CITY OF DOVER

DOVER PLANNING BOARD – AGENDA

Meeting Type:	Regular Meeting
Meeting Location:	Council Chambers, City Hall, 288 Central Ave, Dover NH 03820
Meeting Date:	**Tuesday, June 12, 2018**
Meeting Time:	**7:00 pm**

1. **CITIZENS' FORUM**
2. **APPROVAL OF THE PRIOR MINUTES**
   - May 22, 2018 Regular Meeting Minutes
3. **OLD BUSINESS**

   A. Public Hearing to consider amendments to Chapter 149, entitled "Site Review Regulations" of the code of the City of Dover. Amendments include revising terminology, administrative review process, certificate of occupancy requirements, lighting and landscaping standards, driveway regulations, and updating definitions. The full text of the amendments is available in Planning Department & at www.dover.nh.gov located under City Documents & View Current City Reports. *

   B. Discussion and possible vote of a Major Subdivision with Transfer of Development Rights for TDAK & Company LLC, Assessor's Map 35, Lot 57, zoned R-12, located at 99 Sixth Street. (Proposal is to construct a 345 ft. private roadway to access the existing two unit condominium and construct four additional single family dwellings). (P18-07)

   C. Discussion and possible vote of a Conditional Use Permit for TDAK & Company LLC, Assessor's Map 35, Lot 57, zoned R-12, and located at 99 Sixth Street. (Proposal is to construct a 345 ft private roadway impacting areas of the parcel containing 20% slopes). (P18-19)

4. **NEW BUSINESS**

   A. Consideration and acceptance of an amendment to the conditions for a previously approved Subdivision Plan (7/25/17) for Scott M. Coughlin, Assessor's Map I, Lot 94B, zoned R-40, and located at 17 & 19 Piscataqua Road. (Proposal is to relocate driveway). *(P17-41A)

   B. Consideration and acceptance of a Major Subdivision with Transfer of Development Rights for TDAK & Company LLC., Assessor's Map M, Lot 61, zoned R-20, and located at 146 Dover Point Road. (Proposal is to construct a 475 ft. private roadway to access the existing single family dwelling and to construct ten single family dwellings). *(P18-14)

   C. Consideration and acceptance of a Minor Lot Line Adjustment for Thomas J & Nancy A Viel, Assessor's Map M, Lots 70 & 72, zoned R-20, located at 405 & 413 Middle Road. *(P18-26)

5. **STAFF COMMENT**
6. **MEMBER COMMENTS**
7. **ADJOURNMENT**

*Indicates that if the application is accepted for discussion, the public hearing will be held the same evening. Note that some hearings will be continued from one meeting to another and some may be postponed. Since this is only a partial description of the proposal and may change, 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 and Friday 8:30 am to 4:00 pm or email Dover-Planning@dover.nh.gov. You may also view materials at www.dover.nh.gov. Follow us on Twitter @DoverNHPlanning and find us on Facebook at https://www.facebook.com/DoverNHPlanning.

CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting
Meeting Location: Council Chambers – City Hall, 288 Central Avenue
Meeting Date: **Tuesday, May 22, 2018**
Meeting Time: **7:00 pm**

Members Present: Frank Torr, Sarah Wheeler (Alternate), Tom Clark, Tristan Donovan (Alternate), Dennis Ciotti (Councilor), Gina Cruikshank (Vice Chair), David Landry, Lee Skinner, James Burdin, Kirt Schuman (Chair), Dave White, Hayley Harmon (Alternate)

Members Not Present:

Staff Present: Christopher Parker, Assistant City Manager

The Chair called the meeting to order at 7:00 p.m

1. CITIZENS' FORUM

Citizens Forum Open.

Doug DeDe, 142 Locust Street, expressed displeasure with the look of Bradley Commons and the process used to revise the color scheme.

Citizens Forum Closed.

2. APPROVAL OF THE PRIOR MINUTES

- May 8, 2018 Regular Meeting Minutes

Motion: F.Torr made a motion to approve the minutes as presented. Seconded by D.White. Vote U/A

3. OLD BUSINESS

A. Repost Zoning Amendments.

C.Parker reviewed the changes drafted after the workshop and recommended that the Board repost the amendments. Once reposted, the abutter notices will be generated and mailed. The Board will host public hearings on June 26 and July 24.

D.Landry suggested inserting the words "total living area" after the square footages in the TDR proposal.

F.Torr suggested inserting a requirement that the deed note the square footage limitations.

C.Parker read proposed language for Roman numeral 5 "A note shall be placed in the property/unit deed citing the restrictions listed above."

Motion: T.Clark made a motion to amend the zoning amendments to include the total living area and deed reference langauge. Seconded by D.White. Vote U/A

Motion: T.Clark made a motion to repost the zoning amendments. Seconded by L.Skinner. Vote U/A

B. Review amendments to Chapter 149, entitled "Site Review Regulations" to revise landscaping requirements.

J,Burdin recused himself, and H.Harmon sat in his place.

C.Parker reviewed the background and the idea that should the Board like the proposed language, it should repost the site review amendments to include these, and hold a new public hearing.

Kyle Pimental, Principal Planner with Strafford Regional Planning reviewed the proposed text provided.

D.Ciotti suggested prohibiting plants from the UNH Watchlist.

D.White suggested not requiring curbing along islands so that they can better act as stormwater management tools.

L.Skinner suggested eliminating the sentence requiring climate adept plants.

H.Harmon suggested eliminating the term "Wherever possible" from the stormwater section.

D.Landry suggested revisions to the snow storage section.

Discussion ensued about the proposals and biodiversity of trees.

C.Parker suggested "Snow storage may be permitted on any grassed or nonliving landscape areas."

Motion: F.Torr made a motion to repost the site review amendments to include the landscape amendment, as modified. Seconded by T.Clark. Vote U/A

4. NEW BUSINESS

A. Consideration and acceptance of a Conditional Use Permit for Great Bay Yacht Club, Assessor's Map 8, Lot 40, zoned R-20, and located at 21 Wentworth Terrace. (Proposal is to replace an existing shed with a smaller shed and add an outdoor deck). *(P18-20)

C.Parker explained that the applicant is requesting a Conditional Use Permit for the replacement of an existing 16' x 16' shed with a 12' x 16' storage shed and a 20' x 24' wooden deck within the 100 foot Conservation District adjacent to the tidal Piscataqua River. The shed is 22 feet from the river and the deck is 25 feet from the river.

The Conservation Commission reviewed and endorsed this project on May 14, 2018.

John O'Connor 48 Horne Street, represented the application and reviewed the details of the plan.

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

Public hearing opened. No One Spoke Public Hearing Closed.

STAFF RECOMMENDATION: LOT LINE ADJUSTMENT
The Conservation District ordinance provides for Conditional Use Permits to allow impacts to land within 100 feet of a tidal river if standards related to demonstration of need, avoidance, minimization, and mitigation

are met. This proposal is consistent with those standards. Staff recommends approval with the following condition.

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

1. The applicant shall provide the Planning Department with a copy of the NHDES Shoreland Permit.

Motion: F.Torr made a motion to approve the Conditional Use Permit subject to the staff recommended condition. Seconded by L.Skinner. Vote U/A

The Vice Chair noted the next two items would be presented together and voted on separately.

B. Consideration and acceptance of a Conditional Use Permit for Ronald & Nicole Mercier, Assessor's Map B, Lot 14C, zoned R-40, and located at 120 County Farm Cross Road. (Proposal is to construct a driveway for access to a residential building which will impact 2900 sq.ft. of wetlands and 5948 sq.ft. of wetlands buffer). *(P18-21)
C. Consideration and acceptance of a Minor Subdivision for Ronald & Nicole Mercier, Assessor's Map B, Lot 14C, zoned R-40, and located at 120 County Farm Cross Road. (1 new lot). *(P18-22)

C.Parker explained that the applicant is seeking a subdivision to create one additional lot. The first lot would be 2.2255 acres and the second would be 1.793 acres. Both lots will be serviced by individual septic systems and wells. The new lot will be accessed by a private drive which will impact 2,900 square feet of wetlands and 5,948 square feet of wetlands buffer.

The Conservation Commission endorsed this proposal at their May 14th meeting.

Robert Stowell, Tritech Engineering, represented the applications and review the details of the plan.

Motion: F.Torr made a motion to accept the applications. Seconded by T.Clark. Vote U/A

Public hearing opened. No One Spoke. Public Hearing Closed.

STAFF RECOMMENDATION: Conditional Use Permit
The Wetlands Protection District ordinance provides for Conditional Use Permits to allow impacts to wetlands and wetland buffers if standards related to demonstration of need, avoidance, minimization, and mitigation are met. This proposal is consistent with those standards. Staff recommends approval of the Conditional Use Permit with the following conditions

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

1. The applicant shall provide the Planning Department with a copy of the NHDES Wetlands Permit.
2. The applicant shall provide the Planning Department with a copy of the NHDES Subdivision Permit.
3. The applicant shall follow the erosion and sediment control measures required on sheet WPA-2 of the wetland permit application plan during the construction of the driveway.
4. The applicant shall provide the Planning Department with a copy of the Wetlands Permit Plan.

Motion: F.Torr made a motion to approve the Conditional Use Permit subject to the staff recommended condition. Seconded by T.Clark. Vote U/A

STAFF RECOMMENDATION: Minor Subdivision
Chapter 155-15 of the Land Subdivision Regulations of the City Code provides for subdivisions of existing lots. This proposal is consistent with those standards. Staff recommends approval of the Subdivision with the following conditions

Conditions to Be Met Prior to Singing of the Plans:

1. Provide copies of NHDES Subdivision and Wetland Permits to staff and amend Plan Note #20 to add those permit numbers.
2. Conditional Use Permit (P18-21) shall be approved.
3. The applicant shall revise the plat to:
   a. Include the Licensed Land Surveyor and Certified Wetland Scientist signatures and stamps
   b. Add the owner's signatures to the final plat submitted for signature to be recorded at the Strafford County Registry of Deeds
   c. Add common subdivision note 20
   d. Amend note #14 to include a PDF copy
   e. Add a note indicating that the use of the site will be for single family residential use
   f. Add Planning File #P18-22

Conditions to Be Met Prior to Occupancy:

4. A Certificate of Occupancy shall be issued
5. Impact fees for new buildings shall be paid. Invoice is included with the Notice of Decision.

Motion: T.Clark made a motion to approve the Minor Subdivision subject to the staff recommended condition. Seconded by D.Landry. Vote U/A

5. STAFF COMMENTS

- Donna has returned
- Review TRC projects: 146 Dover Point Road, 99 Sixth Street, Pointe Place
- Updated the Board on Washington Street, Central/Glenwood, Third Street.
- NH Planners award
- Conference in Savannah

6. MEMBER COMMENTS

L.Skinner requested a continuance on the Open Space subdivision discussion.

T.Clark requested moving up simple items in the future to allow the public to leave earlier.

General discussion about architectural review, processes for amendments/alterations, and limitations on the Board regarding architecture, absent standards or a Historic District.

D.Lanbdry updated the Board on paddle sports activities (the dock and programs that are being held).

7. ADJOURNMENT

Motion: T.Clark made a motion to adjourn at 9 p.m. Seconded by D.White. Vote U/A

CITY OF DOVER

CITY OF DOVER - ORDINANCE

Posted: May 22, 2018

Ordinance Number: **O – yyyy.mm.dd -**
Ordinance Title: Site Review Regulation Amendments
Chapter: 149

1. Chapter 149 of the Code of the City of Dover, entitled Site Review Regulations, is hereby amended by revising 149-4 "Applicability", by revising Section A and B as follows:

"A. New DEVELOPMENT or REDEVELOPMENT. Site Review and Planning Board approval will be required for:

(1) Non-residential USES;

(2) Multi-family dwellings of five (5) or more units; and;

(3) Construction of IMPERVIOUS surfaces/parking areas larger than 4,000 contiguous square feet. A single family home, two or three to four family dwelling units shall not be regulated by this provisions ~~of this chapter~~.

(4) Construction activities that result in a land disturbance of greater than or equal to one acre or less than one acre if part of a larger common PLAN of development that would disturb one acre or more.

B. Expansions and/or additions. Technical Review Committee review will be required for the following expansion and/or additions to existing development:

(1) Any increase of NONRESIDENTIAL development resulting in an expansion of gross floor area exceeding twenty-five hundred (2,500) square feet.

(2) Any addition to a residential structure resulting in the creation of five (5) or more additional units.

(3) Any accessory structures with floor areas exceeding fifteen hundred (1,500) square feet.

(4) Any expansion of an IMPERVIOUS surface/parking areas ~~or paving of a gravel parking~~ area larger than one thousand (1,000) square feet. A single family home, two or three to four family dwelling units shall not be regulated by this provisions ~~of this chapter~~.

(5) Any construction activities that result in a CONTIGUOUS LAND DISTURBANCE of greater than or equal to twenty thousand (20,000) square feet.

(6) Any construction activities that result in a CONTIGUOUS LAND DISTURBANCE of greater than or equal to one thousand (1,000) square feet if the activity is located in or within fifty (50) feet of a wetland or Conservation District."

2. Chapter 149 of the Code of the City of Dover, entitled Site Review Regulations, is hereby amended by revising 149-11 "Performance Guaranties", adding a new Section C, to read as follows:

"C. A separate PERFORMANCE BOND for landscaping shall be submitted to the City Engineer to be used in the event landscaping installed is removed, dies or is otherwise damaged during the three years following ~~succeeding~~ the issuance of the Certificate of Occupancy."

3. Chapter 149 of the Code of the City of Dover, entitled Site Review Regulations, is hereby amended by revising 149-13 "SITE DEVELOPMENT PLAN", Section A by revising subsection 18 to read as follows:

"(18) ~~Any project that creates more than ten (10) residential units shall submit a fiscal impact analysis which details the probable effects of the site plan on the following aspects of concern to the City:~~

~~(a) attendance at public schools;~~

~~(b) increase in vehicular traffic;~~

~~(c) changes in the number of legal residents;~~

~~(d) increases in municipal costs;~~

~~(e) load on public utilities or future demand for them;~~

~~(f) public safety;~~

~~(g) changes in tax revenue;~~

~~(h) changes in surface drainage;~~

~~(i) increased consumption of groundwater;~~

~~(j) increased refuse disposal;~~

~~(k) pollution of water or air;~~

~~(l) land EROSION or loss of tree cover;~~

~~(m) disturbance to other aspects of the natural ecology;~~

~~(n) blocking of views;~~

~~(o) harmony with the character of surrounding development; and~~

(p) ~~location of utilities~~. Reserved

4. Chapter 149 of the Code of the City of Dover, entitled Site Review Regulations, is hereby amended by revising 149-13 "SITE DEVELOPMENT PLAN", Section A, by adding a new section 21 to read as follows:

"(21) A detailed Landscape Operations and Maintenance plan, developed in accordance with the requirements of Chapter 149-14-G. Site plans shall provide for the proper management of landscaping, ensuring that landscaping is not unintentionally damaged as a result of snow removal or general traffic flow, pedestrian or otherwise."

AND

Chapter 149 of the Code of the City of Dover, entitled Site Review Regulations, is hereby amended by revising 149-13 "SITE DEVELOPMENT PLAN", adding a new Section B(1), to read as follows:

"B. The information required by A 1) through A ~~20~~ 21) of this section must be supplied. The SITE DEVELOPMENT PLAN may be modified to eliminate items outlined under Article II that are not subject to change or are impertinent to the proposed USE, however the Planning Board or its staff may require that the information be supplied. In addition, the Planning Board may require the area and USES outside the building to be upgraded to meet existing standards.

"(1) A pre-application meeting with staff shall be held to determine what elements of Section A, may be modified. All modifications will be noted by staff, in writing."

5. Chapter 149 of the Code of the City of Dover, entitled Site Review Regulations, is hereby amended by revising 149-14 "Site Development Design Criteria", Section C to read as follows:

"C. Driveways, ACCESSWAYS and Internal Roads

(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 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.

(2) Private driveways and internal roads shall be designed and constructed pursuant to the following criteria:

	0-4 RESIDENTIAL UNITS	5-24 RESIDENTIAL UNITS	OVER 25 RESIDENTIAL UNITS
RIGHT-OF-WAY	30 Feet	30 Feet	50 Feet
ROAD WIDTH	16 Feet	24 Feet	24-32 Feet *
BASE COURSE	12” bank run gravel	18” bank run gravel	18” bank run gravel
	4” crushed gravel	4” crushed gravel	6” crushed gravel
	2” asphalt tight binder	2” asphalt tight binder	2 1/2” asphalt tight binder
	3’ gravel shoulder	3’ gravel shoulder	3’ gravel shoulder

*The width of the roadway shall be determined by the site's physical characteristics and the layout and density of the proposed development.

(3) A road PLAN and profile shall be submitted with the site review application. Said plans shall be prepared by a professional engineer licensed to practice in the State of New Hampshire. If a roundabout is proposed for inclusion, a professional engineer with traffic engineering certifications must design the roundabout in conformance with “Roundabouts: An Informational Guide” as adopted and amended by the Federal Highway Administration.

(4) When a non-residential zoned parcel straddles or abuts a residential zone, non-residential traffic shall be prohibited from exiting or entering through the residential zone, unless there is no other viable option. Infill and redevelopment projects shall include sidewalk improvements via installation of sidewalks back to closest improved sidewalk.

(5) For access to ~~a~~ proposed non-residential or to a multifamily dwelling containing more than four (4) dwelling units, DRIVEWAY entrances and exits for shall be as follows:

a. Where one (1) entrance/exit is designed to service a parcel, the width shall not exceed thirty-two (32) feet.

b. Where two (2) entrances/exits are designed to service a parcel, the width of each shall not exceed twenty-four (24) feet."

6. Chapter 149 of the Code of the City of Dover, entitled Site Review Regulations, is hereby amended by revising 149-14 "Site Development Design Criteria", Section E subsection (1) (e) to read as follows:

" (e) All outdoor light fixtures shall be designed, oriented or shielded to prevent light or glare onto adjacent property or streets. In the Central Business District General and TOD sub-districts light may overflow onto streets, but not adjacent property."

7. Chapter 149 of the Code of the City of Dover, entitled Site Review Regulations, is hereby amended by revising 149-14 "Site Development Design Criteria", Section G to read as follows:

"G. Landscaping

In order to separate parking areas from abutting streets, to provide areas for snow disposal, to break up expanses of vehicles and pavement, to provide summer shade on pavement areas, ~~and~~ to provide general beautification of parking facilities, and to reduce stormwater impacts, the following landscaping standards are required for non-residential development:

(1) General Requirements

(a) Existing vegetation shall be preserved wherever possible. Existing natural features of special interest, such as those having historic relevance, shall be delineated and located on the landscaping plan. A note should be added to the site plan indicating that identified feature(s) shall be protected during site clearing and construction through the use of construction fencing or other adequate protective barriers. Maximum effort should be made to preserve small stands of trees, rather than individual trees, to minimize the potential for serious damage due to wind, grade changes and soil compaction. No construction materials, equipment, vehicles, or temporary soil deposits shall be located within the dripline of existing trees. Before commencement of work, protective barriers shall be installed and maintained

around each plant and/or groups of plants that are to remain on site until completion. Snow fence installed around the dripline of the tree canopy is an example of an acceptable barrier.

(b) All invasive plant species identified in Chapter Agr 3800, pursuant to RSA 430:55 and all non-native plant species identified in the New Hampshire Restricted Invasive Plants Species/Watch List are prohibited.

(c) Shrubs and hedges shall be a minimum of twenty four (24) inches in height when measured immediately after planting. Groundcovers and perennials may be less.

(d) Effective use and preservation of natural berms, existing topography and existing vegetation is encouraged.

(e) Plants, or a combination of plants and a solid visual barrier such as wooden fencing, or berms, shall be used to screen loading, waste disposal, material storage and other areas that are likely to generate noise, dust, or other potentially disruptive conditions.

(f) Landscaping shall be used to establish and/or maintain an attractive streetscape adjacent to roadways. A minimum of one tree per thirty five (35) linear feet, not more than six (6) feet apart for individual shrubs, and not more than three (3) feet between individual perennials and groundcovers or portion thereof.

(g) The type and location of vegetation shall not interfere with utilities or the safe and efficient flow of street traffic. All trees located under utilities wires shall be low-growing species.

(h) A maintenance plan shall be provided with the site plan application. All landscaped areas shall receive regular maintenance and upkeep. Severely injured, diseased, or dead plant material shall be replaced in kind in perpetuity (avoid replacing landscape materials in the period from November to March.) Best practices to minimize environmental impacts such as the use of low phosphorous fertilizer and slow release nitrogen, shall be included in the management plan. If ownership of a site is conveyed to a new property owner the new owner shall be responsible for maintaining all landscaping in accordance with the approved final landscaping plan.

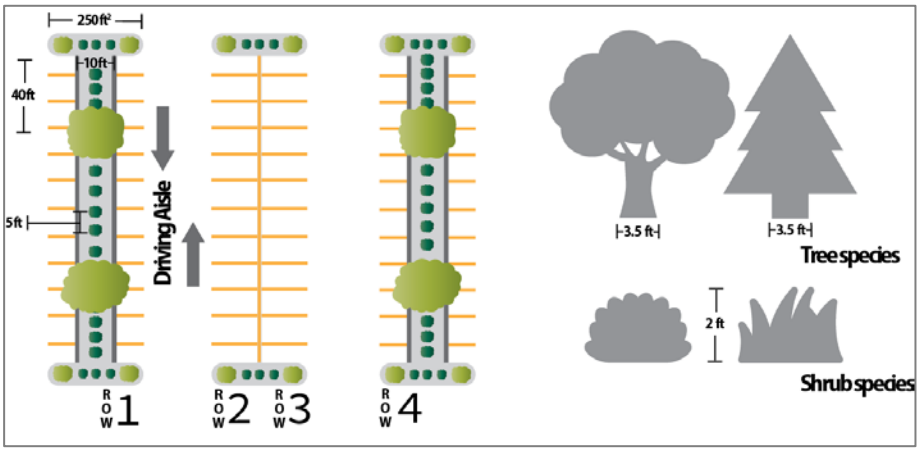
(i) Snow storage may be permitted on any grassed or non-living landscape area.

(2) ~~(1)~~ Interior Landscaping

(a) In addition to the perimeter landscaping required in Section 149-15) C), landscaping requirements for the interior of parking lots is as follows:

MINIMUM INTERIOR PARKING LOT LANDSCAPING REQUIREMENTS	
Number of Parking Spaces in Lot	Minimum Percent of Interior Landscaping
0 - 20 ~~or fewer~~ spaces	Not required
21 to ~~125~~50 spaces	5 percent (5%)
~~126~~51to ~~375~~200 spaces	8 percent (8%)
Greater than ~~375~~200 spaces	10 percent (10%)

(b) Parking lots which have more than two (2) aisles, which are approximately parallel, shall be required to have continuous landscaped planting strips separating every four (4) rows of parking. The landscaped planting strips shall be a minimum of ~~six~~ ten (~~6~~10) feet in width and shall be separated from the parking area by adequate curbing. Within the landscaped planting strips, deciduous and/or evergreen shade trees shall be planted at forty (40) feet on center. Trees shall be species tolerant to the climatic conditions of Dover and shall be a minimum caliper of ~~two~~ three and a half (~~2~~3.5) inches (measured at four (4) feet above grade level). Within the landscaped planting strips, shrubs shall be planted between the deciduous trees at five (5) feet on center. The shrubs shall be a mix of deciduous and evergreen species, tolerant to the climatic conditions of Dover and shall be a minimum height of two (2) feet at the time of planting. All trees, shrubs and landscaping materials shall be maintained in good condition so as to present a healthy, neat, and orderly appearance.



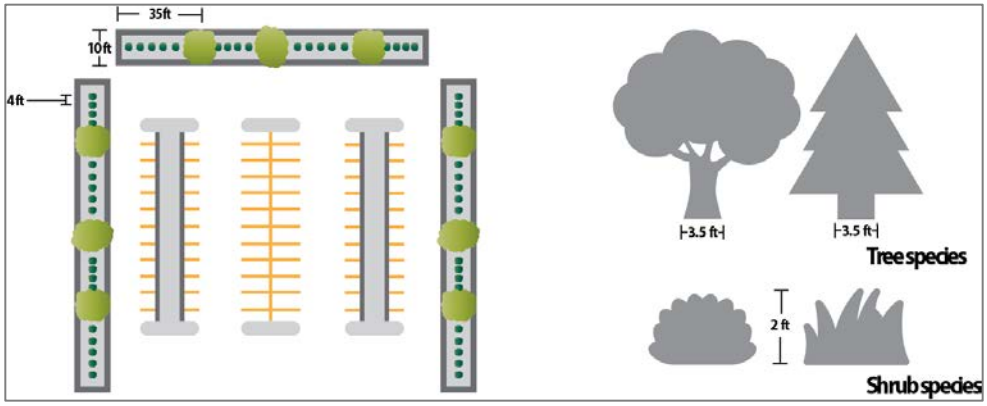
(c) Islands at the end of a row of parking spaces are encouraged to protect parked vehicles, increase safety in parking lots, and provide space for landscaping. The minimum size for landscaped islands shall be two hundred fifty ~~square~~ (250) square

feet in total area, and should include trees with shrubs, perennials, and ground covers planted en masse among the trees.

(d) Bare soil is not acceptable. The introduction of groundcovers and/or perennials planted en masse and the use of mulch as a soil covering is acceptable. However, no more than twenty (20) percent of the minimum landscaped area may be covered with non-living landscaping material such as bark mulch, woodchips, or leaf litter.

(3) ~~(2)~~ Perimeter Landscaping

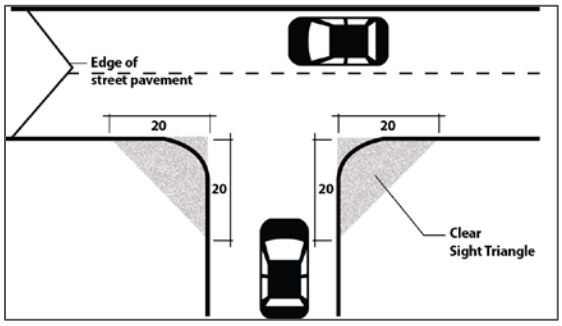
(a) Along the perimeter of parking lots with ten (10) or more spaces, deciduous and/or evergreen shade trees shall be planted at ~~forty~~ thirty-five (~~40~~35) feet on center within the buffer area required by Section 149-15 C). Trees shall be species tolerant to the climatic conditions of Dover and shall be a minimum caliper of ~~two~~ three ~~(2)~~ and a half (3.5) inches (measured at four (4) feet above grade level). Within the perimeter buffer, shrubs shall be planted between the ~~deciduous~~ trees at five (5) feet on center. The shrubs shall be a mix of deciduous and evergreen species, tolerant to the climatic conditions of Dover and shall be a minimum height of two (2) feet at the time of planting. All trees, shrubs and landscaping materials shall be maintained in good condition so as to present a healthy, neat, and orderly appearance.



(b) Trees shall be salt and drought-tolerant, native or non-invasive species, and have a structure and growth form which prevents them from obstructing sidewalks and walkways. Flood-tolerant plants shall be used in drainage swales.

(c) To foster biological diversity trees planted along a given street shall use the "10-20-30 Rule" (No more than 10% of the trees shall be of the same species, no more than 20% in the same genus, and no more than 30% in the same family.)

(d) ~~At the discretion of the Planning Board, alternative methods of perimeter screening may be permitted if the APPLICANT can demonstrate that an adequate screening of the parking lot is achieved. Additional screening methods that are encouraged include earthen berms planted with grass and shrubs, fencing and low walls.~~ To insure that landscape materials do not constitute a driving hazard, a "clear sight triangle" shall be observed at all street and access drive intersections. Ground cover and trees with at least eight (8) feet of limbless trunk shall be permitted within the sight distance triangle. In the case of a city street intersection, the sight triangle shall consist of the area between points twenty feet (20') along both intersecting streets from their respective edge of pavements.



(e) A wall, or fence of uniform appearance six (6) feet high of brick, stone or finished concrete (cannot be concrete block) may be used in conjunction with plant materials with a minimum ten (10) foot-buffer between the fence and the street. A minimum of one tree per thirty five (35) linear feet or portion thereof with a combination of shrubs, perennials, vines, and groundcovers planted en masse per thirty five (35) linear feet excluding curb cuts. A combination of both deciduous plants and evergreens are encouraged.

(4) Stormwater Management

(a) The following provisions are intended to support the site design criteria set forth in Section 149-14A. In the event of any conflict or inconsistency the more stringent provision shall prevail.

(b) Where possible, interior landscaping islands and perimeter landscaping areas shall provide for stormwater treatment and bioretention as well as act as a visual buffer.

(c) To promote on-site water retention and filtration, landscaped areas shall be designed in a manner that guides stormwater from on-site impervious streets, parking areas, sidewalks and walkways to vegetated areas or approved retention areas.

(d) When irrigation systems are proposed, a temporary watering plan/ schedule, or low volume (drip) irrigation system shall be required. Permanent irrigation systems are prohibited, except as noted below. Temporary irrigation systems shall be designed and installed for efficient and effective water use to the landscaped area for a limited period of time determined by the plant material and site conditions. For those exceptions when permanent irrigation is considered necessary, such as an athletic field, permanent irrigation shall utilize water saving technologies, including rain sensors, flow meters, and management systems that monitor current weather conditions and/or soil moisture.

(e) All newly planted trees, shrubs and other vegetation shall have a watering plan during the establishment period (for trees, one-year-per-inch in caliper at planting, shrubs and other vegetation generally establish within one growing season). Mulching trees, shrubs, and plants helps retain soil moisture, moderates temperature fluctuations, provides protection from mechanical damage by mowers and trimmers, and serves as temporary covering of exposed soil until understory plants and ground covers fill in. However, thick applications of mulch (such as "volcano mulching") will kill trees and other vegetation. Mulch shall be no greater than three (3) inches in depth and shall not be in contact with the bark or stems of plants.

(5) ~~(3) Other~~ Alternative Landscaping Options

(a) ~~Whenever possible, existing trees and shrubs shall be preserved and used to satisfy the minimum landscaping requirements of this section.~~ Each existing healthy and native or non-invasive tree, with a caliper of three (3) inches or greater, preserved using proper protection methods within the interior parking lot area may be substituted for one tree required for every ten (10) parking spaces.

(b) ~~Loading docks, dumpsters, generators, ground level mechanical units and other similar devices shall adequately screen so as not to be visible from the public road or adjacent parcels.~~ Where an applicant proposes leaving a significant portion of healthy noninvasive trees and other vegetation within the proposed construction area, the Planning Board will consider alternative landscaping designs.

(c) ~~The use of interior landscaping islands and perimeter landscaping areas for STORM WATER treatment and bioretention is acceptable if the areas still provide a visual buffer.~~ At the discretion of the Planning Board, alternative methods of perimeter screening may be permitted if the APPLICANT can demonstrate that an adequate screening of the parking lot is achieved. Additional screening methods that are encouraged include earthen berms planted with grass and shrubs, fencing, and low walls.

(d) If the area abutting the street is existing woodland, a twenty five (25) foot woodland buffer may be left in lieu of landscaping if approved by the Planning Board.

~~(4) Invasive Species~~

~~a. While reviewing site plans, the Planning Board shall reserve the right to prohibit invasive species from being planted. The Planning Department shall maintain an up-to-date listing of invasive species."~~

8. Chapter 149 of the Code of the City of Dover, entitled Site Review Regulations, is hereby amended by revising 149-15 "Physical Arrangements", Section C, to read as follows:

"C. All paving and/or storage shall not be permitted within five (5) feet of any side or rear property line, except for a shared driveway or parking lot that straddles a common property line, and no parking or paving, except for entrances/exits, shall be permitted within ten (10) feet of any front property line. These spaces shall be maintained as landscaped area. This section shall not apply within the Central Business District General and TOD sub-districts."

9. Chapter 149 of the Code of the City of Dover, entitled Site Review Regulations, is hereby amended by revising 149-21 "Definitions" clarifying a defined term as follows:

"IMPERVIOUS means those surfaces that cannot effectively infiltrate rainfall consisting of surfaces such as building rooftops, pavement, sidewalks, driveways, recreational areas and compacted gravel."

CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P18-07

Application Type:	Major Subdivision with Transfer of Development Rights
Applicant(s):	TDAK & Company LLC
Owner(s):	TDAK & Company LLC
Location:	99 Sixth Street (Tax Map 35, Lot 57)
Meeting Date:	June 12, 2018

INTENT: To construct a 20-ft. wide private access way to existing two-family dwelling and construct four single-family dwellings in a subdivision (condominium lots).

LOTS/UNITS PROPOSED: 4 single family houses and one existing duplex

AGENDA ITEM #: 4-E

FILE: P18-07

APPLICANT/OWNER: TDAK & Company LLC

LOCATION: 99 Sixth Street (Assessor's Map 35, Lot 57)

ACREAGE: 2.07 acres

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

EXISTING LAND USE: Duplex

PROPOSED LAND USE: 4 single family houses and one existing duplex

SURROUNDING LAND USE: Residential – single family, two family and multi-family

ZBA ACTION: Variance - duplex (H79-32)

ATTACHMENTS: Subdivision Plan

APPLICATION IS COMPLETE: Yes

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

PERMITS REQUIRED:
-Conditional Use Permit for Conservation District

WAIVERS REQUESTED:
155-33.G: for a 10% roadway grade exceeding the 8% grade maximum, and for grade exceeding 3% within 75' of intersection
155-33.C: no sidewalks or curbs are proposed
155-33.A: for a 30' rather than 50' street right-of-way

Summary of Request and Background
The applicant has submitted a plan to create a condominium subdivision including a duplex, four detached single-family dwellings, and common area. The lots will be serviced by public water and sewer and accessed via a private road.

The applicant intends to purchase development rights for an additional two dwelling units, and limit all four new dwelling units to no more than 1,400 square feet, per posted amendments to Section 170-27.2 of the Zoning Ordinance.

The Conservation Commission reviewed the Conditional Use Permit Request at its May 14th meeting and unanimously endorsed its approval.

Waiver Requests
The applicant requests three waivers relative to the private road: a reduced right-of-way width, grades exceeding the maximum overall and within 75' of Sixth Street, and no provision of curbs or sidewalks. Instead of providing sidewalk on the private road, the applicant proposes a separate walking path in the area of the driveway to be abandoned.

Consistency with Land Use Regulations
Chapter 155-15 of the Land Subdivision Regulations of the City Code provides for subdivisions of existing lots. Section 155-51 allows the Board to grant waivers.

STAFF RECOMMENDATION:
The Planning Department recommends that the Planning Board take the application off the table, reopen the public hearing, and vote as follows:

Waiver Requests:
The Planning Department recommends that the Board approve the waiver requests from Sections 155-33.G, 155-33.C, and 155-33.A with the following condition:

Condition to Be Met Prior to Signing of Plans:

1. A note shall be added to the subdivision plan that the waiver was granted for the reasons stated by the applicant and that the Board found the criteria of 155-51.A have been met.

Subdivision:
The Planning Department recommends that the Planning Board approve the subdivision plan with transfer of development rights with the following conditions:

CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P18-07

Application Type:	Major Subdivision with Transfer of Development Rights
Applicant(s):	TDAK & Company LLC
Owner(s):	TDAK & Company LLC
Location:	99 Sixth Street (Tax Map 35, Lot 57)
Meeting Date:	June 12, 2018

Conditions to Be Met Prior to Signing of Plans:

1. The applicant shall provide a digital version of the plan to the Planning Department.
2. The transfer of development fees for additional units shall be paid.
3. The applicant shall provide homeowners association documents to be reviewed and approved by the Assistant City Manager in consultation with the City's General Legal Counsel. Documentation shall include common space, roadway, and stormwater infrastructure maintenance/operation.
4. The applicant shall provide letters from utilities regarding ability to provide service to the development.
5. The applicant shall revise the plat to:
    a. Indicate proposed walking path.
    b. Indicate the 15-foot side setback required in the R-12 Zoning District.
    c. Add the owners' signatures.
    d. Add the Licensed Land Surveyor, Professional Engineer, Landscape Architect, and Wetland Soil Scientist stamps and signatures.
    e. Add permit numbers and dates to the permit status notes.
    f. Insert 8% road grade plan.

Conditions to Be Met Prior to Any Construction Activity:

6. A site construction sign with the contact information for the general contractor must be located and approved by the City Engineer or Assistant City Manager.

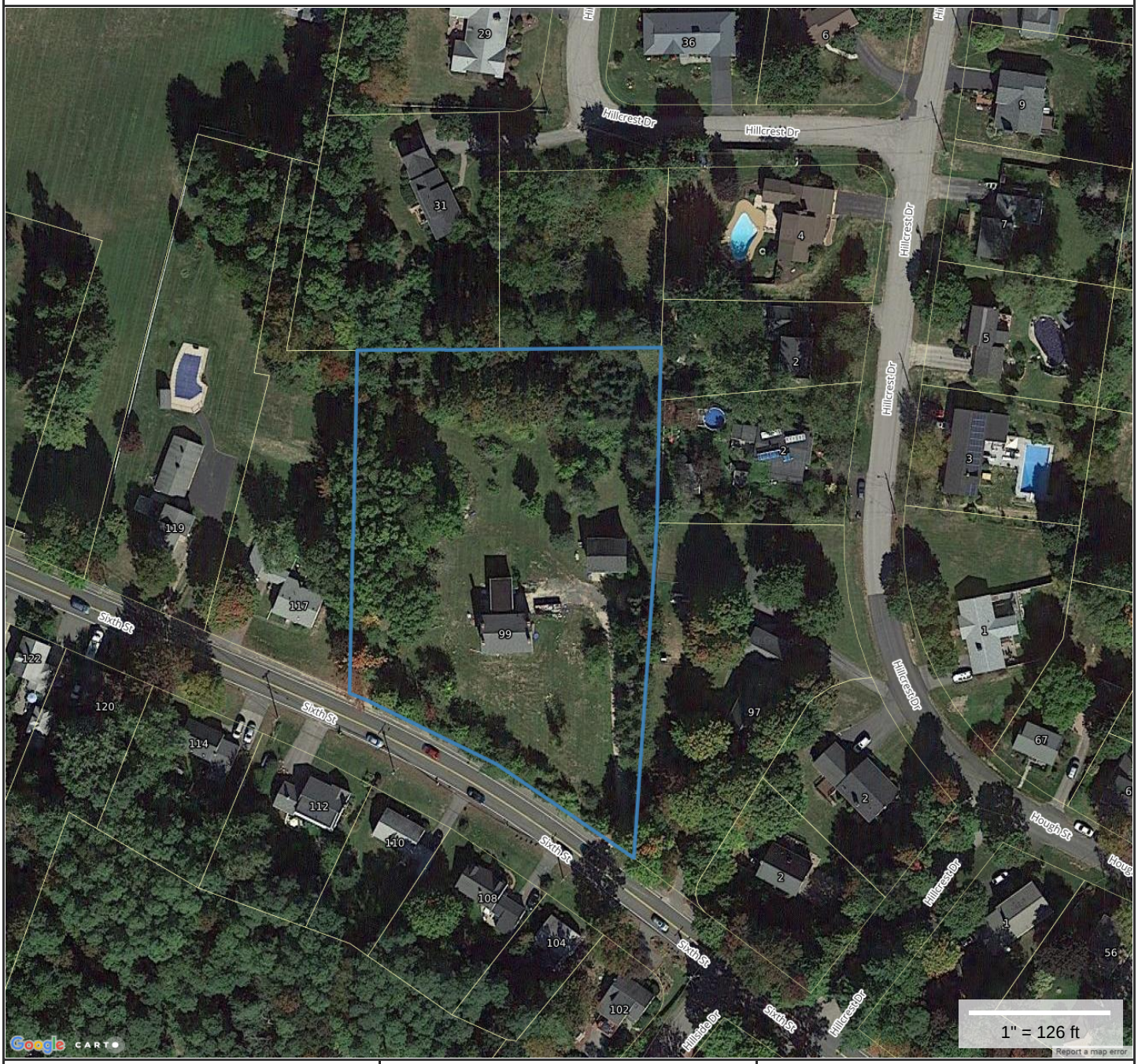
Conditions to Be Met Prior to Issuance of a Building Permit:

7. 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 Issuance of a Certificate of Occupancy:

8. Documentation that the HOA has been created and is in place.
9. Impact fees for any new unit shall be paid per the invoice provided with the Notice of Decision.

99 Sixth Street



Property Information

Property ID	35057-000000
Location	99 SIXTH ST
Owner	TDAK & COMPANY LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

Parcels updated 03/29/2018
Properties updated 05/01/2018

BERRY SURVEYING & ENGINEERING
335 Second Crown Point Road
Barrington, NH 03825
Phone: (603) 332-2863
Fax: (603) 335-4623
www.BerrySurveying.Com

April 18, 2018

City of Dover Planning Board
Attn: Christopher Parker Assistant City Manager
288 Central Ave
Dover, NH 03820

RE: Proposed Subdivision using the Affordable TDR
Troy Thibodeau
Sixth Street
Waiver Request(s)

Mr. Chairperson & Members of the Dover Planning Board:

In accordance with to the subdivision standards Article 155-51 following waivers are hereby requested:

1. **Identification of Waiver Request**:
   - Propose a 10% roadway grade where an 8% grade is required.

2. **Explanation:**
The applicant is proposing to build a private road on the westerly side of the parcel to access the proposed affordable housing development. The proposed roadway will have a grade of 10%, which exceeds the allowable 8% grade.

3. **Waiver Justification**:

a. Granting the waiver will properly carry out the purpose and intent of the regulations.

The purpose and intent is to allow for a roadway and building envelope that fit around the existing land conditions. In this case, it is our assessment that allowing for the 10% grade will allow for the construction of a safe road without having to excavate an excessive amount of material to construct it. In addition to this, the proposed road designed was reviewed by safety officials and was determined that a 10% grade would be allowable for this site given the location of the road and the existing steepness of the site.

b. Strict conformity to the regulations would pose an unnecessary hardship to the applicant.

Strict conformity would require the applicant to remove a large amount of material from the site to build the road. The more excavation that is required will only result in a longer construction time frame and a more commercial appearance.

1. **Identification of Waiver Request**:

- Proposed development of a road with a maximum slope exceeding 3% within 75' of the intersection.

2. **Explanation:**

The applicant is proposing to construct the private road on a parcel with steeper front slopes. The roadway is proposed to have a maximum grade at 60' instead of 75'.

3. **Waiver Justification**:

a. Granting the waiver will properly carry out the purpose and intent of the regulations.

Given the steepness of the slopes and current conditions of the site, a meeting was held with safety officials to determine the safest solution for the proposed roadway. Upon meeting with them it was determined that the proposed roadway would allow for safety vehicles to enter and exit the development without the potential to bottom our or get stuck at the entrance. In addition to this a turning template was provided to show that the safety vehicles could access the site without issue. Furthermore, the proposed roadway will provide vast improvements to existing driveway and allow for more accessibility to the rear of site.

b. Strict conformity to the regulations would pose an unnecessary hardship to the applicant.

Given the steepness of the site and the amount of excavation that would be required to meet this regulation, strictly enforcing this regulation would pose an unnecessary hardship to the applicant.

Identification of Waiver Request:

- Proposed a roadway that will not have sidewalks or curbs

2. **Explanation:**

The applicant is proposing to construct the private road without curbing or sidewalks on either side. Due to the steep slopes and position of the drainage, a sidewalk would not be feasible. Low impact development methods are utilized, which do not permit curbs.

3. **Waiver Justification**:

a. Granting the waiver will properly carry out the purpose and intent of the regulations.

The applicant has met with TRC to discuss various ways to mitigate the lack of sidewalk and curbing along the roadway. Given the short road, and short connectivity to existing walks, internal walkways do not seem necessary.

BERRY SURVEYING & ENGINEERING
335 Second Crown Pt. Rd., Barrington, NH 03825
(603) 332-2863 / (603) 335-4623 FAX
www.BerrySurveying.Com

b. Strict conformity to the regulations would pose an unnecessary hardship to the applicant.

Strict conformity to this regulation would impose an unnecessary hardship to the applicant due to the low impact development design, the additional cross sectional area that would be removed, and added infrastructure in a project that is proposing to use the affordable TDR. For the addition of 4 single family homes, on a development where there are 6 total units, the sidewalk seems unnecessary given the extremely low traffic volume on the proposed road.

Thank you for your time and attention to this matter and we hope you look favorably upon the request.

Identification of Waiver Request:

- Proposed a 30' right of way, where a 50' right of way is required.

2. Explanation:

The applicant is proposing to construct a private roadway with a 30' right of way. This road location and design was deemed to be the most optimum, due to the location of the existing building and the topography.

3. Waiver Justification:

a. Granting the waiver will properly carry out the purpose and intent of the regulations.

The applicant is proposing a condo subdivision plan which creates an open right of way that is large enough to accommodate the proposed infrastructure of the private road. Given that this is all common land, there is no effective difference between a 50' right of way or the proposed 30' right of way.

b. Strict conformity to the regulations would pose an unnecessary hardship to the applicant.

Strict conformity would force the applicant to build the homes further from the edge of the proposed pavement. This will change the look and feel the development is trying to create.

Thank you for your time and attention to this matter and we hope you look favorably upon the requests.

BERRY SURVEYING & ENGINEERING

James F. Hayden
Project Engineer

BERRY SURVEYING & ENGINEERING

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335 Second Crown Pt. Rd., Barrington, NH 03825
(603) 332-2863 / (603) 335-4623 FAX
www.BerrySurveying.Com

CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P18-19

Application Type: Conditional Use Permit
Applicant(s): TDAK & Company LLC
Owner(s): TDAK & Company LLC
Location: 99 Sixth Street (Assessor's Map 35, Lot 57)
Meeting Date: June 12, 2018

INTENT: To obtain a Conditional Use Permit to construct a 345 foot private road impacting 6,200 square feet of Conservation District area of 20% slopes.

LOTS/UNITS PROPOSED: 4 single family houses and one existing duplex

AGENDA ITEM: # 3-C

ACREAGE: 2.07 acres

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

EXISTING LAND USE: Duplex

PROPOSED LAND USE: 4 single family houses and one existing duplex

SURROUNDING LAND USE: Residential – single family, two family and multi-family

ZBA ACTION: Variance to allow a duplex (H79-32)

ATTACHMENTS:
CUP application and materials, plan

APPLICATION IS COMPLETE: Yes

NOTICES SENT: Abutter notices were sent by certified and/or first class mail to all abutters for May 8, 2018 meeting

PERMITS REQUIRED:
-Conditional Use Permit

WAIVERS REQUESTED: None

Summary of Request and Background
The applicant is requesting a Conditional Use Permit for the construction of a private road that impacts a Conservation District area of 20% or greater slopes. The total proposed impact is 6,200 square feet.

The Conservation Commission endorsed the Conditional Use Permit at their May 14, 2018 meeting.

Consistency with Land Use Regulations
The Conservation District ordinance provides for Conditional Use Permits to allow impacts to land than has slopes of 20% or greater if standards related to avoidance of impact, minimization of impact, mitigation and soil erosion and sedimentation control are met.

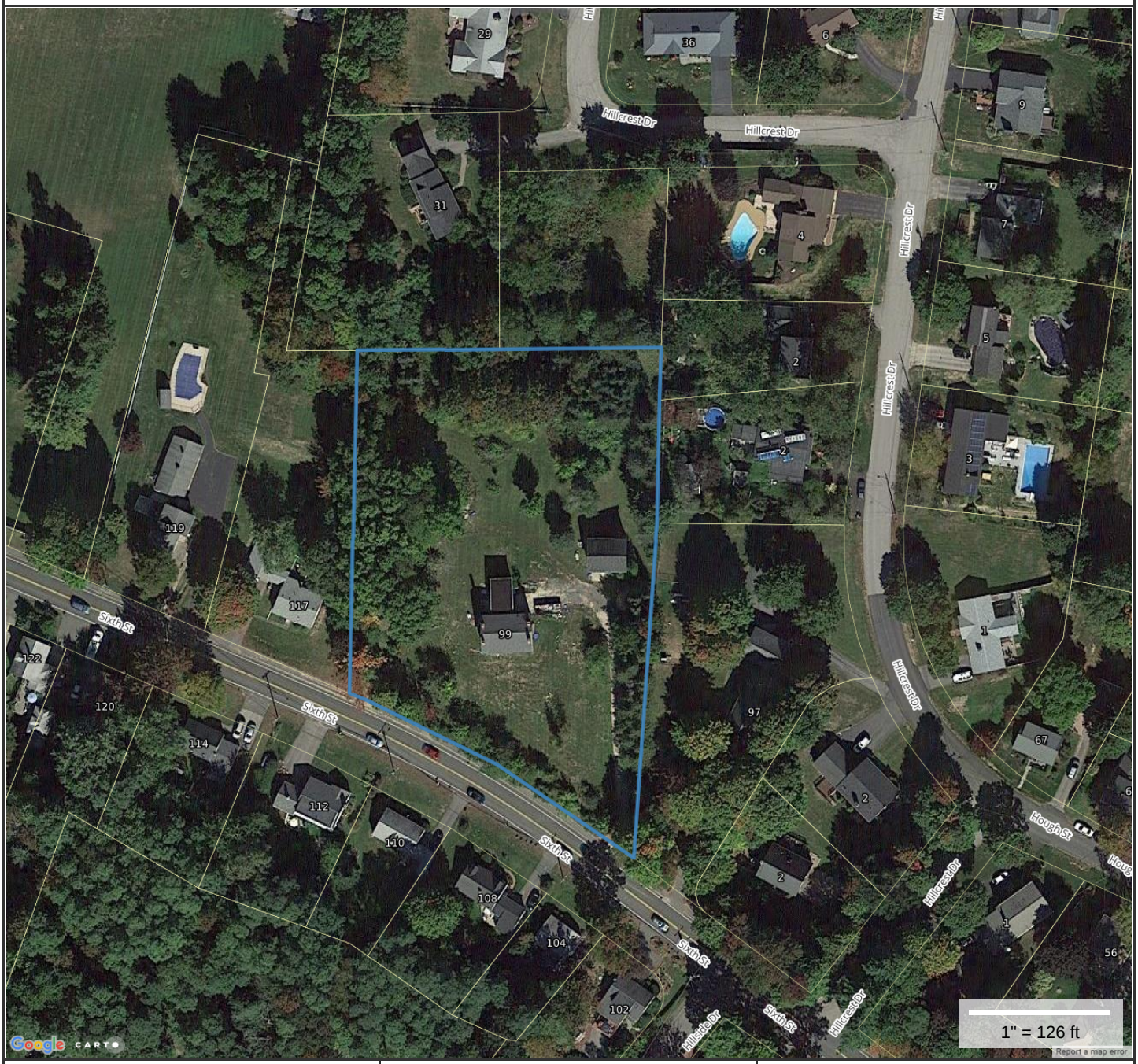
STAFF RECOMMENDATION:

The Planning Department recommends the Planning Board take the application off the table, reopen the public hearing, and vote to approve the Conditional Use Permit with the following condition:

Condition to Be Met Prior to the Issuance of a Conditional Use Permit:

1. Subdivision (P18-07) is approved.

99 Sixth Street



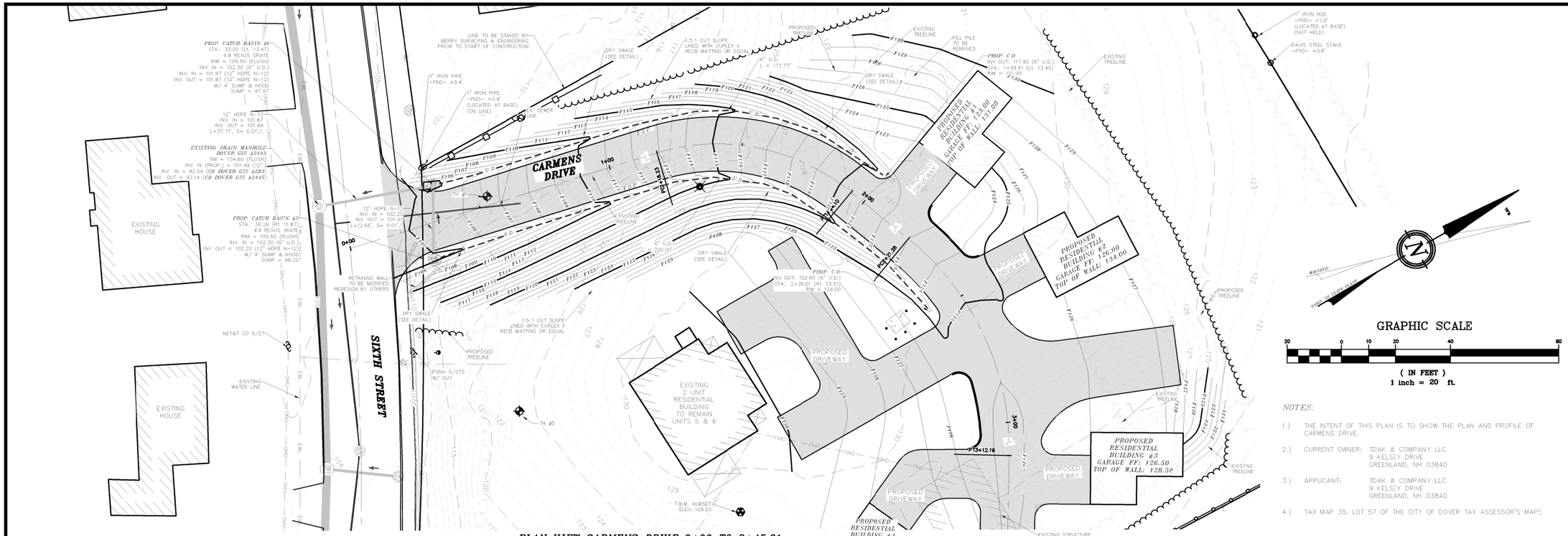
Property Information

Property ID	35057-000000
Location	99 SIXTH ST
Owner	TDAK & COMPANY LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

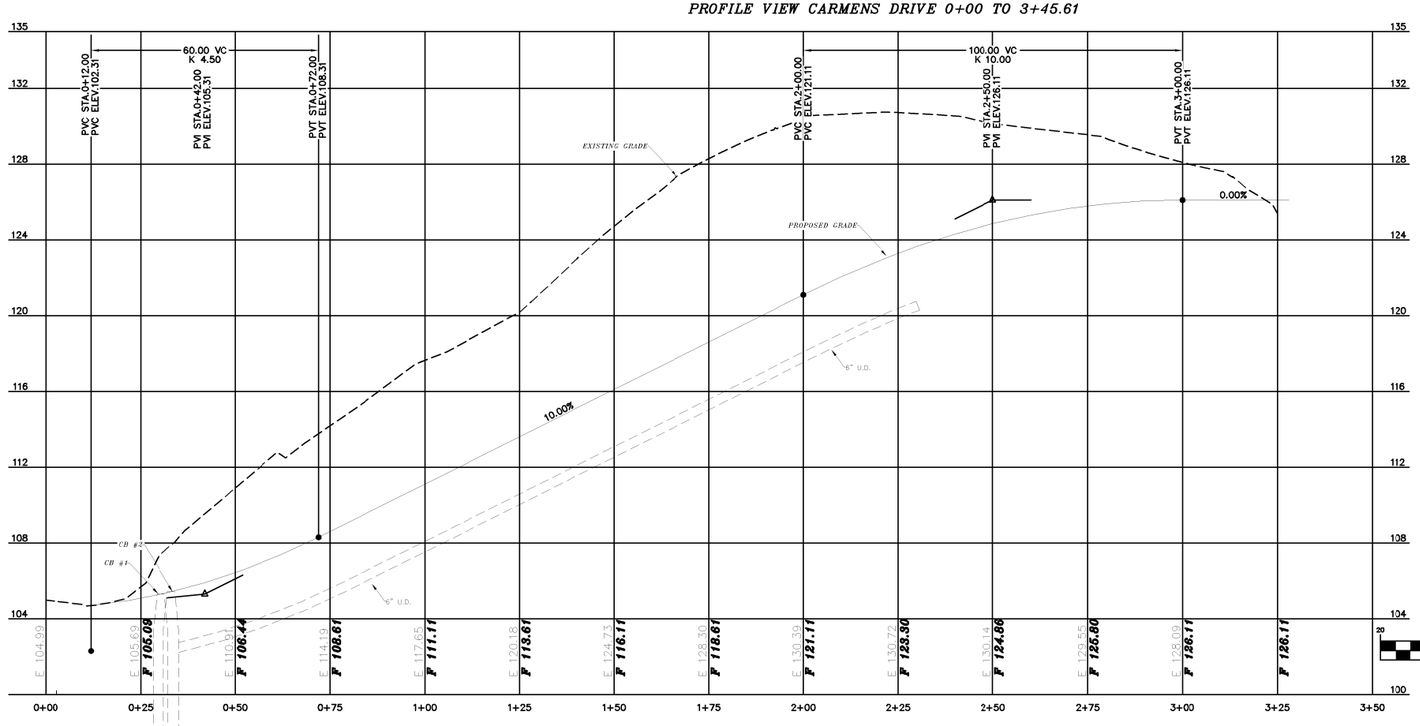
City of Dover, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Parcels updated 03/29/2018
Properties updated 05/01/2018



PLAN VIEW CARMENS DRIVE 0+00 TO 3+45.61

PROFILE VIEW CARMENS DRIVE 0+00 TO 3+45.61



GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.
VERTICAL SCALE: 1" = 4'

NOTES:

1.) THE INTENT OF THIS PLAN IS TO SHOW THE PLAN AND PROFILE OF CARMENS DRIVE.

