

CITY OF DOVER

PLANNING TECHNICAL REVIEW COMMITTEE –AGENDA

Meeting Type: Regular Meeting
Meeting Location: 2nd Floor Conference Room – City Hall, 288 Central Avenue
Meeting Date: **Thursday, March 26, 2015**
Meeting Time: **10:30 AM**

1. 10:30 AM - 11:30 AM: Open Space Subdivision of land for Mark & Suzanne Jones, Assessor's Map 11, Lot 14, zoned R-12, located on Arch Street. (P15-16) (12 new lots)



City of Dover, New Hampshire SUBDIVISION APPLICATION

[Revision Date: April 23, 2013]

Office Use Only	Project #:	<u>P15-16</u>	Date Received:	<u>RECEIVED Planning Office</u>
	Amount Paid:	<u>\$4333.58 CD# 570</u>	Time Received:	<u>MAR 09 2015</u>

APPLICANT AND OWNER INFORMATION

Dover, New Hampshire

Name of Applicant: JONES, MARK & SUZANNE Telephone # 603-781-2315

Address of Applicant: 317 HAROLDSON DR.
CORPUS CHRISTI, TX. 78412

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

Address of Property Owner: _____

E-Mail Address: MRMWJONES@GMAIL.COM

PROPERTY INFORMATION

Address of Property: ARCH STREET

Assessor's Map # 11 Lot(s) # 14

Zoning District(s) R12 Overlay District(s) WETLANDS

Size of Parcel: 12.08Ac. Property Deed: Book 2195 Page: 51

Existing Use of Property: OPEN LAND

SUBDIVISION INFORMATION

Subdivision Type: Major (4 + net new lots): Minor (3 or fewer lots): _____ Open Space:

Existing Number of Lots: 1 Proposed Number of Lots: 13

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

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

Highway Access (check where applicable): City Street _____ State Highway

Estimated Length of Proposed Roads: 798 LF feet Public or Private Road? PRIVATE

WAIVER REQUESTS

Subdivision Regulations section(s) to be waived: BUFFERS AT ENTRANCE AND REAR

Justification for waiver request(s) (attach additional sheets as needed): CONSTRAINTS WITH EXISTING LOT WIDTH AND WETLANDS, AS WELL AS NATURAL DRAINAGE POINTS.

NOTES:

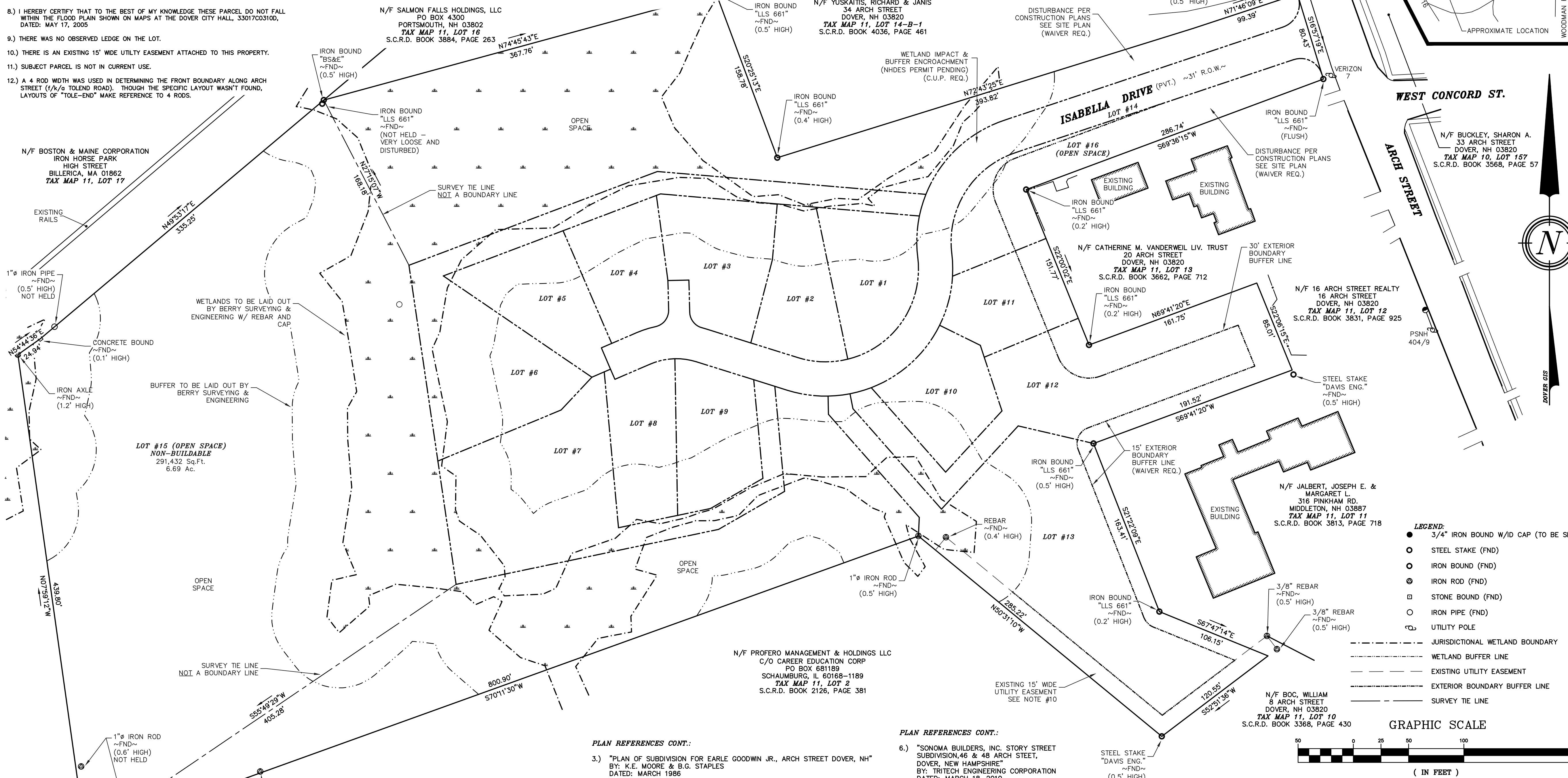
- OWNER: MARK & SUZANNE JONES
322 GLENMORE STREET
CORPUS CHRISTI, TX 78412-2729
- DOVER TAX MAP 11, LOT 14
- S.C.R.D. : BOOK 2195, PAGE 51
- TOTAL AREA: 526,182 Sq.Ft., 12.08 AC
- ZONING : R-12 (OPEN SPACE)
FRONTAGE ~ 100' (O.S. ~ 20')
FRONT BUFFER ~ 0' (O.S. ~ 100'-WAIVER REQUESTED)
MINIMUM LOT SIZE ~ 12,000 Sq.Ft. (O.S. ~ 8,000 Sq. Ft.)
EXTERNAL BOUNDARIES BUFFER ~ 0' (O.S. 30'-WAIVER REQUESTED)
FRONT SETBACK ~ AVERAGE OF LOTS WITHIN 500' (O.S. ~ 10')
SIDE SETBACK ~ 15' (O.S. ~ 10')
REAR SETBACK ~ 30' (O.S. ~ 10')
WETLANDS SETBACK ~ 50.0' (O.S. ~ 50')
- THE PURPOSE OF THIS PLAN IS TO SHOW AN OVERVIEW OF A SUBDIVISION OF TAX MAP 11, LOT 14.
- THIS IS A MULTI PAGE PLAN SET WITH ADDITIONAL ENGINEERING INFORMATION PROVIDED AND ON FILE AT THE CITY OF DOVER PLANNING OFFICE.
- I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THESE PARCEL DO NOT FALL WITHIN THE FLOOD PLAIN SHOWN ON MAPS AT THE DOVER CITY HALL, 33017C0310D, DATED: MAY 17, 2005
- THERE WAS NO OBSERVED LEDGE ON THE LOT.
- THERE IS AN EXISTING 15' WIDE UTILITY EASEMENT ATTACHED TO THIS PROPERTY.
- SUBJECT PARCEL IS NOT IN CURRENT USE.
- A 4 ROD WIDTH WAS USED IN DETERMINING THE FRONT BOUNDARY ALONG ARCH STREET (1/4 TO TOLEND ROAD). THOUGH THE SPECIFIC LAYOUT WASN'T FOUND, LAYOUTS OF "TOLE-ND" MAKE REFERENCE TO 4 RODS.

