

CITY OF DOVER

DOVER PLANNING BOARD – AGENDA

Meeting Type: Regular Meeting
Meeting Location: McConnell Center, Room 306, 61 Locust Street, Dover, NH
Meeting Date: **Tuesday, July 28, 2015**
Meeting Time: **7:00 pm**

1. CITIZENS' FORUM

2. APPROVAL OF THE PRIOR MINUTES

- June 23, 2015 & July 14, 2015 Regular Meeting Minutes

3. OLD BUSINESS

- A. Consideration and possible vote on a Site Plan Review for Dubois Family 2003 Revocable Trust, Assessor's Map 22, Lot 3, zoned RM-U, located at 80 Henry Law Avenue. (Proposed 10 multi-family units within five buildings with associated parking). *(P15-17)
- B. Consideration and possible vote on a Waiver for First Rate Real Estate Group, LLC, Assessor's Map 2, Lot 76, zoned CBD, located at 11 Court Street (proposal is to waive the pavement setback requirement of 5 ft. on side and rear property lines and 10 ft. on front property lines per Site Review Regulations 149-15C). *(P15-34)

4. NEW BUSINESS

- A. Consideration and acceptance of a Minor Lot Line Adjustment for William R. & Sheila S. Dube Trustees, Assessor's Map L, Lots 96-A & 96-L, zoned R-20, located at 250 Dover Point Road. *(P15-39)
- B. Consideration and acceptance of a Change of Use for Seacoast Charter School (Owner: Measured Progress, Inc.), Assessor's Map E, Lot 33, zoned ETP, located at 171 Watson Road. (Proposal is to use existing structure as an Educational Institution, K-12). *(P15-41)
- C. Consideration and acceptance of an Open Space Subdivision for MCL Builders and Developers, LLC (Owner: Mace Family Revocable Trust), Assessor's Map I, Lot 6-C, zoned R-12, located at 46 Back River Road. (Subdivide existing lot into 8 lots. The applicant is requesting three waivers). *(P15-05)
- D. Consideration and acceptance of a Site Plan Review for Summit Land Development (Owners: H53 Mast Road, LLC), Assessor's Map H Lot 53-1, zoned I-4, located at Stonewall Drive. (Proposed 129,600 sq. ft. Industrial Manufacturing Building w/Office Space & Warehousing to include 68 parking spaces). *(P15-35)
- E. Consideration and acceptance of a Conditional Use Permit for Summit Land Development (Owners: H53 Mast Road, LLC), Assessor's Map H Lot 53-1, zoned I-4, located at Stonewall Drive. (CUP for proposed use in Secondary Groundwater Protection Zone and for impervious coverage of 43.6%). *(P15-36)

5. STAFF COMMENTS

6. MEMBER COMMENTS

7. ADJOURNMENT

*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, Monday through Thursday from 8:30 am to 5:30 pm.

You may also view materials at www.dover.nh.gov, a map showing project locations can be found at <http://www.dover.nh.gov/government/city-operations/planning/index>. Follow us on Twitter @DoverNHPlanning and find us on Facebook at <https://www.facebook.com/DoverNHPlanning>.



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DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting
Meeting Location: McConnell Center, Room 306
61 Locust Street, Dover, NH 03820
Meeting Date: **Tuesday, June 23, 2015**
Meeting Time: **7:00 pm**

Members Present: Dennis Ciotti (Chair), Kirt Schuman (Vice Chair), William Garrison (Councilor), Frank Torr, Lee Skinner, Dave White, Tom Clark, Christopher Lawrence (Alternate), Maggie Fogarty (Alternate), Gina Cruikshank (Alternate)

Members Not Present: Catherine Plante

Staff Present: Steve Bird, City Planner, Tracy Smith (Recording Secretary)

The Chair called the meeting to order at 7:01 p.m.

1. CITIZENS' FORUM

Citizens Forum Open.

Bob Berry, 7 Madelyn Drive, stated there has been an improvement in communication with the developer, Changing Places, LLC; however, he expressed concerns regarding the need to create a list and timeline to complete the project. He stated the areas that still need completion regarding street light installation, safety hazards regarding uncovered manhole covers which are above grade pending repaving of the road, and drainage issues. He requested the Planning Board consider the incompletion of this development before allowing approval to another development.

Jim Carrier, 15 Theresa Drive, stated his concerns regarding the street and property drainage not flowing well, the need to adjust storm drains and utility stubs, and road paving completion. He stated he is not in favor of future development with the developer, Changing Places, LLC, until the current issues are resolved.

Pat Quigley, 9 Theresa Drive, expressed concerns regarding the drainage issues on his property. He asked the Planning Board to consider this issue before allowing the developer, Changing Places, LLC, to continue any new developments.

Citizens Forum Closed

2. APPROVAL OF THE PRIOR MINUTES

- May 26, 2015 and June 9, 2015 Regular Meeting Minutes.

Motion: K.Schuman made a motion to approve the May 26, 2015 Regular Meeting Minutes. Seconded by F.Torr.
Vote: U/A

Motion: K.Schuman made a motion to approve the June 9, 2015 Regular Meeting Minutes. Seconded by F.Torr.
Vote: U/A

3. OLD BUSINESS

- A. Continued Public Hearing and possible vote on proposed zoning amendments to the Zoning Ordinance (Chapter 170), per NH RSA 675:2 & 675:7. The full text of the amendments is available in the Planning Department and at <http://1.usa.gov/1dhEyC0>.



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Motion: K.Schuman made a motion to remove the Zoning Ordinance from the table. Seconded by B.Garrison. Vote U/A

Public Hearing Open

Tony McManus, 39 Glen Hill Road, spoke in favor of the Heritage District and suggested the area be extended to include Central Avenue from Silver Street to Stark Avenue and possibly rezoned in order to preserve the buildings from commercial development and maintain the architectural and historical integrity of the community. He also expressed concerns regarding the height restriction in downtown, suggesting to restrict by floor and not by height to create uniformity. He spoke in favor of the proposal for setbacks and frontage in the downtown area.

D.Ciotti stated he wants the Board members to review the emails between T.McManus and the Planning Department.

Cynthia Ellis, 449 Middle Road, spoke against Amendment #4 and how this would impact her future opportunity in Dover. She explained the location of her garage, which she wanted to alter to an ADU and explained how the new amendment would make this difficult, resulting in the only option to apply for a variance to make this possible.

Dave Acridge, 180 Locust Street, spoke in favor of the Heritage District and suggested the consideration to an additional condition use to consider low impact retail that is conducive to the area and limit the hours of operation.

Laurie Smith, 36 Fisher Street, spoke in favor of the Heritage District stating the need to preserve the architectural history.

Phyllis Woods, 1 Barry Street, requested clarification regarding Amendment #14 and the impact this would have on the Smith Wells and the acreage up to Plaza Drive, adding her property borders this area.

Kevin McEneaney, 8 Gold Post Road, stated in the CBD District, the requirement is to have commercial on the first floor, where the height is 14 ft.-16 ft., adding the height on the upper floors are lowered to 11 ft.

Public Hearing Tabled

S.Bird addressed the abutter concern regarding Amendment #14, stating this is not meant to change the protection but change the map regarding these wells, and the expanding protection of existing and future wells.

S.Bird reviewed the proposed Amendment changes within the memo that was distributed to the Planning Board, and recommended these changes be included in the amendment.

Discussion ensued regarding the proposed Amendment changes and the responses received from the property owners. The Planning Board members agreed with a show of hands to table the Amendment changes and have an additional meeting on July 14, 2015 to review these changes and responses. D.Ciotti stated letters were received from Cynthia Ellis, Otis Perry, Jack Mettee, as well as, a letter received from C.Plante stating her opinion on the height restriction.

Motion: K.Schuman made a motion to table the proposed zoning amendments for review on July 14, 2015. Seconded by B.Garrison. Vote: U/A

- B. Consideration and possible vote on a Conditional Use Permit for Changing Places, LLC (Owner: Jeffrey & Darlene White), Assessor's Map F, Lot 15, zoned R-40, located at Emerald Lane. Proposal is to build a subdivision road and associated utilities that will impact 4,900 sq. ft. of the 50-foot wetlands buffer.
*(P14-57)



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- C. Consideration and possible vote on an Open Space Subdivision for Changing Places, LLC (Owner: Jeffrey & Darlene White), Assessor's Map F, Lot 15, zoned R-40, located at Emerald Lane. (49 lots)
*(P14-58)

Motion: K.Schuman made a motion to remove items 3.B and 3.C from the table. Seconded by D.White. Vote: U/A

Public Hearing Opened

The Board members agreed to table the item to the end of the meeting to give the abutters time to review the updated plans provided by the developer.

Public Hearing Tabled

K.Schuman requested the applicant give an update on the changes.

Bob Stowell, Trittech Engineering Corporation, represented the applicant. He introduced Attorney Schulte, Doug Larosa, Trittech Engineering Corporation, and representatives from Changing Places. He addressed the changes made to the application regarding issues associated with the drainage and maintenance issues.

Motion: L.Skinner made a motion to table items 3.B and 3.C to give abutters time to review the updated plan. Seconded by F.Torr. Vote: U/A

4. NEW BUSINESS

- A. Consideration and acceptance of a Minor Lot Line Adjustment for 7 South, LLC (Owners: 7 South, LLC and State of NH Department of Transportation), Assessor's Map 15 Lot 4, zoned B-5, located at Central Avenue and Spaulding Turnpike Exit 7. *(P15-31)

K.McEneaney, McEneaney Survey Associates, represented the applicant stating the lot line adjustment involves four tracts which were recently merged, adding the applicant wants to reconfigure the lot lines between an existing lot and right of way for the Spaulding Turnpike resulting in .02 acres being transferred from the State of NH to lot 15-4. He stated he received an email from the State Department of Transportation Engineer in charge of project, who submitted the following changes:

Signature block: strike wording **and Chief Engineer**

Plan title block: add **and right of way adjustments**.

K.McEneaney asked for these to be added to the conditions of approval.

D.Ciotti requested the document showing the Department of Transportation approval. K.McEneaney stated he could provide a copy of the email with the approval process and asked if this could be added in the conditions of approval.

F.Torr stated at one time the Land Use and Utilization Committee also needed to approve the transfer. K.McEneaney stated he was not aware of that being part of the approval process and would confirm the information.



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Motion: K.Schuman made a motion to accept the application. Seconded by G.Cruikshank. Vote: U/A

Public Hearing Open. Nobody Spoke. Public Hearing Closed.

STAFF RECOMMENDATION:

The Planning Department recommends that the Planning Board accept the application, hold the public hearing, and approve the lot line adjustment plat with the following conditions:

Conditions to Be Met Prior to Signing of Plans:

1. The owners' signatures shall be added to the final plat submitted for signature.
2. The applicant shall provide the Planning Department with a digital version of the final plat.
3. The applicant shall revise note #10 to indicate the date of the wetlands review and note the certified wetlands scientist who performed the observation.
4. The applicant shall revise the plat to add the Planning File number P15-31 to the title block.
5. The applicant shall revise the plat to revise the NH DOT signature block and the title block as required by NH DOT.
6. The applicant shall provide proof that the Governor and Council approved the transfer of land.
7. The applicant shall provide proof that the Land Use and Utilization Committee has approved the transfer of land.

Motion: L.Skinner made a motion to approve subject to staff recommendations. Seconded by K.Schuman. Vote U/A

- B. Consideration and acceptance of a Minor Subdivision, for Varney Brook Lands, LLC, Assessor's Map K, Lot 19, zoned ETP, located at Thornwood Lane (1 new lot). *(P15-32)
- C. Consideration and acceptance of a Minor Lot Line Adjustment for Varney Brook Lands, LLC (Owners: Varney Brooks Lands, LLC and Dover Point Road 252, LLC), Assessor's Map K, Lots 19 & 19-2, zoned ETP, located at Thornwood Lane. *(15-33)

D.Ciotti stated the Board members would hear items 4.B and 4.C together, but vote on them separately.

Kevin McEneaney, McEneaney Survey Associates, represented the applicant displayed plans for the Board stating the application is to subdivide an existing lot on Thornwood Lane to make two lots to accommodate a roundabout. The sizes would be 5.2 and 11.35 acres creating one additional lot. He further stated the lot line adjustment is to adjust the lot lines between four lots on Thornwood Lane, as well as the right of way with no change in the number of lots. He clarified the location of the existing right of way and the access.

Motion: F.Torr made a motion to accept the applications for items 4.B and 4.C. Seconded by K.Schuman. Vote: U/A

Public Hearing Open. Nobody Spoke. Public Hearing Closed.

STAFF RECOMMENDATION: (P15-32)

The Planning Department recommends approval of the subdivision plan with the following conditions:

Conditions to Be Met Prior to Signing of Plans:



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1. The owner's signatures shall be added to the final plat submitted for signature.
2. The applicant shall provide the Planning Department with a digital version of the final plat.
3. The applicant shall add the surveyor's stamp and signature to the plat.
4. The applicant shall revise the plat to add the Planning File number P15-32 to the title block.
5. The applicant shall revise the plat by adding the minimum building setback lines for RCM to the new lot.

Conditions to Be Met Prior to Issuance of a Building Permit:

6. The new buildings shall be assessed the current impact fees in place at the time of building permit application.
7. The new buildings shall be assessed the current water and sewer investment fees in place at the time of application for water and sewer service.

Motion: F.Torr made a motion to approve subject to staff recommendations. Seconded by L.Skinner. Vote U/A

STAFF RECOMMENDATION: (P15-33)

The Planning Department recommends that the Planning Board approve the lot line adjustment plat with the following conditions:

Conditions to Be Met Prior to Signing of Plans:

1. The owners' signatures shall be added to the final plat submitted for signature.
2. The applicant shall provide the Planning Department with a digital version of the final plat.
3. The applicant shall revise the plat to add the Planning File number P15-33 to the title block

Motion: K.Schuman made a motion to approve subject to staff recommendations. Seconded by C.Lawrence. Vote U/A

- D. Consideration and acceptance of a Waiver for First Rate Real Estate Group, LLC, Assessor's Map 2, Lot 76, zoned CBD, located at 11 Court Street (proposal is to waive the pavement setback requirement of 5 ft. on side and rear property lines and 10 ft. on front property lines per Site Review Regulations 149-15C). *(P15-34)

K.McEneaney, McEneaney Survey Associates, represented the applicant stating the applicant is requesting a waiver to the site review requirement which states that pavement must be setback 10 ft. from the front lot line and 5 ft. from the side and rear lot line, in order to construct 11 parking spaces below this threshold for 2 Silver Street, adding the owners wanted to install impervious pavement to address drainage issues which would be addressed with the Technical Review Committee (TRC). He read the waiver request which provided additional details.

B.Garrison verified with S.Bird the use is acceptable.

Discussion ensued regarding the need for a fence due to concerns with headlights shining in on the next home, snow removal runoff and storage, and the possibility of tenants walking through private property.

Discussion continued regarding the addressed concerns and the process pertaining to the TRC. S.Bird suggested the Planning Board recommend these issues be addressed at the TRC with conditions of approval.

K.McEneaney addressed the concerns stating there is limited space for fencing, adding one or two spaces could be used for snow removal, and the tenants would be advised not to trespass on private property. He further stated the owners discussed paving up to 5 ft. with a gravel ribbon as a buffer which could meet the requirement and then a



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waiver would not be needed. He added they wanted the Planning Board input before going to the TRC. He suggested the installation of a 4 ft. fence to block the headlights and a chain link fence in the other areas.

Discussion continued regarding the concerns and the voting options with conditions.

Motion: K.Schuman made a motion to accept the application. Seconded by F.Torr. Vote: U/A

Public Hearing Open. Nobody Spoke. Public Hearing Closed.

Discussion continued with concerns and wanting TRC review prior to approval.
B.Garrison stated he is opposed to it and the impact to this area due to the long term effects.

Motion: L.Skinner made a motion to table the item pending TRC review and comments. Seconded by D.White.
Vote: 8/1 (Opposed: B.Garrison)

K.McEneaney requested the next item be delayed to after the other items were heard.

The Chair requested a five minute recess at 8:56 p.m.

The meeting resumed at 9:02 p.m.

- A. Consideration and possible vote on a Conditional Use Permit for Changing Places, LLC (Owner: Jeffrey & Darlene White), Assessor's Map F, Lot 15, zoned R-40, located at Emerald Lane. Proposal is to build a subdivision road and associated utilities that will impact 4,900 sq. ft. of the 50-foot wetlands buffer.
*(P14-57)
- B. Consideration and possible vote on an Open Space Subdivision for Changing Places, LLC (Owner: Jeffrey & Darlene White), Assessor's Map F, Lot 15, zoned R-40, located at Emerald Lane. (49 lots)
*(P14-58)

Motion: K.Schuman made a motion to remove items 3.A and 3.B from the table. Seconded by D.White. Vote: U/A

Attorney Jim Schulte addressed the issues discussed with the abutters and the agreement made regarding the drainage issues and the changes made to the work hours of operation. He stated the proposal is Monday through Friday as proposed, and Saturday 9 a.m. through 2 p.m. with no heavy construction permitted. He explained conditions regarding completing the roadway. He asked for guidance from the Planning Board regarding the cul-de-sac and center island, adding the Homeowner's Association (HOA) will be responsible for the maintenance. He stated the proposal for the language on the drainage issues is pending the response from AOT back from the State.

D.Ciotti suggested a chain gate be provided for abutters to keep workers from starting work too early. J.Schulte stated the application is not opposed to providing this.

Discussion ensued regarding the revised Staff Memo with the recommendation and conditions of approval, and the conditions that have already been met.



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D.White stated he is not in favor of the cul-de-sac due to plowing maintenance or the stop signs, adding he would like condition item #14 removed because according to some studies he has read, he does not feel this will slow traffic. B.Garrison stated he thought the stop signs could be a safety item due to the amount of road forcing drivers to pay attention.

Motion: K.Schuman made a motion to remove the public hearing from the table. Seconded by B.Garrison. Vote: U/A

Bob Berry, 7 Madelyn Drive, stated his concern with the drainage at Thornwood which has not been resolved, and further concern there will be drainage problems with the new development due to the same developer.

Andrew Dorais, 81 Emerald Lane, spoke in favor of the stop sign, center island and cul-de-sac, and working hours as agreed with the developer.

David Brown, 84 Emerald Lane, spoke in favor of the stop sign, gate, and the island. He stated he would get more yard if the island was removed from the plans; however, he would rather have the island, adding it would be safer for the kids.

Marc Goodman, 72 Emerald Lane, spoke in favor of the stop sign.

Jennifer MacNeil, 87 Emerald Lane, spoke in favor of the center island and the three way stop sign. She quoted the recommendations of the Master Plan used to shape the City and referred to the illustrations showing the islands placed in for safety. She further stated she is for enforcing pavement between the public and private road. She added the agreed construction hours needs to be placed in writing.

Christopher Young, 80 Emerald Lane, spoke in favor of the cul-de-sac and the stop sign. He stated lighting above the cul-de-sac is needed, adding all lights were removed.

Charlie MacNeil, 87 Emerald Lane, spoke in favor of the cul-de-sac and stating his reason being for the safety of the children and people in area, adding the stop signs will assist to control traffic. He further stated the pavement should be addressed and the curbs are falling apart. He agreed to the work hours, adding he wanted more information regarding the chain fence.

Public Hearing Tabled

S.Bird requested a consensus from the Board members regarding the conditions for the stop sign and the cul-de-sac.

Motion: B.Garrison made a motion to include a requirement of stop signs as indicated on Susanna Drive and Emerald Lane. Seconded by L.Skinner. Vote: 8/1: (Opposed by D.White)

Motion: B.Garrison made a motion to accept the cul-de-sac with the center island with the maintenance requirements by the HOA. Seconded by C.Lawrence. Vote: 8/1 (Opposed: D.White)

S.Bird stated the conditions and the changes made to the Staff Memo recommendations.



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STAFF RECOMMENDATION: (P14-57)

The Planning Department recommends the Planning Board approve the Conditional Use Permit with the following conditions:

Conditions to Be Met Prior to the Issuance of the Conditional Use Permit:

1. The subdivision plan (P14-58) shall be approved.
2. The erosion and sediment control features shall be installed prior to any earth disturbance activities.
3. The Stormwater Operation and Maintenance Plan shall include maintenance of all signs indicated on sheet NR-1 of the Subdivision plan (P14-58) and the HOA documentation shall include that the HOA will maintain the signs.
4. Any fertilizer used to help revegetate areas of earth disturbance shall be non-phosphorous.

Motion: K.Schman made a motion to approve subject to staff recommendations. Seconded by B.Garrison. Vote: U/A

STAFF RECOMMENDATION: (14-58)

The Planning Department recommends the Planning Board approve the application for the open space subdivision with the following conditions:

Conditions to Be Met Prior to Signing of Plans:

1. The owner's signatures shall be added to the final plat submitted for signature.
2. The applicant shall provide the Planning Department with a digital version of the final plat.
3. The applicant shall submit proposed deed covenants for the new house lots, which addresses the storm water easements, and wetlands buffers. These documents shall be reviewed by the Planning Department, with consultation by the City Attorney on compliance with conditions.
4. The applicant shall submit proposed Homeowner's Association Documents, addressing maintenance of the drainage infrastructure and utilities, open space ownership, cul-de-sac island, landscaping and maintenance access to the open space lot, and preservation of perimeter landscaping. These documents shall be reviewed by the Planning Department, with consultation by the City Attorney on compliance with conditions.
5. The applicant shall revise the plan set as follows to address concerns expressed by the City Engineer, to his satisfaction:
 - a. Grade all easements to the rain gardens to accommodate easy access with equipment from the roadway.
 - b. Add a note that underdrain and/or fabric may be added as conditions onsite warrant, by the engineer.
 - c. On sheet C-9- typical 1&2, correct the road pavement thickness to 1.5" of top and 2.5" of binder.
 - d. On sheet C-12-typical 2, correct water service size to 1.5".
 - e. Revise the plans to show a drainage easement on lots 39-45.
 - f. Add a construction note, that prior to paving the road, the asphalt submittal for the roadway shall be reviewed and approved by the City Engineer.



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6. The applicant shall provide the Planning Department with a copy of the NH Department of Environmental Services Alteration of Terrain Permit and add the permit number to the plan.
7. The applicant shall revise the plan to add landscaping to cul-de-sac to the satisfaction of City Engineer.

Conditions to Be Met Prior to Any Construction Activity:

8. Unless phase II of Emerald Woods is accepted as a City street, the applicant and owner of the portion of Emerald Lane from Susannah's Crossing and cul de sac shall develop an agreement guaranteeing the condition of the road. Said agreement shall be approved by the City Engineer.
9. Construction hours shall be limited to Monday-Friday 7 AM-6 PM, Saturday 9 AM to 2 PM with no large or heavy construction equipment allowed, and 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.

Condition to Be Met Prior to Issuance of a Building Permit:

10. Add gate at construction entrance that shall be locked during any non-construction hours until the first Certificate of Occupancy.
11. On a lot by lot basis, the applicant shall install wetland buffer signs, bio-retention signs, and conservation district signs as shown on sheet NR-1. This shall be checked and approved by the Building Official and City Engineer.
12. Any new dwelling unit shall be assessed the current impact fees in place at the time of building permit application.
13. Any new dwelling units shall be assessed the current water/sewer investment fees in place at the time of application for water/sewer service.
14. The applicant shall install two MUTCD "Stop" signs on Emerald Lane, at the intersection of Susannah's Crossing.
15. The applicant shall have the tot lot design including proposed equipment approved by the Recreation Director.

Conditions to Be Met Prior to Issuance of a Certificate of Occupancy:

16. The applicant shall submit documentation that a Homeowner's Association has been formed.
17. The tot lot equipment shall be installed, the fit out complete, and the land underneath the tot lot shall be conveyed to the City of Dover.
18. The applicant shall provide a letter of credit or other form of security acceptable to the City for any unfinished work.

Motion: B.Garrison made a motion to approve subject to staff recommendations. Seconded by K.Schuman. Vote U/A

- A. Consideration and acceptance of a Site Plan Review for Dubois Family 2003 Revocable Trust, Assessor's Map 22, Lot 3, zoned RM-U, located at 80 Henry Law Avenue. (Proposed 12 multi-family units within five buildings with associated parking). *(P15-17)

K.McEneaney, McEneaney Survey Associates, represented the applicant stating the duplexes would be one and two bedroom units. He displayed the plans and described which units would have garages, adding there would be 12 surface spaces. He further stated this development is consistent with the area, and the issues stipulated at TRC have been addressed.



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Discussion ensued regarding the turning radius. K.McEneaney confirmed this was completed and stated the duplexes would have a sprinkler system.

Discussion ensued regarding snow storage. K.McEneaney stated there will be a revised plan for drainage and there is additional parking which could be used for snow storage, adding the parking there will be sufficient to meet the parking requirements.

S.Bird requested clarification regarding the vegetation border on River St. K.McEneaney stated the intent is to keep the larger trees which will stabilize the soil on the steep slope and cut the brush trees.

Motion: L.Skinner made a motion to accept the application. Seconded by B.Garrison. Vote: U/A

Public Hearing Open. Nobody Spoke. Public Hearing Closed.

STAFF RECOMMENDATION:

The Planning Department recommends that the Planning Board table the application so that a site walk can be scheduled.

The Chair scheduled the site walk for Tuesday, June 30, 2015 at 6 p.m. F.Torr asked the encroachment be marked to show the location.

Motion: L.Skinner made a motion to table item 4.E so that a site walk can be scheduled. Seconded by F.Torr. Vote: U/A

5. STAFF COMMENTS

S.Bird stated the Planning Department is in the process of interviewing and hiring new staff, adding someone was hired for July and possibly two for August.

6. COMMITTEE REPORTS

NONE

7. ADJOURNMENT

Motion: K.Schuman made a motion to adjourn at 10:44 p.m. Seconded by B.Garrison. Vote: U/A



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Meeting Time: **7:00 pm**

Members Present: Dennis Ciotti (Chair), William Garrison (Councilor), Frank Torr, Lee Skinner, Dave White, Christopher Lawrence, Gina Cruikshank (Alternate)

Members Not Present: Catherine Plante, Kirt Schuman (Vice Chair), Maggie Fogarty (Alternate), Tom Clark

Staff Present: Steve Bird, City Planner, Christopher Parker, Assistant City Manager

The Chair called the meeting to order at 7:01 p.m.

1. CITIZENS' FORUM

Citizens Forum Open.

Cynthia Ellis, 449 Middle Road spoke in favor of the Board revising amendment 4 of the proposed amendments to include the language suggested to allow a 35 foot setback for accessory structures.

Citizens Forum Closed

2. APPROVAL OF THE PRIOR MINUTES

- June 23, 2015 Regular Meeting Minutes.

No action. Remain on the table.

3. OLD BUSINESS

- A. Continued Public Hearing and possible vote on proposed zoning amendments to the Zoning Ordinance (Chapter 170), per NH RSA 675:2 & 675:7. The full text of the amendments is available in the Planning Department and at <http://1.usa.gov/1dhEyC0>.

C. Parker reviewed the packet of materials with the Board, highlighting the information contained within them. He referred to the recent US Supreme Court Case Reed V Gilbert, which addresses sign ordinances and the legality of having separate regulations for non-profit signs. Discussion ensued regarding the process to amend the amendments.

S. Bird reviewed his proposed amendments.

B. Garrison discussed the Heritage District amendment.

Motion: L. Skinner made a motion to remove the Zoning Ordinance from the table and reopen public hearing. Seconded by D. White. Vote U/A

Public Hearing Open Public hearing Closed

Motion: B. Garrison made a motion to amend amendment 17 to remove the amendment to 170-32 Q (1) and renumber 170-32 Q (2) as 1. Seconded by G. Cruikshank Vote: U/A

Motion: L. Skinner made a motion to approve the amendments with the suggested staff amendments for amendments 3, 4, 5, 15 and 16 and to forward the revised amendment to the City Council for ratification. Seconded by B. Garrison Vote: U/A



CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting
Meeting Location: McConnell Center, Room 306
61 Locust Street, Dover, NH 03820
Meeting Date: **Tuesday, July 14, 2015**
Meeting Time: **7:00 pm**

4. STAFF COMMENTS

C.Parker stated the Planning Department expects 1 new hire to start on July 20, and 1 to start July 27.

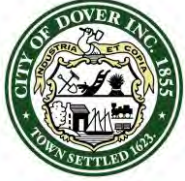
5. COMMITTEE REPORTS

NONE

6. ADJOURNMENT

Motion: Gina Cruikshank made a motion to adjourn at 7:44 p.m. Seconded by C.Lawrence. Vote: U/A

DRAFT



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P15-17

Application Type: Site Plan Review
Applicant(s): Dubois Family 2003 Revocable Trust
Owner(s): Dubois Family 2003 Revocable Trust
Location: 80 Henry Law Avenue (Assessor's Map 22, Lot 3)

INTENT: Site Plan Review for 10 multi-family units within five buildings with associated parking.

LOTS/UNITS PROPOSED: 10 multi-family units

AGENDA ITEM #: 3-A

ACREAGE: 1.06 Acres

ZONING DISTRICT: Urban Density Multi-residential District (RM-U)

EXISTING LAND USE: Duplex

PROPOSED LAND USE: 10 multi-family units within five buildings

SURROUNDING LAND USE: Residential uses and municipal uses

ZBA ACTION: Variances granted by ZBA on 1/15/15 for increased density and the build to line

ATTACHMENT: Revised Site Plan

APPLICATION IS COMPLETE: Yes

NOTICES SENT: Abutter notices were sent for the June 23, 2015 meeting

PERMITS REQUIRED:

- None

WAIVERS REQUESTED:

- None

Summary of Request and Background

The applicant has applied for Site Plan review to build 10 multi-family residential units in five buildings off a private driveway.

The applicant appeared before the Technical Review Committee on March 19, 2015 and the Planning Board on June 23, 2015. A site walk was held on June 30, 2015.

The applicant submitted a set of revised plans with a reduction in the number of units from 12 to 10.

Consistency with Land Use Regulations

Chapter 149-4-A of the Site Review Regulations of the City Code provides for site review approval for the construction of new structures.

STAFF RECOMMENDATION:

The Planning Department recommends the Planning Board approve the application with the following conditions:

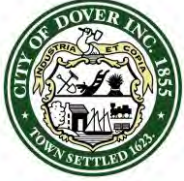
Conditions to Be Met Prior to Signing of Plans:

1. The owner's signature shall be added to the final plan set submitted for signature.
2. The applicant shall provide the Planning Department with a digital version of the final plan.
3. The applicant shall provide a lighting plan that complies with Chapter 149-14-E-2.
4. The applicant shall revise the title of sheet #2 to be "Existing Conditions and Demolition Plan".
5. The applicant shall revise the plan to add the location of the screened dumpster.
6. The applicant shall revise the plan to label snow storage areas.
7. The applicant shall revise note #12 on sheet #3 to include the four parking spaces required for the existing two family unit.
8. The applicant shall revise the plan to add common site plan note #17 regarding providing sprinkler systems.
9. The applicant shall have the Stormwater Management Maintenance and Inspection Plan approved by the Community Services Department.

Conditions to Be Met Prior to Any Construction Activity:

10. Construction hours shall be limited to Monday-Friday 7 AM-6 PM, Saturday 8 AM-5 PM, with 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.

Conditions to Be Met Prior to Issuance of a Building Permit:



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P15-17

Application Type: Site Plan Review
Applicant(s): Dubois Family 2003 Revocable Trust
Owner(s): Dubois Family 2003 Revocable Trust
Location: 80 Henry Law Avenue (Assessor's Map 22, Lot 3)

11. Any new dwelling units shall pay the current impact fees in place at the time of building permit application.
12. Any new dwelling unit shall be assessed the current water/sewer investment fees in place at the time of application for water/sewer service.

Conditions to Be Met Prior to Issuance of a Certificate of Occupancy:

13. The applicant shall provide a letter of credit or other form of security acceptable to the City for any unfinished work.

CLAY HILL A RESIDENTIAL COMMUNITY

PREPARED FOR:

DUBOIS FAMILY 2003 REVOCABLE TRUST

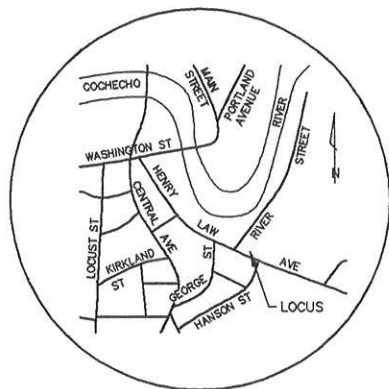
DOVER TAX MAP 22, LOT 3
DOVER, NEW HAMPSHIRE
JANUARY 26, 2015

REVISED THROUGH MAY 8, 2015
REVISED THROUGH JULY 8, 2015

RECEIVED
Planning Office

JUL 20 2015

Dover, New Hampshire

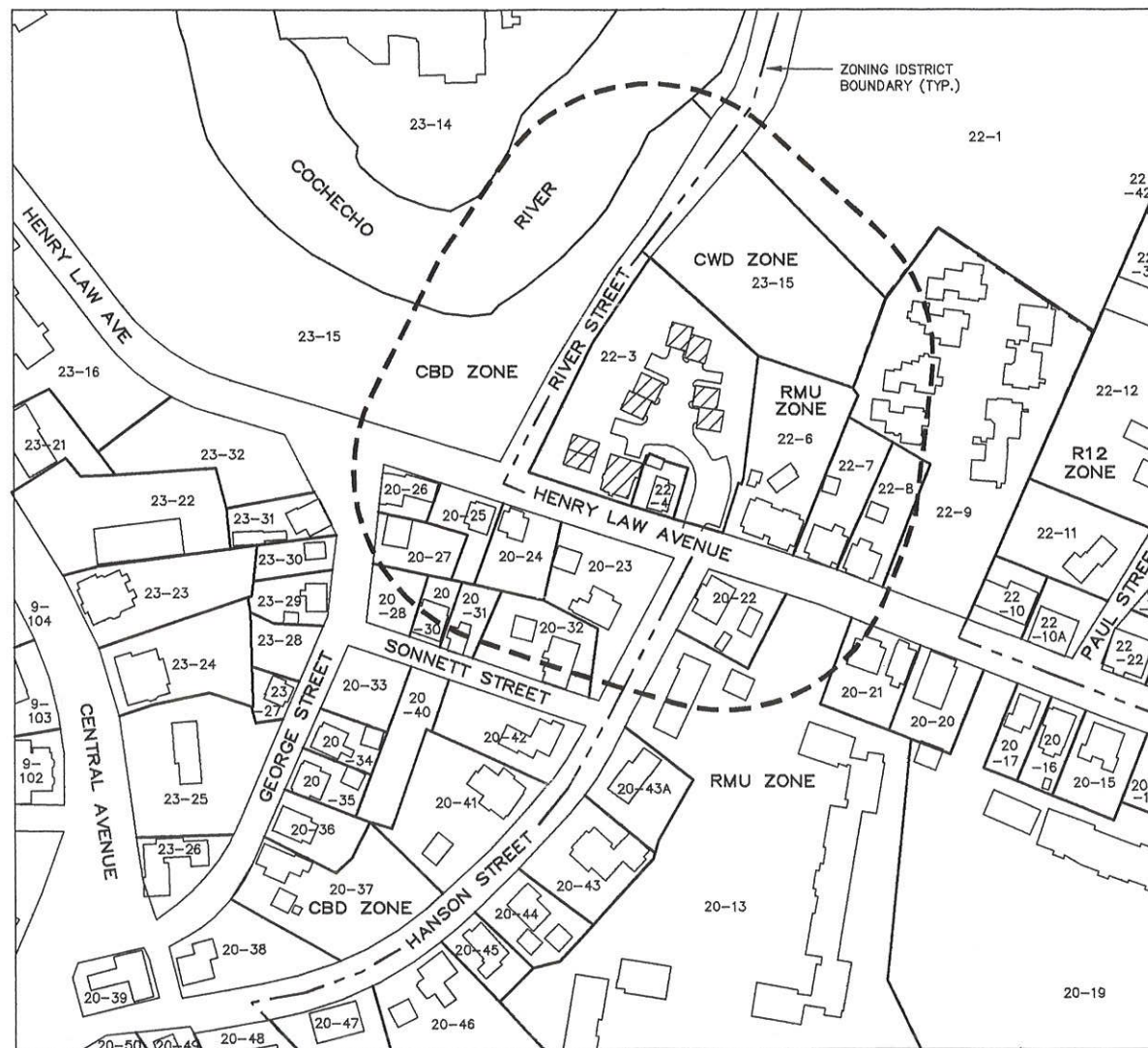


LOCATION PLAN
NO SCALE

LIST OF ABUTTERS

MAP / LOT	NAME	ADDRESS	DEED REFERENCE
20 / 18	GUARD HOUSE LLC	670 N COMMERCIAL STREET SUITE 303 MANCHESTER, NH 03101	3179 / 129
20 / 21	JOHN R. DELL ISOLA	3 EVANS DRIVE DOVER, NH 03820	C319YR12 / ET135
20 / 22	ANDREW C. ROTHWELL	47 HANSON ST DOVER, NH 03820	1997 / 117
20 / 23	JOHN E. LIATISIS	271 NIMBLE HILL ROAD NEWINGTON, NH 03801	3608 / 27
20 / 24	ROB ROY MACGREGOR ALICE MACGREGOR	28 HAMPTON TOWN ESTATES HAMPTON, NH 03842-1950	1324 / 124
20 / 25	WILLIAM H. PAUL, JR CHARLENE PAUL	71 HENRY LAW AVENUE DOVER, NH 03820	1999 / 0472
20 / 28	ROBERT B. F. SHAW, JR	26 ROGERS STREET DOVER, NH 03820	828 / 1
20 / 27	DAVID D. SQUIER	27 GEORGE STREET DOVER, NH 03820	3528 / 221 3
20 / 28	MICHAEL FRITZ	25 GEORGE STREET DOVER, NH 03820	3652 / 884
20 / 30	MICHAEL FRITZ	35 MYRICA AVENUE RYE, NH 03870	3656 / 553
20 / 31	VINCENT L. STRIPTO STEPHEN J. STRIPTO	SONNETT STREET DOVER, NH 03820-4150	342 / 335
20 / 32	MICHAEL J. RUSSELL NANCY DOYLE	32 1/2 HANSON STREET DOVER, NH 03820	1872 / 772
22 / 1	CITY OF DOVER	288 CENTRAL AVENUE DOVER, NH 03820	
22 / 3	DUBOIS FAMILY 2003 REVOCABLE TRUST	396 BEECH ROAD ELIOT, ME 03903-2076	2832 / 204
22 / 4	PAULA M. CLARK	84 HENRY LAW AVENUE DOVER, NH 03820	4251 / 886
22 / 6	CATHERINE A. PETERSON	1972 HICKORY TRACE DRIVE FLEMING ISLE, FL 32003-8390	2134 / 439
22 / 7	GREGORY J. DOW CHERYL A. DOW	275 PROSPECT HILL ROAD LEBANON, ME 04027	3467 / 362
22 / 8	MICHAEL P. FRITZ	94-96 HENRY LAW AVENUE DOVER, NH 03820	3661 / 629
22 / 9	DOVER BLUFF CONDOMINIUM ASSOCIATION	98 HENRY LAW AVENUE DOVER, NH 03820	
23 / 14	WASHINGTON STREET MILL LLC	3 PENSTOCK WAY NEWMARKET, NH 03857	2349 / 238
23 / 15	CITY OF DOVER C/O C/S RECREATION/GYM AND POOL	61 LOCUST STREET #124 DOVER, NH 03820-3753	

DOVER PLANNING FILE No. P 15-17



TAX MAP SKETCH & NEIGHBORHOOD PLAN

1" = 100'±

SURVEYOR:

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

ENGINEER:

CIVILWORKS
P.O. Box 1166
DOVER, NEW HAMPSHIRE 03821
(603) 749-0443

OWNER:

DUBOIS FAMILY 2003 REVOCABLE TRUST
396 BEECH ROAD
ELIOT, MAINE 03903-2076
S.C.R.D. VOL. 2832, PAGE 204

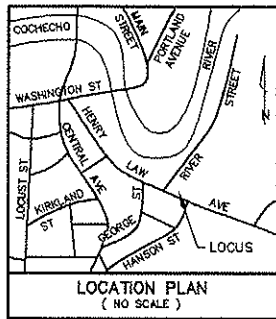
OWNER SIGNATURES

SHEET INDEX

SHEET 1	COVER SHEET W/ NEIGHBORHOOD PLAN
SHEET 2	EXISTING CONDITIONS PLAN
SHEET 3	PROPOSED SITE DEVELOPMENT PLAN
SHEET 4	PROPOSED SITE UTILITY PLAN
SHEET 5	PROPOSED GRADING & DRAINAGE PLAN
SHEET 6	PROPOSED LANDSCAPE PLAN
SHEET 7	PROPOSED LIGHTING PLAN
SHEET 8	PROPOSED SIGNAGE & STRIPING PLAN
SHEET 9	STANDARD DETAIL SHEET 1
SHEET 10	STANDARD DETAIL SHEET 2
SHEET 11	STANDARD DETAIL SHEET 3
SHEET 12	STANDARD DETAIL SHEET 4
SHEET 13	SEWER STANDARD SHEET 1
SHEET 14	SEWER STANDARD SHEET 2

REFERENCE PLANS:

- MINOR SUBDIVISION - TAX MAP 22 - LOT 3 FOR DUBOIS FAMILY 2003 REVOCABLE TRUST, 80 HENRY LAW AVENUE, CITY OF DOVER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE. SCALE: 1" = 20'; DATED: JUNE 2014, REVISED THROUGH 7/1/14; BY: AMBIT ENGINEERING, INC. - NOT APPROVED OR RECORDED.
- RECORD DRAWING - HENRY LAW AVENUE RECONSTRUCTION PROJECT - DRAINAGE AND UTILITIES PLAN AND PROFILE - PREPARED FOR THE CITY OF DOVER, NH. SHEETS 8, 9 & 10 OF 28. SCALE: 1" = 20' / 5'; DATED: MAR. 2007, REVISED THROUGH AUG. 09; BY: DUBOIS & KING, INC. NOT RECORDED, ON FILE WITH CITY OF DOVER ENGINEERING OFFICE.
- PLAN OF LAND - LOTS 22-1 & 22-42 HENRY LAW AVENUE; DATED MAY 15, 1991; BY CUOCO & CORMIER, INC.; RECORDED S.C.R.D. PLAN 40-53.
- PLAN OF LOTS MAYEWKSI VS. DAVIS, DOVER, N.H. SCALE: 1" = 100'. S.C.R.D. PLAN 4, POCKET 15, FOLDER 1.
- EASEMENT - BLANCHE M. KENNEY, BK. 603, PG. 188. BY CITY OF DOVER ENGINEERING DEPARTMENT - S.C.R.D. VOL. 956, PAGE 20.



No.	Bearing	Distance
L1	N74°20'58"W	28.98'
L2	N73°48'02"W	28.48'
L3	N21°13'06"E	1.44'
L4	N70°12'18"W	18.74'
L5	S20°39'05"W	2.62'
L6	N73°48'02"W	2.74'
L7	N33°08'25"E	26.89'
L8	N74°20'46"W	28.99'
L9	S17°00'49"W	7.41'
L10	N74°23'34"W	4.00'

SANITARY SEWER SCHEDULE

EXISTING

SMH 175
RIM = 22.0
INV. IN = 11.96 18" SDR; SMH 108
INV. OUT = 11.86 18" SDR (NLY RIVER ST)

SMH 108
RIM = 34.2
INV. IN = 14.82 18" SDR
INV. OUT = 14.62 18" SDR
NEXT = SMH 175; 216.5'

DRAINAGE STRUCTURE SCHEDULE

EXISTING

CB 17
RIM = 26.3
INV. OUT = 21.8 12" HDPE
NEXT = CB 16; 21.7'

CB 16
RIM = 26.2
INV. IN = 20.7 12" HDPE
INV. OUT = 20.7 18" HDPE
NEXT = DMH 1A; 74.1'

DMH 1A
RIM = 20.0
INV. IN = 14.4 18" HDPE
INV. OUT = 14.4 18" HDPE

CB 18
RIM = 33.5
INV. OUT = 28.2 12"
NEXT = CB 19; 43.4'

CB 19
RIM = 34.1
INV. IN = 28.0 12" CB 18
INV. OUT = 27.8 12"
NEXT = CB 20; 70'±

28/16

CITY OF DOVER
c/o C/S RECREATION/GYM AND POOL
61 LOCUST ST #124
DOVER, NH 03820-3753

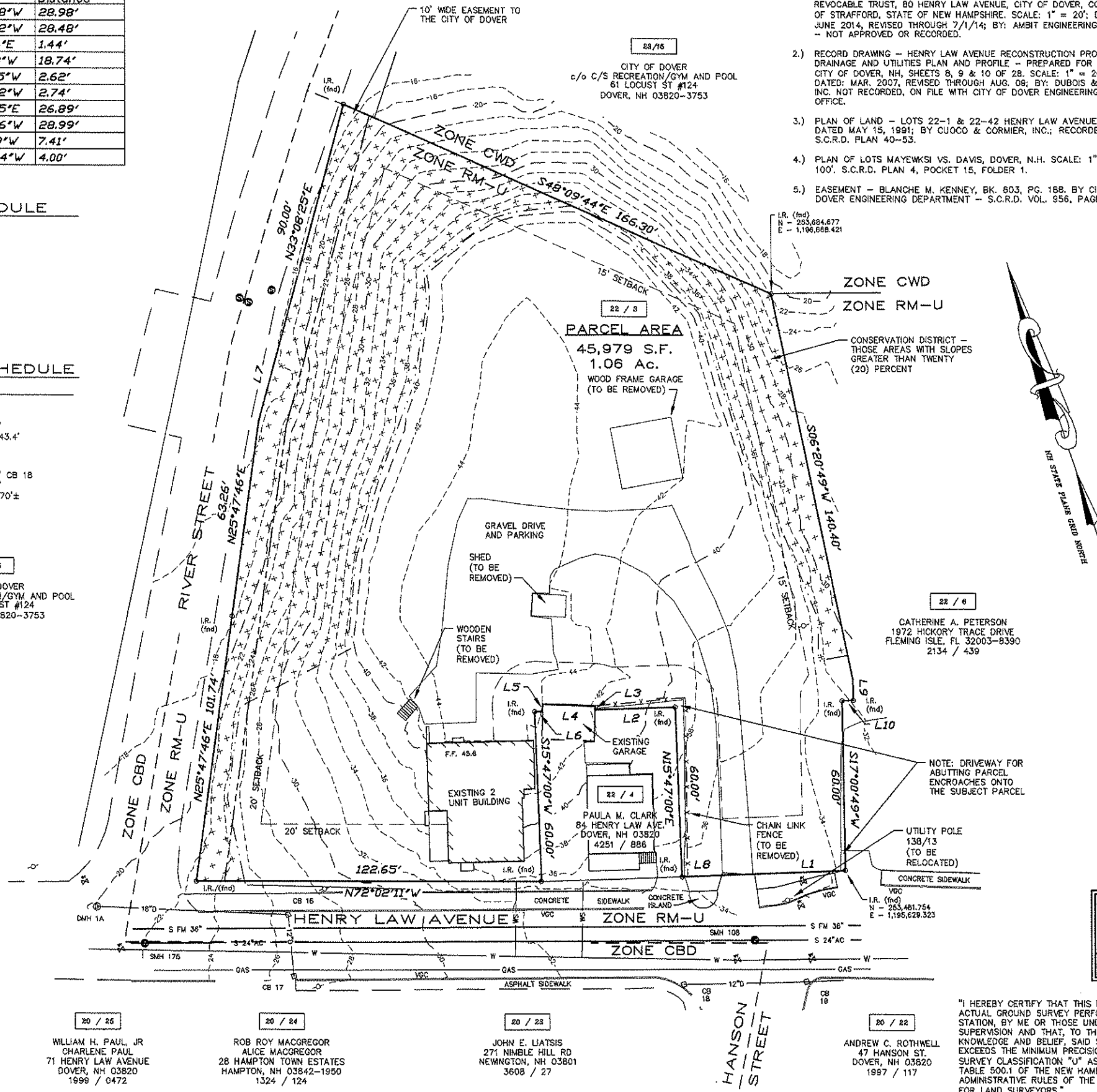
LEGEND

○ I.P.(nd) - IRON PIPE (FOUND)
○ I.R.(nd) - IRON ROD (FOUND)
I.R.(set) ○ - IRON ROD WITH PLASTIC IDENTIFICATION CAP (SET)
⊙ - SEWER MANHOLE
⊙ - CATCH BASIN
⊙ - DRAIN MANHOLE
⊙ - GAS VALVE
⊙ - WATER GATE VALVE
⊙ - WATER SHUT-OFF
TBM - TEMPORARY BENCHMARK
○-UP 410/S - UTILITY POLE W/ I.D. Nos.
S.F. - SQUARE FEET
Ac. - ACRE
(TYP.) - TYPICAL
± - MORE OR LESS
⊙ - DIAMETER
S.C.R.D. - STRAFFORD COUNTY REGISTRY OF DEEDS

ATTENTION:

HIGH PRESSURE GAS MAIN EXISTS WITHIN HENRY LAW AVENUE, PRIOR TO ANY EARTH MOVING ACTIVITY CONTACT DIGSAFE AT 1-888-344-7233 TO VERIFY LOCATION.

NO.	DATE	DESCRIPTION	BY	CHK
2	7/8/15	REVISE NO. OF UNITS	RJM	KJM
1	3/6/15	REVISE PER TRC COMMENTS	RJM	KJM
REVISIONS				
14-2078	EXIST COND	14-08	50-52	
PROJECT NO	TYPE	FIELDBOOK	& PAGES	



REFERENCE PLANS:

- MINOR SUBDIVISION - TAX MAP 22 - LOT 3 FOR DUBOIS FAMILY 2003 REVOCABLE TRUST, 80 HENRY LAW AVENUE, CITY OF DOVER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE. SCALE: 1" = 20'; DATED: JUNE 2014, REVISED THROUGH 7/1/14; BY: AMBIT ENGINEERING, INC. - NOT APPROVED OR RECORDED.
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- EASEMENT - BLANCHE M. KENNEY, BK. 803, PG. 188. BY CITY OF DOVER ENGINEERING DEPARTMENT - S.C.R.D. VOL. 956, PAGE 20.

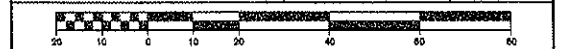
NOTES:

- OWNERS OF RECORD:
DUBOIS FAMILY 2003 REVOCABLE TRUST
396 BEECH ROAD
ELIOT, MAINE 03903-2078
S.C.R.D. VOL. 2832, PAGE 204
- 22 / 8 - DENOTES TAX MAP AND PARCEL NUMBER.
- PLAN INTENT: TO DEPICT A CONCEPTUAL SITE DEVELOPMENT OF FOUR - MULTI UNIT BUILDINGS, ALONG WITH THE EXISTING 2 UNIT DWELLING TO BE SERVICED BY MUNICIPAL WATER AND SEWER.
- THE SUBJECT PARCEL CONTAINS 45,979 S.F. OR 1.06 AC. OF LAND, MORE OR LESS.
- THE SUBJECT PARCEL IS LOCATED WITHIN THE URBAN DENSITY MULTI RESIDENTIAL (RM-U) ZONING DISTRICT AND THE CITY OF DOVER SLOPE CONSERVATION DISTRICT.
- RM-U ZONING REQUIREMENTS:
MINIMUM LOT SIZE = 10,000 S.F.
MINIMUM LOT COVERAGE = 40 PERCENT
MINIMUM LOT FRONTAGE = 50 FEET
BUILDING SETBACKS:
FRONT = 20 FEET
SIDE = 15 FEET
REAR = 15 FEET
MAXIMUM BUILDING HEIGHT = 40 FEET
- BASIS OF BEARING IS GRID NORTH, COORDINATES SHOWN ARE NH STATE PLANE BASED ON GPS OBSERVATION 10/23/2007, AND NGS OPUS SOLUTION REPORT.
- VERTICAL DATUM IS NAVD 88 (GEOID03).
- THE SUBJECT PARCEL IS LOCATED OUTSIDE THE 0.2 PERCENT ANNUAL CHANCE FLOOD PLAN AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY 330145, PANEL 0330, SUFFIX D, MAP NUMBER 33017C0330D, EFFECTIVE DATE MAY 17, 2005.
- NO WETLANDS WERE OBSERVED ON THE SUBJECT PARCEL.
- THE PARCEL IS SUBJECT TO A TEN (10) FOOT WIDE PERMANENT EASEMENT IN FAVOR OF THE CITY OF DOVER LOCATED ADJACENT TO AND PARALLEL WITH THE WESTERLY BOUNDARY LINE, AS DESCRIBED IN S.C.R.D. VOL. 956, PAGE 018.
- THE PARCEL IS SUBJECT TO AN EASEMENT IN FAVOR OF PARCEL 22 / 4 FOR THE PURPOSES OF ACCESS TO AND FROM SAID PARCEL FOR PAINTING AND REPAIRS OF THE GARAGE, AND ALSO FOR EAVES AND GUTTERS, AND OVERHANG OF THE GARAGE AS DESCRIBED IN S.C.R.D. VOL. 731, PAGE 118.

SHEET 2

CLAY HILL, A RESIDENTIAL COMMUNITY
EXISTING CONDITIONS PLAN
PREPARED FOR
DUBOIS FAMILY 2003 REVOCABLE TRUST
TAX MAP 22, LOT 3
HENRY LAW AVENUE & RIVER STREET
CITY OF DOVER
COUNTY OF STRAFFORD
STATE OF NEW HAMPSHIRE

DOVER PLANNING FILE NO. P 15-17
DRAWN BY: RJM FILE: VR 02055\14-2078 NAD83 REVI
SCALE: 1" = 20' DATE: JANUARY 26, 2015



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

SURVEYING - PLANNING - CONSULTING

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

"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."

"I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN." (RSA 676:18)

DATE: / KEVIN M. MCENEANEY LLS # 661

NOTES:

- OWNER OF RECORD:
DUBOIS FAMILY 2003 REVOCABLE TRUST
398 BEECH ROAD
ELIOT, MAINE 03803-2076
S.C.R.D. VOL. 2832, PAGE 204
- 22 / 3 - DENOTES TAX MAP AND PARCEL NUMBER.
- ZONING DISTRICT IS URBAN DENSITY MULTI RESIDENTIAL (RM-U)
- RM-U ZONING REQUIREMENTS:
MINIMUM LOT SIZE = 10,000 S.F.
MAXIMUM LOT COVERAGE = 40 PERCENT
MINIMUM LOT FRONTAGE = 80 FEET
BUILDING SETBACKS:
FRONT = 20 FEET
SIDE = 15 FEET
REAR = 15 FEET
MAXIMUM BUILDING HEIGHT = 40 FEET
- THE INTENT OF THIS PLAN IS TO DEPICT THE SUBJECT PARCEL BOUNDARIES AND TO DEPICT FOUR (4) PROPOSED TWO UNIT BUILDINGS AND ONE (1) EXISTING TWO UNIT BUILDING WITH ASSOCIATED PARKING AND SITE RENOVATIONS.
- TOTAL AREA OF BUILDING FOOTPRINTS = 9,193 S.F.
TOTAL LOT COVERAGE = 9,193 S.F. (BUILDINGS) + 10,224 S.F. (DRIVES) = 19,417 S.F. / 42 PERCENT COVERAGE
- PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A SURVEY PERFORMED BY KEVIN M. McENEANEY WITH AN ERROR OF CLOSURE NOT GREATER THAN 1 IN 10,000 (SEE SHEET 2). SURVEY OF EXISTING CONDITIONS PERFORMED DURING JANUARY 2015 BY McENEANEY SURVEY ASSOCIATES, INC.
- PER FLOOD INSURANCE RATE MAP 33017C03300, EFFECTIVE DATE: MAY 17, 2005: ZONE "X": AREAS DETERMINED TO BE OUTSIDE THE FEDERALLY DESIGNATED 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN.
- BASIS OF BEARINGS IS NH STATE PLANE GRID. VERTICAL DATUM IS NAVD83.
- THERE ARE NO WETLANDS ON THE SUBJECT PARCEL.
- 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 THE SURVEY. THE ABSENCE OF SUBSURFACE STRUCTURES, UTILITIES, ETC. FROM THIS PLAN, BUT IN EXISTENCE, IS NOT INTENDED OR IMPLIED.
- PARKING REQUIREMENTS:
RESIDENTIAL = 2 SPACES PER UNIT 10 UNITS = 20 SPACES
PARKING PROVIDED:
THIS INCLUDES 13 SURFACE PARKING SPACES FOR UNITS 1 THROUGH 4, AND GUESTS; AND 12 SPACES LOCATED WITHIN THE GARAGES OF UNITS 5 THROUGH 10.
- PARKING SPACE SIZE = 9' WIDE X 18' LONG, UNLESS OTHERWISE NOTED.
- PROPOSED OFF-SITE SIDEWALK TO BE 5' WIDE CONCRETE WITH VERTICAL GRANITE CURBING.
- PROPOSED ON-SITE WALKWAYS TO BE ASPHALT.
- ALL DISTURBED AREAS NOT OTHERWISE CALLED FOR SURFACE TREATMENT SHALL RECEIVE 4" OF HIGH QUALITY LOAM AND SHALL BE SEED WITH GRASS. SEE PERMANENT SEEDING NOTES. ALL TREATMENT SWALES SHALL HAVE SOD BOTTOMS.
- PAVEMENT / PARKING STRIPING TO BE 4" WIDE / WHITE.
- CONTACT INDIVIDUAL UTILITY COMPANIES TO DETERMINE CONDUIT SIZES AND SCHEDULES.
- AS-BUILT DRAWINGS OF THE SITE SHALL BE SUBMITTED ON A REPRODUCIBLE MYLAR MEDIUM AND IN A DIGITAL FORMAT TO THE CITY OF DOVER ENGINEER'S OFFICE UPON COMPLETION OF PROJECT. AS-BUILTS SHALL BE PREPARED AND CERTIFIED CORRECT BY A L.L.S. OR P.E.
- RESERVED.
- ALL ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND. ALSO, SEE NOTE 18.
- ALL MATERIALS AND CONSTRUCTION SHALL CONFORM WITH APPLICABLE CITY AND STATE CODES.
- BACKFLOW PREVENTORS SHALL BE PROVIDED FOR DOMESTIC WATER LINES.
- EXTERIOR LIGHTING SHALL BE METAL HALIDE TYPE OR LED LUMINAIRE AND POLE OR MOUNTED ON THE BUILDING, AND SHALL PROVIDE LIGHTING DIRECTED ON-SITE ONLY.
- THE LIMITS OF CONSTRUCTION DISTURBANCE THAT ARE LOCATED IN OR WITHIN THE 50 FT. OF CONSERVATION AND WETLAND DISTRICTS SHALL BE STAKED, FLAGGED AND CLEARLY IDENTIFIED PRIOR TO THE COMMENCEMENT OF SITE WORK.
- ALL TEMPORARY LOAM STOCKPILES SHALL RECEIVE TEMPORARY EROSION CONTROL MEASURES.
- A LETTER OF CREDIT FOR THE COST OF REVEGETATING 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 OF DOVER ENGINEER SHALL OCCUR PRIOR TO ANY EARTH DISTURBING ACTIVITY.
- PROPOSED WATER SERVICE PIPING SHALL BE 8" DUCTILE IRON, CL. 52, CEMENT LINED AND POLYWRAPPED PER AWWA STANDARDS.
- PROPOSED SANITARY SEWER PIPING SHALL BE 8" P.V.C., SDR 35, AS SHOWN. INDIVIDUAL SERVICES SHALL BE 4" P.V.C., SDR 35.
- LIMIT CUTTING OF TREES AND VEGETATION TO THE MINIMUM REQUIRED ON-SITE.
- GARBAGE DISPOSAL IS TO BE THROUGH A PRIVATE CONTRACTOR.
- ALL VERTICAL GRANITE CURB ENDS SHALL BE TIPPED DOWN (SEE DETAIL) UNLESS BUTT TO ANOTHER FINISH.
- SNOW STORAGE SHALL BE MANAGED THROUGH PROPER ON-SITE AND OFF-SITE DISPOSAL.
- REMOVAL OF ANY ROADWAY OR SIDEWALK SIGNAGE SHALL BE COORDINATED WITH THE CITY OF DOVER COMMUNITY SERVICES DEPARTMENT.
- RESERVED.
- THE SUBJECT PARCEL IS SERVED BY MUNICIPAL WATER AND SEWER.
- BUILDING ADDRESSES SHALL BE ASSIGNED BY THE BUILDING INSPECTOR AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
- THE PROPOSED USE FOR THE STRUCTURES: RESIDENTIAL.
- REFERENCE IS MADE TO A ZONING BOARD OF ADJUSTMENT APPROVAL FOR VARIANCES FROM SECTION 170-12.A OF THE ZONING ORDINANCE, CASE #215-01, DATED JANUARY 15, 2015.

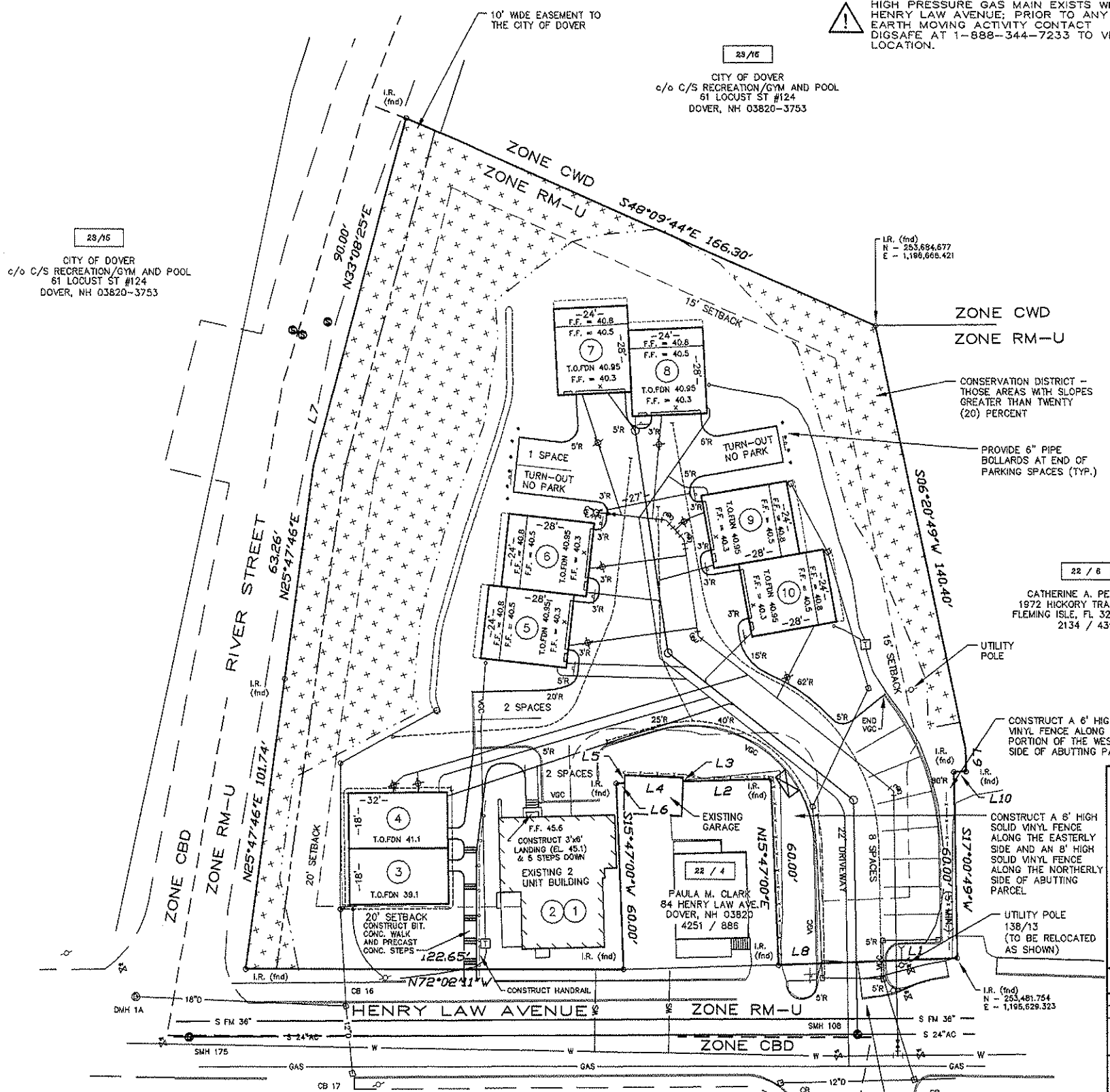
ATTENTION:

HIGH PRESSURE GAS MAIN EXISTS WITHIN HENRY LAW AVENUE, PRIOR TO ANY EARTH MOVING ACTIVITY CONTACT DIGSAFE AT 1-888-344-7233 TO VERIFY LOCATION.

No.	Bearing	Distance
L1	N74°20'58"W	28.98'
L2	N73°48'02"W	28.48'
L3	N21°13'06"E	1.44'
L4	N70°12'18"W	18.74'
L5	S20°39'05"W	2.62'
L6	N73°48'02"W	2.74'
L7	N33°08'25"E	26.89'
L8	N74°20'46"W	28.99'
L9	S17°00'49"W	7.41'
L10	N74°23'34"W	4.00'

22 / 3
PARCEL AREA
45,979 S.F.
1.06 Ac.

MAP / LOT	OPEN SPACE
20 / 13	67 PERCENT
20 / 21	55 PERCENT
20 / 22	58 PERCENT
22 / 4	29 PERCENT
22 / 6	70 PERCENT
22 / 7	67 PERCENT
22 / 8	51 PERCENT
22 / 9	51 PERCENT
AVERAGE	= 57 PERCENT



CLAY HILL, A RESIDENTIAL COMMUNITY
PROPOSED SITE DEVELOPMENT PLAN
PREPARED FOR
DUBOIS FAMILY 2003 REVOCABLE TRUST
TAX MAP 22, LOT 3
HENRY LAW AVENUE & RIVER STREET
CITY OF DOVER
COUNTY OF STRAFFORD
STATE OF NEW HAMPSHIRE

DOVER PLANNING FILE NO. P 15-17
DRAWN BY: RJM FILE: VR CP\2055\14-2078 NAD83 REV1
SCALE: 1" = 20' DATE: JANUARY 26, 2015

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

SURVEYING - PLANNING - CONSULTING

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

NO.	DATE	DESCRIPTION	BY	CHK
2	7/8/15	REVISE No. OF UNITS	RJM	KWM
1	5/6/15	REVISE PER TRC COMMENTS	RJM	KWM
REVISIONS				
14-2078	SITE DEVELOP	14-08	50-52	
PROJECT NO	TYPE	FIELDBOOK & PAGES		

SANITARY SEWER SCHEDULE

EXISTING	PROPOSED
SMH 175 RIM = 22.0 INV. IN = 11.96 18" SDR; SMH 108 INV. OUT = 11.86 18" SDR (NLY RIVER ST)	PSMH1 RIM = 39.95 INV. IN = 33.50 4" UNIT 8 INV. IN = 33.50 4" UNIT 9 INV. OUT = 33.20 8" NEXT = PSMH 2; 73.24'
SMH 108 RIM = 34.2 INV. IN = 14.82 18" SDR INV. OUT = 14.62 18" SDR NEXT = SMH 175; 216.5'	PSMH 2 RIM = 39.25 INV. IN = 32.50 8" PSMH 1 INV. OUT = 32.40 8" NEXT = SMH PSMH 3; 76.55'
	PSMH 3 RIM = 36.25 INV. IN = 29.50 8" SDR PSMH 2 INV. OUT = 29.40 8" NEXT = SMH 108; 75.43'
	SMH 108 RIM = 34.2 INV. IN = 14.82 18" SDR INV. OUT = 14.62 18" SDR NEXT = SMH 175; 216.5' INV. IN = 27.50 6" SDR (INSIDE DROP)

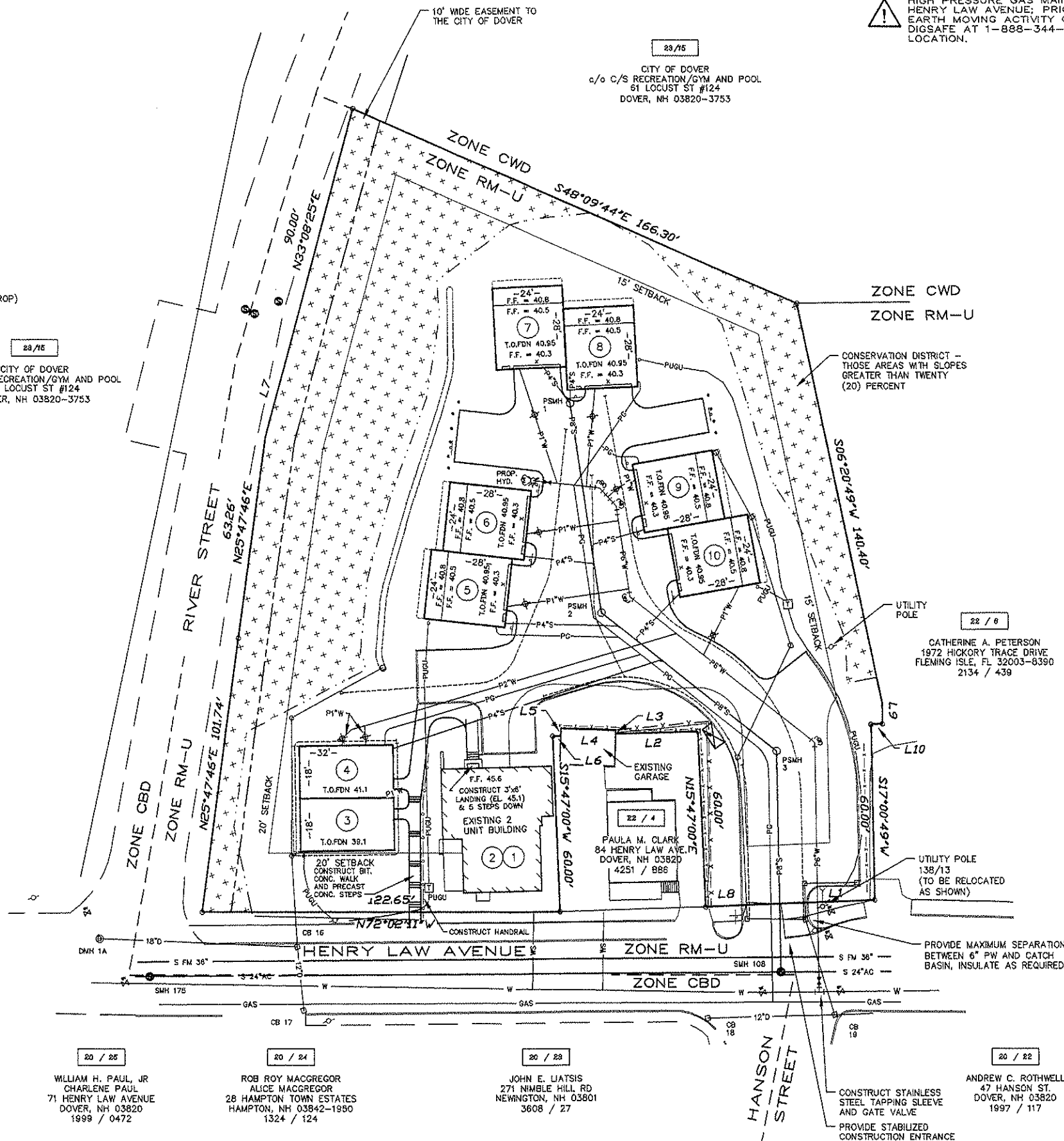
LEGEND

S FM 36"	EXISTING SEWER FORCE MAIN & SIZE
S 24" AC	EXISTING DRAIN PIPE & SIZE
18" D	EXISTING WATER SERVICE
WS	EXISTING WATER PIPE
W	BITUMINOUS
CONC.	CONCRETE
EL	ELEVATION
F.F.	FINISHED FLOOR
F.O.FNDN	TOP OF FOUNDATION
SGC	SLOPED GRANITE CURB
VGC	VERTICAL GRANITE CURB
PUGU	PROPOSED UNDERGROUND UTILITIES
P1"W	PROPOSED TRANSFORMER AND CONCRETE PAD
P2"FW	PROPOSED WATER PIPE & SIZE
PROP. HYD.	PROPOSED WATER PIPE & SIZE - FIRE PROTECTION
PROP. HYD.	PROPOSED FIRE HYDRANT
PROP. GATE VALVE	PROPOSED GATE VALVE
PROP. WATER SHUT OFF / CURB STOP	PROPOSED WATER SHUT OFF / CURB STOP
PROP. CONCRETE THRUST BLOCK	PROPOSED CONCRETE THRUST BLOCK
PG	PROPOSED GAS SERVICE
P8"S	PROPOSED SEWER PIPE & SIZE
PSMH	PROPOSED SEWER MANHOLE
PD	PROPOSED DRAIN PIPE
PUD	PROPOSED UNDERDRAIN PIPE
PRD	PROPOSED ROOF DRAIN PIPE
PYOP	PROPOSED YARD DRAIN PIPE
PYD	PROPOSED YARD DRAIN
PCB	PROPOSED CATCH BASIN
PDH	PROPOSED DRAIN MANHOLE
46	EXISTING CONTOUR
40	PROPOSED CONTOUR
x 39.5	PROPOSED SPOT GRADE
L	LENGTH
S	SLOPE
INV.	INVERT
PVC	POLYVINYL CHLORIDE
HDPE	HIGH DENSITY POLY ETHYLENE
PERF.	PERFORATED

No.	Bearing	Distance
L1	N74°20'58"W	28.98'
L2	N73°48'02"W	28.48'
L3	N21°13'06"E	1.44'
L4	N70°12'18"W	16.74'
L5	S20°39'05"W	2.62'
L6	N73°48'02"E	2.74'
L7	N33°08'25"E	26.89'
L8	N74°20'46"W	28.99'
L9	S17°00'49"W	7.41'
L10	N74°23'34"W	4.00'

NO.	DATE	DESCRIPTION	BY	CHK
2	7/8/15	REVISE NO. OF UNITS	RJM	KMM
1	5/6/15	REVISE PER TRC COMMENTS	RJM	KMM
REVISIONS				
14-2078	UTILITY	14-08	50-52	
PROJECT NO TYPE FIELDBOOK & PAGES				

28/15
CITY OF DOVER
c/o C/S RECREATION/GYM AND POOL
61 LOCUST ST #124
DOVER, NH 03820-3753



20 / 25
WILLIAM H. PAUL, JR
CHARLENE PAUL
71 HENRY LAW AVENUE
DOVER, NH 03820
1999 / 0472

20 / 24
ROB ROY MACGREGOR
ALICE MACGREGOR
28 HAMPTON TOWN ESTATES
HAMPTON, NH 03842-1890
1324 / 124

20 / 23
JOHN E. LIATISIS
271 NIMBLE HILL RD
NEWINGTON, NH 03801
3608 / 27

20 / 22
ANDREW C. ROTHWELL
47 HANSON ST.
DOVER, NH 03820
1997 / 117

ATTENTION:
HIGH PRESSURE GAS MAIN EXISTS WITHIN
HENRY LAW AVENUE; PRIOR TO ANY
EARTH MOVING ACTIVITY CONTACT
DIGSAFE AT 1-888-344-7233 TO VERIFY
LOCATION.

22 / 3
PARCEL AREA
45,979 S.F.
1.06 Ac.

SHEET 4

CLAY HILL, A RESIDENTIAL COMMUNITY
PROPOSED SITE UTILITY PLAN
PREPARED FOR
DUBOIS FAMILY 2003 REVOCABLE TRUST
TAX MAP 22, LOT 3
HENRY LAW AVENUE & RIVER STREET
CITY OF DOVER
COUNTY OF STRAFFORD
STATE OF NEW HAMPSHIRE

DOVER PLANNING FILE NO. P 15-17
DRAWN BY: RJM FILE: VR 012055\14-2078 NAD83 REV1
SCALE: 1" = 20' DATE: JANUARY 26, 2015

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Survey
Associates
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Dover, NH 03820 (603) 742-0911

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Dover, NH 603-749-0443

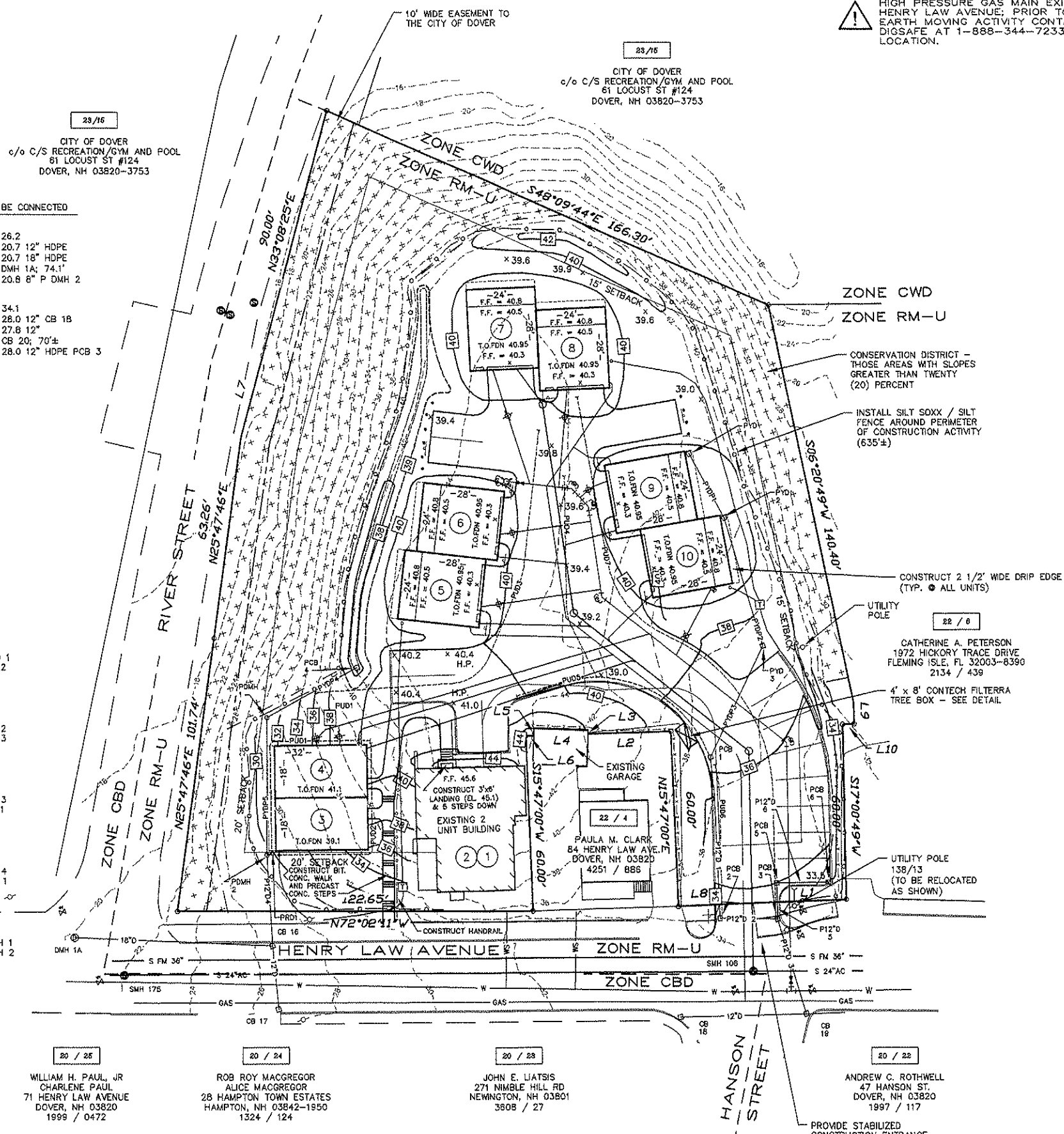
DRAINAGE STRUCTURE SCHEDULE

EXISTING	EXISTING
CB 17 RIM = 26.3 INV. OUT = 21.8 12" HDPE NEXT = CB 16; 21.7'	CB 18 RIM = 33.5 INV. OUT = 28.2 12" NEXT = CB 19; 43.4'
CB 16 RIM = 26.2 INV. IN = 20.7 12" HDPE INV. OUT = 20.7 18" HDPE NEXT = DMH 1A; 74.1'	CB 19 RIM = 34.1 INV. IN = 28.0 12" CB 18 INV. OUT = 27.8 12" NEXT = CB 20; 70'±
DMH 1A RIM = 20.0 INV. IN = 14.4 18" HDPE INV. OUT = 14.4 18" HDPE	

PROPOSED	PROPOSED	EXISTING TO BE CONNECTED
PCB 1 RIM = 36.3 INV. IN = 32.6 4" P UD 5 INV. IN = 32.1 12" PYD 3 INV. OUT = 32.00 12" HDPE SUMP = 29.00 NEXT = PCB 2	PDMH 2 RIM = 29.50 INV. IN = 23.60 INV. OUT = 23.50 12" HDPE NEXT = CB 16	CB 16 RIM = 26.2 INV. IN = 20.7 12" HDPE INV. OUT = 20.7 18" HDPE NEXT = DMH 1A; 74.1' INV. IN = 20.8 8" P DMH 2
PCB 2 RIM = 33.85 INV. IN = 29.5 4" P UD 6 INV. IN = 28.90 12" HDPE INV. OUT = 28.80 12" HDPE SUMP = 25.80 NEXT = PCB 3	PYD 1 RIM = 39.80 INV. OUT = 35.75 12" HDPE NEXT = PYD 2	CB 19 RIM = 34.1 INV. IN = 28.0 12" CB 18 INV. OUT = 27.8 12" NEXT = CB 20; 70'± INV. IN = 28.0 12" HDPE PCB 3
PCB 3 RIM = 33.85 INV. IN = 29.1 4" P UD 7 INV. IN = 28.50 12" HDPE (2) INV. OUT = 28.40 12" HDPE SUMP = 25.40 NEXT = CB 19	PYD 2 RIM = 39.80 INV. IN = 35.50 INV. OUT = 35.40 12" HDPE NEXT = PYD 3	
PCB 4 RIM = 37.40 INV. OUT = 30.00 12" HDPE SUMP = 27.00 NEXT = PDMH 1	PYD 3 RIM = 36.90 INV. IN = 32.70 INV. OUT = 32.60 12" HDPE NEXT = PCB 1	
PDMH 1 RIM = 31.00 INV. IN = 26.00 INV. OUT = 25.90 12" HDPE NEXT = PDMH 2	PCB 5 RIM = 33.90 INV. IN = 28.70 INV. OUT = 28.60 12" HDPE SUMP = 25.60 NEXT = PCB 3	
	PCB 6 RIM = 33.50 INV. OUT = 28.85 12" HDPE SUMP = 25.85 NEXT = PCB 5	

DRAINAGE PIPING SCHEDULE

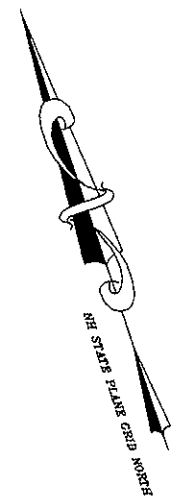
P UD 1 4" PERF. PVC SDR 35 L = 60' S = 0.005'/, INV. IN = 24.1 INV. OUT = 23.6 PDMH2	P D 1 12" HDPE L = 55' S = 0.056'/, INV. IN = 32.00 PCB 1 INV. OUT = 28.90 PCB 2	P YDP 1 12" HDPE L = 25' S = 0.010'/, INV. IN = 35.75 P YD 1 INV. OUT = 35.5 P YD 2
P UD 2 4" PERF. PVC SDR 35 L = 60' S = 0.005'/, INV. IN = 24.1 INV. OUT = 23.6 PUD 1	P D 2 12" HDPE L = 20' S = 0.015'/, INV. IN = 28.80 PCB 2 INV. OUT = 28.50 PCB 3	P YDP 2 12" HDPE L = 46' S = 0.059'/, INV. IN = 35.4 P YD 2 INV. OUT = 32.7 P YD 3
P UD 3 4" PERF. PVC SDR 35 L = 145' S = 0.005'/, INV. IN = 36.7 INV. OUT = 36.0 DAYLIGHT	P D 3 12" HDPE L = 34' S = 0.011'/, INV. IN = 28.40 PCB 3 INV. OUT = 28.00 CB 19	P YDP 3 12" HDPE L = 42' S = 0.011'/, INV. IN = 32.6 P YD 3 INV. OUT = 32.1 P CB 1
P UD 4 4" PERF. PVC SDR 35 L = 73' S = 0.005'/, INV. IN = 36.5 INV. OUT = 35.8 PUD 5	P RD 1 8" HDPE L = 4' S = .5'/, INV. IN = 25.6 UNIT 3 INV. OUT = 23.6 PDMH2	P YDP 4 12" HDPE L = 35' S = 0.114'/, INV. IN = 30.0 P CB 4 INV. OUT = 26.0 PDMH 1
P UD 5 4" PERF. PVC SDR 35 L = 90' S = 0.054'/, INV. IN = 37.5 INV. OUT = 32.6 PCB 1	P D 4 12" HDPE L = 33' S = 0.082'/, INV. IN = 23.50 PDMH 2 INV. OUT = 20.80 CB 16	P YDP 5 12" HDPE L = 46' S = 0.05'/, INV. IN = 25.90 PDMH 1 INV. OUT = 23.60 PDMH 2
P UD 6 4" PERF. PVC SDR 35 L = 52' S = 0.074'/, INV. IN = 33.3 INV. OUT = 29.5 PCB 2	P D 5 12" HDPE L = 8' S = 0.0125'/, INV. IN = 28.60 PCB 5 INV. OUT = 28.50 PCB 3	
P UD 7 4" PERF. PVC SDR 35 L = 198' S = 0.040'/, INV. IN = 37.35 INV. OUT = 29.1 PCB 3	P D 6 12" HDPE L = 12' S = 0.0125'/, INV. IN = 28.85 PCB 6 INV. OUT = 28.70 PCB 5	



ATTENTION:
HIGH PRESSURE GAS MAIN EXISTS WITHIN HENRY LAW AVENUE; PRIOR TO ANY EARTH MOVING ACTIVITY CONTACT DIGSAFE AT 1-888-344-7233 TO VERIFY LOCATION.

No.	Bearing	Distance
L1	N74°20'58"W	28.98'
L2	N73°48'02"W	28.48'
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L5	S20°39'05"W	2.62'
L6	N73°48'02"W	2.74'
L7	N33°08'25"E	26.89'
L8	N74°20'46"W	28.99'
L9	S17°00'49"W	7.41'
L10	N74°23'34"W	4.00'

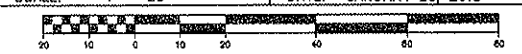
22 / 3
PARCEL AREA
45,979 S.F.
1.06 Ac.



SHEET 5

CLAY HILL, A RESIDENTIAL COMMUNITY
PROPOSED GRADING & DRAINAGE PLAN
PREPARED FOR
DUBOIS FAMILY 2003 REVOCABLE TRUST
TAX MAP 22, LOT 3
HENRY LAW AVENUE & RIVER STREET
CITY OF DOVER
COUNTY of STRAFFORD
STATE of NEW HAMPSHIRE

DOVER PLANNING FILE NO. P 15-17
DRAWN BY: RJM FILE: VR CP\2055\14-2078 NAD83 REV1
SCALE: 1" = 20' DATE: JANUARY 26, 2015

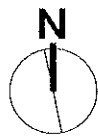


McEneaney Survey Associates
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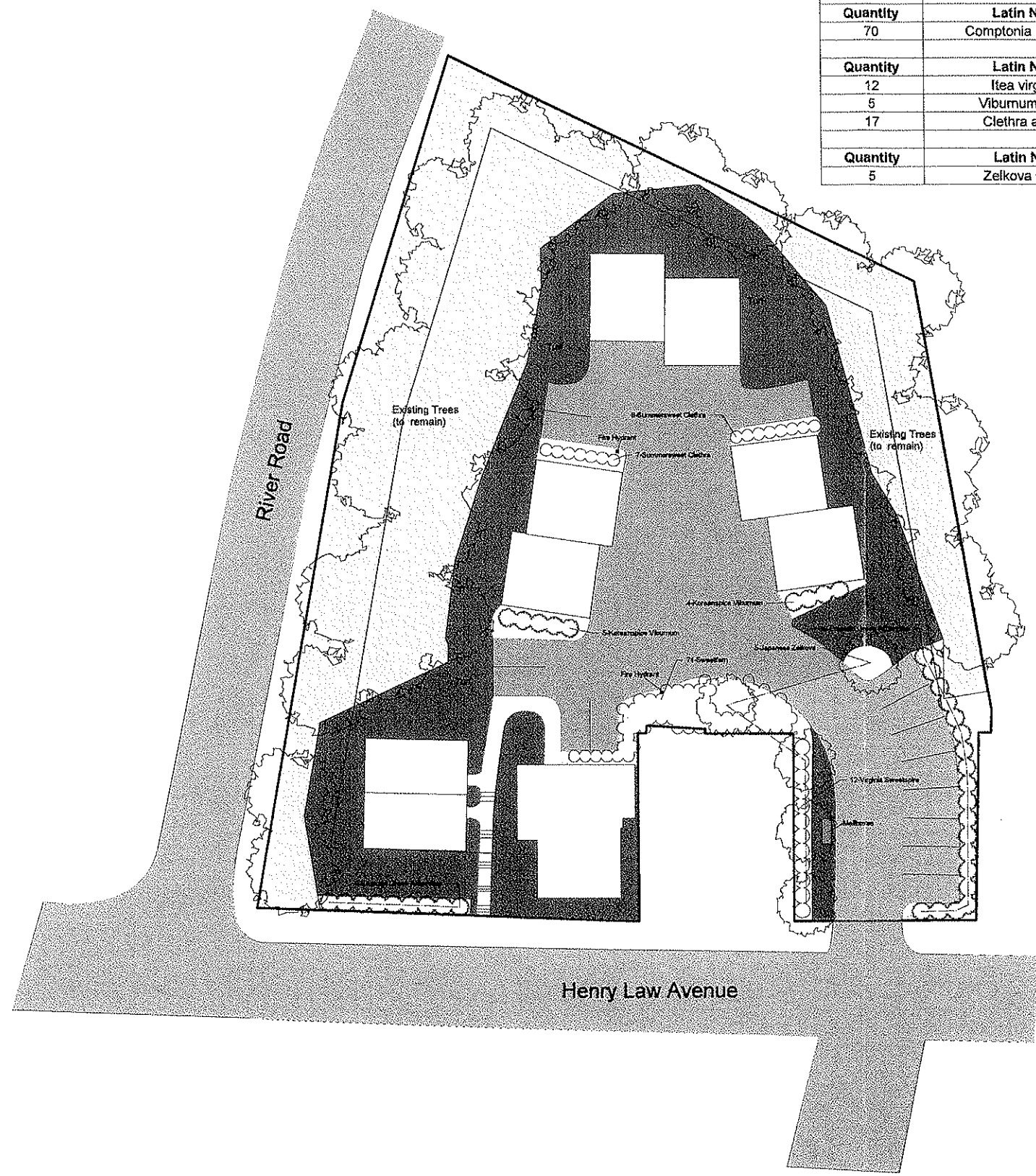
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civilworks
engineers • surveyors
P.O. Box 1166
Dover, NH 603-749-0443

NO.	DATE	DESCRIPTION	BY	CHK
2	7/6/15	REVISE NO. OF UNITS	RJM	KMM
1	5/8/15	REVISE PER TRC COMMENTS	RJM	KMM
REVISIONS				
14-2078	GRADE & DRAINAGE	14-08	50-52	
PROJECT NO	TYPE	FIELDBOOK	PAGES	



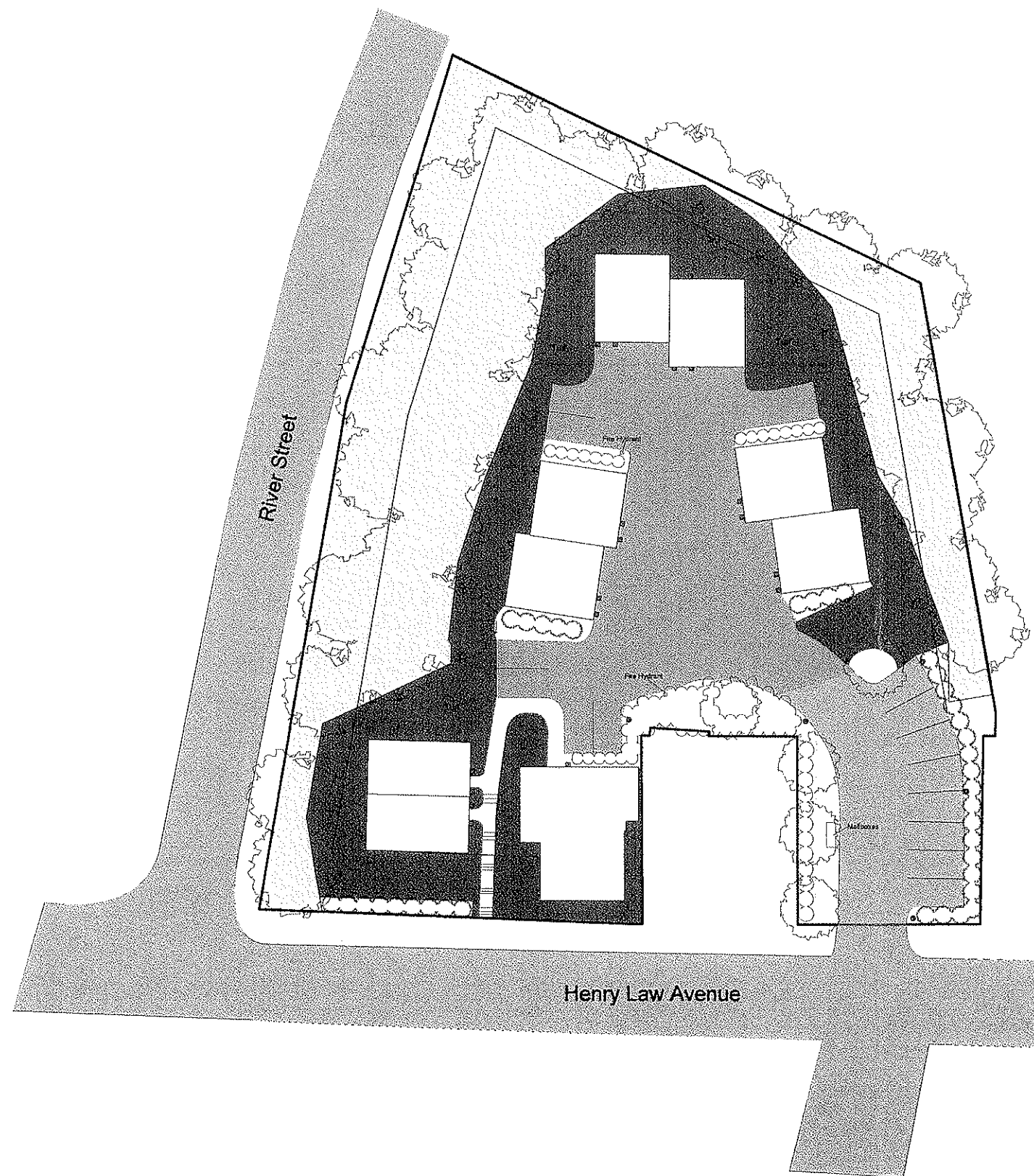
Quantity	Latin Name	Common Name	Category	Scheduled Size
31	<i>Thuja occidentalis</i> 'Emerald'	Emerald Green Arborvitae	Conifers	6-7'
Quantity	Latin Name	Common Name	Category	Scheduled Size
70	<i>Comptonia peregrina</i>	Sweetfern	Perennials	1 GAL
Quantity	Latin Name	Common Name	Category	Scheduled Size
12	<i>Itea virginica</i>	Virginia Sweetspire	Shrubs	#5
5	<i>Viburnum carlesii</i>	Koreanspice Viburnum	Shrubs	3-4' B&B
17	<i>Clethra alnifolia</i>	Summersweet Clethra	Shrubs	#7
Quantity	Latin Name	Common Name	Category	Scheduled Size
5	<i>Zelkova serrata</i>	Japanese Zelkova	Trees	2 - 2.5' C



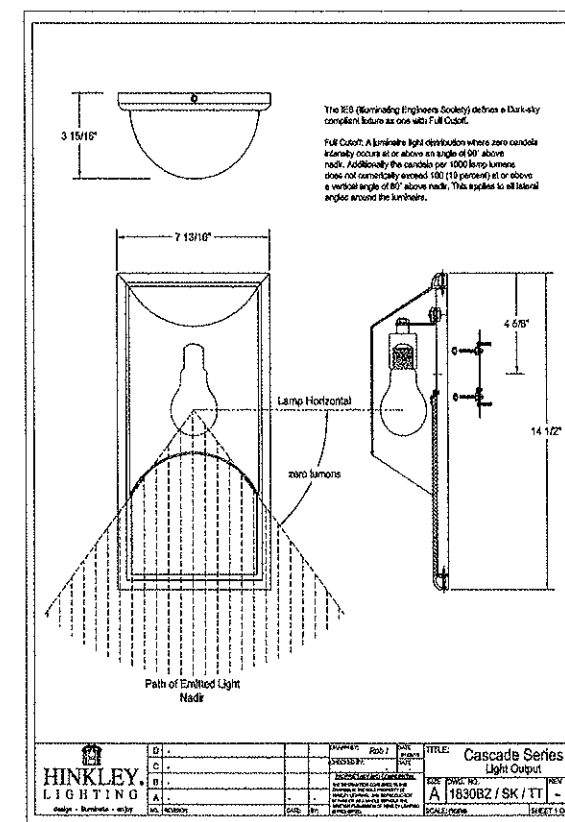
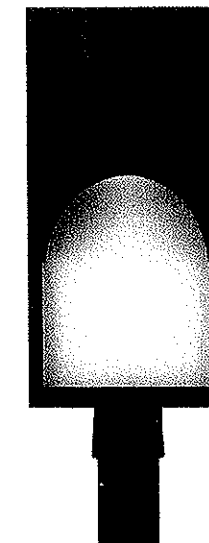
Clay Hill, A Residential Community
Landscape Plan
Henry Law Avenue & River Street Dover, New Hampshire

Drawn By: FB
Checked By: JH
Scale: 1" = 20' - 0"
Date: April 6, 2015
Revisions:

SHEET 6
L-1



LED INFORMATION:
 DARK SKY: YES
 LUMENS: 800
 COLOR TEMP: 2700k
 CRI: 96
 LED WATTAGE: 15w
 INCANDESCENT EQUIVALENCY: 100w



N

Clay Hill

Lighting Plan

Wall Light

Post Light

Scale: 1" = 20 ft

7/20/15

REGULATORY SIGNS:
(POST MOUNTED)

R1-1 "STOP" SIGN; 1 PLACE

"PRIVATE DRIVE" SIGN; 1 PLACE

R7-18 "NO PARKING FIRE LANE" SIGN; 8 PLACES

PAINTED REGULATORY TEXT:
(YELLOW, 3" BLOCK STENCIL LETTERS)

FIRE LANE - NO PARKING

PAINTED REGULATORY STRIPE: YELLOW, SOLID, 4" WIDE

ATTENTION:

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LOCATION.