2.) CURRENT OWNER: TDAK & COMPANY LLC
9 KELSEY DRIVE
GREENLAND, NH 03840

3.) APPLICANT: TDAK & COMPANY LLC
9 KELSEY DRIVE
GREENLAND, NH 03840

4.) TAX MAP 35, LOT 57 OF THE CITY OF DOVER TAX ASSESSOR'S MAPS.

STANDARD CONSTRUCTION NOTES CONT:

5.) ALL ELEVATIONS TO BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. THE DESIGN ENGINEER IS TO BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCY. TEMPORARY BENCHMARKS (T.B.M.) ARE TO BE PROVIDED BY THE DESIGN ENGINEER.

6.) NOTE THAT THE PROJECT IS NOT SUBJECT TO THE EPA NPDES PHASE II. PER THE CITY OF DOVER STORMWATER REGULATIONS, A WEEKLY INSPECTIONS WILL BE CONDUCTED BY THE DESIGN ENGINEER.

7.) UPON FINAL COMPLETION AND 85% STABILIZATION THE DRAINAGE SYSTEM IS TO BE CLEANED OF ALL DEBRIS TO INCLUDE THE PUMPING OF THE BASIN SUMPS.

8.) ALL BASINS AND DRAINS ARE TO HAVE BOOTS INSTALLED ON ALL INLETS AND OUTLETS

9.) ALL TREATMENT SWALE TO BE CONSTRUCTED SHALL HAVE SOD BOTTOMS UNLESS OTHERWISE INSTRUCTED BY THE DESIGN ENGINEER DURING CONSTRUCTION.

10.) A LETTER OF CREDIT FOR THE COST OF RE-VEGETATING ALL DISTURBED AREAS ON THE SITE SHALL BE SUBMITTED PRIOR TO ANY EARTH DISTURBING ACTIVITY OCCURS, AS MAY BE APPLICABLE.

11.) A PRE-CONSTRUCTION CONFERENCE WITH THE DEVELOPER, THE DESIGN ENGINEER, THE EARTHWORK CONTRACTOR AND DOVER CITY STAFF SHALL OCCUR PRIOR TO ANY EAR"H DISTURBING ACTIVITY.

12.) BUILDING ADDRESSES SHALL BE DETERMINED BY THE BUILDING OFFICIAL.

13.) THE FOLLOWING FEDERAL AND STATE PERMITS HAVE BEEN ISSUED FOR THE SUBJECT PROPERTY:
1.) NHDES SEWER DISCHARGE PERMIT

14.) THIS RESIDENTIAL SITE PLAN PLAN PROPOSES 35,600 ± SQ. FT. OF DISTURBANCE. PER ENV-WQ 1503.12 (B) AN ALTERATION OF TERRAIN PERMIT IS NOT REQUIRED.

15.) WRITTEN DIMENSION ON THIS PLAN TAKE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS. IN THE EVENT OF A CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWINGS AND/OR SPECIFICATIONS, THE ENGINEER SHALL BE NOTIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR IS TO CONFIRM ALL ELEVATIONS. CONFLICTS WILL BE REPORTED TO THE DESIGN ENGINEER PRIOR TO CONSTRUCTION.

DOVER FILE #P18-07

REVISION	DATE	DESCRIPTION
#3	6-04-18	REVISED PER NHDES WWEB REVIEW
#2	5-23-18	REVISED PER NHDES WWEB APPLICATION
#1	4-16-18	REVISED PER TRC COMMENTS OF 4-5-18

PLAN AND PROFILE 0+00-END CARMENS DRIVE
RESIDENTIAL SUBDIVISION REVIEW
LAND OF
TDAK & COMPANY LLC
99 SIXTH STREET
DOVER, N.H.
TAX MAP 35, LOT 57

BERRY & SURVEYING ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

SCALE : 1 IN. EQUALS 20 FT.
DATE : MARCH 28, 2018
FILE NO. : DB 2017-060

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14243
LICENSED PROFESSIONAL ENGINEER

CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P17-41A

Application Type:	Amendment to Minor Subdivision
Applicant(s):	Scott Coughlin
Owner(s):	Scott Coughlin
Location:	17 Piscataqua Road (Tax Map I, Lot 93A)
Meeting Date:	June 12, 2018

INTENT: Requesting to amend a previously approved subdivision to change from a shared driveway off Piscataqua Road to a separate driveway off of Hidden Valley Drive.

LOTS/UNITS PROPOSED: N/A

AGENDA ITEM #: 4-A

ACREAGE PROPOSED: N/A

ZONING DISTRICT: Rural Residential (R-40)

EXISTING LAND USE: Residential

PROPOSED LAND USE: Residential

SURROUNDING LAND USE:
Residential

ZBA ACTION:
-Lot 94-C: H87-55 Variance granted on 10.29.1987
-Z19-08: Variance granted on April 19, 2018 to permit the use of an existing barn for the shelter of horses, where the barn is located 40 feet from the side lot line and the shelter of farm animals is only permitted where the shelter is located no closer than 100 feet to any property boundary.

ATTACHMENTS: Application, Driveway plan

APPLICATION IS COMPLETE: Yes

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

PERMITS REQUIRED: N/A

WAIVERS REQUESTED:
None

Summary of Request and Background
The applicant is requesting to amend the previously approved subdivision plan so that there is not a shared driveway (which was a condition of approval) but that instead have one driveway off of Hidden Valley Drive.

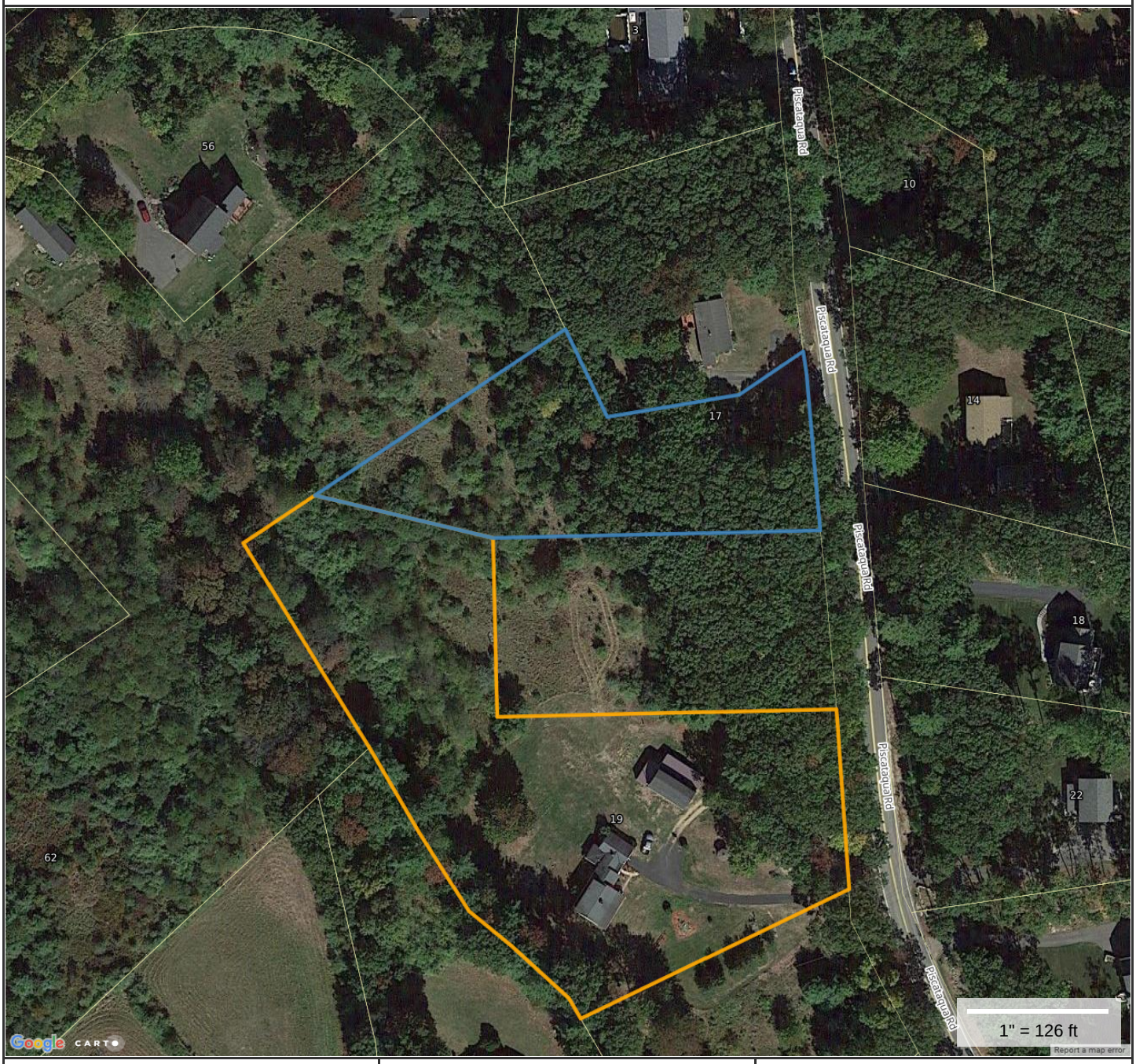
The plan was signed on December 12, 2017 and has been recorded at Strafford Registry of Deeds.

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

Staff Recommendation:
The Planning Department recommends that the Board accept the application, open the public hearing, and vote to approve the amendment with the following conditions (all conditions other than 3C from the previously approved plan shall remain in effect):

Conditions to Be Met Prior to Signing of Plans:
1. The applicant shall revise the plat to:
    a. Add the plan view of the conceptual site layout to the previous plan with all subdivision notes to be considered the final plat.
    b. Add the owner's signatures to the final plat submitted for signature to be recorded at the Strafford County Registry of Deeds
    c. Indicate one shared driveway between lots 1 and 2 with a shared access easement recorded at the registry of deeds
    d. Include the Licensed Land Surveyor's stamp and signature.
    e. Add the NHDES Subdivision permit number.

17 and 19 Piscataqua Road



Property Information

Property ID	I0093-A00001
Location	PISCATAQUA RD
Owner	SINGH RAGHBIR

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

Parcels updated 03/29/2018
Properties updated 06/04/2018

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

[Revised June 30, 2014]

RECEIVED
Planning Office
MAY 11 2018
Dover, New Hampshire

Office Use Only Amount Paid: P17-41A Date/Time Received:

APPLICANT INFORMATION

Name of Applicant: Scott Coughlin Telephone #(603) 866-6638

Address of Applicant: 10 Hidden Valley Dr., Dover, NH E-Mail scottcough@icloud.com

Project Name: Coughlin Project Location: 17 Piscataqua Road

Planning File Number: P17-41 Date of Original Approval July 25, 2017

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

EXTENSION INFORMATION (***Note: notification of abutters required for first time extensions under Sec. 149-9.B and Sec. 155-24.B only***)

Extension type requested (*check one*): ___Sec. 149-8.A ___Sec. 149-9.B ___Sec. 155-14.A ___Sec. 155-24.B

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: Shared driveway between lots 1 and 2.

Reason(s) for amendment/comments (*attach additional sheets as needed*): To remove the requirement for a shared driveway and move the driveway for Lot 1 from Piscataqua Road to Hidden Valley Drive. The access easement for Lot 2 will remain.

WAIVER INFORMATION

Site Review/Subdivision Regulations section(s) to be waived: _____

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

_____

_____

SIGNATURES

I/We hereby submit this application to the 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: Scott M. Coughlin Date: 5-11-18

Signature of Applicant (*if different from owner*): Scott M. Coughlin Date: 5-11-18

Signature of Agent: James A. Schmidt Date: 5-11-18

EXTENSIONS OF/ AMENDMENTS TO/ WAIVERS FOR AN APPROVED PLAN
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. Staff will provide the abutter information, while the applicant must provide accurate contact information for the owner, applicant and professional agents representing the project.

Owner:

TAX MAP	LOT #	PROPERTY OWNER	MAILING ADDRESS
I	94-1	Scott Coughlin	10 Hidden Valley Drive, Dover

Applicant (if different from owner):

APPLICANT NAME	APPLICANT COMPANY	MAILING ADDRESS
Same		

Surveyor and/or Engineer/Professional Agent:

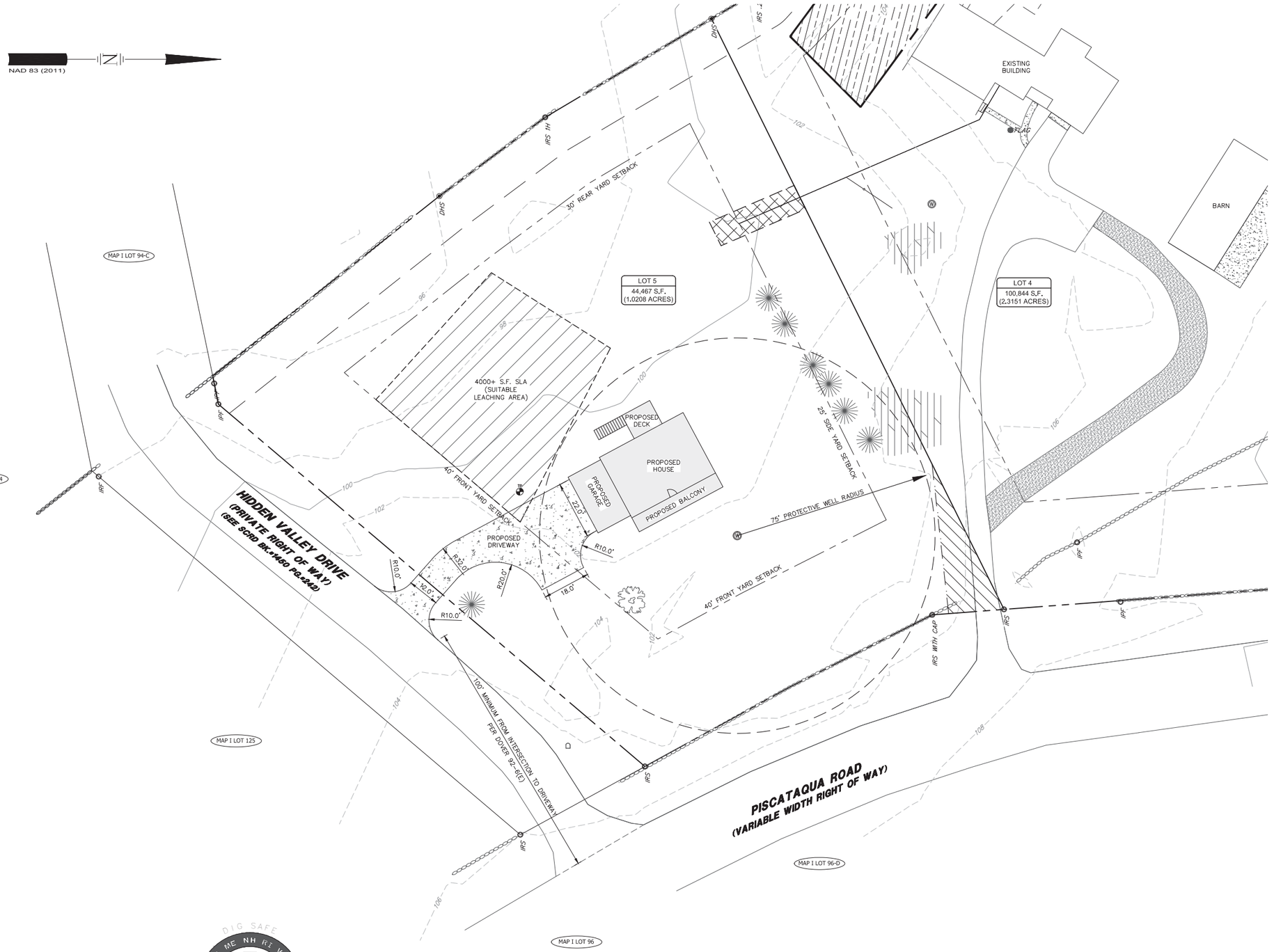
NAME	COMPANY	MAILING ADDRESS
James H. Schulte	Bruton & Berube, PLLC	601 Central Avenue, Dover, NH

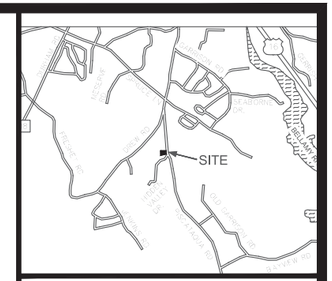
Conservation Easement Holder:

TAX MAP	LOT #	NAME OF EASEMENT HOLDER	MAILING ADDRESS

P17-41A **17 Piscataqua Road**

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
I0093-000000	3 PISCATAQUA RD	SULLIVAN MARTIN	SULLIVAN JOANNE	3 PISCATAQUA RD	DOVER	NH	03820
I0093-001000	38 DREW RD	DUBREUIL BRIAN M		38 DREW RD	DOVER	NH	03820
I0093-002000	46 DREW RD	RUDOLF JOHN CORKIN &	RUDOLF JENNIFER JOY	46 DREW RD	DOVER	NH	03820
I0093-A00001	PISCATAQUA RD	COUGHLIN SCOTT M		10 HIDDEN VALLEY DR	DOVER	NH	03820
I0094-000000	62 DREW RD	SMITH ANTHEA LIFE ESTATE &	SMITH MATJE AND GUDRUN AND KREIS MAID/	62 DREW RD	DOVER	NH	03820
I0094-001000	56 DREW RD	CAMMAROSANO LOUIS &	CAMMAROSANO CATERINA	56 DREW RD	DOVER	NH	03820
I0094-B00000	19 PISCATAQUA RD	COUGHLIN SCOTT		10 HIDDEN VALLEY DR	DOVER	NH	03820
I0094-B00001	PISCATAQUA RD	COUGHLIN SCOTT		10 HIDDEN VALLEY DR	DOVER	NH	03820
I0096-A00000	14 PISCATAQUA RD	BATCHELDER BRUCE A		14 PISCATAQUA RD	DOVER	NH	03820
I0096-B00000	18 PISCATAQUA RD	SPIVACK STEPHEN A &	SPIVACK AMY E	18 PISCATAQUA RD	DOVER	NH	03820
I0097-000000	10 PISCATAQUA RD	O BRIEN PAULINE		10 PISCATAQUA ROAD	DOVER	NH	03820
I0098-000000	6 PISCATAQUA RD	GINGRAS HELEN F		6 PISCATAQUA ROAD	DOVER	NH	03820
		JAMES H. SCHULTE	BRUTON & BERUBE, PLLC	601 CENTRAL AVENUE	DOVER	NH	03820





LOCATION PLAN

TAX I MAP LOT 0094-00005

CONCEPTUAL SITE LAYOUT

DOVER, NEW HAMPSHIRE
COUNTY OF STRAFFORD
OWNED BY
SCOTT M. COUGHLIN

SCALE: 1" = 20' (22x34)
1" = 40' (11x17)

MARCH 3, 2018

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48 Constitution Drive, Bedford, N.H. 03110

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This plan is not effective unless signed by a duly authorized officer of Thomas F. Moran, Inc.

DIG SAFE
MA ME NH RI VT
811
CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION

20 0 20
Graphic Scale in Feet

REV.	DATE	DESCRIPTION	DR	CK

TFM
MSC
A division of TFMoran, Inc.
Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists
170 Commerce Way, Suite 102
Portsmouth, NH 03801
Phone (603) 431-2222
Fax (603) 431-0910
www.TFMoran.com

JOB	DR	AJG	FB	–	
47243.02	CK	JCC	CADFILE	47243.02 Conceptual	C-1

Apr 03, 2018 - 4:05pm
F:\MSC Projects\47243 - Piscataqua Road - Dover\47243.00 LOT 5 CONCEPTUAL SITE LAYOUT.dwg

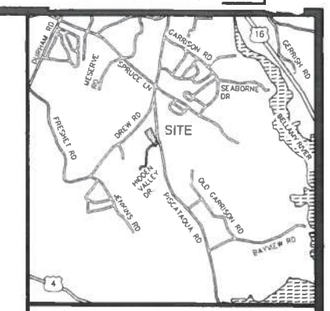
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Plan 115-010 1 of 1
Register of Deeds Strafford County
C/H L-CHIP STA124491

LEGEND:

BK./PG	BOOK & PAGE
EP	EDGE OF PAVEMENT
N/F	NOW OR FORMERLY
NAD83	NORTH AMERICAN DATUM OF 1983
NAVD88	NORTH AMERICAN VERTICAL DATUM OF 1988
PSNH	PUBLIC SERVICE COMPANY OF NEW HAMPSHIRE
SCRD	STRAFFORD COUNTY REGISTRY OF DEEDS
S.F.	SQUARE FEET
MAP 47 LOT 11	ASSESSOR'S MAP NUMBER / LOT NUMBER
	PROPERTY LINE
	STONE WALL
W	WELL
	CONCRETE
	GRAVEL
	EXPOSED LEDGE
	AREA TO BE CONVEYED TO MAP I LOT 94-C

PLAN REFERENCES:

1. "SUBDIVISION PLAT OF LAND FOR GUDRUN SMITH IN DOVER, NH STRAFFORD COUNTY JANUARY 2004 REVISED FEBRUARY 2004" BY LANDRY SURVEYING, LLC. SCRD PLAN #74-98.
2. "BOUNDARY LINE ADJUSTMENT FOR DAVID L. LABRIE & PATRICIA A. MCGLONE PISCATAQUA ROAD DOVER, NEW HAMPSHIRE" BY K.E.M. LAND SURVEY, INC DATED APRIL 1995. SCRD PLAN #46-11.
3. "PROPOSED MINOR LOT LINE ADJUSTMENT LAND OF JOHN & CAROLYN MCGLONE AND PHILIP NUTE PISCATAQUA ROAD & HIDDEN VALLEY DRIVE DOVER, N.H." BY BERRY SURVEYING & ENGINEERING, DATED DECEMBER 20, 2002 WITH REVISION 2 DATED 1/29/03. SCRD PLAN #58-54.
4. "PROPOSED LOT LINE REVISION LAND OF DAVID LABRIE & PATRICIA MCGLONE PISCATAQUA ROAD DOVER, N.H." BY BERRY SURVEYING & ENGINEERING, DATED FEBRUARY 28, 2002 WITH REVISION 2 DATED 4/10/02. SCRD PLAN #55-65.
5. "HIDDEN VALLEY DRIVE AN OPEN SPACE SUBDIVISION WITH A COMMERCIAL COMPONENT PREPARED FOR SCOTT COUGHLIN TAX MAP 'I', LOT No. 94C & 127A HIDDEN VALLEY DRIVE CITY of DOVER COUNTY of STRAFFORD STATE of NEW HAMPSHIRE". BY MCENEANEY SURVEY ASSOCIATES, INC., DATED JANUARY 11, 2009 WITH REVISION 4 DATED 6/17/09. SCRD PLAN #97-51.
6. "PLAN OF LAND PARCELS 1, 2, 3 & 4 JACK R. & DOROTHY A. STORMS DOVER NEW HAMPSHIRE SURVEYED AND DRAWN BY R.W. MCCRONE DOVER, N.H.", DATED AUG. 1977. SCRD PLAN #18-67.
7. "PLAN OF LOT No.5 JACK & DOROTHY I. STORMS DOVER NEW HAMPSHIRE SURVEYED AND DRAWN BY R.W. MCCRONE DOVER, N.H." DATED NOV. 1978. SCRD PLAN #17C-144.
8. "SUBDIVISION OF LAND OF JACK & DOROTHY STORMS PISCATAQUA ROAD DOVER, NEW HAMPSHIRE" BY RICHARD P. TOWLE, R.L.S. DOVER, N.H. DATED AUG. 1974. SCRD PLAN #9-3-58.
9. "LOT LINE ADJUSTMENT & SUBDIVISION PLAN PREPARED FOR D.R. LEMIEUX BUILDERS INC. AND DARLENE WHITE FOR LANDS IDENTIFIED AS TAX MAP I LOTS 96-86E & 96C LOCATED ON PISCATAQUA ROAD IN CITY OF DOVER, STRAFFORD COUNTY STATE OF NEW HAMPSHIRE" BY POHOPEK LAND SURVEYORS & SEPTIC SYSTEM DESIGN, LLC. DATED NOVEMBER 29, 2012. SCRD PLAN #105-008.
10. "SUBDIVISION OF LAND FOR ATHANASIOS IORDANOU IN DOVER, NH" BY SEACOAST ENGINEERING ASSOCIATES, INC. DATED MARCH 25, 1988. SCRD PLAN #35-38.



LOCATION PLAN

NOTES:

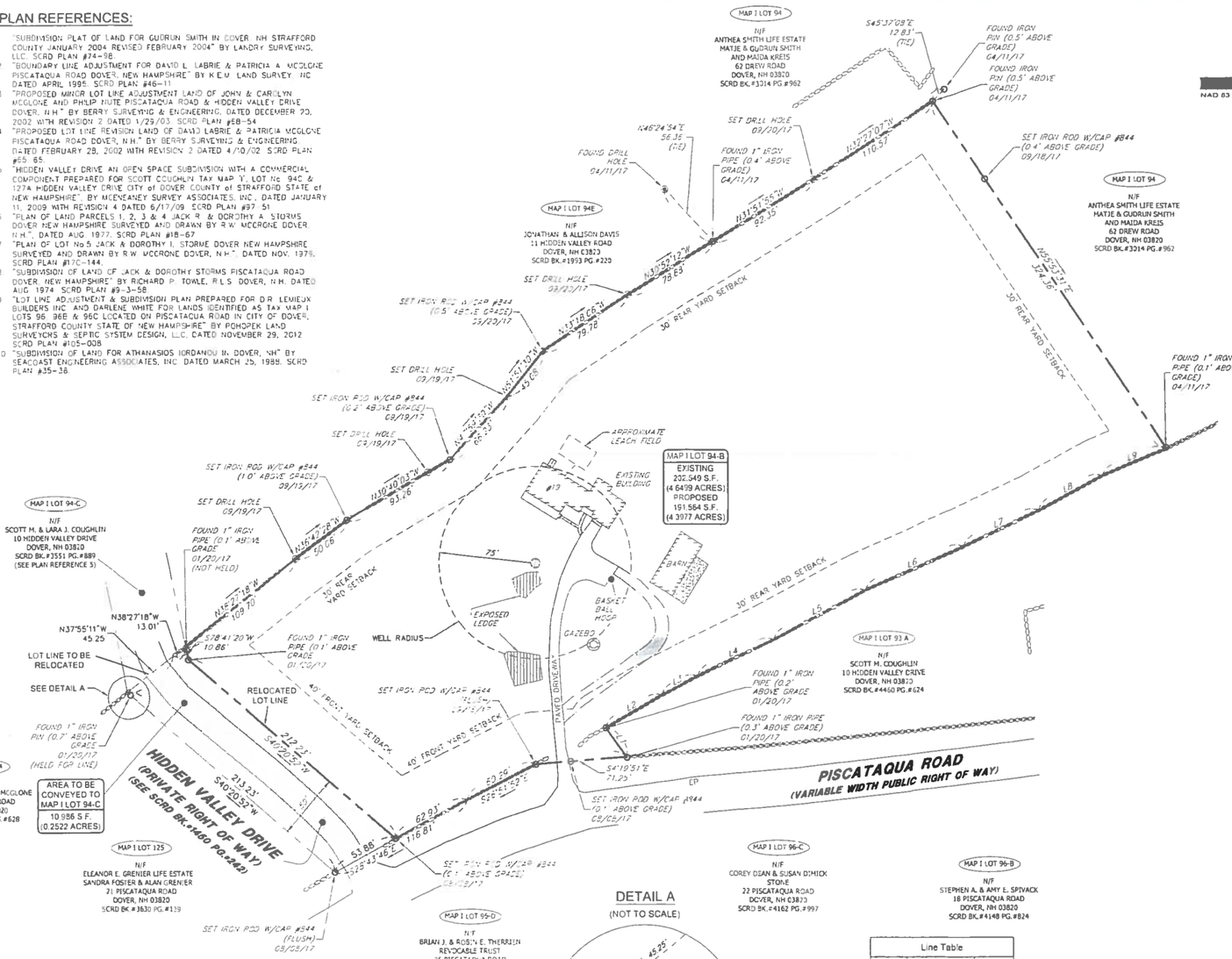
1. THE PARCELS ARE LOCATED IN THE RURAL RESIDENTIAL (R-40) DISTRICT
2. THE PARCELS ARE SHOWN ON THE CITY OF DOVER ASSESSOR'S MAP I AS LOTS 93-A, 94-B & 94-C.
3. THE PARCELS ARE LOCATED IN FLOOD HAZARD AREA. ZONE X AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM), STRAFFORD COUNTY, NEW HAMPSHIRE, PANEL 340 OF 405, MAP NUMBER 33017C0340E & PANEL 320 OF 405, MAP NUMBER 33017C0320E, EFFECTIVE DATE: 09/30/2015.
4. OWNER OF RECORD:
   MAP I LOT 93-A: SCOTT M. COUGHLIN, 10 HIDDEN VALLEY DRIVE, DOVER, NH 03820, SCRD BK.#4460 PG.#624
   MAP I LOT 94-B: SCOTT M. COUGHLIN, 10 HIDDEN VALLEY DRIVE, DOVER, NH 03820, SCRD BK.#4448 PG.#144
   MAP I LOT 94-C: SCOTT M. COUGHLIN & LARA J. COUGHLIN, 10 HIDDEN VALLEY DRIVE, DOVER, NH 03820, SCRD BK.#3551 PG.#889
5. TOTAL PARCEL AREA

MAP I LOT 94-B	MAP I LOT 94-C
EXISTING AREA: 202,549 S.F. (4.6499 ACRES)	EXISTING AREA: 844,949 S.F. (19.40 ACRES)
PROPOSED AREA: 191,565 S.F. (4.3977 ACRES)	PROPOSED AREA: 855,935 S.F. (21.95 ACRES)

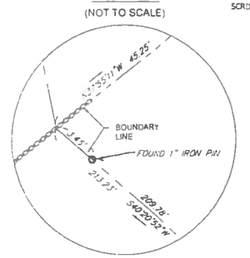
6. ZONING REQUIREMENTS:

	REQUIRED:
MINIMUM LOT SIZE	40,000 S.F.
MAXIMUM LOT COVERAGE	10%
MINIMUM FRONTAGE	150 FT
PRINCIPAL BUILDING	
FRONT SETBACK	40 FT
ABUT. A STREET SETBACK	40 FT
SIDE SETBACK	25 FT
REAR SETBACK	30 FT
OUTBUILDING/ACCESSORY USE	
FRONT SETBACK	40 FT
ABUT. A STREET SETBACK	40 FT
SIDE SETBACK	10 FT
REAR SETBACK	10 FT
BUILDING HEIGHT	
PRINCIPAL BUILDING:	35 FT MAX.
OUTBUILDING/ACCESSORY USE	35 FT MAX.

7. SHEETS S-2 THROUGH S-5 SEPARATE THE LOT LINE ADJUSTMENTS & 2 MINOR SUBDIVISIONS PER THE REQUIREMENT OF THE DOVER PLANNING DEPARTMENT.
8. THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH THE CURRENT LEGAL DESCRIPTIONS. IT IS NOT AN ATTEMPT TO DEFINE THE EXTENT OF OWNERSHIP OR DEFINE THE LIMITS OF TITLE.
9. THE PURPOSE OF THIS PLAN IS TO RELOCATE THE COMMON BOUNDARY LINE BETWEEN TAX MAP I LOT 94-B & TAX MAP I LOT 94-C.
10. HORIZONTAL DATUM IS NAD83 (2011), PER STATIC GPS OBSERVATIONS.
11. FIELD SURVEY COMPLETED BY TODD C. EMERSON IN APRIL 2017 USING A TOPCON DS103 AND TOPCON TESLA DATA COLLECTOR.
12. PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A SURVEY PERFORMED BY J. COREY COLWELL, L.L.S. #844 ON JUNE 29, 2017 WITH AN ERROR NOT GREATER THAN 1 IN 10,000.
13. NO WETLANDS WERE OBSERVED DURING THE COURSE OF THIS SURVEY.
14. PLANS OF THE LOT LINE ADJUSTMENT SHALL BE SUBMITTED IN DIGITAL FORMAT IN PDF AND AUTOCAD DWG, AUTOCAD DXF OR ESRI FORMAT TO THE CITY OF DOVER ENGINEER'S OFFICE UPON COMPLETION OF PROJECT. DIGITAL FILES SHALL BE GEO-REFERENCED TO NEW HAMPSHIRE STATE PLANE COORDINATES NAD83 AND SHALL BE EXPRESSED IN FEET.
15. NO LETTER OF CREDIT FOR THE COST OF REVEGETATING ALL DISTURBED AREAS ON THE SITE NOR AN APPROVED CONSTRUCTION SIGN IS REQUIRED DUE TO NO EARTH DISTURBING ACTIVITY.
16. STREET ADDRESSES FOR EACH LOT SHALL BE ASSIGNED BY THE BUILDING OFFICIAL AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
17. THE PROPOSED USE FOR THE SITE IS SINGLE FAMILY.
18. THE LOTS ARE PROPOSED TO BE SERVED BY ON-SITE WELLS AND SEPTIC SYSTEMS.



DETAIL A
(NOT TO SCALE)



Line Table		
Line #	Direction	Length
L1	N53° 56' 14"E	27.36'
L2	S30° 01' 32"E	50.59'
L3	S26° 42' 36"E	32.34'
L4	S26° 00' 52"E	66.30'
L5	S28° 12' 12"E	80.98'
L6	S23° 34' 18"E	83.46'
L7	S25° 03' 56"E	65.01'
L8	S29° 06' 55"E	56.57'
L9	S23° 16' 51"E	54.67'

APPROVED
DATE 12/12/17
City of Dover, NH
PLANNING BOARD
CHAIRMAN/SECRETARY

TAX MAP I LOTS 94-B & 94-C
LOT LINE ADJUSTMENT PLAN
17 & 19 PISCATAQUA ROAD & 10 HIDDEN VALLEY DRIVE
DOVER, NEW HAMPSHIRE
COUNTY OF STRAFFORD
OWNED BY
SCOTT M. COUGHLIN &
LARA J. COUGHLIN
SCALE: 1" = 50' (22x34)
1" = 100' (11x17)
JULY 28, 2017

I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY THOSE UNDER MY DIRECT SUPERVISION AND ARE THE RESULT OF A FIELD SURVEY CONDUCTED IN APRIL 2017. THIS SURVEY CONFORMS TO THE ACCURACY REQUIREMENTS OF AN URBAN SURVEY OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS. I FURTHER CERTIFY THAT THIS SURVEY IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND THE FIELD TRAVERSE SURVEY EXCEEDS A PRECISION OF 1:15,000. THIS PLAN CONFORM TO APPLICABLE LOCAL ZONING ORDINANCES AND RULES.

COREY COLWELL — LICENSED LAND SURVEYOR — 12.6.17 DATE

Scott M Coughlin — OWNER'S SIGNATURE — 12-7-17 DATE

FILE # P17-82

Graphic Scale in Feet: -50, 0, 50

REV	DATE	DESCRIPTION	DR	CK
2	11/20/17	ADD NOTE 18	RD	JCC
1	10/12/17	REVISE PER CONDITIONS OF APPROVAL	NJM	BMK

TFM MSC
A division of TFMoran, Inc.
Civil Engineers, Structural Engineers, Traffic Engineers, Land Surveyors, Landscape Architects, Scientists
170 Commerce Way, Suite 102
Portsmouth, NH 03801
Phone (603) 431-2222
Fax (603) 431-0910
www.mscengineers.com

FILE 47243.00 | DR BMK | CK JCC | FB CADFILE | S-2

RECEIVED
Planning Office
APR 17 2018

Doc: 05_2017 - 2:39pm
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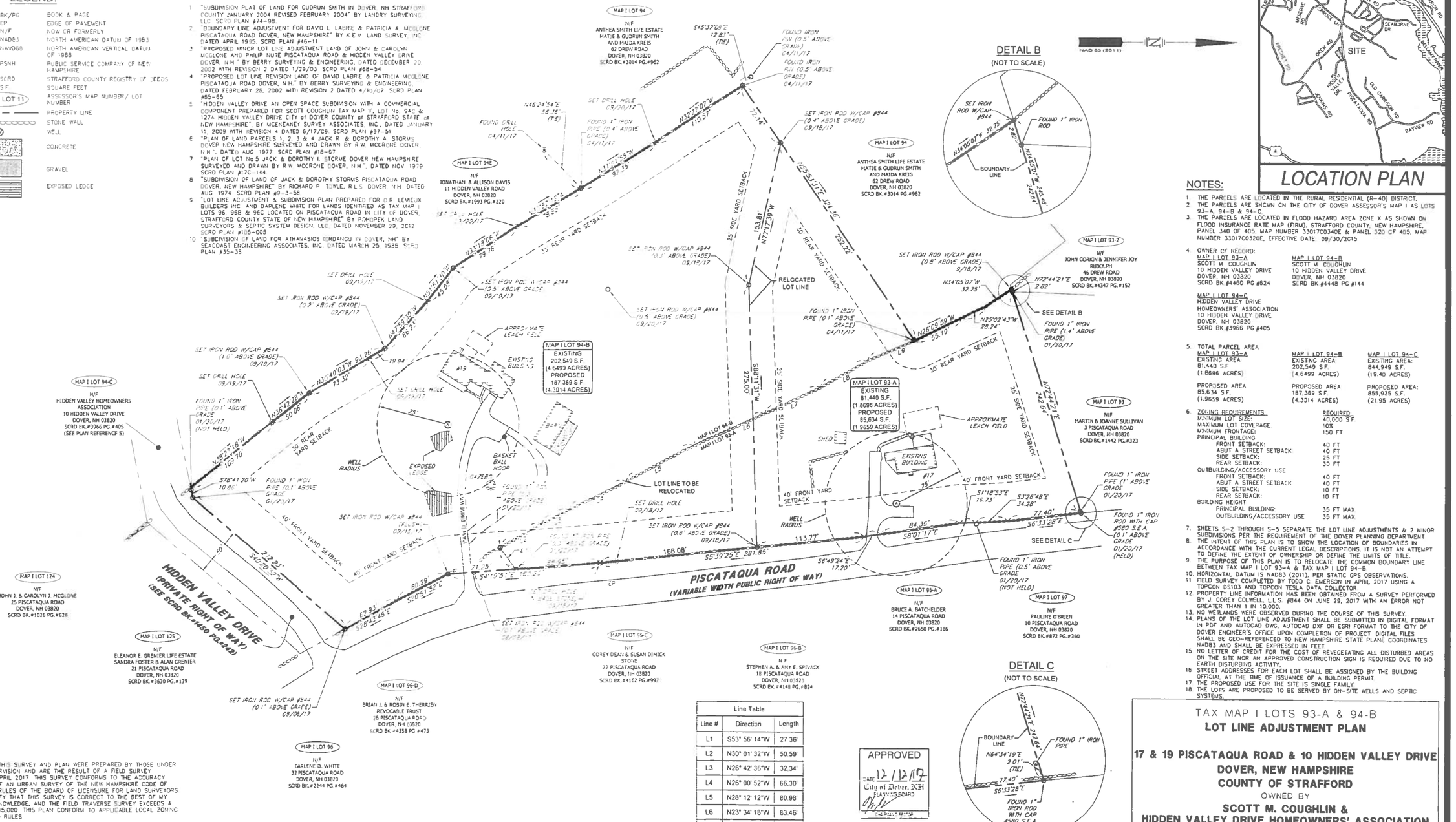
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Plan 115-011 1 of 1
Register of Deeds Strafford County

LEGEND:

BK/PG	BOOK & PAGE
EP	EDGE OF PAVEMENT
N/F	NOW OR FORMERLY
NAD83	NORTH AMERICAN DATUM OF 1983
NAVD88	NORTH AMERICAN VERTICAL DATUM OF 1988
PSNH	PUBLIC SERVICE COMPANY OF NEW HAMPSHIRE
SCRD	STRAFFORD COUNTY REGISTRY OF DEEDS
S.F.	SQUARE FEET
MAP 47 LOT 11	ASSESSOR'S MAP NUMBER/ LOT NUMBER
	PROPERTY LINE
	STONE WALL
W	WELL
	CONCRETE
	GRAVEL
	EXPOSED LEDGE

PLAN REFERENCES:

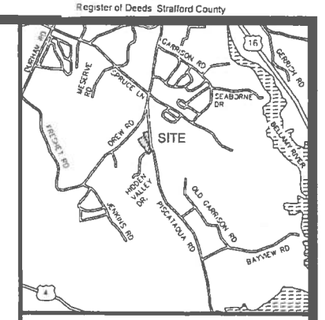
1. "SUBDIVISION PLAT OF LAND FOR GUDRUN SMITH IN DOVER, NH STRAFFORD COUNTY JANUARY 2004 REVISED FEBRUARY 2004" BY LANDRY SURVEYING, LLC. SCRD PLAN #74-98.
2. "BOUNDARY LINE ADJUSTMENT FOR DAVID L. LABRIE & PATRICIA A. MCGLONE PISCATAQUA ROAD DOVER, NEW HAMPSHIRE" BY K.E.M. LAND SURVEY, INC. DATED APRIL 1995. SCRD PLAN #46-11.
3. "PROPOSED MINOR LOT LINE ADJUSTMENT LAND OF JOHN & CAROLYN MCGLONE AND PHILIP NUTE PISCATAQUA ROAD & HIDDEN VALLEY DRIVE DOVER, N.H." BY BERRY SURVEYING & ENGINEERING, DATED DECEMBER 20, 2002 WITH REVISION 2 DATED 1/29/03. SCRD PLAN #68-54.
4. "PROPOSED LOT LINE REVISION LAND OF DAVID LABRIE & PATRICIA MCGLONE PISCATAQUA ROAD DOVER, N.H." BY BERRY SURVEYING & ENGINEERING, DATED FEBRUARY 25, 2002 WITH REVISION 2 DATED 4/10/02. SCRD PLAN #65-65.
5. "HIDDEN VALLEY DRIVE AN OPEN SPACE SUBDIVISION WITH A COMMERCIAL COMPONENT PREPARED FOR SCOTT COUGHLIN TAX MAP 'I', LOT 'No. 94C & 1274 HIDDEN VALLEY DRIVE CITY of DOVER COUNTY of STRAFFORD STATE of NEW HAMPSHIRE". BY MCENANEY SURVEY ASSOCIATES, INC., DATED JANUARY 21, 2009 WITH REVISION 4 DATED 6/17/09. SCRD PLAN #37-51.
6. "PLAN OF LAND PARCELS 1, 2, 3 & 4 JACK R. & DOROTHY A. STORMS DOVER NEW HAMPSHIRE SURVEYED AND DRAWN BY R.W. MCCRONE DOVER, N.H.", DATED AUG. 1977. SCRD PLAN #18-67.
7. "PLAN OF LOT No.5 JACK & DOROTHY L. STORMS DOVER NEW HAMPSHIRE SURVEYED AND DRAWN BY R.W. MCCRONE DOVER, N.H.", DATED NOV 1979. SCRD PLAN #17C-144.
8. "SUBDIVISION OF LAND OF JACK & DOROTHY STORMS PISCATAQUA ROAD DOVER, NEW HAMPSHIRE" BY RICHARD P. TUTTLE, R.L.S. DOVER, N.H. DATED AUG. 1974. SCRD PLAN #9-3-58.
9. "LOT LINE ADJUSTMENT & SUBDIVISION PLAN PREPARED FOR D.R. LEVIEUX BUILDERS INC. AND DARLENE WHITE FOR LANDS IDENTIFIED AS TAX MAP I, LOTS 96, 96B & 96C LOCATED ON PISCATAQUA ROAD IN CITY OF DOVER, STRAFFORD COUNTY STATE OF NEW HAMPSHIRE" BY PINKPEK LAND SURVEYORS & SEPTIC SYSTEM DESIGN, LLC. DATED NOVEMBER 29, 2012. SCRD PLAN #135-005.
10. "SUBDIVISION OF LAND FOR ATHANASIOS IORDANOU IN DOVER, NH" BY SEACOAST ENGINEERING ASSOCIATES, INC. DATED MARCH 25, 1985. SCRD PLAN #35-38.



DETAIL B
(NOT TO SCALE)

DETAIL C
(NOT TO SCALE)

LOCATION PLAN



NOTES:

1. THE PARCELS ARE LOCATED IN THE RURAL RESIDENTIAL (R-40) DISTRICT.
2. THE PARCELS ARE SHOWN ON THE CITY OF DOVER ASSESSOR'S MAP I AS LOTS 93-A, 94-B & 94-C.
3. THE PARCELS ARE LOCATED IN FLOOD HAZARD AREA ZONE X AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM), STRAFFORD COUNTY, NEW HAMPSHIRE, PANEL 340 OF 405, MAP NUMBER 33017C0340E & PANEL 320 OF 405, MAP NUMBER 33017C0320E, EFFECTIVE DATE: 09/30/2015.
4. OWNER OF RECORD:
   MAP I LOT 93-A
   SCOTT M. COUGHLIN
   10 HIDDEN VALLEY DRIVE
   DOVER, NH 03820
   SCRD BK.#4460 PG.#624

   MAP I LOT 94-B
   SCOTT M. COUGHLIN
   10 HIDDEN VALLEY DRIVE
   DOVER, NH 03820
   SCRD BK.#4448 PG.#144

   MAP I LOT 94-C
   HIDDEN VALLEY DRIVE
   HOMEOWNERS' ASSOCIATION
   10 HIDDEN VALLEY DRIVE
   DOVER, NH 03820
   SCRD BK.#3966 PG.#405
5. TOTAL PARCEL AREA

MAP I LOT 93-A	MAP I LOT 94-B	MAP I LOT 94-C
EXISTING AREA: 81,440 S.F. (1.8696 ACRES)	EXISTING AREA: 202,549 S.F. (4.6499 ACRES)	EXISTING AREA: (19.40 ACRES)
PROPOSED AREA 85,634 S.F. (1.9659 ACRES)	PROPOSED AREA 187,369 S.F. (4.3014 ACRES)	PROPOSED AREA: 859,935 S.F. (21.95 ACRES)

6. ZONING REQUIREMENTS:

	REQUIRED
MINIMUM LOT SIZE:	40,000 S.F.
MAXIMUM LOT COVERAGE	10%
MINIMUM FRONTAGE:	150 FT
PRINCIPAL BUILDING	
FRONT SETBACK:	40 FT
ABUT A STREET SETBACK	40 FT
SIDE SETBACK:	25 FT
REAR SETBACK:	30 FT
OUTBUILDING/ACCESSORY USE	
FRONT SETBACK:	40 FT
ABUT A STREET SETBACK	40 FT
SIDE SETBACK:	10 FT
REAR SETBACK:	10 FT
BUILDING HEIGHT	
PRINCIPAL BUILDING:	35 FT MAX
OUTBUILDING/ACCESSORY USE	35 FT MAX

7. SHEETS S-2 THROUGH S-5 SEPARATE THE LOT LINE ADJUSTMENTS & 2 MINOR SUBDIVISIONS PER THE REQUIREMENT OF THE DOVER PLANNING DEPARTMENT.
8. THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH THE CURRENT LEGAL DESCRIPTIONS. IT IS NOT AN ATTEMPT TO DEFINE THE EXTENT OF OWNERSHIP OR DEFINE THE LIMITS OF TITLE.
9. THE PURPOSE OF THIS PLAN IS TO RELOCATE THE COMMON BOUNDARY LINE BETWEEN TAX MAP I LOT 93-A & TAX MAP I LOT 94-B.
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11. FIELD SURVEY COMPLETED BY TODD C. EMERSON IN APRIL 2017 USING A TOPCON DS103 AND TOPCON TESLA DATA COLLECTOR.
12. PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A SURVEY PERFORMED BY J. COREY COLWELL, L.L.S. #844 ON JUNE 29, 2017 WITH AN ERROR NOT GREATER THAN 1 IN 10,000.
13. NO WETLANDS WERE OBSERVED DURING THE COURSE OF THIS SURVEY.
14. PLANS OF THE LOT LINE ADJUSTMENT SHALL BE SUBMITTED IN DIGITAL FORMAT IN PDF AND AUTOCAD DWG, AUTOCAD DXF OR ESRI FORMAT TO THE CITY OF DOVER ENGINEER'S OFFICE UPON COMPLETION OF PROJECT. DIGITAL FILES SHALL BE GEO-REFERENCED TO NEW HAMPSHIRE STATE PLANE COORDINATES NAD83 AND SHALL BE EXPRESSED IN FEET.
15. NO LETTER OF CREDIT FOR THE COST OF REVEGETATING ALL DISTURBED AREAS ON THE SITE NOR AN APPROVED CONSTRUCTION SIGN IS REQUIRED DUE TO NO EARTH DISTURBING ACTIVITY.
16. STREET ADDRESSES FOR EACH LOT SHALL BE ASSIGNED BY THE BUILDING OFFICIAL AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
17. THE PROPOSED USE FOR THE SITE IS SINGLE FAMILY.
18. THE LOTS ARE PROPOSED TO BE SERVED BY ON-SITE WELLS AND SEPTIC SYSTEMS.

Line Table		
Line #	Direction	Length
L1	S53° 56' 14"W	27.36'
L2	N30° 01' 32"W	50.59'
L3	N26° 42' 36"W	32.34'
L4	N26° 00' 52"W	66.30'
L5	N28° 12' 12"W	80.98'
L6	N23° 34' 18"W	83.46'
L7	N25° 03' 56"W	65.01'
L8	N29° 06' 55"W	56.57'
L9	N23° 16' 51"W	54.67'

APPROVED
DATE 12/12/17
City of Dover, NH
PLANNING BOARD

I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY THOSE UNDER MY DIRECT SUPERVISION AND ARE THE RESULT OF A FIELD SURVEY CONDUCTED IN APRIL 2017. THIS SURVEY CONFORMS TO THE ACCURACY REQUIREMENTS OF AN URBAN SURVEY OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS. I FURTHER CERTIFY THAT THIS SURVEY IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, AND THE FIELD TRAVERSE SURVEY EXCEEDS A PRECISION OF 1:15,000. THIS PLAN CONFORM TO APPLICABLE LOCAL ZONING ORDINANCES AND RULES.

