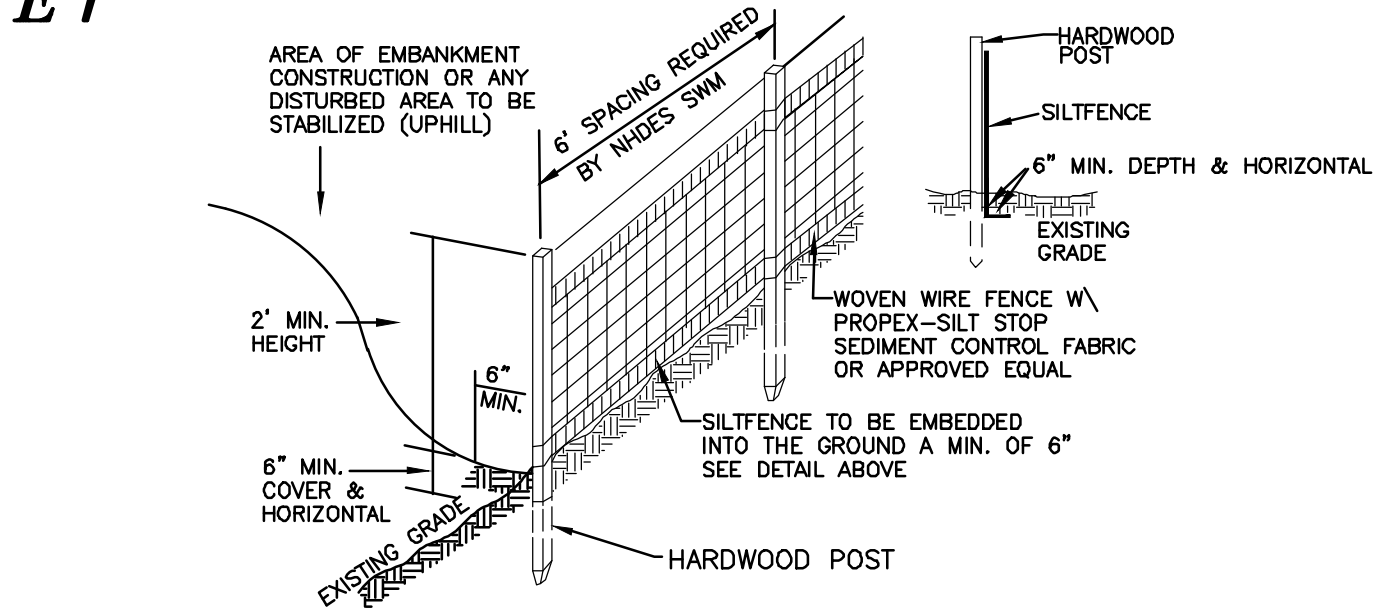
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SHEET 21 OF 33



E1



SILT FENCE CONSTRUCTION SPECIFICATIONS

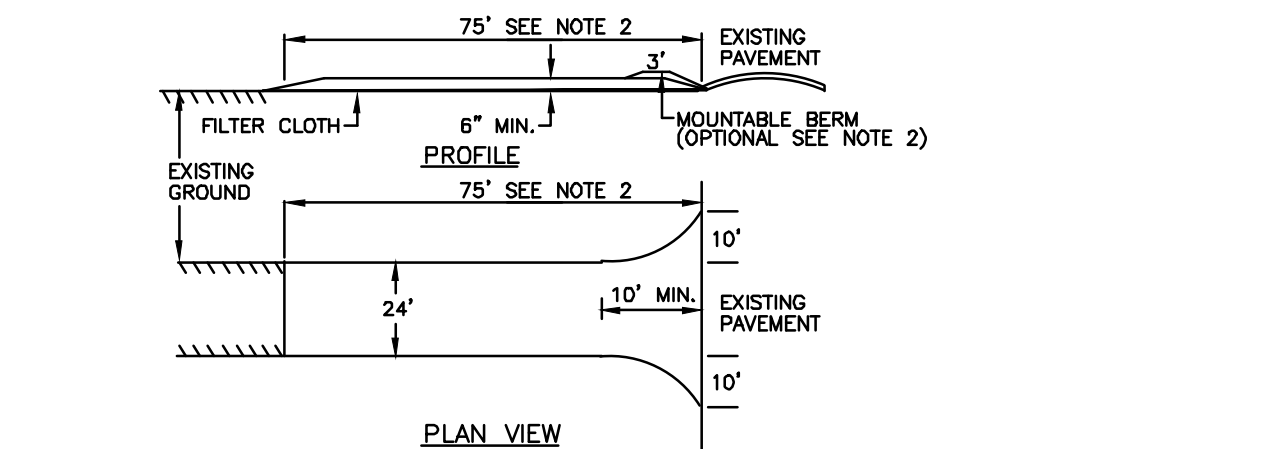
- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES AND FILTER CLOTH SHALL BE FASTENED TO WOVEN WIRE EVERY 24" AT TOP MID AND BOTTOM SECTIONS AND BE EMBEDDED INTO GROUND A MINIMUM OF 8" THE FENCE POSTS SHALL BE A MINIMUM 48" LONG, SPACED A MAXIMUM 6' APART, AND DRIVEN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

SILT FENCE MAINTENANCE

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

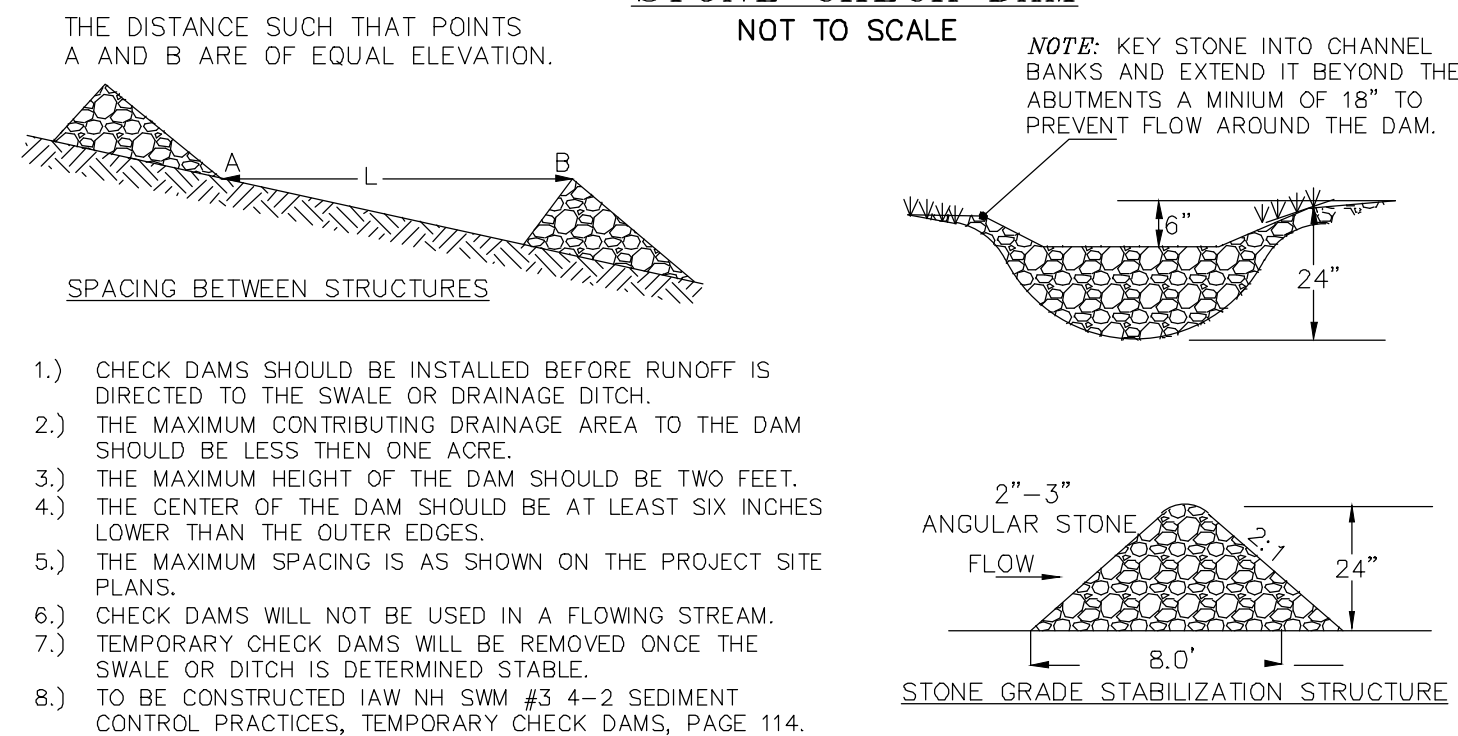
SILT FENCE DETAIL
NOT TO SCALE

E5 STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE



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

STONE CHECK DAM
NOT TO SCALE



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

E2

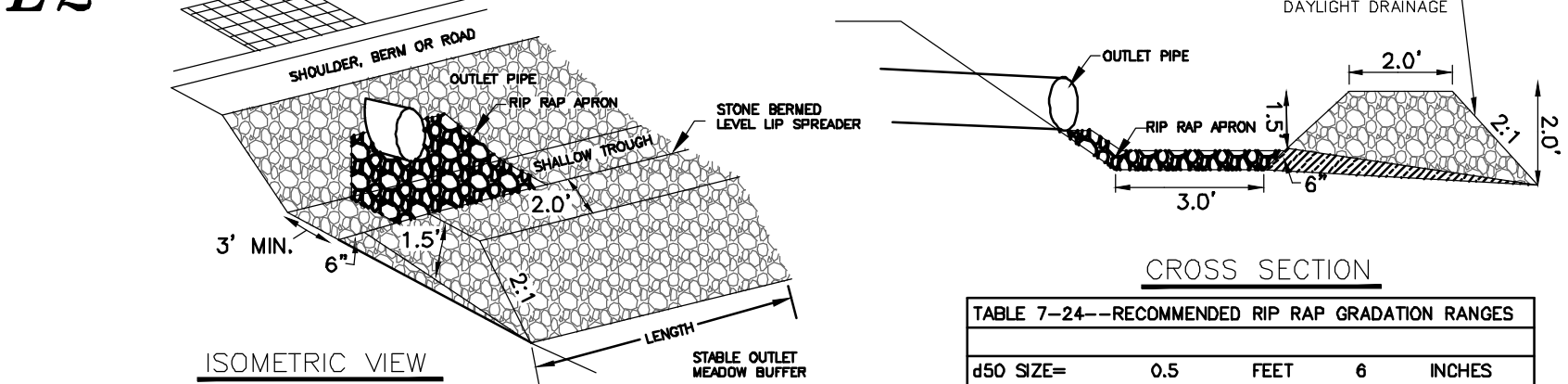
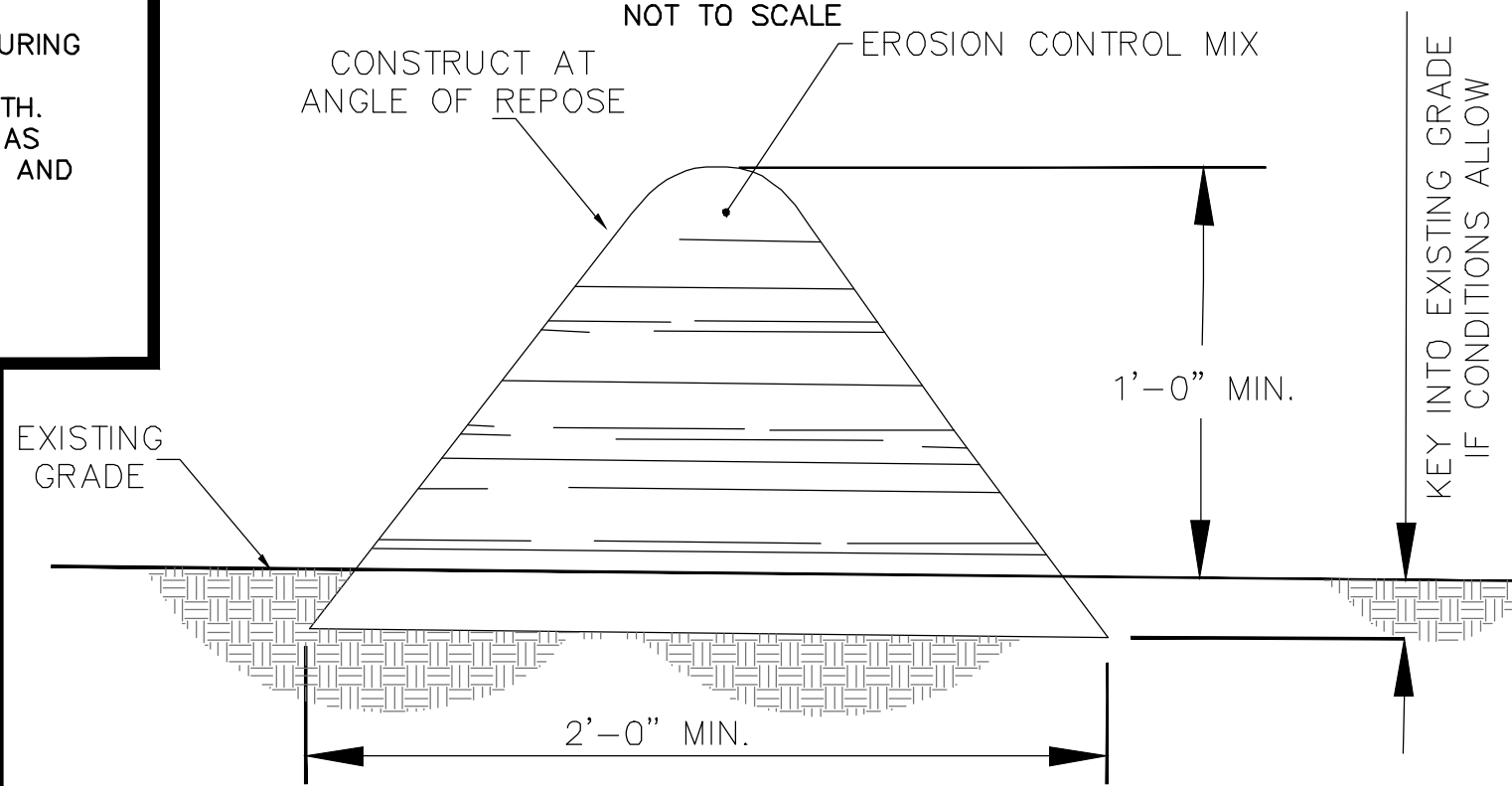


TABLE 7-24--RECOMMENDED RIP RAP GRADATION RANGES			
d50 SIZE=	0.5 FEET	6 INCHES	
% OF WEIGHT SMALLER THAN THE GIVEN d50 SIZE	SIZE OF STONE (INCHES) FROM	SIZE OF STONE (INCHES) TO	
100%	9	12	
85%	8	11	
50%	6	9	
15%	2	3	

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

STONE BERM LEVEL SPREADER
NOT TO SCALE

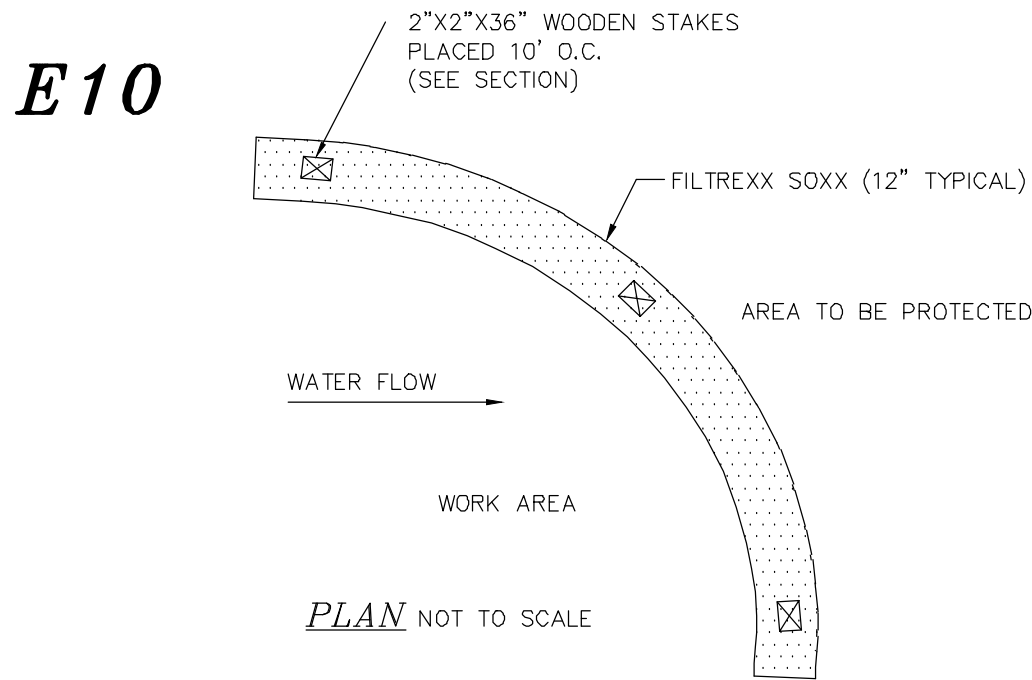
E6 EROSION CONTROL MIX BERM
NOT TO SCALE



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

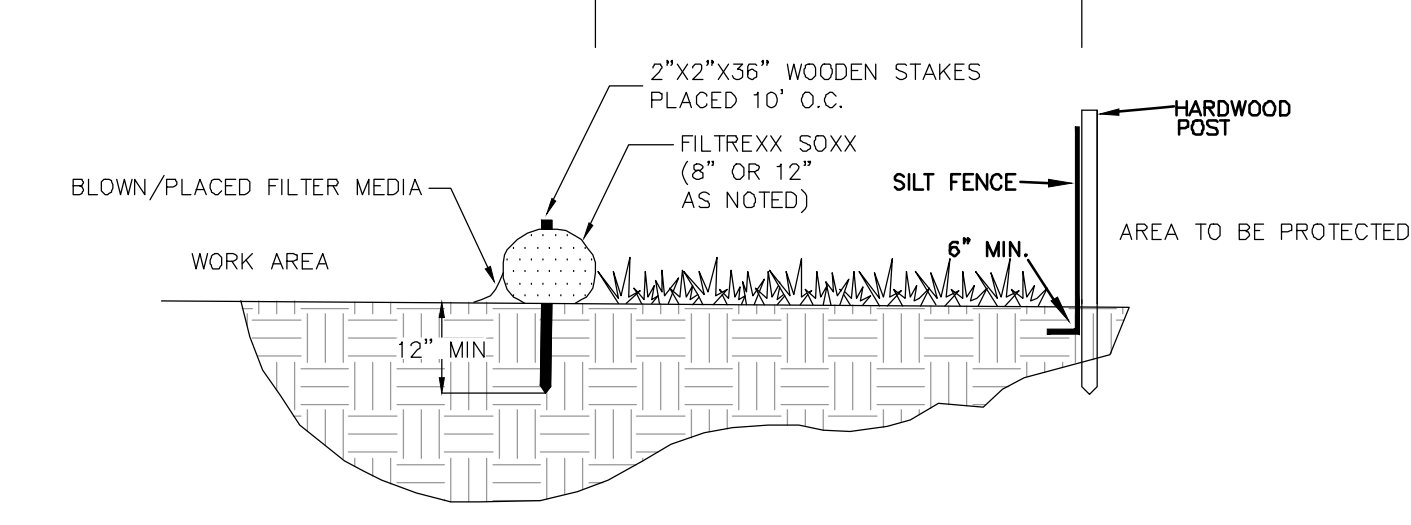
E9

E10



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

FILTREXX SEDIMENT CONTROL
NOT TO SCALE



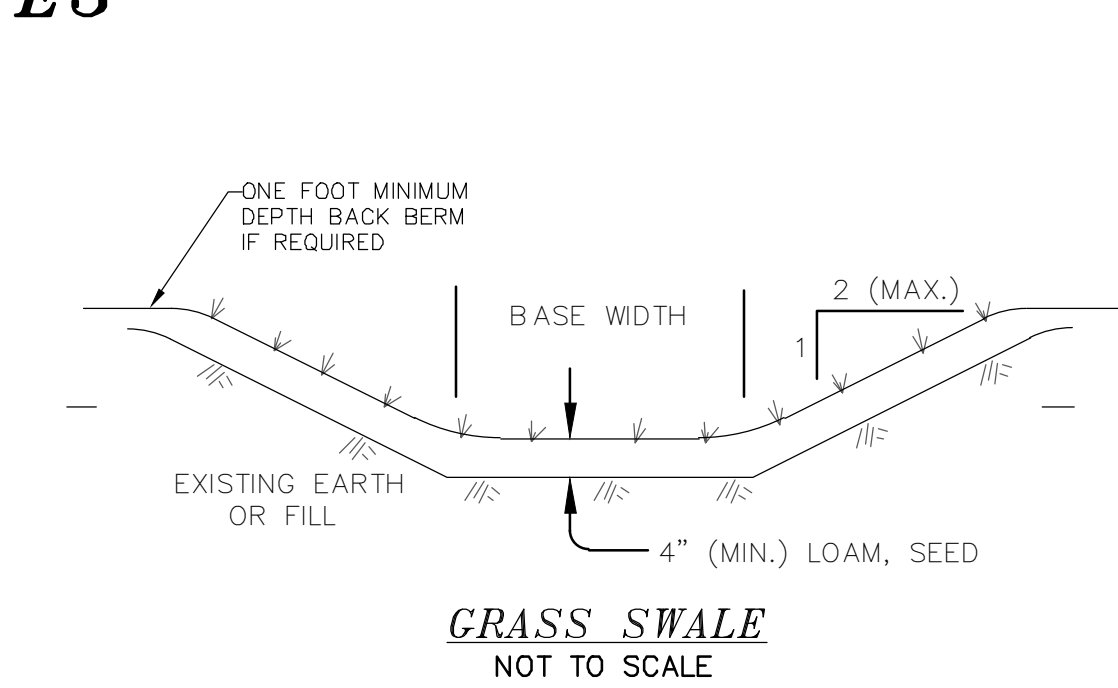
Filtrex International, LLC
35481 Grafton Eastern Rd | Grafton, OH 44044
440-926-2807 | fax: 440-926-4021
WWW.FILTREXX.COM
OR APPROVED EQUAL

NOTE: FOR AREAS REQUIRING DOUBLE PERIMETER CONTROL WITHIN 50' OF JURISDICTIONAL WETLANDS AND NOT FOR ALL SILT/STOCK APPLICATIONS.

DOUBLE PERIMETER PROTECTION CAN BE ANY COMBINATION OF THE PRACTICES OF SILT FENCE, SILT/STOCK, OR EROSION CONTROL MULCH BERM.

SECTION NOT TO SCALE

E3



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

MOW GRASS ANNUALLY TO A DEPTH OF 4".

