

CITY OF DOVER

PLANNING BOARD - AGENDA

Meeting Type: Regular Meeting
Meeting Location: Council Chambers - 288 Central Avenue, Dover, NH 03820
Meeting Date: **Tuesday, March 24, 2009**
Meeting Time: **7:00 pm**

1. CITIZENS' FORUM

2. APPROVAL OF MINUTES

3. OLD BUSINESS

- A. Consideration and acceptance of a major subdivision of land and conditional use permit for Scott Coughlin, Assessor's Map I, Lots 94C & 127A, zoned R-40, located on Hidden Valley Drive. (P09-03) (10 lots)

4. NEW BUSINESS

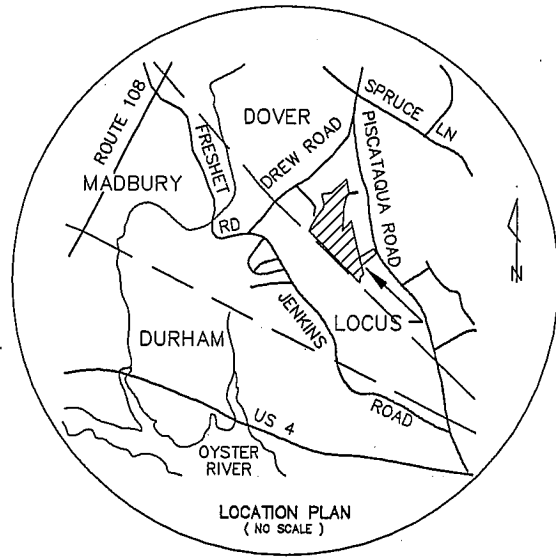
- A. Discussion and consideration of previous conditions of approval from the Planning Board meeting of September 24, 2002 for a site review of land for Portsmouth Christian Academy, Assessor's Map J, Lot 1-C, zoned R-40, located at 20 Seaborne Drive. (P02-41)

5. STAFF COMMENTS

6. COMMITTEE REPORTS

7. ADJOURN

* Indicates that if the application is accepted for discussion, the public hearing will be held the same evening, at which time any interested party may offer comment to the Planning Board. Persons with questions or wishing to see the plans are invited to visit the Planning Office. Plans and applications are available for inspection in the Planning Office, weekdays from 8:00 am to 4:00 pm.



HIDDEN VALLEY DRIVE

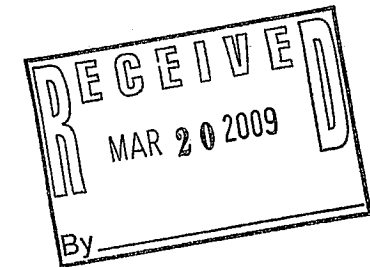
AN OPEN SPACE SUBDIVISION

WITH A COMMERCIAL COMPONENT

HIDDEN VALLEY DRIVE DOVER, NEW HAMPSHIRE

JANUARY 12, 2009

DOVER PLANNING FILE No. P 09-03
REVISED THROUGH FEBRUARY 12, 2009
REVISED THROUGH MARCH 20, 2009



APPLICANT:

SCOTT COUGHLIN
10 HIDDEN VALLEY DRIVE
DOVER, NEW HAMPSHIRE 03820
(603)

OWNERS OF RECORD:

TAX MAP I, PARCEL 94C
SCOTT M. COUGHLIN
LARA J. COUGHLIN
10 HIDDEN VALLEY DRIVE
DOVER, NEW HAMPSHIRE 03820

OWNER SIGNATURE

TAX MAP I, PARCEL 127A

ERIN K. BACHAND
47 PISCATAQUA ROAD
DOVER, NEW HAMPSHIRE 03820

OWNER SIGNATURE

CIVIL ENGINEER:

CIVILWORKS, INC.
P.O. Box 1166
DOVER, NEW HAMPSHIRE 03821
(603) 749-0443
ATTN: PAUL J. CONNOLLY, P.E., P.L.S.

LAND SURVEYOR:

McENEANEY SURVEY ASSOCIATES, INC.
P.O. Box 681
DOVER, NEW HAMPSHIRE 03821
(603) 742-0911
ATTN: KEVIN M. McENEANEY, LLS

SOIL / WETLAND SCIENTISTS:

WEST ENVIRONMENTAL, INC.
122 MAST ROAD, SUITE 6
LEE, NEW HAMPSHIRE 03861
(603) 659-0416
ATTN: MARK WEST, C.W.S. #10

OPEN SPACE SUBDIVISION CALCULATIONS:

GROSS AREA OF "PROJECT PARCEL":	=	2,516,734 S.F.± / 57.78 ACRES ±
AREA OF PARCEL UPLANDS:	=	41.13 ACRES ±
TOTAL AREA OF CLUSTER SUBDIVISION "LOTS"	=	36.26 ACRES ±
GROSS OPEN SPACE AREA:	=	21.51 ACRES ± (37 PERCENT OF "PROJECT PARCEL" AREA)
UTILITY AND R.O.W. EASEMENT AREA WITHIN GROSS OPEN SPACE:	=	2.12 ACRES ±
NET OPEN SPACE AREA:	=	19.40 ACRES ±
		OR 34 PERCENT OF GROSS PARCEL AREA
		OR 34 PERCENT OF GROSS PARCEL AREA
		OR 9.44 ACRES±
		OR 9.95 ACRES±
WETLAND AREA WITHIN NET OPEN SPACE AREA:	=	11.95 ACRES ±
		OR 62 PERCENT OF NET OPEN SPACE AREA
USEABLE UPLAND AREA WITHIN NET OPEN SPACE AREA:	=	7.45 ACRES ±
		OR 38 PERCENT OF NET OPEN SPACE AREA
YIELD PLAN (SHEET 5 OF 17) SHOWS:	=	20 "CONVENTIONAL" R-40 SUBDIVISION LOTS
TOTAL CLUSTER LOTS PROPOSED	=	12

SHEET INDEX

SHEET 1	COVER SHEET
SHEET 2	YIELD PLAN
SHEET 3	OVERALL SUBDIVISION PLAN OF LAND
SHEET 4	DETAIL SUBDIVISION PLAN OF LAND (1)
SHEET 5	DETAIL SUBDIVISION PLAN OF LAND (2)
SHEET 6	DETAIL SUBDIVISION PLAN OF LAND (3)
SHEET 7	TOPOGRAPHIC DETAIL SUBDIVISION PLAN OF LAND
SHEET 8	ROADWAY PROFILE SHEET 1 STA. - 2+20 TO STA. 10+50
SHEET 9	ROADWAY PROFILE SHEET 2 STA. 10+00 TO STA. 21+50
SHEET 10	PLAN & DRIVEWAY PROFILE SHEET W/ WETLAND CROSSING
SHEET 11	MISCELLANEOUS NOTES & GRAVEL ROAD MAINTENANCE
SHEET 12	SOIL TEST PIT LOGS & MISC. DETAILS
SHEET 13	NEIGHBORHOOD PLAN

LEGEND

- U.P. - UTILITY POLE
- INV. - INVERT
- PVC - POLYVINYL CHLORIDE
- RCP - REINFORCED CONCRETE PIPE
- H.D.P.E. - HIGH DENSITY POLYETHYLENE (TYP.)
- - - - - TYPICAL
- - - - - EXISTING EDGE OF PAVEMENT
- - - - - EXISTING CONTOUR
- 1 / 94C - TAX MAP AND LOT NUMBER
- S.F. - SQUARE FEET
- F.F. - FINISH FLOOR
- ELEV. - ELEVATION
- PD - PROPOSED DRAIN
- PUGU - PROPOSED UNDERGROUND ELECTRIC / TELEPHONE / CABLE TELEVISION
- 25'R - PROPOSED RADIUS DISTANCE
- SGC - SLOPED GRANITE CURB
- VCC - VERTICAL CONCRETE CURB
- 58 - PROPOSED CONTOUR
- 57.8 x - PROPOSED SPOT GRADE
- ☆ - PROPOSED LIGHT
- R1-1 - STOP SIGN
- PUE - PROPOSED PRIMARY UNDERGROUND ELECTRIC
- o HH - ELECTRIC SERVICE HANDHOLE
- T - TRANSFORMER

McEneaney Survey Associates, inc.
 P.O. Box 681 - 24 CHESTNUT STREET
 DOVER, NH 03820 (603) 742-0911

SURVEYING	PLANNING	CONSULTING
DRAWN BY: RJM	FILE: C:\P\1788\07-17881	
SCALE: 1" = 100'	DATE: JANUARY 12, 2009	

DOVER PLANNING FILE No. P 09-03

**HIDDEN VALLEY DRIVE
 AN
 OPEN SPACE SUBDIVISION
 WITH A COMMERCIAL COMPONENT
 PREPARED FOR
 SCOTT COUGHLIN
 TAX MAP "I", LOT No. 94C & 127A
 HIDDEN VALLEY DRIVE
 CITY of DOVER
 COUNTY of STRAFFORD
 STATE of NEW HAMPSHIRE**

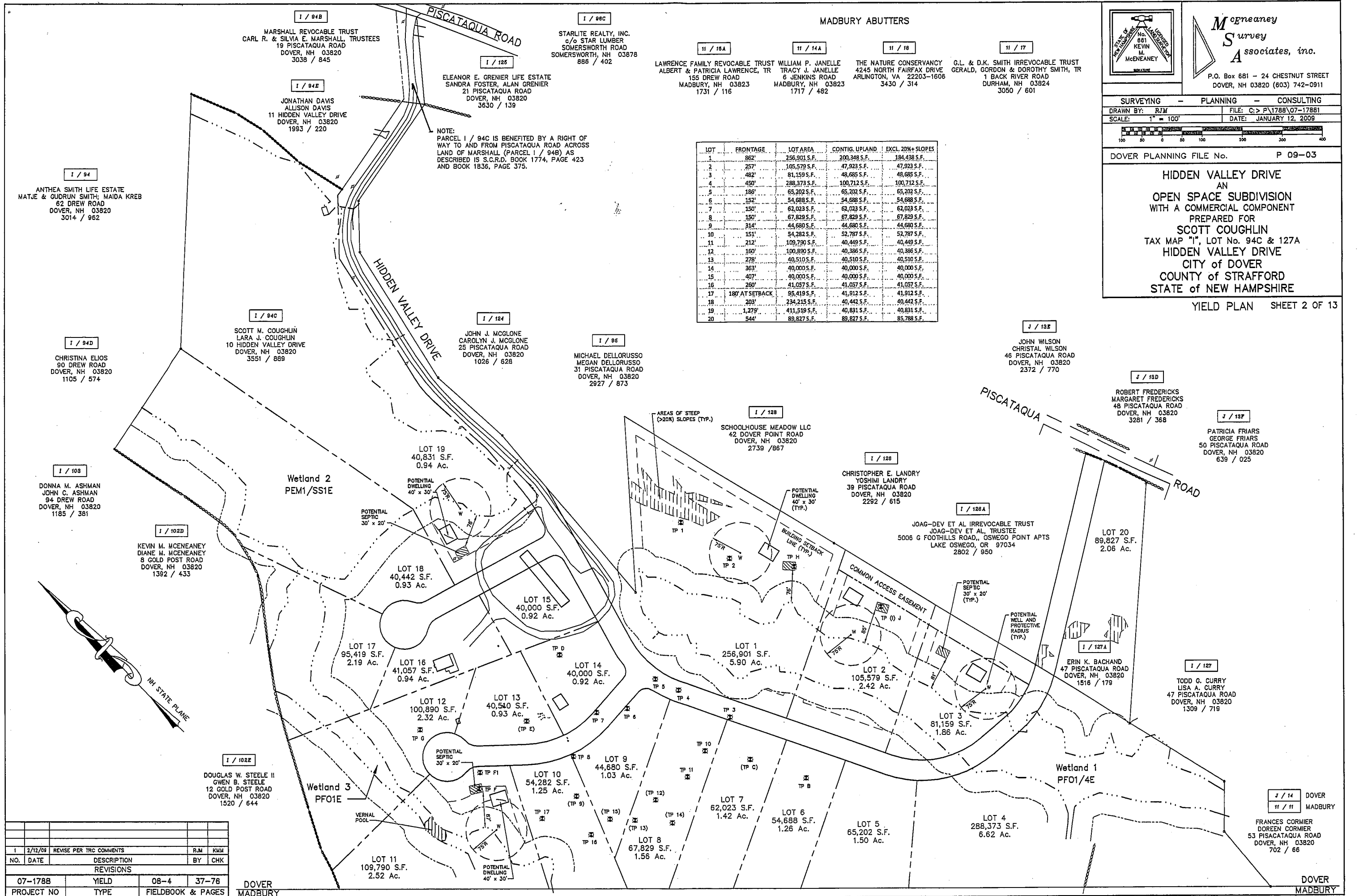
YIELD PLAN SHEET 2 OF 13

MADBURY ABUTTERS

- I / 94B** MARSHALL REVOCABLE TRUST
CARL R. & SILVIA E. MARSHALL, TRUSTEES
19 PISCATAQUA ROAD
DOVER, NH 03820
3038 / 845
- I / 94C** STARLITE REALTY, INC.
c/o STAR LUMBER
SOMERSWORTH ROAD
SOMERSWORTH, NH 03878
886 / 402
- I / 125** ELEANOR E. GRENIER LIFE ESTATE
SANDRA FOSTER, ALAN GRENIER
21 PISCATAQUA ROAD
DOVER, NH 03820
3630 / 139
- I / 15A** LAWRENCE FAMILY REVOCABLE TRUST
ALBERT & PATRICIA LAWRENCE, TR
155 DREW ROAD
MADBURY, NH 03823
1731 / 116
- I / 14A** WILLIAM P. JANELLE
TRACY J. JANELLE
6 JENKINS ROAD
MADBURY, NH 03823
1717 / 482
- I / 18** THE NATURE CONSERVANCY
4245 NORTH FAIRFAX DRIVE
ARLINGTON, VA 22203-1606
3430 / 314
- I / 17** G.L. & D.K. SMITH IRREVOCABLE TRUST
GERALD, GORDON & DOROTHY SMITH, TR
1 BACK RIVER ROAD
DURHAM, NH 03824
3050 / 601

LOT	FRONTAGE	LOT AREA	CONTIG. UPLAND	EXCL. 20%+ SLOPES
1	862'	256,901 S.F.	200,348 S.F.	184,438 S.F.
2	257'	105,579 S.F.	47,923 S.F.	47,923 S.F.
3	482'	81,159 S.F.	48,685 S.F.	48,685 S.F.
4	450'	288,373 S.F.	100,712 S.F.	100,712 S.F.
5	186'	65,202 S.F.	65,202 S.F.	65,202 S.F.
6	152'	54,688 S.F.	54,688 S.F.	54,688 S.F.
7	150'	62,023 S.F.	62,023 S.F.	62,023 S.F.
8	150'	67,829 S.F.	67,829 S.F.	67,829 S.F.
9	314'	44,680 S.F.	44,680 S.F.	44,680 S.F.
10	151'	54,282 S.F.	52,787 S.F.	52,787 S.F.
11	212'	109,790 S.F.	40,449 S.F.	40,449 S.F.
12	160'	100,890 S.F.	40,386 S.F.	40,386 S.F.
13	278'	40,510 S.F.	40,510 S.F.	40,510 S.F.
14	363'	40,000 S.F.	40,000 S.F.	40,000 S.F.
15	407'	40,000 S.F.	40,000 S.F.	40,000 S.F.
16	260'	41,057 S.F.	41,057 S.F.	41,057 S.F.
17	180' AT SETBACK	95,419 S.F.	41,912 S.F.	41,912 S.F.
18	203'	234,215 S.F.	40,442 S.F.	40,442 S.F.
19	1,279'	411,519 S.F.	40,831 S.F.	40,831 S.F.
20	544'	89,827 S.F.	89,827 S.F.	85,788 S.F.

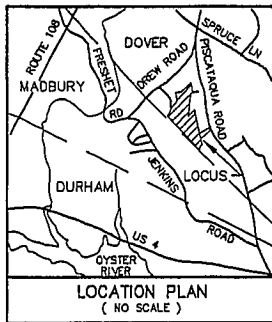
NOTE:
 PARCEL I / 94C IS BENEFITED BY A RIGHT OF
 WAY TO AND FROM PISCATAQUA ROAD ACROSS
 LAND OF MARSHALL (PARCEL I / 94B) AS
 DESCRIBED IS S.C.R.D. BOOK 1774, PAGE 423
 AND BOOK 1836, PAGE 375.



NO.	DATE	DESCRIPTION	BY	CHK
I	2/12/09	REVISE PER TRC COMMENTS	RJM	KMM
REVISIONS				
07-1788	YIELD	08-4	37-76	
PROJECT NO	TYPE	FIELDBOOK & PAGES		

DOVER
MADBURY

DOVER
MADBURY



I / 94B
MARSHALL REVOCABLE TRUST
CARL R. & SILVIA E. MARSHALL, TRUSTEES
19 PISCATAQUA ROAD
DOVER, NH 03820
3038 / 845

I / 98C
STARLITE REALTY, INC.
c/o STAR LUMBER
SOMERSWORTH ROAD
SOMERSWORTH, NH 03878
886 / 402

"I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL GROUND SURVEY PERFORMED WITH A TOTAL STATION, BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, SAID SURVEY MEETS OR EXCEEDS THE MINIMUM PRECISION REQUIREMENTS FOR SURVEY CLASSIFICATION "U" AS SET FORTH IN TABLE 500.1 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS."

McEneaney Survey Associates, inc.
P.O. Box 681 - 24 CHESTNUT STREET
DOVER, NH 03820 (603) 742-0911

SURVEYING - PLANNING - CONSULTING
DRAWN BY: RJM FILE: C-1788/07-17881
SCALE: 1" = 100' DATE: JANUARY 11, 2009

DOVER PLANNING FILE No. P 09-03

I / 94E
JONATHAN DAVIS
ALLISON DAVIS
11 HIDDEN VALLEY DRIVE
DOVER, NH 03820
1993 / 220

I / 125
ELEANOR E. GRENIER LIFE ESTATE
SANDRA FOSTER, ALAN GRENIER
21 PISCATAQUA ROAD
DOVER, NH 03820
3630 / 139

II / 16A
LAWRENCE FAMILY REVOCABLE TRUST
ALBERT & PATRICIA LAWRENCE, TR
155 DREW ROAD
MADBURY, NH 03823
1731 / 116

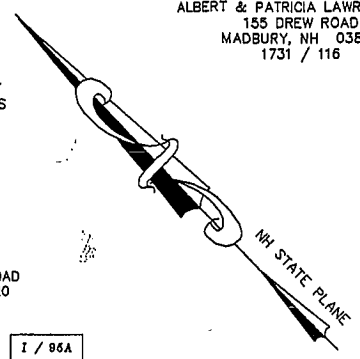
II / 14A
WILLIAM P. JANELLE
TRACY J. JANELLE
6 JENKINS ROAD
MADBURY, NH 03823
1717 / 482

II / 18
THE NATURE CONSERVANCY
4245 NORTH FAIRFAX DRIVE
ARLINGTON, VA 22203-1608
3430 / 314

II / 17
G.L. & D.K. SMITH IRREVOCABLE TRUST
GERALD, GORDON & DOROTHY SMITH, TR
1 BACK RIVER ROAD
DURHAM, NH 03824
3050 / 601

MADBURY ABUTTERS

NOTE:
PARCEL I / 94C IS BENEFITED BY A RIGHT OF WAY TO AND FROM PISCATAQUA ROAD ACROSS LAND OF MARSHALL (PARCEL I / 94B) AS DESCRIBED IN S.C.R.D. BOOK 1774, PAGE 423 AND BOOK 1836, PAGE 375.