STATE OF NEW HAMPSHIRE — No. 844 — J. COREY COLWELL — LICENSED LAND SURVEYOR

LICENSED LAND SURVEYOR — 12-6-17 DATE

OWNER'S SIGNATURE — 12-7-17 DATE

FILE # P17-40

Graphic Scale in Feet: 50 0 50

REV	DATE	DESCRIPTION	DR	CK
2	11/20/17	ADD NOTE 18	RD	JCC
1	10/12/17	REVISE PER CONDITIONS OF APPROVAL	NJM	BWK

TAX MAP I LOTS 93-A & 94-B
LOT LINE ADJUSTMENT PLAN
17 & 19 PISCATAQUA ROAD & 10 HIDDEN VALLEY DRIVE
DOVER, NEW HAMPSHIRE
COUNTY OF STRAFFORD
OWNED BY
SCOTT M. COUGHLIN &
HIDDEN VALLEY DRIVE HOMEOWNERS' ASSOCIATION

SCALE: 1" = 50' (22x34)
1" = 100' (11x17)
JUNE 29, 2017

TFM / MSC — A division of TFMoran, Inc.
Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists
170 Commerce Way, Suite 102
Portsmouth, NH 03801
Phone (603) 431-2222
Fax (603) 431-0910
www.mscengineers.com

FILE 47243.00 | DR BWK | CK JCC | FB | CADFILE | S-3

Dec 05, 2017 - 2:46pm
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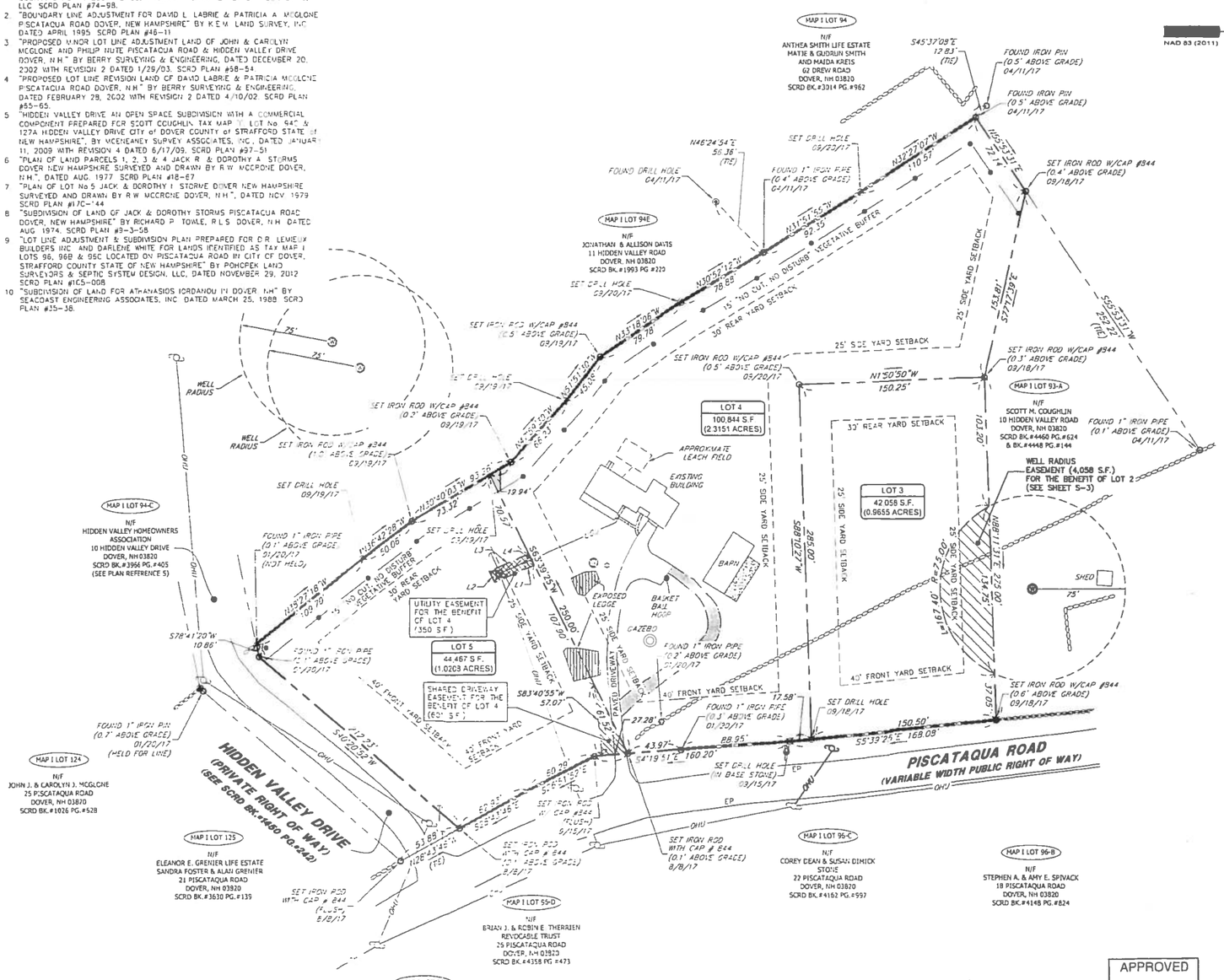
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Plan 115-312 1 of 1
Register of Deeds Strafford County

LEGEND:

BK/PG	BOOK & PAGE
EP	EDGE OF PAVEMENT
N/F	NOW OR FORMERLY
NAD83	NORTH AMERICAN DATUM OF 1983
NAVD88	NORTH AMERICAN VERTICAL DATUM OF 1988
PSNH	PUBLIC SERVICE COMPANY OF NEW HAMPSHIRE
SCRD	STRAFFORD COUNTY REGISTRY OF DEEDS
S.F.	SQUARE FEET
MAP 47 LOT 11	ASSESSOR'S MAP NUMBER/ LOT NUMBER
	PROPERTY LINE
	NO CUT VEGETATIVE BUFFER
	STONE WALL
OHU	EXISTING OVERHEAD UTILITIES
OHU	PROPOSED OVERHEAD UTILITIES
UGU	UNDERGROUND UTILITIES
	UTILITY POLE
	PROPOSED UTILITY POLE
	PROPOSED WELL
	WELL
	VEGETATIVE BUFFER PLACARDS TO BE SET
	CONCRETE
	GRAVEL
	EXPOSED LEDGE
	AREA TO BE CONVEYED TO MAP I LOT 94-C
	DRIVEWAY EASEMENT
	UTILITY EASEMENT

PLAN REFERENCES:

1. "SUBDIVISION PLAT OF LAND FOR GUDRUN SMITH IN DOVER, NH STRAFFORD COUNTY JANUARY 2004 REVISED FEBRUARY 2004" BY LANDRY SURVEYING, LLC SCRD PLAN #74-98.
2. "BOUNDARY LINE ADJUSTMENT FOR DAVID L. LABRIE & PATRICIA A. MCGLONE PISCATAQUA ROAD DOVER, NEW HAMPSHIRE" BY K.E.M. LAND SURVEY, INC DATED APRIL 1995 SCRD PLAN #46-11
3. "PROPOSED MINOR LOT LINE ADJUSTMENT LAND OF JOHN & CAROLYN MCGLONE AND PHILIP NUTE PISCATAQUA ROAD & HIDDEN VALLEY DRIVE DOVER, N.H." BY BERRY SURVEYING & ENGINEERING, DATED DECEMBER 20, 2002 WITH REVISION 2 DATED 1/29/03. SCRD PLAN #58-54.
4. "PROPOSED LOT LINE REVISION LAND OF DAVID LABRIE & PATRICIA MCGLONE PISCATAQUA ROAD DOVER, N.H." BY BERRY SURVEYING & ENGINEERING, DATED FEBRUARY 29, 2002 WITH REVISION 2 DATED 4/10/02. SCRD PLAN #55-65.
5. "HIDDEN VALLEY DRIVE AN OPEN SPACE SUBDIVISION WITH A COMMERCIAL COMPONENT PREPARED FOR SCOTT COUGHLIN TAX MAP 11 LOT No. 94" & 127A HIDDEN VALLEY DRIVE CITY OF DOVER COUNTY OF STRAFFORD STATE OF NEW HAMPSHIRE", BY MCENEANEY SURVEY ASSOCIATES, INC., DATED JANUARY 11, 2009 WITH REVISION 4 DATED 6/17/09. SCRD PLAN #97-51
6. "PLAN OF LAND PARCELS 1, 2, 3 & 4 JACK R. & DOROTHY A. STORMS DOVER NEW HAMPSHIRE SURVEYED AND DRAWN BY R.W. MCCRONE DOVER, N.H.", DATED AUG. 1977. SCRD PLAN #18-67
7. "PLAN OF LOT No.5 JACK & DOROTHY I. STORMS DOVER NEW HAMPSHIRE SURVEYED AND DRAWN BY R.W. MCCRONE DOVER, N.H.", DATED NOV. 1979 SCRD PLAN #17C-144
8. "SUBDIVISION OF LAND OF JACK & DOROTHY STORMS PISCATAQUA ROAD DOVER, NEW HAMPSHIRE" BY RICHARD P. TOWLE, R.L.S. DOVER, N.H. DATED AUG. 1974. SCRD PLAN #9-3-58
9. "LOT LINE ADJUSTMENT & SUBDIVISION PLAN PREPARED FOR D.R. LEMIEUX BUILDERS INC. AND DARLENE WHITE FOR LANDS IDENTIFIED AS TAX MAP I LOTS 96, 96B & 95C LOCATED ON PISCATAQUA ROAD IN CITY OF DOVER, STRAFFORD COUNTY STATE OF NEW HAMPSHIRE" BY PONDPEK LAND SURVEYORS & SEPTIC SYSTEM DESIGN, LLC, DATED NOVEMBER 29, 2012 SCRD PLAN #165-008
10. "SUBDIVISION OF LAND FOR ATHANASIOS IORDANOU IN DOVER, N.H." BY SEACOAST ENGINEERING ASSOCIATES, INC. DATED MARCH 25, 1988 SCRD PLAN #35-38.


MAP I LOT 94
N/F
ANTHEA SMITH LIFE ESTATE
MATIE & GUDRUN SMITH
AND MAIDA KREIS
62 DREW ROAD
DOVER, NH 03820
SCRD BK.#3014 PG.#962
MAP I LOT 94E
N/F
JONATHAN & ALLISON DAVIS
11 HIDDEN VALLEY ROAD
DOVER, NH 03820
SCRD BK.#1993 PG.#220
MAP I LOT 94-C
N/F
HIDDEN VALLEY HOMEOWNERS ASSOCIATION
10 HIDDEN VALLEY DRIVE
DOVER, NH 03820
SCRD BK.#3966 PG.#405
(SEE PLAN REFERENCE 5)
MAP I LOT 124
N/F
JOHN J. & CAROLYN J. MCGLONE
25 PISCATAQUA ROAD
DOVER, NH 03820
SCRD BK.#1026 PG.#528
MAP I LOT 125
N/F
ELEANOR E. GRENIER LIFE ESTATE
SANDRA FOSTER & ALAN GRENIER
21 PISCATAQUA ROAD
DOVER, NH 03820
SCRD BK.#3630 PG.#139
MAP I LOT 55-D
N/F
BRIAN J. & ROBIN E. THERRIEN
REVOCABLE TRUST
25 PISCATAQUA ROAD
DOVER, NH 03823
SCRD BK.#4358 PG.#473
MAP I LOT 96
N/F
DARLENE D. WHITE
32 PISCATAQUA ROAD
DOVER, NH 03823
SCRD BK.#2244 PG.#454
MAP I LOT 96-C
N/F
COREY DEAN & SUSAN DIMICK STOVE
22 PISCATAQUA ROAD
DOVER, NH 03820
SCRD BK.#4162 PG.#997
MAP I LOT 96-B
N/F
STEPHEN A. & AMY E. SPIVACK
18 PISCATAQUA ROAD
DOVER, NH 03820
SCRD BK.#4148 PG.#824
MAP I LOT 93-A
N/F
SCOTT M. COUGHLIN
10 HIDDEN VALLEY ROAD
DOVER, NH 03820
SCRD BK.#4460 PG.#624
& BK.#4448 PG.#144
HIDDEN VALLEY DRIVE
(PRIVATE RIGHT OF WAY)
(SEE SCRD BK.#4460 PG.#242)
PISCATAQUA ROAD
(VARIABLE WIDTH PUBLIC RIGHT OF WAY)
LOT 4
100,844 S.F.
(2.3151 ACRES)
LOT 5
44,467 S.F.
(1.0208 ACRES)
LOT 3
42,058 S.F.
(0.9655 ACRES)
WELL RADIUS EASEMENT (4,058 S.F.) FOR THE BENEFIT OF LOT 2
(SEE SHEET S-3)
UTILITY EASEMENT FOR THE BENEFIT OF LOT 4
(350 S.F.)
SHARED DRIVEWAY EASEMENT FOR THE BENEFIT OF LOT 4
(60' S.F.)
APPROXIMATE LEACH FIELD
EXISTING BUILDING
EXPOSED LEDGE
BASKET BALL HOOP
GAZEBO
BARN
SHED
PAVED DRIVEWAY
WELL RADIUS
NO CUT / NO DISTURB VEGETATIVE BUFFER
30' REAR YARD SETBACK
25' SIDE YARD SETBACK
40' FRONT YARD SETBACK
FOUND DRILL HOLE 04/11/17
FOUND IRON PIN (0.5' ABOVE GRADE) 04/11/17
FOUND 1" IRON PIPE (0.4' ABOVE GRADE) 04/11/17
SET DRILL HOLE 09/20/17
SET IRON ROD W/CAP #844 (0.4' ABOVE GRADE) 09/18/17
SET IRON ROD W/CAP #844 (0.5' ABOVE GRADE) 09/19/17
SET IRON ROD W/CAP #844 (0.3' ABOVE GRADE) 09/18/17
FOUND 1" IRON PIPE (0.1' ABOVE GRADE) 04/11/17
FOUND 1" IRON PIPE (0.1' ABOVE GRADE) 01/20/17 (NOT HELD)
FOUND 1" IRON PIPE (0.7' ABOVE GRADE) 01/20/17 (HELD FOR LINE)
SET DRILL HOLE 09/19/17
SET IRON ROD W/CAP #844 (1.0' ABOVE GRADE) 09/19/17
SET DRILL HOLE 09/18/17
SET DRILL HOLE (W/ BASE STONE) 09/15/17
SET IRON ROD W/CAP #844 (FLUSH) 9/15/17
SET IRON ROD WITH CAP #844 (0.1' ABOVE GRADE) 8/8/17
SET IRON ROD WITH CAP # 844 (FLUSH) 8/8/17
S45°37'09"E 12.83' (TIE)
N46°24'54"E 56.36' (TIE)
N32°27'07"W 110.57'
N17°51'55"W 92.59'
N30°57'12"W 78.68'
N23°18'06"W 19.78'
N17°51'55"W 45.45'
N13°50'03"W 93.26'
N11°42'28"W 73.32'
N15°27'18"W 102.70'
S78°41'20"W 10.86'
S10°20'20"W 112.23'
S03°40'55"W 57.07'
S19°51'12"E 160.20'
S55°39'25"E 168.09'
S65°53'31"W 252.22' (TIE)
S57°12'39"E 158.81'
S89°10'27"W 285.00'
N1°50'50"W 150.25'
N1°50'50"W 102.30'
R=25.00'
R=167.40'
L=39.25'
L=29.76'
CHD=39.25'
CHD=29.75'
S83°39'25"E 150.50'
S89°10'27"E 316.18'
S89°10'27"E 100.22'
S89°10'27"E 60.00'
S89°10'27"E 43.97'
S89°10'27"E 88.95'
S89°10'27"E 17.58'
S89°10'27"E 37.28'
S89°10'27"E 50.29'
S89°10'27"E 50.29'
S89°10'27"E 53.68'
S89°10'27"E 50.06'
S89°10'27"E 50.06'
S89°10'27"E 50.06

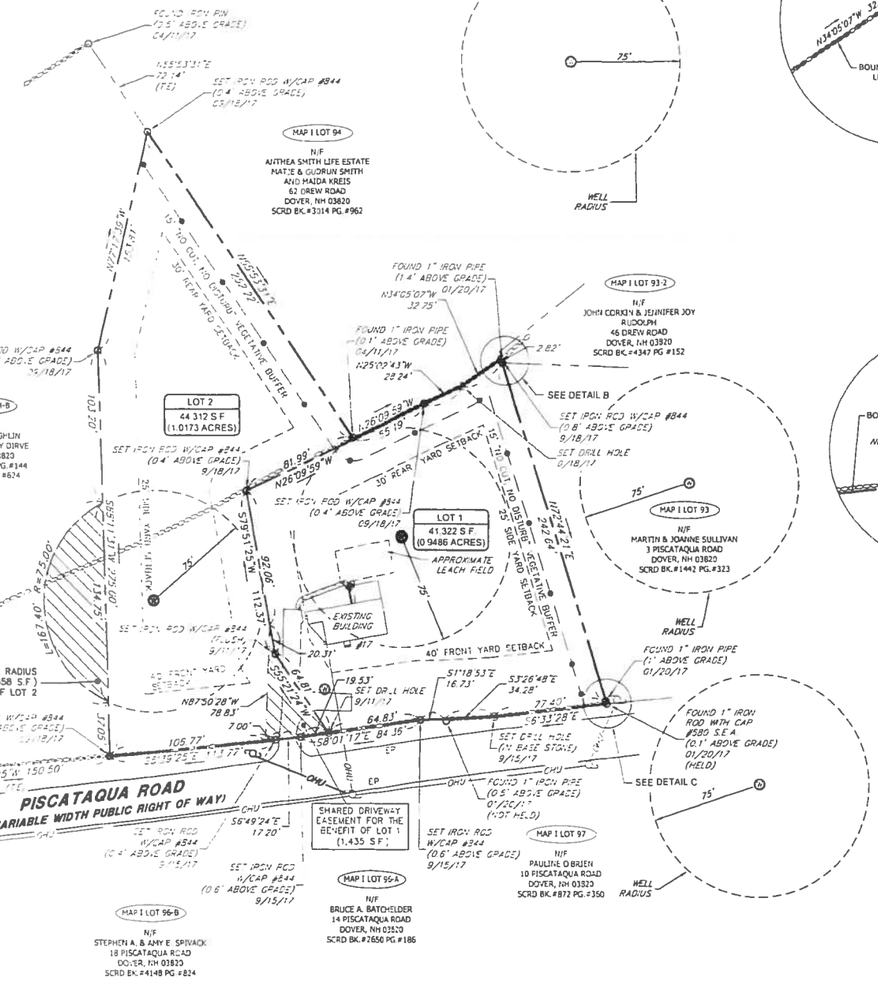
Doc # 0018541 Dec 14 2017 9:25 AM
Plan 115-013 1 of 1
Register of Deeds Strafford County

PLAN REFERENCES:

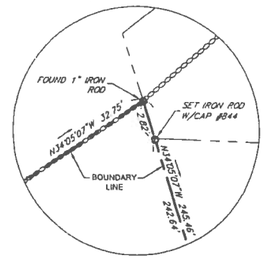
1. "SUBDIVISION PLAT OF LAND FOR GUDRUN SMITH IN DOVER, NH STRAFFORD COUNTY JANUARY 2004 REVISED FEBRUARY 2004" BY LANDRY SURVEYING, LLC. SCRD PLAN #74-98.
2. "BOUNDARY LINE ADJUSTMENT FOR DAVID L. LABRIE & PATRICIA A. MCGLONE PISCATAQUA ROAD DOVER, NEW HAMPSHIRE" BY K.E.M. LAND SURVEY, INC. DATED APRIL 1995. SCRD PLAN #46-11.
3. "PROPOSED MINOR LOT LINE ADJUSTMENT LAND OF JOHN & CAROLYN MCGLONE AND PHILIP NUTE PISCATAQUA ROAD & HIDDEN VALLEY DRIVE DOVER, N.H." BY BERRY SURVEYING & ENGINEERING, DATED DECEMBER 20, 2002 WITH REVISION 2 DATED 1/29/03. SCRD PLAN #68-54.
4. "PROPOSED LOT LINE REVISION LAND OF DAVID LABRIE & PATRICIA MCGLONE PISCATAQUA ROAD DOVER, N.H." BY BERRY SURVEYING & ENGINEERING, DATED FEBRUARY 28, 2002 WITH REVISION 2 DATED 4/10/02. SCRD PLAN #65-65.
5. "HIDDEN VALLEY DRIVE AN OPEN SPACE SUBDIVISION WITH A COMMERCIAL COMPONENT PREPARED FOR SCOTT COUGHLIN TAX MAP 'R', LOT No 94C & 27A HIDDEN VALLEY DRIVE CITY of DOVER COUNTY of STRAFFORD STATE of NEW HAMPSHIRE", BY MCENEANEY SURVEY ASSOCIATES, INC. DATED JANUARY 11, 2009 WITH REVISION 4 DATED 6/17/09. SCRD PLAN #97-51.
6. "PLAN OF LAND PARCELS 1, 2, 3 & 4 JACK R. & DOROTHY A. STORMS DOVER NEW HAMPSHIRE SURVEYED AND DRAWN BY R.W. MCCRONE DOVER N.H.", DATED AUG. 1977. SCRD PLAN #18-67.
7. "PLAN OF LOT No 5 JACK & DOROTHY I. STORME DOVER NEW HAMPSHIRE SURVEYED AND DRAWN BY R.W. MCCRONE DOVER, N.H.", DATED NOV. 1979. SCRD PLAN #17C-144.
8. "SUBDIVISION OF LAND OF JACK & DOROTHY STORMS PISCATAQUA ROAD DOVER, NEW HAMPSHIRE" BY RICHARD P. TOWLE, R.L.S. DOVER, N.H. DATED AUG. 1974. SCRD PLAN #9-3-58.
9. "LOT LINE ADJUSTMENT & SUBDIVISION PLAN PREPARED FOR D.R. LEMIEUX BUILDERS INC. AND DARLENE WHITE FOR LANDS IDENTIFIED AS TAX MAP I LOTS 96, 96B & 96C LOCATED ON PISCATAQUA ROAD IN CITY OF DOVER, STRAFFORD COUNTY STATE OF NEW HAMPSHIRE" BY POHOREK LAND SURVEYORS & SEPTIC SYSTEM DESIGN, LLC. DATED NOVEMBER 29, 2012. SCRD PLAN #105-008.
10. "SUBDIVISION OF LAND FOR ATHANASIOS IORDANOU IN DOVER, NH" BY SEACOAST ENGINEERING ASSOCIATES, INC. DATED MARCH 25, 1988. SCRD PLAN #35-38.

LEGEND:

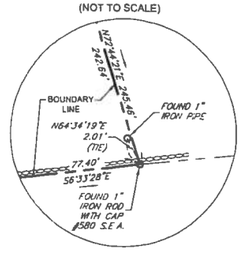
BK/PG	BOOK & PAGE
EP	EDGE OF PAVEMENT
N/F	NOW OR FORMERLY
NAD83	NORTH AMERICAN DATUM OF 1983
NAVD88	NORTH AMERICAN VERTICAL DATUM OF 1988
PSNH	PUBLIC SERVICE COMPANY OF NEW HAMPSHIRE
SCRD	STRAFFORD COUNTY REGISTRY OF DEEDS
S.F.	SQUARE FEET
MAP 47 LOT 11	ASSESSOR'S MAP NUMBER/ LOT NUMBER
	PROPERTY LINE
	NO CUT VEGETATIVE BUFFER
	STONE WALL
OHU	EXISTING OVERHEAD UTILITIES
OHU	PROPOSED OVERHEAD UTILITIES
	UTILITY POLE
	PROPOSED UTILITY POLE
	WELL
	PROPOSED WELL
	VEGETATIVE BUFFER PLACARDS TO BE SET
PROPOSED	CONCRETE
	EASEMENT

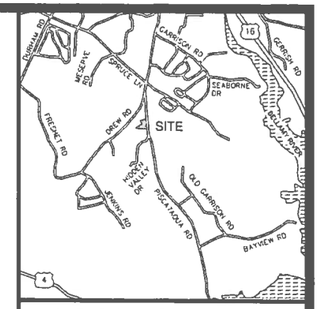


DETAIL B
(NOT TO SCALE)



DETAIL C
(NOT TO SCALE)





LOCATION PLAN

NOTES:

1. THE PARCEL IS LOCATED IN THE RURAL RESIDENTIAL (R-40) DISTRICT.
2. THE PARCEL IS SHOWN ON THE CITY OF DOVER ASSESSOR'S MAP 1 AS LOT 93-A.
3. THE PARCEL IS LOCATED IN FLOOD HAZARD AREA ZONE X AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM), STRAFFORD COUNTY, NEW HAMPSHIRE, PANEL 340 OF 405, MAP NUMBER 33017C0340E & PANEL 320 OF 405, MAP NUMBER 33017C0320E, EFFECTIVE DATE: 09/30/2015
4. OWNER OF RECORD
   MAP 1 LOT 93-A
   SCOTT M. COUGHLIN
   10 HIDDEN VALLEY DRIVE
   DOVER, NH 03820
   SCRD BK #4460 PG #624
5. TOTAL PARCEL AREA
   MAP 1 LOT 93-A
   EXISTING AREA
   85,634 SF
   (1.9659 ACRES)

   PROPOSED LOT 1: 41,322 SF (0.9486 ACRES)
   PROPOSED LOT 2: 44,312 SF (1.0173 ACRES)
6. ZONING REQUIREMENTS:

	REQUIRED:
MINIMUM LOT SIZE	40,000 S.F.
MAXIMUM LOT COVERAGE	10%
MINIMUM FRONTAGE	150 FT
PRINCIPAL BUILDING:	
FRONT SETBACK:	40 FT
ABUT. A STREET SETBACK:	40 FT
SIDE SETBACK:	25 FT
REAR SETBACK:	30 FT
OUTBUILDING/ACCESSORY USE	
FRONT SETBACK:	40 FT
ABUT. A STREET SETBACK:	40 FT
SIDE SETBACK:	10 FT
REAR SETBACK:	10 FT
BUILDING HEIGHT	
PRINCIPAL BUILDING:	35 FT MAX.
OUTBUILDING/ACCESSORY USE	35 FT MAX.

7. SHEETS S-2 THROUGH S-5 SEPARATE THE LOT LINE ADJUSTMENT & 2 MINOR SUBDIVISIONS PER THE REQUIREMENT OF THE DOVER PLANNING DEPARTMENT.
8. UTILITIES SHOWN HEREON ARE BASED ON FIELD LOCATIONS AND RECORD PLANS. THEY ARE APPROXIMATE LOCATION ONLY. CONTACT DIGSAFE @ 1-888-DIGSAFE TO VERIFY UTILITIES.
9. THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH THE CURRENT LEGAL DESCRIPTIONS. IT IS NOT AN ATTEMPT TO DEFINE THE EXTENT OF OWNERSHIP OR DEFINE THE LIMITS OF TITLE.
10. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE LOT 93-A INTO 2 LOTS.
11. HORIZONTAL DATUM IS NAD83 (2011), PER STATIC GPS OBSERVATIONS.
12. FIELD SURVEY COMPLETED BY TODD C. EMERSON IN APRIL 2017 USING A TOPCON DS103 AND TOPCON TESLA DATA COLLECTOR.
13. PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A SURVEY PERFORMED BY J. COREY COLWELL, L.L.S. #844 ON JUNE 29, 2017 WITH AN ERROR NOT GREATER THAN 1 IN 10,000.
14. NO WETLANDS WERE OBSERVED DURING THE COURSE OF THIS SURVEY.
15. AS-BUILT PLANS OF THE SUBDIVISION SHALL BE SUBMITTED ON PAPER AND IN DIGITAL FORMAT IN PDF AND AUTOCAD DWG. AUTOCAD DXF OR ESRI FORMAT 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. DIGITAL FILES SHALL BE GEO-REFERENCED TO NEW HAMPSHIRE STATE PLANE COORDINATES NAD83 AND SHALL BE EXPRESSED IN FEET.
16. THE INSTALLATION OF ELECTRIC POWER, CABLE TELEVISION AND TELEPHONE LINES SHALL BE UNDERGROUND THROUGHOUT THE SITE FOR WHICH DEVELOPMENT IS PROPOSED. SITE PLANS SHALL SHOW ANY EASEMENTS FOR THESE SERVICES.
17. THE SUBDIVISION LOTS ARE PROPOSED TO BE SERVED BY ON-SITE WELLS AND SEPTIC SYSTEMS.
18. A LETTER OF CREDIT FOR THE COST OF REVEGETATING ALL DISTURBED AREAS ON THE SITE AND APPROVED CONSTRUCTION SIGN SHALL BE IN PLACE PRIOR TO ANY EARTH DISTURBING ACTIVITY.
19. STREET ADDRESSES FOR EACH LOT SHALL BE ASSIGNED BY THE BUILDING OFFICIAL AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
20. THE PROPOSED USE FOR THE SITE IS SINGLE FAMILY.
21. FINAL LOT NUMBERS WILL BE ASSIGNED BY THE ASSESSING DEPARTMENT.
22. NHDES SUBDIVISION APPROVAL #eSA2017091403.

I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY THOSE UNDER MY DIRECT SUPERVISION AND ARE THE RESULT OF A FIELD SURVEY CONDUCTED IN APRIL 2017. THIS SURVEY CONFORMS TO THE ACCURACY REQUIREMENTS OF AN URBAN SURVEY OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS. I FURTHER CERTIFY THAT THIS SURVEY IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, AND THE FIELD TRAVERSE SURVEY EXCEEDS A PRECISION OF 1:15,000. THIS PLAN CONFORM TO APPLICABLE LOCAL ZONING ORDINANCES AND RULES.

STATE OF NEW HAMPSHIRE — No. 844 — J. COREY COLWELL — LICENSED LAND SURVEYOR

12-6-17
DATE

OWNER'S SIGNATURE

12-7-17
DATE

FILE # P17-41

APPROVED
DATE 12/12/18
City of Dover, NH
PLANNING BOARD
CHAIRMAN/SECRETARY

TAX MAP 1 LOT 93-A
MINOR SUBDIVISION PLAN

17 PISCATAQUA ROAD
DOVER, NEW HAMPSHIRE
COUNTY OF STRAFFORD
OWNED BY
SCOTT M. COUGHLIN

SCALE: 1" = 50' (22x34)
1" = 100' (11x17)

JUNE 20, 2017

REV.	DATE	DESCRIPTION	DR	CK
2	11/20/17	ADD LOT 1 & ABUTTING WELL RADII	AD	JCC
1	10/12/17	REVISE PER CONDITIONS OF APPROVAL	NJM	BMK

Graphic Scale in Feet: 50 0 50

TFM / MSC
A division of TFMoran, Inc.
Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists
170 Commerce Way, Suite 102
Portsmouth, NH 03801
Phone (603) 431-2222
Fax (603) 431-0910
www.mscengineers.com

FILE 47243.00 | DR BMK | CK JCC | FB | CADFILE | S-5

Dec 05, 2017 - 2:49pm
F:\MSC Projects\47243 - Piscataqua Road - Dover\47243.00 - CSD-Coughlin - 17 & 19 Piscataqua Rd\Survey\Drawings\47243.00_Subdivision Lot 93-A Plan.dwg

CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P18-14

Application Type:	Major Subdivision with Transfer of Development Rights
Applicant(s):	TDAK & Company LLC
Owner(s):	TDAK & Company LLC
Location:	146 Dover Point Road (Tax Map M, Lot 61)
Meeting Date:	June 12, 2018

INTENT: To construct a 24 ft. wide, 475 ft. long private road and subdivide 1 lot into 13 lots for 11 single-family dwellings provided with 2 common open space lots.

LOTS/UNITS PROPOSED: Ten new for a total of 11

AGENDA ITEM #: 4-E

FILE: P18-14

APPLICANT/OWNER: TDAK & Company LLC

LOCATION: 146 Dover Point Rd (Assessor's Map 35, Lot 61)

ACREAGE: 4.23 ac (184,225 sq. ft.)

ZONING DISTRICT: R-20

EXISTING LAND USE: Single-family residential

PROPOSED LAND USE: 11 single family dwellings

SURROUNDING LAND USE: Single-family dwellings, manufactured housing park, Tendercrop Farm

ZBA ACTION: None

ATTACHMENTS: Application, Subdivision Plan, 4/26/18 TRC minutes

APPLICATION IS COMPLETE: Yes

NOTICES SENT: Abutter notices were sent by certified and first class mail to all abutters for this meeting

PERMITS REQUIRED:
- NHDOT Driveway Permit**,** NHDES Septic Approvals

WAIVERS REQUESTED:
155-51: 10% roadway grade where 8% max is permitted, and maximum slope exceeding 3% within 75' of intersection

Summary of Request and Background
The applicant has submitted a plan to create 11 single family homes on individual lots plus 2 common open space lots. The lots will be serviced by public water and private septic and accessed via a private road.

The applicant intends to purchase development rights for an additional 4.5 (rounded to 5) dwelling units, and limit all 5 of the TDR dwelling units to no more than 1,400 square feet, per posted amendments to Section 170-27.2 of the Zoning Ordinance.

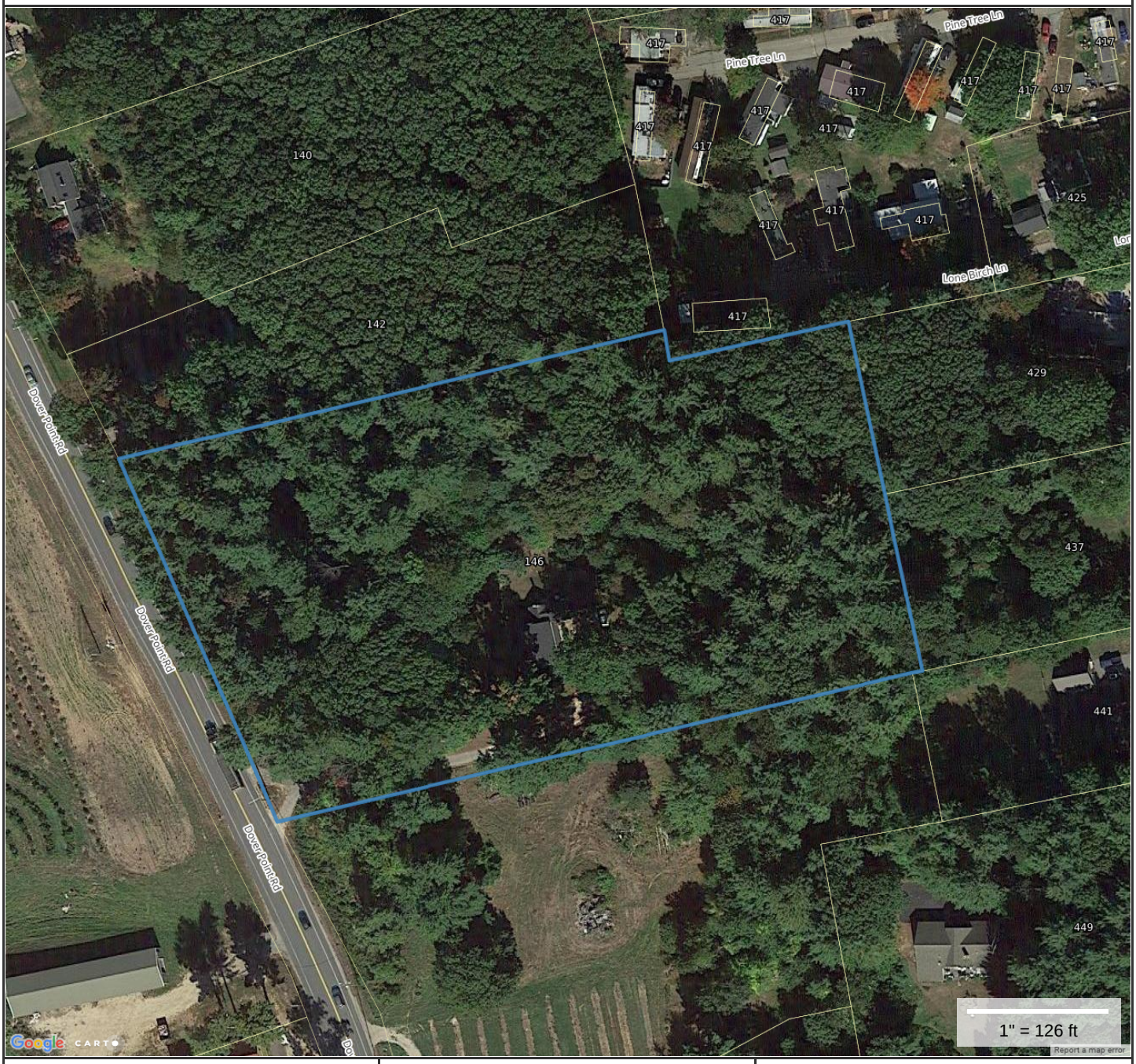
Waiver Requests
The applicant requests two waivers relative to the private road: a 10% slope instead of the permitted 8% and a maximum slope exceeding 3% within 75' of an intersection.

Consistency with Land Use Regulations
Chapter 155-15 of the Land Subdivision Regulations of the City Code provides for subdivisions of existing lots. Section 155-51 allows the Board to grant waivers.

STAFF RECOMMENDATION: Waiver Request
The Planning Department recommends that the Planning Board accept the application for review, open the public hearing, table the public hearing, continue the item to an upcoming regular meeting and schedule a site walk.

STAFF RECOMMENDATION: Subdivision
The Planning Department recommends that the Planning Board accept the application for review, open the public hearing, table the public hearing, continue the item to an upcoming regular meeting and schedule a site walk.

146 Dover Point Road



Property Information

Property ID	M0061-000000
Location	146 DOVER POINT RD
Owner	TDAK & COMPANY LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

Parcels updated 03/29/2018
Properties updated 05/28/2018

City of Dover, New Hampshire
SUBDIVISION APPLICATION

[Revision Date: August 02, 2017]

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

APPLICANT AND OWNER INFORMATION

Name of Applicant: TDAK & Company LLC Telephone # 603-235-8469

Address of Applicant: 98 Kelsey Lane, Greenland NH, 03840

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

Address of Property Owner: _____

E-Mail Address: TDAK3.0@gmail.com

PROPERTY INFORMATION

Address of Property: 146 Dover Point Road

Assessor's Map # M Lot(s) # 61

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

Size of Parcel: 184,225 Sq.Ft. 4.23Ac. Property Deed: Book 4558 Page: 331

Existing Use of Property: _____

SUBDIVISION INFORMATION

Subdivision Type: Major (4 + net new lots): X Open Space: _____

Existing Number of Lots: 1 Proposed Number of Lots: 11

City Water? X Yes ___ No How far is city water from the property? Approx. 50 Feet

City Sewer? ___ Yes X No How far is city sewer from the property? +/- 400 feet

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

Estimated Length of Proposed Roads: 475 feet Public or Private Road? Private

WAIVER REQUESTS

Subdivision Regulations section(s) to be waived: Maximum road grade of 8%
Maximum slope of 3% within 75' of intersection

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

SURVEYOR INFORMATION

Name of Surveyor and Company (Licensed in N.H.) Kenneth A. Berry, PE, LLS
Berry Surveying & engineering

Address 335 Second Crown Point Road, Barrington, NH 03825 Telephone #: 603-332-2863

Professional License #: 14243 E-mail address: k.Berry@Berrysurveying.com

ENGINEER INFORMATION

Name of Engineer and Company (Licensed in N.H.) Kenneth A. Berry, PE, LLS
Berry Surveying & Engineering

Address 335 Second Crown Point Road, Barrington, NH 03825 Telephone #: 603-332-2863

Professional License #: 14243 E-mail address: K.Berry@berrysurveying.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. Furthermore, I/We submit that the existing conditions sheet of the plan represents the lot in question, and that no alteration of the site shall take place during Planning Board review up to and including the pre-construction meeting. As applicant or as agent, I attest that I am duly authorized to act in this capacity.

Signature of Property Owner: _____ Date: 4-9-18

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

Signature of Agent: _____ Date: 4-9-18

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: 4-9-18

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: Tom Tom Date: 4-9-18

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: Tom Tom Date: 4-9-18

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

CERTIFICATION OF PUBLIC ROADWAY ACCEPTANCE

I, and my successors, hereby certify that I understand that the acceptance of a roadway as a public road is an action of the City Council in its sole and complete discretion. In order for the City Council to consider accepting a road as public, it must be free of encumbrances. No roadway with private utility easements shall be accepted as a public road by the City unless the easements are expunged prior to the transfer of land to the City. License agreements for any and all private utilities within the right of way may be granted by the City upon acceptance of the unencumbered roadway consistent with applicable state law.

Signature of Property Owner: Tom Tom Date: 4-9-18

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

PLANNING BOARD
ESTIMATED FEE SCHEDULE

This is only provided to give you an estimate of the application fees. *After you submit an application, staff will invoice you a total.* All fees must be paid two weeks before the Planning Board meeting. **If the Fee has not been paid, the item will not be placed upon the agenda.**

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

1. Application fee for the following:
   - SUBDIVISION $150.00 x # _____ new lots created = $ 1,500.00
   - 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 # _____ per application = $ _____
   - GRAVEL PIT/ EXCAVATIONS - 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 $ _____

B. Abutter Notification/Mailing Labels - this office will create and print the abutter list and provide labels in triplicate for each abutter. The applicant/owner will need to provide to this office the engineer, architect, land surveyor or soil scientist whose professional seal appears on the plan with names and addresses for notices. You will be notified with the amount due, once this has been completed.

1. Applicant & Owner, engineer, architect, land surveyor or soil scientist
   Certified letters fee # _____ of x $8.00 =
2. Certified letters fee: # of abutters _____ X $8.00 = $ _____
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 in triplicate per sheet _____ x $10.00 = $ _____

C. Foster's newspaper public notice fee **$ 80.00**

D. Digital Version of the Plan in PDF/A format or Archive Fee $1.00 x # _____ per sheet of plan set = $ _____

(Revised May 15, 2017)

TOTAL FEE **$** 1,580.00

City of Dover, New Hampshire
SUBDIVISION SUBMISSION CHECKLIST

[Revision Date: December 15, 2017]

This review checklist is intended to assist the applicant in the planning process of preparing a Subdivision application for Planning Board action. The size of the project will determine the types of information required for review, therefore, a **pre-application conference** with the Planning Department to determine the list of items that must be completed is strongly encouraged.

Fees will be invoiced and are due along with fifteen (15), folded, copies of the plan set and materials, including response to TRC comments, will be due 3 weeks prior to the Planning Board meeting.

The applicant is cautioned that this checklist is only a guide and is not intended to be a complete list of all subdivision requirements. Please refer to the Subdivision Regulations for full details.

APPLICANT: TDAK & Company LLC File Number: 18-14

PROJECT TITLE: Marwari Drive

PROPERTY LOCATION: 146 Dover Point Road Tax Map: M Lot: 61

	Explain How Provided	Reviewed
1. Completed and signed Application form	X	
2. Electronic copy of the surveyed plat layout	X	
3. Electronic copy of supplementary materials and application	X	
4. Traffic Impact Assessment and Analysis (Standard or Advanced)	X	
5. Fiscal Impact Analysis (For more than 10 units)	N/A	
6. Waiver requests to the Subdivision Regulations, with written justification	Included in Waiver Request	
7. Conditional Use Permit applications	N/A	
8. Narrative describing yield plan and cost analysis	N/A	
9. List of all professional agents to be notified for Planning Board	X	
10. Letter to Serve from Public and Private Utilities	X	
11. Eight folded copies of subdivision plan w/scale of not less than 1"=50' or 1"=100' for larger subdivisions, for TRC. Plans shall contain the following items as appropriate:	X	
Location map at appropriate scale	X	
Proposed subdivision name and title and Planning File #	X	
Date, north arrow and scale	X	
Names of all abutting property owners	X	
Name and address of owners and/or applicants	X	
Signature & stamp of NH licensed land surveyor and/or engineer	X	
Zoning District boundaries, including any special or overlay districts	X	
Location of Conservation District areas	N/A	
Location, names and widths of existing and proposed streets, including pavement widths, grades, curbs and crosswalks	X	
Location and widths of existing & proposed easements & right of ways	X	
Location and widths of existing and proposed sidewalks	X	
Existing and proposed property lines with dimensions and bearings tied into Dover's Geographic Information System coordinate system	X	
Existing and proposed lot areas in square feet	X	
Existing and proposed topographic information at two foot intervals	X	

	Explain How Provided	Reviewed
Existing and proposed buildings and structure locations	X	
Minimum building setbacks or build to lines on all lots	X	
Location and size of existing and proposed electric, telephone, gas cable and other underground utilities	X	
Existing and proposed water lines and fire hydrants, including materials and capacity needed	X	
Location and materials of sanitary sewage facilities within project site and projected additional peak hour sewer load	X	
Existing and proposed septic system, including test pit locations and results and NHDES subdivision permit number	X	
Existing and proposed stormwater lines and facilities	X	
Existing and proposed streetlights	X	
Location of Flood Hazard Zone	N/A	
Location of all bodies of water and watercourses	N/A	
Location of wetlands and buffers	N/A	
Neighborhood plan with aerial underlay showing how project relates to abutting uses	X	
Existing natural features and/or significant vegetation on property	X	
Depict existing contours up to 100 ft. beyond project limits	X	
Soil types	X	
Map and lot numbers for existing and proposed lots as assigned by Tax Assessor	X	
Location of all land offered for dedication for public use or land to be held in common by property owners of the subdivision	X	
Location, material and size of existing and proposed permanent monuments	X	
Existing railroad lines	N/A	
Note regarding solid waste disposal	N/A	
All applicable Dover Common Subdivision notes	X	
12. Construction Detail Sheets shall contain the following information:		
Profiles showing existing & proposed elevations along the center lines of proposed streets & within 100' of intersections with existing streets	X	
Profiles showing the locations & a typical cross-section detail of streets	X	
Location of street trees, street lighting poles and street signs	X	
Location, size and invert elevations of existing and proposed sanitary sewers, stormwater drains and fire hydrants	X	
Location and size of all water, gas and other underground utilities	X	
13. Additional Information if appropriate		
Stormwater Management Plan depicting the existing and proposed storm drainage system and engineered drainage analysis	X	
Stormwater Management System Operation and Maintenance Plan	X	
Erosion and Sedimentation Control Plan	X	
Perimeter Landscaping Plan	X	
Proposed restrictive covenants or homeowners association documents	X	
Dates and permit numbers of all required state and federal permits	N/A	
If wetland buffer, indicate placards locations, as applicable	N/A	
Hydrogeologic study if located in Groundwater Protection Zone	N/A	
Provide additional exhibits/technical data determined appropriate by the Planning Board or its staff as required	X	

REVIEWED BY: _____ DATE_____ TRC DATE_____

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crberry@metrocast.net

April 30, 2018

City of Dover
Attention: Assistant City Planner Donna Benton
288 Central Ave
Dover, NH 03820

Re: TDAK & Company LLC
Residential Site Review (TDR)
146 Dover Point Road
Dover, NH
Tax Map M, Lot 61

Dear Mrs. Benton,

On behalf of our client TDAK & Company LLC. (TDAK), Berry Surveying & Engineering (BS&E) is submitting for TRC to discuss a proposed development at 146 Dover Point Road, known as Marwari Drive.

Background and General Narrative:

TDAK owns the parcel known as 146 Dover Point Road in Dover, NH (Tax Map M, Lot 61). BS&E has conducted an on-site survey of the parcel which includes a topographic analysis as well as a wetlands analysis. Please note there are no wetlands found on the parcel. The site contains a single family dwelling which sits atop the existing hill and over looks Dover Point Road. An existing driveway runs up the southerly part of the parcel which connects the existing structure to Dover Point Road. As it sits currently the lot is lightly wooded, with a slope in the front and a plateau towards the rear of the site

The Proposal:

The proposal is to construct a private roadway up the center of the lot and towards the back of the existing single family dwelling on the parcel. The private roadway will provide access to 10 additional single family detached homes. The proposed homes will be part of a subdivision and be sold as individual lots. The proposed private roadway will be approximately 475 feet long. The roadway will be 24 feet wide and will have a turn around so emergency vehicles can access and site safely and effectively.

April 9, 2018

After careful consideration, the total of 11 lots was determined to be the most appropriate for this project site. These lots will be serviced by municipal water and onsite septic. This Residential Subdivision utilizing TDR, will allow for the more dense use of land while still having natural wooded buffers between the subject parcels and the abutters to the north and south. By design there will be open spaces closest to abutting land owners.

In addition to the residential construction, various landscaping locations are proposed throughout the site to help buffer the abutting lot and to give the proposed subdivision a more appealing look. Street trees will be added in between the proposed rain gardens and Dover Point Road to provide a visual buffer to the job site. In addition to this, plantings will be placed to help screen the transformers.

The runoff from the site will be treated with two dry swales running on either side of the road. Both dry swales will have underdrains that will direct any water that doesn't rein filtrate into the ground, into two rain gardens on either side of the road. These rain gardens will treat and re infiltrate the majority of the runoff generated from the proposed site. Both will be equipped with various vegetation and rip rap to ensure that they operate as designed.

Various erosion and sediment control measures will also be taken to ensure that the sediment is contained throughout the construction process so as not to run off onto abutting lots or damage the rain gardens/dry swales. Silt soxx will be placed at the toe of the slopes along Dover Point Road to trap any sediment that might runoff to that location. In addition, the downhill sections of lots will also have silt soxx to prevent any sediment from going to downhill to abutting lots. Check dams will also be installed along the road way to reduce the flow velocity of runoff and help maintain the sediment before it gets to the rain gardens. By maintaining these forms of erosion and sediment control, downstream affects are mitigated.

We look forward to working with staff on this proposal.

BERRY SURVEYING & ENGINEERING

James F. Hayden
Project Engineer

Christopher R. Berry
Principal, President

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May 1, 2018

City of Dover
288 Central Ave
Dover, NH 03820

Re: TRC Response
Berry Surveying & Engineering
TDAK & Company LLC.
146 Dover Point Road (Tax Map M Lot 61)

Based on comments from the Technical Review Committee Notes, we respectfully submit the following comments and revisions. Our comments are in **bold**.

PLANNING COMMENTS

- Impact fees and water/sewer investment fees will be assessed.
  Applicant understands the impact fees.

- Submit letter from utilities regarding ability to provide service to the development.
  Eversource will be contacted to discuss utility service to the site.

- Provide HOA documents/restrictive covenants.
  HOA documents will be provided. We suggest a condition of approval be, the documents are reviewed by planning and city attorney.

- Payment for transfer of development right will be a condition of approval to be met prior to signing of plans.
  Applicant understands the TDR and will complete payments for transfer of development rights before signing of plans.

- Please revise plans to:
  - Remove inapplicable overlay districts from zoning notes throughout plan set.
    All inapplicable overlay districts have been removed from the plan set.

  - Add common subdivision plan note 28.
    Common subdivision note 28 has been added. See note 16 on sheet 2.

  - Remove existing driveway.
    Existing driveway has been removed and called out as such. See sheet 7.

- Add plantings or fence along southern boundary.
  Additional plantings and a fence have been added to the southern boundary. See sheets 7 and 8.

- Show septic areas on sheet 5.
  Septic areas have been added to the subdivision plan. See sheet 5.

- Relabel "open space" as "common space".
  Open space has been relabeled as common space in the plan set.

- Show tree lines on sheet 5.
  Tree lines have been added to sheet 5.

- Add a note regarding TDR limitation/calculation and indicate which lots are subject to size restrictions.
  Note has been added to show the TDR calculation and indicates which lots are subject restrictions. See sheet 2 and 7.

- Create pedestrian connection to abutting lot M0062-A00000.
  Pedestrian connection has been added to abutting lot M0062-A00000. See sheet 7 for layout and easement.

- Do not refer to as OSS (sheet 6).
  Reference to OSS has been removed. See sheet 6.

- Include wetland/soils scientists' stamp.
  Wetland stamp included on sheets 5 & 6. Final stamp and signature will be provided on the final plan.

POLICE DEPARTMENT COMMENTS

- Is NHDOT driveway permit required for this project?
  NHDOT permit is required. Will provide permit to City when it has been granted. See note 44 sheet 2.

- Sheet 1: is the reference to abutter at Map 31, Lot 4D a clerical error?
  Above mentioned abutter has been removed. See sheet 1.

- Sheet 2: "General plan set" Note #15 is inconsistent with note #13 on sheet 5 (relative to security system. Suggest that note #15 be removed completely.
  All subdivision common notes are required to be shown on the plan. Note #15 does not apply to this job. N/A has been added to end of the note to demonstrate this. See note 15 on sheet 2.

- Sheet 8: Landscape plan has no reference to the screening at rear of lot 11 which is shown on other sheets.
  Landscaping plan has been adjusted to show the proposed screening at the back of lot 11. See sheet 8.

- Sheet 8: Add a note to planting schedule that additional Rain Garden plantings are found on sheets 11 & 12.
  A note has been added to the planting schedule regarding the Rain Garden plantings. See sheet 8.

- Is it feasible to locate a second hydrant at the road entrance?
  This item was discussed at TRC and after consideration it was determined that a second hydrant is not warranted due to the shortness of the road and the proposed water pressure generated from the proposed water line design.

FIRE/INSPECTIONS COMMENTS

- Provide turning template for T-1 in accordance with NFPA 1 requirements.
  Turning template has been provided.

- Sheet 7 proposed driveway for existing property on lot 9 appears to be closer than 5' to side boundary.
  The proposed driveway for the existing property on lot 9 has been adjusted to be more than 5' away from the abutting property line. See sheet 7.

- Sheet 7 front right corner of the proposed dwelling unit #4 appears to be close to the setback line.
  The proposed dwelling unit #4 has been moved away from the setback line. See sheet 7.

- Sheet 9 discuss the underground raceway locations of lots 2,3,7,8,9,10 as they do not appear to be on the driveway side (this is not a requirement of Dover, however may be a concern for Eversource).
  Utilities shown on sheet 9 are to demonstrate that each unit will be serviced by underground utilities. Final utility locations and tie-ins will be coordinated with Eversource.

- Sheet 23 discuss the location of the leach fields; in some instances locations conflict with tree line.
  Proposed Treeline has been adjusted, such that is does not interfere with the proposed leach field locations. See sheet 23.

ENGINEERING COMMENTS

- The electric service to the existing house is underground. Not overhead as shown on the plan.
  Plans have been changed to reflect that the existing house is serviced but underground utilities. See sheet 4.

- There is no need for a light at the entrance because there is a street light on the pole.
  Light at the entrance has been removed. See sheet 7.

- Mail kiosk vs individual mail boxes?
  Mail kiosk is common for this type of neighborhood. Kiosk has been moved to other side of the road, as this would be the correct location for it. See sheet 7.

- A cul-de-sac is strongly recommended over a hammerhead.
  A great deal of engineering and planning went into designing the proposed road layout. Based on the number of units to be serviced and the size of the lots, it was determined that the hammerhead would allow for the most efficient use of the land available, without jeopardizing safety and overall flow of the neighborhood.

- Can the existing pole support another drop for electric? Check with Eversource.
  Utilities shown on sheet 9 are to demonstrate that the neighborhood will serviced by underground electric. Final utility tie-ins will be coordinated with Eversource to determine the most optimal connection location. If Eversource proposes a different location, the plans will be updated accordingly.

- I highly recommend going with RCP for the driveway and road culverts due to the lack of cover; HDPE floats more easily.
  Note 32 on sheet 2 has been changed to reflect that the driveway culverts will be RCP. The road culvert call out has also been changed to RCP on sheet 9.

- Please install more trees by the rain gardens to create more buffer from roadway.
  Additional trees have been added to the backside of the rain gardens to provide additional buffers from the roadway. See rain garden sheets for more details.

- The 12 inch water is not shown correctly on Dover Point Road.
  Water line has been updated and the correct location is now shown. See sheet 10.

- Please replace the downstream driveway culvert and do some maintenance on the swale.
  A note has been added to sheet 7, demonstrating the existing culvert needs to be cleaned and the swale regraded. See sheet 7.

- On R101 remove the mulch reference if the intent is to have grass.
  The mulch reference has been updated to show grass on the rain garden plans. See sheets 11 & 12.

- On 13/25- note to build rain gardens first to direct the site run off to them.
  Note 14H has been added to state that rain gardens shall be built first to direct site runoff to them. See note 14H on sheet 13.

- Please note that Dover Point Road has a concrete road under 6 inches of asphalt.
  Utility note 8 on sheet 2 has been added to state that there is an existing concrete road under the asphalt. See sheet 2.

- Please show the leach fields on the site plan and L101
  Landscaping plan has been updated to show the location of the proposed leach fields.

ECONOMIC DEVELOPMENT COMMENTS

None discussed at TRC

PLANNING BOARD COMMENTS

- Planning board may resist waiver requests.
  This was discussed at TRC and a request has been made to the fire department for a letter of approval in regards to the road design.

- Add vegetation to south side line.
  Additional vegetation and a 6' vinyl fence have been added to the southern line to provided further screening from the abutting lot.

- Planning board would like to see structure sizes, floor plans.
  Floor plans of the proposed units will be provided.

Very truly yours,
BERRY SURVEYING & ENGINEERING

James F. Hayden
Project Engineer

Christopher R. Berry
Principal, President

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April 9, 2018

City of Dover Planning Board
Attn: Assistant City Planner Donna Benton
288 Central Ave
Dover, NH 03820

RE: TDR Subdivision
Troy Thibodeau
Dover Point Road

Mr. Chairperson & Members of the Dover Planning Board:

In accordance with to the subdivision standards Article 155-51 following waivers are hereby requested:

1. **Identification of Waiver Request**:
   - Propose a 10% roadway grade where an 8% grade is required.

2. **Explanation:**
The applicant is proposing to build a private road in the middle of the parcel to access the proposed affordable housing development. The proposed roadway will have a grade of 10%, which exceeds the allowable 8% grade.

3. **Waiver Justification**:

a. Granting the waiver will properly carry out the purpose and intent of the regulations.

The purpose and intent is to allow for a roadway and building envelope that fit around the existing land conditions. In this case, it is our assessment that allowing for the 10% grade will allow for the construction of a safe road without having to excavate an excessive amount of material to construct it. In addition to this, the proposed road designed was reviewed by safety officials and was determined that a 10% grade would be allowable for this site given the location of the road and the existing steepness of the site. In addition, the 10% slope provides the best grading layout for the proposed drainage. Using the dry swales allows the runoff to be treated and directed towards the rain gardens without the need for drainage structures or pipes. This will not only reduce the deep excavation on site but will also give the neighborhood and more natural appearance.

b. Strict conformity to the regulations would pose an unnecessary hardship to the applicant.

Strict conformity would require the applicant to remove a large amount of material from the site to build the road. The more excavation that is required will only result in a longer

construction time frame and a more commercial appearance. The increased excavation will also result in a steeper slope, which will in turn make the site look less appealing overall. In addition, creating a less steep road will also cause the grading to drastically change. Which in turn will affect the drainage of the site.

