

CITY OF DOVER

PLANNING TECHNICAL REVIEW COMMITTEE –AGENDA

Meeting Type: Regular Meeting
Meeting Location: 2nd Floor Conference Room – City Hall, Dover NH
Meeting Date: **Thursday, August 11, 2016**
Meeting Time: **10:30 AM**

1. 10:30 AM – 11:15 PM: Open Space Subdivision for Quantum Real Estate Group, LLC (Owner: Michael Rosholt), Assessor's Map C, Lot 50A, zoned R-40, located at 84 Watson Road. (5 lots) (P16-23)

TRITECH

ENGINEERING CORPORATION

755 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820

TELEPHONE 603.742.8107
FACSIMILE 603.742.3830

August 3, 2016

Christopher G. Parker, AICP
Assistant City Manager
City of Dover, Planning Department
288 Central Avenue
Dover, New Hampshire 03820

Subject: *Subdivision of Land*
Campfire Cove
84 Watson Road
Dover, New Hampshire
Job No. 16106

Dear Christopher:

The Campfire Cove Subdivision is located at 84 Watson Road. The project proposes to subdivide Tax Map C Lot 50 A into 5 lots. Lot 50A contains the existing house along with a detached two (2) car garage, Lots 50A-1, 50A-2 & 50A-3 are proposed building lots and Lot 50A-OPN is the proposed open space lot.

We have proposed a common drive "Campfire Drive" to access all three of the proposed lots. The driveway construction will require the installation of a 12" HDPE culvert, flared end sections & rip rap for the construction of a 20 foot wide common driveway and associated base materials to provide access for residences and fire apparatus, within the Wetland Protection District, for the proposed 3 lots of the Campfire Cove Subdivision.

This work requires a Conditional Use Permit from Planning Board. The application specifically requests; 6135 square feet of impact to the Wetland Protection District, of which 1505 square feet is impact to a Forested Wetland & 4630 square feet is impact to the Wetland Buffer.

In addition to the City of Dover Condition to Use Permit this work requires a NHDES Wetlands Permit for the 1505 square feet of Forested Wetlands impact. Trittech is filing a Minimum Impact Expedited Wetlands Permit Application with NHDES for this Impact

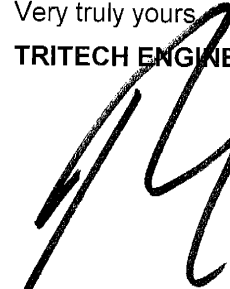
The existing house at 84 Watson Road is serviced by city water, on-site septic system and overhead electric, telephone, and cable tv. The three proposed building lots will be serviced by on site wells and septic systems and underground electric, telephone, and cable tv.

Enclosed please find the following:

- Subdivision Application (8 copies)
- Conditional Use Permit Application (8 copies)
- Application Fee
- Abutters List
- Test Pit & Perc Test results (8 copies)
- Subdivision Plan set (8 Full Size copies)

We look forward to meeting with the Technical Review Committee on August 18, 2016.
Please advise should you have any questions.

Very truly yours,
TRITECH ENGINEERING CORP.

A large, stylized handwritten signature in black ink, appearing to be 'RJS' or similar, written over the company name.

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

RJS/nas

Enclosures

cc: City of Dover Engineering

\\14103_TRC_SubmissionLtr.doc

30579

TRITECH ENGINEERING CORPORATION

Vendor ID: DOVER NH CITY OF DOVER, NH
Check Amount : 782.00
Check #: 30579
Date : 08/03/2016

Invoice #	Date	Invoice Amount	Gross Payment	Discount	Net Payment	Notes
12043	08/03/2016	\$782.00	\$782.00		\$782.00	

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRIINTED BORDER

TRITECH

ENGINEERING CORPORATION

755 CENTRAL AVENUE
Dover, New Hampshire 03820

54-7001/2114

FEDERAL SAVINGS BANK
DOVER, NH 03820

54-7001/2114

THE SUM OF SEVEN HUNDRED EIGHTY TWO DOLLARS 00/100 ONLY

PAY TO THE ORDER OF

CITY OF DOVER, NH
288 CENTRAL AVENUE
DOVER, NH 03820

DATE

08/03/2016

AMOUNT

\$782.00

NUMBER

30579

AUTHORIZED SIGNATURE



SECURITY SAFEGUARD

THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR PRESS HERE. RED IMAGE DISAPPEARS WITH HEAT.

⑈030579⑈ ⑆21470018⑆ ⑆8 200217⑈

PLANNING BOARD APPLICATION CHECKLIST & FEE SCHEDULE

A. If you are submitting an application for Site Review or a Major Subdivision the applicant shall meet with the Technical Review Committee (TRC). Eight (8) copies of the application and preliminary plan must be submitted.

B. Prior to the submission deadline for Planning Board, fifteen (15) copies of the application and fifteen (15) sets of plans must be submitted. Four (4) 22" x 34" and eleven (11) 11" x 17" (signed by owner).

C. **TOTAL FEE** paid by cash or check made payable to "City of Dover"

1. Application fee for the following:

- SUBDIVISION \$150.00 x # 3 new lots created = \$ 450
- LOT LINE ADJUSTMENT \$200.00 (if more than two lots involved, add \$100.00 per lot) = \$ _____
- SITE REVIEW - RESIDENTIAL \$100.00 x # _____ per dwelling unit = \$ _____
- SITE REVIEW - NON-RESIDENTIAL (not to exceed \$10,000)
New construction \$.15 sq. ft. x # _____ sq. ft. = \$ _____
Additions (new floor space) \$.10 per sq. ft. x # _____ sq. ft. = \$ _____
- IMPERVIOUS PAVED AREA (for new development) OR IMPERVIOUS PARKING LOT ADDITIONS (not to exceed \$10,000) \$.07 sq. ft. x # _____ = \$ _____
- MOTEL/HOTEL \$35.00 x # _____ per lodging unit = \$ _____
- CHANGE OF USE (not to exceed \$5,000)
Existing floor space \$.10 per sq. ft. x # _____ sq. ft. = \$ _____
- CONDITIONAL USE PERMIT \$150.00 x # 1 per application = \$ 150
- GRAVEL PIT/ EXTRACTION PERMIT
Application fee \$50.00 = \$ _____
Permit fee \$75.00 = \$ _____
- EXTENSIONS OF/AMENDMENTS TO/WAIVERS FOR AN APPROVED PLAN (\$150.00 minimum) \$50.00 x # _____ per hour of review \$ _____
- REQUEST FOR REZONING \$150.00 = \$ _____
- DRIVEWAY WAIVER - \$100.00 application fee = \$ _____
Letter of rejection from Engineering Department, diagram & letter from owner \$ _____

D. **Mailing Labels (Avery 5160)** in triplicate including owner, engineer, architect, land surveyor, or soil scientist whose professional seal appears on the plat with names and addresses for notices.