No.	Bearing	Distance
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L7	N33°08'25"E	26.89'
L8	N74°20'46"W	28.99'
L9	S17°00'49"W	7.41'
L10	N74°23'34"W	4.00'

22 / 3

PARCEL AREA
45,979 S.F.
1.06 Ac.

28 / 15
CITY OF DOVER
c/o C/S RECREATION/GYM AND POOL
61 LOCUST ST #124
DOVER, NH 03820-3753

28 / 15
CITY OF DOVER
c/o C/S RECREATION/GYM AND POOL
61 LOCUST ST #124
DOVER, NH 03820-3753

REGULATORY TEXT
AND STRIPE (TYP.)

ZONE CWD
ZONE RM-U

CONSERVATION DISTRICT -
THOSE AREAS WITH SLOPES
GREATER THAN TWENTY
(20) PERCENT

"NO PARKING SIGN
(TYP. 2 PLCS.)

"NO PARKING FIRE LANE"
SIGN (TYP. 7 PLCS.)

22 / 6
CATHERINE A. PETERSON
1972 HICKORY TRACE DRIVE
FLEMING ISLE, FL 32003-8390
2134 / 439

SHEET 8

CLAY HILL, A RESIDENTIAL COMMUNITY
PROPOSED SIGNAGE & STRIPING PLAN
PREPARED FOR
DUBOIS FAMILY 2003 REVOCABLE TRUST
TAX MAP 22, LOT 3
HENRY LAW AVENUE & RIVER STREET
CITY OF DOVER
COUNTY OF STRAFFORD
STATE OF NEW HAMPSHIRE

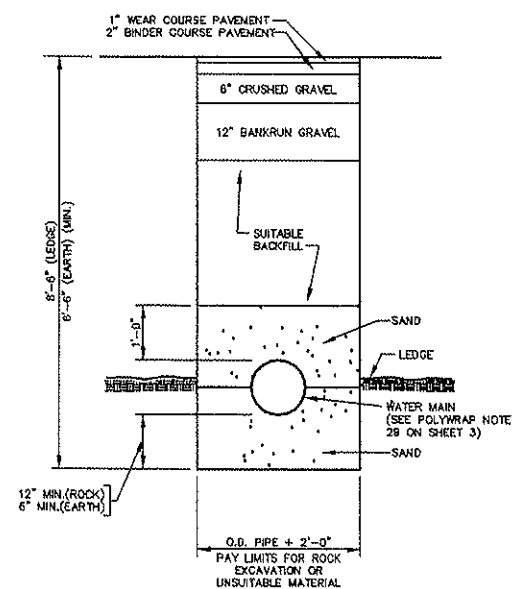
DOVER PLANNING FILE NO. P 15-17
DRAWN BY: RJM FILE: VR 02/2015/14-2078 NAD83 REV.
SCALE: 1" = 20' DATE: JANUARY 26, 2015

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Dover, NH 03820 (603) 742-0911

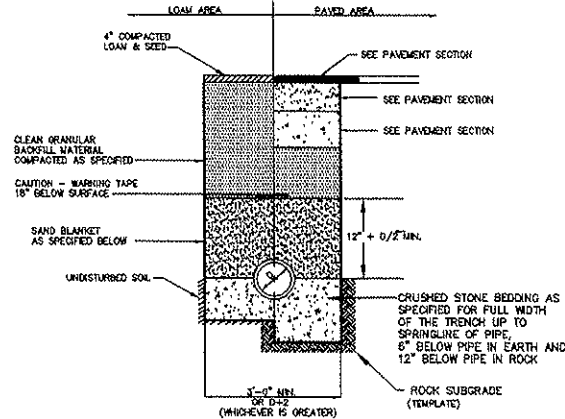
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engineers • surveyors
P.O. Box 1166
Dover, NH 603-749-0443

NO.	DATE	DESCRIPTION	BY	CHK
2	7/8/15	REVISE NO. OF UNITS	RJM	KMM
1	5/8/15	REVISE PER TRC COMMENTS	RJM	KMM
REVISIONS				
14-2078	SIGN/STRIPE	14-08	50-52	
PROJECT NO	TYPE	FIELDBOOK & PAGES		



TYPICAL WATER TRENCH
NOT TO SCALE

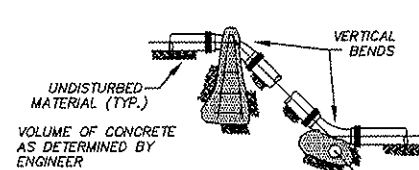
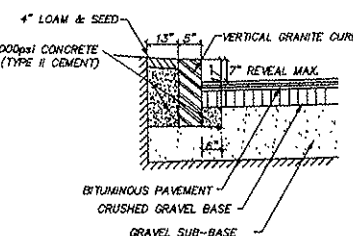


UTILITY TRENCH SECTION
NOT TO SCALE

RADIUS	MAX. LENGTH
21"	3'
22"-28"	4'
29"-35"	5'
36"-42"	6'
43"-49"	7'
50"-56"	8'
57"-60"	9'
OVER 60"	10'

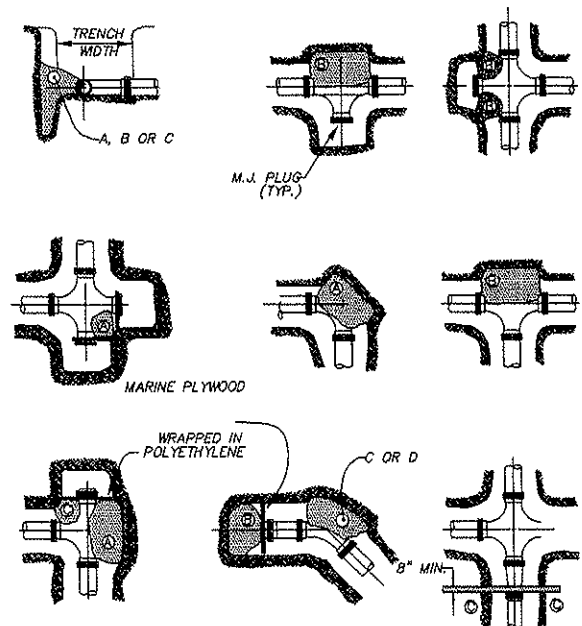
- NOTES:**
- SEE SITE PLAN FOR LIMITS OF CURBING.
 - ADJOINING STONES SHALL HAVE THE SAME OR APPROXIMATELY THE SAME LENGTH.
 - MINIMUM LENGTH OF CURB STONES = 3'.
 - MAXIMUM LENGTH OF CURB STONES = 10'.
 - MAXIMUM LENGTH OF STRAIGHT CURB STONES LAID ON CURVES (SEE CHART).
 - ALL RADII 20 FEET AND SMALLER TO BE CONSTRUCTED USING CURVED SECTIONS.

VERTICAL GRANITE CURB
NOT TO SCALE

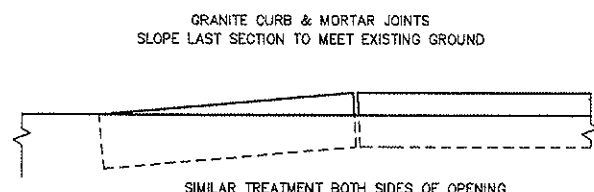


TEST PRESSURE	REACTION TYPE	PIPE SIZE			
		4"	6"	8"	10"
A 90°	0.89	2.19	3.82	11.14	17.24
B 180°	0.65	1.55	2.78	8.38	12.00
C 45°	0.48	1.19	2.12	6.02	9.32
D 22-1/2°	0.25	0.60	1.08	3.08	4.74
E 11-1/4°	0.13	0.30	0.54	1.94	2.38

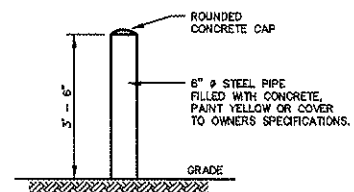
- NOTES:**
- FOUR THRUST BLOCKS AGAINST UNDISTURBED MATERIAL WHERE TRENCH WALL HAS BEEN DISTURBED. EXCAVATE LOOSE MATERIAL AND EXTEND THRUST BLOCK TO UNDISTURBED MATERIAL. NO JOINTS SHALL BE COVERED WITH CONCRETE.
 - ON BENDS AND TEES, EXTEND THRUST BLOCKS FULL LENGTH OF FITTING.
 - PLACE BOARD IN FRONT OF ALL PLUGS BEFORE POURING THRUST BLOCKS.
 - WHERE M.J. PIPE IS USED, M.J. PLUG WITH RETAINER GLAND MAY BE SUBSTITUTED FOR END BLOCKINGS.



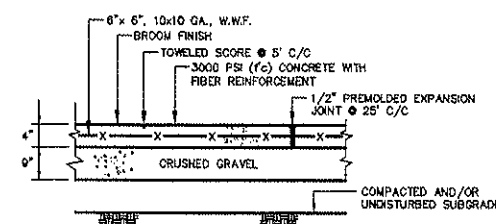
THRUST BLOCKING DETAIL
NOT TO SCALE



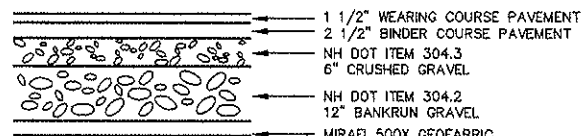
TYPICAL CURB CUT
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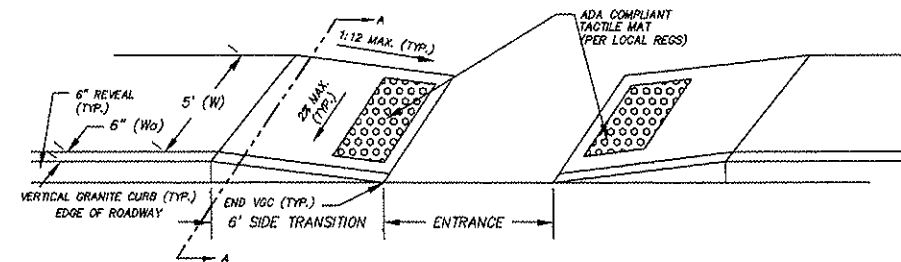
BOLLARD DETAIL
NOT TO SCALE



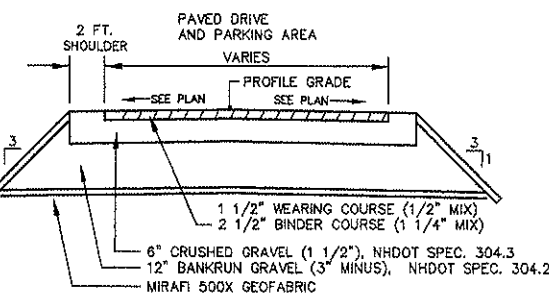
TYPICAL CONCRETE SIDEWALK SECTION
NO SCALE



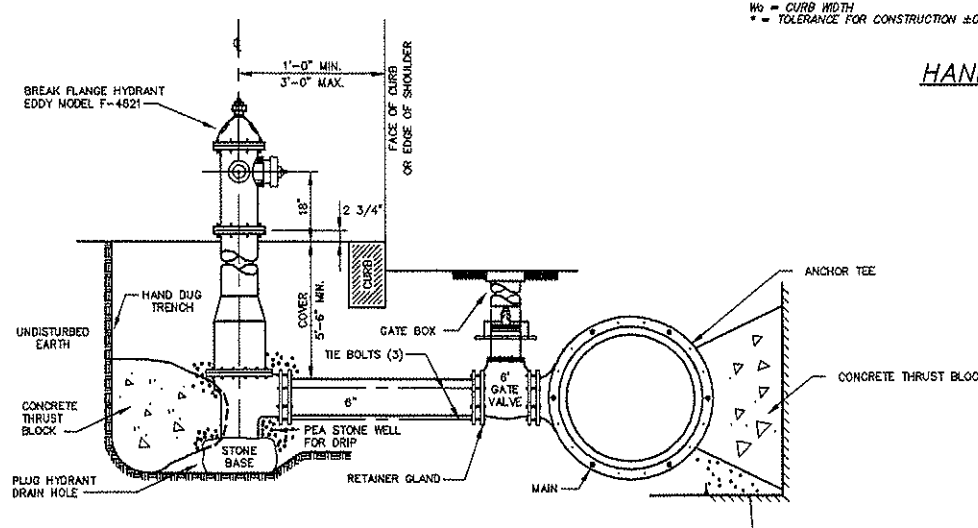
PAVEMENT SECTION
NO SCALE



HANDICAP SIDEWALK RAMP DETAIL
NOT TO SCALE



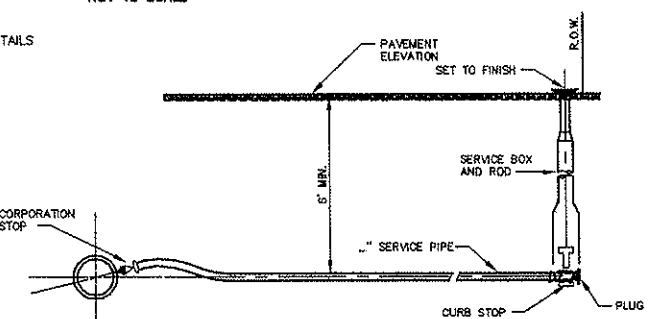
TYPICAL SECTION
NOT TO SCALE



TYPICAL HYDRANT INSTALLATION
NOT TO SCALE

WATERMAIN CONSTRUCTION WILL BE IN ACCORDANCE WITH THE DETAILS SHOWN HEREON AND THE FOLLOWING MATERIALS SPECIFICATIONS:

- | | |
|--------------------------|--------------------------------------|
| MAIN | - C.L.D.I. CL. 52 AWWA C 151-65. |
| FITTINGS | - M.J.D.I.P.C.L. AWWA C 153, CL. 350 |
| HYDRANTS | - EDDY TYPE MFR. |
| GATE VALVES | - CLOW OR MUELLER, OPEN CC. |
| HYDRANT PIPING | - D.I.P. CL. 52 C.L. |
| CORP. STOP AND CURB STOP | - HAYES, FORD OR McDONALD MFR. |
| SERVICE LINE | - TYPE K SOFT ASTM 888. |
| CURB BOX | - SLIDING ERIE TYPE. |



TYPICAL WATER SERVICE CONNECTION
NOT TO SCALE

CLAY HILL, A RESIDENTIAL COMMUNITY
STANDARD DETAIL SHEET 1
PREPARED FOR
DUBOIS FAMILY 2003 REVOCABLE TRUST
TAX MAP 22, LOT 3
HENRY LAW AVENUE & RIVER STREET
CITY OF DOVER
COUNTY OF STRAFFORD
STATE OF NEW HAMPSHIRE

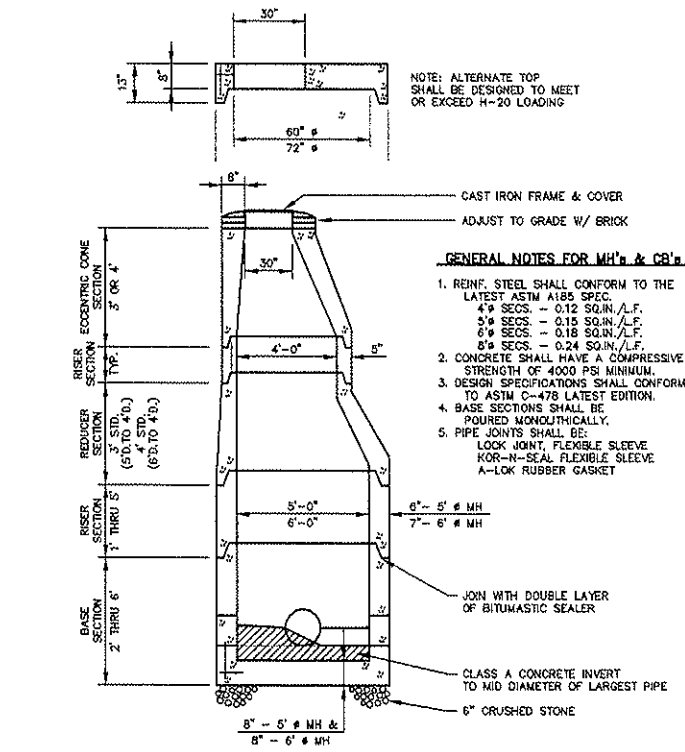
DOVER PLANNING FILE NO. P 15-17
DRAWN BY: RJM
FILE: VR 02/2005/14-2078 NAD83 REV1
SCALE: AS NOTED
DATE: JANUARY 26, 2015

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

SURVEYING - PLANNING - CONSULTING

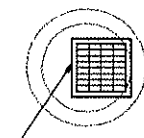
civilworks
engineers • surveyors
P.O. Box 1166
Dover, NH 603-749-0443

NO.	DATE	DESCRIPTION	BY	CHK
2	7/6/15	REVISE NO. OF UNITS	RJM	KMJ
1	5/6/15	REVISE PER TRC COMMENTS	RJM	KMJ
REVISIONS				
14-2078	STD DETAIL	14-08	50-52	
PROJECT NO	TYPE	FIELDBOOK	& PAGES	



STANDARD 5 FT. & 6 FT. DIA. MANHOLES

NOT TO SCALE

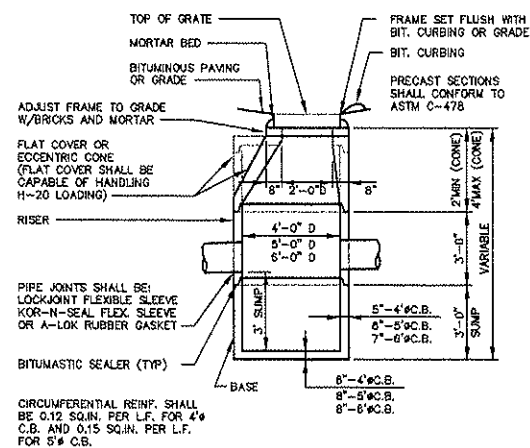


FRAME AND GRATE TO BE SET FLUSH WITH CURB

TYPE R-3589-L

GRATE DETAIL

NOT TO SCALE



PRE-CAST REINFORCED CATCH BASIN

NOT TO SCALE

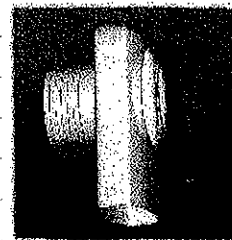
NO.	DATE	DESCRIPTION	BY	CHK
2	7/6/15	REVISE NO. OF UNITS	RJM	KMM
1	5/6/15	REVISE PER TRC COMMENTS	RJM	KMM
REVISIONS				
14-2078	STD DETAIL	14-08	50-52	
PROJECT NO	TYPE	FIELDBOOK	& PAGES	

1. 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 "Standard Specifications".
2. Storm drains shall be reinforced concrete pipe, class IV, and shall be jointed with neoprene "O" rings.
3. Catch basins and manholes shall be pre-cast reinforced concrete designed by an engineer registered in New Hampshire, and able to withstand loadings of 8 tons (H20 Loading).
4. Manholes shall have cast iron frames and covers with 30" inside diameter openings. A 3-inch (minimum) letter "D" for drain shall be plainly cast into the center of each cover.
5. Catch basins and manholes shall be adjusted to grade with courses of brick. Maximum adjustment to grade shall be 12 inches. Frames shall be set on a full bed of mortar, true to grade and concentric with the masonry. All voids between the top of the structure and the bottom flange of the frame shall be completely filled to make a watertight fit. A ring of mortar at least one inch thick and pitched to shed water away from the frame, shall be placed over and around the outside of the bottom flange. The mortar shall extend to the outer edge of the masonry all around its circumference and shall be finished smooth. No visible leakage will be permitted.
6. Invert channels of sewer manholes shall be formed smoothly to the largest pipe radius. Changes in grade shall be formed smoothly and evenly. The floor of the structure outside the channels shall be sloped towards the channels at approximately 1/2 inch per foot. The floor of the channel shall match the crown of the largest pipe.
7. Trench construction will conform with Section 603.3.1 of the Standard Specifications (1974).
8. Wood sheeting or a suitable trench box shall be used to support the trench as necessary. If wood sheeting is used, it shall be driven at a distance of 1 foot from the outside diameter of the pipe to a depth 6 inches below the invert of the pipe. Wood sheeting shall be cut off and left in place to an elevation not less than 1 foot above the top of the pipe, but not greater than 3 feet below the finished grade.
9. Bedding shall conform with Section 603.3.2 of the Standard Specifications (1974).
10. Backfill material will conform with Section 603.3.5 of the Standard Specifications (1974) and, in addition, shall exclude debris, pieces of pavement, organic matter, top soil, all wet or soft muck, peat or clay, all excavated ledge material, frozen material, all rocks over 6 inches in largest dimension, or any material which, as determined by the Engineer, will not provide sufficient support or maintain the completed construction in a stable condition. Backfill shall not be placed on frozen or previously frozen material.
11. All backfill and bedding compaction shall meet the requirements of AASHTO T 99 Method C. Density shall be 95 percent. Compaction shall be 6 inch lifts for bedding and backfill to a plane 1 foot above the pipe and in 12 inch lifts thereafter by an approved mechanical compactor.
12. Should frozen material be encountered, it shall not be placed in the backfill nor shall backfill be placed upon frozen material. Previously frozen material shall be removed as required before new backfill is placed.
13. The Contractor shall be responsible for any damage to frames and grates during and from the time of removal from the existing structure to and during the time of resetting, and shall replace in kind any damaged frames or grates at no additional compensation.
14. Existing excavated reinforced concrete pipe may be reused where it is found to be undamaged and meets the requirements set forth in these specifications. Excavated pipe proposed for reuse is subject to inspection and approval by the Engineer.
15. All trenches will be covered and debris, including any rejected materials, shall be removed daily. Strict safety precautions shall be maintained at all times.
16. Location of utilities shown on the plans are approximate.
 - a) the Contractor shall, 48 hours prior to construction, notify the utility companies and have all utilities in the vicinity of the construction marked in the field.
 - b) after the utilities have been located and prior to construction, the Contractor with the Engineer, shall layout the proposed drainage system in the field and rectify any utility conflicts which may be found.
 - c) Any conflicts with utilities found during construction by the Contractor shall be immediately brought to the attention of the Engineer and the Utility Company and properly rectified.
 - d) The Contractor is responsible for the cost of repair for any utilities damaged during construction. The Contractor shall contact the Utility Company to repair any damages, however, the Contractor may make appropriate repairs with the Utility Company's permission.
17. Complete shop drawings for pipe, manholes, catch basins, frames, grates and covers shall be submitted in triplicate for approval by the Engineer prior to the start of construction. Each shop drawing shall be checked and initialed by the Contractor to indicate approval before it is submitted to the Engineer.
18. Shop drawings for flat concrete covers shall be stamped prior to submission for approval by a New Hampshire Registered Professional Engineer.
19. Brick masonry for setting frames and brick and mortar plugs shall conform to the Standard Specification Section 604.2.4.

http://www.KLEANSTREAM.COM

GROUND WATER RESCUE, INC.

The Eliminator Oil & Floating Debris Trap For Catch Basins



THE ELIMINATOR

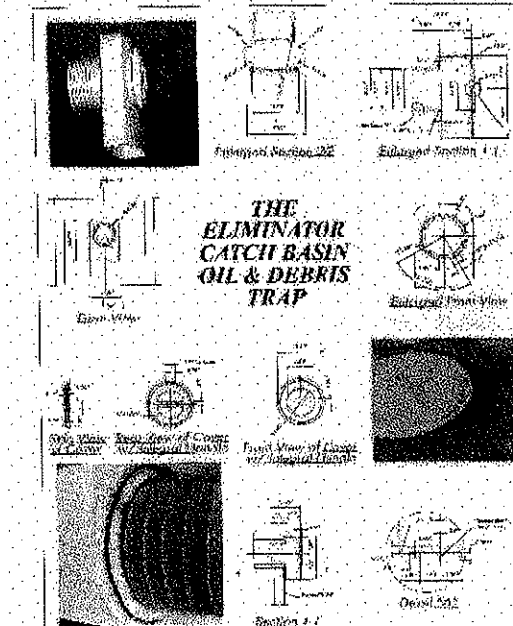
- Eliminates oil and floating debris from the storm water system.
- Eliminates pollutants from the storm water system.
- Eliminates water from the storm water system.
- Eliminates debris from the storm water system.
- Eliminates debris from the storm water system.
- Eliminates debris from the storm water system.
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- Eliminates debris from the storm water system.
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- Eliminates debris from the storm water system.



MANUFACTURED BY GROUND WATER RESCUE, INC.

30 Rye Road, Gillingham, ME 04043 • Tel: 603/253-1111 • Fax: 603/253-1111

http://www.kleanstream.com



SILTSACK

NOTE: THE SILTSACK WILL BE MANUFACTURED FROM A VIOLET POLYPROPYLENE FABRIC THAT MEETS OR EXCEEDS THE FOLLOWING SPECIFICATIONS AS SUPPLIED BY AN HARRIS OF PORTSMOUTH OR APPROVED EQUAL.

REGULAR FLOW SILTSACK

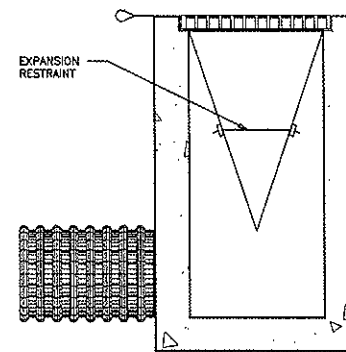
FOR AREAS OF LOW TO MODERATE PRECIPITATION AND RUN-OFF	TEST METHOD	UNITS
GRAV TENSILE STRENGTH	ASTM D-4832	200 LBS
GRAV TENSILE ELONGATION	ASTM D-4832	20% MIN
PUNCTURE	ASTM D-4832	100 LBS
MILLIN BURST	ASTM D-4832	800 PSI
TRAPPEZOID TEAR	ASTM D-4832	100 LBS
UV RESISTANCE	ASTM D-4832	80% MIN
APPROXIMATE OPENING SIZE	ASTM D-4832	40 US SEIVE
FLOW RATE	ASTM D-4832	40 GAL/MIN/20 FT
PERMEABILITY	ASTM D-4832	250 SEC-1

HI-FLOW SILTSACK

FOR AREAS OF MODERATE TO HEAVY PRECIPITATION AND RUN-OFF	TEST METHOD	UNITS
GRAV TENSILE STRENGTH	ASTM D-4832	200 LBS
GRAV TENSILE ELONGATION	ASTM D-4832	20% MIN
PUNCTURE	ASTM D-4832	100 LBS
MILLIN BURST	ASTM D-4832	800 PSI
TRAPPEZOID TEAR	ASTM D-4832	100 LBS
UV RESISTANCE	ASTM D-4832	80% MIN
APPROXIMATE OPENING SIZE	ASTM D-4832	40 US SEIVE
FLOW RATE	ASTM D-4832	40 GAL/MIN/20 FT
PERMEABILITY	ASTM D-4832	250 SEC-1

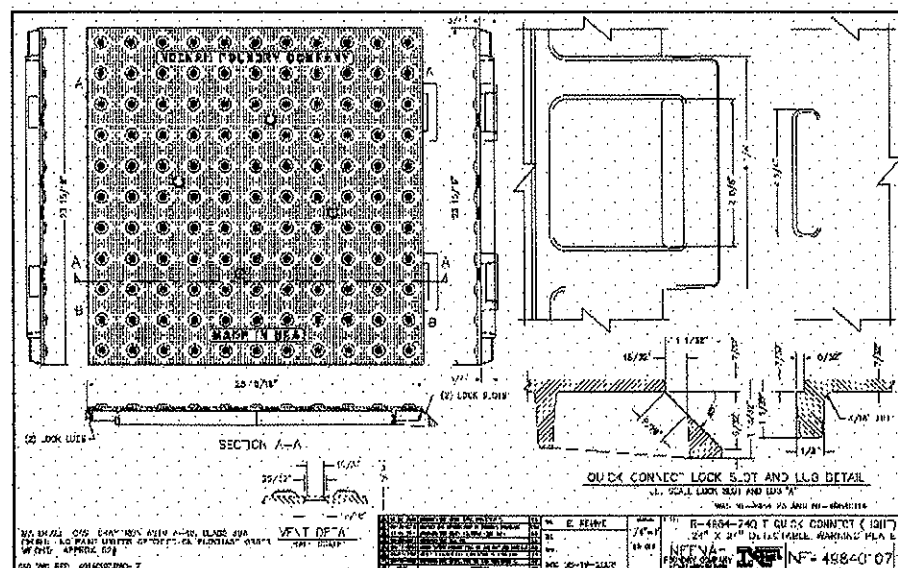
COIL-ABSORBENT SILTSACK

FOR AREAS WHERE THERE IS A CONCERN FOR OIL RUN-OFF OR SPILLS. DEPENDING ON YOUR PARTICULAR APPLICATION, THE SILTSACKS CAN BE MADE FROM EITHER ONE OF THE ABOVE FABRICS WITH AN OIL-ABSORBENT FILLING INSERT OR MADE COMPLETELY FROM AN OIL-ABSORBENT SILTSACK, WITH A VIOLET FILLING INSERT.



INSTALLATION DETAIL
DETAIL OF INLET SEDIMENT CONTROL DEVICE

NOT TO SCALE



SHEET 10

CLAY HILL, A RESIDENTIAL COMMUNITY

STANDARD DETAIL SHEET 2

PREPARED FOR

DUBOIS FAMILY 2003 REVOCABLE TRUST

TAX MAP 22, LOT 3

HENRY LAW AVENUE & RIVER STREET

CITY OF DOVER

COUNTY OF STRAFFORD

STATE OF NEW HAMPSHIRE

DOVER PLANNING FILE NO. P 15-17

DRAWN BY: RJM FILE: VR CPV2055/14-2078 NAD83 REV1

SCALE: AS NOTED DATE: JANUARY 26, 2015

McEneaney
Survey
Associates

P.O. Box 681 - 24 Chestnut Street
Dover, NH 03820 (603) 742-0911

SURVEYING - PLANNING - CONSULTING

civilworks
engineers • surveyors

P.O. Box 1166
Dover, NH 603-749-0443

PROJECT NAME AND LOCATION

Applicant:
Dubois Family 2003 Revocable Trust
Henry Low Avenue
Dover, NH

SEQUENCE OF MAJOR ACTIVITIES

1. Install temporary erosion control measures and perimeter controls prior to earth moving operations.
2. Clear and grub wooded areas.
3. Install all treatment swales early on in the construction sequence before rough grading the site.
4. Construct drainage structures, utilities, road base and parking area base courses and building pad area.
5. Strip loam and stockpile in designated areas with appropriate erosion control measures.
6. Stabilize all swales with sod lining or appropriate erosion control blanket. All ditches and swales shall be stabilized prior to directing runoff to them.
7. All roadways and parking lots shall be stabilized within 72 hours of achieving finished grade.
8. All cut and fill slopes shall be seeded/loamed within 72 hours of achieving finished grade.
9. All erosion controls shall be inspected weekly and after every half-inch of rainfall.
10. The smallest practical area shall be disturbed during construction.

TEMPORARY EROSION AND SEDIMENT CONTROLS AND STABILIZATION PRACTICES

As indicated in the sequence of Major Activities, the inlet protection and silt fences shall be installed prior to commencing any clearing or grading of the site. Structural controls shall be installed concurrently with the applicable activity. Areas where construction activity temporarily ceases for more than twenty eight (28) days will be stabilized with a temporary seed and mulch within twenty-one (21) days of the last disturbance. Once construction activity ceases permanently in an area, silt fences and inlet protection and any earth/dikes will be removed once permanent measures are established.

Stabilize all ditches, swales, & level spreaders prior to directing flow to them.

During construction, runoff will be diverted around the site with stabilized channels where possible. Sheet runoff from the site will be filtered through inlet protection and silt fences. All storm drain inlets shall be provided with inlet protection. Stone rip rap shall be provided at the outlets of drain pipes and culverts.

INSTALLATION, MAINTENANCE AND INSPECTION PROCEDURES FOR TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES

A. GENERAL

These are the general inspection and maintenance practices that will be used to implement the plan.

1. The smallest practical portion of the site will be denuded at one time, but in no case shall exceed 5 acres at any one time before disturbed areas are stabilized.
2. All control measures will be inspected at least once each week and following any storm event of 0.5 inches or greater.
3. All measures will be maintained in good working order; if a repair is necessary, it will be initiated within 24 hours.
4. Built up sediment will be removed from silt fence or inlet protection when it has reached one third the height of the fence or barrier, or when "bulges" occur.
5. All diversion dikes will be inspected and any breaches promptly repaired.
6. Temporary seeding and planting will be inspected for bare spots, washouts, and unhealthy growth.
7. A maintenance inspection report will be made after each inspection.
8. The Contractor's site superintendent will be responsible for inspections, maintenance and repair activities, and filling out the inspection and maintenance report.
9. The owner's authorized engineer shall inspect the site on a periodic basis to review compliance with the Plans.

B. MULCHING

1. Timing
Mulching — mulch should be used on highly erodible soils, on critically eroding areas, on areas where conservation of moisture will facilitate plant establishment, and where shown on the plans.

In order for mulch to be effective, it must be in place prior to major storm events. There are two (2) types of standards which shall be used to assure this.

- a. Apply mulch prior to any storm event.
This is applicable when working within 100 feet of wetlands. It will be necessary to closely monitor weather predictions, usually by contacting the National Weather Service in Concord, to have adequate warning of significant storms.

- b. Required Mulching within a specified time period.

The time period can range from 21 to 28 days of inactivity on an area, the length of time varying with site conditions. Professional judgment shall be used to evaluate the interaction of site conditions (soil erodibility, season of year, extent of disturbance, proximity to sensitive resources, etc.) and the potential impact of erosion on adjacent areas to choose an appropriate time restriction.

2. Guidelines for Winter Mulch Application.

Type	Rate per 1,000 s.f.	Use and Comments
Hay or Straw	70 to 90 lbs.	Must be dry and free from mold. May be used with plantings.
Wood Chips or Bark Mulch	480 to 920 lbs.	Used mostly with trees and shrub plantings.
Jute and Fibrous Matting	As per manufacturer Specifications	Used in slope areas, water coursed and other areas.
Crushed Stone 1/4" to 1-1/2" dia.	Spread more than 1/2" thick	Effective in controlling wind and water erosion.

3. Maintenance

All mulches must be inspected periodically, in particular after rainstorms, to check for rill erosion. If less than 90% of the soil surface is covered by mulch, additional mulch shall be immediately applied.

C. TEMPORARY GRASS COVER

1. Seedbed Preparation

Apply fertilizer at the rate of 800 pounds per acre of 10-10-10. Apply limestone (equivalent to 50 percent calcium plus magnesium oxide) at a rate of three (3) tons per acre.

2. Seeding

- a. Utilize annual rye grass at a rate of 40 lbs/acre.
- b. Where the soil has been compacted by construction operations, loosen soil to a depth of two (2) inches before applying fertilizer, lime and seed.
- c. Apply seed uniformly by hand, cyclone seeder, or hydroseder (slurry including seed and fertilizer). Hydrosedings, which include mulch, may be left on soil surface. Seeding rates must be increased 10% when hydrosedding.

3. Maintenance

Temporary seedings shall be periodically inspected. At a minimum, 95% of the soil surface should be covered by vegetation. If any evidence of erosion or sedimentation is apparent, repairs shall be made and other temporary measures used in the interim (mulch, filter barriers, check dams, etc.).

D. FILTERS

1. Silt Fence

- a. Synthetic filter fabric shall be a pervious sheet of propylene, nylon, polyester or ethylene yarn and shall be certified by the manufacturer or supplier as conforming to the following requirements:

Physical Property	Test	Requirements
Filtering Efficiency	VTM-51	75% minimum
Tensile Strength at 20% Maximum Elongation*	VTM-52	Extra Strength 50 lb/in in (min)
Flow Rate	VTM-51	0.3 gal/sf/min (min)

* Requirements reduced by 50 percent after six (6) months of installation.

Synthetic filter fabric shall contain ultraviolet ray inhibitors and stabilizers to provide a minimum of six (6) months of expected usable construction life at a temperature range of 0 degrees F to 120° F.

- b. Posts shall be spaced a maximum of ten (10) feet apart at the barrier location or as recommended by the manufacturer and driven securely into the ground (minimum of 18 inches).
- c. A trench shall be excavated approximately six (6) inches wide and eight (8) inches deep along the line of posts and upslope from the barrier.
- d. When standard strength filter fabric is used, a wire mesh support fence shall be fastened securely to the upslope side of the posts using heavy duty wire staples at least one (1) inch long, tie wires or hog rings. The wire shall extend no more than 36 inches above the original ground surfaces. Filter cloth shall be fastened securely to the woven wire fence with ties spaced every 24 inches at the top, mid-section and bottom.
- e. The "standard strength" filter fabric shall be stapled or wired to the fence, and eight (8) inches of the fabric shall be extended into the trench. The fabric shall not extend more than 36 inches above the original ground surface. Filter fabric shall not be stapled to existing trees. When two sections of filter cloth adjoin each other, they shall be overlapped by 6 inches, folded and stapled. Standard Strength 30 lb/in in (min)
- f. When extra strength filter fabric and closer post spacing are used, the wire mesh support fence may be eliminated. In such a case, the filter fabric is stapled or wired directly to the posts with all other provisions of Item (e) applying.
- g. The trench shall be backfilled and the soil compacted over the filter fabric.
- h. Silt fences shall be removed when they have served their useful purpose but not before the upslope areas has been permanently stabilized.

2. Sequence of Installation

Sediment barriers shall be installed prior to any soil disturbance of the contributing upslope drainage area.

3. Maintenance

- a. Inlet protection barrier and silt fence barriers shall be inspected immediately after each rainfall and at least daily during prolonged rainfall. They shall be repaired if there are any signs of erosion or sedimentation below them. Any required repairs shall be made immediately. If there are signs of undercutting at the center or the edges, or impounding of large volumes of water, the sediment barriers shall be replaced with a temporary check dam.
- b. Should the fabric on a silt fence or filter barrier decompose or become ineffective prior to the end of the expected usable life and the barrier still is necessary, the fabric shall be replaced promptly.
- c. Sediment deposits must be removed when deposits reach approximately one third (1/3) the height of the barrier.
- d. Any sediment deposits remaining in place after the silt fence or haybale barrier is no longer required shall be removed. The area shall be prepared and seeded.
- e. Additional stone may have to be added to the construction entrance, periodically to maintain proper function of the erosion control structure.

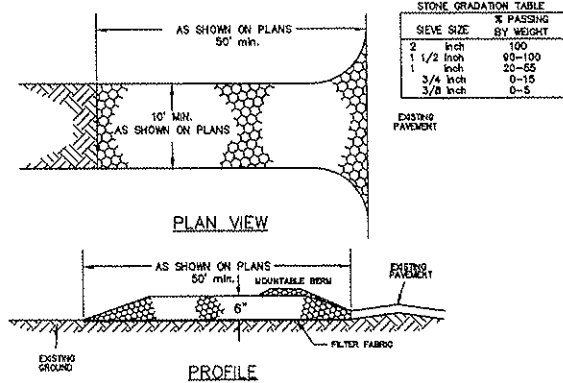
E. Winter Construction Notes

- a. All proposed post-development vegetated areas which do not exhibit a minimum of 85% vegetative growth by October 15th, shall be stabilized by seeding and installing erosion control blankets on slopes greater than 3:1, and seeding and placing 3 to 4 tons of mulch per acre, secured with anchored netting, elsewhere. The placement of erosion control blankets or mulch and netting shall not occur over accumulated snow or on a frozen ground and shall be completed in advance of thaw or spring melt events.
- b. All ditches or swales which do not exhibit a minimum of 85% vegetative growth by October 15th, or which are disturbed after October 15th, shall be stabilized with stone or erosion control blankets appropriate for the design flow conditions.
- c. After November 15th, incomplete road or parking surfaces shall be protected with a minimum of 3-inches of crushed gravel per NHDOT Item 304.3, or if construction is to continue through the winter season be cleared of any accumulated snow after each storm event.

DEFINITIONS

An area shall be considered stable if one of the following has occurred.

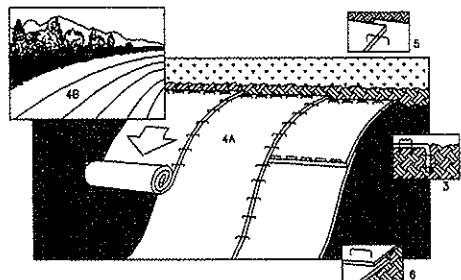
1. Base course gravels have been installed in areas to be paved
2. A minimum of 85% vegetative growth has been established
3. A minimum of 3" of non-erosive material such as stone or rip-rap has been installed; or
4. Erosion control blankets have been properly installed



CONSTRUCTION SPECIFICATIONS

1. STONE SIZE — NHDOT STANDARD STONE SIZE #4 — SECTION 703 OF NHDOT STANDARD SPECIFICATIONS. (SEE GRADATION TABLE)
2. LENGTH — DETAILED ON PLANS (50 FOOT MINIMUM).
3. THICKNESS — SIX (6) INCHES (MINIMUM).
4. WIDTH — FULL DRIVE WIDTH (10 FOOT MINIMUM).
5. FILTER FABRIC — MRAFI 800X OR APPROVED EQUAL
6. SURFACE WATER CONTROL — ALL SURFACE WATER THAT IS FLOWING TO OR DIVERTED TOWARD THE CONSTRUCTION ENTRANCE SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A BERM WITH 3:1 SLOPES THAT CAN BE CROSSED BY VEHICLES MAY BE SUBSTITUTED FOR THE PIPE.
7. MAINTENANCE — THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS WILL REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE OR ADDITIONAL LENGTH AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WHEELS SHALL BE CLEANED TO REMOVE MUD PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.

STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE

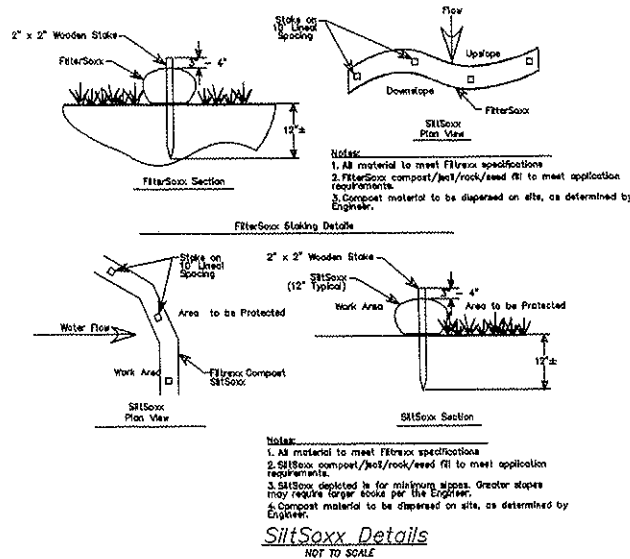


NOTE: REFER TO GENERAL STAPLE PATTERN GUIDE FOR CORRECT STAPLE PATTERN RECOMMENDATIONS FOR SLOPE INSTALLATIONS.

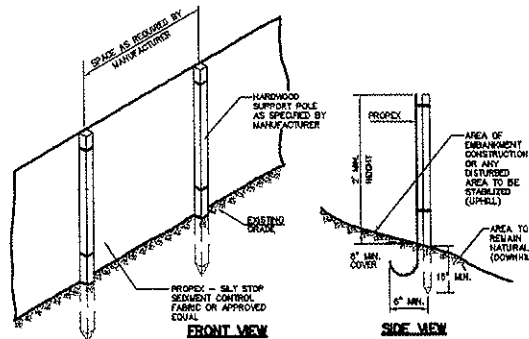
1. TO BE PLACED ON ALL SLOPES AT OR STEEPER THAN 3:1
2. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
3. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN 6" DEEP X 8" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
4. ROLL THE BLANKETS (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE.
5. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" OVERLAP.
6. WHEN BLANKETS MUST BE SPLICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY 4" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART.

SLOPE INSTALLATION

NOT TO SCALE



SiltSxxx Details
NOT TO SCALE



SILT FENCE DETAIL

NOT TO SCALE

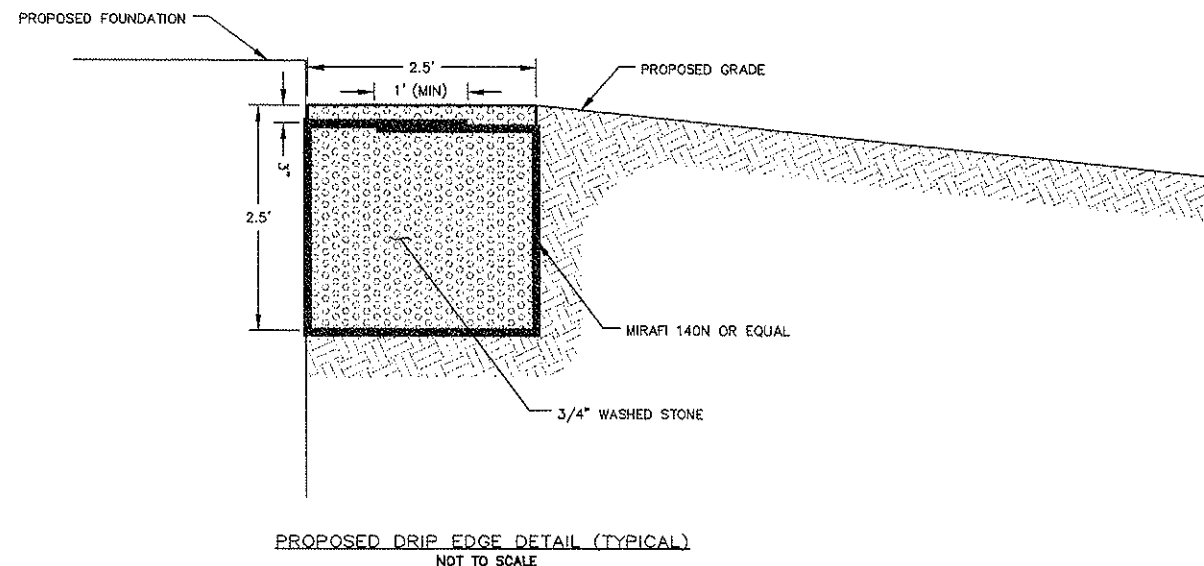
SHEET 11

CLAY HILL, A RESIDENTIAL COMMUNITY
STANDARD DETAIL SHEET 3
PREPARED FOR
DUBOIS FAMILY 2003 REVOCABLE TRUST
TAX MAP 22, LOT 3
HENRY LAW AVENUE & RIVER STREET
CITY OF DOVER
COUNTY OF STRAFFORD
STATE OF NEW HAMPSHIRE

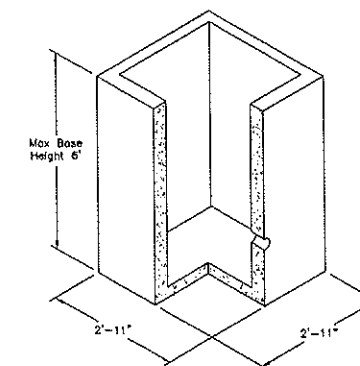
DOVER PLANNING FILE NO. P 15-17
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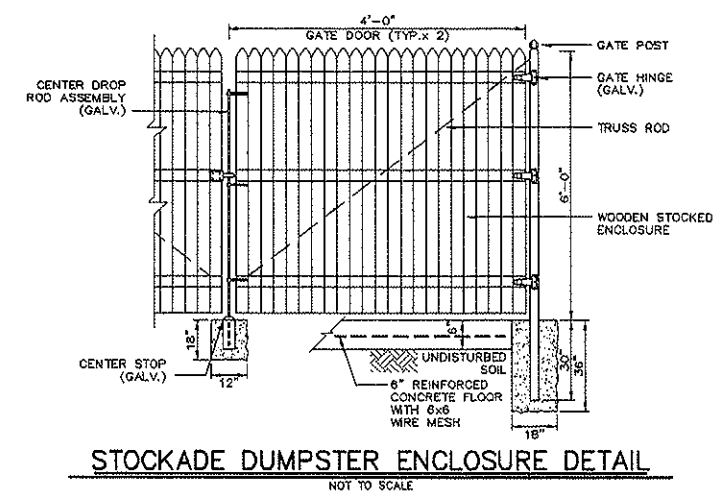


PROPOSED DRIP EDGE DETAIL (TYPICAL)
NOT TO SCALE

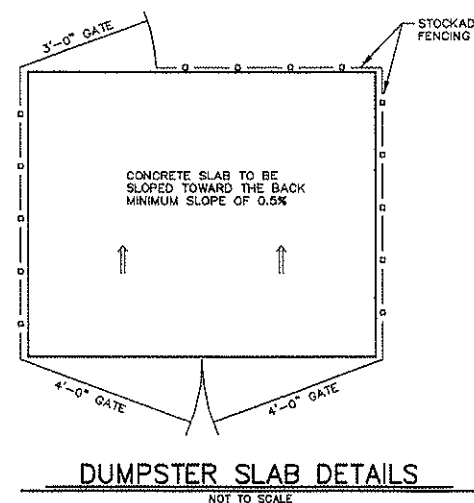


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	ISSUE DATE JANUARY, 2008	
	WWW.OLDCASTLEPRECAST.COM	Copyright ©2008 Y

YARD DRAIN (YD) DETAIL
NOT TO SCALE



STOCKADE DUMPSTER ENCLOSURE DETAIL
NOT TO SCALE



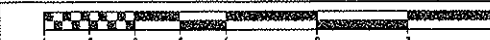
DUMPSTER SLAB DETAILS
NOT TO SCALE

VINYL FENCE DETAIL
NOT TO SCALE

SHEET 12

CLAY HILL, A RESIDENTIAL COMMUNITY
STANDARD DETAIL SHEET 4
PREPARED FOR
DUBOIS FAMILY 2003 REVOCABLE TRUST
TAX MAP 22, LOT 3
HENRY LAW AVENUE & RIVER STREET
CITY of DOVER
COUNTY of STRAFFORD
STATE of NEW HAMPSHIRE

DOVER PLANNING FILE No. P 15-17
DRAWN BY: RJM FILE: VR OP\2055\14-2078 NAD83 REV1
SCALE: AS NOTED DATE: JANUARY 26, 2015

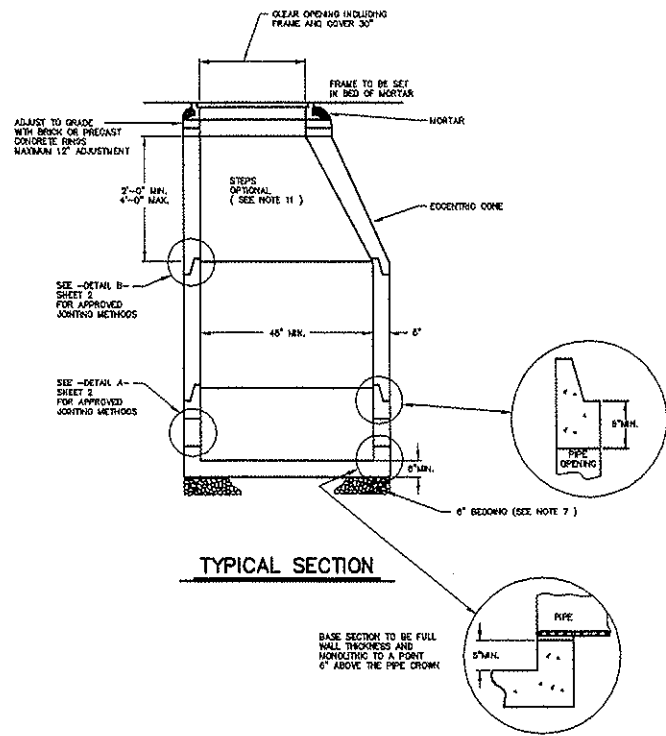


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NO.	DATE	DESCRIPTION	BY	CHK
REVISIONS				
14-2078	STD DETAIL	14-08	50-52	
PROJECT NO	TYPE	FIELDBOOK & PAGES		



- NOTES:
- 1.) IT IS THE INTENTION OF THE COMMISSION THAT THE MANHOLE, INCLUDING ALL COMPONENT PARTS, HAVE ADEQUATE SPACE, STRENGTH AND LEAKPROOF QUALITIES CONSIDERED NECESSARY BY THE COMMISSION FOR THE INTENDED SERVICE SPACE REQUIREMENTS AND CONFIGURATIONS. SHALL BE AS SHOWN ON THE DRAWING. MANHOLES MAY BE AN ASSEMBLY OF PRECAST SECTIONS, WITH OR WITHOUT STEEL REINFORCEMENT, WITH ADEQUATE JOINTING, OR CONCRETE CAST MONOLITHICALLY IN PLACE WITH OR WITHOUT REINFORCEMENT. IN ANY APPROVED MANHOLE, THE COMPLETE STRUCTURE SHALL BE OF SUCH MATERIAL AND QUALITY AS TO WITHSTAND LOADS OF 8 TONS (H-20 LOADING) WITHOUT FAILURE AND PREVENT LEAKAGE IN EXCESS OF ONE GALLON PER DAY PER VERTICAL FOOT OF MANHOLE, CONTINUOUSLY FOR THE LIFE OF THE STRUCTURE. A PERIOD GENERALLY IN EXCESS OF 25 YEARS IS TO BE UNDERSTOOD IN BOTH CASES.
 - 2.) BARRELS AND CONE SECTIONS SHALL BE PRECAST REINFORCED.
 - 3.) PRECAST CONCRETE BARREL SECTIONS, CONES AND BASES SHALL CONFORM TO ASTM C478.
 - 4.) LEAKAGE TEST SHALL BE PERFORMED IN ACCORDANCE WITH THE SPECIFICATIONS.
 - 5.) INVERTS AND SHELVES MANHOLES SHALL HAVE A BRICK PAVED SHELF AND INVERT, CONSTRUCTED TO CONFORM TO THE SIZE OF PIPE AND FLOW. AT CHANGES IN DIRECTION, THE INVERTS SHALL BE LAID OUT IN CURVES OF THE LONGEST RADIUS POSSIBLE TANGENT TO THE CENTER LINE OF THE SEWER PIPES. SHELVES SHALL BE CONSTRUCTED TO THE ELEVATION OF THE HIGHEST PIPE CROWN AND SLOPE TO DRAIN TOWARD THE FLOWING THROUGH CHANNEL. UNDERLAYMENT OF INVERT AND SHELF SHALL CONSIST OF BRICK MASONRY.
 - 6.) FRAMES AND COVERS MANHOLE FRAMES AND COVERS SHALL BE OF HEAVY DUTY DESIGN AND PROVIDE A 30-INCH CLEAR OPENING A 3-INCH (MINIMUM HEIGHT) LETTER "S" FOR SEWER OR "D" FOR DRAINS SHALL BE PLAINLY CAST INTO THE CENTER OF EACH COVER.
 - 7.) BEDDING SCREENED GRAVEL AND/OR CRUSHED STONE FREE FROM CLAY, LOAM, ORGANIC MATTER AND MEETING ASTM C33
 100% PASSING 1 INCH SCREEN
 90-100% PASSING 3/4 INCH SCREEN
 20-55% PASSING 3/8 INCH SCREEN
 0-10% PASSING # 4 SIEVE
 0-5% PASSING # 8 SIEVE

WHERE ORDERED BY THE ENGINEER TO STABILIZE THE BASE, SCREENED GRAVEL OR CRUSHED STONE 1 1/2 INCH TO 1/2 INCH SHALL BE USED.

- 8.) CONCRETE FOR DROP SUPPORT SHALL CONFORM TO THE REQUIREMENT FOR CLASS A (3000#) CONCRETE OF THE NEW HAMPSHIRE DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS STANDARD SPECIFICATIONS AS FOLLOWS:
 CEMENT: 6.0 BAGS PER CUBIC YARD
 WATER: 5.75 GALLONS PER BAG CEMENT
 MAXIMUM SIZE OF AGGREGATE: 1 INCH

- 9.) FLEXIBLE JOINT A FLEXIBLE JOINT SHALL BE PROVIDED WITHIN THE FOLLOWING DISTANCES:

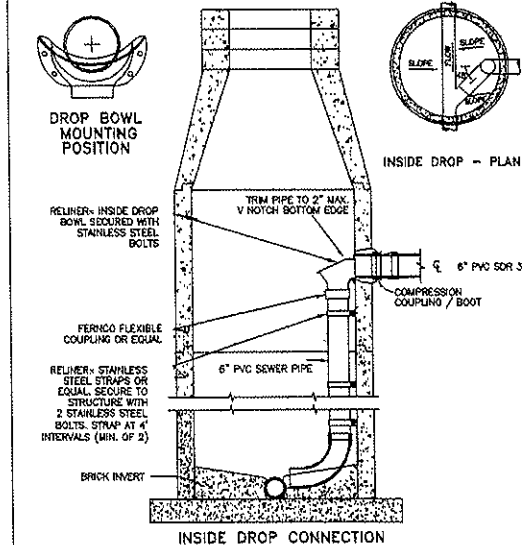
ROP & CI PIPE - ALL SIZES - 48"
 AC & VC PIPE - UP THROUGH 12" DIA - 18"
 AC & VC PIPE - LARGER THAN 12" DIA - 36"
 DI PIPE - NONE REQUIRED
 PVC (ASTM 3034) - UP THROUGH 15" DIA. - NONE REQUIRED
 PVC (ASTM F 679) - LARGER THAN 15" DIA. - 48" - 50"
 PVC (ASTM F 799) - ALL SIZES - 48" - 60"
 ABS (ASTM D 2680) - ALL SIZES - SAME AS VC ABOVE

- UNDER SEVERE CONDITIONS WHEN DIFFERENTIAL SETTING CANNOT BE CONTROLLED WITHIN NORMAL LIMITS, VARIATIONS IN THE STUB LENGTH MAY BE NECESSARY. OTHER PLASTIC PIPES SHALL BE REVIEWED ON A CASE BY CASE BASIS.

- 10.) SHALLOW MANHOLE IN LIEU OF A CONE SECTION, WHEN MANHOLE DEPTH IS LESS THAN 6 FEET, A REINFORCED CONCRETE SLAB COVER MAY BE USED HAVING AN ECCENTRIC ENTRANCE OPENING AND CAPABLE OF SUPPORTING H-20 LOADS.

- 11.) MANHOLE STEPS MAY BE PERMITTED UPON REQUEST BY THE OWNER AS SECONDARY ADDITIONAL SAFETY FEATURE SUPPLEMENTARY TO THE PRIMARY PORTABLE LADDER ENTRY AND WHEN INSTALLED UNDER THE FOLLOWING CONDITIONS:

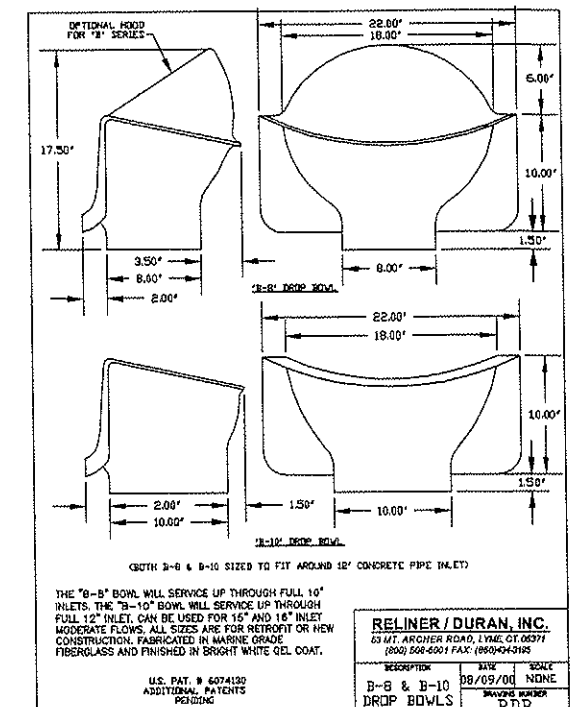
1. THE STEPS SHALL BE MANUFACTURED OF 5/8 INCH ROUND STAINLESS STEEL OR FORGED ALUMINUM ALLOY. THEY SHALL BE SHAPED SO THAT THEY CANNOT BE PULLED OUT OF THE CONCRETE WALL IN WHICH THEY ARE EMBEDDED.
2. THE STEPS SHALL BE EMBEDDED IN THE CONCRETE BY THE MANUFACTURER DURING MANUFACTURE OR IMMEDIATELY FOLLOWING REMOVAL OF THE FORMS. SECURING THE STEPS WITH MORTAR IN DRILLED OR CAST HOLES, WILL NOT BE ACCEPTABLE.
3. THE STEPS SHALL BE OF THE DROP TYPE WITH A DEPRESSED SECTION FOR HANDHOLD, APPROXIMATELY 14" X 10" IN DIMENSION.



- NOTES:
- 1.) ALL V-SIDE DROP CONNECTIONS FOR SERVICES AND COLLECTOR SEWERS SHALL USE THE DROP BOWL AS PRODUCED BY: RELINER-DURAN, INC. 53 MT. ARCHER ROAD, LYMA, CT 06371 (800) 508-6001 FAX: (860) 434-3195
 - 2.) SECURE DROP PIPE TO MANHOLE WALL WITH REINFORCED CONCRETE OR STEEL ADJUSTABLE CLAMPING DEVICES.

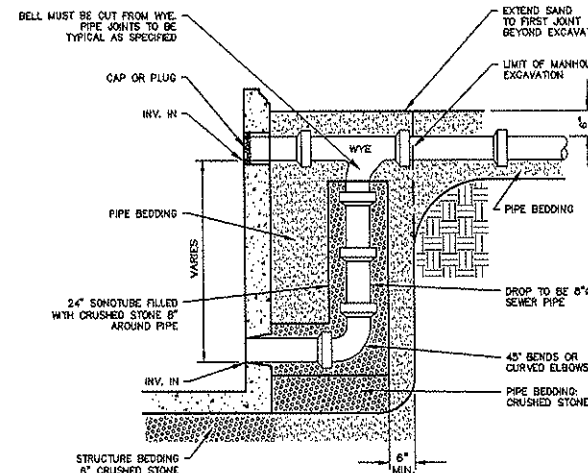
RELINER - DURAN, INC.
 53 MT. ARCHER ROAD, LYMA, CT 06371
 (800) 508-6001 FAX: (860) 434-3195
 DESCRIPTION: DROP CONNECTIONS
 SCALE: NONE

<http://www.reliner.com/index.htm>



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 (800) 508-6001 FAX: (860) 434-3195
 DESCRIPTION: DROP BOWLS
 SCALE: NONE

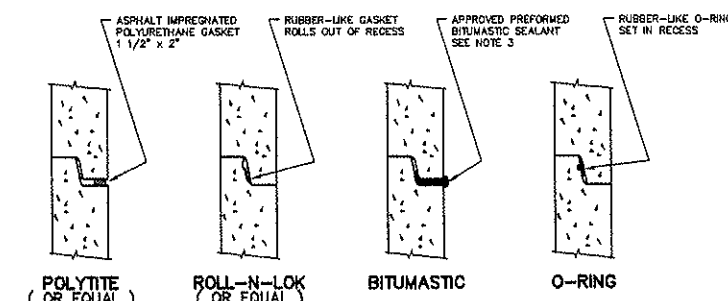
<http://www.reliner.com/index.htm>



OUTSIDE DROP

NOT TO SCALE

NOTE: DIMENSIONS AND CONSTRUCTION OF DROP MANHOLE TO BE SIMILAR TO TYPICAL MANHOLE EXCEPT AS SHOWN

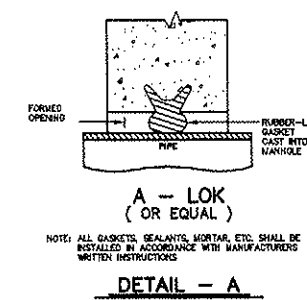


NOTE: ALL GASKETS AND SEALANTS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS.

DETAIL - B

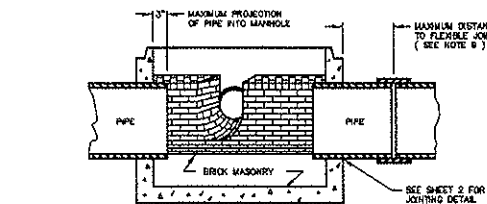
NOTES:

- 1.) HORIZONTAL JOINTS BETWEEN SECTIONS OF PRECAST CONCRETE BARRELS SHALL BE OF A TYPE APPROVED BY THE COMMISSION, WHICH TYPE SHALL, IN GENERAL, DEPEND FOR WATERTIGHTNESS UPON AN ELASTOMERIC OR MASTIC-LIKE GASKET.
- 2.) PIPE TO MANHOLE JOINTS SHALL BE ONLY AS APPROVED BY THE COMMISSION AND IN GENERAL, WILL DEPEND FOR WATERTIGHTNESS UPON EITHER AN APPROVED NON-SHRINKING MORTAR OR ELASTOMERIC SEALANT.
- 3.) FOR BITUMASTIC TYPE JOINTS THE AMOUNT OF SEALANT SHALL BE SUFFICIENT TO FILL AT LEAST 75% OF THE JOINT CAVITY. APPROVED BITUMASTIC SEALANTS:
 RAM-NEK
 KENT SEAL NO. 2
 E7

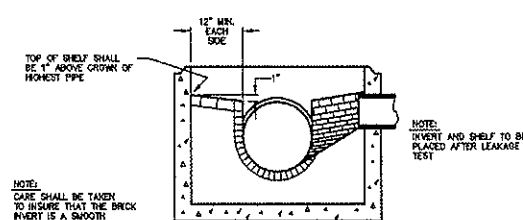


A - LOK (OR EQUAL)

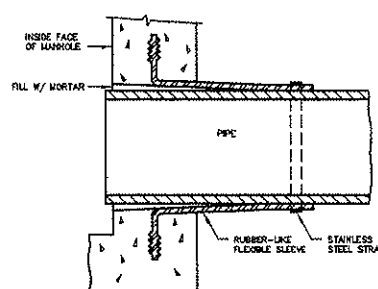
DETAIL - A



SECTION A-A



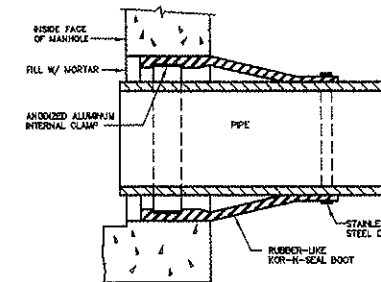
SECTION B-B



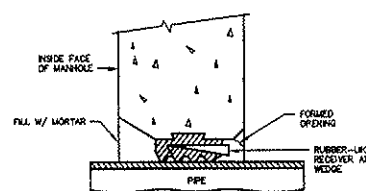
LOCK-JOINT FLEXIBLE MANHOLE SLEEVE (OR EQUAL)

STANDARD MANHOLE SHEET 1

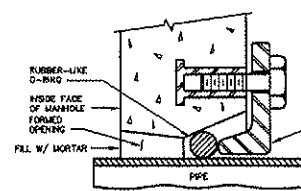
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PROJECT NO	TYPE	FIELDBOOK	PAGES	



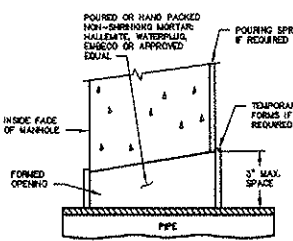
KOR - N - SEAL JOINT SLEEVE (OR EQUAL)



PRESS-WEDGE II (OR EQUAL)



RES-SEAL (OR EQUAL)



NON-SHRINKING MORTAR

STANDARD MANHOLE SHEET 2

CLAY HILL, A RESIDENTIAL COMMUNITY
 SEWER STANDARD SHEET 1
 PREPARED FOR
 DUBOIS FAMILY 2003 REVOCABLE TRUST
 TAX MAP 22, LOT 3
 HENRY LAW AVENUE & RIVER STREET
 CITY OF DOVER
 COUNTY OF STRAFFORD
 STATE OF NEW HAMPSHIRE

DOVER PLANNING FILE No. P 15-17

DRAWN BY: RJM FILE: VR 05/2015/14-2078 HAD63 REV1
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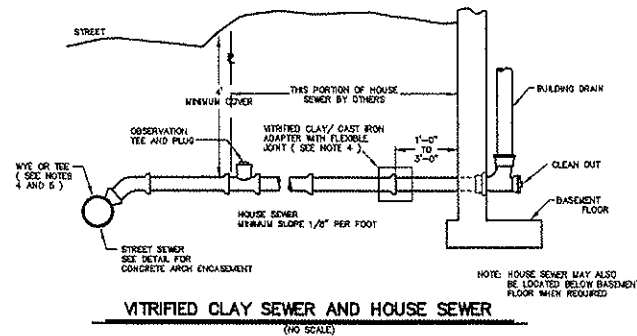
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STANDARD TRENCH SECTION

HOUSE SEWER DETAILS



NOTES:

1.) MINIMUM SIZE PIPE FOR HOUSE SERVICE SHALL BE FOUR INCHES.

2.) PIPE AND JOINT MATERIALS:

A) VITRIFIED CLAY PIPE

1 - PIPE AND FITTINGS SHALL BE EXTRA STRENGTH CLASS PIPE CONFORMING TO THE REQUIREMENTS OF ASTM C-700
2 - JOINTS SHALL BE MADE WITH OIL RESISTANT GASKET IN ACCORDANCE WITH ASTM C-425 TYPE II. MANUFACTURERS INSTRUCTIONS FOR INSTALLATION SHALL BE FOLLOWED.

B) ASBESTOS-CEMENT-NON-PRESSURE SEWER PIPE

1 - PIPE AND FITTINGS SHALL CONFORM TO ASTM TENTATIVE SPECIFICATIONS C 644 TYPE II.
2 - JOINTS SHALL BE OF THE SLEEVE - COUPLING TYPE CONFORMING TO ASTM SPECIFICATIONS C 644 TYPE II. COMPRESSION RINGS SHALL BE OF OIL RESISTANT RUBBER TYPE OR ELASTOMERIC MATERIAL AND SHALL CONFORM TO ASTM SPECIFICATION D 1869. MANUFACTURERS INSTRUCTIONS FOR INSTALLATION SHALL BE FOLLOWED.

C) CAST IRON PIPE FITTINGS AND JOINTS

1 - CAST IRON PIPE AND FITTINGS SHALL CONFORM TO THE FOLLOWING STANDARDS OF THE AMERICAN NATIONAL STANDARDS INSTITUTE
A21 1 THICKNESS DESIGN OF CAST IRON PIPE
A21 4 CEMENT MORTAR LINING FOR CAST IRON PIPE AND FITTINGS
A21 8 CAST IRON PIPE CENTRIFUGALLY CAST IN METAL MOLDS FOR WATER OR OTHER LIQUIDS.
A21 10 CAST IRON FITTINGS, 2 INCHES THROUGH 48 INCHES FOR WATER AND OTHER LIQUIDS.
2 - JOINTS SHALL BE OF THE MECHANICAL OR PUSH-ON TYPE JOINTS AND GASKETS SHALL CONFORM TO
A21 11 RUBBER GASKET JOINTS FOR CAST IRON PRESSURE PIPE AND FITTINGS.

D) DUCTILE IRON PIPE FITTINGS AND JOINTS

1 - DUCTILE IRON PIPE AND FITTINGS SHALL CONFORM TO THE FOLLOWING STANDARDS OF THE UNITED STATES OF AMERICA STANDARDS INSTITUTE
A21 50 THICKNESS DESIGN OF DUCTILE IRON PIPE AND WITH ASTM A-538 DUCTILE IRON CASTINGS.
A21 51 DUCTILE IRON PIPE, CENTRIFUGALLY CAST IN METAL MOLDS OR SAND-LINED MOLDS FOR WATER OR OTHER LIQUIDS.

2 - JOINTS SHALL BE AS SPECIFIED IN C2 ABOVE, CAST IRON PIPE JOINTS.

E) POLYETHYLENE GLASS REINFORCED SANITARY SEWER PIPE

1 - PVC PIPE AND FITTINGS SHALL CONFORM TO ASTM D3034 (AND SDR 35 THICKNESS).
2 - JOINTS SHALL BE PUSH-ON TYPE AND GASKETS SHALL CONFORM TO ASTM F477.

3.) DAMAGED PIPE SHALL BE REJECTED AND REMOVED FROM THE JOB SITE.

4.) JOINTS SHALL BE DEPENDENT UPON A NEOPRENE OR ELASTOMERIC GASKET FOR WATER-TIGHTNESS. JOINTS SHALL BE PROPERLY MATED WITH THE PIPE MATERIALS USED. WHERE DIFFERING MATERIALS ARE TO BE CONNECTED, AS AT THE STREET SEWER WYE OR AT THE FOUNDATION WALL, APPROPRIATE MANUFACTURED ADAPTORS SHALL BE USED.

5.) TEES OR WYES, WHERE A TEE OR WYE IS NOT AVAILABLE IN THE EXISTING STREET SEWER, AN APPROPRIATE CONNECTION SHALL BE MADE FOLLOWING MANUFACTURERS INSTRUCTIONS USING A BOLTED, CLAMPED, OR EPOXY - CEMENTED SADDLE TAPPED INTO A SMOOTHLY DRILLED OR SAWN OPENING IN THE SEWER. THE PRACTICE OF BREAKING AN OPENING WITH A SLEDGE HAMMER, STUFFING CLOTH OR OTHER SUCH MATERIAL AROUND THE JOINT, OR APPLYING MORTAR TO HOLD THE CONNECTION, AND ANY OTHER SIMILAR CRUDE PRACTICES OR INEPT OR HASTY IMPROVISATIONS WILL NOT BE PERMITTED. THE CONNECTION SHALL BE CONCRETE ENCASED AS SHOWN IN THE DETAIL UP TO AND INCLUDING 15' DIAMETER. (DOES NOT APPLY TO INSTALLATIONS WHERE 1/2" & 1/4" ARE USED).

6.) PIPE INSTALLATION - THE PIPE SHALL BE HANDLED, PLACED, AND JOINTED IN ACCORDANCE WITH THE INSTALLATION GUIDES OF THE APPROPRIATE MANUFACTURER. IT SHALL BE CAREFULLY BEDDED ON A 4 INCH LAYER OF CRUSHED STONE AND/OR GRAVEL AS SPECIFIED IN NOTE 10. BEDDING AND RE-FILL FOR A DEPTH OF 12 INCHES ABOVE THE TOP OF THE PIPE SHALL BE CAREFULLY AND THOROUGHLY TAMPED BY HAND OR WITH APPROPRIATE MECHANICAL DEVICES. THE PIPE SHALL BE LAID AT A CONTINUOUS AND CONSTANT GRADE FROM THE STREET SEWER CONNECTION TO THE HOUSE FOUNDATION AT A GRADE OF NOT LESS THAN 1/8 INCH PER FOOT. PIPE JOINTS MUST BE MADE UNDER DRY CONDITIONS. IF WATER IS PRESENT, ALL NECESSARY STEPS SHALL BE TAKEN TO DRY THE TRENCH.

7.) TESTING - THE COMPLETED HOUSE SEWER SHALL BE SUBJECTED TO A LEAKAGE TEST IN ANY OF THE FOLLOWING MANNERS (PRIOR TO BACKFILLING):
A) AN OBSERVATION TEE SHALL BE INSTALLED AS SHOWN AND, WHEN READY FOR TESTING, AN INFLATABLE BLADDER OR PLUG SHALL BE INSERTED JUST UPSTREAM FROM THE OPENING IN THE TEE. AFTER INFLATION, WATER SHALL BE INTRODUCED INTO THE SYSTEM ABOVE THE PLUG TO A HEIGHT OF 5 FEET ABOVE THE LEVEL OF THE PLUG.

B) THE PIPE SHALL BE LEFT EXPOSED AND LIBERALLY HOSED WITH WATER, TO SIMULATE, AS NEARLY AS POSSIBLE, WET TRENCH CONDITIONS OR, IF THE TRENCH IS WET, THE GROUND WATER SHALL BE PERMITTED TO RISE IN THE TRENCH OVER THE PIPE. INSPECTIONS FOR LEAKS SHALL BE MADE THROUGH THE CLEANOUT WITH A FLASHLIGHT.
C) DRY FLUORESCENCE DYE SHALL BE SPRINKLED INTO THE TRENCH OVER THE PIPE. IF THE TRENCH IS DRY, THE PIPE SHALL BE LIBERALLY HOSED WITH WATER, OR IF THE TRENCH IS WET, GROUND WATER SHALL BE PERMITTED TO RISE IN THE TRENCH OVER THE PIPE. OBSERVATION FOR LEAKS SHALL BE MADE IN THE FIRST DOWNSTREAM MANHOLE.

LEAKAGE OBSERVED IN ANY OF THE ABOVE ALTERNATE TESTS SHALL BE CAUSE FOR NON-ACCEPTANCE AND THE PIPE SHALL BE DUG-UP IF NECESSARY AND RE-LAID SO AS TO ASSURE WATER TIGHTNESS.

8.) ILLEGAL CONNECTION - NOTHING BUT SANITARY WASTE FLOW FROM HOUSE TOILETS, SINKS, LAUNDRY ETC. SHALL BE PERMITTED. ROOF LEADERS, FOOTING DRAINS OR SUMP PUMPS OR ANY OTHER SIMILAR CONNECTION CARRYING RAIN WATER, DRAINAGE OR GROUND WATER, SHALL NOT BE PERMITTED.

9.) HOUSE WATER SERVICE - SHOULD NOT BE LAID IN THE SAME TRENCH AS SEWER SERVICE, BUT WHEN NECESSARY, SHALL BE PLACED ABOVE AND TO ONE SIDE OF THE HOUSE SEWER AS SHOWN.

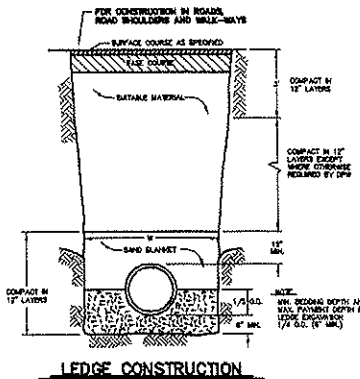
10.) BEDDING: SCREENED GRAVEL AND/OR CRUSHED STONE FREE FROM CLAY, LOAM, ORGANIC MATERIAL AND MEETING ASTM C33-67.
100% PASSING 1 INCH SCREEN
90-100% PASSING 3/4 INCH SCREEN
20-55% PASSING 3/8 INCH SCREEN
0-10% PASSING #4 SIEVE
0-5% PASSING #8 SIEVE

WHERE ORDERED BY THE ENGINEER TO STABILIZE THE TRENCH BASE, SCREENED GRAVEL OR CRUSHED STONE 1 1/2 INCH TO 1/2 INCH SHALL BE USED.

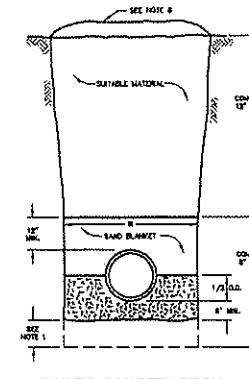
11.) LOCATION - THE LOCATION OF THE TEE OR WYE SHALL BE RECORDED AND FILED IN THE MUNICIPAL RECORDS. IN ADDITION, A FERROUS METAL ROD OR PIPE SHALL BE PLACED OVER THE TEE OR WYE AS DESCRIBED IN THE TYPICAL CHIMNEY DETAIL TO AID IN LOCATING THE BURIED PIPE WITH A DIP NEEDLE OR PIPEFINDER.

12.) CONCRETE - CONCRETE SHALL CONFORM TO THE REQUIREMENTS FOR CLASS A (3000 PSI) CONCRETE OF THE NEW HAMPSHIRE DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS STANDARD SPECIFICATIONS AS FOLLOWS:
CEMENT - 5.0 BAGS / C.Y.
WATER - 5.75 GALS. / BAG CEMENT
AGGREGATE - 1 1/2" MAX.

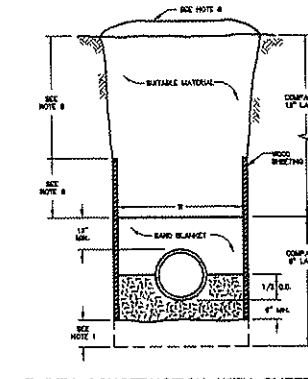
13.) CHIMNEYS - IF VERTICAL DROP INTO SEWER IS GREATER THAN 4', A CHIMNEY SHALL BE CONSTRUCTED FOR THE HOUSE CONNECTION.



LEDGE CONSTRUCTION



EARTH CONSTRUCTION



EARTH CONSTRUCTION WITH SHEETING

NOTES:

1.) ORDERED EXCAVATION OF UNSUITABLE MATERIAL BELOW GRADE. REFILL WITH BEDDING MATERIAL. SEE ALSO NOTE 7.

2.) BEDDING: SCREENED GRAVEL AND/OR CRUSHED STONE FREE FROM CLAY, LOAM, ORGANIC MATERIAL AND MEETING ASTM C33 STONE SIZE NO. 67.

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

-- CRUSHED STONE 1/2 INCH - 1 1/2 INCH MAY BE USED INSTEAD OF SCREENED GRAVEL WHERE ALLOWED BY THE ENGINEER.

3.) SAND BLANKET: CLEAN SAND FREE FROM ORGANIC MATTER SO GRADED THAT 90-100% PASSES A 1/2 INCH SIEVE AND NOT MORE THAN 15% WILL PASS A #200 SIEVE.

4.) SUITABLE MATERIAL: IN ROADS, ROAD SHOULDERS, WALK-WAYS AND TRAVELED WAYS, SUITABLE MATERIAL FOR TRENCH BACKFILL SHALL BE THE NATURAL MATERIAL EXCAVATED DURING THE COURSE OF CONSTRUCTION, BUT SHALL EXCLUDE DEBRIS, PIECES OF PAVEMENT, ORGANIC MATERIAL, TOP SOIL, ALL WET OR SOFT MUCK, PEAT OR CLAY, ALL EXCAVATED LEDGE MATERIAL, AND ALL ROCKS OVER SIX INCHES IN LARGEST DIMENSION, OR ANY MATERIAL WHICH, AS DETERMINED BY THE ENGINEER, WILL NOT PROVIDE SUFFICIENT SUPPORT OR MAINTAIN THE COMPLETED CONSTRUCTION IN A STABLE CONDITION.

IN CROSS-COUNTRY CONSTRUCTION, SUITABLE MATERIAL SHALL BE AS DESCRIBED ABOVE, EXCEPT THAT THE ENGINEER MAY PERMIT THE USE OF TOP SOIL, LOAM, MUCK OR PEAT, IF HE IS SATISFIED THAT THE COMPLETED CONSTRUCTION WILL BE ENTIRELY STABLE AND PROVIDED THAT EASY ACCESS TO THE SEWER FOR MAINTENANCE AND POSSIBLY RECONSTRUCTION, WHEN NECESSARY, WILL BE PRESERVED.

5.) BASE COURSE, IF ORDERED BY THE ENGINEER, SHALL MEET THE REQUIREMENTS OF DIVISION 300 OF THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION OF THE STATE OF NEW HAMPSHIRE, DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS, (D.O.T.).

6.) WOOD SHEETING, IF REQUIRED, WHERE SHEETING IS PLACED ALONGSIDE THE PIPE AND EXTENDS BELOW MID-DIAMETER, IT SHALL BE CUT OFF AND LEFT IN PLACE TO AN ELEVATION NOT LESS THAN 1 FOOT ABOVE THE TOP OF THE PIPE. WHERE SHEETING IS ORDERED BY THE ENGINEER TO BE LEFT IN PLACE, IT SHALL BE CUT OFF AT LEAST 3 FEET BELOW FINISHED GRADE, BUT NOT LESS THAN 1 FOOT ABOVE THE TOP OF THE PIPE.

7.) W = MAXIMUM ALLOWABLE TRENCH WIDTH TO A PLANE 12 INCHES ABOVE THE PIPE. FOR PIPES 15 INCHES NOMINAL DIAMETER OR LESS, W SHALL BE NO MORE THAN 36 INCHES; FOR PIPES GREATER THAN 15 INCHES NOMINAL DIAMETER, W SHALL BE 24 INCHES PLUS PIPE O.D. W SHALL ALSO BE THE PAYMENT WIDTH FOR LEDGE EXCAVATION AND FOR ORDERED EXCAVATION BELOW GRADE.

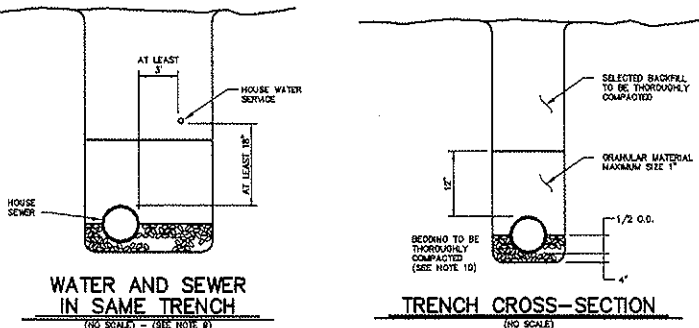
8.) FOR CROSS COUNTRY CONSTRUCTION, BACKFILL OR FILL SHALL BE MOUND TO A HEIGHT OF 6 INCHES ABOVE THE ORIGINAL GROUND SURFACE.

9.) CONCRETE FOR ENCASEMENT SHALL CONFORM TO THE REQUIREMENTS FOR CLASS A (3000 PSI) CONCRETE OF THE NEW HAMPSHIRE DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS STANDARD SPECIFICATIONS AS FOLLOWS:
CEMENT: 5.0 BAGS PER CUBIC YARD
WATER: 5.75 GALLONS PER BAG CEMENT
MAXIMUM SIZE OF AGGREGATE: 1 INCH

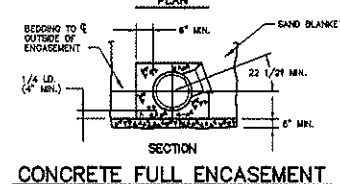
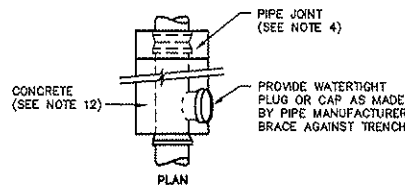
10.) NEW HAMPSHIRE WATER SUPPLY AND POLLUTION CONTROL COMMISSION (NH DES) DESIGN STANDARDS REQUIRE 10 FT. SEPARATION. HOWEVER, SHOULD CONSTRUCTION OPERATIONS REVEAL OR EXPOSE A WATERLINE (MAIN OR SERVICE) RUNNING APPROXIMATELY PARALLEL AND LESS THAN 10 FT. HORIZONTAL FROM THE PROPOSED SEWER INSTALLATION AND WHERE IT IS NOT PRACTICABLE TO RELOCATE THE SEWER, THE FOLLOWING METHODS OF PROTECTION MUST BE EMPLOYED.

A. IF THE WATERLINE CAN BE KEPT AT LEAST 18 INCHES ABOVE AND 3 FEET TO ONE SIDE OF THE SEWER, AS SHOWN AND SUPPORTED ON A BENCH OF ORIGINAL SOL, NO OTHER PROTECTION IS REQUIRED.

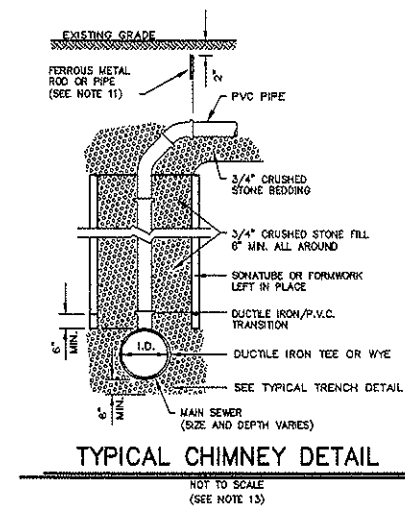
11.) IF FULL ENCASEMENT IS UTILIZED, DEPTH OF CONCRETE BELOW PIPE SHALL BE 1/4 I.D. (4" MIN.) BLOCK SUPPORT SHALL BE SOLID CONCRETE BLOCKS.