1. Identification of Waiver Request:

- Proposed development of a road with a maximum slope exceeding 3% within 75' of the intersection.

2. Explanation:

The applicant is proposing to construct the private road on a parcel with steeper front slopes. The roadway is proposed to have a maximum grade at 35' instead of 75'.

3. Waiver Justification:

a. Granting the waiver will properly carry out the purpose and intent of the regulations.

Given the steepness of the slopes and current conditions of the site, a meeting was held with safety officials to determine the safest solution for the proposed roadway. Upon meeting with them it was determined that the proposed roadway would allow for safety vehicles to enter and exit the development without the potential to bottom our or get stuck at the entrance. In addition to this a turning template was provided to show that the safety vehicles could access the site without issue. Furthermore, the proposed roadway will provide vast improvements to existing driveway and allow for more accessibility to the rear of site.

b. Strict conformity to the regulations would pose an unnecessary hardship to the applicant.

Given the steepness of the site and the amount of excavation that would be required to meet this regulation, strictly enforcing this regulation would pose an unnecessary hardship to the applicant. If the regulation is strictly enforced, retaining walls may need to be used given the increase in excavation. This will not only make the proposed development less appealing and more commercial looking.

Thank you for your time and attention to this matter and we hope you look favorably upon the request.

BERRY SURVEYING & ENGINEERING

Christopher R. Berry SIT
Principal, President

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City of Dover Planning Department
Attention: Director Donna Benton
288 Central Ave.
Dover, NH 03820

April 5, 2018

RE: Traffic Impact Analysis & Distribution
Troy Thibodeau
146 Dover Point Road
Dover, NH

Mrs. Benton,

On behalf of the applicant, Troy Thibodeau, Berry Surveying & Engineering (BS&E) is submitting for your review a Traffic Impact Analysis and distribution.

The following conclusions were reached as a result Traffic Impact Analysis:

- A generation of 8 vehicle trips (2 enter/6 exit) is predicted to occur at the AM peak hour and 11 vehicle trips (7 enter/4 exit) at the PM peak hour.
- This is an increase in trip generation of 7 AM trips and 9 PM trips.
- The 2018 and 2028 build traffic volumes DO NOT satisfy the NCHRP 457 guidelines for the implementation of a right-turn lane.
- The 2018 and 2028 build traffic volumes DO NOT satisfy the NCHRP 457 guidelines for the implementation of a left-turn lane.
- It is recommended that the existing and surrounding infrastructure will be sufficient to handle to projected increase in vehicle trips and peak hour and all other hours.

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Proposed Development & Introduction

The proposal is to construct ten single family detached homes to be on site with an existing single family detached home, for a total of eleven dwellings. The purpose of this analysis is to determine the maximum number of trips coming to and leaving from the proposed site during certain peak periods of the day. This information is then used in determining the impact on safety as it relates to the existing roadway infrastructure. The following components of the analysis are typical for a project of this size pursuant to the Institute of Traffic Engineers (ITE) manual.

Existing Conditions

Existing Site Description

The existing site consists of 184,211 Sq. Ft. (4.23 Ac.) of land. The majority of the site is wooded, and currently has a single family detached home not visible from the roadway. The site is located in the R-20 zone (Low-Density Residential District), and is surrounded by other residential lots. There is a residential driveway approximately 300 feet to the north of the existing driveway cut and no driveways adjacent to the site.

Dover Point Road Description

Dover Point Road is a two lane minor arterial road, according to the NHDOT Transportation Management System. This road provides access to NH Route 16 and the business districts of Newington and Portsmouth to the south and the Dover urban core to the north. It has an Average Annual Daily Traffic (AADT) of approximately 11,500 trips (2017) divided between north and south, also as shown on NH DOT's Transportation Data Management System.

Dover Point Road in the area of the project is composed of a thirty-one foot wide paved surface with a four foot shoulder widths on the west and east side of the road. There is a centerline delineation and fog / edge lines provided. The posted speed limit of the roadway is 40 miles per hour (MPH). The geometry of Dover Point Road is relatively strait and flat in the project location. There are no sidewalks, crosswalks, or other pedestrian amenities in the area of the project.

Existing Traffic Volumes

According to traffic counts recorded on NH DOT's Transportation Data Management System for the March 5th-7th 2018, the Dover Point Road AM and PM two-way AVERAGE peaks were 941 trips and 887 trips, respectively. The peak hour results counted between the sets were then chosen to be used within the analysis. It was found that Dover Point Road has an AADT of approximately 11,500 vehicles.

The average highest hourly traffic on this section of Dover Point Road north bound occurred from 7-8 AM with 340 vehicles and from 4-5 PM with 533 vehicles. South bound average highest hourly traffic occurred from 7-8 AM with 601 vehicles and from 4-5 PM with 337 vehicles. Table #1 shows the traffic direction breakdown of Dover Point Road and Figures #1-3 are graphical representations of the traffic variations occurring throughout the day.

Traffic Distribution Dover Point Road				
Date	North Bound		South Bound	
3/5/2018	AM Peak	327.0	AM Peak	582.0
	PM Peak	596.0	PM Peak	347.0
3/6/2018	AM Peak	339.0	AM Peak	607.0
	PM Peak	625.0	PM Peak	402.0
3/7/2018	AM Peak	354.0	AM Peak	613.0
	PM Peak	377.0	PM Peak	263.0
Average	AM Peak	340.0	AM Peak	600.7
	PM Peak	532.7	PM Peak	337.3
%	AM Peak	36.1	AM Peak	63.9
	PM Peak	61.2	PM Peak	38.8

Table 1: Directional breakdown of trips occurring on Dover Point Road

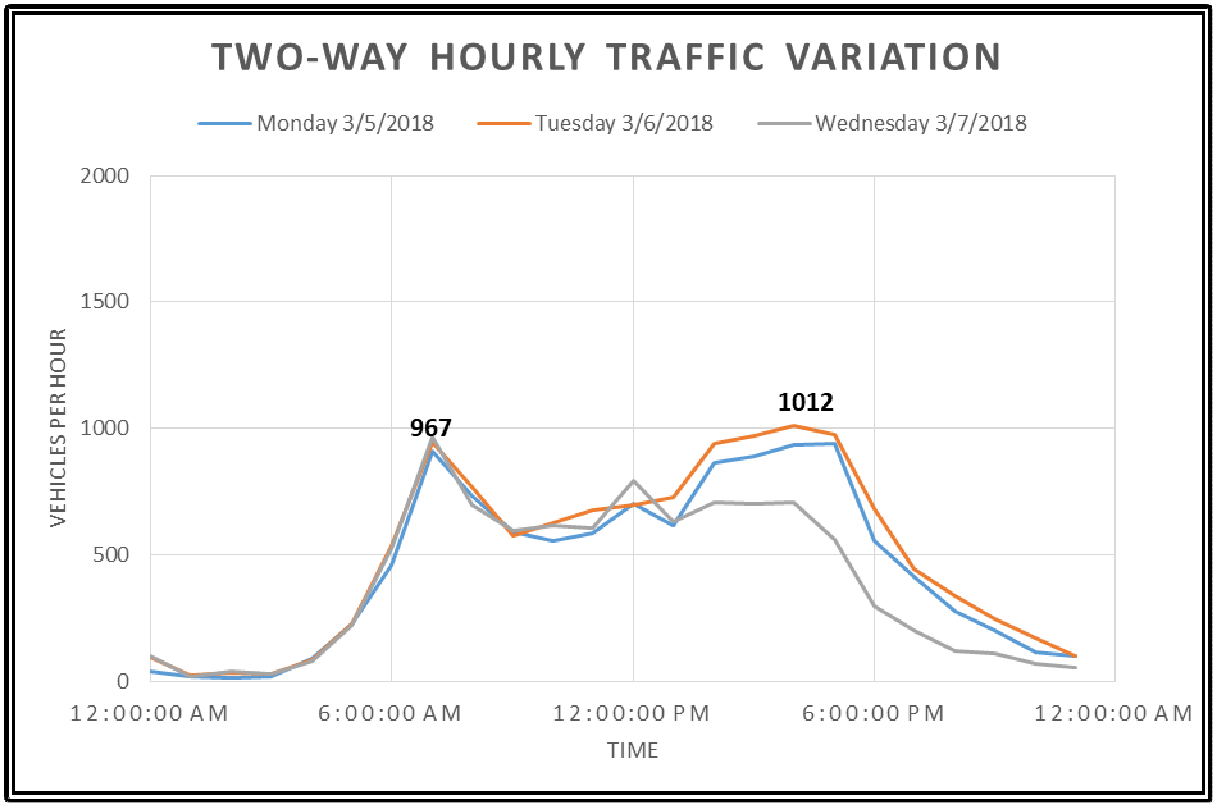


Figure 1: Graph of two-way hourly traffic variation with peak hour values

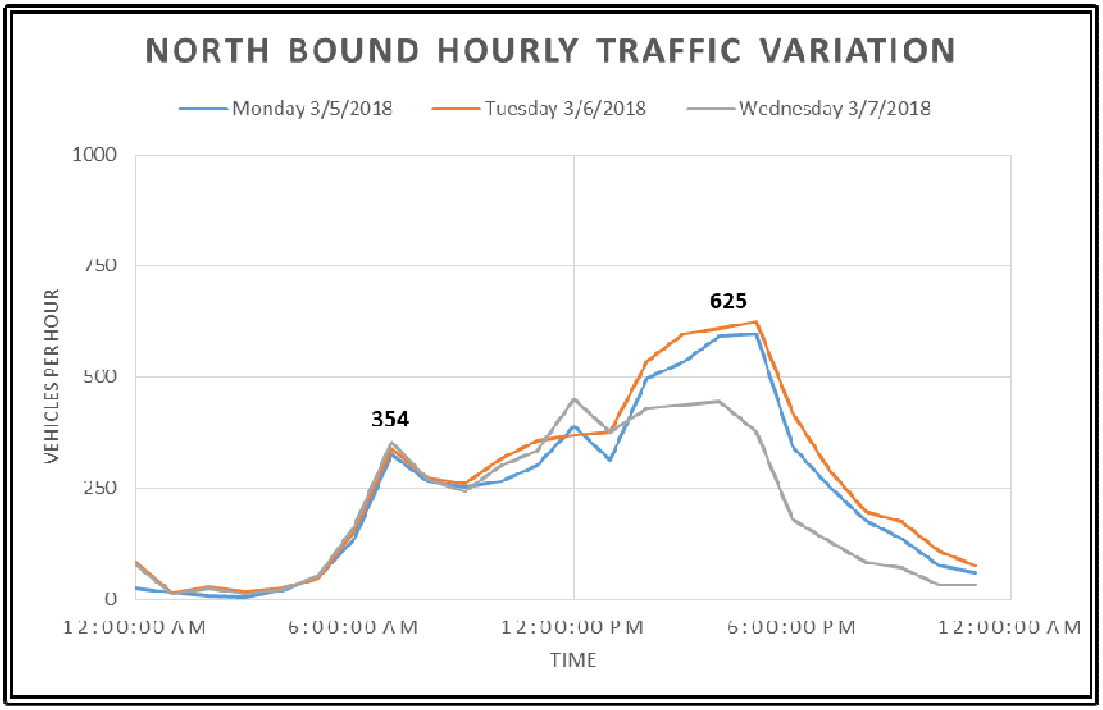


Figure 2: Graph of north bound hourly traffic variation with peak hour values

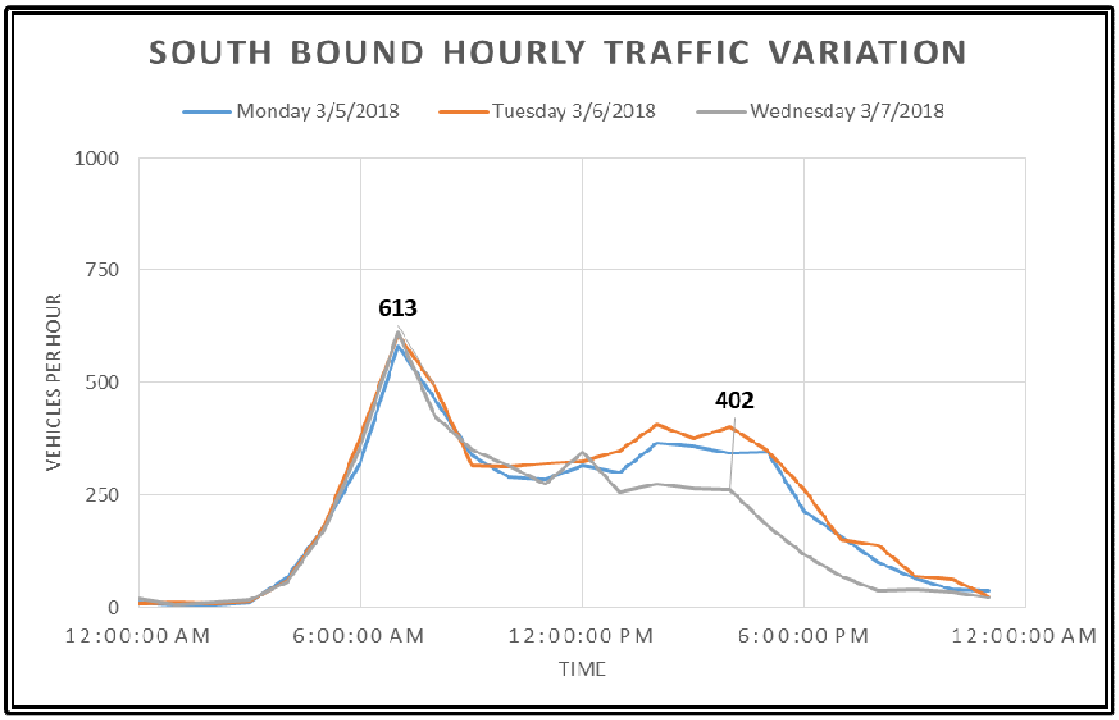


Figure 3: Graph of south bound hourly traffic variation with peak hour values

Existing Vehicle Speeds

As noted above, the posted speed limit of Dover Point Road is 40 MPH. For the purposes of the safety, analysis below the 85th percentile of speed is required. This particular section of NH Dover Point Road was observed by Berry Surveying & Engineering to analyze the pass by traffic, reviewing speed. Excessive speeds were rare, and most operators obeyed the posted speed limits within a deviation of 5 MPH. This is consistent with speeds found on urban roads. The 85th percentile derived by observation and consistency with general practice is 40-45 MPH.

Existing Trip Generation

The 9th Edition ITE Trip Generation Manual was used to determine the existing volume of trips, as well as the percentage of entrance-to-exit traffic experienced during the AM & PM adjacent traffic for the peak hours between 7 and 9 AM and 4 and 6 PM. Land Use Code Single Family Detached Housing (210) was used in deriving the trip generation for the existing site. The Table 2 provides average trip rate, total trips generated, enter to exit ratio, total trips, and the enter to exit distribution.

Single Family Detached Housing Existing Trip Generation:

Time Method	AM Peak Adj. St. Traffic (Page 297) Per Dwelling Unit			Time Method	PM Peak Adj. St. Traffic (Page 298) Per Dwelling Unit		
Units	1			Units	1		
Avg. Rate	0.75			Avg. Rate	1		
Total Trips	0.8			Total Trips	1.0		
% Enter	25.0	Total Enter	0.2	% Enter	63.0	Total Enter	0.6
% Exit	75.0	Total Exit	0.6	% Exit	37.0	Total Exit	0.4

Table 2: (Single Family Detached Housing) Peak hour of adjacent street traffic weekdays AM & PM

Build Trip Generation

The 9th Edition ITE Trip Generation Manual was used to determine the existing volume of trips, as well as the percentage of entrance-to-exit traffic experienced at the AM & PM adjacent traffic for the peak hours between 7 and 9 AM and 4 and 6 PM. Land Use Code Single Family Detached Housing (210) was used in deriving the trip generation for the proposed site. The Table 3 provides average trip rate, total trips generated, enter to exit ratio, total trips, and the enter to exit distribution.

Single Family Detached Housing Proposed Trip Generation:

Time Method	AM Peak Adj. St. Traffic (Page 297) Per Dwelling Unit			Time Method	PM Peak Adj. St. Traffic (Page 298) Per Dwelling Unit		
Units	10			Units	10		
Avg. Rate	0.75			Avg. Rate	1		
Total Trips	7.5			Total Trips	10.0		
% Enter	25.0	Total Enter	1.9	% Enter	63.0	Total Enter	6.3
% Exit	75.0	Total Exit	5.6	% Exit	37.0	Total Exit	3.7

Table 3: (Single Family Detached Housing) Peak hour of adjacent street traffic weekdays AM & PM

Combined Existing & Proposed Trip Generation:

Time	AM Peak Adj. St. Traffic			Time	PM Peak Adj. St. Traffic		
Total Trips	8.3			Total Trips	11.0		
% Enter	25.0	Total Enter	2.1	% Enter	63.0	Total Enter	6.9
% Exit	75.0	Total Exit	6.2	% Exit	37.0	Total Exit	4.1

Table 4: Total Peak hour of adjacent street traffic weekdays AM & PM generation

Build Traffic Projections and Turning Analysis

Traffic data obtained from the NH DOT's Transportation Data Management System has been projected to 2018 and ten years further to 2028. This has been done using a peak seasonal adjustment factor of 1.08 (AM & PM) and using an annual growth rate of 1%, compounded annually. The derivation of the peak seasonal adjustment factor comes from an average series of values from other urban highways from across New Hampshire and can be found as Table 8 in the attachment portion of the report. The following figures show the build turning movements to and from the site. These figures also show the traffic of volume north bound and south bound on Dover Point Road in 2018 and the projected 2028 volumes.

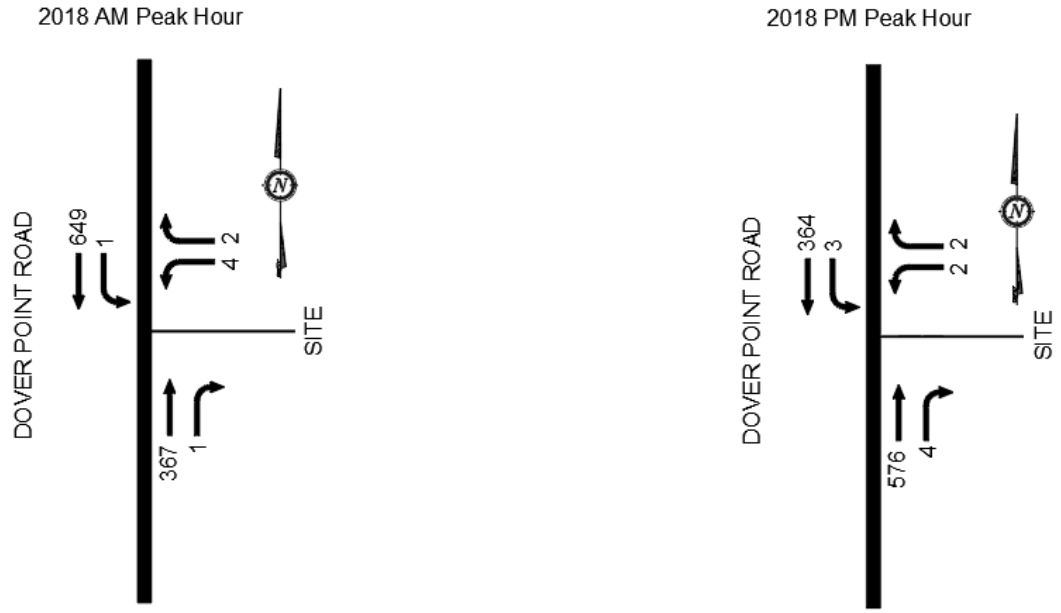


Figure 4: 2018 build traffic volumes and turning movements

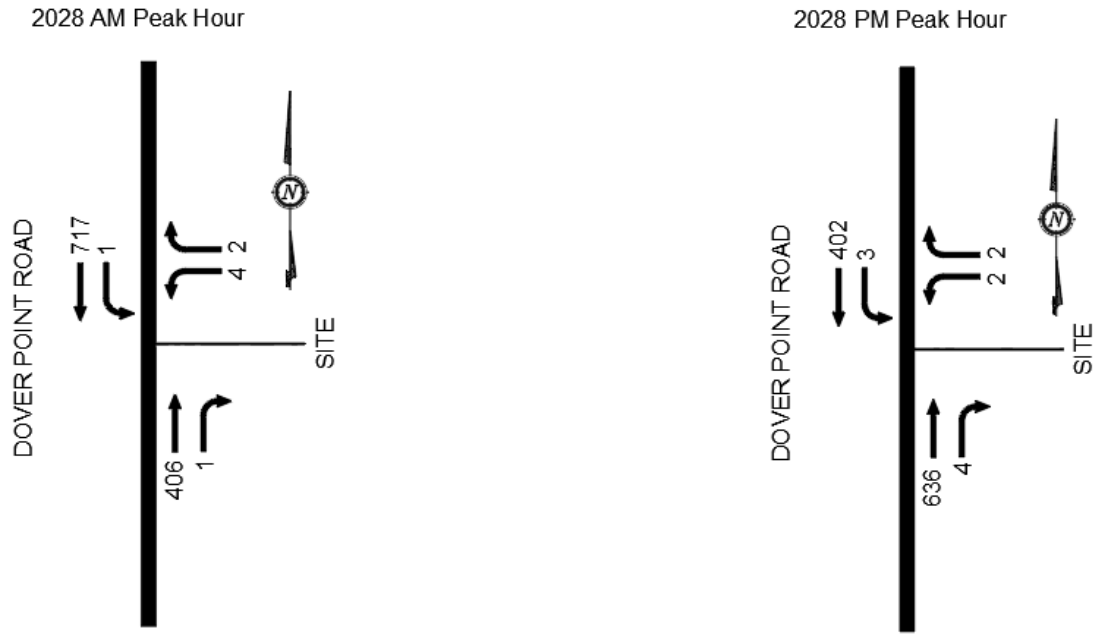


Figure 5: 2028 projected traffic volumes and turning movements

In the Tables 5 & 6, the total trips that are calculated to occur from Dover Point Road are shown at AM and PM peak times. These are further broken down to entrance and exit into the site as well as percentage of left and right turns.

Time	Weekday AM Adj. St. Traffic	# Trips	Turn Type	% Distribution
Total Trips	8.3			
Trips Enter from Dover Point RD North		0.7	Right	9.0
Trips Enter from Dover Point RD South		1.3	Left	16.0
Trips Exit to Dover Point RD North		2.2	Right	27.1
Trips Exit to Dover Point RD South		4.0	Left	47.9

Table 5: Summary of AM turning movements to and from the site

Time	Weekday PM Adj. St. Traffic	# Trips	Turn Type	% Distribution
Total Trips	11.0			
Trips Enter from Dover Point RD North		4.2	Right	38.6
Trips Enter from Dover Point RD South		2.7	Left	24.4
Trips Exit to Dover Point RD North		2.5	Right	22.7
Trips Exit to Dover Point RD South		1.6	Left	14.3

Table 6: Summary of PM turning movements to and from the site

Left-Turn Warrants Analysis

Depending on vehicle speed, advancing vehicular volumes, opposing vehicular volumes, and the percent of left turns that vehicles are predicted to make, certain roadways may require special treatment for vehicles making left turning maneuvers. The determination of this special treatment is determined by the NCHRP 457 left turn bay guidelines. Calibration constants of 3.0 seconds are used for average left turn time, 5.0 seconds for critical headway, and 1.9 seconds for vehicles to clear the advancing lane. If warranted, the left turn bay would allow for deceleration of vehicles and storage in the queue to wait safely for advancing traffic to pass.

Due to the low project trip generation and low trips entering the site in the AM (1), only the PM peak traffic volumes from 2018 and projected to 2028 were used. It has been calculated that approximately 3 trips are to occur turning left into the site during the AM peak hour. For 2018, the advancing and opposing volumes are 649 and 367, respectively. It was projected for 2028 that advancing and opposing volumes would be 717 and 406, respectively. Using the 85th percentile speed of 45 MPH, it was determined that a left turn lane will not be warranted for the proposed site. Below is the composition of the left-turn bay analysis. The analysis can be found in in the attachments as Figures 13 & 14.

Left-Turn Lane Warrants Analysis Dover Point Road		
Factors	2018 PM Build Volume	2028 PM Build Volume
Left-Turn Volume (SB)	3	3
Advancing Volume (SB)	364	402
Opposing Volume (NB)	576	636
Percent Lefts	1.0%	1.0%
85th Percentile Speed (MPH)	45	45
Limiting Adv. Volume (veh/hr)	951	941
Left Turn Bay Warranted	NO	NO

Table 7: Summary of NCHRP 457 left-turn bay analysis

Right-Turn Warrants Analysis

Depending on vehicle speed, advancing vehicular volumes, and the percent of right turns that vehicles are predicted to make, certain roadways may require special treatment for vehicles making right turning maneuvers. The determination of this special treatment is determined by the NCHRP 457 right turn bay guidelines. If warranted, the right turn bay would allow for deceleration of vehicles and storage in the queue to wait safely for right turning traffic to clear.

Due to the low right turn trips entering the site in the AM (1) and lower value of advancing east bound vehicles, only PM peak traffic volumes from 2018 and projected to 2028 were used. It has been calculated that approximately 4 trips are to occur turning right into the site during the AM peak hour. For 2018, the advancing volume is 575 vehicles. It was projected for 2028 that advancing volume would be 636 vehicles. Using the 85th percentile speed of 45 MPH, it was determined that a right turn lane will not be warranted for the proposed site. Below is the composition of the right-turn bay analysis. The analysis can be found in in the attachments as Figures 15 & 16.

Right-Turn Lane Warrants Analysis Dover Point Road		
Factors	2018 PM Build Volume	2028 PM Build Volume
Right-Turn Volume (NB)	4	4
Approach Volume (NB)	575	636
85th Percentile Speed (MPH)	45	45
Limiting Adv. Volume (veh/hr)	33	28
Right-Turn Bay Warranted	NO	NO

Table 8: Summary of NCHRP 457 right-turn bay analysis

Sight Distance and Safety Analysis

The access point of analysis for sight distance is the proposed driveway. Sight distance to the north and south, as well as driveway alignment are the two determining factors of safety. Sight

distance to the north is un-obstructed for well over 400 feet (measured) while sight distance to the south is un-obstructed for well over 400 feet (measured.) Using Exhibit 3-1 (Stopping Sight Distance) (Figure 20) in the Geometric Design Manual, a 45 mph 85th percentile speed requires the stopping sight distance be 360 feet from the both directions. The standard sight distance required by NHDOT is 400 feet in cases where the Geometric Design Manual would not require more. In this instance both the northerly and southerly sight distances meet the design required warrant as well as the standard practice of NHDOT of 400 feet. There are no improvements required to maintain this site distance.
With respect to general safety of Dover Point Road in relation to the peak hour trip generation and AADT, it is our assessment that the cross section of pavement and shoulder widths are appropriate.

*AASHTO Geometric Design of Highways and Streets (2004)

Conclusions and Recommendations

1.) A generation of 8 vehicle trips (2 enter/6 exit) is predicted to occur at the AM peak hour and 11 vehicle trips (7 enter/4 exit) at the PM peak hour.

2.) This is an increase in trip generation of 7 AM trips and 9 PM trips.

3.) The 2018 and 2028 build traffic volumes DO NOT satisfy the NCHRP 457 guidelines for the implementation of a right-turn lane.

4.) The 2018 and 2028 build traffic volumes DO NOT satisfy the NCHRP 457 guidelines for the implementation of a left-turn lane.

5.) It is recommended that the existing and surrounding infrastructure will be sufficient to handle to projected increase in vehicle trips and peak hour and all other hours.

Respectfully Submitted,

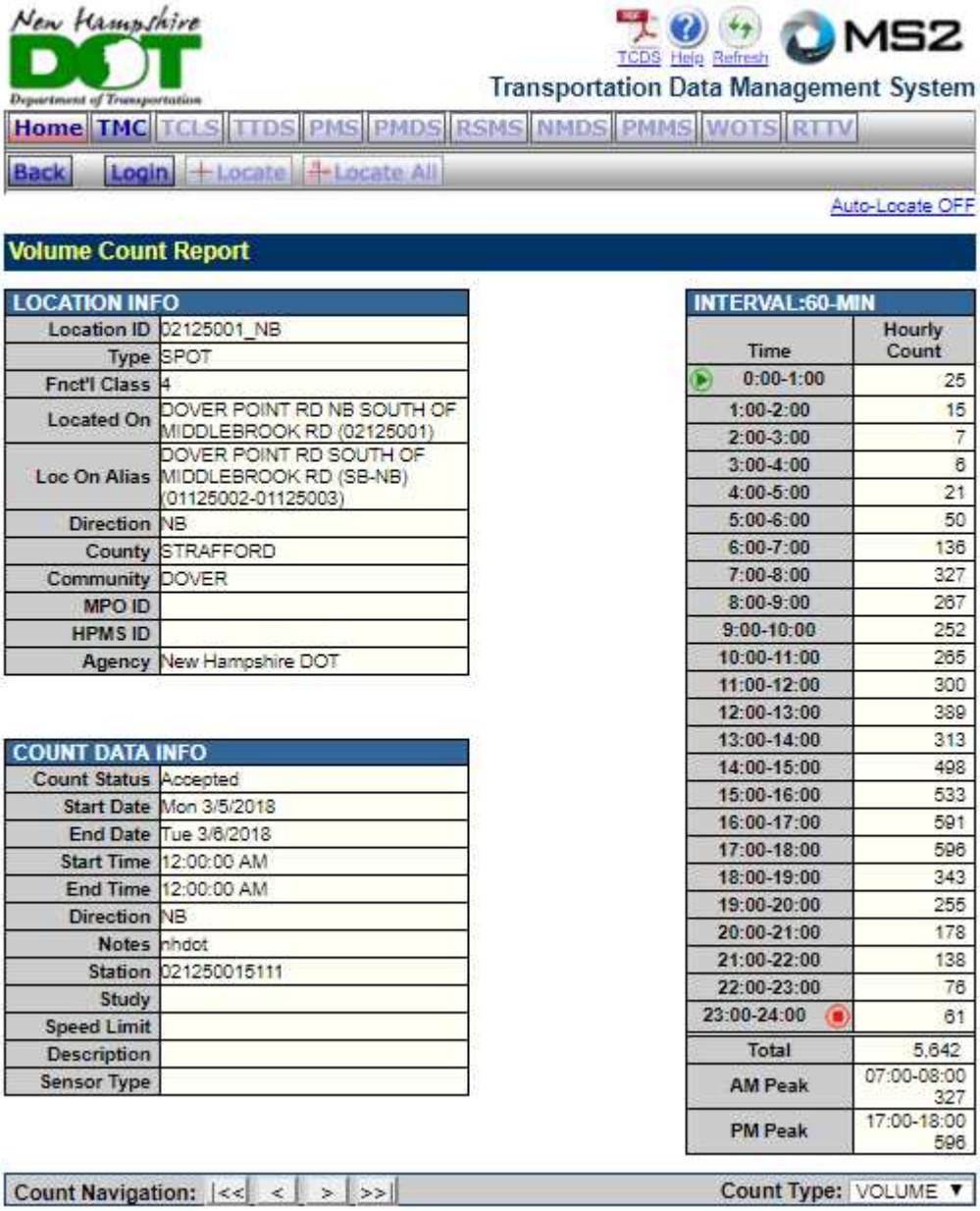
BERRY SURVEYING & ENGINEERING

Christopher R. Berry SIT
Principal, President

Kenneth A. Berry, PE, LLS,
CPSWQ, CPESC, CESSWI
Principal, VP-Technical Operations

BERRY SURVEYING & ENGINEERING
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(603) 332-2863 / (603) 335-4623 FAX
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Attachments



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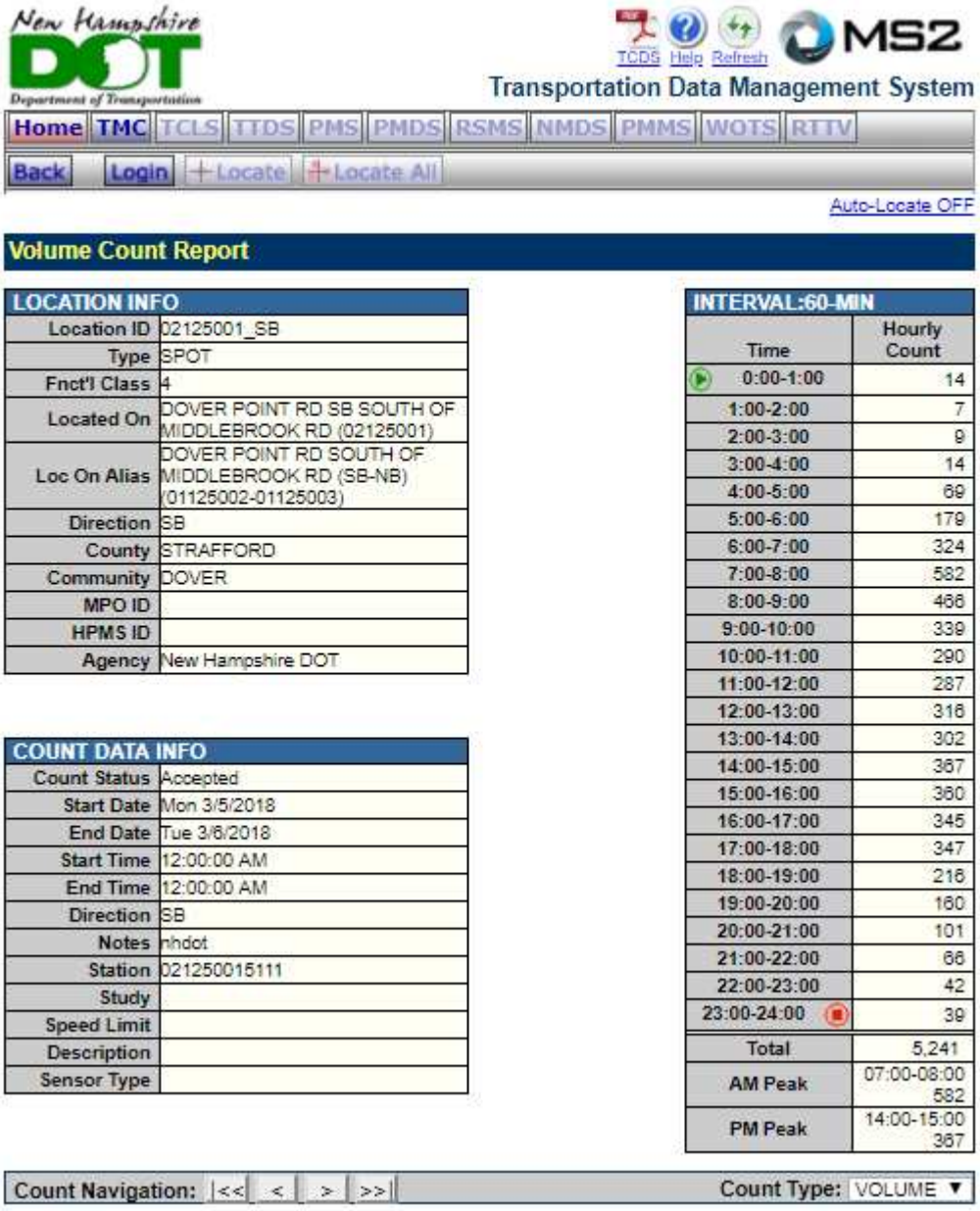
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Loc On Alias	DOVER POINT RD SOUTH OF MIDDLEBROOK RD (SB-NB) (01125002-01125003)
Direction	NB
County	STRAFFORD
Community	DOVER
MPO ID	
HPMS ID	
Agency	New Hampshire DOT

COUNT DATA INFO	
Count Status	Accepted
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End Date	Tue 3/6/2018
Start Time	12:00:00 AM
End Time	12:00:00 AM
Direction	NB
Notes	nhdot
Station	021250015111
Study	
Speed Limit	
Description	
Sensor Type	

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2:00-3:00	7
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11:00-12:00	300
12:00-13:00	389
13:00-14:00	313
14:00-15:00	498
15:00-16:00	533
16:00-17:00	591
17:00-18:00	596
18:00-19:00	343
19:00-20:00	255
20:00-21:00	178
21:00-22:00	138
22:00-23:00	76
23:00-24:00	61
Total	5,642
AM Peak	07:00-08:00 327
PM Peak	17:00-18:00 596

Count Navigation: |<< < > >>| Count Type: VOLUME

Figure 6: Monday March 5th, 2018 north bound hourly traffic count



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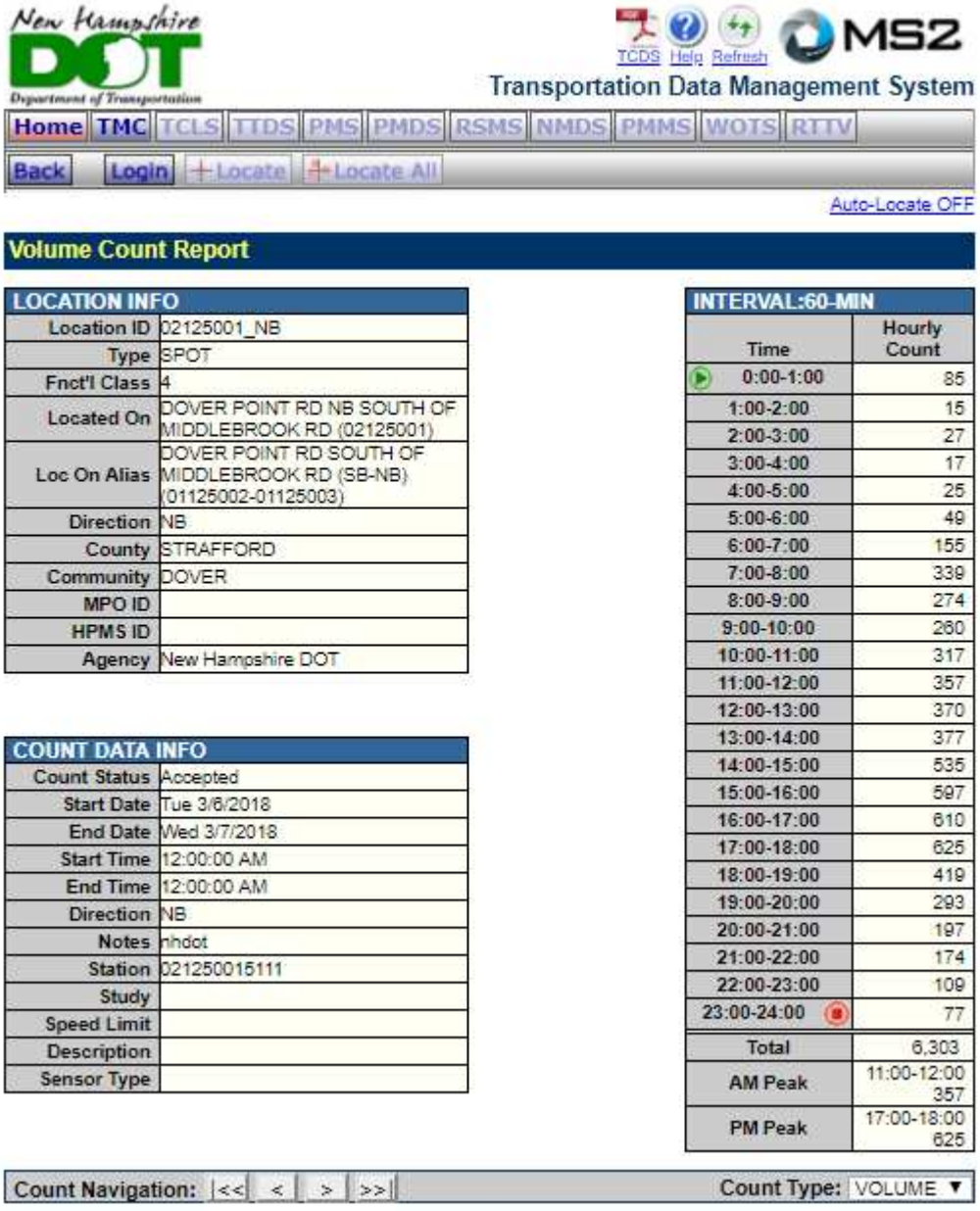
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Loc On Alias	DOVER POINT RD SOUTH OF MIDDLEBROOK RD (SB-NB) (01125002-01125003)
Direction	SB
County	STRAFFORD
Community	DOVER
MPO ID	
HPMS ID	
Agency	New Hampshire DOT

COUNT DATA INFO	
Count Status	Accepted
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End Date	Tue 3/6/2018
Start Time	12:00:00 AM
End Time	12:00:00 AM
Direction	SB
Notes	nhdot
Station	021250015111
Study	
Speed Limit	
Description	
Sensor Type	

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2:00-3:00	9
3:00-4:00	14
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6:00-7:00	324
7:00-8:00	582
8:00-9:00	466
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10:00-11:00	290
11:00-12:00	287
12:00-13:00	316
13:00-14:00	302
14:00-15:00	367
15:00-16:00	360
16:00-17:00	345
17:00-18:00	347
18:00-19:00	216
19:00-20:00	160
20:00-21:00	101
21:00-22:00	66
22:00-23:00	42
23:00-24:00	39
Total	5,241
AM Peak	07:00-08:00 582
PM Peak	14:00-15:00 367

Count Navigation: |<< | < | > | >>| Count Type: VOLUME

Figure 7: Monday March 5th, 2018 south bound hourly traffic count



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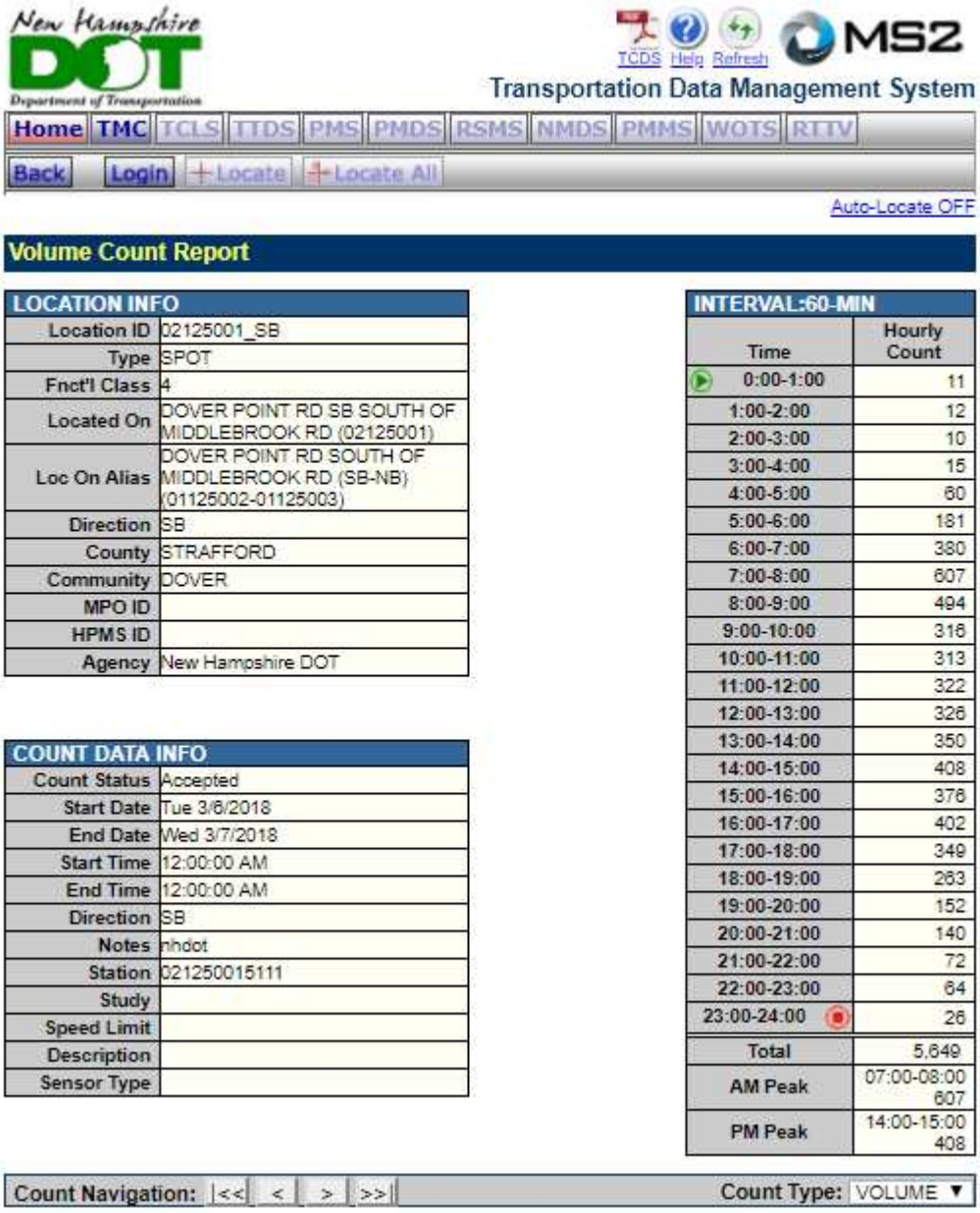
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Loc On Alias	DOVER POINT RD SOUTH OF MIDDLEBROOK RD (SB-NB) (01125002-01125003)
Direction	NB
County	STRAFFORD
Community	DOVER
MPO ID	
HPMS ID	
Agency	New Hampshire DOT

COUNT DATA INFO	
Count Status	Accepted
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End Date	Wed 3/7/2018
Start Time	12:00:00 AM
End Time	12:00:00 AM
Direction	NB
Notes	nhdot
Station	021250015111
Study	
Speed Limit	
Description	
Sensor Type	

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12:00-13:00	370
13:00-14:00	377
14:00-15:00	535
15:00-16:00	597
16:00-17:00	610
17:00-18:00	625
18:00-19:00	419
19:00-20:00	293
20:00-21:00	197
21:00-22:00	174
22:00-23:00	109
23:00-24:00	77
Total	6,303
AM Peak	11:00-12:00 357
PM Peak	17:00-18:00 625

Count Navigation: |<< | < | > | >>| Count Type: VOLUME

Figure 8: Tuesday March 6th, 2018 north bound hourly traffic count



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Volume Count Report

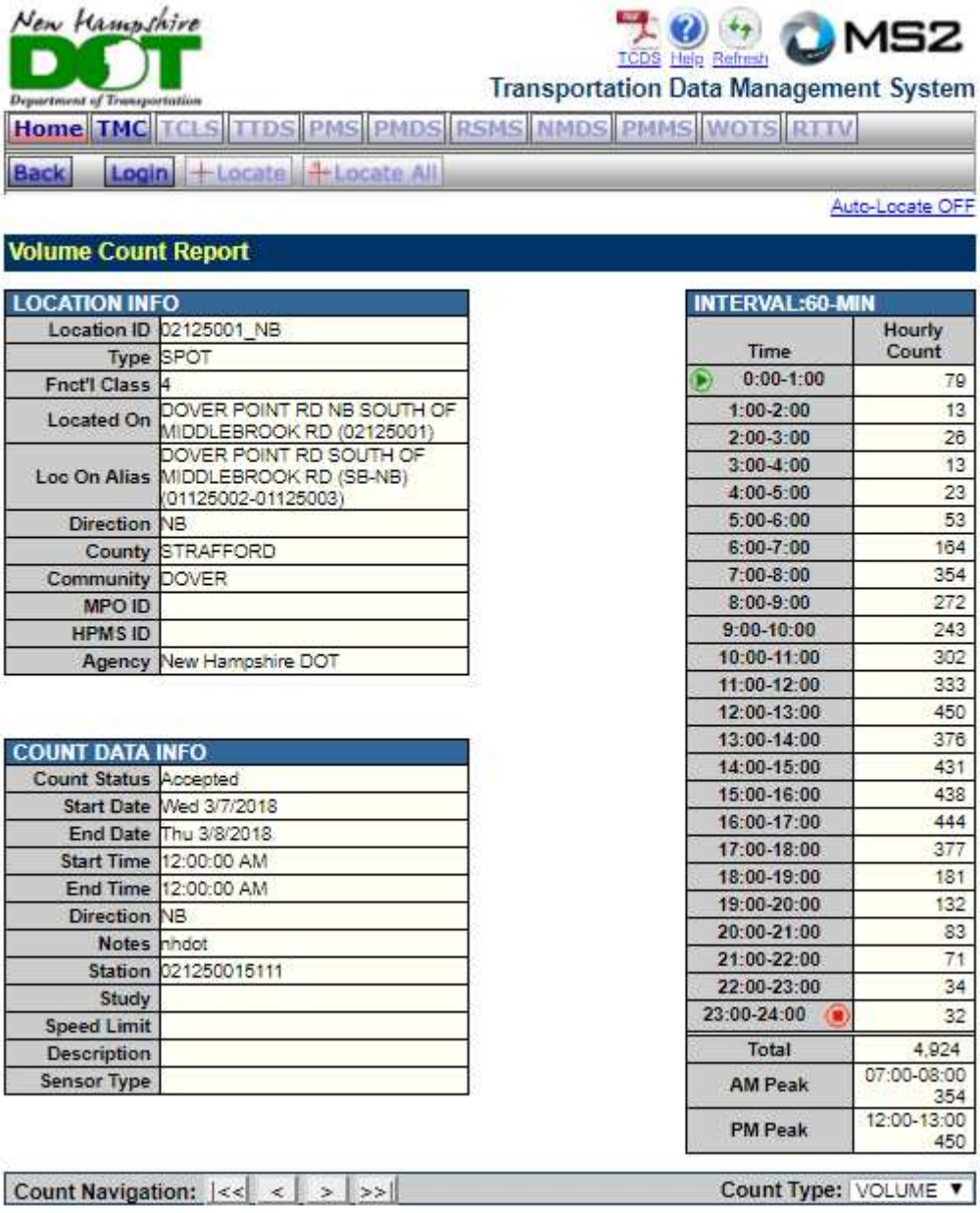
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Loc On Alias	DOVER POINT RD SOUTH OF MIDDLEBROOK RD (SB-NB) (01125002-01125003)
Direction	SB
County	STRAFFORD
Community	DOVER
MPO ID	
HPMS ID	
Agency	New Hampshire DOT

COUNT DATA INFO	
Count Status	Accepted
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End Time	12:00:00 AM
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Speed Limit	
Description	
Sensor Type	

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7:00-8:00	607
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10:00-11:00	313
11:00-12:00	322
12:00-13:00	326
13:00-14:00	350
14:00-15:00	408
15:00-16:00	376
16:00-17:00	402
17:00-18:00	349
18:00-19:00	263
19:00-20:00	152
20:00-21:00	140
21:00-22:00	72
22:00-23:00	64
23:00-24:00	26
Total	5,649
AM Peak	07:00-08:00 607
PM Peak	14:00-15:00 408

Count Navigation: |<< < > >>| Count Type: VOLUME

Figure 9: Tuesday March 6th, 2018 south bound hourly traffic count



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Volume Count Report

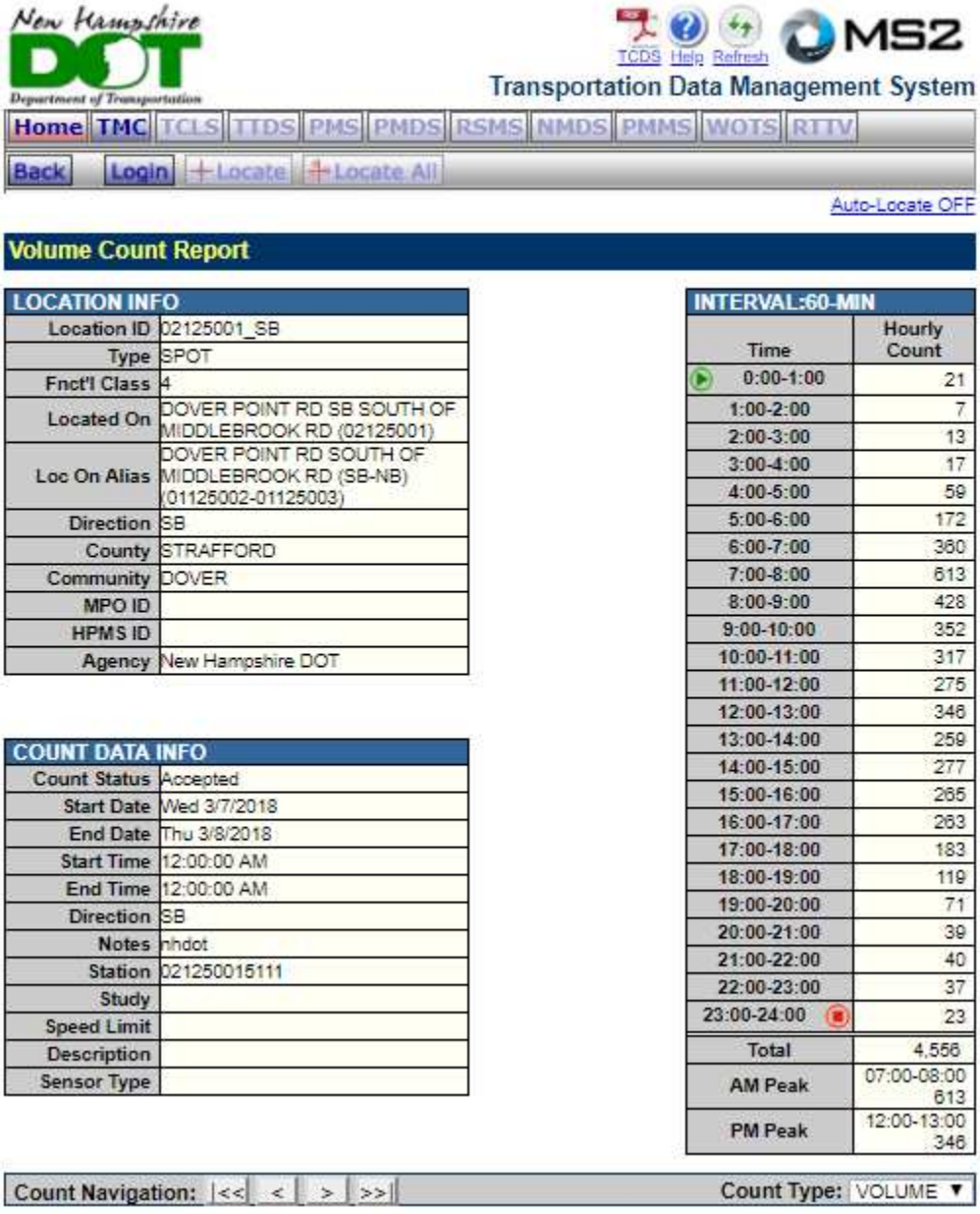
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Fnct'l Class	4
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Loc On Alias	DOVER POINT RD SOUTH OF MIDDLEBROOK RD (SB-NB) (01125002-01125003)
Direction	NB
County	STRAFFORD
Community	DOVER
MPO ID	
HPMS ID	
Agency	New Hampshire DOT

COUNT DATA INFO	
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End Date	Thu 3/8/2018
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End Time	12:00:00 AM
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Notes	nhdot
Station	021250015111
Study	
Speed Limit	
Description	
Sensor Type	

INTERVAL:60-MIN	
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2:00-3:00	26
3:00-4:00	13
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5:00-6:00	53
6:00-7:00	164
7:00-8:00	354
8:00-9:00	272
9:00-10:00	243
10:00-11:00	302
11:00-12:00	333
12:00-13:00	450
13:00-14:00	376
14:00-15:00	431
15:00-16:00	438
16:00-17:00	444
17:00-18:00	377
18:00-19:00	181
19:00-20:00	132
20:00-21:00	83
21:00-22:00	71
22:00-23:00	34
23:00-24:00	32
Total	4,924
AM Peak	07:00-08:00 354
PM Peak	12:00-13:00 450

Count Navigation: |<< | < | > | >>| Count Type: VOLUME

Figure 10: Wednesday March 7th, 2018 north bound hourly traffic count



New Hampshire DOT
Department of Transportation

TCDS Help Refresh MS2
Transportation Data Management System

Home | TMC | TCLS | TTDS | PMS | PMDS | RSMS | NMDS | PMMS | WOTS | RTTV

Back | Login | Locate | Locate All

Auto-Locate OFF

Volume Count Report

LOCATION INFO	
Location ID	02125001_SB
Type	SPOT
Fnct'l Class	4
Located On	DOVER POINT RD SB SOUTH OF MIDDLEBROOK RD (02125001)
Loc On Alias	DOVER POINT RD SOUTH OF MIDDLEBROOK RD (SB-NB) (01125002-01125003)
Direction	SB
County	STRAFFORD
Community	DOVER
MPO ID	
HPMS ID	
Agency	New Hampshire DOT

COUNT DATA INFO	
Count Status	Accepted
Start Date	Wed 3/7/2018
End Date	Thu 3/8/2018
Start Time	12:00:00 AM
End Time	12:00:00 AM
Direction	SB
Notes	nhdot
Station	021250015111
Study	
Speed Limit	
Description	
Sensor Type	

INTERVAL:60-MIN	
Time	Hourly Count
0:00-1:00	21
1:00-2:00	7
2:00-3:00	13
3:00-4:00	17
4:00-5:00	59
5:00-6:00	172
6:00-7:00	360
7:00-8:00	613
8:00-9:00	428
9:00-10:00	352
10:00-11:00	317
11:00-12:00	275
12:00-13:00	346
13:00-14:00	259
14:00-15:00	277
15:00-16:00	265
16:00-17:00	263
17:00-18:00	183
18:00-19:00	119
19:00-20:00	71
20:00-21:00	39
21:00-22:00	40
22:00-23:00	37
23:00-24:00	23
Total	4,556
AM Peak	07:00-08:00 613
PM Peak	12:00-13:00 346

Count Navigation: |<< | < | > | >>| Count Type: VOLUME

Figure 11: Wednesday March 7th, 2018 south bound hourly traffic count

STATE OF NEW HAMPSHIRE
DEPARTMENT OF TRANSPORTATION
BUREAU OF TRAFFIC

Bureau of Planning, Traffic Section, Traffic Reports *18-Feb-16*

STAT.	TYPE	LOCATION	FC	2008	2009	2010	2011	2012	2013	2014	2015
Town: DOVER											
125001	02	DOVER POINT RD SOUTH OF MIDDLEBROOK RD (SB-NB) (01125002-01125003)	16	13393	13500	13567	13024	12639	12461	12490	12396
125013	82	WHITTIER ST SOUTH OF ADDISON PLACE (SB-NB) (81125130-81125131)	17	*	*	5000	*	*	4900	*	*
125016	82	OLD ROCHESTER RD NORTH OF LONG HILL RD (SB-NB) (81125226-81125227)	16	5900	*	*	6000	*	*	5400	*
125022	82	HAM ST EAST OF CENTRAL AVE (EB-WB) (81125136-81125137)	19	1600	*	*	1400	*	*	1300	*
125023	82	OAK ST EXT SOUTH OF NH 4 (PORTLAND AVE) (SB-NB) (81125152-81125153)	19	2800	*	*	2600	*	*	3300	*
125025	82	CATARACT RD OVER SPAULDING TPK (EB-WB) (81125138-81125139)	19	*	*	*	*	1100	*	*	1300
125026	82	SIXTH ST WEST OF INDIAN BROOK DRIVE	17	*	*	10000	*	*	9700	*	*
125029	82	CHESTNUT ST SOUTH OF FIRST ST (SB-NB) (81125120-81125121)	17	*	*	12000	*	*	11000	*	*
125030	62	SPAULDING TPK/NH 16 BETWEEN EXITS 7 - 8 (SB-NB) (61125030-61125031)	12	*	*	40600	*	*	41600	*	*
125037	82	NH 9/NH 108 (CENTRAL AVE) SOUTH OF GLENWOOD AVE	16	*	*	20000	*	*	18000	*	*
125039	82	INDIAN BROOK RD EAST OF SPAULDING TPK EXIT 9 (EB-WB) (81125110-81125111)	14	*	*	32000	*	*	31000	*	*
125040	82	BLACKWATER RD AT ROCHESTER TL	17	*	*	710	*	*	880	*	*
125041	82	SPUR RD OVER SPAULDING TPK (EB-WB) (81125142-81125143)	19	*	*	*	*	480	*	*	530
125042	82	BROADWAY NORTH OF ST JOHN ST (SB-NB) (81125206-81125207)	16	*	*	*	*	5300	*	*	5200

Page 1

Figure 12: Historical traffic volumes ((125001) Dover Point RD South of Middlebrook RD)

Figure 2 - 5. Guideline for determining the need for a major-road left-turn bay at a two-way stop-controlled intersection.

