



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE NOTES FILE: P12-20

Application Type: Major Open Space Subdivision
 Applicant(s): River Valley Development Corporation
 Owner(s): River Valley Development Corporation & Gulf Landing Properties LLC
 Location: Gulf Road (Assessor's Map N, Lots 8-A, 8-A-A, 8-A-TM1, and 8-A-TM2)
 Date: August 9, 2012

INTENT: Subdivide 4 lots into 20 lots

LOTS/UNITS PROPOSED: 20 single family house lots

AGENDA ITEM #: 1

ACREAGE: 31.04 Acres

ZONING DISTRICT: R-40

EXISTING LAND USE: 3 vacant lots and one single family house

SURROUNDING LAND USE:
Single Family Residential and golf course

ZBA ACTION: None

PERMITS REQUIRED:

- NHDES Wetlands Permit
- NHDES Subdivision Permit
- NHDES Alteration of Terrain Permit
- NHDOT Driveway Permit

WAIVERS REQUESTED: None

ATTENDANCE:

Dennis Ciotti – Planning Board
 Tom Clark (Fire Department)
 Steve Bird (Planning Department)
 Chris Parker (Planning Director)
 David White (Engineering)
 Marn Speidel (Police Department)
 Dan Barufaldi (Economic Development)
 Chris Berry
 Mike Patenaude

Planning Comments:

- Impact fees will be assessed at certificate of occupancy
- Need Traffic Study
- Need Fiscal Impact Analysis
- Add local plan number to all sheets
- Add Yield Plan to plan set
- Need Homeowner Association documents
- Has State Wetlands Permit been prepared and filed yet?
- Need Stormwater Operation and Maintenance Plan
- Need sample deed language for wetlands buffer notification
- Add project name to title block on all sheets
- Need Conditional Use Permit for wetlands and wetland buffer impacts and for 20% slope impacts
- Show street trees
- Show street lights
- Need waiver for existing house and septic system in 50-foot perimeter buffer

Cover Sheet:

- Change title to indicate that this an Open Space subdivision

Page 1:

- Eliminate sheet and add information to a detail sheet

Page 2:

- Add buildings to abutting lots
- Label as the Neighborhood Plan

Page 3:

- Show four lots on this sheet and add to note #1
- Change stone wall symbol to remove line where there is no lot line
- Show easement for tee on lot
- Show abutters information where the lot is located
- What is cross hatched area near 50' wide access easement?
- Add Wetland Scientist stamp

Page 4:

- Show Riverfront Residential Overlay District location
- Label barn to be removed
- Revise legend to remove unused line styles

Page 5:

- Add Strafford County Registry of Deeds plan number to all reference plans listed
- Show Riverfront Residential Overlay District location
- Remove tree symbols from reference plan list
- If lot #9 is in Riverfront Residential Overlay District it needs to be a minimum of 60,000 square feet
- Provide metes and bounds for easements to golf course



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- Can open space be extended to the rear of lots #9-12?
- Length of dead-end road will require wavier request
- Remove electric pole symbols
- Show 100-foot front buffer and label as no cut/no disturb areas
- Label 50-foot buffers as being no cut/no disturb areas
- Revise note #4 to add side and rear setbacks for open space lots
- Revise note #15 to remove municipal water and sewer
- Maintenance of the open space to be included in HOA documents
- Measure sight distance at road intersection
- Revise note #23 to list permits
- Label emergency/secondary access road and add gate location

Page 6:

- Label steep slope areas and calculate total impacts
- Where are the septic areas for all lots?
- How were 20% slope areas identified? Seems like there are more steep slopes

Page 7:

- Proposed road can not be in 50-foot perimeter buffer
- Will a house fit on all lots?
- Label as a private road
- Why can't road be relocated to minimize wetland impacts
- Show existing driveway to be closed or relocate off of new road
- Correct Open Space B note to accurately calculate the amount of upland

Page 8:

- Show frontage calculations for cul-de-sac lots
- Why extend open space lot between lots #5 and #6?

Page 9:

- Show 20% slope areas
- Add elevations to topographic lines

Page 10:

- Deduct the easement to the golf course from the open space calculations
- Show ledge on lots

Page 11:

- Show easement to lot N-8B

Page 16:

- Add match lines
- Plan for controlling vegetation that may block sight distance

Yield Plan:

- Lots in the Riverfront Residential Overlay district have to be 120,000 square feet
- Show existing house location
- Can not use hammerhead design since they are not allowed on City street; show cul-de-sac
- How do you access lot #1?
- Show 1,000' long dead-end road
- Show calculation for upland versus wetlands
- Show that each lot meets 40% wetland buffer requirement in footnote #3
- Show house locations

Engineering Comments:

- Add driveway locations
- Add path to Nature Conservancy lot
- Will review drainage study
- Wall near front needs engineered plans
- Berms at rear of lots for drainage?
- Check cross sections for cul-de-sac area

Police Department Comments:

- Have PSNH relocate public street light on Gulf Road from either PSNH 120/31 or 120/34 to PSNH 120/36
- Don't use apostrophe in Childs Drive
- Add fire lane striping/sign in front of emergency gate
- Explain location and context of "Emergency Vehicles Only" sign and trail, referenced on sheet 13

Fire/Inspections Comments: No comments

Economic Development Comments: No comments

Planning Board Comments:

- Consider adding a tot lot
- Why no sidewalks?
- Clarify easements in note #15 on sheet #5