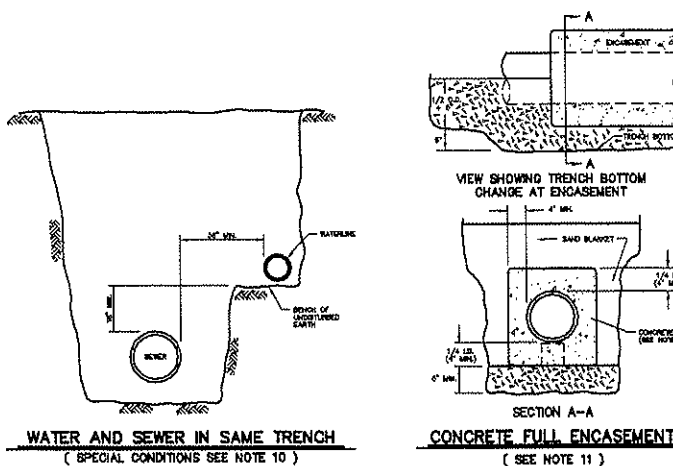
WATER AND SEWER IN SAME TRENCH



CONCRETE FULL ENCASEMENT



TYPICAL CHIMNEY DETAIL



WATER AND SEWER IN SAME TRENCH

CONCRETE FULL ENCASEMENT

SHEET 14

CLAY HILL, A RESIDENTIAL COMMUNITY

SEWER STANDARD SHEET 2

PREPARED FOR

DUBOIS FAMILY 2003 REVOCABLE TRUST

TAX MAP 22, LOT 3

HENRY LAW AVENUE & RIVER STREET

CITY OF DOVER

COUNTY OF STRAFFORD

STATE OF NEW HAMPSHIRE

DOVER PLANNING FILE NO. P 15-17

DRAWN BY: RJM FILE: VR 012055\14-2078 NAD63 REV1

SCALE: AS NOTED DATE: JANUARY 26, 2015

McEneaney
Survey
Associates

P.O. Box 681 - 24 Chestnut Street
Dover, NH 03820 (603) 742-0911

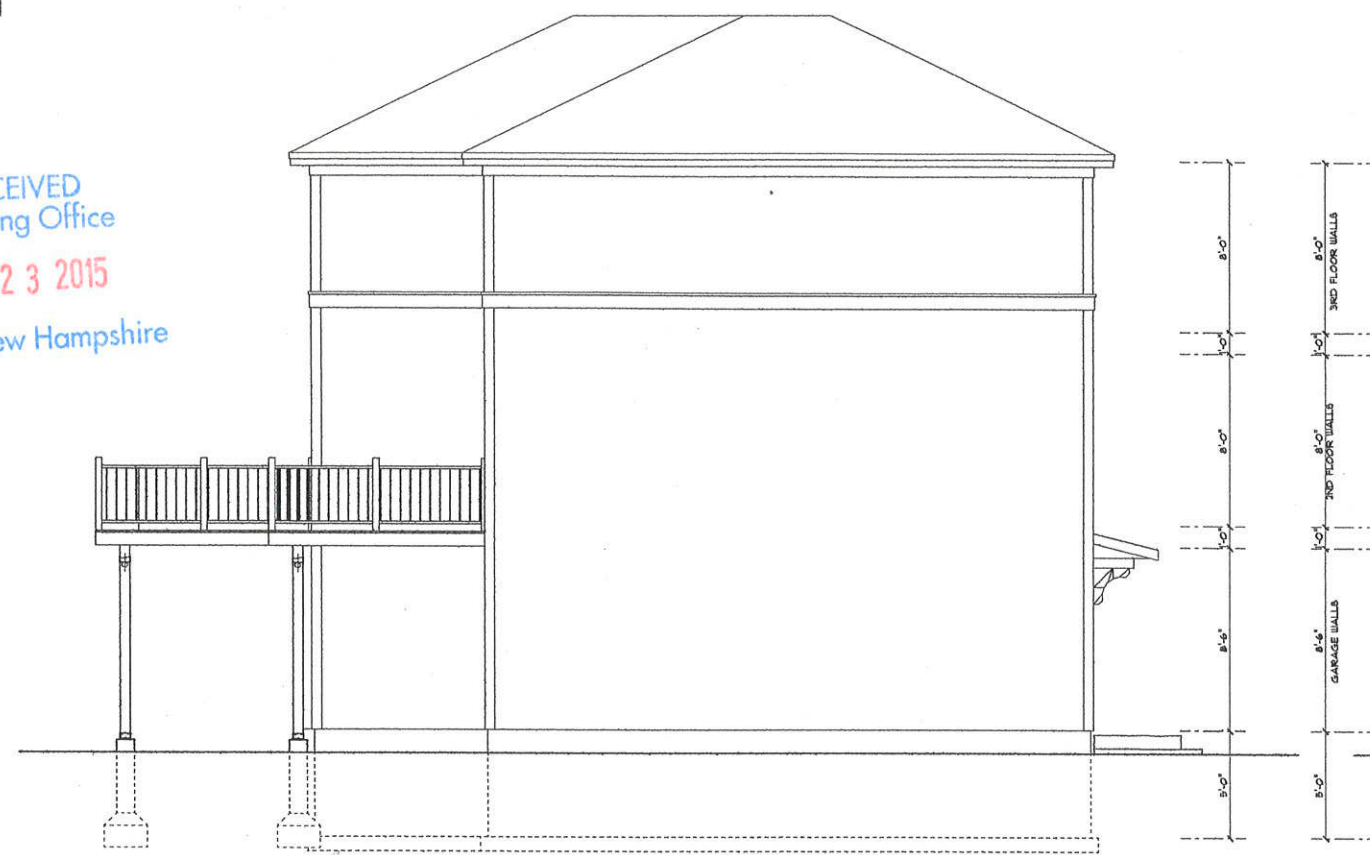
SURVEYING - PLANNING - CONSULTING

civilworks
engineers • surveyors

P.O. Box 1166
Dover, NH 603-749-0443

NO.	DATE	DESCRIPTION	BY	CHK
2	7/8/15	REVISE NO. OF UNITS	RJM	KMW
1	5/8/15	REVISE PER TRC COMMENTS	RJM	KMW
REVISIONS				
14-2078	SEWER STD	14-08	50-52	
PROJECT NO	TYPE	FIELDBOOK	& PAGES	

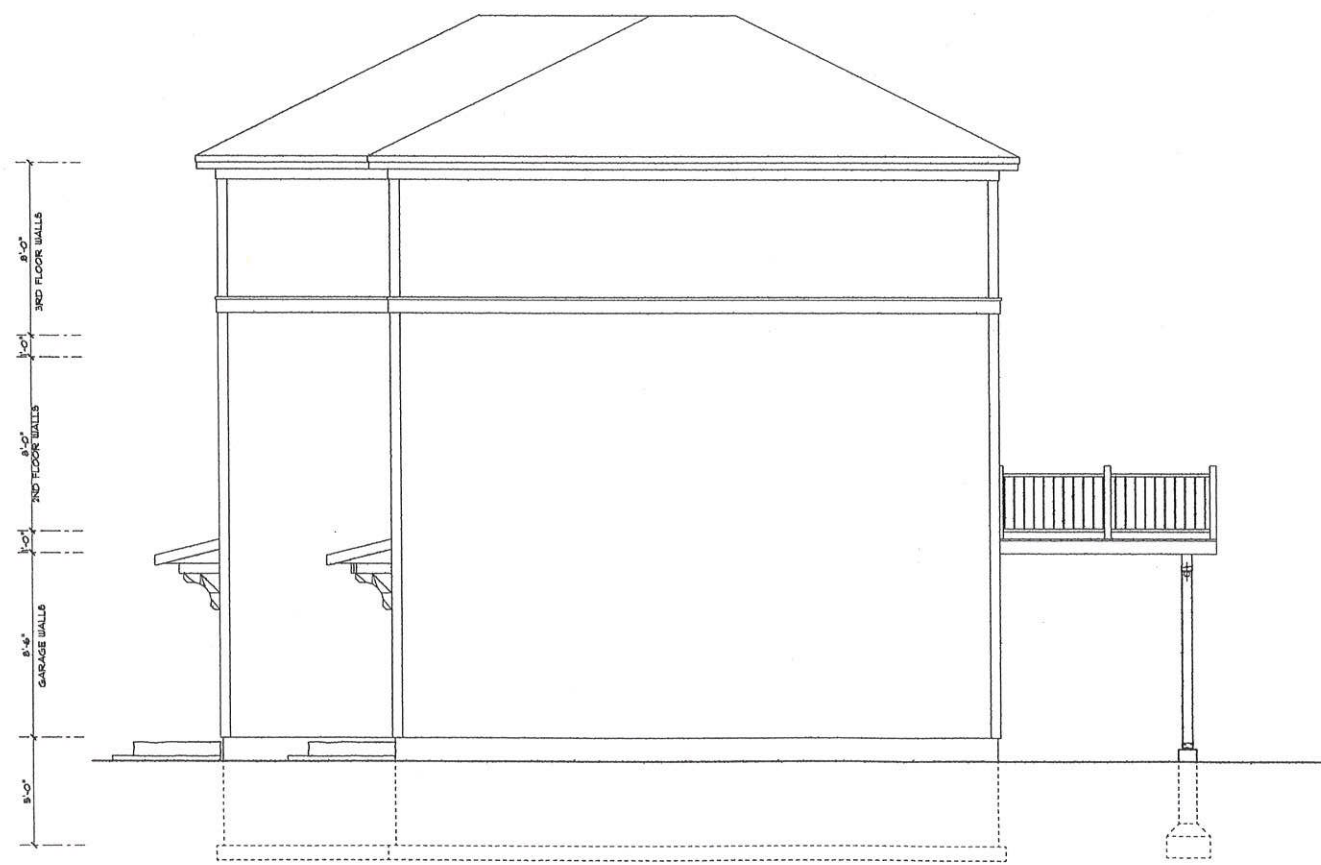
RECEIVED
Planning Office
JUL 23 2015
Dover, New Hampshire



LEFT ELEVATION
SCALE: 1/4" = 1'-0"



FRONT ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"

ALL PLANS/DRAWINGS THAT ARE PROVIDED TO THE CLIENTS ARE BASED ON INFORMATION GIVEN BY THE CLIENT. ALL DIMENSIONS AND SPECIFICATIONS MUST BE VERIFIED BY CLIENT/CONTRACTOR BEFORE CONSTRUCTION BEGINS. OWNER AND CONTRACTOR RESPONSIBLE FOR ANY ERRORS AND OMISSIONS. CONTRACTOR ASSUMES ALL LIABILITY FOR BUILDING CONSTRUCTION.

PLANS AND SPECIFICATIONS HAVE NOT BEEN PREPARED BY REGISTERED ARCHITECT OR ENGINEER. CUSTOMER SHOULD CONSULT A REGISTERED ARCHITECT OR ENGINEER OF THEIR CHOICE IF ARCHITECT OR ENGINEER STAMP IS NECESSARY BEFORE CONSTRUCTION BEGINS.

ALL CONTRACTORS TO CONFORM TO ALL STATE AND LOCAL BUILDING CODES.

DESIGN OF:
**UNITS 8 & 9
CLAY HILL
A RESIDENTIAL COMMUNITY**

DESIGN FOR:
**HENRY LAW AVENUE
AND RIVER STREET
DOVER, NH.**

DRAWN BY: _____
DATE: 04-28-15
REVISED: _____
SCALE: 1/4" = 1'-0"

Quality Drafting & Design
House plans - Additions
Renovations - Garages
and more
25 Years of Experience
Tom Bouchard
801 Bald Hill Road
Wells, Me. 04090
cell 207-461-5216
tqb@madnet.com

SHEET NO. _____



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P15-34

Application Type: Waiver for a Site Plan for Paving
Applicant(s): First Rate Real Estate Group, LLC
Owner(s): First Rate Real Estate Group, LLC
Location: 11 Court Street (Assessor's Map 2, Lot 76)

INTENT: To request a waiver to the Site Review requirement that pavement must be setback ten feet from a front lot line and five feet from a side and rear lot line.

UNITS PROPOSED: N/A

AGENDA ITEM #: 3-B

ACREAGE: 0.09 Acres

ZONING DISTRICT: Central Business District- General (CBD-G)

EXISTING LAND USE: Vacant lot

PROPOSED LAND USE: 11-space parking lot

SURROUNDING LAND USE: Commercial businesses and residential uses

ATTACHMENT: Waiver application, waiver request, Parking Worksheet Plan (Over)

APPLICATION IS COMPLETE: Yes

NOTICES SENT: Yes

PERMITS REQUIRED:

- Driveway Permit

WAIVERS REQUESTED:

- Waiver to Chapter 149-15C

Summary of Request and Background

The applicant wishes to construct parking, below the threshold for Planning Board review, for 2 Silver Street. The width of the lot requires that pavement be within ten feet of the front lot line and five feet from a side and rear lot line.

Parking areas above 4000 square feet must obtain site plan approval. This proposed parking lot is below that threshold, thus does not require site plan approval, however the Board must review and approve waiver requests.

The Planning Board accepted the application on June 23, 2015 and tabled the application pending Technical Review Committee (TRC) review and comments. The applicant met with the TRC on July 16, 2015 (see TRC minutes). The applicant submitted revised plans on July 23, 2015.

Waiver Request

The applicant is requesting a waiver to Chapter 149-15-C, to modify the setback requirements for pavement to maximize the parking on the lot. The applicant has submitted a letter dated June 8, 2015 that includes the justification for the request.

The Planning Department supports the waiver for the reasons stated by the applicant.

STAFF RECOMMENDATION:

The Planning Department recommends that the Planning Board approve the waiver with the following conditions:

1. The applicant shall revise the plan to add a street wall at least 24 inches in height as a base for the proposed fence.
2. The applicant shall install all required fencing prior to parking any vehicles in the parking lot.

MAP 2 LOT 76 Zoned CBD



City of Dover, New Hampshire
APPLICATION FOR EXTENSIONS OF/ AMENDMENTS
TO/ WAIVERS FOR AN APPROVED PLAN

[Creation Date: April 23, 2013]

Office Use Only

Amount Paid:

\$423.00

Date/Time Received:

Doc # 12100

P15-34

JUN 08 2015

Dover, New Hampshire

APPLICANT INFORMATION

Name of Applicant: FIRST RATE REAL ESTATE GROUP LLC Telephone # 235-3871

Address of Applicant: 3510 LAFAYETTE RD PORTSMOUTH NH E-Mail _____

Project Name: 11 COURT ST. Project Location: 03801 11 COURT ST

Planning File Number: _____ Date of Original Approval N/A

File Type: Conditional Use _____ Site Plan Review _____ Subdivision _____

EXTENSION INFORMATION (Note: notification of abutters required for first time extensions only)

Current deadline date: _____ Number of Extensions Previously granted by Board _____

Reason(s) for extension/comments (attach additional sheets as needed): _____

AMENDMENT INFORMATION

Condition(s) or portion of plan to be amended: _____

Reason(s) for amendment/comments (attach additional sheets as needed): _____

WAIVER INFORMATION

Site Review/Subdivision Regulations section(s) to be waived: 149-15C

Justification for waiver request(s) (attach additional sheets as needed): _____

SEE ATTACHED

SIGNATURES

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

Signature of Property Owner: [Signature] Date: 6/5/2015

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

Signature of Agent: _____ Date: _____

Waiver of Pavement Setbacks

Tax Map 20, Lot 76 - 11 Court Street

June 8, 2015

The applicant is requesting a waiver of the pavement setback requirement of 5 feet on side and rear property lines and 10 feet on front property lines, per Site Review Regulations 149-15C.

The applicant acquired the property at 11 Court Street in 2014 in order to provide additional parking for the residential building they constructed on the corner of Silver Street and Central Avenue. A single family home was removed from the Court Street property to facilitate the construction of the parking lot. The applicant initially proposed to install a gravel parking area, however, due to ongoing maintenance issues a paved surface is preferable. The attached plan indicates the installation of porous pavement to facilitate drainage. The pavement would be installed within 0.5 feet of the property lines, therefore requiring this request for waiver.

The total lot size of the property is less than 4,000 s.f. and thus, per Site Review Regulation 149-4A (3), would not trigger site review by the Planning Board. Should the applicant have installed a gravel parking lot it is probable that no waivers would be required.

Given the desire to provide additional parking in close proximity to the building at 2 Silver Street, and the installation of porous pavement, it is felt that the waiver is appropriate.



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES - P15-34

Application Type: Waiver Request
Applicant(s): First Rate Real Estate Group
Owner(s): First Rate Real Estate Group
Location: 11 Court Street (Tax Map 2, Lot 76)
Date: July 16, 2015

INTENT: To request a waiver to the Site Review requirement that pavement must be setback ten feet from a front lot line and five feet from a side and rear lot line.

UNITS PROPOSED: None

AGENDA ITEM #: 1

ACRES: 0.09 acres

ZONING DISTRICT: Central Business District- General (CBD-G)

EXISTING LAND USE: Vacant lot

PROPOSED LAND USE: 11-space parking lot

SURROUNDING LAND USE: Commercial businesses and residential uses

ZBA ACTION: None

PERMITS REQUIRED: None

WAIVERS REQUESTED:

- Waiver to Chapter 149-15C

ATTENDANCE:

Members:

Members:

Christopher Parker (Planning)

Steve Bird (Planning)

Dave White (Engineering)

Jim Maxfield (Inspection Services)

Others:

Gretchen Young (Engineering)

Shanna Sweeney (Engineering)

Rebecca Jalbert (Inspection Services)

Noah Switzer (Inspection Services)

Kevin McEneaney

Paul Connolly

1. Plan Review

Planning Comments:

- Snow storage note needed
- Specify what kind of fence proposed on north side
- Install street wall or ask for waiver

Planning Board Comments: None

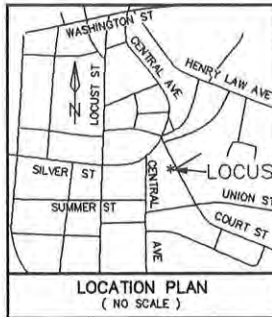
Engineering Comments:

- Does porous pavement need underdrains?
- Need fence or landscaping along the front
- Lighting planned?

Police Department Comments: None

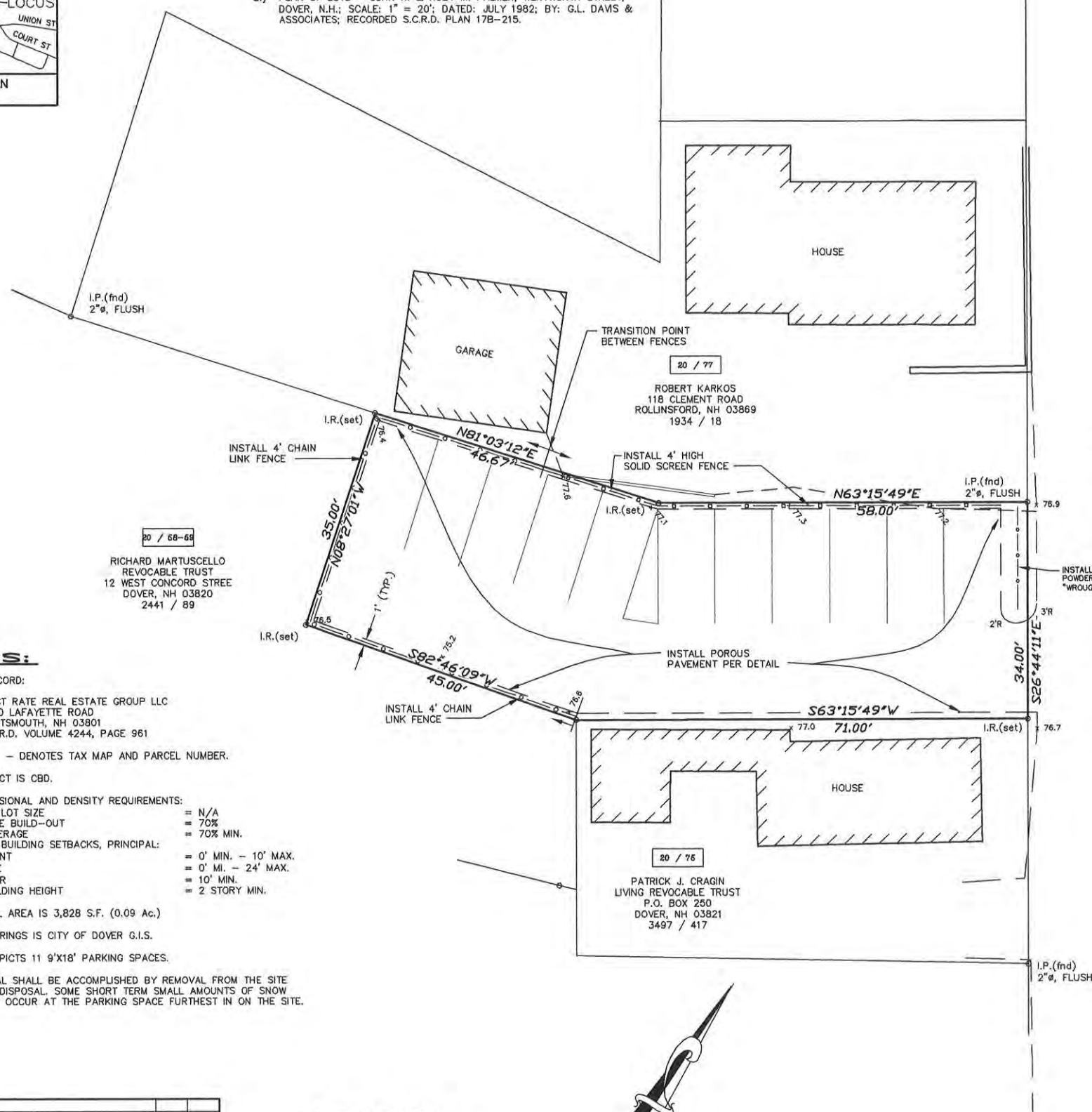
Fire/Inspections Comments: None

S:\Department\Planning\Planning_Share\Planning Board\TRC\2015 TRC\Minutes\7-16-15\2015.07.16_PlanningTechnicalReviewCommittee.First Rate.Minutes.docx



REFERENCE PLANS:

- 1.) STANDARD PROPERTY SURVEY PREPARED FOR RICHARD N. SPAGNOLA, 20 & 22 COURT STREET, DOVER, NH; SCALE: 1" = 10'; DATED: DEC. 16, 2005; BY: CIVIL CONSULTANTS; RECORDED S.C.R.D. PLAN 83-45.
- 2.) PLAN OF LOTS - JOHN R. & RUBY M. PALMER, WENTWORTH STREET, DOVER, N.H.; SCALE: 1" = 20'; DATED: JULY 1982; BY: G.L. DAVIS & ASSOCIATES; RECORDED S.C.R.D. PLAN 17B-215.

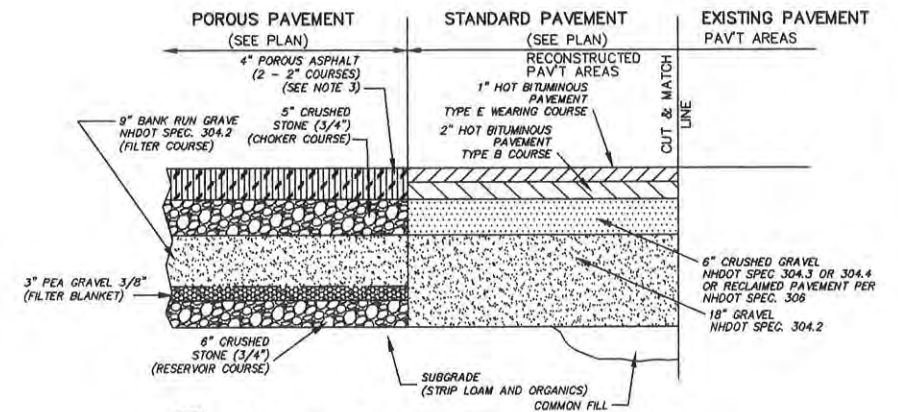
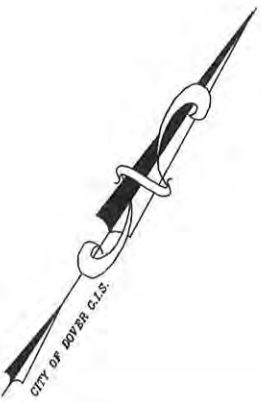


NOTES:

- 1.) OWNER OF RECORD:
20 / 76 FIRST RATE REAL ESTATE GROUP LLC
3510 LAFAYETTE ROAD
PORTSMOUTH, NH 03801
S.C.R.D. VOLUME 4244, PAGE 961
- 2.) 20 / 76 - DENOTES TAX MAP AND PARCEL NUMBER.
- 3.) ZONING DISTRICT IS CBD.
- 4.) ZONING DIMENSIONAL AND DENSITY REQUIREMENTS:
MINIMUM LOT SIZE = N/A
FRONTAGE BUILD-OUT = 70%
LOT COVERAGE = 70% MIN.
MINIMUM BUILDING SETBACKS, PRINCIPAL:
FRONT = 0' MIN. - 10' MAX.
SIDE = 0' MIN. - 24' MAX.
REAR = 10' MIN.
BUILDING HEIGHT = 2 STORY MIN.
- 5.) TOTAL PARCEL AREA IS 3,828 S.F. (0.09 Ac.)
- 6.) BASIS OF BEARINGS IS CITY OF DOVER G.I.S.
- 7.) THIS PLAN DEPICTS 11 9'x18' PARKING SPACES.
- 8.) SNOW REMOVAL SHALL BE ACCOMPLISHED BY REMOVAL FROM THE SITE AND PROPER DISPOSAL. SOME SHORT TERM SMALL AMOUNTS OF SNOW STORAGE MAY OCCUR AT THE PARKING SPACE FURTHEST IN ON THE SITE.

LEGEND

- I.R.(set) o - IRON ROD W/ I.D. CAP (SET)
- S.F. - SQUARE FEET
- Ac. - ACRE
- (TYP.) - TYPICAL
- ± - MORE OR LESS
- S.C.R.D. - STRAFFORD COUNTY REGISTRY OF DEEDS
- o- - UTILITY POLE
- - - - - EDGE OF PAVEMENT
- o- - 4' HIGH CHAIN LINK FENCE
- - - - - 4' HIGH SOLID SCREEN FENCE
- 3'R - CURVE RADIUS



- NOTE:
1. SEE SITE PLAN FOR LOCATION OF POROUS PAVEMENT, PAVEMENT WIDTH AND LOCATION.
 2. CONSTRUCTION MATERIALS SHALL NOT BE STORED ON THE POROUS PAVEMENT OR BASE MATERIALS.
 3. PLACEMENT OF POROUS PAVEMENT AND BASE MATERIALS SHALL BE MONITORED BY THE DESIGN ENGINEER. ADVISE THE CITY ENGINEER AS TO INSTALLATION SCHEDULE.
 4. CRUSHED STONE, BANK RUN GRAVEL & CRUSHED GRAVEL MATERIALS SHALL CONFORM WITH NHDOT STD. SPECIFICATIONS, SECTION 304.
 5. POROUS PAVEMENT SHALL CONFORM WITH GENERAL POROUS BITUMINOUS PAVING SPECIFICATIONS PREPARED BY THE UNH STORMWATER CENTER (7-07). REFER TO QA/QC REQUIREMENTS CONTAINED THEREIN.
 6. SEE GRADING, DRAINAGE AND EROSION CONTROL PLAN FOR PAVEMENT SLOPE AND CROSS-SLOPE.
 7. REFERENCE IS MADE TO "STORMWATER MAINTENANCE & INSPECTION PLAN" FOR PAVED SURFACE MAINTENANCE REQUIREMENTS AND SCHEDULES.
 8. THE WESTERLY END (LOWEST END) OF THE PAVEMENT BASE MATERIALS (23\"/>

STANDARD DUTY & POROUS PAVEMENT SECTION

NOT TO SCALE

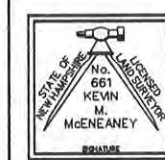
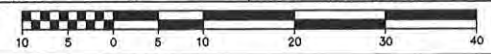
RECEIVED
Planning Office
JUL 23 2015
Dover, New Hampshire

PARKING PLAN
PREPARED FOR
INSURECOMM CONSTRUCTION
TAX MAP 20, LOT No. 76
11 COURT STREET
CITY of DOVER
COUNTY of STRAFFORD
STATE of NEW HAMPSHIRE

civilworks
engineers • surveyors

P.O. Box 1166
Dover, NH 603-749-0443

DRAWN BY: K/JF FILE: VR CP\2045\14-2045 PARKG
SCALE: 1" = 10' DATE: JULY 2, 2015

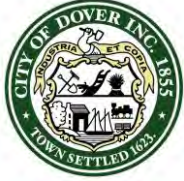


McEneaney
Survey
Associates, inc.

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

SURVEYING - PLANNING - CONSULTING

NO.	DATE	DESCRIPTION	BY	CHK
1	7/16/15	REV. PER 7/16 TRC MEETING	K/JF	KMM
REVISIONS				
14-2045	EXIST. COND.	14-08	3-11	
PROJECT NO	TYPE	FIELDBOOK & PAGES		



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P15-39

Application Type: Minor Lot Line Adjustment
Applicant(s): William R. & Sheila S. Dube Trustees
Owner(s): William R. & Sheila S. Dube Trustees
Location: 250 & 252 Dover Point Road (Assessor's Map L, Lots 96-A and 96-L)

INTENT: To adjust the lot lines between two existing lots at 250 and 252 Dover Point Road. 1.81 acres would be transferred from lot 96-A to lot 96-L.

LOTS/UNITS PROPOSED: None

AGENDA ITEM #: 4-A

ACREAGE: 4.96 Acres

ZONING DISTRICT: Low Density Residential District (R-20)

EXISTING LAND USE: One single family house on each lot

PROPOSED LAND USE: One single family house on each lot

SURROUNDING LAND USE: Single-family residential

ZBA ACTION: None

ATTACHMENTS: Lot line adjustment plan and application

APPLICATION IS COMPLETE: Yes

NOTICES SENT: Abutter notices were sent by certified mail to all abutters

PERMITS REQUIRED: None

WAIVERS REQUESTED: None

Summary of Request and Background

The applicant wants to reconfigure the lot lines between two existing lots. There is no change in the number of lots.

Consistency with Land Use Regulations

Chapter 155-18 of the Land Subdivision Regulations of the City Code provides for the adjustment of existing lot lines between two or more lots. This plan is consistent with those regulations.

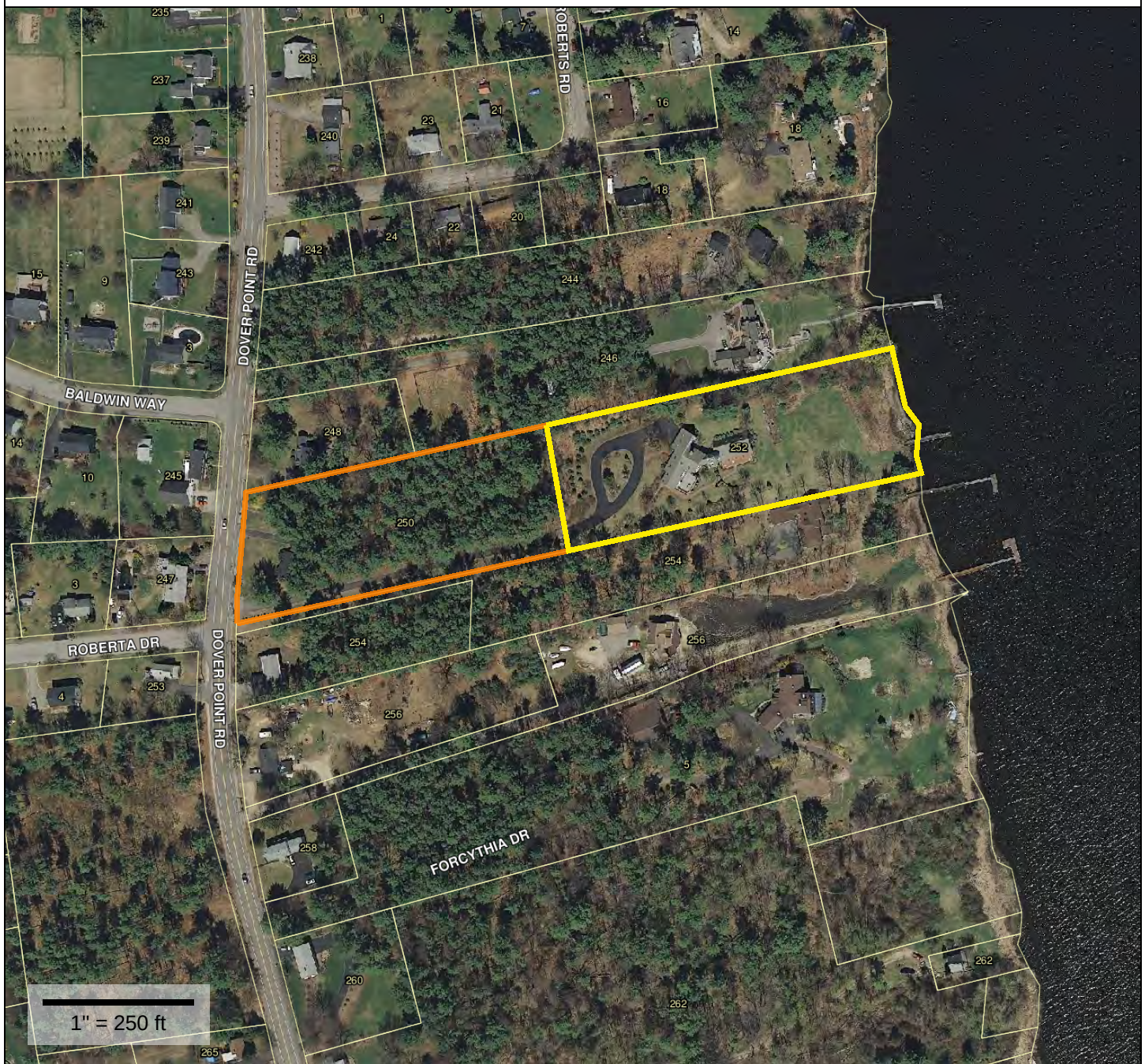
STAFF RECOMMENDATION:

The Planning Department recommends that the Planning Board accept the application, hold the public hearing, and approve the lot line adjustment plat with the following conditions:

Conditions to Be Met Prior to Signing of Plans:

1. The owners' signatures shall be added to the final plat submitted for signature.
2. The applicant shall provide the Planning Department with a digital version of the final plat.
3. The applicant shall revise the plat to add the Planning File number P15-39 to the title block.
4. The applicant shall add the surveyor's stamp and signature to the final plat.
5. The applicant shall revise the plat to correct the rear setback in note #3 to be 30 feet.
6. The applicant shall revise the plat to show that iron pipes will be installed at all the new lot corners.

250 & 252 Dover Point Road

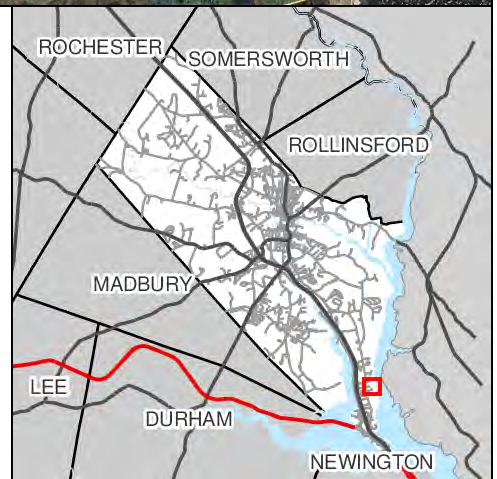
**Property Information**

Property ID L0096-L00000
Location 252 DOVER POINT RD
Owner DUBE SHEILA REVOCABLE TRU
DUBE SHEILA TRUSTEE

**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

The City makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Parcels updated January 1, 2015





City of Dover, New Hampshire
MINOR LOT LINE ADJUSTMENT APPLICATION

[Revision Date: February 12, 2013]

Office Use Only

Project #:

Amount Paid:

P15-39
\$403.00

Date Received:

Time Received:

RECEIVED
Planning Office

JUL 13 2015

Dover, New Hampshire

APPLICANT INFORMATION

Name of Applicant: William R. & Sheila S. Dube, Trustees Telephone # 866-1119

Address of Applicant: 252 Dover Point Road, Dover, NH

FIRST PROPERTY OWNER AND PARCEL INFORMATION

Name of 1st Property Owner (if different from applicant): William Dube Trust Telephone # _____

Address of 1st Property Owner: _____

Address of Property: 250 Dover Point Road

Assessor's Map # _____ Lot(s) # Parcel ID L-96-A

Property Deed: Book 3909 Page: 284

Zoning District(s) R-20 Overlay District(s) _____

Size of Existing Parcel (sq. ft.): 102,718 Size of Proposed Parcel (sq. ft.): 23,818

SECOND PROPERTY OWNER AND PARCEL INFORMATION

Name of 2nd Property Owner (if different from applicant): Sheila Dube Trust Telephone # _____

Address of 2nd Property Owner: _____

Address of Property: _____

Assessor's Map # _____ Lot(s) # Parcel ID L-96-L

Property Deed: Book _____ Page: _____

Zoning District(s) R-20 Overlay District(s) _____

Size of Existing Parcel (sq. ft.): 113,120 Size of Proposed Parcel (sq. ft.): 192,019

[Use additional application form if more than two lots are being adjusted]

SURVEYOR INFORMATION

Name of Surveyor and Company (Licensed in N.H.) Joel Runnals - Norway Plains Associates, Inc.

Address PO Box 249, Rochester, NH 03867

Telephone #: 335-3948

Professional License #: NHLLS 865

E-mail address: jrunnals@norwayplains.com

SIGNATURES

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

Signature of First Property Owner: William R. Duke Trustee Date: _____

Signature of Second Property Owner: Shirley A. Duke Trustee Date: _____

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

Signature of Agent: _____ Date: _____

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property Owner: William R. Duke Trustee Date: _____

CITY OF DOVER MINOR LOT LINE ADJUSTMENT LIST OF ABUTTERS

Pursuant to RSA 676:4, the State Law of New Hampshire, the City of Dover is required to notify the applicant, abutters (including holders of conservation easements), and any professional whose seal is on the plan, of the public hearing by certified mail, return receipt requested. The applicant must obtain the abutter information from the records of the Tax Assessor's Office (not more than five days prior to filing) in order to process the site review application.

ABUTTER is defined as the owner of record of a parcel of land located in New Hampshire and that adjoins or is directly within two hundred (200) feet (including land across the street or waterway) of the proposed site under consideration by the Planning Board. (See additional requirement below)

Owner:

TAX MAP	LOT #	PROPERTY OWNER	MAILING ADDRESS
L96	A	Sheila Dube Revocable Trust; Sheila Dube, Trustee	252 Dover Point Road, Dover, NH 03820
L96	L	William Dube Revocable Trust; William R. Dube, Trustee	252 Dover Point Road, Dover, NH 03820

Applicant: (if different from owner):

APPLICANT NAME	APPLICANT COMPANY	MAILING ADDRESS
(sam)		

Surveyor and/or Engineer:

NAME	COMPANY NAME	MAILING ADDRESS
Joel D. Runnals, LLS	Norway Plains Associates, Inc.	P. O. Box 249, Rochester, NH 03866-0249

Conservation Easement Holder:

TAX MAP	LOT #	NAME OF EASEMENT HOLDER	MAILING ADDRESS

Abutters:

TAX MAP	LOT #	OWNER(S) OF RECORD	MAILING ADDRESS
L40	3	Kelly D. & Christopher M. Mangum	3 Baldwin Way, Dover, NH 03820
L40	5	Wayne A. & Sandra L. Smith	245 Dover Point Road, Dover, NH 03820
L67	0	Congregational Church	218 Central Avenue, Dover, NH 03820
L69	0	Melissa Brahms & Mark P. Manganiello	253 Dover Point Road, Dover, NH 03820
L70	A	Karen A. Rollins	P. O. Box 66, Greenland, NH 03840
L96	0	Carolyn Mebert	254 Dover Point Road, Dover, NH 03820
L96	B	Claude A. & Carol A. Langlois	248 Dover Point Road, Dover, NH 03820
L96	D	Paul F. Malone & Jennifer Jestude-Malone	244 Dover Point Road, Dover, NH 03820
L96	E	Deborah Weber Farley	256 Dover Point Road, Dover, NH 03820
L96	J	Stephan L. & Jenifer L. Peterson	246 Dover Point Road, Dover, NH 03820
L96	K	Carol L. Gentile	P. O. Box 86, Wrentham, MA 02093-0086
L96	M	Justin S. & Jessica C. Webber	254A Dover Point Road, Dover, NH 03820

If a condominium association is an abutter, add below all owners of individual units that are located within two hundred (200) feet of the common property line for notification by first class mail.

UNIT #	PROPERTY OWNER	MAILING ADDRESS

NORWAY PLAINS ASSOCIATES, INC.

SURVEYORS - ENGINEERS - TRANSPORTATION PLANNERS

31 Mooney Street
Alton, New Hampshire 03809
Alton Office (603) 875-3948
E-MAIL: jrunnals@norwayplains.com
WEB: www.norwayplains.com

2 Continental Boulevard (03867) P. O. Box 249
Rochester, New Hampshire 03866-0866
Telephone (603) 335-3948
NH (800) 479-3948
Fax (603) 332-0098

July 10, 2015

Dover Planning Department
288 Central Avenue
Dover, New Hampshire

**Re: Lot Line Adjustment, 250 & 252 Dover Point Road, Dover, NH
Tax Map Parcels L-96-A and L-96-L**

Dear Planning Department;

William and Sheila Dube are proposing a Lot Line Adjustment of their property located at 250 Dover Point Road (parcel L-96-A) & 252 Dover Point Road (parcel L-96-L).

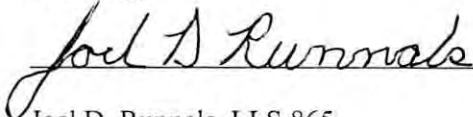
Both lots are developed with residential dwellings and driveways. Parcel L-96-A is tied into the municipal water and sewer lines located along Dover Point Road. Parcel L-96-L is tied into the same water line on Dover Point Road and the sewer connection is to the sewer easement that runs along the easterly side of the lot.

Parcel L-96-A had a lot area of 2.36 acres and its new area will be 23,818 sf / 0.55 acre.
Parcel L-96-L had a lot area of 2.6 acres and its new area will be 4.14 acres.

Sincerely,

NORWAY PLAINS ASSOCIATES, INC.

Sincerely,



Joel D. Runnals, LLS 865



LOCUS
N.T.S.

REFERENCE PLANS:

1. "PLAN OF LAND OF ARTHUR J & WINNIFRED GRIMES, DOVER POINT ROAD, DOVER, NEW HAMPSHIRE"
DATED JULY 09, 1984 BY CIVIL CONSULTANTS
S.C.R.D. PLAN NO. 24A-158
2. "PROPOSED LOT LINE REVISION, LAND OF MICHAEL R. CLARK, DOVER POINT ROAD, DOVER, NH"
DATED NOVEMBER 05, 1998 BY BERR SURVEYING & ENGINEERING
S.C.R.D. PLAN NO. 54-69
3. "SUBDIVISION OF LAND, ROBERT F. FOSTER, 254 DOVER POINT ROAD, DOVER, NEW HAMPSHIRE"
DATED FEBRUARY 22, 1993 BY TRITECH ENGINEERING
S.C.R.D. PLAN NO. 42-13

PARCEL ID L-96-D
PAUL & JENNIFER JESTUDE-MALONE

PARCEL ID L-96-J
STEPHAN & JENIFER
PETERSON
S.C.R.D. BOOK 2568, PAGE 557

PARCEL ID L-40-3
KELLEY & CHRISTOPHER
MANGUM

PARCEL ID L-96-B
CLAUDE & CAROL
LANGLOIS
S.C.R.D. BOOK 2087, PAGE 751

PARCEL ID L-40-5
WAYNE & SANDRA
SMITH

PARCEL ID L-70-A
KAREN ROLLINS

ROBERTA
DRIVE

PARCEL ID L-69
MELISSA BRAHMS &
MARK MANGANIELLO

PARCEL ID L-67
CONGREGATIONAL
CHURCH

PARCEL ID L-96-O
CAROLYN MEBERT
S.C.R.D. BOOK 1780, PAGE 134

PARCEL ID L-96-E
DEBORAH WEBER
FARLEY

PARCEL ID L-96-M
JUSTIN & JESSICA
WEBBER
S.C.R.D. BOOK 4152, PAGE 911

PARCEL ID L-96-K
CAROL GENTILE

TAX PARCEL ID L-96-A
OWNER OF RECORD:
WILLIAM R. DUBE TRUSTEE
WILLIAM R. DUBE REVOCABLE TRUST
252 DOVER POINT ROAD
DOVER, NH 03820
S.C.R.D. BOOK 3909, PAGE 284

TAX PARCEL ID L-96-L
OWNER OF RECORD:
SHEILA A. DUBE TRUSTEE
SHEILA A. DUBE REVOCABLE TRUST
252 DOVER POINT ROAD
DOVER, NH 03820
S.C.R.D. BOOK 1719, PAGE 182

**LOT LINE ADJUSTMENT PLAN
250 & 252 DOVER POINT ROAD
CITY OF DOVER
STRAFFORD COUNTY
NEW HAMPSHIRE**

**PREPARED FOR:
WILLIAM R. & SHIELA A. DUBE**

SCALE: 1" = 50' JULY 2015

GRAPHIC SCALE



(IN FEET)
1 INCH = 50 FEET

THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE BY THE UNDERSIGNED, THAT THE SURVEY WAS DONE ON THE GROUND IN ACCORDANCE WITH THE MOST RECENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS, AS SET FORTH BY THE STATE OF NEW HAMPSHIRE BOARD OF LICENSURE FOR LAND SURVEYORS AND THE ACCURACY SPECIFICATION AND POSITION TOLERANCE ARE IN ACCORDANCE WITH CLASS 1 SURVEYS.

I HEREBY CERTIFY THAT THIS PLAN, PREPARED UNDER MY DIRECTION, IS THE RESULT OF A SURVEY MADE ON THE GROUND AS PER RECORD DESCRIPTIONS AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE PLAN CLOSURE EXCEEDS 1:15,000.



JOEL D. RUNNALS, L.L.S. 865

2015

DATE

TAX PARCEL L-96-A OWNER'S SIGNATURE

TAX PARCEL L-96-A OWNER'S SIGNATURE

FILE NO. 129
PLAN NO. C-2745
DWG NO. 14208\LLA-1
F.B. NO. SDR "TJR"

31 Mooney Street, Alton, N.H. 603-875-3948

NORWAY PLAINS ASSOCIATES, INC.

2 Continental Blvd., Rochester, N.H. 603-335-3948

RECEIVED
Planning Office
JUL 13 2015
Dover, New Hampshire



LOCUS
N.T.S.

REFERENCE PLANS:

1. "PLAN OF LAND OF ARTHUR J & WINNIFRED GRIMES, DOVER POINT ROAD, DOVER, NEW HAMPSHIRE"
DATED JULY 09, 1984 BY CIVIL CONSULTANTS
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S.C.R.D. BOOK 2588, PAGE 557

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CONGREGATIONAL
CHURCH

PARCEL ID L-96-O
CAROLYN MEBERT
S.C.R.D. BOOK 1760, PAGE 134

PARCEL ID L-96-E
DEBORAH WEBER
FARLEY

PARCEL ID L-96-M
JUSTIN & JESSICA
WEBBER
S.C.R.D. BOOK 4152, PAGE 911

PARCEL ID L-96-K
CAROL GENTILE

TAX PARCEL ID L-96-A
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252 DOVER POINT ROAD
DOVER, NH 03820
S.C.R.D. BOOK 3909, PAGE 284

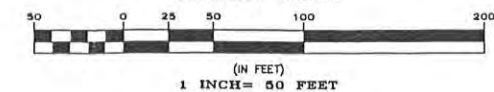
TAX PARCEL ID L-96-L
OWNER OF RECORD:
SHEILA A. DUBE TRUSTEE
SHEILA A. DUBE REVOCABLE TRUST
252 DOVER POINT ROAD
DOVER, NH 03820
S.C.R.D. BOOK 1719, PAGE 182

**LOT LINE ADJUSTMENT PLAN
250 & 252 DOVER POINT ROAD
CITY OF DOVER
STRAFFORD COUNTY
NEW HAMPSHIRE**

**PREPARED FOR:
WILLIAM R. & SHIELA A. DUBE**

SCALE: 1" = 50' JULY 2015

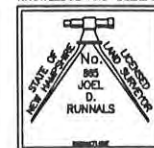
GRAPHIC SCALE



(IN FEET)
1 INCH = 50 FEET

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JOEL D. RUNNALS, L.L.S. 885

2015

DATE

TAX PARCEL L-96-A OWNER'S SIGNATURE

TAX PARCEL L-96-A OWNER'S SIGNATURE

FILE NO. 129
PLAN NO. C-2745
DWG NO. 14208\LLA-1
F.B. NO. SDR "TJR"

RECEIVED
Planning Office
JUL 13 2015
Dover, New Hampshire



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P15-41

Application Type: Change of Use
Applicant(s): Seacoast Charter School
Owner(s): Measured Progress, Inc.
Location: 171 Watson Road (Assessor's Map E, Lot 33)

INTENT: To change the use of an existing building from an office use and child care facility to a charter school (Educational Facility Pre-K to 12) at 171 Watson Road.

UNITS PROPOSED: N/A

AGENDA ITEM #: 4-B

ACREAGE: 8.15 Acres

ZONING DISTRICT: Executive Technology Park District (ETP)

EXISTING LAND USE: Vacant office building

PROPOSED LAND USE: Educational Facility Pre-K to 12

SURROUNDING LAND USE: Single-family residential, office buildings, congregate care facility

ZBA ACTION: The applicant appeared before the Zoning Board of Adjustment on July 16, 2015 and was granted a variance for the proposed use.

ATTACHMENTS: Change of Use Project Narrative

APPLICATION IS COMPLETE: Yes

NOTICES SENT: Yes

PERMITS REQUIRED: None

WAIVERS REQUESTED: None

Summary of Request and Background

The applicant is asking to change the use of the existing building from an office use and child care facility to a charter school (Educational Facility Pre-K to 12). The building will be used at first for K-8, with future expansion to include 9-12.

The applicant appeared before the Zoning Board of Adjustment on July 16, 2015 and received a variance for the educational use, with a condition that the number of students is limited to 300.

Consistency with Land Use Regulations

Chapter 149-4-C of the Site Review Regulations of the City Code provides that a change of use of an existing structure of more than 25,000 square feet requires Planning Board approval.

STAFF RECOMMENDATION:

The Planning Department recommends approval of the change of use, with the following conditions:

1. The applicant shall prepare a standard traffic impact analysis study for review by the Planning Department.
2. The applicant shall have a meeting with the Building Official to conduct a thorough review of the building for compliance with code issues.
3. If the school decides to expand to include high school students, the applicant shall return to the Planning Board for a public hearing to review traffic and any other impacts.
4. The applicant shall pay the current impacts fees in place at the time of building permit application, prior to obtaining a certificate of occupancy.

171 Watson Road

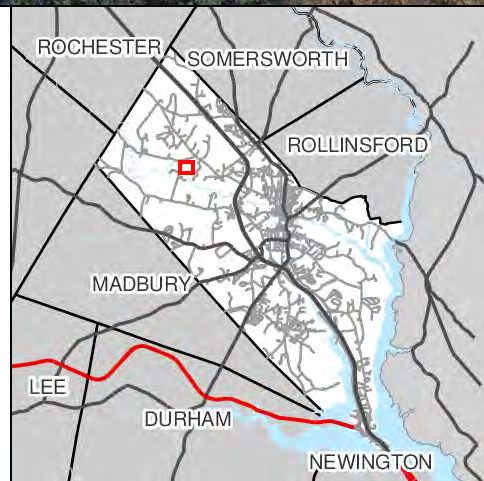
**Property Information**

Property ID E0033-000000
Location 171 WATSON RD
Owner MEASURED PROGRESS INC
ATTN ACCOUNTS PAYABLE

**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

The City makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Parcels updated January 1, 2015





City of Dover, New Hampshire SITE REVIEW APPLICATION

[Revision Date: April 23, 2013]

Office Use Only

Project #:

P15-41

Date Received:

RECEIVED
Planning Office

Amount Paid:

\$3483.10

Time Received:

JUL 13 2015

Dover, New Hampshire

APPLICANT AND OWNER INFORMATION

Name of Applicant: Seacoast Charter School Telephone # 978-375-9726

Address of Applicant: 13 Church St., Kingston, NH 03848

E-Mail Address: brianna@kw.com

Name of Property Owner (if different from applicant): Measured Progress, Inc. Telephone # _____

Address of Property Owner: PO Box 1217, Dover, NH 03821-1217

PROPERTY INFORMATION

Address of Property: 171 Watson Road, Dover, NH

Assessor's Map # E Lot(s) # 33

Zoning District(s) ETP Overlay District(s) _____

Size of Parcel: _____ sq. ft. _____ ac. Property Deed: Book 2308 Page: 0378

Existing Use of Property: the former Measured Progress building

SITE PLAN INFORMATION

Describe Proposed Use: The property is intended to be used as an educational facility for grades pre-K through 8, with the option for future use through grade 12.

Area of Parcel to be Developed: 32,991 sq. ft.

If Multi-family Residential, Specify Number of Units & Buildings Proposed: _____

Number of Parking Spaces: Existing 102 Proposed Same

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

Number of Employees Total: approx. 17-20 In Maximum Shift: approx. 17-20

Disposition of Parcel:

Not Applicable

Building Setbacks:

Not Applicable

Building Footprint _____ sq. ft.

Front Yard _____ ft.

Total Building Area _____ sq. ft.

Rear Yard _____ ft.

Paved Area _____ sq. ft. Side Yard: Right _____ ft.
Left _____ ft.

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

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

BUILDING INFORMATION

Type of Building to be Built: **The existing building will remain** _____

Height of Building: _____ Finished Floor Elevation: _____

Number of Seats (where applicable) _____

WAIVER REQUESTS

Site Review Regulations section(s) to be waived: **Not Applicable** _____

Justification for waiver request(s) (*attach additional sheets as needed*): _____

SURVEYOR INFORMATION

Name of Surveyor and Company (Licensed in N.H.) **Not Applicable** _____

Address _____ Telephone #: _____

Professional License #: _____ E-mail address: _____

ENGINEER INFORMATION

Name of Engineer and Company (Licensed in N.H.) **Not Applicable** _____

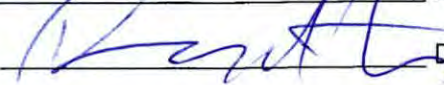
Address _____ Telephone #: _____

Professional License #: _____ E-mail address: _____

SIGNATURES

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

Signature of Property Owner:  Date: 7-13-15

Signature of Applicant (*if different from owner*):  Date: 7-13-15

Signature of Agent: _____

Date: 7-13-15**AUTHORIZATION TO ENTER SUBJECT PROPERTY**

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

Signature of Property Owner: _____

Date: 7-13-15**AUTHORIZATION TO COMPLETE THE PROJECT ON SUBJECT PROPERTY**

I, and my successors, hereby the City of Dover or its assigns to enter my property for the purpose of completing the site work as required by the approved plan should the letter or credit or other surety be called. It is understood that these individuals must use all reasonable care, courtesy, and diligence when on the property.

Signature of Property Owner: _____

Date: 7-13-15

Signature of Applicant (if different from owner): _____

Date: 7-13-15**CERTIFICATION OF FEES**

I, and my successors, hereby certify that I understand that the City of Dover collects impact fees, utility investment fees and inspection fees for projects developed in Dover. Said fees must be paid before a Certificate of Occupancy can be obtained for a structure, unless a different payment schedule is agreed to by the applicant and the City prior to approvals being issued by the Dover Planning Board. Additionally, should the property be in "Current Use" it will be subject to the Land Use Change Tax.

Signature of Property Owner: _____

Date: 7-13-15

Signature of Applicant (if different from owner): _____

Date: 7-13-15

**ABUTTERS LIST
FOR
MEASURED PROGRESS INC/ SEACOAST CHARTER SCHOOL
171 Watson Road
Dover, NH
Map E, Lot 33**

July 13, 2015

MAP/LOT	NAME/ADDRESS
<u>OWNERS/APPLICANTS:</u>	
MAP E/LOT 33	MEASURED PROGRESS INC. PO BOX 1217 DOVER, NH 03821-1217
	SEACOAST CHARTER SCHOOL 13 CHURCH STREET KINGSTON, NH 03848
<u>ABUTTERS:</u>	
MAP E/LOT 27-B	171 WATSON RD OF DOVER HOLDING CORP PO BOX 1217 DOVER, NH 03821-1217
MAP E/LOT 27-D	171 WATSON RD OF DOVER HOLDING CORP PO BOX 1217 DOVER, NH 03821-1217
MAP E/LOT 31	FMX LLC 44 VENTURE DR. DOVER, NH 03820
MAP E/LOT 32-1	TOFTREE PROPERTIES LLC PO BOX 1166 DOVER, NH 03821-1166
MAP E/LOT 32-2	YOUNG & LANG LLC PO BOX 1768 DOVER, NH 03821-1768
MAP E/LOT 32-4	SGI REALTY LLC 150 GARRISON RD DOVER, NH 03820
MAP E/LOT 32-A	MICHELE W. & MARK R. CARRIER 156 WATSON RD DOVER, NH 03820

**ABUTTERS LIST
FOR
MEASURED PROGRESS INC/ SEACOAST CHARTER SCHOOL
171 Watson Road
Dover, NH
Map E, Lot 33**

July 13, 2015

MAP E/ LOT 32-B

CHARLES S. ARVENITIS
43 RIVERVIEW DR
ELIOT, ME 03039

MAP E/LOT 32-C

LINDA S. & JAMES W. VARNEY, TRUSTEES
LINDA S. VARNEY LIVING REVOCABLE TRUST
88 COUNTY FARM RD
DOVER, NH 03820

MAP E/LOT 32-D

THOMAS L. & HEIDI S. HUTCHISON
164 WATSON RD
DOVER, NH 03820

MAP E/LOT 33-B

NH WATER DIVISION
DEPT OF ENVIRONMENTAL SERVICES
6 HAZEN DR
CONCORD, NH 03301

PROFESSIONALS:
ATTORNEY

FRANCIS X. BRUTON, III, ESQUIRE
BRUTON & BERUBE, PLLC
798 CENTRAL AVENUE
DOVER, NH 03820

CHANGE OF USE

**171 Watson Road, Map E, Lot 33
Dover, New Hampshire**

Project Narrative

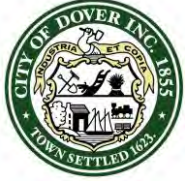
The Seacoast Charter School is a publicly funded elementary and middle school, uniquely focused on experiencing education through the arts. The school was founded in 2004 serving 8 children in the 3rd, 4th, and 5th grades. Over the past eleven years, the school has grown to serve more than 250 children in grades Pre-K – 8. The Seacoast Charter School provides excellence in core academics and the arts while cultivating the individual qualities and strengths of each child. The Seacoast Charter School is currently located in Kingston, New Hampshire, but is interested in moving to Dover, New Hampshire. The Seacoast Charter School has identified the former Measured Progress building, located at 171 Watson Road, as a prime building suited for its current needs and future growth potential. As the Board may be aware, this building has remained vacant, and for sale, for a significant period of time. The School intends to occupy the building as soon as possible in order to prepare for the upcoming school year, first on a lease basis, with the intention to purchase the building in the near future.

The property is located in the Executive Technology Park (ETP) District. Within the ETP District the property is permitted to be used both as a child care facility and/or a post-secondary educational institution. In the past, the current owner, Measured Progress, Inc., allowed a portion of the building to be used as a daycare, which was managed by New Horizons in Child Development, Inc. Although the proposed use is quite similar to the permitted uses within the zone, the school cannot be defined as a child care facility or a post-secondary educational facility. Thus, the school is currently seeking a variance from Section 170-12(A) of the Zoning Ordinance to permit the use of the building as an education facility for grades Pre-K-8, with the ability to expand to grades 12 in the future.

It is believed that the School's proposal to use the property as an educational facility for grades Pre-K-8, with the possibility to increase to grade 12, represents a blending of two permitted uses, and thus a reasonable use of the property.

The building will be sufficient for parking as the highest student base is anticipated to be 300. Using the most restrictive parking calculation for an Educational Use (9-12), 6 spaces are required for each student, with 1 space per staff. The School would anticipate maximum staff to be approximately 17-20. Thus, at a maximum, the School would need 70 spaces $[(300/6) + (20 \times 1)]$. The current property contains 102 parking spaces.

The building is connected to municipal water and sewer.



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P15-05

Application Type: Open Space Subdivision
Applicant: MCL Builders and Developers, LLC
Owner: Mace Family Revocable Trust
Location: 46 Back River Road (Tax Map I, Lot 6C)

INTENT: Subdivision Plan Review to create an open space subdivision containing seven (7) lots (including a lot for the existing home) plus an open space lot.

UNITS PROPOSED: six (6) new single family dwelling units, plus one (1) existing duplex

AGENDA ITEM #: 4-C

ACRES: 3.72 acres

ZONING DISTRICT: Medium-Density Residential District – R-12

EXISTING LAND USE: Two Family Residential

SURROUNDING LAND USE: Single and multi-family residential; child day care

PROPOSED LAND USE: 6 new single family house lots and two family on lot

ZBA ACTION: Variance granted on March 19, 2015 for creating lot that can't meet front lot line build to requirement

ATTACHMENTS: Subdivision plan, application and impact statement

APPLICATION IS COMPLETE: Yes

NOTICES SENT: Abutter notices were sent by certified mail to all abutters

PERMITS REQUIRED: None

WAIVERS REQUESTED:

- To Chapter 155-33-A to allow a road of width of 20 feet instead of 24 feet
- To Chapter 155-22-F to allow existing house to stay in 100' buffer
- To Chapter 155-22-F to reduce 30 foot buffer to 15 feet
- To Chapter 155-22-F to allow roadway within 30 foot buffer

Summary of Request and Background

The applicant has submitted a plan to do an Open Space Subdivision on an existing lot to create 7 house lots. The units would be serviced by municipal water and sewer and be accessed by a private road.

The applicant appeared before the Technical Review Committee on July 16, 2015 (see TRC minutes).

Consistency with Land Use Regulations

Chapter 155-15 of the Land Subdivision Regulations of the City Code provides for subdivisions of existing lots.

Chapter 155-22 allows an open space subdivision in the R-12 District if the lot is a minimum of five acres. Projects that do not meet the acreage requirements are allowed if an impact statement is submitted and a preliminary public hearing is held so the Planning Board can determine if an open space subdivision is more warranted than a conventional subdivision. The applicant received Planning Board approval for proceeding with the open space subdivision on April 14, 2015.

STAFF RECOMMENDATION:

The Planning Department recommends the Planning Board accept the application, open the public hearing and then table the application so that a site walk can be scheduled.

MCL Builders and Developers, LLC

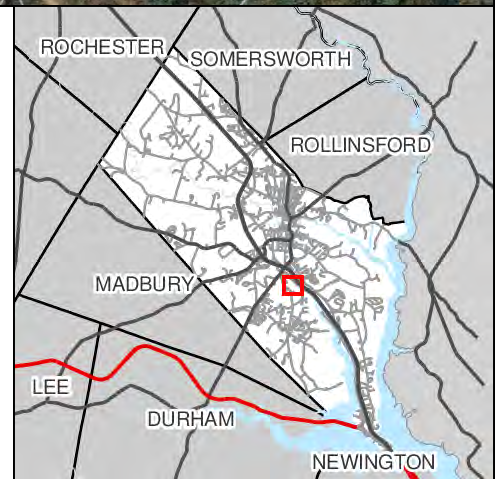
**Property Information**

Property ID I0006-C00000
Location 46 BACK RIVER RD
Owner MACE JOSEPH E & PEGGY J T
MACE FAMILY REVOCABLE TRU

**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

The City makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Parcels updated January 1, 2015





City of Dover, New Hampshire SUBDIVISION APPLICATION

RECEIVED
Planning Office
[Revision Date: April 23, 2013]

Office Use Only

Project #:

Amount Paid:

Date Received:

Time Received:

DEC 24 2014

Dover, New Hampshire

APPLICANT AND OWNER INFORMATION

Name of Applicant: MCL Builders and Developers, LLC Telephone # (978) 273-5945

Address of Applicant: 3 Sandpiper Lane, Seabrook, NH 03874

Name of Property Owner (if different from applicant): Mace Family Revocable Trust Telephone # (603) 767-9783

Address of Property Owner: 46 Back River Road, Dover, NH 03820

E-Mail Address: _____

PROPERTY INFORMATION

Address of Property: 46 Back River Road

Assessor's Map # I Lot(s) # 6C

Zoning District(s) R-12 Overlay District(s) Conservation District

Size of Parcel: 3.716 acres Property Deed: Book 3553 Page: 277

Existing Use of Property: Single Family Residence and vacant land

SUBDIVISION INFORMATION

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

Existing Number of Lots: 1 Proposed Number of Lots: 7

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

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

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

Estimated Length of Proposed Roads: 535 feet Public or Private Road? Private

WAIVER REQUESTS

Subdivision Regulations section(s) to be waived: _____

Justification for waiver request(s) (attach additional sheets as needed): _____

SURVEYOR INFORMATION

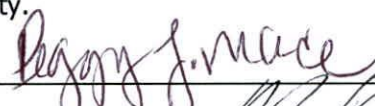
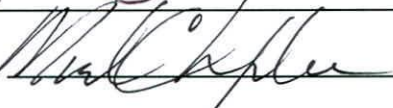
Robert J. Stowell

Name of Surveyor and Company (Licensed in N.H.) Tritech Engineering CorporationAddress 755 Central Avenue, Dover, NH 03820 Telephone #: (603) 742-8107Professional License #: 884 E-mail address: rjs@tritecheng.com**ENGINEER INFORMATION**

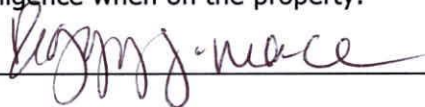
Robert J. Stowell

Name of Engineer and Company (Licensed in N.H.) Tritech Engineering CorporationAddress 755 Central Avenue, Dover, NH 03820 Telephone #: (603) 742-8107Professional License #: 9903 E-mail address: rjs@tritecheng.com**SIGNATURES**

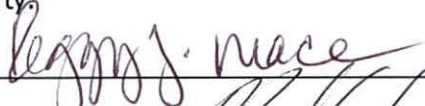
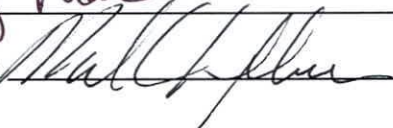
I/We hereby submit this application to the City of Dover Planning Board and attest that to the best of my knowledge all of the information on this application form and in the accompanying application materials and documentation is true and accurate. As applicant or as agent, I attest that I am duly authorized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

Signature of Property Owner:  Date: 12/18/14Signature of Applicant (if different from owner):  Date: 12/18/14Signature of Agent:  PRESIDENT Date: 12/18/14**AUTHORIZATION TO ENTER SUBJECT PROPERTY**

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

Signature of Property Owner:  Date: 12/18/14**AUTHORIZATION TO COMPLETE THE PROJECT ON SUBJECT PROPERTY**

I, and my successors, hereby authorize the City of Dover and its assigns to enter my property for the purpose of completing the site work as required by the approved plan should the letter or credit or other surety be called. It is understood that these individuals must use all reasonable care, courtesy, and diligence when on the property.

Signature of Property Owner:  Date: 12/18/14Signature of Applicant (if different from owner):  Date: 12/18/14

CERTIFICATION OF FEES

I, and my successors, hereby certify that I understand that the City of Dover collects impact fees, utility investment fees and inspection fees for projects developed in Dover. Said fees must be paid before a Certificate of Occupancy can be obtained for a structure, unless a different payment schedule is agreed to by the applicant and the City prior to approvals being issued by the Dover Planning Board. Additionally, should the property be in "Current Use" it will be subject to the Land Use Change Tax.

Signature of Property Owner: Beggs S. Mace Date: 12/18/14

Signature of Applicant (if different from owner): [Signature] Date: 12/18/14

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Planning Office

APR 06 2015

Dover, New Hampshire

IMPACT STATEMENT

as required by Chapter 155.22.C(1).b of
CITY OF DOVER, N.H. SUBDIVISION REVIEW REGULATIONS

as prepared for
MCL BUILDERS AND DEVELOPERS, LLC

for
Assessor's Map I, Lot 6C
BELLAMY RIDGE
DOVER, NEW HAMPSHIRE

prepared by
Tritech Engineering Corporation
755 Central Avenue
Dover, NH 03820

December 24, 2014

MCL Builders and Developers, LLC propose to develop the subject property (Assessors Map I, Lot 6C) as an Open Space Subdivision as prescribed by Chapter 155 of the Dover Subdivision Regulations. The total parcel is 3.716 acres in size. The proposed development will be comprised of 6 residences. The units will be serviced by city water and city sewer.

As required by Chapter 155.22.C(1).b, the aspects of concern identified therein are addressed below, with the probable effects of the development described within:

- (i) **Attendance at Public Schools:** It is estimated that children from the Development will attend public schools (Source: "Housing and School Enrollment in New Hampshire: An Expanded View", dated June 2012, prepared by Applied Economic Research, Laconia, New Hampshire. (0.480 children / single family unit X 6 units = 3 children)
- (ii) **Increase in Vehicular Traffic:** It is anticipated that approximately 57 daily vehicle trip ends will be generated from the Development, including 5 trip ends during the A.M. Peak Hour, and 6 trip ends during the P.M. Peak Hour.
- (iii) **Changes in the Number of Legal Residents:** It is estimated that the increase in the number of legal residents will be approximately 17 (source: 2010 US Census) (2.47 residents / single family unit X 6 single family units = 15 new residents).
- (iv) **Increases in Municipal Costs:** The subject premises are serviced by municipal water and sewer. Refuse will be collected on-site by the City of Dover where the property owners will pay bag and tag rates and standards established by the City of Dover or private contractor will be used to dispose solid waste privately. The builder will pay Sewer, Water, Recreation, Police, Fire, and School Impact Fees.
 - (a) Average cost per student ($\$11,912.46 \times 3/6$) = \$5,956.23/unit
(Source: City of Dover Website)
 - (b) Average cost for municipal services ($\$36,934,563 / 13,735$ units) = \$2,689.08/unit
(Source: City of Dover Finance and Planning Department)
 - (c) Tax revenues from Development
($\$350,000 \times$ equalization ratio (0.99) X tax rate (\$26.01)) = \$9,012.47/unit
(Source: Dover Tax Assessor)
 - (d) Impact / unit = \$367.16 / unit positive revenue to City.
- (v) **Load on Public Utilities or Future Demand for Them:** There is an anticipated load of 6 units on city sewer and city water estimated at 173 GPD/unit or 1,038 GPD total.
- (vi) **Public Safety:** The Development will not have an adverse effect on public safety.
- (vii) **Changes in Tax Revenue:** The probable use of the Development is as described above. Tax revenues to the City will increase as a result of the approval of the Development, and taxes will be assessed on units of a value of approximately \$350,000. Dover's tax rate at the present time is \$26.01 per thousand, and its equalization ratio is 99% and as such the anticipated tax revenue from a \$350,000 home would be in the amount of \$9,012.47.
- (viii) **Changes in Surface Drainage:** There will be a beneficial change in surface drainage; groundwater will be recharged in Bioretention ponds and infiltration beds around the proposed structures.
- (ix) **Increased Consumption of Groundwater:** It is not anticipated that there will be any adverse affect on groundwater due to the proposed construction/drainage design recharges the groundwater on-site. Municipal well water demand will be 1,038 GPD for the Development.

- (x) **Increased Refuse Disposal:** It is recognized that each unit will generate refuse, however, the City of Dover bag and tag system will be used to offset refuse disposal cost or a private contractor will be used to dispose solid waste privately.
- (xi) **Pollution of Water or Air:** No pollution of water or air is contemplated from this Development.
- (xii) **Land Erosion or Loss of Tree Cover:** The subject premises are primarily a mix of hardwood and coniferous trees. The impact to tree cover will be approximately 60%. All areas will be stabilized; no erosion is anticipated.
- (xiii) **Disturbance to other Aspects of the Natural Ecology:** There will be no significant disturbance to the natural ecology; open space of 39,540 sq. ft. is proposed.
- (xiv) **Blocking of Views:** There will be no significant blocking of views.
- (xv) **Harmony with the Character of Surrounding Development:** Residential home are a permitted use in the R-12 Zone.
- (xvi) **Location of Utilities:** Public water and sewer are in close proximity of the site. Sewer and Water Impact Fees will be paid.

Abutters List
Open Space Subdivision

Bellamy Ridge

Tax Map I, Lot 6C

46 Back River Road
Dover, New Hampshire

Job No. 14103

Page 1 of 2

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DEC 24 2014

Dover, New Hampshire

Direct Abutters:

Map I, Lot 6	Arthur & Louise Sweatt 54 Back River Road Dover, NH 03820
Map I, Lot 6A	Frank Crossman Jr. 50 Back River Road Dover, NH 03820
Map I, Lot 6B	William H. Pelchat Linda M. Saucier 44 Back River Road Dover, NH 03820
Map I, Lot 55A	Dover Daycare Learning Center Inc. 43 Back River Road Dover, NH 03820
Map I, Lot 56	Dover Retirement Residence LLC c/o Grant Thornton LLP PO Box 130477 Dallas, TX 75313-0477
Map I, Lot 57	Wallace B. Stevens 49 Back River Road Dover, NH 03820
Map 16, Lot 20-OPN Map 16, Lot 20-17 Map 16, Lot 20-18 Map 16, Lot 20-19 Map 16, Lot 20-20	Picnic Rivers Partners of Dover LLC William T. Foy, Member 270 South Street Portsmouth, NH 03801-4527
Map 16, Lot 30	Great Bridge Dover Limited Partnership c/o Stewart Property Management, Inc. PO Box 10540 Bedford, NH 03110-0540

Indirect Abutters (within 200')

Map I, Lot 58	Holgate Limited Partnership 130 Central Avenue Dover, NH 03820
Map I, Lot 6D	Lance W. Hillman Revocable Trust Lance W. Hillman, Trustee 228 Highland Avenue Portsmouth, NH 03801

Abutters List
Open Space Subdivision

Bellamy Ridge

Tax Map I, Lot 6C

46 Back River Road
Dover, New Hampshire

Job No. 14103

Page 2 of 2

Map 16, Lot 20-15
Map 16, Lot 20-16

Picnic Rivers Partners of Dover LLC
William T. Foy, Member
270 South Street
Portsmouth, NH 03801-4527

Map 16, Lot 32
Map 16, Lot 32A

Holly Grossman &
Kenneth Grossman
435 Scruton Pond Road
Barrington, NH 03825

Owner:

Map I, Lot 6C

Mace Family Revocable Trust
Joseph E. Mace & Peggy J. Mace, Trustees
46 Back River Road
Dover, NH 03820

Applicant:

MCL Builders & Developers, LLC
Michael C. Lefebvre
3 Sandpiper Lane
Seabrook, NH 03874-4933

Agent:

Tritech Engineering Corp
755 Central Avenue
Dover, NH 03820

TRITECH

ENGINEERING CORPORATION

755 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820

TELEPHONE 603.742.8107
FACSIMILE 603.742.3830

June 18, 2015

Christopher G. Parker, AICP
Director of Planning and Community Development
City of Dover, Planning Department
288 Central Avenue
Dover, New Hampshire 03820

RECEIVED
Planning Office

JUN 18 2015

Dover, New Hampshire

Subject: *Open Space Subdivision – P15-05*
Bellamy Ridge
Tax Map I, Lot 6C
Back River Road
Dover, New Hampshire
Job No. 14103

Dear Christopher:

The Bellamy Ridge subdivision is located at 46 Back River Road. The project proposes to subdivide Tax Map I, Lot 6C into 8 lots. Lot 6C contains the existing house which is a duplex along with the large red barn. Lots 6C-1 through 6C-6 are proposed building lots, and 6C-OPN is the proposed Open Space lot. The proposed building lots will range in size from 0.184 to 0.264 acres and are intended for single-family residential use.

The proposed Red Barn Drive is approximately 535 feet long and terminates in a hammer head turn-around. The proposed road is a private road.

We will be requesting waivers from the Subdivision Regulations. A waiver from Section 155.33.A. Street Design to allow 7 lots on a 20-foot wide road and waivers from Section 155-22 General Requirements F.4 Minimum Buffer Requirement: to allow the existing structures to remain within 100' of Back River Road; to allow existing duplex house to remain within 30' of the external sideline boundary; and to allow roadway which has been designed at this optimum location to be within 30' of external sideline boundary.

Due to the narrow nature of the property, the Applicant proposes to fulfill the requirements of 155-22(F)4 (30 feet minimum distance from external boundaries) by removing a portion of the mature trees in this buffer which lacks under-story, regrading and replanting with more appropriate vegetated screening; a Landscape Plan. On the north side, we are asking for a waiver to reduce the buffer to 15 feet but maintain a 30-foot building setback.

Enclosed please find the following:

- Eight (8) full-size set of Plans
- Abutter Labels (3 sets)
- Waiver Requests

We look forward meeting with the Technical Review Committee on July 9, 2015.

Christopher Parker
June 18, 2015
Page 2 of 2

Please advise should you have any questions.

Very truly yours,
TRITECH ENGINEERING CORP.

A handwritten signature in black ink, appearing to be 'RJS', is written over the company name.

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

RJS/nas

Enclosures

cc: Engineering Dept.

\\14103_TRC_SubmissionLtr2.doc

Waiver Request
Subdivision Regulation
From Section 155.33.A. Street Design

Bellamy Ridge
Tax Map I Lot 6C
Back River Road
Dover, New Hampshire
Job No. 14103

RECEIVED
Planning Office
JUN 18 2015
Dover, New Hampshire

In Accordance with Chapter 155-51 Waivers, Dover Code Subdivision of Land, City of Dover, we are formally requesting a waiver from Section 155.33.A. Street Design.

The Road Width requirement for up to 5 lots is 20' wide. The road width requirement for 6 to 20 or more lots is 24'. We are proposing 6 new residential lots.

The Director of Planning supports the waiver and relief from road width requirement of 20' as this is a customary waiver sought and granted for private local streets with minimal traffic.

As required by Article IX of the Dover Code, Administration and Enforcement, Chapter 155-51, Waivers, we submit the following for the waiver as requested by the City Planner:

Waiver

1. Strict conformity with the road width rule would pose an unnecessary hardship and the waiver would not be contrary to the spirit and intent of the ordinance. The roadway is for new 6 lots. A 24' wide road would cause an undue hardship to the owner in that for the low volume of traffic, a 24' wide road with the additional pavement is not warranted.
 - a.) Granting relief from Section 155.33.A Street Design requirement is not detrimental to the best interest of public health and safety in that the proposed 20 foot wide road allows for less roadway and pavement while providing a roadway suitable for the level of vehicular and pedestrian traffic.
 - b.) The condition upon which the request for waiver is based are unique to the property for which the waiver is sought and are not applicable generally to other property in that the level of traffic on the proposed local road is far less than a collector or arterial roadway, and future development is limited by this proposed Open Space Subdivision.
 - c.) Because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out in that the development is occurring on a private street serving only 8 lots and the 20' wide roadway is adequate for a local street requirement. Additional width would generate additional unwanted stormwater runoff. More pavement would be a hardship to the owners in this regard.
 - d.) The waiver will not, in any manner, vary the provisions of the Zoning Ordinance, Master Plan, or Official Map in that the waiver does not have any material impact on these documents or their interpretation and the 20' wide roadway requirement is an option given to the Planning Board under these regulations where low levels of traffic occur.

Waiver Request
Subdivision Regulation
From Section 155-22 General Requirements F. Minimum Buffer

Bellamy Ridge
Tax Map I Lot 6C
Back River Road
Dover, New Hampshire
Job No. 14103

RECEIVED
Planning Office
JUN 18 2015
Dover, New Hampshire

In Accordance with Chapter 155-51 Waivers, Dover Code Subdivision of Land, City of Dover, we are formally requesting a waiver from Section 155-22 General Requirements F. Minimum Buffer.

The Director of Planning supports the waiver as this is a customary waiver sought and granted for "Subdivision with existing homes along the frontage".

As required by Article IX of the Dover Code, Administration and Enforcement, Chapter 155-51, Waivers, we submit the following for the waiver as requested by the City Planner:

Waiver

1. Strict conformity with the 100' buffer rule would pose an unnecessary hardship. The buffer requirement does not consider existing homes. Removing the existing home would be an unnecessary hardship, and granting the waiver would not be contrary to the spirit and intent of the ordinance because this is an existing condition.
 - a.) Granting relief from Section 155-22.F Buffer Frontage requirement is not detrimental to the best interest of public health and safety in that the home is existing.
 - b.) The condition upon which the request for waiver is based are unique to the property for which the waiver is sought and are not applicable generally to other property in that the existing home is within the 100' buffer.
 - c.) Because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out the existing home would need to be removed. This would be an unwarranted hardship.
 - d.) The waiver will not, in any manner, vary the provisions of the Zoning Ordinance, Master Plan, or Official Map in that the waiver does not have any material impact on these documents or their interpretation and the relief from the 100' buffer; it is an option given to the Planning Board to provide relief from the 100' buffer requirement.

Waiver Request
Subdivision Regulation
Section 155.22.F, Minimum Distance from External Boundaries, Dimensional Requirements Table
Bellamy Ridge
Tax Map I, Lot 6C-1, thru 6C-5
Red Barn Drive
Dover, New Hampshire
Job No. 14103

RECEIVED
Planning Office

JUN 18 2015

Dover, New Hampshire

In Accordance with Chapter 155-51 Waivers, Dover Code Subdivision of Land, City of Dover, we are formally requesting a waiver from Section 155.22F. We are requesting a waiver from the 30' buffer to a 15' buffer for the five lots a on the north side of the subdivision.

The basis for the waiver request is as follows

As required by Article VII of Chapter 155 of the Dover Code, General Requirements and Design Standards, Chapter 155-31, Minimum Standards; Waiver. A and B we state the following:

- A) Character of Land in regards to change in buffer required from 30' to 15' buffer: The Land being subdivided is of such character that it can be used safely for Building purpose without danger to health or peril from fire, flood, soil failure or other hazard. The buffer proposed is valid for the R-20 Zone. The owners of the abutting properties have a 30' buffer, and will not be impacted by an additional 15' landscaped buffer.
- B) Specifications for required Improvements: A Landscape Plan showing the proposed plantings titled Sheet LA-1 has been provided.

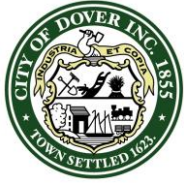
As required by Article IX of the Dover Code, Administration and Enforcement, Chapter 155-51, Waivers, we submit the following for the waiver under section A) 2):

Waiver Request

Granting relief from Section 155.22.F dimensional requirement of 30' buffer to an external boundary line to a 15' buffer would carry out the spirit and intent of the regulations because of the specific circumstances relative to the subdivision.

The circumstances specific to the subdivision are as follows:

- The 15' buffer proposed is the rear setback in the R-20 Zone.
- Due to the narrow nature of the property, the Applicant proposes to fulfill the requirements of 155-22(F)4 (30 feet minimum distance from external boundaries) by removing a portion of the mature trees in this buffer which lacks under-story, regrading and replanting with more appropriate vegetated screening; a Landscape Plan. On the north side, we are asking for a waiver to reduce the buffer to 15 feet but maintain a 30-foot building setback.
- The reduced 15' buffer will be landscaped, see Sheet LA-1.



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES - P15-05

Application Type: Subdivision Plan Review
Applicant(s): MCL Builders and Developers, LLC
Owner(s): Mace Family Revocable Trust
Location: 46 Back River Road (Tax Map I, Lot 6C)
Date: July 16, 2015

INTENT: Subdivision Plan Review to create an open space subdivision containing seven (7) single family residential lots (including a lot for the existing home) plus an open space lot.

UNITS PROPOSED: six (6) new single family dwelling units, plus one (1) existing duplex

AGENDA ITEM #: 2

ACRES: 3.72 acres

ZONING DISTRICT: Medium Density Residential (R-12) District

EXISTING LAND USE: Two Family Residential

SURROUNDING LAND USE: Single and multi-family residential; child day care

ZBA ACTION: Variance granted on 3/19/15 for lot that doesn't meet the front build to line line requirement

PERMITS REQUIRED: None

WAIVERS REQUESTED:

- To Chapter 155-33-A to allow a road of width of 20 feet instead of 24 feet
- To Chapter 155-22-F to allow existing house to stay in 100' buffer
- To Chapter 155-22-F to reduce 30 foot buffer to 15 feet

ATTENDANCE:

Members:

Christopher Parker (Planning)
Steve Bird (Planning)
Dave White (Engineering)
Jim Maxfield (Inspection Services)
Dennis Ciotti – Planning Board

Others:

Gretchen Young (Engineering)
Shanna Sweeney (Engineering)
Rebecca Jalbert (Inspection Services)
Noah Switzer (Inspection Services)
Robert Stowell
Doug Larosa
Mike Lefebvre
Peggy Mace

1. Approval of 6/18/15 Meeting Minutes

Motion to approve June 18, 2015 meeting minutes by White seconded by Bird. Vote: U/A

2. Plan Review

Planning Comments:

- Need Traffic Impact Study
- Impact fees will be assessed
- Water and sewer investment fees will be assessed

Sheet T-2

- Fix neighborhood plan title

Sheet EX-1

- Label owner unknown lot
- Add date of wetland delineation in note #12
- Show proof of claim made in note #17

Sheet S-1

- 30 foot external buffer is required per 155-22-F-4 and 155-23-B and road is within that buffer
- Show requested buffer line – don't see justification for reduction in buffer waiver

Sheet S-2

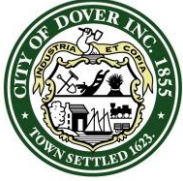
- What are the house sizes?
- What is sight distance for proposed road?
- Fire truck turning radius?
- Gravel in connector road

Sheet La-1

- Trees in perimeter buffer have to be 8 feet tall and include evergreen trees per 155-36-F
- Move trees behind lots 3 and 4 to the south

Planning Board Comments:

- Clarify owner unknown lot



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES - P15-05

Application Type: Subdivision Plan Review
Applicant(s): MCL Builders and Developers, LLC
Owner(s): Mace Family Revocable Trust
Location: 46 Back River Road (Tax Map I, Lot 6C)
Date: July 16, 2015

- Eliminate driveway to barn
- Concern about turnaround

Engineering Comments:

- Memo attached

Police Department Comments: None

Fire/Inspections Comments:

- Please provide template of fire apparatus turning radius at hammerhead
- Wanted to confirm the drive is 20 feet wide
- Please turn hydrant symbol very difficult read it on plans
- Confirming the open space will not be built upon
- Maintain all weather access to site

S:\Department\Planning\Planning_Share\Planning Board\TRC\2015 TRC\Minutes\7-16-15\2015.07.16_PlanningTechnicalReviewCommittee.MCLBuilders.Minutes.docx

Waiver Request
Subdivision Regulation
Section 155.22.F, Minimum Distance from External Boundaries, Dimensional Requirements Table
Bellamy Ridge
Tax Map I, Lot 6C-1, thru 6C-5 and Roadway
Red Barn Drive
Dover, New Hampshire
Job No. 14103

In Accordance with Chapter 155-51 Waivers, Dover Code Subdivision of Land, City of Dover, we are formally requesting a waiver from Section 155.22F. We are requesting a waiver from the 30' buffer to a 15' buffer for the five lots a on the north side of the subdivision as well as the roadway.

The basis for the waiver request is as follows

As required by Article VII of Chapter 155 of the Dover Code, General Requirements and Design Standards, Chapter 155-31, Minimum Standards; Waiver. A and B we state the following:

- A) Character of Land in regards to change in buffer required from 30' to 15' buffer: The Land being subdivided is of such character that it can be used safely for Building purpose without danger to health or peril from fire, flood, soil failure or other hazard. The buffer proposed is valid for the R-20 Zone. The owners of the abutting properties have a 30' buffer, and will not be impacted by an additional 15' landscaped buffer.
- B) Specifications for required Improvements: A Landscape Plan showing the proposed plantings titled Sheet LA-1 has been provided.

As required by Article IX of the Dover Code, Administration and Enforcement, Chapter 155-51, Waivers, we submit the following for the waiver under section A) 2):

Waiver Request

Granting relief from Section 155.22.F dimensional requirement of 30' buffer to an external boundary line to a 15' buffer would carry out the spirit and intent of the regulations because of the specific circumstances relative to the subdivision.

The circumstances specific to the subdivision are as follows:

- The 15' buffer proposed is the rear setback in the R-20 Zone.
- Due to the narrow nature of the property, the Applicant proposes to fulfill the requirements of 155-22(F)4 (30 feet minimum distance from external boundaries) by removing a portion of the mature trees in this buffer which lacks under-story, regrading and replanting with more appropriate vegetated screening; a Landscape Plan. On the north side, we are asking for a waiver to reduce the buffer to 15 feet but maintain a 30-foot building setback.
- The reduced 15' buffer will be landscaped, see Sheet LA-1.

July 7, 2015

Christopher G. Parker, AICP
Director of Planning and Community Development
City of Dover, Planning Department,
Dennis Ciotti, Planning Board Chairman
And City of Dover Planning Board
288 Central Avenue
Dover, New Hampshire 03820

Subject: *Open Space Subdivision*
Bellamy Ridge
Tax Map I, Lot 6C
Back River Road
Dover, New Hampshire

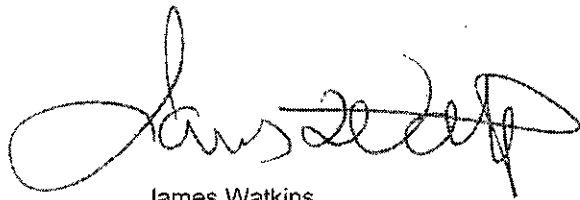
Dear Planning Director Parker, Chairman Ciotti and Planning Board Members;

We have received the Landscape Plan and waiver request from a 30' buffer to a 15' buffer from MCL Builders and Developers, LLC for their proposed open space subdivision.

As an abutter we have considered the waiver. Picnic Rivers Partners supports their request for a waiver based upon the information that MCL Builders and Developers has provided.

Sincerely,

Picnic Rivers Partners of Dover, LLC

A handwritten signature in black ink, appearing to read 'James Watkins', with a stylized flourish at the end.

James Watkins
Partner

July 15, 2015

Christopher G. Parker, AICP
Director of Planning and Community Development
City of Dover, Planning Department,
Dennis Ciotti, Planning Board Chairman
And City of Dover Planning Board
288 Central Avenue
Dover, New Hampshire 03820

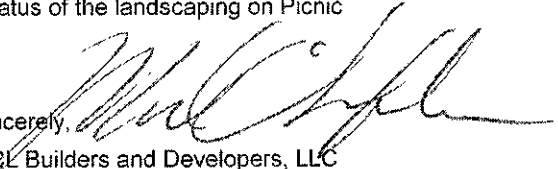
Subject: *Open Space Subdivision*
Bellamy Ridge
Tax Map I, Lot 6C
Back River Road
Dover, New Hampshire

Dear Planning Director Parker, Chairman Ciotti and Planning Board Members;

Regarding the 30' buffer to Tax Map I Lot 6C MCL Builders and Developers, LLC from the existing Picnic Rock open space subdivision.

As an abutter we have reviewed the status of the buffer and the existing landscaping. MCL Builders and Developers, LLC, understands that the landscaping proposed in the Bellamy Ridge Subdivision will act as an effective screen for both developments and accepts the exiting status of the landscaping on Picnic Rock as is.

Sincerely,


MCL Builders and Developers, LLC

SUBDIVISION &
CONSTRUCTION PLANS

BELLAMY RIDGE

46 BACK RIVER ROAD
DOVER, NEW HAMPSHIRE

PREPARED FOR
MCL BUILDERS & DEVELOPERS, LLC
3 SANDPIPER LANE
SEABROOK, NEW HAMPSHIRE

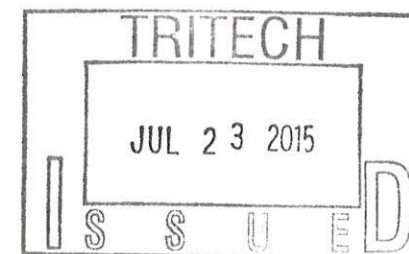
LIST OF PLANS

- T-1 - TITLE SHEET
- T-2 - NEIGHBORHOOD PLAN
- EX-1 - EXISTING CONDITIONS PLAN
- Y-1 - YIELD PLAN
- S-1 - OPEN SPACE SUBDIVISION PLAN
- S-2 - TOPOGRAPHIC PLAN
- C-1 - PLAN & PROFILE - RED BARN DRIVE
- C-2 - NOTES, LEGEND & SCHEDULES
- C-3 - CONSTRUCTION DETAILS
- C-4 - CONSTRUCTION DETAILS
- C-5 - CONSTRUCTION DETAILS
- C-6 - CONSTRUCTION DETAILS
- C-7 - STANDARD SEWER DETAILS
- C-8 - STANDARD SEWER DETAILS
- LA-1 - LANDSCAPING PLAN

PREPARED BY

TRITECH
ENGINEERING CORPORATION

RECEIVED
Planning Office
JUL 23 2015
Dover, New Hampshire



TRITECH
ENGINEERING CORPORATION

700 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820
TELEPHONE 603 746 9107
FAX 603 746 3830

REVISIONS
DATE: DESCRIPTION:
6-18-13 REVISED PER REVIEW COMMENTS

TITLE SHEET

BELLAMY RIDGE
46 BACK RIVER ROAD
DOVER, NEW HAMPSHIRE
DECEMBER 24, 2014

JOB No. 14103

SHEET No.