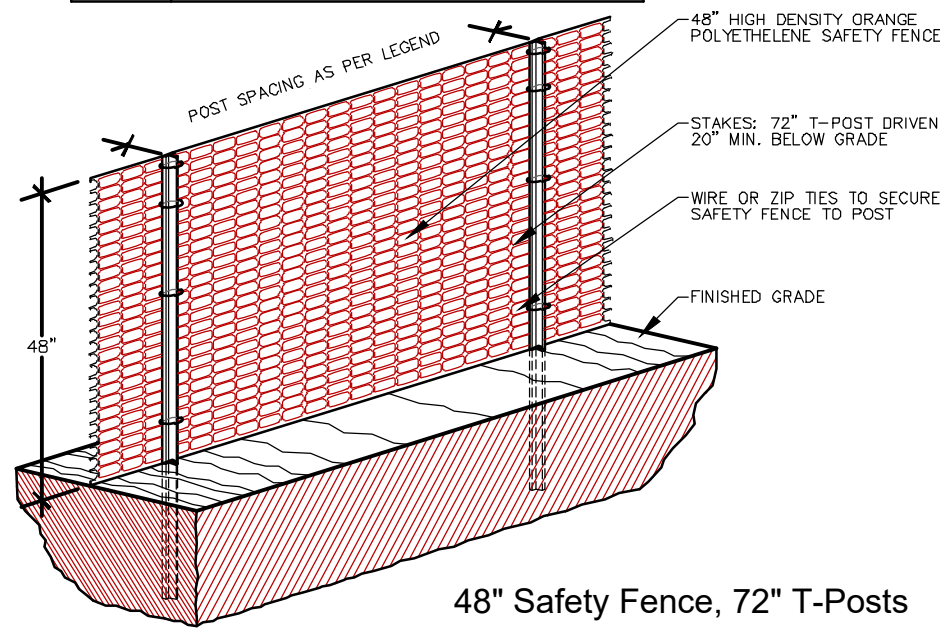
INSTALL STABILIZATION MATTING DURING CONSTRUCTION

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

E4

CONSTRUCTION SAFETY FENCE
NOT TO SCALE

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



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

48" Safety Fence, 72" T-Posts

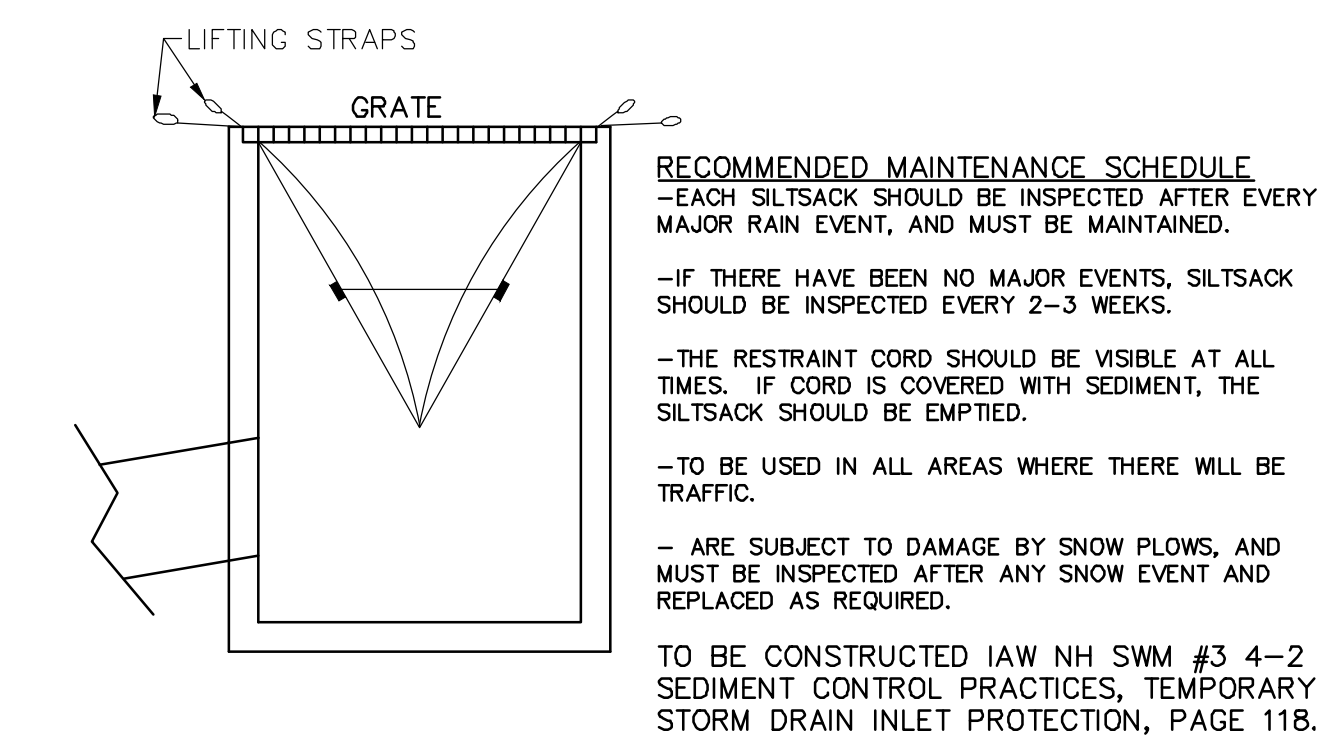
E8

TEMPORARY EROSION CONTROL MEASURES

- THE SMALLEST PRACTICAL AREA OF LAND SHALL BE EXPOSED AT ANY ONE TIME.
- EROSION, SEDIMENT AND DETENTION MEASURES SHALL BE INSTALLED AS SHOWN ON THE PLANS AND AT LOCATIONS AS REQUIRED, DIRECTED BY THE ENGINEER.
- ALL DISTURBED AREAS SHALL BE RETURNED TO ORIGINAL GRADES AND ELEVATIONS. DISTURBED AREAS SHALL BE LOAMED WITH A MINIMUM OF 4" OF LOAM AND SEEDING WITH NOT LESS THAN ONE POUND OF SEED PER 50 SQUARE YARDS OF AREA. (SEE SEED SPECIFICATIONS THIS SHEET)
- ALL DISTURBED AREAS WILL BE RESTABILIZED WITHIN 45 DAYS. AT ANY ONE TIME, NO MORE THAN 5 ACRES, (217,800 Sq. Ft.) WILL BE DISTURBED.
- SILT FENCES AND PERIMETER BARRIERS SHALL BE INSPECTED PERIODICALLY AND AFTER EVERY RAIN DURING THE LIFE OF THE PROJECT. ALL DAMAGED AREAS SHALL BE REPAIRED, SEDIMENT DEPOSITS SHALL PERIODICALLY BE REMOVED AND DISPOSED OF.
- AFTER ALL DISTURBED AREAS HAVE BEEN STABILIZED, THE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE REMOVED AND THE AREA DISTURBED BY THE REMOVAL SMOOTHED AND RE-VEGETATED.
- PER THE EPA CGP REQUIREMENTS THERE WILL BE REPORTS OF THE EROSION CONTROL INSPECTIONS IAW SWPPP PREPARED BY BS&E. ALL EROSION CONTROLS SHALL BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER 0.25" OR GREATER RAIN EVENT.
- DITCHES, SWALES, AND BASINS SHALL BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
- DO NOT TRAFFIC EXPOSED SOIL SURFACES WITH CONSTRUCTION EQUIPMENT. IF FEASIBLE, PERFORM EXCAVATIONS WITH EQUIPMENT POSITIONED OUTSIDE THE LIMITS OF THE INFILTRATION SYSTEM.
- DRIVEWAYS AND CUT AND FILL SLOPES MUST BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINAL GRADE.
- STABILIZATION MEANS:
 - A MINIMUM OF 85% OF VEGETATIVE COVER HAS BEEN ESTABLISHED.
 - A MINIMUM OF 3 INCHES OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIP RAP HAS BEEN INSTALLED, OR
 - EROSION CONTROL BLANKETS HAVE BEEN INSTALLED.
- THIS PROJECT IS TO BE MANAGED IN A MANNER THAT MEETS THE REQUIREMENTS AND INTENT OF RSA 430:53 AND CHAPTER AGR 5800 RELATIVE TO INVASIVE SPECIES.
- THE NHDES STORMWATER MANUAL, IN THREE VOLUMES, DATED DECEMBER 2008, IS A PART OF THIS PLAN SET AND THE MORE RESTRICTIVE WILL GOVERN. (NH SWM)

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

E11



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

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

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

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

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

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

SILTSACK DETAIL
NOT TO SCALE

E-101

CITY OF DOVER PLANNING FILE #

REVISED UNIT COUNT AND ASSOCIATED MODIFICATIONS
REVISED UNIT COUNT AND ASSOCIATED MODIFICATIONS

DATE

REVISION

#2

03-04-25
10-17-24

EROSION & SEDIMENT CONTROL DETAILS

FOR DEVELOPMENT LLC
KNOX MARSH LANE
DOVER, NH 03825

5 SHERMAN STREET LLC
1 COLD SPRINGS ROAD
DOVER, N.H.

TAX MAP H, LOT 47-4

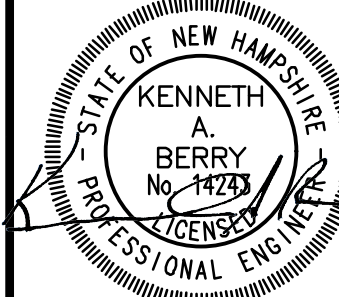
BERRY SURVEYING & ENGINEERING

335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

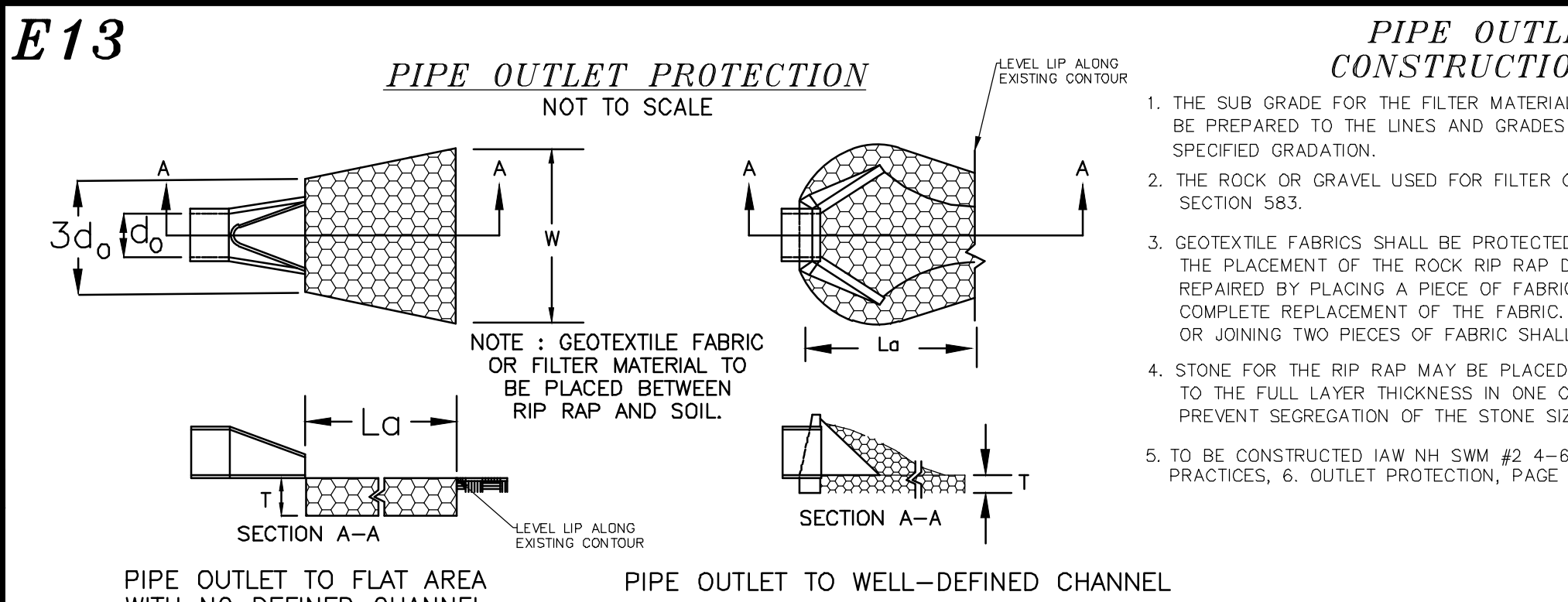
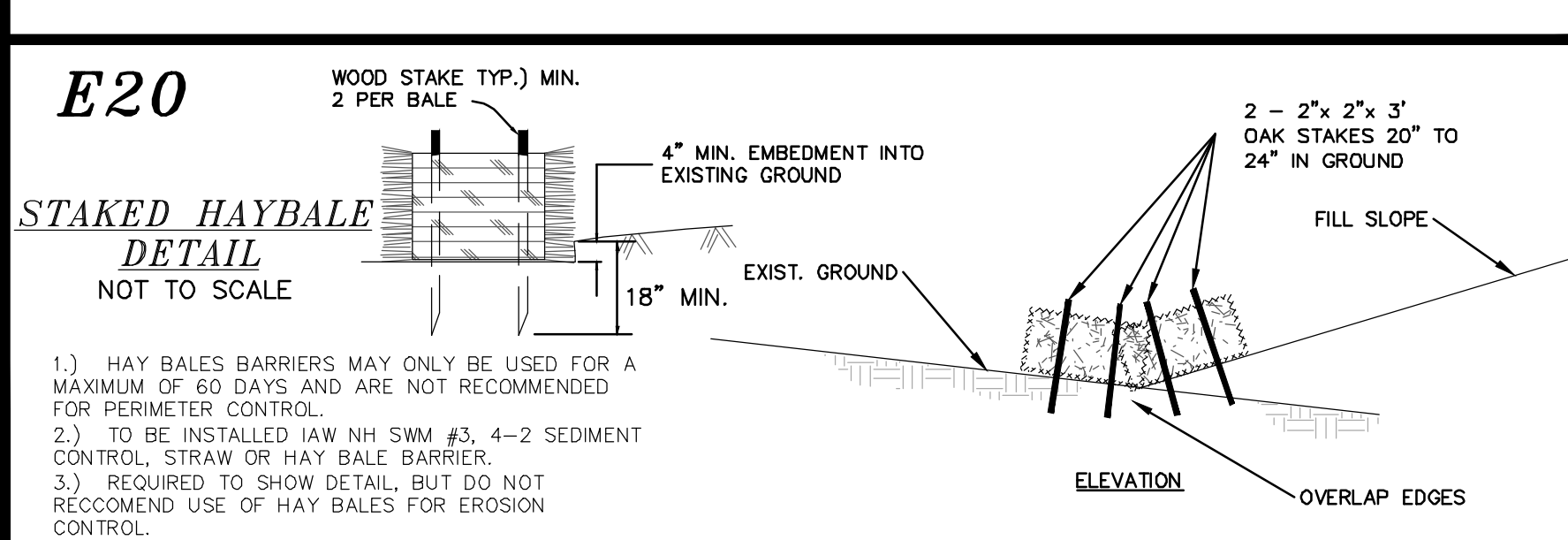
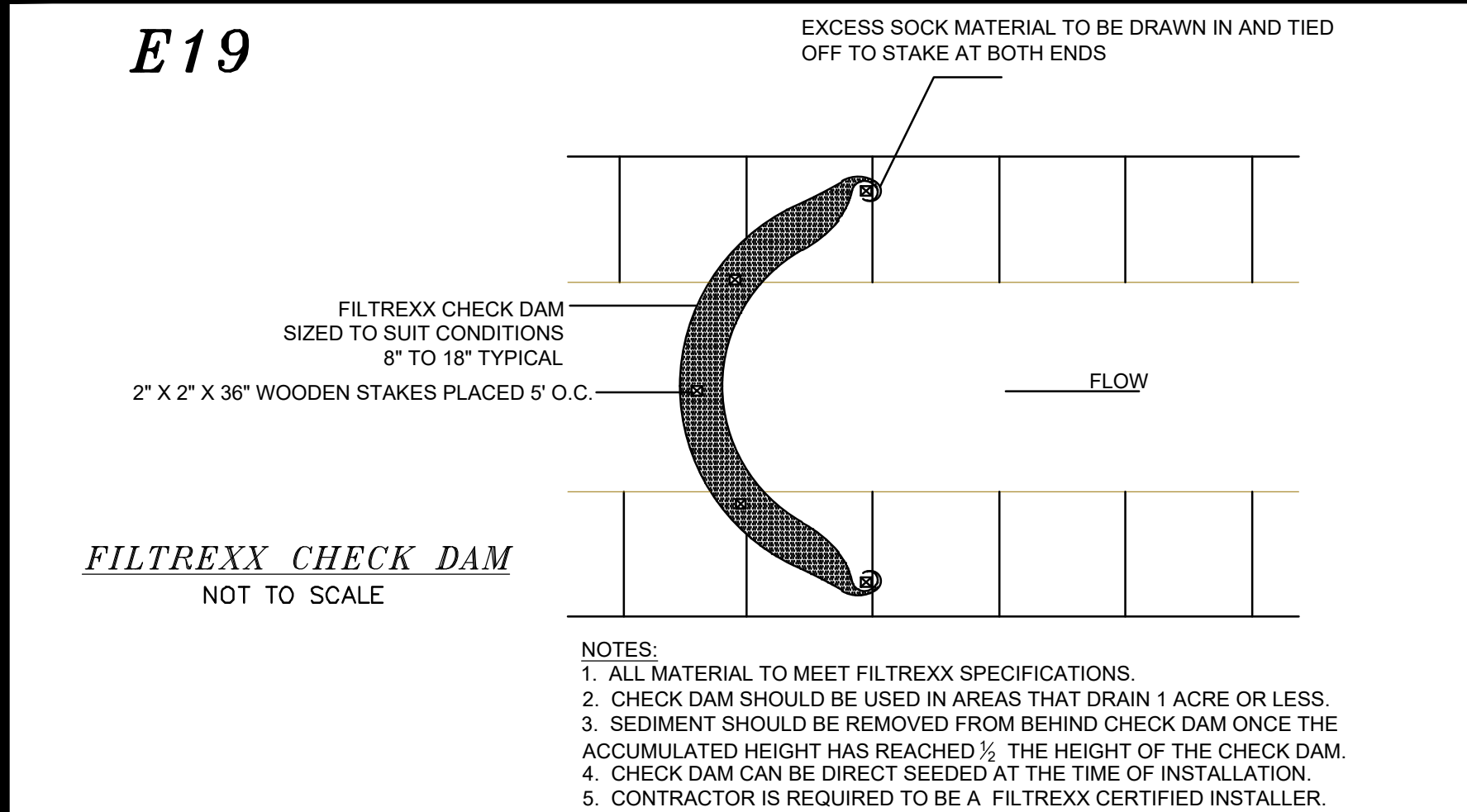
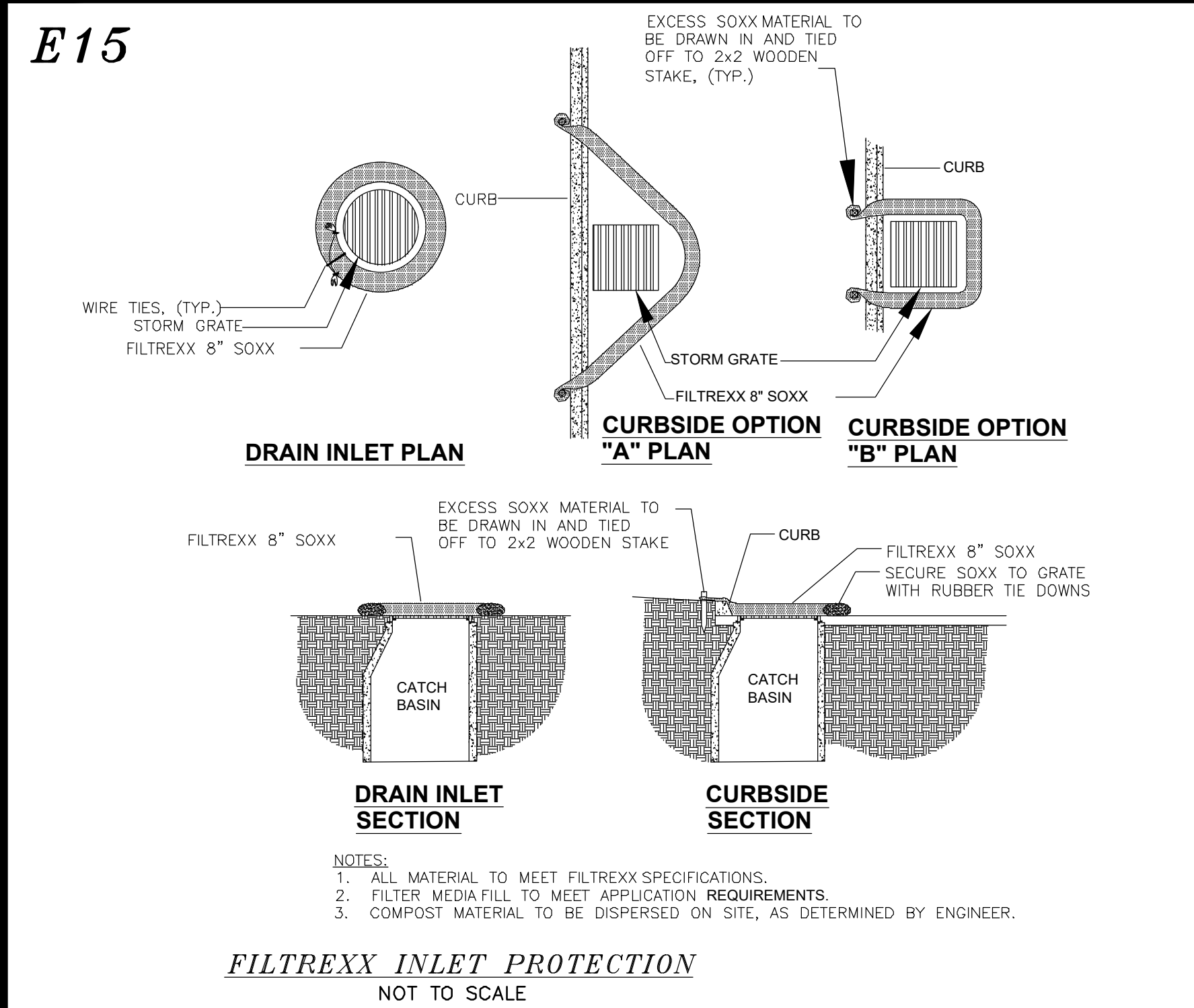
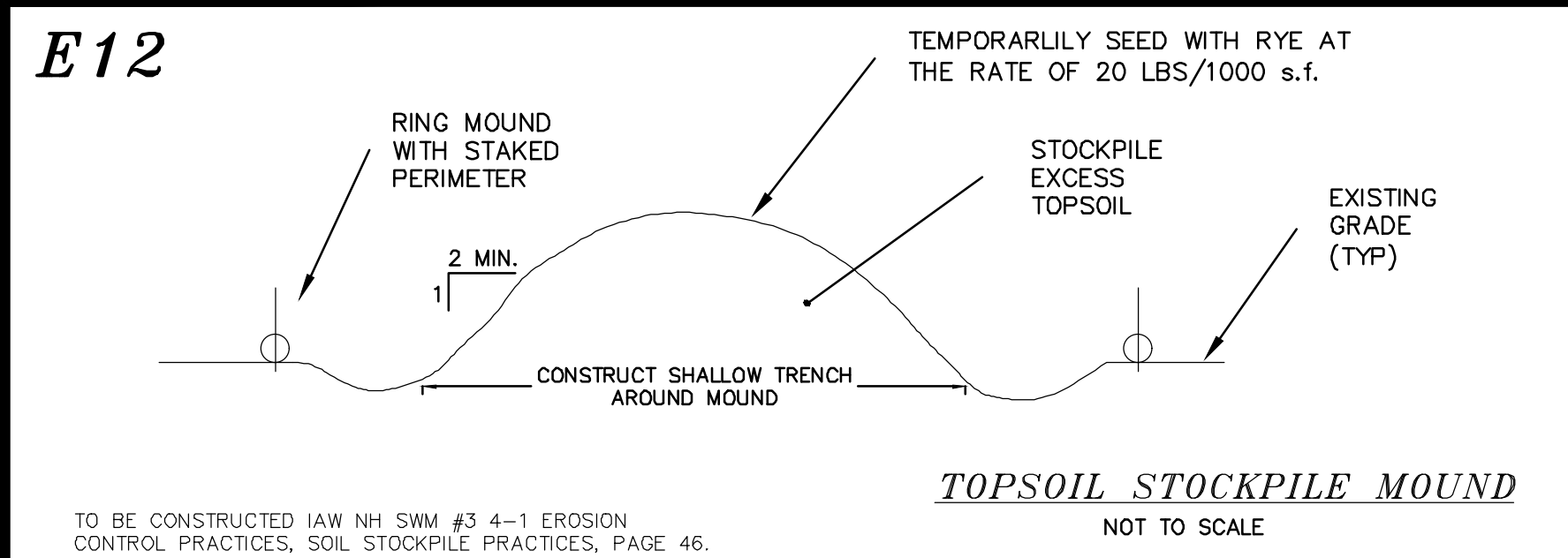
SCALE : AS SHOWN

DATE : SEPTEMBER 1, 2024

FILE NO. : DB 2023 - 126



SHEET 22 OF 33



E16

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

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

SEEDING GUIDE

USE	SEEDING MIXTURE 1/	BROUGHTY	WELL DRAINED	MODERATELY WELL DRAINED	POORLY DRAINED
STEEP CUTS AND FILLS, BORROW AND DISPOSAL AREAS	A	FAIR	GOOD	GOOD	FAIR
	B	POOR	GOOD	FAIR	POOR
	C	FAIR	FAIR	GOOD	EXCELLENT
	D	FAIR	EXCELLENT	EXCELLENT	POOR
WATERWAYS, EMERGENCY SPILLWAYS, AND OTHER CHANNELS WITH FLOWING WATER	A	GOOD	GOOD	GOOD	FAIR
	C	GOOD	EXCELLENT	EXCELLENT	FAIR
	D	GOOD	EXCELLENT	EXCELLENT	FAIR
LIGHTLY USED PARKING LOTS, ODO AREAS, UNUSED LANDS, AND LOW INTENSITY USE RECREATION SITES	A	GOOD	GOOD	GOOD	FAIR
	B	GOOD	GOOD	EXCELLENT	FAIR
	C	GOOD	EXCELLENT	EXCELLENT	FAIR
	D	GOOD	EXCELLENT	EXCELLENT	FAIR
PLAY AREAS AND ATHLETIC FIELDS (TOPSOIL IS ESSENTIAL FOR GOOD TURF)	F	FAIR	EXCELLENT	EXCELLENT	2/
	G	FAIR	EXCELLENT	EXCELLENT	2/

1/ REFER TO SEEDING MIXTURES AND RATES IN TABLE 7-36.

2/ POORLY DRAINED SOILS ARE NOT DESIRABLE FOR USE AS PLAYING AREA AND ATHLETIC FIELDS.