NOTES CONT.:

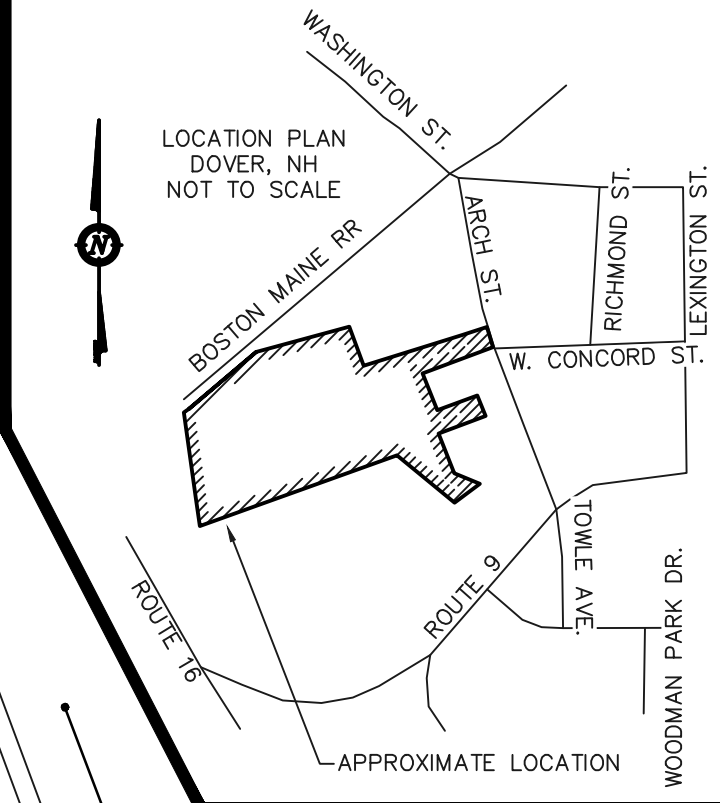
- SUBJECT PARCEL IS ON CITY OF DOVER GRID AND NAVD VERTICAL DATUM 1988.
- THE BOUNDS SHOWN ON THIS PLAN ARE A RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN THE WINTER OF 2013 UNDER SNOW CONDITIONS, WITH AN ERROR OF CLOSURE OF BETTER THAN 1 PART IN 10,000.
- SUBJECT PARCEL IS SERVICED BY MUNICIPAL WATER AND SEWER, ALL ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND.
- A JOINT DRIVEWAY ENTRANCE IS REQUIRED BETWEEN LOTS 5, 6, & 7, AND 11, 12, & 13.
- WRITTEN DIMENSIONS ON THIS PLAN TAKE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS. IN THE EVENT OF A CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWINGS AND/OR SPECIFICATIONS, THE ENGINEER SHALL BE NOTIFIED BY THE CONTRACTOR.
- CONSTRUCTION HOURS SHALL BE LIMITED TO MONDAY-FRIDAY 7AM-6PM, SATURDAY 8AM-5PM, NO SUNDAY HOURS. HOURS OF CONSTRUCTION SHALL BE DOCUMENTED ON A SITE CONSTRUCTION SIGN ALONG WITH THE CONTACT INFORMATION FOR THE GENERAL CONTRACTOR. SAID SIGNAGE SHALL BE LOCATED AND APPROVED BY THE CITY ENGINEER OR DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT.
- AS-BUILT PLANS OF THE SUBDIVISION SHALL BE SUBMITTED ON A REPRODUCIBLE MYLAR MEDIUM AND IN A DIGITAL DXF FORMAT ON DISK TO THE CITY OF DOVER ENGINEERS OFFICE UPON COMPLETION OF PROJECT IF A STREET IS PROPOSED FOR CITY'S ACCEPTANCE. AS-BUILT PLANS SHALL BE PREPARED AND CERTIFIED CORRECT BY A L.L.S. OR P.E.
- SUBJECT PARCEL IS ON CITY OF DOVER GRID AND NAVD VERTICAL DATUM 1983. COORDINATES GATHERED USING SURVEY GRADE GPS.
- ALL CONSTRUCTION SHALL CONFORM WITH THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION (NHDOT) "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", HEREINAFTER REFERRED TO AS THE "CITY OF DOVER STANDARD SPECIFICATIONS"