T-1

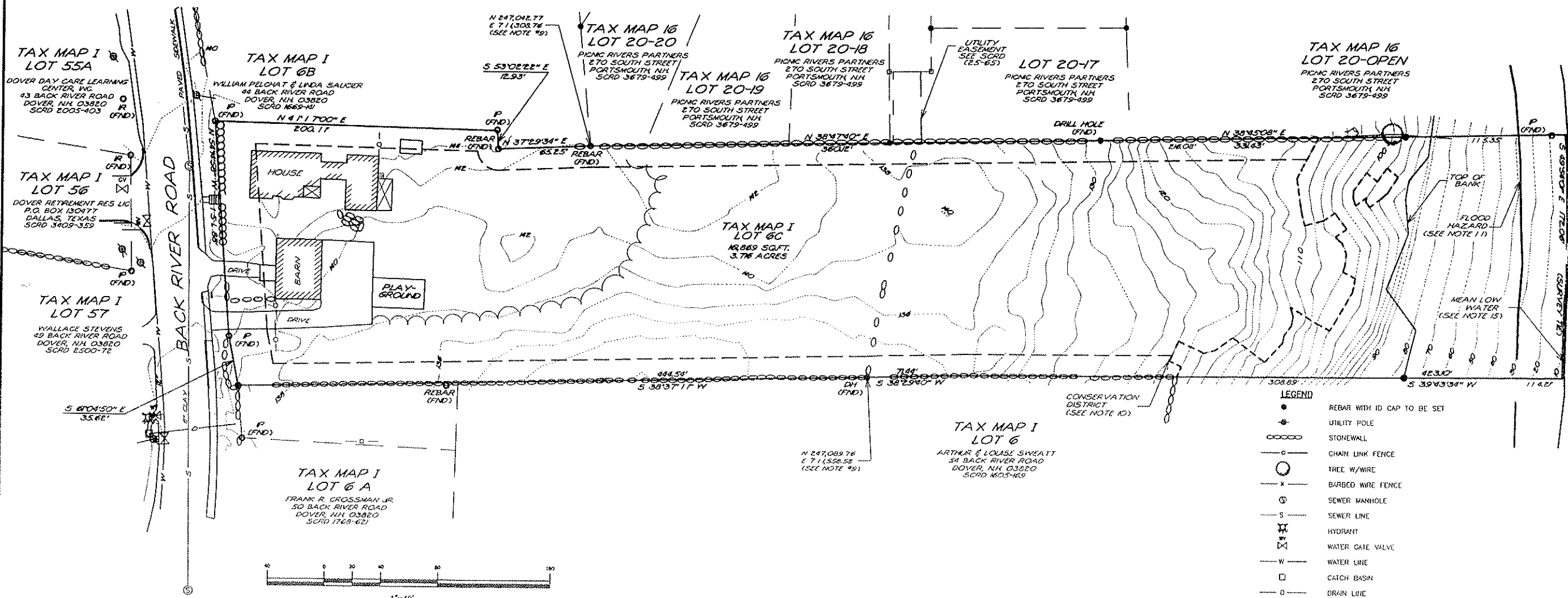
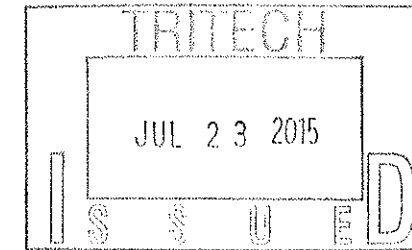
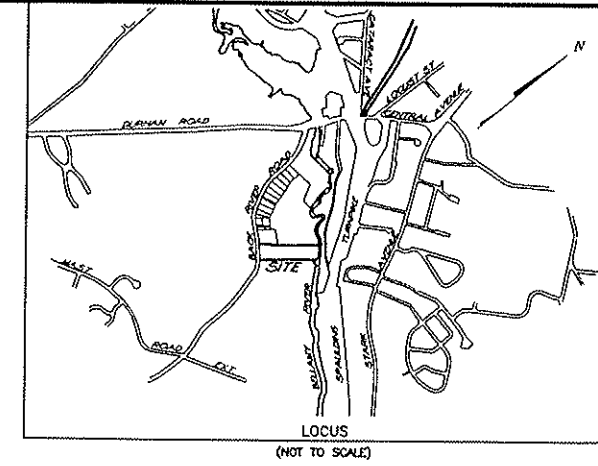
NOTES

- 1.) INTENT: TO SHOW THE EXISTING CONDITIONS OF DOVER TAX MAP I LOT 6C.
- 2.) CURRENT OWNER: MACE FAMILY REVOCABLE TRUST
46 BACK RIVER ROAD
DOVER, N.H. 03280
- 3.) TOTAL LOT AREA: 161,869 SQ. FT. - 3.716 ACRES
- 4.) TAX MAP I LOT 6C
- 5.) PROJECT DEED REFERENCE: BOOK 3553 PAGE 277
- 6.) PROJECT PLAN REFERENCE: AMENDED
OPEN SPACE SUBDIVISION PLAN
PICNIC ROCK FARM
BACK RIVER ROAD
DOVER, NEW HAMPSHIRE
TRITECH ENGINEERING CORPORATION
JUNE 8, 2009 SCRD 25-65

PLAN OF LAND OF
BRUCE O. & OLIVE E. STAPLES
BACK RIVER ROAD
DOVER, NEW HAMPSHIRE
K.E. MOORE & B.G. STAPLES
JAN. 1985 SCRD 25-65

BOUNDARY LINE ADJUSTMENT FOR
LOUISE SWEATT
DOVER, NEW HAMPSHIRE
EMERY ENGINEERING
SEPTEMBER 28, 1991 SCRD 39-79
- 7.) ZONING: R-12
MIN. LOT SIZE: 12,000 SQ. FT.
MIN. FRONTAGE: 150 FT
MIN. SETBACKS:
FRONT: 27.5 FT (BUILD TO LINE)
SIDE: 15 FT
REAR: 30 FT
MAX BUILDING HEIGHT: 35 FT
LOT COVERAGE: 30 %

OPEN SPACE REQUIREMENTS
MIN. LOT SIZE: 6,000 SQ. FT.
MIN. FRONTAGE: 20 FT
MIN. SETBACKS:
FRONT: 10 FT
SIDE: 10 FT
REAR: 10 FT
EXTERIOR BOUNDARY: 30 FT
EXISTING STRUCTURES: 50 FT
FRONTAGE BUFFER: 100 FT
- 8.) IN ADDITION TO R-12, THIS PROPERTY FALLS WITHIN THE CONSERVATION OVERLAY DISTRICT
- 9.) THE RAN UNADJUSTED CLOSURE OF OUR RANDOM POINT TRAVERSE WAS 1 PART IN 41,000, AND WAS ACCOMPLISHED USING A LEICA TO 703 TOTAL STATION, DURING THE MONTH OF SEPTEMBER, 2014.
- 9.) PROPERTY CORNER COORDINATE - BASED ON THE CITY OF DOVER GIS SYSTEM. CITY OF DOVER GIS POINTS WERE OCCUPIED TO DETERMINE POSITION, DIRECTION AND VERTICAL DATUM.
- 10.) THIS PROPERTY FALLS WITHIN THE CONSERVATION DISTRICT, ZONING ORDINANCE 170-27. AREAS SUCH AS THOSE WITHIN 50 FEET OF STREAMS, BROOKS OR OTHER FRESHWATER BODIES AND SLOPES IN EXCESS OF 20% ARE PART OF THE CONSERVATION DISTRICT AND THE REGULATIONS OF 170-27 APPLY.
- 11.) A PORTION OF THE NEW MAP I LOT 6C IS LOCATED IN A FEDERALLY DESIGNATED FLOOD HAZARD (ZONE "A"). LOCATION IS SCALED FROM FIRM PANEL No. 33017C 0340D, EFFECTIVE DATE MAY 17, 2005. (AS SHOWN)
- 12.) WETLAND DELINEATION SERVICES WERE PERFORMED BY MICHAEL MARIANO, NEW HAMPSHIRE CERTIFIED WETLAND SCIENTIST, IN ACCORDANCE WITH THE "REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHEASTAL AND NORTHEAST REGION (VERSION 2.0). THERE WERE NO WETLANDS IDENTIFIED ON THE SUBJECT PARCEL.
- 13.) ALL ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND.
- 14.) THE FINAL SUBDIVISION PLAN SHALL BE SUBMITTED IN A DIGITAL DXF FORMAT ON A TRANSFERABLE DISK TO THE CITY OF DOVER ENGINEER'S OFFICE.
- 15.) PROPERTY LINE DETERMINED TO BE THE MEAN LOW WATER OF THE BELLAMY RIVER AS OBSERVED IN AUGUST OF 2014.
- 16.) MAP I LOT 6C MAY BE SUBJECT TO FLOWAGE RIGHTS AND MILL PRIMELEGE RIGHTS.
- 17.) THE PORTION OF THE BELLAMY RIVER ADJACENT TO THE SUBJECT PROPERTY IS NOT SUBJECT TO TIDAL ACTION. THE RIVER FRONT OVERLAY DISTRICT DOES NOT APPLY TO THE SUBJECT PARCEL.
- 18.) ON APRIL 14, 2015, THE PLANNING BOARD HELD A HEARING AS REQUIRED BY SECTION 155-22, C.I.A. OF THE CITY OF DOVER SUBDIVISION REGULATIONS AND DETERMINED THAT THE OPEN SPACE SUBDIVISION AS SHOWN WAS ACCEPTABLE FOR TAX MAP F LOT 6C.
- 19.) ON MARCH 19, 2015, THE DOVER ZONING BOARD OF ADJUSTMENT GRANTED A VARIANCE FROM SECTION 170-12.5 OF THE ZONING ORDINANCE AND THE R-12 DISTRICT TABLE OF USES AND DIMENSIONAL REGULATIONS TO PERMIT LOT 7 AS DEPICTED ON THE PROPOSED SUBDIVISION PLAN TO HAVE MINIMUM FRONT SETBACK OF 176.5', IN PLACE OF THE REQUIRED BUILD TO LINE OF 27.5 FEET.



- LEGEND**
- REBAR WITH ID CAP TO BE SET
 - UTILITY POLE
 - STONEWALL
 - CHAIN LINK FENCE
 - TREE W/WIRE
 - BARBED WIRE FENCE
 - SEWER MANHOLE
 - SEWER LINE
 - HYDRANT
 - WATER GATE VALVE
 - WATER LINE
 - CATCH BASIN
 - DRAIN LINE
 - GAS GATE VALVE

EXISTING CONDITIONS PLAN
BELLAMY RIDGE
46 BACK RIVER ROAD
DOVER, NEW HAMPSHIRE
DECEMBER 24, 2014
JOB No. 14103
SCALE: 1" = 40'

EX-1

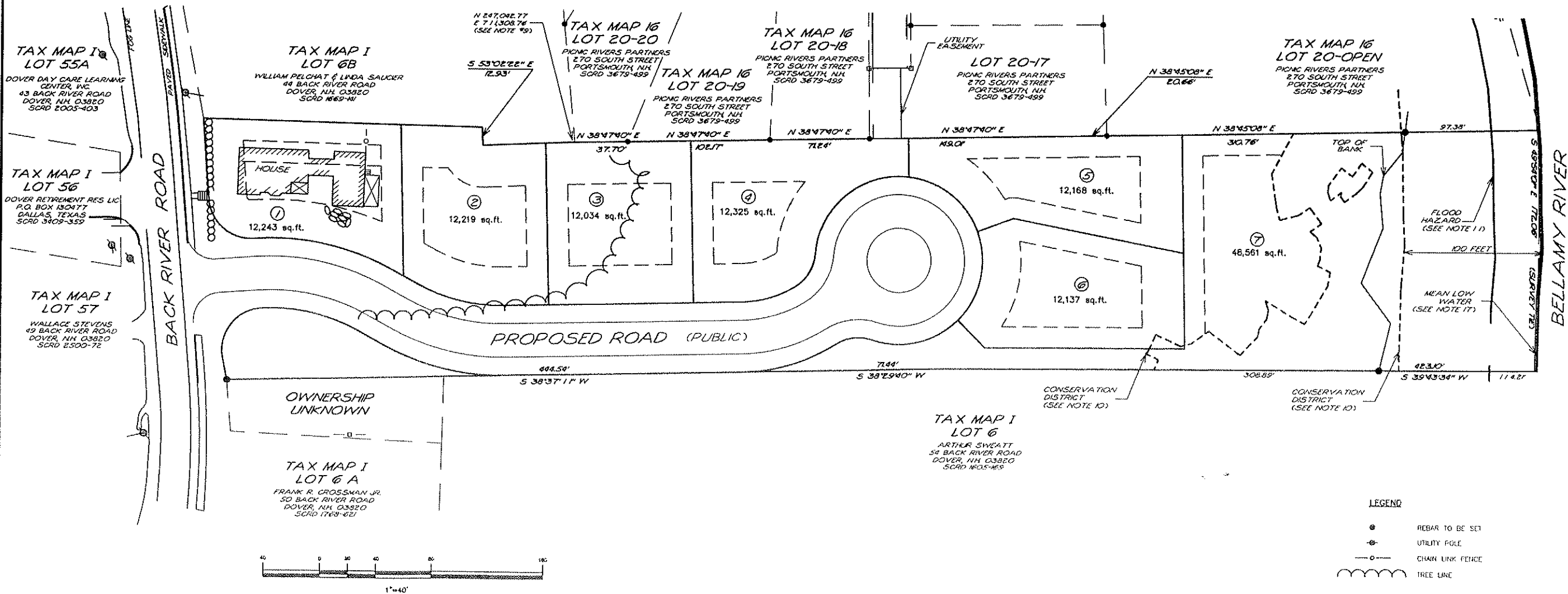
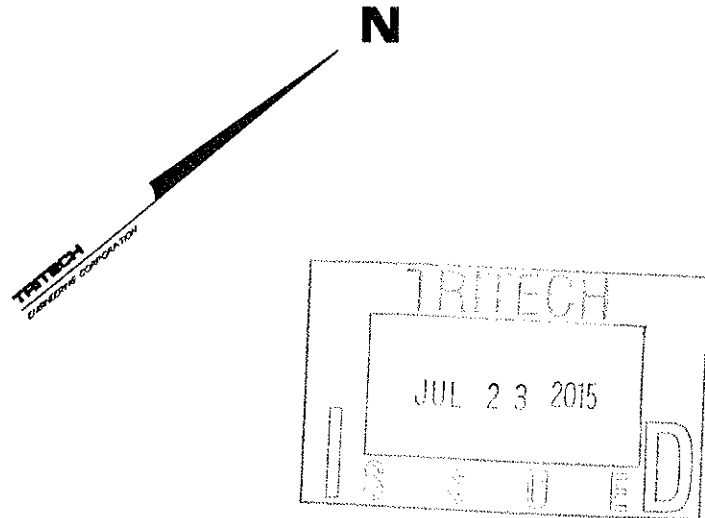
REVISIONS	DATE	DESCRIPTION
1	6-18-15	REVISED PER REVIEW COMMENTS

TRITECH
ENGINEERING CORPORATION

705 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03800
TELEPHONE 603 746 9107
FAX 603 746 3600

NOTES

- 1.) INTENT: TO SHOW THE CONVENTIONAL SUBDIVISION OF DOVER TAX MAP 1 LOT 6C.
- 2.) CURRENT OWNER: WACE FAMILY REVOCABLE TRUST
46 BACK RIVER ROAD
DOVER, N.H. 03280
- 3.) TOTAL LOT AREA: 161,669 SQ. FT. - 3.716 ACRES
- 4.) TAX MAP 1 LOT 6C
- 5.) PROJECT DEED REFERENCE: BOOK 3553 PAGE 277
- 6.) PROJECT PLAN REFERENCE: AMENDED
OPEN SPACE SUBDIVISION PLAN
PICNIC ROCK FARM
BACK RIVER ROAD
DOVER, NEW HAMPSHIRE
TRITECH ENGINEERING CORPORATION
JUNE 8, 2009 SCRD 25-65
- PLAN OF LAND OF
BRUCE G. & OLIVE E. STAPLES
BACK RIVER ROAD
DOVER, NEW HAMPSHIRE
K.E. MOORE & B.G. STAPLES
JAN. 1985 SCRD 25-65
- BOUNDARY LINE ADJUSTMENT FOR
LOUISE SWEATT
DOVER, NEW HAMPSHIRE
ENERGY ENGINEERING
SEPTEMBER 26, 1991 SCRD 39-79
- 7.) ZONING: R-12
- MIN. LOT SIZE: 12,000 SQ. FT.
MIN. FRONTAGE: 100 FT
MIN. SETBACKS:
FRONT: 27.5 FT (BUILD TO LINE)
SIDE: 15 FT
REAR: 30 FT
MAX BUILDING HEIGHT: 35 FT
LOT COVERAGE: 30 %
- OPEN SPACE REQUIREMENTS
MIN. LOT SIZE: 8,000 SQ. FT.
MIN. FRONTAGE: 20 FT
MIN. SETBACKS:
FRONT: 10 FT
SIDE: 10 FT
REAR: 10 FT
EXTERIOR BOUNDARY: 30 FT
EXISTING STRUCTURES: 50 FT
FRONTAGE BUFFER: 100 FT
- IN ADDITION TO R-12, THIS PROPERTY FALLS WITHIN THE CONSERVATION OVERLAY DISTRICT
- 8.) THE RAW UNADJUSTED CLOSURE OF OUR RANDOM POINT TRAVERSE WAS 1 PART IN 41,000, AND WAS ACCOMPLISHED USING A LEICA TC 703 TOTAL STATION, DURING THE MONTH OF SEPTEMBER, 2014.
- 9.) PROPERTY CORNER COORDINATE - BASED ON THE CITY OF DOVER GIS SYSTEM. CITY OF DOVER GIS POINTS WERE OCCUPIED TO DETERMINE POSITION, DIRECTION AND VERTICAL DATUM.
- 10.) THIS PROPERTY FALLS WITHIN THE CONSERVATION DISTRICT. ZONING ORDINANCE 170-27. AREAS SUCH AS THOSE WITHIN 50 FEET OF STREAMS, BROOKS OR OTHER FRESHWATER BODIES AND SLOPES IN EXCESS OF 20% ARE PART OF THE CONSERVATION DISTRICT AND THE REGULATIONS OF 170-27 APPLY.
- 11.) A PORTION OF THE NEW MAP 1 LOT 6C IS LOCATED IN A FEDERALLY DESIGNATED FLOOD HAZARD (ZONE "A"). LOCATION IS SCALED FROM FIRM PANEL No. 33017C 03400, EFFECTIVE DATE MAY 17, 2003. (AS SHOWN)
- 12.) WETLAND DELINEATION SERVICES WERE PERFORMED BY MICHAEL MARIANO, NEW HAMPSHIRE CERTIFIED WETLAND SCIENTIST, IN SEPTEMBER OF 2014, IN ACCORDANCE WITH THE "REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHEAST AND NORTHWEST REGION (VERSION 2.0). THERE WERE NO WETLANDS IDENTIFIED ON THE SUBJECT PARCEL.
- 13.) STREET ADDRESSES FOR EACH LOT SHALL BE ASSIGNED BY THE BUILDING INSPECTOR AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
- 14.) PLANS T-1, T-2, EX-1, S-1, S-2, C-1 THRU C-7 AND LA-1 ARE PART OF THIS APPROVAL.
- 15.) ALL ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND.
- 16.) THE FINAL SUBDIVISION PLAN SHALL BE SUBMITTED IN A DIGITAL DXF FORMAT ON A TRANSFERABLE DISK TO THE CITY OF DOVER ENGINEER'S OFFICE.
- 17.) PROPERTY LINE DETERMINED TO BE THE MEAN LOW WATER OF THE BELLAMY RIVER AS OBSERVED IN AUGUST OF 2014.
- 18.) MAP 1 LOT 6C MAY BE SUBJECT TO FLOWAGE RIGHTS AND MILL PRIVILEGE RIGHTS.
- 19.) LOTS TO BE SERVED BY CITY WATER AND SEWER. ALL NEW DWELLING UNITS SHALL BE ASSESSED THE CURRENT WATER AND SEWER INVESTMENT FEES IN PLACE AT THE TIME OF THE BUILDING PERMIT APPLICATION.
- 20.) ON MARCH 19, 2015, THE DOVER ZONING BOARD OF ADJUSTMENT GRANTED A VARIANCE FROM SECTION 170-12.8 OF THE ZONING ORDINANCE AND THE R-12 DISTRICT TABLE OF USES AND DIMENSIONAL REGULATIONS TO PERMIT LOT 7 AS DEPICTED ON THE PROPOSED SUBDIVISION PLAN TO HAVE MINIMUM FRONT SETBACK OF 176.5', IN PLACE OF THE REQUIRED BUILD TO LINE OF 27.5 FEET.
- 21.) THE PORTION OF THE BELLAMY RIVER ADJACENT TO THE SUBJECT PROPERTY IS NOT SUBJECT TO TIDAL ACTION. THE RIVER FRONT OVERLAY DISTRICT DOES NOT APPLY TO THE SUBJECT PARCEL.



TRITECH
ENGINEERING CORPORATION

REVISIONS	DATE	DESCRIPTION
1	4-2-15	REVISED OPEN SPACE
2	4-15-15	REVISED PER PLANNING COMMENTS

BELLAMY RIDGE
YIELD PLAN

46 BACK RIVER ROAD
DOVER, NEW HAMPSHIRE

DECEMBER 24, 2014
JOB No. 14103
SCALE: 1" = 40'

Y-1

(P15-0.5)

NOTES

1.) INTENT: TO SHOW THE OPEN SPACE SUBDIVISION OF DOVER TAX MAP 1 LOT 6C, AS AN OPEN SPACE SUBDIVISION WHICH WILL CREATE 7 LOTS, PLUS THE EXISTING HOUSE LOT AT 46 BACK RIVER ROAD, THE OTHER 7 LOTS ARE 8 PROPOSED BUILDING LOTS, AND 1 OPEN SPACE LOT.

2.) CURRENT OWNER: MACE FAMILY REVOCABLE TRUST
46 BACK RIVER ROAD
DOVER, N.H. 03820

OWNERS SIGNATURE _____

APPLICANT: MCL BUILDERS & DEVELOPERS, LLC
3 SANDPIPER LANE
SEABROOK, NEW HAMPSHIRE

3.) TOTAL LOT AREA: 161,869 SQ. FT. ~ 3.716 ACRES

4.) TAX MAP 1 LOT 6C

5.) PROJECT DEED REFERENCE: BOOK 3553 PAGE 277

6.) PROJECT PLAN REFERENCE: AMENDED
OPEN SPACE SUBDIVISION PLAN
PICNIC ROCK FARM
BACK RIVER ROAD
DOVER, NEW HAMPSHIRE
TRITECH ENGINEERING CORPORATION
JUNE 8, 2009 SCRD 25-65

PLAN OF LAND OF
BRUCE G. & OLIVE E. STAPLES
BACK RIVER ROAD
DOVER, NEW HAMPSHIRE
K.E. MOORE & B.G. STAPLES
JAN. 1985 SCRD 25-65

BOUNDARY LINE ADJUSTMENT FOR
LOUISE SWEATT
DOVER, NEW HAMPSHIRE
EMERY ENGINEERING
SEPTEMBER 26, 1991 SCRD 39-79

7.) ZONING: R-12
MIN. LOT SIZE: 12,000 SQ. FT.
MIN. FRONTAGE: 100 FT
MIN. SETBACKS:
FRONT: 27.5 FT (BUILD TO LINE)
SIDE: 15 FT
REAR: 10 FT
MAX BUILDING HEIGHT: 35 FT
LOT COVERAGE: 30 %

OPEN SPACE REQUIREMENTS
MIN. LOT SIZE: 8,000 SQ. FT.
MIN. FRONTAGE: 20 FT
MIN. SETBACKS:
FRONT: 10 FT
SIDE: 10 FT
REAR: 10 FT
EXTERIOR BOUNDARY: 50 FT
EXISTING STRUCTURES: 50 FT
FRONTAGE BUFFER: 100 FT

IN ADDITION TO R-12, THIS PROPERTY FALLS WITHIN THE CONSERVATION OVERLAY DISTRICT

8.) THE RAW UNADJUSTED CLOSURE OF OUR RANDOM POINT TRAVERSE WAS 1 PART IN 41,000, AND WAS ACCOMPLISHED USING A LEICA TO 703 TOTAL STATION, DURING THE MONTH OF SEPTEMBER, 2014.

9.) PROPERTY CORNER COORDINATE - BASED ON THE CITY OF DOVER GIS SYSTEM, CITY OF DOVER GIS POINTS WERE OCCUPIED TO DETERMINE POSITION, DIRECTION AND VERTICAL DATUM.

10.) THIS PROPERTY FALLS WITHIN THE CONSERVATION DISTRICT, ZONING ORDINANCE 170-27. AREAS SUCH AS THOSE WITHIN 50 FEET OF STREAMS, BROOKS OR OTHER FRESHWATER BODIES AND SLOPES IN EXCESS OF 20% ARE PART OF THE CONSERVATION DISTRICT AND THE REGULATIONS OF 170-27 APPLY.

11.) A PORTION OF THE NEW MAP 1 LOT 6C IS LOCATED IN A FEDERALLY DESIGNATED FLOOD HAZARD (ZONE "A"). LOCATION IS SCALED FROM FIRM PANEL No. 33017C 03400, EFFECTIVE DATE MAY 17, 2005. (AS SHOWN)

12.) WETLAND DELINEATION SERVICES WERE PERFORMED BY MICHAEL MARIANO, NEW HAMPSHIRE CERTIFIED WETLAND SCIENTIST, IN SEPTEMBER OF 2014, IN ACCORDANCE WITH THE "REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION (VERSION 2.0)". THERE WERE NO WETLANDS IDENTIFIED ON THE SUBJECT PARCEL.

13.) STREET ADDRESSES FOR EACH LOT SHALL BE ASSIGNED BY THE BUILDING INSPECTOR AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.

14.) PLANS T-1, T-2, EX-1, Y-1, S-2, C-1 THRU C-7 AND LA-1 ARE PART OF THIS APPROVAL.

15.) ALL ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND.

16.) THE FINAL SUBDIVISION PLAN SHALL BE SUBMITTED IN A DIGITAL DXF FORMAT ON A TRANSFERABLE DISK TO THE CITY OF DOVER ENGINEER'S OFFICE.

17.) PROPERTY LINE DETERMINED TO BE THE MEAN LOW WATER OF THE BELLAMY RIVER AS OBSERVED IN AUGUST OF 2014.

18.) MAP 1 LOT 6C MAY BE SUBJECT TO FLOWAGE RIGHTS AND MILL PRIVILEGE RIGHTS.

19.) LOTS TO BE SERVED BY CITY WATER AND SEWER, ALL NEW DWELLING UNITS SHALL BE ASSESSED THE CURRENT WATER AND SEWER INVESTMENT FEES IN PLACE AT THE TIME OF THE BUILDING PERMIT APPLICATION.

20.) * OPEN SPACE REQUIRED: 7 LOTS x 4,000 SQ. FT. = 28,000 SQ. FT.
* TOTAL OPEN SPACE PROVIDED: 49,834 SQ. FT.
* TOTAL AREA OF USABLE OPEN SPACE REQUIRED: 28,000 SQ. FT. x .85 = 14,000 SQ. FT.
* TOTAL AREA OF USABLE OPEN SPACE PROVIDED: 17,850 SQ. FT. (CONTIGUOUS NON-CONSERVATION DISTRICT)

21.) A SIGN WILL BE POSTED ON-SITE THAT IDENTIFIES DEVELOPER AND CONTRACTOR CONTACT INFORMATION.

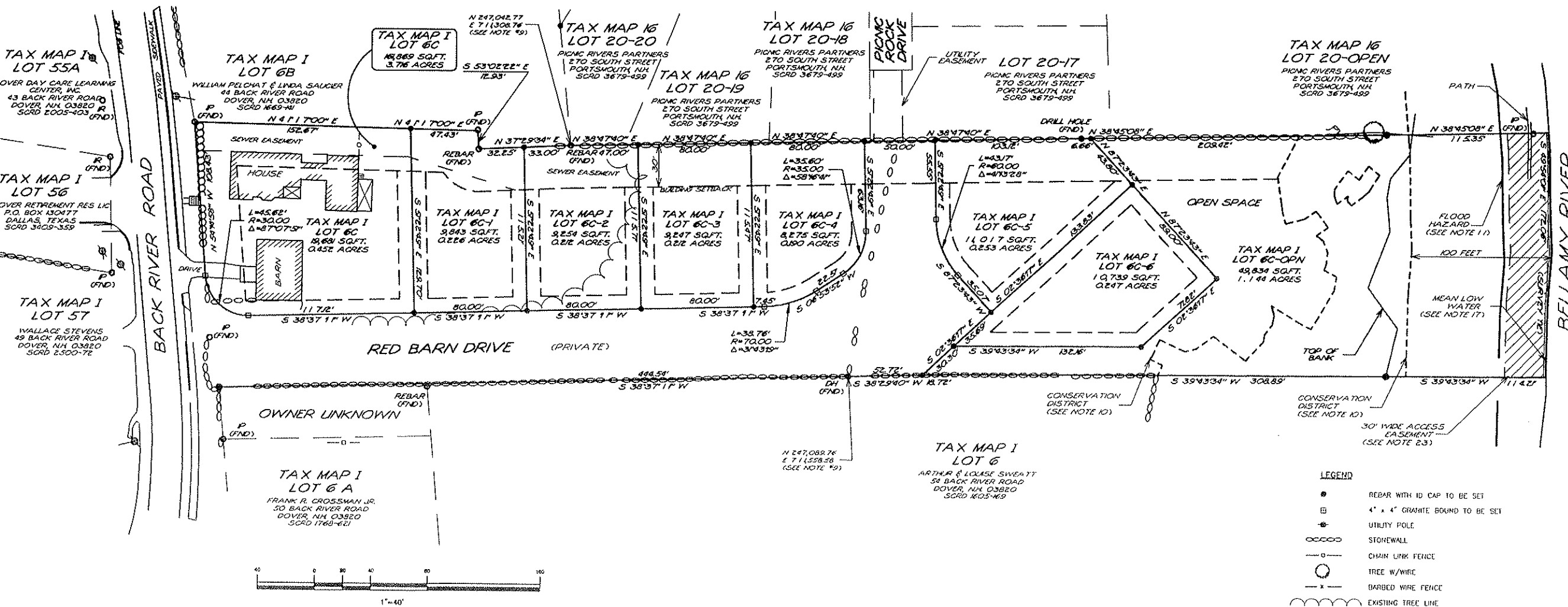
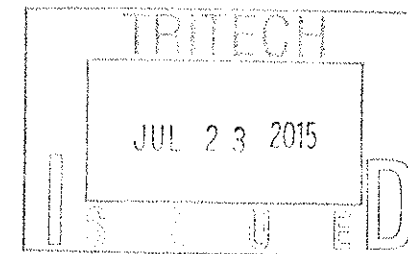
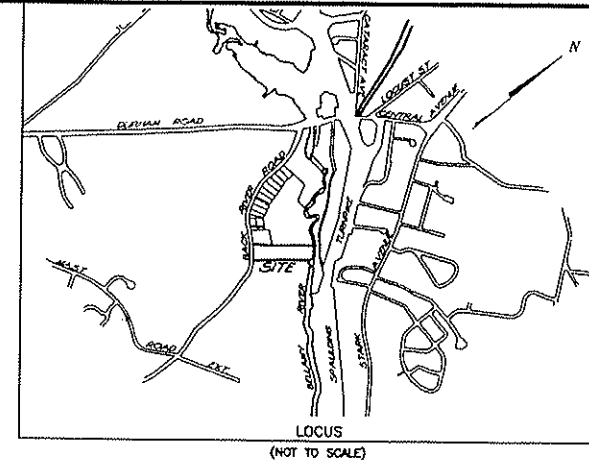
22.) THERE WILL BE NO FURTHER SUBDIVISION OR INCREASE OF DENSITY OF THE PROPOSED LOTS.

23.) 30' WIDE PUBLIC ACCESS EASEMENT.

24.) THE PORTION OF THE BELLAMY RIVER ADJACENT TO THE SUBJECT PROPERTY IS NOT SUBJECT TO TIDAL ACTION. THE RIVER FRONT OVERLAY DISTRICT DOES NOT APPLY TO THE SUBJECT PARCEL.

25.) ON APRIL 14, 2015, THE PLANNING BOARD HELD A HEARING AS REQUIRED BY SECTION 155-22, C.I.A. OF THE CITY OF DOVER SUBDIVISION REGULATIONS AND DETERMINED THAT THE OPEN SPACE SUBDIVISION AS SHOWN WAS ACCEPTABLE FOR TAX MAP F LOT 6C.

26.) ON MARCH 19, 2015, THE DOVER ZONING BOARD OF ADJUSTMENT GRANTED A VARIANCE FROM SECTION 170-12.B OF THE ZONING ORDINANCE AND THE R-12 DISTRICT TABLE OF USES AND DIMENSIONAL REGULATIONS TO PERMIT LOT 7 AS DEPICTED ON THE PROPOSED SUBDIVISION PLAN TO HAVE MINIMUM FRONT SETBACK OF 175.5', IN PLACE OF THE REQUIRED BUILD TO LINE OF 27.5 FEET.



LEGEND

- REBAR WITH ID CAP TO BE SET
- 4" x 4" GRANITE BOUND TO BE SET
- UTILITY POLE
- STONEWALL
- CHAIN LINK FENCE
- TREE W/WIRE
- x— BARBED WIRE FENCE
- w— EXISTING TREE LINE

TRITECH
ENGINEERING CORPORATION

708 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820
TELEPHONE: 603.748.8907
FAX: 603.742.3830

REVISIONS	DATE	DESCRIPTION
1	4-2-15	REVISED OPEN SPACE
2	4-17-15	REVISED PLANNING BOARD COMMENTS
3	6-18-15	REVISED PER REVIEW COMMENTS

OPEN SPACE SUBDIVISION PLAN

BELLAMY RIDGE

46 BACK RIVER ROAD
DOVER, NEW HAMPSHIRE

DECEMBER 24, 2014 JOB No. 14103
SCALE: 1" = 40'

SHEET No.

S-1

(P15-Q5)

NOTES

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46 BACK RIVER ROAD
DOVER, N.H. 03280

OWNERS SIGNATURE _____

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JAN. 1985 SCRD 25-65

BOUNDARY LINE ADJUSTMENT FOR
LOUISE SWEATT
DOVER, NEW HAMPSHIRE
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SEPTEMBER 26, 1991 SCRD 39-79

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MAX BUILDING HEIGHT: 35 FT
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IN ADDITION TO R-12, THIS PROPERTY FALLS WITHIN THE CONSERVATION OVERLAY DISTRICT

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17.) PROPERTY LINE DETERMINED TO BE THE MEAN LOW WATER OF THE BELLAMY RIVER AS OBSERVED IN AUGUST OF 2014.

18.) MAP I LOT 6C MAY BE SUBJECT TO FLOWAGE RIGHTS AND MILL PRIVILEGE RIGHTS.

19.) LOTS TO BE SERVED BY CITY WATER AND SEWER. ALL NEW DWELLING UNITS SHALL BE ASSESSED THE CURRENT WATER AND SEWER INVESTMENT FEES IN PLACE AT THE TIME OF THE BUILDING PERMIT APPLICATION.

20.) * OPEN SPACE REQUIRED: 7 LOTS x 4,000 SQ.FT. = 28,000 SQ.FT.
* TOTAL OPEN SPACE PROVIDED: 49,834 SQ.FT.
* TOTAL AREA OF USABLE OPEN SPACE REQUIRED: 28,000 SQ.FT. x .05 = 14,000 SQ.FT.
* TOTAL AREA OF USABLE OPEN SPACE PROVIDED: 17,800 SQ.FT. (CONTIGUOUS NON-CONSERVATION DISTRICT)

21.) A SIGN WILL BE POSTED ON-SITE THAT IDENTIFIES DEVELOPER AND CONTRACTOR CONTACT INFORMATION.

22.) THERE WILL BE NO FURTHER SUBDIVISION OR INCREASE OF DENSITY OF THE PROPOSED LOTS.

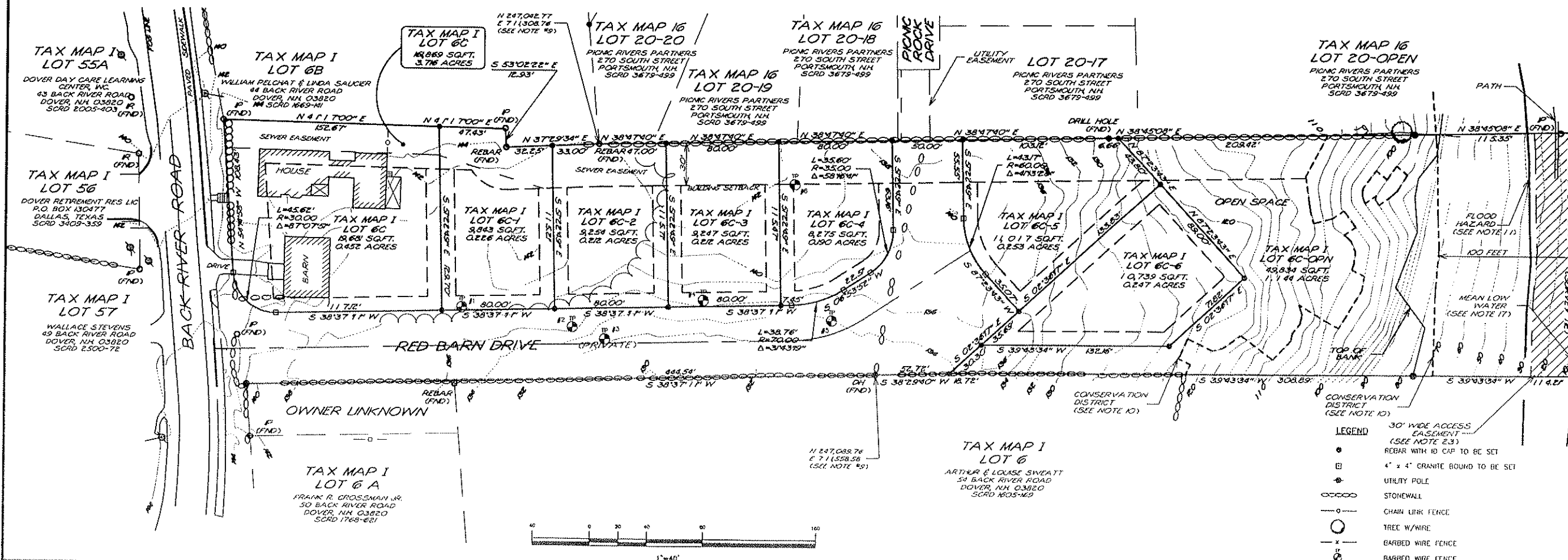
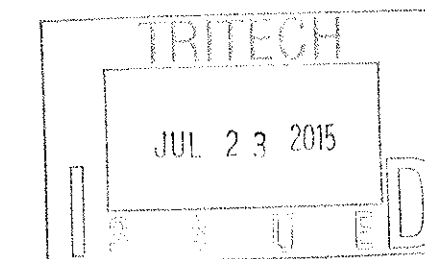
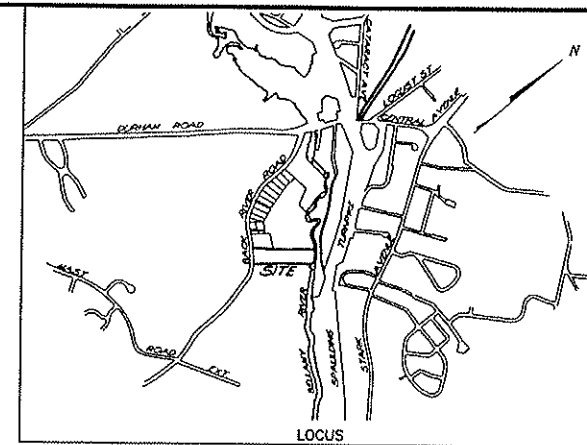
23.) 30' WIDE PUBLIC ACCESS EASEMENT.

24.) THE PORTION OF THE BELLAMY RIVER ADJACENT TO THE SUBJECT PROPERTY IS NOT SUBJECT TO TIDAL ACTION. THE RIVER FRONT OVERLAY DISTRICT DOES NOT APPLY TO THE SUBJECT PARCEL.

25.) ON APRIL 14, 2015, THE PLANNING BOARD HELD A HEARING AS REQUIRED BY SECTION 155-22, C.I.A. OF THE CITY OF DOVER SUBDIVISION REGULATIONS AND DETERMINED THAT THE OPEN SPACE SUBDIVISION AS SHOWN WAS ACCEPTABLE FOR TAX MAP F LOT 6C.

26.) ON MARCH 19, 2015, THE DOVER ZONING BOARD OF ADJUSTMENT GRANTED A VARIANCE FROM SECTION 170-12.6 OF THE ZONING ORDINANCE AND THE R-12 DISTRICT TABLE OF USES AND DIMENSIONAL REGULATIONS TO PERMIT LOT 7 AS DEPICTED ON THE PROPOSED SUBDIVISION PLAN TO HAVE MINIMUM FRONT SETBACK OF 176.5', IN PLACE OF THE REQUIRED BUILD TO LINE OF 27.5 FEET.

N



BELLAMY RIVER

TOPOGRAPHIC PLAN
BELLAMY RIDGE

46 BACK RIVER ROAD
DOVER, NEW HAMPSHIRE

DECEMBER 24, 2014 JOB No. 14103
SCALE: 1" = 40'

SHEET NO.

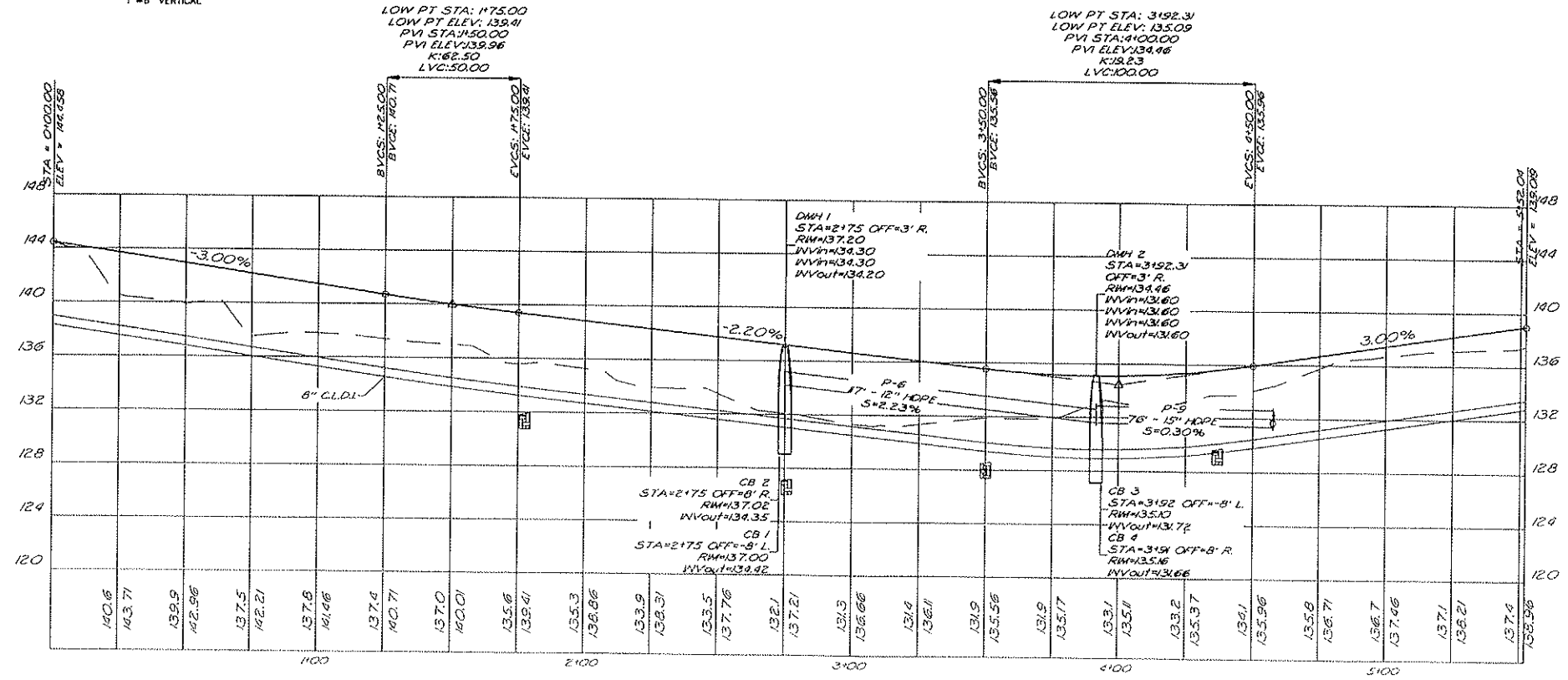
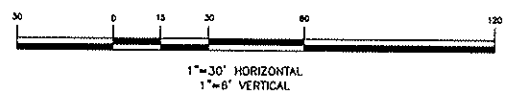
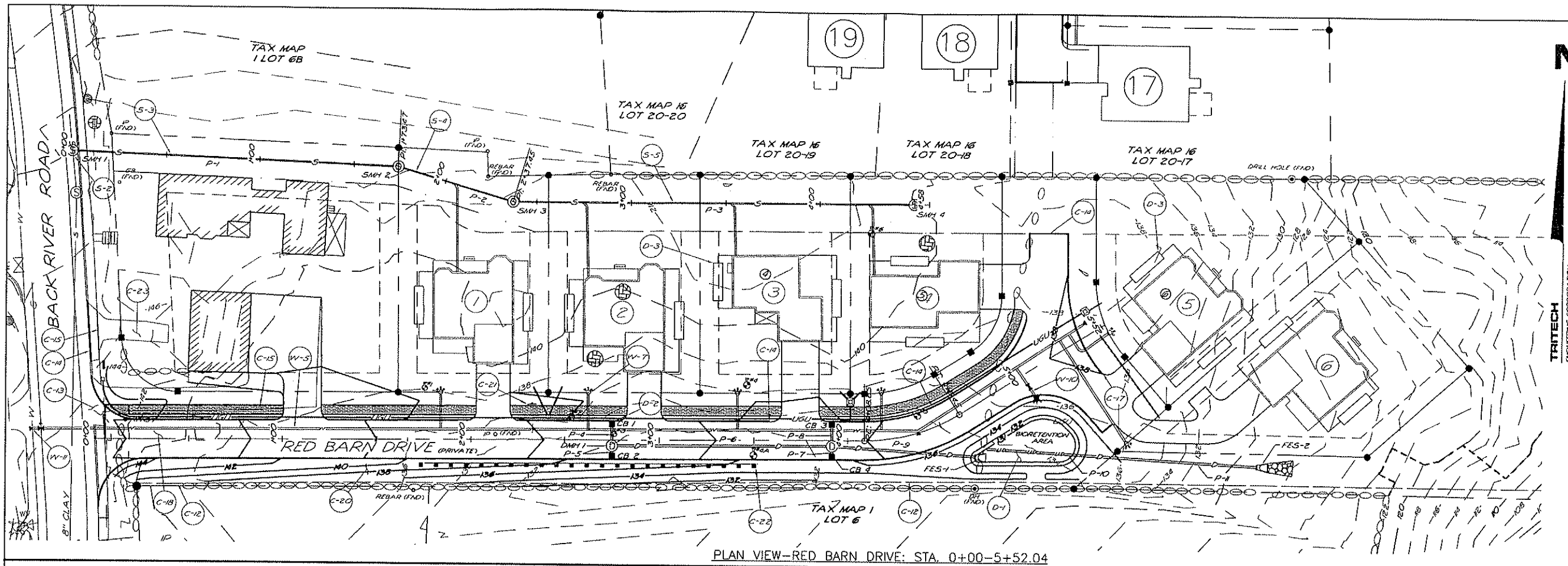
S-2

(P15-Q5)

TRITECH
ENGINEERING CORPORATION

785 CENTRAL AVENUE
DOVER NEW HAMPSHIRE 03800
TELEPHONE 603 742 9107
FAX 603 742 9330

REVISIONS	DATE	DESCRIPTION
1	4-15-13	REVISED PLANNING BOARD COMMENTS
2	6-18-15	REVISED PER REVIEW COMMENTS



- LEGEND**
- 156--- EXISTING 2 FOOT CONTOUR
 - 160--- EXISTING 10 FT CONTOUR
 - 152--- PROPOSED CONTOUR
 - PROPOSED LOT LINE
 - PROPOSED CASEMENT
 - IRON PIN TO BE SET
 - GRANITE MONUMENT TO BE SET
 - UTILITY POLE
 - W--- EXISTING WATER LINE
 - W--- EXISTING WATER GATE VALVE
 - W--- EXISTING WATER SHUTOFF
 - W--- EXISTING FIRE HYDRANT
 - W--- PROPOSED WATER LINE
 - W--- PROPOSED WATER SHUTOFF
 - D--- EXISTING DRAIN LINE
 - D--- EXISTING CATCH BASIN
 - D--- EXISTING DRAIN MANHOLE
 - D--- PROPOSED DRAIN LINE
 - D--- PROPOSED CATCH BASIN
 - D--- PROPOSED DRAIN MANHOLE
 - S--- EXISTING SEWER LINE
 - S--- EXISTING SEWER MANHOLE
 - S--- PROPOSED SEWER LINE
 - S--- PROPOSED SEWER MANHOLE
 - ASPHALT CONCRETE SIDEWALK
 - PROP. UNDERDRYIN
 - PROPOSED UNDERGROUND ELECTRIC TELEPHONE & CABLE
 - PROPOSED TRANSFORMER
 - PROPOSED MANHOLE
 - LEDGE OUTCROP/ROCK

TRITECH
ENGINEERING CORPORATION

755 CENTRAL AVENUE
DOVER NEW HAMPSHIRE 03820
TELEPHONE 603 742 8707
FAX 603 742 3890

REVISIONS

DATE	DESCRIPTION
06-19-15	REVISED PER P.B. COMMENTS

JUL 23 2015

ROAD PLAN AND PROFILE

BELLAMY RIDGE

46 BACK RIVER ROAD

DOVER, NEW HAMPSHIRE

DECEMBER 24, 2014

SCALE: 1" = 30'

JOB No. 14103

C-1

C-1 CONSTRUCTION NOTES:

1. THE CONTRACTOR IS REQUIRED UNDER NEW HAMPSHIRE LAW TO CONTACT "DIG SAFE" AT 1-800-225-4977, 72 HOURS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL MAINTAIN THE "DIG SAFE" LOCATIONS THROUGH OUT THE DURATION OF THE PROJECT. THE CONTRACTOR SHALL BEAR THE COST TO REPAIR ANY UTILITIES DAMAGED DURING THE COURSE OF THE WORK.
2. EXISTING UTILITIES -- ALL INFORMATION ON, AND LOCATION OF EXISTING UTILITIES ARE APPROXIMATE AND BASED ON FIELD INFORMATION, AVAILABLE PLANS AND INFORMATION PROVIDED BY THE CONTRACTOR. ALL EXISTING UTILITY INFORMATION SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
3. AS-BUILT PLANS OF THE SITE SHALL BE SUBMITTED IN A DIGITAL DXF FORMAT TO THE CITY OF DOVER ENGINEER'S OFFICE UPON COMPLETION OF THE PROJECT. AS-BUILTS SHALL BE PREPARED AND CERTIFIED CORRECT BY A LICENSED LAND SURVEYOR OR PROFESSIONAL ENGINEER.
4. ALL CONSTRUCTION SHALL CONFORM WITH THE 2010 STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION (NHDOT) "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", HEREINAFTER REFERRED TO AS THE "STANDARD SPECIFICATIONS" AND THE "CITY OF DOVER SPECIFICATIONS" WHICH EVER IS MORE STRINGENT.
5. AS REQUIRED BY THE CITY OF DOVER PLANNING DEPARTMENT, A PRE CONSTRUCTION CONFERENCE WITH THE DEVELOPER, THE EARTHWORK CONTRACTOR, TRITECH ENGINEERING CORPORATION, AND THE CITY ENGINEER SHALL OCCUR PRIOR TO THE START OF ANY EARTHWORK.
6. ALL BACKFILL IN TRENCHES AND FILL FOR ROADBEDS SHALL BE THOROUGHLY COMPACTED TO 95% OF OPTIMUM DENSITY.
7. LAND CLEARING SHALL BE LIMITED TO MINIMAL AMOUNTS DURING ROAD CONSTRUCTION.
8. ALL ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND.
9. THE LIMITS OF CONSTRUCTION DISTURBANCE THAT ARE LOCATED WITHIN THE CONSERVATION DISTRICT SHALL BE FLAGGED AND CLEARLY IDENTIFIED PRIOR TO THE START OF SITE WORK.
10. A LETTER OF CREDIT FOR THE COST OF REVEGETATING ALL DISTURBED AREAS ON THE SITE SHALL BE SUBMITTED PRIOR TO THE START OF ANY EARTHWORK.
11. INSTALL SILT FENCE PER DETAIL 2, SHEET C-10.
12. MATCH EXISTING PAVEMENT.
13. INSTALL SLOPED GRANITE CURB PER DETAIL 2, SHEET C-9.
14. INSTALL 5' BITUMINOUS CONCRETE SIDEWALK PER DETAIL 9, SHEET C-9.
15. INSTALL HANDICAP ACCESSIBLE REINFORCED CONCRETE RAMP (MAXIMUM SLOPE = 1" IN 12") FROM PAVEMENT GRADE TO SIDEWALK GRADE IN COMPLIANCE WITH ALL A.D.A. STANDARDS, PER DETAIL 3, SHEET C-9.
16. INSTALL STABILIZED CONSTRUCTION ENTRANCE PER DETAIL 7, SHEET C-10.
17. ALL DISTURBED AREAS SHALL BE PLANTED WITH 4" LOAM AND SEED.
18. INSTALL SIGN "NO PARKING" ON THE SIDEWALK SIDE OF ROADWAY.
19. INSTALL STOP SIGN IN ACCORDANCE WITH THE 2010 STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION (NHDOT) "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION".
20. INSTALL 18" STOP BAR IN ACCORDANCE WITH THE 2010 STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION (NHDOT) "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION".
21. INSTALL STREET SIGN "EMERALD LANE" IN ACCORDANCE WITH THE CITY OF DOVER DEPARTMENT OF PUBLIC WORKS.
22. INSTALL SILT SOCK. SEE DETAIL 1, SHEET C-11.
23. INSTALL STREET TREES AS SHOWN.

STREET TREE LIST:

BOTANICAL NAME	COMMON NAME	SIZE	SYMBOL
ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2" - 2.5" CAL., 8' HIGH	AR
QUERCUS RUBRA	RED OAK	2" - 2.5" CAL., 8' HIGH	OR

LEGEND

156	EXISTING 2 FOOT CONTOUR
160	EXISTING 10 FT CONTOUR
	EXISTING WATER SHUTOFF
	PROPOSED PROPERTY LINE
	PROPOSED CONTOUR
	PROPOSED HYDRANT
	PROPOSED THRUST BLOCK
	PROPOSED WATER GATE VALVE
	PROPOSED WATER SHUT-OFF
	PROPOSED WATER LINE
	PROPOSED WATER SERVICE
	PROPOSED UNDERGROUND ELECTRIC & TELEPHONE
	PROPOSED DRAIN LINE
	PROPOSED CATCH BASIN
	PROPOSED DMH
	PROPOSED SEWER LINE
	PROPOSED SEWER SERVICE
	PROPOSED SMH
	PROPOSED GAS LINE
	PROPOSED BITUMINOUS SIDEWALK
	PROPOSED FLARED END SECTION
	PROPOSED RIP RAP
	PROPOSED STREET TREE

W-1 WATER NOTES:

1. WATERLINE AND APPENDITURES, INSTALLATION, AND MATERIALS SHALL CONFORM WITH THE CITY OF DOVER, NH AND AMERICAN WATER WORKS STANDARDS. ALL VALVES SHALL REQUIRE RESTRAINED MECHANICAL JOINTS USING EITHER MEGA-LUG, GRIP RINGS, OR OTHER METHODS OF RESTRAIN ACCEPTABLE TO THE CITY OF DOVER WATER DEPARTMENT. IN ADDITION TO THE USE OF CONCRETE THRUST BLOCKS.
2. PRESSURE AND LEAKAGE TEST SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST STANDARDS OF AWWA. CHLORINATING AND FLUSHING SHALL BE COMPLETED IN ACCORDANCE WITH THE LATEST STANDARDS OF AWWA, STATE AND LOCAL REGULATIONS.
3. BACKFLOW PREVENTORS SHALL BE PROVIDED FOR DOMESTIC WATER LINES.
4. INSTALL 8" CONCRETE LINED DUCTILE IRON CLASS S2 (C.I.D.I.) WATER MAIN WITH POLYWRAP. MINIMUM DEPTH OF COVER OVER PIPE = 5.5'.
5. LINE FROM WATER MAIN TO CURB STOP SHALL BE 1" TYPE K COPPER PIPE. MINIMUM DEPTH OF COVER OVER PIPE SHALL BE 5.5'.
6. LINE FROM CURB STOP TO HOUSE SHALL BE 1" TYPE K COPPER OR 1" HDPE DOMESTIC WATER PIPE. MINIMUM DEPTH OF COVER OVER PIPE SHALL BE 5.5'.
7. INSTALL CORPORATION AND CURB STOP (HAYES, FORD, OR McDONALD.)
8. INSTALL CONCRETE THRUST BLOCKS WHERE SHOWN. SEE DETAIL 4 SHEET C-12.
9. INSTALL FIRE HYDRANT ASSEMBLY WITH GATE VALVE.
10. CONNECT TO EXISTING 8" STUB.

S-1 SEWER NOTES:

1. ALL EXISTING INVERTS AND ELEVATIONS TO BE VERIFIED BY CONTRACTOR PRIOR TO START OF CONSTRUCTION.
2. SEE STANDARD SEWER DETAILS, SHEETS C-13 & C-14 FOR CONSTRUCTION SPECIFICATIONS.
3. INSTALL 2" x 2" RIGID BOARD INSULATION WHERE LESS THAN THE REQUIRED COVER IS NOT ACHIEVED.
4. INSTALL 2" x 6" x 6" WOODEN RISER AT PROPERTY LINE TO MARK SEWER SERVICE.

SEWER PIPE SCHEDULE

PIPE	START STRUCTURE	INV.	DD STRUCTURE	INV.	SIZE	L.F.	SLOPE
P-315	SMH 17	157.67	SMH 39	158.83	8"	250'	0.40%
P-318	EXIST. SMH 17	151.20	SMH 18	151.66	10"	168'	0.28%
P-319	SMH 18	151.76	SMH 19	152.60	10"	300'	0.28%
P-320	SMH 19	152.70	SMH 20	153.09	10"	139'	0.28%
P-327	SMH 26	167.70	SMH 27	166.70	8"	249'	0.40%
P-328	SMH 27	166.60	SMH 28	164.49	8"	300'	1.71%
P-329	SMH 18	151.76	SMH 29	152.39	8"	135'	0.46%
P-330	SMH 29	152.49	SMH 30	152.86	8"	93'	0.40%
P-331	SMH 30	152.96	SMH 31	153.33	8"	93'	0.40%
P-332	SMH 31	153.43	SMH 33	154.33	8"	225'	0.40%
P-333	SMH 28	161.39	SMH 40	160.70	8"	173'	0.40%
P-334	SMH 33	159.43	SMH 34	155.50	8"	268'	0.40%
P-335	SMH 34	155.60	SMH 35	156.07	8"	17'	0.40%
P-336	SMH 35	156.17	SMH 36	157.04	8"	215'	0.40%
P-337	SMH 36	157.13	SMH 37	157.57	8"	109'	0.40%
P-339	SMH 39	158.93	SMH 42	159.20	8"	69'	0.40%
P-340	SMH 42	159.30	SMH 41	159.82	8"	62'	0.82%
P-341	SMH 41	159.92	SMH 40	160.60	8"	171'	0.40%

SEWER MANHOLE SCHEDULE

STRUCTURE	STATION	RW EL.	INVn	INVout	SUMP	NOTE
EX SMH 17	0124.73 160' R	159.60	159.20	-	-	SEE SHEET C-10 FOR CONSTRUCTION
SMH 18	0100.23 6' R	166.79	159.76x2	151.66	-	
SMH 19	3100.00 6' R	163.49	152.70	152.60	-	
SMH 20	418.60 43' R	165.00	-	153.09	-	
SMH 26	7167.76 10' R	177.00	-	167.70	-	
SMH 27	1018.61 5' R	172.74	166.70	166.60	-	
SMH 28	1314.79 3' R	178.77	161.49	161.39	-	
SMH 29	31170.32 10' R	169.03	152.49	152.39	-	
SMH 30	30180.17 10' R	170.41	152.96	152.86	-	
SMH 31	29190.01 10' R	172.18	153.43	153.33	-	
SMH 33	27165.66 1' R	174.37	164.43	159.33	-	
SMH 34	24155.23 12' R	167.96	155.60	155.50	-	
SMH 35	23147.82 10' R	165.20	156.17	156.07	-	
SMH 36	21174.92 7' R	165.28	157.13	157.04	-	
SMH 37	20168.28 10' R	167.24	157.67	157.57	-	
SMH 39	17182.62 9' R	166.34	158.93	158.83	-	
SMH 40	16190.90 4' R	170.62	160.70	160.60	-	
SMH 41	15160.60 6' R	165.18	159.92	159.82	-	
SMH 42	17148.59 10' R	165.69	159.30	159.20	-	

DRAIN MANHOLE SCHEDULE

STRUCTURE	STATION	RW EL.	INVn	INVn	INVn	INVout	SUMP	NOTE
DMH-4	2148.37 1' L	162.98	158.60	158.38	158.35	158.50	-	
DMH-4	3129.99 2' L	164.38	157.30	159.84	159.80	157.20	-	
DMH-7	8127.54 1' R	175.05	166.15	-	-	166.01	-	
DMH-8	9158.79 1' R	172.30	167.55	167.45	-	167.35	-	
DMH-9	16176.44 1' L	165.43	160.00	160.00	160.00	159.90	-	
DMH-10	17130.00 1' R	165.97	161.50	161.50	-	161.40	-	
DMH-11	22154.72 2' R	163.70	158.85	158.85	-	158.75	-	
DMH-12	22142.37 7' R	161.67	157.85	-	-	157.75	-	
DMH-13	30166.19 123' R	165.26	161.40	-	-	161.30	-	
DMH-14	25158.92 1' R	169.47	164.85	165.00	165.00	-	-	
DMH-15	30148.24 9' R	171.17	165.65	165.65	165.55	-	-	
DMH-16	32146.32 2' L	167.61	163.10	163.10	163.00	-	-	
DMH-20	16150.71 2' R	165.31	160.85	160.85	160.75	160.65	-	
DMH-21	15132.41 1' R	168.40	163.85	163.85	-	163.75	-	
DMH-22	-0149 1' L	159.95	155.90	155.90	-	155.80	-	

CATCH BASIN SCHEDULE

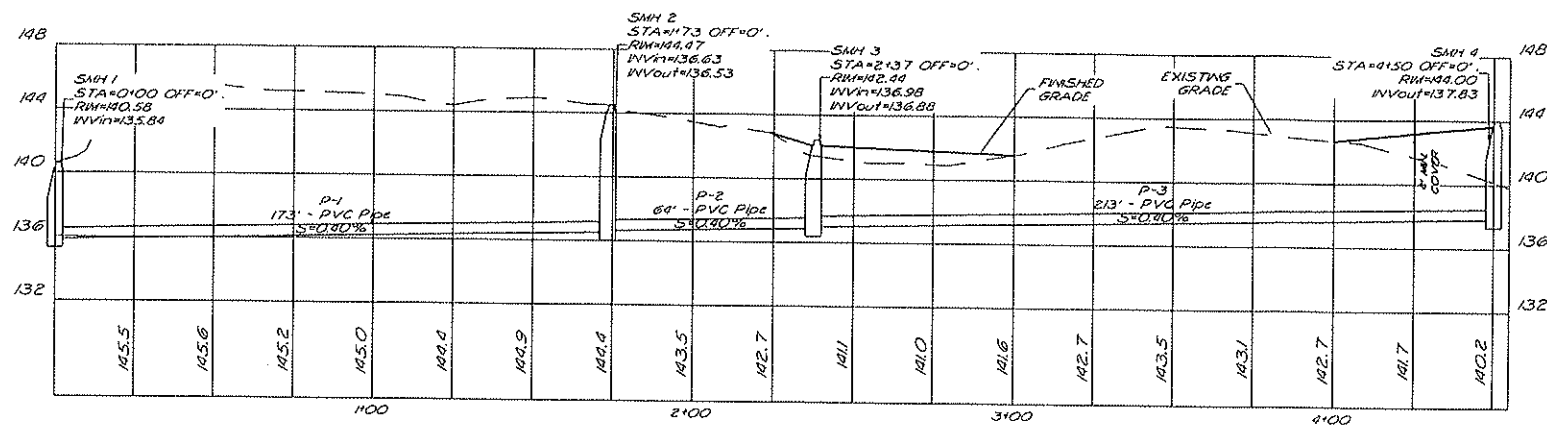
STRUCTURE	STATION	RW ELEV.	INVout	SUMP	NOTE
CB-1	3145.04 10' R	164.76	160.00	159.55	
CB-2	3130.28 10' L	164.57	160.00	159.55	
CB-4	9158.84 10' R	172.13	167.70	163.90	
CB-5	9158.90 10' L	172.13	167.56	163.90	
CB-6	16150.68 10' R	165.14	161.00	155.63	
CB-8	16150.24 10' L	165.13	161.00	155.42	
CB-9	17130.01 10' L	165.80	161.65	158.44	
CB-10	17130.00 10' R	165.80	161.65	158.45	
CB-11	22192.03 9' L	163.54	159.00	155.00	
CB-12	22154.51 9' R	163.54	159.00	155.51	
CB-13	25150.00 10' R	168.25	165.20	161.08	
CB-14	25158.92 10' L	169.48	165.08	160.87	
CB-15	30138.91 10' R	171.33	166.00	162.00	
CB-16	30148.63 10' L	171.6	166.00	162.00	
CB-17	32146.32 10' L	167.44	163.30	159.30	
CB-18	32146.32 10' R	167.44	163.30	159.30	
CB-19	2144.35 10' R	162.81	158.50	155.70	
CB-20	2144.35 10' L	162.81	158.48	154.70	
CB-29	15132.39 10' R	168.23	164.00	160.00	
CB-30	15132.56 9' L	168.23	164.00	160.01	
CB-31	-0106 1' R	160.10	155.95	151.95	
CB-32	-0149 1' L	159.95	156.00	152.00	

DRAIN PIPE SCHEDULE

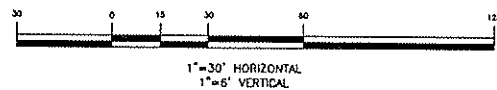
PIPE	START STRUCTURE	INV.	DD STRUCTURE	INV.	SIZE	L.F.	SLOPE
P-1	DMH-1	158.50	DMH-4	157.30	18"	86'	1.40%
P-2	DMH-4	157.20	F.E.S.	157.00	24"	35'	0.52%
P-5	CB-17	163.30	DMH-16	163.10	12"	8'	2.29%
P-6	CB-18	163.30	DMH-16	163.10	12"	1'	1.74%
P-7	CB-19	158.50	DMH-1	158.38	12"	12'	1.00%
P-8	CB-20	158.48	DMH-1	158.35	12"	9'	1.49%
P-9	CB-1	160.00	DMH-4	159.80	12"	20'	1.02%
P-10	CB-2	160.00	DMH-4	159.84	12"	8'	1.99%
P-12	CB-4	167.70	DMH-8	167.55	15"	9'	1.76%
P-13	CB-5	167.56	DMH-8	167.45	15"	1'	0.99%
P-14	DMH-8	167.35	DMH-7	166.15	21"	13'	0.91%
P-17	DMH-7	166.01	F.E.S.	163.00	24"	167'	1.80%
P-19	CB-11	159.00	DMH-11	158.85	18"	1'	1.37%
P-20	DMH-11	158.75	DMH-12	157.85	18"	80'	1.12%
P-21	DMH-12	157.75	F.E.S.	157.00	24"	146'	0.51%
P-22	CB-12	159.00	DMH-11	158.85	18"	8'	1.90%
P-23	CB-6	161.00	DMH-20	160.85	18"	8'	1.77%
P-24	CB-8	161.00	DMH-20	160.85	12"	12'	1.30%
P-25	DMH-20	160.65	DMH-9	160.00	18"	26'	2.52%
P-26	DMH-10	161.40	DMH-9	160.00	18"	53'	2.64%
P-27	CB-10	161.65	DMH-10	161.50	12"	8'	1.79%
P-28	DMH-9	159.90	F.E.S.	156.00	24"	195'	2.00%
P-29	CB-9	161.65	DMH-10	161.50	12"	1'	1.31%
P-30	DMH-16	163.00	DMH-11	158.60	12"	286'	1.54%
P-31	DMH-11	165.00	F.E.S.	163.05	18"	170'	1.15%
P-33	CB-14	165.08	DMH-14	164.85	12"	20'	1.15%
P-34	CB-13	165.20	DMH-14	165.10	12"	9'	1.12%
P-35	CB-15	166.00	DMH-15	165.65	12"	10'	3.60%
P-37	CB-16	166.00	DMH-15	165.65	15"	19'	1.80%
P-38	DMH-15	165.55	DMH-13	161.40	12"	15'	3.60%
P-39	CB-29	164.00	DMH-21	163.85	12"	8'	1.77%
P-40	CB-30	164.00	DMH-21	163.85	12"	1'	1.36%
P-41	DMH-21	163.75	DMH-20	160.75	18"	18'	2.53%
P-42	OS-3	153.50	F.E.S.	153.40	12"	20'	0.50%
P-43	OS-2	160.50	F.E.S.	160.00	12"	15'	3.33%
P-44	OS-1	155.10	F.E.S.	154.62	12"	97'	0.50%
P-45	OS-5	160.50	F.E.S.	160.40	12"	1'	0.90%
P-46	OS-4	154.50	F.E.S.	154.0	12"	15'	3.33%
P-47	OS-6	158.50	F.E.S.	158.00	12"	17'	2.94%
P-48	DMH-13	161.30	F.E.S.	161.00	12"	7'	4.29%
P-49	DMH-22	155.80	F.E.S.	154.65	12"	174'	0.70%
P-50	CB-32	156.00	DMH-22	155.90	12"	20'	0.50%
P-51	CB-31	159.95	DMH-22	155.90	12"	5'	0.50%

TRITECH
ENGINEERING CORPORATION

705 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03860
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FAX 603 748 3600



PROFILE VIEW-SANITARY SEWER: STA. 0+00-4+58



W-1 WATER NOTES:

1. WATERLINE AND APPENDITURES, INSTALLATION, AND MATERIALS SHALL CONFORM WITH THE CITY OF DOVER, NH AND AMERICAN WATER WORKS STANDARDS. ALL VALVES SHALL REQUIRE RESTRAINED MECHANICAL JOINTS USING EITHER MEGA-LUG, CRIP RINGS, OR OTHER METHODS OF RESTRAIN ACCEPTABLE TO THE CITY OF DOVER WATER DEPARTMENT, IN ADDITION TO USE OF CONCRETE THRUST BLOCKS.
2. PRESSURE AND LEAKAGE TEST SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST STANDARDS OF AWWA. CHLORINATING AND FLUSHING SHALL BE COMPLETED IN ACCORDANCE WITH THE LATEST STANDARDS OF AWWA, STATE AND LOCAL REGULATIONS.
3. WATER LINES MUST BE FLUSHED AND WITNESSED BY FIRE PREVENTION DEPARTMENT PRIOR TO CONNECTION TO THE SPRINKLER SYSTEM.
4. BACKFLOW PREVENTORS SHALL BE PROVIDED FOR DOMESTIC WATER LINES.
5. INSTALL 57S ± - 8" CONCRETE LINED DUCTILE IRON CLASS 52 (C.I.D.I) WATER MAIN WITH POLYWRAP. MINIMUM DEPTH OF COVER OVER PIPE = 5.5'.
6. LINE FROM WATER MAIN TO CURB STOP SHALL BE 1" TYPE K COPPER PIPE. MINIMUM DEPTH OF COVER OVER PIPE SHALL BE 5.5'.
7. LINE FROM CURB STOP TO HOUSE SHALL BE 1" TYPE K COPPER OR 1" HDPE DOMESTIC WATER PIPE. MINIMUM DEPTH OF COVER OVER PIPE SHALL BE 5.5'.
8. INSTALL CORPORATION AND CURB STOP (HAYES, FORD, OR McDONALD.)
9. INSTALL CONCRETE THRUST BLOCKS WHERE SHOWN.
10. INSTALL FIRE HYDRANT ASSEMBLY WITH GATE VALVE.
11. INSTALL 8" STAINLESS STEEL TAPPING SLEEVE, THRUST BLOCK AND GRATE BY KENNEDY OR AFL.

S-1 SEWER NOTES:

1. ALL EXISTING INVERTS AND ELEVATIONS TO BE VERIFIED BY CONTRACTOR.
2. INSTALL SEWER MANHOLE PER DETAILS ON SHEET C-7 & C-8.
3. INSTALL 173' - 8" SDR 35 PVC FROM SMH 2 TO SMH 1. INVOUT = 136.53, INVIN = 135.64, S = 0.004 FT/FT.
4. INSTALL 64' - 8" SDR 35 PVC FROM SMH 3 TO SMH 2. INVOUT = 136.63, INVIN = 136.88, S = 0.004 FT/FT.
5. INSTALL 213' - 8" SDR 35 PVC FROM SMH 4 TO SMH 3. INVOUT = 137.83, INVIN = 136.98, S = 0.004 FT/FT.

SEWER PIPE TABLE			
PIPE #	SIZE	LENGTH	SLOPE
P-1	8" SDR 35 Pipe	173'	0.40%
P-2	8" SDR 35 Pipe	64'	0.40%
P-3	8" SDR 35 Pipe	213'	0.40%

SEWER STRUCTURE TABLE			
STRUCTURE	RIM ELEV.	INVERT IN	INVERT OUT
SMH 1	140.58	135.64	EXISTING
SMH 2	141.47	136.63	136.53
SMH 3	142.44	136.98	136.88
SMH 4	144.00		137.83

C-1 CONSTRUCTION NOTES:

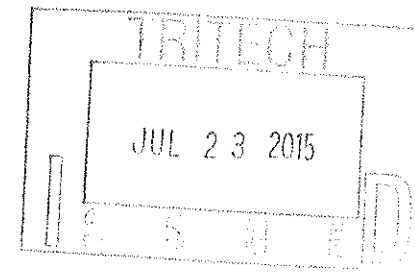
1. THE CONTRACTOR IS REQUIRED UNDER NEW HAMPSHIRE LAW TO CONTACT "DIG SAFE" AT 811, 72 HOURS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL MAINTAIN THE "DIG SAFE" LOCATIONS THROUGHOUT THE DURATION OF THE PROJECT. THE CONTRACTOR SHALL BEAR THE COST TO REPAIR ANY UTILITIES DAMAGED DURING THE COURSE OF THE WORK.
2. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM WITH THE APPLICABLE CITY AND STATE CODES.
3. EXISTING UTILITIES - ALL INFORMATION ON, AND LOCATION OF, EXISTING UTILITIES ARE APPROXIMATE AND BASED ON FIELD INFORMATION AND AVAILABLE PLANS. EXACT LOCATIONS AND DEPTHS TO BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
4. AS-BUILT PLANS OF THE SITE SHALL BE SUBMITTED IN A DIGITAL DXF FORMAT TO THE CITY OF DOVER ENGINEER'S OFFICE UPON COMPLETION OF THE PROJECT. AS-BUILTS SHALL BE PREPARED AND CERTIFIED CORRECT BY A LICENSED LAND SURVEYOR OR PROFESSIONAL ENGINEER.
5. 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 "STANDARD SPECIFICATIONS" AND ALSO WITH THE "CITY OF DOVER SPECIFICATIONS".
6. AS REQUIRED BY THE CITY OF DOVER PLANNING DEPARTMENT, A PRE CONSTRUCTION CONFERENCE WITH THE DEVELOPER, THE EARTHWORK CONTRACTOR, TRITECH ENGINEERING CORPORATION, AND THE CITY ENGINEER SHALL OCCUR PRIOR TO THE START OF ANY EARTHWORK.
7. ALL BACKFILL IN TRENCHES AND FILL FOR ROADBEDS SHALL BE THOROUGHLY COMPACTED TO 95% OF OPTIMUM DENSITY.
8. LAND CLEARING SHALL BE LIMITED TO MINIMAL AMOUNTS DURING ROAD CONSTRUCTION.
9. ALL ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND.
10. THE LIMITS OF CONSTRUCTION DISTURBANCE THAT ARE LOCATED WITHIN THE CONSERVATION DISTRICT SHALL BE FLAGGED AND CLEARLY IDENTIFIED PRIOR TO THE START OF SITE WORK.
11. A LETTER OF CREDIT FOR THE COST OF REVEGETATING ALL DISTURBED AREAS ON THE SITE SHALL BE SUBMITTED PRIOR TO THE START OF ANY EARTHWORK.
12. INSTALL SILT FENCE PER DETAIL 1, SHEET C-4.
13. MATCH EXISTING PAVEMENT.
14. INSTALL SLOPED GRANITE CURB PER DETAIL 2, SHEET C-3.
15. INSTALL 5" BITUMINOUS CONCRETE SIDEWALK PER DETAIL B, SHEET C-3.
16. INSTALL HANDICAP ACCESSIBLE REINFORCED CONCRETE RAMP (MAXIMUM SLOPE = 1" IN 12") FROM PAVEMENT GRADE TO SIDEWALK GRADE IN COMPLIANCE WITH ALL F.D.A. STANDARDS, PER DETAIL 3, SHEET C-3.
17. END SLOPED GRANITE CURB.
18. INSTALL STABILIZED CONSTRUCTION ENTRANCE PER DETAIL 7, SHEET C-4.
19. INSTALL STOP BAR, STOP SIGN, AND ROAD SIGN "RED BARN DRIVE- PRIVATE".
20. 4" LOAM AND SEED.
21. INSTALL SIGN "NO PARKING" ON EACH SIDE OF ROADWAY.
22. INSTALL GUARDRAIL FROM STATION 1+75 TO STATION 3+50 PER DETAIL 6 SHEET C-3.
23. REPLACE EXISTING PAVED DRIVE WITH GRAVEL.

D-1 DRAINAGE NOTES:

1. INSTALL BIOTRETENTION BASIN PER DETAIL 4, SHEET C-5. BIOTRETENTION BASIN SHALL BE CONSTRUCTED AND STABILIZED PRIOR TO DIRECTING STORMWATER FLOW TOWARDS IT. SEE SHEET LA-1 FOR PLANTINGS.
2. INSTALL HIGH FLOW SILT SACK IN ALL CATCH BASINS PER DETAIL 3, SHEET C-4.
3. INSTALL INFILTRATION PRACTICE PER DETAIL 7, B, & 10 SHEET C-5 AT TIME OF RESIDENTIAL HOME CONSTRUCTION.
4. INSTALL 11' - 12" HDPE FROM CB 1 TO DMH 1 INVIN = 134.42, INVOUT = 134.30, S = 0.01 FT/FT.
5. INSTALL 5' - 12" HDPE FROM CB 2 TO DMH 1 INVIN = 134.35, INVOUT = 134.30, S = 0.01 FT/FT.
6. INSTALL 117' - 12" HDPE FROM DMH 1 TO DMH 2 INVIN = 134.20, INVOUT = 131.60, S = 0.0223 FT/FT.
7. INSTALL 5' - 12" HDPE FROM CB 4 TO DMH 2 INVIN = 131.66, INVOUT = 131.60, S = 0.01 FT/FT.
8. INSTALL 11' - 12" HDPE FROM CB 3 TO DMH 2 INVIN = 131.72, INVOUT = 131.60, S = 0.01 FT/FT.
9. INSTALL 76' - 15" HDPE FROM DMH 2 TO CES 1 INVIN = 131.60, INVOUT = 131.37, S = 0.003 FT/FT.
10. INSTALL 50' OF 6" PERFORATED HDPE PIPE FROM UNDERDRAIN FILTER MEDIA IN BIOTRETENTION BASIN INVIN = 128.50, INVOUT = 128.30, S = 0.005 FT/FT.
11. INSTALL 95' OF 6" HDPE PIPE FROM END OF 6" PERFORATED HDPE PIPE TO OUTFALL S = 0.005 FT/FT.

DRAINAGE STRUCTURE TABLE

STRUCTURE	RIM ELEV.	INVIN	INVOUT	SLOPE
CB 1	137.00	-	134.42	130.42
CB 2	137.02	-	134.35	130.35
CB 3	135.10	-	131.72	127.72
CB 4	135.16	-	131.66	127.66
DMH 1	137.20	134.30	134.20	
DMH 2	134.66	131.60	131.60	



TRITECH

ENGINEERING CORPORATION

REVISIONS	DATE	DESCRIPTION
06-18-15		REVISED PER P.B. COMMENTS

SHEET NO. CONSTRUCTION NOTES & DETAILS

BELLAMY RIDGE

46 BACK RIVER ROAD

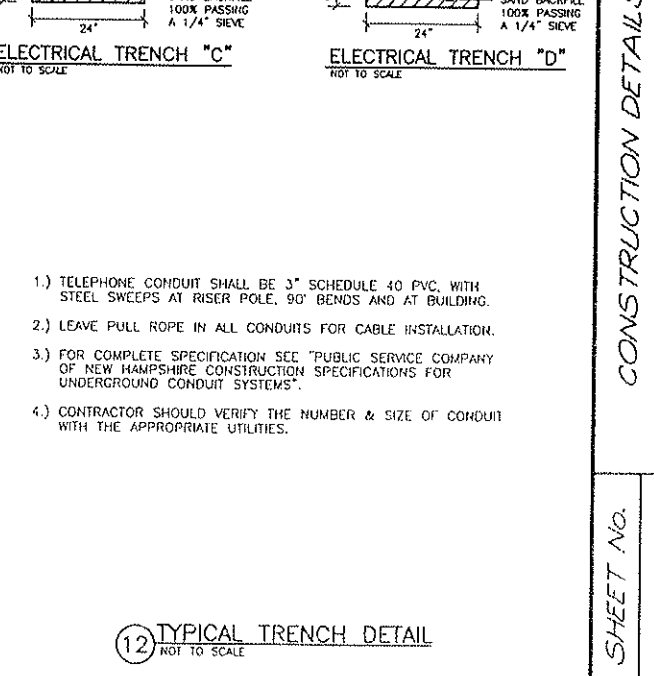
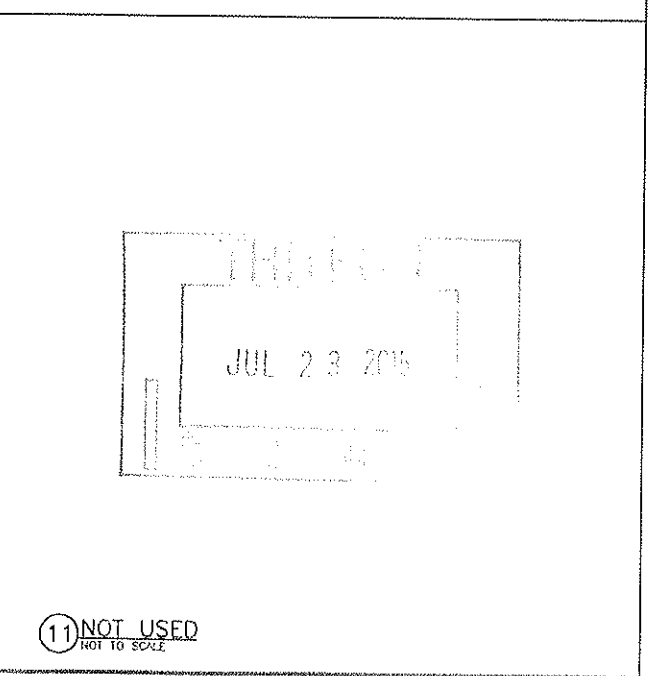
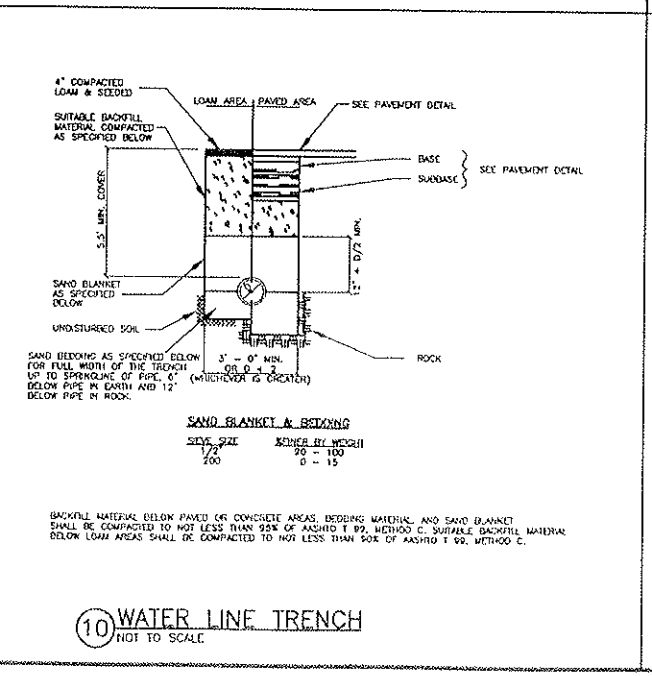
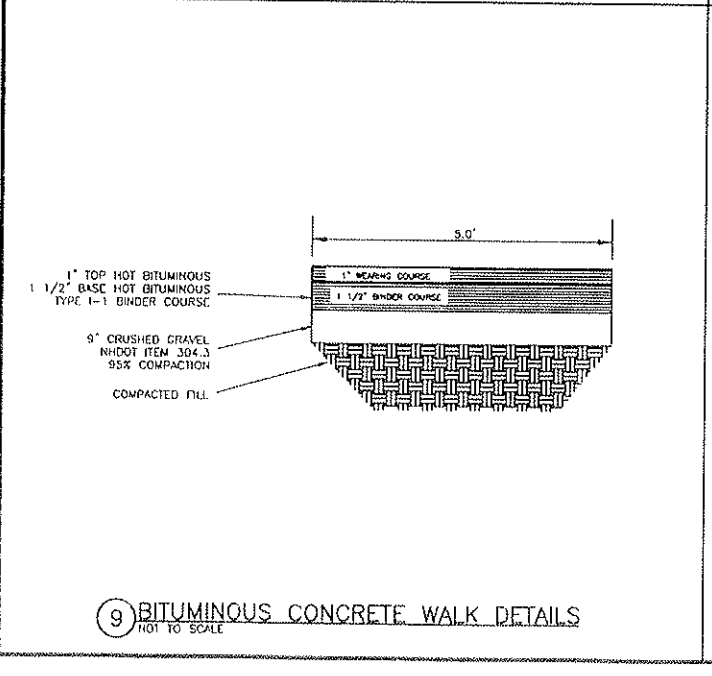
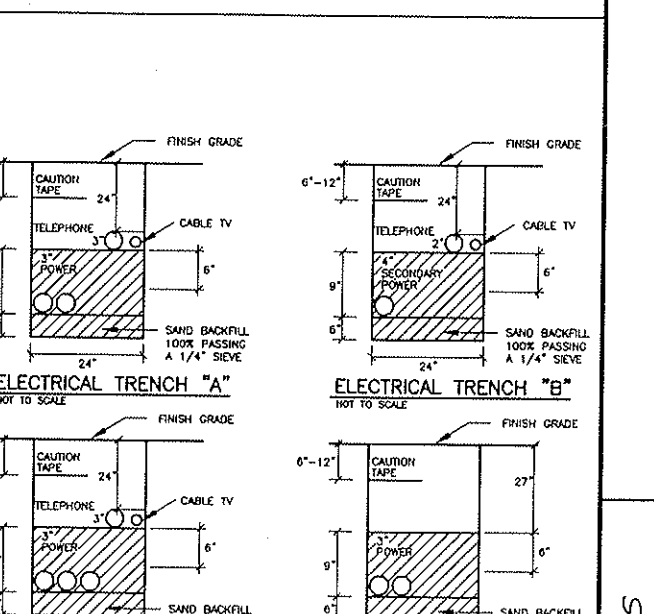
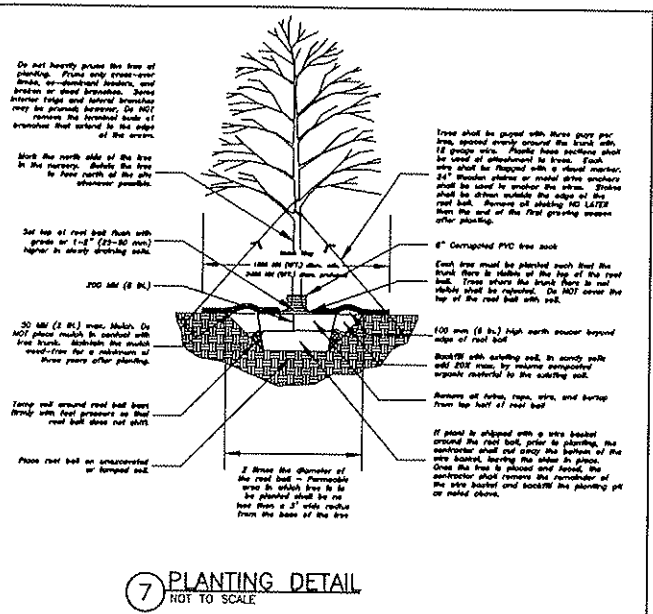
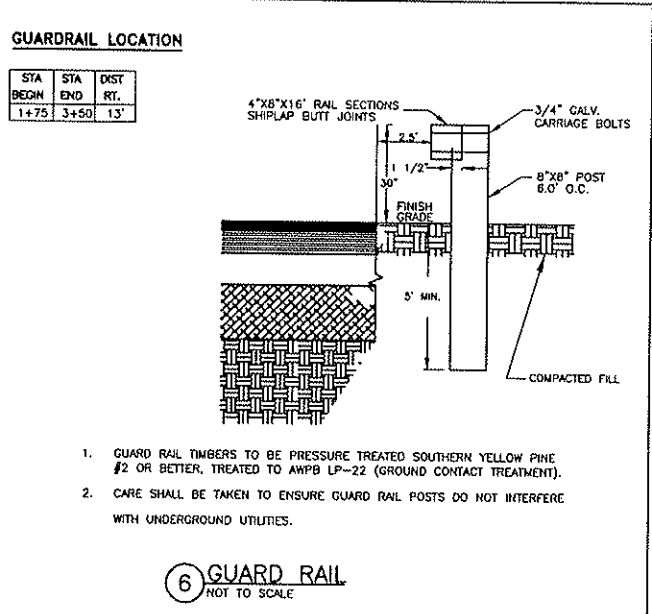
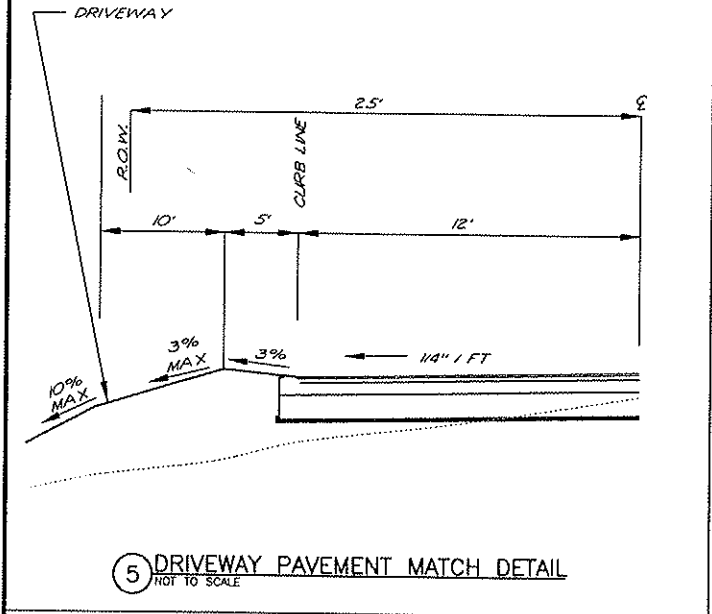
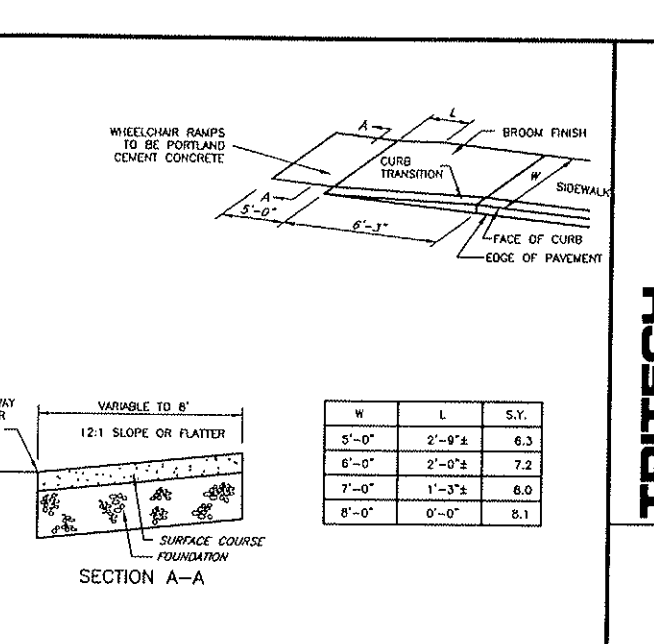
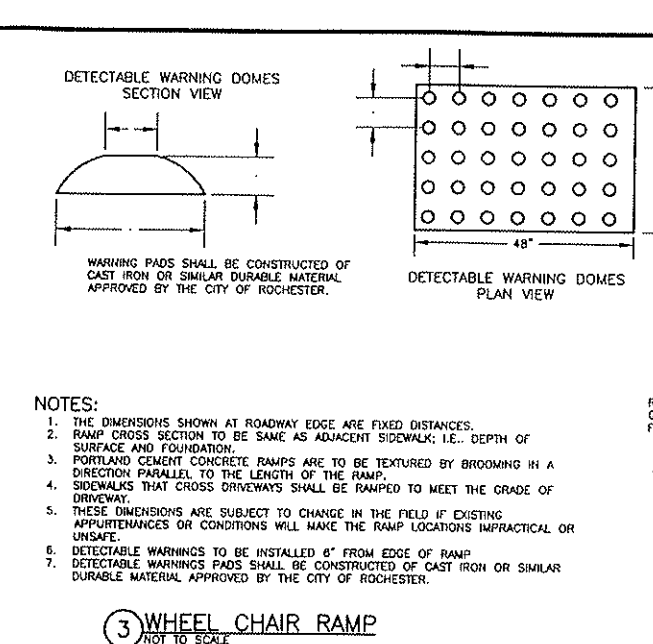
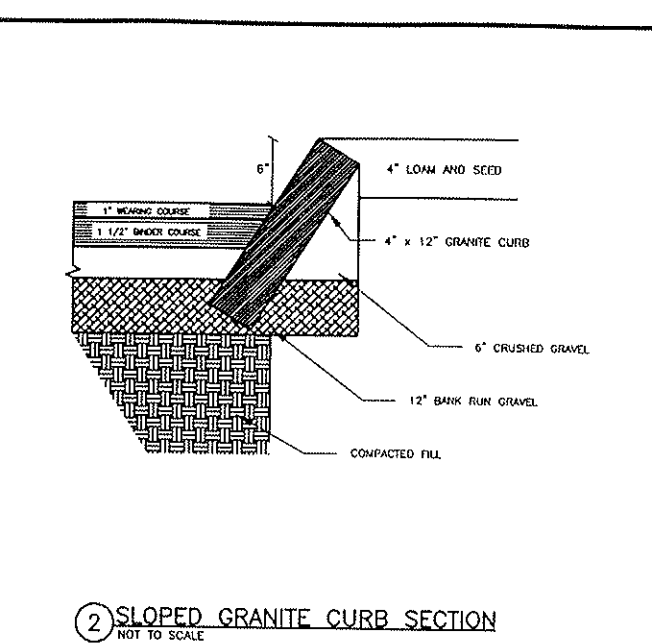
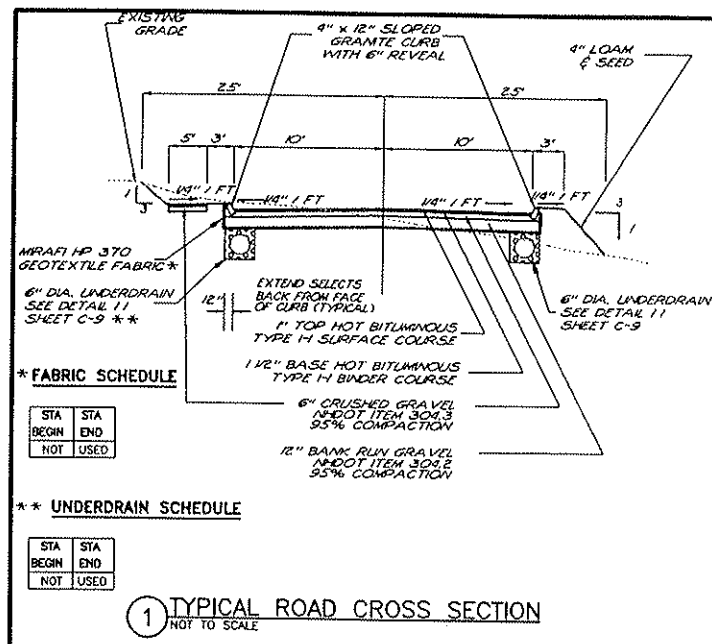
DOVER, NEW HAMPSHIRE

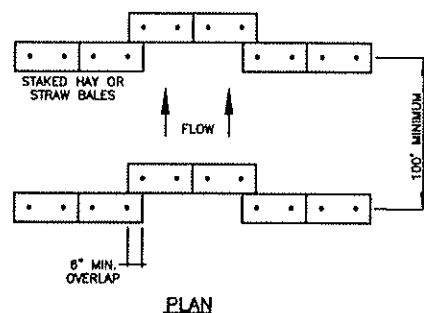
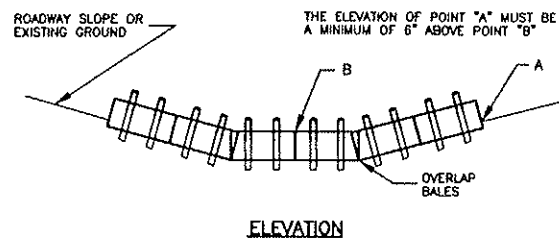
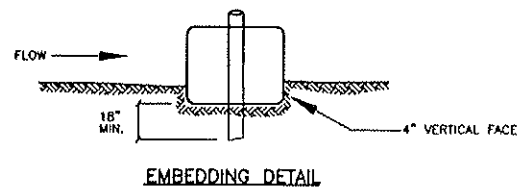
DECEMBER 24, 2014

SCALE: 1" = 20'

C-2

795 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820
TELEPHONE 603 742 8107
FAX 603 742 3660

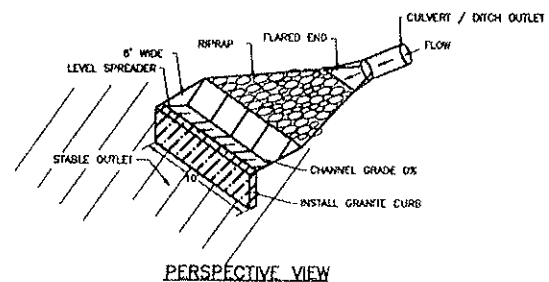
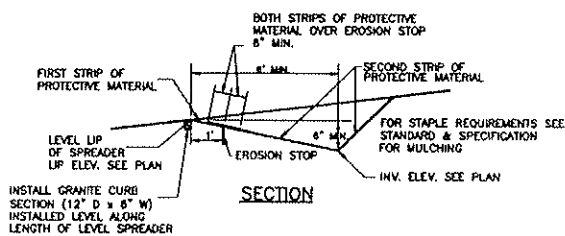




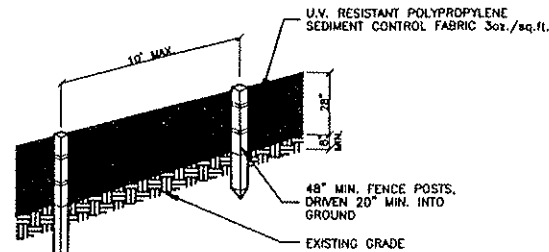
CONSTRUCTION SPECIFICATIONS

1. BALES SHALL BE PLACED IN A ROW WITH ENDS TIGHTLY ADJUTING THE ADJACENT BALES.
2. EACH BALE SHALL BE EMBEDDED IN THE SOIL A MINIMUM OF 4\"/>

1 HAYBALE BARRIER - TREATMENT SWALE



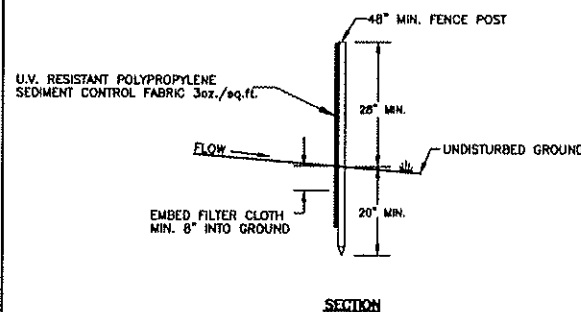
9 LEVEL SPREADER



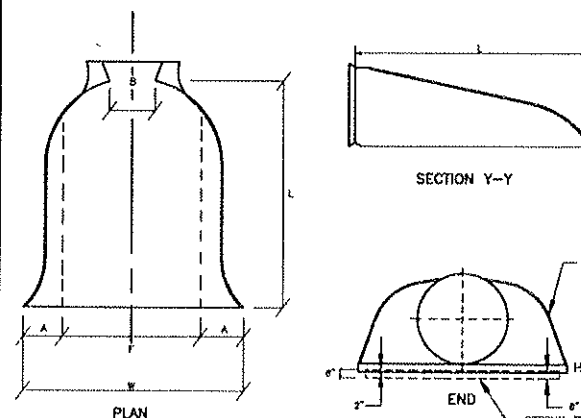
PERSPECTIVE VIEW

NOTES

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

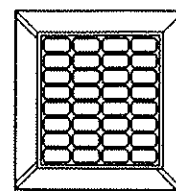


2 SILT FENCE



10 CMP FLARED END SECTION

DA	A	B	H	F	L	W
12"	5"	7"	6"	22"	21"	44"
15"	6"	8"	6"	28"	26"	52"

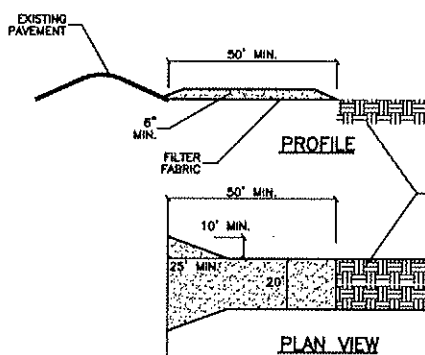


ROUTINE INSPECTION OF A SILTSACK'S COLLECTED SEDIMENT LEVEL IS IMPORTANT TO PREVENT "PONDING" AROUND STORM DRAINS. WE RECOMMEND THE FOLLOWING MAINTENANCE SCHEDULE:

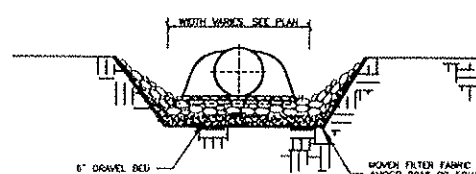
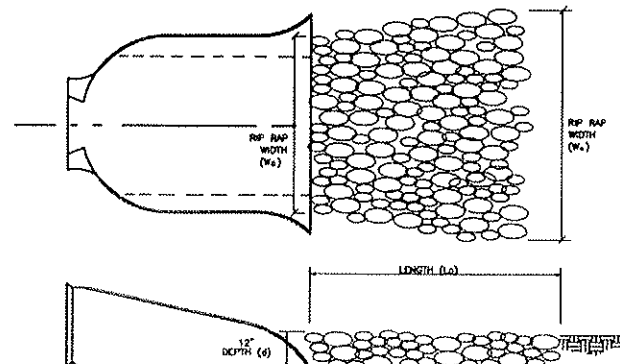
- EACH SILTSACK SHOULD BE INSPECTED AFTER EVERY MAJOR RAIN EVENT.
- IF THERE HAVE BEEN NO MAJOR EVENTS, SILTSACK SHOULD BE INSPECTED EVERY 2-3 WEEKS.
- THE YELLOW RESTRAINT CORD SHOULD BE VISIBLE AT ALL TIMES. IF THE CORD IS COVERED WITH SEDIMENT, THE SILTSACK SHOULD BE EMPTIED.