- 1. Certified letters fee: # of abutters 15 X \$8.00 = \$ 120
- 2. Applicant & Owner, engineer, architect, land surveyor or soil scientist
Certified letters fee # 3 of x \$8.00 = \$ 24
- 3. First Class Mail fee (for individual owner of units within a condominium or other collective form of ownership): # of abutters _____ X \$1.00 = \$ _____
- 4. Creating/Printing Abutter Labels fee per sheet 3 x \$10.00 = \$ 30

E. **Foster's newspaper public notice fee** \$ 80.00

F. **Digital Version of the Plan & Archive Fee** \$1.00 x # 8 per sheet of plan set = \$ 8

TOTAL FEE

\$ 782-

Abutters List
Subdivision of Land
Campfire Cove Subdivision

84 Watson Road
Tax Map C, Lot 50A
Dover, New Hampshire
Job No. 16106

Page 1 of 2

Abutters:

Map C, Lot 3E

Stephan R. Jensen Revocable Trust of 2000
P.O Box 1186
Dover, NH 03820

Map C, Lot 50B

John & Apryl Cowper
94 Watson Road
Dover, NH 03820

Map C, Lot 50C

Mitchel & Malone Revocable Living Trust
102 Watson Road
Dover, NH 03820

Map C, Lot 50C2

Lavole Family Revocable Trust
96 Watson Road
Dover, NH 03820

Map C, Lot 50D

Dalton & Myra Jagh
78 Watson Road
Dover, NH 03820

Map E, Lot 37

Cherrylee Rosholt
87 Watson Road
Dover, NH 03820

Within 200 Feet:

Map C, Lot 2

Gary & Rae Anne Bernier
114 Watson Road
Dover, NH 03820

Map C, Lot 2B-5

Raymond & Lisa Johnson
52 Sandpiper Drive
Dover, NH 03820

Abutters List
Subdivision of Land
Campfire Cove Subdivision

84 Watson Road
Tax Map C, Lot 50A
Dover, New Hampshire

Job No. 16106

Page 2 of 2

Map C, Lot 2B-6	Brian & Lisa Murphy 56 Sandpiper Drive Dover, NH 03820
Map C, Lot 2B-7	James & Beatrice Randall 55 Sandpiper Drive Dover, NH 03820
Map C, Lot 47	Sheri L. Towle 379 Tolend Road Dover, NH 03820
Map C, Lot 49J	Krystal M. Simmons 66 Watson Road Dover, NH 03820
Map C, Lot 49K	James & Sarah Degazio 70 Watson Road Dover, NH 03820
Map E, Lot 35	Douglas Dodd General Contractor Inc. 15E Hanson Street Dover, NH 03820
Map E, Lot 38	Mary Brindamour Rev. Tr. of 2011 67 Watson Road Dover, NH 03820

Owner:

Map C, Lot 50A	Michael Rosholt 31 Morey Street Lowell, MA 01851
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Agent:

Tritech Engineering Corporation
755 Central Avenue
Dover, NH 03820

Applicant:

Quantum Real Estate Group, LLC
c/o Tritech Engineering Corporation
755 Central Avenue
Dover, NH 03820



City of Dover, New Hampshire SUBDIVISION APPLICATION

[Revision Date: April 23, 2013]

Office Use Only

Project #: _____

Date Received: _____

Amount Paid: _____

Time Received: _____

APPLICANT AND OWNER INFORMATION

Name of Applicant: Quantum Real Estate Group, LLC Telephone # 603-742-8107

Address of Applicant: c/o Trittech Engineering Corp., 755 Central Avenue, Dover, NH 03820

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

Address of Property Owner: 31 Morey Street, Lowell, MA 01850

E-Mail Address: RJS@Trittecheng.com

PROPERTY INFORMATION

Address of Property: 84 Watson Road

Assessor's Map # C Lot(s) # 50A

Zoning District(s) R-40 Overlay District(s) Conservation & Wetlands

Size of Parcel: 15.853 Ac Property Deed: Book 4368 Page: 165-168

Existing Use of Property: Single Family Residential

SUBDIVISION INFORMATION

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

Existing Number of Lots: 1 Proposed Number of Lots: 3

City Water? ____Yes X No How far is city water from the property? At the street

City Sewer? ____Yes X No How far is city sewer from the property? 750 Ft +/-

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

Estimated Length of Proposed Roads: N/A feet Public or Private Road? _____

WAIVER REQUESTS

Subdivision Regulations section(s) to be waived: _____

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

SURVEYOR INFORMATIONName of Surveyor and Company (Licensed in N.H.) Robert J. Stowell, Trittech Engineering Corp.Address 755 Central Avenue Dover, N.H. Telephone #: 603-742-8107Professional License #: 884 E-mail address: RJS@Trittecheng.com**ENGINEER INFORMATION**Name of Engineer and Company (Licensed in N.H.) Robert J. Stowell, Trittech Engineering Corp.Address 755 Central Avenue, Dover N.H. Telephone #: 742-8107Professional License #: 9903 E-mail address: RJS@Trittecheng.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: Michael Rockwell Date: 8/1/16Signature of Applicant (if different from owner): [Signature], member Date: 08/01/16Signature of Agent: [Signature], President Date: 08/01/16**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: Michael Rockwell Date: 8/1/16**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: Michael Rockwell Date: 8/1/16Signature of Applicant (if different from owner): [Signature], member Date: 08/01/16

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: Michael R. Ricker Date: 8/1/16

Signature of Applicant (if different from owner): [Signature] M. Ricker Date: 08/01/16



City of Dover, New Hampshire

CONDITIONAL USE PERMIT APPLICATION

[Revision Date: September 29, 2015]

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

APPLICANT AND OWNER INFORMATION

Name of Applicant: Quantum Real Estate Group, LLC Telephone # 603-742-8107

Address of Applicant: c/o Trittech Engineering Corp., 755 Central Avenue, Dover, N.H

E-Mail Address: RJS@Trittecheng.com

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

Address of Property Owner: 31 Morey Street, Lowell, MA 01850

PROPERTY INFORMATION

Assessor's Map # C Lot(s) # 50A

Address of Property: 84 Watson Road, Dover, N.H. 03820

Zoning District(s) R-40 Overlay District(s) Conservation/ Wetlands

Existing Use of Property: Single Family Residential

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 | ☐ Alternative Treatment Center |
| ☒ Wetland Protection District | ☐ Central Business District | |

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

The project proposes the installation of a 12" HDPE culvert, flared end sections & rip rap for the construction of a 20 foot wide common driveway and associated base materials to provide access for residences and fire apparatus, within the Wetland Protection District, for the proposed 3 lots of the Campfire Cove Subdivision.