NOTES CONT.:

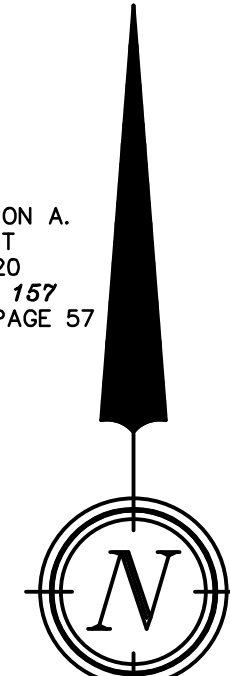
- THE LIMITS OF CONSTRUCTION DISTURBANCE THAT ARE LOCATED IN OR WITHIN THE 50' BUFFER OF CONSERVATION AND WETLAND DISTRICTS SHALL BE STAKED, FLAGGED AND CLEARLY IDENTIFIED PRIOR TO THE COMMENCEMENT OF SITE WORK.
- ALL TREATMENT SWALES TO BE CONSTRUCTED SHALL HAVE SOD BOTTOMS.
- A LETTER OF CREDIT FOR THE COST OF RE-VEGETATING ALL DISTURBED AREAS ON THE SITE SHALL BE SUBMITTED PRIOR TO ANY EARTH DISTURBING ACTIVITY OCCURS.
- 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.
- STREET ADDRESSES FOR EACH LOT SHALL BE ASSIGNED BY THE BUILDING INSPECTOR AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
- THE PROPOSED USE FOR THE SITE IS SINGLE FAMILY RESIDENCES.



PETER W. SPEAR
CWS #103

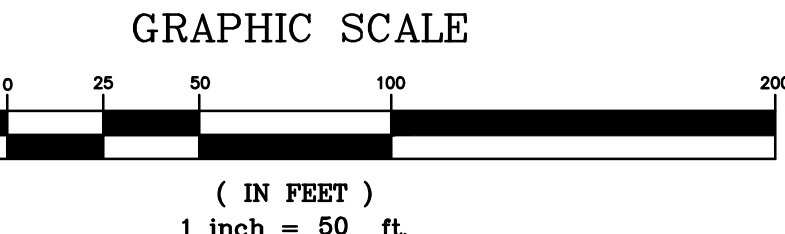


THE WETLAND DELINEATION WAS COMPLETED SUMMER 2014 IN ACCORDANCE WITH THE 1987 CORP OF ENGINEERS WETLAND DELINEATION MANUAL. JURISDICTIONAL WETLANDS WERE IDENTIFIED AND DELINEATED USING THE ROUTINE DETERMINATIONS METHOD AS OUTLINED IN THE MANUAL. THE DELINEATION WAS DONE BY: PETER W. SPEAR CWS # 103



- LEGEND:**
- 3/4" IRON BOUND W/D CAP (TO BE SET)
 - STEEL STAKE (FND)
 - IRON BOUND (FND)
 - IRON ROD (FND)
 - STONE BOUND (FND)
 - IRON PIPE (FND)
 - UTILITY POLE
 - JURISDICTIONAL WETLAND BOUNDARY
 - WETLAND BUFFER LINE
 - EXISTING UTILITY EASEMENT
 - EXTERIOR BOUNDARY BUFFER LINE
 - SURVEY TIE LINE