LEGEND

- I.P.(fd) - IRON PIPE (FOUND)
- I.R.(fd) - IRON ROD (FOUND)
- I.R.(set) - IRON ROD W/ I.D. CAP (SET)
- G.B.(set) - GRANITE OR CONCRETE BOUND 4" x 4" TO BE SET AT R.O.W. CURVE POINTS
- S.F. - SQUARE FEET
- Ac. - ACRE
- (TYP.) - TYPICAL
- ± - MORE OR LESS
- S.C.R.D. - STRAFFORD COUNTY REGISTRY OF DEEDS

OWNER SIGNATURE
I / 94C

OWNER SIGNATURE
I / 127A

West Environmental, Inc. delineated the wetlands onsite in May and November of 2008 according to the following standards:

- US Army Corps of Engineers Wetlands Delineation Manual, Technical Report Y-87-1 (January, 1987).
- Field Indicators for Identifying Hydric Soils in New England (Current Version) NEIWPCC Wetlands Work Group (2006).
- National List of Plant Species That Occur in Wetlands: Northeast (Region 1). U.S. Fish and Wildlife Service (May 1988).
- Code of Administrative Rules. Wetlands Bureau, State of New Hampshire (Wt 301.01).

J / 13E

JOHN WILSON
CHRISTAL WILSON
46 PISCATAQUA ROAD
DOVER, NH 03820
2372 / 770

J / 13D

ROBERT FREDERICKS
MARGARET FREDERICKS
48 PISCATAQUA ROAD
DOVER, NH 03820
3281 / 358

J / 13F

PATRICIA FRIARS
GEORGE FRIARS
50 PISCATAQUA ROAD
DOVER, NH 03820
639 / 025

I / 94
ANTHEA SMITH LIFE ESTATE
MATJE & GUDRUN SMITH; MAIDA KREB
62 DREW ROAD
DOVER, NH 03820
3014 / 962

I / 94D
CHRISTINA ELIOS
90 DREW ROAD
DOVER, NH 03820
1105 / 574

I / 108
DONNA M. ASHMAN
JOHN C. ASHMAN
94 DREW ROAD
DOVER, NH 03820
1185 / 381

I / 102D
KEVIN M. MCEANEANY
DIANE M. MCEANEANY
8 GOLD POST ROAD
DOVER, NH 03820
1392 / 433

I / 94C
SCOTT M. COUGHLIN
LARA J. COUGHLIN
10 HIDDEN VALLEY DRIVE
DOVER, NH 03820
3551 / 889

I / 124
JOHN J. MCGLONE
CAROLYN J. MCGLONE
25 PISCATAQUA ROAD
DOVER, NH 03820
1026 / 628

I / 96
MICHAEL DELLORUSSO
MEGAN DELLORUSSO
31 PISCATAQUA ROAD
DOVER, NH 03820
2927 / 873

I / 96A
TIMOTHY J. GEMAS
29 PISCATAQUA ROAD
DOVER, NH 03820
1903 / 205

I / 95B
JOHN HUDZIK
27 PISCATAQUA ROAD
DOVER, NH 03820
2774 / 985

I / 128
SCHOOLHOUSE MEADOW LLC
42 DOVER POINT ROAD
DOVER, NH 03820
2739 / 867

I / 128
CHRISTOPHER E. LANDRY
YOSHIMI LANDRY
39 PISCATAQUA ROAD
DOVER, NH 03820
2292 / 615

I / 128A
JOAG-DEV ET AL IRREVOCABLE TRUST
JOAG-DEV ET AL, TRUSTEE
5006 G FOOHILLS ROAD, OSWEGO POINT APTS
LAKE OSWEGO, OR 97034
2802 / 950

- NOTES:**
- 1.) SEE NOTES SHEET 6 OF 13.
 - 2.) SEE REFERENCE PLANS SHEET 4 OF 13.
 - 3.) THERE IS TO BE NO FURTHER SUBDIVISION OF THE PROJECT PARCEL.

I / 127A
ERIN K. BACHAND
47 PISCATAQUA ROAD
DOVER, NH 03820
1516 / 179

I / 127
TODD G. CURRY
LISA A. CURRY
47 PISCATAQUA ROAD
DOVER, NH 03820
1309 / 719

J / 14 DOVER
II / 11 MADBURY

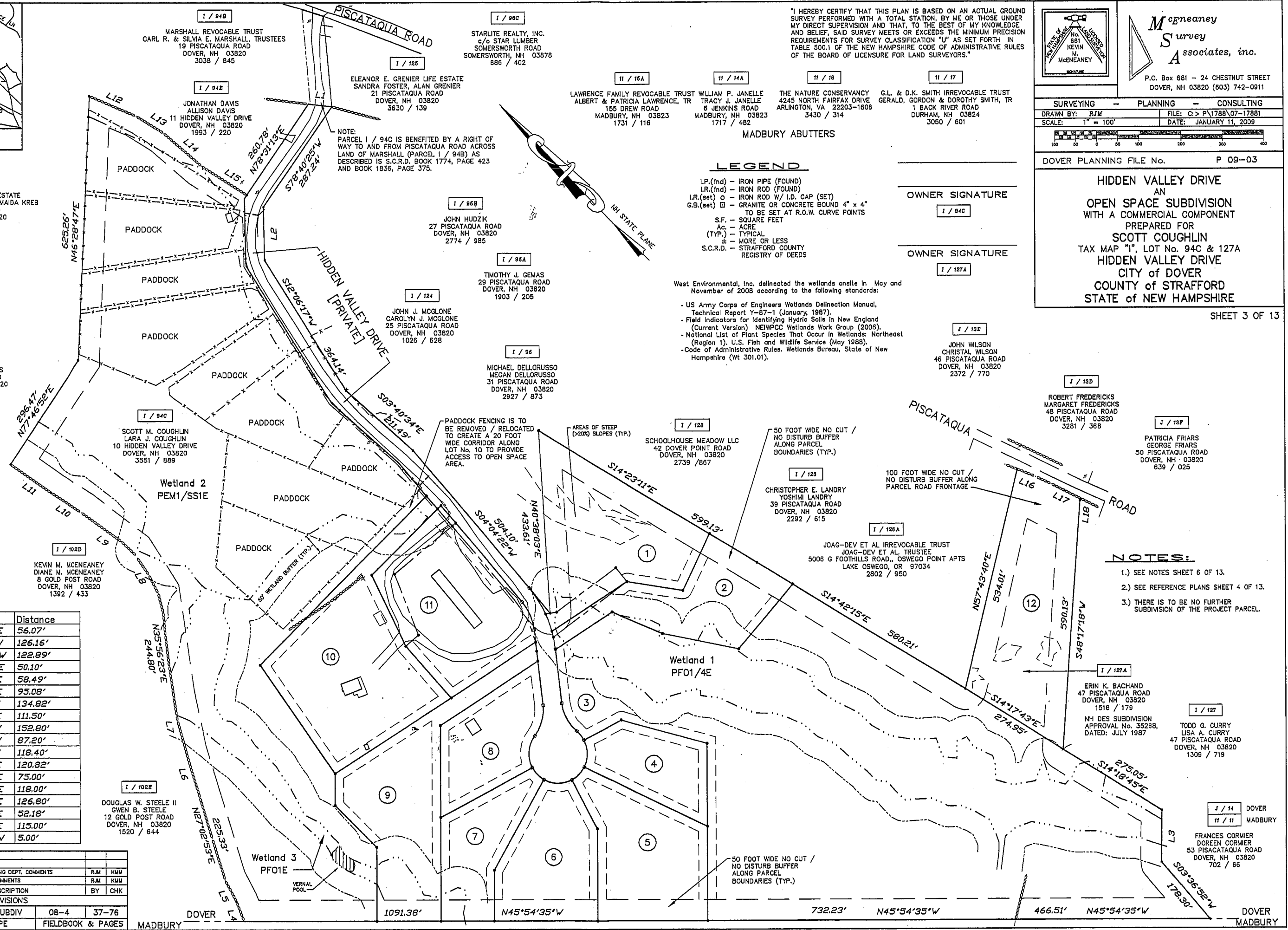
FRANCES CORMIER
DOREEN CORMIER
53 PISCATAQUA ROAD
DOVER, NH 03820
702 / 66

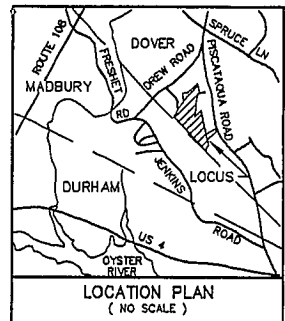
No.	Bearing	Distance
L1	S39°09'58"E	56.07'
L2	S42°45'10"W	126.16'
L3	S44°29'57"W	122.89'
L4	N22°58'57"E	50.10'
L5	N16°36'59"E	58.49'
L6	N27°31'43"E	95.08'
L7	N32°16'19"E	134.82'
L8	N12°30'48"E	111.50'
L9	N08°02'10"W	152.80'
L10	N14°05'51"W	87.20'
L11	N11°20'06"W	118.40'
L12	S22°41'03"E	120.82'
L13	S13°29'54"E	75.00'
L14	S04°29'54"E	118.00'
L15	S13°29'54"E	126.80'
L16	S25°28'31"E	52.18'
L17	S19°23'56"E	115.00'
L18	S48°21'25"W	5.00'

NO.	DATE	DESCRIPTION	BY	CHK
2	3/20/09	REVISE PER PLANNING DEPT. COMMENTS	RJM	KJM
1	2/12/09	REVISE PER TRC COMMENTS	RJM	KJM

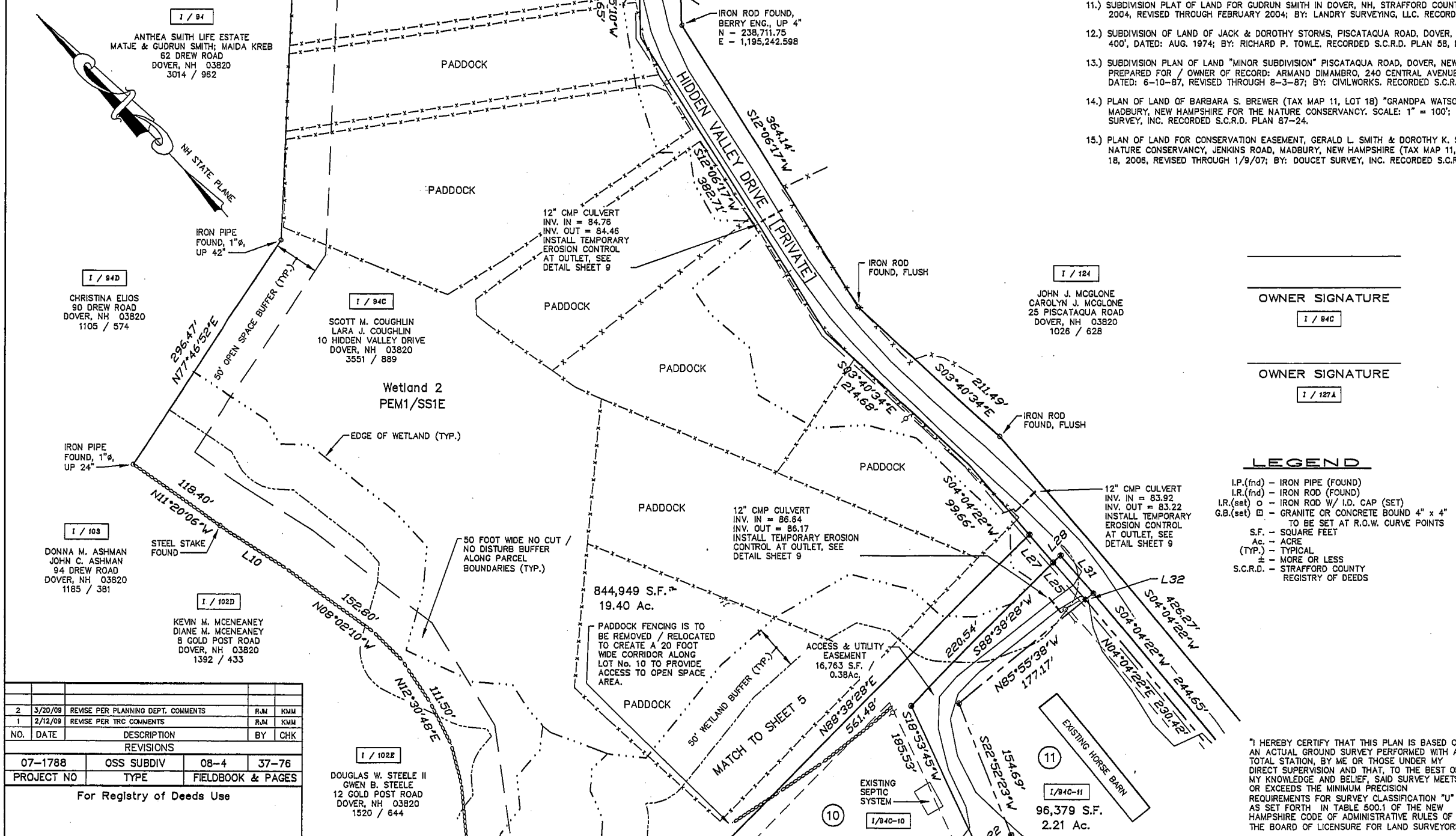
REVISIONS

07-1788	OSS-SUBDIV	08-4	37-76
PROJECT NO	TYPE	FIELDBOOK & PAGES	





No.	Bearing	Distance
L1	S39°09'58"E	56.07'
L10	N14°05'51"W	87.20'
L13	S13°29'54"E	75.00'
L23	S78°31'13"W	9.54'
L25	N04°04'22"E	53.15'
L27	S04°04'22"W	40.00'
L28	N88°38'28"E	11.05'
L31	S04°04'22"W	54.20'
L32	N85°55'38"W	11.00'



REFERENCE PLANS:

- 1.) LOT LINE ADJUSTMENT PLAN PREPARED FOR J & A BUILDERS, INC. AND RICHARD & DEBORAH SHELDON AND JAMES & BETTE PAPA AND KEVIN & DIANE McENEANEY, GOLD POST & DREW ROADS, DOVER, NEW HAMPSHIRE. SCALE: 1" = 40'; DATED: DECEMBER 10, 1993; BY THIS OFFICE. RECORDED S.C.R.D. PLAN 43-99.
- 2.) SUBDIVISION OF LAND LOCATED IN DOVER NH PREPARED FOR ALBERT LAWRENCE. SCALE: 1" = 50'; DATED: 10-21-1985; BY: KIMBALL CHASE COMPANY, INC. RECORDED S.C.R.D. PLAN 29-13.
- 3.) SUBDIVISION PLAN - BRADLEY G. TRAFONT, MADBURY, N.H. SCALE: 1" = 100'; DATED: AUG. 1979; BY: FREDERICK E. DREW ASSOCIATES. RECORDED S.C.R.D. PLAN 19A-64.
- 4.) PLAN OF LAND PARCELS 1, 2, 3 & 4 - JACK R. & DOROTHY I. STORMS, DOVER, NEW HAMPSHIRE. SCALE: 1" = 50'; DATED: AUG. 1977; BY: R.W. McCRONE. RECORDED S.C.R.D. PLAN 18-67.
- 5.) PROPOSED MINOR LOT LINE ADJUSTMENT - LAND OF JOHN & CAROLYN McGLONE AND PHILIP NUTE, PISCATAQUA ROAD & HIDDEN VALLEY DRIVE, DOVER, N.H. SCALE: 1" = 200'; DATED: DECEMBER 20, 2002, REVISED THROUGH 1/29/03; BY: BERRY SURVEYING & ENGINEERING. RECORDED S.C.R.D. PLAN 68-54.
- 6.) PROPOSED LOT LINE REVISION - LAND OF DAVID LABRIE & PATRICIA McGLONE, PISCATAQUA ROAD, DOVER, N.H. SCALE: 1" = 200'; DATED: FEBRUARY 28, 2002, REVISED THROUGH 4/10/02; BY: BERRY SURVEYING & ENGINEERING. RECORDED S.C.R.D. PLAN 65-65.
- 7.) BOUNDARY LINES ADJUSTMENT FOR DAVID L. LABRIE & PATRICIA A. McGLONE, PISCATAQUA ROAD, DOVER, NEW HAMPSHIRE. SCALE: 1" = 50'; DATED: APRIL 1995; BY: K.E.M. LAND SURVEY, INC. RECORDED S.C.R.D. PLAN 46-11.
- 8.) SUBDIVISION OF LAND FOR MAURICE E. MERRILL, PISCATAQUA ROAD, DOVER, N.H. SCALE: 1" = 50'; DATED: APRIL 30, 1971; BY: McKENNA ASSOCIATES. RECORDED S.C.R.D. PLAN 6, POCKET 13, FOLDER 1.
- 9.) SUBDIVISION OF LAND OF PATRICK & PATTY CURRY, PISCATAQUA ROAD, DOVER, N.H. SCALE: 1" = 40'; DATED: 3/31/1987, REVISED THROUGH 29 SEPT. 87; BY: CIVIL CONSULTANTS. RECORDED S.C.R.D. PLAN 33-144.
- 10.) OPEN SPACE SUBDIVISION PLAN - EDWARD & ALICE HENNY, PISCATAQUA ROAD, DOVER, NEW HAMPSHIRE. SCALE: 1" = 40'; DATED: MARCH 10, 2003, REVISED THROUGH 4/30/03; BY: TRITECH ENGINEERING CORP. RECORDED S.C.R.D. PLAN 69-38.
- 11.) SUBDIVISION PLAT OF LAND FOR GUDRUN SMITH IN DOVER, NH, STRAFFORD COUNTY. SCALE: 1" = 50'; DATED: JANUARY 2004, REVISED THROUGH FEBRUARY 2004; BY: LANDRY SURVEYING, LLC. RECORDED S.C.R.D. PLAN 74-98.
- 12.) SUBDIVISION OF LAND OF JACK & DOROTHY STORMS, PISCATAQUA ROAD, DOVER, NEW HAMPSHIRE. SCALE: 1" = 50', 1" = 400', DATED: AUG. 1974; BY: RICHARD P. TOWLE. RECORDED S.C.R.D. PLAN 58, POCKET 9, FOLDER 3.
- 13.) SUBDIVISION PLAN OF LAND "MINOR SUBDIVISION" PISCATAQUA ROAD, DOVER, NEW HAMPSHIRE, COUNTY OF STRAFFORD, AS PREPARED FOR / OWNER OF RECORD: ARMAND DIMAMBRO, 240 CENTRAL AVENUE, DOVER, N.H. 03820. SCALE: 1" = 40'; DATED: 6-10-87, REVISED THROUGH 8-3-87; BY: CIVILWORKS. RECORDED S.C.R.D. PLAN 33-18.
- 14.) PLAN OF LAND OF BARBARA S. BREWER (TAX MAP 11, LOT 18) "GRANDPA WATSON'S WOOD LOT", JENKINS ROAD, MADBURY, NEW HAMPSHIRE FOR THE NATURE CONSERVANCY. SCALE: 1" = 100'; DATED: DEC. 30, 2005; BY: DOUCET SURVEY, INC. RECORDED S.C.R.D. PLAN 87-24.
- 15.) PLAN OF LAND FOR CONSERVATION EASEMENT, GERALD L. SMITH & DOROTHY K. SMITH IRREVOCABLE TRUST FOR THE NATURE CONSERVANCY, JENKINS ROAD, MADBURY, NEW HAMPSHIRE (TAX MAP 11, LOT 17). SCALE: 1" = 80'; DATED: DEC. 18, 2006, REVISED THROUGH 1/9/07; BY: DOUCET SURVEY, INC. RECORDED S.C.R.D. PLAN 89-9.