3 HIGH-FLOW SILTSACK

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



7 STABILIZED CONSTRUCTION ENTRANCE



11 RIPRAP DETAIL

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

CRITICAL AREAS

Anywhere on the site that existing vegetation is to be removed will require immediate erosion control treatment. Special care should be taken where runoff enters wetlands.

EROSION AND SEDIMENT CONTROL PRACTICES

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

A. Erosion and Sediment Control Measures

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

B. Vegetative Practice

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

A. Temporary Seeding & Hay Mulching

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

B. Permanent Seeding & Hay Mulching

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

CONSTRUCTION SEQUENCE

1. Do not begin construction until all local, state and federal permits have been applied for and received.
2. Install silt fences and hay bale barriers necessary to control erosion and prevent sediment contamination of wetlands prior to any earth moving activities.
3. Cut and remove trees, shrubs, saplings, brush, vines and other debris and rubbish as required for drainage construction.
4. Care shall be taken to preserve the infiltration capacity of the infiltrating soil. See the New Hampshire Stormwater Manual for additional information.
5. Construct stormwater detention area.
6. Cut and remove trees, shrubs, saplings, brush, vines and other debris and rubbish as required for remaining site.
7. Construct roadway and utilities.
8. Loam and seed disturbed areas in accordance with vegetative practice and general construction notes.
9. Cut and fill slopes shall be seeded immediately after their construction.
10. All areas receiving runoff, including but not limited to the stormwater infiltration area, shall be stabilized prior to directing runoff to them.
11. All soils that are finish graded must be stabilized within 72 hours of disturbance.
12. Maintain disturbed areas as necessary.

MAINTENANCE

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

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

WINTER CONSTRUCTION NOTES

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

12 EROSION AND SEDIMENT CONTROL NOTES

TRITECH
ENGINEERING CORPORATION

REVISIONS
DATE: 6-18-15
DESCRIPTION:
REVISED PER REVIEW COMMENTS

CONSTRUCTION DETAILS
BELLAMY RIDGE
46 BACK RIVER ROAD
DOVER, NEW HAMPSHIRE

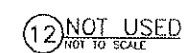
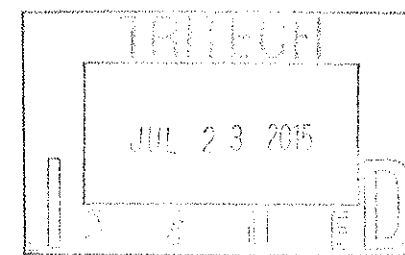
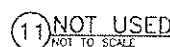
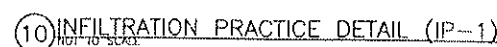
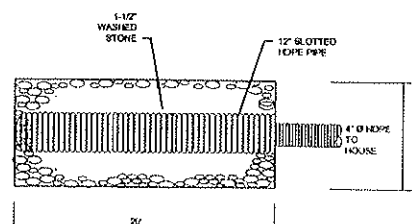
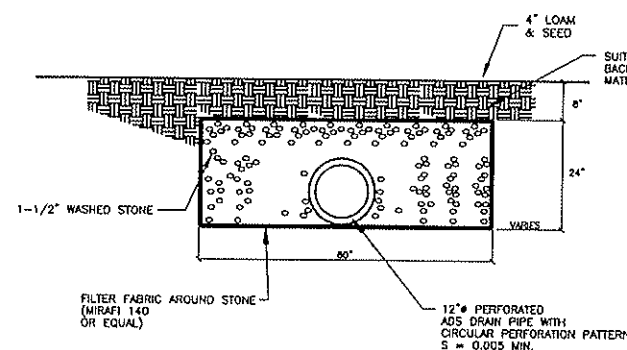
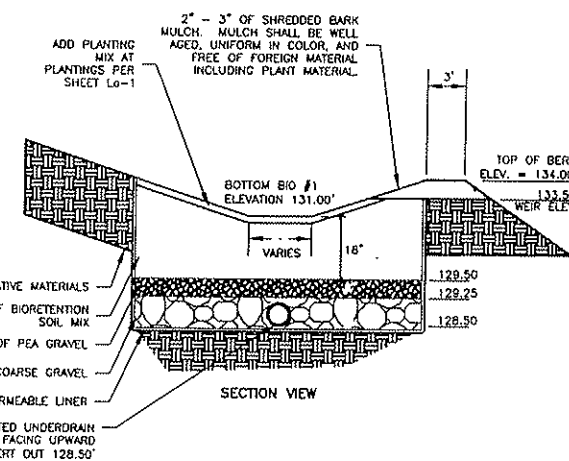
SHEET No.

C-4

(P15-05)

JOB No. 14103
DECEMBER 24, 2014

785 CENTRAL AVENUE
DOVER NEW HAMPSHIRE 03801
TELEPHONE 603 742 8707
FAX 603 742 8930



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REVISIONS	DATE:	DESCRIPTION:
	6-18-15	REVISED PER REVIEW COMMENTS

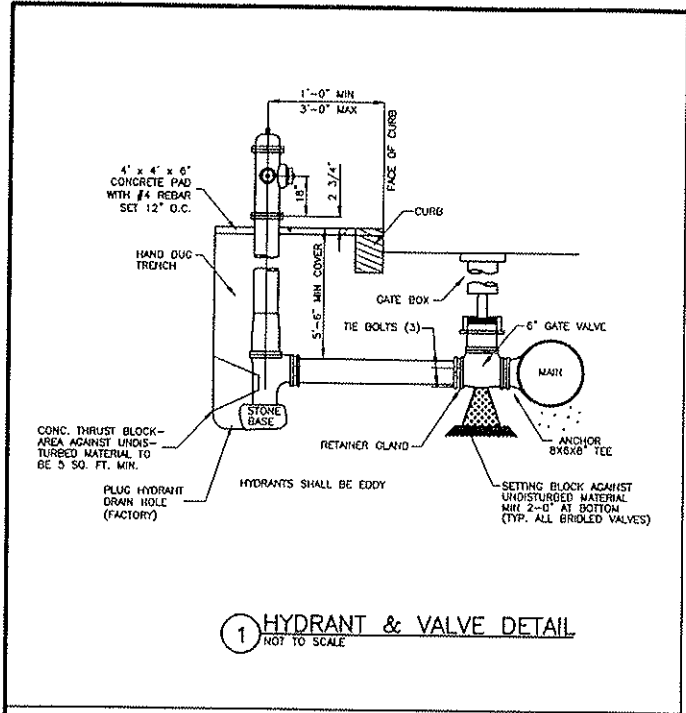
CONSTRUCTION DETAILS
BELLAMY RIDGE
46 BACK RIVER ROAD
DOVER, NEW HAMPSHIRE
JAN 24, 2014 JOB NO.

SHEET No.

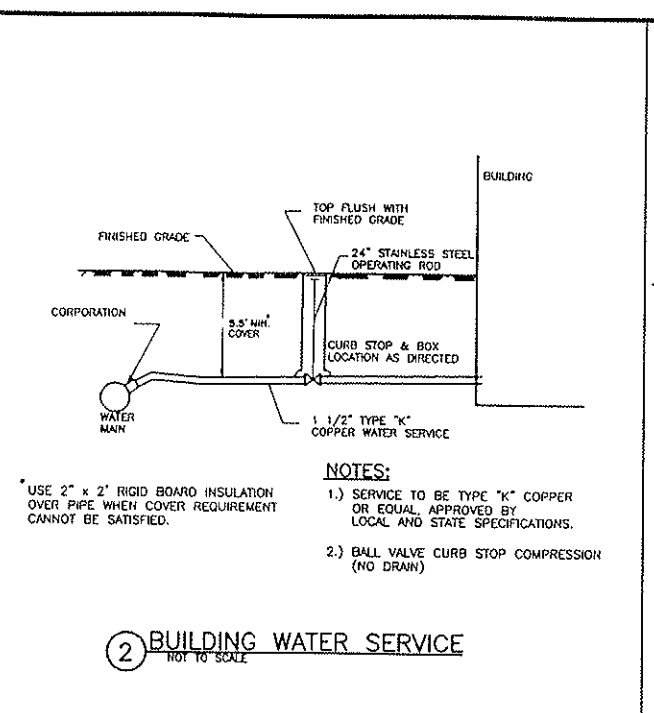
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(P15-05)

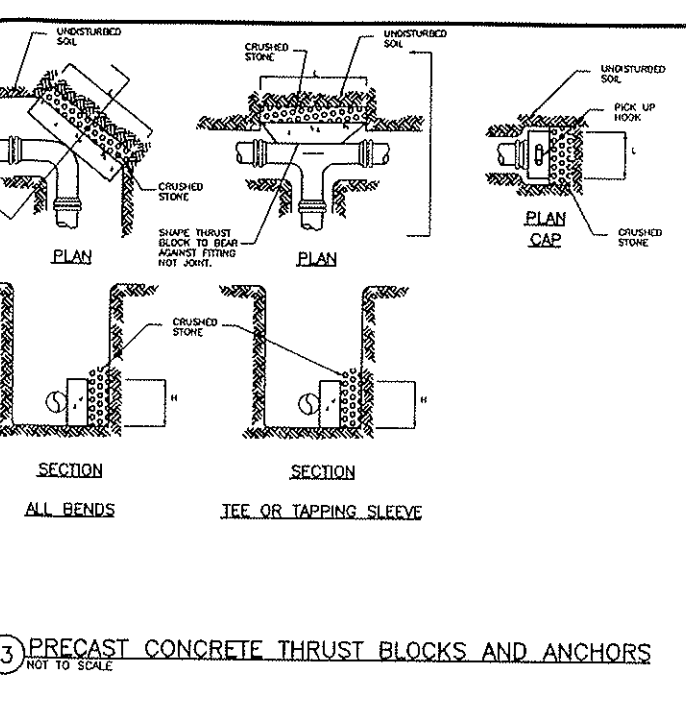
765 CENTRAL AVENUE
DOVER NEW HAMPSHIRE 03800
TELEPHONE 603 742 8107
FAX 603 742 3830



① HYDRANT & VALVE DETAIL
NOT TO SCALE



② BUILDING WATER SERVICE
NOT TO SCALE



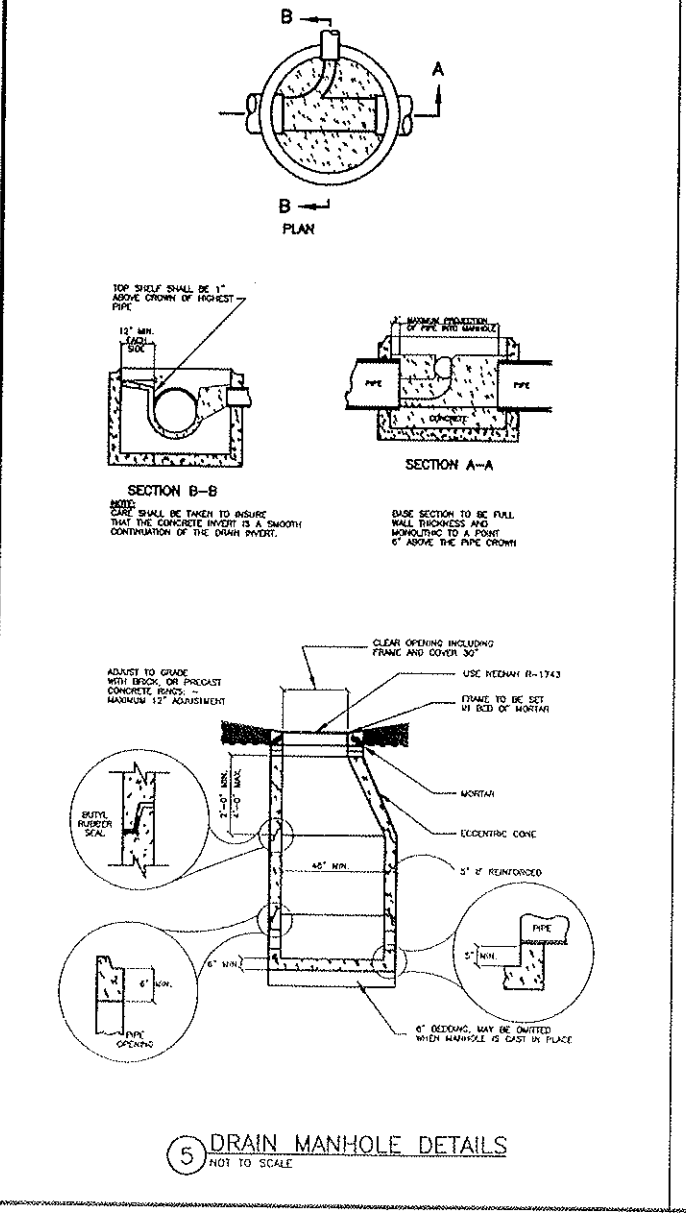
③ PRECAST CONCRETE THRUST BLOCKS AND ANCHORS
NOT TO SCALE

NOMINAL DIA. (IN.)	PIPE SIZE					
	4	6	8	10	12	16
90° BENDS	1.05	2.32	4.15	6.37	9.15	16.23
45° BENDS	1.48	3.29	5.86	9.01	12.93	22.96
22 1/2° BENDS	0.80	1.78	3.17	4.88	7.00	12.42
11 1/4° BENDS	0.41	0.91	1.62	2.49	3.57	6.33
	0.21	0.46	0.81	1.25	1.79	3.18

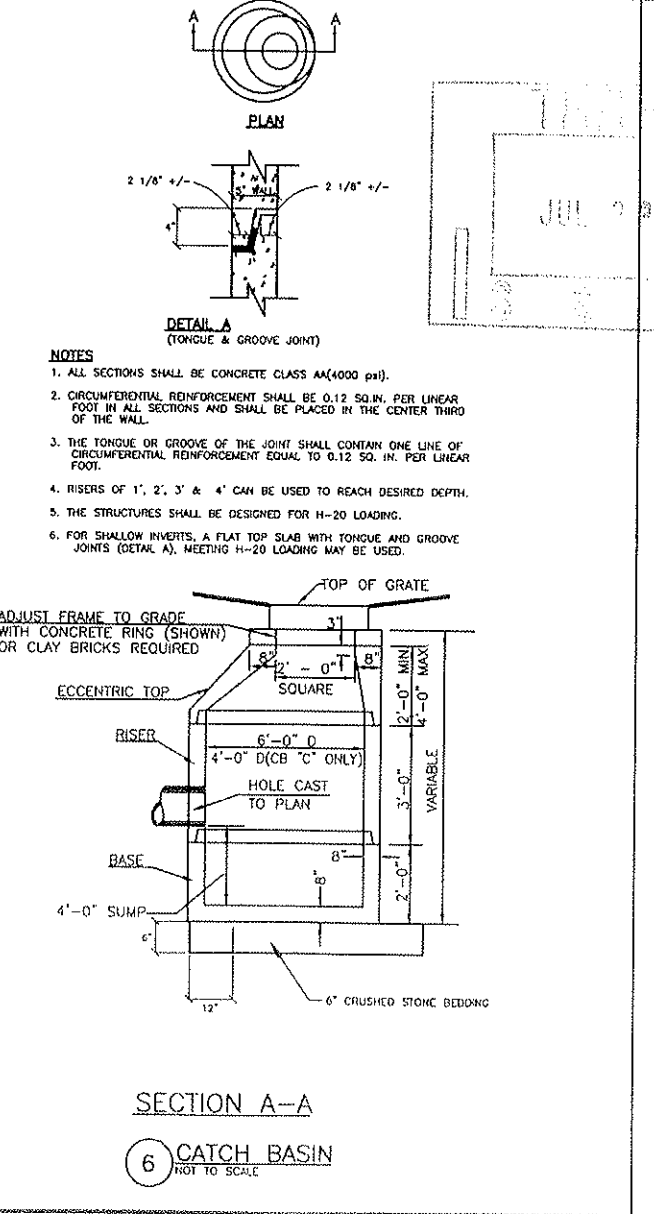
SYSTEM PRESSURE: 100 PSI
SAFETY FACTOR: 1.5
SOIL BEARING CAPACITY: 2,000 PSF

NOTES:

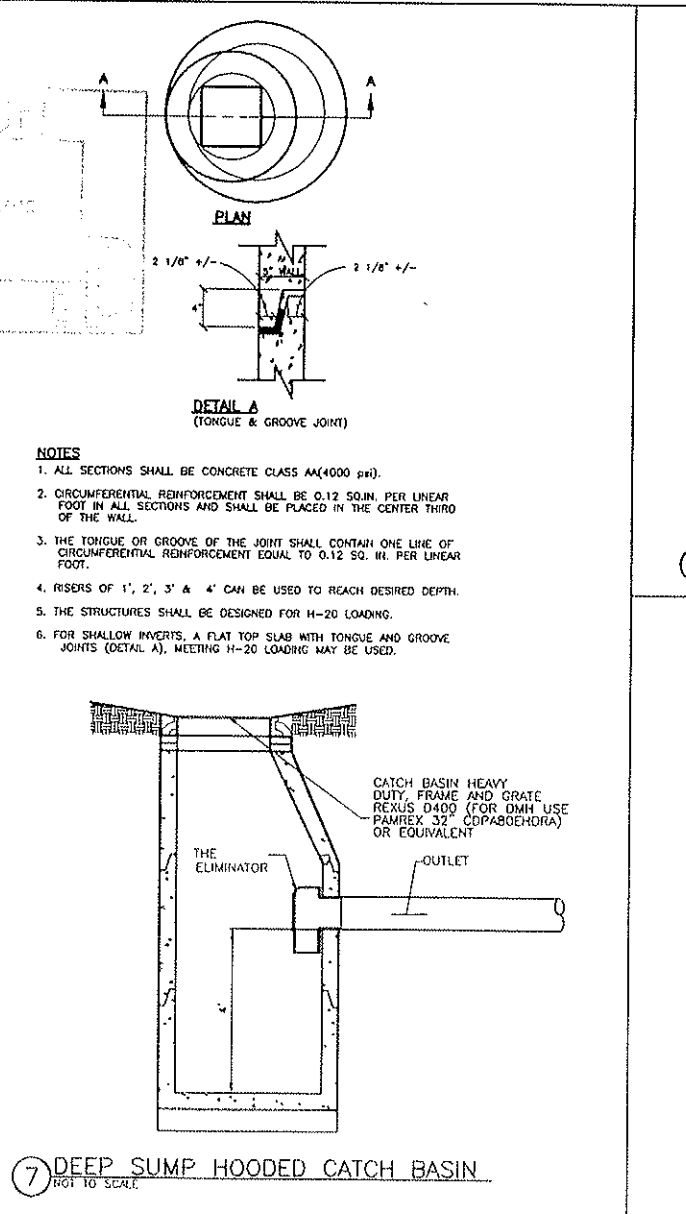
- ALL THRUST BLOCKS SHALL BE PRE-CAST CONCRETE AND A MINIMUM SIZE OF 2' x 2' x 3'.
- THE MINIMUM BEARING AREAS SHOWN IN THE THRUST BLOCK SCHEDULE ARE BASED ON A SYSTEM PRESSURE OF 100 PSI. IF THE SYSTEM PRESSURE IS ABOVE 100 PSI, INCREASE THE NOTED AREAS PROPORTIONAL TO THE ACTUAL SYSTEM PRESSURE. FOR EXAMPLE, IF THE ACTUAL SYSTEM PRESSURE IS 160 PSI, MULTIPLY THE ABOVE VALUES BY 160X.
- SELECT THRUST BLOCKS SUCH THAT THE LENGTH (L) OF THE BLOCK IS APPROX. TWICE AS LONG AS THE DEPTH (H).
- PLACE CRUSHED STONE BEHIND THRUST BLOCKS AGAINST UNDISTURBED SOIL.
- PLACE THRUST BLOCKS ALONG THE FULL LENGTH OF THE FITTING TO MAXIMIZE BEARING AREA.
- PLACE 2 LAYERS OF POLYETHYLENE OR ROOFING PAPER AROUND FITTINGS AS PROTECTION AGAINST DAMAGE FROM CONCRETE BLOCK.
- PLACE A 12" LONG STEEL HORSESHOE-SHAPED PICKUP HOOK IN ALL PLUG AND CAP THRUST BLOCKS. DIAMETER OF HOOK SHALL BE A MINIMUM OF 5/8".
- COAT ALL THREADED RODS, NUTS, AND BOLTS WITH BITUMINOUS PAINT.
- CONCRETE COMPRESSIVE STRENGTH: 2,000 PSI MINIMUM.
- USE OF THRUST BLOCKS DOES NOT ELIMINATE THE REQUIREMENT OF OTHER RESTRAINTS. ALL VALVES AND FITTINGS SHALL BE RESTRAINED M.J.



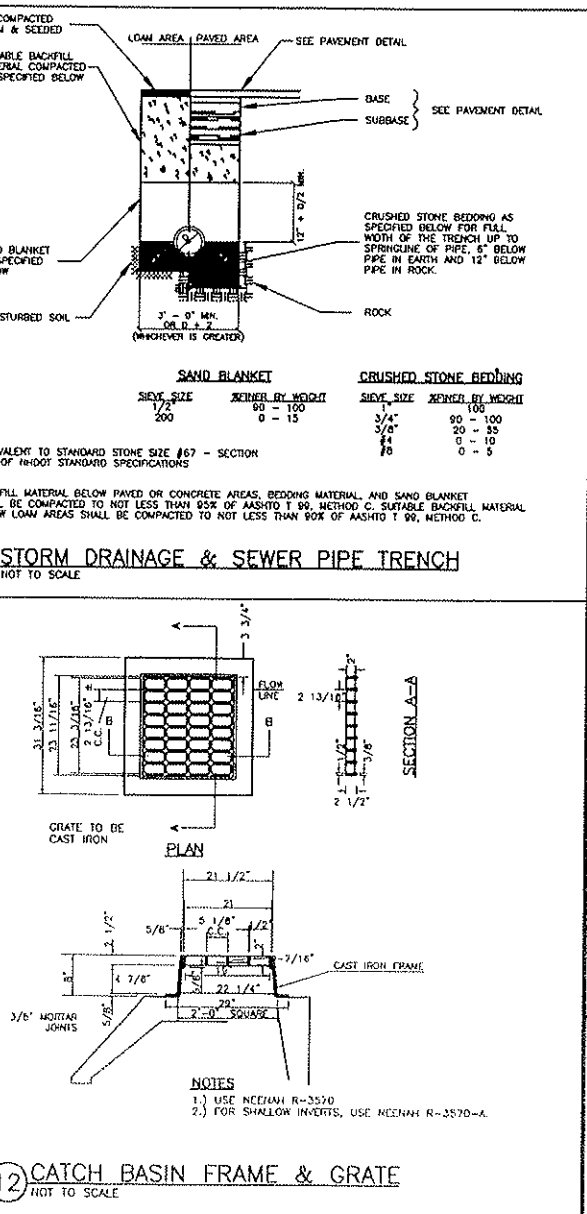
⑤ DRAIN MANHOLE DETAILS
NOT TO SCALE



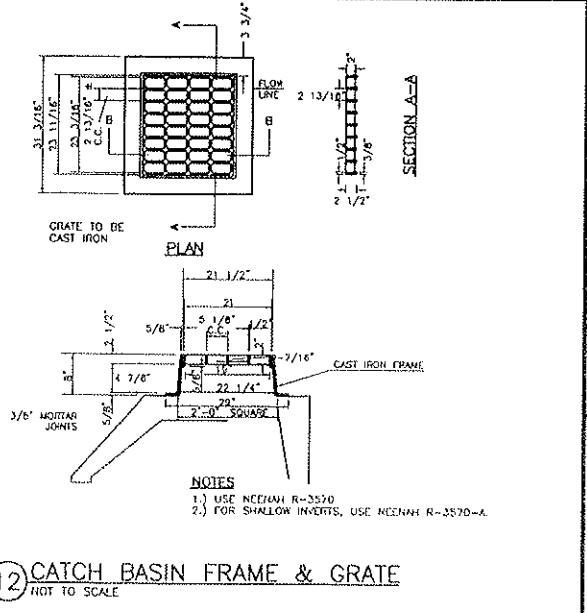
⑥ CATCH BASIN
NOT TO SCALE



⑦ DEEP SUMP HOODED CATCH BASIN
NOT TO SCALE



⑧ STORM DRAINAGE & SEWER PIPE TRENCH
NOT TO SCALE



⑫ CATCH BASIN FRAME & GRATE
NOT TO SCALE

TRITECH
ENGINEERING CORPORATION

REVISIONS	DATE	DESCRIPTION
1	6-18-15	REVISED PER REVIEW COMMENTS

CONSTRUCTION DETAILS
BELLAMY RIDGE

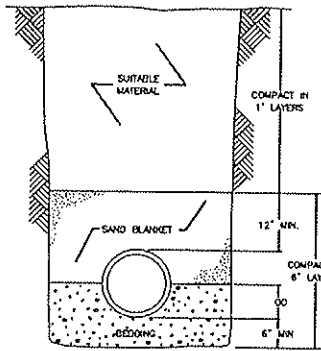
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DOVER, NEW HAMPSHIRE

JOB No. 14103

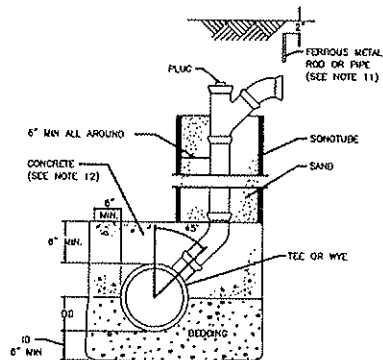
DECEMBER 24, 2014

C-6

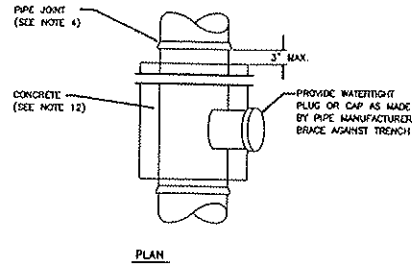
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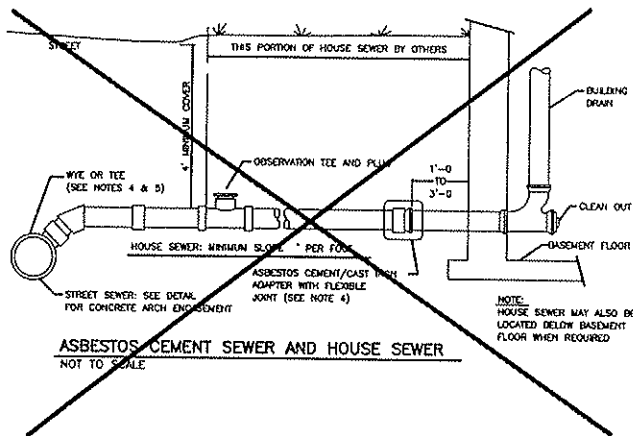
TRENCH CROSS-SECTION
NOT TO SCALE



CHIMNEY (SEE NOTE 13)
NOT TO SCALE

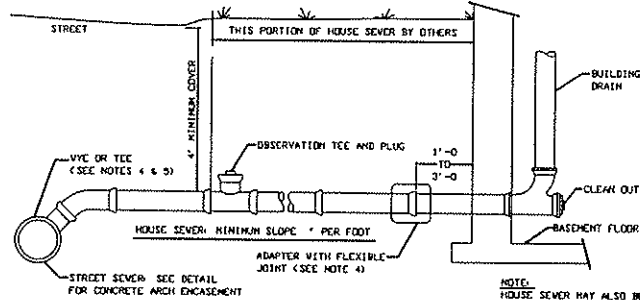


CONCRETE FULL ENCASEMENT
NOT TO SCALE

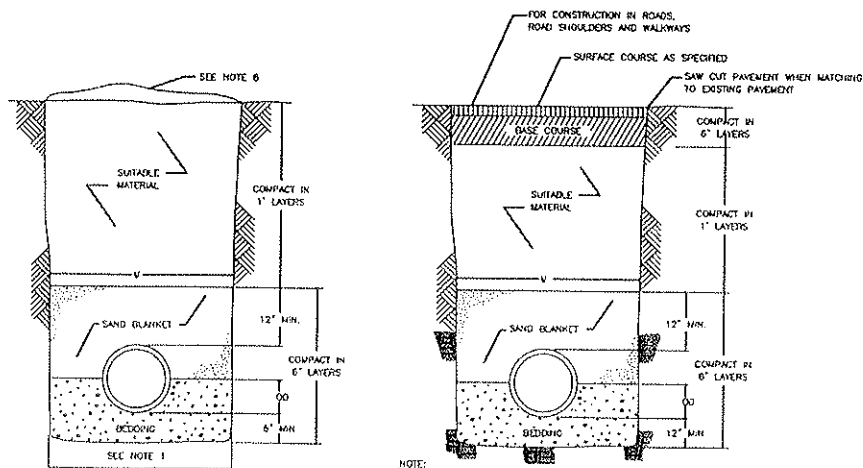


ASBESTOS CEMENT SEWER AND HOUSE SEWER
NOT TO SCALE

NOT USED

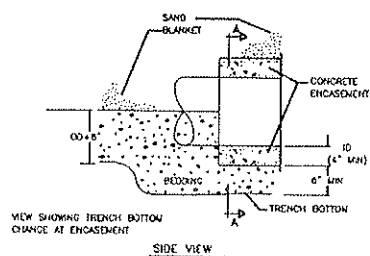


SEWER AND HOUSE SEWER
NOT TO SCALE



TYPICAL SECTION
NOT TO SCALE

LEDGE CONSTRUCTION
NOT TO SCALE



CONCRETE FULL ENCASEMENT
NOT TO SCALE

GENERAL NOTES

1) MINIMUM SIZE PIPE FOR HOUSE SERVICE SHALL BE FOUR INCHES.

2) PIPE AND JOINT MATERIALS:

A. PLASTIC SEWER PIPE

1. PIPE AND FITTINGS SHALL CONFORM TO THE FOLLOWING ASTM STANDARDS:

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

*PVC: POLY VINYL CHLORIDE

*ABS: ACRYLONITRILE-BUTADIENE-STYRENE

2. JOINTS SEALS FOR PVC PIPE SHALL BE OIL RESISTANT COMPRESSION RINGS OF ELASTOMERIC MATERIAL CONFORMING TO ASTM D-3212 AND SHALL BE PUSH-ON, BELL AND SPIGOT TYPE.

ABS TRUSS PIPE AND FITTINGS SHALL CONFORM TO ASTM D-2680. POLYMER COMPOUNDING SHALL BE TO ASTM D-1788 (CLASS 322).

JOINTS FOR ABS TRUSS PIPE SHALL BE CHEMICAL WELDED COUPLINGS TYPE SC IN ACCORDANCE WITH ASTM D-2680, FORMING A CHEMICAL WELDED JOINT.

B. DUCTILE-IRON PIPE, FITTINGS AND JOINTS.

1. DUCTILE IRON PIPE AND FITTINGS SHALL CONFORM TO THE FOLLOWING STANDARDS OF THE UNITED STATES OF AMERICA STANDARDS INSTITUTE: A21.50 THICKNESS DESIGN OF DUCTILE IRON PIPE AND WITH ASTM A-536 DUCTILE IRON CASTINGS. A21.51 DUCTILE IRON PIPE, CENTRIFUGALLY CAST IN METAL MOLDS OR SAND-LINED MOLDS FOR WATER OR OTHER LIQUIDS.

2. JOINTS SHALL BE OF THE MECHANICAL OR PUSH-ON TYPE. JOINTS AND GASKETS SHALL CONFORM TO: A21.11 RUBBER GASKETS JOINTS FOR CAST IRON PRESSURE PIPE & FITTINGS

3) DAMAGED PIPE SHALL BE REJECTED AND REMOVED FROM THE JOB SITE.

4) JOINTS SHALL BE DEPENDENT UPON A NEOPRENE OR ELASTOMERIC GASKET FOR WATER-TIGHTNESS. ALL JOINTS SHALL BE PROPERLY MATCHED WITH THE PIPE MATERIALS USED. WHERE DIFFERING MATERIALS ARE TO BE CONNECTED, AS AT THE STREET SEWER WYE OR AT THE FOUNDATION WALL, APPROPRIATE MANUFACTURED ADAPTERS SHALL BE USED.

5) TEES AND WYES: WHERE A TEE OR WYE IS NOT AVAILABLE IN THE EXISTING STREET SEWER, AN APPROPRIATE CONNECTION SHALL BE MADE, FOLLOWING MANUFACTURERS' INSTRUCTIONS USING A BOLTED, CLAMPED OR EPOXY-CEMENTED SADDLE TAPPED INTO A SMOOTHLY DRILLED OR SAWN OPENING IN THE SEWER. THE PRACTICE OF BREAKING AN OPENING WITH A SLEDGE HAMMER, STUFFING CLOTH OR OTHER SUCH MATERIAL AROUND THE JOINT, OR APPLYING MORTAR TO HOLD THE CONNECTION, AND ANY OTHER SIMILAR CRUDE PRACTICES OR INEPT OR HASTY IMPROVISATIONS WILL NOT BE PERMITTED. THE CONNECTION SHALL BE CONCRETE ENCASED AS SHOWN IN THE DETAIL UP TO AND INCLUDING 15" DIAMETER.

6) HOUSE SEWER INSTALLATION: THE PIPE SHALL BE HANDLED, PLACED AND JOINTED IN ACCORDANCE WITH INSTALLATION GUIDES OF THE APPROPRIATE MANUFACTURER. IT SHALL BE CAREFULLY BEDDED ON A 4 INCH LAYER OF CRUSHED STONE AND/OR GRAVEL AS SPECIFIED IN NOTE 10. BEDDING AND RE-FILL FOR DEPTH OF 12 INCHES ABOVE THE TOP OF THE PIPE SHALL BE CAREFULLY AND THOROUGHLY TAMPED BY HAND OR WITH APPROPRIATE MECHANICAL DEVICES.

THE PIPE SHALL BE LAID AT A CONTINUOUS AND CONSTANT GRADE FROM THE STREET SEWER CONNECTION TO THE FOUNDATION AT A GRADE OF NOT LESS THAN 1/8 INCH PER FOOT. PIPE JOINTS MUST BE MADE UNDER DRY CONDITIONS. IF WATER IS PRESENT, ALL NECESSARY STEPS SHALL BE TAKEN TO Dewater THE TRENCH.

GENERAL NOTES

1) ORDERED EXCAVATION OF UNSUITABLE MATERIAL BELOW GRADE. REFILL WITH BEDDING MATERIAL FOR TRENCH WIDTH SEE NOTE 7.

2) BEDDING: SCREENED GRAVEL AND/OR CRUSHED STONE FREE FROM CLAY, LOAM, ORGANIC MATTER AND MEETING ASTM C33 STONE SIZE NO. 67.

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

WHERE ORDERED BY THE ENGINEER TO STABILIZE THE TRENCH BASE, GRADED SCREENED GRAVEL OR CRUSHED STONE 1/2 INCH TO 1 1/2 INCH SHALL BE USED.

3) SAND BLANKET: CLEAN SAND FREE FROM ORGANIC MATTER SO GRADED THAT 90%-100% PASSES A 1/2 INCH SIEVE AND NOT MORE THAN 15% WILL PASS A #200 SIEVE. BLANKET MAY BE OMITTED FOR DUCTILE IRON AND REINFORCED CONCRETE PIPE PROVIDED THAT NO STONE LARGER THAN 2 INCHES IS IN CONTACT WITH THE PIPE.

4) SUITABLE MATERIAL: IN ROADS, ROAD SHOULDERS, WALK-WAYS AND TRAVELED WAYS, SUITABLE MATERIAL FOR TRENCH BACKFILL SHALL BE THE NATURAL MATERIAL EXCAVATED DURING THE COURSE OF CONSTRUCTION, BUT SHALL EXCLUDE DEBRIS, PIECES OF PAVEMENT, ORGANIC MATTER, TOP SOIL, ALL WET OR SOFT MUCK, PEAT OR CLAY, ALL EXCAVATED LEDGE MATERIAL, AND ALL ROCKS OVER SIX INCHES IN LARGEST DIMENSION, OR ANY MATERIAL WHICH, AS DETERMINED BY THE ENGINEER, WILL NOT PROVIDE SUFFICIENT SUPPORT OR MAINTAIN THE COMPLETED CONSTRUCTION IN A STABLE CONDITION.

IN CROSS-COUNTRY CONSTRUCTION, SUITABLE MATERIAL SHALL BE AS DESCRIBED ABOVE, EXCEPT THAT THE ENGINEER MAY PERMIT THE USE OF TOP SOIL, LOAM, MUCK OR PEAT, IF HE IS SATISFIED THAT THE COMPLETED CONSTRUCTION WILL BE ENTIRELY STABLE AND PROVIDED THAT EASY ACCESS TO THE SEWER FOR MAINTENANCE AND POSSIBLY RECONSTRUCTION, WHEN NECESSARY WILL BE PRESERVED.

5) BASE COURSE, IF ORDERED BY THE ENGINEER, SHALL MEET THE REQUIREMENTS OF DIVISION 300 OF THE LATEST EDITION OF THE: STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION OF THE STATE OF NEW HAMPSHIRE, DEPARTMENT OF TRANSPORTATION.

7) TESTING: THE COMPLETED HOUSE SEWER SHALL BE SUBJECTED TO A LEAKAGE TEST IN ANY OF THE FOLLOWING MANNERS: (PRIOR TO BACKFILLING)

A. AN OBSERVATION TEE SHALL BE INSTALLED AS SHOWN AND WHEN READY FOR TESTING, AN INFLATABLE BLADDER OR PLUG SHALL BE INSERTED JUST UPSTREAM FROM THE OPENING IN THE TEE. AFTER INFLATION, WATER SHALL BE INTRODUCED INTO THE SYSTEM ABOVE THE PLUG TO A HEIGHT OF 5 FEET ABOVE THE LEVEL OF THE PLUG.

B. THE PIPE SHALL BE LEFT EXPOSED AND LIBERALLY HOSED WITH WATER, TO SIMULATE, AS NEARLY AS POSSIBLE, WET TRENCH CONDITIONS OR, IF TRENCH IS WET, THE GROUND WATER SHALL BE PERMITTED TO RISE IN THE TRENCH OVER THE PIPE. INSPECTIONS FOR LEAKS SHALL BE MADE THROUGH THE CLEANOUT WITH A FLASHLIGHT.

C. DRY FLUORESCENCE DYE SHALL BE SPRINKLED INTO THE TRENCH OVER THE PIPE. IF THE TRENCH IS DRY, THE PIPE SHALL BE LIBERALLY HOSED WITH WATER, OR IF THE TRENCH IS WET, GROUND WATER SHALL BE PERMITTED TO RISE IN THE TRENCH OVER THE PIPE. OBSERVATION FOR LEAKS SHALL BE MADE IN THE FIRST DOWN-STREAM MANHOLE.

LEAKAGE OBSERVED IN ANY ONE OF THE ABOVE ALTERNATE TESTS SHALL BE CAUSE FOR NON-ACCEPTANCE AND THE PIPE SHALL BE DUG-UP IF NECESSARY AND RE-LAID SO AS TO ASSURE WATER TIGHTNESS.

8) ILLEGAL CONNECTIONS: NOTHING BUT SANITARY WASTE FLOW FROM HOUSE TOILETS, SINKS, LAUNDRY ETC. SHALL BE PERMITTED. ROOF LEADERS, FOOTING DRAINS, SUMP PUMPS OR OTHER SIMILAR CONNECTIONS CARRYING RAIN WATER, DRAINAGE OR GROUND WATER SHALL NOT BE PERMITTED.

9) HOUSE WATER SERVICE SHALL NOT BE LAID IN SAME TRENCH AS SEWER SERVICE.

10) BEDDING: SCREENED GRAVEL AND/OR CRUSHED STONE FREE FROM CLAY, LOAM, ORGANIC MATERIAL AND MEETING ASTM C33-67.

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

WHERE ORDERED BY THE ENGINEER TO STABILIZE THE TRENCH BASE, SCREENED GRAVEL OR CRUSHED STONE 1/2 INCH TO 1 1/2 INCH SHALL BE USED.

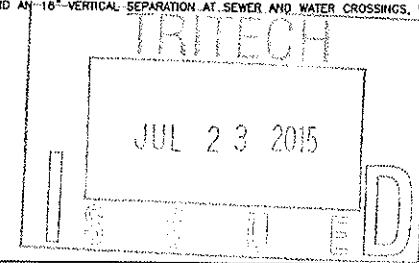
11) LOCATION: THE LOCATION OF THE TEE OR WYE SHALL BE RECORDED AND FILED IN THE MUNICIPAL RECORDS. IN ADDITION, A FERRUGINOUS METAL ROD OR PIPE SHALL BE PLACED OVER THE TEE OR WYE AS DESCRIBED IN THE TYPICAL "CHIMNEY" DETAIL, TO AID IN LOCATING THE BURIED PIPE WITH A DIP NEEDLE OR PIPEFINDER.

12) CONCRETE: CONCRETE SHALL CONFORM TO THE REQUIREMENTS FOR CLASS A (3000 PSI) CONCRETE OF THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION STANDARDS SPECIFICATIONS AS FOLLOWS:

CEMENT: 6.0 BAGS PER CUBIC YARD
WATER: 5.75 GALLONS PER BAG CEMENT
MAXIMUM SIZE OF AGGREGATE: 1 INCH

13) CHIMNEYS: IF VERTICAL DROP INTO SEWER IS GREATER THAN 4 FEET, A CHIMNEY SHALL BE CONSTRUCTED FOR THE HOUSE CONNECTION. CHIMNEY INSTALLATION AS RECOMMENDED BY THE PIPE MANUFACTURER MAY BE USED IF APPROVED BY THE ENGINEER.

14) MAINTAIN A 10' HORIZONTAL SEPARATION BETWEEN SEWER LINES AND WATER LINES. AND AN 18" VERTICAL SEPARATION AT SEWER AND WATER CROSSINGS, WITH WATER OVER SEWER.



STANDARD SEWER DETAILS

BELLAMY RIDGE

46 BACK RIVER ROAD
DOVER, NEW HAMPSHIRE

JOB No. 14103

DECEMBER 24, 2014

SHEET No.

C-8

(P15-Q5)

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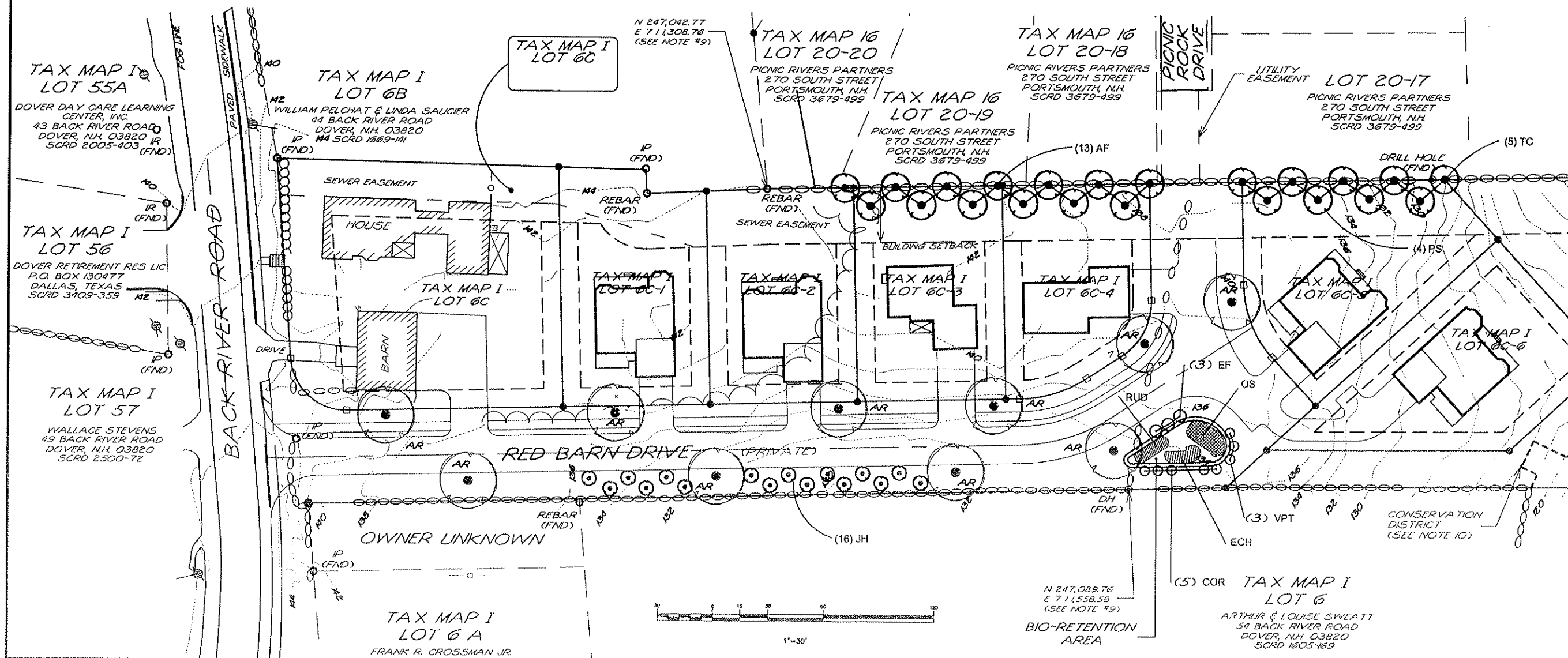
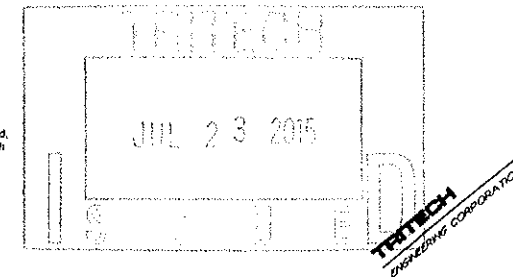
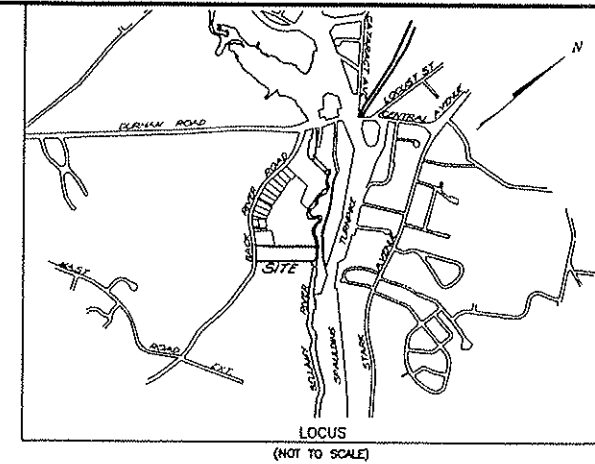
785 CENTRAL AVENUE
DOVER NEW HAMPSHIRE 03830
TEL: 603-563-7400 FAX: 603-563-3600

REVISIONS
DATE: 6-18-15
REVISION: PER REVIEW COMMENTS

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE
AF	ABIES FRASERI	FRAZIER FIR	21	6"-7" HT
TC	TSUGA CANADENSIS	EASTERN HEMLOCK	5	6"-7" HT
AR	ACER RUBRUM	RED MAPLE	10	2 1/2" - 3" CAL.
JH	JUNIPERUS HORIZONTALIS	TRAILING JUNPER	16	3 GALLON

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	NOTE
COR	CORNUS ALBA 'IVORY HALO'	IVORY HALO DOGWOOD	5	7 GALLON	ONE MALE PLANT FOR 9 FEMALE
VPT	VERBENA PLATANIFOLIA TOMENTOSA MARSH	MARY'S DOUBLETIE VERBENA	3	3-4' HT.	
RUD	RUDIBECKIA FLEGIDA 'GOLDSTROM'	BLACK EYED SUSAN	100	1 GALLON	
EGH	EGGINACIA KWIS KWEE HIGH	KWIS KWEE HIGH	100	1 GALLON	
JOE	EUTHROICIA PISTULOSUM	JOE PYE WEE	3	2 GALLON	
OS	ONOCLEA SENSIBILIS	SENSITIVE FERN	600	1 GALLON	

1. Design is based on drawings and information from Trench Engineering received 02/09/2015 and may require adjustment due to actual field conditions.
2. The Contractor shall follow best management practices during construction and shall take all measures necessary to stabilize and protect the site from erosion.
3. Erosion Control shall be in place prior to construction.
4. Erosion Control to consist of Hay Bales and Erosion Control Fabric and shall be staked in place between the work and Water Bodies, Wetlands and/or drainage ways prior to any construction.
5. The Contractor shall verify layout and grades and inform the Landscape Architect or Client's Representative of any discrepancies or changes in layout and/or grade relationships prior to construction.
6. Plantings to remain within the construction limits shall be protected from damage for the duration of the project by snow fence or other suitable means of protection to be approved by Landscape Architect or Client's Representative. Do not fill or muck on the bank line. Do not disturb roots. Snow fence shall be located at the drip line or at least 4' from shrubs and 10' from trees in all directions, with 1" x 4" posts, and shall include any and all surface roots. In order to protect the integrity of the roots, branches and the trunk of the trees, the Contractor shall use construction equipment shall be drive or park in or on the area within the drip line(s) of the tree(s).
7. Location, support, protection, and restoration of all existing utilities and appurtenances shall be the responsibility of the Contractor.
8. The Contractor shall verify exact location and elevation of all utilities with the respective utility owner prior to construction. Call 800-4-A-ROOTS at 1-800-343-7233.
9. The Contractor shall procure any required permits prior to construction.
10. The Contractor shall furnish and plant all plants shown on the drawings and listed hereon. All plants shall be nursery-grown under climatic conditions similar to those in the locality of the project. Plants shall conform to the relevant American National Standards Institute and quality of the Highest grade and standards as adopted by the American Association of Nurserymen, Inc. in the American Standard of Nursery Stock, American Standards Institute, Inc. 230 Southern Building, Washington, D.C. 20005.
11. All plants shall be legibly tagged with proper botanical name.
12. The Contractor shall guarantee all plants for not less than one year from time of acceptance.
13. Owner or Owner's Representative will inspect plants upon delivery for conformity to Specification requirements. Such approval shall not affect the right of inspection and rejection during the progress of the work. The Owner reserves the right to inspect and/or select all trees at the place of growth and to remove the root system and/or a representative sample of each type of shrub, herbaceous perennial, annual, and ground cover at the place of growth. Such sample will serve as a minimum standard for all plants of the same species used in this work.
14. No substitutions of plants may be made without prior approval of the Owner or the Owner's Representative for any reason.
15. All trees and shrubs shall be measured with 4" of loam and planted as noted on the plans or specified except plant beds. Plant beds shall be prepared to a depth of 12" with 75 % loam and 25% compost.
16. Trees, ground cover, and shrub beds shall be mulched to a depth of 2" with one-year-old, well-composted shredded native bark not longer than 4" in length and 1/4" in width, free of woodchips and sawdust. Mulch for ferns and herbaceous perennials shall be no longer than 1" in length. Trees in lawn areas shall be mulched in a 5' diameter ring, min. saucer.
17. Owner is solely responsible for maintaining vehicular and pedestrian vision lines pertaining to vegetation growth.



TRITECH
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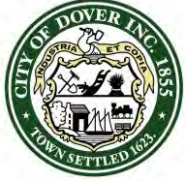
REVISIONS	DATE:	DESCRIPTION:
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LANDSCAPE PLAN
BELLAMY RIDGE

JUNE 18, 2015

La-1

(P15-05)



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P15-35

Application Type: Site Plan for Industrial Building
Applicant(s): Summit Land Development
Owner(s): H53 Mast Road, LLC
Location: Stonewall Drive (Tax Map H, Lot 53-1)

INTENT: Site plan for a proposed 129,600 sq. ft. industrial/manufacturing building, with 68 parking spaces on Stonewall Drive.

UNITS PROPOSED: N/A

AGENDA ITEM #: 4-D

ACRES: 11.47 acres

ZONING DISTRICT: Assembly and Office District (I-4)

EXISTING LAND USE: Gravel pit

SURROUNDING LAND USE:
Single family houses and retail commercial

ZBA ACTION: None

ATTACHMENT: Site plan and application;
TRC minutes

APPLICATION IS COMPLETE: Yes

NOTICES SENT: Abutter notices were sent by certified mail for this meeting

PERMITS REQUIRED:

- Conditional Use Permits for manufacturing use in secondary groundwater protection zone and impervious coverage greater than 20%
- NH Department of Environmental Services Alteration of Terrain Permit

WAIVERS REQUESTED:

- Waiver to the requirement that sidewalks be porous

Summary of Request and Background

The applicant proposes to build a new industrial building with associated parking, utilities and drainage improvements.

The applicant appeared before the Technical Review Committee on July 16, 2015 (see TRC Minutes attached).

Transfer of Development Rights

Chapter 170-27.2 of the Zoning Ordinance provides for the transfer of development rights in the I-4 District. The plan set includes a Transfer of Development Rights plan. The sending area is the one acre naturalized/green buffer area and the receiving area is the remaining land on the parcel. The Planning Board may waive the minimum lot size, minimum frontage and setbacks for parking, paved areas and buildings using TDR. The applicant is asking to use TDR to reduce the side setback requirement from 75 feet to 45 feet for a portion of the building. The Planning Department recommends approval of the use of TDR for relief from the side setback requirements.

Consistency with Land Use Regulations

Chapter 149-4 of the Site Review Regulations of the City Code provides for site review by the Planning Board of new construction of various types. The site is located in the Assembly and Office District (I-4), which encourages large industrial users to expand the economic base of the city. This plan is consistent with those regulations.

Waiver Requests

The applicant is requesting a waiver to allow for the use of non-pervious pavement for the sidewalks and has submitted a letter dated July 21, 2015 that includes the justification for the request. The Planning Department supports the waiver for the reasons stated by the applicant.

STAFF RECOMMENDATION:

The Planning Department recommends that the Planning Board accept the application, hold the public hearing, and approve the site plan with the following conditions:

Conditions to Be Met Prior to Signing of Plans:

1. The owner's signatures shall be added to the final plan submitted for signature.
2. The applicant shall provide the Planning Department with a digital version of the final plan.
3. The applicant shall provide the Planning Department with a copy of the NH Department of Environmental Services



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P15-35

Application Type: Site Plan for Industrial Building
Applicant(s): Summit Land Development
Owner(s): H53 Mast Road, LLC
Location: Stonewall Drive (Tax Map H, Lot 53-1)

- Alteration of Terrain Permit and add the permit number to the plan.
4. The applicant shall have the Stormwater Management Maintenance and Inspection Plan approved by the Community Services Department.
 5. The approval includes the granting of the waiver requested for the reasons stated by the applicant. The Board finds that the criteria of Chapter 149-19.A have been met.
 6. The approval includes the granting of the Transfer of Development Rights waiver.
 7. The applicant shall revise the TDR plan to label the TDR sending area.
 8. The applicant shall prepare a developer's agreement that addresses, at a minimum, the prohibition of the use of salt for roadway and pavement maintenance, TDR architectural covenants, the requirement for a blasting plan, groundwater monitoring plan, and amendment of the Emery & Garrett contract.
 13. The applicant shall provide a letter of credit or other form of security acceptable to the City for any unfinished work.

Conditions to Be Met Prior to Any Construction Activity:

9. Construction hours shall be limited to Monday-Friday 7 AM-6 PM, Saturday 8 AM-5 PM, with 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.

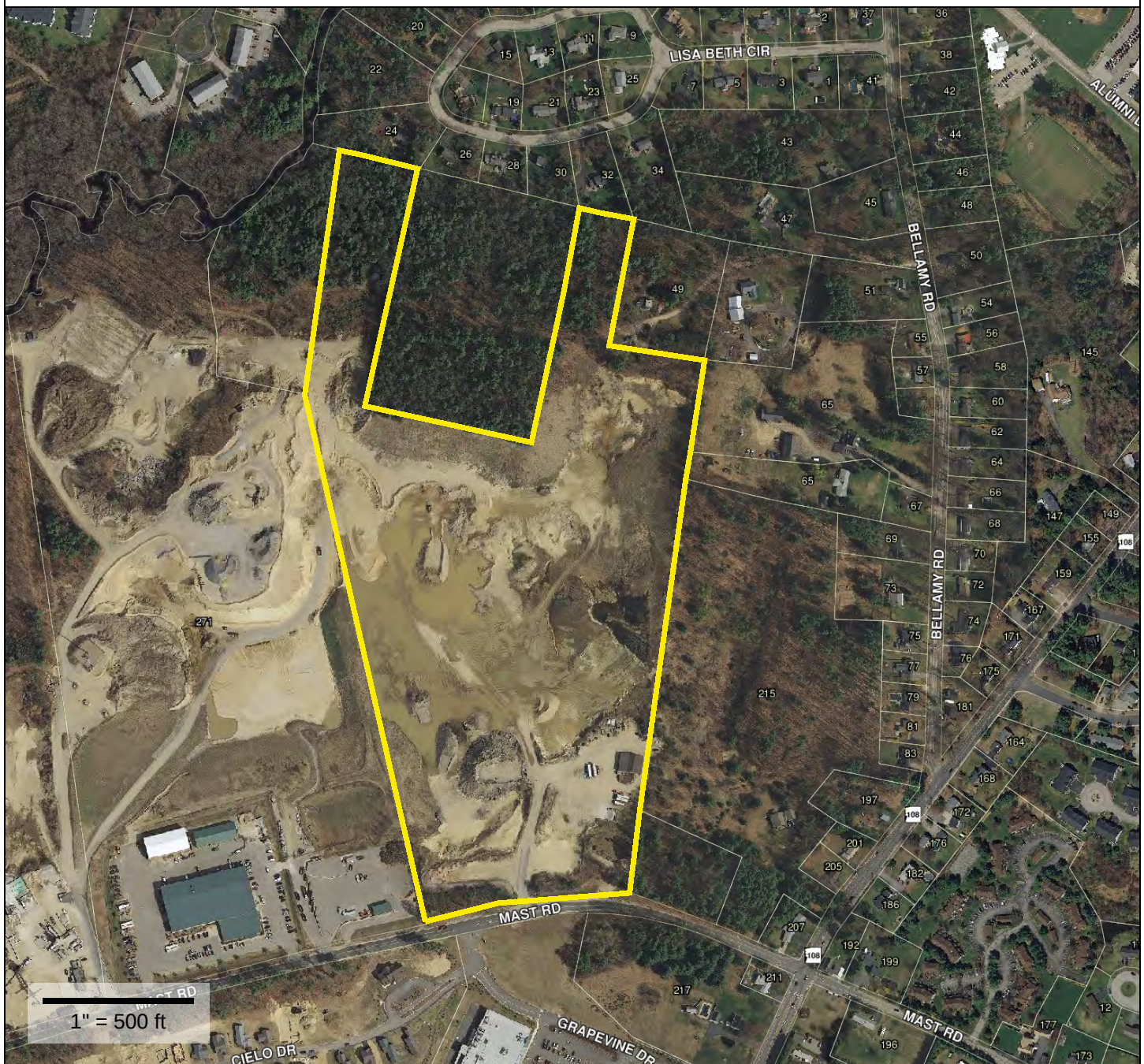
Conditions to Be Met Prior to Issuance of a Building Permit:

10. Any new building shall pay the current impact fees in place at the time of building permit application.
11. Any new building shall be assessed the current water/sewer investment fees in place at the time of application for water/sewer service.

Conditions to Be Met Prior to Issuance of a Certificate of Occupancy:

12. The applicant shall prepare a perpetual easement or restrictive covenant for the TDR sending area that preserves the open space within the sending area. These documents shall be reviewed by the Planning Department, with consultation by the City Attorney on compliance with conditions.

Mast Road/Stonewall Drive

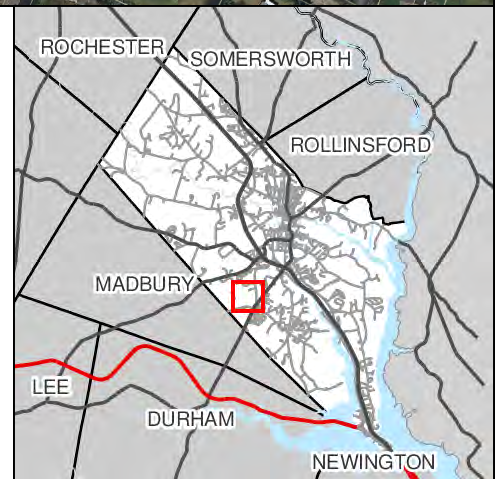
**Property Information**

Property ID H0053-000000
Location 17 STONEWALL DR
Owner H53 MAST RD LLC

**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

The City makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Parcels updated January 1, 2015





City of Dover, New Hampshire SITE REVIEW APPLICATION

[Revision Date: April 23, 2013]

Office Use Only	Project #:	P15-35	Date Received:	
	Amount Paid:		Time Received:	JUL 22 2015

Dover, New Hampshire

APPLICANT AND OWNER INFORMATION

Name of Applicant: Summit Land Development Telephone # 603.749.2800

Address of Applicant: 340 Central Avenue, Suite 202, Dover, NH 03820

E-Mail Address: Chad@summitlanddev.com

Name of Property Owner (if different from applicant): H53 Mast Road, LLC Telephone # Same as applicant

Address of Property Owner: Same as applicant

PROPERTY INFORMATION

Address of Property: Stonewall Drive

Assessor's Map # H Lot(s) # 53-1

Zoning District(s) Industrial (I-4) Overlay District(s) Conservation and Secondary Groundwater Protection

Size of Parcel: 499,770 sq. ft. 11.47 ac. Property Deed: Book _____ Page: _____

Existing Use of Property: Gravel Pit

SITE PLAN INFORMATION

Describe Proposed Use: 129,600 square foot industrial manufacturing building / office space / warehousing

Area of Parcel to be Developed: 493,000 sq. ft.

If Multi-family Residential, Specify Number of Units & Buildings Proposed: n/a

Number of Parking Spaces: Existing 0 Proposed 68

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

Number of Employees Total: _____ In Maximum Shift: _____

Disposition of Parcel:

Building Setbacks:

Building Footprint 129,600 sq. ft.

Front Yard 98.9 ft.

Total Building Area 129,600 sq. ft.

Rear Yard 214.0 ft.

Paved Area 88,500 sq. ft. Side Yard: Right 75 ft.
Left 45 (75 Required) ft.

City Water? ☒ Yes ☐ No How far is city water from the property? In Stonewall Drive

City Sewer? ☒ Yes ☐ No How far is city sewer from the property? In Stonewall Drive

BUILDING INFORMATION

Type of Building to be Built: Steel

Height of Building: 40 ft Finished Floor Elevation: 115.0

Number of Seats (where applicable) n/a

WAIVER REQUESTS

Waiver Request for use of pervious material for internal walkways.

~~No Waiver Requests are noted.~~

Site Review Regulations section(s) to be waived: Three Conditional Use Permits are required.

Justification for waiver request(s) (attach additional sheets as needed): _____

~~No attached sheets for Conditional Use Permit applications.~~

See attached Waiver Request.

SURVEYOR INFORMATION

Name of Surveyor and Company (Licensed in N.H.) Kevin McEneaney - McEneaney Survey Associates, Inc.

Address 24 Chestnut Street Telephone #: 603.742.0911

Professional License #: 66 E-mail address: Kevin@surveyNH.com

ENGINEER INFORMATION

Name of Engineer and Company (Licensed in N.H.) Eric Weinrieb - Altus Engineering, Inc.

Address 133 Court Street Telephone #: 603.433.2335

Professional License #: 7634 E-mail address: eric@altus-eng.com

SIGNATURES

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

Signature of Property Owner: [Signature] Date: 12/4/15

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

Signature of Agent: _____ Date: _____

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property Owner: _____ Date: 6/24/15

AUTHORIZATION TO COMPLETE THE PROJECT ON SUBJECT PROPERTY

I, and my successors, hereby the City of Dover or its assigns to enter my property for the purpose of completing the site work as required by the approved plan should the letter or credit or other surety be called. It is understood that these individuals must use all reasonable care, courtesy, and diligence when on the property.

Signature of Property Owner: _____ Date: 6/24/15

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

CERTIFICATION OF FEES

I, and my successors, hereby certify that I understand that the City of Dover collects impact fees, utility investment fees and inspection fees for projects developed in Dover. Said fees must be paid before a Certificate of Occupancy can be obtained for a structure, unless a different payment schedule is agreed to by the applicant and the City prior to approvals being issued by the Dover Planning Board. Additionally, should the property be in "Current Use" it will be subject to the Land Use Change Tax.

Signature of Property Owner: _____ Date: 6/24/15

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



Civil
Site Planning
Environmental
Engineering

133 Court Street
Portsmouth, NH
03801-4413

MEMORANDUM

To: City of Dover Planning Department

Date: July 15, 2015

Subject: Proposed Rand Whitney Manufacturing Facility
Traffic Assessment
Stonewall Drive
Dover, NH

From: Eric D. Weinrieb, PE, President
Altus Engineering, Inc.

Ecopy: Chad Kageleiry



INTENT:

In February 2015, TEPP LLC issued a Traffic Assessment for the proposed 270,000 SF Stonewall Kitchen industrial development off of Mast Road in Dover. The assessment examined the redevelopment of the former gravel pit, the conditions of Mast Road, affected intersections, and the adjacent public transportation opportunities.

This memorandum focuses solely on the projected traffic that will be generated by the proposed 129,600 square foot manufacturing facility on Tax H, Lot 53-1.

DESCRIPTION OF SITE

The existing site is an active gravel pit that was recently approved in a subdivision as an industrial lot. It is located on the north side of Mast Road. The Dover Public Works facility is located to the west, a vacant lot to the east and the future Stonewall Kitchen facility to the north. The lot has access from the proposed Stonewall Drive which is under construction and will be located opposite Grapevine Drive.

Rand-Whitney (RW) is proposing to construct a 129,600 square foot cardboard manufacturing facility on Stonewall Drive. RW reported that the facility will employ up to 50-people. They will operate on two shifts, 5:00 AM until 3:00 PM and 3:00 PM until midnight. The first shift will have a maximum of 40-employees.

DESCRIPTION OF ROADWAYS AND SIGHT DISTANCE WERE PREVIOUSLY DISCUSSED IN THE TEPP REPORT

TRIP GENERATION

Rand-Whitney (RW) is proposing to construct a 129,600 square foot cardboard manufacturing facility on Stonewall Drive. RW reported that the facility will employ up to 50-people. They will operate on two shifts, 5:00 AM until 3:00 PM and 3:00 PM until midnight. The first shift will have a maximum of 40-employees.

RW has projected that there will be up to 6-tractor trailer in-bound and 6-out-bound deliveries per day.

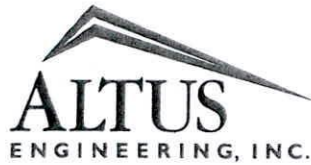
Based on the 8th edition of the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, Altus believes that the RW facility falls under ITE Land Use Code: 140 manufacturing.

- Average Vehicle Trip Ends vs. employees on a weekday: 106 vehicle trips
- Average Vehicle Trip Ends vs. employees on a weekday, AM peak hour: 20 vehicle trips (15 in and 5 out)
- Average Vehicle Trip Ends vs. employees on a weekday, PM peak hour: 18 vehicle trips (8 in and 10 out)

TRIP DISTRIBUTION AND PUBLIC TRANSPORTATION WERE PREVIOUSLY DISCUSSED IN THE TEPP REPORT

SUMMARY

Altus finds that the proposed highly automated Rand Whitney manufacturing Plant on Stonewall Drive will generate slightly over 100-vehicle trips over a 24-hour period. The peak hour in both the morning and evening commute will generate approximately 20-vehicles. As discussed in the TEPP report, we find that this increase is insignificant and below the former peak of the gravel pit. The construction of the RW manufacturing plant is not anticipated to impact the traffic flow in the vicinity.



**Civil
Site Planning
Environmental
Engineering**

133 Court Street
Portsmouth, NH
03801-4413

July 21, 2015

Christopher Parker, AICP
Assistant City Manager: Director of Planning
288 Central Avenue
Dover, New Hampshire 03820

RECEIVED
Planning Office
JUL 21 2015
Dover, New Hampshire

**Re: Proposed Rand Whitney – Industrial Building
Stonewall Drive
Tax Map H, Lot 53-1
Dover, New Hampshire
P-4699**

Dear Mr. Parker:

On behalf of the applicant, Summit Land Development, the land owner, H53 Mast Road, LLC, Altus Engineering, Inc. (Altus) is pleased to submit the revised Site Plans for the property located on Tax Map H, Lot 53-1. Summit Land Development (Chad Kageleiry) is proposing to construct a 129,600 square foot manufacturing/warehouse/office facility for Rand Whitney. The proposed Industrial Development is located in the former Martel Gravel pit and accessed from the proposed Stonewall Drive. The parcel under consideration abuts the recently approved Stonewall Kitchen site to the north.

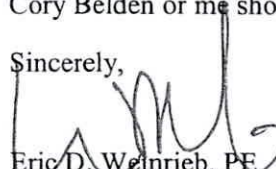
We respectfully request that we are placed on the July 28, 2015 Planning Board meeting agenda. We attended the July 13th Conservation Commission meeting and the July 16th TRC meeting. The enclosed plans address the comments and concerns raised by the Commission members and City Staff.

Enclosed for your considerations are 14 copies of the revised Site Plans reduced to 11 x 17 and one full sized copy.

Enclosed is the waiver request from the porous pavement requirements. As discussed, on both this site and the adjacent Stonewall Kitchen site, we are infiltrating 100-percent of the roof water to mitigate any infiltration requirements for the pavement. We are treating the paved surfaces and discharging runoff to a watershed outside the aquifer.

We look forward to presenting on the 28th for this exciting development in Dover. Please call or email Cory Belden or me should you have any questions or require additional information.

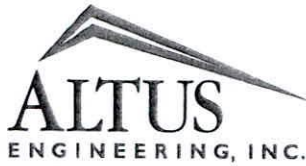
Sincerely,


Eric D. Weinrieb, PE
President

Wde/4699,pb submit ltr 072115.doc

Enclosure

Ecopy: Chad Kageleiry



Civil
Site Planning
Environmental
Engineering

133 Court Street
Portsmouth, NH
03801-4413

WAIVER REQUESTS
Dover Code - Subdivision of Land and Site Review Regulations

July 21, 2015

Rand Whitney Site Plan Application

Waiver Request: **Dover Code / Site Review Regulations / Article IV Site Design and Development Design / Chapter 149-14 Site Development Design Criteria**

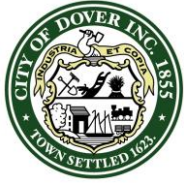
- (f) *Where a proposed parking area exceeds three quarters (3/4) of an acre, the applicant shall document that they have investigated utilization of pervious materials to implement the parking area. The applicant shall supply the documentation to the City Engineer to review and approve prior to TRC. Said documentation shall include, design conditions and other such variables to show that the use of pervious materials is prohibitive.*
- (g) *When a proposed parking lot or other paved area meets or exceeds an area one and a half acres, the applicant shall design and construct the vehicle storage areas using pervious materials. The design of the area shall meet or exceed standards developed and outlined in the New Hampshire Stormwater Manual. The applicant shall also be required to retain the design engineer as an inspector for the duration of construction of the parking area.*
- (C.) (1) *All driveways, ACCESSWAYS, internal roads, loading and service areas shall be graded, paved and improved with curbs, gutters, sidewalks and stormwater drainage facilities. The curbing along or at intersections with a public street rights-of-way shall be granite. Internal walkways shall be constructed of a pervious material, such as pervious asphalt or concrete, open or pervious paving blocks, or similar technologies.*

The project is located within the Secondary Groundwater Protection District Overlay and it is essential to protect the aquifer from contamination. The City's stormwater manager and stormwater consultants recommend that no stormwater runoff from the parking and loading areas be allowed to infiltrate into the groundwater. Therefore, pervious pavement is not recommended in this project application. All stormwater from parking and roadway areas will be conveyed through treatment practices and to an outlet structure located outside of the aquifer protection area watershed. To meet the intent of the regulation, the site is designed to infiltrate 100-percent of the roof from the 129,600 SF building as well as the expansive vegetated areas to the south and west of the building.


Eric D. Weinrieb, P.E.
Altus Engineering, Inc.

Date

7/21/15



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES - P15-35

Application Type: Site Plan Review
Applicant(s): Summit Land Development/H53 Mast Road, LLC
Owner(s): H53 Mast Road, LLC
Location: Mast Road (Tax Map H, Lot 53)
Date: July 16, 2015

INTENT: Site plan for a proposed 129,600 sq. ft. industrial/manufacturing building, with 68 parking spaces on Stonewall Drive.

UNITS PROPOSED: n/a

AGENDA ITEM #: 3

ACRES: 11.47 acres

ZONING DISTRICT: I-4

EXISTING LAND USE: vacant gravel pit

SURROUNDING LAND USE: gravel pits, municipal facilities, commercial, residential

ZBA ACTION: None

PERMITS REQUIRED:

- Conditional Use Permits for manufacturing use in secondary groundwater protection zone and impervious coverage greater than 20%
- NH Department of Environmental Services Alteration of Terrain Permit

WAIVERS REQUESTED: None

ATTENDANCE:

Members:

Christopher Parker (Planning)
Steve Bird (Planning)
Dave White (Engineering)
Jim Maxfield (Inspection Services)
Dennis Ciotti – Planning Board

Others:

Gretchen Young (Engineering)
Shanna Sweeney (Engineering)
Rebecca Jalbert (Inspection Services)
Noah Switzer (Inspection Services)
Chad Kageleiry
Eric Weinrieb
Cory Belden

Planning Comments:

- Impact fees and water and sewer investment fees will be assessed
- Provide traffic impact analysis
- Conservation Commission review required per Groundwater Protection requirements and for Conservation District impacts
- Compliance with 170-28.3.G (Development Review Model) required prior to issuance of building permit
- Add Transfer of Development Rights sheet
- Modify contract with Emery & Garrett
- A new Development Agreement will be required

Cover Sheet:

- Add Dover Planning Board File P15-35

Existing Conditions Plan:

- Show zoning boundaries
- Use post-lot line adjustment and subdivision property boundaries, including Stonewall Drive
- Note 6: Add reference to Groundwater Protection Zone and Conservation District

Sheet N-1:

- Add proposed development to lot
- Correct lot configurations

Sheet C-1:

- Need to apply for waiver to porous sidewalk requirement
- Provide screening of generator and transformer
- Bike rack required
- Revise note #3 to remove variance reference

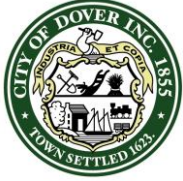
Sheet L-1:

- Add landscape architect stamp to plan

Police Department Comments: None

Fire/Inspections Comments:

- Generator/transformer proximity to one another. What type of generator is to be installed?
- Fire lane access should be 20 feet wide
- Has the site been reviewed for compliance with accessibility regulations?
- Please move FDC to corner of building closer to cross walk
- Can the hydrant be moved closer to drive entrance? Where is the next hydrant located?
- In front of FDC needs to be clear and free. Recommend stoning that area.



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES - P15-35

Application Type: Site Plan Review
Applicant(s): Summit Land Development/H53 Mast Road, LLC
Owner(s): H53 Mast Road, LLC
Location: Mast Road (Tax Map H, Lot 53)
Date: July 16, 2015

- Did not see fire lane marking
- Will need to ensure all weather access to site for emergency vehicles
- Do not see emergency road access specs.

Engineering Comments:

- Roof drain issue
- Add catch basin on south side of driveway
- Water quality unit design
- Add details
- Will pump station design be reduced?
- Submit SK drawings for changes to previous site plan

Planning Board Comments:

- May want to do a site walk
- Verify capacity of drainage system
- Provisions for future parking
- Outside storage not allowed

Adjournment: White made a motion to adjourn, Maxfield seconded. Vote: Unanimous

S:\Department\Planning\Planning_Share\Planning Board\TRC\2015
TRC\Minutes\2015.07.16_PlanningTechnicalReviewCommittee.
SummitLandDev.Minutes.docx

RECEIVED
Planning Office

JUL 22 2015

Dover, New Hampshire



PROPOSED PERSPECTIVE

PV1.1

RAND-WHITNEY FACILITY

15
JULY
2015

PROCON
CONNECT • FINE ART • DISCOVERY
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Current Labels List for

Owner Name	Owner Name2	Owner Address	Owner City	Owner S	Owner Zip
DOWALIBY FAMILY REVOCABLE TRUST	DOWALIBY GEORGE AND FRANCE	1 COLD SPRINGS RD	DOVER	NH	03820
MAYER LIZBETH A TRUSTEE	BAUER FAMILY IRREVOCABLE TRL	107 WILLOWBROOK AVE	STRATHAM	NH	03885
SILVIA JOHN JR &	SILVIA MARGARET K	1604 FLINT DR W	CLEARWATER	FL	33759-2517
SCHULTEN CAROLYN H & STEPHEN B	(SCHULTEN STEPHEN BREWER RE	18 COTE DR	DOVER	NH	03820
MACLEAN SANDY F &	GARRISON KAREN M	180 PISCATAQUA RD	DURHAM	NH	03824
MAHONEY SHAUN K TRUSTEE	JJM REVOCABLE LIVING TRUST	198 PLEASANT ST	ROCKLAND	MA	02370-1229
TORR ROBERT H		207 DURHAM ROAD	DOVER	NH	03820
TORR ROBERT H		215 MAST RD	DOVER	NH	03820
TORR SCOTT A &	TORR RENEE L	217 DURHAM RD	DOVER	NH	03820-5300
DUPONT DAVID & CAROLYN TRUSTEES	DUPONT FAMILY REV LIV TRUST	24 LISA BETH CIRCLE	DOVER	NH	03820
HERON BAY PARTNERS LLC		242 CENTRAL AV	DOVER	NH	03820
NAVEZ DIANA MH		26 LISA BETH CIRCLE	DOVER	NH	03820
JOHNSON RANDY L	JOHNSON ROSALIE S	28 LISA BETH CIR	DOVER	NH	03820
GEUTHER MARK E &	GEUTHER KRISTINE L	30 LISA BETH CIR	DOVER	NH	03820
MASTROBATTISTA ANDREW &	CIOTTI DONNA	32 LISA BETH CIRCLE	DOVER	NH	03820
HALE MITCHELL E &	HALE CAROL A	34 LISA BETH CIRCLE	DOVER	NH	03820
MORRIS LUCILLE		340 CENTER RD	LEBANON	ME	04027
H53 MAST RD LLC		340 CENTRAL AVE #202	DOVER	NH	03820
HINEC DOVER LLC		36 UNION WHARF STE 4 BO	PORTLAND	ME	04101
OMNIPOINT HOLDINGS INC	ATTN PROPERTY MANAGEMENT	4 SYLVAN WAY	PARSIPPANY	NJ	07054
WIEDMANN FREDDY R &	WIEDMANN ELIZABETH A	47 BELLAMY RD	DOVER	NH	03820
DOVER FIELDS CONDOMINIUM	C/O VC DOVER INVESTMENTS LLC	48 CONSTITUTION DR	BEDFORD	NH	03110
TULLY KEVIN J &	TULLY SHARON E	49 BELLAMY ROAD	DOVER	NH	03820
MSM BROTHERS INC		510 MARTHA'S WAY	DOVER	NH	03820
BATES GARY V &	BATES KIM T	52 MARTEL RD	CHICHESTER	NH	03234
DUFFY J PATRICK &	DUFFY KAREN B	536 MIDDLE RD	DOVER	NH	03820-4933
CHANDLER DONALD S &	CHANDLER-JANUS CHRISTINE A	65A BELLAMY ROAD	DOVER	NH	03820
GEMBINSKI MARY M	GEMBINSKI JOHN C	940 PLUM TREE LANE	FENTON	MI	48430-2296
SEVERINO TOM	SEVERINO TRUCKING CO INC	PO BOX 202	CANDIA	NH	03034
MCENEANEY SURVEY ASSOCIATES		24 CHESTNUT STREET	DOVER	NH	03820
ERIC WEINRIEB - ALTUS ENGINEERING		133 COURT STREET	PORTSMOUTH	NH	03801-4413

Property data updated May 28, 2015

Subject Properties

H0053-000000 17 STONEWALL DR
H0053-001000 MAST RD

Abutters

ID	Site Address	Owner Name	Owner Name2	Owner Address	Owner City	Owner State	Owner Zip
H0055-000000	BELLAMY RD	MACLEAN SANDY F &	GARRISON KAREN M	180 PISCATAQUA RD	DURHAM	NH	03824
H0056-001000	BELLAMY RD	CITY OF DOVER		288 CENTRAL AVENUE	DOVER	NH	03820
H0056-000000	BELLAMY RD	CITY OF DOVER		288 CENTRAL AVENUE	DOVER	NH	03820
H0042-B00000	47 BELLAMY RD	WIEDMANN FREDDY R &	WIEDMANN ELIZABETH A	47 BELLAMY RD	DOVER	NH	03820
H0048-000000	49 BELLAMY RD	TULLY KEVIN J &	TULLY SHARON E	49 BELLAMY ROAD	DOVER	NH	03820
H0050-A00000	65 A BELLAMY RD	CHANDLER DONALD S &	CHANDLER-JANUS CHRISTINE A	65A BELLAMY ROAD	DOVER	NH	03820
H0050-000000	65 BELLAMY RD	BATES GARY V &	BATES KIM T	52 MARTEL RD	CHICHESTER	NH	03234
H0004-000000	CIELO DR	HERON BAY PARTNERS LLC		242 CENTRAL AV	DOVER	NH	03820
H0004-000027	CIELO DR	HERON BAY PARTNERS LLC		242 CENTRAL AV	DOVER	NH	03820
H0004-000038	CIELO DR	HERON BAY PARTNERS LLC		242 CENTRAL AV	DOVER	NH	03820
H0004-000040	CIELO DR	HERON BAY PARTNERS LLC		242 CENTRAL AV	DOVER	NH	03820
H0004-000042	CIELO DR	HERON BAY PARTNERS LLC		242 CENTRAL AV	DOVER	NH	03820
H0004-000044	CIELO DR	HERON BAY PARTNERS LLC		242 CENTRAL AV	DOVER	NH	03820
H0004-000046	CIELO DR	HERON BAY PARTNERS LLC		242 CENTRAL AV	DOVER	NH	03820
H0004-000048	CIELO DR	HERON BAY PARTNERS LLC		242 CENTRAL AV	DOVER	NH	03820
H0004-000049	CIELO DR	HERON BAY PARTNERS LLC		242 CENTRAL AV	DOVER	NH	03820
H0004-000050	CIELO DR	HERON BAY PARTNERS LLC		242 CENTRAL AV	DOVER	NH	03820
H0004-000051	CIELO DR	HERON BAY PARTNERS LLC		242 CENTRAL AV	DOVER	NH	03820
H0004-000052	CIELO DR	HERON BAY PARTNERS LLC		242 CENTRAL AV	DOVER	NH	03820
H0004-000053	CIELO DR	HERON BAY PARTNERS LLC		242 CENTRAL AV	DOVER	NH	03820
H0004-000054	CIELO DR	HERON BAY PARTNERS LLC		242 CENTRAL AV	DOVER	NH	03820
H0004-000055	CIELO DR	HERON BAY PARTNERS LLC		242 CENTRAL AV	DOVER	NH	03820
H0004-000056	CIELO DR	HERON BAY PARTNERS LLC		242 CENTRAL AV	DOVER	NH	03820
H0004-000057	CIELO DR	HERON BAY PARTNERS LLC		242 CENTRAL AV	DOVER	NH	03820
H0004-000058	CIELO DR	HERON BAY PARTNERS LLC		242 CENTRAL AV	DOVER	NH	03820
H0004-000060	CIELO DR	HERON BAY PARTNERS LLC		242 CENTRAL AV	DOVER	NH	03820
H0004-000062	CIELO DR	HERON BAY PARTNERS LLC		242 CENTRAL AV	DOVER	NH	03820
H0004-000064	CIELO DR	HERON BAY PARTNERS LLC		242 CENTRAL AV	DOVER	NH	03820
H0004-000066	CIELO DR	HERON BAY PARTNERS LLC		242 CENTRAL AV	DOVER	NH	03820
H0004-000068	CIELO DR	HERON BAY PARTNERS LLC		242 CENTRAL AV	DOVER	NH	03820
H0004-000070	CIELO DR	HERON BAY PARTNERS LLC		242 CENTRAL AV	DOVER	NH	03820
H0004-000072	CIELO DR	HERON BAY PARTNERS LLC		242 CENTRAL AV	DOVER	NH	03820
H0004-000074	CIELO DR	HERON BAY PARTNERS LLC		242 CENTRAL AV	DOVER	NH	03820
H0004-000076	CIELO DR	HERON BAY PARTNERS LLC		242 CENTRAL AV	DOVER	NH	03820
H0004-000078	CIELO DR	HERON BAY PARTNERS LLC		242 CENTRAL AV	DOVER	NH	03820
H0004-000080	CIELO DR	HERON BAY PARTNERS LLC		242 CENTRAL AV	DOVER	NH	03820
H0004-000082	CIELO DR	HERON BAY PARTNERS LLC		242 CENTRAL AV	DOVER	NH	03820
H0004-000084	CIELO DR	HERON BAY PARTNERS LLC		242 CENTRAL AV	DOVER	NH	03820

H0004-000086	CIELO DR	HERON BAY PARTNERS LLC		242 CENTRAL AV	DOVER NH	03820
H0004-000205	CIELO DR	HERON BAY PARTNERS LLC		242 CENTRAL AV	DOVER NH	03820
H0004-000207	CIELO DR	HERON BAY PARTNERS LLC		242 CENTRAL AV	DOVER NH	03820
H0004-000209	CIELO DR	HERON BAY PARTNERS LLC		242 CENTRAL AV	DOVER NH	03820
H0004-003002	CIELO DR	VC DOVER INVESTMENTS LLC		48 CONSTITUTION DR	BEDFORD NH	03110
H0004-003003	CIELO DR	VC DOVER INVESTMENTS LLC		48 CONSTITUTION DR	BEDFORD NH	03110
H0004-000001	1 CIELO DR	HERON BAY PARTNERS LLC		242 CENTRAL AV	DOVER NH	03820
H0004-000010	10 CIELO DR	GAUVIN ALBERT J &	GAUVIN HELEN M	10 CIELO DR	DOVER NH	03820
H0004-000011	11 CIELO DR	RIVOIRE DAVID J &	RIVOIRE JOYCE C	11 CIELO DR	DOVER NH	03820
H0004-000012	12 CIELO DR	DIXON PETER J &	DIXON SALLY J	12 CIELO DR	DOVER NH	03820
H0004-000013	13 CIELO DR	MAYER LIZBETH A TRUSTEE	BAUER FAMILY IRREVOCABLE TRU	107 WILLOWBROOK AVE	STRATHAM NH	03885
H0004-000014	14 CIELO DR	PONTE JOEL B & SHARON TRUSTEES	PONTE JOEL AND SHARON REV IN	14 CIELO DR	DOVER NH	03820
H0004-000015	15 CIELO DR	STAFFORD ROBERT R &	STAFFORD LINDA J	15 CIELO DR	DOVER NH	03820
H0004-000016	16 CIELO DR	MAHONEY SHAUN K TRUSTEE	JJM REVOCABLE LIVING TRUST	198 PLEASANT ST	ROCKLAN MA	02370-1221
H0004-000017	17 CIELO DR	TAYLOR JOHN		17 CIELO DR	DOVER NH	03820
H0004-000018	18 CIELO DR	GEORGE JENNIFER B &	GEORGE NORMA B	18 CIELO DR	DOVER NH	03820-5601
H0004-000019	19 CIELO DR	SILVIA JOHN JR &	SILVIA MARGARET K	1604 FLINT DR W	CLEARWATER FL	33759-2511
H0004-000002	2 CIELO DR	HERON BAY PARTNERS LLC		242 CENTRAL AV	DOVER NH	03820
H0004-000020	20 CIELO DR	KELLIHER DANIEL F		20 CIELO DR	DOVER NH	03820
H0004-000021	21 CIELO DR	MORRIS LUCILLE		340 CENTER RD	LEBANON ME	04027
H0004-000022	22 CIELO DR	POYANT MARK & SANDRA TRUSTEES	POYANT SANDRA J REVOCABLE TR	22 CIELO DR	DOVER NH	03820-5601
H0004-000023	23 CIELO DR	DAIGLE DAVID C &	DAIGLE CATHERINE A	23 CIELO DR	DOVER NH	03820
H0004-000024	24 CIELO DR	DECKER MARK I &	DECKER KIM R	24 CIELO DR	DOVER NH	03820
H0004-000025	25 CIELO DR	KLINE JOSEPH K & SUSAN TRUSTEES	KLINE JOSEPH AND SUSAN E REVOC	25 CIELO DR	DOVER NH	03820
H0004-000026	26 CIELO DR	JOHNSTON ALBERT & JOHNSTON PRISC	A AND P JOHNSTON FAMILY REVOC	26 CIELO DR	DOVER NH	03820
H0004-000028	28 CIELO DR	PIEROG SHEILA		28 CIELO DR	DOVER NH	03820
H0004-000029	29 CIELO DR	PINNEY FRANK B &	PINNEY ALICE	29 CIELO DR	DOVER NH	03820
H0004-000030	30 CIELO DR	SKINNER LEE W 25% &	SKINNER NANCY G TRUSTEE 75%	30 CIELO DR	DOVER NH	03820
H0004-000031	31 CIELO DR	BAKER FAITH B TRUSTEE	BAKER FAITH B REVOCABLE TRUS	31 CIELO DR	DOVER NH	03820
H0004-000032	32 CIELO DR	NETZEL JEANETTE		32 CIELO DR	DOVER NH	03820
H0004-000033	33 CIELO DR	SCHULTEN CAROLYN H & STEPHEN B C	SCHULTEN STEPHEN BREWER RE	18 COTE DR	DOVER NH	03820
H0004-000034	34 CIELO DR	BEANE PAMELA S SUCCESSOR TRUSTE	NEWELL RONALD B IRREVOCABLE	34 CIELO DR	DOVER NH	03820
H0004-000035	35 CIELO DR	THEORET ROGER A & PAULINE C TRUS	THEORET FAMILY REVOCABLE TR	35 CIELO DR	DOVER NH	03820-5601
H0004-000036	36 CIELO DR	DUFFY J PATRICK &	DUFFY KAREN B	536 MIDDLE RD	DOVER NH	03820-4931
H0004-000037	37 CIELO DR	ECHOLS NANCY J		37 CIELO DR	DOVER NH	03820
H0004-000039	39 CIELO DR	LABRIE PATRICIA T TRUSTEE	LABRIE PATRICIA T REVOCABLE TR	39 CIELO DR	DOVER NH	03820
H0004-000004	4 CIELO DR	RYAN MAURICE JR & ALICE TRUSTEES	RYAN MAURICE JR AND ALICE REV	4 CIELO DR	DOVER NH	03820
H0004-000041	41 CIELO DR	HERON BAY PARTNERS LLC		242 CENTRAL AV	DOVER NH	03820
H0004-000043	43 CIELO DR	HERON BAY PARTNERS LLC		242 CENTRAL AV	DOVER NH	03820
H0004-000045	45 CIELO DR	HERON BAY PARTNERS LLC		242 CENTRAL AV	DOVER NH	03820
H0004-000047	47 CIELO DR	DOLBEC RICHARD E & ELAINE M TRUST	DOLBEC RICHARD & ELAINE REVOC	47 CIELO DR	DOVER NH	03820
H0004-000005	5 CIELO DR	LANGA MICHELLE A		5 CIELO DR	DOVER NH	03820
H0004-000006	6 CIELO DR	EDWARDS JUDITH A TRUSTEE	EDWARDS JUDITH A REVOCABLE	16 CIELO DR	DOVER NH	03820
H0004-000007	7 CIELO DR	LESNIAK MARIE DENISE TRUSTEE	LESNIAK MARIE DENISE REVOCABI	7 CIELO DR	DOVER NH	03820
H0004-000008	8 CIELO DR	LANGDON DAVID H &	LANGDON JOANNE E	8 CIELO DR	DOVER NH	03820
H0004-000009	9 CIELO DR	PLANTE KEVIN R & DIANE S TRUSTEES	PLANTE FAMILY 2013 REVOCABLE	9 CIELO DR	DOVER NH	03820