SEEDING RATES

MIXTURE	POUNDS PER ACRE	POUNDS PER 1,000 SQ. FT.
A. TALL FESCUE	20	0.45
CREeping RED FESCUE	20	0.45
RED TOP	20	0.45
TOTAL	60	1.35
B. TALL FESCUE	15	0.35
CREeping RED FESCUE	10	0.25
CROWN VETCH OR FLAT PEA	30	0.75
TOTAL	40 OR 55	0.85 OR 1.35
C. TALL FESCUE	24	0.55
CREeping RED FESCUE	24	0.55
BIRDS FOOT TREFOIL	48	1.10
TOTAL	96	2.20
D. TALL FESCUE	20	0.45
FLAT PEA	30	0.75
TOTAL	50	1.20
E. CREeping RED FESCUE	20	0.45
KENTUCKY BLUEGRASS 1/	80	1.15
TOTAL	100	2.30
F. TALL FESCUE 1	150	3.60

* RECOMMENDED

E17

CONSTRUCTION SEQUENCE:

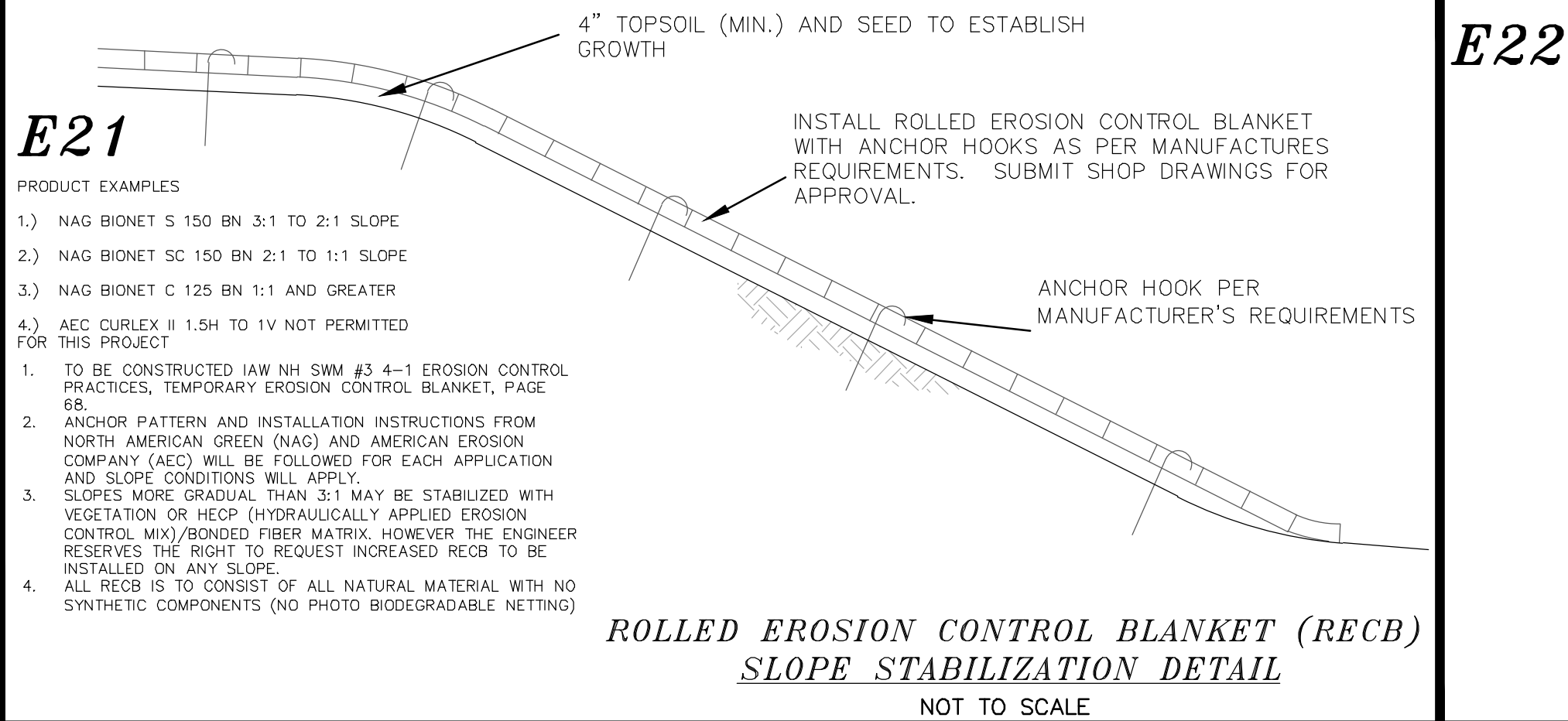
- 1.) CUT AND REMOVE TREES IN CONSTRUCTION AREA ONLY AS REQUIRED; RELOCATE ANY PROJECT T.B.M.
- 2.) CONSTRUCT AND/OR INSTALL TEMPORARY AND PERMANENT SEDIMENT EROSION AND DETENTION CONTROL FACILITIES AS SPECIFIED. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SOIL LAND DISTURBANCE AND MUST BE REVIEWED AND APPROVED BY THE COMMUNITY SERVICES DEPARTMENT.
- 3.) EROSION, SEDIMENT AND DETENTION CONTROL FACILITY SHALL BE INSTALLED & STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM. TEMPORARY DIVERSIONS MAY BE REQUIRED. POST CONSTRUCTION STORM WATER MANAGEMENT PRACTICES MUST BE INITIATED AND STABILIZED EARLY IN THE PROCESS.
- 4.) CLEAR, CUT AND DISPOSE OF DEBRIS IN APPROVED FACILITY
- 5.) CONSTRUCT TEMPORARY CULVERTS AS REQUIRED, OR DIRECTED
- 6.) CONSTRUCT ROADWAYS FOR ACCESS TO DESIRED CONSTRUCTION AREAS. ALL ROADS SHALL BE STABILIZED IMMEDIATELY. DO NOT PLACE POROUS PAVEMENT WEARING COURSE INTO SERVICE UNTIL EXTERIOR BUILDING CONSTRUCTION IS COMPLETE. REMOVE ANY DIRT FROM CONVENTIONAL PAVEMENT BASE COURSE AND POROUS PAVEMENT BASE COURSE BEFORE APPLICATION OF POROUS PAVEMENT WEARING COURSE. DUMPSTERS SHALL NOT BE LOCATED ON POROUS PAVEMENT. REMOVE ANY EXCESS OVERFLOW PAVEMENT FROM THE PAVING OF THE CONVENTION PAVEMENT AND BITUMINOUS SIDEWALKS FROM THE POROUS SURFACE IF OVERFLOW OCCURS.
- 7.) START BUILDING CONSTRUCTION AND INSTALL PERIMETER FENCE WHERE SHOWN.
- 8.) INSTALL PIPE AND CONSTRUCTION ASSOCIATED APPURTENANCES AS REQUIRED OR DIRECTED. ALL DISTURBED AREAS SHALL STABILIZED IMMEDIATELY AFTER GRADING.
- 9.) BEGIN PERMANENT AND TEMPORARY SEEDING AND MULCHING. ALL CUT AND FILL SLOPES AND DISTURBED AREAS SHALL BE SEED OR MULCHED AS REQUIRED, OR DIRECTED. NO AREA IS ALLOWED TO BE DISTURBED FOR A LENGTH OF TIME THAT EXCEEDS 45 DAYS BEFORE BEING STABILIZED. DAILY, OR AS REQUIRED, ALL ROADWAYS AND DRIVEWAYS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADES. ALL CUT AND FILL SLOPES SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADES.
- 10.) CONSTRUCT TEMPORARY BERMS, DRAINS DITCHES, SILT FENCES, SEDIMENT TRAPS, ETC. MULCH AND SEED AS REQUIRED.
- 11.) INSPECT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES DURING CONSTRUCTION. ALL SWPPP INSPECTIONS MUST BE CONDUCTED BY A QUALIFIED PROFESSIONAL SUCH AS A PROFESSIONAL ENGINEER (PE), A CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL (CPESC), A CERTIFIED EROSION SEDIMENT AND STORM WATER INSPECTOR (CESSW), OR A CERTIFIED PROFESSIONAL IN STORM WATER QUALITY (CPSWQ). INSPECTION REPORTS SHALL BE SUBMITTED TO THE COMMUNITY SERVICES DEPARTMENT.
- 12.) COMPLETE PERMANENT SEEDING AND LANDSCAPING.
- 13.) REMOVE TEMPORARY EROSION CONTROL MEASURES AFTER SEEDING AREAS HAVE ESTABLISHED THEMSELVES AND SITE IMPROVEMENTS ARE COMPLETE.
- 14.) SMOOTH AND REVEGETATE ALL DISTURBED AREAS.
- 15.) FINISH PAVING ALL ROADWAYS.

New England Conservation/Wildlife Mix

Botanical Name	Common Name	Indicator
Elymus virginicus	Virginia Wild Rye	FACW-
Schizachyrium scoparium	Little Bluestem	FACU
Andropogon gerardii	Big Bluestem	FAC
Festuca rubra	Red Fescue	FACU
Sorghastrum nutans	Indian Grass	UPL
Panicum virgatum	Switch Grass	FAC
Chamaecrista fasciculata	Partridge Pea	FACU
Desmodium canadense	Shown Tick Trefoil	FAC
Asclepias tuberosa	Butterfly Milkweed	NI
Bidens frondosa	Beggas Ticks	FACW
Eupatorium purpureum [Eutrochium maculatum]	Purple Joe Pye Weed	FAC
Redbeekia hirta	Black Eyed Susan	FACU-
Aster pilosus [Symphyotrichum pilosum]	Heath (or Hairy) Aster	UPL
Solidago juncea	Early Goldenrod	

SEEDING SPECIFICATIONS

1. GRADING AND SHAPING
 - A. SLOPES SHALL NOT BE STEEPER THAN 2:1; 3:1 SLOPES OR FLATTER ARE PREFERRED.
 - WHERE MOWING WILL BE DONE, 3:1 SLOPES OR FLATTER ARE RECOMMENDED.
2. SEEDBED PREPARATION
 - A. SURFACE AND SEEPAGE WATER SHOULD BE DRAINED OR DIVERTED FROM THE SITE TO PREVENT DROWNING OR WINTER KILLING OF THE PLANTS.
 - B. STONES LARGER THAN 4 INCHES AND TRASH SHOULD BE REMOVED BECAUSE THEY INTERFERE WITH SEEDING AND FUTURE MAINTENANCE OF THE AREA. WHERE FEASIBLE, THE SOIL SHOULD BE TILLED TO A DEPTH OF ABOUT 4 INCHES TO PREPARE A SEED BED AND MIX FERTILIZER AND LIME INTO THE SOIL. THE SEEDBED SHOULD BE LEFT IN REASONABLY FIRM AND SMOOTH CONDITION. THE LAST TILLAGE OPERATION SHOULD BE PERFORMED ACROSS THE SLOPE WHEREVER PRACTICAL.
3. ESTABLISHING A STAND
 - A. LIME AND FERTILIZER SHOULD BE APPLIED PRIOR TO OR AT THE TIME OF SEEDING
 - AND INCORPORATED INTO THE SOIL KINDS AND AMOUNTS OF LIME AND FERTILIZER SHOULD BE BASED ON AN EVALUATION OF SOIL TESTS. WHEN A SOIL TEST IS NOT AVAILABLE, THE FOLLOWING MINIMUM AMOUNTS SHOULD BE APPLIED:
AGRICULTURAL LIMESTONE, 2 TONS PER ACRE OR 100LBS. PER 1,000 SQ.FT.
NITROGEN(N), 50LBS. PER ACRE OR 1.1LBS. PER 1,000 SQ.FT.
PHOSPHATE(P2O5), 100LBS. PER ACRE OR 2.2LBS. PER 1,000 SQ.FT.
POTASH(K2O), 100LBS. PER ACRE OR 2.2LBS. PER 1,000 SQ.FT.
(NOTE: THIS IS THE EQUIVALENT OF 500LBS. PER ACRE OF 10-20 FERTILIZER OR 1,000LBS. PER ACRE OF 5-10-10.)
4. MULCH
 - A. HAY, STRAW, OR OTHER MULCH, WHEN NEEDED, SHOULD BE APPLIED IMMEDIATELY AFTER SEEDING.
 - B. MULCH WILL BE HELD IN PLACE USING APPROPRIATE TECHNIQUES FROM THE BEST MANAGEMENT PRACTICE FOR MULCHING. HAY OR STRAW MULCH SHALL BE PLACED AT A RATE OF 90LBS PER 1000 S.F.
5. MAINTENANCE TO ESTABLISH A STAND
 - A. PLANTED AREA SHOULD BE PROTECTED FROM DAMAGE BY FIRE, GRAZING, TRAFFIC, AND DENSE WEED GROWTH.
 - B. FERTILIZATION NEEDS SHOULD BE DETERMINED BY ONSITE INSPECTIONS. SUPPLEMENTAL FERTILIZER IS USUALLY THE KEY TO FULLY COMPLETE THE ESTABLISHMENT OF THE STAND BECAUSE MOST PERENNIAL STAKE 2 TO 3 YEARS TO BECOME ESTABLISHED.
 - C. IN WATERWAYS, CHANNELS, OR SWALES WHERE UNIFORM FLOW CONDITIONS ARE ANTICIPATED, OCCASIONAL MOWING MAY BE NECESSARY TO CONTROL GROWTH OF WOODY VEGETATION.
 - D. TO BE CONSTRUCTED IAW NH SWM #3 4-1 EROSION CONTROL PRACTICES, PERMANENT VEGETATION, PAGE 60.
6. SEED SHOULD BE SPREAD UNIFORMLY BY THE METHOD MOST APPROPRIATE FOR THE SITE. METHODS INCLUDE BROADCASTING, DRILLING AND HYDROSEEDING. WHERE BROADCASTING IS USED, COVER SEED WITH .25 INCH OF SOIL OR LESS, BY CULTIPACKING OR RAKING.
7. REFER TO TABLE(G-E1 THIS SHEET) FOR APPROPRIATE SEED MIXTURES AND TABLE(H-E1 THIS SHEET) FOR RATES OF SEEDING. ALL LEGUMES (CROWN VETCH, BIRDSFOOT TREFOIL, AND FLATPEA) MUST BE INOCULATED WITH THEIR SPECIFIC INOCULANT.
8. WHEN SEEDING AREAS ARE MULCHED, PLANTINGS MAY BE MADE FROM EARLY SPRING TO EARLY OCTOBER. WHEN SEEDING AREAS ARE NOT MULCHED, PLANTINGS SHOULD BE MADE FROM EARLY SPRING TO MAY 20 OR FROM AUGUST 10 TO SEPTEMBER 1.



E14

TABLE 7-24--RECOMMENDED RIP RAP GRADATION RANGES

d50 SIZE=	0.5 FEET	6 INCHES
% OF WEIGHT SMALLER THAN THE GIVEN d50 SIZE	SIZE OF STONE (INCHES) FROM	TO
100%	9	12
85%	8	11
50%	6	9
15%	2	3

E18

DEFINITION OF STABLE:

PER ENV-WQ 1500 ALTERATION OF TERRAIN

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

ADDITION STABILIZATION NOTES:

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

E22

WINTER STABILIZATION NOTES

1. ALL DISTURBED AREAS THAT DO NOT HAVE AT LEAST 85% VEGETATIVE COVERAGE PRIOR TO OCTOBER 15TH SHALL BE STABILIZED BY APPLYING MULCH AT A RATE OF 3-4 TONS PER ACRE. ALL SIDE SLOPES, STEEPER THAN 4:1, THAT ARE NOT DIRECTED TO SWALES OR DETENTION BASINS, SHALL BE LINED WITH BIODEGRADABLE/PHOTODEGRADABLE "JUTE MATTING" (EXCELSIOR'S CURLEX II OR EQUAL). ALL OTHER SLOPES SHALL BE MULCHED AND TACKED AT A RATE OF 3-4 TONS PER ACRE. THE APPLICATION OF MULCH AND/OR JUTE MATTING SHALL NOT OCCUR OVER EXISTING SNOW COVER. IF THE SITE IS ACTIVE AFTER OCTOBER 15TH, ANY SNOW THAT ACCUMULATES ON DISTURBED AREAS SHALL BE REMOVED. PRIOR TO SPRING THAW ALL AREAS WILL BE STABILIZED, AS DIRECTED ABOVE.
2. ALL SWALES THAT DO NOT HAVE FULLY ESTABLISHED VEGETATION SHALL BE EITHER LINED WITH TEMPORARY JUTE MATTING OR TEMPORARY STONE CHECK DAMS (APPROPRIATELY SPACED). STONE CHECK DAMS WILL BE MAINTAINED THROUGHOUT THE WINTER MONTHS. IF THE SWALES ARE TO BE MATTED WITH PERMANENT LINERS OR RIPRAP WITH ENGINEERING FABRIC, THIS SHALL BE COMPLETED PRIOR TO WINTER SHUTDOWN OR AS SOON AS THEY ARE PROPERLY GRADED AND SHAPED.
3. PRIOR TO OCT. 1st ALL ROADWAY AND PARKING AREAS SHALL BE BROUGHT UP TO AND THROUGH THE BANK RUN GRAVEL APPLICATION. IF THESE AREAS' ELEVATIONS ARE PROPOSED TO REMAIN BELOW THE PROPOSED SUBGRADE ELEVATION, THE SUBGRADE MATERIAL SHALL BE ROUGHLY CROWNED AND A 3" LAYER OF CRUSHED GRAVEL SHALL BE PLACED AND COMPACTED. THIS WILL ALLOW THE SUBGRADE TO SHED RUNOFF AND WILL REDUCE ROADWAY EROSION. THIS CRUSHED GRAVEL DOES NOT HAVE TO CONFORM TO NHDOT 304.3, BUT SHALL HAVE BETWEEN 15-25% PASSING THE #200 SIEVE AND THE LARGEST STONE SIZE SHALL BE 2". IF THE SITE IS ACTIVE AFTER OCTOBER 1st, ANY ACCUMULATED SNOW SHALL BE REMOVED FROM ALL ROADWAY AND PARKING AREAS.
4. AFTER OCTOBER 1st, THE END OF NEW HAMPSHIRE'S AVERAGE GROWING SEASON, NO ADDITIONAL LOAM SHALL BE SPREAD ON SIDE SLOPES AND SWALES. THE STOCKPILES THAT WILL BE LEFT UNDISTURBED UNTIL SPRING SHALL BE SEED BY THIS DATE. AFTER OCTOBER 15TH, ANY NEW OR DISTURBED PILES SHALL BE MULCHED AT A RATE OF 3-4 TONS PER ACRE. ALL STOCKPILES THAT WILL REMAIN THROUGHOUT THE WINTER SHALL BE SURROUNDED WITH SILT FENCING.
5. NO GREATER THAN 1 ACRE OF UNSTABILIZED LAND IS ALLOWED AFTER OCTOBER 15TH.

CITY OF DOVER PLANNING FILE #

REVISION	DATE	DESCRIPTION
#2	03-04-25	REVISED UNIT COUNT AND ASSOCIATED MODIFICATIONS
#1	10-17-24	REVISED UNIT COUNT AND ASSOCIATED MODIFICATIONS

EROSION & SEDIMENT CONTROL DETAILS

FOR DEVELOPMENT LLC

KNOX MARSH LLC

5 SHERMAN STREET LLC

1 COLD SPRINGS ROAD

DOVER, N.H.