For Registry of Deeds Use

NOTES:

- 1.) SEE NOTES SHEET 6 OF 13.
- 2.) THERE IS TO BE NO FURTHER SUBDIVISION OF THE PROJECT PARCEL.

OWNER SIGNATURE

I / 94C

OWNER SIGNATURE

I / 127A

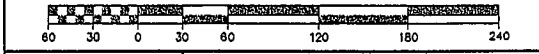
LEGEND

- I.P.(fd) - IRON PIPE (FOUND)
- I.R.(fd) - IRON ROD (FOUND)
- I.R.(set) o - IRON ROD W/ I.D. CAP (SET)
- G.B.(set) □ - GRANITE OR CONCRETE BOUND 4" x 4" TO BE SET AT R.O.W. CURVE POINTS
- S.F. - SQUARE FEET
- Ac. - ACRE
- (TYP.) - TYPICAL
- ± - MORE OR LESS
- S.C.R.D. - STRAFFORD COUNTY REGISTRY OF DEEDS

SHEET 4 OF 13

**HIDDEN VALLEY DRIVE
AN
OPEN SPACE SUBDIVISION
WITH A COMMERCIAL COMPONENT
PREPARED FOR
SCOTT COUGHLIN
TAX MAP "1", LOT No. 94C & 127A
HIDDEN VALLEY DRIVE
CITY OF DOVER
COUNTY OF STRAFFORD
STATE OF NEW HAMPSHIRE**

DOVER PLANNING FILE No.	P 09-03
DRAWN BY: RJM	FILE: C:\P\1788\07-17881
SCALE: 1" = 60'	DATE: JANUARY 11, 2009



**McEneaney
Survey
Associates, inc.**

P.O. Box 681 - 24 CHESTNUT STREET
DOVER, NH 03820 (603) 742-0911

SURVEYING - PLANNING - CONSULTING

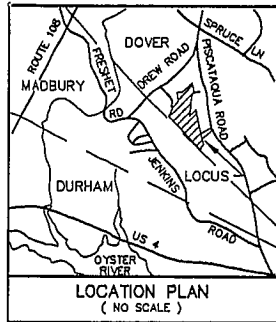
"I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL GROUND SURVEY PERFORMED WITH A TOTAL STATION, BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, SAID SURVEY MEETS OR EXCEEDS THE MINIMUM PRECISION REQUIREMENTS FOR SURVEY CLASSIFICATION "U" AS SET FORTH IN TABLE 500.1 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS."

NO.	DATE	DESCRIPTION	BY	CHK
2	3/20/09	REVISE PER PLANNING DEPT. COMMENTS	RJM	KMM
1	2/12/09	REVISE PER TRC COMMENTS	RJM	KMM

PROJECT NO	TYPE	FIELDBOOK & PAGES
07-1788	OSS SUBDIV	08-4 37-76

For Registry of Deeds Use

DOUGLAS W. STEELE II
GWEN B. STEELE
12 GOLD POST ROAD
DOVER, NH 03820
1520 / 644



No.	Central Angle	Radius	Arc Length	Chord Length	Chord Bearing
C1	24°30'39"	272.50	116.57	115.69	N16°19'41"E
C2	08°59'21"	272.50	42.75	42.71	N33°04'41"E
C3	22°31'39"	70.00	27.52	27.35	N04°56'22"E
C4	43°53'49"	100.00	76.61	74.75	N15°37'27"E
C5	54°11'52"	70.00	66.21	63.77	N43°18'07"E
C6	35°56'30"	70.00	43.91	43.19	N88°22'18"E
C7	56°46'10"	70.00	69.36	66.55	S45°16'22"E
C8	32°44'26"	70.00	40.00	39.46	S00°31'04"E
C9	43°53'49"	100.00	76.61	74.75	S59°31'16"W
C10	65°37'02"	70.00	80.17	75.86	S48°39'40"W
C11	33°30'00"	125.00	73.09	72.05	S20°49'22"W
C12	09°09'07"	272.50	43.53	43.48	N24°00'27"E
C13	02°57'25"	272.50	14.06	14.06	N30°03'43"E
C14	28°10'35"	227.50	111.88	110.75	N18°09'39"E
C15	05°19'25"	227.50	21.14	21.13	N34°54'39"E

LEGEND

I.P.(fd) - IRON PIPE (FOUND)
 I.R.(fd) - IRON ROD (FOUND)
 I.R.(set) - IRON ROD W/ I.D. CAP (SET)
 G.B.(set) - GRANITE OR CONCRETE BOUND 4" x 4" TO BE SET AT R.O.W. CURVE POINTS

S.F. - SQUARE FEET
 Ac. - ACRE
 (TYP.) - TYPICAL
 ± - MORE OR LESS
 S.C.R.D. - STRAFFORD COUNTY REGISTRY OF DEEDS

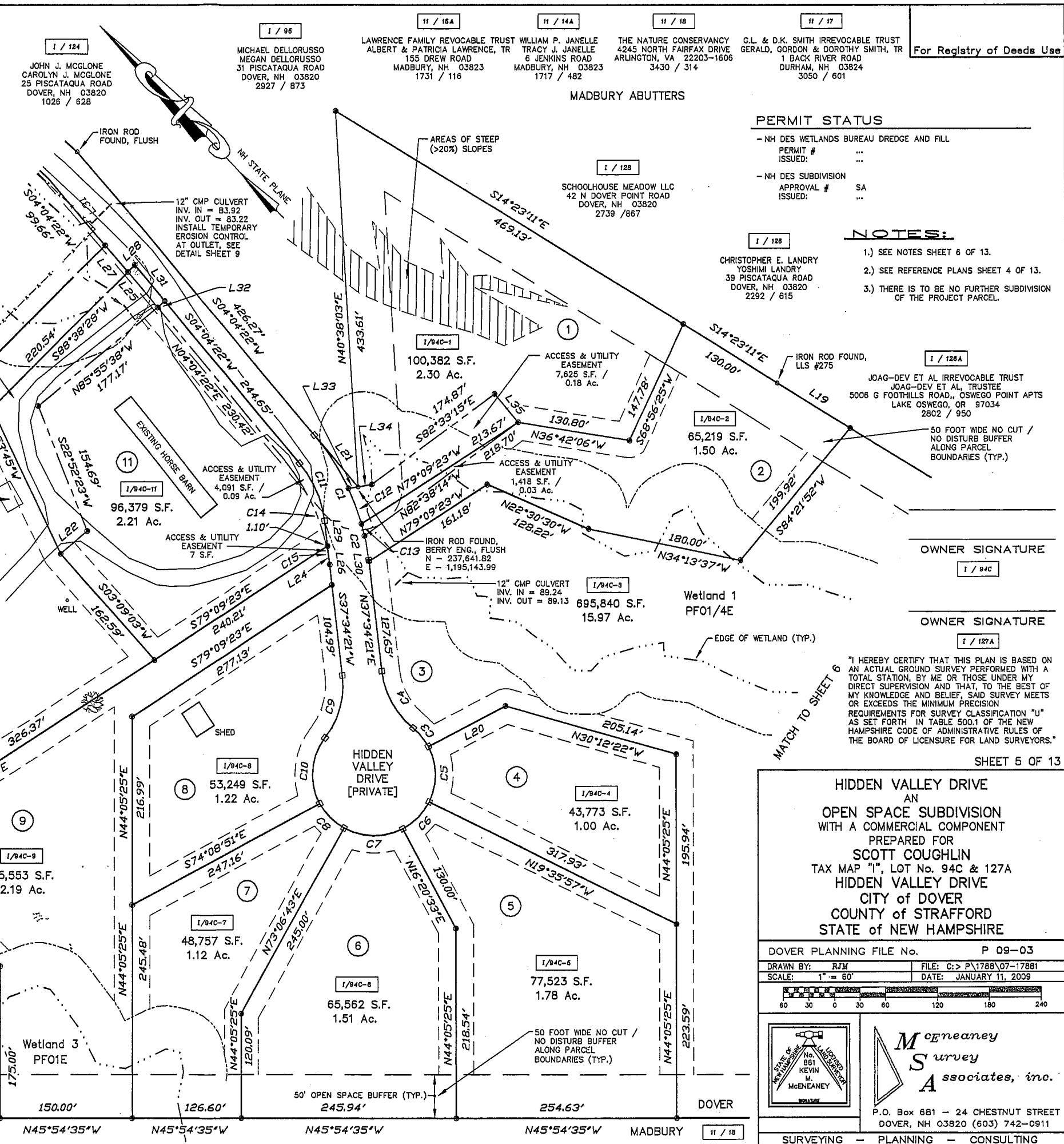
No.	Bearing	Distance
L4	N22°58'57"E	50.10'
L5	N16°36'59"E	58.49'
L6	N27°31'43"E	95.08'
L19	S14°42'15"E	100.00'
L20	N73°47'49"W	100.00'
L21	S04°04'22"W	77.83'
L22	N86°50'57"W	40.00'
L24	S37°34'21"W	21.60'
L25	N04°04'22"E	53.15'
L26	S37°34'21"W	45.35'
L27	S04°04'22"W	40.00'
L28	N88°38'28"E	11.05'
L29	S37°34'21"W	29.18'
L30	N37°34'21"E	1.08'
L31	S04°04'22"W	54.20'
L32	N85°55'38"W	11.00'
L33	S55°46'03"E	11.26'
L34	S55°46'03"E	15.63'
L35	S04°41'09"W	42.27'

1 / 1022
 DOUGLAS W. STEELE II
 GWEN B. STEELE
 12 GOLD POST ROAD
 DOVER, NH 03820
 1520 / 644

NO.	DATE	DESCRIPTION	BY	CHK
2	3/20/09	REVISE PER PLANNING DEPT. COMMENTS	RJM	KMM
1	2/12/09	REVISE PER TRC COMMENTS	RJM	KMM

PROJECT NO	TYPE	FIELDBOOK & PAGES
07-1788	OSS SUBDIV	08-4 37-76

For Registry of Deeds Use



1 / 96
 MICHAEL DELLORUSSO
 MEGAN DELLORUSSO
 31 PISCATAQUA ROAD
 DOVER, NH 03820
 2927 / 873

11 / 16A
 LAWRENCE FAMILY REVOCABLE TRUST
 ALBERT & PATRICIA LAWRENCE, TR
 155 DREW ROAD
 MADBURY, NH 03823
 1731 / 116

11 / 14A
 WILLIAM P. JANELLE
 TRACY J. JANELLE
 6 JENKINS ROAD
 MADBURY, NH 03823
 1717 / 482

11 / 18
 THE NATURE CONSERVANCY
 4245 NORTH FAIRFAX DRIVE
 ARLINGTON, VA 22203-1606
 3430 / 314

11 / 17
 G.L. & D.K. SMITH IRREVOCABLE TRUST
 GERALD, GORDON & DOROTHY SMITH, TR
 1 BACK RIVER ROAD
 DURHAM, NH 03824
 3050 / 601

MADBURY ABUTTERS

PERMIT STATUS

-NH DES WETLANDS BUREAU DREDGE AND FILL
 PERMIT # ...
 ISSUED: ...

-NH DES SUBDIVISION
 APPROVAL # SA ...
 ISSUED: ...

NOTES:

- SEE NOTES SHEET 6 OF 13.
- SEE REFERENCE PLANS SHEET 4 OF 13.
- THERE IS TO BE NO FURTHER SUBDIVISION OF THE PROJECT PARCEL.

1 / 128
 CHRISTOPHER E. LANDRY
 YOSHIMI LANDRY
 39 PISCATAQUA ROAD
 DOVER, NH 03820
 2292 / 615

1 / 128A
 JOAG-DEV ET AL IRREVOCABLE TRUST
 JOAG-DEV ET AL, TRUSTEE
 5006 G FOOTHILLS ROAD, OSWEGO POINT APTS
 LAKE OSWEGO, OR 97034
 2802 / 950

50 FOOT WIDE NO CUT / NO DISTURB BUFFER ALONG PARCEL BOUNDARIES (TYP.)

OWNER SIGNATURE
1 / 94C

OWNER SIGNATURE
1 / 127A

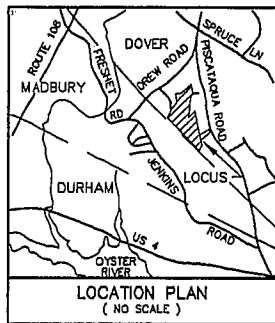
"I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL GROUND SURVEY PERFORMED WITH A TOTAL STATION, BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, SAID SURVEY MEETS OR EXCEEDS THE MINIMUM PRECISION REQUIREMENTS FOR SURVEY CLASSIFICATION "U" AS SET FORTH IN TABLE 500.1 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS."

SHEET 5 OF 13

HIDDEN VALLEY DRIVE
 AN
OPEN SPACE SUBDIVISION
 WITH A COMMERCIAL COMPONENT
 PREPARED FOR
SCOTT COUGHLIN
 TAX MAP "I", LOT No. 94C & 127A
HIDDEN VALLEY DRIVE
CITY OF DOVER
COUNTY OF STRAFFORD
STATE OF NEW HAMPSHIRE

DOVER PLANNING FILE No. P 09-03
 DRAWN BY: RJM FILE: C:\P\1788\07-17881
 SCALE: 1" = 60' DATE: JANUARY 11, 2009

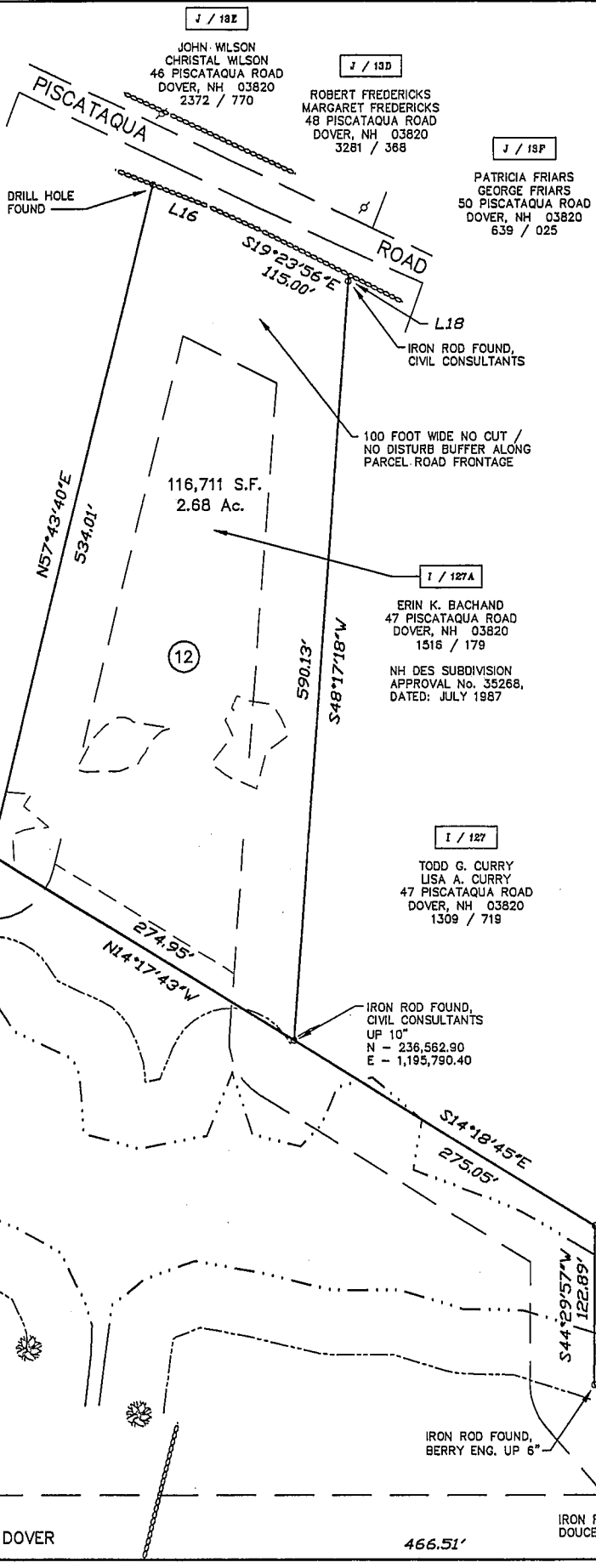
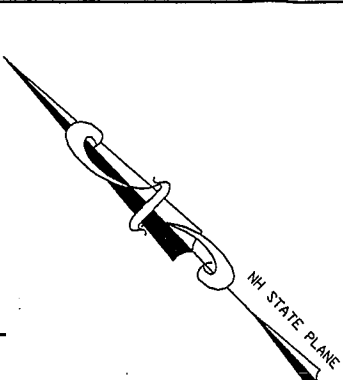
Mcneaney Survey Associates, Inc.
 P.O. Box 681 - 24 CHESTNUT STREET
 DOVER, NH 03820 (603) 742-0911
 SURVEYING - PLANNING - CONSULTING



No.	Central Angle	Radius	Arc Length	Chord Length	Chord Bearing
C1	24°30'39"	272.50	116.57	115.69	N16°19'41"E
C2	08°59'21"	272.50	42.75	42.71	N33°04'41"E
C3	22°31'39"	70.00	27.52	27.35	N04°56'22"E
C4	43°53'49"	100.00	76.61	74.75	N15°37'27"E
C5	54°11'52"	70.00	66.21	63.77	N43°18'07"E
C6	35°56'30"	70.00	43.91	43.19	N88°22'18"E
C7	56°46'10"	70.00	69.36	66.55	S45°16'22"E
C9	43°53'49"	100.00	76.61	74.75	S59°31'16"W
C12	09°09'07"	272.50	43.53	43.48	N24°00'27"E
C13	02°57'25"	272.50	14.06	14.06	N30°03'43"E

LEGEND

- I.P.(nd) - IRON PIPE (FOUND)
- I.R.(nd) - IRON ROD (FOUND)
- I.R.(set) o - IRON ROD W/ I.D. CAP (SET)
- G.B.(set) □ - GRANITE OR CONCRETE BOUND 4" x 4" TO BE SET AT R.O.W. CURVE POINTS
- S.F. - SQUARE FEET
- Ac. - ACRE
- (TYP.) - TYPICAL
- ± - MORE OR LESS
- S.C.R.D. - STRAFFORD COUNTY REGISTRY OF DEEDS



NOTES:

- 1.) OWNER OF RECORD: SCOTT M. COUGHLIN, LARA J. COUGHLIN, 10 HIDDEN VALLEY DRIVE, DOVER, NEW HAMPSHIRE 03820, S.C.R.D. VOL. 3551, PAGE 0889. OWNERS SIGNATURE: _____
- 2.) ERIN K. BACHAND, 47 PISCATAQUA ROAD, DOVER, NEW HAMPSHIRE 03820, S.C.R.D. VOL. 1516, PAGE 0179. OWNERS SIGNATURE: _____
- 3.) - DENOTES TAX MAP AND PARCEL NUMBER.
- 4.) THE "PROJECT PARCEL" CONTAINS 57.78 ACRES OF LAND, MORE OR LESS.
 - 1/94C - 2,400,023 S.F.± / 55.10 Ac.±
 - 1/127A - 116,711 S.F.± / 2.68 Ac.±
- 5.) ZONING DISTRICT IS R-40 (RURAL DENSITY RESIDENTIAL DISTRICT).
- 6.) ZONING DIMENSIONAL AND DENSITY REQUIREMENTS:
 - FOR AN OPEN SPACE SUBDIVISION
 - "CLUSTER SUBDIVISION WITH LOT LINES AND NONRESIDENTIAL COMMERCIAL COMPONENT"
 - MINIMUM LOT SIZE = N/A
 - MINIMUM FRONTAGE = N/A
 - MINIMUM YARDS:
 - STREET SIDE = 20 FEET
 - OTHER SIDES = 20 FEET
 - MINIMUM DISTANCE BETWEEN BUILDINGS = 20 FEET
 - OTHER SETBACKS:
 - PROJECT PARCEL ROAD FRONTAGE = 100 FEET
 - PROJECT PARCEL OTHER SIDES = 50 FEET
 - FROM EXISTING STRUCTURES = 50 FEET
 - FROM JURISDICTIONAL WETLANDS = 50 FEET
 - * UNLESS ALLOWED BY CONDITIONAL USE PERMIT
- 7.) PLAN INTENT: TO PORTRAY THE DEVELOPMENT OF THE SUBJECT "PROJECT PARCEL" INTO A TWELVE (12) LOT "OPEN SPACE" SUBDIVISION OF LAND THAT WILL SUPPORT ELEVEN (11) INDIVIDUAL, SINGLE FAMILY DWELLINGS AND ONE (1) NONRESIDENTIAL COMMERCIAL COMPONENT WHICH ARE TO BE SERVICED BY SUBSURFACE DISPOSAL SYSTEMS AND WELLS.
- 8.) PER FLOOD INSURANCE RATE MAP 33017C0320D & 33017C0340D, EFFECTIVE DATE: MAY 17, 2005; ZONE "X": AREAS DETERMINED TO BE OUTSIDE THE FEDERALLY DESIGNATED 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN.
- 9.) BASIS OF BEARING IS NH STATE PLANE GRID. COORDINATES SHOWN ARE NH STATE PLANE GRID NAD 83, BASED ON GPS OBSERVATION 11/10/2008.
- 10.) VERTICAL DATUM IS NAVD 88 [GEOID03], BASED ON GPS OBSERVATION 11/10/2008.
- 11.) A DIGITAL COPY OF THE APPROVED PLAN WILL BE PROVIDED TO CITY OF DOVER PLANNING DEPARTMENT UPON FINAL APPROVAL.
- 12.) WETLANDS SHOWN WERE DELINEATED BY WEST ENVIRONMENTAL, INC. DURING MAY AND NOVEMBER 2008.
- 13.) STREET ADDRESSES FOR EACH LOT SHALL BE ASSIGNED BY THE BUILDING INSPECTOR AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
- 14.) "THE OPEN SPACES WILL BE OWNED BY A HOMEOWNERS ASSOCIATION AND PERMANENTLY PRESERVED AS UNDEVELOPED OPEN SPACE".
- 15.) PARCEL 1 / 94C IS BENEFITED BY A RIGHT OF WAY TO AND FROM PISCATAQUA ROAD ACROSS LAND OF MARSHALL (PARCEL 1 / 94B) AS DESCRIBED IS S.C.R.D. BOOK 1774, PAGE 423 AND BOOK 1836, PAGE 375.
- 16.) SEE REFERENCE PLANS SHEET 4 OF 13.
- 17.) THERE IS TO BE NO FURTHER SUBDIVISION OF THE PROJECT PARCEL.

MATCH TO SHEET 5

No.	Bearing	Distance
L16	S25°28'31"E	52.18'
L18	S48°21'25"W	5.00'
L19	S14°42'15"E	100.00'
L20	N73°47'49"W	100.00'
L21	S04°04'22"W	77.83'
L26	S37°34'21"W	45.35'
L29	S37°34'21"W	29.16'
L30	N37°34'21"E	1.08'
L35	S04°41'09"W	42.27'

NO.	DATE	DESCRIPTION	BY	CHK
2	3/20/08	REVISE PER PLANNING DEPT. COMMENTS	RJM	KJM
1	2/12/08	REVISE PER TRC COMMENTS	RJM	KJM

PROJECT NO	OSS SUBDIV	08-4	37-76

**HIDDEN VALLEY DRIVE
AN
OPEN SPACE SUBDIVISION
WITH A COMMERCIAL COMPONENT
PREPARED FOR
SCOTT COUGHLIN
TAX MAP "I", LOT No. 94C & 127A
HIDDEN VALLEY DRIVE
CITY OF DOVER
COUNTY OF STRAFFORD
STATE OF NEW HAMPSHIRE**

DOVER PLANNING FILE No.	P 09-03
DRAWN BY: RJM	FILE: C:\P\1788\07-17881
SCALE: 1" = 60'	DATE: JANUARY 11, 2009



**McEaney
Survey
Associates, inc.**

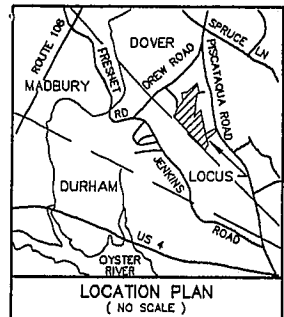
P.O. Box 681 - 24 CHESTNUT STREET
DOVER, NH 03820 (603) 742-0911

11 / 14A
WILLIAM P. JANELLE
TRACY J. JANELLE
6 JENKINS ROAD
MADBURY, NH 03823
1717 / 482

11 / 18
THE NATURE CONSERVANCY
4245 NORTH FAIRFAX DRIVE
ARLINGTON, VA 22203-1606
3430 / 314

11 / 17
G.L. & D.K. SMITH IRREVOCABLE TRUST
GERALD, GORDON & DOROTHY SMITH, TR
1 BACK RIVER ROAD
DURHAM, NH 03824
3050 / 601

11 / 17
"I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL GROUND SURVEY PERFORMED WITH A TOTAL STATION, BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, SAID SURVEY MEETS OR EXCEEDS THE MINIMUM PRECISION REQUIREMENTS FOR SURVEY CLASSIFICATION "U" AS SET FORTH IN TABLE 600.1 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS."



No.	Central Angle	Radius	Arc Length	Chord Length	Chord Bearing
C1	24°30'29"	272.50	116.57	115.69	N16°19'41"E
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C5	54°11'52"	70.00	66.21	63.77	N89°22'18"E
C6	35°56'30"	70.00	43.91	43.19	N89°22'18"E
C7	56°46'10"	70.00	69.36	66.53	S45°16'22"E
C8	32°44'26"	70.00	40.00	39.46	S00°31'04"E
C9	43°53'49"	100.00	76.61	74.75	S59°31'16"W
C10	65°37'02"	70.00	80.17	75.86	S48°39'40"W
C11	33°30'00"	125.00	73.09	72.05	S20°49'22"W

PERMIT STATUS

NH DES WETLANDS BUREAU DREDGE AND FILL
 PERMIT # ... PENDING
 ISSUED: ...

NH DES SUBDIVISION
 APPROVAL # SA PENDING
 ISSUED: ...

I / 94C

SCOTT M. COUGHLIN
 LARA J. COUGHLIN
 10 HIDDEN VALLEY DRIVE
 DOVER, NH 03820
 3551 / 889

I / 124

JOHN J. MCCLONE
 CAROLYN J. MCCLONE
 25 PISCATAQUA ROAD
 DOVER, NH 03820
 1026 / 628

I / 85

MICHAEL DELLORUSSO
 MEGAN DELLORUSSO
 31 PISCATAQUA ROAD
 DOVER, NH 03820
 2927 / 873

11 / 15A

LAWRENCE FAMILY REVOCABLE TRUST WILLIAM P. JANELLE
 ALBERT & PATRICIA LAWRENCE, TR
 155 DREW ROAD
 MADBURY, NH 03823
 1731 / 116

11 / 14A

WILLIAM P. JANELLE
 TRACY J. JANELLE
 6 JENKINS ROAD
 MADBURY, NH 03823
 1717 / 482

11 / 18

THE NATURE CONSERVANCY
 4245 NORTH FAIRFAX DRIVE
 ARLINGTON, VA 22203-1608
 3430 / 314

11 / 17

G.L. & D.K. SMITH IRREVOCABLE TRUST
 GERALD, GORDON & DOROTHY SMITH, TR
 1 BACK RIVER ROAD
 DURHAM, NH 03824
 3050 / 601

For Registry of Deeds Use

LOT No.	Lot Size	Contig. Upland	Steep Slopes	Net Lot Area	
Square Feet	Acres	Square Feet	Square Feet	Square Feet	
1	100,382	2.30	98,712	12,920	83,792
2	65,219	1.50	64,962	0	64,962
3	695,840	15.97	304,899	0	304,899
4	43,773	1.01	43,773	0	43,773
5	77,523	1.78	77,523	0	77,523
6	85,562	1.51	85,562	0	85,562
7	48,757	1.12	44,688	0	44,688
8	63,249	1.22	63,249	0	63,249
9	95,553	2.19	79,074	0	79,074
10	120,870	2.77	118,895	0	118,895
11	98,378	2.21	98,378	0	98,378
12	116,711	2.68	116,711	5,181	111,560

West Environmental, Inc. delineated the wetlands onsite in May and November of 2008 according to the following standards:

- US Army Corps of Engineers Wetlands Delineation Manual, Technical Report 1-87-1 (January, 1987).
- Field Indicators for Identifying Hydric Soils in New England (Current Version) NEHWPC Wetlands Work Group (2005).
- National List of Plant Species That Occur in Wetlands: Northeast (Region 1), U.S. Fish and Wildlife Service (May 1988).
- Code of Administrative Rules, Wetlands Bureau, State of New Hampshire (Wt. 501.01).

I / 128

CHRISTOPHER E. LANDRY
 YOSHIMI LANDRY
 39 PISCATAQUA ROAD
 DOVER, NH 03820
 2292 / 615

JOAG-DEV ET AL IRREVOCABLE TRUST
 JOAG-DEV ET AL TRUSTEE
 5006 G Foothills Road, OSWEGO POINT APTS
 LAKE OSWEGO, OR 97034
 2802 / 950

I / 128A

50 FOOT WIDE NO CUT / NO DISTURB BUFFER ALONG PARCEL BOUNDARIES (TYP.)

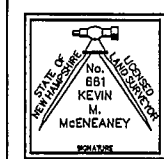
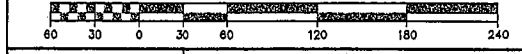
NOTES:

- 1.) THIS IS A "CLUSTER SUBDIVISION" AS DESCRIBED IN ENV-W5 1005.11, AND MEETS THE DENSITY REQUIREMENTS OF ENV-W5 1005.05 & 1005.06.
 - GROSS PARCEL AREA = 2,516,734 S.F. (57.78 Ac.)
 - UPLAND SOIL (EXCLUSIVE OF WETLANDS AND GROUP 5 SOILS) = 1,577,700 S.F. (36.22 Ac.)
 - SOIL GROUP % OF UPLAND LOT SIZE (TABLE 1005-2)
 - 3B 44.7%
 - 3C 54.5%
 - 3D 00.8%
 - WEIGHTED LOT SIZE = 22,102 S.F.
 - NUMBER OF LOTS ALLOWED = 71 LOTS
 - NUMBER OF PROPOSED LOTS = 12 LOTS
- 2.) THE INTENT OF THIS PLAN IS TO SUBDIVIDE THE EXISTING PARCELS I/94C & I/127A TO CREATE ELEVEN (11) SINGLE FAMILY RESIDENTIAL LOTS AND ONE (1) COMMERCIAL LOT. STATE SUBDIVISION APPROVAL IS BEING SOUGHT FOR LOTS 1, 2, 4-11. LOT 3 IS GREATER THAN 5 ACRES. LOT #12 (I/127A) IS AN EXISTING LOT RECORD. SEE S.C.R.D. PLAN 33-144, NHDES SUBDIVISION APPROVAL # 35268.
- 3.) THE COMMERCIAL LOT (LOT #11) IS INCLUDED WITHIN THE CLUSTER SUBDIVISION, YET MEETS LOT SIZE REQUIREMENTS FOR COMMERCIAL LOTS UNDER ENV-W5 1005.04. LOT LOADING FOR THIS LOT USING GROUP 4C SOIL IS 2,187 GALLONS PER DAY. THE CURRENT USE FOR THIS LOT IS A HORSE BARN.

TOPOGRAPHIC PLAN SHEET 7 OF 13

HIDDEN VALLEY DRIVE
 AN
 OPEN SPACE SUBDIVISION
 WITH A COMMERCIAL COMPONENT
 PREPARED FOR
 SCOTT COUGHLIN
 TAX MAP "I", LOT No. 94C & 127A
 HIDDEN VALLEY DRIVE
 CITY OF DOVER
 COUNTY OF STRAFFORD
 STATE OF NEW HAMPSHIRE

DOVER PLANNING FILE No. P 09-03
 DRAWN BY: RJM FILE: C:\P\1788\07-17881
 SCALE: 1" = 80' DATE: JANUARY 11, 2009



McEaney Survey Associates, inc.

P.O. Box 681 - 24 CHESTNUT STREET
 DOVER, NH 03820 (603) 742-0911

SURVEYING - PLANNING - CONSULTING

LEGEND

- I.P.(fd) - IRON PIPE (FOUND)
- I.R.(fd) - IRON ROD (FOUND)
- I.R.(set) - IRON ROD W/ I.D. CAP (SET)
- G.B.(set) - GRANITE OR CONCRETE BOUNDARY
- 4" x 4" TO BE SET AT R.O.W. CURVE POINTS
- S.F. - SQUARE FEET
- Ac. - ACRE
- (TYP.) - TYPICAL
- ± - MORE OR LESS
- S.C.R.D. - STRAFFORD COUNTY REGISTRY OF DEEDS

SOIL TYPES ON THE SUBJECT PARCEL WERE OBTAINED FROM THE U.S.D.A. - S.C.S. "SOIL SURVEY OF STRAFFORD COUNTY, NEW HAMPSHIRE"; ISSUED: MARCH 1973. THE SOIL DESCRIPTIONS ARE AS FOLLOWS:

DESIGNATION	DESCRIPTION
Be	BIDDEFORD SILTY CLAY LOAM
BsB	BUXTON SILT LOAM, 3 TO 8 PERCENT SLOPES
HbB	HOLLIS-GLOUCESTER FINE SANDY LOAMS, 3 TO 8 PERCENT SLOPES
HgB	HOLLIS-GLOUCESTER VERY ROCKY FINE SANDY LOAMS, 3 TO 8 PERCENT SLOPES
HgC	HOLLIS-GLOUCESTER VERY ROCKY FINE SANDY LOAMS, 8 TO 15 PERCENT SLOPES
RgA	RIDGEBURY FINE SANDY LOAM, 0 TO 3 PERCENT SLOPES

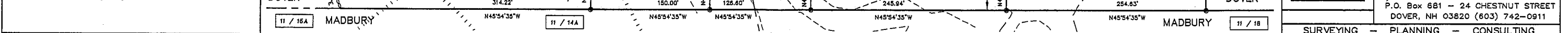
- PROP. HOUSE - POTENTIAL DWELLING LOCATION
- PROP. WELL - POTENTIAL WELL LOCATION WITH 75 FOOT PROTECTION RADIUS EASEMENTS TO BE CONVEYED WHERE RADII EXTEND BEYOND PARCEL BOUNDARIES
- 4,000 S.F. AREA SUITABLE FOR SUBSURFACE DISPOSAL

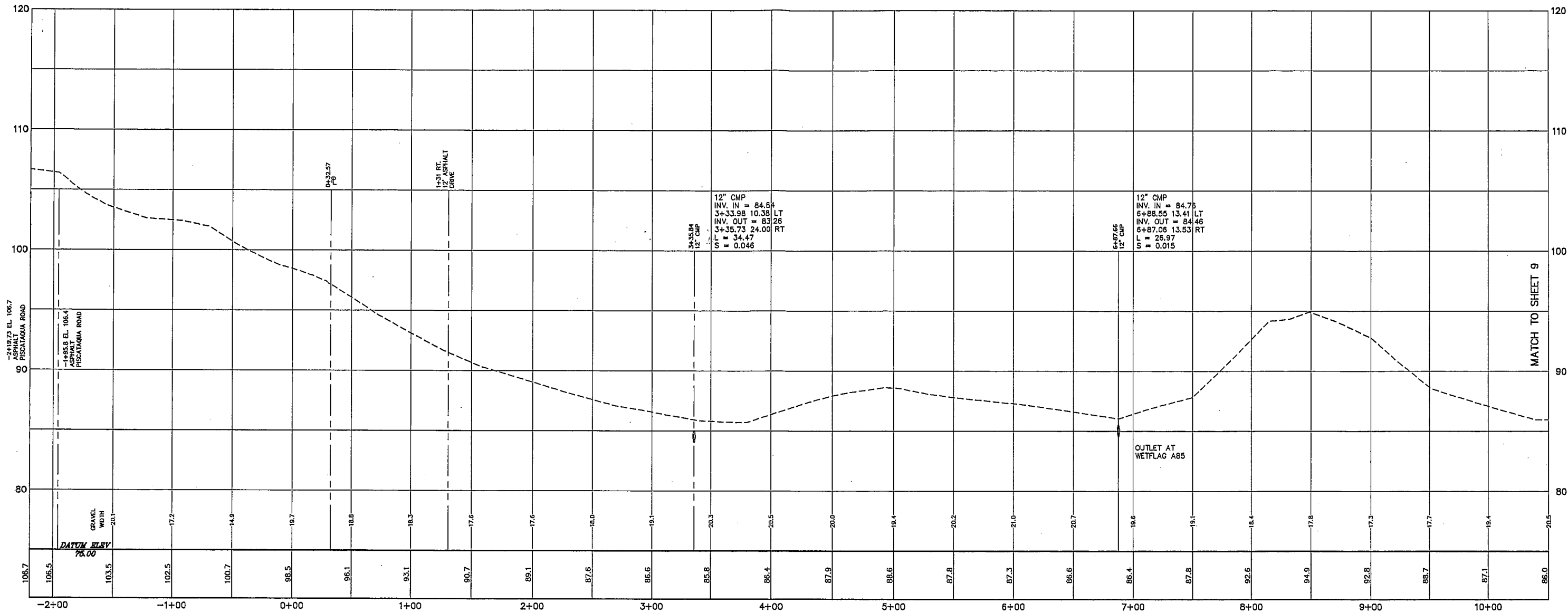
DOUGLAS W. STEELE II
 OWEN B. STEELE
 12 GOLD POST ROAD
 DOVER, NH 03820
 1520 / 644

NO.	DATE	DESCRIPTION	BY	CHK
2	3/20/08	REVISE PER PLANNING DEPT. COMMENTS	RJM	KMM
1	2/12/09	REVISE PER TRC COMMENTS	RJM	KMM