This work requires a conditional use permit. This application specifically requests; 6135 square feet of impact to the Wetland Protection District, of which 1505 square feet is impact to a Forested Wetland & 4630 square feet is impact to the Wetland Buffer.

List Any Associated State or Federal Permits That Have Been or Will Be Applied For and Indicate Their Status: NHDES Wetlands Permit – Will Be Applied For

Name of Professional That Prepared Plans: Robert J. Stowell, P.E, LLS, Trittech Engineering Corp.Address 755 Central Avenue, Dover, N.H. Telephone #: 603-742-8107Professional License #: LLS-884, P.E-9903 E-mail address: RJS@Trittecheng.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: Michael Bouchette Date: 8/1/16

Signature of Applicant (if different from owner): [Signature], member Date: 08/01/16

Signature of Agent: [Signature], PRESIDENT Date: 08/01/16

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: Michael Bouchette Date: 8/1/16

Test Pit Descriptions

Dover NH
Watson Road
July 11, 2016
Test pits described on 07-08-16

Test Pit 1

00 – 04"	Dark brown (10YR4/3) fine sandy loam; weak fine granular structure; dry, soft.
04 – 24"	Yellowish brown (10YR5/6) fine sandy loam; weak medium granular structure; dry, soft
24– 33"	Light olive brown (2.5Y5/4) sandy loam; moderate medium granular structure; dry, loose.
33 – 57"	Light olive brown (2.5Y5/4) sandy loam; many medium to coarse prominent strong brown redox concentrations; common medium prominent gray (10YR6/1) redox depletions; moderate medium granular structure; dry, loose.
57" – 66"	As above horizon but loamy sand texture.

Series: Sutton
Estimated seasonal high water table: 33"
Observed water: none
Restrictive layer: none
Soil Hydrologic Group: C

Test Pit 2

00 – 06"	Dark brown (10YR4/3) fine sandy loam; weak fine granular structure; dry, soft.
06 – 24"	Yellowish brown (10YR5/6) fine sandy loam; weak fine granular structure; dry, soft.
24 – 42"	Light olive brown (2.5Y5/3) silt loam; few fine prominent reddish brown (5YR4/4) redox concentrations; massive structure; dry, hard.
42 – 66"	Light olive brown (2.5Y5/3) as horizon above with thin lenses of yellowish brown (10YR5/6) loamy sand; 5-10% gravel and cobbles.

Series: Eldridge
Estimated seasonal high water table: 24"
Observed water: none
Restrictive layer: 24"
Soil Hydrologic Group: C

Test Pit Descriptions

Dover NH
Watson Road
July 11, 2016
Test pits described on 07-08-16

Test Pit 3

00 – 06"	Dark brown (10YR4/3) fine sandy loam; weak fine granular structure; dry, soft.
06 – 24"	Yellowish brown (10YR5/6) fine sandy loam; weak fine granular structure; dry, soft.
24 – 60"	Light olive brown (2.5Y5/4) silt loam; few fine prominent reddish brown (5YR4/4) redox concentrations; massive structure; dry, hard.

Series: Eldridge
Estimated seasonal high water table: 24"
Observed water: none
Restrictive layer: 24"
Soil Hydrologic Group: C

Test Pit 4

00 – 12"	Sand fill
12 – 20"	Olive brown (2.5Y4/4) silt loam; many fine prominent reddish brown (5YR4/4) redox concentrations; massive structure; moist, friable.
20 – 47"	Gray (10YR6/1) silty clay loam; many medium to coarse prominent yellowish brown (10YR5/6) and strong brown (7.5YR5/6) redox concentrations; strong medium subangular blocky structure; moist, very firm.
47" – 53"	Yellowish brown (10YR5/6), gray (10YR6/1) and strong brown (7.5YR6/6) silty clay loam; strong medium subangular blocky structure; moist, very firm.
53" – 60"	Yellowish brown (10YR5/6) fine sandy loam; many medium distinct gray (10YR6/1) redox depletions; moderate medium granular structure; moist, friable.

Series: Buxton, A horizon removed.
Estimated seasonal high water table: 12"
Observed water: none
Restrictive layer: 20"
Soil Hydrologic Group: D

Test Pit Descriptions

Dover NH
Watson Road
July 11, 2016
Test pits described on 07-08-16

Test Pit 5

00 – 23"	Sand fill
23 – 39"	(buried A horizon) Dark olive (5Y3/2) silt loam; massive structure; moist, firm.
39 – 48"	Olive gray (5Y4/2) silt loam; many medium prominent dark red (10R3/6) and red (10R4/6) redox concentrations; strong medium subangular blocky structure; moist, firm..

Series: Fill over Scitico
Estimated seasonal high water table: 23"
Observed water: none
Restrictive layer: 39"
Soil Hydrologic Group: D

Test Pit 6

00 – 36"	Sand fill
36 – 42"	(buried A horizon) Olive (5Y5/3) silt loam; massive structure; moist, friable.
42 – 48"	Light olive brown (2.5Y5/4) silt loam; massive structure; moist, friable.
48 – 56"	Light olive brown (2.5Y5/4) silt loam; few medium distinct yellowish brown (10YR5/6) redox concentrations and gray (10YR6/1) redox depletions; strong medium blocky structure; moist, very firm.

Series: Fill over Buxton
Estimated seasonal high water table: 42"
Observed water: none
Restrictive layer: 48"
Soil Hydrologic Group: C

Perc Test Results
Subdivision of Land
Campfire Cove
Tax Map C, Lot 50A
84 Watson Road
Dover, New Hampshire
Job No. 16106

<u>Percolation Test #</u>	<u>Date</u>	<u>Depth</u>	<u>Rate</u>
1 @ TP 1	07/11/16	27"	8 Min./In.
2 @ TP 2	07/11/16	22"	12 Min./In.
3 @ TP 3	07/11/16	22"	12 Min./In.
4 @ TP 6	07/11/16	28"	8 Min./In.