TAX MAP H, LOT 47-4

BERRY SURVEYING & ENGINEERING

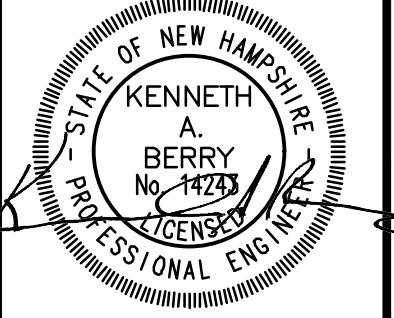
335 SECOND CROWN POINT ROAD

BARRINGTON, NH 03825 (603)332-2863

SCALE : AS SHOWN

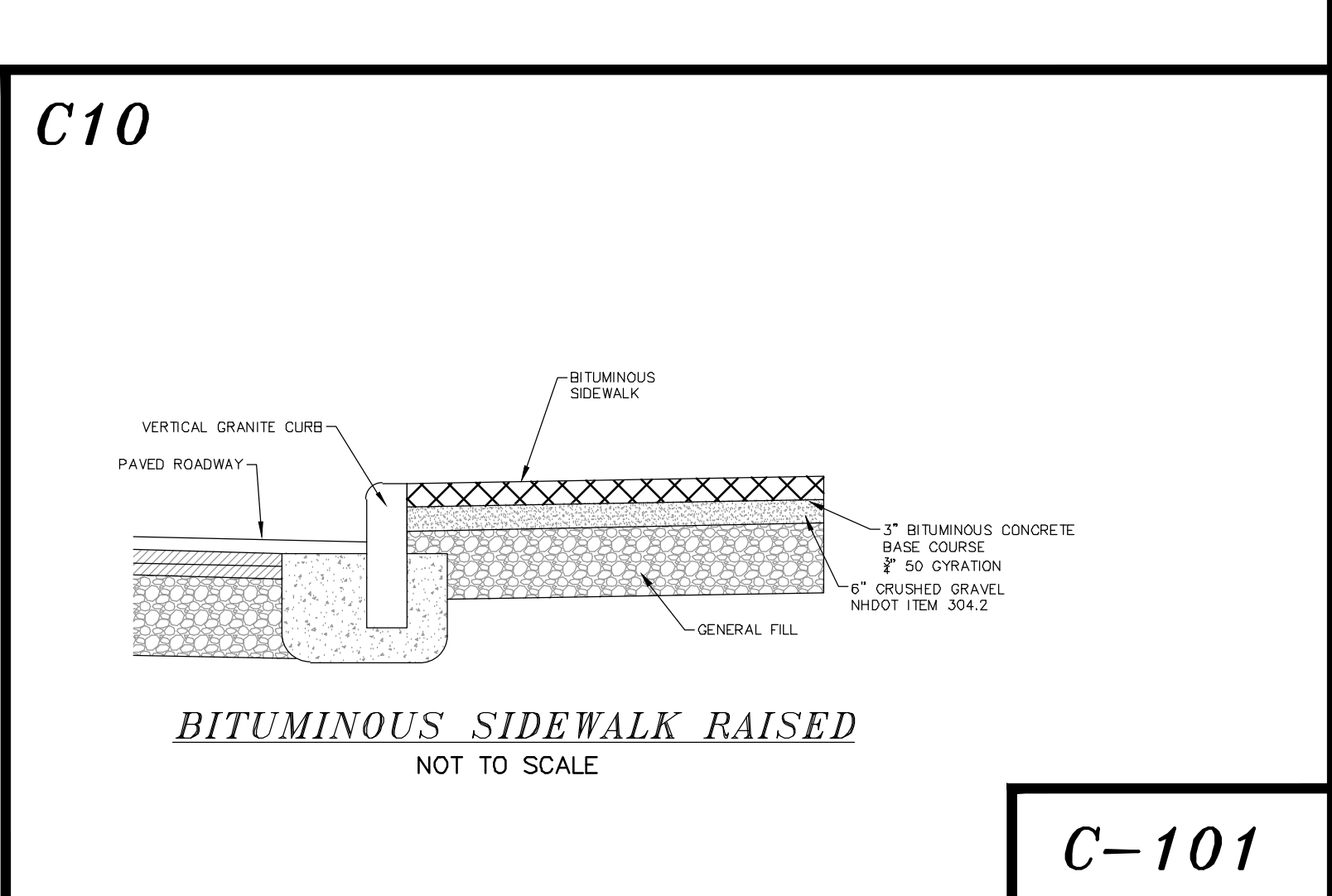
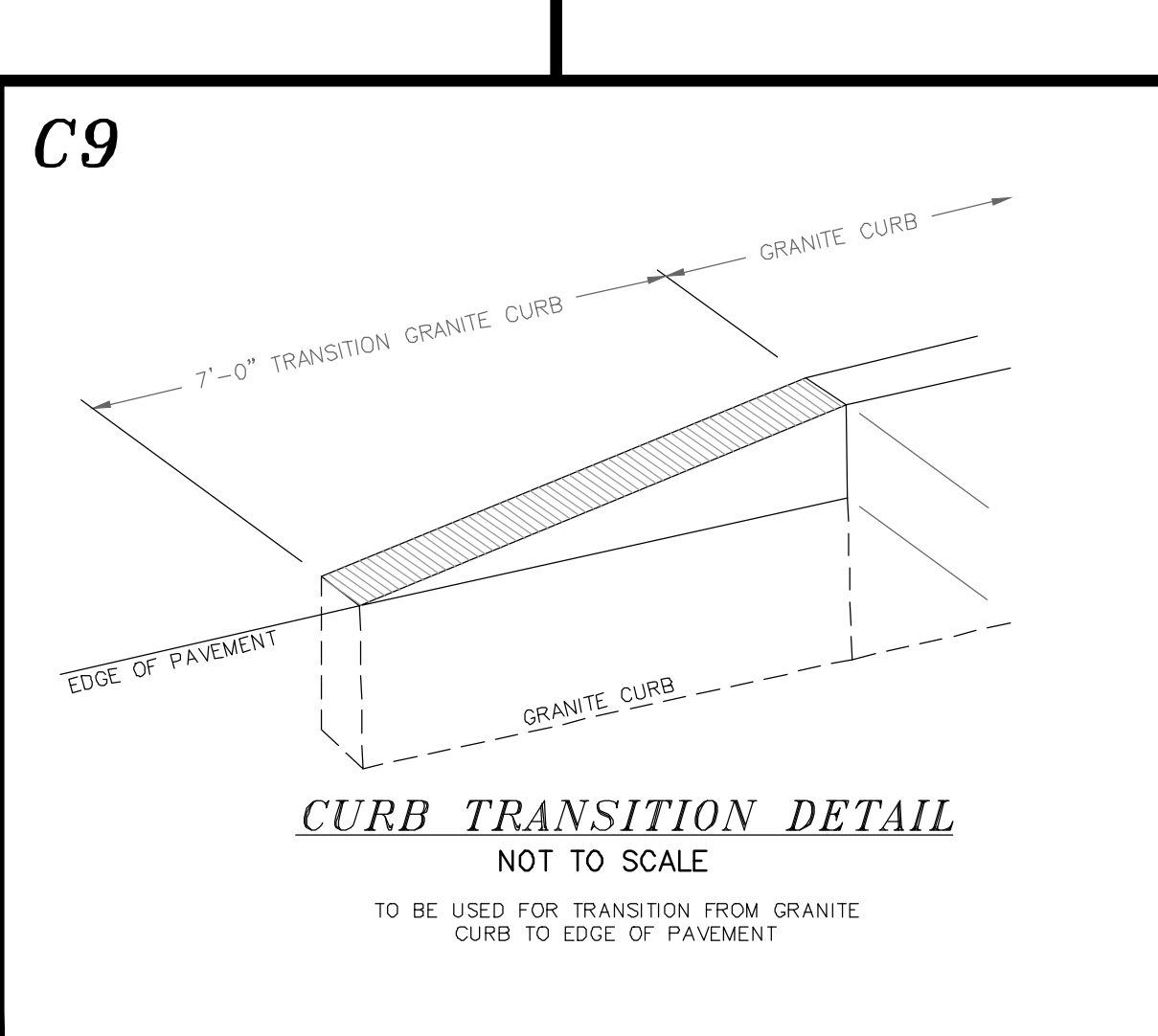
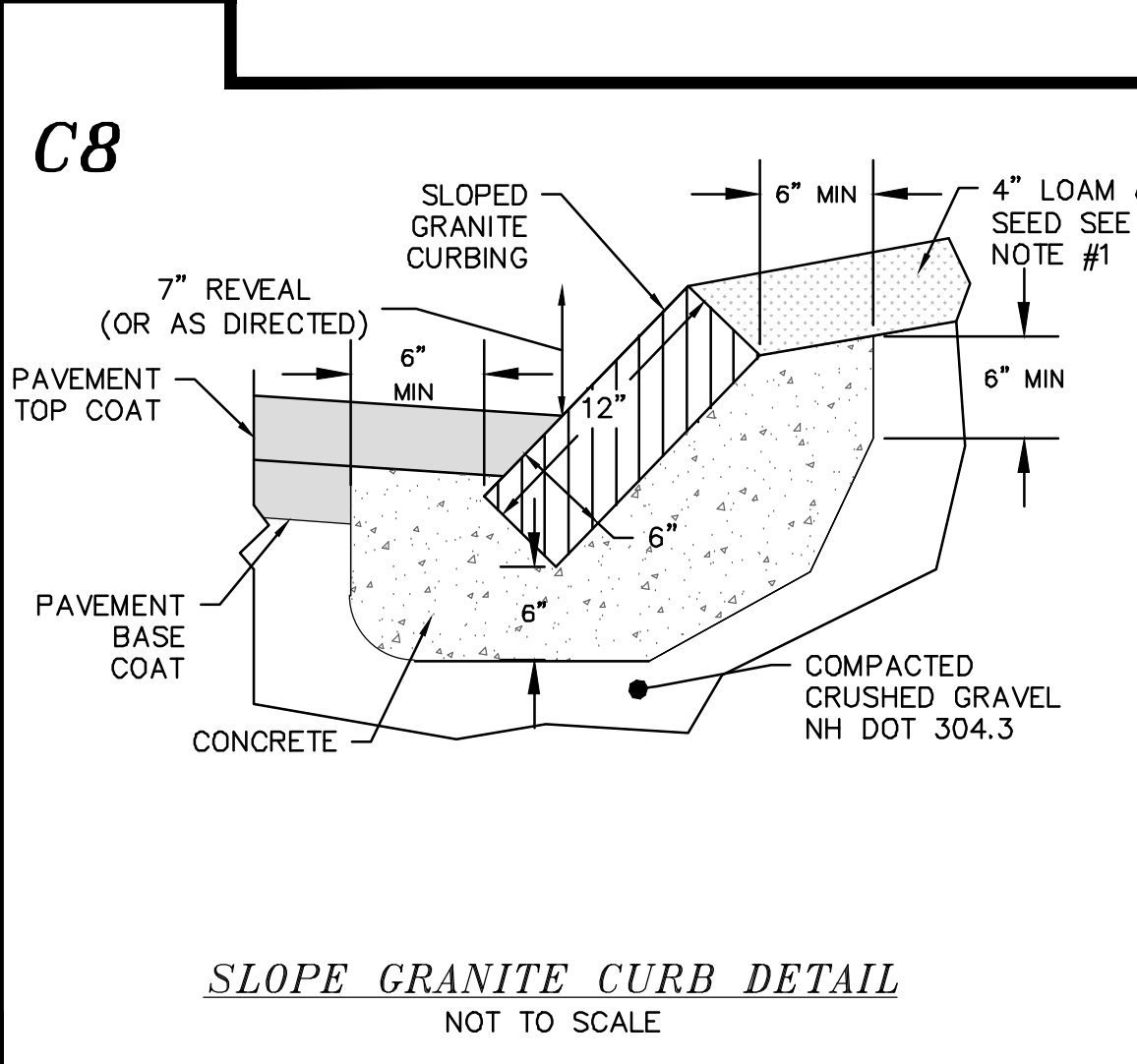
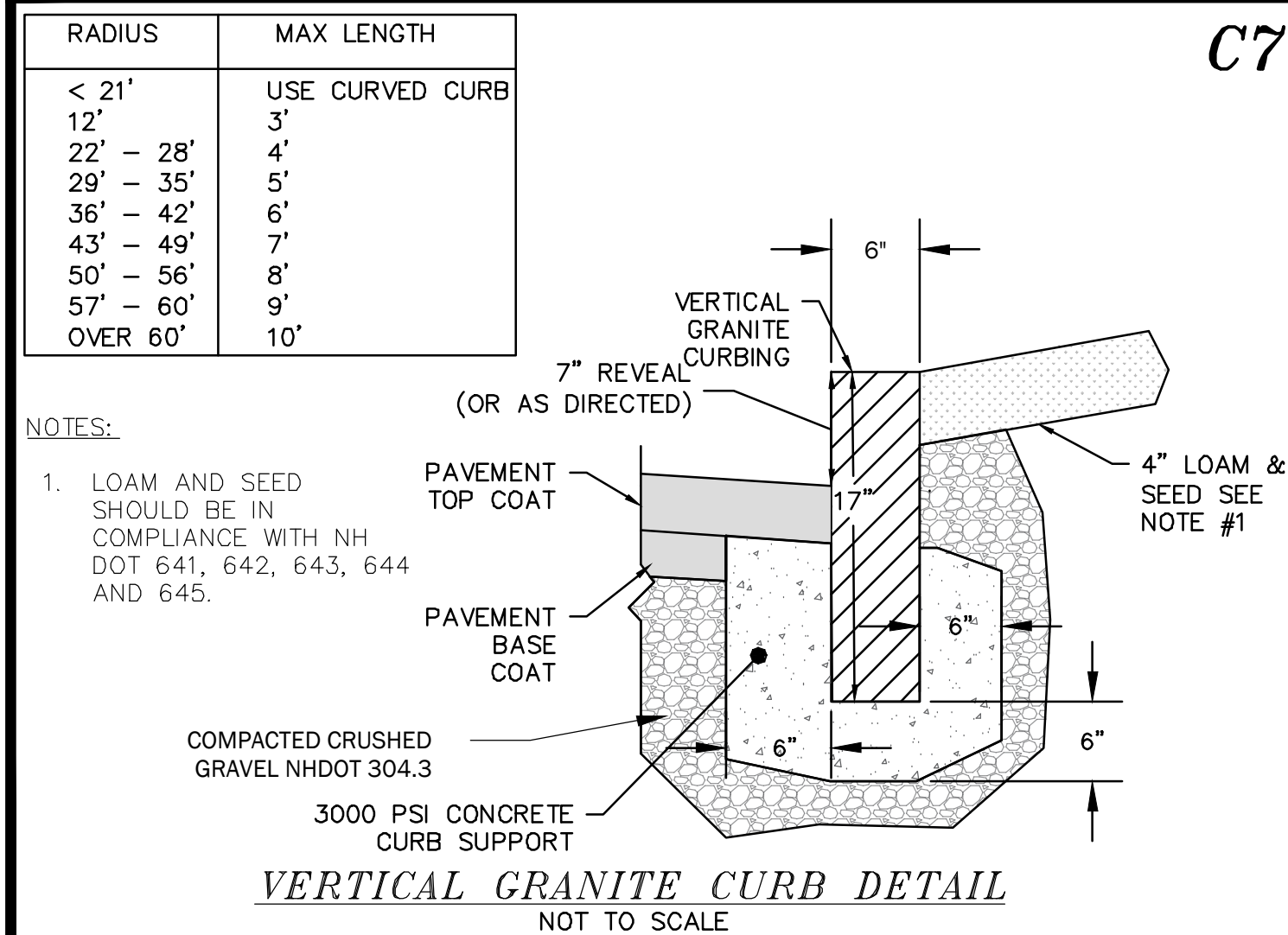
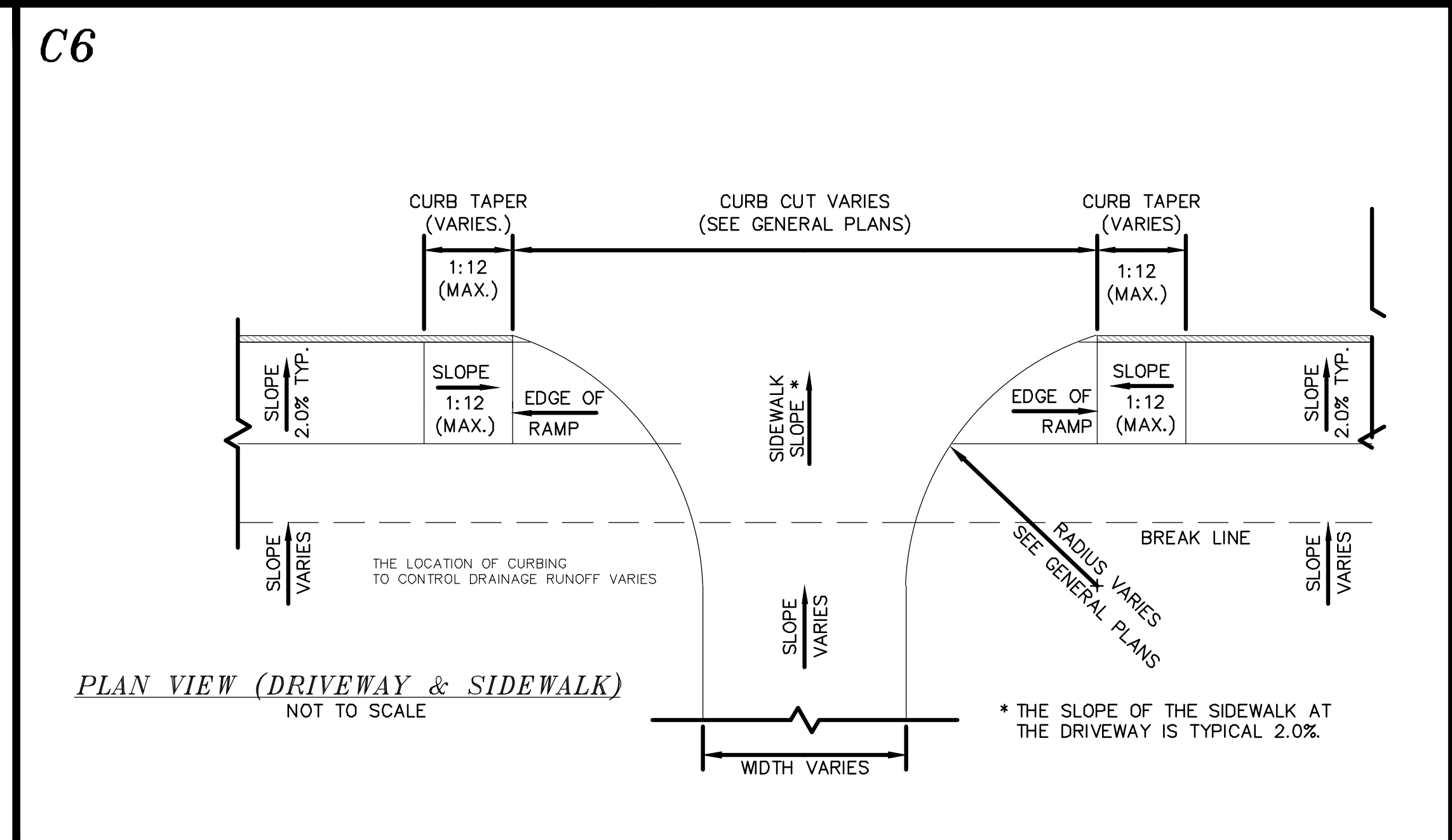
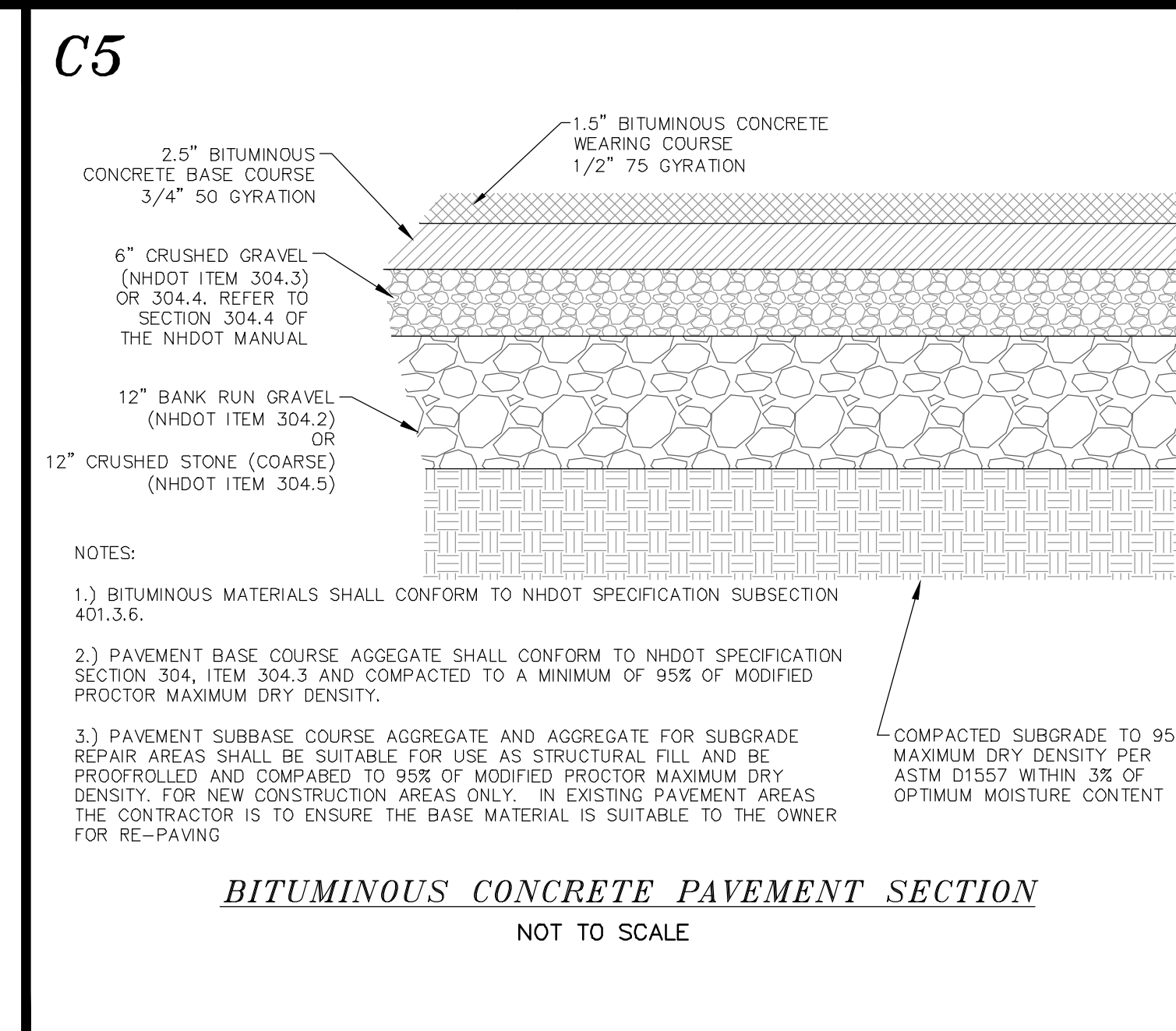
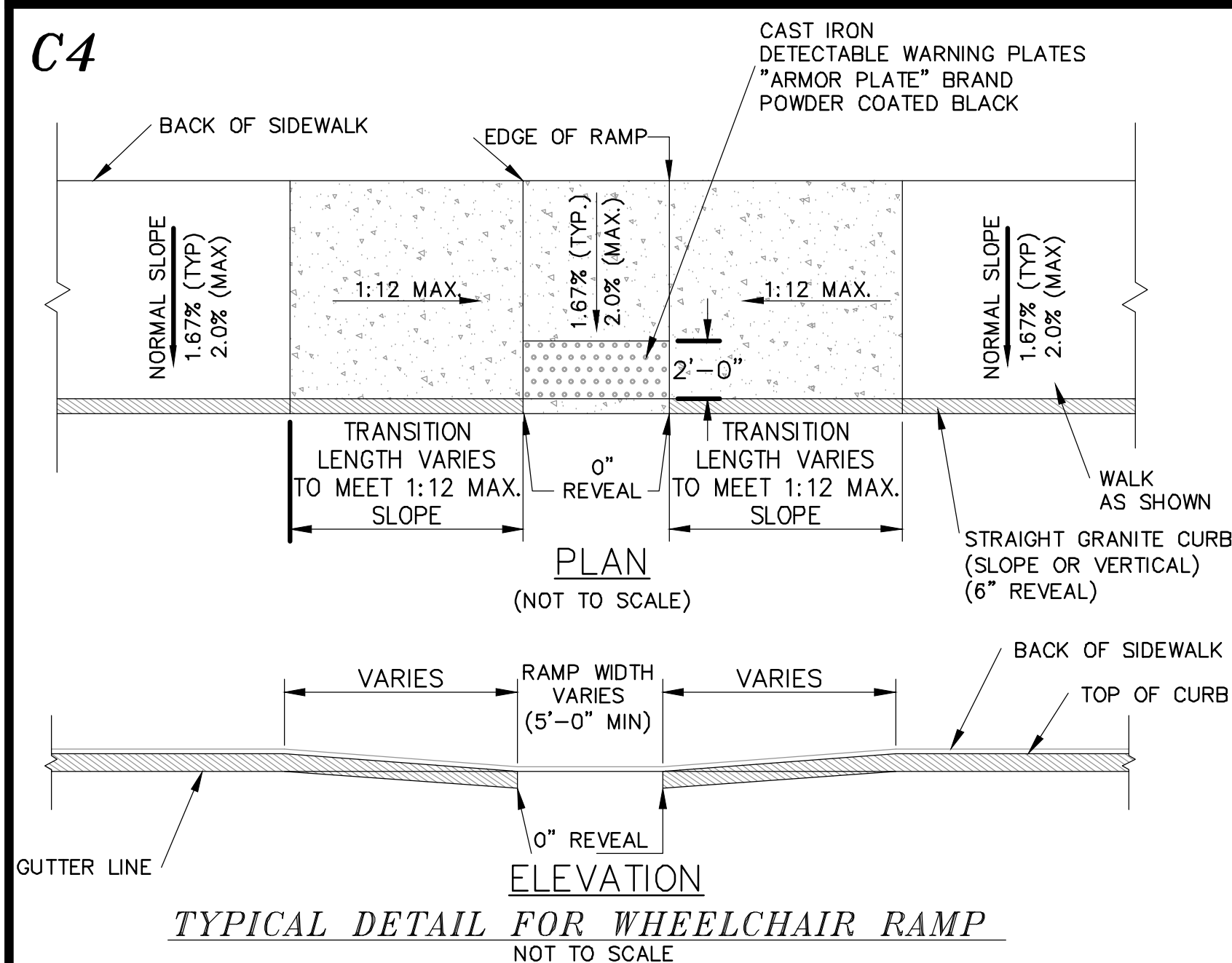
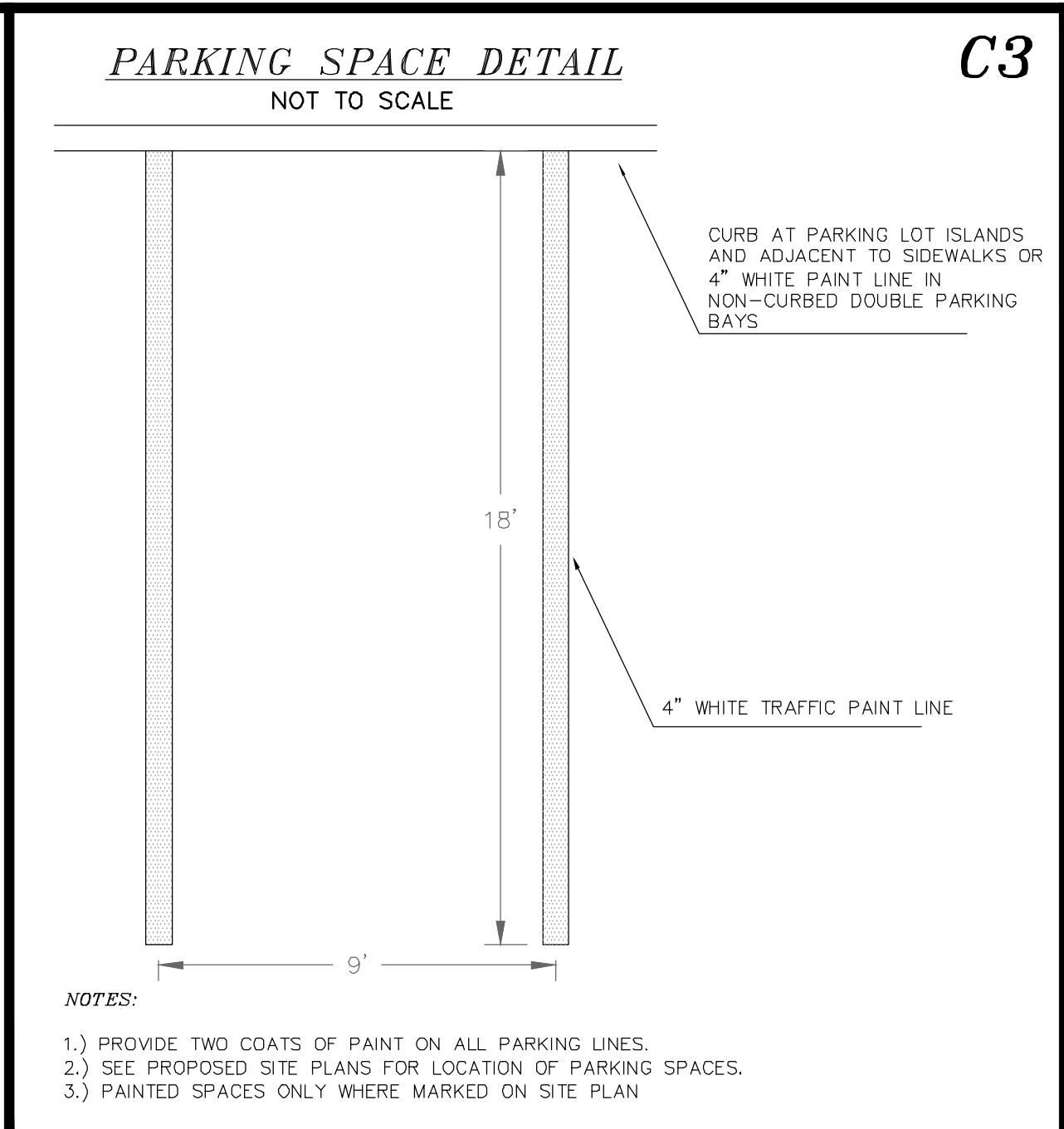
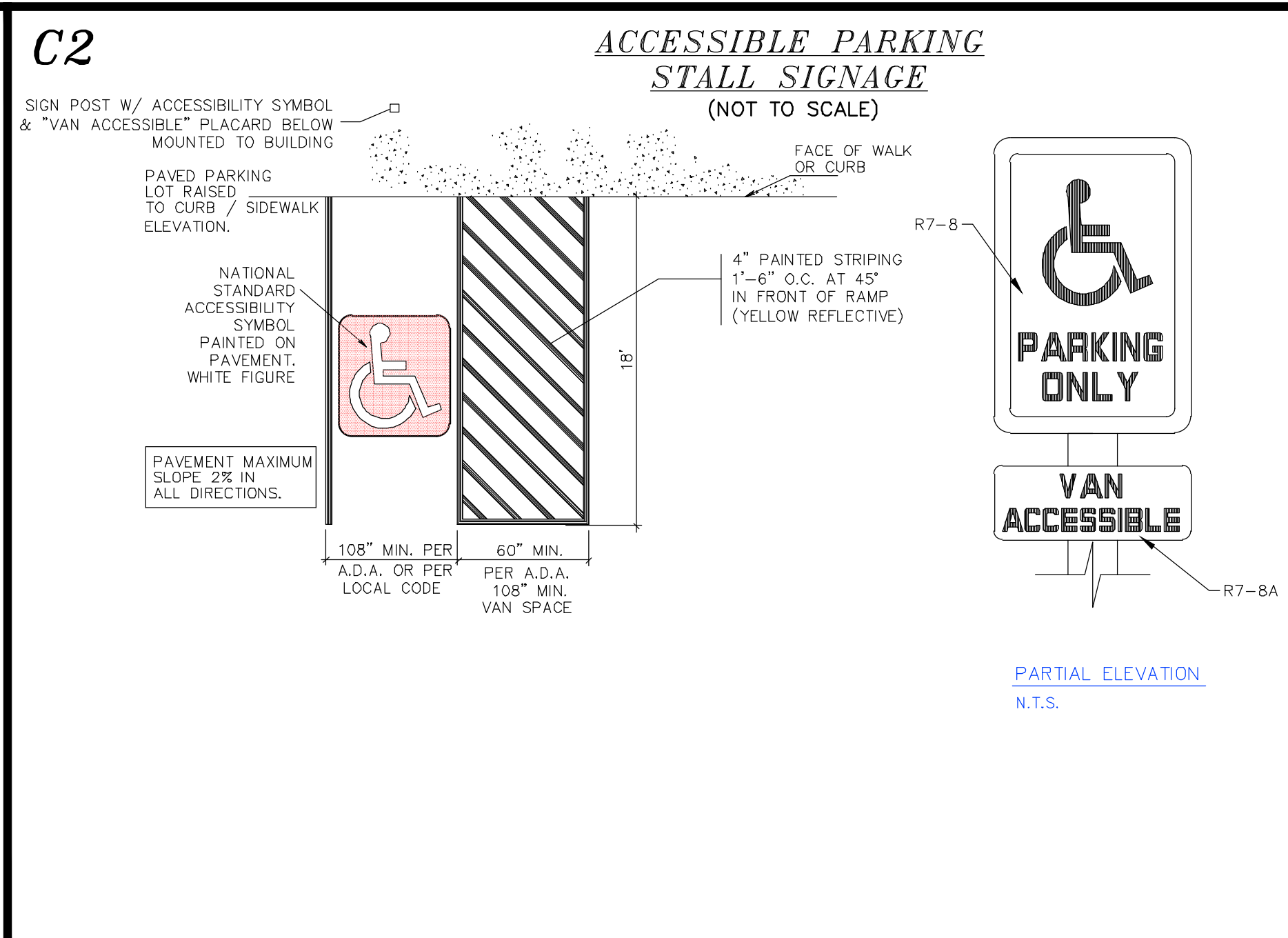
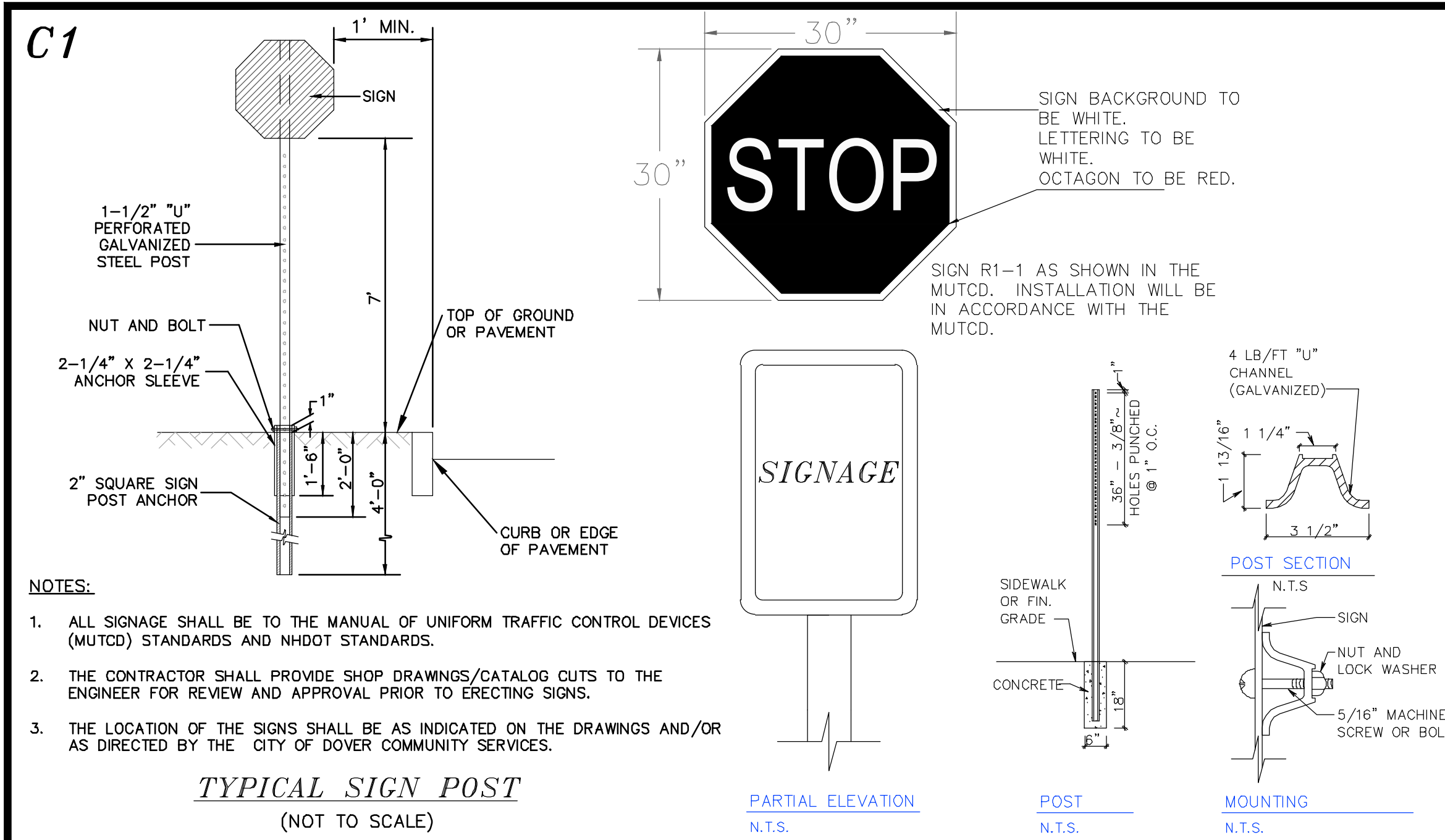
DATE : SEPTEMBER 1, 2024