N/F BOC, WILLIAM
8 ARCH STREET
DOVER, NH 03820
TAX MAP 11, LOT 10
S.C.R.D. BOOK 3368, PAGE 430



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

KENNETH A. BERRY RLS 805 DATE

N/F SALMON FALLS HOLDINGS, LLC
PO BOX 4300
PORTSMOUTH, NH 03802
TAX MAP 11, LOT 18
S.C.R.D. BOOK 3884, PAGE 263

N/F YUSKAITIS, RICHARD & JANIS
34 ARCH STREET
DOVER, NH 03820
TAX MAP 11, LOT 14-B-1
S.C.R.D. BOOK 4036, PAGE 461

N/F BOSTON & MAINE CORPORATION
IRON HORSE PARK
HIGH STREET
BILLERICA, MA 01862
TAX MAP 11, LOT 17

N/F CATHERINE M. VANDERWEIL LIV. TRUST
20 ARCH STREET
DOVER, NH 03820
TAX MAP 11, LOT 13
S.C.R.D. BOOK 3662, PAGE 712

N/F 16 ARCH STREET REALTY
16 ARCH STREET
DOVER, NH 03820
TAX MAP 11, LOT 12
S.C.R.D. BOOK 3831, PAGE 925

N/F JALBERT, JOSEPH E. & MARGARET L.
316 PINKHAM RD.
MIDDLETON, NH 03887
TAX MAP 11, LOT 11
S.C.R.D. BOOK 3813, PAGE 718

N/F PROFERO MANAGEMENT & HOLDINGS LLC
C/O CAREER EDUCATION CORP
PO BOX 681189
SCHAUMBURG, IL 60168-1189
TAX MAP 11, LOT 2
S.C.R.D. BOOK 2126, PAGE 381

PLAN REFERENCES CONT.:

- "PLAN OF SUBDIVISION FOR EARLE GOODWIN JR., ARCH STREET DOVER, NH" BY: K.E. MOORE & B.G. STAPLES DATED: MARCH 1986 S.C.R.D. # 29-77
- "LOT LINE ADJUSTMENT PLAN FOR EARLE GOODWIN JR. & JOHN BUCKLEY, TAX MAP 11 LOT # 14-B & 14-B-1, 34 & 36 ARCH STREET, DOVER, STRAFFORD COUNTY, NH" BY: KEM LAND SURVEY, INC. DATED: MARCH 12, 2002 S.C.R.D. # 66-53
- "LOT LINE ADJUSTMENT PLAN PREPARED FOR GAIL V. & ALFRED CATALFO, JR. TAX MAP 11, LOT # 13 & 14, 20 ARCH STREET, CITY OF DOVER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE" BY: MCENEANEY SURVEY ASSOCIATES, INC. DATED: JULY 25, 2005 S.C.R.D. # 81-33

PLAN REFERENCES CONT.:

- "SONOMA BUILDERS, INC. STORY STREET SUBDIVISION, 46 & 48 ARCH STREET, DOVER, NEW HAMPSHIRE" BY: TRITECH ENGINEERING CORPORATION DATED: MARCH 18, 2010 JOB # 09151
- "FRESIAN ESTATES OPEN SPACE SUBDIVISION FOR SALMON FALLS HOLDING LLC, ARCH STREET, DOVER N.H." BY: BERRY SURVEYING & ENGINEERING FILE NUMBER: DB 2011-032 DATED: JANUARY 17, 2013 S.C.R.D. # 105-96
- "LOT LINE ADJUSTMENT PLAN PREPARED FOR MARK W. & SUZANNE M. JONES, TAX MAP 11, LOT 11, 11-1, & 14, ARCH STREET, CITY OF DOVER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE" BY: MCENEANEY SURVEY ASSOCIATES, INC. DATED: AUGUST 4, 2009 S.C.R.D. # 97-84

PLAN REFERENCES:

- "LOT LINE ADJUSTMENT PLAN PREPARED FOR MARK W. & SUZANNE M. JONES AND VIRGINIA & EARLE GOODWIN, JR. TAX MAP 11, LOT # 14 & 14B-1, ARCH STREET, CITY OF DOVER, COUNTY OF STRAFFORD STATE OF NH" BY: MCENEANEY SURVEY ASSOCIATES, INC. DATED: JANUARY 18 2007 S.C.R.D. # 89-62
- "RIGHT OF WAY AND TRACK MAP, BOSTON AND MAINE R.R., OPERATED BY THE BOSTON AND MAINE R.R., STATION 3495+77 TO STATION 3545+57" BY: BOSTON & MAINE R.R. DATED: JUNE 30, 1914