SUBDIVISION PLANS

CAMPFIRE COVE

84 WATSON ROAD
DOVER, NEW HAMPSHIRE

LIST OF PLANS

- T-1 - TITLE SHEET
- T-2 - NEIGHBORHOOD PLAN - 1" = 200'
- EX-1 - EXISTING CONDITIONS PLAN - 1" = 100'
- Y-1 - YIELD PLAN
- S-1 - OVERALL SUBDIVISION PLAN - 1" = 100'
- S-2 - OPEN SPACE PLAN - 1" = 60'
- S-3 - TOPOGRAPHIC PLAN - 1" = 60'
- WPA-1 - WETLANDS PERMIT APPLICATION PLAN

PREPARED FOR

OWNER

MICHAEL ROSHOLT

APPLICANT

QUANTUM REAL ESTATE GROUP

PREPARED BY

TRITECH
ENGINEERING CORPORATION



TRITECH

ENGINEERING CORPORATION

REVISIONS
DATE: DESCRIPTION:

766 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03860
TELEPHONE 603 742 8107
FAX 603 742 9890

TITLE PLAN

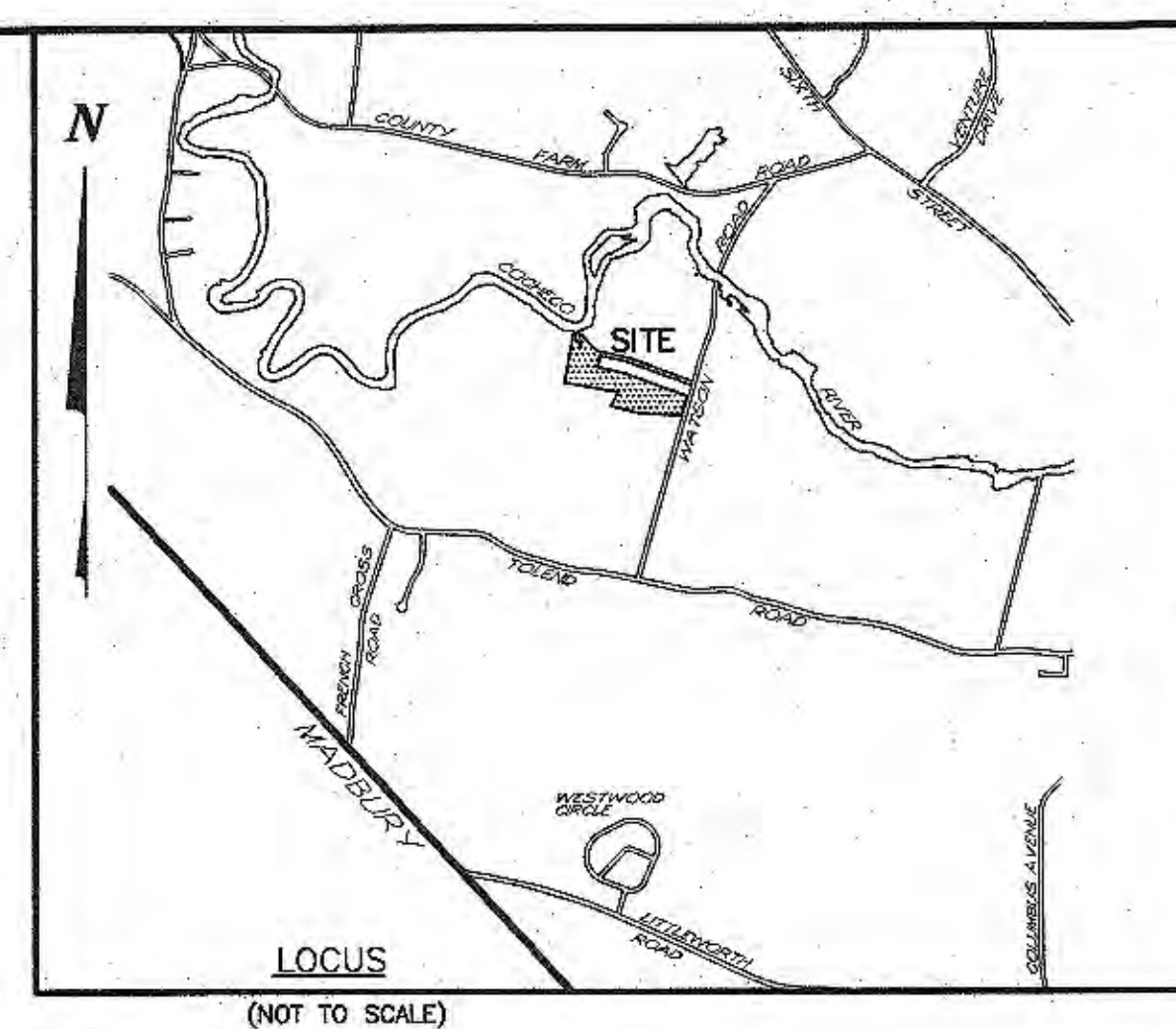
CAMPFIRE COVE

84 WATSON ROAD
DOVER, NEW HAMPSHIRE

AUGUST 4, 2016 JOB No. 16106

SHEET NO.

T-1



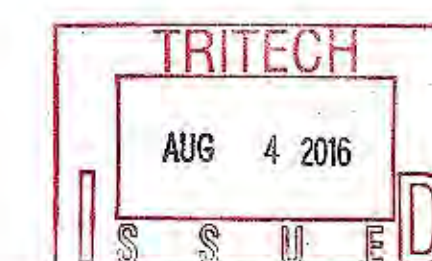
NOTES

- 1.) INTENT: TO SHOW THE EXISTING CONDITIONS OF DOVER TAX MAP C LOT 50A.
- 2.) CURRENT OWNER OF RECORD: MICHAEL ROSHOLT
31 MOREY STREET
LOWELL, MASSACHUSETTS
- 3.) TOTAL LOT AREA: 690,575 SQ. FT. - 15.853 ACRES
- 4.) TAX MAP C LOT 50A.
- 5.) PROJECT DEED REFERENCE: BOOK 4368 PAGE 165-168
- 6.) PROJECT PLAN REFERENCE: PLAN OF LAND OF
OWEN BRYSON
DOVER, N.H.
T.W. CHESLEY
SCRD PO #2, FO #20, PLAN #58
AUG. 1972

- 7.) ZONING: R-40
LOT SIZE: 40,000 SQ. FT.
MIN. FRONTAGE: 150 FT.
MIN. SETBACKS:
FRONT: 40 FT.
SIDE: 25 FT.
REAR: 15 FT.
- OPEN SPACE SUBDIVISION
R-40
MIN. LOT SIZE: 20,000 SQ. FT.
MIN. FRONTAGE: 40 FT.
MIN. SETBACKS:
FRONT: 20 FT.
SIDE: 20 FT.
REAR: 20 FT.
EXTERNAL BOUNDARIES: 50 FT.
EXISTING BUILDINGS: 100 FT.