FILE NO. : DB 2023 - 126



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CITY OF DOVER PLANNING FILE #

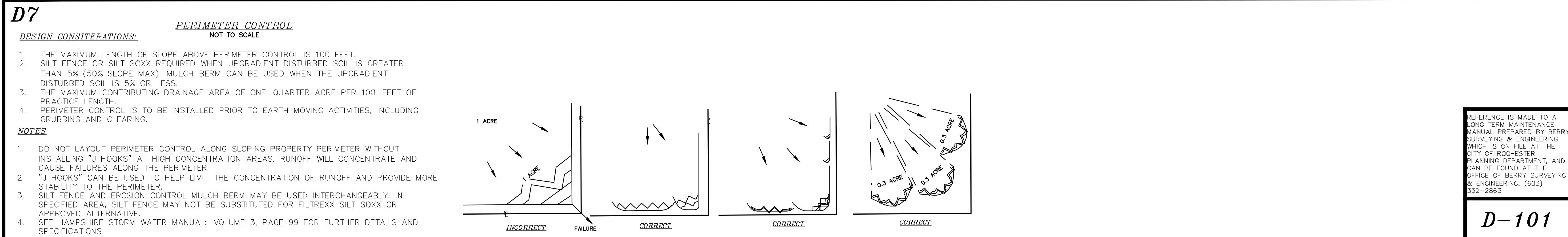
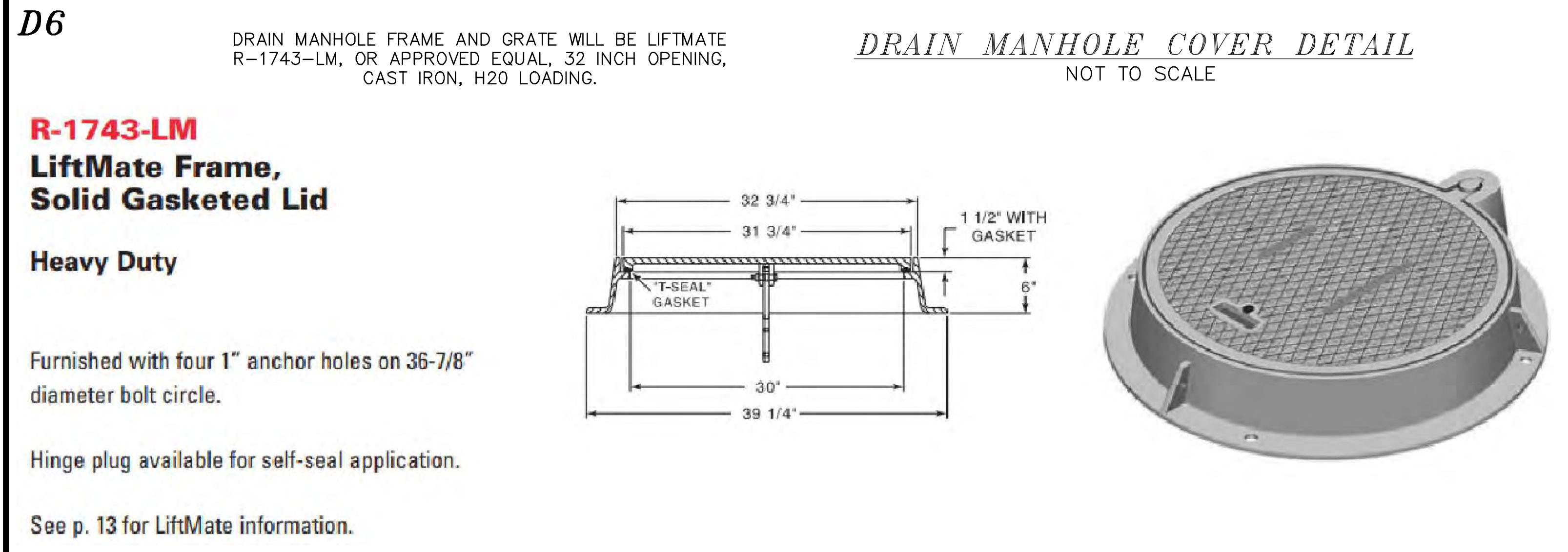
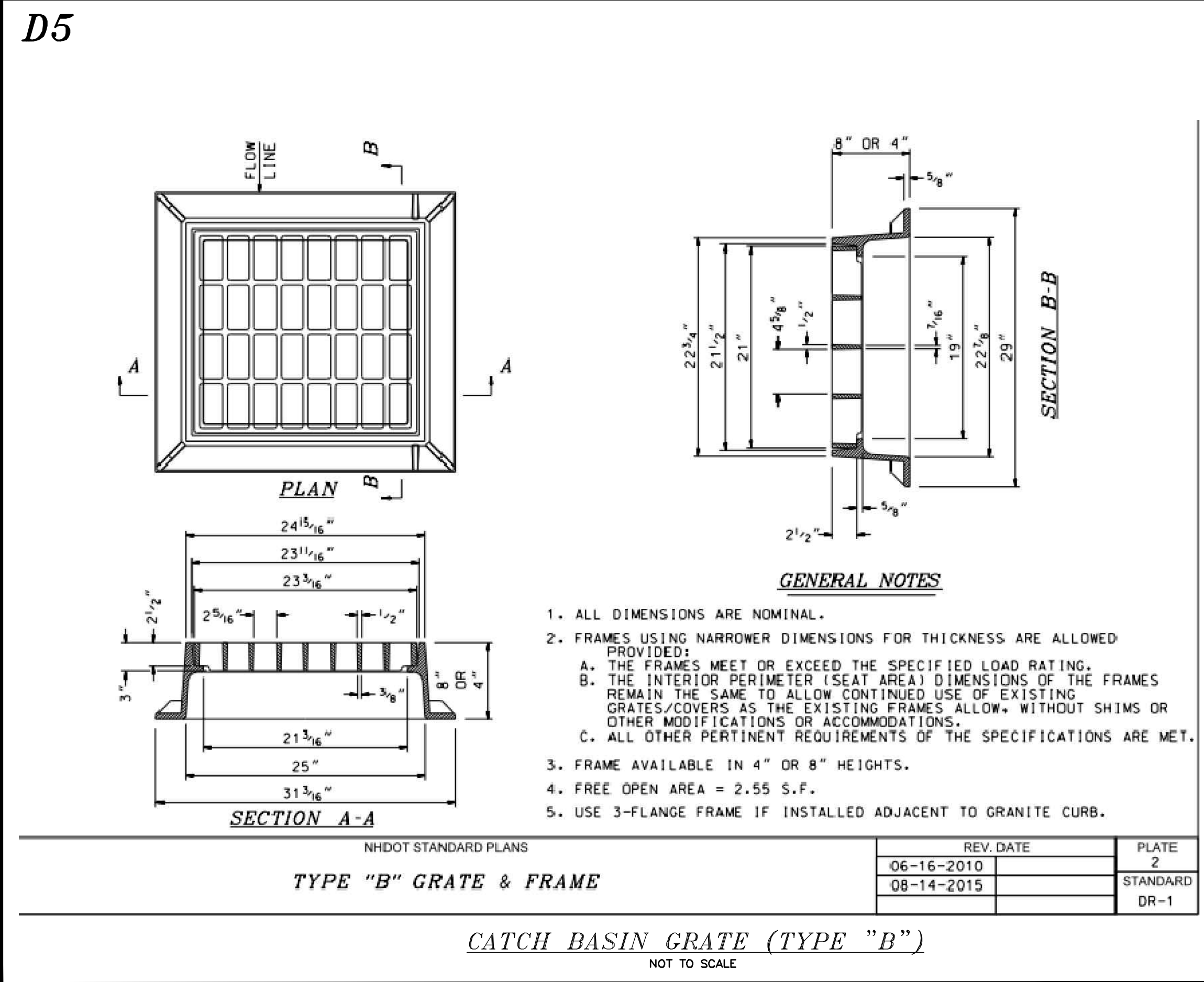
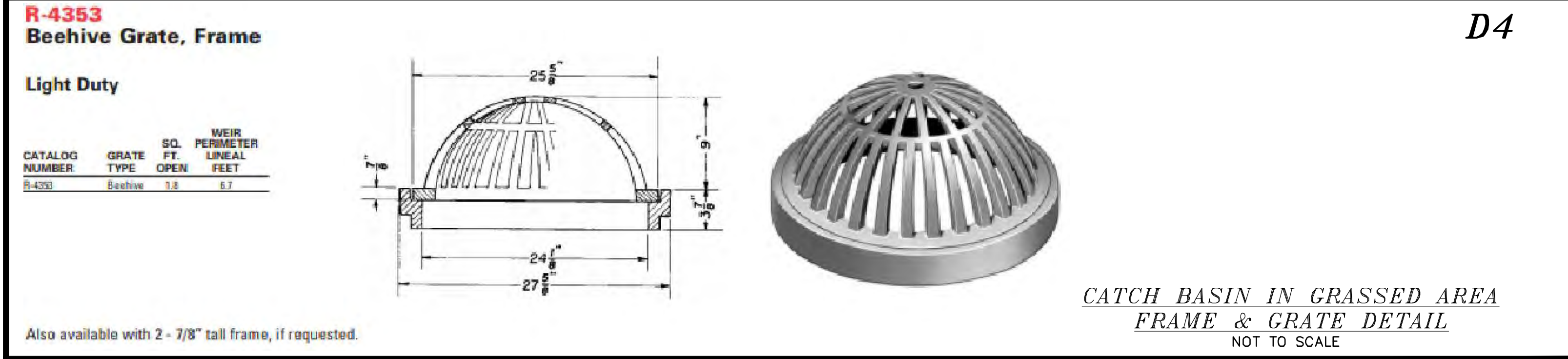
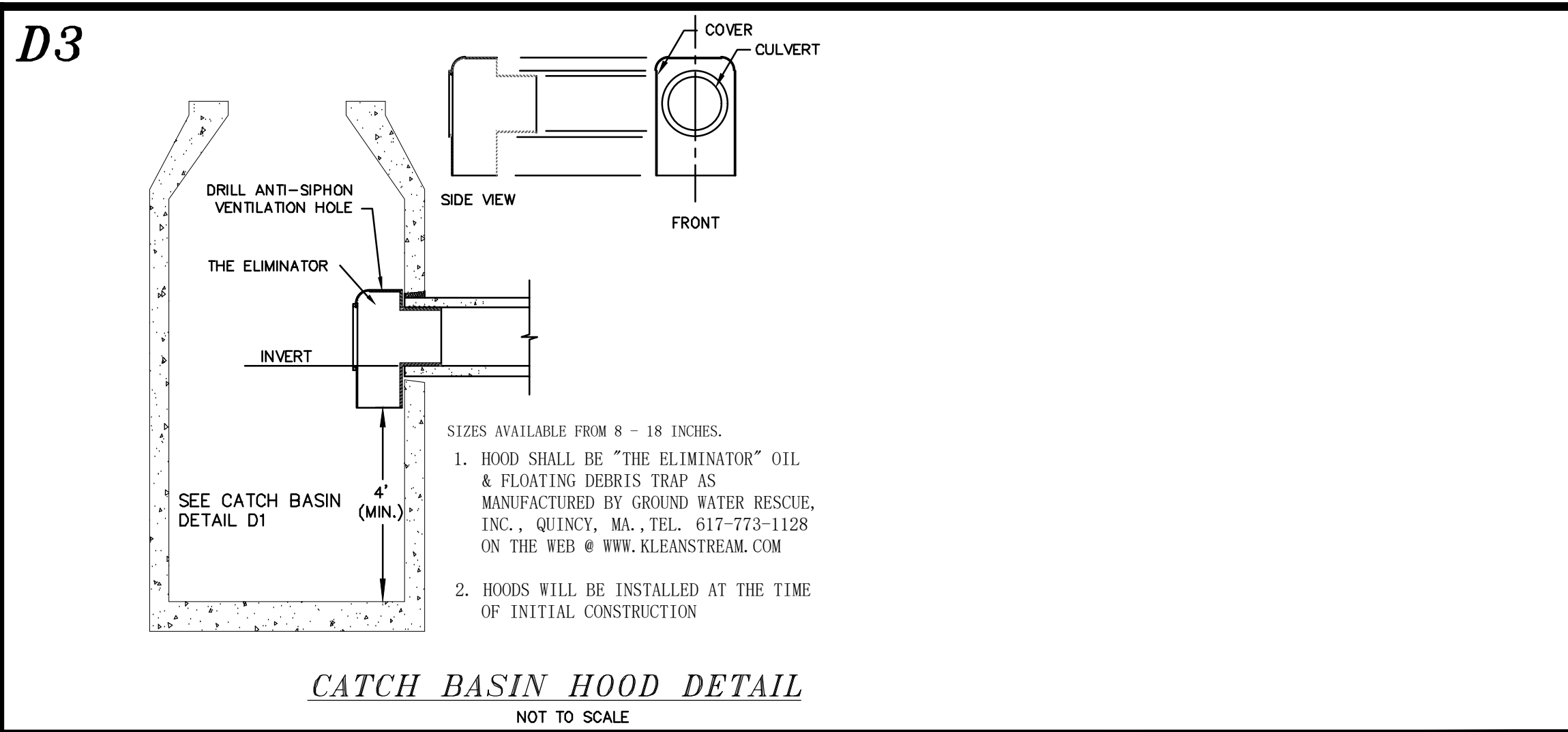
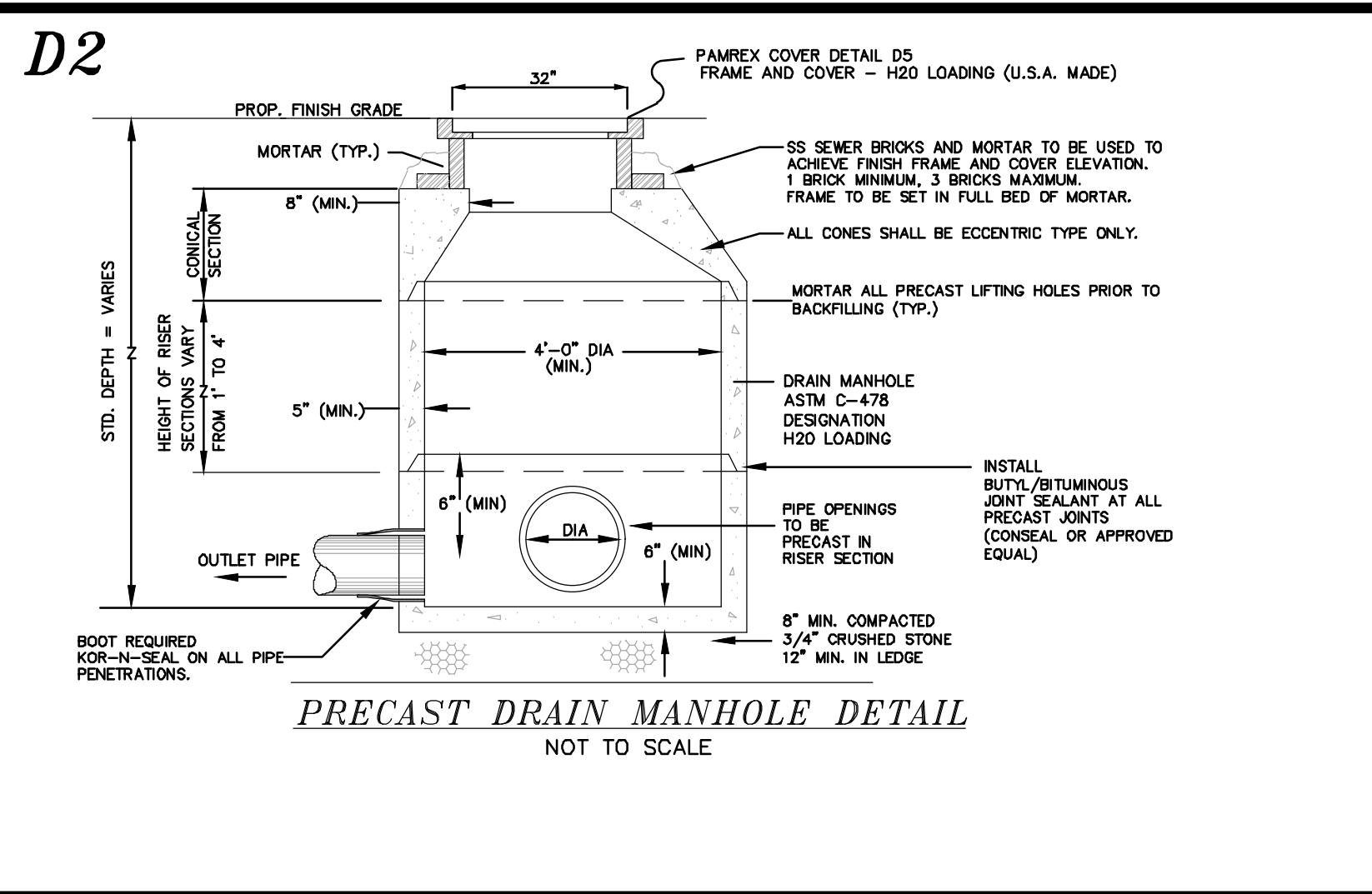
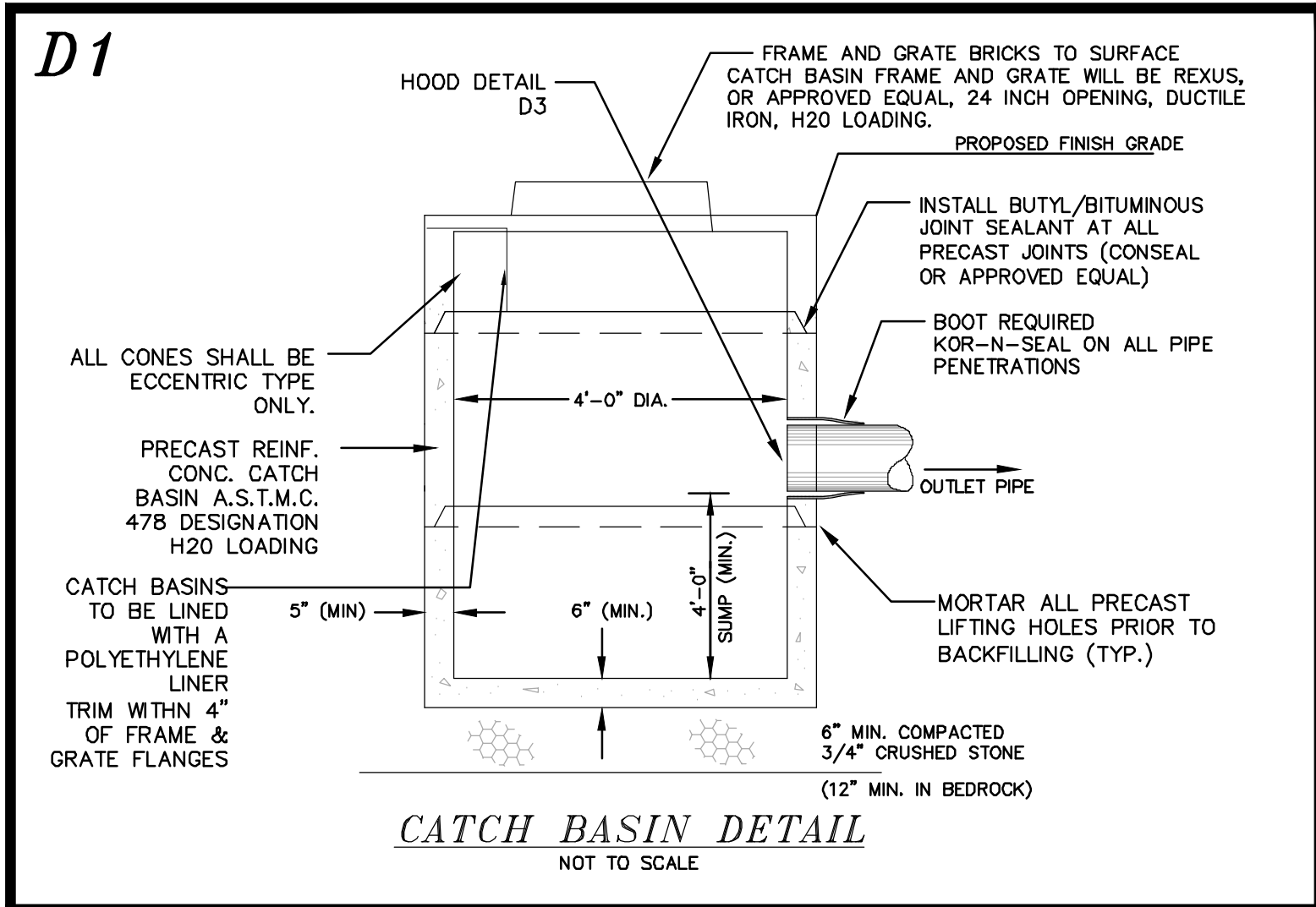
REVISION	DATE	DESCRIPTION
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#1	10-17-24	REVISED UNIT COUNT AND ASSOCIATED MODIFICATIONS

CONSTRUCTION DETAILS FOR DEVELOPMENT LLC
KNOX MARSH LLC
5 SHERMAN STREET LLC
1 COLD SPRINGS ROAD
DOVER, N.H.
TAX MAP H, LOT 47-4

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : AS SHOWN
DATE : SEPTEMBER 1, 2024
FILE NO. : DB 2023 - 126

KENNETH A. BERRY
No. 1428
LICENSED PROFESSIONAL ENGINEER

SHEET 24 OF 33



CITY OF DOVER PLANNING FILE #

REVISION	DATE	DESCRIPTION
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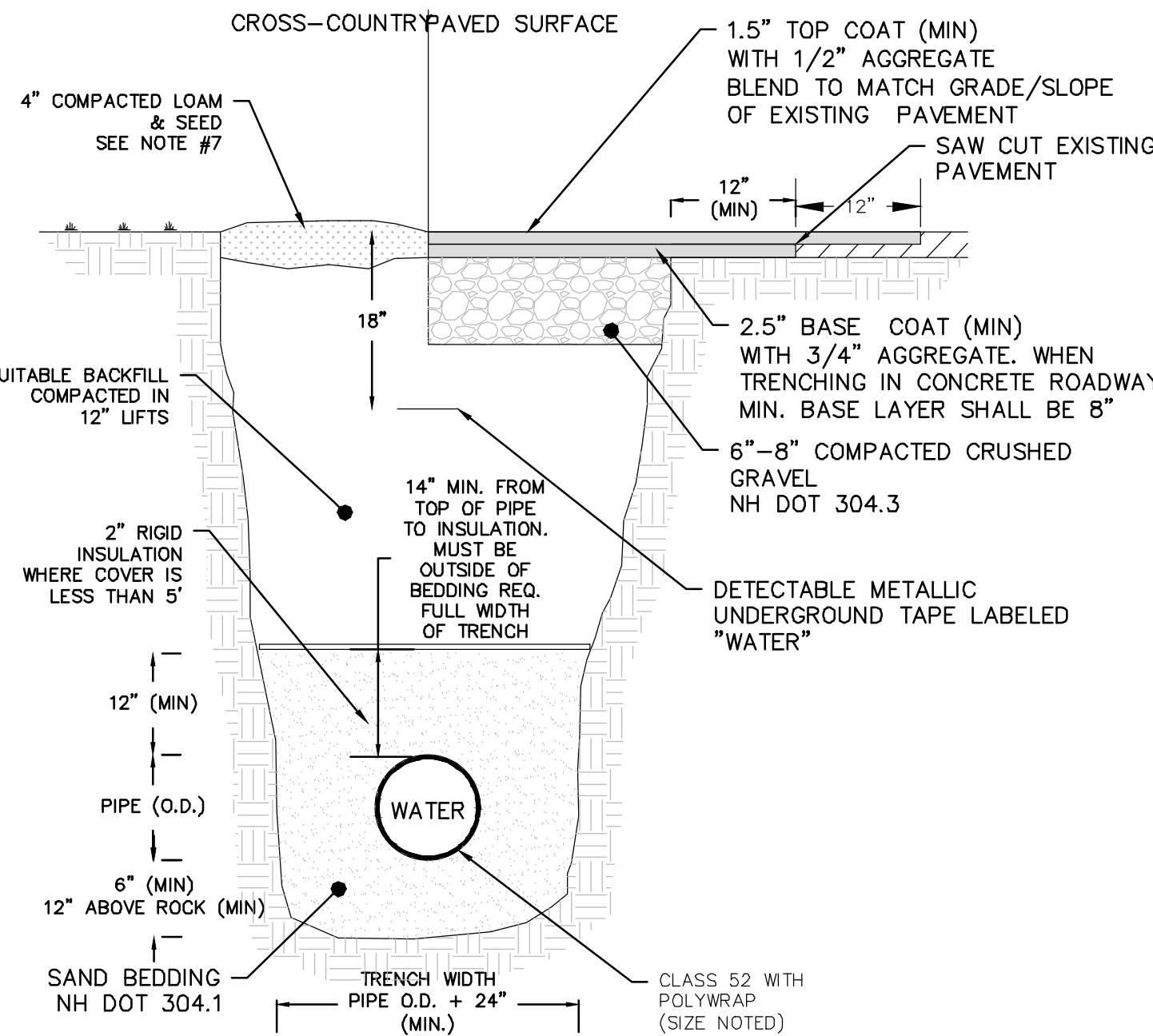
DRAINAGE DETAILS FOR DEVELOPMENT LLC
KNOX MARSH LANE
5 SHERMAN STREET LLC
1 COLD SPRINGS ROAD
DOVER, N.H.
TAX MAP H, LOT 47-A