PROJECT NO	OSS SUBDIV	TYPE	FIELDBOOK & PAGES
07-1788	08-4	37-76	

For Registry of Deeds Use





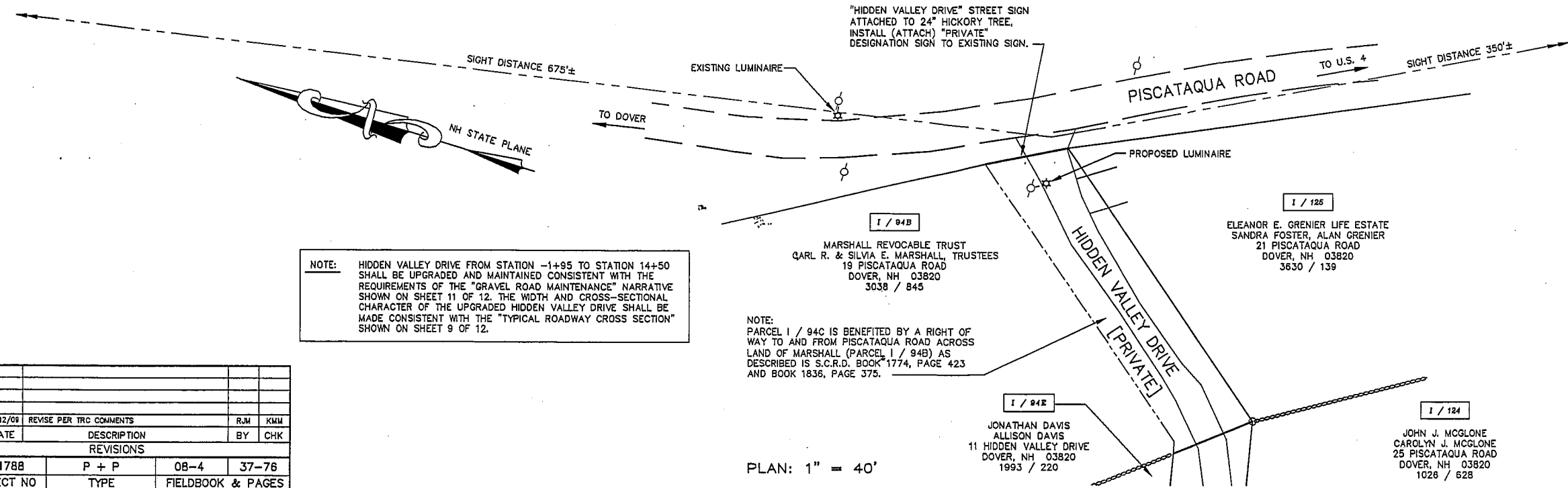
HIDDEN VALLEY DRIVE - PRIVATE
 STA. - 2+20 TO STA. 10+50

PROFILE: 1" = 40' H / 4' V

SHEET 8 OF 13

NO PARKING IS ALLOWED ON HIDDEN VALLEY DRIVE

DOVER PLANNING FILE No. P 09-03



PLAN: 1" = 40'

ROADWAY PROFILE SHEET 1
 OF
HIDDEN VALLEY DRIVE
 PREPARED FOR
SCOTT COUGHLIN
 TAX MAP 1, LOT Nos. 94C & 127A
HIDDEN VALLEY DRIVE
 CITY OF DOVER
 COUNTY OF STRAFFORD
 STATE OF NEW HAMPSHIRE

DRAWN BY: RJM FILE: C:\P\1788\07-17881
 SCALE: 1" = 40' H / 4' V DATE: JANUARY 12, 2009

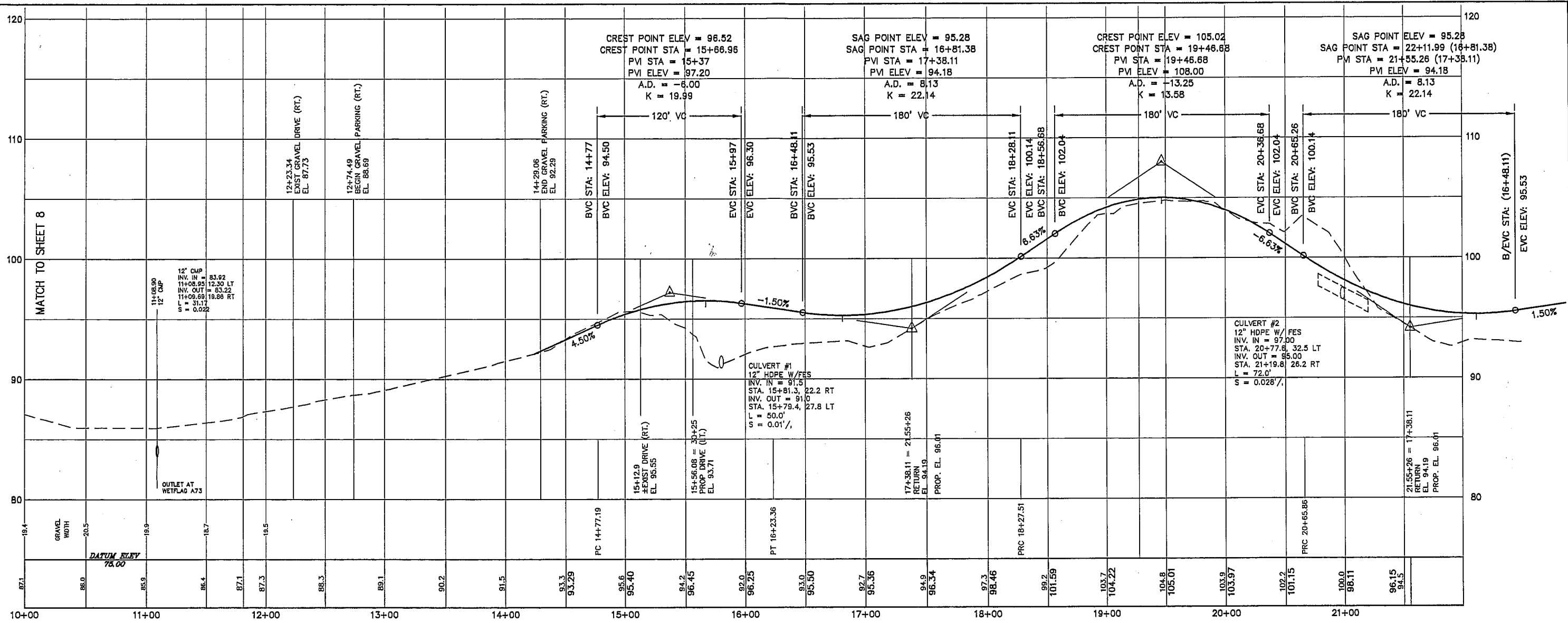


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civilworks
 engineers • surveyors
 P.O. Box 1166
 Dover, NH 603-749-0443

NO.	DATE	REVISIONS	BY	CHK
1	2/12/09	REVISE PER TRC COMMENTS	RJM	KMM
PROJECT NO: 07-1788 TYPE: P + P FIELDBOOK & PAGES: 08-4 37-76				

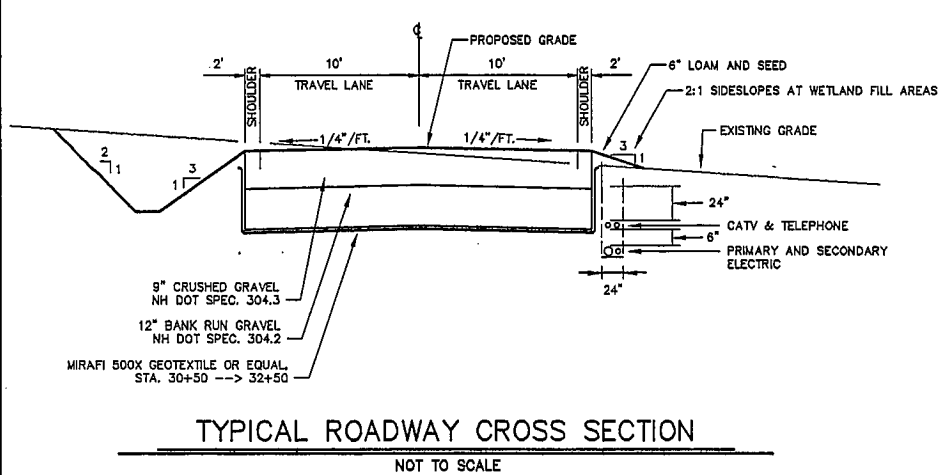


HIDDEN VALLEY DRIVE - PRIVATE
STA. 10+00 TO STA. 21+50

SHEET 9 OF 13

NO PARKING IS ALLOWED ON HIDDEN VALLEY DRIVE

PROFILE: 1" = 40' H / 4' V



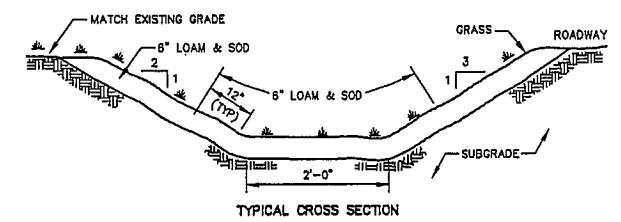
TYPICAL ROADWAY CROSS SECTION

NOT TO SCALE

Permanent Seeding:

- Bedding - stones larger than 1 1/2", trash, roots, and other debris that will interfere with seeding and future maintenance of the area should be removed. Where feasible, the soil should be tilled to a depth of 4" to prepare a seedbed and mix fertilizer into the soil.
- Fertilizer - lime and fertilizer should be applied evenly over the area 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 @ 100 lbs. per 1,000 s.f.
10-20-20 fertilizer @ 12 lbs. per 1,000 s.f.
- Seed Mixture (recommended):
Rate:

Type	LBS. per Acre	LBS. per 1,000 sf.
Tall Fescue	20	0.45
Crested Red Fescue	20	0.45
Birdfoot Trefoil	8	0.20
Total	48	1.10
- Sodding - sodding is done where it is desirable to rapidly establish cover on a disturbed area. Sodding on an area may be substituted for permanent seeding procedures anywhere on site. Bed preparation, fertilizing, and placement of sod shall be performed according to the S.C.S. Handbook. Sodding is recommended for steep sloped areas, areas immediately adjacent to sensitive water courses, easily erodible soils (fine sand/silt) etc.
- Provide a minimum of 4 inches (5 inches loose) of topsoil to all areas to be seeded.



GRASS DRAINAGE SWALE DETAIL

NOT TO SCALE

PSNH SYMBOL LEGEND

- - SINGLE PHASE PAD MOUNT TRANSFORMER
- - SECONDARY HANDHOLE
- ▨ - SECTOR CABINET
- - SINGLE PHASE PRIMARY CABLE (UNDERGROUND)
- - 350 SECONDARY CABLE (UNDERGROUND)
- TIJ - PSNH SERVICE NUMBER

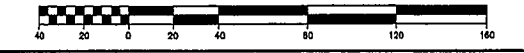
NO.	DATE	DESCRIPTION	BY	CHK
2	3/20/08	REVISE PER PLANNING DEPT. COMMENTS	RJM	KMM
1	2/12/09	REVISE PER TRC COMMENTS	RJM	KMM

PROJECT NO	TYPE	FIELDBOOK & PAGES
07-1788	P + P	08-4 37-76

DOVER PLANNING FILE No. P 09-03

ROADWAY PROFILE SHEET 2
OF
HIDDEN VALLEY DRIVE
PREPARED FOR
SCOTT COUGHLIN
TAX MAP 1, LOT Nos. 94C & 127A
HIDDEN VALLEY DRIVE
CITY OF DOVER
COUNTY OF STRAFFORD
STATE OF NEW HAMPSHIRE

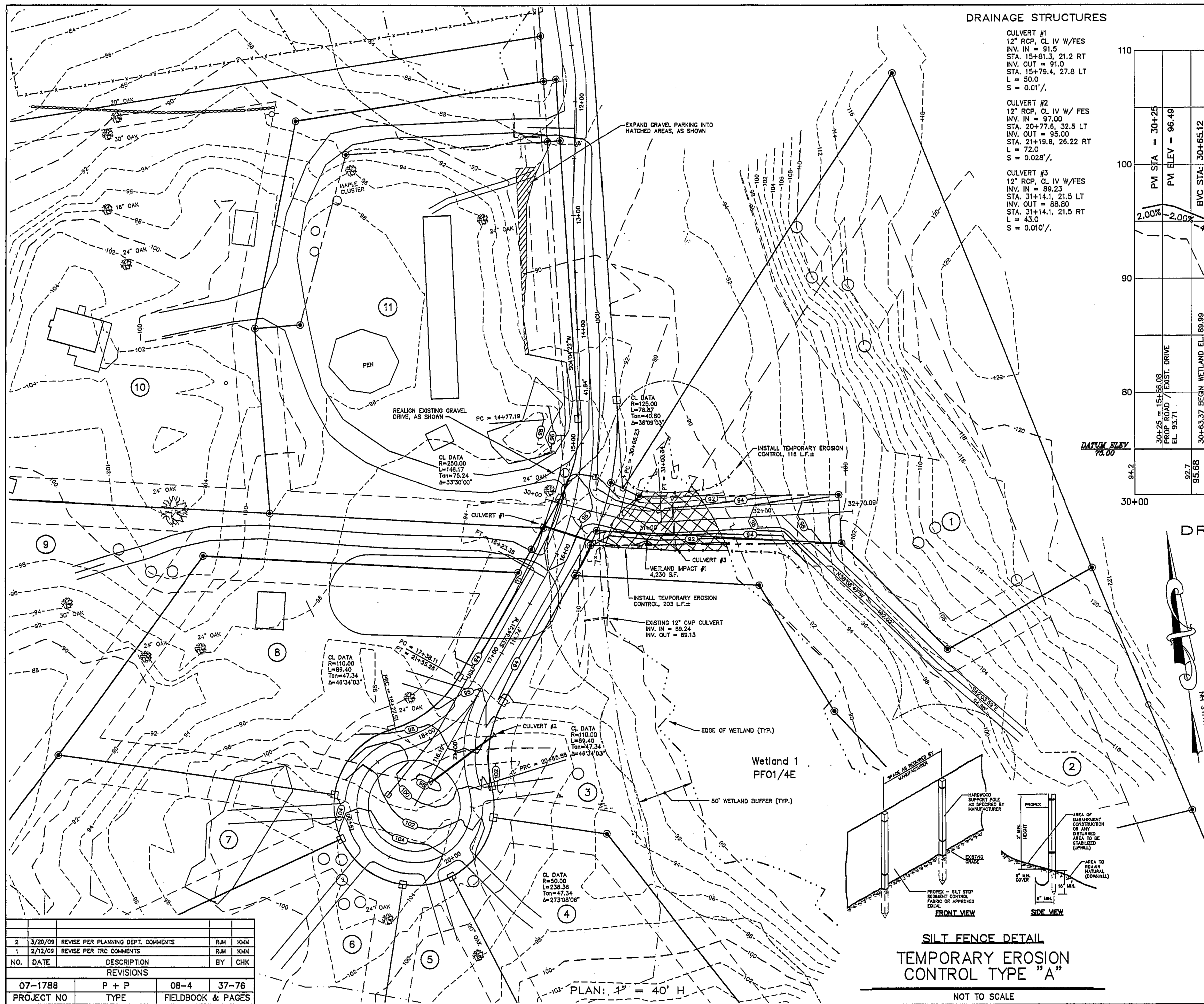
DRAWN BY: RJM FILE: C:\P\1788\07-17881
SCALE: 1" = 40' H / 4' V DATE: JANUARY 12, 2009



McEneaney
Survey
Associates
P.O. Box 681 - 24 Chestnut Avenue
Dover, NH 03820 (603) 742-0911

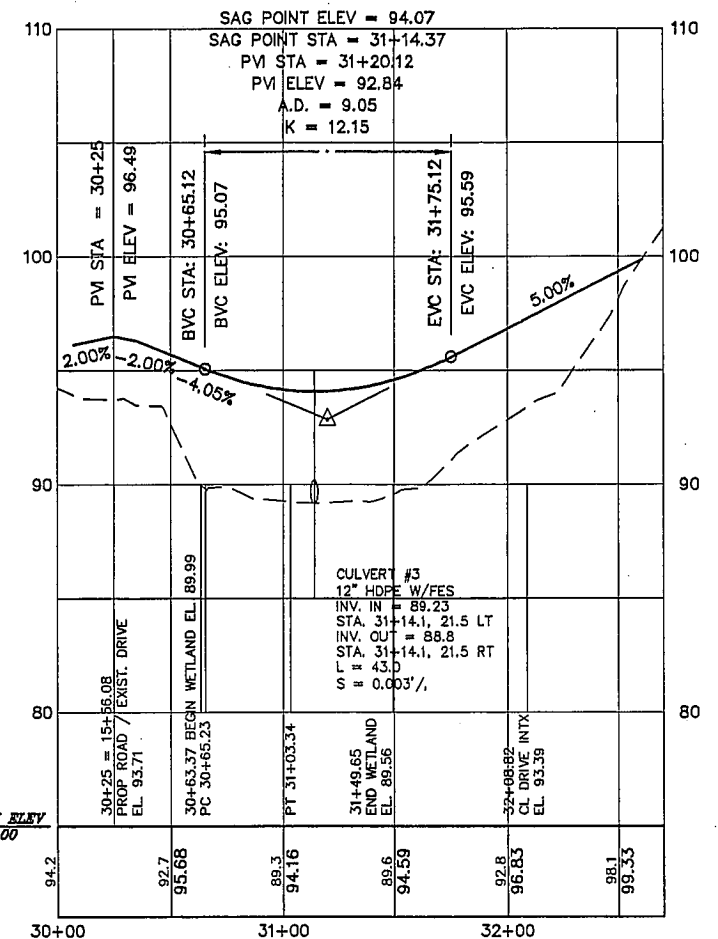
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civilworks
engineers • surveyors
P.O. Box 1166
Dover, NH 603-749-0443



DRAINAGE STRUCTURES

- CULVERT #1**
12" RCP, CL IV W/FES
INV. IN = 91.5
STA. 15+81.3, 21.2 RT
INV. OUT = 91.0
STA. 15+79.4, 27.8 LT
L = 50.0
S = 0.01'/%
- CULVERT #2**
12" RCP, CL IV W/FES
INV. IN = 97.00
STA. 20+77.6, 32.5 LT
INV. OUT = 95.00
STA. 21+19.8, 26.22 RT
L = 72.0
S = 0.028'/%
- CULVERT #3**
12" RCP, CL IV W/FES
INV. IN = 89.23
STA. 31+14.1, 21.5 LT
INV. OUT = 88.80
STA. 31+14.1, 21.5 RT
L = 43.0
S = 0.010'/%



DRIVEWAY - PRIVATE
STA. 30+00 TO STA. 33+00
PROFILE: 1" = 40' H / 4' V
NO PARKING IS ALLOWED ON
HIDDEN VALLEY DRIVE

SHEET 10 OF 13

DOVER PLANNING FILE No. P 09-03

PLAN & DRIVEWAY PROFILE SHEET
OF
HIDDEN VALLEY DRIVE
PREPARED FOR
SCOTT COUGHLIN
TAX MAP 1, LOT Nos. 94C & 127A
HIDDEN VALLEY DRIVE
CITY of DOVER
COUNTY of STRAFFORD
STATE of NEW HAMPSHIRE