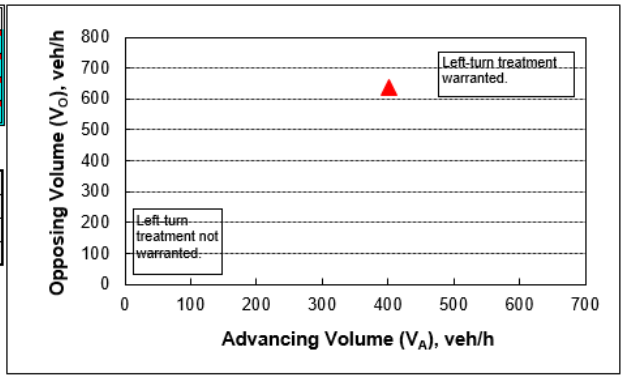
2-lane roadway (English)

INPUT

Variable	Value
85th percentile speed, mph:	45
Percent of left-turns in advancing volume (V_A), %:	1%
Advancing volume (V_A), veh/h:	402
Opposing volume (V_O), veh/h:	636

OUTPUT

Variable	Value
Limiting advancing volume (V_A), veh/h:	941
Guidance for determining the need for a major-road left-turn bay:	
Left-turn treatment NOT warranted.	



CALIBRATION CONSTANTS

Variable	Value
Average time for making left-turn, s:	3.0
Critical headway, s:	5.0
Average time for left-turn vehicle to clear the advancing lane, s:	1.9

Figure 13: 2018 NCHRP 457 left-turn bay analysis

Figure 2 - 5. Guideline for determining the need for a major-road left-turn bay at a two-way stop-controlled intersection.

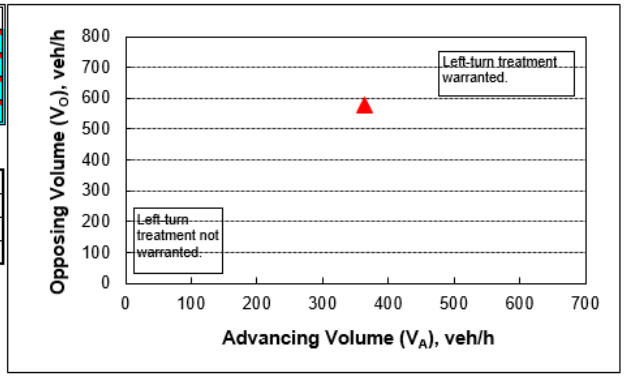
2-lane roadway (English)

INPUT

Variable	Value
85th percentile speed, mph:	45
Percent of left-turns in advancing volume (V_A), %:	1%
Advancing volume (V_A), veh/h:	364
Opposing volume (V_O), veh/h:	576

OUTPUT

Variable	Value
Limiting advancing volume (V_A), veh/h:	951
Guidance for determining the need for a major-road left-turn bay:	
Left-turn treatment NOT warranted.	



CALIBRATION CONSTANTS

Variable	Value
Average time for making left-turn, s:	3.0
Critical headway, s:	5.0
Average time for left-turn vehicle to clear the advancing lane, s:	1.9

Figure 14: 2028 NCHRP 457 left-turn bay analysis

Figure 2 - 6. Guideline for determining the need for a major-road right-turn bay at a two-way stop-controlled intersection.

INPUT

Roadway geometry:	2-lane roadway
Variable	Value
Major-road speed, mph:	45
Major-road volume (one direction), veh/h:	575.32
Right-turn volume, veh/h:	4

OUTPUT

Variable	Value
Limiting right-turn volume, veh/h:	33
Guidance for determining the need for a major-road right-turn bay for a 2-lane roadway:	
Do NOT add right-turn bay.	

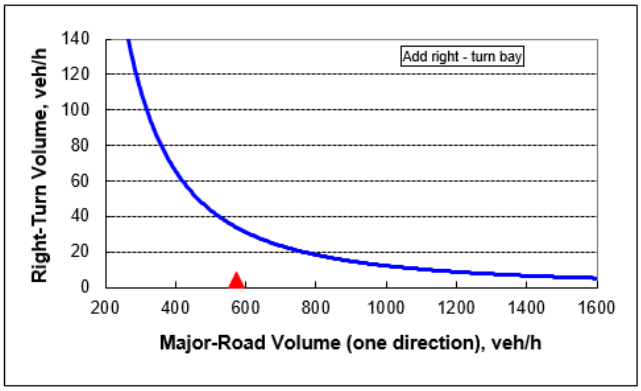


Figure 15: 2018 NCHRP 457 right-turn bay analysis

Figure 2 - 6. Guideline for determining the need for a major-road right-turn bay at a two-way stop-controlled intersection.

INPUT

Roadway geometry:	2-lane roadway
Variable	Value
Major-road speed, mph:	45
Major-road volume (one direction), veh/h:	635.51
Right-turn volume, veh/h:	4

OUTPUT

Variable	Value
Limiting right-turn volume, veh/h:	28
Guidance for determining the need for a major-road right-turn bay for a 2-lane roadway:	
Do NOT add right-turn bay.	

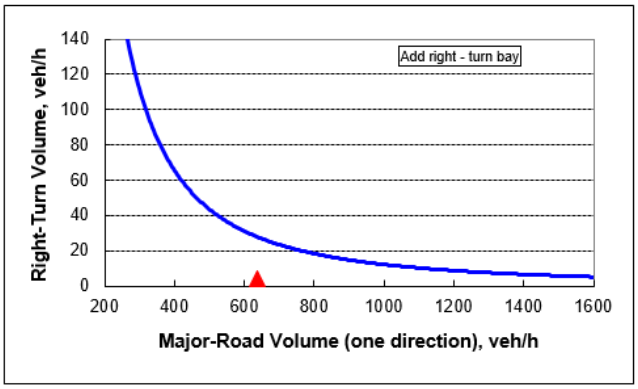
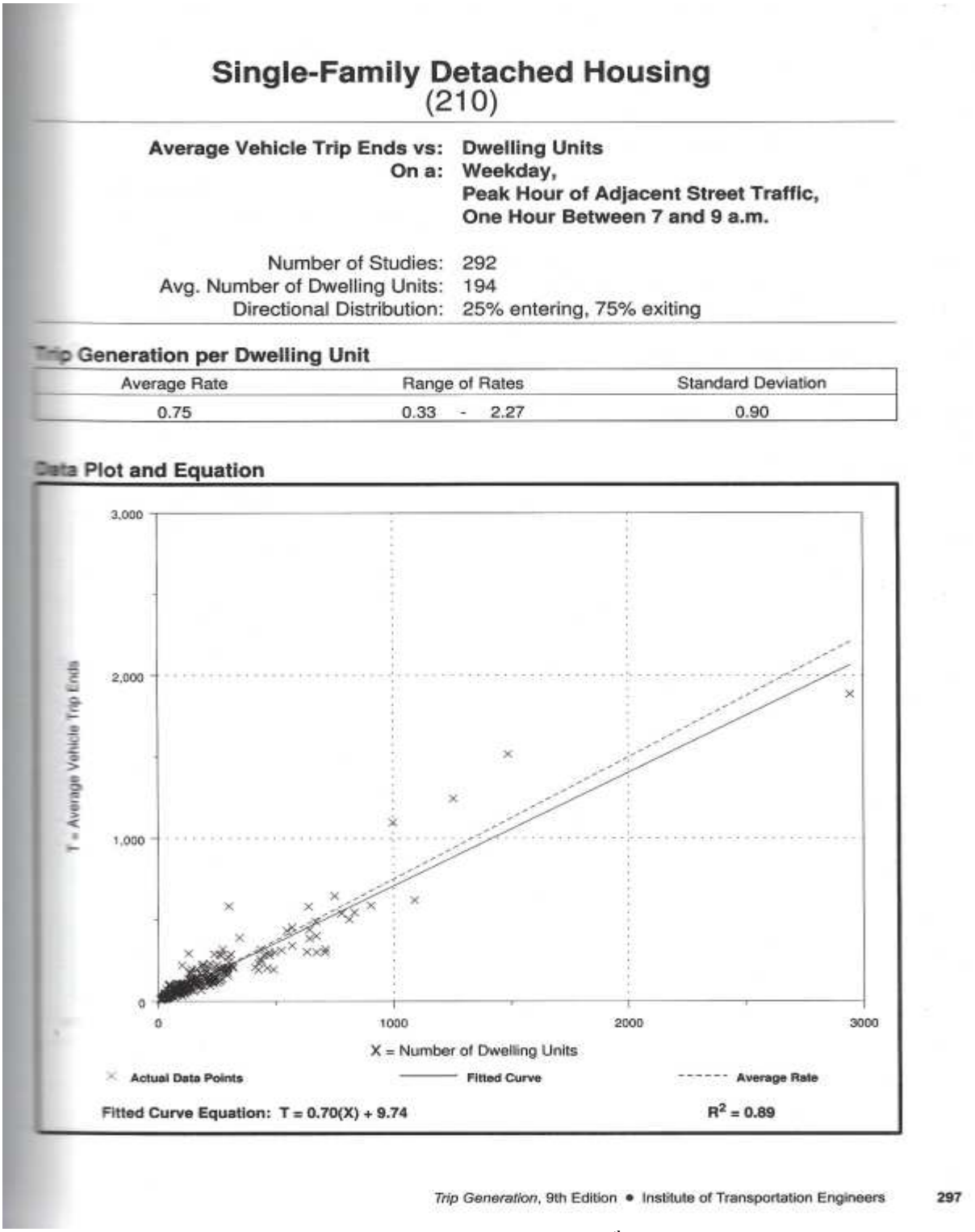


Figure 16: 2028 NCHRP 457 right-turn bay analysis



Single-Family Detached Housing
(210)

Average Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

Number of Studies: 292
Avg. Number of Dwelling Units: 194
Directional Distribution: 25% entering, 75% exiting

Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.75	0.33 - 2.27	0.90

Data Plot and Equation

Fitted Curve Equation: T = 0.70(X) + 9.74

$R^2 = 0.89$

Trip Generation, 9th Edition • Institute of Transportation Engineers 297

Figure 17: ITE Trip Generation, 9th Edition

BERRY SURVEYING & ENGINEERING
335 Second Crown Pt. Rd., Barrington, NH 03825
(603) 332-2863 / (603) 335-4623 FAX
www.BerrySurveying.Com

Single-Family Detached Housing
(210)

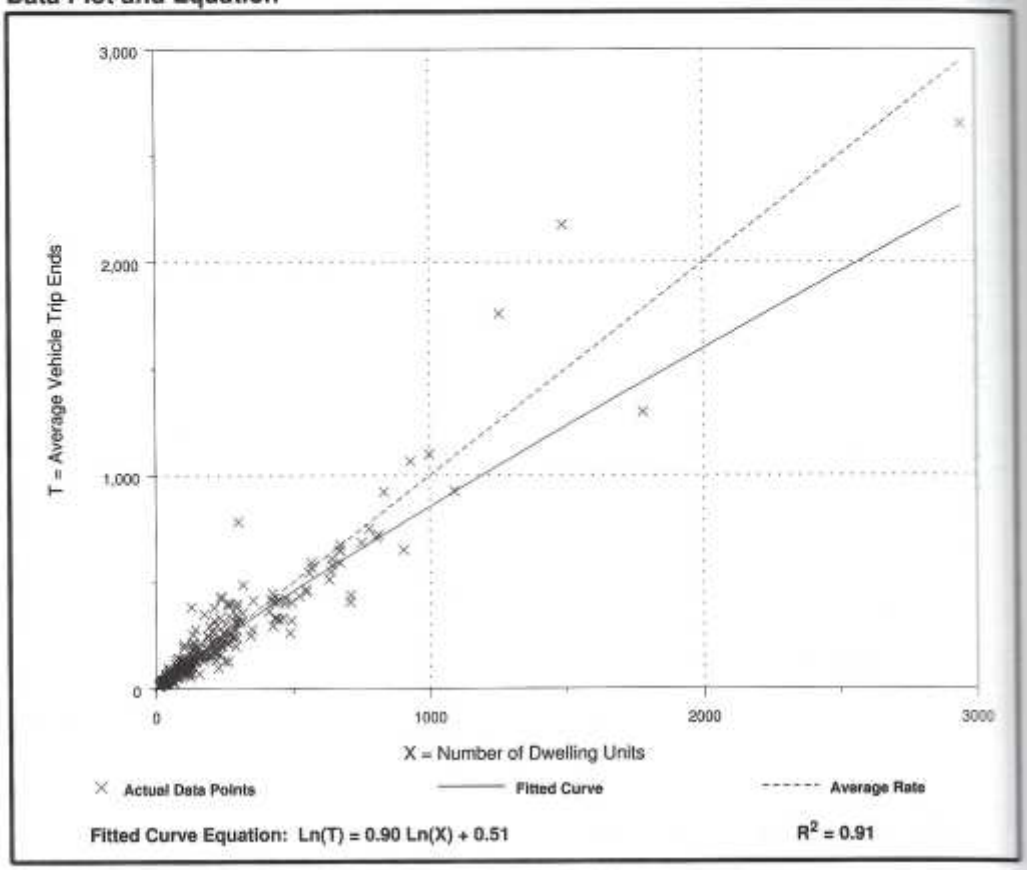
Average Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Number of Studies: 321
Avg. Number of Dwelling Units: 207
Directional Distribution: 63% entering, 37% exiting

Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
1.00	0.42 - 2.98	1.05

Data Plot and Equation



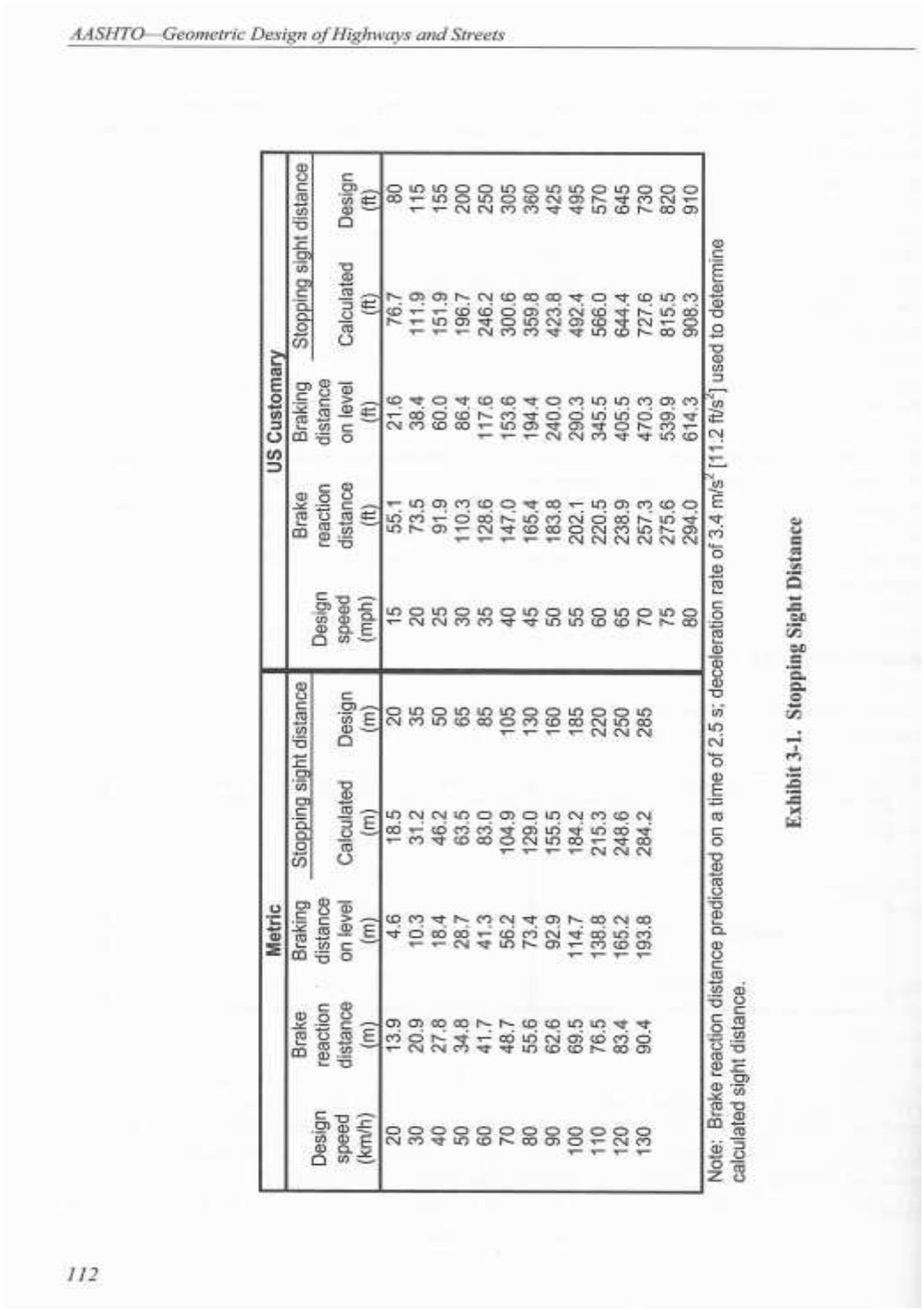
Fitted Curve Equation: $Ln(T) = 0.90\ Ln(X) + 0.51$ $R^2 = 0.91$

298 *Trip Generation*, 9th Edition • Institute of Transportation Engineers

Figure 18: ITE Trip Generation, 9th Edition

Year 2016 Monthly Data			
Group 4 Averages:		Urban Highways	
		Adjustment to	
Month	ADT	Average	Peak
January	13,573	1.16	1.25
February	14,038	1.12	1.21
March	15,731	1.00	1.08
April	16,139	0.97	1.05
May	15,705	1.00	1.08
June	16,766	0.94	1.01
July	15,752	1.00	1.08
August	16,529	0.95	1.03
September	17,007	0.92	1.00
October	16,598	0.94	1.02
November	15,649	1.00	1.09
December	14,638	1.07	1.16
Average ADT:	15,677		
Peak ADT:	17,007		

Table 9: Derivation of the seasonal peaking factor



AASHTO—Geometric Design of Highways and Streets

Metric					US Customary				
			Stopping sight distance					Stopping sight distance	
Design speed (km/h)	Brake reaction distance (m)	Braking distance on level (m)	Calculated (m)	Design (m)	Design speed (mph)	Brake reaction distance (ft)	Braking distance on level (ft)	Calculated (ft)	Design (ft)
20	13.9	4.6	18.5	20	15	55.1	21.6	76.7	80
30	20.9	10.3	31.2	35	20	73.5	38.4	111.9	115
40	27.8	18.4	46.2	50	25	91.9	60.0	151.9	155
50	34.8	28.7	63.5	65	30	110.3	86.4	196.7	200
60	41.7	41.3	83.0	85	35	128.6	117.6	246.2	250
70	48.7	56.2	104.9	105	40	147.0	153.6	300.6	305
80	55.6	73.4	129.0	130	45	165.4	194.4	359.8	360
90	62.6	92.9	155.5	160	50	183.8	240.0	423.8	425
100	69.5	114.7	184.2	185	55	202.1	290.3	492.4	495
110	76.5	138.8	215.3	220	60	220.5	345.5	566.0	570
120	83.4	165.2	248.6	250	65	238.9	405.5	644.4	645
130	90.4	193.8	284.2	285	70	257.3	470.3	727.6	730
					75	275.6	539.9	815.5	820
					80	294.0	614.3	908.3	910

Note: Brake reaction distance predicated on a time of 2.5 s; deceleration rate of 3.4 m/s^2 [11.2 ft/s^2] used to determine calculated sight distance.

Exhibit 3-1. Stopping Sight Distance

112

Figure 19: Derivation of stopping sight distance requirements

P18-14 **146 Dover Point Road**

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
M0052-000000	DOVER POINT RD	KOZAZCKI MATTHEW		108 HIGH RD	NEWBURY	MA	01951
M0052-A00000	151 DOVER POINT RD	CARROLL CAROLYN H		PO BOX 1265	PORTSMOUTH	NH	03802-1265
M0054-000000	DOVER POINT RD	KOZAZCKI MATTHEW		108 HIGH RD	NEWBURY	MA	01951
M0054-001000	441 MIDDLE RD	COFFEY MARGARET M TRUSTEE	COFFEY MARGARET REVOCABLE TRUST	441 MIDDLE RD	DOVER	NH	03820
M0054-E00000	449 MIDDLE RD	ELLIS CYNTHIA J TRUSTEE	ELLIS CYNTHIA J REVOCABLE TRUST	PO BOX 972	DOVER	NH	03821
M0061-A00000	437 MIDDLE RD	TUTTLE MICHELLE		437 MIDDLE RD	DOVER	NH	03820-4904
M0061-B00000	429 MIDDLE RD	HAGON BRIAN K &	LAWS SIMON J	429 MIDDLE RD	DOVER	NH	03820
M0062-000000	425 MIDDLE RD	MCLEAN MARY J		425 MIDDLE RD	DOVER	NH	03820-4904
M0062-000005	417 MIDDLE RD	SANTOS DIANE L IRREVOCABLE T		417 MIDDLE RD	DOVER	NH	03820
M0062-000007	417 MIDDLE RD	FOLEY JOHN M		417 MIDDLE RD LOT # 7	DOVER	NH	03820
M0062-000008	417 MIDDLE RD	FARNSWORTH SUSAN S		417 MIDDLE RD LOT #8	DOVER	NH	03820
M0062-000009	417 MIDDLE RD	HOPKINS BRIAN &	HOPKINS MARIBETH	417 MIDDLE RD	DOVER	NH	03820-4923
M0062-A00000	417 MIDDLE RD	COCHECO RIVER CO-OP		417 MIDDLE ROAD	DOVER	NH	03820
M0062-A00002	417 A MIDDLE RD	KENDALL JAMES G &	KENDALL KIMBERLY M	417 A MIDDLE RD	DOVER	NH	03820
M0062-B00000	417 MIDDLE RD	VAUGHN BEVERLY J		417-B MIDDLE RD	DOVER	NH	03820
M0062-C00000	417 MIDDLE RD	LESNIAK STEVEN J		417 MIDDLE RD	DOVER	NH	03820
M0062-D00000	417 MIDDLE RD	HELPS SHARON		417-D MIDDLE RD	DOVER	NH	03820
M0063-000000	142 DOVER POINT RD	CHENEVERT WILLIAM J III		142 DOVER POINT ROAD	DOVER	NH	03820
M0064-000000	140 DOVER POINT RD	ALUXEK DIANE M	O BRIEN KEVIN P	140 DOVER POINT RD	DOVER	NH	03820
		TDAK & COMPANY LLC		9B KELSEY DRIVE	GREENLAND	NH	03840
		CINDY BALCIUS, CWS, CSS	STONEY RIDGE ENVIRONMENTAL LLC	29 PROSPECT MOUNTAIN RD	ALTON	NH	03809
		KENNETH A. BERRY, PE, LLS	BERRY SURVEYING & ENGINEERING	335 SECOND CROWN POINT ROAD	BARRINGTON	NH	03825

CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES - P18-14

Application Type:	Major Subdivision with Transfer of Development Rights
Applicant(s):	TDAK & Company, LLC
Owner(s):	TDAK & Company, LLC
Location:	146 Dover Point Road (Tax Map M, Lot 61)
Date:	April 26, 2018

INTENT: To construct a 24 ft. wide, 475 ft. long private road and subdivide 11 lots for single-family dwellings provided with common open space.

LOTS/UNITS PROPOSED: Ten new for a total of 11

AGENDA ITEM #: 1

ACREAGE: 4.23 ac (184,225 sq. ft.)

ZONING DISTRICT: R-20

EXISTING LAND USE: Single-family dwelling

SURROUNDING LAND USE: Single-family dwellings, manufactured housing park, Tendercrop Farm

ZBA ACTION: None

PERMITS REQUIRED: NHDOT Driveway Permit**,** NHDES Septic Approvals

WAIVERS REQUESTED:
155-53.G: - 10% roadway grade where 8% max is permitted, and maximum slope exceeding 3% within 75' of intersection

ATTENDANCE:
Members: Elena Piekut, Planning/Zoning
Frank Torr, Planning Board
Dave Carpenter, Planning
Dave White, Engineering
James Maxfield, Fire/Inspections
Sgt. Marn Speidel, Police

Others: Chris Berry, Berry Surveying & Engineering
James Hayden, Berry Surveying & Engineering
Chris Parker, Planning

Approval of 4/5/2018 Meeting Minutes
Dave White moved to approve the minutes of April 5, 2018. Frank Torr seconded. Vote: U/A

PLAN REVIEW:
Planning Comments:

- Impact fees and water/sewer investment fees will be assessed.
- Submit letters from utilities regarding ability to provide service to the development
- Provide HOA documents/restrictive covenants
- Payment for transfer of development rights will be a condition of approval to be met prior to signing of plans
- Please revise plan set to:
  - Remove inapplicable overlay districts from zoning notes throughout plan set
  - Add common subdivision plan note 28
  - Remove existing driveway
  - Add plantings or fence along southern boundary
  - Show septic areas on sheet 5
  - Relabel "open space" as "common space"
  - Show tree lines on sheet 5
  - Add a note regarding TDR limitation/calculation and indicate which lots are subject to size restriction
  - Create pedestrian connection to abutting lot M0062-A00000
  - Do not refer to as OSS (sheet 6)
  - Include wetland/soils scientist's stamp

Police Department Comments:

- Is NHDOT driveway permit required for this project
- Sheet 1: is the reference to abutter at Map 31, Lot 4D a clerical error?
- Sheet 2: "General Plan Set" Note #15 is inconsistent with Note #13 on Sheet 5 (relative to security system). Suggest that Note #15 be removed completely.
- Sheet 8: Landscape Plan has no reference to the screening at rear of Lot 11 which is shown on other sheets
- Sheet 8: add note to planting schedule that additional Rain Garden plantings are shown on Sheets 11 and 12
- Is it feasible to locate a second hydrant at road entrance

Fire/Inspections Comments:

- Provide a turning template for T-1 in accordance with NFPA 1 requirements.

DRAFT

Application Type:	Major Subdivision with Transfer of Development Rights
Applicant(s):	TDAK & Company, LLC
Owner(s):	TDAK & Company, LLC
Location:	146 Dover Point Road (Tax Map M, Lot 61)
Date:	April 26, 2018

- Sheet 7 Proposed driveway for existing property on lot 9 appears to be closer than 5' to side boundary
- Sheet 7 the front right corner of the proposed dwelling unit #4 appears to be close to setback line.
- Sheet 9 Discuss the underground raceway locations of lots 2,3,7,8,9,10 as they do not appear to be on the driveway side (this is not a requirement of Dover however may be a concern for Eversource).
- Sheet 23 Discuss the location of the leach fields; in some instances locations conflict with tree line

Engineering Comments:

- The electric service to the existing house is underground. Not overhead as shown on the plan.
- There is no need for a light at the entrance because there is a street light on the pole
- Mail kiosk vs individual mail boxes?
- A cul de sac is strongly recommended over a hammerhead
- Can the existing pole support another drop for electric? Check with Eversource
- I highly recommend going with RCP for the driveway and road culverts due to the lack of cover; HDPE floats more easily
- Please install more trees by the rain gardens to create more buffer from roadway
- The 12 inch water is not shown correctly on Dover Point Road
- Please replace the downstream driveway culvert and do some maintenance on the swale.
- On R101 remove the mulch reference if the intent is to have grass
- On 13/25-note to build the raingardens first to direct the site run off to them.
- Please note that Dover Point Road has a concrete road under the 6 inches of asphalt.
- Please show the leach fields on the site plan and L101

Economic Development Comments:

None

Planning Board Comments:

- Planning Board may resist waiver requests
- Add vegetation to south side line
- Planning Board would like to see structure sizes, floor plans

Next Steps:

Engineering and Applicant to review availability of public sewer.

Motion to adjourn at 11:10 am by Dave White and seconded by James Maxfields. Vote: U/A

DRAFT

TABLE OF CONTENTS:

SHEET 1 ~ NEIGHBORHOOD PLAN
SHEET 2 ~ NOTE SHEET
SHEET 3 ~ EXISTING CONDITIONS PLAN
SHEET 4 ~ SITE SPECIFIC SOIL MAP
SHEET 5 ~ SUBDIVISION PLAN
SHEET 6 ~ SUBDIVISION TOPO PLAN
SHEET 7 ~ SITE PLAN
SHEET 8 ~ LANDSCAPING PLAN
SHEET 9 ~ OVERVIEW GRADING & UTILITY PLAN
SHEET 10 ~ PLAN AND PROFILE MARWARI DRIVE 0+00 TO END
SHEET 11 ~ R101
SHEET 12 ~ R102
SHEET 13 ~ EROSION AND SEDIMENT CONTROL
SHEET 14 ~ CROSS SECTIONS MARWARI DRIVE 0+00 TO 3+50
SHEET 15 ~ CROSS SECTIONS MARWARI DRIVE 3+50 TO END
SHEET 16 ~ SIGHT DISTANCE SOUTH BOUND
SHEET 17 ~ SIGHT DISTANCE NORTH BOUND
SHEET 18 ~ E101
SHEET 19 ~ E102
SHEET 20 ~ C101
SHEET 21 ~ C102
SHEET 22 ~ L101
SHEET 23 ~ SEPTIC LAYOUTS 1–4
SHEET 24 ~ SEPTIC LAYOUTS 5–8
SHEET 25 ~ SEPTIC LAYOUTS 9–11
~ T1 TRUCK TURNING TEMPLATE

OWNER: TDAK & COMPANY
9B KELSEY LANE
GREENLAND, NH 03840

APPLICANT: TDAK & COMPANY
9B KELSEY LANE
GREENLAND, NH 03840

SURVEYOR OF RECORD: KENNETH A. BERRY, PE, LLS
CPESC, CESSWI, CPSWQ
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825
(603) 332–2863

ENGINEER OF RECORD: KENNETH A. BERRY, PE, LLS
CPESC, CESSWI, CPSWQ
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825
(603) 332–2863

WETLAND SCIENTIST: STONEY RIDGE ENVIRONMENTAL
CYNTHIA M. BALCIUS, CSS, CWS, CPESC
229 PARKER MOUNTAIN ROAD
ALTON, NH 03809
603–776–5825

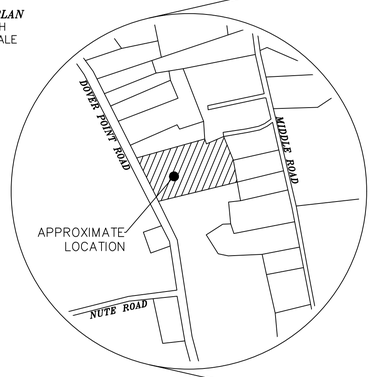
SOILS SCIENTIST: STONEY RIDGE ENVIRONMENTAL
CYNTHIA M. BALCIUS, CSS, CWS, CPESC
229 PARKER MOUNTAIN ROAD
ALTON, NH 03809
603–776–5825

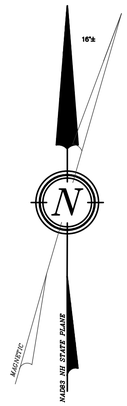
RESIDENTIAL SUBDIVISION TRANSFER OF DEVELOPMENT RIGHTS LAND OF TDAK & COMPANY LLC 146 DOVER POINT ROAD DOVER, N.H. TAX MAP M, LOT 61

NOTE:

BERRY SURVEYING & ENGINEERING HAS PREPARED AN INSPECTION & MAINTENANCE MANUAL AS PART OF THIS PROJECTS DOCUMENTATION. ALL USERS ARE BOUND TO THIS DOCUMENT AS PART OF THE APPROVAL OF THE PLANNING BOARD. COPIES OF THE YEARLY INSPECTIONS ARE TO BE DELIVERED TO THE CITY OF DOVER COMMUNITY SERVICES DEPARTMENT.

LOCATION PLAN
DOVER, NH
NOT TO SCALE





VICINITY SKETCH
DOVER, NH
SCALE: 1" = 500' ±

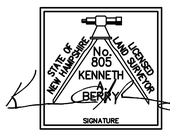


GENERAL PLAN SET NOTES:

1.) 11x17" PLANS ARE HALF THE PUBLISHED SCALE.

2.) ALL PLANS ARE CONSIDERED TO BE NOT FOR CONSTRUCTION UNLESS THEY CONTAIN THE APPROVAL STAMP OF THE CITY OF DOVER.

WHETHER OR NOT OTHERWISE EXPRESSLY RECITED ON THIS SITE PLAN, THE SITE PLAN APPROVAL GRANTED IS CONDITIONED ON FAITHFUL AND DILIGENT ADHERENCE BY THE OWNER/SUBDIVIDER/DEVELOPER OF ALL TERMS, CONDITIONS, PROVISIONS AND SPECIFICATIONS OF THE CITY OF DOVER LAND SITE PLAN REGULATIONS AS AMENDED OR AS MAY LATER BE AMENDED, IN EFFECT ON THE DATE OF APPROVAL, UNLESS OR EXCEPT INSOFAR AS EXPRESSLY WAIVED, IN ANY PARTICULAR, BELOW. NON – ADHERENCE MAY RESULT IN A REVOCATION OF APPROVAL. ANY VARIATION FROM THE APPROVED PLAN WILL REQUIRE A RESUBMISSION FOR SITE PLAN APPROVAL.



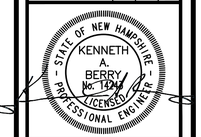
DOVER FILE #P18–14

REVISION	DATE	DESCRIPTION
#1	5–2–18	REVISED PER TRC COMMENTS OF 4–26–18

RESIDENTIAL SUBDIVISION PLAN
LAND OF
TDAK & COMPANY LLC
146 DOVER POINT ROAD
DOVER, NH 03820
TAX MAP M, LOT 61

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332–2863

SCALE : AS SHOWN
DATE : APRIL 5, 2018
FILE NO. : DB 2018 – 001



ABBREVIATION LEGEND:

S.G.C.	SLOPED GRANITE CURB
V.G.C.	VERTICAL GRANITE CURB
E.O.P.	EDGE OF PAVEMENT
B.C.C.	BITUMINOUS CONCRETE CURB
BITUM.	BITUMINOUS
E.O.P.	EDGE OF PAVEMENT
E.S.H.W.T	ESTIMATED SEASONAL HIGH WATER TABLE
TYP.	TYPICAL
T. BLOCK	THRUST BLOCK
CONC.	CONCRETE
U.G.E.	UNDERGROUND ELECTRIC / UTILITY
U.D.	UNDER DRAIN
F.E.S.	FLARED END SECTION
HDPE	HIGH DENSITY POLYETHYLENE
RCP	REINFORCED CONCRETE PIPE
F.G.	FINISHED GRADE
E.G.	EXISTING GRADE
T.W.	TRAVELED WAY
T.B.R.	TO BE REMOVED
'/,	FEET / FEET

{ } SSL ( ) ~ {SIZE} SINGLE SOLID LINE (COLOR W=WHITE, Y=YELLOW)
{ } DSL ( ) ~ {SIZE} DOUBLE SOLID LINE (COLOR W=WHITE, Y=YELLOW)
{ } SSB ( ) ~ {SIZE} SINGLE SOLID W/ BROKEN LINE (COLOR W=WHITE, Y=YELLOW)
{ } SBL ( ) ~ {SIZE} SINGLE BROKEN LINE (COLOR W=WHITE, Y=YELLOW)
{ } DBL ( ) ~ {SIZE} DOUBLE BROKEN LINE (COLOR W=WHITE, Y=YELLOW)

PROPOSED LEGEND:

- UTILITY POLE
- UTILITY PADS
- SEWER MANHOLE
- WATER SHUT OFF / VALVE
- HYDRANT
- THRUST BLOCK
- LIGHTING
- CATCH BASIN / DRAIN MANHOLE
- SIGNAGE
- LAMP
- PARKING KISOK

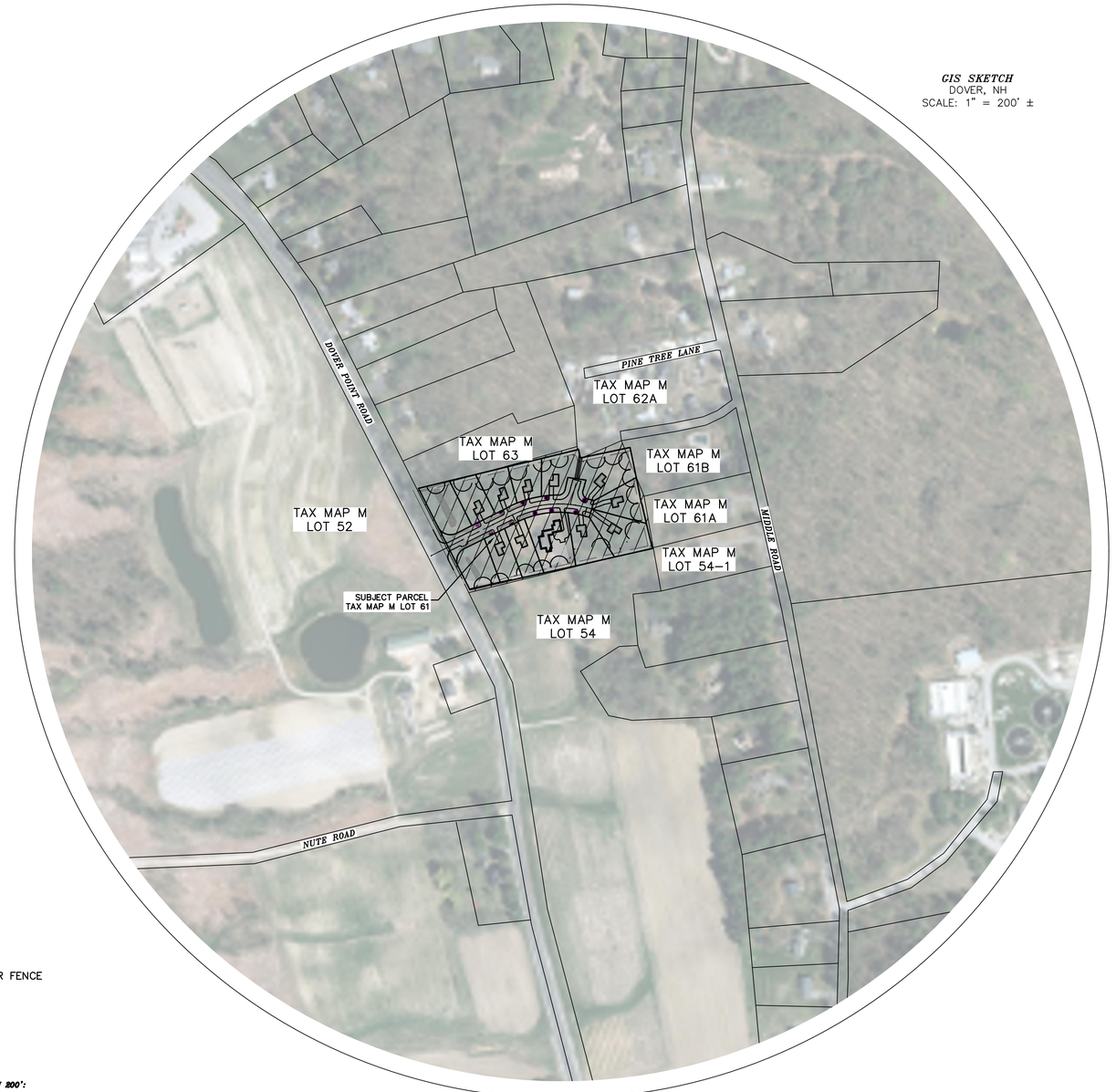
- CONTOUR MINOR (P41)
- CONTOUR MAJOR (P40)
- SPOT GRADE (F70.31)
- SAND FILTER CULVERT
- CULVERT W/ FLARED END SECTION (F.E.S.)
- DETAIL SHEET / DETAIL (E101 / E6)
- TREE LINE
- CENTER LINE
- UNDERGROUND UTILITY TRANSFORMER / J.BOX (UGE)
- UNDER DRAIN (U.D)
- WATER LINE (W)
- SEWER LINE (S)
- GAS LINE (G)
- SILT FENCE / EROSION MIX BERM (SF)
- FILTREXX 12" SILT SOXX (SS)
- ORANGE CONSTRUCTION PERIMETER FENCE

EXISTING LEGEND:

- IRON BOUND ~TBS~
- IRON BOUND ~FND~
- GRANITE BOUND ~FND~
- STONE BOUND ~FND~
- UTILITY POLE
- GUY WIRE
- CURB STOP
- GATE VALVE
- GAS VALVE
- FIRE HYDRANT
- CATCH BASIN
- SEWER MANHOLE
- SINGLE POST SIGN
- TEST PIT
- TREE
- BUILDING SETBACK LINE
- EASEMENT LINE
- GAS LINE
- WATER LINE
- SEWER LINE (ESL)
- OVERHEAD UTILITIES (OHU)
- HIGHWAY FENCE
- SOILS LINE
- EXISTING CONTOUR MINOR (41)
- EXISTING CONTOUR MAJOR (40)
- EXISTING CULVERT PIPE

SIGN ID NUMBER	SIGN SIZE (WIDTH x HEIGHT)	SIGN	TEXT DIMENSIONS	NO. OF SIGNS	BACKGROUND	LEGEND	BORDER	POST SIZE & QUANTITY
R1-1	36"x36"	STOP	SEE STANDARD HIGHWAY SIGNS 2004 EDITION PUBLISHED BY USDOT - FHWA	1	RED	WHITE	WHITE	SQUARE (1)
R2-1	24"x30"	SPEED LIMIT 25	SEE STANDARD HIGHWAY SIGNS 2004 EDITION PUBLISHED BY USDOT - FHWA	1	WHITE	BLACK	BLACK	U-CHANNEL (1)
W14-2	30"x30"	NO OUTLET	SEE STANDARD HIGHWAY SIGNS 2004 EDITION PUBLISHED BY USDOT - FHWA	1	YELLOW	BLACK	BLACK	U-CHANNEL (1)
R8-31	12"x18"	NO PARKING FIRE LANE	SEE STANDARD HIGHWAY SIGNS 2004 EDITION PUBLISHED BY USDOT - FHWA	3	WHITE	RED	RED	SQUARE (3)

GIS SKETCH
DOVER, NH
SCALE: 1" = 200' ±



ABUTTERS WITHIN 200':

N/F CHENEVERT, WILLIAM J. III
142 DOVER POINT ROAD
DOVER, NH 03820
TAX MAP M, LOT 63
S.C.R.D. BOOK 3144, PAGE 909

N/F COCHECO RIVER CO-OP
417 MIDDLE RD
DOVER, NH 03820
TAX MAP M, LOT 62A
S.C.R.D. BOOK 1448, PAGE 74

N/F HAGON, BRIAN K.
& LAWS, SIMON J.
429 MIDDLE RD
DOVER, NH 03820
TAX MAP M, LOT 61B
S.C.R.D. BOOK 4446, PAGE 883

N/F TUTTLE, MICHELLE
437 MIDDLE ROAD
DOVER, NH 03820
TAX MAP M, LOT 61A
S.C.R.D. BOOK, 4226, PAGE 366

ABUTTERS WITHIN 200' CONT.:

N/F MARGARET COFFEY REVOCABLE TRUST
MARGARET M COFFEY TRUSTEE
441 MIDDLE RD
DOVER, NH 03820
TAX MAP M, LOT 54-1
S.C.R.D. BOOK 3671, PAGE 758

N/F KOZAZCKI, MATTHEW
108 HIGH RD
NEWBURY, MA 01951
TAX MAP M, LOT 54
S.C.R.D. BOOK 4171, PAGE 678

N/F KOZAZCKI, MATTHEW
108 HIGH RD
NEWBURY, MA 01951
TAX MAP M, LOT 52
S.C.R.D. BOOK 4171, PAGE 678

DOVER FILE #P18-14

REVISION	DATE	DESCRIPTION
#1	5-2-18	REVISED PER TRC COMMENTS OF 4-26-18

NEIGHBORHOOD PLAN
LAND OF
TDAK & COMPANY LLC
146 DOVER POINT ROAD
DOVER, NH 03820
TAX MAP M, LOT 61

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

SCALE : AS SHOWN
DATE : APRIL 5, 2018
FILE NO. : DB 2018 - 001

STATE OF NEW HAMPSHIRE — LICENSED LAND SURVEYOR — NO. 805 — KENNETH A. BERRY — SIGNATURE

GENERAL PLAN SET NOTES:

1. OWNER: TDAK & COMPANY
9B KELSEY LANE
GREENLAND, NH 03840

2. APPLICANT: TDAK & COMPANY
9B KELSEY LANE
GREENLAND, NH 03840

3. TAX MAP M, LOT 61

4. LOT AREA: 184,225 Sq. Ft., 4.23 Ac.

5. TITLE REFERENCE FOR THE PROJECT PARCEL IS THE STRAFFORD COUNTY REGISTRY OF DEEDS, BOOK NO. 4558, PAGE NO. 253. SEE EASEMENT, BOOK 4543 PAGE 331

6. ALL APPLICABLE RIGHT-OF-WAY, CONSERVATION, SLOPE, CONSTRUCTION, UTILITY, ACCESS, OR OTHER EASEMENTS SHALL BE REFERENCED IN A NOTE AND SHOWN ON THE PLAN.

7. (R-20) LOW-DENSITY RESIDENTIAL DISTRICT
FRONTAGE ~ 125.0'
MINIMUM LOT SIZE ~ 20,000 Sq. Ft.
FRONT BUILD TO LINE ~ 20.0-35.0' MAX.
ABUT A STREET BUILD TO LINE ~ 20.0-35.0' MAX.
REAR SETBACK ~ 30.0'
SIDE SETBACK ~ 20.0'
WETLANDS BUFFER ~ 50.0'
MAX. BUILDING HEIGHT: 35'
MAX. LOT COVERAGE: 30%

8. TDR REGULATIONS
ABUTTING A ROAD SETBACK ~ 20'
ABUTTING A LOT LINE SETBACK ~ 10'
STREET SIDES OF UNITS ~ 20.0'
ABUTTING STRUCTURES ~ 20.0'

9. PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A SURVEY PREFORMED BY BERRY SURVEYING AND ENGINEERING IN 2017 WITH AN ERROR NOT GREATER THAN 1 IN 10,000.

10. I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF.: FEMA COMMUNITY #330145, MAP #33017C0340E, DATED: SEPTEMBER 30, 2015

11. ENGINEER'S OFFICE UPON COMPLETION OF PROJECT. AS-BUILT PLANS SHALL BE PREPARED AND CERTIFIED CORRECT BY A L.L.S. OR P.E. DIGITAL FILES SHALL BE GEO-REFERENCED TO NEW HAMPSHIRE STATE PLANE COORDINATES NAD83 AND SHALL BE EXPRESSED IN FEET. AS BUILT PLANS OF SITE SHALL BE SUBMITTED ON PAPER AND IN A DIGITAL FORMAT IN A PDF AND AUTOCAD DWG, AUTOCAD DXF OR AN ERSI FORMAT TO THE CITY OF DOVER.

12. EXTERIOR LIGHTING SHALL BE CUT-OFF TYPE FIXTURES PER CHAPTER 149-14-E AND SHALL PROVIDE LIGHTING DIRECTED ON SITE ONLY.

13. TOPOGRAPHIC SURVEY WAS PREFORMED BY BERRY SURVEYING AND ENGINEERING IN FALL OF 2017.

14. ELEVATIONS ARE BASED ON U.S.G.S. DATUM, USING SURVEY GRADE GPS RECEIVERS (NAVD 88).

15. A SECURITY SYSTEM SHALL BE INSTALLED AS REQUIRED BY CHAPTER 58, ARTICLE I, SECTION 58-2 OF THE CODE OF THE CITY OF DOVER FOR ANY MULTI FAMILY DWELLINGS. N/A

16. COMMERCIAL VEHICLE ROUTE DURING CONSTRUCTION SHALL CONFORM WITH THE DOVER CITY CODE OR BE COORDINATED WITH THE COMMUNITY SERVICES DIRECTOR.

17. THE INSTALLATION OF ELECTRIC POWER, CABLE TELEVISION AND TELEPHONE LINES SHALL BE UNDERGROUND THROUGHOUT THE SITE FOR WHICH DEVELOPMENT IS PROPOSED. SITE PLANS SHALL SHOW ANY EASEMENTS FOR THESE SERVICES.

18. THE SUBJECT PARCEL IS SERVED BY MUNICIPAL WATER AND ON SITE SEPTIC.

19. ALL EROSION CONTROL NOTES SHALL INCLUDE PROVISIONS FOR CONSTRUCTION SEQUENCING, TEMPORARY EROSION CONTROL MEASURES, AND PERMANENT STANDARDS SUCH AS LOAM SPREAD RATE FOR DISTURBED AREAS, RATES OF LIME, TYPE AND RATES FOR FERTILIZER, AND SEED AND MULCH MIXTURE WITH RATES OF APPLICATION. FILTREXX SOXX IS PREFERRED OVER THE USE OF SILT FENCE. FENCING IS TO BE USED ON SITE ONLY AS REQ. AND DIRECTED BY THE SWPPP INSPECTOR.

20. THE OWNER OF RECORD SHALL RECORD AT THE REGISTRY OF DEEDS DOCUMENTATION SUFFICIENT TO PROVIDE NOTICE TO ALL PERSONS THAT MAY ACQUIRE AND PROPERTY SUBJECT TO THE REQUIREMENTS AND RESPONSIBILITIES DESCRIBED IN THE APPROVED STORMWATER MANAGEMENT PLAN. THE NOTICE SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS FOR RECORDING CONTAINED IN RSA 477 AND 478. THE NOTICE SHALL NOT SET FORTH THE REQUIREMENTS AT LENGTH, SO LONG AS IT IS SUFFICIENT TO PROVIDE NOTICE TO PROSPECTIVE PURCHASERS TO THE REQUIREMENTS FOR MAINTENANCE AND REPORTING.

21. ALL TREATMENT SWALES TO BE CONSTRUCTED SHALL HAVE SOD BOTTOMS.

22. A LETTER OF CREDIT FOR THE COST OF REVEGETATING ALL DISTURBED AREAS ON SITE AND APPROVED CONSTRUCTION SIGN SHALL BE IN PLACE PRIOR TO ANY EARTH DISTURBING ACTIVITIES.