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : AS SHOWN
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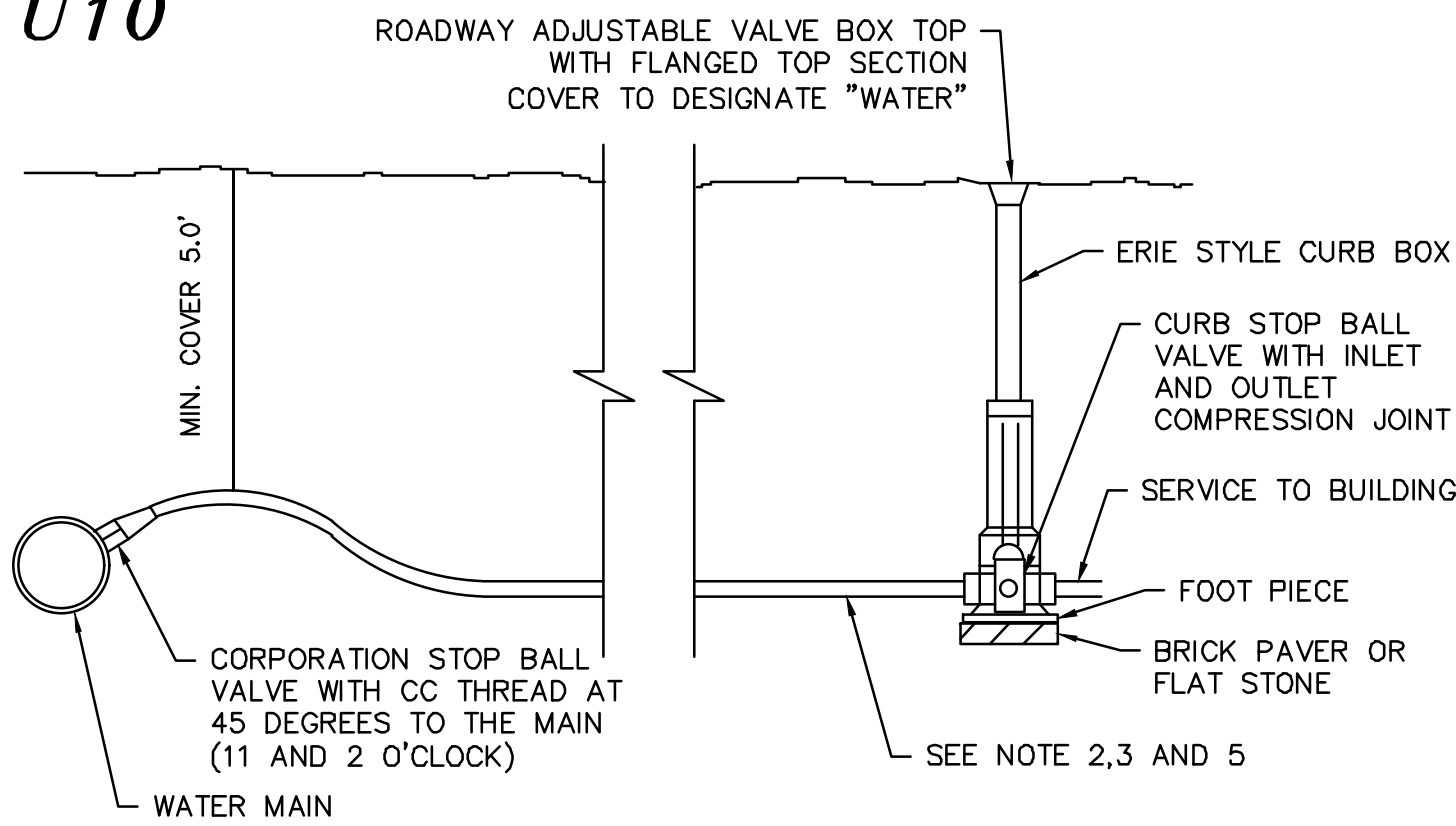
STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 1424
LICENSED PROFESSIONAL ENGINEER

NOTES:

1. TRENCH SHALL BE COMPACTED TO 95% OPTIMUM DENSITY FOR EACH MATERIAL.
2. FOR CROSS-COUNTRY CONSTRUCTION 6" CRUSHED GRAVEL OR LOAM & SEED SHALL BE MOUNDING 6" ABOVE THE ORIGINAL GROUND SURFACE.
3. WHERE TRENCH IS LOCATED ON EXISTING LAWN OR GRAVEL SURFACE, TRENCH SHALL CONFORM TO MATCH ORIGINAL GROUND SURFACE.
4. MAINTAIN 10' (MIN.) HORIZONTAL AND 18" (MIN.) VERTICAL SEPARATION BETWEEN WATER & SEWER MAINS (WATER ABOVE SEWER). HORIZONTAL DISTANCE MAY BE REDUCED TO 5' (MIN.) FOR SERVICES PROVIDED THE WATER SERVICE IS A CONTINUOUS PIPE WITHOUT JOINTS OR FITTINGS.
5. BACKFILL MATERIAL SHALL BE THE NATURAL MATERIAL EXCAVATED DURING THE COURSE OF CONSTRUCTION, BUT SHALL EXCLUDE; DEBRIS, PAVEMENT, ORGANIC MATERIAL, TOP SOIL, MUCK, PEAT AND ROCKS OVER 6" IN LARGEST DIMENSION
6. PROVIDE MINIMUM 5' OF COVER. ENGINEERING APPROVAL REQUIRED FOR LESS THAN 5' OF COVER.
7. LOAM AND SEED SHOULD BE IN COMPLIANCE WITH NH DOT 641, 642, 643, 644 AND 645.



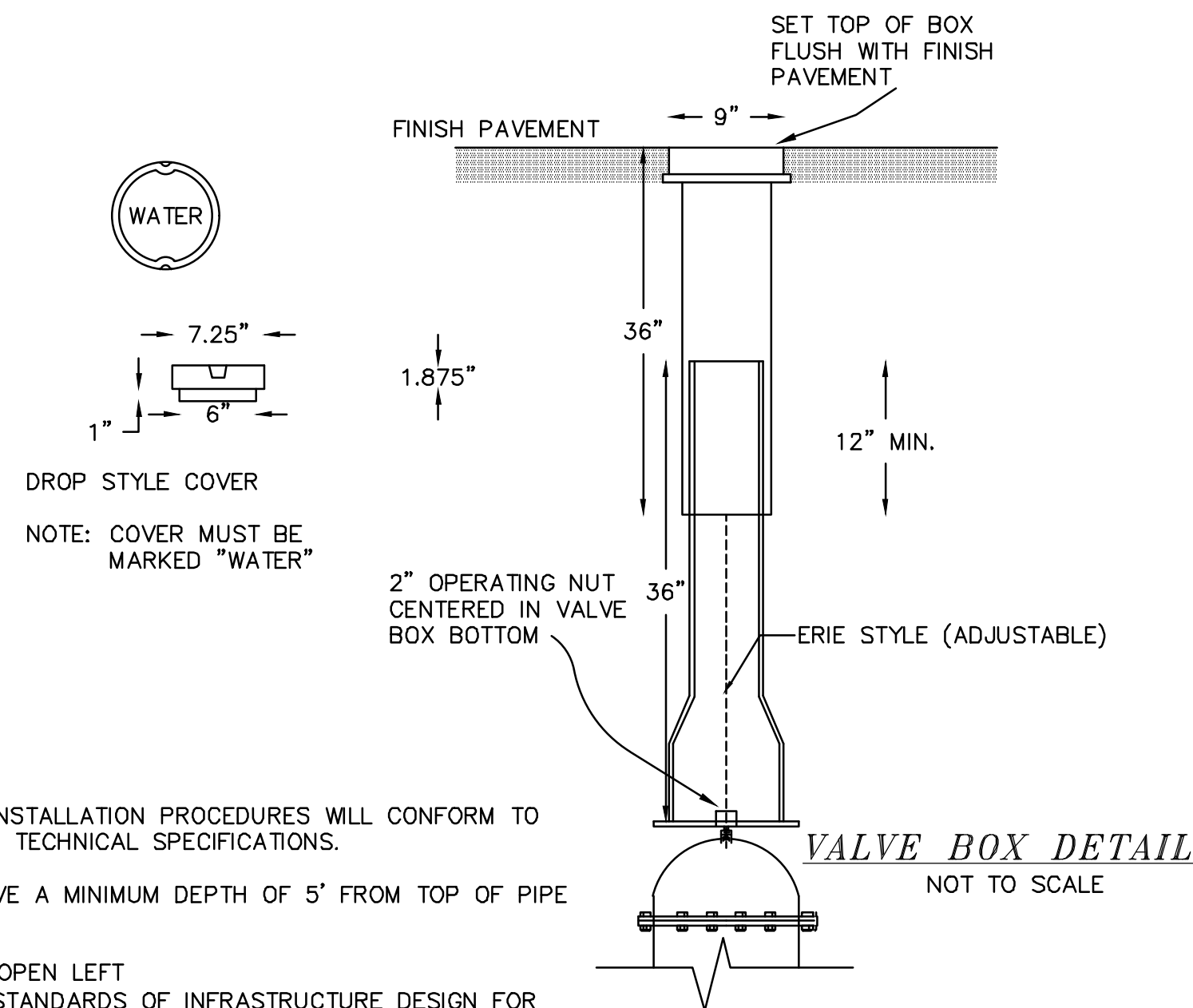
WATER PIPE TRENCH
NOT TO SCALE



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. $\frac{3}{4}$ "- COPPER, CTS
1"- COPPER, CTS
2"- CTS, HDPE, IPS
- WATER SERVICE CONNECTION*
NOT TO SCALE

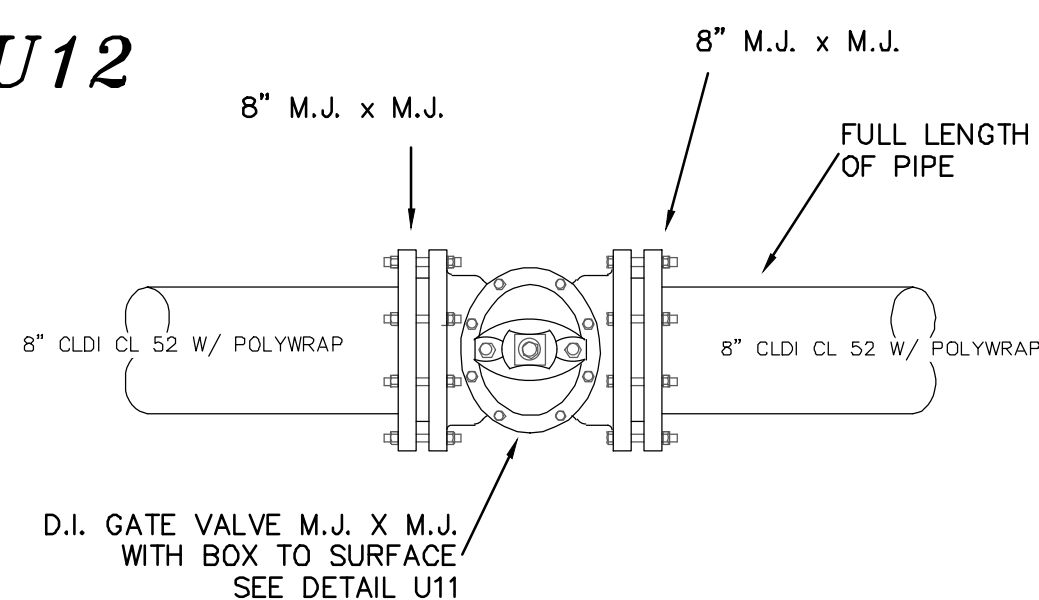
WATER SERVICE CONNECTION
NOT TO SCALE

100



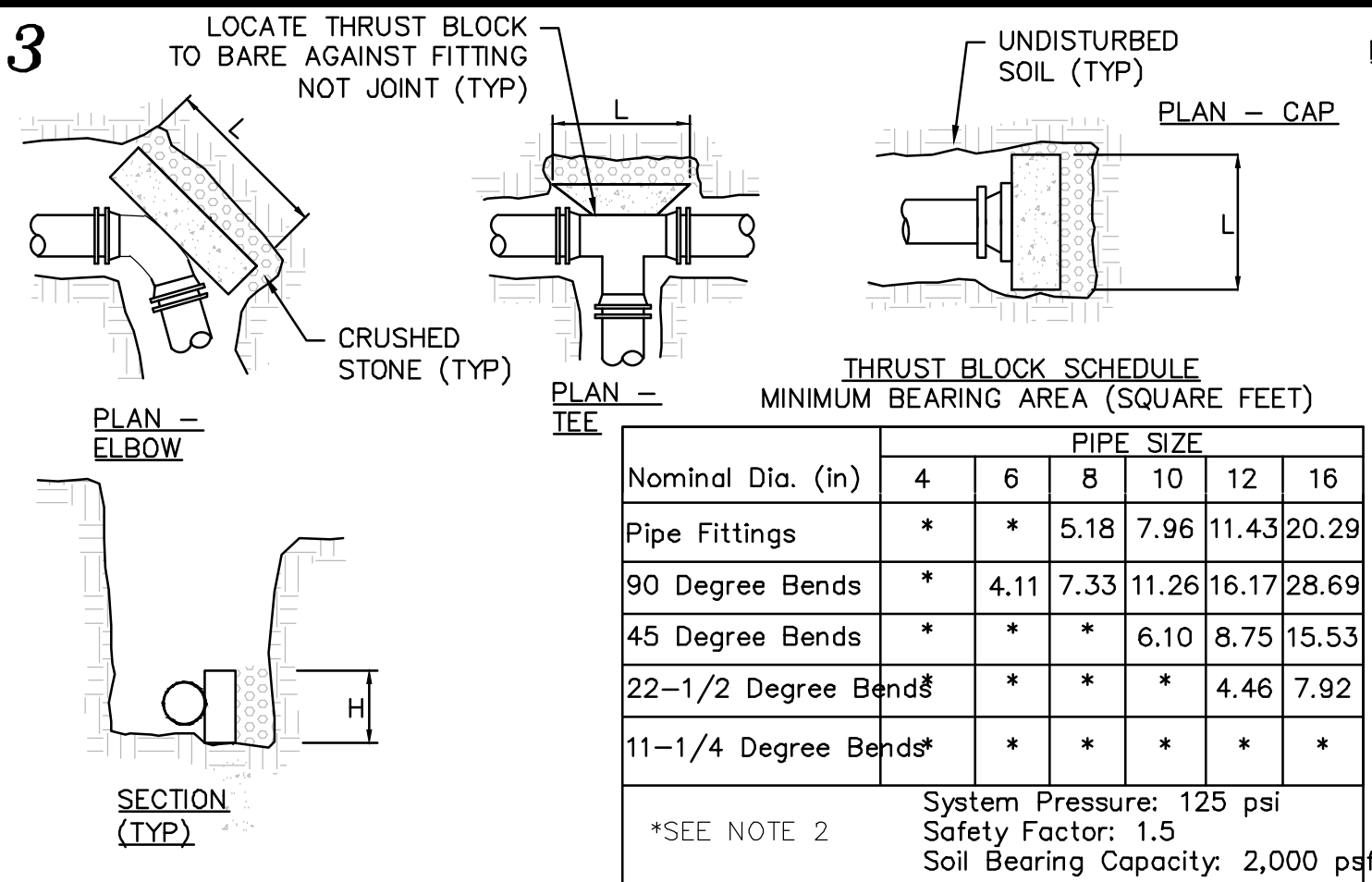
- 1.) ALL MATERIALS AND INSTALLATION PROCEDURES WILL CONFORM TO LOCAL WATER WORKS TECHNICAL SPECIFICATIONS.
- 2.) ALL PIPE SHOULD HAVE A MINIMUM DEPTH OF 5' FROM TOP OF PIPE TO FINISH GRADE.
- 3.) ALL VALVES ARE TO OPEN LEFT
- 4.) SEE CITY OF DOVER STANDARDS OF INFRASTRUCTURE DESIGN FOR POTABLE WATER DETAILS

1000



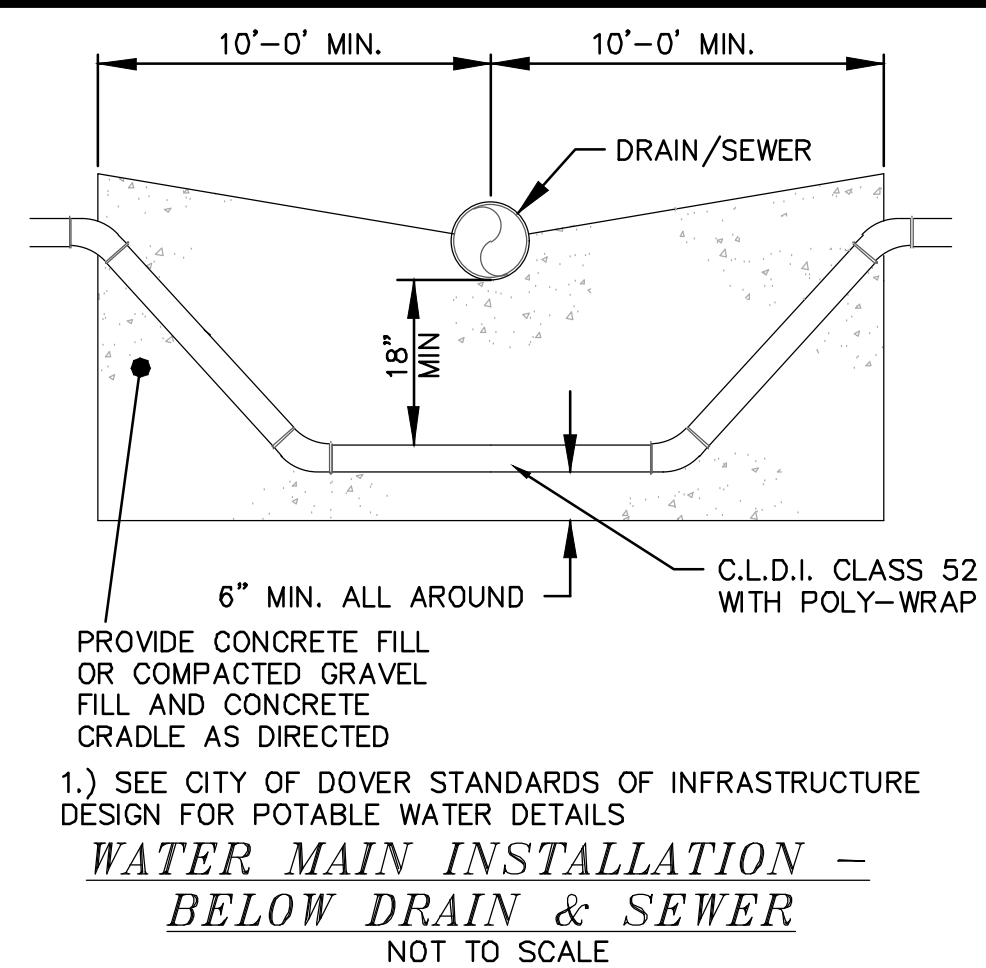
SHUTOFF VALVE DETAIL
NOT TO SCALE

- 1.) ALL VALVES ARE TO OPEN LEFT
2.) SEE CITY OF DOVER STANDARDS OF INFRASTRUCTURE
DESIGN FOR POTABLE WATER DETAILS



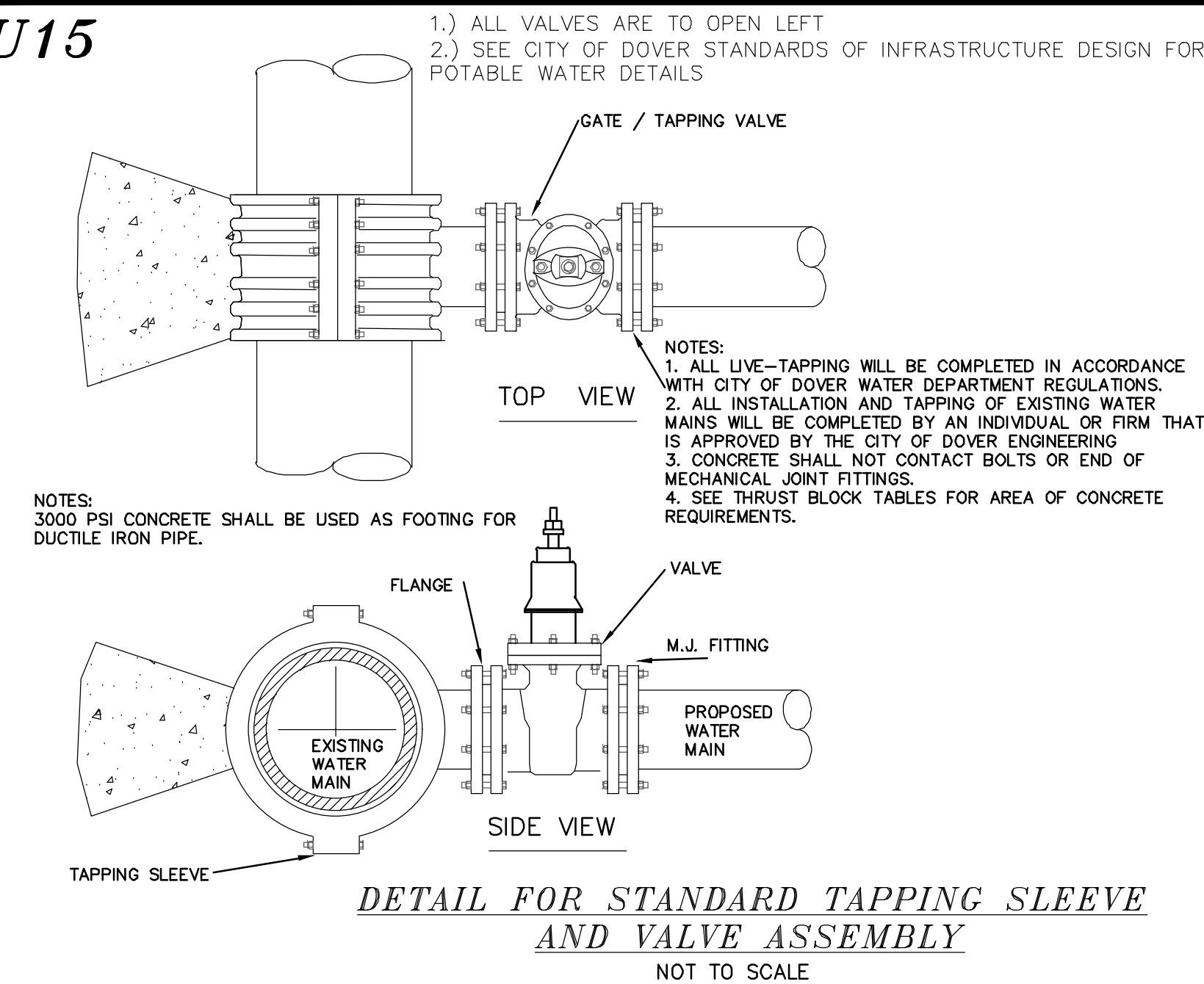
1. ALL THRUST BLOCKS SHALL BE PRE-CAST CONCRETE UNLESS APPROVED BY THE CITY ENGINEER.
2. 2'X2'X2" MINIMUM THRUST BLOCK REQUIRED, ANY BEARING AREA OVER 4SF REQUIRES THRUST BLOCKS, RESTRAINED JOINTS AND CALCULATIONS ASSOCIATED WITH THE JOINT.
3. THE MINIMUM BEARING AREAS SHOWN IN THE THRUST BLOCK SCHEDULE ARE BASED ON SYSTEM PRESSURE OF 125 PSI, IF THE SYSTEM PRESSURE IS ABOVE 125 PSI, INCREASE THE NOTED AREAS PROPORTIONALLY TO THE ACTUAL SYSTEM PRESSURE.
4. FOR MINIMUM BEARING AREAS OVER 4 SF, THE LENGTH (L) OF THE BLOCK IS APPROXIMATELY TWICE AS LONG AS THE HEIGHT (H).
5. PLACE CRUSHED STONE BEHIND THRUST BLOCK AGAINST UNDISTURBED SOIL.
6. PLACE THRUST BLOCK ALONG MAXIMUM LENGTH OF THE FITTING TO MAXIMIZE BEARING AREA.
7. CONCRETE COMPRESSIVE STRENGTH: 2,000 PSI MINIMUM.
8. USE OF THRUST BLOCKS DOES NOT ELIMINATE THE REQUIREMENT OF OTHER RESTRAINTS OR VICE VERSA.