H0047-A00000	COLD SPRINGS RD	DOWALIBY FAMILY REVOCABLE TRUST	DOWALIBY GEORGE AND FRANCES	1 COLD SPRINGS RD	DOVER	NH	03820
H0004-001000	217 DURHAM RD	TORR SCOTT A &	TORR RENEE L	217 DURHAM RD	DOVER	NH	03820-5301
H0004-003004	GRAPEVINE DR	VC DOVER INVESTMENTS LLC		48 CONSTITUTION DR	BEDFORD	NH	03110
H0004-003000	GRAPEVINE DR	DOVER FIELDS CONDOMINIUM	C/O VC DOVER INVESTMENTS LLC	48 CONSTITUTION DR	BEDFORD	NH	03110
H0004-003001	30 GRAPEVINE DR	VC DOVER INVESTMENTS LLC		48 CONSTITUTION DR	BEDFORD	NH	03110
H0044-X00000	22 LISA BETH CR	GEMBINSKI MARY M	GEMBINSKI JOHN C	940 PLUM TREE LANE	FENTON	MI	48430-2291
H0072-000000	24 LISA BETH CR	DUPONT DAVID & CAROLYN TRUSTEES	DUPONT FAMILY REV LIV TRUST	24 LISA BETH CIRCLE	DOVER	NH	03820
H0044-N00000	26 LISA BETH CR	NAVEZ DIANA MH		26 LISA BETH CIRCLE	DOVER	NH	03820
H0044-L00000	28 LISA BETH CR	JOHNSON RANDY L	JOHNSON ROSALIE S	28 LISA BETH CIR	DOVER	NH	03820
H0044-M00000	30 LISA BETH CR	GEUTHER MARK E &	GEUTHER KRISTINE L	30 LISA BETH CIR	DOVER	NH	03820
H0044-R00000	32 LISA BETH CR	MASTROBATTISTA ANDREW &	CIOTTI DONNA	32 LISA BETH CIRCLE	DOVER	NH	03820
H0044-T00000	34 LISA BETH CR	HALE MITCHELL E &	HALE CAROL A	34 LISA BETH CIRCLE	DOVER	NH	03820
H0005-A00000	MAST RD	TORR ROBERT H		207 DURHAM ROAD	DOVER	NH	03820
H0058-000LS1	MAST RD	SEVERINO TOM	SEVERINO TRUCKING CO INC	PO BOX 202	CANDIA	NH	03034
H0004-002000	215 MAST RD	TORR ROBERT H		215 MAST RD	DOVER	NH	03820
H0004-00305A	250 MAST RD	HINEC DOVER LLC		36 UNION WHARF STE 4 E	PORTLAN	ME	04101
H0004-003005	250 MAST RD	HINEC DOVER LLC		36 UNION WHARF STE 4 E	PORTLAN	ME	04101
H0004-00305B	250 MAST RD	HINEC DOVER LLC		36 UNION WHARF STE 4 E	PORTLAN	ME	04101
H0058-000000	271 MAST RD	CITY OF DOVER		288 CENTRAL AVE	DOVER	NH	03820
H0058-000LS3	273 MAST RD	CINGULAR WIRELESS		RALPH WHEN YOU ARE C PLEASE G			
H0058-000LS2	273 MAST RD	OMNIPOINT HOLDINGS INC	ATTN PROPERTY MANAGEMENT	4 SYLVAN WAY	PARSIPPA	NJ	07054
H0053-000000	17 STONEWALL DR	H53 MAST RD LLC		340 CENTRAL AVE #202	DOVER	NH	03820
H0041-T00000	WHITE CLIFFS	MSM BROTHERS INC		510 MARTHA'S WAY	DOVER	NH	03820

INDUSTRIAL DEVELOPMENT

SITE REVIEW PLANS

STONEWALL DRIVE DOVER, NEW HAMPSHIRE

Assessor's Parcel H-053-1

ISSUED FOR PLANNING BOARD APPROVAL
(FILE NO. P15-35)

THIS DRAWING SET HAS NOT BEEN
RELEASED FOR CONSTRUCTION

Owner/Applicant:

H53 MAST ROAD, LLC
c/o Summit Land Development

340 Central Avenue #202
Dover, NH 03820

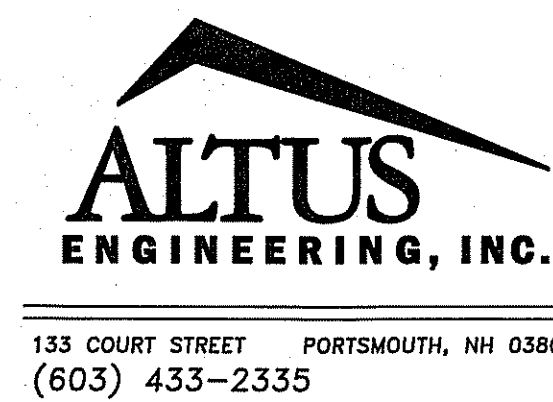
Plan Issue Date:

June 29, 2015
Revised July 21, 2015

Permit Summary

NHDES Alteration of Terrain Permit - To Be Submitted - refer to AOT-0866
US-EPA Storm Water Pollution Prevention Plan (SWPPP) - NOI to be submitted by Contractor at least
14-days prior to commencing construction

Civil Engineer:

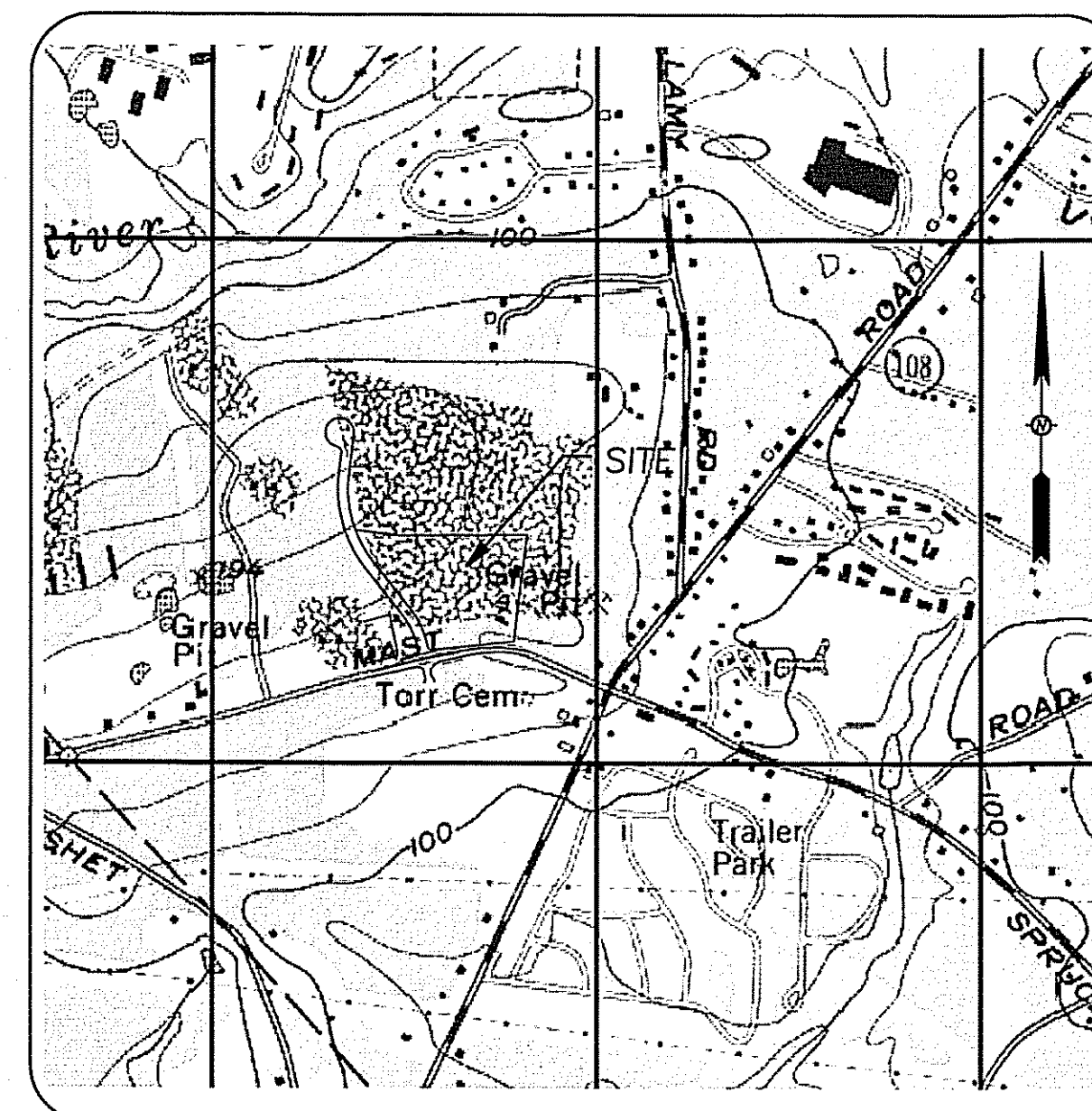


Surveyor:

McEaney Survey Associates
24 Chestnut Street
Dover, NH 03820
PHONE: (603) 742-0911

Wetland Scientist:

Highland Soil Services
75 Prospect Street
Somersworth, NH 03878
(603) 692-4457

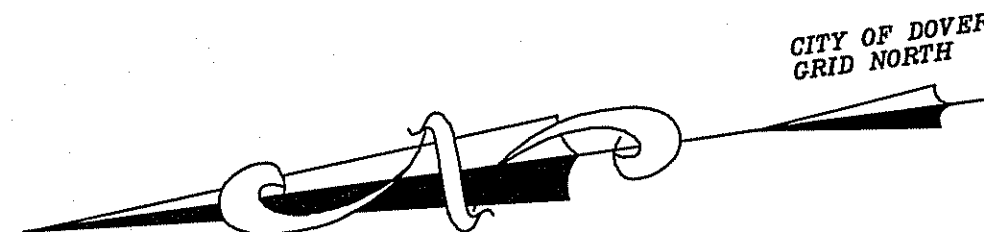


LOCUS MAP
Scale: 1" = 1000'±

Sheet Index Title

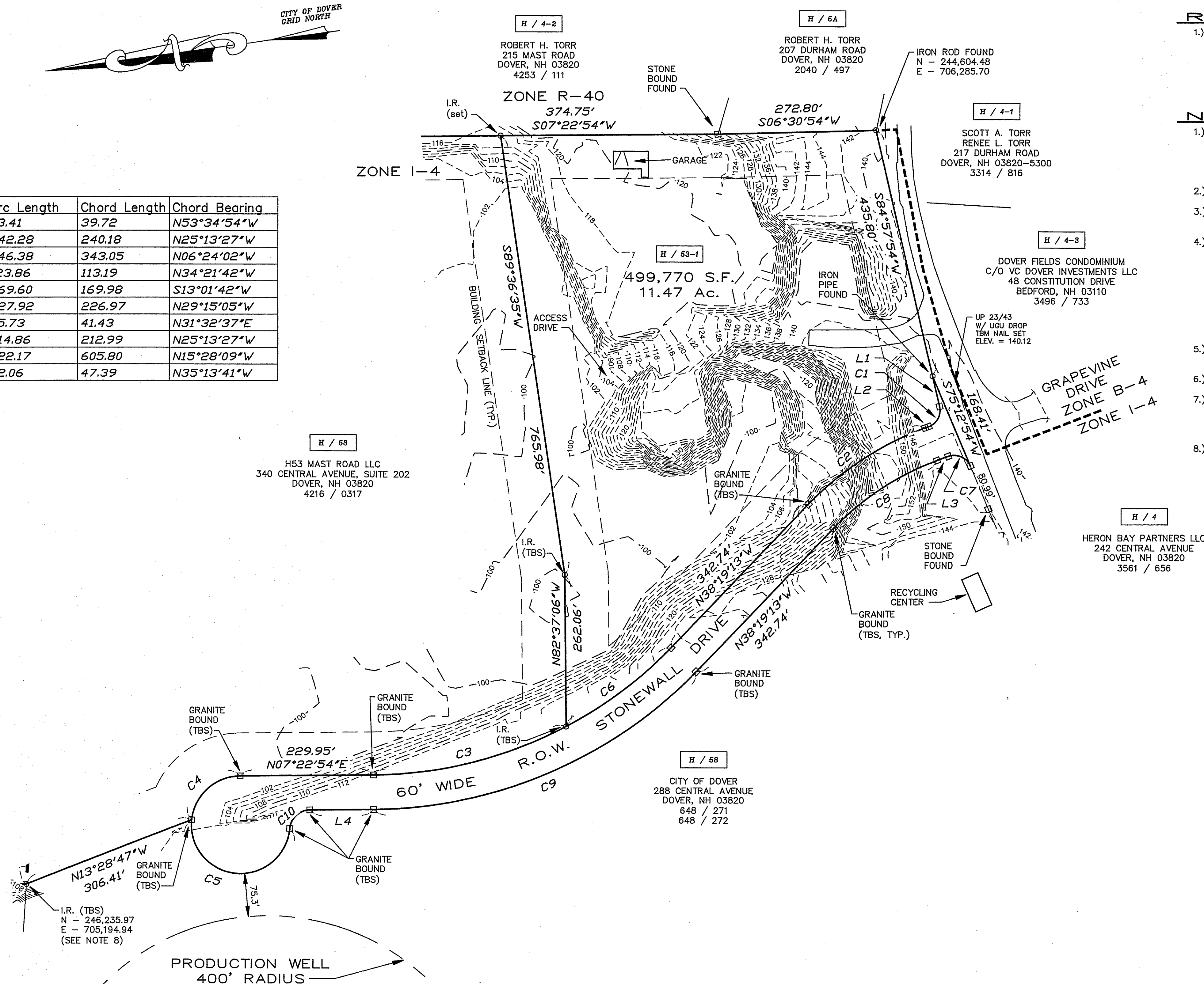
Sheet No.:	Rev.	Date
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Existing Conditions Plan of Land (By McEaney)	1 of 1	0	07/20/15
Soils Plan	S-1	0	12/17/14
Neighborhood Plan	N-1	2	07/21/15
General Notes	G-1	1	07/21/15
Site Plan	C-1	4	07/21/15
Grading and Drainage Plan	C-2	3	07/21/15
Erosion Control Plan	C-3	2	07/21/15
Utilities Plan	C-4	2	07/21/15
Detail Sheet	D-1	2	07/21/15
Detail Sheet	D-2	1	07/21/15
Detail Sheet	D-3	1	07/21/15
Detail Sheet	D-4	1	07/21/15
Detail Sheet	D-5	1	07/21/15
Detail Sheet	D-6	1	07/21/15
Detail Sheet	D-7	0	07/21/15
Landscape Plan (By terra firma Landscape Arch.)	L-1	1	07/21/15
Details and Specifications (By tflA)	L-2	1	07/21/15
Site Lighting Plan (By Visible Lighting)	SL-1	1	07/21/15
Transfer of Development Rights Plan	1 of 1	0	07/21/15



No.	Bearing	Distance
L1	S84°57'55"W	53.74'
L2	N12°07'41"W	6.45'
L3	N12°07'41"W	20.69'
L4	N07°22'54"E	110.36'

NO.	DATE	DESCRIPTION	BY	CHK	
REVISIONS					
14-2058		EXIST COND	14-02	57-61	
PROJECT NO		TYPE	FIELDBOOK	& PAGES	



- 1.) OWNER OF RECORD:
H53 EAST ROAD LLC
340 CENTRAL AVENUE, SUITE 202
DOVER, NEW HAMPSHIRE 03820
S.C.R.D. VOL. 4216, PAGE 0317
- 2.) H / 53-1 - DENOTES TAX MAP AND PARCEL NUMBER.
- 3.) THE SUBJECT PARCEL IS LOCATED WITHIN THE ASSEMBLY AND OFFICE (I-4) ZONING DISTRICT.
- 4.) DIMENSIONAL REGULATIONS: ZONING DISTRICT

 I-4
MINIMUM LOT SIZE: 5 ACRES
MINIMUM LOT COVERAGE: 33 PERCENT
MINIMUM FRONTAGE: 400 FEET
BUILDING SETBACKS:
 FRONT 75 FEET
 SIDE 75 FEET
 REAR 75 FEET
MAXIMUM BUILDING HEIGHT: 40 FEET
- 5.) PLAN INTENT: TO SHOW THE PARCEL BOUNDARIES AND IMPROVEMENTS LOCATED THEREON.
- 6.) THE SUBJECT PARCEL CONTAINS 499,770 S.F. S.F. OR 11.47 Ac. OF LAND
- 7.) THE SUBJECT PARCEL IS LOCATED WITHIN AREAS DETERMINED TO BE OUTSIDE THE 0.2 PERCENT ANNUAL CHANCE FLOOD; SOURCE: FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 330145, PANEL 0320, SUFFIX D; MAP NUMBER 33017C0320D, EFFECTIVE DATE: MAY 17, 2005.
- 8.) BASIS OF BEARINGS IS THE CITY OF DOVER / GEOD CORP. GRID NORTH, PER REFERENCE PLAN 1.



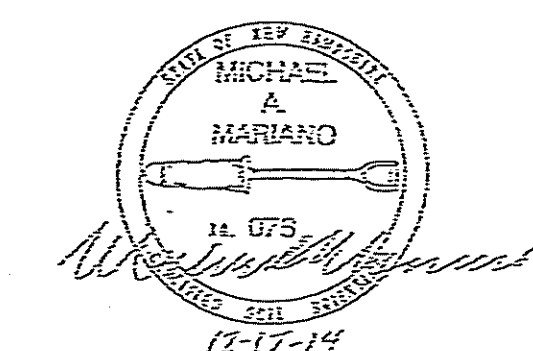
NEW STATE OF
NEW HAMPSHIRE
No.
661
KEVIN
M.
McEANEY
REGISTERED
ENGINEER
SEAL



McEaney
*S*urvey
*A*ssociates, inc.

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

SURVEYING —
PLANNING —
CONSULTING



NOT FOR CONSTRUCTION

ISSUED FOR:

PLANNING BOARD APPROVAL

ISSUE DATE:

DECEMBER 17, 2014

REVISIONS

NO. DESCRIPTION BY DATE

0 PLANNING BOARD APPROVAL EDW 12/17/14

DRAWN BY:

APPROVED BY:

DRAWING FILE:

SCALE: 24"x36" 1" = 100'

12"x18" 1" = 200'

OWNER/APPLICANT:

H63 MAST ROAD, LLC
c/o SUMMIT LAND
DEVELOPMENT

340 CENTRAL AVE., #202
DOVER, NH 03829

PROJECT:

STONEWALL KITCHEN
PROPOSED
INDUSTRIAL
DEVELOPMENT
TAX MAP H, LOT 53

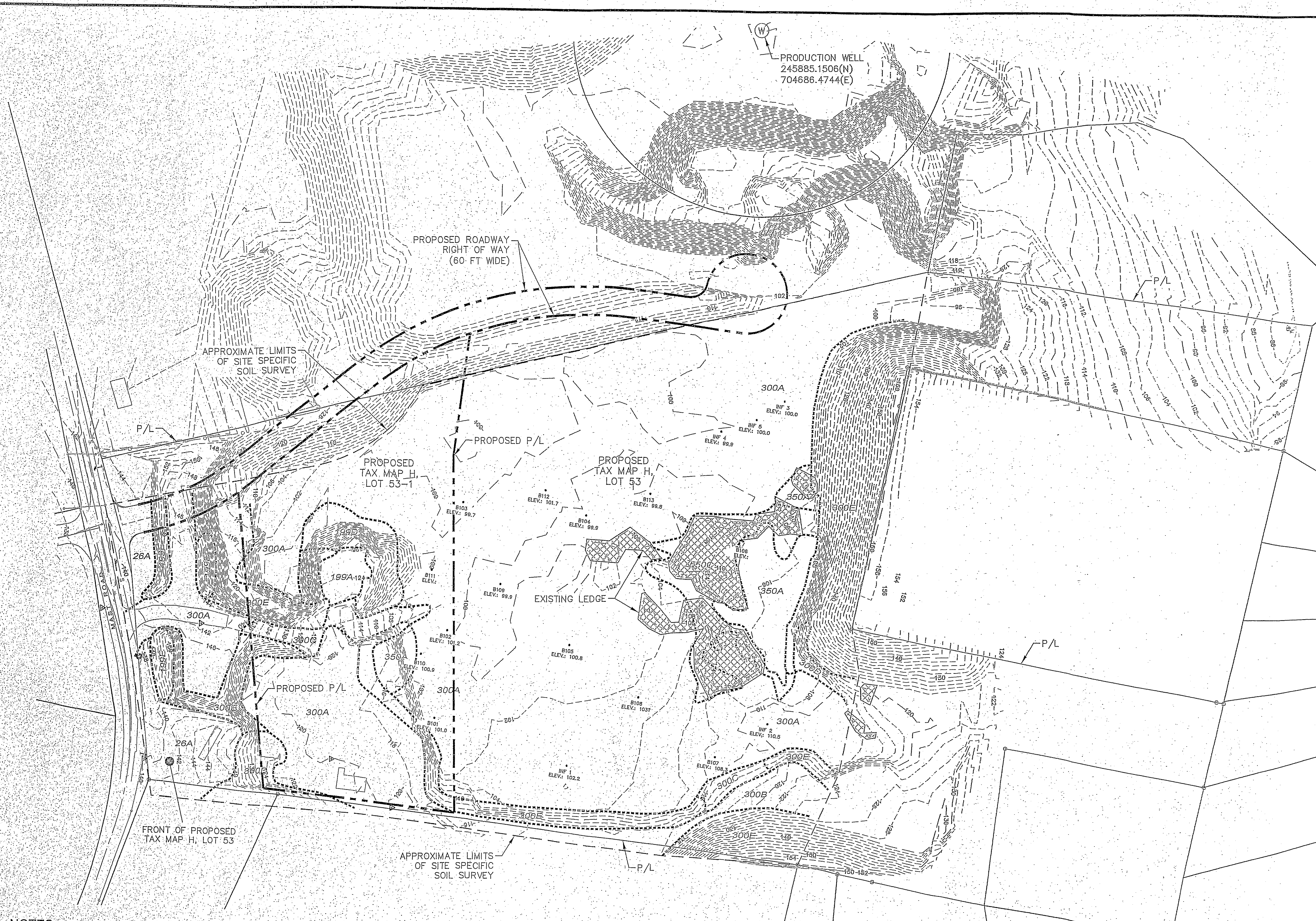
STONEWALL DRIVE
DOVER, NH

TITLE:

SITE SPECIFIC
SOILS PLAN

SHEET NUMBER:

S-1



NOTES

1. THIS PLAN REFLECTS THE SITE SPECIFIC SOILS REPORT PREPARED BY HIGHLAND SOIL SERVICES, DATED MAY 19, 2014. THE SOIL MAP WAS PREPARED IN ACCORDANCE WITH THE "SITE-SPECIFIC SOIL MAPPING STANDARDS FOR NEW HAMPSHIRE AND VERMONT", VERSION 4.0 BY THE SOCIETY OF SOIL SCIENTISTS OF NORTHERN NEW ENGLAND. THE SOIL SURVEY ALSO MEETS THE STANDARDS FOR FOR AN ORDER 1 SOIL SURVEY AS DEFINED BY THE NH STATE-WIDE NUMERICAL SOIL LEGEND. THE SOIL SURVEY WAS PREPARED BY MICHAEL MARIANO, NH CERTIFIED SOIL SCIENTIST #076.

WETLANDS WERE DELINEATED BY HIGHLAND SOIL SERVICE AND SURVEYED BY MCNEANEY SURVEY. WETLAND MAPPING LOCATIONS WERE VERIFIED ON THE PLANS BY MICHAEL MARIANO, NH CERTIFIED WETLANDS SCIENTIST #183.

2. GEOTECHNICAL ENGINEERING REPORT PREPARED BY RANSON CONSULTING, INC., PORTSMOUTH, NH, DATED NOVEMBER 5, 2014, PROJECT 141.05013.

3. BORINGS & SUBSURFACE EXPLORATIONS WERE CONDUCTED ON MAY 12 & 13, 2014. LOCATIONS ARE APPROXIMATE AND WERE NOT SURVEY LOCATED.

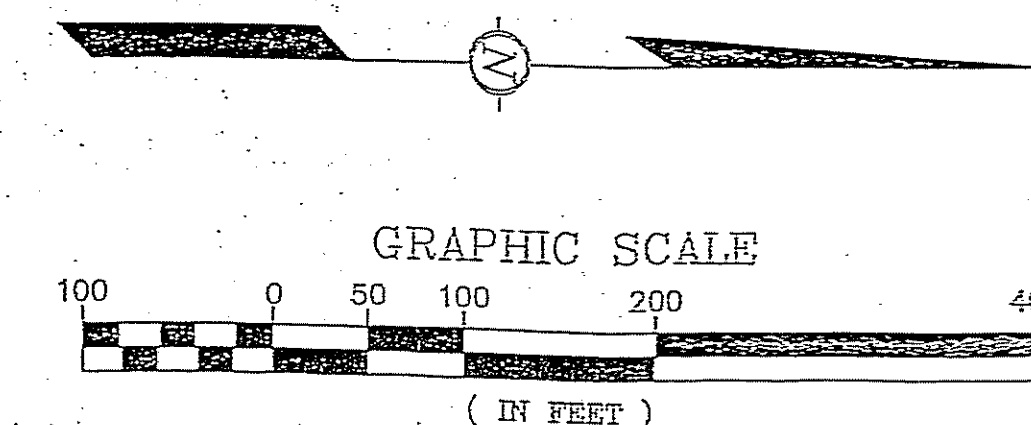
SOILS CLASSIFICATION

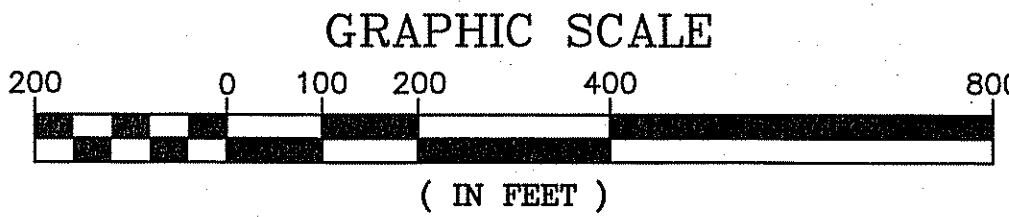
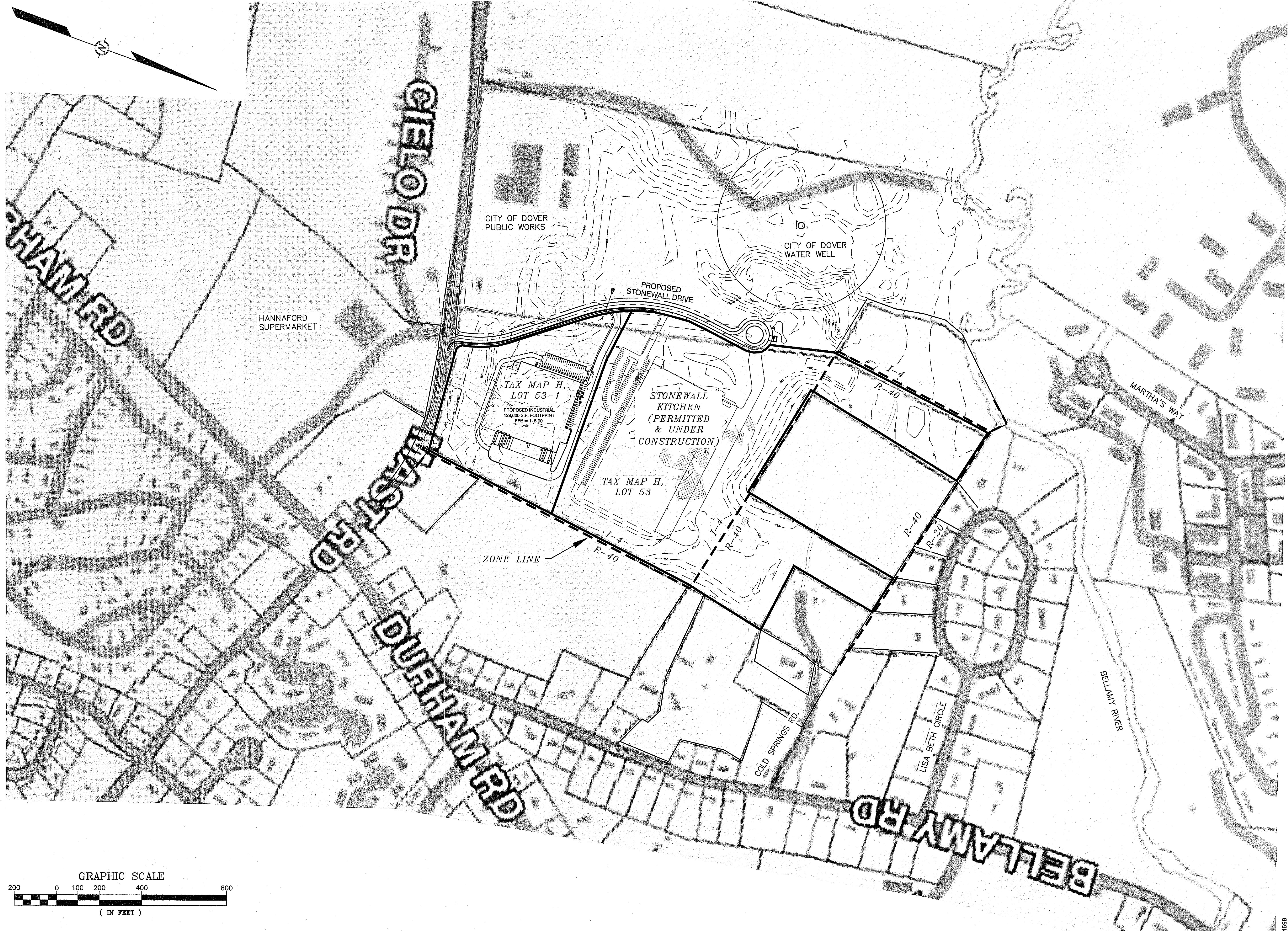
SYMBOL	DESCRIPTION
26	WINDSOR
199	TEMPORARY FILLED LAND
300	UDIPSAMMENTS
350	UDIPSAMMENTS, WET SUBSTRATUM
550	UDORTHENTS, BEDROCK SUBSTRATUM

XXXX LEDGE

SLOPE PHASES

SYMBOL	PHASE
A	0-3%
B	3-8%
C	8-15%
D	15-25%
E	25-50%
F	50%+





ALTUS
ENGINEERING, INC.

133 COURT STREET PORTSMOUTH, NH 03801
(603) 433-2335 www.ALTUS-ENG.com



WJ
7/21/15

NOT FOR CONSTRUCTION

ISSUED FOR:
PLANNING BOARD APPROVAL

ISSUE DATE:
JULY 21, 2015

REVISIONS		
NO.	DESCRIPTION	BY DATE
0	INITIAL SUBMISSION	CDB 06/29/15
1	PER UPDATED FOOTPRINT	CDB 07/16/15
2	PER TRC COMMENTS	CDB 07/21/15

DRAWN BY: CDB
APPROVED BY: EDW
DRAWING FILE: 4699-NEIGHBORHOOD

SCALE:
24"x36" - 1" = 200'

OWNER/APPLICANT:

H53 MAST ROAD, LLC
c/o SUMMIT LAND
DEVELOPMENT

340 CENTRAL AVE., #202
DOVER, NH 03820

PROJECT:

PROPOSED INDUSTRIAL
DEVELOPMENT
(FILE NO. P15-35)

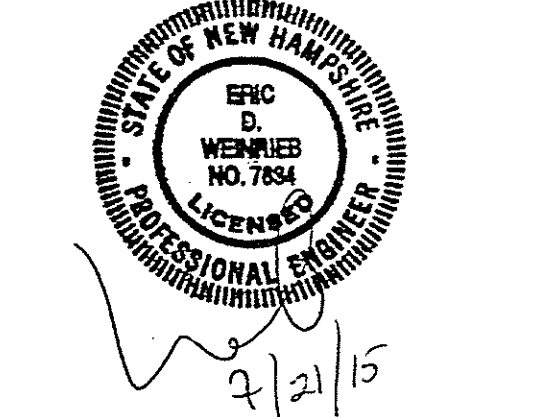
TAX MAP H, LOT 53-1
STONEWALL DRIVE
DOVER, NH

NEIGHBORHOOD
SITE PLAN

SHEET NUMBER:

N-1

\\DROBO-FS\Public\Working\Shared Files\Altus\Working\Shared Files\Altus Documents\4699-Details.dwg, Lot 2,CAD\4699-Details.dwg, LOT 53-1 (NOTES) (G-1), 7/21/2015 11:01:51 AM



SITE NOTES - CONTINUED

11. ALL CONSTRUCTION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC UTILITIES IN THE CITY OF DOVER & MEET THE MINIMUM STANDARDS OF NHDOT'S "STANDARD SPECIFICATION FOR ROAD & BRIDGE CONSTRUCTION", LATEST EDITIONS. THE MORE STRINGENT SPECIFICATION SHALL GOVERN.

12. ALL BONDS AND FEES SHALL BE PAID/POSTED PRIOR TO INITIATING CONSTRUCTION.

13. BUILDING AREA SHOWN IS BASED ON FOOTPRINT MEASURED TO THE EDGE OF FOUNDATIONS AND/OR SLABS. ACTUAL INTERIOR SPACE WILL DIFFER.

14. SNOW SHALL BE STORED AT THE EDGE OF PAVEMENT, IN OTHER AREAS SHOWN HEREON, AND/OR TRUCKED OFF SITE AS APPROPRIATE.

15. PAVEMENT MARKINGS SHALL BE CONSTRUCTED USING WHITE, YELLOW OR BLUE TRAFFIC PAINT (WHERE SPECIFIED) MEETING THE REQUIREMENTS OF AASHTO M248, TYPE F OR EQUAL. PAINTED ISLANDS AND LOADING ZONES SHALL BE 4"-WIDE DIAGONAL WHITE LINES 3'-0" O.C. BORDERED BY 4"-WIDE WHITE LINES. PARKING STALLS SHALL BE SEPARATED BY 4"-WIDE WHITE LINES. SEE DETAILS FOR HANDICAP SYMBOLS, SIGNS AND SIGN DETAILS.

16. PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO THE REQUIREMENTS OF THE "MANUAL ON UNIFORM TRAFFIC DEVICES," "STANDARD ALPHABETS FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS" AND THE AMERICANS WITH DISABILITIES ACT (ADA), LATEST EDITIONS.

17. 6" BOLLARDS SHALL BE INSTALLED AT ALL BUILDING CORNERS WHERE PAVEMENT IS PROPOSED AND AT OTHER LOCATIONS SHOWN ON THE PLAN. SEE BOLLARD DETAIL AND ARCHITECTURAL PLANS.

18. CLEAN AND COAT VERTICAL FACE OF EXISTING PAVEMENT AT SAWCUT LINES WITH RS-1 IMMEDIATELY PRIOR TO PLACING NEW BITUMINOUS CONCRETE.

19. UNLESS OTHERWISE NOTED, ALL CURBING SHALL BE NEW VERTICAL GRANITE WITH A MINIMUM RADIUS OF 4'.

20. THE CONTRACTOR SHALL VERIFY ALL BUILDING DIMENSIONS WITH THE ARCHITECTURAL AND STRUCTURAL PLANS PRIOR TO CONSTRUCTION. ALL DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER FOR RESOLUTION.

21. CONTRACTOR SHALL VERIFY ALL BENCHMARKS AND TOPOGRAPHY IN THE FIELD PRIOR TO CONSTRUCTION.
22. A PRE-CONSTRUCTION MEETING SHALL BE HELD WITH THE DEVELOPER, DESIGN ENGINEER, EARTHWORK CONTRACTOR, AND THE CITY ENGINEER PRIOR TO ANY EARTH DISTURBING ACTIVITY.

23. CONTRACTOR SHALL MAINTAIN RECORD INFORMATION AND PROVIDE RECORD DRAWINGS TO THE OWNER.

24. PARCEL IS WITHIN DOVER AQUIFER SECONDARY GROUNDWATER RECHARGE PROTECTION OVERLAY DISTRICT. THE USE OF SALTING PAVED SURFACES & WALKWAYS SHALL BE LIMITED. SANDING SHALL BE THE PRIMARY AGENT USED TO CONTROL ICING CONDITIONS. CALCIUM CHLORIDE SHALL BE USED IN REDUCED QUANTITIES AND SHALL BE APPLIED ONLY WHEN NECESSARY.

25. THE FIRE ACCESS DRIVE SHALL BE MAINTAINED YEAR ROUND.

26. THE CITY OF DOVER AND SUMMIT LAND DEVELOPMENT HAVE ENTERED INTO A DEVELOPER AGREEMENT.

27. EXTERIOR LIGHTING SHALL BE CUT-OFF TYPE FIXTURES PER CHAPTER 149-14-E AND SHALL PROVIDE LIGHTING DIRECTED ON-SITE ONLY. SEE LIGHTING PLAN FOR DETAILS (TO BE SUBMITTED)

28. TOPOGRAPHIC SURVEY PERFORMED BY MCENEANEY SURVEY ASSOCIATES, INC. ON JULY 9, 2014. ALTERATION OF LAND IN ACTIVE PIT IS ON-GOING. EXISTING TOPOGRAPHY IS NOT NECESSARILY REPRESENTATIVE OF THE CURRENT SITE CONDITIONS.

29. THE PROPOSED STRUCTURE SHALL BE SERVED BY A SPRINKLER SYSTEM AS REQUIRED UNDER CHAPTER 109-30 OF THE CODE OF THE CITY OF DOVER AND THE 2009 STATE BUILDING CODES.

30. SPRINKLER CONNECTIONS MUST BE FLUSHED IN ACCORDANCE WITH NFPA 24 AND A CONTRACTOR'S MATERIAL AND TEST CERTIFICATE FOR UNDERGROUND PIPING FORM MUST BE COMPLETED.

31. FIRE DEPARTMENT CONNECTIONS SHALL BE LOCATED ON THE STREET SIDE OF THE BUILDING PER NFPA13.

32. A SECURITY SYSTEM SHALL BE INSTALLED AS REQUIRED BY CHAPTER 58, ARTICLE I, SECTION 58-2 OF THE CODE OF THE CITY OF DOVER.

33. THE SUBJECT PARCEL WILL BE SERVED BY MUNICIPAL WATER AND SEWER, CONSTRUCTED FOR STONEWALL DRIVE (FILE NO. P15-03).
34. BACKFLOW PREVENTERS SHALL BE PROVIDED FOR BOTH FIRE AND DOMESTIC WATER LINES.

35. THE LIMITS OF CONSTRUCTION DISTURBANCE THAT ARE LOCATED IN OR WITHIN THE 50 FT. OF CONSERVATION DISTRICTS SHALL BE STAKED, FLAGGED AND CLEARLY IDENTIFIED PRIOR TO THE COMMENCEMENT OF WORK.

36. A LETTER OF CREDIT FOR THE COST OF REVEGETATING ALL DISTURBED AREAS ON THE SITE SHALL BE SUBMITTED PRIOR TO ANY EARTH DISTURBING ACTIVITY OCCURS.

37. BUILDING ADDRESSES SHALL BE ASSIGNED BY THE BUILDING INSPECTOR AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.

38. AS-BUILT PLANS OF THE SITE SHALL BE SUBMITTED ON A REPRODUCIBLE MYLAR MEDIUM AND IN A DIGITAL DXF FORMAT ON DISK TO THE CITY OF DOVER ENGINEER'S OFFICE UPON COMPLETION OF PROJECT. AS-BUILT PLANS SHALL BE PREPARED AND CERTIFIED CORRECT BY A L.L.S. OR P.E.

39. THERE SHALL BE NO OUTDOOR STORAGE OF MATERIALS ASSOCIATED WITH THE MANUFACTURING PROCESS.

40. IF ON-SITE PARKING IS INADEQUATE, OWNER SHALL APPLY FOR SITE REVIEW APPROVAL FOR PARKING EXPANSION. FULL SITE PLAN REVIEW WILL BE REQUIRED.

41. NO PARKING SHALL BE PERMITTED ON STONEWALL DRIVE OR ACCESS DRIVE. ALL PARKING SHALL OCCUR IN THE DESIGNATED PARKING STALL DEPICTED ON SHEET C-1.

GRADING AND DRAINAGE NOTES - CONTINUED

10. UNLESS OTHERWISE AGREED IN WRITING, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING TEMPORARY BENCHMARKS (TBMS) AND PERFORMING ALL CONSTRUCTION SURVEY LAYOUT.

11. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY ALL JUNCTIONS, LOCATIONS AND ELEVATIONS/ INVERTS OF ALL EXISTING STORMWATER AND UTILITY LINES. LINES TO BE RETAINED SHALL BE PRESERVED AND PROTECTED AS NECESSARY.

12. PROTECTION OF SUBGRADE: THE CONTRACTOR SHALL BE REQUIRED TO MAINTAIN STABLE, DEWATERED SUBGRADES FOR FOUNDATIONS, PAVEMENT AREAS, UTILITY TRENCHES, AND OTHER AREAS DURING CONSTRUCTION. SUBGRADE DISTURBANCE MAY BE INFLUENCED BY EXCAVATION METHODS, MOISTURE, PRECIPITATION, GROUNDWATER CONTROL, AND CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL TAKE PRECAUTIONS TO PREVENT SUBGRADE DISTURBANCE. SUCH PRECAUTIONS MAY INCLUDE DIVERTING STORMWATER RUNOFF AWAY FROM CONSTRUCTION AREAS, REDUCING TRAFFIC IN SENSITIVE AREAS, AND MAINTAINING AN EFFECTIVE DEWATERING PROGRAM. SOILS EXHIBITING HEAVING OR INSTABILITY SHALL BE OVER EXCAVATED TO MORE COMPETENT BEARING SOIL AND REPLACED WITH FREE DRAINING STRUCTURAL FILL. IF THE EARTHWORK IS PERFORMED DURING FREEZING WEATHER, EXPOSED SUBGRADES ARE SUSCEPTIBLE TO FROST. NO FILL OR UTILITIES SHALL BE PLACED ON FROZEN GROUND. THIS WILL LIKELY REQUIRE REMOVAL OF A FROZEN SOIL CRUST AT THE COMMENCEMENT OF EACH DAY'S OPERATIONS. THE FINAL SUBGRADE ELEVATION WOULD ALSO REQUIRE AN APPROPRIATE DEGREE OF INSULATION AGAINST FREEZING.

13. UPON COMPLETION OF CONSTRUCTION, THE DRAINAGE INFRASTRUCTURE SHALL BE CLEANED OF ALL DEBRIS AND SEDIMENT.

14. ALL CATCH BASIN AND MANHOLE RIMS SHALL BE SET FLUSH WITH OR NO LESS THAN 0.1' BELOW FINISH GRADE. ANY RIM ABOVE SURROUNDING FINISH GRADE SHALL NOT BE ACCEPTED.

15. ALL CATCH BASINS SHALL BE PRECAST, H-20 LOADING AND BE EQUIPPED WITH 4' (MIN.) SEDIMENTATION SUMPS AND GREASE HOODS (SEE DETAILS).
16. UNLESS OTHERWISE SPECIFIED, ALL DISTURBED AREAS NOT TO BE PAVED OR OTHERWISE TREATED SHALL RECEIVE A MINIMUM OF SIX (6") INCHES OF LOAM, LIMESTONE, FERTILIZER, SEED, AND HAY MULCH USING APPROPRIATE SOIL STABILIZATION TECHNIQUES. SEE DETAILS FOR ADDITIONAL INFORMATION.

17. IN ORDER TO PROVIDE VISUAL CLARITY ON THE PLANS, DRAINAGE AND OTHER UTILITY STRUCTURES MAY NOT BE DRAWN TO SCALE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER SIZING AND LOCATION OF ALL STRUCTURES AND IS DIRECTED TO RESOLVE ANY POTENTIAL DISCREPANCY WITH THE ENGINEER PRIOR TO CONSTRUCTION.

18. UNLESS OTHERWISE SPECIFIED, RETAINING WALL AND BUILDING PERIMETER DRAINS SHALL BE DIRECTED TO THE NEAREST DRAINAGE STRUCTURE AT A POSITIVE SLOPE. IF DEEMED APPROPRIATE, CONTRACTOR SHALL PROVIDE ADDITIONAL UNDERDRAIN AT THE DIRECTION OF THE ENGINEER.

19. DISPOSE OF STUMPS AND UNSUITABLE MATERIALS IN ACCORDANCE WITH NHDES REQUIREMENTS.

20. CONTRACTOR SHALL REMOVE AND DISPOSE OF EXISTING ON-SITE STRUCTURES, BITUMINOUS CONCRETE, DEBRIS, STUMPS, AND CONSTRUCTION WASTE PRODUCTS WHICH ARE NOT AUTHORIZED TO BE USED AS PART OF CONSTRUCTION.

21. PLACEMENT OF BORROW MATERIALS SHALL BE PERFORMED IN A MANNER THAT PREVENTS LONG TERM DIFFERENTIAL SETTLEMENT. EXCESSIVELY WET MATERIALS SHALL BE STOCKPILED AND ALLOWED TO DRAIN BEFORE PLACEMENT. FROZEN MATERIAL SHALL NOT BE USED FOR CONSTRUCTION. VOIDS BETWEEN STONES AND CLUMPS OF MATERIAL SHALL BE FILLED WITH FINE MATERIALS.

22. USE ON-SITE ROCK ONLY WHERE SHOWN ON THE DRAWINGS OR AS DIRECTED BY THE LANDSCAPE ARCHITECT. DISPOSE OF EXCESS BOULDERS BY BLASTING, CRUSHING, BURYING, IN APPROVED LOCATIONS ONLY, OR OFF-SITE DISPOSAL.

23. WHERE PROPOSED GRADES MEET EXISTING GRADES, CONTRACTOR SHALL BLEND GRADES TO PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING AND NEW WORK. PONDING AT TRANSITION AREAS WILL NOT BE ACCEPTED. ABRUPT RIDGES AT TOPS AND BOTTOM WILL NOT BE ACCEPTED.
24. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS MAXIMUM SLOPE IN DISTURBED AREAS SHALL BE NO STEEPER THAN 3:1 (H:V), UNLESS OTHERWISE NOTED. WHERE SLOPES IN DISTURBED AREAS ARE STEEPER THAN 3:1, CONTRACTOR SHALL PROVIDE CURLEX II EROSION CONTROL BLANKET FROM AMERICAN EXCELSIOR COMPANY (800) 777-7645 OR APPROVED EQUAL UNLESS OTHERWISE NOTED.

25. CONTRACTOR SHALL ADJUST UTILITY ELEMENTS (CLEANOUTS, UTILITY MANHOLES, CATCH BASINS, INLETS, ETC.) MEANT TO BE FLUSH WITH GRADE THAT IS AFFECTED BY SITE WORK OR GRADE CHANGES, WHETHER SPECIFICALLY NOTED ON PLANS OR NOT. WITHIN PAVED AREA FLUSH WITH GRADE SHALL MEAN 1/8" TO 1/4" BELOW ADJACENT PAVEMENT.

26. CONTRACTOR SHALL PROVIDE A FINISH PAVEMENT SURFACE FREE OF LOW SPOTS AND PONDING AREAS.

27. ALL UNSUITABLE MATERIALS AND SURPLUS MATERIALS WHICH CAN NOT BE APPROPRIATELY WASTED ON SITE SHALL BE REMOVED AT NO ADDITIONAL COST TO THE OWNER.

28. THE GRADING ON THIS PLAN SHOWS THE GENERAL INTENT AND DIRECTION OF THE STORMWATER FLOW. CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY FIELD CONDITIONS THAT WILL IMPACT THE GRADING DESIGN SHOWN ON THIS PLAN FOR RESOLUTION.

29. ALL DRAINAGE SWALES ON SITE SHALL BE LINED WITH AN IMPERVIOUS LAYER. SEE DETAILS.

30. OWNER SHALL REMEDIATE DAMAGE TO LOT H-56 FROM GRAVEL PIT OPERATIONS, PER AGREEMENT WITH CITY OF DOVER.

NOT FOR CONSTRUCTION

ISSUED FOR:

PLANNING BOARD APPROVAL

ISSUE DATE:

JULY 21, 2015

REVISIONS

NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMISSION	EDW	06/29/15
1	PER TRC COMMENTS	EDW	07/21/15

DRAWN BY: _____ RLH

APPROVED BY: _____ EDW

DRAWING FILE: 4699-DETAILS.dwg

SCALE:

NOT TO SCALE

OWNER/APPLICANT:

H53 MAST ROAD, LLC
c/o SUMMIT LAND
DEVELOPMENT

340 CENTRAL AVE., #202
DOVER, NH 03820

PROJECT:

PROPOSED INDUSTRIAL
DEVELOPMENT
(FILE NO. P15-35)

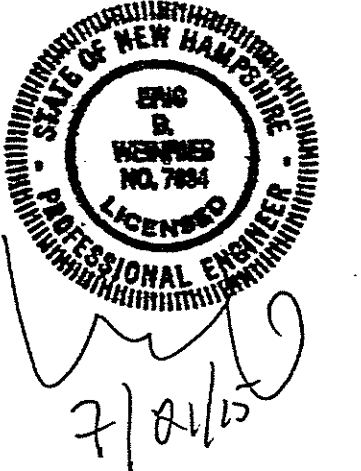
TAX MAP H, LOT 53-1
STONEWALL DRIVE
DOVER, NH

TITLE:

GENERAL NOTES

SHEET NUMBER:

G-1



NOT FOR CONSTRUCTION

ISSUED FOR:
PLANNING BOARD APPROVAL

ISSUE DATE:
JULY 21, 2015

NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMISSION	CDB	06/29/15
1	INCLUDE BUILDING ADDITION	EDW	06/29/15
2	ADD STONE DRIPEDGE	EDW	07/02/15
3	UPDATED SITE PLAN	EDW	07/16/15
4	PER TRC COMMENTS	EDW	07/21/15

DRAWN BY: _____ CDB
APPROVED BY: _____ EDW
DRAWING FILE: 4699-SITE-DESIGN.dwg

SCALE: 24"x36" 1" = 40'
12"x18" 1" = 80'

OWNER/APPLICANT:

H53 MAST ROAD, LLC
c/o SUMMIT LAND DEVELOPMENT

340 CENTRAL AVE., #202
DOVER, NH 03820

PROJECT:
PROPOSED INDUSTRIAL DEVELOPMENT
(FILE NO. P15-35)

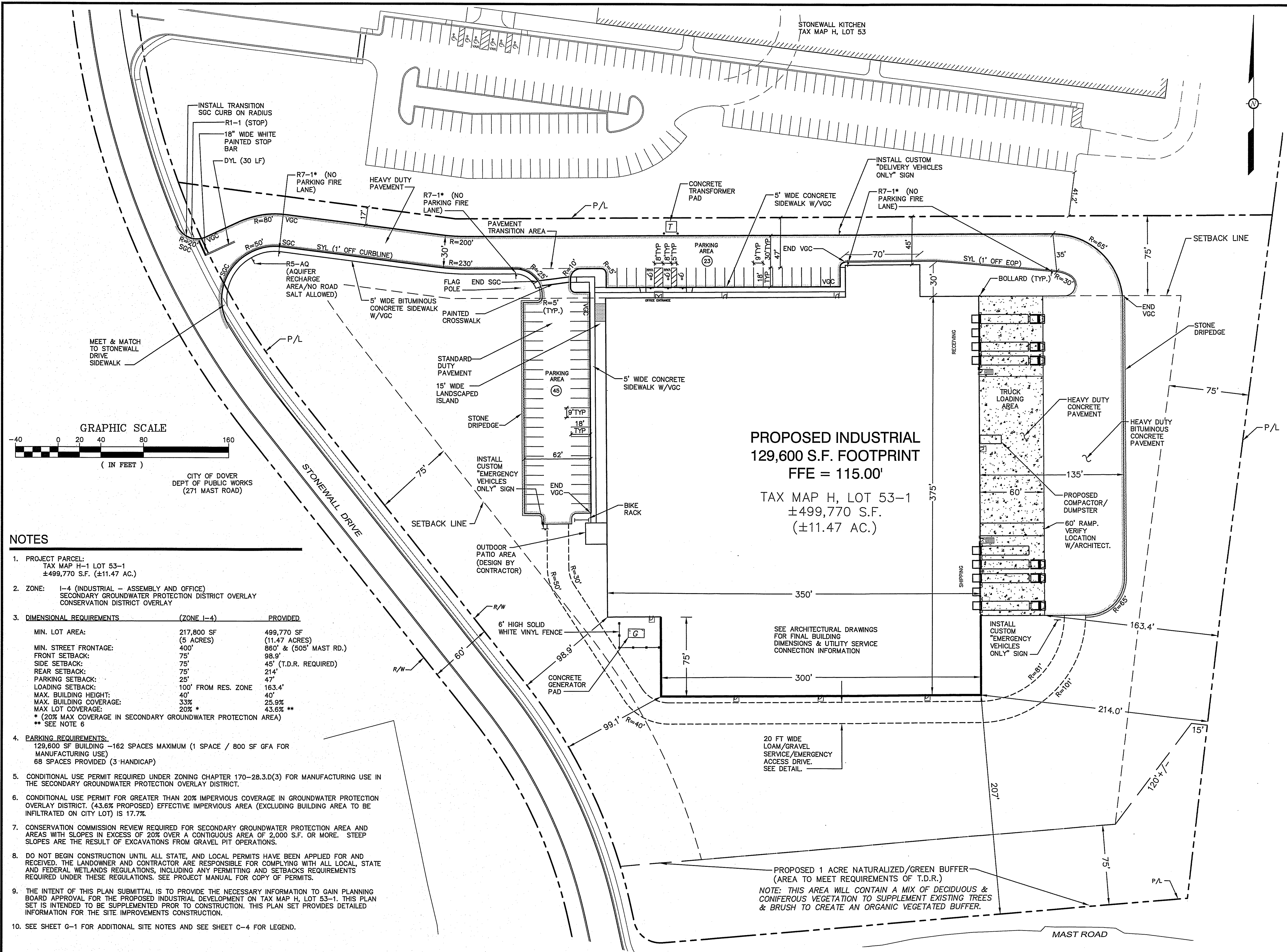
TAX MAP H, LOT 53-1
STONEWALL DRIVE
DOVER, NH

TITLE:

SITE PLAN

SHEET NUMBER:

C-1



DRAINAGE SCHEDULE

DMH #P4
RIM: 103.3
INV. IN: 98.60 (EX.)
INV. OUT: 98.55 (EX.)
12" HDPE
INV. IN: 98.60 (FROM Lot 53-1)

CB #P101
RIM: 109.9
INV. OUT: 106.4
12" HDPE
L = +/- 110', S=0.005'/

CB #P102
RIM: 111.5
INV. OUT: 107.5
12" HDPE
L = +/- 44', S=0.038'/

RIPRAP OUTLET PROTECTION #8
W1=3', W2=5', L=8'
D50=6", DEPTH=14"

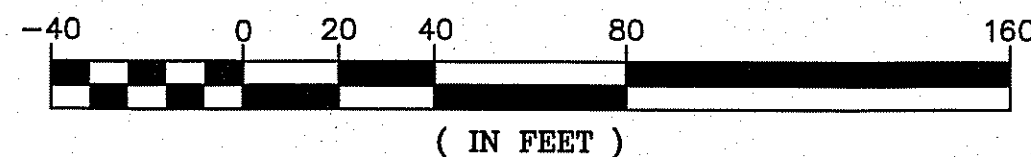
RIPRAP OUTLET PROTECTION #9
W1=6', W2=19', L=31'
D50=6", DEPTH=14"

ROOF DRAIN TO
GROUNDWATER
RECHARGE AREA
ELEV = 102.0±
(PROP 9)

INFILTRATION BASIN #1
BOTTOM ELEV = 110.0
TOP ELEV = 111.0
AREA = 2,400 SF

CITY OF DOVER
DEPT OF PUBLIC WORKS
(271 MAST ROAD)

GRAPHIC SCALE



GRADING AND DRAINAGE NOTES

- DO NOT BEGIN CONSTRUCTION UNTIL ALL STATE AND LOCAL PERMITS HAVE BEEN APPLIED FOR AND RECEIVED.
- ALL CONTRACTORS SHALL NOTIFY ALL RELEVANT UTILITY PROVIDERS IN WRITING PRIOR TO ANY EXCAVATION WORK AND CALL DIG SAFE AT 1 (800) DIG-SAFE AT LEAST SEVENTY-TWO (72) HOURS PRIOR TO COMMENCING CONSTRUCTION.
- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE APPROXIMATE AND THE LOCATIONS ARE NOT GUARANTEED BY THE ENGINEER, SURVEYOR, OR OWNER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UTILITIES, ANTICIPATE CONFLICTS, REPAIR ANY DAMAGE DONE TO EXISTING UTILITIES, AND RELOCATE EXISTING UTILITIES (IF REQUIRED) AT NO EXTRA COST TO THE OWNER. UTILITY CONFLICTS SHALL BE RESOLVED WITH THE INVOLVEMENT OF THE ENGINEER, DOVER DPW AND APPROPRIATE UTILITY COMPANIES.
- ALL CONSTRUCTION SHALL MEET THE MINIMUM CONSTRUCTION STANDARDS OF THE CITY OF DOVER AND NHDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION. THE MORE STRINGENT SPECIFICATION SHALL GOVERN.
- ALL BENCHMARKS AND TOPOGRAPHY SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO INITIATING CONSTRUCTION.
- IF SUITABLE, EXCAVATED MATERIALS SHALL BE PLACED AS FILL WITHIN UPLAND AREAS ONLY AND SHALL NOT BE PLACED WITHIN WETLANDS. PLACEMENT OF BORROW MATERIALS SHALL BE PERFORMED IN A MANNER THAT PREVENTS LONG TERM DIFFERENTIAL SETTLEMENT. EXCESSIVELY WET MATERIALS SHALL BE STOCKPILED AND ALLOWED TO DRAIN BEFORE PLACEMENT. FROZEN MATERIAL SHALL NOT BE USED FOR CONSTRUCTION.
- UNLESS OTHERWISE SPECIFIED, ALL DRAINAGE PIPE SHALL BE ADS N-12 OR EQUAL APPROVED BY THE ENGINEER.
- ALL SPOT GRADES ARE AT FINISH GRADE AND BOTTOM OF CURB WHERE APPLICABLE.
- SEE SHEET G-1 FOR ADDITIONAL GRADING NOTES AND SEE SHEET C-4 FOR LEGEND.

RIPRAP OUTLET PROTECTION #5
FES INV. OUT=105.50
W1 = 3', W2=10', L=16'
D50=6", DEPTH=14"

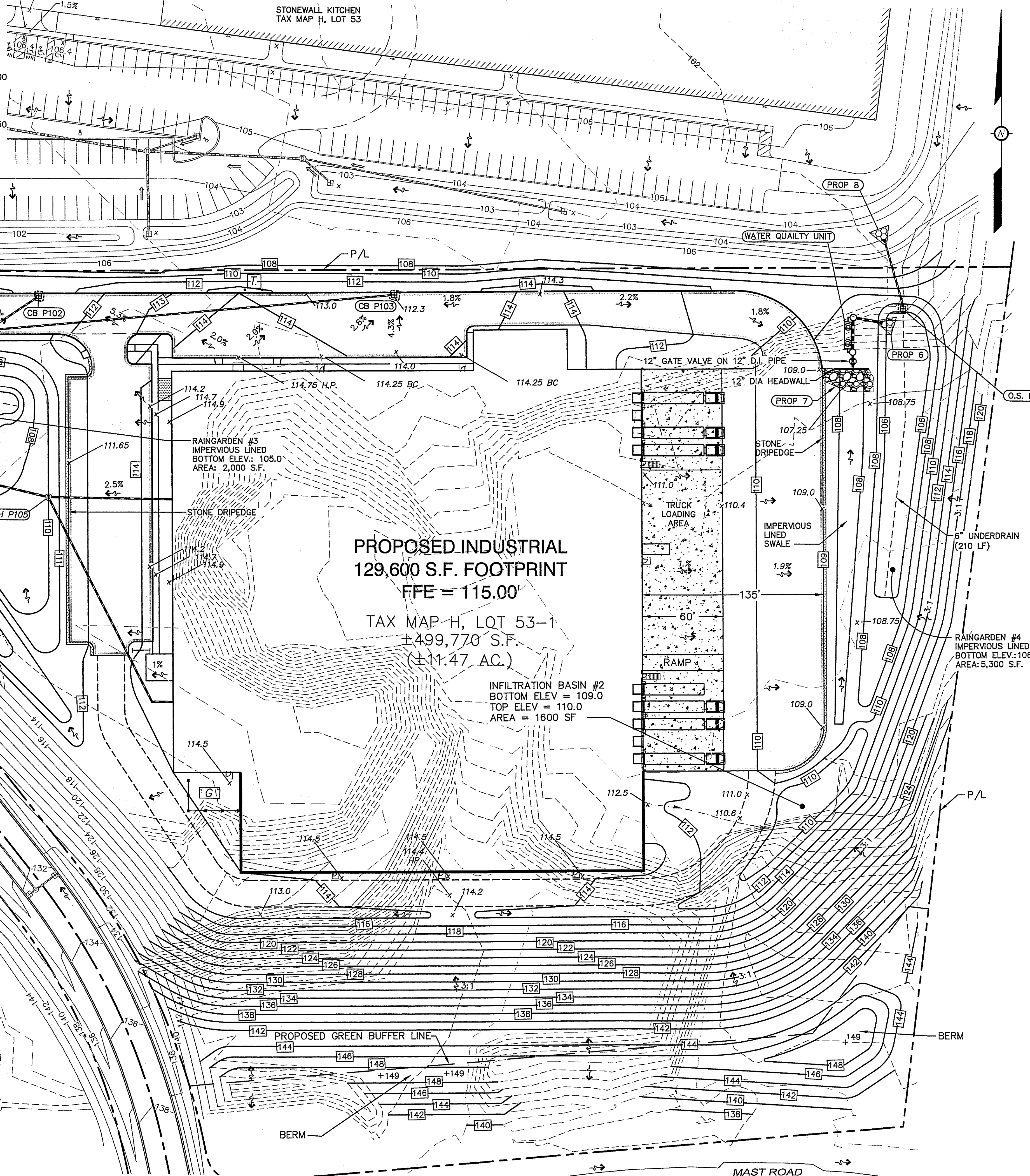
WATER QUALITY UNIT
INV. IN: 107.15 (10" DI)
INV. OUT: 106.15" (15" HDPE)
L= +/-15', S=0.010'/
SEE DETAILS

RIPRAP OUTLET PROTECTION #6
12" INV. OUT = 106.00
W1 = 4', W2=10', L=15'
D50=6", DEPTH=14"

OUTLET PROTECTION #7
SWALE/ HEADWALL
12" INV. OUT = 107.25
L = 15'
D50=6", DEPTH=14"

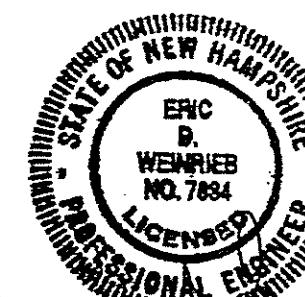
OUTLET STRUCTURE #P3
12" BEEHIVE GRATE = 107.00
12" HDPE (OUT) = 102.25
6" UD (IN) = 102.25

OUTLET STRUCTURE #P4
12" BEEHIVE GRATE = 107.50
12" HDPE (OUT) = 103.25
6" UD (IN) = 103.25



ALTUS
ENGINEERING, INC.

133 COURT STREET PORTSMOUTH, NH 03801
(603) 433-2335 www.ALTUS-ENG.com



NOT FOR CONSTRUCTION

ISSUED FOR:
PLANNING BOARD APPROVAL

ISSUE DATE:
JULY 21, 2015

NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMISSION	CDB	06/29/15
1	REV. FG TO ACCOMMODATE LARGER FOOTPRINT	EDW	07/02/15
2	REVISED GRADING	EDW	07/16/15
3	PER TRC COMMENTS	EDW	07/21/15

DRAWN BY: CDB
APPROVED BY: EDW
DRAWING FILE: 4699-SITE-DESIGN.dwg

SCALE: 24"x36" 1" = 40'
12"x18" 1" = 80'

OWNER/APPLICANT:

H53 MAST ROAD, LLC
c/o SUMMIT LAND DEVELOPMENT

340 CENTRAL AVE., #202
DOVER, NH 03820

PROJECT:
PROPOSED INDUSTRIAL DEVELOPMENT
(FILE NO. P15-35)

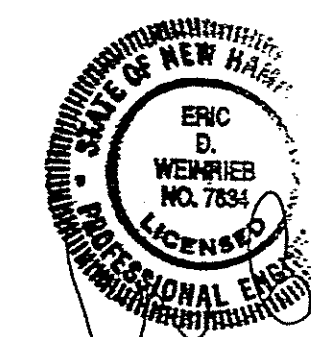
TAX MAP H, LOT 53-1
STONEWALL DRIVE
DOVER, NH

TITLE:

GRADING PLAN

SHEET NUMBER:

C-2



7/21/15

NOT FOR CONSTRUCTION

ISSUED FOR:
PLANNING BOARD APPROVAL

ISSUE DATE:
JULY 21, 2015

NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMISSION	CDB	06/29/15
1	REVISED GRADING TO ACCOMMODATE LARGER FOOTPRINT	CDB	07/16/15
2	PER TRC COMMENTS	CDB	07/21/15

DRAWN BY: CDB
APPROVED BY: EDW
DRAWING FILE: 4699-SITE-DESIGN.dwg

SCALE: 24"x36" 1" = 40'
12"x18" 1" = 80'

OWNER/APPLICANT:

H53 MAST ROAD, LLC
c/o SUMMIT LAND DEVELOPMENT
340 CENTRAL AVE., #202
DOVER, NH 03820

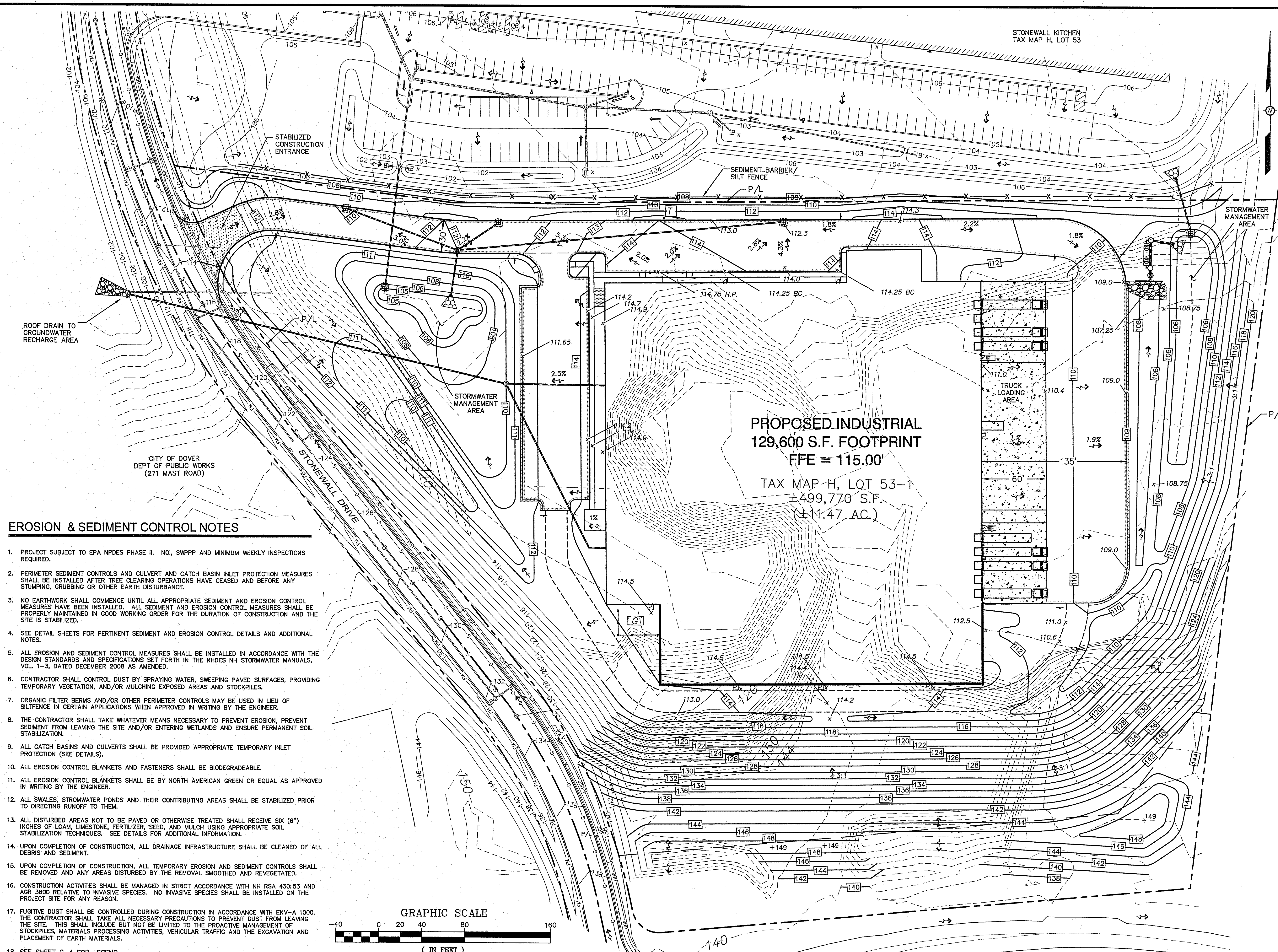
PROJECT:
PROPOSED INDUSTRIAL DEVELOPMENT
(FILE NO. P15-35)

TAX MAP H, LOT 53-1
STONEWALL DRIVE
DOVER, NH

TITLE:
EROSION CONTROL PLAN

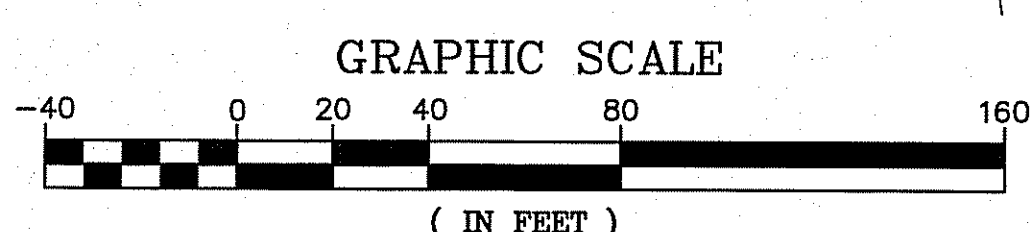
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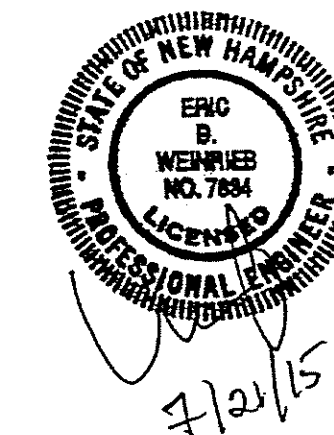
C-3



EROSION & SEDIMENT CONTROL NOTES

- PROJECT SUBJECT TO EPA NPDES PHASE II. NOI, SWPPP AND MINIMUM WEEKLY INSPECTIONS REQUIRED.
- PERIMETER SEDIMENT CONTROLS AND CULVERT AND CATCH BASIN INLET PROTECTION MEASURES SHALL BE INSTALLED AFTER TREE CLEARING OPERATIONS HAVE CEASED AND BEFORE ANY STUMPING, GRUBBING OR OTHER EARTH DISTURBANCE.
- NO EARTHWORK SHALL COMMENCE UNTIL ALL APPROPRIATE SEDIMENT AND EROSION CONTROL MEASURES HAVE BEEN INSTALLED. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE PROPERLY MAINTAINED IN GOOD WORKING ORDER FOR THE DURATION OF CONSTRUCTION AND THE SITE IS STABILIZED.
- SEE DETAIL SHEETS FOR PERTINENT SEDIMENT AND EROSION CONTROL DETAILS AND ADDITIONAL NOTES.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE DESIGN STANDARDS AND SPECIFICATIONS SET FORTH IN THE NHDES NH STORMWATER MANUALS, VOL. 1-3, DATED DECEMBER 2008 AS AMENDED.
- CONTRACTOR SHALL CONTROL DUST BY SPRAYING WATER, SWEEPING PAVED SURFACES, PROVIDING TEMPORARY VEGETATION, AND/OR MULCHING EXPOSED AREAS AND STOCKPILES.
- ORGANIC FILTER BERMS AND/OR OTHER PERIMETER CONTROLS MAY BE USED IN LIEU OF SILTFENCE IN CERTAIN APPLICATIONS WHEN APPROVED IN WRITING BY THE ENGINEER.
- THE CONTRACTOR SHALL TAKE WHATEVER MEANS NECESSARY TO PREVENT EROSION, PREVENT SEDIMENT FROM LEAVING THE SITE AND/OR ENTERING WETLANDS AND ENSURE PERMANENT SOIL STABILIZATION.
- ALL CATCH BASINS AND CULVERTS SHALL BE PROVIDED APPROPRIATE TEMPORARY INLET PROTECTION (SEE DETAILS).
- ALL EROSION CONTROL BLANKETS AND FASTENERS SHALL BE BIODEGRADABLE.
- ALL EROSION CONTROL BLANKETS SHALL BE BY NORTH AMERICAN GREEN OR EQUAL AS APPROVED IN WRITING BY THE ENGINEER.
- ALL SWALES, STORMWATER PONDS AND THEIR CONTRIBUTING AREAS SHALL BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
- ALL DISTURBED AREAS NOT TO BE PAVED OR OTHERWISE TREATED SHALL RECEIVE SIX (6") INCHES OF LOAM, LIMESTONE, FERTILIZER, SEED, AND MULCH USING APPROPRIATE SOIL STABILIZATION TECHNIQUES. SEE DETAILS FOR ADDITIONAL INFORMATION.
- UPON COMPLETION OF CONSTRUCTION, ALL DRAINAGE INFRASTRUCTURE SHALL BE CLEANED OF ALL DEBRIS AND SEDIMENT.
- UPON COMPLETION OF CONSTRUCTION, ALL TEMPORARY EROSION AND SEDIMENT CONTROLS SHALL BE REMOVED AND ANY AREAS DISTURBED BY THE REMOVAL SMOOTHED AND REVEGETATED.
- CONSTRUCTION ACTIVITIES SHALL BE MANAGED IN STRICT ACCORDANCE WITH NH RSA 430:53 AND AGR 3800 RELATIVE TO INVASIVE SPECIES. NO INVASIVE SPECIES SHALL BE INSTALLED ON THE PROJECT SITE FOR ANY REASON.
- FUGITIVE DUST SHALL BE CONTROLLED DURING CONSTRUCTION IN ACCORDANCE WITH ENV-A 1000. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT DUST FROM LEAVING THE SITE. THIS SHALL INCLUDE BUT NOT BE LIMITED TO THE PROACTIVE MANAGEMENT OF STOCKPILES, MATERIALS PROCESSING ACTIVITIES, VEHICULAR TRAFFIC AND THE EXCAVATION AND PLACEMENT OF EARTH MATERIALS.
- SEE SHEET C-4 FOR LEGEND.





NOT FOR CONSTRUCTION

ISSUED FOR:
PLANNING BOARD APPROVAL

ISSUE DATE:
JULY 21, 2015

NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMISSION	CDB	06/29/15
1	REVISED UTILITIES TO ACCOMMODATE LARGER FOOTPRINT	CDB	07/16/15
2	PER TRC COMMENTS	CDB	07/21/15

DRAWN BY: _____ CDB
APPROVED BY: _____ EDW
DRAWING FILE: 4699-SITE-DESIGN.dwg

SCALE: 24"x36" 1" = 40'
12"x18" 1" = 80'

OWNER/APPLICANT:

H53 MAST ROAD, LLC
c/o SUMMIT LAND
DEVELOPMENT

340 CENTRAL AVE., #202
DOVER, NH 03820

PROJECT:

PROPOSED INDUSTRIAL
DEVELOPMENT
(FILE NO. P15-35)

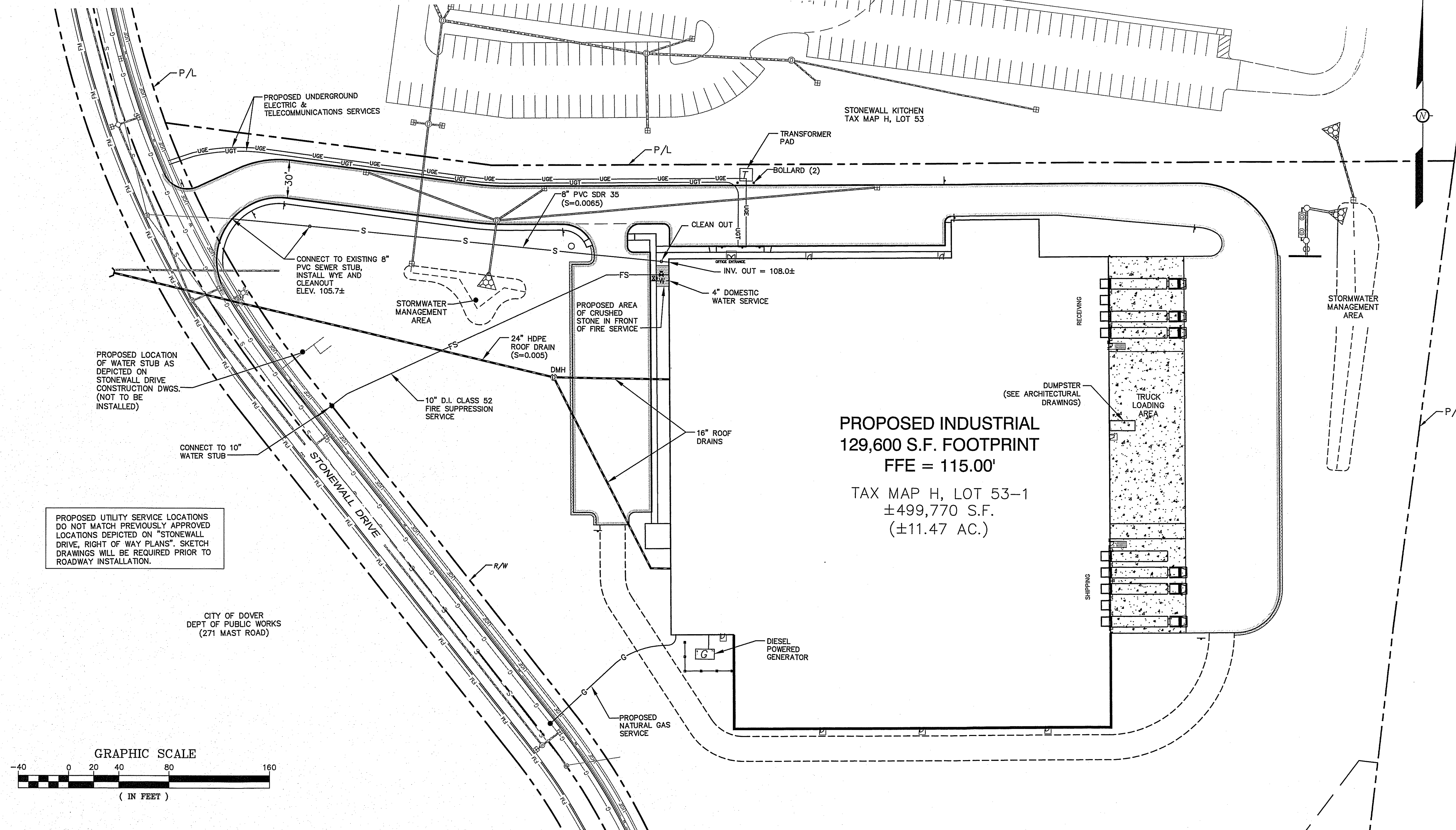
TAX MAP H, LOT 53-1
STONEWALL DRIVE
DOVER, NH

TITLE:

UTILITIES PLAN

SHEET NUMBER:

C-4



UTILITY NOTES

- COORDINATE ALL UTILITY WORK WITH PROPOSED UTILITIES FOR STONEWALL DRIVE.
- COORDINATE ALL UTILITY WORK WITH APPROPRIATE UTILITY COMPANIES.
- ALL CONSTRUCTION SHALL MEET THE MINIMUM STANDARDS OF THE CITY OF DOVER & NHDOT'S STANDARD SPECIFICATION FOR ROAD & BRIDGE CONSTRUCTION, LATEST EDITIONS. THE MORE STRINGENT SPECIFICATION SHALL GOVERN.
- ALL BONDS AND FEES SHALL BE PAID/POSTED PRIOR TO INITIATING CONSTRUCTION.
- THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS WITH THE ARCHITECTURAL AND STRUCTURAL PLANS PRIOR TO CONSTRUCTION. ALL DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER FOR RESOLUTION.
- CONTRACTOR SHALL VERIFY ALL BENCHMARKS AND TOPOGRAPHY IN THE FIELD PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL VERIFY THE EXACT LOCATIONS OF ALL EXISTING UTILITIES INCLUDING SEWER, ELECTRICAL LINES, COMMUNICATION LINES, AND WATER MAIN PRIOR TO COMMENCING CONSTRUCTION. PRESERVE AND PROTECT UTILITY LINES TO BE RETAINED. ANY DISCREPANCIES BETWEEN FIELD AND PLAN SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER. THE LOCATION OF EXISTING UNDERGROUND UTILITIES IS APPROXIMATE AND THE LOCATIONS ARE NOT GUARANTEED BY THE ENGINEER, SURVEYOR, OR OWNER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UTILITIES, ANTICIPATE CONFLICTS, REPAIR DAMAGE TO EXISTING UTILITIES, AND RELOCATE EXISTING UTILITIES AT NO EXTRA COST TO THE OWNER.
- ALL ELECTRIC, CABLE AND TELECOMMUNICATION SERVICES AND CONDUITS SHALL BE LOCATED UNDERGROUND WHERE SHOWN.
- CONTRACTOR SHALL VERIFY THE EXACT LOCATION & ELEVATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION. ANY DISCREPANCIES BETWEEN FIELD AND PLAN SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER.
- ALL SEWER & WATER INSTALLATIONS SHALL CONFORM TO THE MINIMUM REQUIREMENTS OF THE DOVER PUBLIC WORKS DEPARTMENT AND NHDES. THE MORE STRINGENT SPECIFICATION SHALL GOVERN.
- ALL DRAINAGE WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH NHDOT "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" (LATEST ADDITION) AND SHALL COMPLY WITH APPLICABLE CITY OF DOVER STANDARDS.
- VERIFY LOCATION OF UTILITY BOXES WITH OWNER AND UTILITY COMPANIES.
- COORDINATE WATER MAIN INSTALLATION WITH THE DOVER WATER DEPARTMENT.
- CONTRACTOR SHALL TEST WATER AND SEWER SERVICES PER DOVER SEWER & WATER DEPARTMENT REQUIREMENTS.
- UNLESS OTHERWISE AGREED IN WRITING, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING TEMPORARY BENCHMARKS (TBMS) AND PERFORMING ALL CONSTRUCTION SURVEY LAYOUT. CONTRACTOR SHALL OBTAIN SURVEY CONTROL DATA DIRECTLY FROM PROJECT LAND SURVEYOR.

LEGEND

---	PROPERTY LINE	W	EXISTING WATER/CURB STOP/VALVE/HYDRANT
----	STONEWALL	S	EXISTING SEWER/MANHOLE
----	EXISTING EASEMENT	G	EXISTING GAS/VALVE
----	BUILDING SETBACK	DMH	EXIST. OVER/UNDERGROUND UTILITIES/POLE
----	EXISTING PAVEMENT/CURB	D	EXISTING DRAINAGE/CB/DMH
----	PROP. PAVEMENT/VERTICAL OR SLOPED GRANITE CURB	W	PROPOSED THRUST BLOCK/WATER/CURB STOP/VALVE/HYDRANT
----	SAWCUT LINE/MATCH EXISTING	S	PROPOSED SEWER/FORCE MAIN/MANHOLE/CLEANOUT
----	EXISTING GRAVEL/TRAIL	G	PROPOSED GAS
----	PROPOSED GRAVEL	UGT	PROPOSED UNDERGROUND COMMUNICATIONS LINE
----	EXISTING/PROPOSED GUARDRAIL	UGT	PROPOSED UNDERGROUND ELECTRIC/PHONE/TV
----	EXISTING CONTOUR	FD	PROPOSED DRAINAGE (HARD PIPE)/CB/DCB/DMH/FES
----	PROPOSED CONTOUR (SITE)	FD	PROPOSED DRAINAGE (FNDTN. DRAIN/PERF. PIPE)/CLEANOUT
----	PROPOSED CONTOUR (ROADWAY)	FD	PROPOSED GROUND SLOPE DIRECTION
----	PROPOSED SPOT GRADE/TOP & BOTTOM OF WALL/TOP & BOTTOM OF CURB	FD	SILT/FENCE/SEDIMENT BARRIER/CONST. FENCE/CLEARING LIMITS
----	EXISTING MONITORING WELL	FD	STABILIZED CONSTRUCTION EXIT
----	PROPOSED FENCE	FD	PROPOSED LIMIT OF DISTURBANCE
----		FD	PROPOSED CONCRETE PAD/LOADING AREA

SEDIMENT AND EROSION CONTROL NOTES

PROJECT NAME AND LOCATION

INDUSTRIAL DEVELOPMENT
STONEWALL DRIVE
DOVER, NEW HAMPSHIRE

LONGITUDE: 070° 53' 40" W
LATITUDE: 043° 10' 10" N
TAX MAP H LOT 53-1

OWNER/APPLICANT:
H53 MAST ROAD, LLC
C/O SUMMIT LAND DEVELOPMENT
340 CENTRAL AVE., #202
DOVER, NH 03820

DESCRIPTION

The project consists of stabilizing a portion of a gravel pit & the development of a 129,600 SF± facility with associated site improvements.

DISTURBED AREA

The total disturbed area for the proposed site work is approximately ±493,000 SF (±11.32 acres). A separate AOT Permit application is required for site development. Rough grading is being done as part of active gravel pit operations.

PROJECT PHASING

The proposed project will be completed in one phase as depicted on the Site Plans.

NAME OF RECEIVING WATER

The majority of the site will drain into a closed drainage system and stormwater management areas and eventually into the Bellamy River. The remaining portion infiltrates into the existing gravel pit.

SEQUENCE OF MAJOR ACTIVITIES

- File NOI with US EPA.
- Install temporary erosion control measures including silt fences, stabilized construction entrance and inlet sediment filters as noted on the plan. All temporary erosion control measures shall be maintained in good working condition for the duration of the project.
- Rough grade site including placement of borrow materials.
- Construct building and associated improvements.
- Construct drainage structures, culverts, utilities, swales & pavement base course materials.
- Loam and seed all disturbed areas not paved or otherwise stabilized.
- Install base course paving & curbing.
- Install top course paving.
- Install pavement markings and signs.
- When all construction activity is complete and site is stabilized, remove all temporary erosion control measures and any sediment that has been trapped by these devices.
- Terminate NOI with US EPA.

TEMPORARY EROSION & SEDIMENT CONTROL AND STABILIZATION PRACTICES

All work shall be in accordance with state and local permits. Work shall conform to the practices described in the "New Hampshire Stormwater Manual, Volumes 1 – 3", issued December 2008, as amended. As indicated in the sequence of Major Activities, the silt fences shall be installed prior to commencing any clearing or grading of the site. Structural controls shall be installed concurrently with the applicable activity. Once construction activity ceases permanently in an area, silt fences and any earth/dikes will be removed once permanent measures are established.

During construction, runoff will be diverted around the site with stabilized channels where possible. Sheet runoff from the site shall be filtered through hay bale barriers, stone check dams, and silt fences. All storm drain inlets shall be provided with hay bale filters or stone check dams. Stone rip rap shall be provided at the outlets of drain pipes and culverts where shown on the drawings.

Stabilize all ditches, swales, & level spreaders prior to directing flow to them.

Temporary and permanent vegetation and mulching is an integral component of the erosion and sedimentation control plan. All areas shall be inspected and maintained until vegetative cover is established. These control measures are essential to erosion prevention and also reduce costly work of graded and shaped areas.

Temporary vegetation shall be maintained in these areas until permanent seeding is applied. Additionally, erosion and sediment control measures shall be maintained until permanent vegetation is established.

INSTALLATION, MAINTENANCE AND INSPECTION PROCEDURES FOR TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES

A. GENERAL

These are general inspection and maintenance practices that shall be used to implement the plan:

- The smallest practical portion of the site shall be denuded at one time.
- All control measures shall be inspected at least once each week and following any storm event of 0.5 inches or greater.
- All measures shall be maintained in good working order; if a repair is necessary, it will be initiated within 24 hours.
- Built-up sediment shall be removed from silt fence or other barriers when it has reached one-third the height of the fence or bale, or when "bulges" occur.
- All diversion dikes shall be inspected and any breaches promptly repaired.
- Temporary seeding and planting shall be inspected for bare spots, washouts, and unhealthy growth.
- The owner's authorized engineer shall inspect the site on a periodic basis to review compliance with the Plans.
- An area shall be considered stable if one of the following has occurred:
 - Base coarse gravels have been installed in areas to be paved;
 - A minimum of 85% vegetated growth as been established;
 - A minimum of 3 inches of non-erosive material such as stone or riprap has been installed; or
 - Erosion control blankets have been properly installed.
- The length of time of exposure of area disturbed during construction shall not exceed 45 days.

B. MULCHING

Mulch shall be used on highly erodible soils, on critically eroding areas, on areas where conservation of moisture will facilitate plant establishment, and where shown on the plans.

- Timing – In order for mulch to be effective, it must be in place prior to major storm events. There are two (2) types of standards which shall be used to assure this:
 - Apply mulch prior to any storm event. This is applicable when working within 100 feet of wetlands. It will be necessary to closely monitor weather predictions, usually by contacting the National Weather Service in Concord, to have adequate warning of significant storms.
 - Required Mulching within a specified time period. The time period can range from 21 to 28 days of inactivity on a area, the length of time varying with site conditions. Professional judgment shall be used to evaluate the interaction of site conditions (soil erodibility, season of year, extent of disturbance, proximity to sensitive resources, etc.) and the potential impact of erosion on adjacent areas to choose an appropriate time restriction.

INSTALLATION, MAINTENANCE AND INSPECTION PROCEDURES FOR TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES (CON'T)

2. Guidelines for Winter Mulch Application –

Type	Rate per 1,000 s.f.	Use and Comments
Hay or Straw	70 to 90 lbs.	Must be dry and free from mold. May be used with plantings.
Wood Chips or Bark Mulch	460 to 920 lbs.	Used mostly with trees and shrub plantings.
Jute and Fibrous Matting (Erosion Blanket)	As per manufacturer Specifications	Used in slope areas, water courses and other Control areas.
Crushed Stone 1/4" to 1-1/2" dia.	Spread more than 1/2" thick	Effective in controlling wind and water erosion.
Erosion Control Mix	2" thick (min)	* The organic matter content is between 80 and 100% dry weight basis. * Particle size by weight is 100% passing a 6" screen and a minimum of 70 % maximum of 85% passing a 0.75" screen. * The organic portion needs to be fibrous and elongated. * Large portions of silts, clays or fine sands are not acceptable in the mix. * Soluble salts content is less than 4.0 mmhos/cm. * The pH should fall between 5.0 and 8.0.

- Maintenance – All mulches must be inspected periodically, in particular after rainstorms, to check for rill erosion. If less than 90% of the soil surface is covered by mulch, additional mulch shall be immediately applied.

C. TEMPORARY GRASS COVER

- Seedbed Preparation – Apply fertilizer at the rate of 600 pounds per acre of 10–10–10. Apply limestone (equivalent to 50 percent calcium plus magnesium oxide) at a rate of three (3) tons per acre.

2. Seeding –

- Utilize annual rye grass at a rate of 40 lbs./acre.
- Where the soil has been compacted by construction operations, loosen soil to a depth of two (2) inches before applying fertilizer, lime and seed.
- Apply seed uniformly by hand, cyclone seeder, or hydroseeder (slurry including seed and fertilizer). Hydroseedings, which include mulch, may be left on soil surface. Seeding rates must be increased 10% when hydroseeding.

3. Maintenance –

Temporary seedings shall be periodically inspected. At a minimum, 95% of the soil surface should be covered by vegetation. If any evidence of erosion or sedimentation is apparent, repairs shall be made and other temporary measures used in the interim (mulch, filter barriers, check dams, etc.).

D. FILTERS

1. Silt Fence

- Synthetic filter fabric shall be a pervious sheet of polypropylene, nylon, polyester or ethylene yarn and shall be certified by the manufacturer or supplier as conforming to the following requirements:

Physical Property	Test	Requirements
Filtering Efficiency	VTM-51	75% minimum
Tensile Strength at 20% Maximum Elongation*	VTM-52	Extra Strength 50 lb./lin in (min) Standard Strength 30 lb./lin in (min)
Flow Rate	VTM-51	0.3 gal/sf/min (min)

- * Requirements reduced by 50 percent after six (6) months of installation.

Synthetic filter fabric shall contain ultraviolet ray inhibitors and stabilizer to provide a minimum of six (6) months of expected usable construction life at a temperature range of 0 degrees F to 120° F.