23. SITE CONSTRUCTION HOURS SHALL BE LIMITED TO MONDAY-FRIDAY 7AM-6PM AND SATURDAY 9AM-4PM. NO SUNDAY HOURS.

24. A PRE-CONSTRUCTION CONFERENCE WITH THE DEVELOPER, THE DESIGN ENGINEER, THE EARTHWORK CONTRACTOR AND THE CITY ENGINEER SHALL OCCUR PRIOR TO ANY EARTH DISTURBING ACTIVITY.

25. ALL CONSTRUCTION SHALL CONFORM WITH THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION (NHDOT) "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" AND WITH THE CITY OF DOVER COMMUNITY SERVICES REGULATIONS AND STANDARD SPECIFICATIONS FOR CONSTRUCTION. THE MORE STRINGENT SPECIFICATION APPLIES.

26. APPROVED BACKFLOW PREVENTORS SHALL BE PROVIDED FOR BOTH FIRE AND DOMESTIC WATER LINES.

27. BUILDING ADDRESSES SHALL BE ASSIGNED BY THE BUILDING OFFICIAL AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.

28. THE SITE LAYOUT IS DESIGNED IN COMPLIANCE WITH APPLICABLE ACCESSIBILITY REGULATIONS.

29. THE FOLLOWING FEDERAL PERMITS HAVE BEEN ISSUED FOR THE SUBJECT PROPERTY: NHDOT: PENDING

30. LIST ANY VARIANCES OR SPECIAL EXCEPTIONS GRANTED BY THE ZONING BOARD OF ADJUSTMENT OR CONDITIONAL USE PERMITS GRANTED BY THE PLANNING BOARD: NONE

31. ALL CATCH BASINS SHALL BE PRE-CAST H-20 LOADING AND SHALL BE EQUIPPED WITH DEEP SUMPS (4' MIN.) AND HOODS (SEE DETAILS) HOODS ARE TO BE "THE ELIMINATOR" BY KLEANSTREAM. RIMS ARE TO BE REXUS STYLE AND SHALL BE SET FLUSH WITH FINISH GRADE, UNLESS OTHERWISE INSTRUCTED DURING CONSTRUCTION BY DOVER DPW. RIMS ABOVE FINISH GRADE WILL BE NOT BE ACCEPTED. ALL RIMS, GRATES AND COVERS ARE TO BE U.S.A MADE.

32. ALL DRIVEWAY CULVERTS ARE TO BE RCP. INDIVIDUAL PIPE SIZES ARE SPECIFIED. SEE GRADING AND DRAINAGE PLAN FOR CULVERT LOCATIONS.

33. ALL ELEVATIONS TO BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. THE DESIGN ENGINEER IS TO BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCY. TEMPORARY BENCHMARKS (T.B.M.) ARE TO BE PROVIDED BY THE DESIGN ENGINEER.

34. NOTE THAT THE PROJECT IS SUBJECT TO THE EPA NPDES PHASE II. THE NOTICE OF INTENT (NOI) MUST BE FILED ALONG WITH A STORMWATER POLLUTION PREVENTION PLAN (SWPPP). WEEKLY INSPECTIONS WILL BE CONDUCTED BY THE DESIGN ENGINEER.

35. UPON FINAL COMPLETION AND 85% STABILIZATION THE DRAINAGE SYSTEM IS TO BE CLEANED OF ALL DEBRIS TO INCLUDE THE PUMPING OF THE BASIN SUMPS.

36. ALL UNPAVED AREAS ARE TO RECEIVE 4" QUALITY LOAM AND SEED.

37. ALL BASINS AND DRAINS ARE TO HAVE BOOTS INSTALLED ON ALL INLETS AND OUTLETS.

38. THIS PLAN PROPOSES 72,700 SQ. FT. OF DISTURBANCE. HOME SITES CAN ONLY BE CONSTRUCTED AFTER THE ROADWAY IS COMPLETED AND STABALIZED.

39. CALL DIG SAFE PRIOR TO BEGINNING WORK (1-888-344-7233).

40. WRITTEN DIMENSION ON THIS PLAN TAKE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS. IN THE EVENT OF A CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWINGS AND/OR SPECIFICATIONS, THE ENGINEER SHALL BE NOTIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR IS TO CONFIRM ALL ELEVATIONS. CONFLICTS WILL BE REPORTED TO THE DESIGN ENGINEER PRIOR TO CONSTRUCTION.

41. PROTECTION OF SUBGRADE: THE CONTRACTOR SHALL BE REQUIRED TO MAINTAIN STABLE, DEWATERED SUBGRADES, 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 MEETING THE ENGINEERS SPECIFIC RECOMMENDED CRITERIA.

42. IF THE EARTHWORK IS PERFORMED DURING FREEZING WEATHER (NOT ALLOWED IN CITY R.O.W.), 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 OPERATION. THE FINAL SUBGRADE ELEVATION WOULD ALSO REQUIRE AN APPROPRIATE DEGREE OF INSULATION AGAINST FREEZING.

43. 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.

44. THE FOLLOWING FEDERAL AND STATE PERMITS HAVE BEEN ISSUED FOR THE SUBJECT PROPERTY:
1. NHDOT DRIVEWAY PERMIT: PENDING.

STANDARD NOTES CONTINUED:

45.) MARWARI DRIVE IS A PRIVATE ROAD WHICH WILL HAVE PRIVATE REFUSE PICK UP.

46.) CONTRACTOR SHALL TAKE SPECIAL CARE IN NOT DISTURBING EXISTING MONUMENTS BOUNDS, AND OR BENCHMARKS WITHOUT FIRST MAKING PROVISIONS FOR RELOCATION

47.) THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO LOCATE EXACTLY AND TO PRESERVE ANY AND ALL UNDERGROUND UTILITIES CALL "DIG-SAFE" 1-888-DIGSAFE (344-7233) AT LEAST 72 HOURS BEFORE COMMENCING CONSTRUCTION

48.) WHERE AN EXISTING UNDERGROUND UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED TO THE ENGINEER FOR RESOLUTION OF THE CONFLICT.

49.) THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE AND ANY OTHER PRIVATE UTILITIES BY THE UTILITY COMPANIES.

50.) AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.

51.) THE TERM "PROPOSED" (PROP.) MEANS WORK TO BE CONSTRUCTED USING NEW MATERIALS, OR, WHERE APPLICABLE, RE-USING EXISTING MATERIALS IDENTIFIED AS "REMOVE & RESET" (R & R)

52.) ALL SYMBOLS, WORDS, TRANSVERSE MARKINGS (STOP BARS, CROSSWALK LINES, AND RAILROAD SYMBOLS), LANE LINES, AND ALL OTHER MARKINGS NOTED WITH {T} SHALL BE THERMOPLASTIC

52.) ALL DISTURBED AREAS NOT DESIGNATED TO BE PAVED SHALL HAVE LOAM PLACED AND SEEDED. THE LOAM SHALL HAVE A MINIMUM DEPTH OF 4 INCHES AND SHALL BE PLACED FLUSH WITH THE TOP OF THE ADJACENT CURB, EDGING, BERM OR PAVEMENT SURFACE.

STANDARD LANDSCAPING NOTES:

1. CALL DIG SAFE PRIOR TO BEGINNING WORK. (1-888-344-7233). THE LANDSCAPE CONTRACTOR IS ADVISED OF THE PRESENCE OF UNDERGROUND UTILITIES AND SHALL VERIFY THE EXISTENCE AND LOCATION OF THE SAME BEFORE COMMENCING ANY DIGGING OPERATIONS. THE LANDSCAPE CONTRACTOR SHALL REPLACE OR REPAIR UTILITIES, PAVING, WALKS, CURBING, ETC DAMAGED IN PERFORMANCE OF THIS JOB AT NO ADDITIONAL COST TO THE OWNER OR GENERAL CONTRACTOR.
2. CONTRACTOR SHALL THOROUGHLY FAMILIARIZE THEMSELVES WITH ALL SITE CONDITIONS PRIOR TO CONSTRUCTION BIDDING.
3. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTINGS SHOWN ON THE DRAWINGS. VARIATIONS IN QUANTITIES ARE TO BE APPROVED BY THE DESIGN ENGINEER.
4. PROVIDED SMOOTH TRANSITION WHERE NEW WORK MEETS EXISTING CONDITIONS.
5. ALL PLANT MATERIAL INSTALLED SHALL MEET THE SPECIFICATIONS OF "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN
6. ALL PLANT MATERIALS SHALL BE FREE FROM INSECTS AND DISEASE.
7. ALL PLANTINGS SHALL BE DONE IN ACCORDANCE WITH ACCEPTABLE HORTICULTURAL PRACTICES. THIS IS TO INCLUDE PROPER PLANTING MIX, PLANT BED AND TREE PIT PREPARATION, PRUNING STAKING OR GUYING, WRAPPING, SPRAYING, FERTILIZATION, PLANTING AND ADEQUATE MAINTENANCE UNTIL ACCEPTANCE FROM OWNER.
8. ALL GRASS, OTHER VEGETATION AND DEBRIS SHALL BE REMOVED FROM ALL PLANTING AREAS PRIOR TO PLANTING.
9. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING AND NEWLY PLANTED TREES AND SHRUBS DURING THE CONSTRUCTION PROCESS. WHERE REQUIRED, THE CONTRACTOR SHALL INSTALL TEMPORARY FENCING (SNOW OR EQUAL) AROUND EXISTING TREES AND SHRUBS THAT COULD BE IMPACTED BY THE CONSTRUCTION PROCESS. STORAGE OF CONSTRUCTION EQUIPMENT, CONSTRUCTION MATERIALS, SNOW STORAGE AND OR VEHICLE PARKING SHALL NOT BE PERMITTED WITHIN THE DRIP LINE OF TREES OR TWENTY FEET WHICH EVER IS GREATER. A VEGETATION BOND IS REQUIRED IN THE CITY OF DOVER.
10. NEW PLANTINGS SHALL BE INSTALLED PER PROJECT DRAWINGS AND SPECIFICATION THAT INCLUDE FERTILIZATION AND MULCHING AS REQUIRED.
11. ALL SHRUB BEDS AND TREE PITS SHALL BE MULCHED WITH 3" CLEAN SHREDDED BLACK MULCH
12. WHERE INDICATED ON PLAN, PLANTING SOIL MIXTURE FOR GROUND COVER AND PERENNIAL BED AREAS SHALL CONSIST OF FOUR PARTS TOPSOIL, TWO PARTS SPHAGNUM PEAT MOSS, AND ONE PART HORTICULTURAL PERLITE BY VOLUME. PEAT MOSS MAY BE SUBSTITUTED WITH WELL-ROTTED OR DEHYDRATED MANURE OR COMPOST. ROTOTILL BEDS TO A DEPTH OF 8 INCHES.
13. MAINTENANCE OF NEW PLANTINGS AND LAWNS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND OR LANDSCAPE SUBCONTRACTOR UNTIL ACCEPTANCE BY THE OWNER. RESPONSIBILITIES SHALL INCLUDE WATERING WEEDING AND MOWING AS NECESSARY. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE, REPLACEMENT MATERIAL SHALL BE GUARANTEED FOR AND ADDITIONAL YEAR FROM TIME OF INSTALLATION.
14. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL TEMPORARY EROSION CONTROL MEASURES DURING THE CONSTRUCTION PHASE AND UNTIL ALL AREAS HAVE BEEN STABILIZED AND ACCEPTED BY THE OWNER. THE GENERAL CONTRACTOR SHALL PROVIDE WEEKLY INSPECTIONS OF EROSION MEASURE AND IMMEDIATELY AFTER STORM EVENTS AND REPAIR AS NECESSARY.
15. THE GENERAL CONTRACTOR AND OR THE LANDSCAPE SUBCONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL THREE GUYING MATERIAL ONCE PLANT MATERIAL HAS BEEN ESTABLISHED. (MINIMUM OF ONE GROWING SEASON). ALL TEMPORARY EROSION CONTROL MEASURE SHALL BE REMOVED ONCE STABILIZATION OF DISTURBANCE HAS BEEN ACCEPTED BY OWNER.
16. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR A MINIMUM OF TWO MOWINGS FOR ALL TURF AREAS OR UNTIL ACCEPTANCE BY THE OWNER. A MINIMUM UNIFORM 75% CATCH OF TURF IS REQUIRED FOR ACCEPTANCE.
17. ALL PLANTINGS SHALL BE WATERED REGULARLY DURING THEIR FIRST YEAR AND MAINTAINED PERMANENTLY IN GOOD GROWING CONDITION AS AN EFFECTIVE VISUAL SCREEN.
18. SHRUBS OR TREES WHICH DIE SHALL BE REPLACED WITHIN ONE GROWING SEASON WITH NEW SHRUBS OR TREES TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE LANDSCAPING REQUIREMENTS.
19. ALL REQUIRED LANDSCAPING SHALL BE INSTALLED BEFORE OCCUPANCY, OR WITHIN SIX MONTHS IF OCCUPANCY OCCURS DURING WINTER CONDITIONS.
20. TREES ARE TO BE 6' TALL AT PLANTING.
21. ALL PLANT STOCK SHALL CONFORM TO ANSI Z260.1 – NURSERY STOCK, LATEST EDITIONS (AMERICAN ASSOCIATION OF NURSERYMEN, INC.)
22. 4" AGED PINEBARK MULCH AND A WEED BARRIER (TY-PAR FABRIC OR APPROVED EQUALSHALL BE APPLIED TO ALL SHRUB AND GROUND COVER BEDS. INSTALL WEED BARRIER AS PER MANUFACTURERS RECOMMENDATIONS.
23. PLANT-PIT BACK-FILL SHALL BE MIXED AT A RATE OF 7 PARTS OF TOPSOIL TO 2 PARTS OF DEHYDRATED COW MANURE. SLOW RELEASE FERTILIZER SHALL BE APPLIED AS PER MANUFACTURERS RECOMMENDATIONS. USE EXISTING ON-SITE TOPSOIL AS PART OF BACK FILL WHEN AVAILABLE.
24. ALL LANDSCAPED AREAS NOT PLANTED WITH TREES, SHRUBS OR GROUNDCOVER SHALL BE RESTORED WITH SEED OR SOD AS INDICATED ON PLANS.
25. TOPSOIL WILL BE TESTED FOR FERTILIZATION REQUIREMENTS, AND SLOW RELEASE ENVIRONMENTALLY FRIENDLY FERTILIZER WILL BE APPLIED AT THE RECOMMENDED RATES.
26. ALL DISTURBED WETLAND BUFFER AREAS, EXCEPT FOR AREAS THAT ARE PART OF THE DRAINAGE SYSTEM, ARE TO BE RESEEDED WITH A CONSERVATION SEED MIX AND ONLY MOWED TWICE PER YEAR.
27. ALL PLANT SUBSTITUTIONS MUST BE APPROVED BY THE ENGINEER.
28. PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, UPON DELIVERY OR AT THE JOB SITE WHILE WORK IS ONGOING TO CONFORMITY TO SPECIFIED QUALITY, SIZE AND VARIETY.
29. PLANTS FURNISHED IN CONTAINERS SHALL HAVE THE ROOTS WELL ESTABLISHED IN THE SOIL MASS AND SHALL HAVE AT LEAST ONE (1) GROWING SEASON. ROOT-BOUND PLANTS OR INADEQUATELY SIZED CONTAINERS TO SUPPORT THE PLANT MAY BE DEEMED UNACCEPTABLE.
30. ALL PLANTS SHALL BE GUARANTEED BY THE CONTRACTOR FOR NO LESS THAN ONE FULL YEAR FROM THE TIME OF INSTALLATION. DURING THIS TIME, THE OWNER SHALL MAINTAIN ALL PLANT MATERIALS IN THE ABOVE MANNER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSPECT THE PLANTS TO ENSURE PROPER CARE. IF THE CONTRACTOR IS DISSATISFIED WITH THE CARE GIVEN, HE SHALL IMMEDIATELY, AND IN SUFFICIENT TIME TO PERMIT THE CONDITION TO BE RECTIFIED, NOTIFY THE OWNER IN WRITING OR OTHERWISE FORFEIT HIS CLAIM.

UTILITY NOTES:

1. FINAL UTILITY LOCATIONS TO BE COORDINATED BETWEEN THE CONTRACTOR, ALL APPROPRIATE UTILITY COMPANIES AND THE DOVER DPW.
2. CONTRACTOR TO CONTACT DOVER DPW A MINIMUM OF TWO WEEKS PRIOR TO ANY CONSTRUCTION TO COORDINATE ALL WORK CONCERNING INSTALLATION OF ANY PROPOSED WATER LINE IMPROVEMENTS.
3. ALL WATER MAIN AND SERVICE INSTALLATIONS SHALL CONFORM TO CITY OF DOVER STANDARDS. ALL HIGHWAY CONSTRUCTION WILL MEET THE CITY OF DOVER STANDARDS AS MODIFIED BY WAIVER REQUEST AT THE PLANNING BOARD.
4. CONTRACTOR SHALL COORDINATE ALL ELECTRICAL INSTALLATIONS WITH EVERSOURCE AT (800) 662-7764. ALL ELECTRIC CONDUIT INSTALLATION SHALL BE INSPECTED BY EVERSOURCE PRIOR TO BACKFILL. A 48-HOUR MINIMUM NOTICE IS REQUIRED.
5. CONTRACTOR SHALL COORDINATE ALL TELECOMMUNICATIONS INSTALLATIONS WITH FAIRPOINT COMMUNICATIONS AT (603) 427-5525.
6. CONTRACTOR SHALL COORDINATE ALL CABLE INSTALLATIONS WITH COMCAST.
7. ALL WATER SERVICES ARE TO BE WITNESSED WITH A 2"X4" PAINTED BLUE. ALL SEWER SERVICES ARE TO BE WITNESSED WITH A 2"X4" PAINTED YELLOW, IS STUBBED PRIOR TO BUILDING CONSTRUCTION.
8. PLEASE NOTE, DOVER POINT ROAD HAS A CONCRETE ROAD 6 INCHES UNDER THE ASPHALT.

THIS RESIDENTIAL SUBDIVISION USES TRANSFER OF DEVELOPMENT (TDR) CHAPTER 170-27.2. UNITS 1,2,3, 11 & 10 ARE TO REQUIRED TO REMAIN 1,400 SF OR LESS IN LIVING SPACE SEE CHAPTER 170.27.2 FOR OTHER USES AND RESTRICTIONS.

TDR UNIT CALCULATIONS

1.) 184,211 SF. – CONSERVATION = 184,211

2.) 184,211 * .85 = 156,579.35

3.) 156,579.35 * .85 = 133,092.45

4.) 133,092.45 SF./20,000 SF. = 6.65 UNITS

5.) REMAINING 4.5 UNITS TO BE PURCHASED, THUS ALLOWING FOR 11 UNITS

DOVER FILE #P18-14

REVISION	DATE	DESCRIPTION
#1	5-2-18	REVISED PER TRC COMMENTS OF 4-26-18

NOTE SHEET
LAND OF
TDAK & COMPANY LLC
146 DOVER POINT ROAD
DOVER, NH 03820
TAX MAP M, LOT 61

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

SCALE : NONE
DATE : APRIL 5, 2018
FILE NO. : DB 2018 – 001

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14243
LICENSED PROFESSIONAL ENGINEER

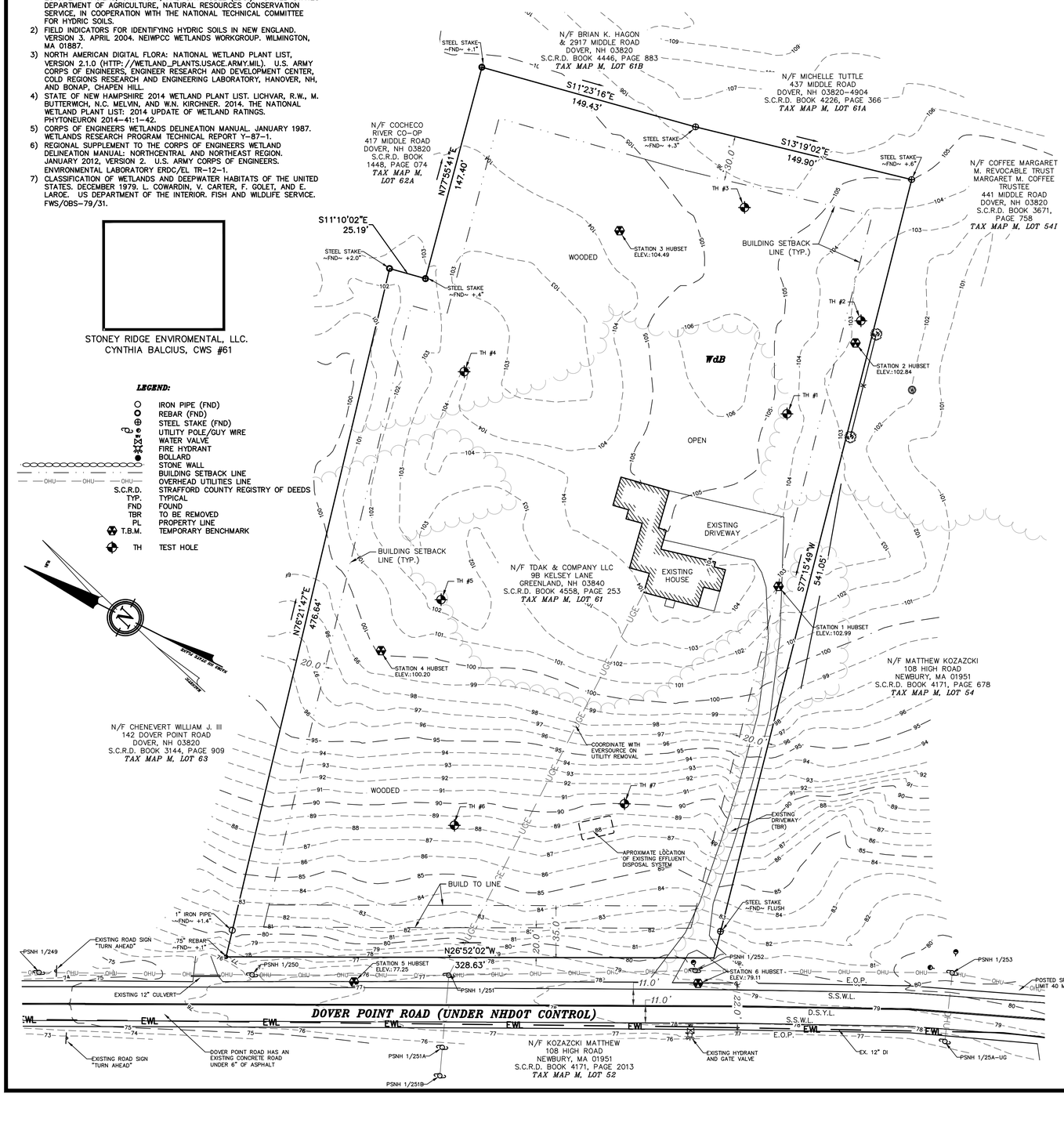
JURISDICTIONAL WETLANDS WERE DELINEATED BY CINDY BALCIUS OF STONEY RIDGE ENVIRONMENTAL LLC IN DRCEMBER OF 2017 UTILIZING THE FOLLOWING STANDARDS:

1) FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 7.0. 2010. L.M. VASILAS, G.W. HURT, AND C.V. NOBLE (EDS.). UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE, IN COOPERATION WITH THE NATIONAL TECHNICAL COMMITTEE FOR HYDRIC SOILS.
2) FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND. VERSION 3. APRIL 2004. NEIWPCC WETLANDS WORKGROUP. WILMINGTON, MA 01887.
3) NORTH AMERICAN DIGITAL FLORA: NATIONAL WETLAND PLANT LIST, VERSION 2.1.0 (HTTP://WETLAND_PLANTS.USACE.ARMY.MIL). U.S. ARMY CORPS OF ENGINEERS, ENGINEER RESEARCH AND DEVELOPMENT CENTER, COLD REGIONS RESEARCH AND ENGINEERING LABORATORY, HANOVER, NH, AND BONAP, CHAPEN HILL.
4) STATE OF NEW HAMPSHIRE 2014 WETLAND PLANT LIST. LICHVAR, R.W., M. BUTTERWICH, N.C. MELVIN, AND W.N. KIRCHNER. 2014. THE NATIONAL WETLAND PLANT LIST: 2014 UPDATE OF WETLAND RATINGS. PHYTONEURON 2014-41:1-42.
5) CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL. JANUARY 1987. WETLANDS RESEARCH PROGRAM TECHNICAL REPORT Y-87-1.
6) REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION. JANUARY 2012, VERSION 2. U.S. ARMY CORPS OF ENGINEERS. ENVIRONMENTAL LABORATORY ERDC/EL TR-12-1.
7) CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES. DECEMBER 1979. L. COWARDIN, V. CARTER, F. GOLET, AND E. LAROE. US DEPARTMENT OF THE INTERIOR. FISH AND WILDLIFE SERVICE. FWS/OBS-79/31.

STONEY RIDGE ENVIROMENTAL, LLC.
CYNTHIA BALCIUS, CWS #61

GRAPHIC SCALE

40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.



LEGEND:

- IRON PIPE (FND)
- REBAR (FND)
- STEEL STAKE (FND)
- UTILITY POLE/GUY WIRE
- WATER VALVE
- FIRE HYDRANT
- BOLLARD
- STONE WALL
- BUILDING SETBACK LINE
- OVERHEAD UTILITIES LINE
- S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS
- TYP. TYPICAL
- FND FOUND
- TBR TO BE REMOVED
- PL. PROPERTY LINE
- T.B.M. TEMPORARY BENCHMARK
- TH TEST HOLE

PLAN REFERENCES:

1.) "LOT LINE ADJUSTMENT AND SUBDIVISION PREPARED FOR WILLIAM P. TUTTLE III AND RICHARD & JANET CERILLI TAX MAP M, LOT Nos. 54 & 54D MIDDLE ROAD & DOVER POINT ROAD CITY OF DOVER COUNTY OF STRAFFORD STATE OF NEW HAMPSHIRE" BY: MCENEANEY SURVEY ASSOCIATES, INC. DATED: DECEMBER 27, 1999 S.C.R.D. PLAN # 57-97

2.) "LOT LINE ADJUSTMENT PLAN PREPARED FOR LUCY TUTTLE AND WILLIAM P. TUTTLE III 455 MIDDLE ROAD DOVER, NEW HAMPSHIRE" BY: MCENEANEY SURVEY ASSOCIATES, INC. DATED: SEPTEMBER 9, 1999 S.C.R.D. PLAN # 57-43

3.) "LOT LINE ADJUSTMENT COCHECHO RIVER COOPERATIVE" BY: T.F. MORAN INC. DATED: AUGUST 15, 1991 S.C.R.D. PLAN # 39-97

4.) "SUBDIVISION OF LOT "G" THE HUGH TUTTLE LAND FOR RICK & JANET CERILLI IN DOVER ~ N.H." BY: BRUCE L. POHOPECK DATED: APRIL 27, 1983 S.C.R.D. PLAN #22-64

5.) "PLAN OF LOT F HIGH C. TUTTLE DOVER, N.H." BY: G.L. DAVIS RECORDED: DECEMBER 1981 S.C.R.D. PLAN #17B-161

6.) "PLAN OF LOTS HUGH C. TUTTLE BARBARA C. TUTTLE TRUST DOVER N.H." BY: G.L. DAVIS RECORDED: OCTOBER 1980 S.C.R.D. PLAN #17B-109

7.) "PLAN OF LAND HEIRS OF BARBARA .C TUTTLE DOVER, NEW HAMPSHIRE" BY: G.L. DAVIS DATED: FEBRUARY 1979 S.C.R.D. BOOK 1058, PAGE 485

8.) "PLAN OF LOT HUGH C., TUTTLE TO LUCY & THOMAS HOURIHAN DOVER NEW HAMPSHIRE" BY: G.L. DAVIS DATED: MAY 1977 S.C.R.D. PLAN #17C-36

9.) "PLAN OF LOT FOR GEORGE W. MARSTON DOVER NEW HAMPSHIRE" BY: G.L. DAVIS DATED: AUGUST 14, 1595 S.C.R.D. BOOK 706, PAGE 490

10.) "BOUNDARY PLAN, LUCY TUTTLE, 146 DOVER POINT ROAD DOVER NEW HAMPSHIRE" BY: TRITECH ENGINEERING CORP. DATED: JANUARY 18, 2018 S.C.R.D. PLAN #115-37

SOILS:

WdB – WINDSOR LOAMY SAND, 3 TO 8 PERCENT SLOPES

SEE WEBSOIL USDA-NRCS

TEST HOLE DATA:

TESTHOLE #1 12-13-17
WITNESSED BY STONEY RIDGE ENVIRONMENTAL

DEPTH	COLOR	TEXTURE	STRUCTURE	CONSISTENCE	REDOX
0-4"	10YR 2/2	SL	GR	FR	
4-12"	7.5Y 4/4	LS	WGR	VFR	
12-20"	10YR 5/8	FS	WGR	VFR	
20-30"	2.5Y 5/6	S	WGR	VFR	
30-46"	2.5Y 5/4	S	WGR	VFR	10YR 5/6 C/D
46-50"	2.5Y 5/3	GCS	SG	LO	10YR 5/6 C/D
50-72"	10YR 3/6	FS	WGR	VFR	

S.H.W.T. @ 30"
LEDGE @ >72"
NO GROUND WATER
SOIL TYPE – DEERFIELD

TESTHOLE #2 12-13-17
WITNESSED BY STONEY RIDGE ENVIRONMENTAL

DEPTH	COLOR	TEXTURE	STRUCTURE	CONSISTENCE	REDOX
0-4"	10YR 2/2	FSL	GR	FR	
4-12"	10YR 3/3	FSL	GR	FR	
12-18"	10YR 3/4	SL	WGR	VFR	
18-26"	2.5Y 5/6	S	OM	LO	
26-36"	2.5Y 5/6	S	OM	LO	10YR 5/8 C/D
36-72"	5Y 4/2	LS	WGR	VFR	10YR 5/6 C/D

S.H.W.T. @ 26"
LEDGE @ >72"
NO GROUND WATER
SOIL TYPE – DEERFIELD

TESTHOLE #3 12-13-17
WITNESSED BY STONEY RIDGE ENVIRONMENTAL

DEPTH	COLOR	TEXTURE	STRUCTURE	CONSISTENCE	REDOX
0-2"	10YR 2/2	FSL	GR	FR	
2-12"	10YR 5/6	SL	WGR	VFR	
12-18"	10YR 3/3	SL	WGR	VFR	
18-32"	7.5Y 5/8	S	WGR	VFR	
32-38"	2.5Y 5/6	S	OM	LO	
38-72"	2.5Y 5/4	S	OM	LO	7.5YR 5/8 C/D

S.H.W.T. @ 38"
LEDGE @ >72"
NO GROUND WATER
SOIL TYPE – DEERFIELD

TESTHOLE #4 12-13-17
WITNESSED BY STONEY RIDGE ENVIRONMENTAL

DEPTH	COLOR	TEXTURE	STRUCTURE	CONSISTENCE	REDOX
0-2"	10YR 2/2	SL	GR	FR	
2-7"	10YR 3/3	SL	WGR	VFR	
7-28"	10YR 5/3	S	WGR	VFR	
28-42"	2.5Y 5/6	S	OM	LO	
42-72"	2.5Y 5/6	S	OM	LO	10YR 5/8 C/D

S.H.W.T. @ 42"
LEDGE @ >72"
NO GROUND WATER
SOIL TYPE – WINDSOR

TESTHOLE #5 12-13-17
WITNESSED BY STONEY RIDGE ENVIRONMENTAL

DEPTH	COLOR	TEXTURE	STRUCTURE	CONSISTENCE	REDOX
0-6"	10YR 2/2	SL	GR	FR	
6-15"	10YR 3/4	S	WGR	VFR	
15-30"	2.5Y 5/6	S	WGR	VFR	
30-36"	10YR 3/4	S	SG W/COARSE SAND LENSES	LO	7.5YR 4/6 C/D
36-44"	10YR 4/6	S	SG	LO	
44-72"	2.5Y 5/4	LFS	WGR	VFR	10YR 4/6 C/D

S.H.W.T. @ 30"
LEDGE @ >72"
NO GROUND WATER
SOIL TYPE – DEERFIELD

TESTHOLE #6 12-13-17
WITNESSED BY STONEY RIDGE ENVIRONMENTAL

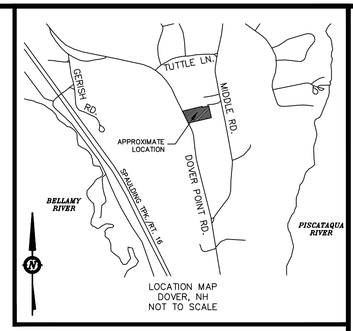
DEPTH	COLOR	TEXTURE	STRUCTURE	CONSISTENCE	REDOX
0-12"	10YR 3/4	SL	GR	FR	
12-28"	10YR 4/6	SL	GR	FR	
26-36"	10YR 3/6	CS	SG	LO	
36-42"	2.5Y 4/2	FSL	WGR	VFR	
42-72"	10YR 4/4 FSL W/25% CHANNERED/ ROTTEN LEDGE		WGR	VFR	7.5YR 5/8 C/D

S.H.W.T. @ 42"
LEDGE @ >72"
NO GROUND WATER
SOIL TYPE – HINCKLEY

TESTHOLE #7 12-13-17
WITNESSED BY STONEY RIDGE ENVIRONMENTAL

DEPTH	COLOR	TEXTURE	STRUCTURE	CONSISTENCE	REDOX
0-4"	10YR 2/2	SL	GR	FR	
4-12"	10YR 4/4	SL	GR	FR	
12-30"	10YR 5/6	S	WGR	VFR	
30-72"	2.5Y 5/6	S	OM	LO	

S.H.W.T. @ >72"
LEDGE @ >72"
NO GROUND WATER
SOIL TYPE – CANTON



LOCATION MAP
DOVER, NH
NOT TO SCALE

NOTES:

1.) OWNER: TDAK & COMPANY
9B KELSEY LANE
GREENLAND, NH 03840

1A.) APPLICANT: TDAK & COMPANY
9B KELSEY LANE
GREENLAND, NH 03840

2.) TAX MAP M, LOT 61

3.) LOT AREA: 184,225 Sq. Ft., 4.23 Ac.

4.) S.C.R.D. BOOK 4558, PAGE 253
SEE EASEMENT, BOOK 4543 PAGE 331

5.) ZONING: (R-20) LOW-DENSITY RESIDENTIAL DISTRICT
FRONTAGE ~ 125.0'
MINIMUM LOT SIZE ~ 20,000 Sq. Ft.
FRONT BUILD TO LINE ~ 20.0-35.0' MAX.
ABUT A STREET BUILD TO LINE ~ 20.0-35.0' MAX.
REAR SETBACK ~ 30.0'
SIDE SETBACK ~ 20.0'
WETLANDS BUFFER ~ 50.0'
MAX. BUILDING HEIGHT: 35'
MAX. LOT COVERAGE: 30%

6.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF.: FEMA COMMUNITY #330145, MAP #33017C0340E, DATED: SEPTEMBER 30, 2015

7.) VERTICAL DATUM BASED ON NAVD88 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.

8.) THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN JANUARY OF 2018, WITH AN ERROR OF CLOSURE OF 1 PART IN 46,638.

9.) THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS ON TAX MAP M, LOT 61 AS OF THE DATE OF THIS PLAN.

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

5-1-18

KENNETH A. BERRY LLS 805 DATE

DOVER FILE #P18-14

REVISION	DATE	DESCRIPTION
#1	5-2-18	REVISED PER TRC COMMENTS OF 4-26-18

EXISTING CONDITIONS PLAN
LAND OF
TDAK & COMPANY LLC
146 DOVER POINT ROAD
DOVER, NH 03820
TAX MAP M, LOT 61

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

SCALE : 1 IN. EQUALS 40 FT.
DATE : APRIL 5, 2018
FILE NO. : DB 2018 – 001

STATE OF NEW HAMPSHIRE LICENSED LAND SURVEYOR
NO. 805
KENNETH A. BERRY
SIGNATURE

STONEY RIDGE ENVIROMENTAL, LLC.
CINDY BALCIUS, CWS #61

STONEY RIDGE ENVIROMENTAL, LLC.
CINDY BALCIUS, CSS #84

JURISDICTIONAL WETLANDS WERE DELINEATED BY CINDY BALCIUS OF STONEY RIDGE ENVIRONMENTAL LLC IN JANUARY OF 2018 UTILIZING THE FOLLOWING STANDARDS:

1) FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 7.0. 2010. L.M. VASILAS, G.W. HURT, AND C.V. NOBLE (EDS.). UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE, IN COOPERATION WITH THE NATIONAL TECHNICAL COMMITTEE FOR HYDRIC SOILS.
2) FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND. VERSION 3. APRIL 2004. NEIWPCC WETLANDS WORKGROUP. WILMINGTON, MA 01887.
3) NORTH AMERICAN DIGITAL FLORA: NATIONAL WETLAND PLANT LIST, VERSION 2.1.0 (HTTP://WETLAND_PLANTS.USACE.ARMY.MIL). U.S. ARMY CORPS OF ENGINEERS, ENGINEER RESEARCH AND DEVELOPMENT CENTER, COLD REGIONS RESEARCH AND ENGINEERING LABORATORY, HANOVER, NH, AND BONAP, CHAPEN HILL.
4) STATE OF NEW HAMPSHIRE 2014 WETLAND PLANT LIST. LICHVAR, R.W., M. BUTTERWICH, N.C. MELVIN, AND W.N. KIRCHNER. 2014. THE NATIONAL WETLAND PLANT LIST: 2014 UPDATE OF WETLAND RATINGS. PHYTONEURON 2014-41:1-42.
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7) CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES. DECEMBER 1979. L. COWARDIN, V. CARTER, F. GOLET, AND E. LAROE. US DEPARTMENT OF THE INTERIOR. FISH AND WILDLIFE SERVICE. FWS/OBS-79/31.

LEGEND:

- IRON PIPE (FND)
- REBAR (FND)
- STEEL STAKE (FND)
- UTILITY POLE/GUY WIRE
- WATER VALVE
- FIRE HYDRANT
- BOLLARD
- STONE WALL
- BUILDING SETBACK LINE
- OHU — OVERHEAD UTILITIES LINE
- S.C.R.D. — STRAFFORD COUNTY REGISTRY OF DEEDS
- TYP. — TYPICAL
- FND — FOUND
- PL — PROPERTY LINE
- T.B.M. — TEMPORARY BENCHMARK
- TH — TEST HOLE

NOTES:

1.) OWNER: TDAK & COMPANY
9B KELSEY LANE
GREENLAND, NH 03840

2.) TAX MAP M, LOT 61

3.) LOT AREA: 184,225 Sq. Ft., 4.23 Ac.

4.) S.C.R.D. BOOK 4558, PAGE 253

5.) ZONING: (R-20) LOW-DENSITY RESIDENTIAL DISTRICT
FRONTAGE ~ 125.0'
MINIMUM LOT SIZE ~ 20,000 Sq. Ft.
FRONT BUILD TO LINE ~ 20.0-35.0' MAX.
ABUT A STREET BUILD TO LINE ~ 20.0-35.0' MAX.
REAR SETBACK ~ 30.0'
SIDE SETBACK ~ 20.0'
WETLANDS BUFFER ~ 50.0'
MAX. BUILDING HEIGHT: 35'
MAX. LOT COVERAGE: 30%

6.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF.: FEMA COMMUNITY #330145, MAP #33017C0340E, DATED: SEPTEMBER 30, 2015

7.) VERTICAL DATUM BASED ON NAVD88 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.

8.) THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN JANUARY OF 2018, WITH AN ERROR OF CLOSURE OF 1 PART IN 46,638.

9.) THE INTENT OF THIS PLAN IS TO REPRESENT THE SITE SPECIFIC SOILS ON TAX MAP M LOT 61, AS DETERMINED BY STONEY RIDGE ENVIRONMENTAL LLC.



SOILS LEGEND

SYMBOL	SOIL TAXONOMIC NAME	DRAINAGE CLASS	HYDROLOGIC SOIL GROUP
26B	WINDSOR LOAMY SAND	EXCESSIVELY WELL DRAINED	A
26C	WINDSOR LOAMY SAND	EXCESSIVELY WELL DRAINED	A
26D	WINDSOR LOAMY SAND	EXCESSIVELY WELL DRAINED	A
313A	DEERFIELD LOAMY SAND	MODERATELY WELL DRAINED	B
313B	DEERFIELD LOAMY SAND	MODERATELY WELL DRAINED	B
313C	DEERFIELD LOAMY SAND	MODERATELY WELL DRAINED	B
699(313)A	URBAN LAND-BUILDINGS (OVER DEERFIELD SERIES)	MODERATELY WELL DRAINED	B
699(313)B	URBAN LAND-BUILDINGS (OVER DEERFIELD SERIES)	MODERATELY WELL DRAINED	B
699(313)C	URBAN LAND-BUILDINGS (OVER DEERFIELD SERIES)	MODERATELY WELL DRAINED	B
699(26)C	URBAN LAND-BUILDINGS (OVER WINDSOR SERIES)	EXCESSIVELY DRAINED	A
699(26)D	URBAN LAND-BUILDINGS (OVER WINDSOR SERIES)	EXCESSIVELY DRAINED	A

SLOPES: 0-3% A / 3-8% B / 8-15% C / 15-25% D

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

DOVER FILE #P18-14

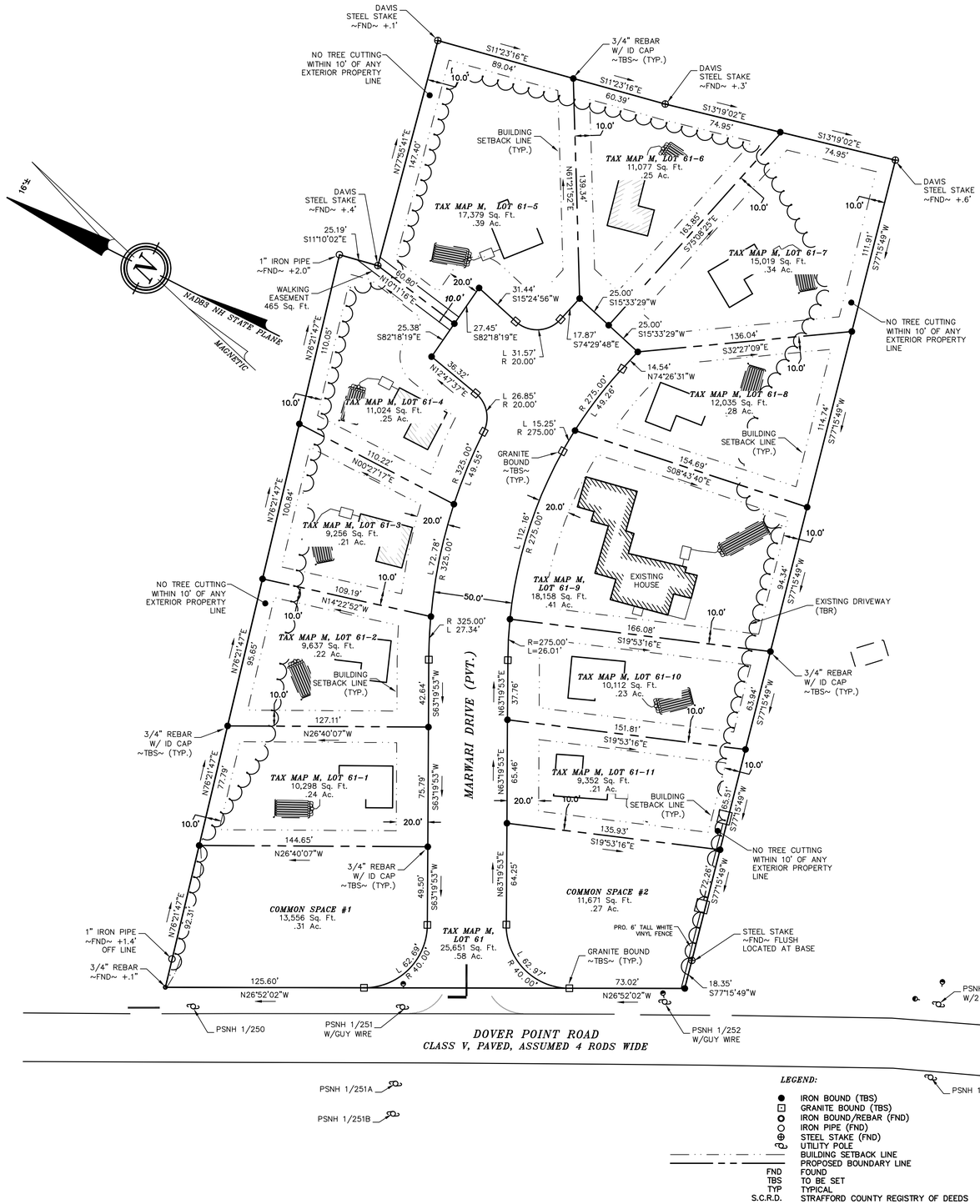
REVISION	DATE	DESCRIPTION
#1	5-2-18	REVISED PER TRC COMMENTS OF 4-26-18

SITE SPECIFIC SOILS MAP
LAND OF
TDAK & COMPANY LLC
146 DOVER POINT ROAD
DOVER, NH 03820
TAX MAP M, LOT 61

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

SCALE : 1 IN. EQUALS 40 FT.
DATE : APRIL 5, 2018
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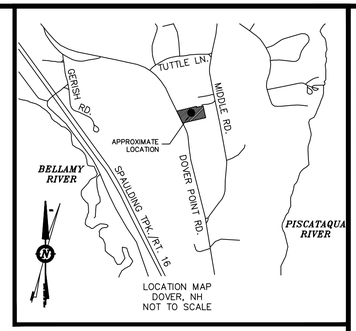
STATE OF NEW HAMPSHIRE
No. 805
KENNETH A. BERRY
LICENSED LAND SURVEYOR
SIGNATURE



STONEY RIDGE ENVIROMENTAL, LLC.
CYNTHIA BALCIUS, CWS #61

JURISDICTIONAL WETLANDS WERE DELINEATED BY CINDY BALCIUS OF STONEY RIDGE ENVIRONMENTAL LLC IN DECEMBER OF 2017 UTILIZING THE FOLLOWING STANDARDS:

1) FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 7.0. 2010. L.M. VASILAS, G.W. HURT, AND C.V. NOBLE (EDS.). UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE, IN COOPERATION WITH THE NATIONAL TECHNICAL COMMITTEE FOR HYDRIC SOILS.
2) FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND. VERSION 3. APRIL 2004. NEIWPCC WETLANDS WORKGROUP. WILMINGTON, MA 01887.
3) NORTH AMERICAN DIGITAL FLORA: NATIONAL WETLAND PLANT LIST, VERSION 2.1.0 (HTTP://WETLAND_PLANTS.USACE.ARMY.MIL). U.S. ARMY CORPS OF ENGINEERS, ENGINEER RESEARCH AND DEVELOPMENT CENTER, COLD REGIONS RESEARCH AND ENGINEERING LABORATORY, HANOVER, NH, AND BONAP, CHAPEN HILL.
4) STATE OF NEW HAMPSHIRE 2014 WETLAND PLANT LIST. LICHVAR, R.W., M. BUTTERWICH, N.C. MELVIN, AND W.N. KIRCHNER. 2014. THE NATIONAL WETLAND PLANT LIST: 2014 UPDATE OF WETLAND RATINGS. PHYTONEURON 2014-41:1-42.
5) CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL. JANUARY 1987. WETLANDS RESEARCH PROGRAM TECHNICAL REPORT Y-87-1.
6) REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION. JANUARY 2012, VERSION 2. U.S. ARMY CORPS OF ENGINEERS. ENVIRONMENTAL LABORATORY ERDC/EL TR-12-1.
7) CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES. DECEMBER 1979. L. COWARDIN, V. CARTER, F. GOLET, AND E. LAROE. US DEPARTMENT OF THE INTERIOR. FISH AND WILDLIFE SERVICE. FWS/OBS-79/31.



NOTES:

1.) OWNER: TDAK & COMPANY
9B KELSEY LANE
GREENLAND, NH 03840

1A.) APPLICANT: TDAK & COMPANY
9B KELSEY LANE
GREENLAND, NH 03840

2.) TAX MAP M, LOT 61

3.) LOT AREA: 184,225 Sq. Ft., 4.23 Ac.

4.) S.C.R.D. BOOK 4558, PAGE 253
SEE EASEMENT, BOOK 4543 PAGE 331

5.) ZONING: (R-20) LOW-DENSITY RESIDENTIAL DISTRICT
FRONTAGE ~ 125.0'
MINIMUM LOT SIZE ~ 20,000 Sq. Ft.
FRONT BUILD TO LINE ~ 20.0-35.0' MAX.
ABUT A STREET BUILD TO LINE ~ 20.0-35.0' MAX.
REAR SETBACK ~ 30.0'
SIDE SETBACK ~ 20.0'
WETLANDS BUFFER ~ 50.0'
MAX. BUILDING HEIGHT: 35'
MAX. LOT COVERAGE: 30%

6.) TDR REGULATIONS
ABUTTING A ROAD SETBACK ~ 20'
ABUTTING A LOT LINE SETBACK ~ 10'
STREET SIDES OF UNITS ~ 20.0'
ABUTTING STRUCTURES ~ 20.0'
NO CUT BUFFER FROM EXTERIOR PROPERTY LINE ~ 10.0'

7.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF.: FEMA COMMUNITY #330145, MAP #33017C0340E, DATED: SEPTEMBER 30, 2015

8.) VERTICAL DATUM BASED ON NAVD88 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.

9.) THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN JANUARY OF 2018, WITH AN ERROR OF CLOSURE OF 1 PART IN 46,638.

10.) THE INTENT OF THIS PLAN IS TO SHOW THE PROPOSED SUBDIVISION PLAN FOR TAX MAP M, LOT 61.

11.) IF, DURING CONSTRUCTION, IT BECOMES APPARENT THAT DEFICIENCIES EXIST IN THE APPROVED DESIGN DRAWINGS, THE OWNER SHALL BE REQUIRED TO CORRECT THE DEFICIENCIES TO MEET THE REQUIREMENTS OF THE REGULATIONS AT NO EXPENSE TO THE CITY OF DOVER.

12.) AS-BUILT PLANS OF THE SUBDIVISION SHALL BE SUBMITTED ON PAPER AND IN DIGITAL FORMAT IN PDF AND AUTOCAD DWG, AUTOCAD DXF OR ERSI FORMAT TO THE CITY OF DOVER ENGINEERS OFFICE UPON COMPLETION OF PROJECT. AS-BUILT PLANS SHALL BE PREPARED AND CERTIFIED CORRECT BY A L.L.S. OR P.E. DIGITAL FILE SHALL BE GEO-REFERENCED TO NEW HAMPSHIRE STATE PLANE COORDINATES NAD83 AND SHALL BE EXPRESSED IN FEET.

PLAN REFERENCES CONT.:

6.) "PLAN OF LOTS HUGH C. TUTTLE BARBARA C. TUTTLE TRUST DOVER N.H."
BY: G.L. DAVIS
RECORDED: OCTOBER 1980
S.C.R.D. PLAN #17B-109

7.) "PLAN OF LAND HEIRS OF BARBARA .C TUTTLE DOVER, NEW HAMPSHIRE"
BY: G.L. DAVIS
DATED: FEBRUARY 1979
S.C.R.D. BOOK 1058, PAGE 485

8.) "PLAN OF LOT HUGH C., TUTTLE TO LUCY & THOMAS HOURIHAN DOVER NEW HAMPSHIRE"
BY: G.L. DAVIS
DATED: MAY 1977
S.C.R.D. PLAN #17C-36

9.) "PLAN OF LOT FOR GEORGE W. MARSTON DOVER NEW HAMPSHIRE"
BY: G.L. DAVIS
DATED: AUGUST 14, 1595
S.C.R.D. BOOK 706, PAGE 490

10.) "BOUNDARY PLAN, LUCY TUTTLE, 146 DOVER POINT ROAD DOVER NEW HAMPSHIRE"
BY: TRITECH ENGINEERING CORP.
DATED: JANUARY 18, 2018
S.C.R.D. PLAN #115-37

NOTES CONTINUED:

13.) THE CURRENT USE OF THE PROPERTY IS FOR RESIDENTIAL SINGLE FAMILY HOME. ALL PROPOSED LOTS WILL BE FOR RESIDENTIAL SINGLE FAMILY HOMES.

14.) ALL LOTS WILL BE SERVICED BY MUNICIPAL WATER AND ON SITE SEPTIC.

15.) FINAL LOT NUMBERS SHALL BE ASSIGNED BY THE ASSESSING OFFICE. ADDRESSES TO BE ASSIGNED BY BUILDING OFFICIAL.

16.) NHDES SUBDIVISION APPROVAL WILL BE REQUIRED ON ALL 11 LOTS.

17.) THIS IS A MULTI PAGE PLAN SET WITH ADDITIONAL ENGINEERING INFORMATION PROVIDED AND ON FILE AT THE CITY OF DOVER PLANNING OFFICE.

18.) WRITTEN DIMENSIONS ON THIS PLAN TAKE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS. IN THE EVENT OF A CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWINGS AND/OR SPECIFICATIONS, THE ENGINEER SHALL BE NOTIFIED BY THE CONTRACTOR.

19.) CONSTRUCTION HOURS SHALL BE LIMITED TO MONDAY-FRIDAY 7AM-6PM, NO SATURDAY OR 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.

20.) AS-BUILT PLANS OF THE SUBDIVISION SHALL BE SUBMITTED ON A REPRODUCIBLE MYLAR MEDIUM AND IN A DIGITAL DXF FORMAT ON DISK TO THE CITY OF DOVER ENGINEERS OFFICE UPON COMPLETION OF PROJECT IF A STREET IS PROPOSED FOR CITY ACCEPTANCE. AS-BUILT PLANS SHALL BE PREPARED AND CERTIFIED CORRECT BY A L.L.S. OR P.E.

21.) ALL CONSTRUCTION SHALL CONFORM WITH THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION (NHDOT) "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", HEREINAFTER REFEREED TO AS THE "CITY OF DOVER STANDARD SPECIFICATIONS"

22.) SUBJECT PARCEL IS NOT IN CURRENT USE.

23.) THERE WERE NO CEMETERIES OBSERVED ON THIS PARCEL.

24.) MARWARI LANE IS A PRIVATE ROAD WHICH CAN NEVER BE ACCEPTED BY THE CITY OF DOVER AS A MUNICIPAL STREET.