THRUST BLOCKS



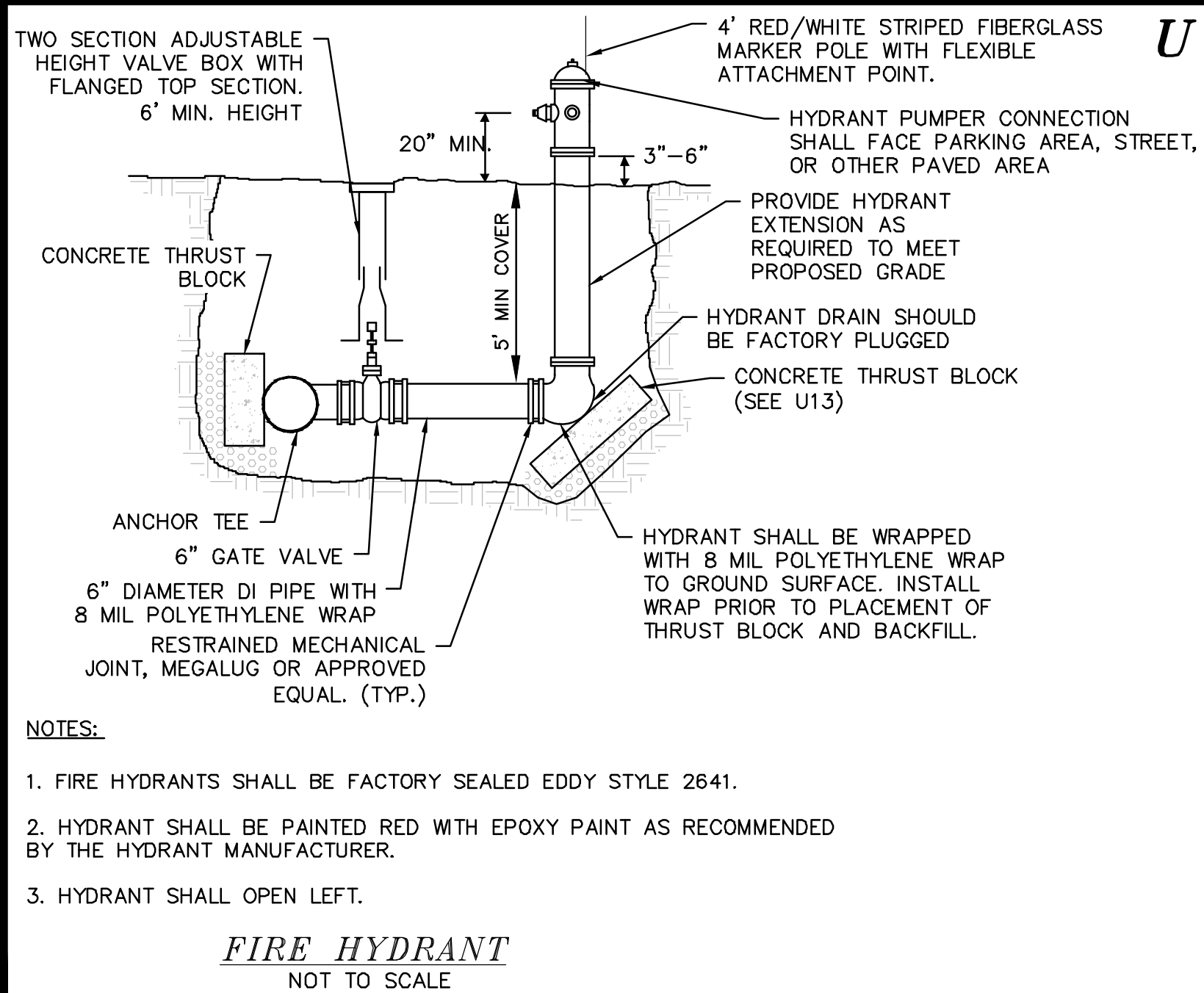
- 1.) SEE CITY OF DOVER STANDARDS OF INFRASTRUCTURE
DESIGN FOR POTABLE WATER DETAILS
WATER MAIN INSTALLATION -
BELOW DRAIN & SEWER
NOT TO SCALE

1000



DETAIL FOR STANDARD TAPPING SLEEVE
AND VALVE ASSEMBLY
NOT TO SCALE

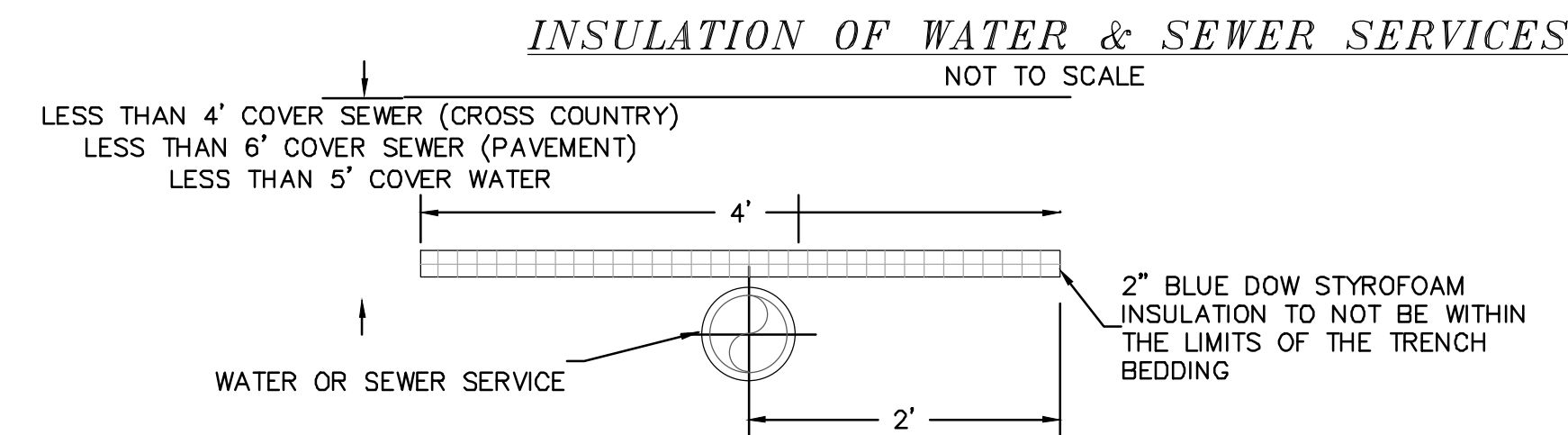
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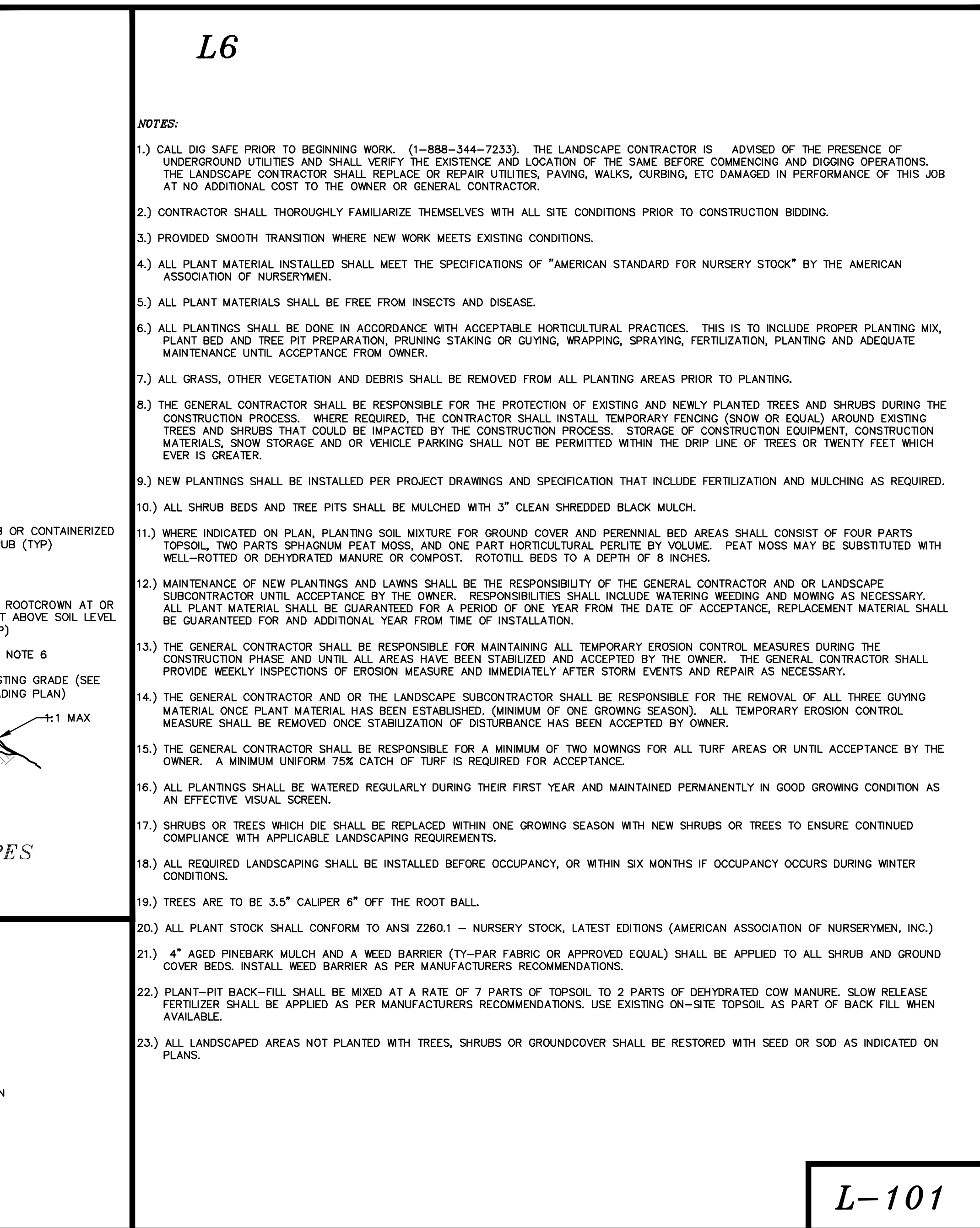
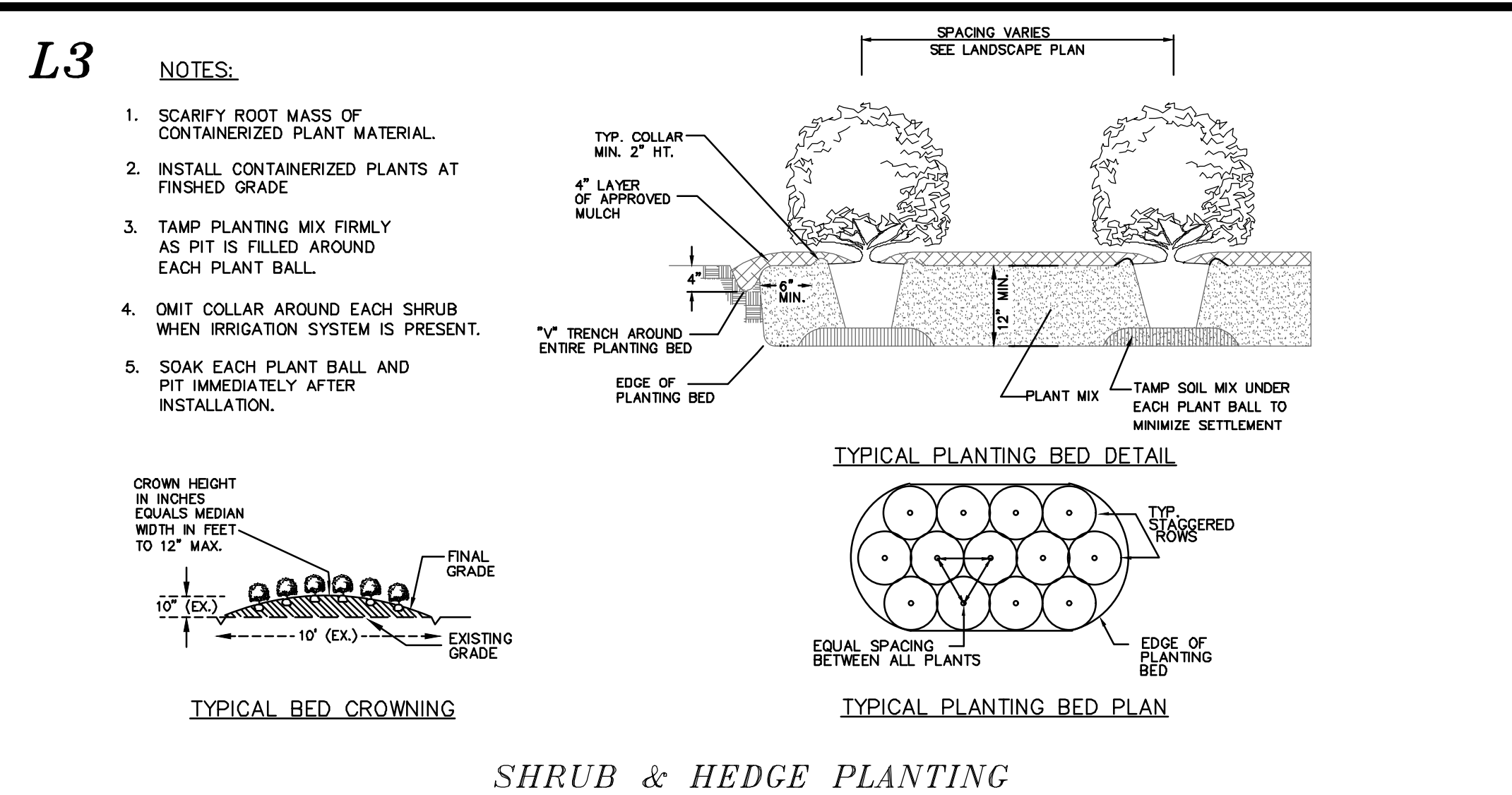
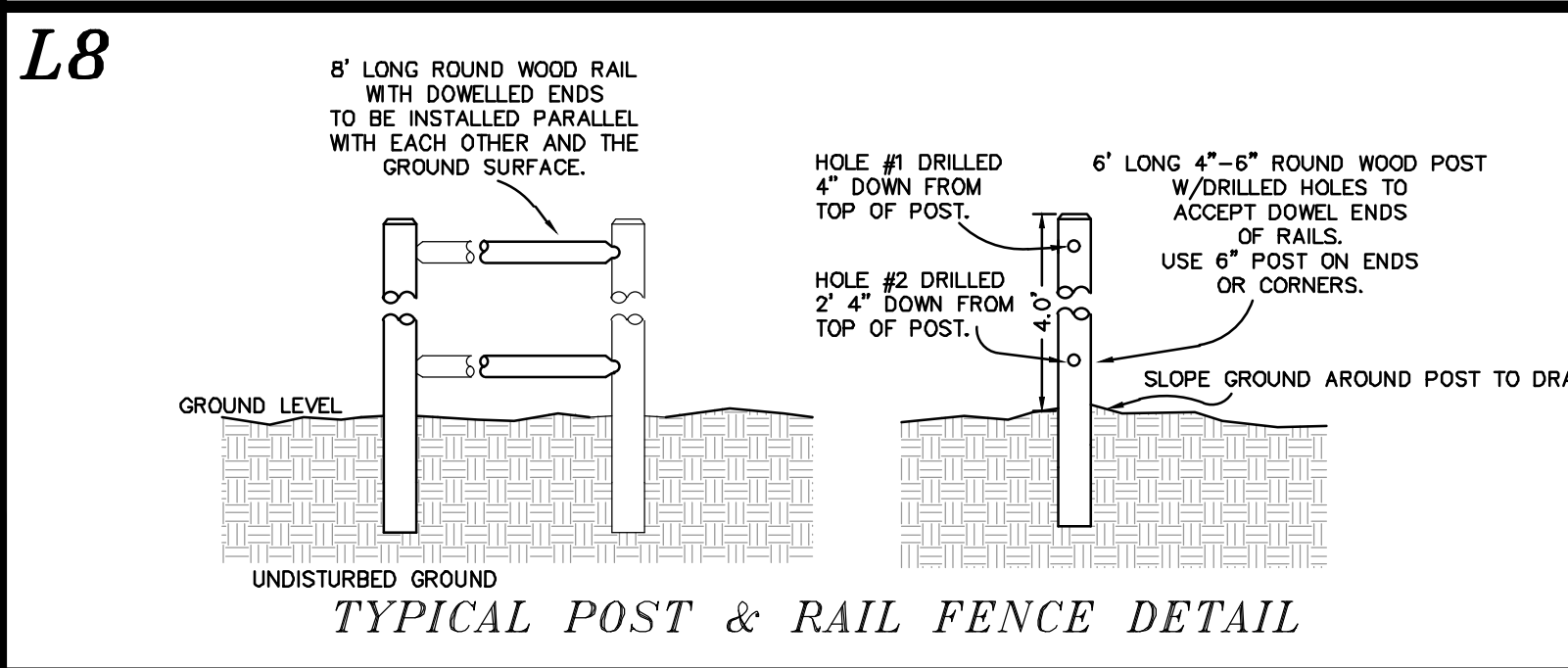
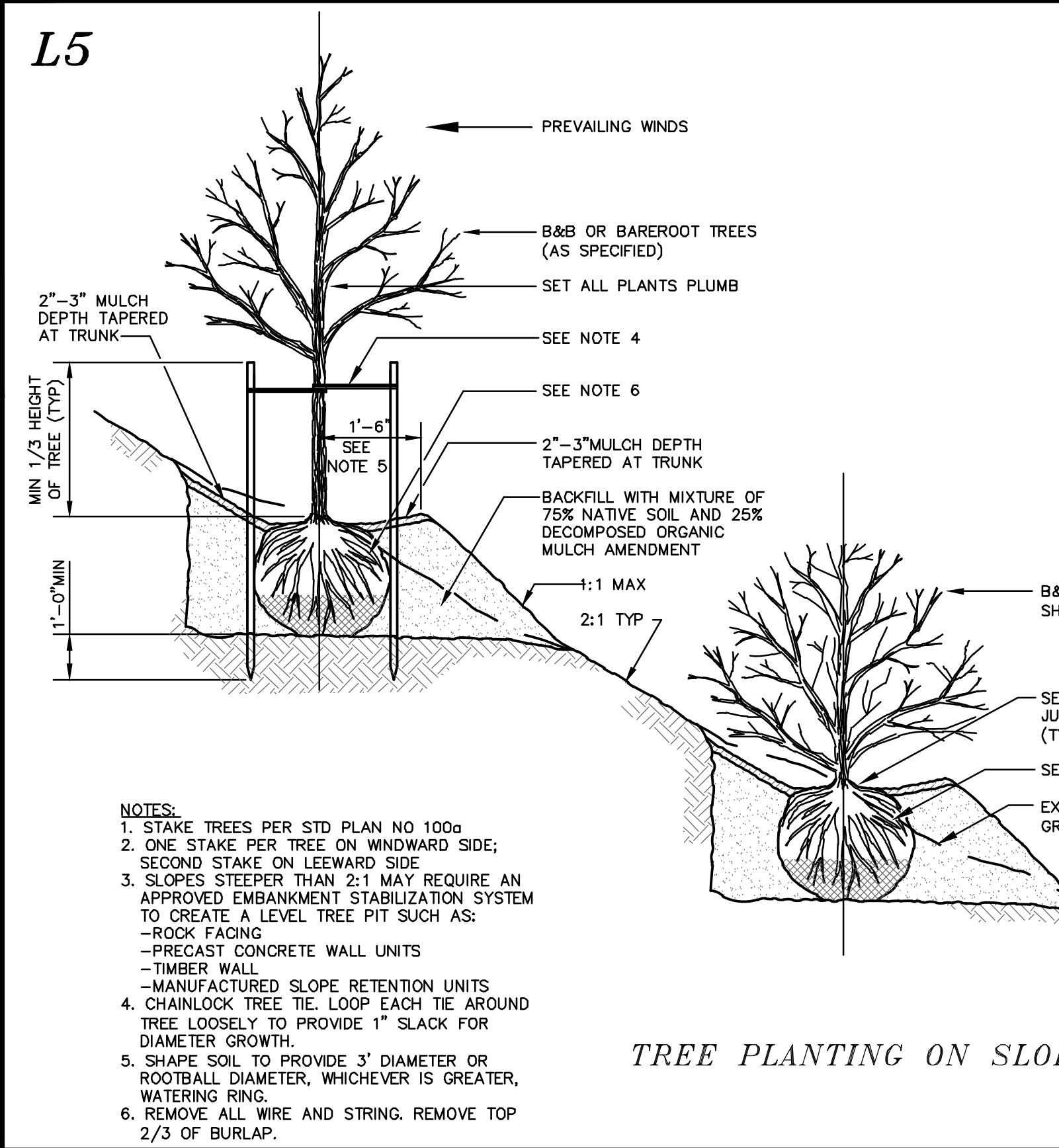
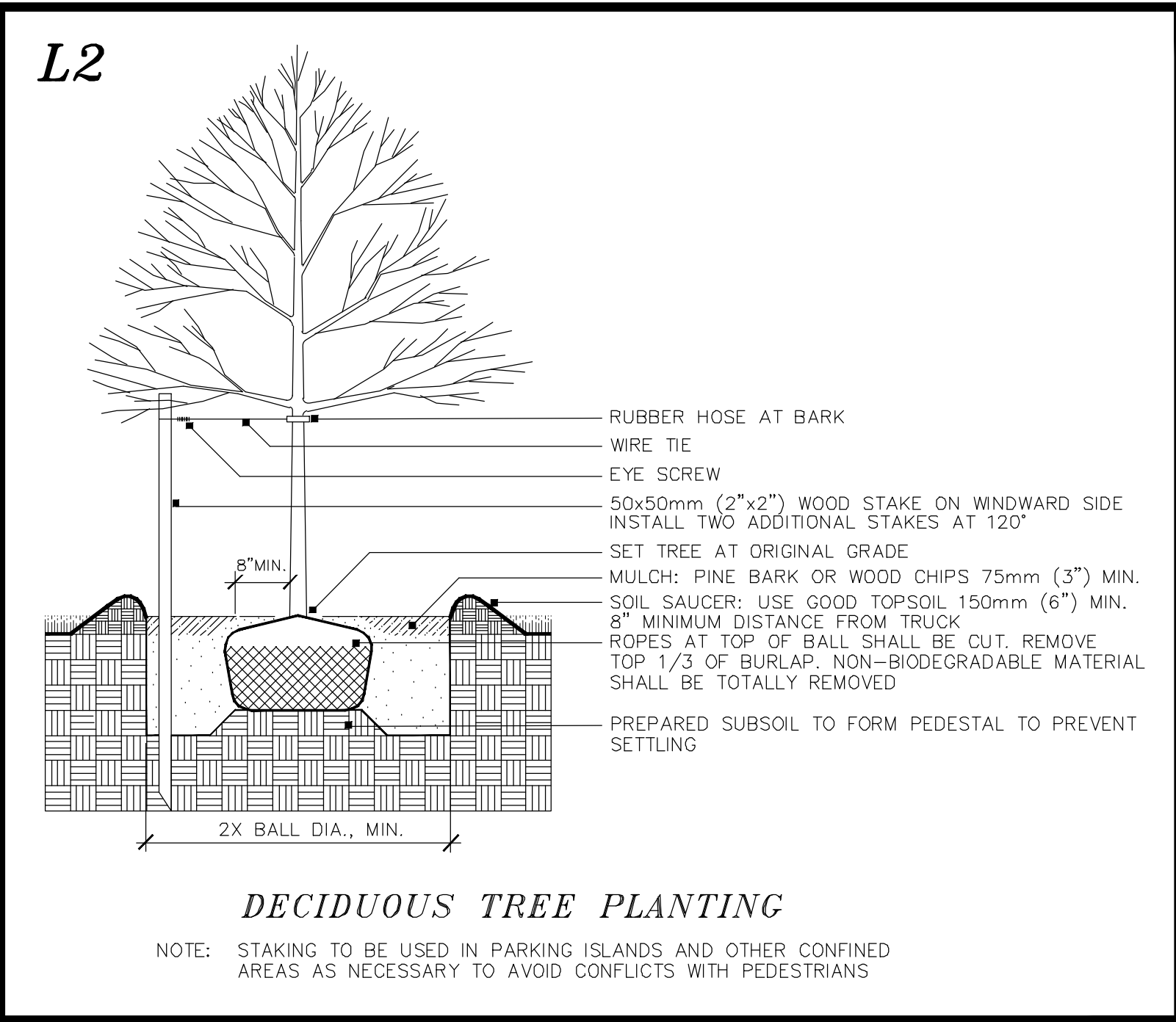
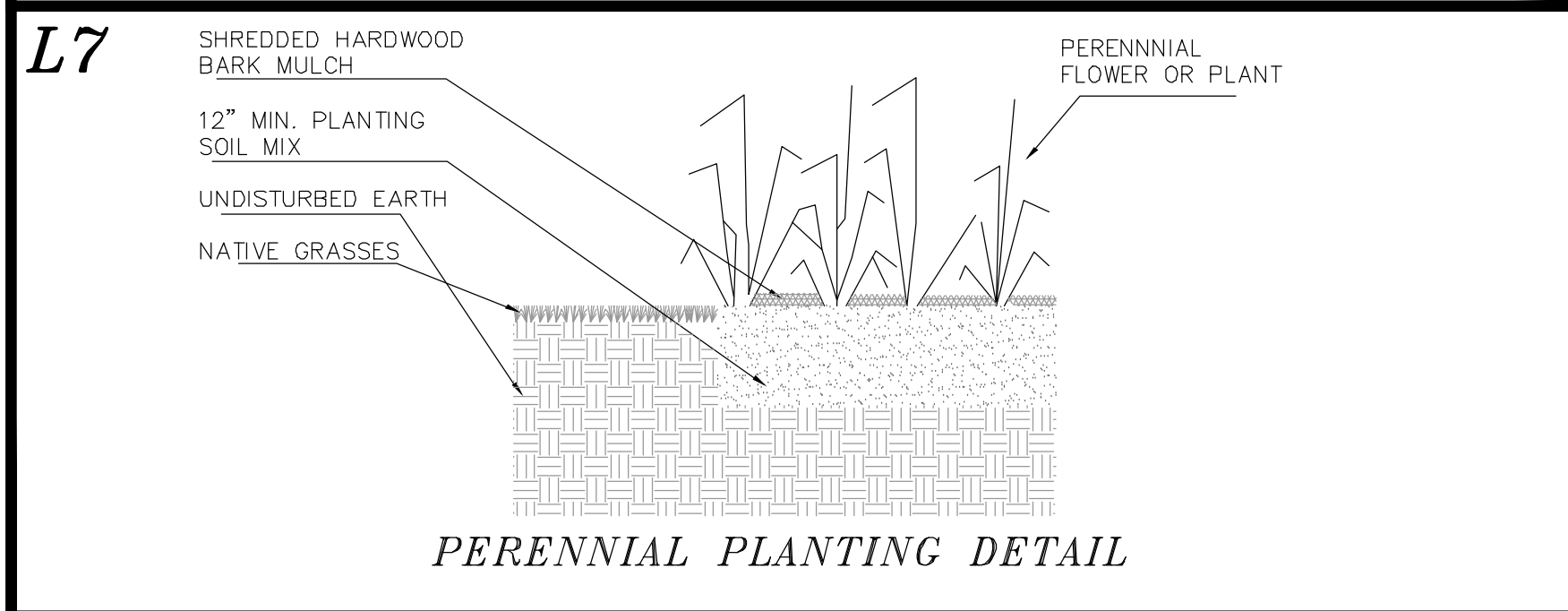
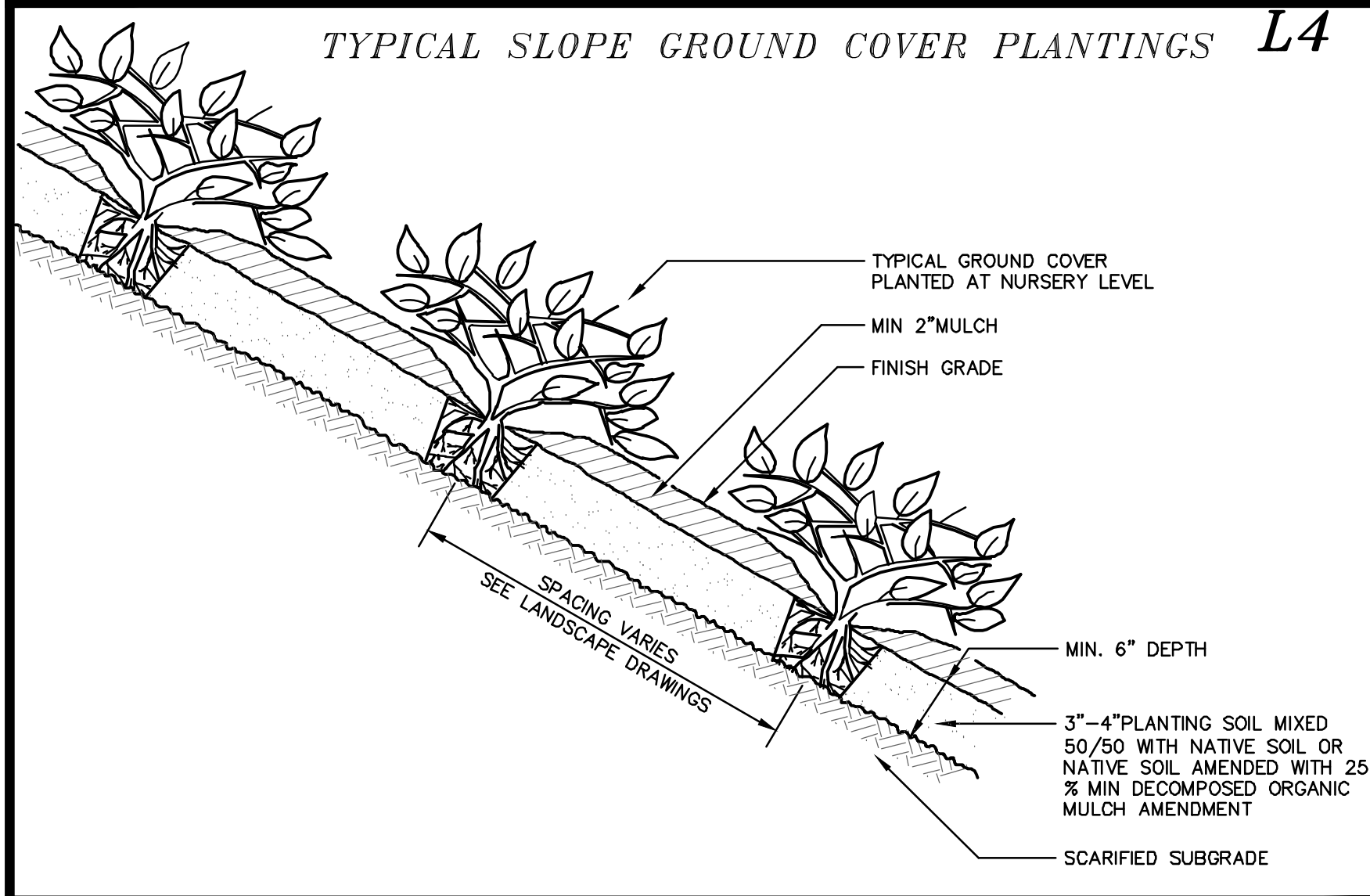
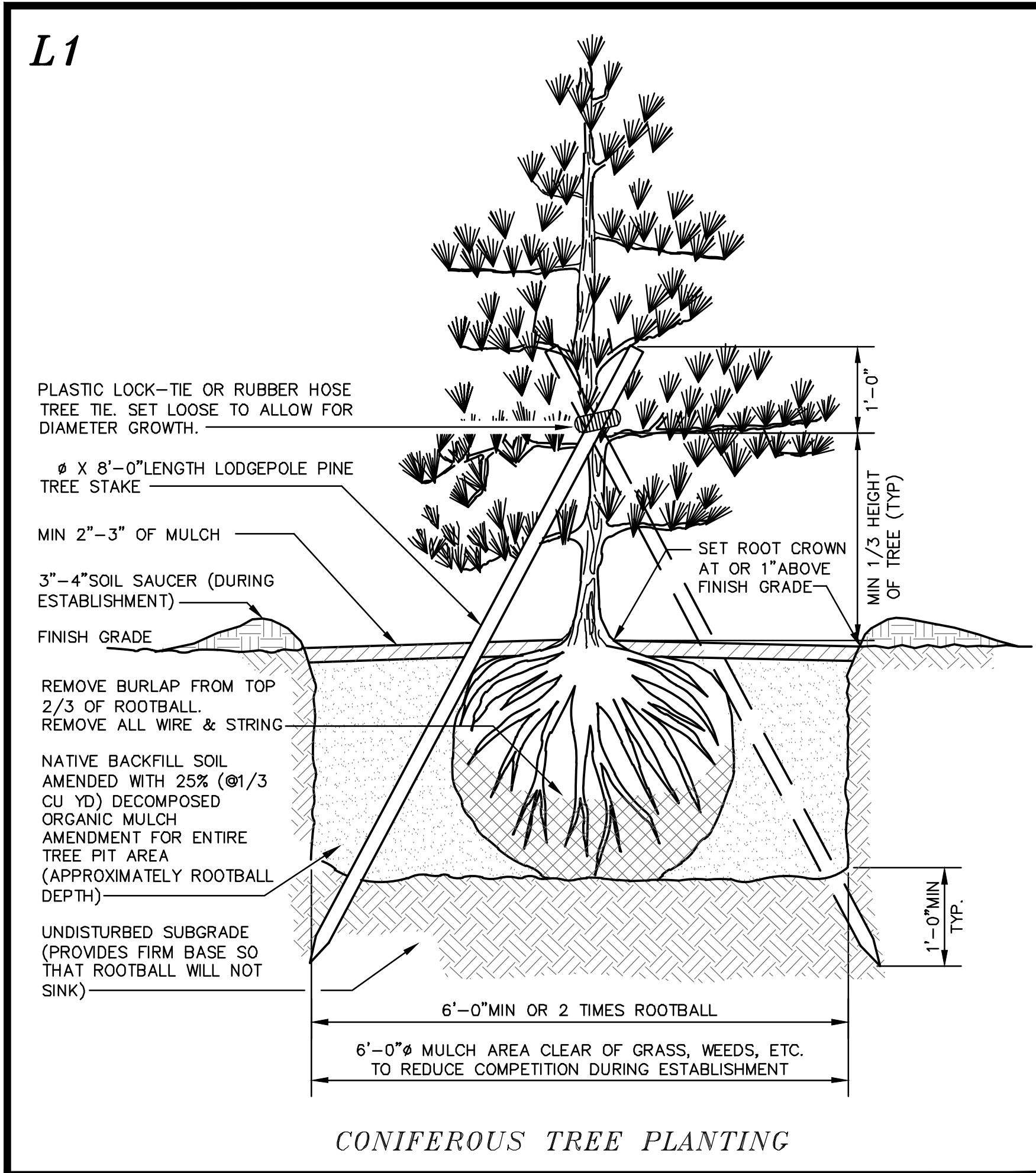
1. FIRE HYDRANTS SHALL BE FACTORY SEALED EDDY STYLE 2641.
2. HYDRANT SHALL BE PAINTED RED WITH EPOXY PAINT AS RECOMMENDED BY THE HYDRANT MANUFACTURER.
3. HYDRANT SHALL OPEN LEFT.