IN ADDITION TO R-40, THIS PROPERTY FALLS WITHIN SEVERAL ZONING
OVERLAY DISTRICTS:
- CONSERVATION DISTRICT
- WETLANDS PROTECTION DISTRICT

- 8.) THE RAW UNADJUSTED CLOSURE OF OUR RANDOM POINT TRAVERSE
WAS 1 PART IN 15,000, AND WAS ACCOMPLISHED USING A LEICA 703
TOTAL STATION, DURING THE MONTH OF MAY, 2016.
- 9.) BASIS OF BEARING: DOVER GIS SYSTEM WAS USED TO DETERMINE LOCATION,
DIRECTION AND DATUM. ELEVATIONS DEPICTED ARE BASED ON INFORMATION
OBTAINED FROM THE CITY ENGINEER'S OFFICE AND WAS DERIVED FROM COORDINATES
FOR CONTROL POINTS 199 & 200. THESE COORDINATES HAVE NOT BEEN
ADJUSTED TO 1983 DATUM.
- 10.) A PORTION OF THE SUBJECT PARCEL IS WITHIN A FEDERALLY DESIGNATED
SPECIAL FLOOD HAZARD ZONE (FLOOD HAZARD ZONE A - PANEL 0330D, MAP
No. 33017C0310E, DATE: 8-30-2015). (AS SHOWN)
- 11.) IN APRIL, 2016, MICHAEL MARIANO, STATE OF NEW HAMPSHIRE CERTIFIED SOIL
SCIENTIST CONDUCTED AN ON-SITE DELINEATION OF THE SUBJECT PARCEL WETLANDS
UNDER STATE AND FEDERAL JURISDICTION WERE IDENTIFIED BASED ON THE 'CORPS OF
ENGINEERS WETLANDS DELINEATION MANUAL (DEPT. OF THE ARMY, 1987), AND THE
REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL:
NORTHEASTAL AND NORTHEAST REGION VERSION 2.0, JANUARY 2012, EXCEPT IN
SPECIAL CIRCUMSTANCES, THESE CRITERIA REQUIRE THAT INDICATORS OF WETLAND SOILS,
VEGETATION, AND HYDROLOGY ALL BE PRESENT FOR AN AREA TO BE CONSIDERED A WETLAND.
- 12.) THIS PROPERTY FALLS WITHIN THE CONSERVATION DISTRICT, ZONING ORDINANCE 170-27.
AREAS SUCH AS THOSE WITHIN 50 FEET OF STREAMS, BROOKS OR OTHER FRESH-WATER
BODIES, SLOPES IN EXCESS OF 20% AND WITHIN 100' OF THE COCHECO RIVER ARE PART
OF THE CONSERVATION DISTRICT AND THE REGULATIONS OF 170-27 APPLY.
- 13.) ALL ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND.



TRITECH
ENGINEERING CORPORATION

786 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03830
TELEPHONE 603 746 8107
FAX 603 746 5650

EXISTING CONDITIONS PLAN

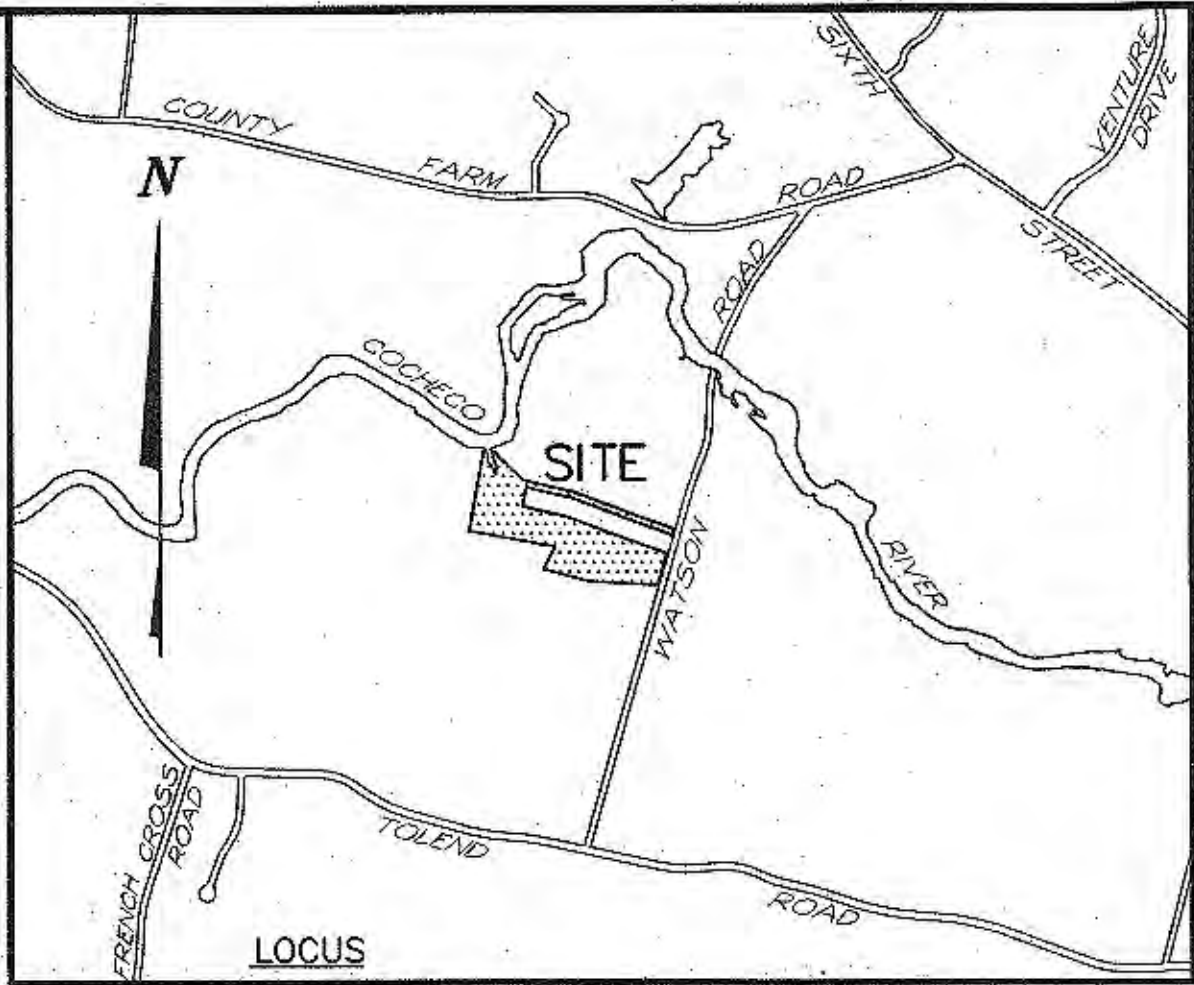
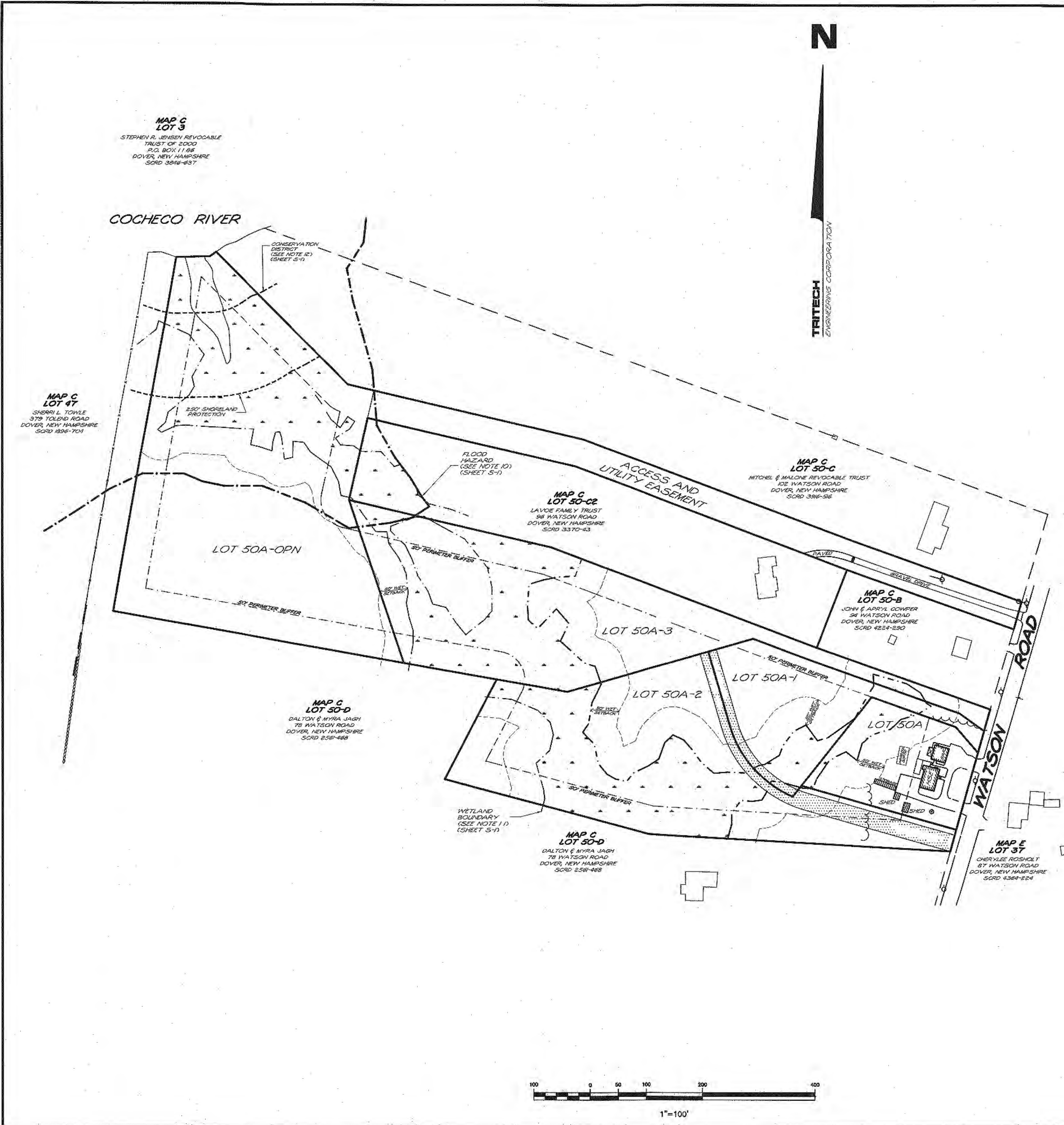
MICHAEL ROSHOLT