PLAN REFERENCES:

1.) "LOT LINE ADJUSTMENT AND SUBDIVISION PREPARED FOR WILLIAM P. TUTTLE III AND RICHARD & JANET CERILLI TAX MAP M, LOT Nos. 54 & 54D MIDDLE ROAD & DOVER POINT ROAD CITY OF DOVER COUNTY OF STRAFFORD STATE OF NEW HAMPSHIRE"
BY: MCENEANEY SURVEY ASSOCIATES, INC.
DATED: DECEMBER 27, 1999
S.C.R.D. PLAN #57-97

2.) "LOT LINE ADJUSTMENT PLAN PREPARED FOR LUCY TUTTLE AND WILLIAM P. TUTTLE III 455 MIDDLE ROAD DOVER, NEW HAMPSHIRE"
BY: MCENEANEY SURVEY ASSOCIATES, INC.
DATED: SEPTEMBER 9, 1999
S.C.R.D. PLAN #57-43

3.) "LOT LINE ADJUSTMENT COCHECHO RIVER COOPERATIVE"
BY: T.F. MORAN INC.
DATED: AUGUST 15, 1991
S.C.R.D. PLAN # 39-97

4.) "SUBDIVISION OF LOT "G" THE HUGH TUTTLE LAND FOR RICK & JANET CERILLI IN DOVER ~ N.H."
BY: BRUCE L. POHOPECK
DATED: APRIL 27, 1983
S.C.R.D. PLAN #22-64

5.) "PLAN OF LOT F HIGH C. TUTTLE DOVER, N.H."
BY: G.L. DAVIS
RECORDED: DECEMBER 1981
S.C.R.D. PLAN #17B-161

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

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

5-1-18
KENNETH A. BERRY L.L.S. 805 DATE

LEGEND:

- IRON BOUND (TBS)
- GRANITE BOUND (TBS)
- IRON BOUND/REBAR (FND)
- IRON PIPE (FND)
- STEEL STAKE (FND)
- UTILITY POLE
- BUILDING SETBACK LINE
- PROPOSED BOUNDARY LINE

FND FOUND
TBS TO BE SET
TYP TYPICAL
S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS

DOVER FILE #P18-14

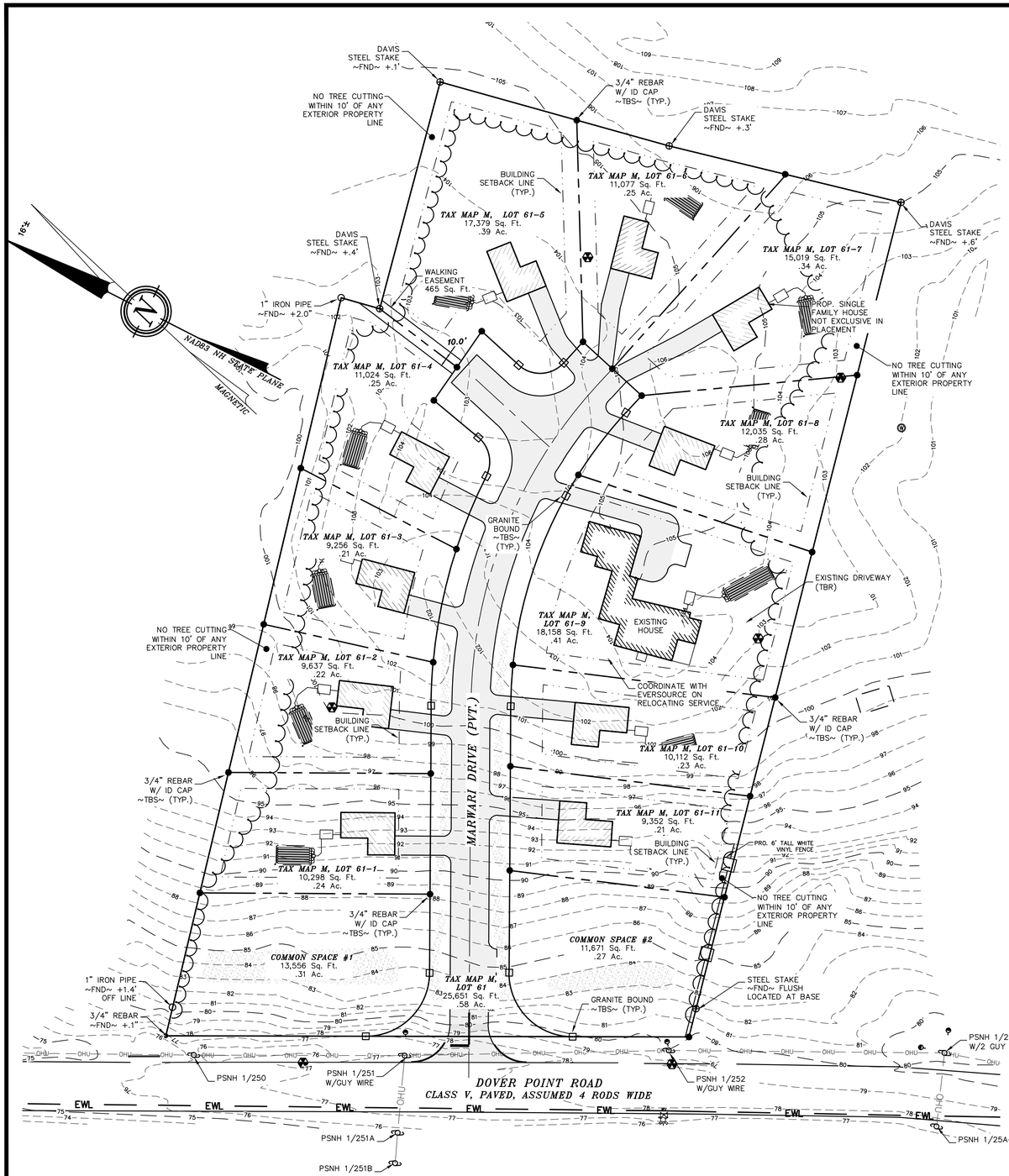
REVISION	DATE	DESCRIPTION
#1	5-2-18	REVISED PER TRC COMMENTS OF 4-26-18

SUBDIVISION PLAN TRANSFER OF DEVELOPMENT RIGHTS
LAND OF
TDAK & COMPANY LLC
146 DOVER POINT ROAD
DOVER, NH 03820
TAX MAP M, LOT 61

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

SCALE : 1 IN. EQUALS 40 FT.
DATE : APRIL 5, 2018
FILE NO. : DB 2018 – 001

STATE OF NEW HAMPSHIRE No. 805 KENNETH A. BERRY LICENSED LAND SURVEYOR
SIGNATURE



GRAPHIC SCALE

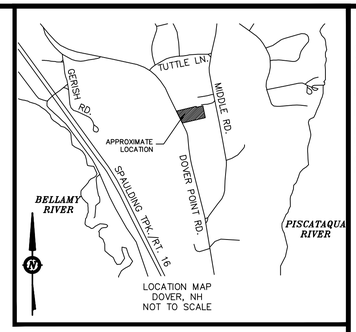
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(IN FEET)
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STONEY RIDGE ENVIROMENTAL, LLC.
CYNTHIA BALCIUS, CWS #61

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9B KELSEY LANE
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2.) TAX MAP M, LOT 61

3.) LOT AREA: 184,225 Sq. Ft., 4.23 Ac.

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9.) THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN JANUARY OF 2018, WITH AN ERROR OF CLOSURE OF 1 PART IN 46,638.

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LEGEND:

- IRON BOUND (TBS)
- GRANITE BOUND (TBS)
- IRON BOUND/REBAR (FND)
- IRON PIPE (FND)
- STEEL STAKE (FND)
- UTILITY POLE
- GUY WIRE
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT W/BOLLARD
- EASEMENT LINE
- BUILDING SETBACK LINE
- PROPOSED BOUNDARY LINE
- OHU — OHU — EXISTING OVERHEAD UTILITY LINE

FND FOUND
TBS TO BE SET
TYP TYPICAL
S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS

SOILS:

WdB – WINDSOR LOAMY SAND, 3 TO 8 PERCENT SLOPES

SEE WEBSOIL USDA-NRCS

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

5-1-18

KENNETH A. BERRY L.L.S. 805 DATE

DOVER FILE #P18-14

REVISION	DATE	DESCRIPTION
#1	5-2-18	REVISED PER TRC COMMENTS OF 4-26-18

SUBDIVISION PLAN TRANSFER OF DEVELOPMENT RIGHTS
LAND OF
TDAK & COMPANY LLC
146 DOVER POINT ROAD
DOVER, NH 03820
TAX MAP M, LOT 61

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

SCALE : 1 IN. EQUALS 40 FT.
DATE : APRIL 5, 2018
FILE NO. : DB 2018 – 001

STATE OF NEW HAMPSHIRE No. 805 KENNETH A. BERRY LICENSED LAND SURVEYOR
SIGNATURE

GENERAL PLAN SET NOTES:

1.) OWNER: TDAK & COMPANY
9B KELSEY LANE
GREENLAND, NH 03840

1A.) APPLICANT: TDAK & COMPANY
9B KELSEY LANE
GREENLAND, NH 03840

2.) TAX MAP M, LOT 61

3.) LOT AREA: 184,225 Sq. Ft., 4.23 Ac.

3.) THE PURPOSE OF THIS PLAN IS TO DEMONSTRATE SITE LAYOUT ITEMS AS WELL AS FINISH CONSTRUCTION ITEMS FOR MIRWARI DRIVE.

4.) SEE NOTES PAGE FOR STANDARD CONSTRUCTION NOTES

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

THIS RESIDENTIAL SUBDIVISION USES TRANSFER OF DEVELOPMENT (TDR) CHAPTER 170-27.2. UNITS 1,2,3. 11 & 10 ARE TO REQUIRED TO REMAIN 1,400 SF OR LESS IN LIVING SPACE SEE CHAPTER 170.27.2 FOR OTHER USES AND RESTRICTIONS.

TDR UNIT CALCULATIONS

1.) 184,211 SF. - CONSERVATION = 184,211

2.) 184,211 * .85 = 156,579.35

3.) 156,579.35 * .85 = 133,092.45

4.) 133,092.45 SF./20,000 SF. = 6.65 UNITS

5.) REMAINING 4.5 UNITS TO BE PURCHASED, THUS ALLOWING FOR 11 UNITS

DOVER FILE #P18-14

REVISION	DATE	DESCRIPTION
#1	5-2-18	REVISED PER TRC COMMENTS OF 4-26-18

SITE PLAN
LAND OF
TDAK & COMPANY LLC
146 DOVER POINT ROAD
DOVER, NH 03820
TAX MAP M, LOT 61

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

SCALE : 1 IN. EQUALS 20 FT.
DATE : APRIL 5, 2018
FILE NO. : DB 2018 - 001

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14243
LICENSED PROFESSIONAL ENGINEER

PLANTING NOTES

1. CONTRACTOR SHALL OBTAIN APPROVAL FROM L.A. PRIOR TO PURCHASING &/OR INSTALLING SUBSTITUTE PLANT MATERIAL PRIOR TO PURCHASE OF ANY SUBSTITUTE MATERIALS.

2. CONSTRUCTION ACCESS WILL BE AS DIRECTED BY L.A. CONTRACTOR IS RESPONSIBLE FOR RESTORATION OF ACCESS ROUTE AND ALL AREAS DISTURBED BY PLANTING OPERATIONS UPON COMPLETION OF CONSTRUCTION OPERATIONS, AT NO ADDITIONAL COST TO THE OWNER.

3. LAYOUT OF ALL PLANTING BEDS AND LOCATION OF PLANTS TO BE APPROVED BY L.A. ON SITE PRIOR TO CONSTRUCTION AND INSTALLATION.

4. CONTRACTOR TO REMOVE ALL DEBRIS GENERATED BY PLANT INSTALLATION. DEBRIS TO BE DISPOSED OF IN A LEGAL MANNER.

5. ALL PLANT MATERIAL SHALL BE GUARANTEED TO BE IN GOOD, HEALTHY & FLOURISHING CONDITION FOR ONE YEAR FROM THE DATE OF FINAL INSTALLATION APPROVAL BY L.A. CONTRACTOR SHALL REPLACE, WITHOUT COST TO OWNER, AND AS SOON AS WEATHER CONDITIONS PERMIT, ALL DEAD AND NON-FLOURISHING PLANTS AS DETERMINED BY THE L.A. REPLACEMENT PLANTS SHALL BE BE GUARANTEED IDENTICALLY TO ORIGINAL PLANTS, TIME PERIOD COMMENCING FROM DATE OF REPLACEMENT PLANTING APPROVAL BY L.A.

6. ALL BEDS TO BE MULCHED WITH 3" DEPTH SHREDDED BARK MULCH UNLESS NOTED OTHERWISE.

7. CONTRACTOR TO PROVIDE NECESSARY TEMPORARY IRRIGATION IF NEEDED BASED ON TIME OF YEAR THE PROJECT IS IMPLEMENTED.

8. ALL PLANT MATERIAL TO COMPLY WITH THE CITY OF DOVER'S SITE REVIEW REGULATIONS, 149-14(G), SUCH THAT THERE SHALL BE DECIDUOUS SHADE TREES PLANTED 40 FEET O.C. ALONG THE PERIMTERE OF THE PARKING LOTS AND SHRUBS PLANTED 5 FEET O.C. WITHIN THE PERIMETER BUFFER. SEE PLANT LIST FOR SPECIES AND SIZE OF PLANTS.

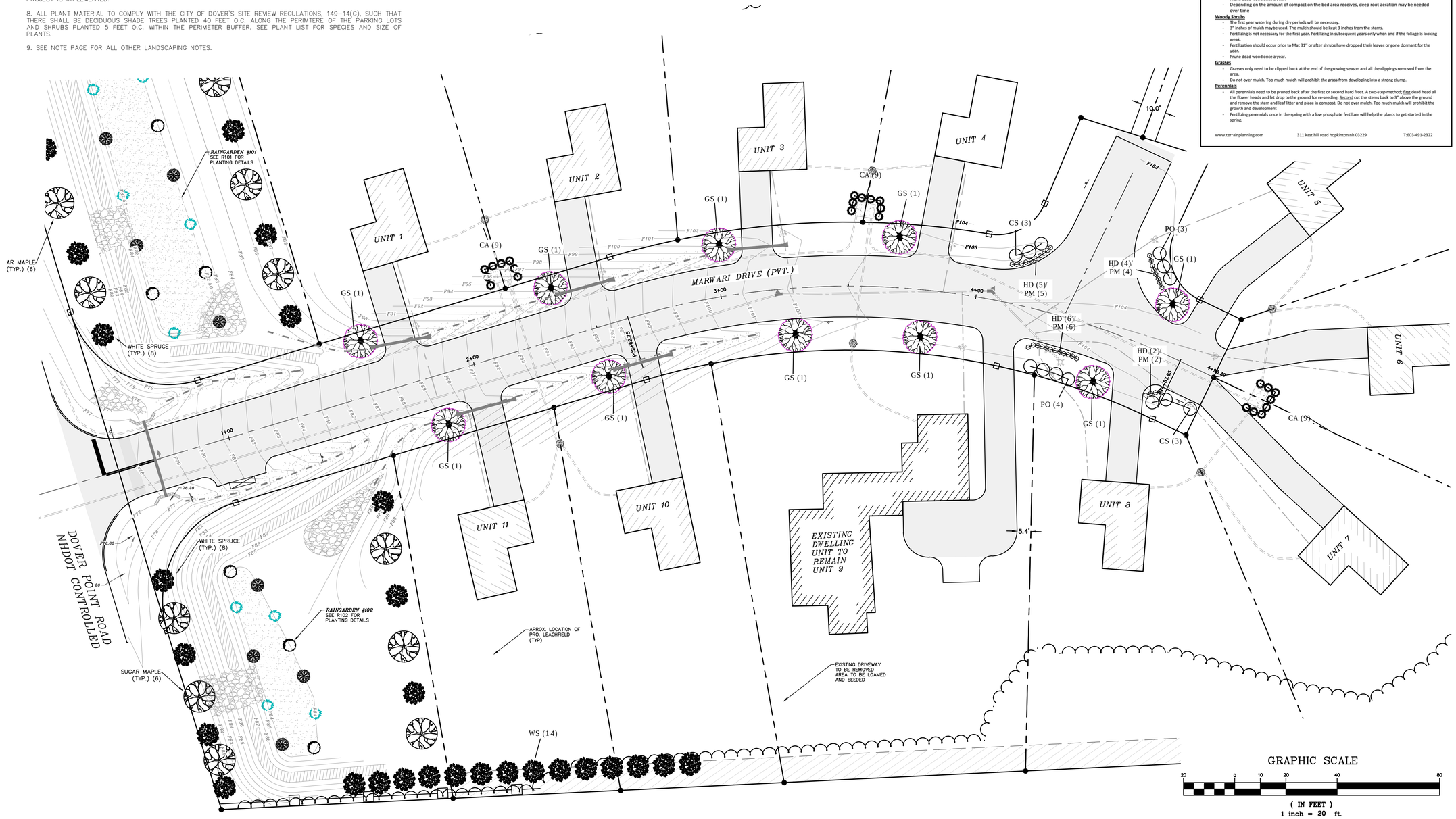
9. SEE NOTE PAGE FOR ALL OTHER LANDSCAPING NOTES.

TEMPORARY WATERING NOTES

1. CONTRACTOR IS RESPONSIBLE FOR MAKING SURE ALL PLANT MATERIAL HAS ADEQUATE WATER DURING THE ESTABLISHMENT PERIOD.

2. THE USE OF GATOR BAGS, SOAKER HOSE, HAND WATERING AND OTHER TECHNIQUES SHOULD BE USED TO ASSURE PROPER HYDRATION OF THE PLANTINGS IS MAINTAINED.

3. TEMPORARY IRRIGATION SYSTEMS CAN BE SET UP TO ASSIST IN WATERING ACTIVITIES.



General Plant Maintenance Guide

General Plant Bed Maintenance:

- All plant maintenance should be performed by a qualified horticulturalist or licensed arborist. Cleaning the dead material out of the planting bed in the fall helps keep litter from building up around the plants and in some cases killing the plants. Watering the first year during dry periods will help get the plants established. Mulching every year is not necessary. Raking the old mulch and turning it over is all that is needed. When necessary only install one inch of mulch and do not place the mulch closer than 3" to the trunks or stems of woody plants.

Trees

- The first year watering during dry periods will be necessary.
- 3" inches of mulch maybe used. The mulch should be kept 3 inches from the trunk.
- Fertilizing is not necessary for the first year. Fertilizing in subsequent years only when and if the foliage is looking weak.
- Fertilization should occur prior to Mat 31st or after trees have dropped their leaves for the year.
- Prune dead wood once a year.
- Depending on the amount of compaction the bed area receives, deep root aeration may be needed over time

Woody Shrubs

- The first year watering during dry periods will be necessary.
- 3" inches of mulch maybe used. The mulch should be kept 3 inches from the stems.
- Fertilizing is not necessary for the first year. Fertilizing in subsequent years only when and if the foliage is looking weak.
- Fertilization should occur prior to Mat 31st or after shrubs have dropped their leaves or gone dormant for the year.
- Prune dead wood once a year.

Grasses

- Grasses only need to be clipped back at the end of the growing season and all the clippings removed from the area.
- Do not over mulch. Too much mulch will prohibit the grass from developing into a strong clump.

Perennials

- All perennials need to be pruned back after the first or second hard frost. A two-step method; first dead head all the flower heads and let drop to the ground for re-seeding. Second cut the stems back to 3" above the ground and remove the stem and leaf litter and place in compost. Do not over mulch. Too much mulch will prohibit the growth and development
- Fertilizing perennials once in the spring with a low phosphate fertilizer will help the plants to get started in the spring.

terrain planning & design llc

www.terrainplanning.com 311 kast hill road hopkinton nh 03229 T:603-491-2322

terrain
planning & design llc
311 kast hill road
hopkinton, nh 03229
603. 491. 2322
terrainplanning.com

146 Dover Point Road

Site Location:
146 Dover Point Road
DOVER, NH
Tax Map: M, LOT 61

Prepared For:
Berry Surveying & Engineering
335 Second Crown Point Rd
Barrington, NH 03825

LANDSCAPE PLAN

DATE: 04-5-18

SCALE: 1" = 20'

PROJECT #: 1802

Drawn By: CRB

Checked By: ERB

REVISIONS: DATE:

This plan is the property of Terrain Planning & Design LLC. Use or reproduction of this plan by any means without permission or purchase from Terrain Planning & Design LLC is prohibited.

L - 01

SHEET 8 OF 25

ERIC R. BUCK
078
LICENSED LANDSCAPE ARCHITECT
STATE OF NEW HAMPSHIRE

GENERAL PLAN SET NOTES:

1.) OWNER: TDAK & COMPANY
9B KELSEY LANE
GREENLAND, NH 03840

1A.) APPLICANT: TDAK & COMPANY
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GREENLAND, NH 03840

2.) TAX MAP M, LOT 61

3.) LOT AREA: 184,225 Sq. Ft., 4.23 Ac.

3.) THE PURPOSE OF THIS PLAN IS TO DEMONSTRATE THE GRADING, DRAINAGE AND UTILITIES.

4.) SEE NOTES PAGE (SHEET TWO) FOR STANDARD GRADING AND UTILITY NOTES.

N/F CHENEVERT WILLIAM J. III
142 DOVER POINT ROAD
DOVER, NH 03820
S.C.R.D. BOOK 3144, PAGE 909
TAX MAP M, LOT 63

N/F COCHECO RIVER CO-OP
417 MIDDLE ROAD
DOVER, NH 03820
S.C.R.D. BOOK 1448, PAGE 074
TAX MAP M, LOT 62A

DOVER POINT ROAD

MARWARI DRIVE (PVT.)

UNIT #1 FF: 89.00
UNIT #2 FF: 97.00
UNIT #3 FF: 103.50
UNIT #4 FF: 104.50
UNIT #5 FF: 104.50
UNIT #6 FF: 105.50
UNIT #7 FF: 105.50
UNIT #8 FF: 106.50
UNIT #10 FF: 98.50
UNIT #11 FF: 92.00

EXISTING RESIDENTIAL BUILDING TO REMAIN UNIT 9

RAIN GARDEN #101
INV. STONE = 80.00
INV. BIO MEDIA = 81.00
BOTTOM OF POND = 82.50
BERM = 85.00
(SEE R101)

RAIN GARDEN #102
INV. STONE = 81.50
INV. BIO MEDIA = 82.50
BOTTOM OF POND = 84.00
BERM = 87.00
(SEE R102)

RIP-RAP OUTLET
L = 15' W = SWALE
D50=0.5, T =1.2

REGRADE SWALE AND CLEAN CULVERT ENTRANCE ON ABUTTING DRIVEWAY

15' RIP RAP EMERGENCY SPILLWAY
D50 = 0.5', T = 1.2'
ELEV.: 84.50

FOREBAY
355 CF
D50 = 0.5', T = 1.2'
LIP = 84.00
SUMP = 82.50

FOREBAY
602 CF
D50 = 0.5', T = 1.2'
LIP = 85.00
SUMP = 83.50

15' RIP RAP EMERGENCY SPILLWAY
D50 = 0.5', T = 1.2'
ELEV.: 86.50

12" RCP
INV. IN = 76.20
INV. OUT = 76.00
L=31.00', S= 0.007',
HEADWALL ON INLET AND OUTLET

12" RCP
L=20.00' W/FES ON INLET AND OUTLET (TYP. 5 PLACES)

HEADWALL TYPICAL

4' WIDE BERM ELEV.: 85

4' WIDE BERM ELEV.: 87

PROPOSED 12 X 6 STAINLESS TAP + SLEEVE WITH 6" GATE VALVE NHDOT EXCAVATION PERMIT REQUIRED

EX. 12" D.I. WATER LINE

PROPOSED 6" GATE VALVE

PROPOSED HYDRANT

EX. HYDRANT

PSNH 1/251

PSNH 1/252

PROP. C.O.
INV OUT: 80.80 (6" U.D.)
RIM = 84.00

PROP. C.O.
INV OUT: 82.80 (6" U.D.)
RIM = 86.00

PROP. C.O.
INV OUT: 95.80 (6" U.D.)
RIM = 99.00

PROP. C.O.
INV OUT: 96.80 (6" U.D.)
RIM = 100.00

6" U.D. L = 177'

6" U.D. L = 73'

6" U.D. L = 167'

321 LF 6" CLDI CL 52 W/ POLYWRAP

140 LF 6" CLDI CL 52 W/ POLYWRAP

INSTALL 11.25° BEND W/ THRUST BLOCK

INSTALL 45° BEND W/ THRUST BLOCK

EACH DRIVEWAY WILL REQUIRE A 12" (MIN.) CULVERT WITH F.E.S. ON INLET AND OUTLET. INLET SUMPS WILL LIKELY BE REQUIRED WITH RIP-RAP LINING OUTLET RIP-RAP PADS ARE REQUIRED. DRY SWALES ARE TO DISCONTINUE AT THE CULVERT CROSSING, HOWEVER THE UNDER DRAIN WILL BE REQUIRED TO CONTINUE.

ABANDON WATER LINE FROM EX. WELL

7'X5.5' 75 KVA TRANSFORMER (TYP.) TO BE SCREENED TO THE SASTIFACTION OF THE ASSISTANT CITY MANAGER COORDINATE W/ EVERSOURCE

JUNCTION BOX (TYP.)

CURB STOP (TYP.)

1" SERVICE HDPE SDR 11 (TYP.) (200 LB)

DRY SWALE (SEE DETAIL)

WALKING EASEMENT

10.0'

5.4'

STATION 1 HUBSET ELEV.:102.99

STATION 2 HUBSET ELEV.:102.84

STATION 3 HUBSET ELEV.:104.49

STATION 4 HUBSET ELEV.:100.20

STATION 5 HUBSET ELEV.:77.25

STATION 6 HUBSET ELEV.:79.11

TH #1

TH #2

TH #4

TH #5

TH #6

TH #7

EX. TREELINE

PRO. TREELINE

U.G.E.

UGE

EWL

R.O.W.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

DOVER FILE #P18-14

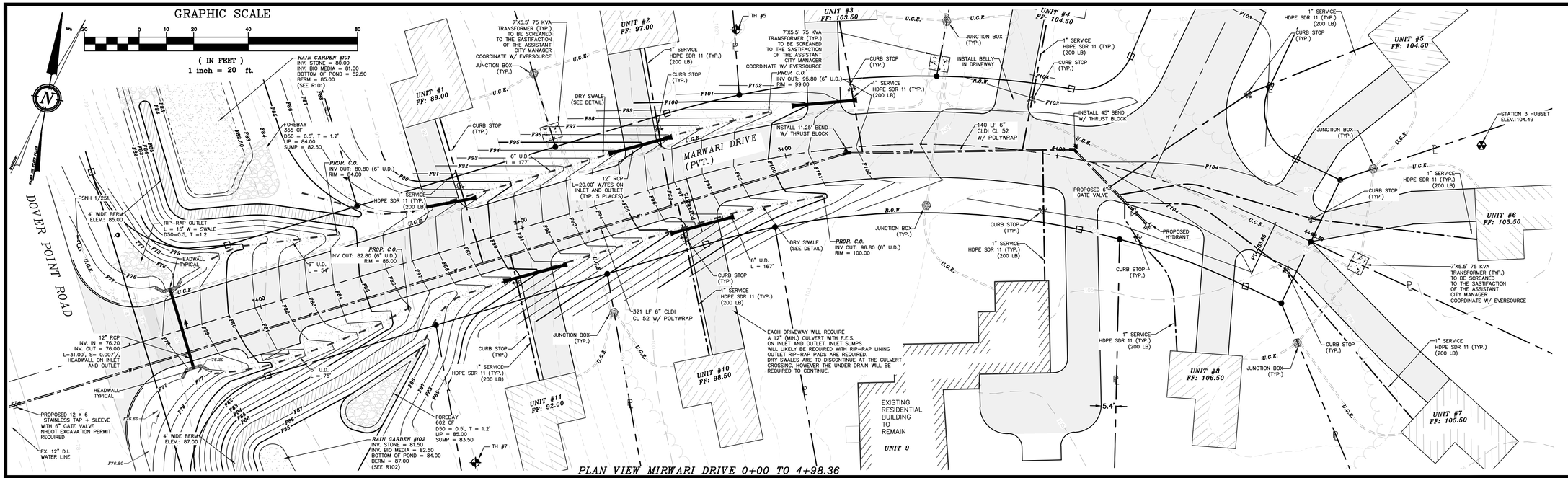
REVISION	DATE	DESCRIPTION
#1	5-2-18	REVISED PER TRC COMMENTS OF 4-26-18

OVERVIEW GRADING, DRAINAGE & UTILITY PLAN
LAND OF
TDAK & COMPANY LLC
146 DOVER POINT ROAD
DOVER, NH 03820
TAX MAP M, LOT 61

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

SCALE : 1 IN. EQUALS 20 FT.
DATE : APRIL 5, 2018
FILE NO. : DB 2018 - 001

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
NO. 7433
LICENSED PROFESSIONAL ENGINEER



PLAN VIEW MIRWARI DRIVE 0+00 TO 4+98.36

GENERAL PLAN SET NOTES:

1.) OWNER: TDAK & COMPANY
9B KELSEY LANE
GREENLAND, NH 03840

1A.) APPLICANT: TDAK & COMPANY
9B KELSEY LANE
GREENLAND, NH 03840

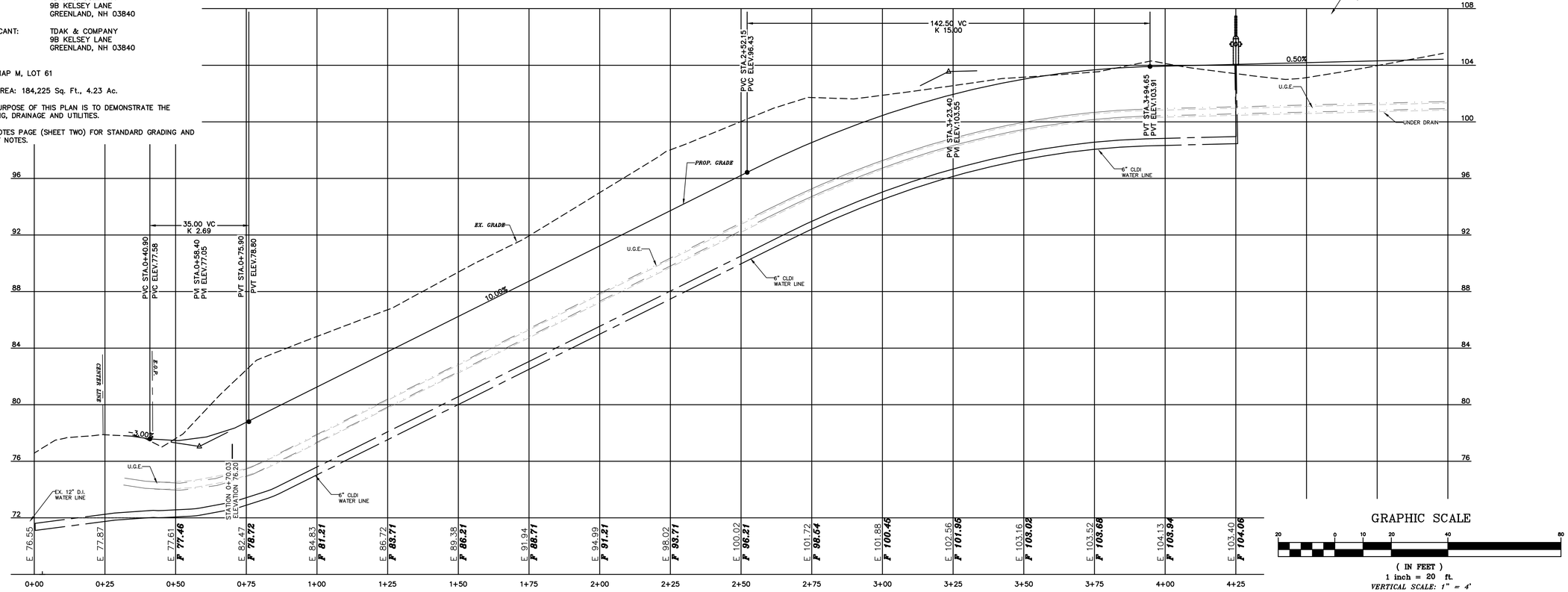
2.) TAX MAP M, LOT 61

3.) LOT AREA: 184,225 Sq. Ft., 4.23 Ac.

3.) THE PURPOSE OF THIS PLAN IS TO DEMONSTRATE THE GRADING, DRAINAGE AND UTILITIES.

4.) SEE NOTES PAGE (SHEET TWO) FOR STANDARD GRADING AND UTILITY NOTES.

PROFILE VIEW MIRWARI DRIVE 0+00 TO 4+98.36



GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.
VERTICAL SCALE: 1" = 4'

DOVER FILE #P18-14

REVISION	DATE	DESCRIPTION
#1	5-2-18	REVISED PER TRC COMMENTS OF 4-26-18

PLAN AND PROFILE MIRWARI DRIVE 0+00 TO END
LAND OF
TDAK & COMPANY LLC
146 DOVER POINT ROAD
DOVER, NH 03820
TAX MAP M, LOT 61

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

SCALE : 1 IN. EQUALS 20 FT.
DATE : APRIL 5, 2018
FILE NO. : DB 2018 – 001

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 7641
LICENSED PROFESSIONAL ENGINEER

FILTER MEDIA MIXTURES			
Component Material	Percent of Mixture by Volume	Gradation of material	
		Sieve No.	Percent by Weight Passing Standard Sieve
Filter Media Option A			
ASTM C-33 concrete sand	50 to 55		
Loamy sand topsoil, with fines as indicated	20 to 30	200	15 to 25
Moderately fine shredded bark or wood fiber mulch, with fines as indicated	20 to 30	200	< 5

CRUSHED STONE BEDDING *

SIEVE SIZE	% PASSING BY WEIGHT
1"	100
3/4"	90 – 100
3/8"	20 – 55
# 4	0 –10
# 8	0 – 5

* EQUIVALENT TO STANDARD STONE SIZE #67 – SECTION 702 OF NHDOT NHDOT STANDARD SPECIFICATIONS

CRUSHED STONE BEDDING *

SIEVE SIZE	% PASSING BY WEIGHT
1/2"	100
3/8"	90 – 100
#4"	20 – 55
# 8	5 –30
# 16	0 – 10
# 50	0 – 5

* EQUIVALENT TO STANDARD STONE SIZE #89 – SECTION 702 OF NHDOT NHDOT STANDARD SPECIFICATIONS

NOTES

1. WHEN CONTRACTOR EXCAVATES RAIN GARDEN AREA TO SUBGRADE, DESIGN ENGINEER SHALL PERFORM SUBSURFACE EVALUATION PRIOR TO THE PLACEMENT OF ANY SELECT MATERIAL OR OTHER BACKFILL.
2. SOIL FILTER MEDIA SHALL BE AS SHOWN ABOVE.
3. COMPACTION IS NOT TO OCCUR IN THE RAIN GARDEN AREAS PRIOR TO CONSTRUCTION. SCARIFICATION REQUIRED IN THE EVENT COMPACTION TAKES PLACE.
4. DO NOT PLACE THE BIORETENTION SYSTEM INTO SERVICE UNTIL THE BMP HAS BEEN PLANTED AND ITS CONTRIBUTING AREAS HAVE BEEN FULLY STABILIZED.
5. DO NOT DISCHARGE SEDIMENT-LADEN WATERS FROM CONSTRUCTION ACTIVITIES (RUNOFF WATER FROM EXCAVATIONS) TO THE BIORETENTION AREA DURING ANY STAGE OF CONSTRUCTION.
6. DO NOT TRAFFIC EXPOSED SOIL SURFACE WITH CONSTRUCTION EQUIPMENT. IF FEASIBLE PERFORM EXCAVATIONS WITH EQUIPMENT POSITIONED OUTSIDE THE LIMITS OF THE INFILTRATION COMPONENTS OF THE SYSTEM.
7. BUILD RAIN GARDENS FIRST TO DIRECT SITE RUN OFF TO THEM.

MAINTENANCE REQUIREMENTS

1 SYSTEMS SHOULD BE INSPECTED AT LEAST TWICE ANNUALLY, AND FOLLOWING ANY RAINFALL EXCEEDING 2.5 INCHES IN A 24-HOUR PERIOD, WITH MAINTENANCE OR REHABILITATION CONDUCTED AS A WARRANTED BY SUCH INSPECTION.

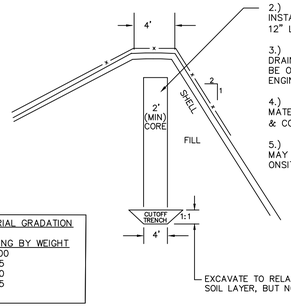
2 PRETREATMENT MEASURES SHOULD BE INSPECTED AT LEAST TWICE ANNUALLY, AND CLEANED OF ACCUMULATED SEDIMENT AS WARRANTED BY INSPECTION, BUT NO LESS THAN ONCE ANNUALLY.

3 AT LEAST ONCE ANNUALLY, SYSTEM SHOULD BE INSPECTED FOR DRAWDOWN TIME. IF BIORETENTION SYSTEM DOES NOT DRAIN WITHIN 72-HOURS FOLLOWING A RAINFALL EVENT, THEN A QUALIFIED PROFESSIONAL SHOULD ASSESS THE CONDITION OF THE FACILITY TO DETERMINE MEASURES REQUIRED TO RESTORE FILTRATION FUNCTION OR INFILTRATION FUNCTION (AS APPLICABLE), INCLUDING BUT NOT LIMITED TO REMOVAL OF ACCUMULATED SEDIMENTS OR RECONSTRUCTION OF THE FILTER MEDIA.

4 VEGETATION SHOULD BE INSPECTED AT LEAST ANNUALLY, AND MAINTAINED IN HEALTHY CONDITION, INCLUDING, PRUNING, REMOVAL, AND REPLACEMENT OF DEAD OR DISEASED VEGETATION, AND REMOVAL OF INVASIVE SPECIES.

DESIGN REFERENCES

1 UNH STORMWATER CENTER
2 NEW HAMPSHIRE STORMWATER MANAGEMENT MANUAL, VOLUME 2, DECEMBER 2008 AS AMENDED.



1.) 2' CORE IS TO BE CONSTRUCTED OF COMPACTED LOAM MATERIAL.

2.) CORE IS TO BE INSTALLED & COMPACTED IN 12" LIFTS.

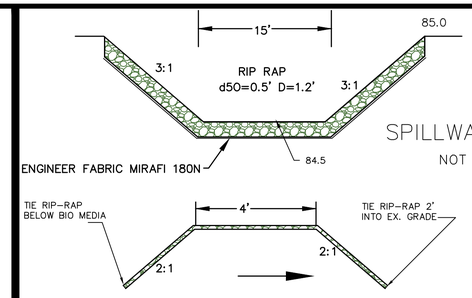
3.) INSTALLATION OF ENTIRE DRAINAGE STRUCTURE IS TO BE OVERSEEN BY DESIGN ENGINEER.

4.) GENERAL FILL MATERIALS ARE TO PLACED & COMPACTED IN 12" LIFTS.

5.) GENERAL FILL MATERIAL MAY BE INSTALLED USING ONSITE MATERIALS.

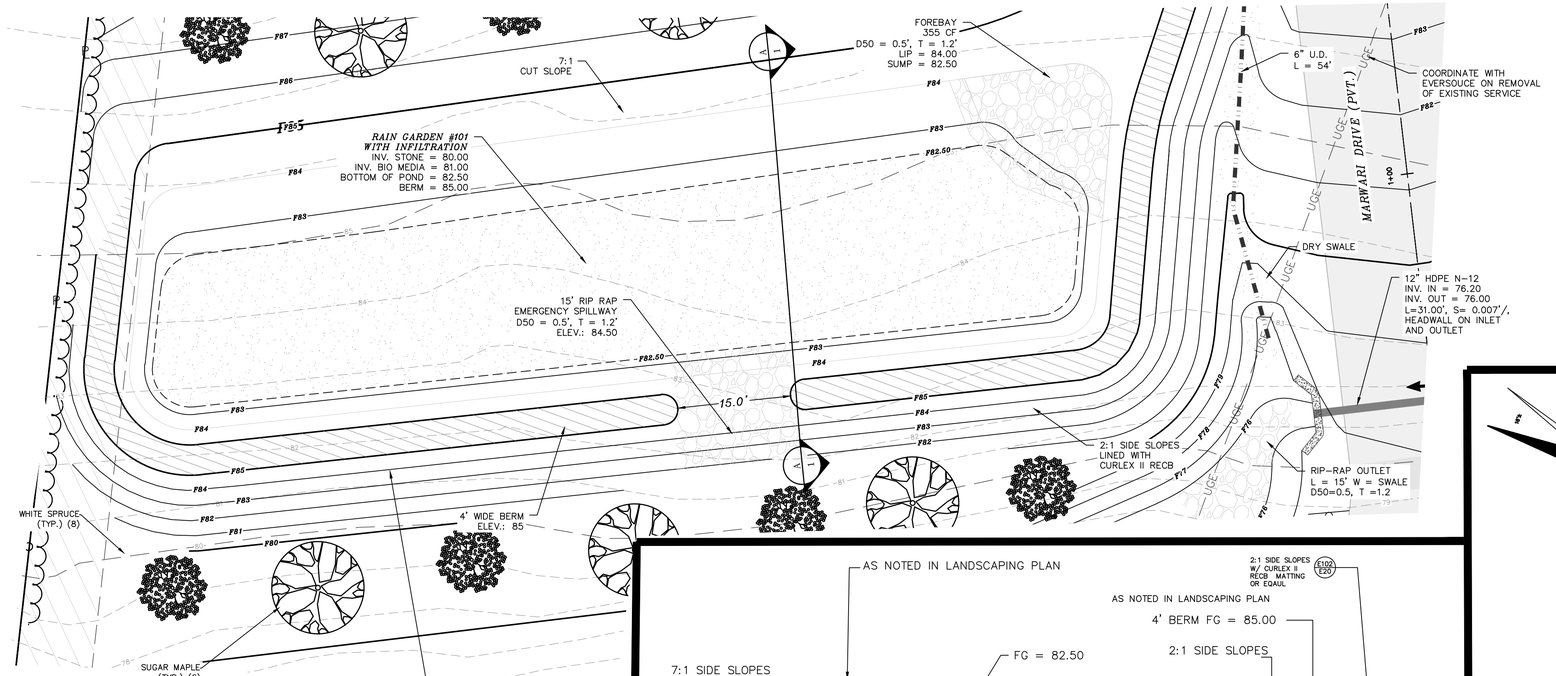
EXCAVATE TO RELATIVELY IMPERVIOUS SOIL LAYER, BUT NOT LESS THAN 3'

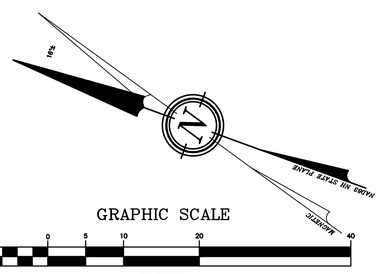
LOW PERMEABILITY MATERIAL GRADATION	
SIEVE SIZE	% PASSING BY WEIGHT
#4	95 – 100
#40	60 – 95
#100	40 – 60
#200	25 – 45



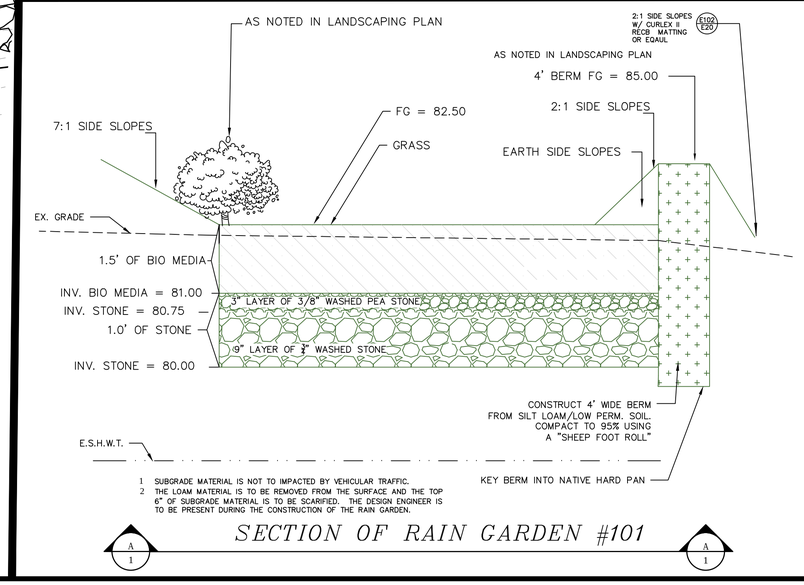
SPILLWAY DETAILS
NOT TO SCALE

EMERGENCY SPILLWAY PROFILE



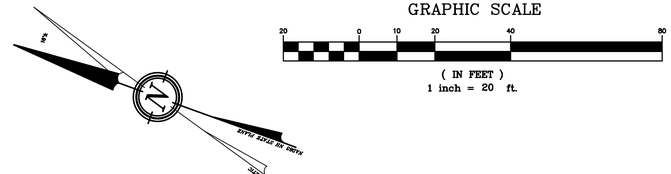


PLAN VIEW RAIN GARDEN #101



1 SUBGRADE MATERIAL IS NOT TO IMPACTED BY VEHICULAR TRAFFIC.
2 THE LOAM MATERIAL IS TO BE REMOVED FROM THE SURFACE AND THE TOP 6" OF SUBGRADE MATERIAL IS TO BE SCARIFIED. THE DESIGN ENGINEER IS TO BE PRESENT DURING THE CONSTRUCTION OF THE RAIN GARDEN.

SECTION OF RAIN GARDEN #101

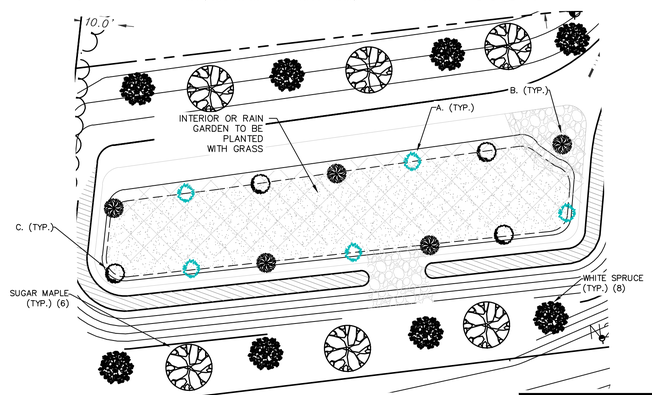


TREES

Qty	Botanical Name / Common Name	Root	Sized
8	WHITE SPRUCE	Cont.	2"-2.5" Caliper, balled and burlapped
6	SUGAR MAPLE	Cont.	2"-2.5" Caliper, balled and burlapped

SHRUBS

Sym	Qty	Botanical Name / Common Name	Root	Size
A	5	Cornus sericea dogwood / Dogwood	Cont.	2-3' Ht.
B	5	vaccinium corymbosum / Highbush blueberry	Cont.	5 Gal.
C	4	Ilex glabra 'Nordic' / Nordic Inkberry	Cont.	2-2 1/2' Ht.



PLANTING PLAN AND SCHEDULE FOR RAIN GARDEN #101

R101

DOVER FILE #P18-14

REVISION	DATE	DESCRIPTION
#1	5-2-18	REVISED PER TRC COMMENTS OF 4-26-18

RAIN GARDEN #101 WITH INFILTRATION DETAILS
LAND OF
TDAK & COMPANY LLC
146 DOVER POINT ROAD
DOVER, NH 03820
TAX MAP M, LOT 61

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

SCALE : 1 IN. EQUALS 10 FT.
DATE : APRIL 5, 2018
FILE NO. : DB 2018 – 001

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14245
LICENSED PROFESSIONAL ENGINEER

FILTER MEDIA MIXTURES			
Component Material	Percent of Mixture by Volume	Gradation of material	
		Sieve No.	Percent by Weight Passing Standard Sieve
Filter Media Option A			
ASTM C-33 concrete sand	50 to 55		
Loamy sand topsoil, with fines as indicated	20 to 30	200	15 to 25
Moderately fine shredded bark or wood fiber mulch, with fines as indicated	20 to 30	200	< 5

CRUSHED STONE BEDDING *

SIEVE SIZE	% PASSING BY WEIGHT
1"	100
3/4"	90 – 100
3/8"	20 – 55
# 4	0 –10
# 8	0 – 5

* EQUIVALENT TO STANDARD STONE SIZE #67 – SECTION 702 OF NHDOT NHDOT STANDARD SPECIFICATIONS

CRUSHED STONE BEDDING *

SIEVE SIZE	% PASSING BY WEIGHT
1/2"	100
3/8"	90 – 100
#4"	20 – 55
# 8	5 –30
# 16	0 – 10
# 50	0 – 5

* EQUIVALENT TO STANDARD STONE SIZE #89 – SECTION 702 OF NHDOT NHDOT STANDARD SPECIFICATIONS

NOTES

1. WHEN CONTRACTOR EXCAVATES RAIN GARDEN AREA TO SUBGRADE, DESIGN ENGINEER SHALL PERFORM SUBSURFACE EVALUATION PRIOR TO THE PLACEMENT OF ANY SELECT MATERIAL OR OTHER BACKFILL.
2. SOIL FILTER MEDIA SHALL BE AS SHOWN ABOVE.
3. COMPACTION IS NOT TO OCCUR IN THE RAIN GARDEN AREAS PRIOR TO CONSTRUCTION. SCARIFICATION REQUIRED IN THE EVENT COMPACTION TAKES PLACE.
4. DO NOT PLACE THE BIORETENTION SYSTEM INTO SERVICE UNTIL THE BMP HAS BEEN PLANTED AND ITS CONTRIBUTING AREAS HAVE BEEN FULLY STABILIZED.
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7. BUILD RAIN GARDENS FIRST TO DIRECT SITE RUN OFF TO THEM.

MAINTENANCE REQUIREMENTS

1 SYSTEMS SHOULD BE INSPECTED AT LEAST TWICE ANNUALLY, AND FOLLOWING ANY RAINFALL EXCEEDING 2.5 INCHES IN A 24-HOUR PERIOD, WITH MAINTENANCE OR REHABILITATION CONDUCTED AS A WARRANTED BY SUCH INSPECTION.

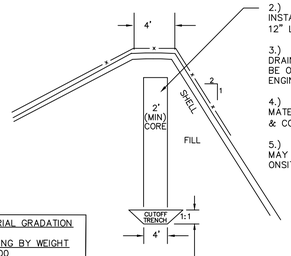
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DESIGN REFERENCES

1 UNH STORMWATER CENTER
2 NEW HAMPSHIRE STORMWATER MANAGEMENT MANUAL, VOLUME 2, DECEMBER 2008 AS AMENDED.



1.) 2' CORE IS TO BE CONSTRUCTED OF COMPACTED LOAM MATERIAL.

2.) CORE IS TO BE INSTALLED & COMPACTED IN 12" LIFTS.

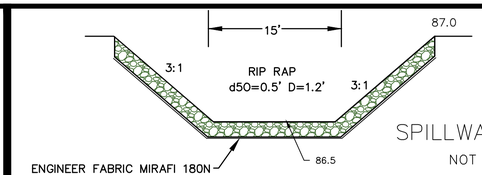
3.) INSTALLATION OF ENTIRE DRAINAGE STRUCTURE IS TO BE OVERSEEN BY DESIGN ENGINEER.

4.) GENERAL FILL MATERIALS ARE TO PLACED & COMPACTED IN 12" LIFTS.

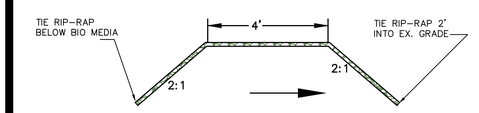
5.) GENERAL FILL MATERIAL MAY BE INSTALLED USING ONSITE MATERIALS.

LOW PERMEABILITY MATERIAL GRADATION

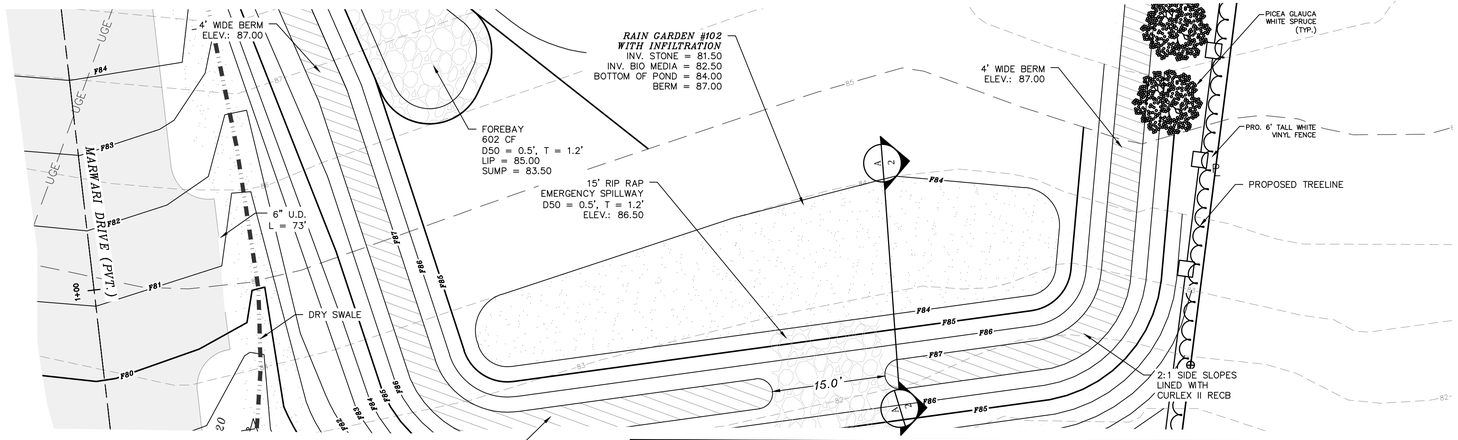
SIEVE SIZE	% PASSING BY WEIGHT
#4	95 – 100
#40	60 – 95
#100	40 – 60
#200	25 – 45

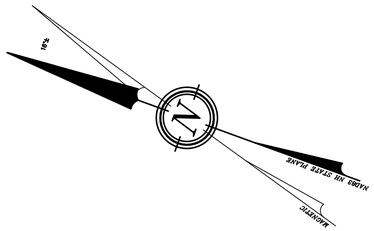


SPILLWAY DETAILS
NOT TO SCALE



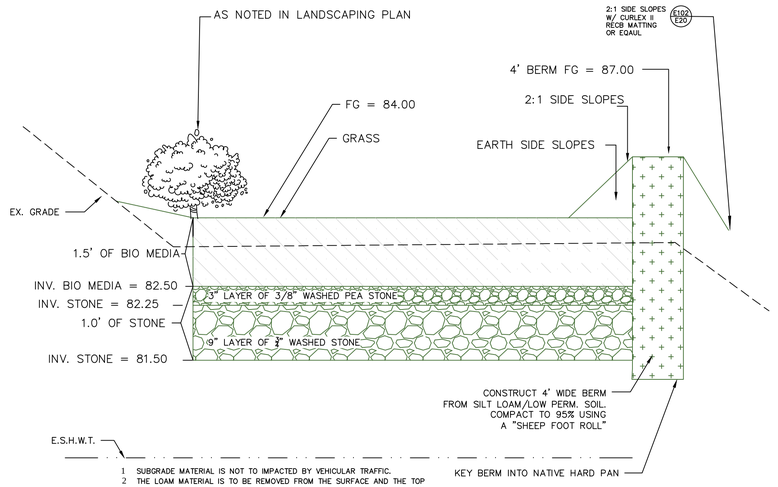
EMERGENCY SPILLWAY PROFILE





GRAPHIC SCALE
20 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

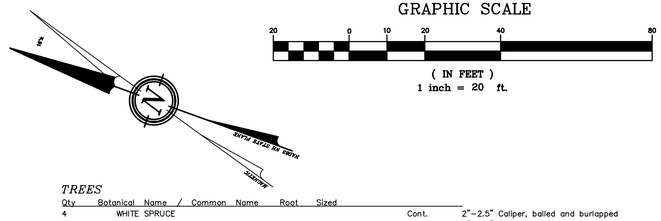
PLAN VIEW RAIN GARDEN #102



1 SUBGRADE MATERIAL IS NOT TO IMPACTED BY VEHICULAR TRAFFIC.
2 THE LOAM MATERIAL IS TO BE REMOVED FROM THE SURFACE AND THE TOP 6" OF SUBGRADE MATERIAL IS TO BE SCARIFIED. THE DESIGN ENGINEER IS TO BE PRESENT DURING THE CONSTRUCTION OF THE RAIN GARDEN.