DOVER PLANNING FILE: P15-016

REVISION	DATE	DESCRIPTION

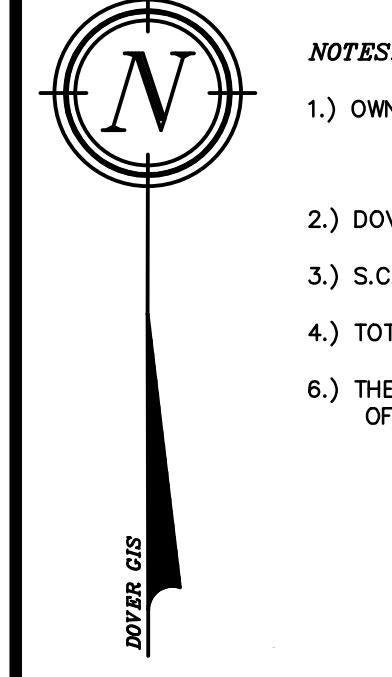
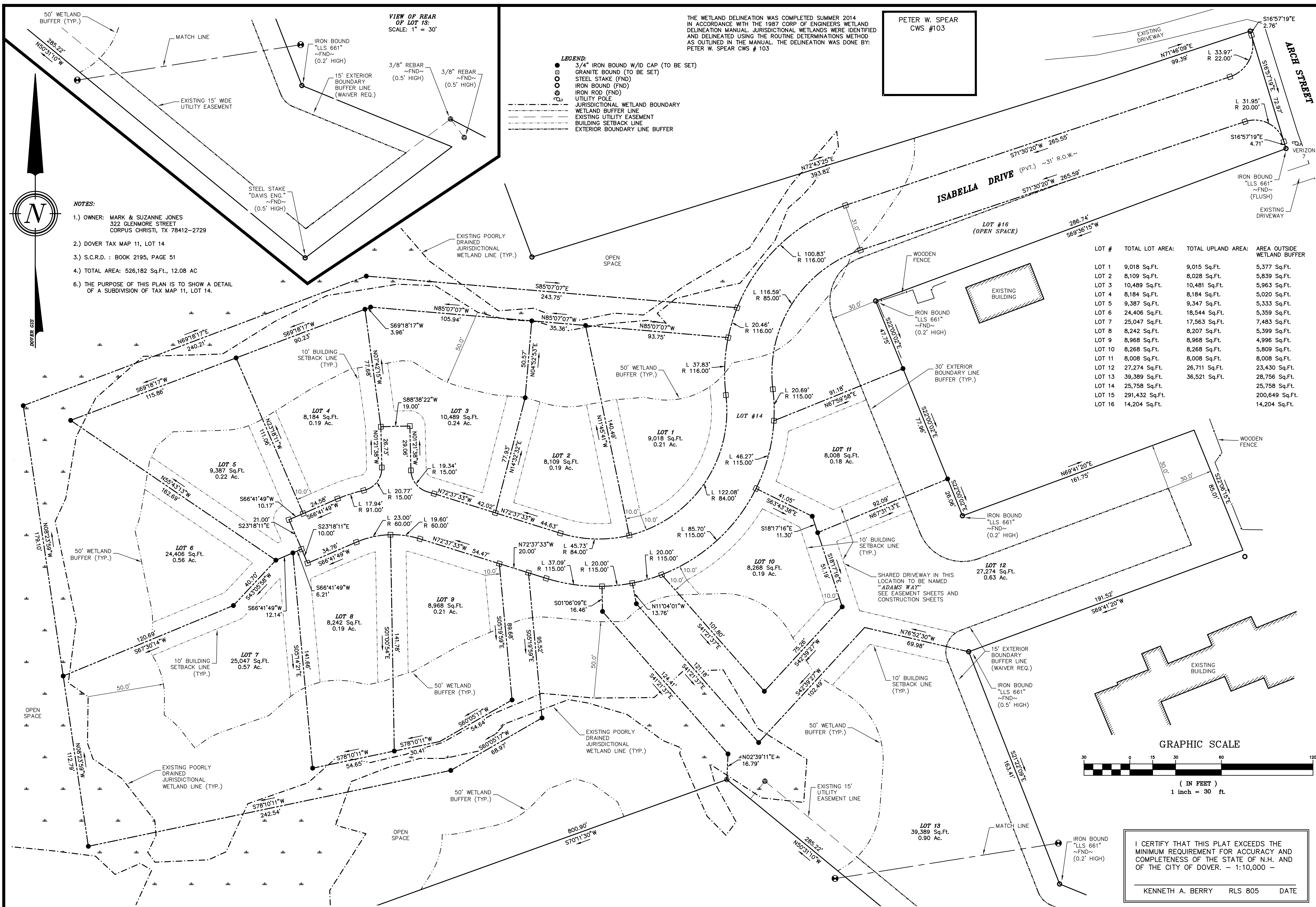
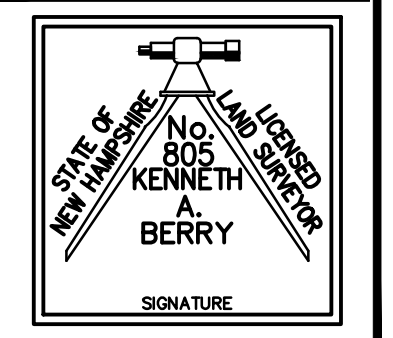
OPEN SPACE SUBDIVISION OVERVIEW FOR MARK & SUZANNE JONES ARCH STREET DOVER, N.H. TAX MAP 11, LOT 14