84 WATSON ROAD
DOVER, NEW HAMPSHIRE

AUGUST 1, 2016 JOB No. 16106
SCALE: 1" = 100'

SHEET NO.

EX-1



NOTES

- 1.) INTENT: TO SUBDIVIDE DOVER TAX MAP C LOT 50A INTO 5 OPEN SPACE LOTS. ONE LOT CONTAINS THE EXISTING HOUSE. THREE LOTS WILL BE DEVELOPED AS NEW RESIDENTIAL CONSTRUCTION AND ONE LOT IS THE OPEN SPACE LOT.
- 2.) CURRENT OWNER OF RECORD: MICHAEL ROSHOLT
31 MOREY STREET
LOWELL, MASSACHUSETTS

SIGNATURE

APPLICANT: QUANTUM REAL ESTATE GROUP
c/o TRITECH ENGINEERING CORPORATION
755 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE

- 3.) TOTAL LOT AREA: 690,575 SQ.FT. - 15.853 ACRES
- 4.) TAX MAP C LOT 50A.
- 5.) PROJECT DEED REFERENCE: BOOK 4368 PAGE 165-168
- 6.) PROJECT PLAN REFERENCE: PLAN OF LAND OF
OWEN BRYSON
DOVER, N.H.
T.W. CHESLEY
SCRD PD #2, FD #20, PLAN #58
AUG. 1972

WATSON ACRES
SUBDIVISION OF LAND
DOVER, NEW HAMPSHIRE
FOR EAST COAST ENGINEERING
JOHN W. DURGIN ASSOCIATES, INC.
SCRD 21-53 MARCH 13, 1980

RESUBDIVISION OF LOT 4
"WATSON ACRES"
DOVER, N.H.
OWNER: OWEN R. AND EVELYN M. BRYSON
FREDERICK E. DREW ASSOCIATES
SCRD 28-2 APRIL 1985

REVISED BOUNDARY PLAN
MICHAEL ROSHOLT AND
OWEN R. BRYSON
DOVER, N.H.
FREDERICK E. DREW ASSOCIATES
OCT 1989 SCRD #37A-116

LOT LINE ADJUSTMENT
FOR EVELYN M. BRYSON
WATSON ROAD
DOVER, N.H. 03820
POHOPEK LAND SURVEYORS
SCRD 66-79 MAY 31, 2002

CONSERVATION EASEMENT PLAN
PREPARED FOR
SHERI TOWLE
TOLLAND ROAD
DOVER, N.H. 03820
POHOPEK LAND SURVEYORS
NOVEMBER 20, 2003 SCRD #73-96

- 7.) ZONING: R-40
MIN. LOT SIZE: 40,000 SQ.FT.
MIN. FRONTAGE: 150 FT
MIN. SETBACKS:
FRONT: 40 FT
SIDE: 25 FT
REAR: 15 FT
- OPEN SPACE SUBDIVISION
R-40
MIN. LOT SIZE: 20,000 SQ.FT.
MIN. FRONTAGE: 40 FT
MIN. SETBACKS:
FRONT: 20 FT
SIDE: 20 FT
REAR: 10 FT
EXTERNAL BOUNDARIES: 50 FT
EXISTING BUILDINGS: 100 FT