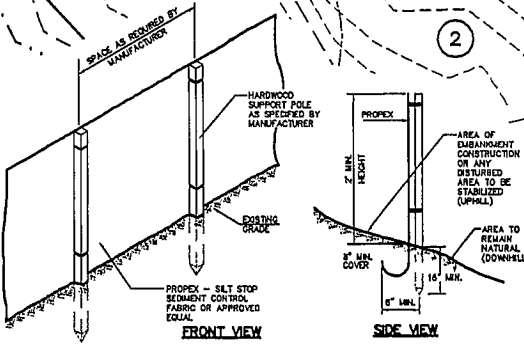
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SCALE: 1" = 40' H / 4' V DATE: JANUARY 12, 2009



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SILT FENCE DETAIL
TEMPORARY EROSION CONTROL TYPE "A"

NOT TO SCALE

PLAN: 1" = 40' H

NO.	DATE	DESCRIPTION	BY	CHK
2	3/20/09	REVISE PER PLANNING DEPT. COMMENTS	RJM	KWM
1	2/12/09	REVISE PER TRC COMMENTS	RJM	KWM

07-1788	P + P	08-4	37-76
PROJECT NO	TYPE	FIELDBOOK & PAGES	

GENERAL NOTES

- THE "PROJECT PARCEL" IS SHOWN ON THE CITY OF DOVER TAX ASSESSOR'S MAP "I" AS LOT Nos. 94C & 127A.
- PER FLOOD INSURANCE RATE MAP 33017C0320D & 33017C0340D, EFFECTIVE DATE: MAY 17, 2005; ZONE "X": AREAS DETERMINED TO BE OUTSIDE THE FEDERALLY DESIGNATED 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN.
- SURVEY OF EXISTING CONDITIONS PERFORMED DURING MAY, JUNE & NOVEMBER OF 2006 BY McENEANEY SURVEY ASSOCIATES, INC.
- WETLANDS SHOWN WERE DELINEATED BY WEST ENVIRONMENTAL, INC. DURING MAY AND NOVEMBER 2008.
- BASIS OF BEARING IS NH STATE PLANE GRID. COORDINATES SHOWN ARE NH STATE PLANE GRID NAD 83, BASED ON GPS OBSERVATION 11/10/2008. VERTICAL DATUM IS NAVD 88 [GEOID03], BASED ON GPS OBSERVATION 11/10/2008.
- THE "PROJECT PARCEL" CONTAINS 57.78 ACRES OF LAND, MORE OR LESS.
- ZONING DISTRICT: R-40
- ZONING DIMENSIONAL AND DENSITY REQUIREMENTS: FOR AN OPEN SPACE SUBDIVISION "CLUSTER SUBDIVISION WITH LOT LINES AND NONRESIDENTIAL COMMERCIAL COMPONENT"

MINIMUM LOT SIZE	= N/A
MINIMUM FRONTAGE	= N/A
MINIMUM YARDS:	
- STREET SIDE	= 20 FEET
- OTHER SIDES	= 20 FEET
MINIMUM DISTANCE BETWEEN BUILDINGS	= 20 FEET

OTHER SETBACKS:
 - PROJECT PARCEL ROAD FRONTAGE = 100 FEET
 - PROJECT PARCEL OTHER SIDES = 50 FEET
 - FROM EXISTING STRUCTURES = 50 FEET
 - FROM JURISDICTIONAL WETLANDS = 50 FEET
 * UNLESS ALLOWED BY CONDITIONAL USE PERMIT
- HOUSE LOTS SHOWN ARE TO BE SERVICED BY INDIVIDUAL WELLS AND SUBSURFACE DISPOSAL SYSTEMS.
- ALL CONSTRUCTION SHALL CONFORM WITH THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION (NHDP), "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION"; HEREINAFTER REFERRED TO AS THE "STANDARD SPECIFICATIONS" AND ALSO WITH THE "CITY OF DOVER SPECIFICATIONS".
- ALL EXISTING UTILITY LOCATIONS ARE APPROXIMATE AS SHOWN. THE CONTRACTOR SHALL VERIFY THEIR EXACT LOCATIONS WITH THE RESPECTIVE UTILITY OWNERS PRIOR TO ANY WORK BEING PERFORMED. CALL DIGSAFE AT 1-888-344-7233.
- THIS PLAN SHOWS ONLY THOSE FEATURES THAT WERE VISUALLY APPARENT ON THE DATE OF SURVEY. THE ABSENCE OF SUBSURFACE STRUCTURES, UTILITIES, ETC. FROM THIS PLAN, BUT IN EXISTENCE, IS NOT INTENDED OR IMPLIED.
- SOIL TYPES ON THE SUBJECT PARCEL WERE OBTAINED FROM THE U.S.D.A. - S.C.S. "SOIL SURVEY OF STRAFFORD COUNTY, NEW HAMPSHIRE": ISSUED: MARCH 1973. THE SOIL DESCRIPTIONS AREA AS FOLLOWS:

DESIGNATION	DESCRIPTION
Be	BIDDEFORD SILTY CLAY LOAM
BzB	BUXTON SILT LOAM, 3 TO 8 PERCENT SLOPES
H1B	HOLLIS-GLOUCESTER FINE SANDY LOAMS, 3 TO 8 PERCENT SLOPES
HgB	HOLLIS-GLOUCESTER VERY ROCKY FINE SANDY LOAMS, 3 TO 8 PERCENT SLOPES
HgC	HOLLIS-GLOUCESTER VERY ROCKY FINE SANDY LOAMS, 8 TO 15 PERCENT SLOPES
RgA	RIDGEBURY FINE SANDY LOAM, 0 TO 3 PERCENT SLOPES
- PLAN INTENT: TO PORTRAY THE DEVELOPMENT OF THE SUBJECT "PROJECT PARCEL" INTO A TWELVE (12) LOT "OPEN SPACE" SUBDIVISION OF LAND THAT WILL SUPPORT ELEVEN (11) INDIVIDUAL, SINGLE FAMILY DWELLINGS AND ONE (1) NONRESIDENTIAL COMMERCIAL COMPONENT WHICH ARE TO BE SERVICED BY SUBSURFACE DISPOSAL SYSTEMS AND WELLS.
- THERE SHALL BE NO ROADWAY CONSTRUCTION ON WET OR FROZEN SUBGRADE.
- ALL BACKFILL IN TRENCHES AND FILL FOR ROADBEDS SHALL BE THOROUGHLY COMPACTED TO 95% OF OPTIMUM DENSITY.
- LAND CLEARING SHALL BE LIMITED TO THE MINIMAL AMOUNTS NECESSARY TO ALLOW CONSTRUCTION OF THE SHOWN PROPOSED IMPROVEMENTS (ROADS, DRIVES, HOUSES, ETC.) ALL REMAINING LAND AND VEGETATION SHALL REMAIN AS IS.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR SUBMITTING "AS-BUILT" DRAWINGS, ON MYLAR, OF THE PROJECT TO THE CITY ENGINEER'S OFFICE. SAID DRAWINGS SHALL ALSO BE PROVIDED TO THE CITY IN ELECTRONIC MEDIA FORMAT (DISK).
- THE PLANS AND SPECIFICATIONS ARE INTENDED TO BE EXPLANATORY OF THE WORK TO BE DONE AND OF EACH OTHER, BUT SHOULD ANY OMISSION, ERRORS OR DISCREPANCIES APPEAR, THEY SHALL BE SUBJECT TO CORRECTION AND INTERPRETATION BY THE "DESIGN ENGINEER" THEREBY DEFINING AND FULFILLING THE INTENT OF THE PLANS.
- ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE GRADED AND SEEDED TO PREVENT EROSION.

- CONSTRUCTION WILL CONFORM TO THE FOLLOWING UTILITIES STANDARDS AND SPECIFICATIONS:
 - SANITARY SEWAGE DISPOSAL - N.H. DEPARTMENT OF ENVIRONMENTAL SERVICES
 - ELECTRICAL DISTRIBUTION - PUBLIC SERVICE OF NH
 - TELEPHONE - FAIR POINT COMMUNICATIONS
 - CABLE T.V. - COMCAST
 - WATER - N.H. DEPARTMENT OF ENVIRONMENTAL SERVICES
 ALL PROPOSED ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND.
- UNDERDRAINS SHALL BE PROVIDED WHERE SHOWN ON PLAN AND PROFILE SHEETS AND/OR AS DIRECTED BY THE ENGINEER AS FIELD CONDITIONS WARRANT.
- PAVEMENT RADII AT INTERSECTIONS ARE 30 FEET.
- SEE SHEET 9 & 10 OF 13 FOR PROPOSED EROSION / SEDIMENT CONTROL NOTES.
- THE DEVELOPER SHALL PROVIDE STREET SIGNS IN ACCORDANCE WITH THE SUBDIVISION RULES AND REGULATIONS.
- ALL DRAINAGE PIPES SHOWN SHALL BE RCP CLASS IV, UNLESS OTHERWISE NOTED.
- MAINTAIN A MINIMUM OF ONE (1) "STREET TREE" PER 60' OF FRONTAGE WITHIN THE RIGHT OF WAY IN FRONT OF ALL DEVELOPED LOTS WHERE RESIDENTIAL DEVELOPMENT IS TO TAKE PLACE OR PLANT SAME DURING CLEARING OPERATIONS AND / OR CONSTRUCTION OF THE PROJECT. MINIMUM PLANTED SIZE = 2" CAL.
- THE CONTRACTOR SHALL MAINTAIN ADDITIONAL EROSION / SEDIMENT CONTROL MEASURES AS REQUIRED TO ASSURE THAT SOIL EROSION IS MINIMIZED AND THAT NO EROSION OCCURS OUTSIDE THE LIMITS OF THE PROPERTY.
- ALL FINISHED SLOPES SHALL BE TREATED AS FOLLOWS:

3:1 SLOPES OR FLATTER
 WILDFLOWER MIX (SUN) OR BIRDSFOOT TREFLOID AND RYE MIX (SHADE), HAY MULCH AS REQUIRED. PROVIDE 10% RYE MIX WITH WILDFLOWER MIX FOR TEMPORARY STABILIZATION.

2:1 SLOPES TO 3:1 SLOPES
 SLOPE MIX OF 50% CREEPING RED FESCUE, 30% KENTUCKY TALL FESCUE, 10% ANNUAL RYE GRASS, 5% REDTOP, 5% LADINO CLOVER, HYDROSEED AND HAY MULCH.

SLOPES GREATER THAN 2:1
 EROSION CONTROL BLANKET ALONG WITH SLOPE MIX SPECIFIED ABOVE. EROSION CONTROL BLANKET SHALL BE CURLAX BLANKETS AS MANUFACTURED BY AMXCO (OR EQUAL) AND STAPLED IN PLACE.

DRAINAGE SWALES
 SEE DETAIL SHEET 9 OF 13

HAY MULCH AND TACKING
 TO BE FIELD SPECIFIED BY ENGINEER DEPENDING ON WEATHER CONDITIONS AND TIME OF SEEDING.

TOPSOIL
 ALL DISTURBED AREAS TO HAVE 4" MINIMUM TOPSOIL AND SHALL BE SEEDDED.

MAINTENANCE
 ALL DISTURBED AND TREATED AREAS TO BE MAINTAINED UNTIL MATURE GROWTH IS ESTABLISHED.
- ALL TEMPORARY EROSION CONTROL DEVICES PLACED SHALL BE MONITORED AND MAINTAINED THROUGHOUT CONSTRUCTION UNTIL ALL DISTURBED AREAS ASSOCIATED WITH THE PROPOSED IMPROVEMENTS HAVE BEEN STABILIZED. REMOVAL OF THESE DEVICES SHALL BE OPTIONAL AND AS DIRECTED BY THE ENGINEER IN THAT SOME LOCATIONS MAY BE LEFT TO AFFORD PROTECTION FOR INDIVIDUAL LOT DEVELOPMENT. FINAL REMOVAL, HOWEVER, OF ANY OF THESE DEVICES SHALL BE SUBJECT TO APPROVAL BY THE SUBDIVISION INSPECTOR.
- SEDIMENT CONTROL DEVICES SHALL BE PROVIDED IN ALL LOCATIONS DOWN-SLOPE OF ANY WORK, WHETHER SHOWN ON PLANS OR NOT.
- ADDITIONAL TEMPORARY CONTROL DEVICES MAY BE REQUIRED PURSUANT TO THE ON-SITE DIRECTION OF THE PLANNING BOARD (OR ITS AUTHORIZED AGENT) OR SUBDIVISION INSPECTOR.
- SHOP DRAWINGS OF ALL PIPE, DRAINAGE STRUCTURES, AND THE LIKE SHALL BE SUBMITTED TO THE CITY ENGINEER FOR HIS REVIEW AND APPROVAL PRIOR TO ANY INSTALLATION OF SAME.
- ALL ROADWAY STORMDRAINS AND DRIVEWAY CULVERTS (WHERE REQUIRED) SHALL BE, AT A MINIMUM, 12" RCP, CL IV OR H.D.P.E.
- AREAS OF FILL FOR INDIVIDUAL HOUSELOTS SHALL BE LIMITED SO AS TO NOT CREATE ADDITIONAL DRAINAGE RUNOFF OR A BACK-UP OF WATER ONTO SURROUNDING PROPERTIES.
- TRASH PICK-UP AND REMOVAL WILL BE BY PRIVATE CONTRACTOR.
- A LETTER OF CREDIT FOR THE COST OF REVEGETATING ALL DISTURBED AREAS ON THE SITE SHALL BE SUBMITTED PRIOR TO ANY EARTH DISTURBING ACTIVITY OCCURRING.
- HOUSE STREET ADDRESSES ARE TO BE ASSIGNED BY BUILDING INSPECTOR AT TIME OF ISSUANCE OF BUILDING PERMIT.
- 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.
- THE LIMITS OF CONSTRUCTION DISTURBANCE IN WETLAND DISTRICTS SHALL BE STAKED, FLAGGED AND CLEARLY IDENTIFIED IN THE FIELD PRIOR TO THE COMMENCEMENT OF SITE WORK (IF APPLICABLE).
- FINAL SUBDIVISION PLAN BOUNDARY INFORMATION SHALL BE SUBMITTED IN A DIGITAL DXF FORMAT ON DISK TO THE CITY OF DOVER ENGINEER'S OFFICE.
- THE OPEN SPACE (COMMON LAND) SHALL BE OWNED BY THE HOMEOWNERS ASSOCIATION OF HIDDEN VALLEY DRIVE.

GRAVEL ROAD MAINTENANCE

Gravel roads are generally maintained by routine blading and adding gravel as needed by "spot graveling" or regreveling entire sections. However, almost any gravel road will gradually begin to show distress that requires more than routine maintenance to correct. The most common problems that develop are "berms" or secondary ditches that build up along the shoulder line and the shifting of material from the surface to the shoulder area and even into the inslope of the grade. This comes from gravel being displaced by traffic, winter plowing operations, erosion of material during heavy rain and sometimes from poor routine blading techniques. This often causes problems with drainage. At certain intervals, virtually every gravel road requires some rehabilitation.

Reshaping Surface and Shoulder

These can usually be corrected with a motorgrader alone. Spring is the best time for this as there is minimal vegetative growth and moisture is present. The reshaping of the driving surface and the road shoulder can be done by cutting material with the motorgrader and relaying it to the proper shape and crown. If possible, the use of a roller for compaction will greatly improve the finished surface. This will leave a denser, stronger, smoother surface that will be easier to maintain.

Reshaping Entire Cross Section

Severe rutting, loss of crown, gravel loss and deep secondary ditches - a combination of any two or more of these calls for a major reshaping. This requires a much greater effort. It often occurs after a gravel road has been subjected to an unusually heavy haul. This will be worse if a heavy haul occurs during wet weather.

Major reshaping often has to be done on the entire cross section and it may have to be done immediately regardless of the vegetative growth. Motorgraders, disks, pulverizers/mixers and rollers are often needed. These are not always available, but certainly make the job easier. The field supervisor's knowledge and the operator's skill in knowing how to rebuild the cross section becomes very important. These projects seldom have the benefit of much planning or technical assistance. There is seldom any surveying or staking done, but it is very important to rebuild a uniform cross section and pay attention to restoring good drainage. Only after this is done -and done correctly -should good surface gravel be replaced.

Erosion Control

Having discussed the importance of reshaping a gravel road, there is another issue that must be addressed. When major reshaping is done outside of the traveled way, vegetation and ground cover will obviously be disturbed. This can lead to erosion of soil. The problem will vary depending on the region. In arid and semi-arid areas, the problem is small or nonexistent. Areas which receive frequent rains, have rolling or rugged terrain, and have highly erodible soils, are particularly vulnerable. When vegetative cover is disturbed, there are problems that can arise. While trying to eliminate problems, new ones can be created such as clogged culverts and blocked ditches, pollution of streams and lakes, and eroded slopes which can shorten the life of improvements.

The solution to this issue is not to cancel plans for gravel road improvement, but to plan your work carefully and use methods of reducing or eliminating erosion. Here are some things to consider:

- Some regions have certain times in the year when frequent and heavy rainfall can be expected. Try to avoid major reshape work during those periods of time.
- Keep disturbed areas small. The more earth you disturb, the greater will be the risk of soil erosion. Set work boundaries and don't let work crews get outside of them.
- Implement stabilization of disturbed areas. Silt fences, mulching, erosion control blankets and other means shall be used.
- Keep water velocity low. Removing vegetative cover and topsoil generally increases the amount and speed of runoff. Keep slopes as shallow or gentle as possible. Shorten drainage runs and work to get vegetative cover reestablished as soon as possible after work is finished.
- Keep sediment within work boundaries. Sediment can be retained by filtering water as it flows (as through a silt fence), and ditch checks will retain dirty runoff water for a period of time until the soil particles settle out.
- Inspect recent work. This is vital to make sure channels haven't formed in ditch bottoms or on slopes, or around and under controls that were used. Be particularly diligent after heavy rains.

GRAVEL ROAD MAINTENANCE SPECIFICATIONS

Description

- This work shall consist of reclamation and regrading of the existing gravel road surface, furnishing and placing supplementary gravels on previously prepared subgrade, fine grading, and compaction.
- Periodic maintenance of roadside ditches, culverts, and culvert inlets/outlets.

Materials

- General
 - The materials shall consist of hard, durable particles or fragments of stone or gravel. Materials that break up when alternately frozen and thawed or wetted and dried shall not be used for aggregate base course materials. Fine particles shall consist of natural or processed sand. The materials shall be free of harmful amounts of organic material. Unless otherwise specified, the percent wear of base course material shall not exceed 50 percent as determined by AASHTO T 96, Grading A.
 - Crushed stone and crushed ledge rock shall be processed material obtained from a source that has been stripped of all overburden. The processed material shall consist of clean, durable fragments of ledge rock of uniform quality and reasonably free of thin or elongated pieces.
- Gradation. The required gradation of base course material shall conform to Table 1. (SHEET 11 OF 11)
- Sand. The maximum size of any stone or fragment shall not exceed three-fourths of the compacted depth of the layer being placed but in no case larger than 150 mm (6 in.).
- Gravel. The maximum size of stone particles shall not exceed three-fourths of the compacted thickness of the layer being placed but in no case larger than 150 mm (6 in.).
- Crushed gravel. At least 50 percent of the material retained on the 25.0 mm (1 in) sieve shall have a fractured face.
 - The fractured faces requirement and the gradation requirements for the 25.0 mm (1 in) sieve for crushed gravel may be waived to permit the use of modified crushed gravel. (See Table 1 for gradation).