FIRE HYDRANT
NOT TO SCALE

STREET



INSULATION OF WATER & SEWER SERVICES
NOT TO SCALE



CITY OF DOVER PLANNING FILE #		REVISION		DATE		DESCRIPTION	
		#2		03-04-25		REVISED UNIT COUNT AND ASSOCIATED MODIFICATIONS	
				10-17-24		REVISED UNIT COUNT AND ASSOCIATED MODIFICATIONS	

LANDSCAPING DETAILS FOR DEVELOPMENT LLC

KNOX MARSH LANDSCAPE

5 SHERMAN STREET LLC

1 COLD SPRINGS ROAD

DOVER, N.H.

TAX MAP H, LOT 47-4

BERRY SURVEYING & ENGINEERING

335 SECOND CROWN POINT ROAD

BARRINGTON, NH 03825 (603)332-2863

SCALE : AS SHOWN

DATE : SEPTEMBER 1, 2024

FILE NO. : DB 2023 - 126

STATE OF NEW HAMPSHIRE

KENNETH A. BERRY

No. 1424

PROFESSIONAL ENGINEER

SHEET 31 OF 33



AMERICAN BUMBLE BEE

IDENTIFICATION/DESCRIPTION:

BOMBUS PENNSYLVANICUS IS A LARGE BUMBLE BEE WITH THE QUEEN MEASURING 1 IN, THE WORKER FROM 0.5 IN, AND THE MALE FROM 0.75 IN IN LENGTH. THE QUEEN IS MOSTLY BLACK, INCLUDING THE LEGS, SPURS AND TEGULAE (BASE OF WING). TERGITE 1, OR THE MOST ANTERIOR BACK PORTION OF THE QUEEN IS OFTEN YELLOW ESPECIALLY IN THE MIDDLE. WORKER BEES' MIDDLE TERGITES ARE YELLOW. THE TAIL BLACK, AND FACE LONG. THEIR CHEEKS ARE SLIGHTLY LONGER THAN BROAD, AND THE CLYPEUS (NOSE) HAS LARGE PUNCTURES EXCEPT ON THE MID LINE. THE HAIR ON THE TOP OF THE HEAD IS BLACK, SHORT AND EVEN. MALES HAVE A YELLOW ABDOMEN WITH A BLACK HEAD AND BLACK STRIPING IN THE LOWER THORAX.



SPOTTED TURTLE

IDENTIFICATION/DESCRIPTION:

A SMALL 3-5 INCH TURTLE RECOGNIZED BY NUMEROUS YELLOW SPOTS COVERING A DARK CARAPACE. THE NUMBER OF SPOTS IS VARIABLE. SPOTS CAN ALSO BE FOUND ON THE HEAD AND LIMBS.



NORTHERN BLACK RACER

IDENTIFICATION/DESCRIPTION:

A SLENDER BLACK SNAKE MEASURING 36-60 INCHES. BLACK RACERS ARE GLOSSY BLACK ON THE TOP AND BOTTOM WITH A WHITE THROAT AND CHIN. YOUNG RACERS ARE PATTERNED WITH BROWN OR REDDISH PATCHES ON A LIGHTER BASE OF GRAY.



SMOOTH GREEN SNAKE

IDENTIFICATION/DESCRIPTION:

A THIN, SLENDER BRIGHT-GREEN SNAKE MEASURING 10-20 INCHES. THE UNDERSIDE IS WHITE OR A PALE YELLOW.



LITTLE BROWN BAT

IDENTIFICATION/DESCRIPTION:

THE LITTLE BROWN BAT IS A SMALL MAMMAL WITH A BODY LENGTH OF 2 1/2 - 4" AND WEIGHING APPROXIMATELY 1/8 TO 1/2 AN OUNCE. THE WINGSPAN OF LITTLE BROWN BATS RANGE FROM 9 - 11". BATS ARE THE ONLY MAMMALS THAT ENGAGE IN TRULY ACTIVE FLIGHT. AS THEIR NAME SUGGESTS THEY ARE GLOSSY BROWN ABOVE WITH A LIGHTER GRAY COLOR BELOW. THESE BATS CAN LIVE 20 TO 30 YEARS.



NORTHERN LONG-EARED BAT

IDENTIFICATION/DESCRIPTION:

THE NORTHERN LONG-EARED BAT IS A MEDIUM-SIZED BAT WITH A BODY LENGTH OF 3 TO 3.7 INCHES BUT A WINGSPAN OF 9 TO 10 INCHES. THEIR FUR COLOR CAN BE MEDIUM TO DARK BROWN ON THE BACK AND TAWNY TO PALE-BROWN ON THE UNDERSIDE. AS ITS NAME SUGGESTS, THIS BAT IS DISTINGUISHED BY ITS LONG EARS, PARTICULARLY AS COMPARED TO OTHER BATS IN ITS GENUS, MYOTIS



TRI-COLORED BAT

IDENTIFICATION/DESCRIPTION:

THE TRICOLORLED BAT, FORMERLY KNOWN AS THE EASTERN PIPISTRELLE (PIPISTRELLUS SUBFLAVUS), IS A SMALL BAT WEIGHING 0.2 TO 0.3 OUNCES (5 TO 8 GR) AND HAS A WINGSPAN OF 8 TO 10 INCHES. THE TERM "TRICOLORLED" REFERS TO THE BAT'S YELLOWISH-BROWN COAT THAT IS DARK AT THE BASE, YELLOWISH-BROWN IN THE MIDDLE, AND DARK AT THE TIPS. THE WING MEMBRANES ARE BLACKISH, BUT THE FACE AND EARS HAVE A PINKISH COLOR. AN OBVIOUS IDENTIFYING CHARACTERISTIC OF THIS SPECIES IS THE PINK COLOR OF THE SKIN ON THE RADIUS BONE. THE FEET ARE ALSO RELATIVELY LARGE COMPARED TO ITS BODY SIZE.



EASTERN SMALL-FOOTED BAT

IDENTIFICATION/DESCRIPTION:

THE EASTERN SMALL-FOOTED BAT HAS BROWNISH FUR, OFTEN WITH A GOLDEN SHEEN, THAT CONTRASTS WITH ITS BLACKISH FACE AND EARS, AND BLACKISH-BROWN WINGS AND TAIL MEMBRANE. IT CAN BE DISTINGUISHED FROM OTHER MYOTIS SPECIES BY ITS BLACK MASK AND SMALL SIZE. THE BODY IS LITTLE MORE THAN 3 1/4 INCHES LONG, INCLUDING A 1 1/2-INCH TAIL. ITS SMALL FEET, WHICH PROVIDE THE COMMON NAME, ARE LESS THAN A HALF-INCH AND ITS WINGSPAN RANGES FROM 8 1/4 TO 9 1/4 INCHES. THIS SPECIES FLIES SLOWLY AND ERRATICALLY, USUALLY ABOUT ONE TO THREE YARDS ABOVE THE GROUND.



PLEASE REPORT OBSERVATIONS OF RARE TURTLES

The NH Fish & Game Department is requesting observations of the following turtle species

Turtles may be attracted to disturbed ground during nesting season (May 15th – June 30th)

Turtles are most active from April 15th - October 15th



Blanding's turtle
(State Endangered)

Large, dark/black domed shell with lighter speckles.

Distinct yellow throat/chin.

Aquatic but often moves on land.



Spotted turtle
(State Threatened)

Small, mostly aquatic with black or dark brown with yellow spots.

Fairly flat shell compared to Blanding's turtle.

Spots vary in color and number.

Fis 1401.03 (a) No person shall take or possess a spotted turtle (Clemmys guttata)...Blanding's turtle (Emydoidea blandingii)...or any egg or part thereof.

Report sightings immediately to NHFG Wildlife Division at 603-271-2461 (M-F 8-4) or to NHFG Wildlife Biologist Melissa Winters 603-479-1129 (cell) anytime.

Please report promptly, noting specific location and date – Photographs strongly encouraged



Wood Turtle

(New Hampshire Species of Special Concern)

Turtles may be attracted to disturbed ground during nesting season (May 15th – June 30th)

Turtles are most active from April 15th - October 15th



Identifying traits

- Neck and forelimbs are orange.
- Characterized by its highly sculpted shell with each large scute taking on an irregular pyramidal shape.
- Adults can be 5-8 inches long.

Habitat Use

- wooded areas near streams
- uplands surrounding streams



NOTE: It is illegal to remove a wood turtle from the wild.



Observations shall be reported to NH Fish & Game at NHFGReview@wildlife.nh.gov or at 603-271-2461 Photo documentation, location and date/time of observation is helpful.

State laws pertaining to this species RSA 207:1, FIS 804.02, Fis 1401.03 (a)

PLANNING FILE #

REVISION	DATE	DESCRIPTION
#01	03-18-25	REVISED PER TRC COMMENT

WILDLIFE IDENTIFICATION PLAN

LAND OF

DOVER DEVELOPMENT, LLC

52 OLD ROCHESTER ROAD

DOVER, N.H.

TAX MAP 40, LOT 25

BERRY SURVEYING & ENGINEERING

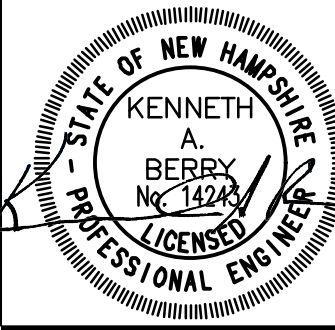
335 SECOND CROWN POINT ROAD

BARRINGTON, NH 03825 (603)332-2863

SCALE : N/A

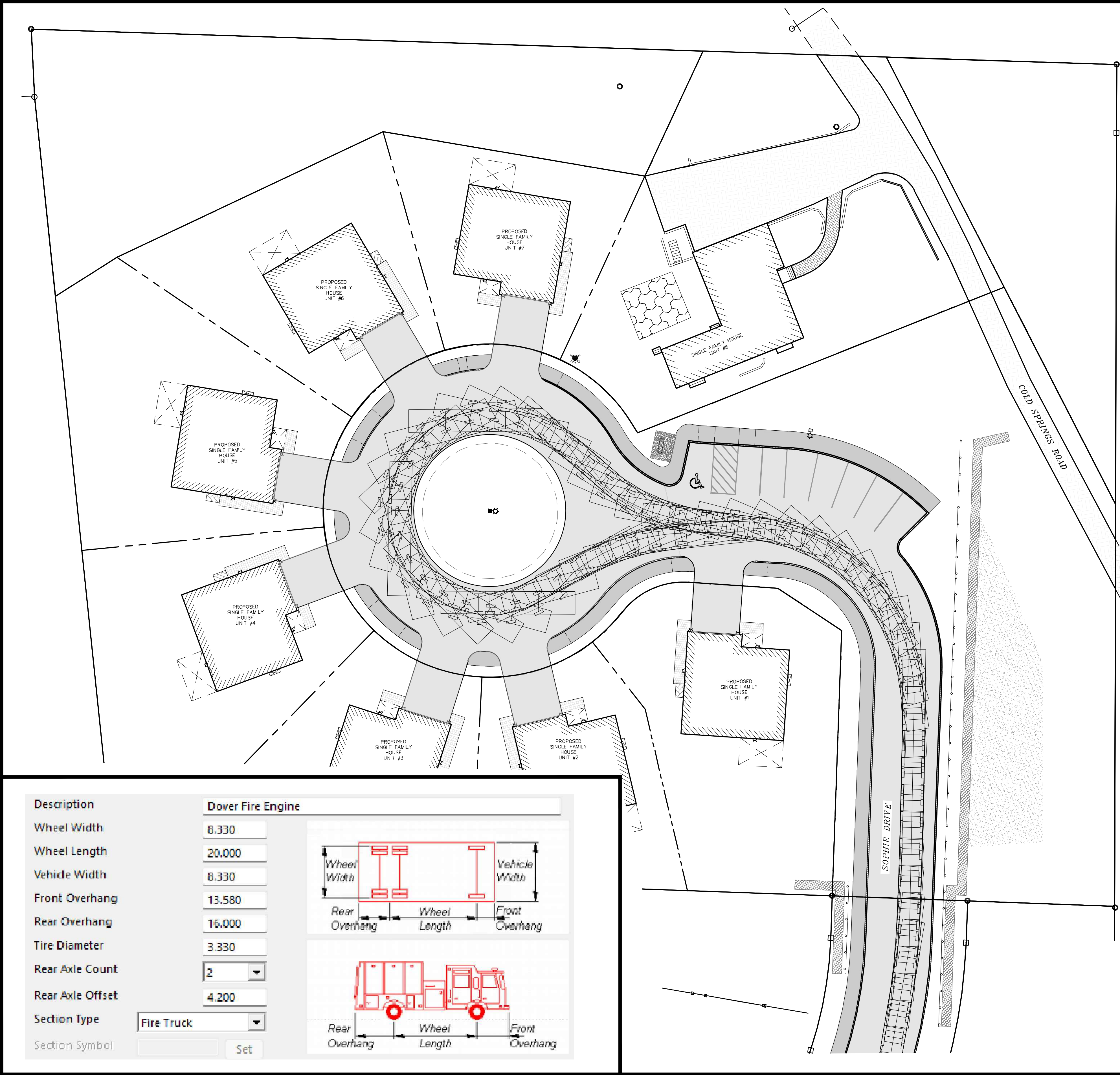
DATE : JULY 1, 2024

FILE NO. : DB 2022 - 075



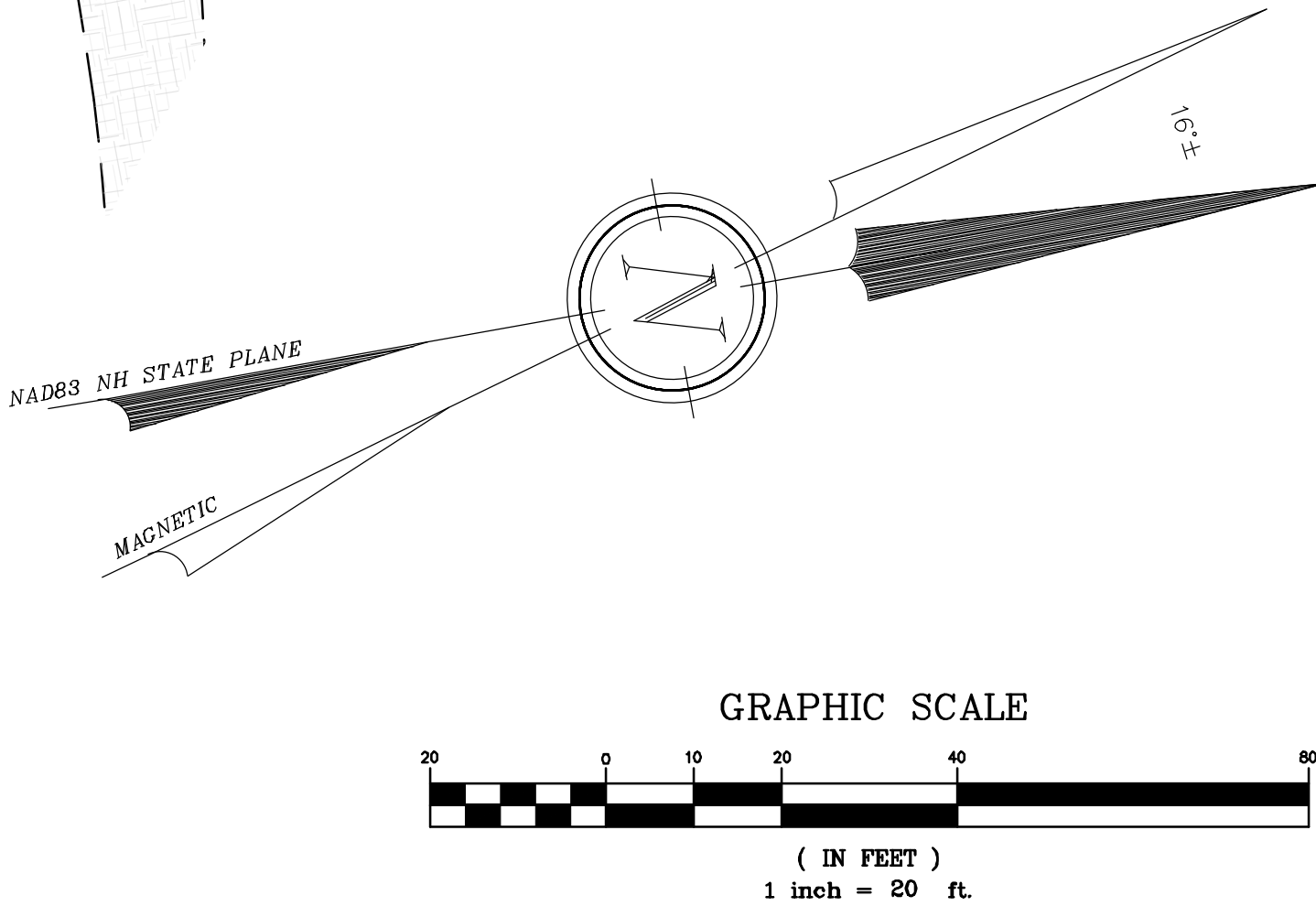
W-101

SHEET 32 OF 33



- NOTES:
- 1.) OWNER: 5 SHERMAN STREET LLC
242 CENTRAL AVE
DOVER, NH 03820
 - APPLICANT: KNOX MARSH DEVELOPMENT LLC
242 CENTRAL AVE
DOVER, NH 03820
 - 2.) TAX MAP H, LOT 47-A
 - 3.) THE INTENT OF THIS PLAN IS TO PROVIDE DOVER FIRE TRUCK TURNING MOVEMENT AROUND THE PROPOSED ROADWAY.

Description	Dover Fire Engine
Wheel Width	8.330
Wheel Length	20.000
Vehicle Width	8.330
Front Overhang	13.580
Rear Overhang	16.000
Tire Diameter	3.330
Rear Axle Count	2
Rear Axle Offset	4.200
Section Type	Fire Truck
Section Symbol	Set



CITY OF DOVER PLANNING FILE #

REVISION	DATE	DESCRIPTION
#2	03-04-25 10-17-24	REVISED UNIT COUNT AND ASSOCIATED MODIFICATIONS REVISED UNIT COUNT AND ASSOCIATED MODIFICATIONS

FIRE TRUCK TURNING SOPHIE DRIVE
FOR DEVELOPMENT LLC
KNOX MARSH DEVELOPMENT LLC
5 SHERMAN STREET LLC
1 COLD SPRINGS ROAD
DOVER, N.H.
TAX MAP H, LOT 47-A

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : 1 IN. EQUALS 20 FT.
DATE : SEPTEMBER 1, 2024
FILE NO. : DB 2023 - 126