IN ADDITION TO R-40, THIS PROPERTY FALLS WITHIN TWO ZONING
OVERLAY DISTRICTS:
- CONSERVATION DISTRICT
- WETLANDS PROTECTION DISTRICT

- 8.) THE RAW UNADJUSTED CLOSURE OF OUR RANDOM POINT TRAVERSE
WAS 1 PART IN 15,000, AND WAS ACCOMPLISHED USING A LEICA 703
TOTAL STATION, DURING THE MONTH OF MAY, 2016.
- 9.) BASIS OF BEARING: DOVER GIS SYSTEM WAS USED TO DETERMINE LOCATION,
DIRECTION AND DATUM. ELEVATIONS DEPICTED ARE BASED ON INFORMATION
OBTAINED FROM THE CITY ENGINEER'S OFFICE AND WAS DERIVED FROM COORDINATES
FOR CONTROL POINTS 199 & 200. THESE COORDINATES HAVE NOT BEEN
ADJUSTED TO 1983 DATUM.
- 10.) A PORTION OF THE SUBJECT PARCEL IS WITHIN A FEDERALLY DESIGNATED
SPECIAL FLOOD HAZARD ZONE (FLOOD HAZARD ZONE A - PANEL 0330D, MAP
No. 33017C0310E, DATE: 9-30-2015). (AS SHOWN)
- 11.) IN APRIL, 2016, MICHAEL MARIANO, STATE OF NEW HAMPSHIRE CERTIFIED SOIL
SCIENTIST CONDUCTED AN ON-SITE DELINEATION OF THE SUBJECT PARCEL WETLANDS
UNDER STATE AND FEDERAL JURISDICTION WERE IDENTIFIED BASED ON THE "CORPS OF
ENGINEERS WETLANDS DELINEATION MANUAL (DEPT. OF THE ARMY, 1987), AND THE
REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL:
NORTHEAST REGION VERSION 2.0, JANUARY 2012, EXCEPT IN
SPECIAL CIRCUMSTANCES, THESE CRITERIA REQUIRE THAT INDICATORS OF WETLAND SOILS,
VEGETATION, AND HYDROLOGY ALL BE PRESENT FOR AN AREA TO BE CONSIDERED A WETLAND.
- 12.) 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, SLOPES IN EXCESS OF 20% AND WITHIN 100' OF THE COCHECO RIVER ARE PART
OF THE CONSERVATION DISTRICT AND THE REGULATIONS OF 170-27 APPLY.
- 13.) BUFFER ZONES SHALL COMPLY WITH CITY OF DOVER CODE 155-22.F AND 170-27.1.J.1
AS APPLICABLE.
- 14.) OPEN SPACE LOT MAP C LOT 50A-OPN SHALL BE OWNED IN COMMON BY THE HOMEOWNERS ASSOCIATION.
- 15.) DENSITY CALCULATION:
LOTS FROM YIELD PLAN = 5 LOTS
TOTAL UNITS ALLOWED = 5 UNITS
TOTAL UNITS REQUESTED = 4 UNITS
OPEN SPACE REQUIRED: 4 x 20,000 SQ.FT. = 80,000 SQ.FT. = 1.84 ACRES. (40,000 SQ.FT. UPLAND REQUIRED)
TOTAL OPEN SPACE PROVIDED: 298,629 SQ.FT. - 6.856 ACRES (158,452 SQ.FT. UPLAND PROVIDED)
- 16.) STREET ADDRESSES FOR EACH LOT SHALL BE ASSIGNED BY THE BUILDING INSPECTOR AT
THE TIME OF ISSUANCE OF A BUILDING PERMIT.
- 17.) THE NEW LOTS TO BE SERVICED BY INDIVIDUAL SEWAGE DISPOSAL SYSTEMS AND PRIVATE ON-SITE WELLS, ALL ON-SITE
UTILITIES SHALL BE INSTALLED UNDERGROUND. THE EXISTING HOUSE IS SERVICED BY MUNICIPAL WATER AND AN INDIVIDUAL
SEWAGE DISPOSAL SYSTEM.
- 18.) THE FINAL SUBDIVISION PLAN SHALL BE SUBMITTED IN A DIGITAL DXF FORMAT ON A TRANSFERABLE
DISK TO THE CITY OF DOVER PLANNING DEPARTMENT'S OFFICE.



SHEET NO. 9-1

CAMPFIRE COVE

84 WATSON ROAD
DOVER, NEW HAMPSHIRE

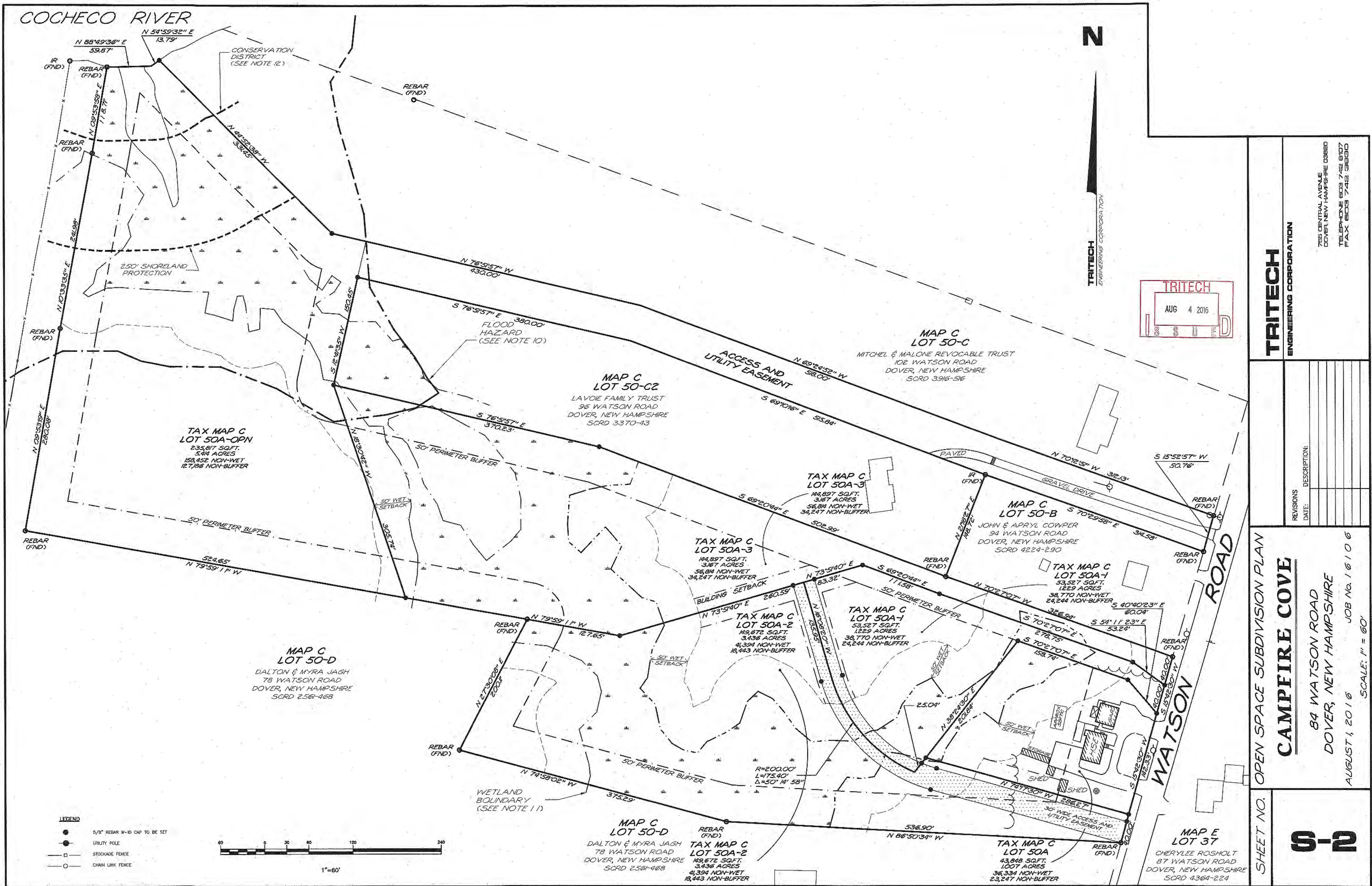
AUGUST 1, 2016 JOB No. 16106 SCALE: 1" = 100'