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 {332-2863}

SCALE : 1 IN. EQUALS 50 FT.
DATE : MARCH 16, 2015
FILE NO. : DB 2013-010

OPEN SPACE SUBDIVISION DETAIL
FOR
MARK & SUZANNE JONES
ARCH STREET
DOVER, N.H.
TAX MAP 11, LOT 14

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 {332-2863}
SCALE: 1 IN. EQUALS 30 FT.
DATE: MARCH 16, 2015
FILE NO.: DB 2013-010



- NOTES:**
- 1.) OWNER: MARK & SUZANNE JONES
322 GLENMORE STREET
CORPUS CHRISTI, TX 78412-2729
 - 2.) DOVER TAX MAP 11, LOT 14
 - 3.) S.C.R.D. : BOOK 2195, PAGE 51
 - 4.) TOTAL AREA: 526,182 Sq.Ft., 12.08 AC
 - 6.) THE PURPOSE OF THIS PLAN IS TO SHOW A DETAIL OF A SUBDIVISION OF TAX MAP 11, LOT 14.

VIEW OF REAR OF LOT 13:
SCALE: 1" = 30'

- LEGEND:**
- 3/4" IRON BOUND W/D CAP (TO BE SET)
 - GRANITE BOUND (TO BE SET)
 - STEEL STAKE (FND)
 - IRON BOUND (FND)
 - IRON ROD (FND)
 - UTILITY POLE
 - JURISDICTIONAL WETLAND BOUNDARY
 - WETLAND BUFFER LINE
 - EXISTING UTILITY EASEMENT
 - BUILDING SETBACK LINE
 - EXTERIOR BOUNDARY LINE BUFFER

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PETER W. SPEAR
CWS #103

LOT #	TOTAL LOT AREA:	TOTAL UPLAND AREA:	AREA OUTSIDE WETLAND BUFFER
LOT 1	9,018 Sq.Ft.	9,015 Sq.Ft.	5,377 Sq.Ft.
LOT 2	8,109 Sq.Ft.	8,028 Sq.Ft.	5,839 Sq.Ft.
LOT 3	10,489 Sq.Ft.	10,481 Sq.Ft.	5,963 Sq.Ft.
LOT 4	8,184 Sq.Ft.	8,184 Sq.Ft.	5,020 Sq.Ft.
LOT 5	9,387 Sq.Ft.	9,347 Sq.Ft.	5,333 Sq.Ft.
LOT 6	24,406 Sq.Ft.	18,544 Sq.Ft.	5,359 Sq.Ft.
LOT 7	25,047 Sq.Ft.	17,563 Sq.Ft.	7,483 Sq.Ft.
LOT 8	8,242 Sq.Ft.	8,207 Sq.Ft.	5,399 Sq.Ft.
LOT 9	8,968 Sq.Ft.	8,968 Sq.Ft.	4,996 Sq.Ft.
LOT 10	8,268 Sq.Ft.	8,268 Sq.Ft.	5,809 Sq.Ft.
LOT 11	8,008 Sq.Ft.	8,008 Sq.Ft.	8,008 Sq.Ft.
LOT 12	27,274 Sq.Ft.	26,711 Sq.Ft.	23,430 Sq.Ft.
LOT 13	39,389 Sq.Ft.	36,521 Sq.Ft.	28,756 Sq.Ft.
LOT 14	25,758 Sq.Ft.	25,758 Sq.Ft.	25,758 Sq.Ft.
LOT 15	291,432 Sq.Ft.		200,649 Sq.Ft.
LOT 16	14,204 Sq.Ft.		14,204 Sq.Ft.

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