- Posts shall be spaced a maximum of ten (10) feet apart at the barrier location or as recommended by the manufacturer and driven securely into the ground (minimum of 16 inches).

- A trench shall be excavated approximately six (6) inches wide and eight (8) inches deep along the line of posts and upslope from the barrier.

- When standard strength filter fabric is used, a wire mesh support fence shall be fastened securely to the upslope side of the posts using heavy duty wire staples at least one (1) inch long, tie wires or hog rings. The wire shall extend no more than 36 inches above the original ground surface.

- The "standard strength" filter fabric shall be stapled or wired to the fence, and eight (8) inches of the fabric shall be extended into the trench. The fabric shall not extend more than 36 inches above the original ground surface. Filter fabric shall not be stapled to existing trees.

- When extra strength filter fabric and closer post spacing are used, the wire mesh support fence may be eliminated. In such a case, the filter fabric is stapled or wired directly to the posts with all other provisions of Item (g) applying.

- The trench shall be backfilled and the soil compacted over the filter fabric.

- Silt fences shall be removed when they have served their useful purpose but not before the upslope areas has been permanently stabilized.

2. Sequence of Installation –

Sediment barriers shall be installed prior to any soil disturbance of the contributing upslope drainage area.

3. Maintenance –

- Silt fence barriers shall be inspected immediately after each rainfall and at least daily during prolonged rainfall. They shall be repaired if there are any signs of erosion or sedimentation below them. Any required repairs shall be made immediately. If there are signs of undercutting at the center or the edges, or impounding of large volumes of water, the sediment barriers shall be replaced with a temporary stone check dam.

- Should the fabric on a silt fence or filter barrier decompose or become ineffective prior to the end of the expected usable life and the barrier still is necessary, the fabric shall be replaced promptly.

- Sediment deposits must be removed when deposits reach approximately one-third (1/3) the height of the barrier.

- Any sediment deposits remaining in place after the silt fence or other barrier is no longer required shall be removed. The area shall be prepared and seeded.

- Additional stone may have to be added to the construction entrance, rock barrier and riprap lined swales, etc., periodically to maintain proper function of the erosion control structure.

E. 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 5" 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.

INSTALLATION, MAINTENANCE AND INSPECTION PROCEDURES FOR TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES (CON'T)

3. Seed Mixture (recommended for Lawns adjacent to Parking Lot):

See Landscape Plans for specific seeding requirements.

Type	Lbs. / Acre	Lbs. / 1,000 sf
Tall Fescue	24	0.55
Creeping Red Fescue	24	0.55
Total	48	1.10

Seed Mixture (For slope embankments):

Grass Seed: Provide fresh, clean, new-crop seed complying with tolerance for purity and germination established by Official Seed Analysts of North America. Provide seed mixture composed of grass species, proportions and minimum percentages of purity, germination, and maximum percentage of weed seed, as specified:

Type	Min. Purity (%)	Min. Germination (%)	Kg./Hectare (Lbs./Acre)
Creeping Red Fescue (c)	96	85	45 (40)
Perennial Rye Grass (a)	98	90	35 (30)
Redtop	95	80	5 (5)
Alsike Clover	97	90(e)	5 (5)
Total			90 (80)

- Ryegrass shall be a certified fine-textured variety such as Pennfine, Fiesta, Yorktown, Diplomat, or equal.

- Fescue varieties shall include – Creeping Red and/or Hard Rellant, Scaldis, Koket, or Jamestown.

GRAVEL PIT RECLAMATION PLAN – APPROVED PER CITY FILE NO. P13-09

Seed Mixture for Slopes and Gravel Pit Restoration Areas:

Note: The following is Mix 1 as recommended in USDA NRCS Technical Note PM–NH–21 "Vegetating New Hampshire Sand and Gravel Pits", revised April 2000.

Species	Varities (Select one)	Mix Options for Various Situations b/ Lbs Per Acre (PLS)
		(1) (2) (3)
Switchgrass	Trailblazer, Pathfinder	6 2 6
Coastal panicgrass	Atlantic	5 5
Big bluestem	Niagara, Kaw	4 2 4
Little bluestem	Aldous, Camper, Blaze	2 2
Sand lovegrass	Bend, NE-27	4 6 5
		15 15 15

- Warm season grass seed is sold and planted on the basis of pure live seeds (PLS). An adjustment is made to the bulk pounds of seed to compensate for inert material and dead seed.

Options in Mix 1

- This combination most closely represents the naturally occurring vegetation where warm season grasses are native in the northeast.

- This combination has the fastest establishment and cover.

- This combination is the simplest and may be easier to obtain. Options 2 or 1 are preferred by the authors.

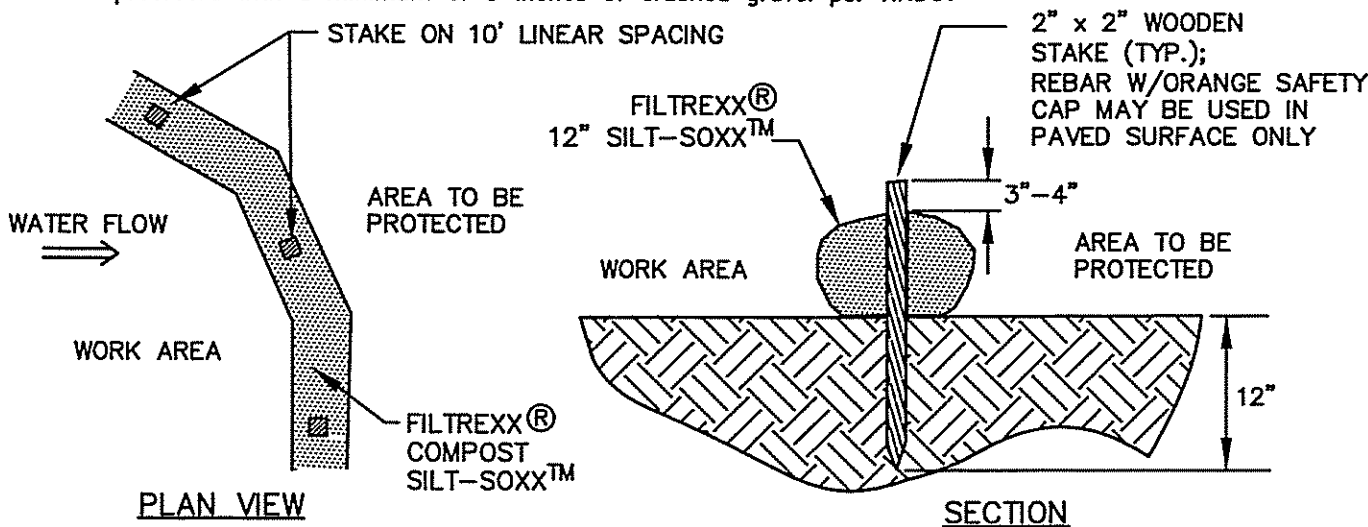
- Sodding – sodding is done where it is desirable to rapidly establish cover on a disturbed area. Sodding on area may be substituted for permanent seeding procedures anywhere on site. Bed preparation, fertilizing, and placement of sod shall be performed according to the S.C.S. Handbook. Sodding is recommended for steep sloped areas, areas immediately adjacent to sensitive water courses, easily erodible soils (fine sand/silt), etc.

WINTER CONSTRUCTION NOTES

- All proposed vegetated areas which do not exhibit a minimum of 85% vegetative growth by October 15th, or which are disturbed after October 15th, shall be stabilized by seeding and installing erosion control blankets on slopes greater than 3:1, and elsewhere seeding and placing 3 to 4 tons of mulch per acre, secured with anchored netting. The installation of erosion control blankets or mulch and netting shall not occur over accumulated snow or on frozen ground and shall be completed in advance of thaw or spring melt events;

- All ditches or swales which do not exhibit a minimum of 85% vegetative growth by October 15th, or which are disturbed after October 15th, shall be stabilized temporarily with stone or erosion control blankets appropriate for the design flow conditions; and

- After November 15th, incomplete road or parking surfaces where work has stopped for the winter season shall be protected with a minimum of 3 inches of crushed gravel per NHDOT Item 304.3.

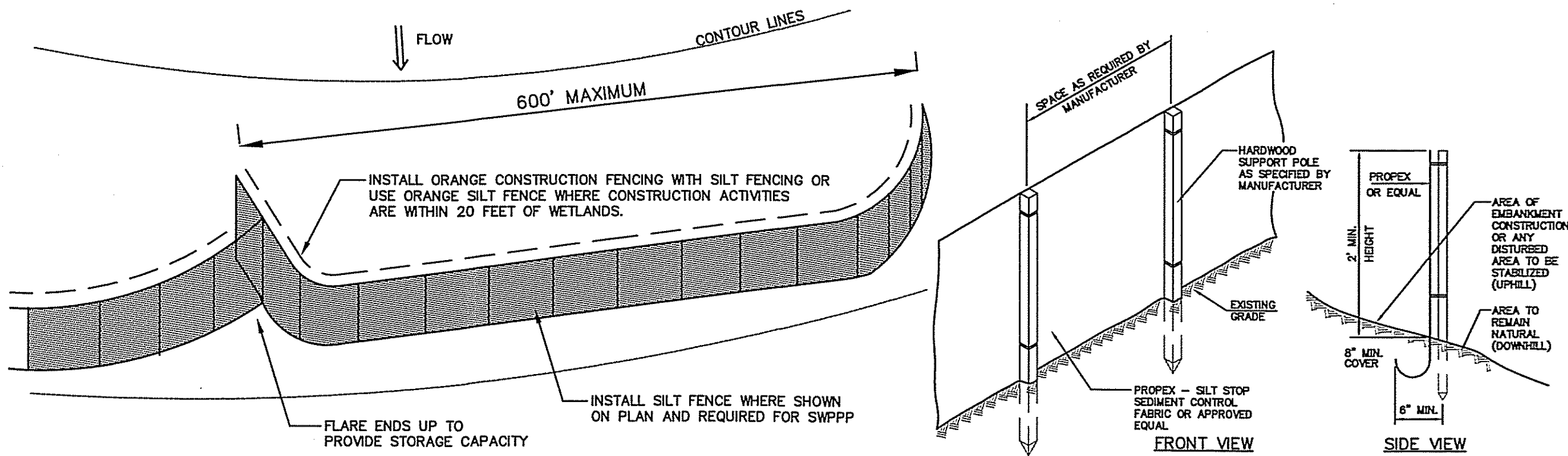


NOTES:

- SILT-SOXX MAY BE USED IN PLACE OF SILT FENCE OR OTHER SEDIMENT BARRIERS.
- ALL MATERIAL TO MEET FILTREXX SPECIFICATIONS.
- SILT-SOXX COMPOST/SOIL/ROCK/SEED FILL MATERIAL SHALL BE ADJUSTED AS NECESSARY TO MEET THE REQUIREMENTS OF THE SPECIFIC APPLICATION.
- ALL SEDIMENT TRAPPED BY SILT-SOXX SHALL BE DISPOSED OF PROPERLY.

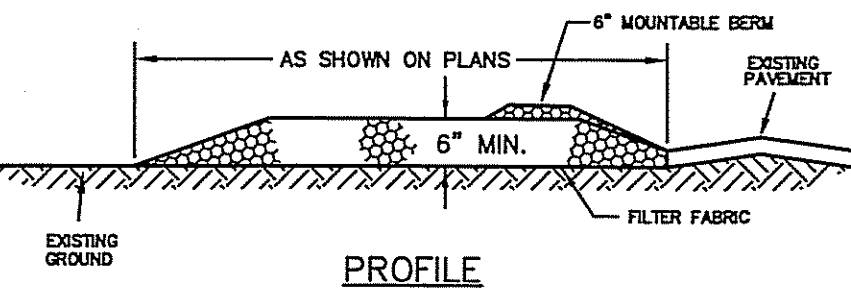
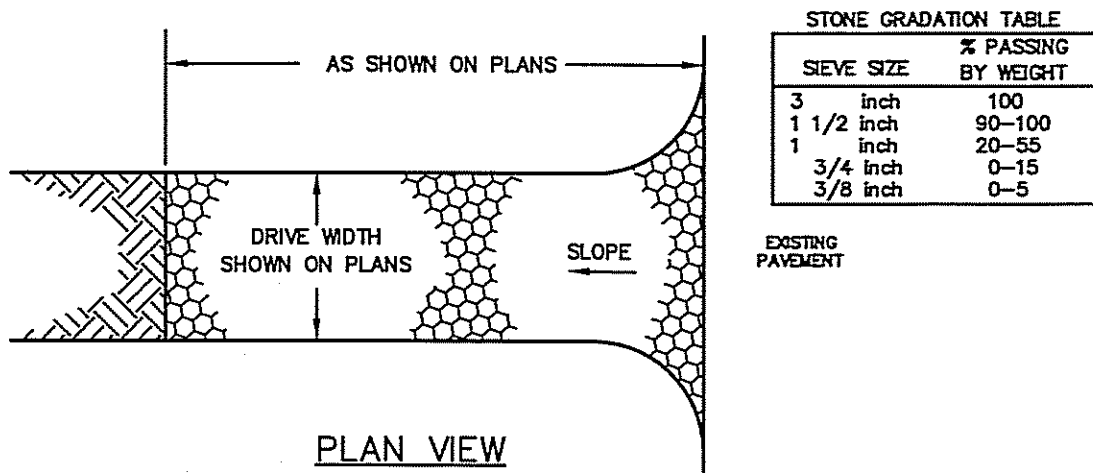
FILTREXX SILT-SOXX DETAIL

NOT TO SCALE



SILT AND ORANGE CONSTRUCTION FENCE LAYOUT DETAIL

NOT TO SCALE

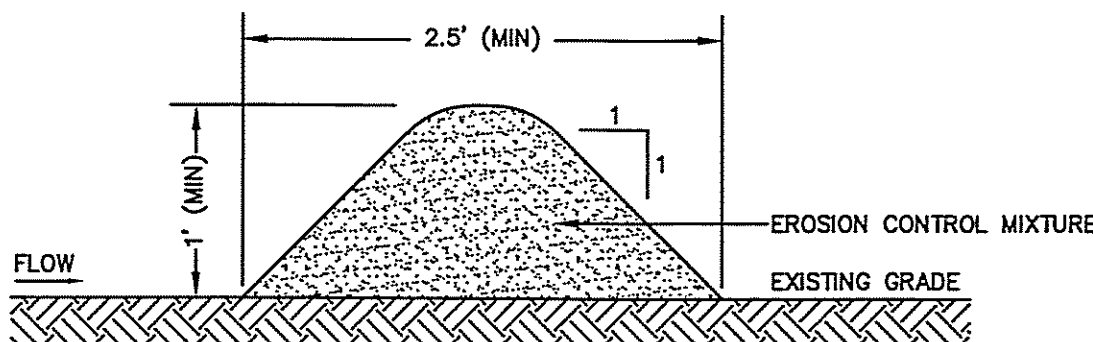


CONSTRUCTION SPECIFICATIONS

- STONE SIZE – NHDOT STANDARD STONE SIZE #4 – SECTION 703 OF NHDOT STANDARD.
- LENGTH – DETAILED ON PLANS (50 FOOT MINIMUM).
- THICKNESS – SIX (6) INCHES (MINIMUM).
- WIDTH – FULL DRIVE WIDTH UNLESS OTHERWISE SPECIFIED.
- FILTER FABRIC – MIRAFI 600X OR EQUAL APPROVED BY ENGINEER.
- SURFACE WATER CONTROL – ALL SURFACE WATER THAT IS FLOWING TO OR DIVERTED TOWARD THE CONSTRUCTION ENTRANCE SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A BERM WITH 5:1 SLOPES THAT CAN BE CROSSED BY VEHICLES MAY BE SUBSTITUTED FOR THE PIPE.
- MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS WILL REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE OR ADDITIONAL LENGTH AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
- WHEELS SHALL BE CLEANED TO REMOVE MUD PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
- STABILIZED CONSTRUCTION EXITS SHALL BE INSTALLED AT ALL ENTRANCES TO PUBLIC RIGHTS-OF-WAY, AT LOCATIONS SHOWN ON THE PLANS, AND/OR WHERE AS DIRECTED BY THE ENGINEER.

STABILIZED CONSTRUCTION EXIT

NOT TO SCALE

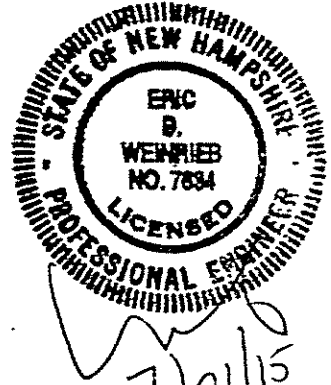
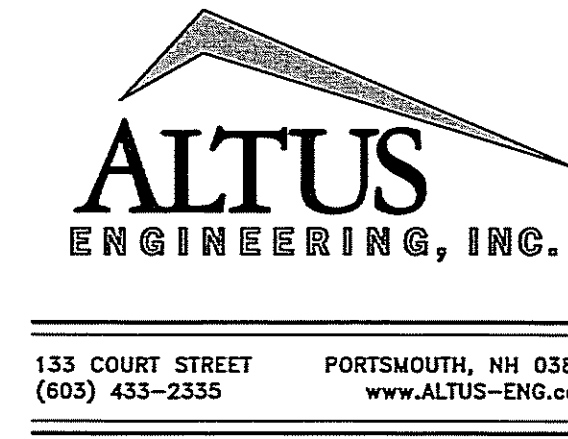


NOTES

- ORGANIC FILTER BERMS MAY BE UTILIZED IN LIEU OF SILT FENCE OR OTHER SEDIMENT BARRIERS.
- THE EROSION CONTROL MIXTURE USED IN FILTER BERMS SHALL BE A WELL-GRADED MIX OF PARTICLE SIZES THAT MAY CONTAIN ROCKS LESS THAN 4" IN DIAMETER, STUMP GRINDINGS, SHREDDED OR COMPOSTED BARK, AND/OR ACCEPTABLE MANUFACTURED PRODUCTS AND SHALL BE FREE OF REFUSE, PHYSICAL CONTAMINANTS AND MATERIAL TOXIC TO PLANT GROWTH. EROSION CONTROL MIXTURE SHALL MEET THE FOLLOWING STANDARDS:
 - THE ORGANIC CONTENT SHALL BE 80–100% OF DRY WEIGHT.
 - PARTICLE SIZE BY WEIGHT SHALL BE 100% PASSING A 6" SCREEN, AND 70–85% PASSING A 0.75" SCREEN.
 - THE ORGANIC PORTION SHALL BE FIBROUS AND ELONGATED.
 - LARGE PORTIONS OF SILTS, CLAYS, OR FINE SANDS SHALL NOT BE INCLUDED IN THE MIXTURE.
 - SOLUBLE SALTS CONTENT SHALL BE >4.0mmhos/cm.
 - THE pH SHALL BE BETWEEN 5.0 AND 8.0.
- ORGANIC FILTER BERMS SHALL BE INSTALLED ALONG A RELATIVELY LEVEL CONTOUR. IT MAY BE NECESSARY TO CUT TALL GRASSES OR WOODY VEGETATION TO AVOID CREATING VOIDS AND BRIDGES THAT WOULD ENABLE FLIES TO WASH UNDER THE BERM.
- ON SLOPES LESS THAN 5% OR AT THE BOTTOM OF SLOPES NO STEEPER THAN 3:1 AND UP TO 20' LONG, THE BERM SHALL BE A MINIMUM OF 12" HIGH (AS MEASURED ON THE UPHILL SIDE) AND A MINIMUM OF 36" WIDE. ON LONGER AND/OR STEEPER SLOPES, THE BERM SHALL BE TALLER AND WIDER TO ACCOMMODATE THE POTENTIAL FOR ADDITIONAL RUNOFF (MAXIMUM HEIGHT SHALL NOT EXCEED 2').
- FROZEN GROUND, OUTCROPS OF BEDROCK, AND VERY ROOTED FORESTED AREAS PRESENT THE MOST PRACTICAL AND EFFECTIVE LOCATIONS FOR ORGANIC FILTER BERMS. OTHER BMP'S SHOULD BE USED AT LOW POINTS OF CONCENTRATED RUNOFF, BELOW CULVERT OUTLET APRONS, AROUND CATCH BASINS, AND AT THE BOTTOM OF STEEP PERIMETER SLOPES THAT HAVE A LARGE CONTRIBUTING AREA.
- SEDIMENT SHALL BE REMOVED FROM BEHIND THE FILTER BERMS WHEN IT HAS ACCUMULATED TO ONE HALF THE ORIGINAL HEIGHT OF THE BERM.
- ORGANIC FILTER BERMS MAY BE LEFT IN PLACE ONCE THE SITE IS STABILIZED PROVIDED ANY SEDIMENT DEPOSITS TRAPPED BY THEM ARE REMOVED AND DISPOSED OF PROPERLY.

ORGANIC FILTER BERM

NOT TO SCALE



NOT FOR CONSTRUCTION

ISSUED FOR:

PLANNING BOARD APPROVAL

ISSUE DATE:

JULY 21, 2015

REVISIONS

NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMISSION	EDW	06/29/15
1	PER UPDATED FOOTPRINT	EDW	07/16/15
2	PER TRC COMMENTS	EDW	07/21/15

DRAWN BY:

RLH

APPROVED BY:

EDW

DRAWING FILE:

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SCALE:

NOT TO SCALE

OWNER/APPLICANT:

H53 MAST ROAD, LLC
c/o SUMMIT LAND
DEVELOPMENT

340 CENTRAL AVE., #202
DOVER, NH 03820

PROJECT:

PROPOSED INDUSTRIAL
DEVELOPMENT
(FILE NO. P15-35)

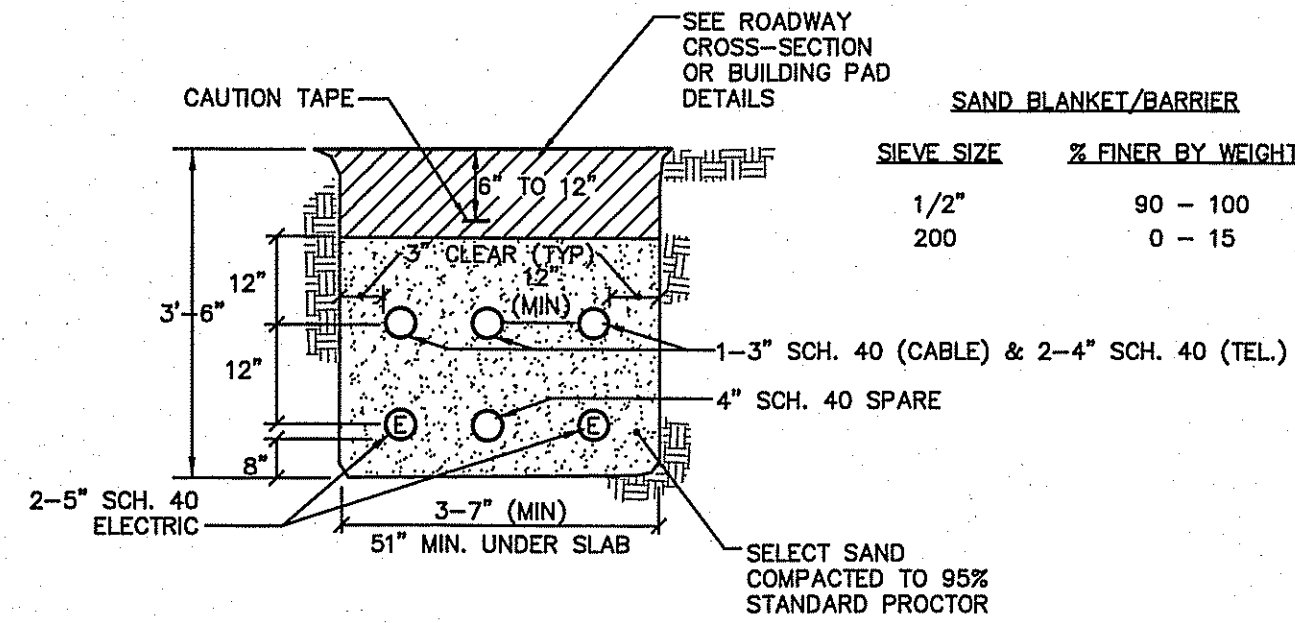
TAX MAP H, LOT 53-1
STONEWALL DRIVE
DOVER, NH

TITLE:

DETAIL SHEET

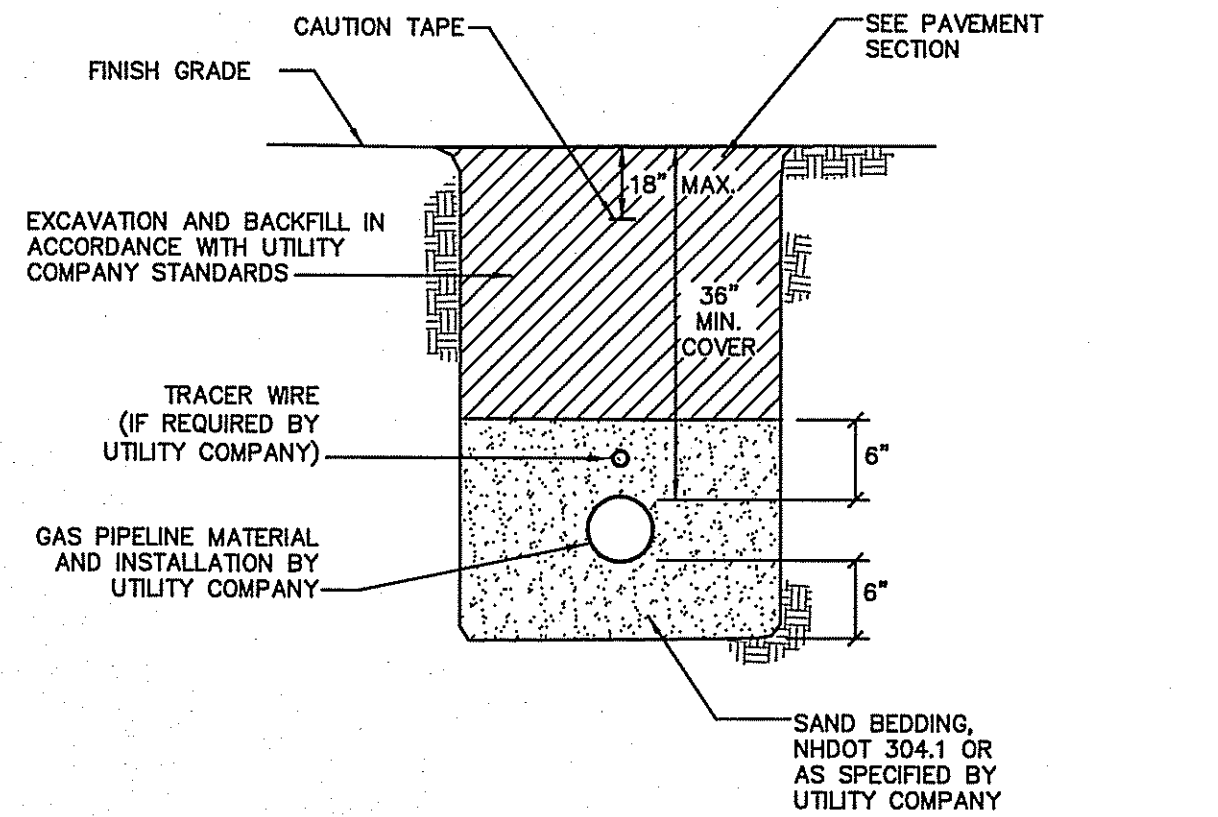
SHEET NUMBER:

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- NOTES**
- ALL CONDUIT IS TO BE SCHEDULE 40 PVC, ELECTRICAL GRADE, GRAY IN COLOR AND INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS. A 10-FOOT HORIZONTAL SECTION OF RIGID GALVANIZED STEEL CONDUIT WILL BE REQUIRED AT EACH SWEEP, UNLESS IN THE OPINION OF THE SERVICE PROVIDER DESIGNER, THE SWEEP-PVC JOINT IS NOT SUBJECT TO FAILURE DURING PULLING OF THE CABLE. ALL JOINTS ARE TO BE WATERTIGHT.
 - ALL 90 DEGREE SWEEPS WILL BE MADE WITH RIGID GALVANIZED STEEL WITH A MINIMUM RADIUS OF 36 INCHES FOR PRIMARY CABLES AND 24 INCHES FOR SECONDARY CABLES.
 - BACKFILL MAY BE MADE WITH EXCAVATED MATERIAL OR COMPARABLE, UNLESS MATERIAL IS DEEMED UNSUITABLE BY SERVICE PROVIDER. BACKFILL SHALL BE FREE OF FROZEN LUMPS, ROCKS, DEBRIS, AND RUBBISH. ORGANIC MATERIAL SHALL NOT BE USED AS BACKFILL. BACKFILL SHALL BE IN 6-INCH LAYERS AND THOROUGHLY COMPACTED.
 - A SUITABLE PULLING STRING, CAPABLE OF 300 POUNDS OF PULL, MUST BE INSTALLED IN THE CONDUIT BEFORE SERVICE PROVIDER IS NOTIFIED TO INSTALL CABLE. THE STRING SHOULD BE BLOWN INTO THE CONDUIT AFTER THE RUN IS ASSEMBLED TO AVOID BONDING THE STRING TO THE CONDUIT. A MINIMUM OF TWENTY-FOUR (24") INCHES OF ROPE SLACK SHALL REMAIN AT THE END OF EACH DUCT. PULL ROPE SHALL BE INSTALLED IN ALL CONDUIT FOR FUTURE PULLS. PULL ROPE SHALL BE NYLON ROPE HAVING A MINIMUM TENSILE STRENGTH OF THREE HUNDRED (300#) LBS.
 - SERVICE PROVIDER SHALL BE GIVEN THE OPPORTUNITY TO INSPECT ALL CONDUIT PRIOR TO BACKFILL. THE CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS SHOULD SERVICE PROVIDER BE UNABLE TO INSTALL ITS CABLE IN A SUITABLE MANNER.
 - TYPICAL CONDUIT SIZES ARE 3-INCH FOR SINGLE PHASE PRIMARY AND SECONDARY VOLTAGE CABLES, 4-INCH FOR THREE PHASE SECONDARY, AND 5-INCH FOR THREE PHASE PRIMARY. HOWEVER, SERVICE PROVIDERS MAY REQUIRE DIFFERENT NUMBERS, TYPES AND SIZES OF CONDUIT THAN THOSE SHOWN HERE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL CONDUIT SIZES, TYPES AND NUMBERS WITH EACH SERVICE PROVIDER PRIOR TO ORDERING THEM.
 - ROUTING OF CONDUIT, LOCATION OF MANHOLES, TRANSFORMERS, CABINETS, HANDHOLES, ETC., SHALL BE DETERMINED BY SERVICE PROVIDER DESIGN PERSONNEL. THE CONTRACTOR SHALL COORDINATE WITH ALL SERVICE PROVIDERS PRIOR TO THE INSTALLATION OF ANY CONDUIT.
 - ALL CONDUIT INSTALLATIONS MUST CONFORM TO THE CURRENT EDITION OF THE NATIONAL ELECTRIC SAFETY CODE, STATE AND LOCAL CODES AND ORDINANCES, AND WHERE APPLICABLE, THE NATIONAL ELECTRIC CODE. WHERE REQUIRED BY UTILITY PROVIDER, CONDUIT SHALL BE SUPPORTED IN PLACE USING PIPE STANCHIONS PLACED EVERY FIVE (5') FEET ALONG THE CONDUIT RUN.
 - UNDER A BUILDING SLAB THE CONDUIT SHALL BE ENCASED IN 8" OF CONCRETE ON ALL SIDES.
 - ALL CONDUIT TERMINATIONS SHALL BE CAPPED TO PREVENT DEBRIS FROM ENTERING CONDUIT.

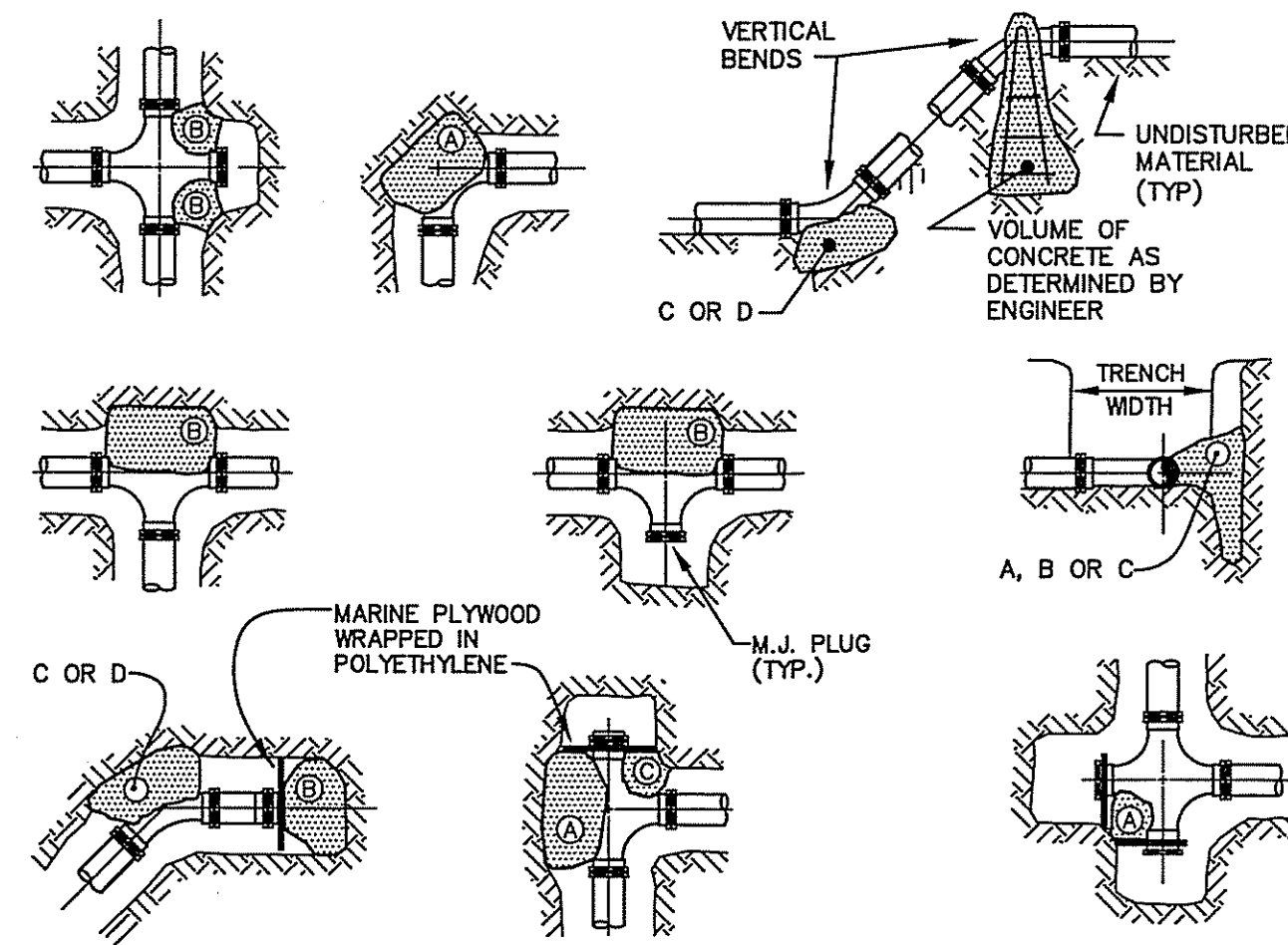
ELECTRIC / COMMUNICATION TRENCH NOT TO SCALE



NOTES

- CONTRACTOR TO COORDINATE WITH UTILITY COMPANY AND PROVIDE ALL EXCAVATION, COMPACTION AND BACKFILL FOR PIPE INSTALLATION WITHIN THE PROJECT SITE.
- 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.

GAS TRENCH NOT TO SCALE

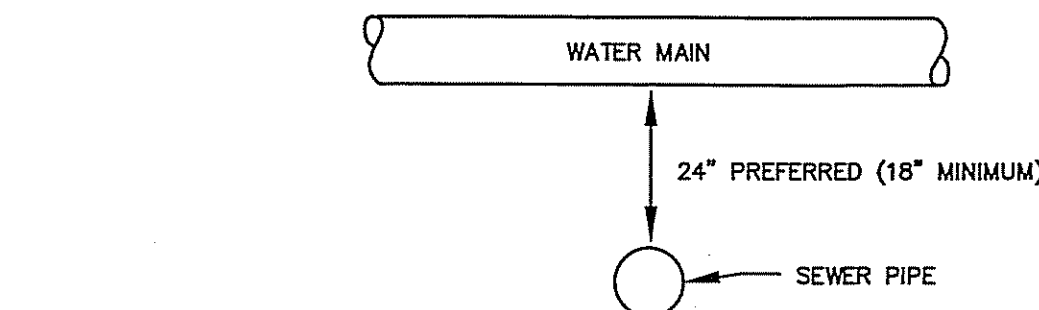


SQUARE FEET OF CONCRETE THRUST BLOCKING BEARING ON UNDISTURBED MATERIAL		PIPE SIZE				
REACTION TYPE		4"	6"	8"	10"	12"
A 90°	0.89	2.19	3.82	11.14	17.24	
B 180°	0.65	1.55	2.78	8.38	12.00	
C 45°	0.48	1.19	2.12	6.02	9.32	
D 22-1/2°	0.25	0.60	1.06	3.08	4.74	
E 11-1/4°	0.13	0.30	0.54	1.54	2.38	

NOTES

- POUR THRUST BLOCKS AGAINST UNDISTURBED MATERIAL. WHERE TRENCH WALL HAS BEEN DISTURBED, EXCAVATE LOOSE MATERIAL AND EXTEND THRUST BLOCK TO UNDISTURBED MATERIAL.
- NO JOINTS SHALL BE COVERED WITH CONCRETE. POLYETHYLENE (6 MIL) SHALL BE PLACED AROUND FITTINGS PRIOR TO CONCRETE PLACEMENT.
- ON BENDS AND TEES, EXTEND THRUST BLOCKS FULL LENGTH OF FITTING.
- PLACE BOARD IN FRONT OF ALL PLUGS BEFORE POURING THRUST BLOCKS. WHERE M.J. PIPE IS USED, M.J. PLUG WITH RETAINER GLAND MAY BE SUBSTITUTED FOR END BLOCKINGS.

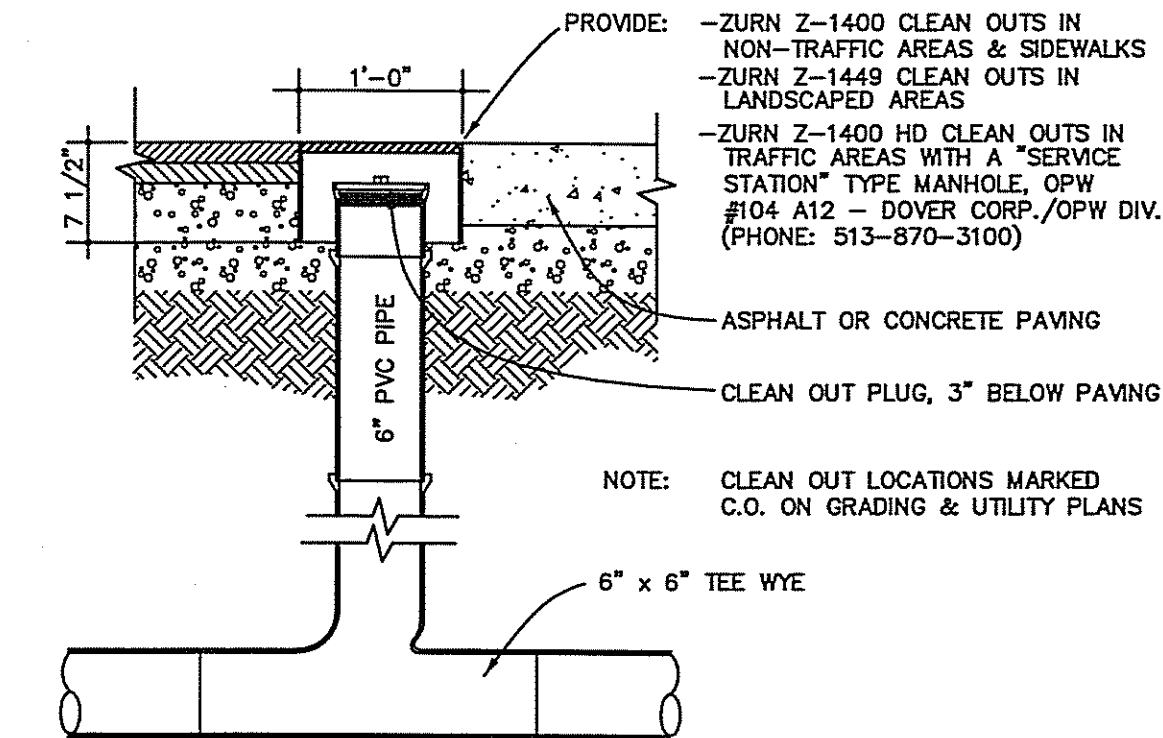
THRUST BLOCKING NOT TO SCALE



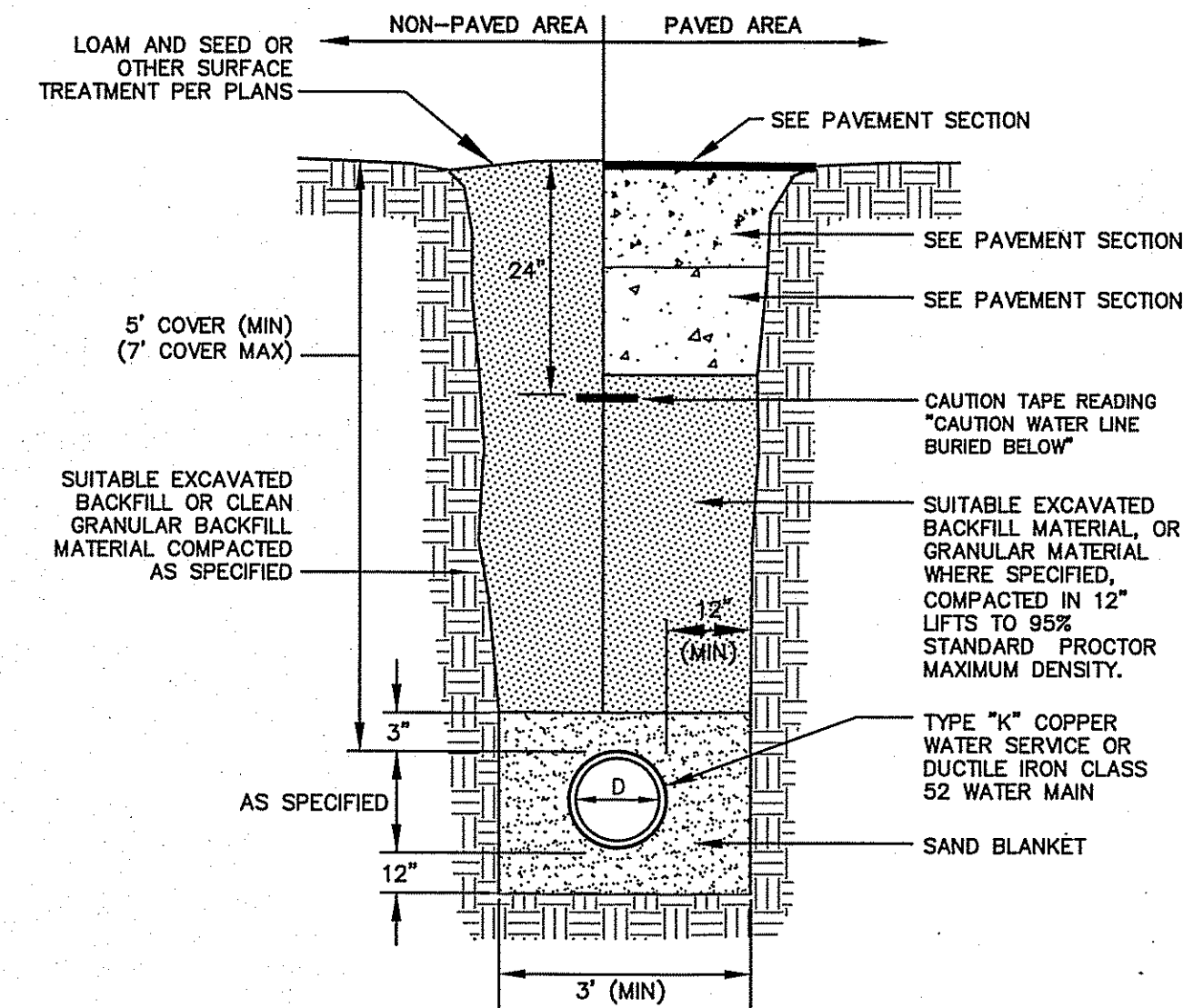
NOTES

- A MINIMUM HORIZONTAL DISTANCE OF 10 FEET SHALL BE MAINTAINED BETWEEN WATER AND SEWER MAINS. A MINIMUM VERTICAL DISTANCE WITH WATER ABOVE SEWER SHALL BE MAINTAINED.
- SEWER PIPE JOINTS SHALL BE LOCATED A MINIMUM OF 6 FEET HORIZONTALLY FROM WATER MAIN.
- IF THE REQUIRED CONFIGURATION CANNOT BE MET, THE SEWER MAIN SHALL BE CONSTRUCTED TO MEET THE NHDES REQUIREMENTS FOR FORCE MAIN CONSTRUCTION.

WATER MAIN / SEWER CROSSING NOT TO SCALE



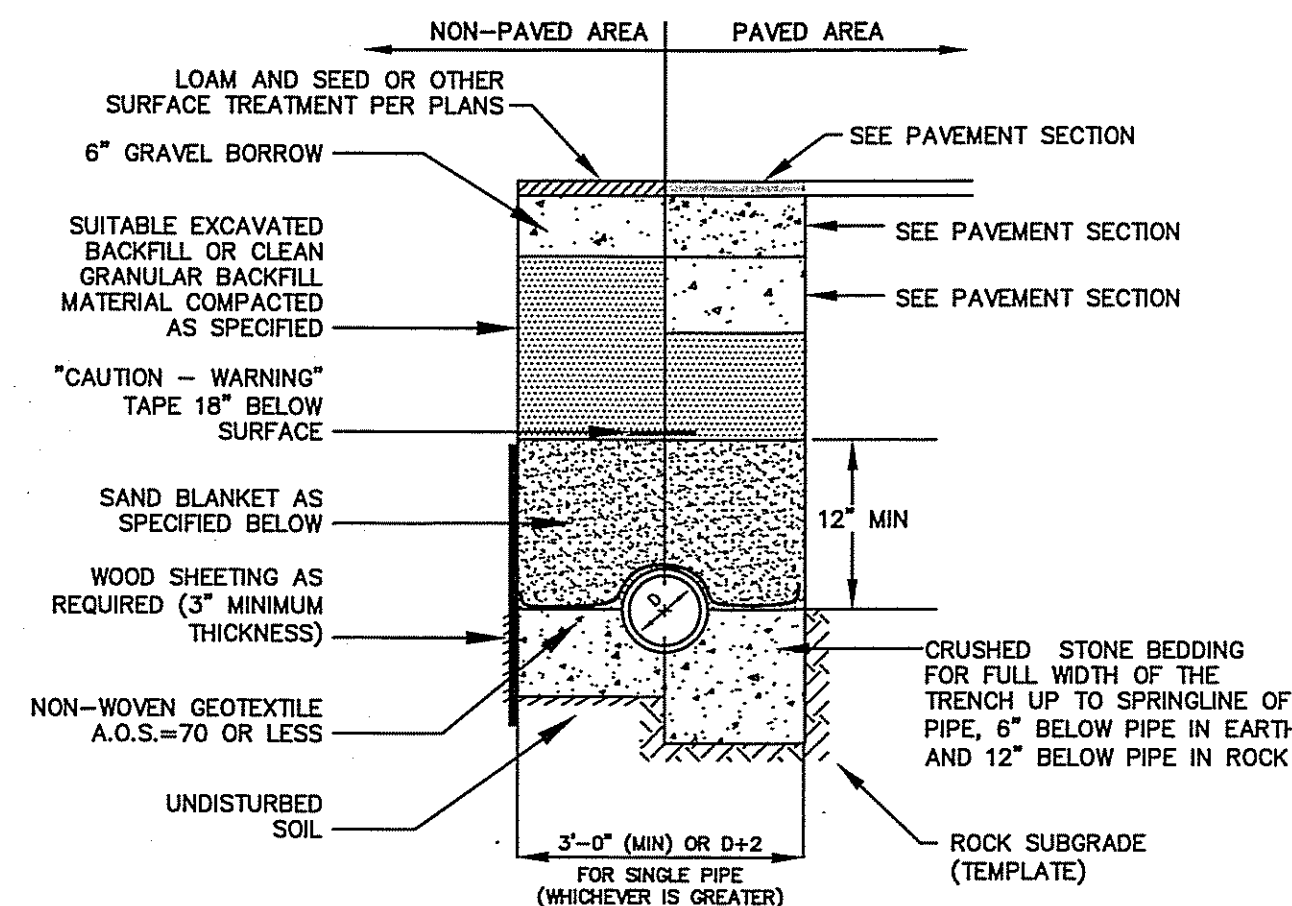
SEWER CLEANOUT NOT TO SCALE



NOTES

- 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.
- WATER MAIN SHALL BE POLY WRAPPED.

WATER MAIN TRENCH NOT TO SCALE

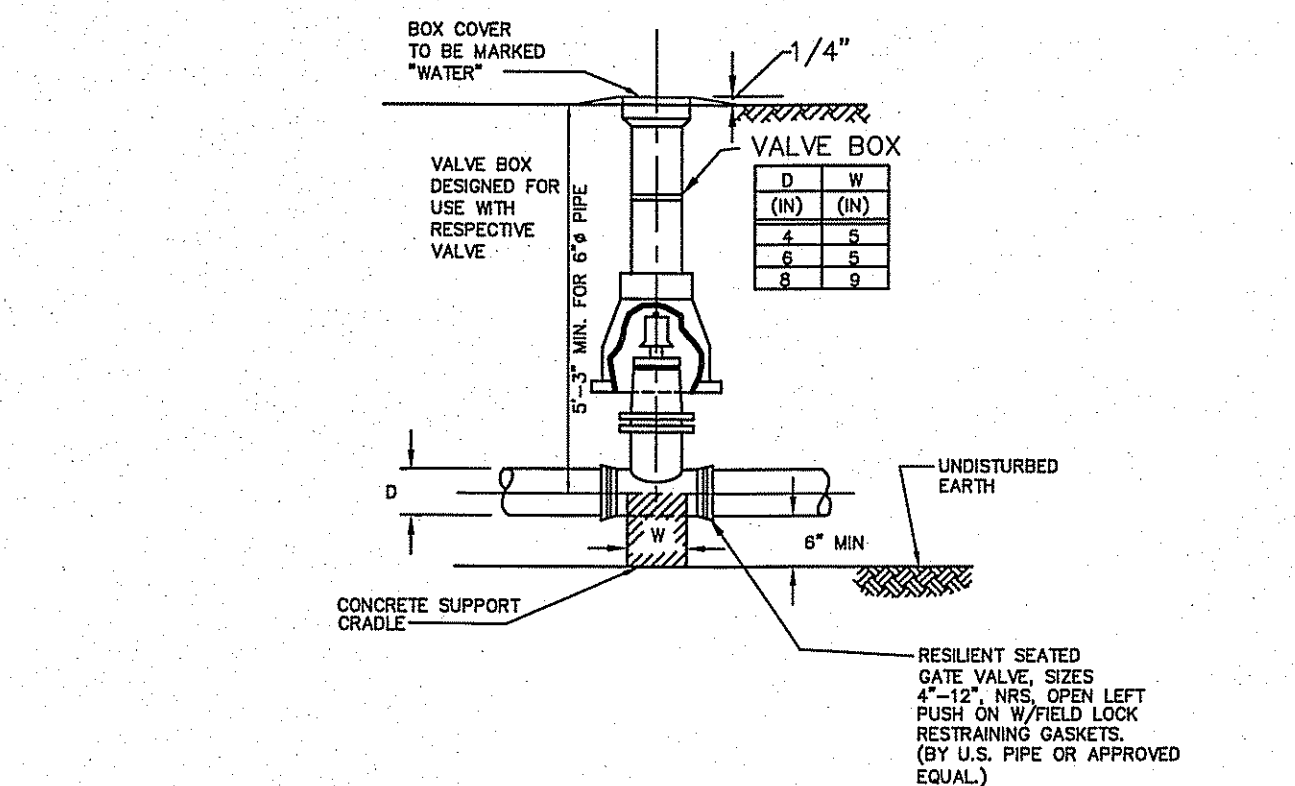


NOTES

- 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.
- INSULATE GRAVITY SEWER WHERE THERE IS LESS THAN 5'-0" OF COVER WITH 2" THICK CLOSED CELL RIGID BOARD INSULATION, 18" ON EACH SIDE OF PIPE.
- MAINTAIN 12" MINIMUM HORIZONTAL SEPARATION AND WIDEN TRENCH ACCORDINGLY IF MULTIPLE PIPES ARE IN TRENCH.

SAND BLANKET/BARRIER		CRUSHED STONE BEDDING*	
SIEVE SIZE	% FINER BY WEIGHT	SIEVE SIZE	% FINER BY WEIGHT
1/2"	90 - 100	1/2"	90 - 100
200	0 - 15	200	0 - 15

SEWER TRENCH NOT TO SCALE

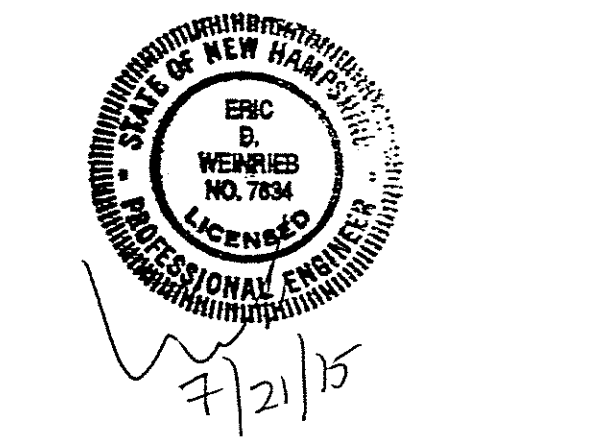


WATER VALVE DETAIL NOT TO SCALE

ALTUS
ENGINEERING, INC.

133 COURT STREET
(603) 433-2335

PORTSMOUTH, NH 03801
www.ALTUS-ENG.com



NOT FOR CONSTRUCTION

ISSUED FOR:

PLANNING BOARD APPROVAL

ISSUE DATE:

JULY 21, 2015

REVISIONS

NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMISSION	EDW	06/29/15
1	PER TRC COMMENTS	EDW	07/21/15

DRAWN BY: RLH

APPROVED BY: EDW

DRAWING FILE: 4699-DETAILS.dwg

SCALE:

NOT TO SCALE

OWNER/APPLICANT:

H53 MAST ROAD, LLC
c/o SUMMIT LAND DEVELOPMENT

340 CENTRAL AVE., #202
DOVER, NH 03820

PROJECT:

PROPOSED INDUSTRIAL DEVELOPMENT
(FILE NO. P15-35)

TAX MAP H, LOT 53-1
STONEWALL DRIVE
DOVER, NH

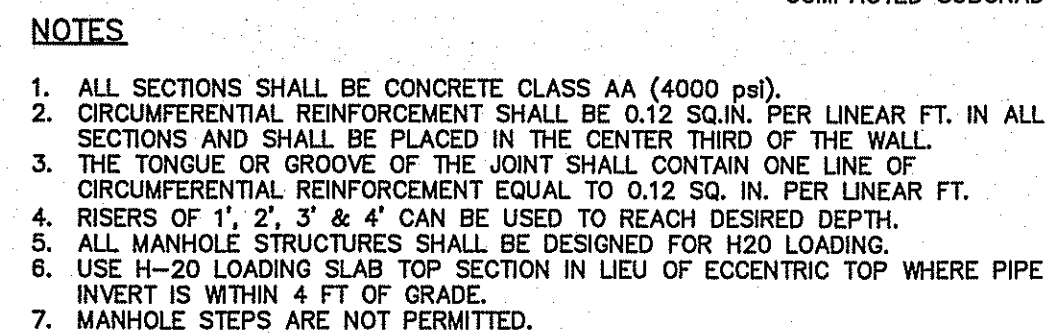
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DETAIL SHEET

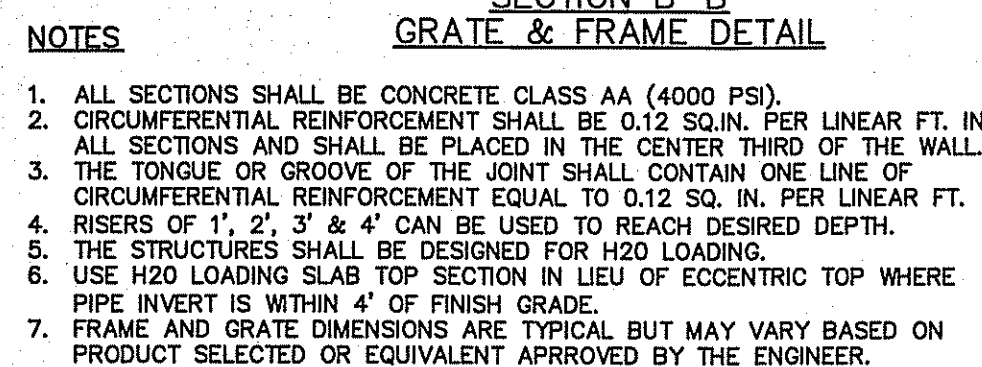
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D-3

P-4699

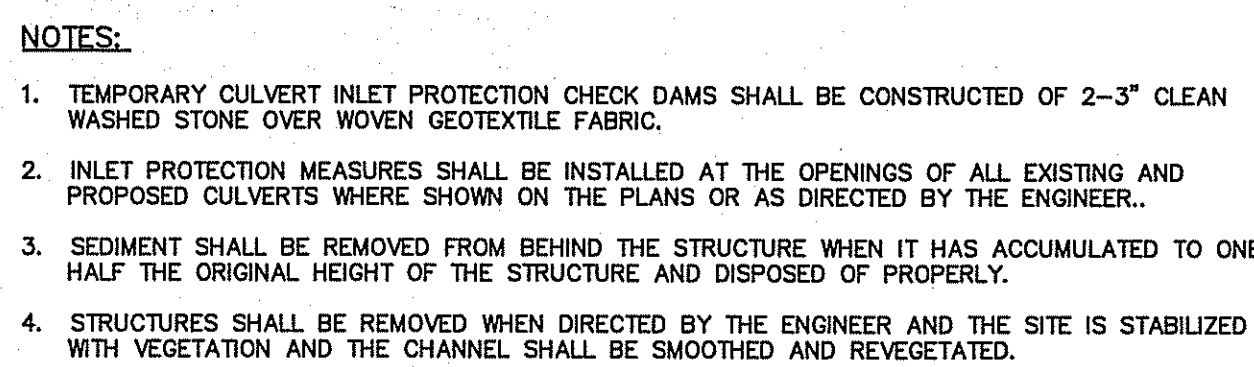


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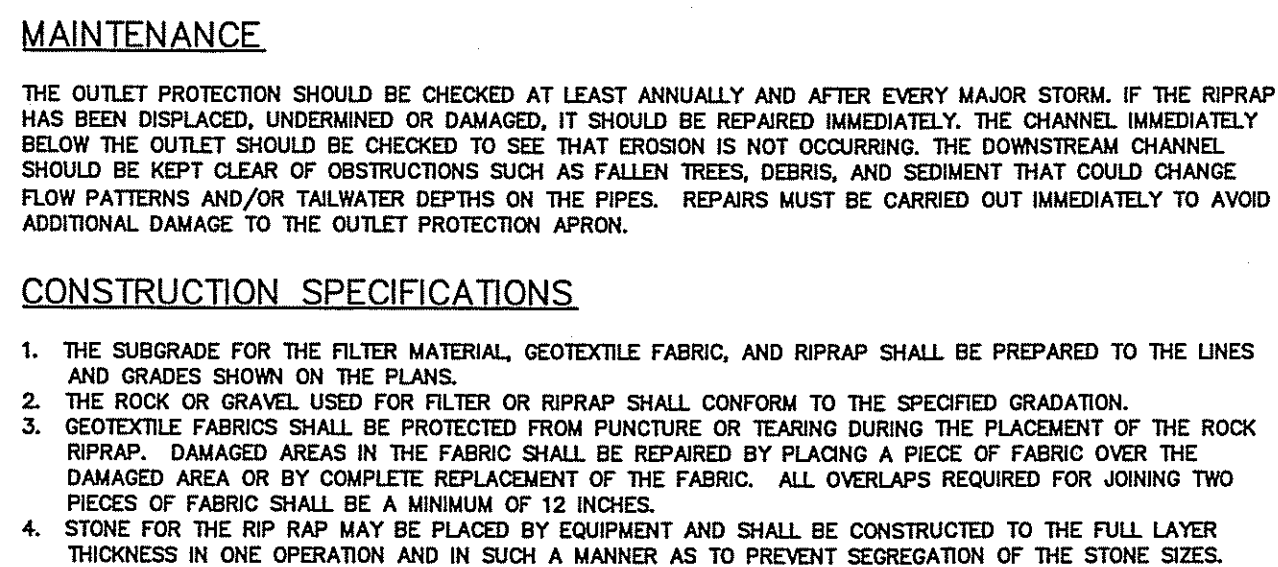
TEMPORARY CULVERT INLET PROTECTION CHECK DAM

NOT TO SCALE

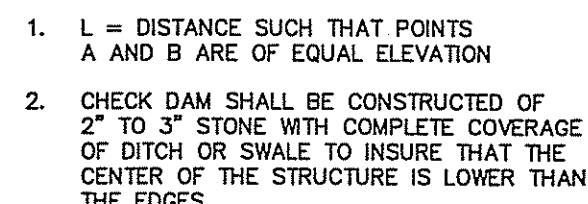


TEMPORARY CULVERT INLET PROTECTION CHECK DAM

NOT TO SCALE



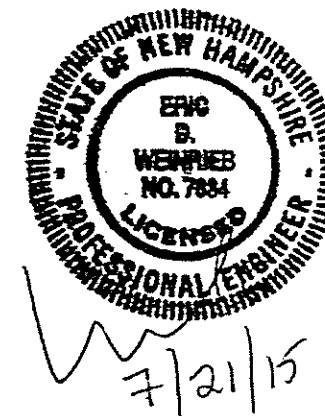
NOT TO SCALE



NOT TO SCALE



NOT TO SCALE



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DRAWN BY: _____ RLH

APPROVED BY: _____ EDW

DRAWING FILE: 4597-LOT1-DETAILS.dwg

SCALE:

NOT TO SCALE

OWNER/APPLICANT:

H53 MAST ROAD, LLC
c/o SUMMIT LAND
DEVELOPMENT

340 CENTRAL AVE., #202
DOVER, NH 03820

PROJECT:

*PROPOSED INDUSTRIAL
DEVELOPMENT
(FILE NO. P15-35)*

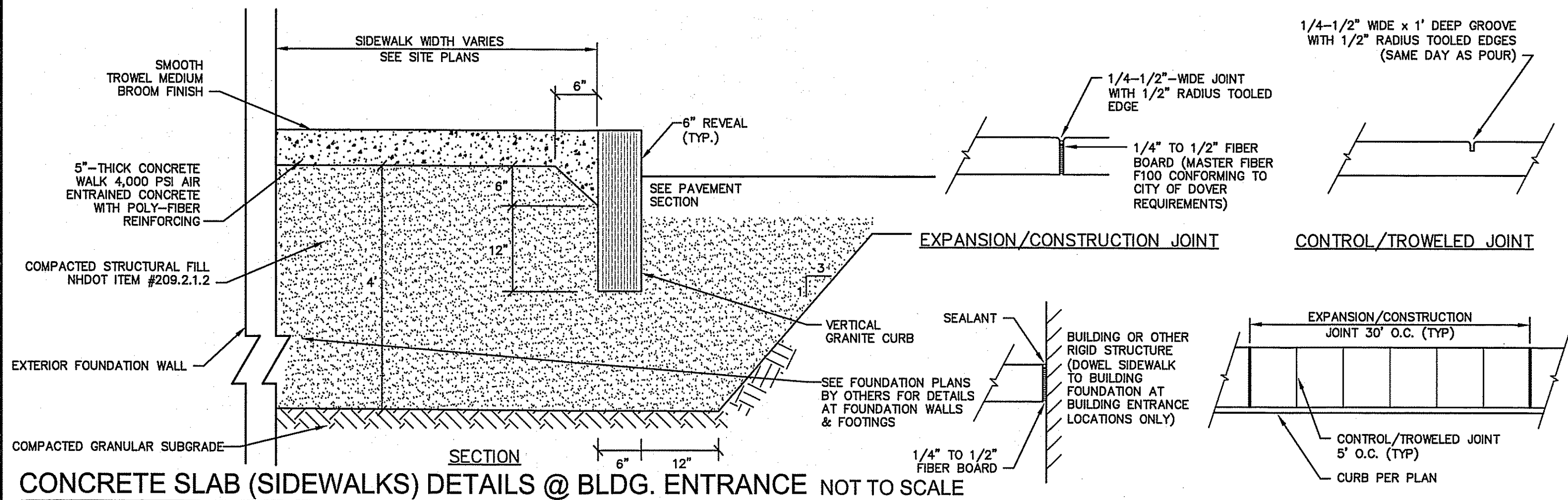
TAX MAP H, LOT 53-1
STONEWALL DRIVE
DOVER, NH

TITLE:

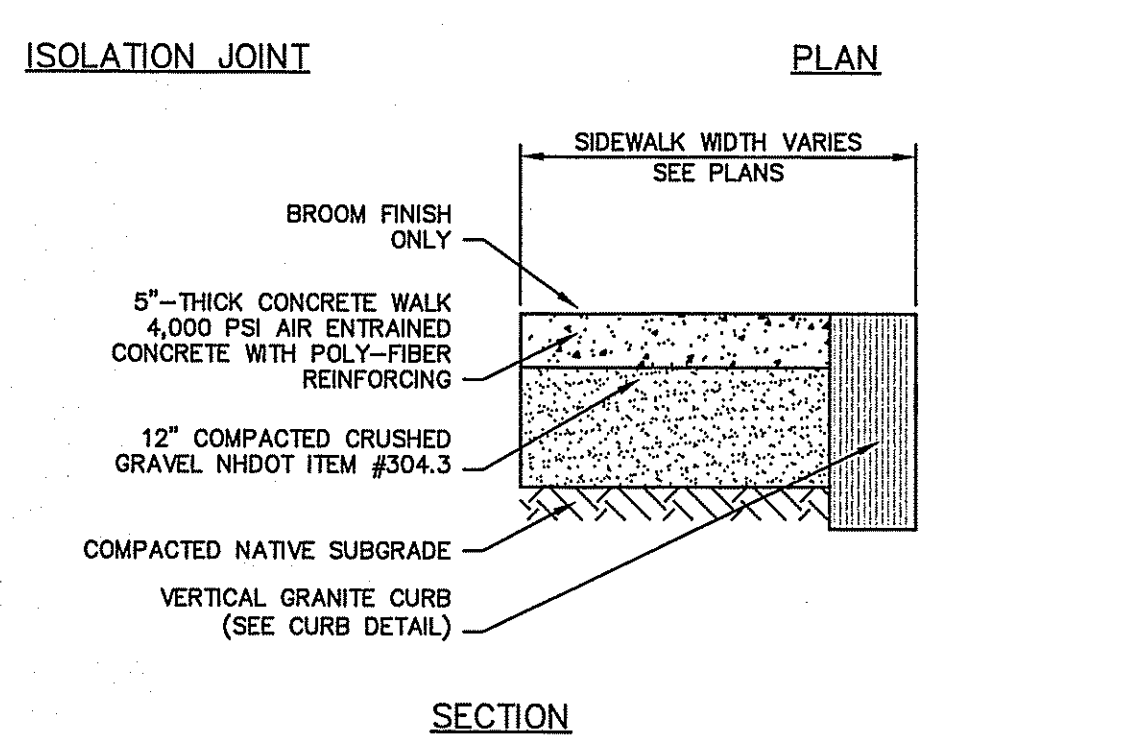
DETAIL SHEET

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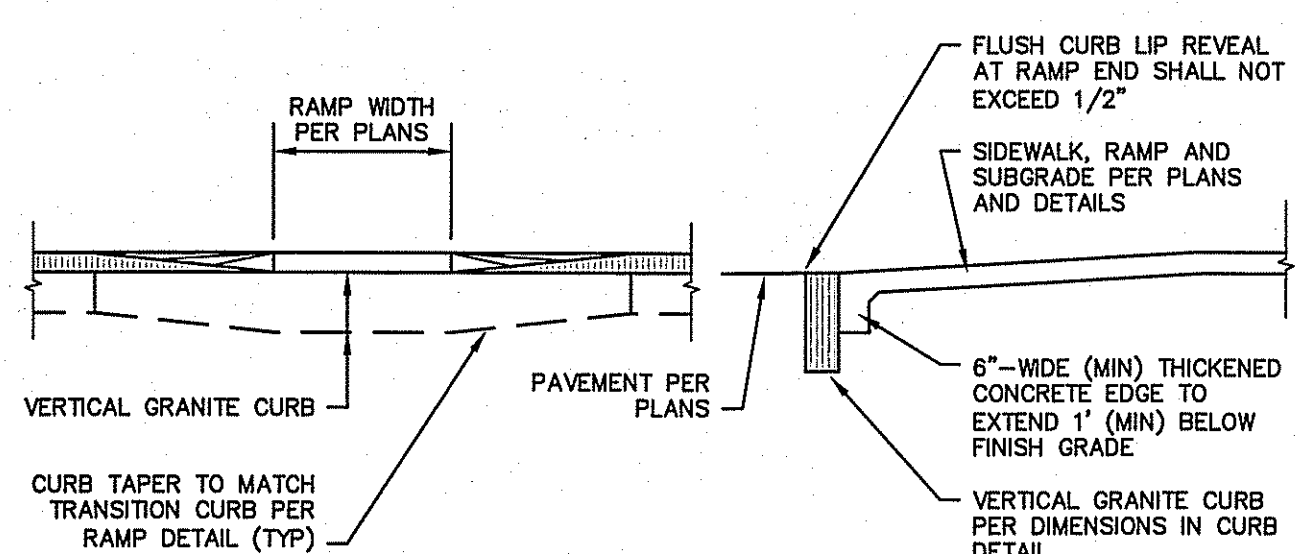
D-4



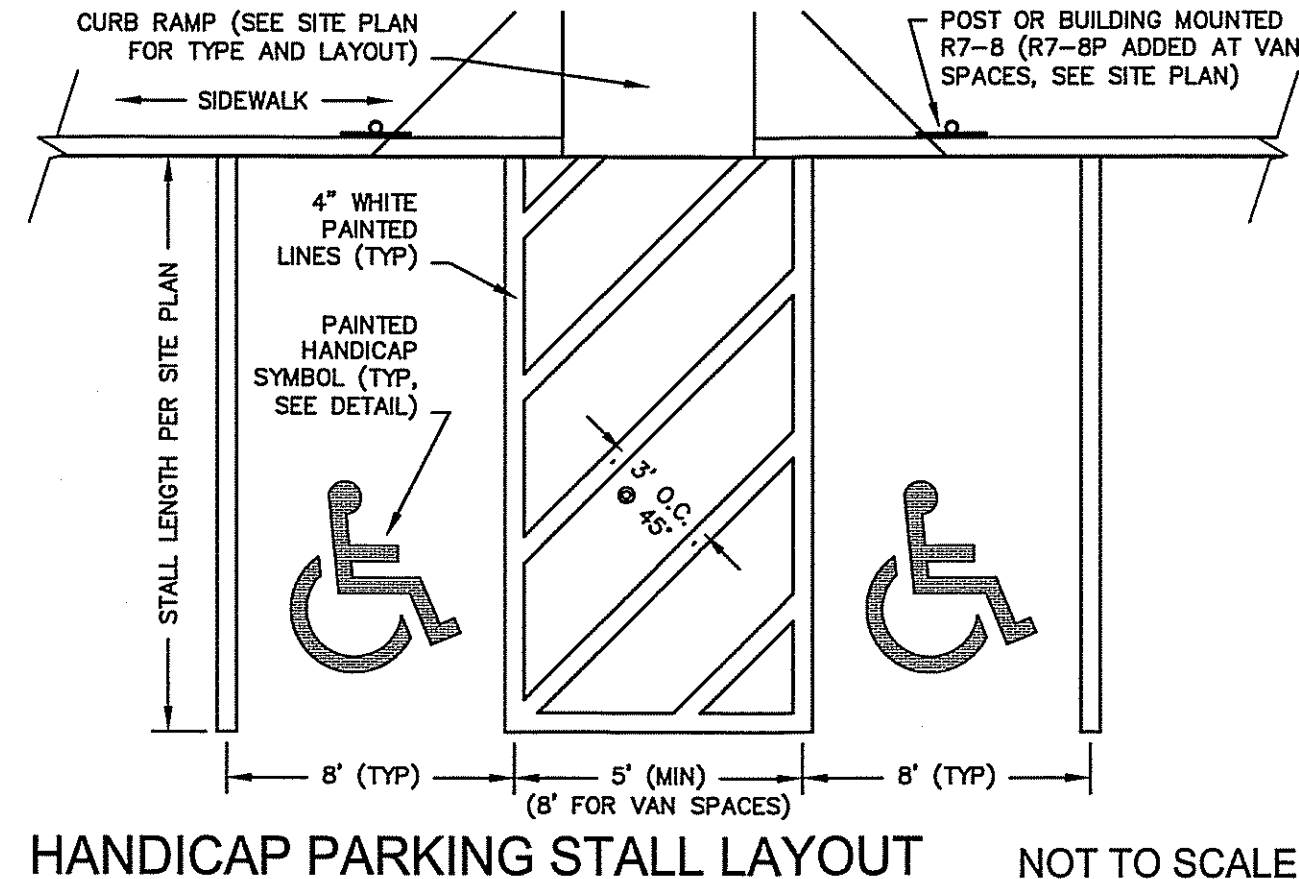
CONCRETE SLAB (SIDEWALKS) DETAILS @ BLDG. ENTRANCE NOT TO SCALE



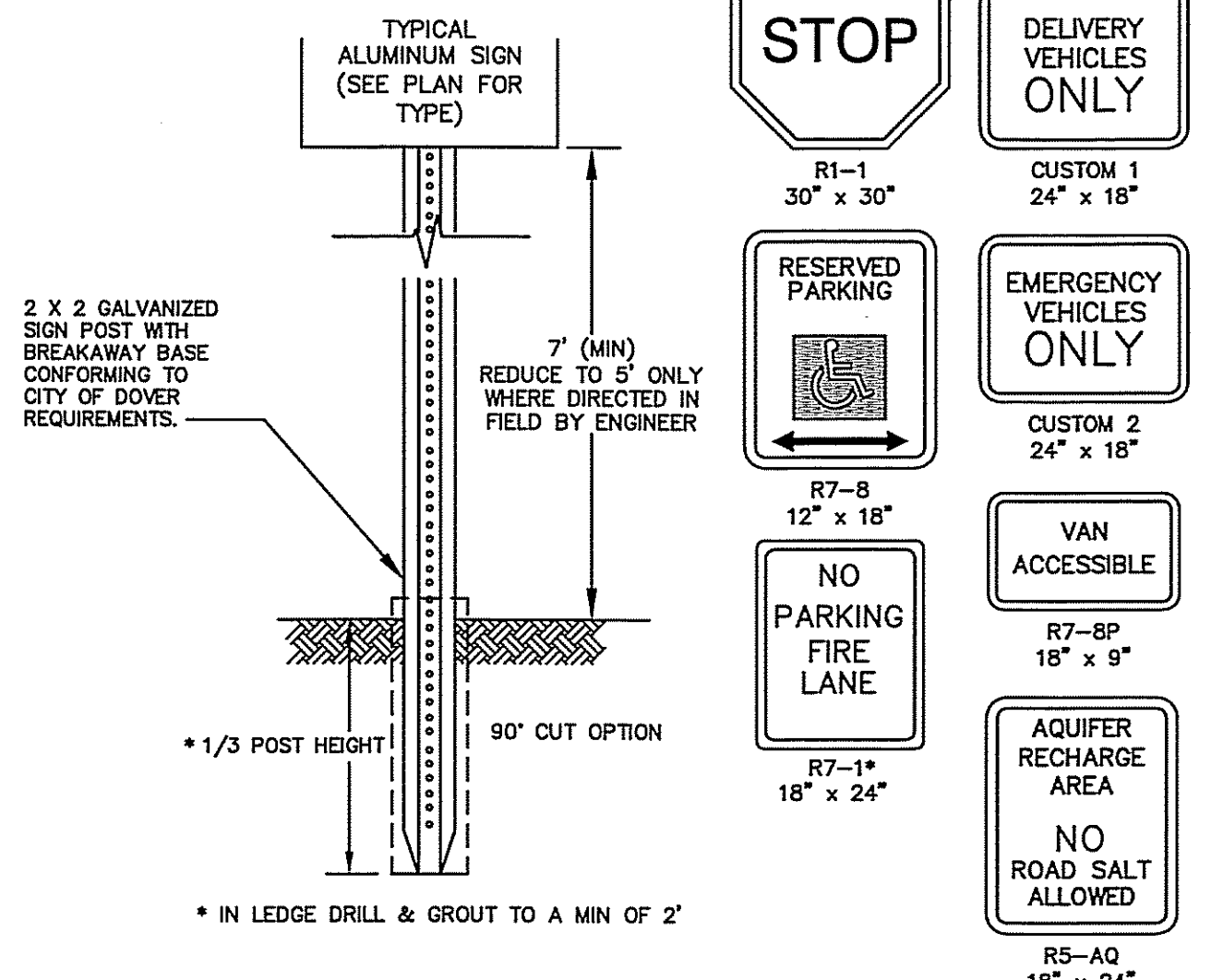
CONCRETE SIDEWALK DETAIL NOT TO SCALE



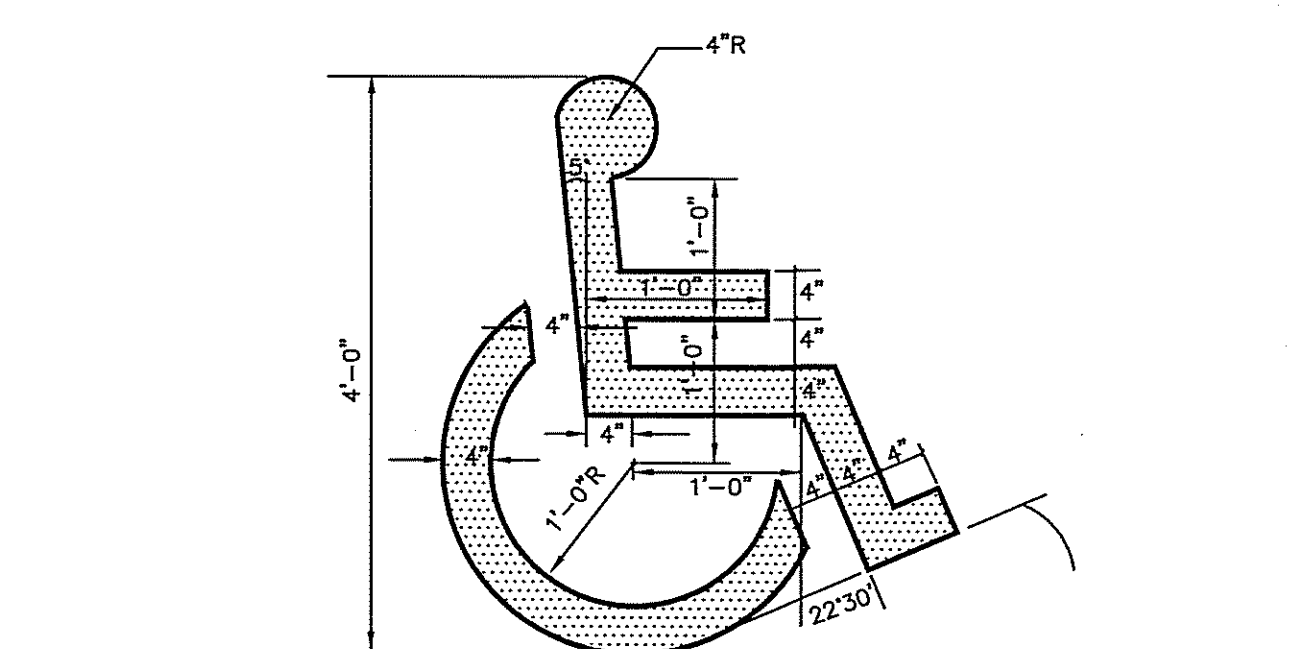
FLUSH CURB AT RAMP DETAIL NOT TO SCALE



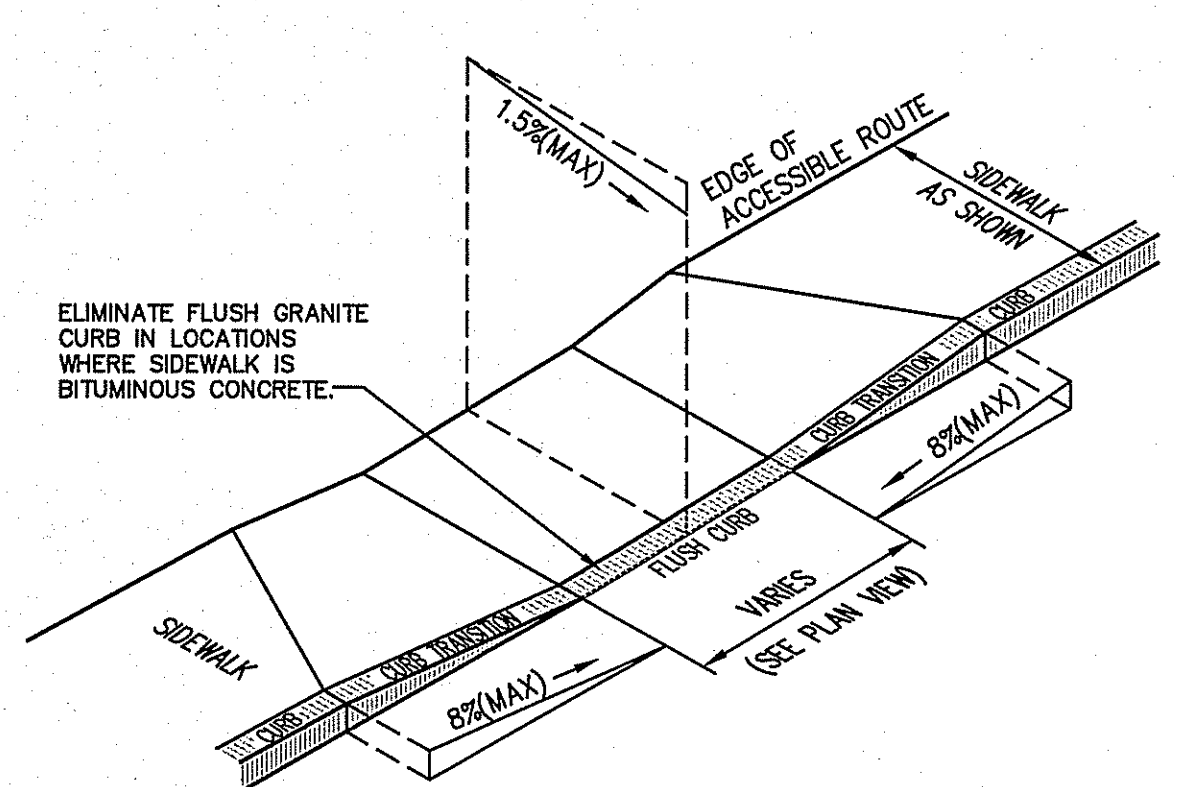
HANDICAP PARKING STALL LAYOUT NOT TO SCALE



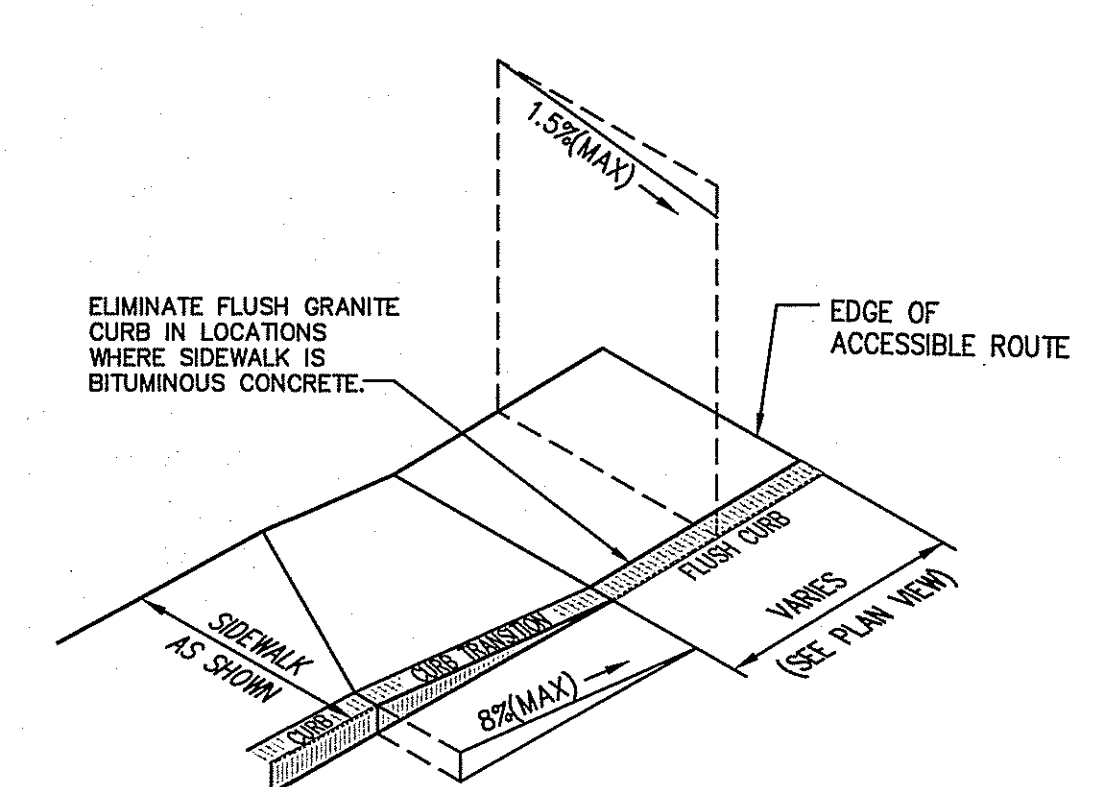
SIGN DETAILS NOT TO SCALE



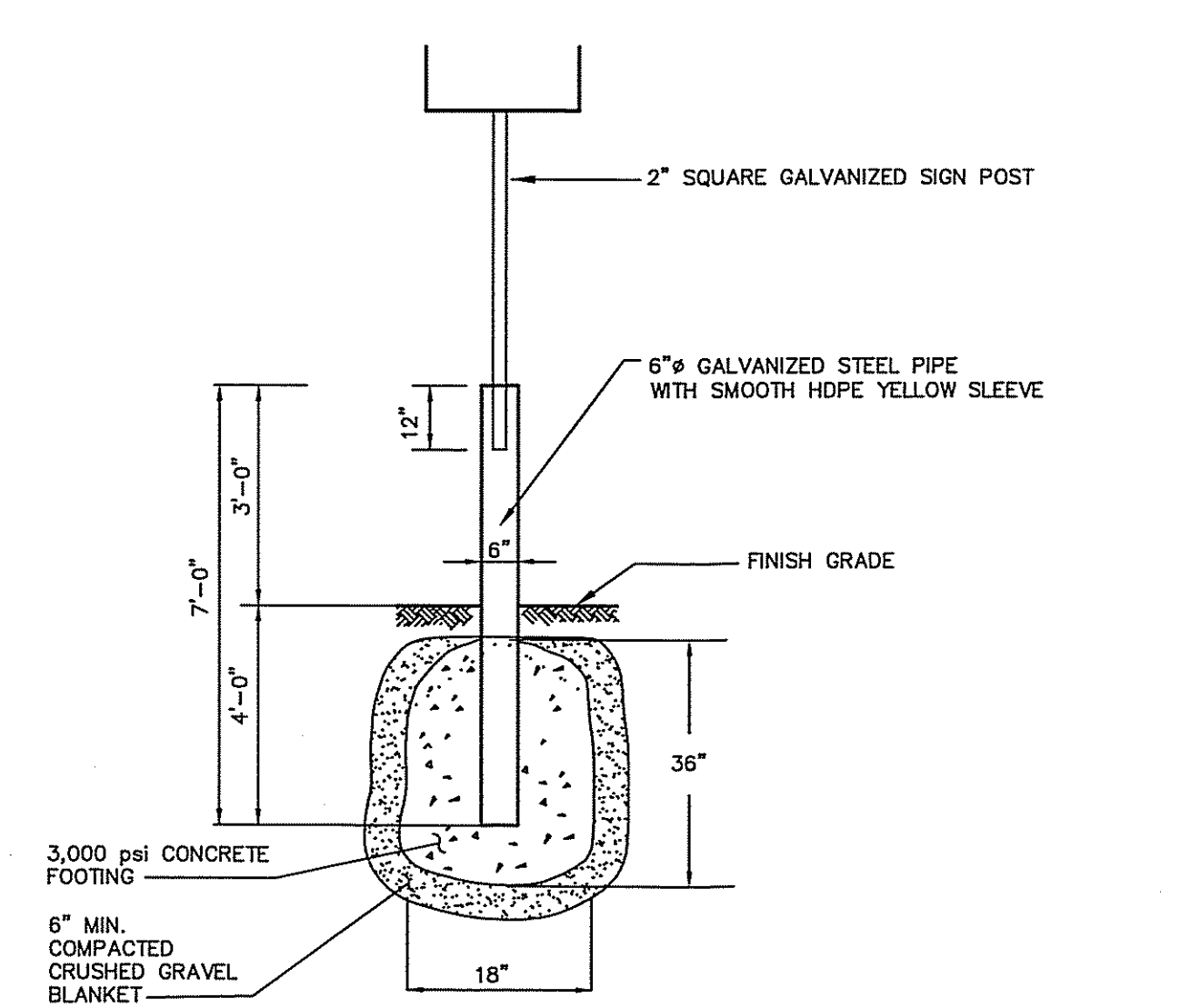
PAINTED HANDICAP SYMBOL NOT TO SCALE



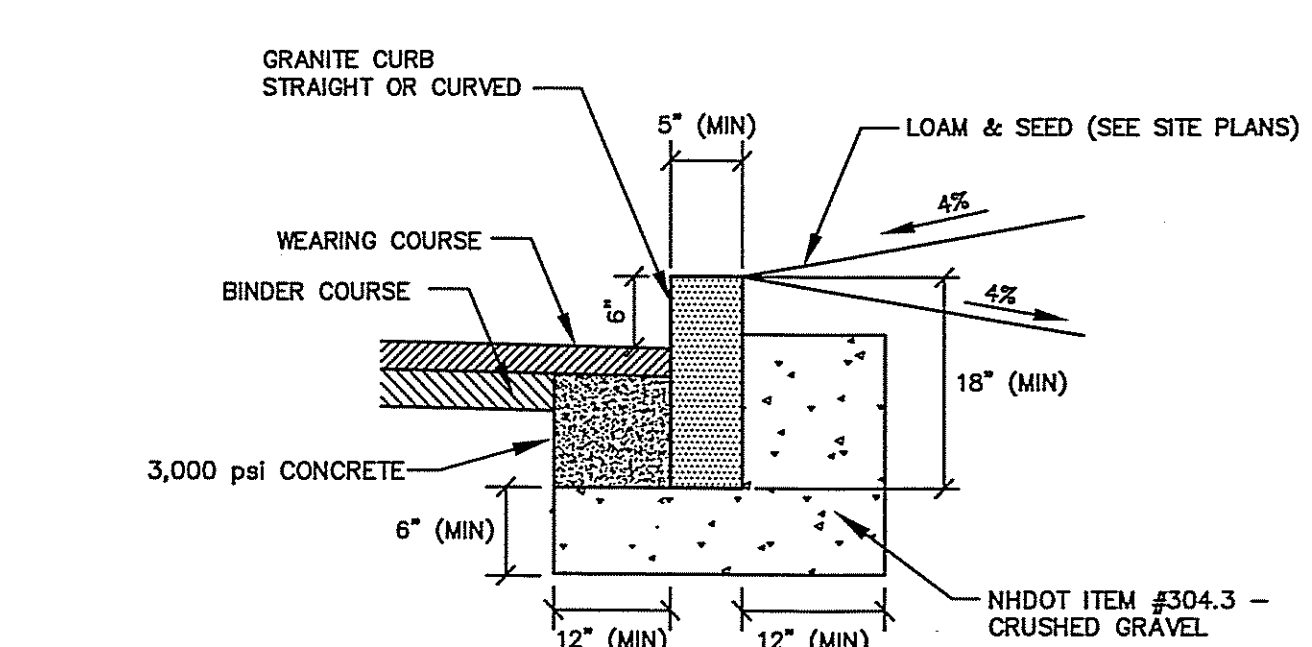
CURB RAMP (TYPE 'A') NOT TO SCALE



CURB RAMP (TYPE 'L') NOT TO SCALE



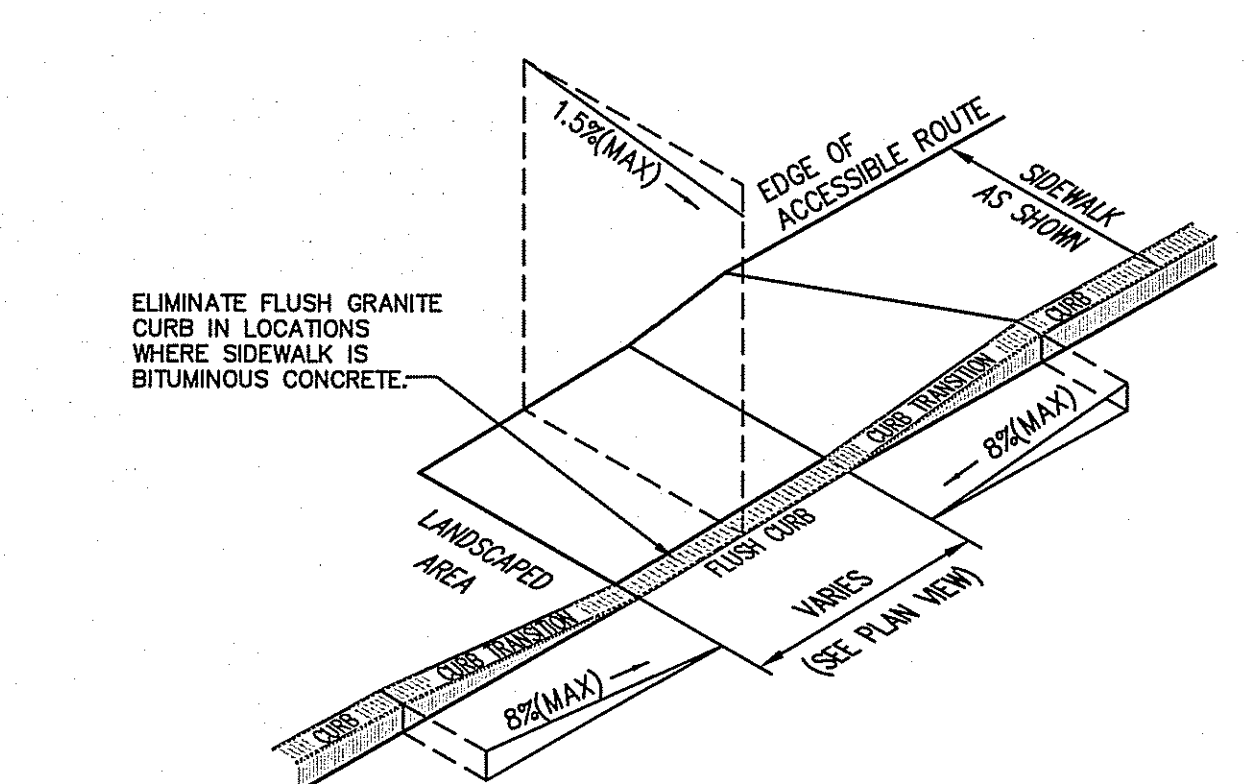
SIGN BOLLARD DETAIL NOT TO SCALE



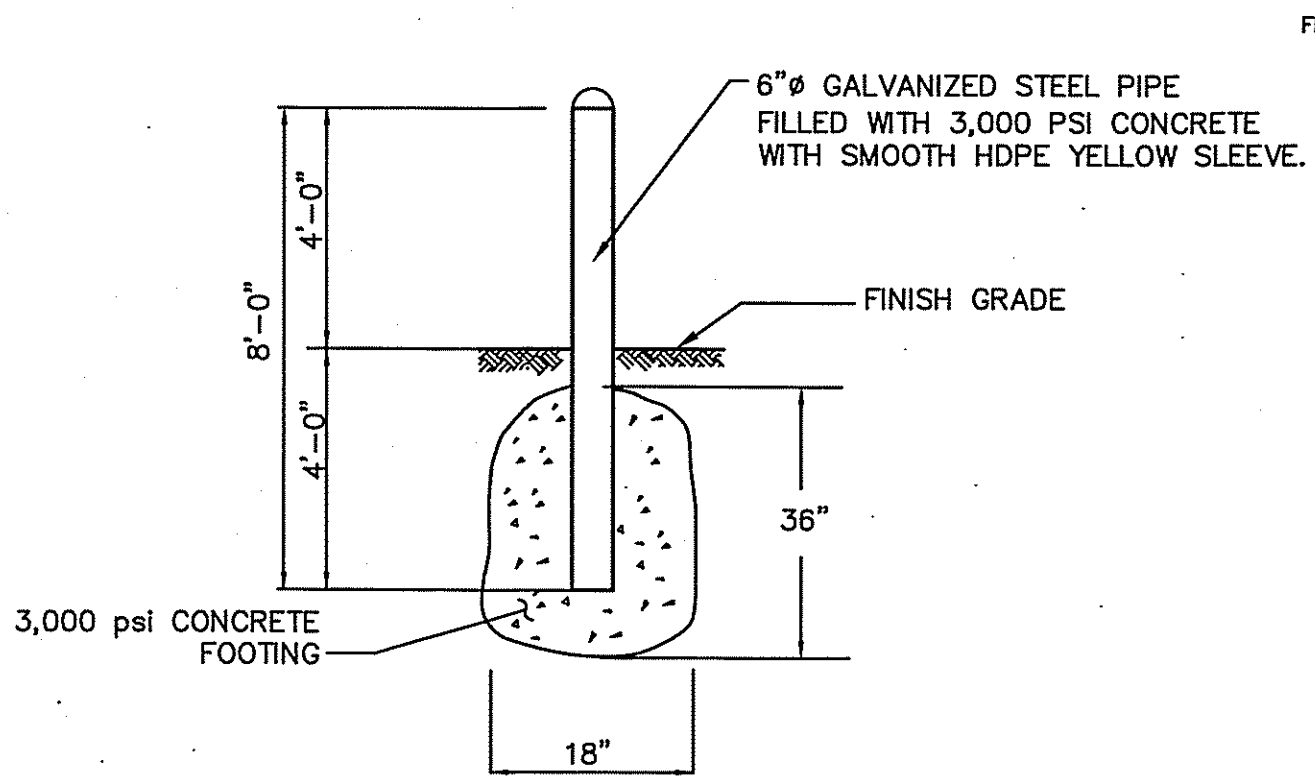
VERTICAL GRANITE CURB NOT TO SCALE

- NOTES APPLICABLE TO ALL CURB RAMPS:
1. THE MAXIMUM ALLOWABLE CROSS SLOPE OF AN ACCESSIBLE ROUTE (SIDEWALK) AND CURB SHALL BE 1.5%.
 2. THE MAXIMUM ALLOWABLE SLOPE OF AN ACCESSIBLE ROUTE EXCLUDING CURB RAMPS SHALL BE 5%.
 3. THE MAXIMUM ALLOWABLE SLOPE OF AN ACCESSIBLE ROUTE (SIDEWALK) CURB RAMP SHALL BE 8%.
 4. CURB TREATMENT VARIES, SEE PLANS FOR CURB TYPE.
 5. BASE OF RAMP SHALL BE GRADED TO PREVENT THE PONDING OF WATER.
 6. SEE TYPICAL SIDEWALK SECTION FOR RAMP CONSTRUCTION.
 7. ALL CURB RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH AMERICANS WITH DISABILITIES ACT (ADA) AND ALL APPLICABLE CODES.
 8. FLUSH CURB SECTIONS SHALL HAVE A MAXIMUM LIP REVEAL OF 1/2" AT THE EDGE OF PAVEMENT.
 9. EDGES OF SIDEWALK FOOTINGS ALONG FLUSH CURBS SHALL BE HAUNCHED SO AS TO EXTEND TO A MINIMUM DEPTH OF 1' BELOW FINISH GRADE.
 10. NO RAMP SHALL BE LESS THAN 4' IN WIDTH.