9-1

TRITECH
ENGINEERING CORPORATION

REVISIONS
DATE: DESCRIPTION:

755 CENTRAL AVENUE
DOVER NEW HAMPSHIRE 03820
TELEPHONE 603 742 8107
FAX 603 742 8650



TRITECH
ENGINEERING CORPORATION

788 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03860
TELEPHONE 603 743 6907
FAX 603 743 5650

OPEN SPACE SUBDIVISION PLAN

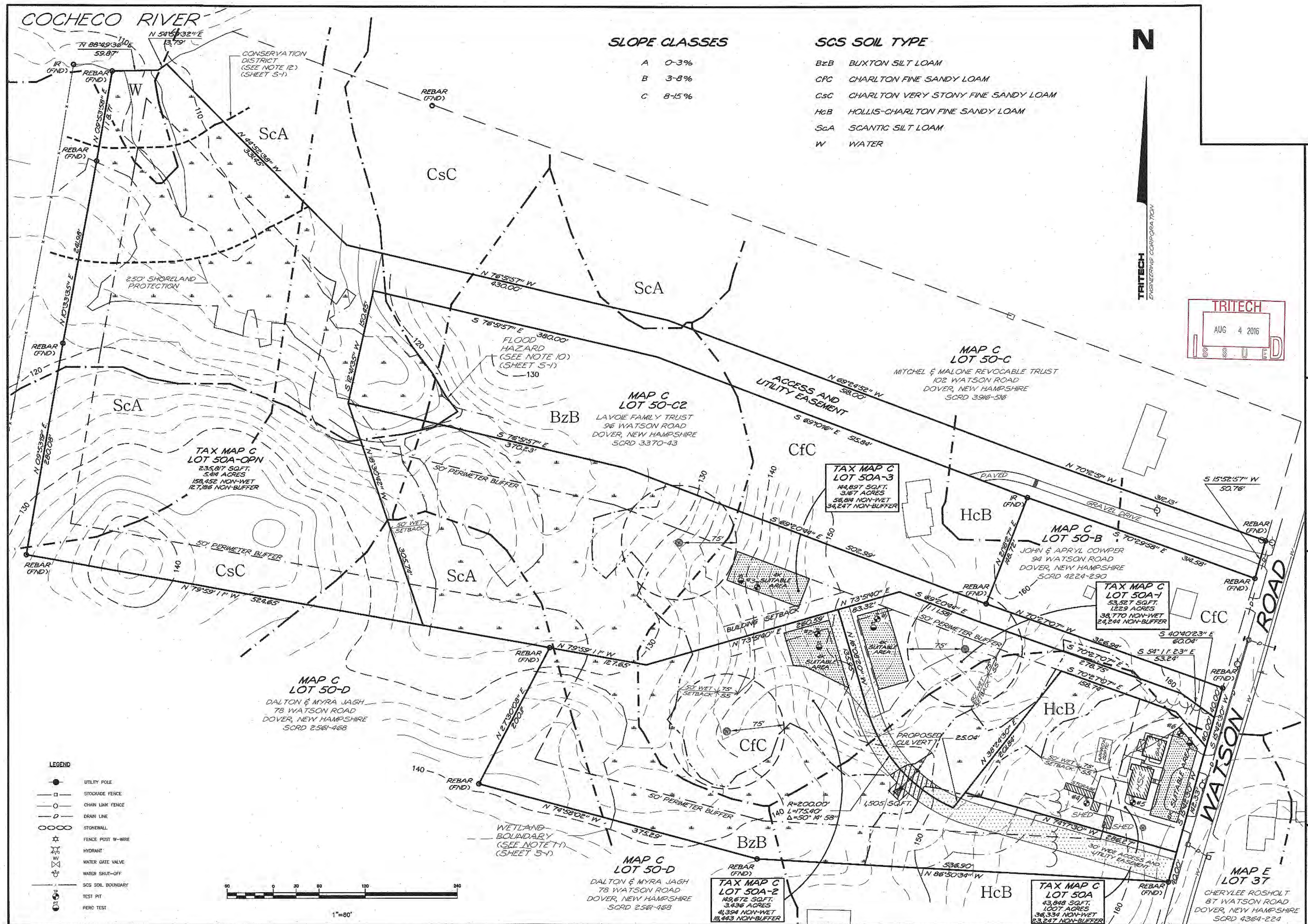
CAMPFIRE COVE
84 WATSON ROAD
DOVER, NEW HAMPSHIRE

5-2

SHEET NO.

REVISIONS
DATE: DESCRIPTION:

AUGUST 1, 2016 **JOB No. 16106** **SCALE: 1" = 60'**



TRITECH ENGINEERING CORPORATION	766 CENTRAL AVENUE DOVER, NEW HAMPSHIRE 03800 TELEPHONE 603 742 8107 FAX 603 742 1830
	REVISIONS DATE: DESCRIPTION:
TOPOGRAPHIC PLAN CAMPFIRE COVE 84 WATSON ROAD DOVER, NEW HAMPSHIRE AUGUST 1, 2016 JOB No. 16106 SCALE: 1" = 60'	
SHEET NO. S-3	