For Registry of Deeds Use

Construction Requirements

- General
 - Crushed aggregate base course materials shall be produced and placed in their final location with as little segregation as possible.
 - Crushed stone may be substituted for crushed gravel provided there is a minimum of one (1) ft. of sand or gravel below the crushed stone. The substitution must be made across the entire section and will not be allowed or short or discontinuous segments.
 - Existing road material shall be raked and respread for compaction as a primary means of restoring the gravel road surface.
 - Additional gravel materials shall be produced and placed as directed by the Homeowner's Association or its agent.
 - Maintenance of roadside ditches shall be performed within the limits of existing ditches to facilitate free flow of drainage. Organics and other material removed shall be disposed of by the Contractor. Work shall be performed concurrently to road regarding activities and at the direction of the Homeowner's Association.
- Placing
 - The subgrade or preceding course shall be shaped to the specified crown and grade and maintained in a smooth condition free of holes and ruts. Care shall be taken to not develop excessive crown (over 4% cross slope). Care shall also be taken to not allow any reduced crown (less than 2% cross slope). If the hauling equipment causes ruts in the subgrade or previously placed base course, the equipment shall be operated only on the course being placed, behind the spreading equipment.
 - Care shall be taken to avoid segregation during placement. When base course material is dumped in piles, it shall be dumped on the course being placed and spread at once onto the previously placed layer. If spreading equipment is not available, dumping will not be permitted. Any segregation that occurs shall be remedied or the materials removed and replaced at no additional cost to the Homeowner's Association.
 - The Contractor's method of operation shall be such that oversized stones will not be delivered to the project.
 - When the base course is to be surface tested and no pavement is to be placed upon it, stones having any dimensions greater than 75 mm (3 in) shall be removed from the upper 100 mm (4 in) of the top layer.
 - Prior to fine grading, hard spots in the surface of the top layer shall be eliminated by scarifying the top 100 mm (4 in).
 - To prevent segregation of crushed aggregate during spreading and to assist in obtaining the required density of the mixture, water may be added to the crushed aggregate prior to performing the grading operations. The course shall be maintained in the moist condition during grading operations.
 - The base course material shall be spread in the amount necessary for proper consolidation and shall be shaped true to grade and cross-section by means of power graders or other approved equipment.
- Compaction
 - Unless shown on the plans or ordered otherwise, the compacted depth of any layer of gravel, crushed gravel, or crushed stone placed shall not exceed 200 mm (8 in).
 - Compaction of base course material shall be done with approved vibratory rollers and adequate water. A roller producing a dynamic force of at least 120 kN (27,000 lb) shall be used for layers up to 300 mm (12 in). Rolling and shaping shall continue until the required density is attained.
 - Rolling and shaping patterns shall begin on the lower side and progress to the higher side of the course while lapping the roller passes parallel to the road centerline. Rolling and shaping shall continue until each layer conforms to the required grade and cross-section and the surface is smooth and uniform.
 - Water shall be uniformly applied over the base course materials during compaction in the amount necessary for proper consolidation.
 - When vibratory equipment is being operated, the amplitude of vibrations shall be adjusted as necessary to avoid causing damage to adjacent buildings and property.

NO.	DATE	REVISION	BY	CHK
1	2/12/09	REVISE PER TRC COMMENTS	RJM	KHM
REVISIONS				
07-1788	OSS SUBDIV	08-4	37-76	
PROJECT NO	TYPE	FIELDBOOK & PAGES		

OPEN SPACE LOT CALCULATIONS

REQUIRED:

MIN. OPEN SPACE (O.S.) = 20,000 SF x 12 LOTS = 240,000 SF / 5.51 Ac.
 MIN. 50% UPLAND IN O.S. = 120,000 SF / 2.75 Ac.

PROVIDED:

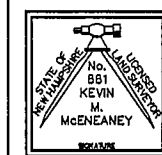
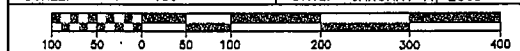
OPEN SPACE (O.S.) = 859,803 SF / 19.74 Ac.
 UPLAND IN O.S. = 336,651 SF / 7.73 Ac.

For Registry of Deeds Use

MISCELLANEOUS NOTES

HIDDEN VALLEY DRIVE
 PREPARED FOR
 SCOTT COUGHLIN
 TAX MAP "I", LOT No. 94C & 127A
 HIDDEN VALLEY DRIVE
 CITY OF DOVER
 COUNTY OF STRAFFORD
 STATE OF NEW HAMPSHIRE

DOVER PLANNING FILE No.	P 09-03
DRAWN BY: RJM	FILE: C:\P\1788\07-17881
SCALE: 1" = 100'	DATE: JANUARY 11, 2009



McEneaney
 Survey
 Associates, inc.

P.O. Box 681 - 24 CHESTNUT STREET
 DOVER, NH 03820 (603) 742-0911

SURVEYING - PLANNING - CONSULTING

Test Pit Logs
For
Scott Coughlin
Dover, New Hampshire
Logged by Kenneth J. Faucher
Septic Design Permit #851
Pits logged October 15, 2008

Test Pit #1 ESHWT 32" Perc rate 12 min./inch @ 24"

00-05" Dark yellowish brown (10YR 3/4), sandy loam, granular, friable
05-12" Dark yellowish brown (10YR 4/4), sandy loam, granular, friable
12-32" Light olive brown (2.5Y 5/3), fine sandy loam, massive, firm
32-60"+ Olive brown (2.5Y 4/3), fine sandy loam, massive, firm
No Ledge No observed water

Test Pit #2 ESHWT 40" Perc rate 8 min./inch @ 30"

00-06" Dark yellowish brown (10YR 3/4), sandy loam, granular, friable
06-40" Yellowish brown (10YR 5/6), sandy loam, granular, friable
40-64"+ Olive brown (2.5Y 4/3), fine sandy loam, massive, firm
No Ledge No observed water

Test Pit #3 ESHWT 24" Perc rate 12 min./inch @ 20"

00-08" Dark yellowish brown (10YR 3/4), fine sandy loam, granular, friable
08-24" Dark yellowish brown (10YR 4/4), fine sandy loam, granular, friable
24-48" Light olive brown (2.5Y 5/3), fine sandy loam, massive, friable
48" Ledge
No observed water

Test Pit #4 ESHWT 28" Perc rate 12 min./inch @ 20"

00-28" Sandy loam, granular, friable
28" Ledge

Test Pit #5 ESHWT 32" Perc rate 8 min./inch @ 20"

00-07" Very dark grayish brown (10YR 3/2), fine sandy loam, granular, friable
07-32" Dark yellowish brown (10YR 4/4), sandy loam, granular, friable
32-44" Light olive brown (2.5Y 5/3), fine sandy loam, massive, firm
44" Ledge
No observed water

Test Pit #6 ESHWT 24" Perc rate 12 min./inch @ 20"

00-06" Very dark grayish brown (10YR 3/2), fine sandy loam, granular, friable
06-24" Dark yellowish brown (10YR 4/4), fine sandy loam, granular, friable
24-38" Light olive brown (2.5Y 5/3), fine sandy loam, massive, firm
38" Ledge
No observed water

Test Pit #7 ESHWT 18" Perc rate 12 min./inch @ 15"

00-04" Very dark grayish brown (10YR 3/2), fine sandy loam, granular, friable
04-18" Dark yellowish brown (10YR 4/4), fine sandy loam, granular, friable
18-30" Light olive brown (2.5Y 5/3), silt loam, granular, friable
30-60+ Olive (5Y 5/3), silty clay loam, blocky, firm
No Ledge No observed water

Test Pit #8 ESHWT 17" Perc rate 12 min./inch @ 15"

00-04" Very dark grayish brown (10YR 3/2), fine sandy loam, granular, friable
04-17" Dark yellowish brown (10YR 4/4), fine sandy loam, granular, friable
17-48" Light olive brown (2.5Y 5/3), fine sandy loam, blocky, friable
48" Ledge
No observed water

Test Pit #9 ESHWT 18" Perc rate 12 min./inch @ 30"

18" Ledge

Test Pit #10 ESHWT 48" Perc rate 12 min./inch @ 30"

00-24" Loom fill, some roots
24-48" Yellowish brown (10YR 5/4), fine sandy loam, granular, friable
48-66" Light olive brown (2.5Y 5/3), silt loam, blocky, firm
66-96"+ Light olive brown (2.5Y 5/3), silty clay loam, blocky, firm
No Ledge No observed water

Test Pit #11 ESHWT 32" Perc rate 12 min./inch @ 30"

00-6" Dark brown (10YR 3/3) fine sandy loam, granular, friable
06-20" Dark yellowish brown (10YR 4/6), fine sandy loam, granular, friable
20-32" Light olive brown (2.5Y 5/4), loamy sand, massive, friable
32-72"+ Olive brown (2.5Y 4/4), loamy fine sand, massive, friable
No Ledge No observed water

Test Pit #12 ESHWT 24" Perc rate 12 min./inch @ 24"

24" Ledge

Test Pit #13 ESHWT 32" Perc rate 12 min./inch @ 24"

32" Ledge

Test Pit #14 ESHWT 24" Perc rate 12 min./inch @ 24"

24" Ledge

Test Pit #15 ESHWT 20" Perc rate 12 min./inch @ 20"

20" Ledge

Test Pit #16 ESHWT 14" Perc rate 12 min./inch @ 10"

00-14" Dark yellowish brown (10YR 4/4) fine sandy loam, granular, friable
14-24" Olive (5Y 5/3) fine sandy loam, blocky, friable
24-54" Light olive brown (2.5Y 5/4), loamy sand, massive, friable
54" Ledge
No observed water

Test Pit #17 ESHWT 14" Perc rate 12 min./inch @ 10"

00-14" Dark yellowish brown (10YR 4/4) fine sandy loam, granular, friable
14-24" Olive (5Y 5/3) fine sandy loam, blocky, friable
24-60"+ Light olive brown (2.5Y 5/4), loamy sand, massive, friable
No Ledge No observed water

Test Pit D ESHWT 20" Perc rate 12 min./inch @ 18"

00-20" Yellowish brown (10YR 5/6) fine sandy loam, granular, friable
20-44" Olive brown (2.5Y 4/3) fine sandy loam, blocky, friable
44-60"+ Light olive brown (2.5Y 5/4), gravelly loamy sand, massive, friable
No Ledge No observed water

Test Pit E ESHWT 18" Perc rate 12 min./inch @ 18"

18" Ledge

Test Pit F(1) ESHWT 24" Perc rate 12 min./inch @ 18"

00-24" Yellowish brown (10YR 5/6) fine sandy loam, granular, friable
24-36" Light olive brown (2.5Y 5/4), gravelly loamy sand, massive, friable
36" Ledge

Test Pit F ESHWT 20" Perc rate 12 min./inch @ 18"

00-20" Dark yellowish brown (10YR 4/6) fine sandy loam, granular, friable
20-34" Light olive brown (2.5Y 5/3) fine sandy loam, blocky, friable
34-50"+ Olive gray (5Y 4/2) silty clay loam, massive, firm
No Ledge Observed water @ 34"

Test Pit G ESHWT 20" Perc rate 6 min./inch @ 18"

00-20" Yellowish brown (10YR 5/6) loamy fine sand, granular, friable
20-32" Light olive brown (2.5Y 5/4) loamy fine sand, blocky, friable
32-48" Olive gray (2.5Y 5/2) gravelly loamy sand, massive, firm
48" Ledge
No observed water

Test Pit C ESHWT 24" Perc rate 12 min./inch @ 15"

24" Ledge

Test Pit B ESHWT 40" Perc rate 4 min./inch @ 20"

00-28" Yellowish brown (10YR 5/6) loamy sand, granular, friable
28-48" Dark yellowish brown (10Y 4/6) loamy sand, massive, friable
48-60"+ Olive (5Y 4/4) sandy loam, blocky, firm
No ledge No observed water

Test Pit H ESHWT 26" Perc rate 12 min./inch @ 20"

00-10" Dark yellowish brown (10YR 4/6) fine sandy loam, granular, friable
10-26" Light olive brown (2.5Y 5/4) fine sandy loam, granular, friable
26-60"+ Olive (5Y 5/3) silt loam, blocky, friable
No ledge No observed water

Test Pit I (J) ESHWT 14" Perc rate 12 min./inch @ 10"

00-14" Dark yellowish brown (10YR 4/6) fine sandy loam, granular, friable
14-60"+ Olive (5Y 5/4) silt loam, massive, friable
26-60"+ Olive (5Y 5/3) silt loam, blocky, friable
No ledge No observed water

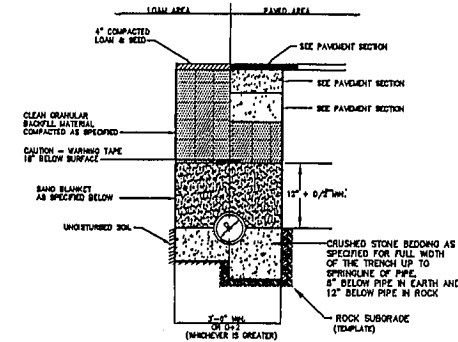
NO.	DATE	REVISIONS	BY	CHK
1	2/12/09	REVISE PER TRC COMMENTS	RJM	KWM
REVISIONS				
07-1788	TEST PIT	08-4	37-76	
PROJECT NO	TYPE	FIELDBOOK & PAGES		
For Registry of Deeds Use				



TABLE 1 - BASE COURSE MATERIALS (METRIC)

NHDOT Item No.	Required Gradation						
	304.1	304.2	304.3	304.3	304.33	304.4	304.5
Item	Sand	Gravel	Crushed Gravel	Modified Crushed Gravel	Crushed Aggregate For Shoulders	Crushed Stone (Fine)	Crushed Stone (Coarse)
Sieve Size	Percent Passing By Weight						
150 mm	100	100	---	---	---	---	---
125 mm	---	---	---	---	---	---	---
100 mm	---	---	---	---	---	---	---
90 mm	---	---	---	---	---	---	100
75 mm	---	---	100	100	---	---	85-100
50 mm	---	---	95-100	95-100	---	100	---
37.5 mm	---	---	---	---	100	85-100	60-90
25.0 mm	---	---	55-85	---	90-100	---	---
19.0 mm	---	---	---	---	---	45-75	40-70
4.75 mm	70-100	25-70	27-52	27-55	30-65	10-45	15-40
0.075 mm (In Sand Portion)*	0-12	0-12	0-12	0-12	---	---	---
0.075 mm (In Total Sample)	---	---	---	---	0-10	0-5	0-5

* Fraction passing the 4.75 mm sieve

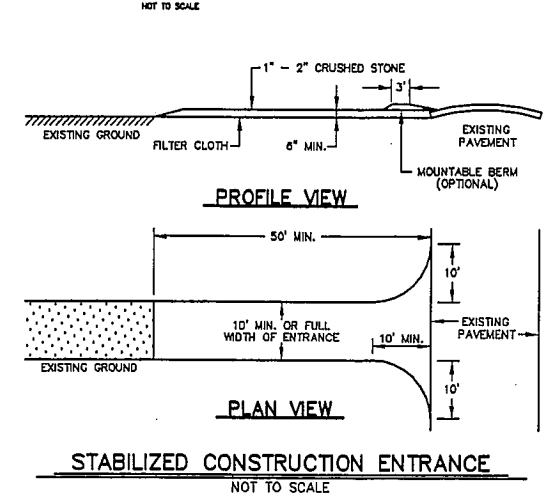


BACKFILL MATERIAL BELOW PAVED OR CONCRETE AREAS, BEDDING MATERIAL, AND SAND BLANKET SHALL BE COMPACTED TO NOT LESS THAN 95% OF AASHTO T 99, METHOD C. SUITABLE BACKFILL MATERIAL BELOW LOAM AREAS SHALL BE COMPACTED TO NOT LESS THAN 90% OF AASHTO T 99, METHOD C.

SAND BLANKET		CRUSHED STONE BEDDING*	
SEIVE SIZE	% FINER BY WEIGHT	SEIVE SIZE	% PASSING BY WEIGHT
1/2"	90 - 100	1"	100
200	0 - 15	3/4"	90 - 100
		3/8"	20 - 65
		# 4	5 - 10
		# 8	0 - 5

* EQUIVALENT TO STANDARD STONE SIZE #7 - SECTION 703 OF NHDOT STANDARD SPECIFICATIONS

UTILITY TRENCH SECTION

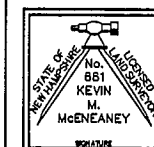
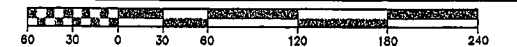


SOIL TEST PIT LOGS & MISC. DETAILS

HIDDEN VALLEY DRIVE
PREPARED FOR
SCOTT COUGHLIN
TAX MAP "I", LOT No. 94C & 127A
HIDDEN VALLEY DRIVE
CITY OF DOVER
COUNTY OF STRAFFORD
STATE OF NEW HAMPSHIRE

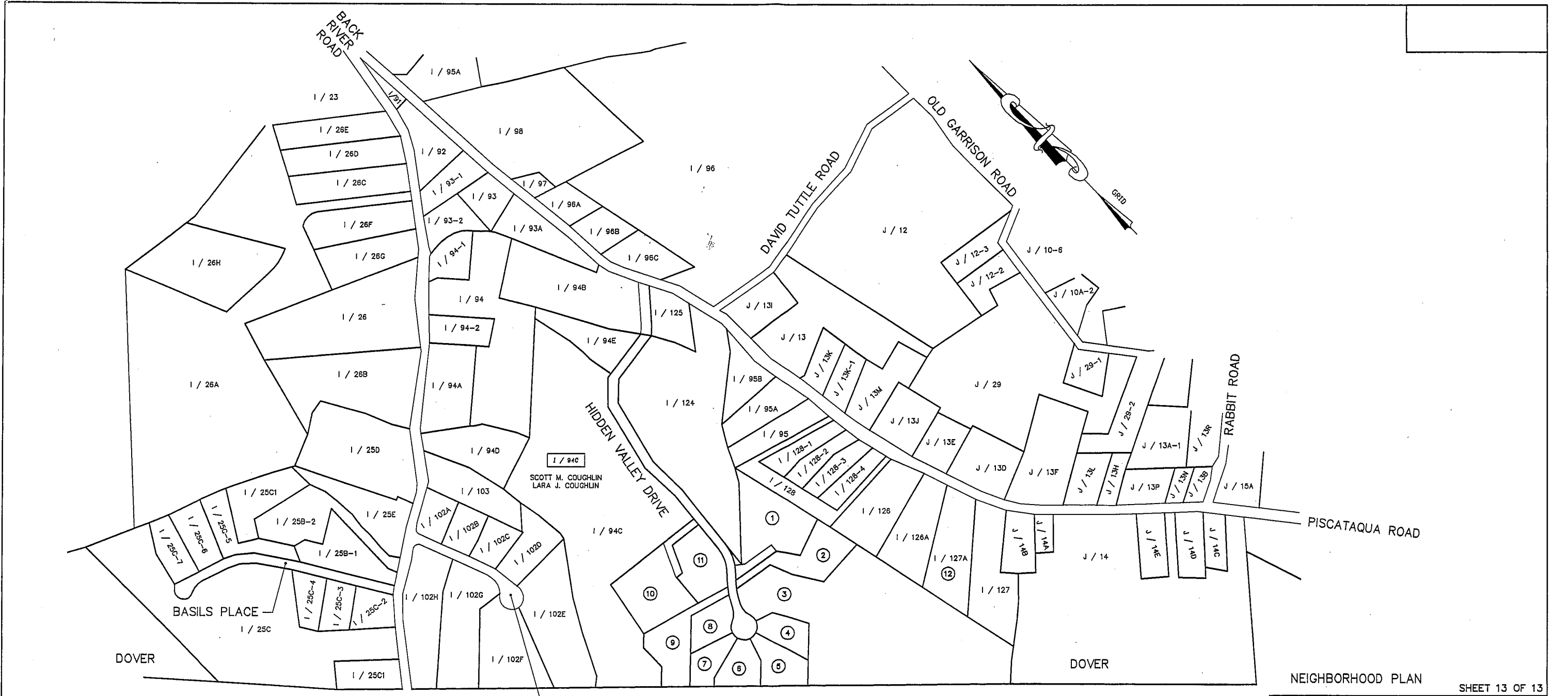
DOVER PLANNING FILE No. P 09-03

DRAWN BY: RJM FILE: C:\P\1788\07-17881
SCALE: 1" = 60' DATE: JANUARY 11, 2009



McEaney
Survey
Associates, inc.