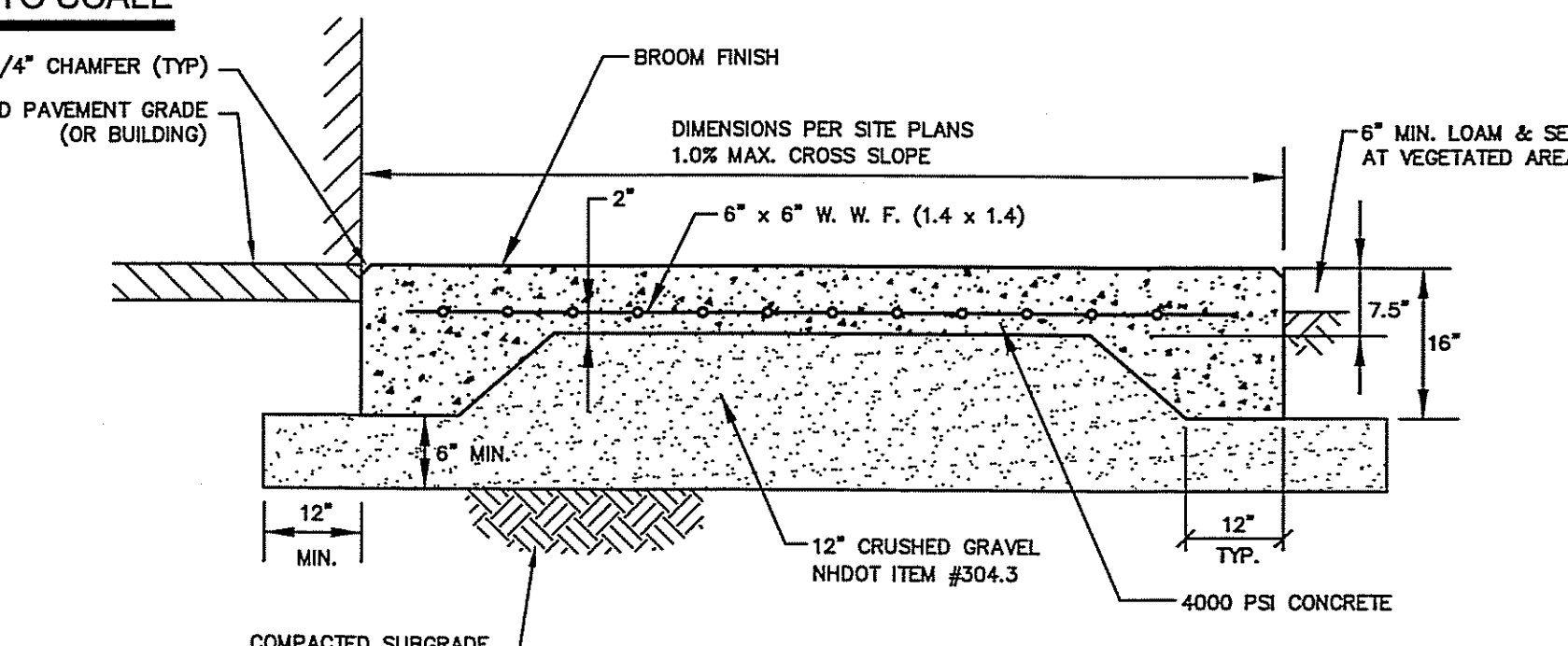
CURB RAMP NOTES NOT TO SCALE



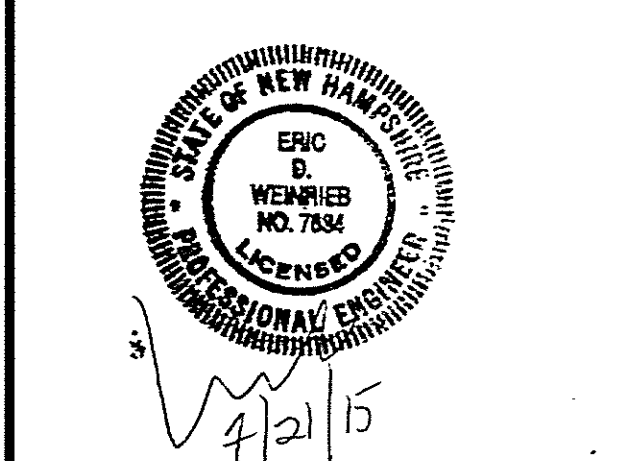
CURB RAMP (TYPE 'I') NOT TO SCALE



BOLLARD NOT TO SCALE



CONCRETE DUMPSTER PAD & TRUCK WHEEL PADS NOT TO SCALE



NOT FOR CONSTRUCTION

ISSUED FOR:

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JULY 21, 2015

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1 PER TRC COMMENTS EDW 07/21/15

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APPROVED BY: EDW

DRAWING FILE: 4699-DETAILS.dwg

SCALE:

NOT TO SCALE

OWNER/APPLICANT:

H53 MAST ROAD, LLC

c/o SUMMIT LAND

DEVELOPMENT

340 CENTRAL AVE., #202

DOVER, NH 03820

PROJECT:

PROPOSED INDUSTRIAL

DEVELOPMENT

(FILE NO. P15-35)

TAX MAP H, LOT 53-1

STONEWALL DRIVE

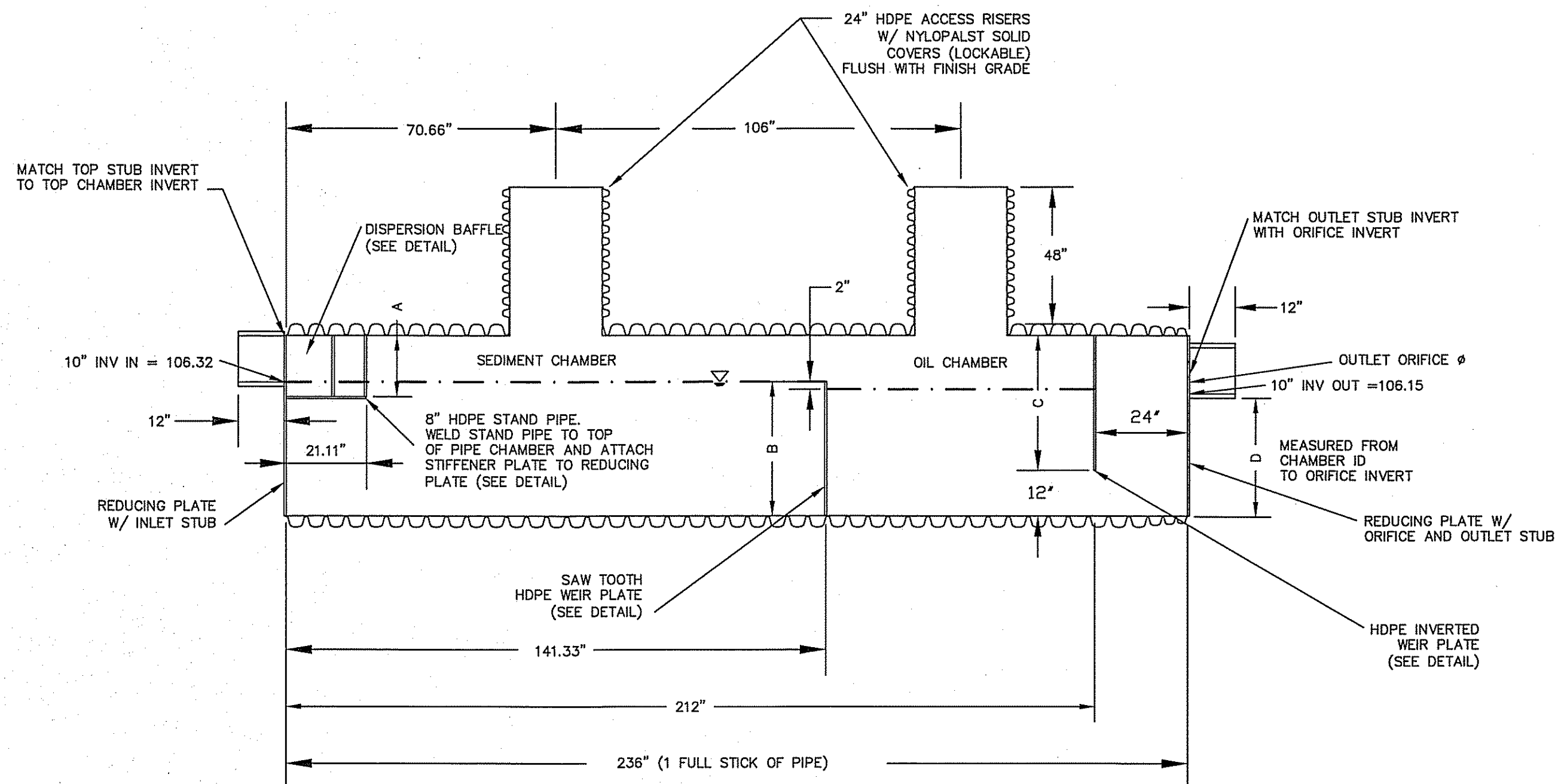
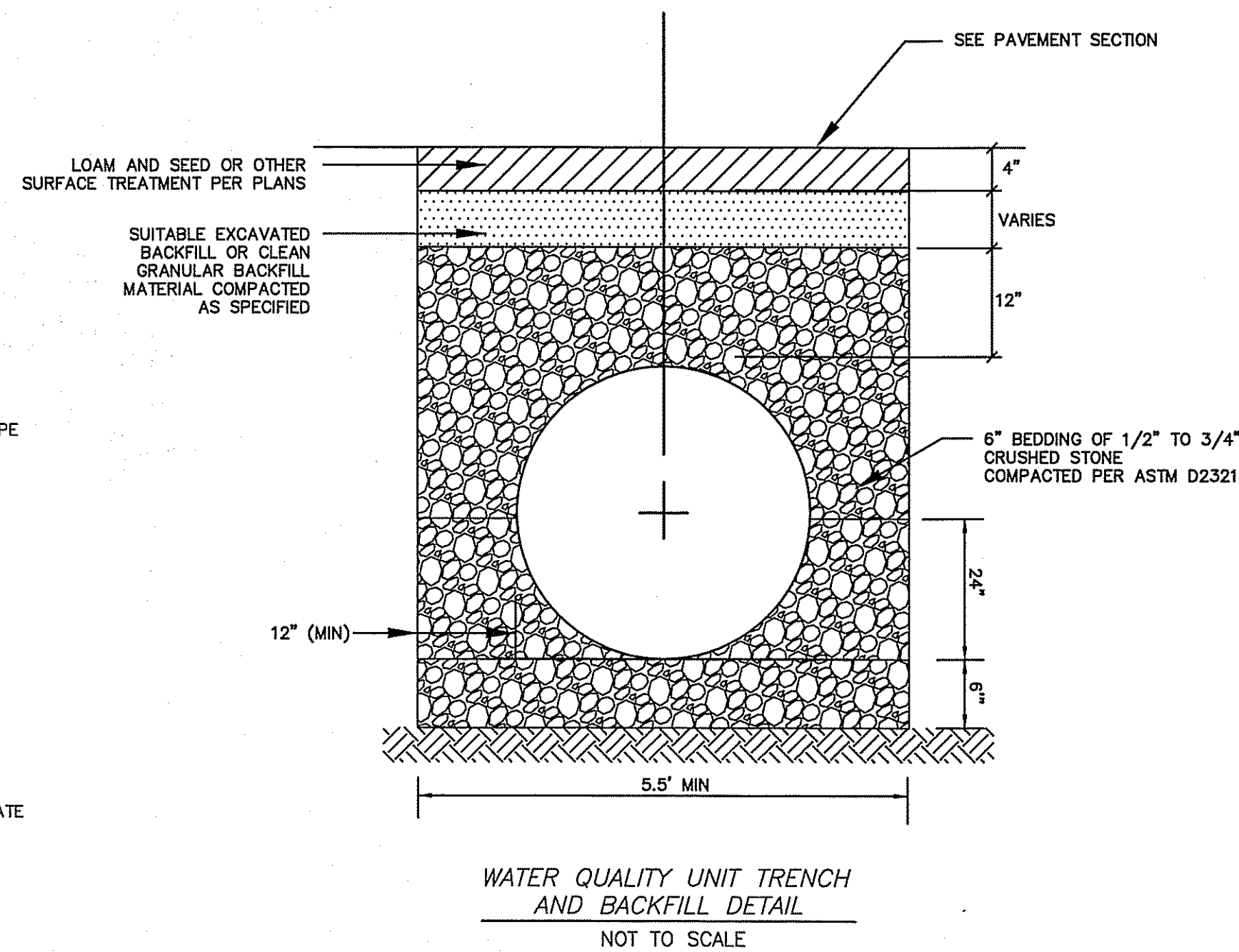
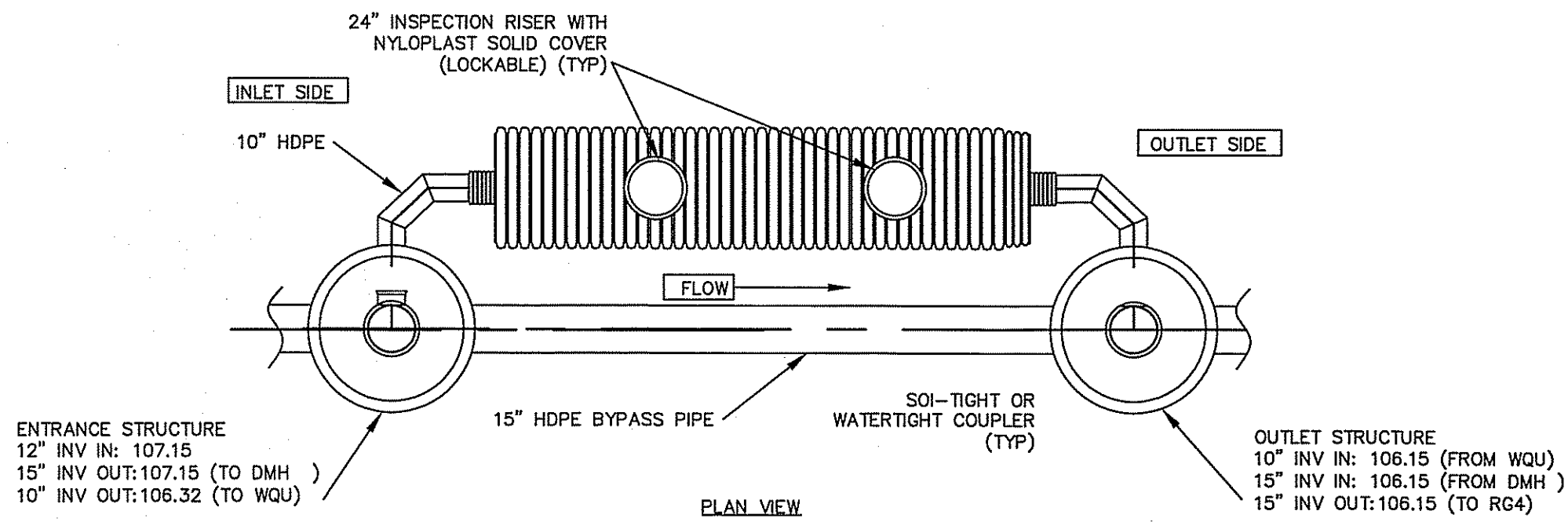
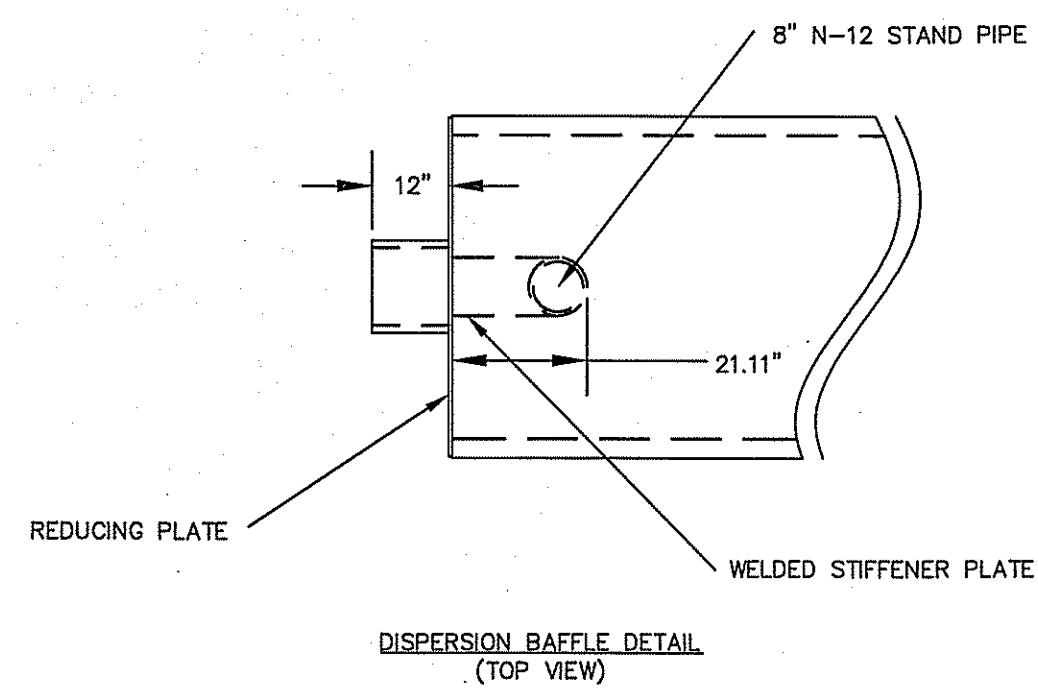
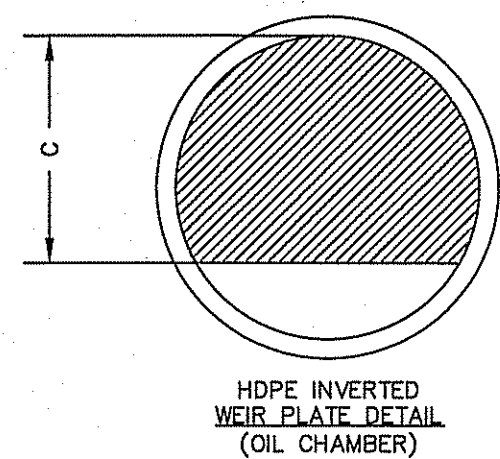
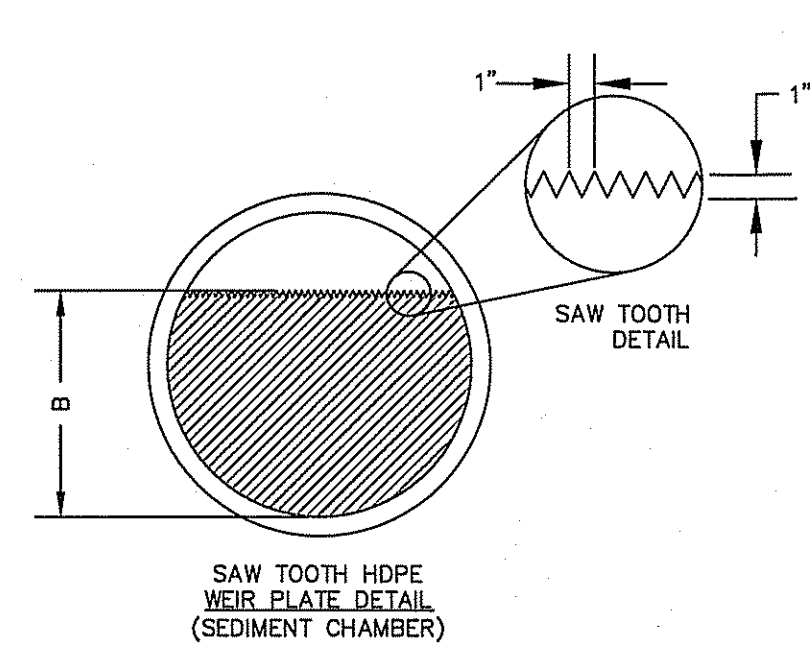
DOVER, NH

TITLE:

DETAIL SHEET

SHEET NUMBER:

D-5



MODEL #	MAIN PIPE DIA.	TREAT. FLOW RATE	SIEVE SIZE	INLET STUB DIA.	OUTLET STUB DIA.	ORIFICE DIA.	A	B	C	D
3620WQA15*	36"	1.50 CFS	140	10"	10"	7.82"	13.9"	26"	24"	24"

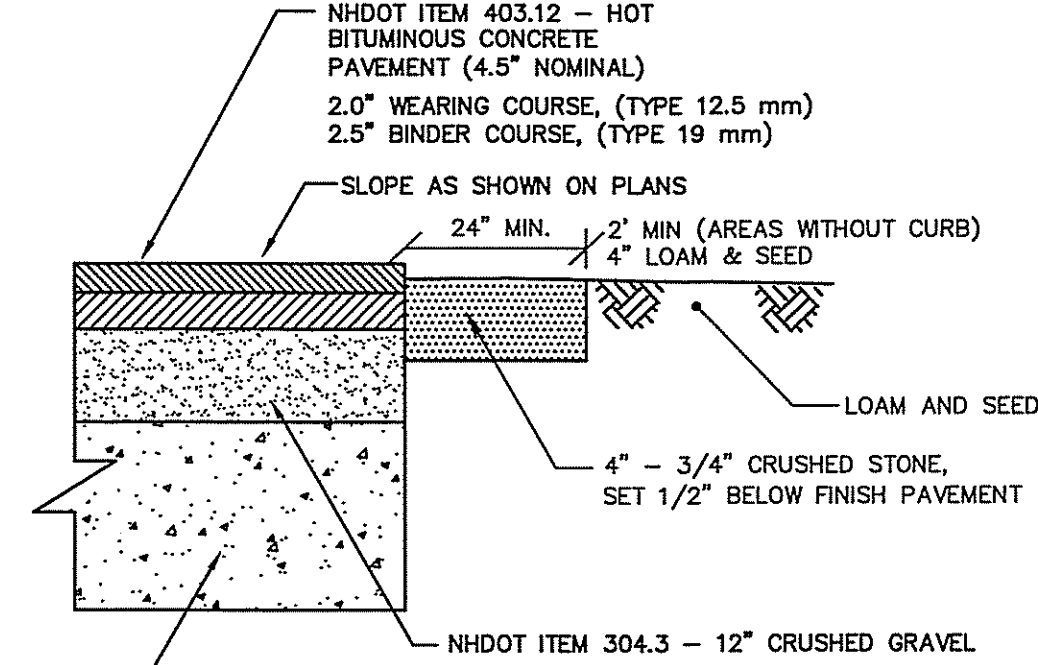
* MODEL NUMBER AS MANUFACTURED BY ADVANCED DRAINAGE SYSTEMS, INC (ADS) OR APPROVED EQUAL.

NOTES:

- ALL DIMENSIONS ARE NOMINAL.
- ALL FITTING CONNECTIONS WILL BE MADE USING A STANDARD BELL/BELL OR SPLIT COUPLER.
- DESIGN ENGINEER SHALL BE PRESENT DURING THE INSTALLATION OF THE WQU. CONTRACTOR SHALL NOTIFY THE ENGINEER A MINIMUM OF 72 HRS IN ADVANCE OF THE START OF WORK.

WATER QUALITY UNIT

NOT TO SCALE

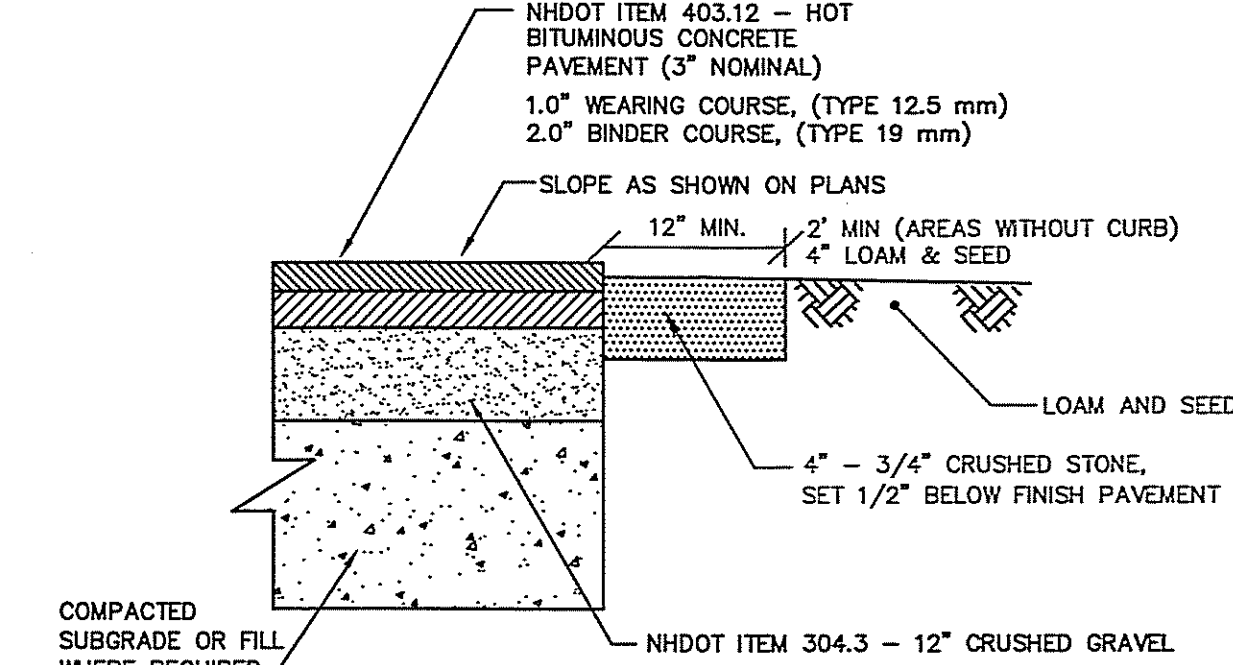


NOTES:

- INSTALL TACK COAT TO BINDER COURSE PAVEMENT PRIOR TO INSTALLING WEARING COURSE.
- REMOVE LEDGE WITHIN 30" OF SURFACE.
- ALL LOAM, CLAY, MUCK, ORGANIC AND/OR YIELDING MATERIAL SHALL BE REMOVED TO A DEPTH OF NO LESS THAN 22" BELOW FINISH GRADE. INSTALL COMPACTED SAND OR GRAVEL BORROW TO SUBGRADE, AS NECESSARY.
- SUBGRADE SHALL BE FREE OF VOIDS THAT ALLOW MOVEMENT/SETTLEMENT OF MATERIALS.
- SUBGRADE SHALL BE PROOF ROLLED WITH A FULLY LOADED DUMP TRUCK PRIOR TO PLACEMENT OF GRAVEL. PROOF ROLLING TO BE VIEWED AND APPROVED BY ENGINEER.

HEAVY DUTY PAVEMENT CROSS SECTION

NOT TO SCALE

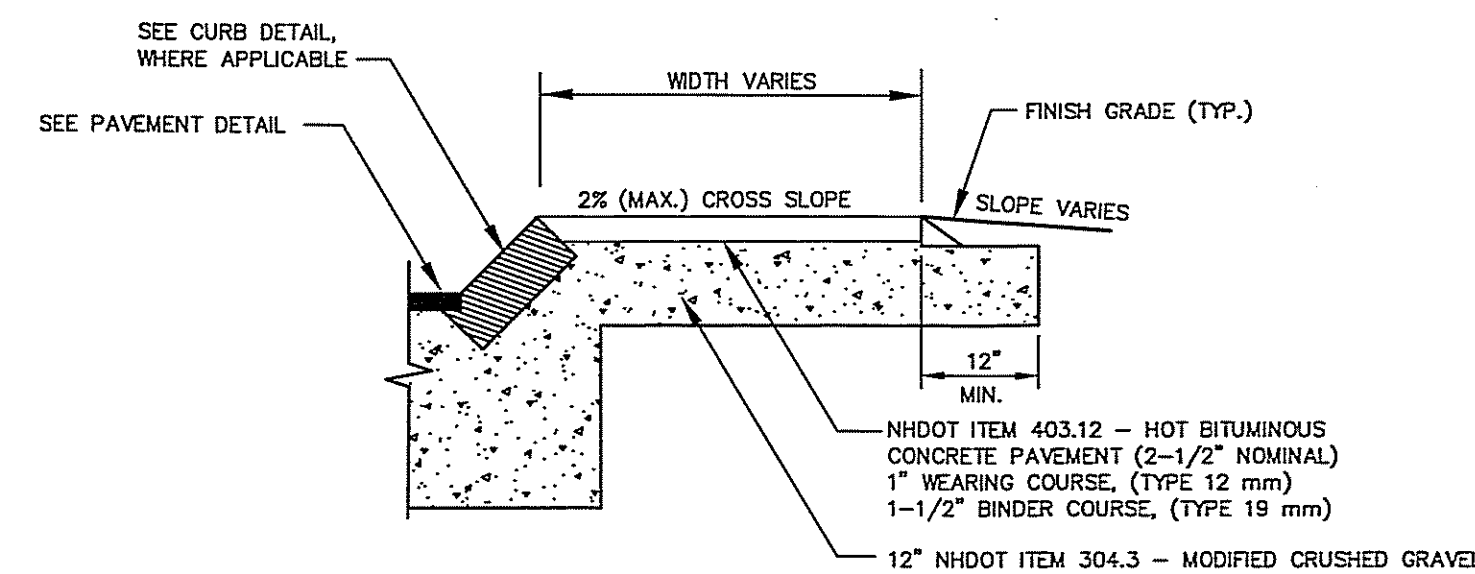


NOTES:

- INSTALL TACK COAT TO BINDER COURSE PAVEMENT PRIOR TO INSTALLING WEARING COURSE.
- REMOVE LEDGE WITHIN 30" OF SURFACE.
- ALL LOAM, CLAY, MUCK, ORGANIC AND/OR YIELDING MATERIAL SHALL BE REMOVED TO A DEPTH OF NO LESS THAN 22" BELOW FINISH GRADE. INSTALL COMPACTED SAND OR GRAVEL BORROW TO SUBGRADE, AS NECESSARY.
- SUBGRADE SHALL BE FREE OF VOIDS THAT ALLOW MOVEMENT/SETTLEMENT OF MATERIALS.
- SUBGRADE SHALL BE PROOF ROLLED WITH A FULLY LOADED DUMP TRUCK PRIOR TO PLACEMENT OF GRAVEL. PROOF ROLLING TO BE VIEWED AND APPROVED BY ENGINEER.

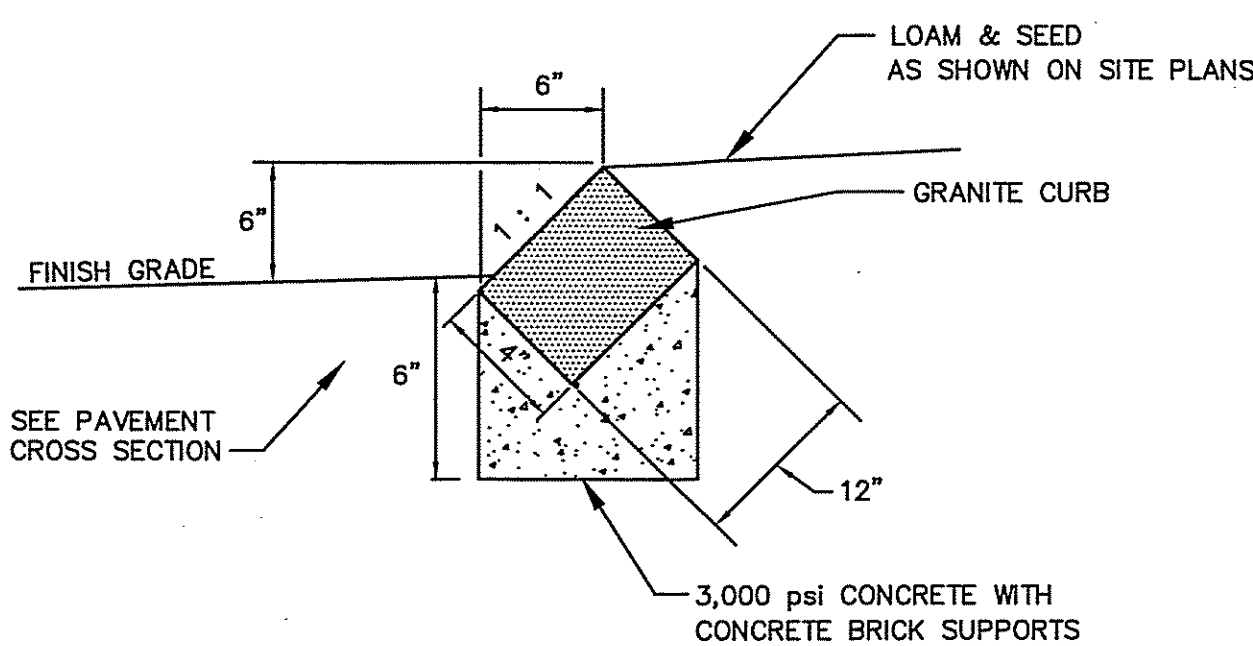
STANDARD DUTY PAVEMENT CROSS SECTION

NOT TO SCALE



BITUMINOUS CONCRETE SIDEWALK

NOT TO SCALE



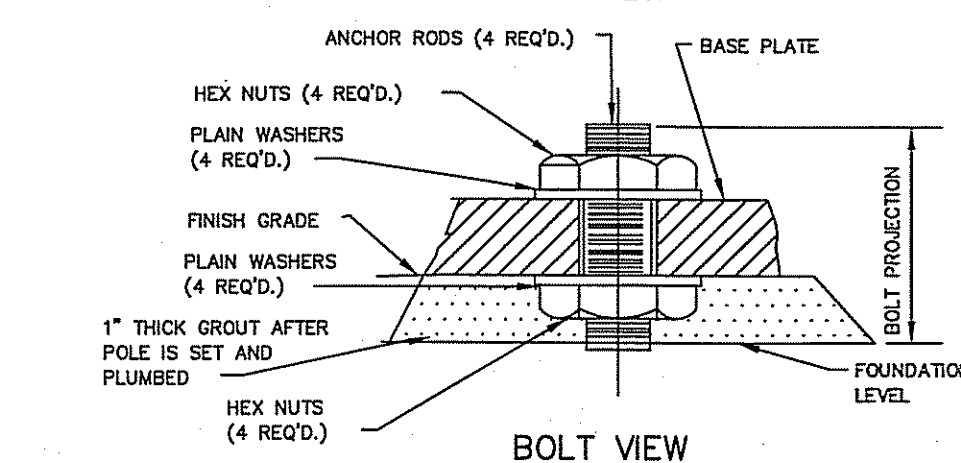
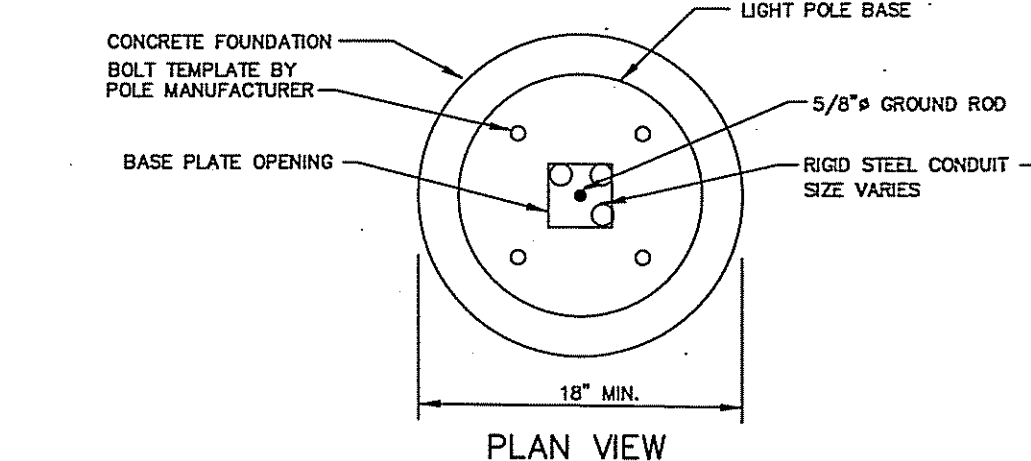
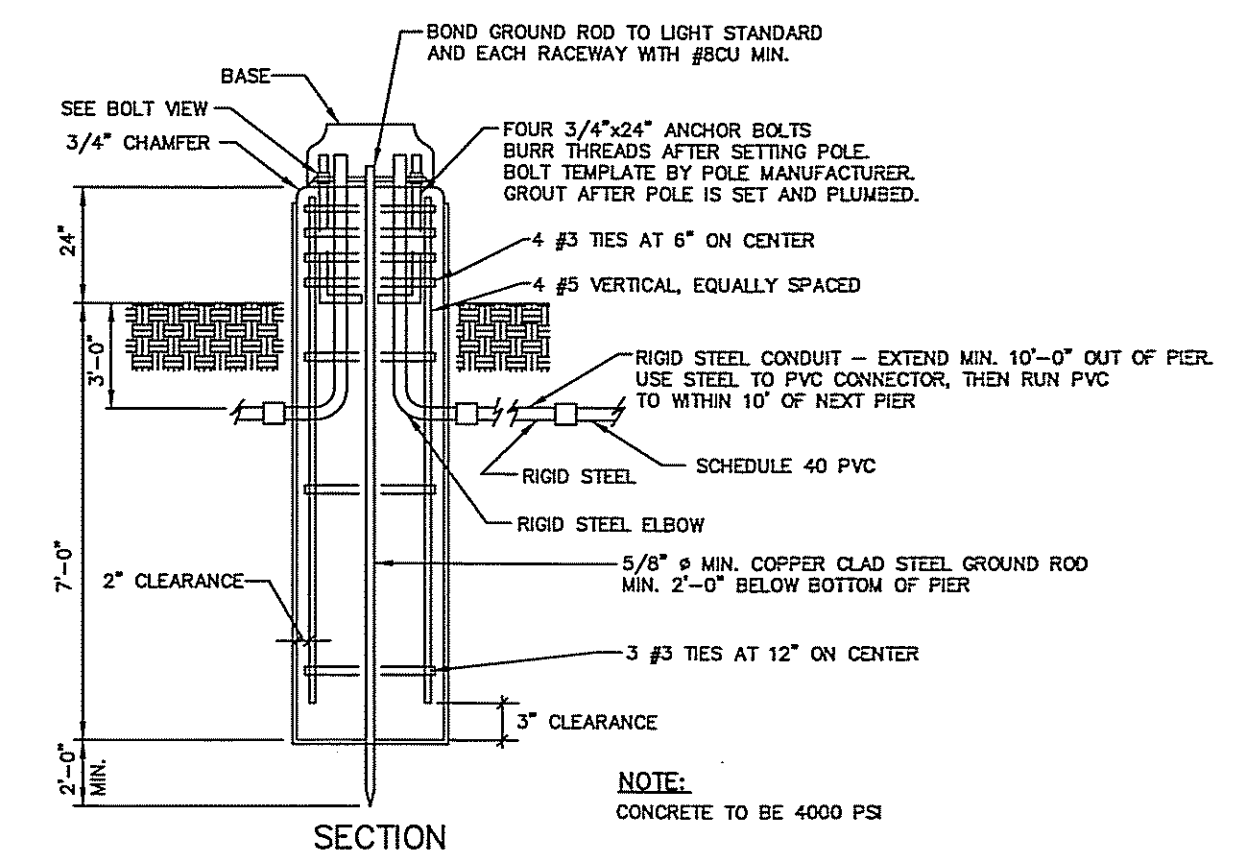
NOTES:

- SEE SITE PLAN FOR LIMITS OF CURBING
- ADJOINING STONES OF STRAIGHT CURB LAID ON CURVES SHALL HAVE THE SAME OR APPROXIMATELY THE SAME LENGTH
- MINIMUM LENGTH OF STRAIGHT CURB STONES = 18"
- MAXIMUM LENGTH OF STRAIGHT CURB STONES = 8'
- MAXIMUM LENGTH OF STRAIGHT CURB STONES LAID ON CURVES - SEE CHART

RADIUS FOR STONES WITH SQUARE JOINTS	MAXIMUM LENGTH
18'-28'	1'-6"
29'-41'	2'
42'-55'	3'
56'-68'	4'
69'-82'	5'
83'-96'	6'
97'-110'	7'
OVER 110'	8'

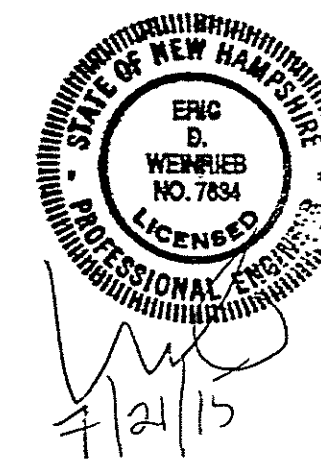
SLOPED GRANITE CURB

NOT TO SCALE



LIGHT POLE BASE DETAIL

NOT TO SCALE



NOT FOR CONSTRUCTION

ISSUED FOR:

PLANNING BOARD APPROVAL

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REVISIONS

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APPROVED BY: _____ EDW

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SCALE:

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OWNER/APPLICANT:

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c/o SUMMIT LAND DEVELOPMENT

340 CENTRAL AVE., #202
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PROJECT:

PROPOSED INDUSTRIAL DEVELOPMENT
(FILE NO. P15-35)

TAX MAP H, LOT 53-1
STONEWALL DRIVE
DOVER, NH

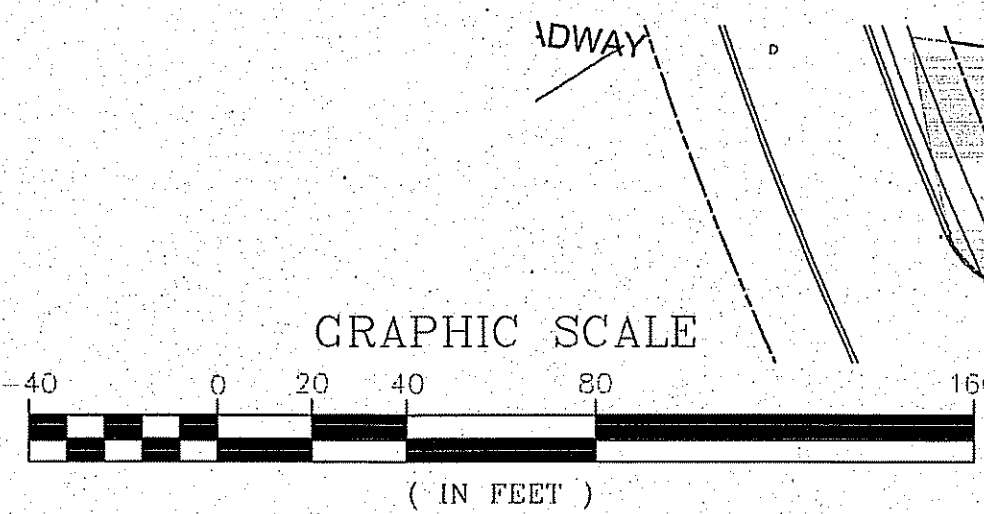
TITLE:

DETAIL SHEET

SHEET NUMBER:

D-6

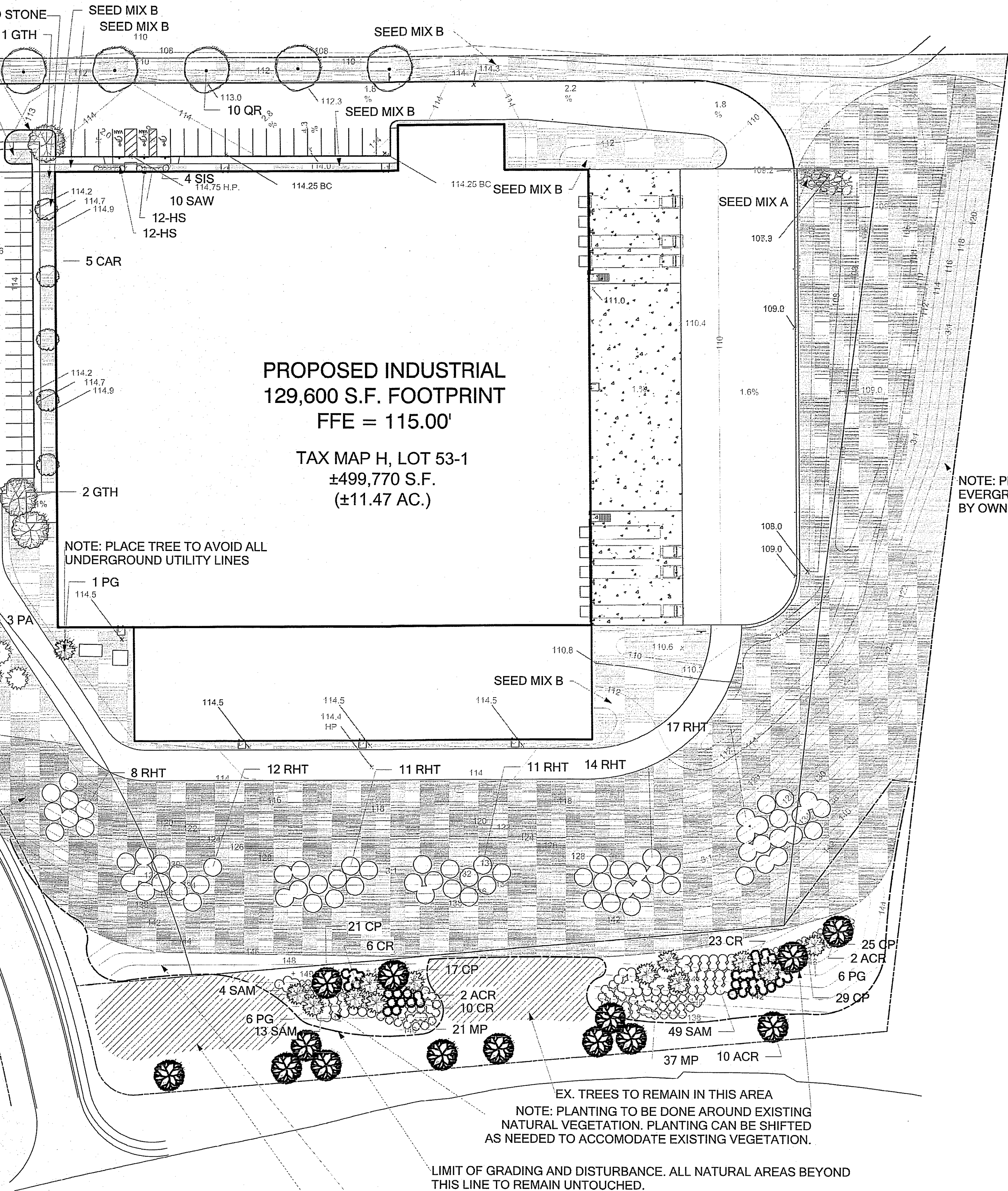




Plant List - Trees and Shrubs				
ID	Qty	Latin Name	Common Name	Scheduled Size
ACR	14	Acer rubrum	Red Maple	2-2.5" Cal.
CAR	5	Carpinus betulus	European Hornbeam	2-2 1/2" Cal.
CP	92	Comptonia peregrina	Sweetfern	2.5" Pot
CR	39	Cornus racemosa	Grey Dogwood	3 Gal.
GTH	3	Gleditsia l.i. 'Halka'	Halka Honeylocust	2.5-3" Cal.
MAS	9	Malus 'Snowdrift'	Snowdrift Crabapple	1-1 1/2" Cal.
MP	58	Myrica pensylvanica	Northern Bayberry	2 Gal.
PA	3	Picea abies	Norway Spruce	5-6' Ht.
PG	13	Picea glauca	White Spruce	6-7'
QA	7	Quercus alba	White Oak	2 1/2-3" Cal.
QR	10	Quercus rubra	Red Oak	2 1/2-3" Cal.
RHT	73	Rhus typhina	Slaghorn Sumac	2 Gal.
SAM	66	Sambucus canadensis	American Elder	2 Gal.
SAW	10	Spiraea bumalda 'Anthony Waterer'	Anthony Waterer Spirea	3 Gal.
SIS	4	Syringa 'Bloomerang'	Bloomerang Lilac	2 Gal.

Plant List - Perennials				
ID	Qty	Latin Name	Common Name	Scheduled Size
HS	24	Hemerocallis 'Stella de Oro'	Stella de Oro Daylily	2 QT

- Landscape Notes:**
- Design is based on drawings by Altus Engineering and may require adjustment due to actual field conditions.
 - The contractor shall follow best management practices during construction and shall take all means necessary to stabilize and protect the site from erosion.
 - Erosion Control shall be in place prior to construction.
 - Erosion Control to consist of hay bales and erosion control fabric, and shall be staked in place between the work and water bodies, wetlands, and/or drainage ways prior to any construction.
 - The Contractor shall verify layout and grades and inform the Landscape Architect or Client's Representative of any discrepancies or changes in layout and/or grade relationships prior to construction.
 - It is the Contractor's responsibility to verify drawings provided are to the correct scale prior to any bid, estimate, or installation. A graphic scale bar has been provided on each sheet for this purpose. If it is determined that the scale of the drawing is incorrect, the landscape architect will provide a set of drawings at the correct scale, at the request of the contractor.
 - Trees to Remain within the construction zone shall be protected from damage for the duration of the project by snow fence or other suitable means of protection to be approved by Landscape Architect or Client's Representative. Snow fence shall be located at the drip line at a minimum and shall include any and all surface roots. Do not fill or mulch on the trunk flare. Do not disturb roots. In order to protect the integrity of the roots, branches, trunk, and bark of the tree(s), no vehicle or construction equipment shall drive or park in or on the area within the drip line(s) of the tree(s). Do not store any refuse or construction materials or portalets within the tree protection area.
 - Location, support, protection, and restoration of all existing utilities and appurtenances shall be the responsibility of the Contractor.
 - The Contractor shall verify exact location and elevation of all utilities with the respective utility owners prior to construction. Call DIGSAFE at 1-888-344-7233.
 - The Contractor shall procure any required permits prior to construction.
 - Prior to any landscape construction activities, Contractor shall test all existing loam and loam from off-site intended to be used for lawns and plant beds using a thorough sampling throughout the supply. Soil testing shall indicate levels of pH, nitrates, macro and micro nutrients, texture, soluble salts, and organic matter. Contractor shall provide Landscape Architect with test results and recommendations from the testing facility along with soil amendment plans as necessary for the proposed planting to thrive. All loam to be used on site shall be amended as approved by the Landscape Architect prior to placement.
 - Contractor shall notify Landscape Architect or Owner's Representative immediately if at any point during the demolition or construction a site condition is discovered which may negatively impact the completed project. This includes, but is not limited to: unforeseen drainage problems, unknown subsurface conditions, and discrepancies between the plans and the site. If a Contractor is aware of a potential issue, and does not bring it to the attention for the Landscape Architect, or the Owner's Representative immediately, they may be responsible for the labor and materials associated with correcting the problem.
 - The contractor shall furnish and plant all plants shown on the drawings and listed therein. All plants shall be nursery-grown under climatic conditions similar to those in locality of the project. Plants shall conform to the botanical names and standards of size, culture, and quality for the highest grades and standards as adopted by the American Association of Nurserymen, Inc. in the American Standard of Nursery Stock, American Standards Institute, Inc. 230 Southern Building, Washington D.C. 20005.
 - A complete list of plants, including a schedule of sizes, quantities, and other requirements is shown on the drawings. In the event that quantity discrepancies or material omissions occur in the plant materials list, the planting plans shall govern.
 - All plants shall be legibly tagged with proper botanical name.
 - The Contractor shall guarantee all plants for not less than one year from the time of acceptance.
 - Owner or Owner's Representative will inspect plants upon delivery for conformity to Specification requirements. Such approval shall not affect the right of inspection and rejection during or after the progress of work. The Owner reserves the right to inspect and/or select all trees at the place of growth and reserves the right to approve a representative sample of each type of shrub, herbaceous perennial, annual, or groundcover at the place of growth. Such sample will serve as a minimum standard for all plants of the same species used in this work.
 - No substitutions of plants may be made without prior approval of the Owner or the Owner's Representative for any reason.
 - All landscaping shall be provided with either of the following
 - An underground sprinkling system
 - An outside hose attachment within 150 feet.
 - If an automatic irrigation system is installed, all irrigation valve boxes shall be located within planting bed areas.
 - All disturbed areas will be dressed with 6" of topsoil and planted as noted on the plans or seeded except plant beds. Plant beds shall be prepared to a depth of 12" with 75% loam and 25% compost.
 - Trees, groundcover, and shrub beds shall be mulched to a depth of 2" with one-year-old, well-composted, shredded native bark not longer than 4" in length and 1/2" in width, free of woodchips and sawdust. Mulch for ferns and herbaceous perennials shall be no longer than 1" in length. Trees in lawn areas shall be mulched in a 5' diameter min. saucer. Color of mulch shall be black.
 - Drip strip shall extend to 6" beyond roof overhang and shall be edged with 3/16" thick metal edger.
 - In no case shall mulch touch the stem of a plant, nor shall mulch ever be more than 3" thick total (including previously applies mulch) over the rootball of any plant.
 - Secondary lateral branches of deciduous trees overhanging vehicular and pedestrian travel ways shall be pruned up to a height of 6' to allow clear and safe passages of vehicles and pedestrians under tree canopy.
 - Snow shall be stored a minimum of 5' from shrubs and trucks of trees.
 - Landscape Architect is not responsible for the means and methods of the Contractor.



NOTE: PROPOSED EVERGREEN SAPPLINGS BY OWNER

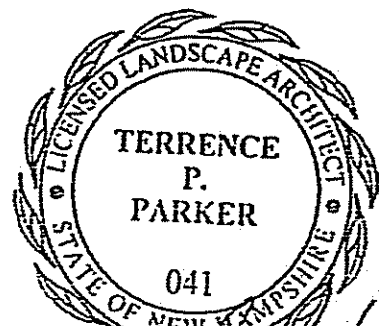
LIMIT OF GRADING AND DISTURBANCE. ALL NATURAL AREAS BEYOND THIS LINE TO REMAIN UNTOUCHED.

NOTE: SEED ONLY TO EXTEND INTO AREA WHERE GRADING HAS DISRUPTED SOIL, ALL OTHER AREAS TO REMAIN NATURAL.

EX. TREES TO REMAIN IN THIS AREA

EX. TREES TO REMAIN IN THIS AREA
NOTE: PLANTING TO BE DONE AROUND EXISTING NATURAL VEGETATION. PLANTING CAN BE SHIFTED AS NEEDED TO ACCOMMODATE EXISTING VEGETATION.

SEE L-2 FOR SEEDING SPECIFICATIONS

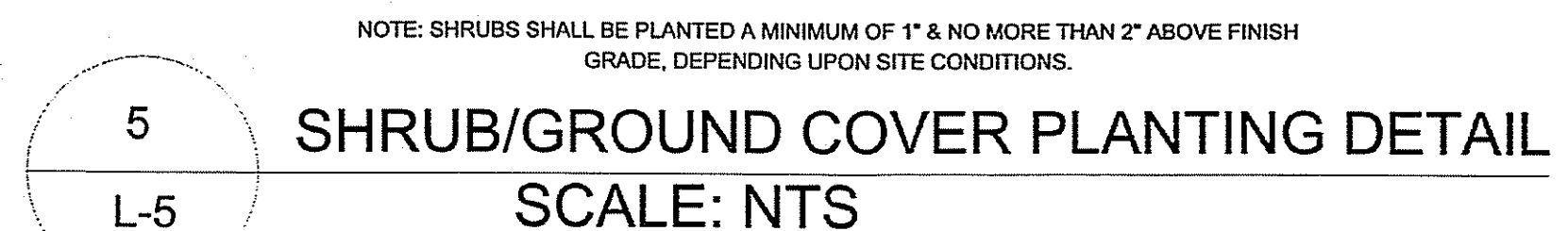
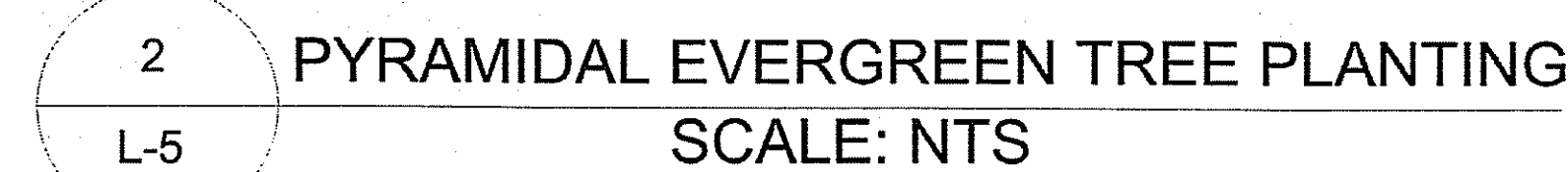
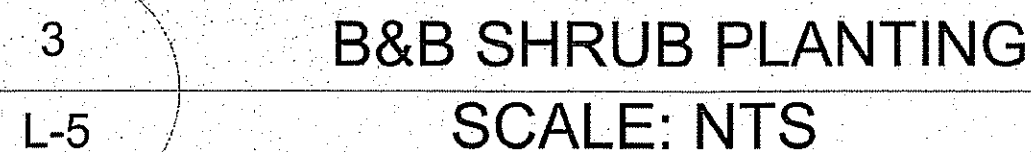


terra firma
landscape architecture
463a Court Street - Portsmouth, NH 03801
phone: 603.430.9368 | terrence@terrafirmalandscape.com

Project Title		Project ID		Drawing Code		Project Manager		PER TRC COMMENTS		Issue Notes	
Proposed Industrial Development File No. P15-35 - Tax Map H, Lot 53-1 Stonewall Drive Dover, NH 03820		163a Court Street Portsmouth, NH 03801		H83 MAST ROAD, LLC		H83R62915		7/21/15		Date	
Project Title		Revision		Drawing Code		Project Manager		No.		Date	
L-1		of		2							

<http://www.ernstseed.com/seed-mix/?category-id=22#sthash.VeKvhes.dpuf>

Maintenance:
Seed Mix A must be harvested at least once every three years, and no more frequently than once a year. Seed Mix B, Seed Mix C, and Slope Seed Mix must be mowed 2-3 times a year.
Biweekly inspections of vegetation health should be performed during the first growing season, or until the vegetation is established. Once established, inspections of vegetation health, density, and diversity should be performed at least twice annually during both the growing and non-growing seasons. The vegetation cover must be maintained at 85%. If vegetation has greater than 50% damage, the area must be reestablished in accordance with the original specification and the inspection requirements presented above.



Project Title Proposed Industrial Development File No. P15-35 - Tax Map H, Lot 53-1 Stonewall Drive Dover, NH 03820 Scale 1"=40'-0" Sheet Title Details and Specifications Landscape Plan	Design Firm terra firma landscape architecture 163.a Court Street Portsmouth, NH 03801	Designed By TP Drawn By TC Checked By TP Reviewed By TP Submitted By TP Project Manager	Date 07/21/2015 Revision Revision Project ID H53 MAST ROAD, LLC Drawing Scale Drawing Code CAD File Name mastrd629r15 Plot Date 07/21/2015	No. A	Date 7/21/15	Issue Notes PER TRC COMMENTS
---	---	--	--	--	---	---

Schedule											
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	A3	2	Lithonia Lighting	DSX0 LED 40C 1000 40K TSM MVOLT SPA DBBXD	DSX0 LED WITH (2) 20 LED LIGHT ENGINES, TYPE TSM OPTIC, 4000K, @ 1000mA; mounted at 25R	LED	1	DSX0_LED_4 0C_1000_40 K_TSM_MVOLT.LT.s	13266.5	0.9	137.49
	A4	5	Lithonia Lighting	DSX0 LED 40C 1000 40K TSM MVOLT SPA DBBXD	DSX0 LED WITH (2) 20 LED LIGHT ENGINES, TYPE TSM OPTIC, 4000K, @ 1000mA; mounted at 25R	LED	1	DSX0_LED_4 0C_1000_40 K_TSM_MVOLT.LT.s	13046.79	0.9	137.49
	A5	1	Lithonia Lighting	DSX0 LED 40C 1000 40K TSM MVOLT SPA DBBXD	DSX0 LED WITH (2) 20 LED LIGHT ENGINES, TYPE TSM OPTIC, 4000K, @ 1000mA; mounted at 25R	LED	1	DSX0_LED_4 0C_1000_40 K_TSM_MVOLT.LT.s	13679.47	0.9	137.49
	B2	3	Lithonia Lighting	DSXW2 LED 30C 1000 40K T2M MVOLT DBBXD	DSXW2 LED WITH 3 LIGHT ENGINES, 30 LED's, 1000mA DRIVER, 4000K LED, TYPE 2 MEDIUM OPTIC, mounted at 20R	LED	1	DSXW2_LED 30C_1000_40K_T2M_MVOLT.LT.s	8461.39	0.9	109
	B4	10	Lithonia Lighting	DSXW2 LED 30C 1000 40K TFTM MVOLT DBBXD	DSXW2 LED WITH 3 LIGHT ENGINES, 30 LED's, 1000mA DRIVER, 4000K LED, TYPE FORWARD THROW MEDIUM OPTIC, mounted at 20R	LED	1	DSXW2_LED 30C_1000_40K_TFTM_MVOLT.LT.s	8603.901	0.9	109
	C	9	Lithonia Lighting	OLWX1 LED 20W 40K DBS	20W 4000K LED WALL PACK, mounted at 10R	LED	1	OLWX1_LED 20W_40K_DB.S	1840.149	0.9	21.77
	D	2	Lithonia Lighting	WST LED 1 10A70004K SR4 MVOLT DBBXD	WST LED WITH 1 MODULE, 10 LED's, 700mA DRIVER, 4000K COLOR TEMPERATURE, TYPE 4 LENS, mounted at 8R	LED	1	WST_LED_1 10A70004 K_SR4_MVOLT.LT.s	1926.793	0.9	24
	E	3	Lithonia Lighting	DSXP2 LED 3 ASSONIK NSP MVOLT	D-SERIES FLOOD SIZE 2 WITH 3 COB, 4000K, (NSP) DISTRIBUTION, NEMA TYPE 4HX4V, mounted on ground	LED	1	DSXP2_LED_3 ASSONIK_NSP_MVOLT.LT.s	-1	0.9	57.69

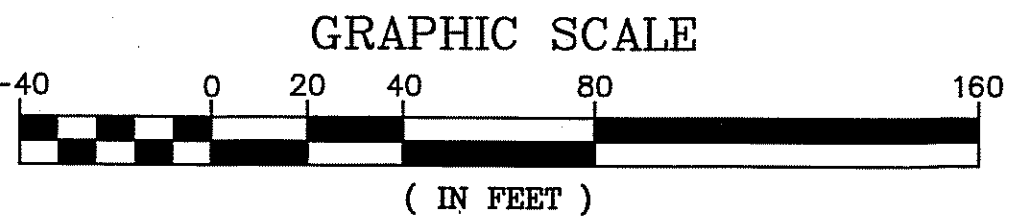
STONEWALL DRIVE

SETBACK LINE

CITY OF DOVER
DEPT OF PUBLIC WORKS
(271 MAST ROAD)

PROPOSED INDUSTRIAL
129,600 S.F. FOOTPRINT
FFE = 115.00'
TAX MAP H, LOT 53-1
±499,770 S.F.
(±11.47 AC.)

SEE ARCHITECTURAL
DRAWINGS FOR FINAL
DIMENSIONS & UTILITY
CONNECTIONS



SITE LIGHTING NOTES

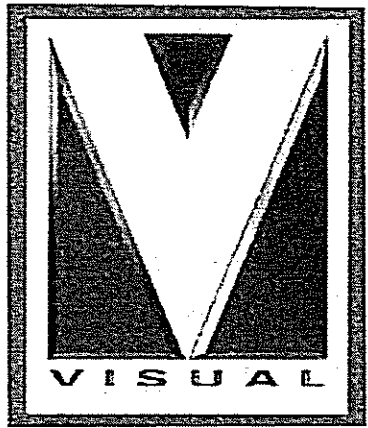
- REFERENCE PLAN: "SITE LIGHTING LAYOUT", DATED 7/20/2015 BY VISIBLE LIGHT, INC.
- SEE ARCHITECTURAL DRAWINGS FOR FINAL LIGHT LOCATIONS AND BUILDING DIMENSIONS.
- INSTALLATION OF ALL LIGHTS AND RELATED APPURTENANCES SHALL CONFORM TO CITY OF DOVER REQUIREMENTS.
- BUILDING MOUNTED LIGHTS AT PATIO & "UP" LIGHTS AT FLAG POLE TO BE INSTALLED. SEE ELECTRICAL DWGS.

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Around Building	+	1.5 fc	6.9 fc	0.3 fc	23.0:1	5.0:1
Emergency Access	+	0.9 fc	4.0 fc	0.1 fc	40.0:1	9.0:1
Outside of Parking Lot	+	0.1 fc	5.1 fc	0.0 fc	N/A	N/A
Parking Lot	+	1.1 fc	5.6 fc	0.4 fc	14.0:1	2.8:1

ALTUS
ENGINEERING, INC.

133 COURT STREET
(603) 433-2355

PORTSMOUTH, NH 03801
www.ALTUS-ENG.com



Designer

Heidi G. Connors
Visible Light, Inc.
24 Sidney Terrace
Suite 6
Hampton, NH 03842

NOT FOR CONSTRUCTION

ISSUED FOR:

PLANNING BOARD APPROVAL

ISSUE DATE:

JULY 21, 2015

REVISIONS

NO. DESCRIPTION
0 INITIAL SUBMISSION
1 PER TRC COMMENTS

BY DATE
CDB 07/09/15
CDB 07/21/15

DRAWN BY: CDB

APPROVED BY: EDW

DRAWING FILE: 4699-SITE-DESIGN.dwg

SCALE: 24"x36" 1" = 40'
12"x18" 1" = 80'

OWNER/APPLICANT:

H53 MAST ROAD, LLC
c/o SUMMIT LAND
DEVELOPMENT

340 CENTRAL AVE., #202
DOVER, NH 03820

PROJECT:

PROPOSED INDUSTRIAL
DEVELOPMENT
(FILE NO. P15-35)

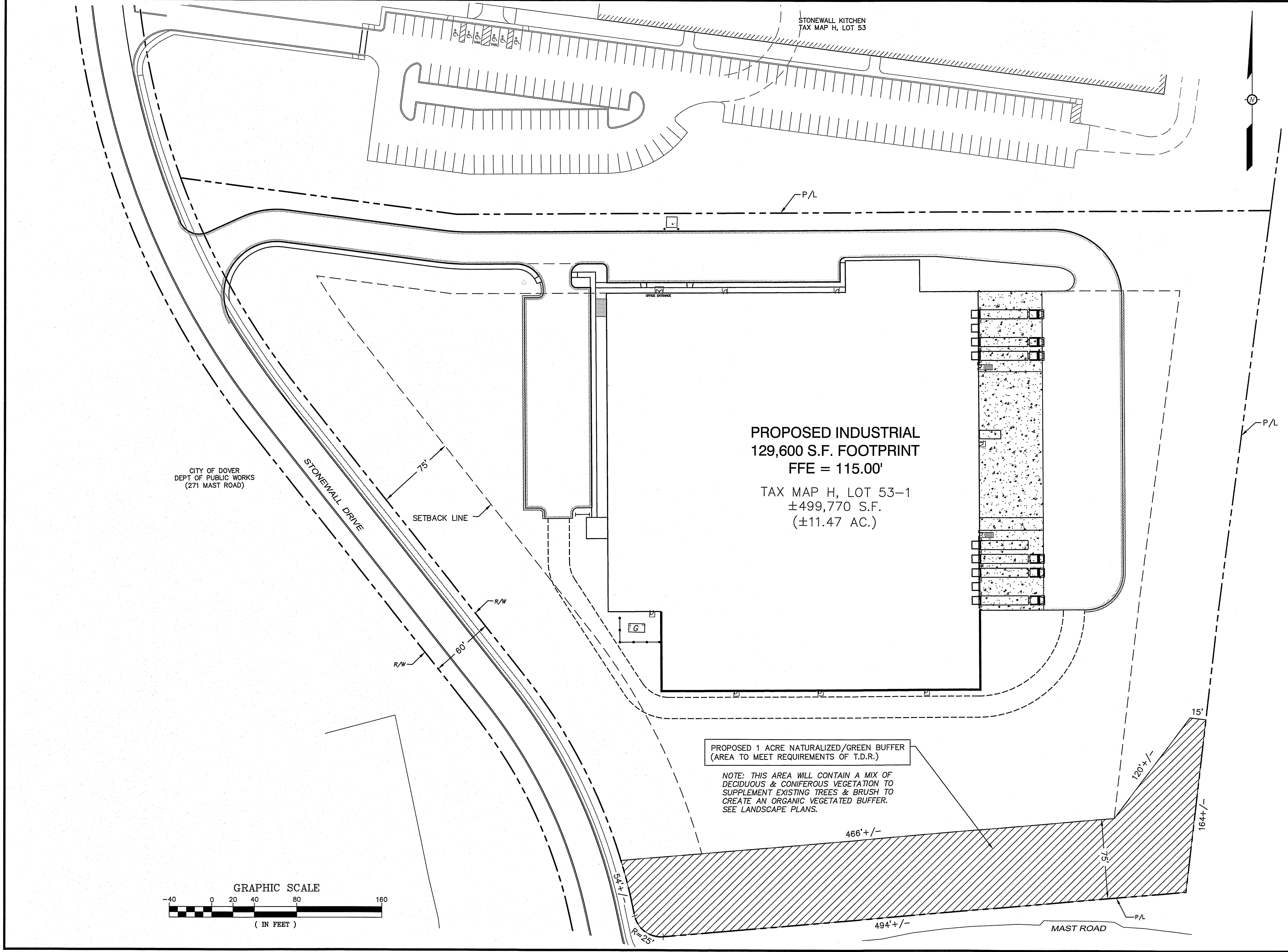
TAX MAP H, LOT 53-1
STONEWALL DRIVE
DOVER, NH

TITLE:

SITE LIGHTING PLAN

SHEET NUMBER:

SL-1



NOT FOR CONSTRUCTION

ISSUED FOR:
PLANNING BOARD APPROVAL

ISSUE DATE:
JULY 21, 2015

REVISIONS		
NO.	DESCRIPTION	BY DATE
0	INITIAL SUBMISSION	CDB 07/21/15

DRAWN BY: _____ CDB
APPROVED BY: _____ EDW
DRAWING FILE: 4699-SITE-DESIGN.dwg

SCALE: 24"x36" 1" = 40'
12"x18" 1" = 80'

OWNER/APPLICANT:

H53 MAST ROAD, LLC
c/o SUMMIT LAND DEVELOPMENT

340 CENTRAL AVE., #202
DOVER, NH 03820

PROJECT:

PROPOSED INDUSTRIAL DEVELOPMENT
(FILE NO. P15-35)

TAX MAP H, LOT 53-1
STONEWALL DRIVE
DOVER, NH

TITLE:

TRANSFER OF DEVELOPMENT RIGHTS PLAN

SHEET NUMBER:

1 of 1



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P15-36

Application Type: Conditional Use Permit
Applicant(s): Summit Land Development
Owner(s): H53 Mast Road, LLC
Location: Stonewall Drive (Tax Map H, Lots 53-1)

INTENT: To obtain a Conditional Use Permit for a manufacturing use and impervious coverage of 43.6% in a Secondary Groundwater Protection zone, associated with a proposed manufacturing building and parking lots.

UNITS PROPOSED: N/A

AGENDA ITEM #: 4-E

ACRES: 11.47 acres

ZONING DISTRICT: Assembly and Office District (I-4)

EXISTING LAND USE: Gravel pit

SURROUNDING LAND USE:
Single family houses and retail commercial

ZBA ACTION: None

ATTACHMENTS: Conditional Use Permit application

APPLICATION IS COMPLETE: Yes

NOTICES SENT: Abutter notices were sent by certified mail to all abutters

PERMITS REQUIRED:

- Conditional Use Permits for manufacturing use in secondary groundwater protection zone and impervious coverage greater than 20%
- NH Department of Environmental Services Alteration of Terrain Permit

WAIVERS REQUESTED:

- Waiver to the requirement that sidewalks be porous

Summary of Request and Background

The applicant is required to obtain a conditional use permit for the proposed development within the Secondary Groundwater Protection zone

The applicant appeared before the Conservation Commission on July 13, 2015 and the Conservation Commission endorsed the application (see attached minutes).

Consistency with Land Use Regulations

The Groundwater Protection ordinance provides for Conditional Use Permits to allow certain uses in the Secondary Groundwater Protection Zones and for impervious coverage greater than 20% if expert technical information is submitted to document that the requested relief is consistent with the stated purpose and intent of the chapter.

This proposal is consistent with those standards.

STAFF RECOMMENDATION:

The Planning Department recommends that the Planning Board accept the application, hold the public hearing, and approve the Conditional Use Permit with the following conditions:

Conditions to Be Met Prior to the Issuance of the Conditional Use Permit:

1. The erosion and sediment control features shall be installed prior to any earth disturbance.

Conditions to Be Met Prior to Issuance of a Building Permit:

2. The applicant shall prepare the Development Review Model required by Chapter 170-28.3-G and submit it to the City Engineer for review and approval.



City of Dover, New Hampshire
CONDITIONAL USE PERMIT APPLICATION
(Amendment to CUP, File No. P15-08)

[Revision Date: February 19, 2014]

Office Use Only

Project #:

P15-36

Date Received:

JUN 29 2015

Amount Paid:

Time Received:

Dover, New Hampshire

APPLICANT AND OWNER INFORMATION

Name of Applicant: Summit Land Development Telephone # 603-749-2800

Address of Applicant: 340 Central Avenue, Suite 202, Dover, NH 03824

E-Mail Address: Chad@Summitlanddev.com

Name of Property Owner (if different from applicant): H53 Mast Road, LLC Telephone # Same as applicant

Address of Property Owner: Same as applicant

PROPERTY INFORMATION

Assessor's Map # H Lot(s) # 53-1

Address of Property: Off Stonewall Drive (New Road off Mast Road at Grapevine Drive)

Zoning District(s) I-4 Overlay District(s) Conservation & Secondary Groundwater Protection

Existing Use of Property: Active Gravel Pit

CONDITIONAL USE PERMIT INFORMATION

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

- | | | |
|--|---|--|
| ☐ Conservation District | ☐ RCM Use Overlay District | ☐ I-1 District Uses |
| ☒ Groundwater Protection | ☐ Off-Street Parking and Loading | |
| ☐ Wetland Protection District | ☐ Central Business District | |

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

This CUP Application is for for Conditional Use Permits required for the proposed Industrial Development:

1) Manufacturing use in the Secondary Groundwater Protection Overlay District; and

2) Lot impervious to exceed 20%

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

NHDES Alteration of Terrain Permit to be submitted for project.

Name of Professional That Prepared Plans: Eric Weinrich - Altus Engineering
Address 133 Court St., Portsmouth, NH Telephone #: 433-2335
Professional License #: 7634 E-mail address: _____

SIGNATURES

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

Signature of Property Owner: _____

Date: 6/24/15

Signature of Applicant (if different from owner): _____

Date: 6/24/15

Signature of Agent: _____

Date: _____

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property Owner: _____

Date: _____

JUL 07 2015

Dover, New Hampshire

**CONDITIONAL USE PERMIT
OVERALL LOT IMPERVIOUS TO EXCEED THE 20%**

**for
Industrial Development
Assessor's Map H, Lot 53-1**

**June 24, 2015
(REVISED July 7, 2015)**

The Applicant, Summit Land Development, requests a Conditional Use Permit for over 20% impervious lot coverage for the proposed Industrial Development site located at Tax Map H, Lot 53-1.

Code: Section 170-28.3.D.5

(5) In soils that are excessively drained, well-drained, moderately well-drained or somewhat poorly drained, as defined by a site specific soil survey completed in accordance with the standards of the Society of Soil Scientists of Northern New England, the development shall not make impervious to water more than twenty percent (20%) of the area of said soils except as provided for below. Any development in the Secondary Groundwater Protection Zone that proposes a total impervious surface greater than twenty percent (20%) shall only be permitted if the PLANNING BOARD grants a Conditional Use Permit, per Chapter 170-28.E (4). In reviewing a Conditional Use Permit application filed under this provision, the PLANNING BOARD shall require that the proposed development plan incorporates a stormwater drainage plan, approved by the PLANNING BOARD and prepared by a professional engineer certified to practice in the State of New Hampshire. The plan shall provide for the retention and percolation within the Secondary Groundwater Protection Zone of all development-generated stormwater runoff from a ten (10) year storm. Furthermore, the stormwater drainage plan shall provide for the removal of oil and gasoline from parking LOT runoff by use of treatment swales, oil/gas separators or other device, prior to retention and percolation of the runoff.

Analysis:

The proposed building and associated parking will comprise approximately 43.6% of the overall lot. The 129,600 square foot (2.98 acre) building is 25.9% of the total impervious area. The entire roof runoff will be discharged to the City of Dover DPW property for infiltration and groundwater recharge at the request of the City. The remaining impervious areas which include the parking lots, sidewalks, and concrete pad areas comprise 17.7% of the lot.

The understanding of the intent of the regulation is to provide groundwater recharge and prevent contamination of the aquifer from runoff of the impervious area. Currently, all of the runoff from the active gravel pit infiltrates into the ground recharging the aquifer. Altus met with both NHDES and City of Dover staff to discuss the stormwater management design in advance of completing the final design computations. The design approach provides for infiltrating 100-percent of the building rooftop in a 50-year storm event. This approach will exceed the State infiltration design requirements and exceeds the intent of the Zoning Ordinance in regards to recharging the aquifer. Altus also has designed the storm water management areas to include pervious linings to prevent the runoff from the parking areas from infiltrating to the groundwater. The stormwater will be treated through raingardens and conveyed out of the watershed to the Bellamy River.


Cory D. Belden, P.E.
Altus Engineering, Inc.

7/7/15
Date

CONDITIONAL USE PERMIT
**MANUFACTURING USE IN THE SECONDARY GROUNDWATER
RECHARGE PROTECTION OVERLAY**

for
Industrial Development
Assessor's Map H, Lot 53-1

June 24, 2015

The Applicant, Summit Land Development, requests a Conditional Use Permit for manufacturing of paper products in the Secondary Groundwater Protection Zone. The proposed Industrial Development site located at Tax Map H, Lot 53-1 intend to manufacture paper/cardboard products, which is an allowable use, with the approval of a Conditional Use Permit by the Planning Board.

Code: Section 170-28.3.D.3.c

(3) The following land uses are allowed in the Secondary Groundwater Protection Zones only if the PLANNING BOARD approves a Conditional Use Permit for the specific use per Chapter 170-28.E (4):

(c) Manufacturing facilities, including but not limited to: electronics and chemical manufacturing, processing, and RECLAMATION; paper, leather, plastic, fiberglass, rubber, silicon and glass making; pharmaceutical production; pesticide manufacturing; and chemical preservation of wood and wood products.

Analysis:

The proposed usage will be manufacturing and production of cardboard and paper products. The manufacturing process does not utilize any toxic substances in the process. All of the waste from the production will be discharged into the sanitary waste stream and directly into the sanitary collection system outside the groundwater recharge area.



Eric D. Weinrieb, P.E.
Altus Engineering, Inc.

6/24/15
Date



Rand-Whitney Container
166 Corporate Drive, Suite 200
Portsmouth, NH 03801

RECEIVED
Planning Office

JUL 22 2015

Dover, New Hampshire

July 8, 2015

Mr. Christopher Parker, Municipal Planner and Assistant City Manager
City of Dover
288 Central Avenue
Dover, NH 03820

Dear Christopher,

The purpose of this letter is to notify you that Rand Whitney does not use any hazardous materials at all in our process of making corrugated boxes. We receive in flat corrugated sheets from our raw material supplier in Massachusetts and then cut, score, print and glue them.

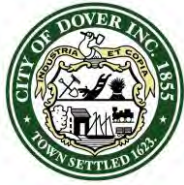
We use 100% water based inks to print in a variety of colors. This ink is then pretreated and then discharged into the sewer which is the same process we did for the 40 years when we were in Dover, NH previously. We also use a white Elmers type glue to glue our boxes and also a hot melt adhesive, neither of which ends up anywhere than on the product we ship out.

We also would use normal lubricants to maintain our equipment such as oil, hydraulic fluids, etc.

Feel free to contact me if you have any further questions or need any additional information. I would be happy to help.

Sincerely,

Rick Dumais
General Manager



CITY OF DOVER

DOVER CONSERVATION COMMISSION – MINUTES

Meeting Type: Regular Meeting
Meeting Location: 2nd Floor Conference Room, City Hall, 288 Central Avenue
Meeting Date: Monday, July 13, 2015
Meeting Time: 5:30 pm

MEMBERS PRESENT: Marcia Gasses (Vice Chair), Cora Quisumbing-King, Richard Erickson, Tristan Donovan,

STAFF PRESENT: Steve Bird (City Planner)

OTHERS PRESENT: Peter Beauregard, Janet Gross, Suzi Strange, Charlie Alty, John Romps, Ron Hebert, Chad Kageleiry, Eric Weinrieb, Dean Peschel, Cory Belden

The meeting was convened by Gasses at 5:35 PM.

1. APPROVAL OF THE PRIOR MEETING MINUTES

Quisumbing-King moved to approve the June 8, 2015 minutes, Erickson seconded. Vote: Unanimous

2. OLD BUSINESS:

- A. Review of Revised Conservation Land Management Plan with Representatives from Washington Highlands Homeowners Association/Morrison Lane

Beauregard: I am the president of the HOA. We are here to talk about our management plan that you all should have seen. I don't really have a presentation, but can answer any questions you have.

Gasses: Explain why you need to mow more than once a year.

Beauregard: That is what we have done historically. We want it to be a field.

Gasses: In New England, you are lucky to be able to hay two times a year.

Beauregard: We have talked about once a year.

Strange: Aesthetically more pleasing to have the grass lower. We went to Mark West about the mowing. The second mowing makes it better for winter snowshoeing. We have identified the mow lines with photographic evidence.

Quisumbing-King: Wouldn't the growth be less in October?

Gasses: Have you done the mowing yet?

Beauregard: Not yet. We are looking at the end of July, depending on weather.

Gasses: We want to take a site walk before the next mowing.

Bird suggested that the members may want to conduct a site visit before making a final decision on accepting the plan.

It was decided to have the site walk on Wednesday, July 22nd at 6:00 pm.

Bird confirmed that the submitted affidavits will be signed.

Donovan: Are you mowing twice a year now?

Beauregard: We have been doing that for years.

Hebert: Mr. West never certified his report with his seal. He never identified purple loosestrife, I did. There are wetlands throughout the field.

Donovan confirmed with Mr. Hebert that he wanted mowing once a year.



CITY OF DOVER

DOVER CONSERVATION COMMISSION – MINUTES

Meeting Type: Regular Meeting
Meeting Location: 2nd Floor Conference Room, City Hall, 288 Central Avenue
Meeting Date: Monday, July 13, 2015
Meeting Time: 5:30 pm

3. NEW BUSINESS

- A. NHDES Wetlands Permit by Notification for the Anne Schultz Revocable Trust (Agent: Lisa Vickers, Eco-Analysts, Inc.), Assessor's Map L, Lot 95E, zoned R-20, located at 10 Roberts Road. Proposal is to construct a new dock to replace a legal dock that was destroyed by ice in the tidal Piscataqua River, with a permanent impact of 240 square feet and a temporary impact of 491.25 square feet.

Gasses indicated that the application has been withdrawn.

- B. City of Dover Conditional Use Permit for Summit Land Development (Owner: H53 Mast Road, LLC), Assessor's Map H, Lot 53-1, zoned I-4, located on Stonewall Drive.

Chad Kageleiry, Eric Weinrieb and Cory Belden were present to explain the proposal for a 129,600 sq. ft. manufacturing building with 68 parking spaces. Groundwater Protection Ordinance requires a CUP for proposed use in a Secondary Groundwater Protection Zone and for impervious coverage of 43.6%, which is greater than the required 20%.

Kageleiry: This is a dry manufacturing process used by Rand Whitney to make cardboard boxes. We will be using the same storm water management system as was approved for the adjacent Stonewall Kitchen project.

Gasses: Is there any secondary containment required for the site?

Kageleiry: That is not required for any process.

Bird confirmed that there is no manufacturing of cardboard on site.

Peschel: The process is just the kind of manufacturing we want on this site.

Kageleiry: The impervious surface component is based on the desire to infiltrate the water. This meets the spirit of the ordinance.

Donovan confirmed that the roof runoff is being directed to an already existing infiltration basin on the City parcel.

Erickson made a motion to endorse the application, Quisumbing-King seconded. Vote: Unanimous

- C. City of Dover Conditional Use Permit for River Valley Development Corp. (Agent: Chris Berry), Assessor's Map 38, Lot 9-A-2, located off Central Avenue. The proposal is to build an office building with 8 residential units on a vacant lot, owned by Gulf Landing Property. Parking, drive aisles and drainage improvements are within the 50-foot wetlands buffer.

Chris Berry was not present, but has submitted an e-mail asking the Commission to consider conducting a site walk prior to the August meeting. He is not sure if the Planning Board will hold a site walk. He is still working on detailed plans and a drainage analysis.

Bird suggested that the site walk be scheduled close to the August 10th meeting so that as much information be available as possible.

The site walk was scheduled for Thursday, August 6th at 6:00 pm.

Bird will prepare an agenda and distribute it to all.



CITY OF DOVER

DOVER CONSERVATION COMMISSION – MINUTES

Meeting Type: Regular Meeting
Meeting Location: 2nd Floor Conference Room, City Hall, 288 Central Avenue
Meeting Date: Monday, July 13, 2015
Meeting Time: 5:30 pm

D. Request for expenditures from the Conservation Fund for:

1. Cassily Parcel Field Mowing by Bob Sherwood Landscape Co. - \$585
2. Apple Harvest Day Expenditure for OLC Booth Rental - \$150

Bird explained that the field at the Cassily property was mowed by Sherwood and the Conservation Fund is used to maintain the property. The Apple Harvest Day booth rental is an annual request.

Quisumbing-King made a motion to approve the expenditures from the Conservation Fund for the mowing (\$585) and booth rental (\$150), Donovan seconded. Vote: Unanimous

4. REPORT FROM THE CHAIR

A. Review of Correspondence Received From NH Department of Environmental Services

Bird reviewed the following letters from the DES Wetlands Bureau:

1. Violation Closure Letter from NH Wetlands Bureau for Sheri Towle at 379 Tolend Road.
2. Permit from NHDES for dock for Robert Boucher at 54 Waterloo Circle.
3. Permit from NHDES for dock for Susan Von Hemert at 175 Spur Road.
4. Enforcement Letter from NHDES for Tam and Nancy Doan at 16 Dover Point Road

B. Review of Letter From Mason Conservation Commission

Bird explained that the letter was requesting that the Commission send a letter opposing the pipeline project in southern NH to the Governor, federal legislators, and the Federal Energy Regulatory Commission.

Gasses: We should mind our own business on this. We don't have enough information to take such a position.
Consensus was to take no action.

5. OTHER BUSINESS:

Bird reminded members about the wildlife walk sponsored by OLC coming up on July 29th.

6. ADJOURNMENT

Gasses declared the meeting adjourned at 6:35 pm.



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P15-36

Application Type: Conditional Use Permit
Applicant(s): Summit Land Development
Owner(s): H53 Mast Road, LLC
Location: Stonewall Drive (Tax Map H, Lots 53-1)

INTENT: To obtain a Conditional Use Permit for a manufacturing use and impervious coverage of 43.6% in a Secondary Groundwater Protection zone, associated with a proposed manufacturing building and parking lots.

UNITS PROPOSED: N/A

AGENDA ITEM #: 4-E

ACRES: 11.47 acres

ZONING DISTRICT: Assembly and Office District (I-4)

EXISTING LAND USE: Gravel pit

SURROUNDING LAND USE:
Single family houses and retail commercial

ZBA ACTION: None

ATTACHMENTS: Conditional Use Permit application

APPLICATION IS COMPLETE: Yes

NOTICES SENT: Abutter notices were sent by certified mail to all abutters

PERMITS REQUIRED:

- Conditional Use Permits for manufacturing use in secondary groundwater protection zone and impervious coverage greater than 20%
- NH Department of Environmental Services Alteration of Terrain Permit

WAIVERS REQUESTED:

- Waiver to the requirement that sidewalks be porous

Summary of Request and Background

The applicant is required to obtain a conditional use permit for the proposed development within the Secondary Groundwater Protection zone

The applicant appeared before the Conservation Commission on July 13, 2015 and the Conservation Commission endorsed the application (see attached minutes).

Consistency with Land Use Regulations

The Groundwater Protection ordinance provides for Conditional Use Permits to allow certain uses in the Secondary Groundwater Protection Zones and for impervious coverage greater than 20% if expert technical information is submitted to document that the requested relief is consistent with the stated purpose and intent of the chapter.

This proposal is consistent with those standards.

STAFF RECOMMENDATION:

The Planning Department recommends that the Planning Board accept the application, hold the public hearing, and approve the Conditional Use Permit with the following conditions:

Conditions to Be Met Prior to the Issuance of the Conditional Use Permit:

1. The erosion and sediment control features shall be installed prior to any earth disturbance.

Conditions to Be Met Prior to Issuance of a Building Permit:

2. The applicant shall prepare the Development Review Model required by Chapter 170-28.3-G and submit it to the City Engineer for review and approval.