P.O. Box 681 - 24 CHESTNUT STREET
DOVER, NH 03820 (603) 742-0911



NEIGHBORHOOD PLAN SHEET 13 OF 13

DOVER MADBURY DOVER

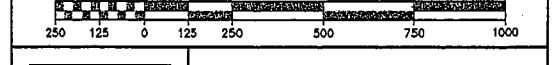
BACK RIVER ROAD
DAVID TUTTLE ROAD
OLD GARRISON ROAD
HIDDEN VALLEY DRIVE
BASILS PLACE
GOLD POST ROAD
DREW ROAD
RABBIT ROAD
PISCATAQUA ROAD

I / 95A I / 98 I / 96 I / 97 I / 93 I / 96A I / 96B I / 96C I / 94B I / 125 J / 12 J / 10-6 J / 12-3 J / 12-2 J / 10A-2 I / 26H I / 26E I / 26D I / 26C I / 26F I / 26G I / 26 I / 26B I / 26A I / 25D I / 25C1 I / 25C2 I / 25C3 I / 25C4 I / 25C5 I / 25C6 I / 25C7 I / 25C8 I / 25B-1 I / 25B-2 I / 25E I / 102A I / 102B I / 102C I / 102D I / 102E I / 102F I / 102G I / 102H I / 94A I / 94 I / 94-1 I / 94-2 I / 94 I / 94A I / 94B I / 94C I / 94D I / 103 I / 124 I / 95A I / 95B I / 95 I / 128-1 I / 128-2 I / 128-3 I / 128-4 I / 128 I / 126 I / 127A I / 127 I / 126A I / 131 J / 13 J / 13K J / 13K-1 J / 13M J / 13J J / 13E J / 13D J / 13F J / 13L J / 13H J / 13P J / 13N J / 13R J / 29 J / 29-1 J / 28-2 J / 13A-1 J / 13R J / 15A I / 25C I / 25C1 I / 25C2 I / 25C3 I / 25C4 I / 25C5 I / 25C6 I / 25C7 I / 25C8 I / 25B-1 I / 25B-2 I / 25E I / 102A I / 102B I / 102C I / 102D I / 102E I / 102F I / 102G I / 102H

11 / 15A 11 / 14A 11 / 18 11 / 17 11 / 11

HIDDEN VALLEY DRIVE
AN
OPEN SPACE SUBDIVISION
WITH A COMMERCIAL COMPONENT
PREPARED FOR
SCOTT COUGHLIN
TAX MAP "I", LOT No. 94C & 127A
HIDDEN VALLEY DRIVE
CITY OF DOVER
COUNTY OF STRAFFORD
STATE OF NEW HAMPSHIRE

DOVER PLANNING FILE No. P 09-03
DRAWN BY: RJM FILE: C:\P\1788\07-1788_NEIGH
SCALE: 1" = 250' DATE: JANUARY 11, 2009



NO.	DATE	DESCRIPTION	BY	CHK
1	2/12/09	SHEET ADDED PER TRC COMMENTS	RJM	KMM
REVISIONS				
07-1788	NEIGHBORHOOD	08-4	37-76	
PROJECT NO	TYPE	FIELDBOOK & PAGES		

LEGEND

I / 94C - TAX MAP / LOT NUMBER
① - PROPOSED LOT NUMBER

McNeaney Survey Associates, Inc.
P.O. Box 681 - 24 CHESTNUT STREET
DOVER, NH 03820 (603) 742-0911
SURVEYING - PLANNING - CONSULTING



March 19, 2009

Mr. Christopher Parker
Planning Director
City of Dover, New Hampshire
288 Central Avenue
Dover, NH 03820



Dear Mr. Parker:

In preparation for next Tuesday's meeting I thought it might be helpful for the Planning Committee to have copies of the attached documents.

My hope in our meeting is to ensure that the committee is convinced that we are fulfilling the conditions of our use permit. As you have indicated, it states that we will "direct all school busses to use Garrison Rd. to access the site."

Attached please find:

1. Picture of sign placed on Seaborne Drive in fall 2008 directing buses to turn right onto Garrison Road (to avoid Spruce Lane).
2. Website directions.
3. Picture of front of our 15-passenger vehicles directing drivers to turn right on Garrison.
4. Top page of our check out procedure for the 15-passenger vehicles directing drivers to turn right on Garrison.
5. Letter to athletic directors for all schools against which we compete.
6. Email sample sent to all outside groups that use our school facilities.
7. Sample of contract for outside groups using our facilities.

Our desire is to be a good neighbor and we are anxious to fulfill this commitment and the conditions of the use permit.

Thank you for the work you do to make Dover a great city.

Sincerely,

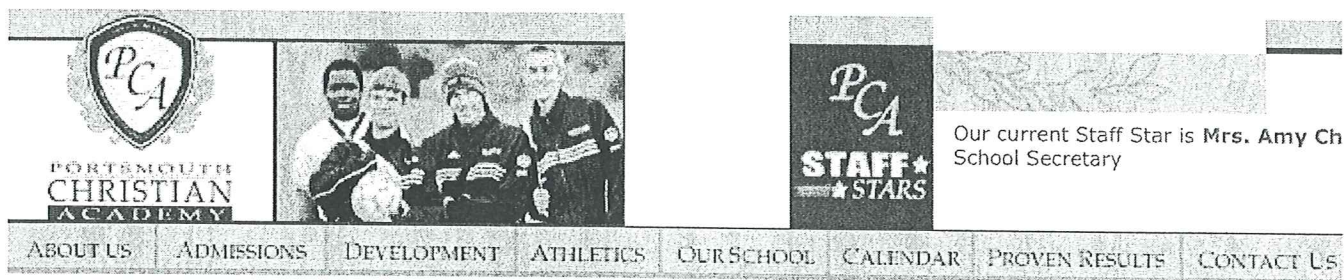
Brian T. Bell
Head of School

ALL BUSES
USE
GARRISON RD.
↑

STOP

↕





Contact Us

Portsmouth Chris
 20 Seaborne Drive
 Dover, NH 03820
 Phone: 603.742.36
 US Fax: 603.516.5
 LS Fax: 603.750.04

Situated on 50 acres along the Bellamy River in Dover, New Hampshire, approximately nine miles northwest of Portsmouth, NH. The campus setting focused study. PCA is conveniently located near the major road networks in the Se

Driving Directions

From the Concord Area*:

Take Rt. 4 east to Rt. 108 north in Durham; continue on Rt. 108 into Dover. Turn right onto Back River Road (just before crossing the river). Continue approximately one mile on Back River Road to Garrison Road; turn left onto Garrison Road. Continue on Garrison Road, pass the Garrison Elementary School and look for the Portsmouth Christian Academy sign on your left. Turn left onto Seaborne Drive. The upper school campus will be on your right, the lower school campus is located at the end of Seaborne Drive.

**Please note, all buses coming to or departing from PCA must use Garrison Road. There should be no bus traffic on Spruce Lane at any time. To adhere to this, buses should follow the above directions when coming to PCA. When departing the PCA Campus, buses must take a right onto Garrison Road to proceed to Back River Road.*

From the Rochester Area*:

Take the Spaulding Turnpike (Rt. 16 south) to exit 7; at the end of the exit ramp turn right onto Rt. 108. Turn left onto Back River Road (just after crossing the river). Continue approximately one mile on Back River Road to Garrison Road; turn left onto Garrison Road. Continue on Garrison Road, pass the Garrison Elementary School and look for the

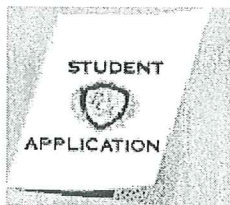
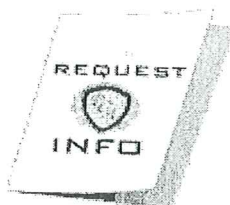
Head of School
 Mr. Brian T. Bell
bbell@pcaschool.org
 603.742.3617, Ext. 101

Dean of Academic
 Connie C. Lawrence
clawrence@pcaschool.org
 603.742.3617, Ext. 102

Upper School Principal
 Mr. Steve Foley
sfoley@pcaschool.org
 603.742.3617, Ext. 103

Lower School Principal
 Mrs. Gretchen P. Gnobles
gnobles@pcaschool.org
 603.742.3617, Ext. 104

Director of Admissions
 Mrs. Diane Sipp
dsipp@pcaschool.org
 603.742.3617, Ext. 105



Portsmouth Christian Academy sign on your left. Turn left onto Seaborne Drive. The upper school campus will be on your right, the lower school campus is located at the end of Seaborne Drive.

**Please note, all buses coming to or departing from PCA must use Garrison Road. There should be no bus traffic on Spruce Lane at any time. To adhere to this, buses should follow the above directions when coming to PCA. When departing the PCA Campus, buses must take a right onto Garrison Road to proceed to Back River Road.*

Director of Vol
Mrs. Kathy Dea
kdeame@pcasch
603.742.3617, E

Chief Financial
Mr. David Som
dsommer@pcasch
603.742.3617, E

From the Portsmouth Area*:

Go north on Spaulding Turnpike (Rt. 16); take exit 7 (by Burger King); at the end of the exit ramp turn left onto Rt. 108. Turn left onto Back River Road (just after crossing the river). Continue approximately one mile on Back River Road to Garrison Road; turn left onto Garrison Road. Continue on Garrison Road, pass the Garrison Elementary School and look for the Portsmouth Christian Academy sign on your left. Turn left onto Seaborne Drive. The upper school campus will be on your right, the lower school campus is located at the end of Seaborne Drive.

**Please note, all buses coming to or departing from PCA must use Garrison Road. There should be no bus traffic on Spruce Lane at any time. To adhere to this, buses should follow the above directions when coming to PCA. When departing the PCA Campus, buses must take a right onto Garrison Road to proceed to Back River Road.*

From the Manchester Area*:

Go east on Rt. 101 to Rt. 125 (northeast) at Epping; continue on Rt. 125 to Rt. 4 east. Continue on Rt. 4 east to Rt. 108 north at Durham; continue on Rt. 108 into Dover. Turn right onto Back River Road (just before crossing the river). Continue on Back River Road approximately one mile to Garrison Road; turn left onto Garrison Road. Continue on Garrison Road, pass the Garrison Elementary School and look for the Portsmouth Christian Academy sign on your left. Turn left onto Seaborne Drive. The upper school campus will be on your right, the lower school campus is located at the end of Seaborne Drive.

**Please note, all buses coming to or departing from PCA must use Garrison Road. There should be no bus traffic on Spruce Lane at any time. To adhere to this, buses should follow the above directions when coming to PCA. When departing the PCA Campus, buses must take a right onto Garrison Road to proceed to Back River Road.*

IMPORTANT REMINDER

PCA vehicles (whether Escorts or buses) must NOT use Spruce Lane for arrival or departure. We are only permitted to use Garrison Road (i.e. only right hand turns at the end of Seaborn Drive are permitted). This was part of our original agreement with the City of Dover when we purchased this campus. Please help us to be good neighbors and honor our agreement. In addition, please observe posted speed limits.

WARNING

THIS VEHICLE RE

DRIVER!
DO NOT VIEW
IS STOPPED
TO VIEW
MISCHIEF

IMPORTANT REMINDER

PCA vehicles (whether Eaglets or busses) must NOT use Spruce Lane for arrival or departure.

We are only permitted to use Garrison Road (i.e. only right hand turns at the end of Seaborne Drive are permitted). This was part of our original agreement with the City of Dover when we purchased this campus.

Please help us to be good neighbors and honor our agreement. In addition, please observe posted speed limits.



sample

Woodsville High School
9 High Street
Woodsville, NH 03785

Attn: Mike Ackerman, AD

September 18, 2008

Dear Athletic Director,

When Portsmouth Christian Academy built our Upper School on Seaborne Drive, part of our agreement with the City of Dover Planning Board was to “direct all school buses to use Garrison Road to access” the school. School buses arriving or departing from PCA should not use Spruce Lane. Spruce Lane is very narrow and has no sidewalks making driving buses on Spruce dangerous for the pedestrians.

Please help us to honor our agreement with the City of Dover and be good neighbors. Please plan your trip such that you arrive by Garrison Road and when departing our campus, please make a right hand turn **ONLY** onto Garrison Road. Additionally, please observe posted speed limits.

We look forward to having you on our campus this coming school year.

Sincerely,

Brian T. Bell
Head of School

Sarah Leavitt

From: Sarah Leavitt
Sent: Tuesday, March 17, 2009 10:47 AM
To: 'K Leary'
Cc: 'Gregory Ball'
Subject: RE: Followup: New England Crusaders

Sample

Kara,

One item to note in the facility agreement is that any buses, mini-buses or large passenger vans should use Garrison Road for both arrival and departure (Spruce Lane must NOT be used). This means that any of these vehicles should turn right at the end of Seaborne Drive as they leave the school. There is a reminder sign on Seaborne Drive.

If you have any questions on this, please let me know.

Thanks!

Sarah

-----Original Message-----

From: K Leary [mailto:necrusaders@yahoo.com]
Sent: Tuesday, March 17, 2009 5:37 AM
To: Sarah Leavitt
Cc: [no name]
Subject: Followup: New England Crusaders

Sarah:

Just a followup to your emails and our conversation on the phone, attached please find the insurance waiver for the Jamboree on 3/29. Also note that the contract and check (payment in full) are in the mail. Please let me know if you have not received it by the end of the week.

Also attached, also find our club mission statement.

Teams will start arriving at 7:30 am. We expect 15 teams at the jamboree plus their parents and friends to watch. In addition, we expect that a few college coaches at the Div II and Div III level will be attending. No admission will be charged. And, as I noted to Greg, this might be an opportunity for one of your groups at PCA to sell water and drinks etc if they wish to, as our club will not be providing that service.

If I am missing anything, please let me know. My cell number is 603.494.7072 and my email address for the club is: necrusaders@yahoo.com

Thanks,
Kara

**PORTSMOUTH CHRISTIAN ACADEMY
USER GROUP
FACILITY RENTAL APPLICATION**

Parties to the agreement:

(Sometimes referred to as "User Group")

**ABC Company
Street
City, State Zip
Phone**

(Sometimes referred to as "PCA")

**Portsmouth Christian Academy
20 Seaborn Drive
Dover, NH 03820
Contact: Sarah Leavitt 603.742.3617 x118**

Request use of the following areas:

- | | | |
|---|--|--|
| <input type="checkbox"/> Gymnasium | <input type="checkbox"/> Pre-School | <input type="checkbox"/> Conference Room |
| <input type="checkbox"/> Gym Annex | <input type="checkbox"/> Playground | <input type="checkbox"/> Main Lobby |
| <input type="checkbox"/> Stage | <input type="checkbox"/> Soccer Field | <input type="checkbox"/> Miller Room |
| <input type="checkbox"/> Multi-Purpose Room | <input type="checkbox"/> Softball/Baseball Field | <input type="checkbox"/> US Board Room |
| <input type="checkbox"/> Classroom | <input type="checkbox"/> Kitchen | <input type="checkbox"/> Troiano Hall |
| <input type="checkbox"/> Music Room | | |

Contact person and daytime phone: _____

Purpose: _____

Date(s) requested: _____

Time(s) in and out: _____

Doors will open at: _____

User Group Responsibilities

The User Group is responsible for:

- First aid, emergency care and emergency transportation of all of their participants (dial 911 if necessary)
- Supervising the User Group and its participants
- Supervising specialized recreational activities
- Gathering user participant's essential information
- Any food service
- Legal and insurance requirements
- Remaining in the designated area(s)

The User Group agrees to pay a total of _____, in advance, for the use of the facilities requested above to Portsmouth Christian Academy. A deposit of \$100 must be received at least one week prior to the reserved event. The \$100 deposit will be credited toward the total rental fee. If a cancellation occurs with greater than one week's notice, a fee of \$25 will be charged to the User Group, and only \$75 of the deposit will be refunded to the group. In the event of a cancellation with less than one week's notice, a fee of 10% of the rental fee charged (above) will be charged to the User Group.

PCA is a Safe School Zone, and as such, smoking and possession or consumption of alcoholic beverages or other controlled substances on campus is illegal.

AUTHORIZATION FOR USE

On behalf of the undersigned User Group organization, I hereby represent to PCA that:

I have read and agree to abide by the conditions of the PCA School Facility Rental Policy, attached hereto.

I have read the PCA Statement of Faith and certify that the below named organization's official charters, mission statement, and/or beliefs, at all levels of the organization, do not conflict with the Portsmouth Christian Academy Statement of Faith. Further, I certify that the activities and conduct of the organizations' members/participants while on PCA property will not be in conflict with values contained in the PCA Statement of Faith.

I certify that any buses coming to or from the campus will use Garrison Road rather than Spruce Road.

I certify that the above named organization's advertising (regardless of the medium used) will not contain the Portsmouth Christian Academy name and will only make reference to the street address (20 Seaborne Drive, Dover, NH).

In addition, I agree to hold harmless and indemnify Portsmouth Christian Academy, Inc., its offices, agents, and assigns from any and all liability and claims associated with my use of PCA facilities.

I certify that I am acting as a duly authorized agent of the above named organization with the intent and authority to bind them to these representations and obligations.

Name (printed)

Name (signature)

Title/role (within above organization)

Date

FOR USE BY HEADMASTER'S OFFICE ONLY

Your request is (approved) (disapproved). If approved, please contact the school at 603-742-3617, Ext. 118 to arrange for a key and alarm password, and to review the terms of the contract.

(Signature of HMO Representative)

(Date)

Additional Information Required:

We expect _____ persons.

We will/will not need use of the sound system.

We will need _____ chairs.

We will/will not need use of the stage lights.

We will need _____ round tables.

We will/will not need use of the stage screen.

We will need _____ rectangular tables.

We will/will not need use of the bleachers.

Other requirements: _____

Please note that the school is not a banquet facility, therefore, we do not provide such items as: tablecloths, water pitchers, glasses, notebooks, pens/pencils, cooking/eating utensils, or decorations.