A 2 — A 2

SECTION OF RAIN GARDEN #102

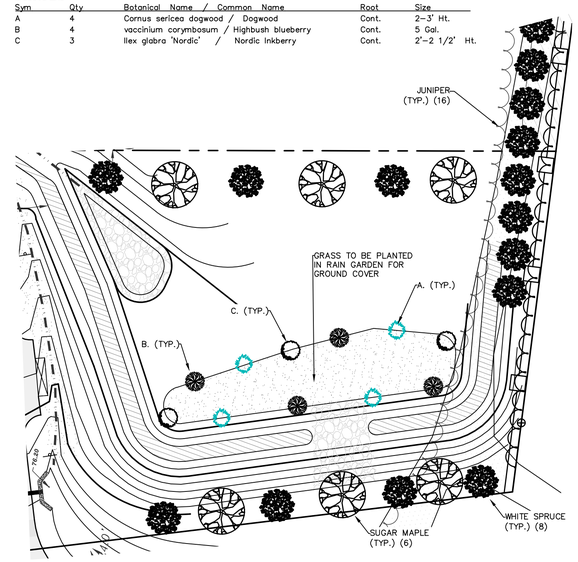


TREES

Qty	Botanical Name / Common Name	Root	Sized
4	WHITE SPRUCE	Cont.	2"-2.5" Caliper, balled and burlapped
4	SUGAR MAPLE	Cont.	2"-2.5" Caliper, balled and burlapped

SHRUBS

Sym	Qty	Botanical Name / Common Name	Root	Size
A	4	Cornus sericea dogwood / Dogwood	Cont.	2-3' Ht.
B	4	vaccinium corymbosum / Highbush blueberry	Cont.	5 Gal.
C	3	Ilex glabra 'Nordic' / Nordic Inkberry	Cont.	2"-2 1/2' Ht.



PLANTING PLAN AND SCHEDULE FOR RAIN GARDEN #102

R102

DOVER FILE #P18-14

REVISION	DATE	DESCRIPTION
#1	5-2-18	REVISED PER TRC COMMENTS OF 4-26-18

RAIN GARDEN #102 WITH INFILTRATION DETAILS
LAND OF
TDAK & COMPANY LLC
146 DOVER POINT ROAD
DOVER, NH 03820
TAX MAP M, LOT 61

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

SCALE : 1 IN. EQUALS 10 FT.
DATE : APRIL 5, 2018
FILE NO. : DB 2018 – 001

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 10,676
LICENSED PROFESSIONAL ENGINEER

NOTES:

1.) THE INTENT OF THIS PLAN SET IS TO DEMONSTRATE THE EROSION AND SEDIMENT CONTROL DESIGN OF THE SITE AT 146 DOVER POINT ROAD.

2.) OWNER: TDAK & COMPANY
9B KELSEY LANE
GREENLAND, NH 03840

2A.) APPLICANT: TDAK & COMPANY
9B KELSEY LANE
GREENLAND, NH 03840

3.) TAX MAP M, LOT 61

4.) LOT AREA: 184,225 Sq. Ft., 4.23 Ac.

5.) SEE NOTE SHEET FOR EROSION AND SEDIMENT CONTROL NOTES

5.) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVE AND BELOW GROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ANY UTILITY CONFLICTS SHOULD BE REPORTED IMMEDIATELY TO THE DESIGN ENGINEER.

6.) THE CONTRACTOR SHALL CALL AND COORDINATE WITH DIGSAFE 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.

7.) ALL ELEVATIONS TO BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. THE DESIGN ENGINEER IS TO BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCY. TEMPORARY BENCHMARKS (T.B.M.) ARE TO BE PROVIDED BY THE DESIGN ENGINEER.

8.) UPON FINAL COMPLETION AND 85% STABILIZATION, THE DRAINAGE SYSTEM IS TO BE CLEANED OF ALL DEBRIS. SEDIMENT CONTROL PRACTICES REMOVED AND DISPOSED OF PROPERLY, AND ANNUAL MAINTENANCE PREFORMED ON ALL DRAINAGE PRACTICES.

9.) EROSION AND SEDIMENT CONTROL INSPECTIONS TO BE CONDUCTED ONCE PER EVERY SEVEN DAYS AND AT AN INCREASED FREQUENCY INCLUDING WITHIN 24-HOURS OF A 0.25 INCH RAIN EVENT. INSPECTIONS TO BE CONDUCTED BY A "QUALIFIED PERSON" AS DEFINED BY EPA CGP 4.1.1 AND INSPECTION REPORTS SUBMITTED TO THE CITY OF DOVER, NH, ENGINEERING DEPARTMENT WITHIN 24 HOURS IN ACCORDANCE WITH CGP 4.1.7 AND MAINTAINED BY THE OWNER FOR A PERIOD OF THREE YEARS AFTER THE NOTICE OF TERMINATION (NOT) IS SUBMITTED. SEE ALSO CITY OF DOVER ADDITIONAL INSPECTION REQUIREMENTS BELOW.

NOTES CONTINUED:

10.) SILT FENCE MAY BE SUBSTITUTED WITH FILTREXX SILT SOXX OR EROSION CONTROL MIX BERM. SIILT FENCE IS NOT A SUBSTITUTE FOR FILTREXX SILT SOXX OR APPROVED EQUAL.

11.) PER EPA CGP Z.1.2.2 (INSTALL PERIMETER CONTROL), "YOU MUST INSTALL SEDIMENT CONTROLS ALONG THOSE PERIMETER AREAS OF YOUR SITE THAT WILL RECEIVE STORMWATER FROM EARTH DISTURBING ACTIVITIES." AS A RESULT OF SWPPP INSPECTIONS, THE CONTRACTOR MAY HAVE TO EXPAND PERIMETER CONTROLS TO MEET THIS REQUIREMENT. THE E&SC PLAN IS INITIAL GUIDANCE AS TO THE ANTICIPATED REQUIREMENTS AND IT THE CONTRACTORS RESPONSIBILITY TO ENSURE THAT STORMWATER VIOLATION DO NOT OCCUR.

14.) CITY OF DOVER: IN ACCORDANCE WITH SITE PLAN REVIEW REGULATIONS (149-14) THE FOLLOWING STORMWATER MEASURES ARE REQUIRED. THIS SITE DEVELOPMENT QUALIFIES AS A REDEVELOPMNET PROJECT. THE EXISTING IMPERVIOUS AREA IS 93.3% AND PROPOSED IMPERVIOUS AREA IS 85.7%. THE CONTIGUOUS LAND DISTURBANCE IS 33,073 SQUARE FEET.

A.) ALL PROPOSED BMPs WILL CONFORM TO THE NH STORMWATER MANUAL VOLUME 3.
B.) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SOIL LAND DISTURBANCE AND MUST BE REVIEWED AND APPROVED BY COMMUNITY SERVICE.
C.) TEMPORARY STABILIZATION MEASURES SHOULD BE IN PLACE WITHIN SEVEN CALENDAR DAYS FOR EXPOSED SOILS AREAS THAT ARE WITHIN ONE HUNDRED FEET OF A SURFACE WATER BODY OR A WETLAND AND NO MORE THAN 14 CALENDAR DAYS FOR ALL OTHER AREAS. PERMANENT STABILIZATION SHOULD BE IN PLACE WITHIN THREE CALENDAR DAYS FOLLOWING COMPLETION OF FINAL GRADING OF EXPOSED SOKL AREAS.
D.) ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED IN FUNCTIONING CONDITION UNTIL FINAL STABILIZATION IS ACCOMPLISHED.
E.) COMMUNITY SERVICES DEPARTMENT OR THEIR DESIGNATED AGENT SHALL HAVE ACCESS TO THE SITE TO COMPLETE ROUTINE INSPECTIONS AND SHALL BE NOTIFIED 24-HOURS PRIOR TO INSTALLATION OF A STORMWATER BMP IN ORDER TO SCHEDULE AN INSPECTION, DURING NORMAL WORKING HOURS.
F.) THE PLANNING BOARD OR COMMUNITY SERVICES MAY REQUIRE THE DESIGN ENGINEER AND/OR AN INDEPENDENT, THIRD-PARTY INSPECTION AND OVERSIGHT OF THE CONSTRUCTION OF STORMWATER MANAGEMENT FACILITIES AND EROSION AND SEDIMENT CONTROL AT THEIR DISCRETION. THE OWNER / APPLICANT IS RESPONSIBLE FOR ALL FEES ASSOCIATED WITH INSPECTIONS.
G.) ALL SWPPP INSPECTIONS MUST BE CONDUCTED BY A QUALIFIED PROFESSIONAL SUCH AS A PROFESSIONAL ENGINEER (PE), A CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL (CPESC), A CERTIFIED EROSION SEDIMENT AND STORMWATER INSPECTOR (CESSWI), OR A CERTIFIED PROFESSIONAL IN STORMWATER QUALITY (CPSWQ). INSPECTION REPORTS WILL BE SUBMITTED TO THE COMMUNITY SERVICES DEPARTMENT.
H.) RAIN GARDENS SHALL BE BUILT FIRST TO DIRECT SITE RUNOFF INTO THEM DURING CONSTRUCTION.

15.) THE STORM WATER MANAGEMENT PLAN AND AGREEMENT, SPECIFIC TO THIS PROJECT, IS TO BE RECORDED AT THE REGISTRY OF DEEDS.

SOILS & DEWATERING:

WdB	*WINDSOR*	*LOAMY SAND*	*K= 0.17*

SEE SITE SPECIFIC SOILS MAP (SSSM)
SEE WEBSOIL USDA-NRCS
ERODIBILITY FACTOR - K, CPESC MANUAL, ENVIROCERT INTERNATIONAL INC. &
ROCKINGHAM COUNTTY SOIL SURVEY, ROCKWEB SOIL ATTRIBUTES

THE SOIL ERODIBILITY FACTOR (K) OF THE SOILS DOES NOT VARY. CONTRACTOR TO BE AWARE OF THE SOIL PROFILES AND ENSURE THAT PROPER EROSION PREVENTION AND SEDIMENT CONTROL MEASURES ARE TAKEN AT ALL TIMES. ANY DEWATERING REQUIREMENTS IN NEW HAMPSHIRE REQUIRE SPECIAL PROVISIONS IN ACCORDANCE WITH THE "CLARIFICATION OF SECTION 9.1.2 (STATE OF NEW HAMPSHIRE CONDITIONS) AND OTHER NH SPECIFIC INFORMATION FOR THE U.S. EPA 2012 NPDES CONSTRUCTION GENERAL PERMIT (CGP)" DATED MAY 3, 2012 INCLUDED IN THE SWPPP.

COVER MANAGEMENT DURING CONSTRUCTION FOR EXPOSED SOIL WILL INCLUDE HAY / STRAW APPLIED AT A RATE OF 2.0 TONS PER ACRE, TEMPORARY SEEDING OF ANNUAL RYE GRASS, AND PERMANENT SEEDING AT THE EARLIES OPPORTUNITY. SEE ADDITIONAL REQUIREMENT FOR STABILIZATION ON THE EROSION AND SEDIMENT CONTROL DETAIL SHEETS, E-101 AND E-102.

THE CONSTRUCTION SCHEDULE WILL BE MANAGED SO THAT ALL STORMWATER STRUCTURES WILL BE BUILT AND STABILIZED PRIOR TO RECEIVING SURFACE WATER RUNOFF. CONTRACTOR TO BE RESPONSIBLE FOR ALL DIVERSIONS DURING CONSTRUCTION AND FOR INTERIM SEDIMENT AND EROSION CONTROL MEASURES.

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.



LEGEND:

- (R) RAIN GARDEN BIO-MEDIA PROTECTION
- (P) PERIMETER CONTROL
- (C) RESIDENTIAL/ROADWAY CONSTRUCTION
- IRON PIPE (FND)
- IRON BOUND (FND)
- REBAR (FND)
- UTILITY POLE
- GUY WIRE
- (W) WELL
- BENCHMARK
- CONIFEROUS TREE
- DECIDUOUS TREE
- SF / SS SILT FENCE, FILTREXX SILTSOXX, TREE LINE
- NRCS SOIL DELINEATION
- GsB SOIL TYPE

DOVER FILE #P18-14

REVISION	DATE	DESCRIPTION
#1	5-2-18	REVISED PER TRC COMMENTS OF 4-26-18

EROSION AND SEDIMENT CONTROL PLAN
LAND OF
TDAK & COMPANY LLC
146 DOVER POINT ROAD
DOVER, NH 03820
TAX MAP M, LOT 61

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

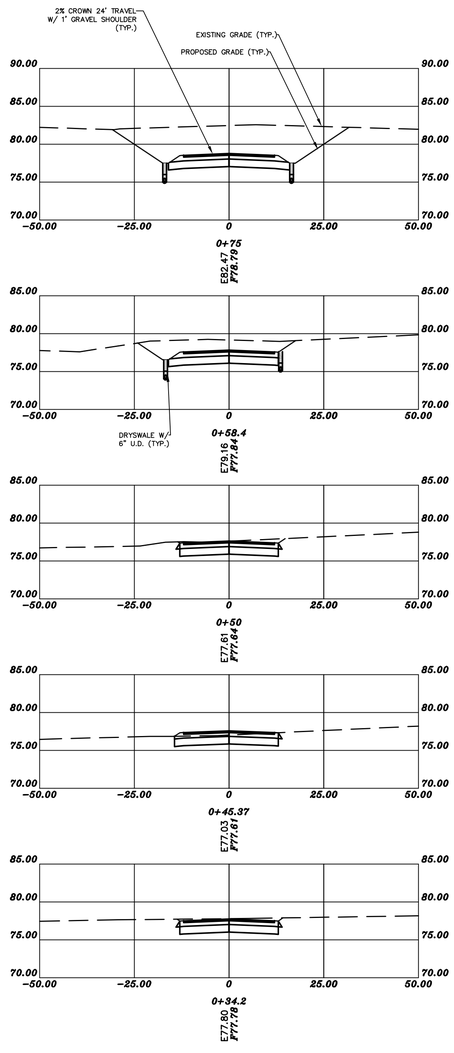
SCALE : 1 IN. EQUALS 30 FT.
DATE : APRIL 5, 2018
FILE NO. : DB 2018 - 001

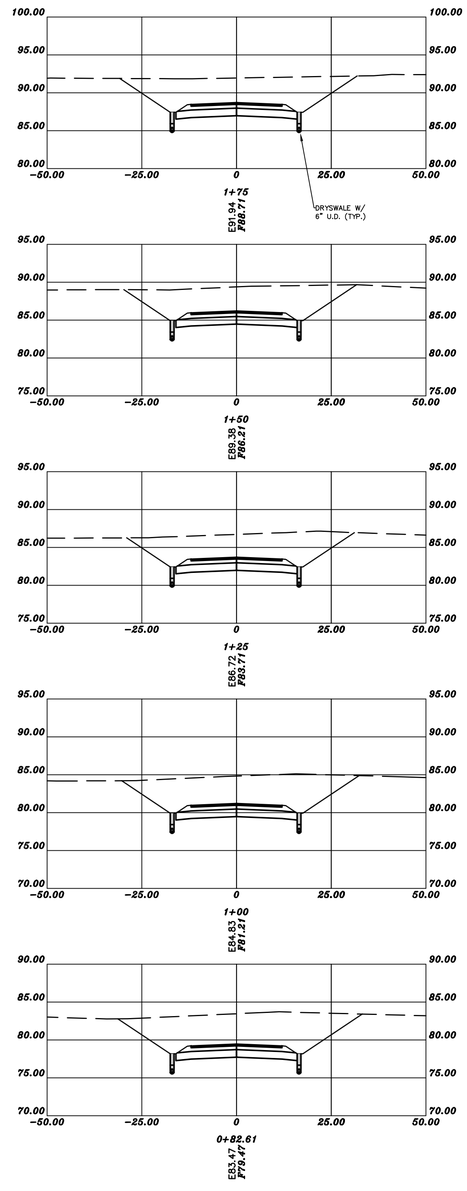
STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14743
LICENSED PROFESSIONAL ENGINEER

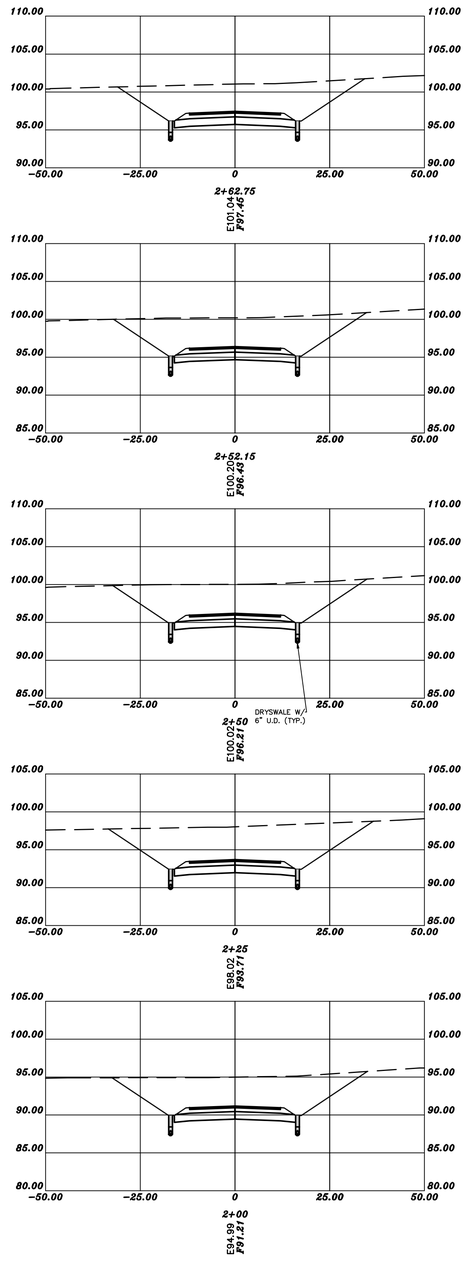
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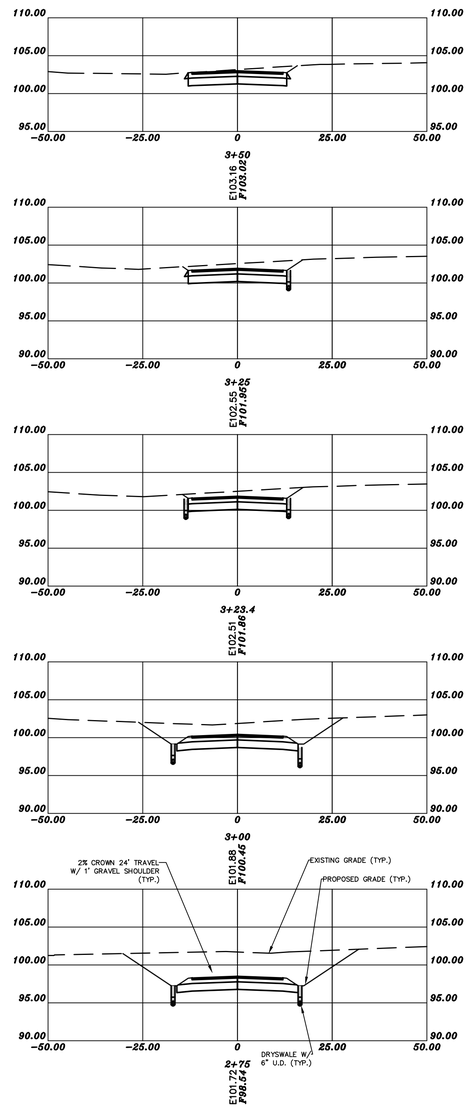
20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.
Vertical Scale 10









DOVER FILE #P18-14

REVISION	DATE	DESCRIPTION
#1	5-2-18	REVISED PER TRC COMMENTS OF 4-26-18

CROSS SECTIONS 0+00 – 3+50

LAND OF
TDAK & COMPANY LLC
146 DOVER POINT ROAD
DOVER, NH 03820
TAX MAP M, LOT 61

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

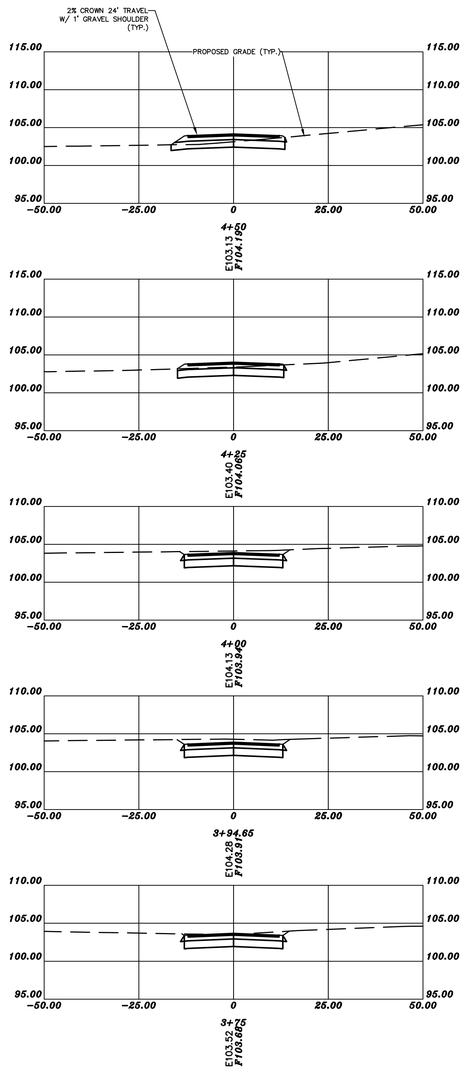
SCALE : 1 IN. EQUALS 20 FT.
DATE : APRIL 5, 2018
FILE NO. : DB 2018 – 001

KENNETH A. BERRY No. 10675 LICENSED PROFESSIONAL ENGINEER - STATE OF NEW HAMPSHIRE

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.
Vertical Scale 10



DOVER FILE #P18-14

REVISION	DATE	DESCRIPTION
#1	5-2-18	REVISED PER TRC COMMENTS OF 4-26-18

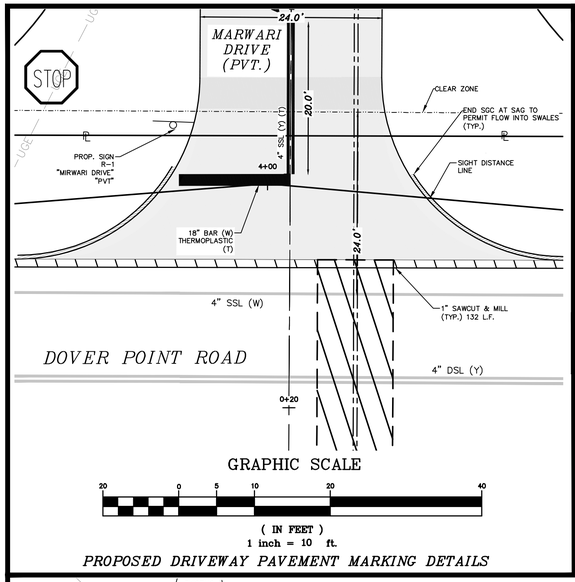
CROSS SECTIONS 3+50 – END

LAND OF
TDAK & COMPANY LLC
146 DOVER POINT ROAD
DOVER, NH 03820
TAX MAP M, LOT 61

BERRY & SURVEYING ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

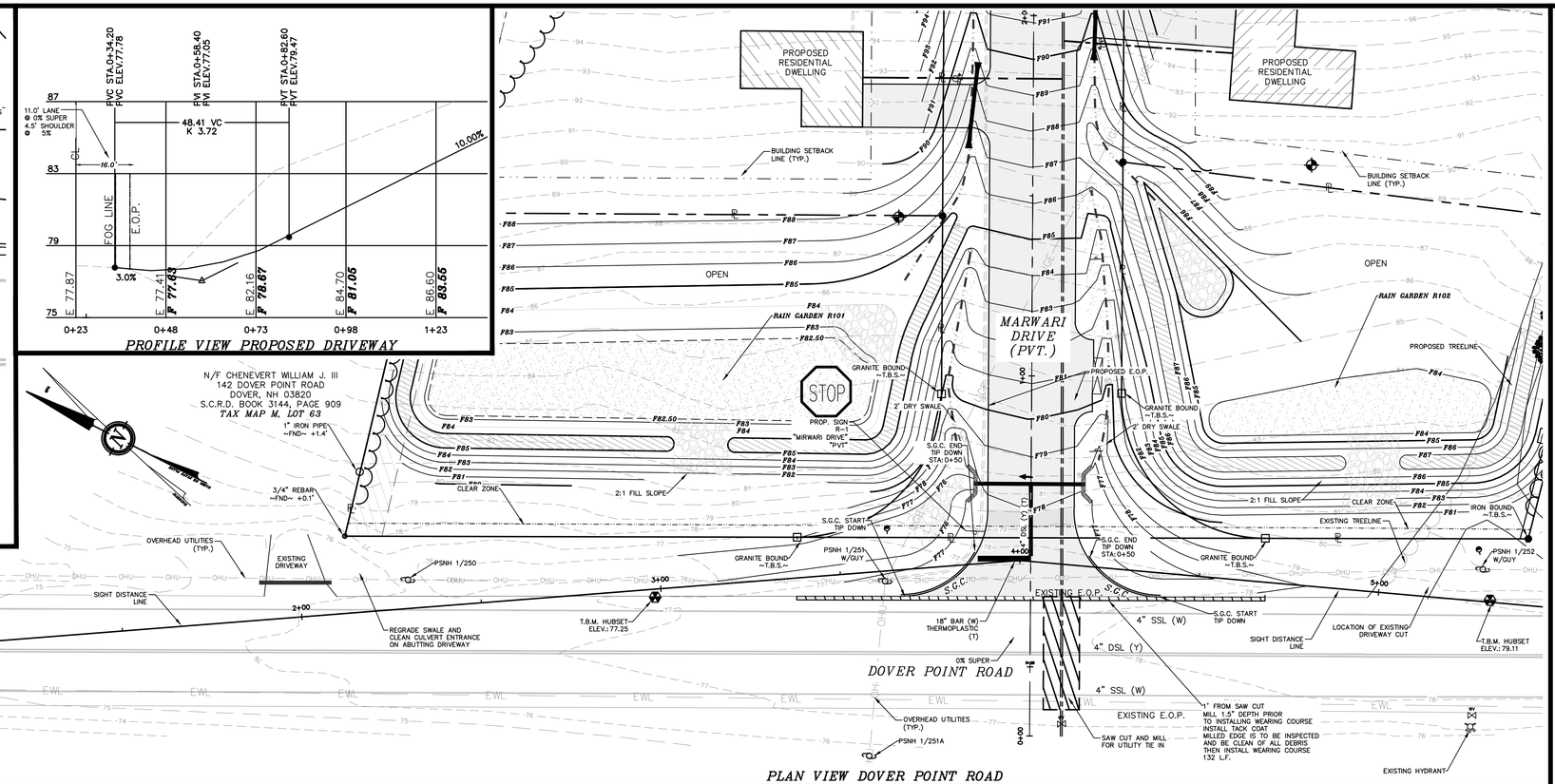
SCALE : 1 IN. EQUALS 20 FT.
DATE : APRIL 5, 2018
FILE NO. : DB 2018 – 001

STATE OF NEW HAMPSHIRE - KENNETH A. BERRY - No. 7494 LICENSED PROFESSIONAL ENGINEER



PROPOSED DRIVEWAY PAVEMENT MARKING DETAILS

PROFILE VIEW PROPOSED DRIVEWAY



PLAN VIEW DOVER POINT ROAD

NOTES:

1.) OWNER: TDAK & COMPANY
9B KELSEY LANE
GREENLAND, NH 03840

1A.) APPLICANT: TDAK & COMPANY
9B KELSEY LANE
GREENLAND, NH 03840

2.) CITY OF DOVER TAX MAP M, LOT 61

3.) LOT AREA: 184,225 S.F, 4.23 Ac

4.) THIS IS A RESIDENTIAL PRIVATE ROAD.

5.) EXISTING CONDITIONS INFORMATION IS BASED ON A SURVEY PERFORMED BY BERRY SURVEYING & ENGINEERING AND IS ENCLOSED IN THIS PACKAGE.

6.) THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH NHDOT STANDARD SPECIFICATIONS DATED 2010. CURRENT STANDARD PLANS, SUPPLEMENTAL SPECIFICATIONS AND SPECIAL PROVISIONS INCLUDED IN THE PROPOSAL.

NOTES CONT.:

7.) CONTRACTOR SHALL TAKE SPECIAL CARE IN NOT DISTURBING EXISTING MONUMENTS BOUNDS, AND OR BENCHMARKS WITHOUT FIRST MAKING PROVISIONS FOR RELOCATION.

8.) AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.

9.) THE TERM "PROPOSED" (PROP.) MEANS WORK TO BE CONSTRUCTED USING NEW MATERIALS, OR, WHERE APPLICABLE, RE-USING EXISTING MATERIALS IDENTIFIED AS "REMOVE & RESET" (R & R)

10.) AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.

11.) ALL EXISTING SIGNS WITHIN THE PROJECT LIMITS SHALL BE RETAINED UNLESS NOTED OTHERWISE.

NOTES CONT.:

12.) ALL SYMBOLS, WORDS, TRANSVERSE MARKINGS (STOP BARS, CROSSWALK LINES, AND RAILROAD SYMBOLS), LANE LINES, AND ALL OTHER MARKINGS NOTED WITH (T) SHALL BE THERMOPLASTIC.

13.) ALL DISTURBED AREAS NOT DESIGNATED TO BE PAVED SHALL HAVE LOAM PLACED AND SEEDED. THE LOAM SHALL HAVE A MINIMUM DEPTH OF 4 INCHES AND SHALL BE PLACED FLUSH WITH THE TOP OF THE ADJACENT CURB, EDGING, BERM OR PAVEMENT SURFACE.

14.) THE CONTRACTOR SHALL CONTACT JULIE MATHEWS AT NHDOT BUREAU OF TRAFFIC AT (603) 271-2291 ONE WEEK PRIOR TO PAVEMENT MARKINGS.

15.) ALL PAVEMENT MARKINGS TO BE PAINTED TO NHDOT STANDARD NO. PM-9.

16.) SEE NHDOT STANDARD PLAN PM-10A FOR WORD AND SYMBOL DETAILS.

NOTES CONT.:

17.) THE SPEED LIMIT ON DOVER POINT ROAD IS 40MPH.

18.) WORK WITHIN NHDOT R.O.W. WILL REQUIRE PROFESSIONAL FLAGGING SERVICES AND POLICE SUPERVISION.

19.) DESIGN ENGINEER TO PROVIDE INSPECTION & OVERSIGHT OF ALL WORK WITHIN R.O.W.

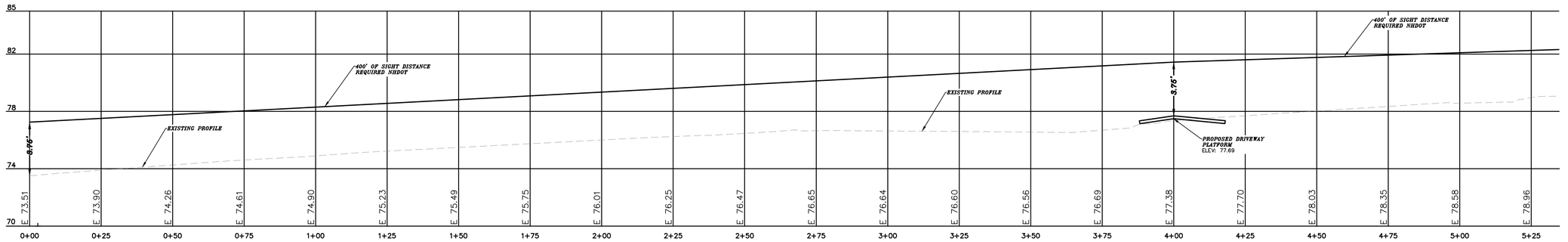
20.) CLEAR ZONE CALCULATION:
-ASSUMED 85TH PERCENTILE SPEED: 45MPH
-ASSUMED ADT: BETWEEN 1,500 - 6,000 (5,750)
-FORESLOPE OF 4:1
-CLEAR ZONE OF 20-26' IS REQUIRED- 24' SELECTED (AASHTO ROADSIDE DESIGN GUIDE)

PROFILE VIEW SIGHT LINE

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.
VERTICAL SCALE: 1" = 4'

LEGEND:

	UTILITY POLE/GUY WIRE
—OHU— —OHU—	OVERHEAD UTILITIES
	EXISTING BUILDING SETBACK
	CLEAR ZONE
S.C.R.D.	STRAFFORD COUNTY REGISTRY OF DEEDS
TYP.	TYPICAL
FND	FOUND
PL	PROPERTY LINE
E.O.P.	EDGE OF PAVEMENT
T.B.R.	TO BE REMOVED
SSL (W)	SINGLE SOLID LINE (WHITE)
DSL (Y)	DOUBLE SOLID LINE (YELLOW)



SIGHT DISTANCE PROFILE (SOUTH BOUND)

DOVER FILE #P18-14

REVISION	DATE	DESCRIPTION
#1	5-2-18	REVISED PER TRC COMMENTS OF 4-26-18

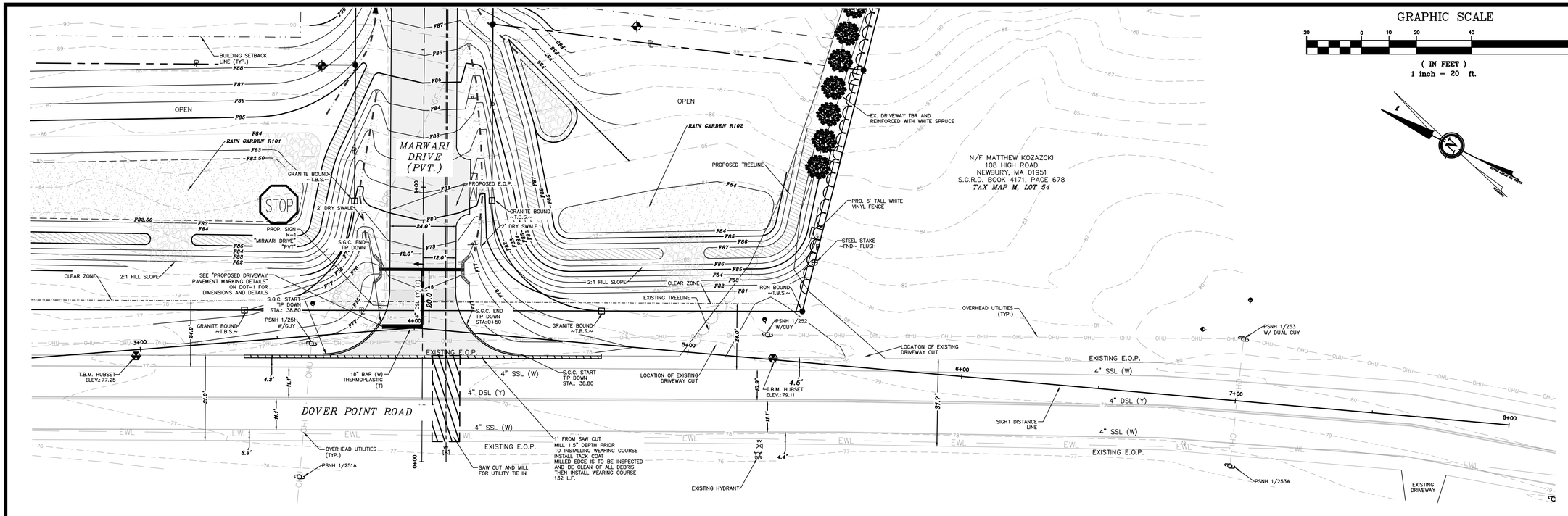
LAND OF
TDAK & COMPANY LLC
146 DOVER POINT ROAD
DOVER, NH 03820
TAX MAP M, LOT 61

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

SCALE : 1 IN. EQUALS 20 FT.
DATE : APRIL 5, 2018
FILE NO. : DB 2018 - 001

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 7824
LICENSED PROFESSIONAL ENGINEER

DOT-1



PLAN VIEW DOVER POINT ROAD

NOTES:

1.) OWNER: TDAK & COMPANY
9B KELSEY LANE
GREENLAND, NH 03840

1A.) APPLICANT: TDAK & COMPANY
9B KELSEY LANE
GREENLAND, NH 03840

2.) CITY OF DOVER TAX MAP M, LOT 61

3.) LOT AREA: 184,225 S.F, 4.23 Ac

4.) THIS IS A RESIDENTIAL PRIVATE ROAD.

5.) THE SPEED LIMIT ON DOVER POINT ROAD IS 40 MPH.

6.) SEE NOTES ON DOT-1.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)

1 inch = 20 ft.

VERTICAL SCALE: 1" = 4'

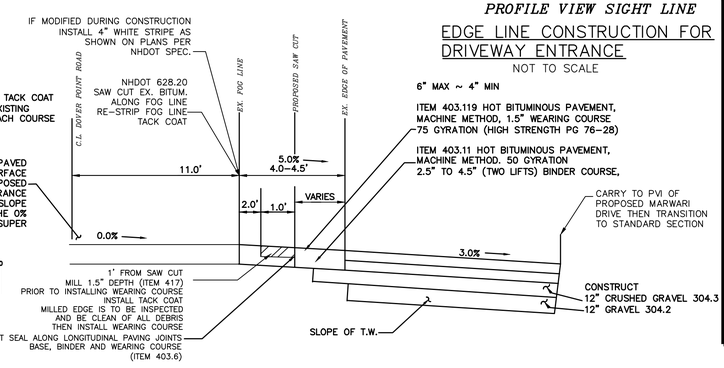
EMULSIFIED ASPHALT FOR TACK COAT AT 0.02 GAL/SY OVER EXISTING PAVEMENT & BEWTEEN EACH COURSE

EXISTING PAVED SURFACE AT THE PROPOSED DRIVEWAY ENTRANCE THE CROSS SLOPE IS AT THE 0% SUPER

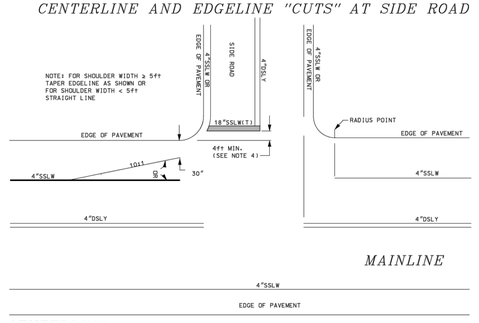
PROFILE VIEW SIGHT LINE

EDGE LINE CONSTRUCTION FOR DRIVEWAY ENTRANCE

NOT TO SCALE



CENTERLINE AND EDGELINE "CUTS" AT SIDE ROAD



GENERAL NOTES

1.) EDGE LINE DETAILS ARE SHOWN FOR MAINLINE ROADWAYS WITHOUT TURN LANE. THE PRESENCE OF TURN LANES MAY REQUIRE DIFFERENT EDGELINE TREATMENTS,

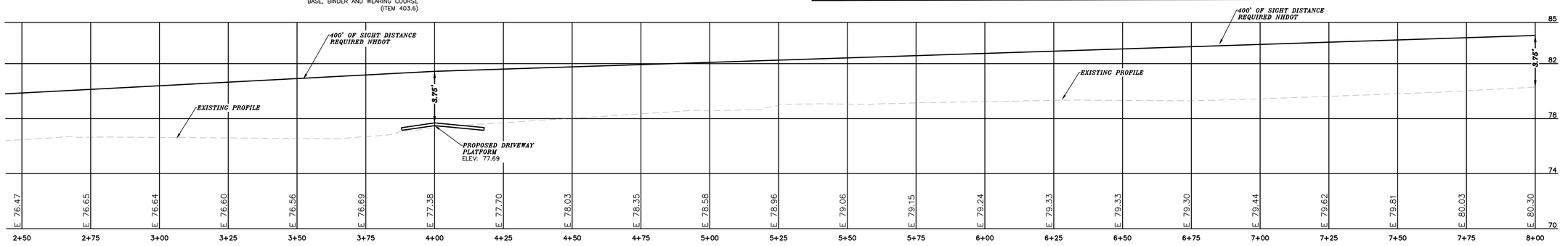
2.) EDGELINES ON THE SIDE ROADS, WHEN CALLED FOR, SHALL FOLLOW THE ABOVE MAINLINE TYPICALS. EDGELINES SHALL NOT BE CONTINUOUS AROUND THE MAINLINE/SIDE ROAD RADUIS. EDGELINES SHALL END AT STOP BARS.

3.) CENTERLINE AND EDGELINE SHALL BE CONTINUOUS PAST RESIDENTIAL DRIVEWAYS. CENTERLINE AND EDGELINE SHALL BREAK FOR COMMERCIAL DRIVES W/TRAFFIC CONTROLS, MINOR SIDE ROADS, OR PRIVATE INTERSECTIONS.

4.) LOCATION OF THE STOP LINE MAY VARY DUE TO INTERSECTION SIGHT DISTANCE AND VEHICLE TURNING RADIUS AND MAY NOT ALWAYS COINCIDE WITH THE LOCATION OF THE STOP SIGN.

5.) IF THERE IS NO EDGELINE, END STOP BAR 12" FROM EDGE FO PAVEMENT.

6.) STOP BARS, WORDS, LANE LINES, SYMBOLS AND ARROWS SHALL BE THERMOPLASTIC (T).



DOT-2

DOVER FILE #P18-14

REVISION	DATE	DESCRIPTION
#1	5-2-18	REVISED PER TRC COMMENTS OF 4-26-18

SIGHT DISTANCE PROFILE (NORTH BOUND)

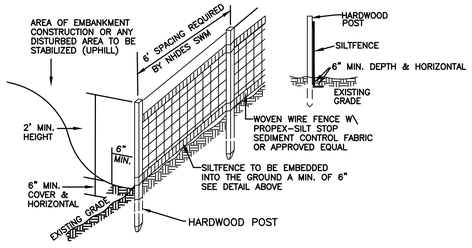
LAND OF
TDAK & COMPANY LLC
146 DOVER POINT ROAD
DOVER, NH 03820
TAX MAP M, LOT 61

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

SCALE : 1 IN. EQUALS 20 FT.
DATE : APRIL 5, 2018
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STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 7624
LICENSED PROFESSIONAL ENGINEER

E1



SILT FENCE CONSTRUCTION SPECIFICATIONS

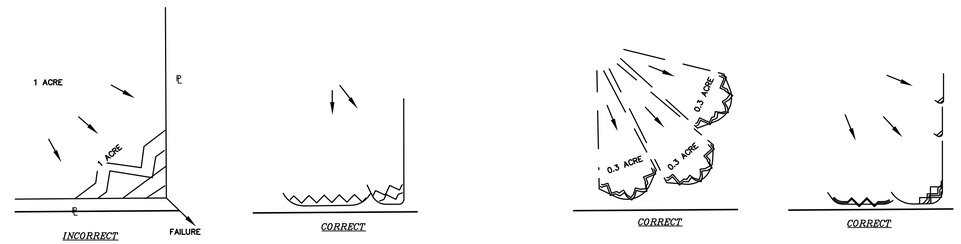
1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES AND FILTER CLOTH SHALL BE FASTENED TO WOVEN WIRE EVERY 24" AT TOP MID AND BOTTOM SECTIONS AND BE EMBEDDED INTO GROUND A MINIMUM OF 8" THE FENCE POSTS SHALL BE A MINIMUM 48" LONG, SPACED A MAXIMUM 10' APART, AND DRIVEN A MINIMUM OF 16" INTO THE GROUND.
2. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THE ENDS OF THE FABRIC SHALL BE OVERLAPPED BY SIX INCHES, FOLDED AND STAPLED TO PREVENT SEDIMENT FROM BY-PASSING.
3. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND SEDIMENT REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE AND PROPERLY DISPOSED OF. SEE MAINTENANCE NOTE BELOW, REMOVAL OF SEDIMENT REQUIRED AT A DEPTH OF 6-INCHES.
4. PLACE THE ENDS OF THE SILT FENCE UP CONTOUR TO PROVIDE FOR SEDIMENT STORAGE.
5. SILT FENCES SHALL BE REMOVED WHEN NO LONGER NEEDED AND THE SEDIMENT COLLECTED SHALL BE DISPOSED AS DIRECTED BY THE ENGINEER.
6. THE AREA DISTURBED BY THE REMOVAL SHALL BE SMOOTHED AND RE-VEGETATED.
7. TO BE CONSTRUCTED IAW NH SWM #3 4-2 SEDIMENT CONTROL PRACTICES, SILT FENCE, PAGE 90.
8. SEE DETAIL C4 FOR CONSTRUCTION OF SILT FENCE ALONG PROPERTY LINES.

SILT FENCE MAINTENANCE

1. SILT FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REPAIRS THAT ARE REQUIRED SHALL BE MADE IMMEDIATELY.
2. IF THE FABRIC ON A SILT FENCE SHOULD DECOMPOSE OR BECOME INEFFECTIVE DURING THE EXPECTED LIFE OF THE FENCE, THE FABRIC SHALL BE REPLACED PROMPTLY.
3. SEDIMENT DEPOSITS SHOULD BE REMOVED WHEN THEY REACH SIX-INCHES IN DEPTH.
4. SEDIMENT DEPOSITS THAT ARE REMOVED OR LEFT IN PLACE AFTER THE FABRIC HAS BEEN REMOVED SHALL BE GRADED TO CONFORM WITH THE EXISTING TOPOGRAPHY AND VEGETATED.

SILT FENCE DETAIL
NOT TO SCALE

E2



NOTES

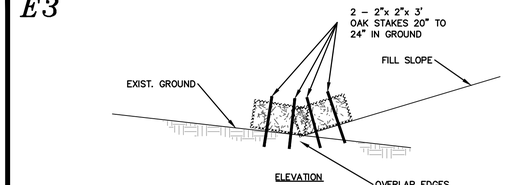
1. DO NOT LAYOUT PERIMETER CONTROL ALONG SLOPING PROPERTY PERIMETER WITHOUT INSTALLING "J HOOKS" AT HIGH CONCENTRATION AREAS. RUNOFF WILL CONCENTRATE AND CAUSE FAILURES ALONG THE PERIMETER.
2. "J HOOKS" CAN BE USED TO HELP LIMIT THE CONCENTRATION OF RUNOFF AND PROVIDE MORE STABILITY TO THE PERIMETER.
3. SILT FENCE AND EROSION CONTROL MULCH BERM MAY BE USED INTERCHANGEABLY. IN SPECIFIED AREA, SILT FENCE MAY NOT BE SUBSTITUTED FOR FILTREXX SILT SOXX OR APPROVED ALTERNATIVE.
4. SEE HAMPSHIRE STORM WATER MANUAL: VOLUME 3, PAGE 99 FOR FURTHER DETAILS AND SPECIFICATIONS

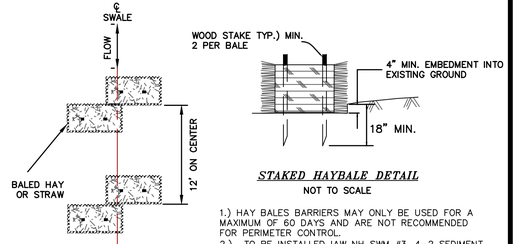
PERIMETER CONTROL
NOT TO SCALE

DESIGN CONSITERATIONS:

1. THE MAXIMUM LENGTH OF SLOPE ABOVE PERIMETER CONTROL IS 100 FEET.
2. THE MAXIMUM GRADIENT BEHIND CONTROL WILL NOT EXCEED 5%.
3. THE MAXIMUM CONTRIBUTING DRAINAGE AREA OF ONE-QUARTER ACRE PER 100-FEET OF PRACTICE LENGTH.
4. PERIMETER CONTROL IS TO BE INSTALLED PRIOR TO EARTH MOVING ACTIVITEIS, INCLUDING GRUBBING AND CLEARING.

E3





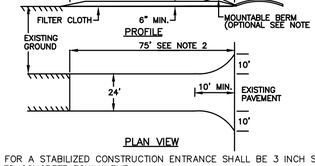
HAY BALE CHECK DAM DETAIL
(NOT TO SCALE)

STAKED HAYBALE DETAIL
NOT TO SCALE

1.) HAY BALES BARRIERS MAY ONLY BE USED FOR A MAXIMUM OF 60 DAYS AND ARE NOT RECOMMENDED FOR PERIMETER CONTROL.
2.) TO BE INSTALLED IAW NH SWM #3, 4-2 SEDIMENT CONTROL, STRAW OR HAY BALE BARRIER.

E4 *STABILIZED CONSTRUCTION ENTRANCE*

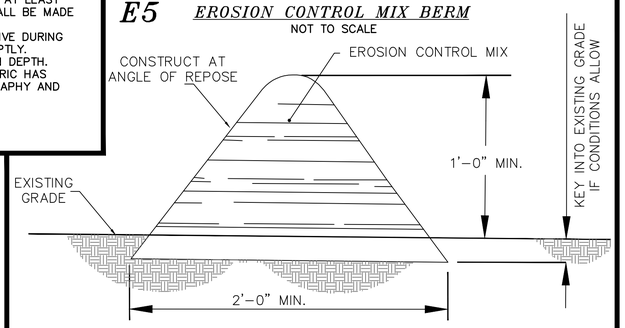
NOT TO SCALE



1. STONE FOR A STABILIZED CONSTRUCTION ENTRANCE SHALL BE 3 INCH STONE, RECLAIMED STONE, OR RECYCLED CONCRETE EQUIVALENT.
2. THE LENGTH OF THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 75 FEET, EXCEPT THAT THE MINIMUM LENGTH MAY BE REDUCED TO 50 FEET IF A 3-INCH TO 6-INCH BERM IS INSTALLED AT THE ENTRANCE OF THE PROJECT SITE.
3. THE THICKNESS OF THE STONE FOR THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 6 INCHES.
4. THE WIDTH OF THE ENTRANCE SHALL NOT BE LESS THAN THE FULL WIDTH OF THE ENTRANCE WHERE INGRESS OR EGRESS OCCURS OR 10 FEET, WHICH EVER IS GREATER.
5. GEOTEXTILE FILTER CLOTH SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING
6. 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.
7. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, WASHED, OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED PROMPTLY.
8. TO BE CONSTRUCTED IAW NH SWM #3 4-2 SEDIMENT CONTROL PRACTICES, TEMPORARY CONSTRUCTION EXIT, PAGE 124.

E5 *EROSION CONTROL MIX BERM*

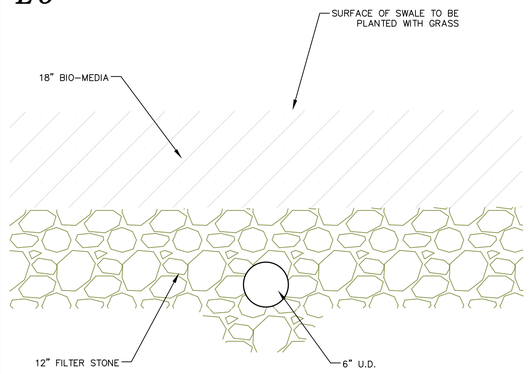
NOT TO SCALE



EROSION CONTROL MIX BERMS SHALL BE USED ONLY AS FOLLOWS:

1. BERMS SHALL BE USED IN AREAS WHERE EROSION WILL OCCUR ONLY IN THE FORM OF SHEET EROSION AND THERE IS NO CONCENTRATION OF WATER IN A CHANNEL OR DRAINAGE WAY ABOVE THE BERM.
2. THE BERMS SHALL BE INSTALLED FOLLOWING THE CONTOUR OF THE LAND AS CLOSLY AS POSSIBLE.
3. THE BERMS SHALL BE INSTALLED ON SLOPES LESS THAN 5%.
4. SUBJECT TO (E), BELOW, THE MIX SHALL HAVE AN ORGANIC PORTION BETWEEN 80 AND 100%, DRY WEIGHT BASIS, AND BE FIBROUS AND ELONGATED SUCH AS FROM SHREDDED BARK, STUMP GRINDINGS, COMPOSED BARK, OR EQUIVALENT MANUFACTURED PRODUCTS.
5. WOOD AND BARK CHIPS, GROUND CONSTRUCTION DEBRIS, OR REPROCESSED WOOD PRODUCTS SHALL NOT BE USED AS ORGANIC MATERIAL.
6. THE MIX SHALL NOT CONTAIN SILTS, CLAY, OR FINE SANDS.
7. THE MIX SHALL HAVE A PARTICLE SIZE BY WEIGHT OF 70 TO 85% PASSING A 6-INCH SCREEN AND A MAXIMUM OF 85% PASSING THE 0.75-INCH SCREEN.
8. THE MIX PH SHALL BE BETWEEN 5.0 AND 8.0.
9. THE BERM SHALL BE AT LEAST 12 INCHES HIGH AND AT LEAST 2 FEET WIDE.
10. TO BE CONSTRUCTED IAW NH SWM #3 4-2 SEDIMENT CONTROL PRACTICES, EROSION CONTROL MIX BERMS, PAGE 106.

E6



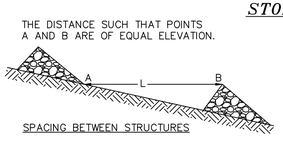
DRY SWALE DETAIL
NOT TO SCALE

E7 *TEMPORARY EROSION CONTROL MEASURES*

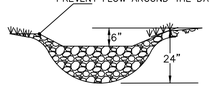
1. THE SMALLEST PRACTICAL AREA OF LAND SHALL BE EXPOSED AT ANY ONE TIME.
2. EROSION, SEDIMENT AND DETENTION MEASURES SHALL BE INSTALLED AS SHOWN ON THE PLANS AND AT LOCATIONS AS REQUIRED, DIRECTED BY THE ENGINEER.
3. ALL DISTURBED AREAS SHALL BE RETURNED TO ORIGINAL GRADES AND ELEVATIONS. DISTURBED AREAS SHALL BE LOAMED WITH A MINIMUM OF 4" OF LOAM AND SEEDED WITH NOT LESS THAN ONE POUND OF SEED PER 50 SQUARE YARDS OF AREA. (SEE SEED SPECIFICATIONS THIS SHEET)
4. ALL DISTURBED AREAS WILL BE RESTABILIZED WITHIN 45 DAYS. AT ANY ONE TIME, NO MORE THAN 5 ACRES, (217,800 Sq. Ft.) WILL BE DISTURBED.
5. SILT FENCES AND PERIMETER BARRIERS SHALL BE INSPECTED PERIODICALLY AND AFTER EVERY RAIN DURING THE LIFE OF THE PROJECT. ALL DAMAGED AREAS SHALL BE REPAIRED, SEDIMENT DEPOSITS SHALL PERIODICALLY BE REMOVED AND DISPOSED OF.
6. AFTER ALL DISTURBED AREAS HAVE BEEN STABILIZED, THE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE REMOVED AND THE AREA DISTURBED BY THE REMOVAL SMOOTHED AND RE-VEGETATED.
7. PER THE EPA CGP REQUIREMENTS THERE WILL BE REPORTS OF THE EROSION CONTROL INSPECTIONS IAW SWPPP PREPARED BY BS&E. ALL EROSION CONTROLS SHALL BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER 0.5" OR GREATER RAIN EVENT.
8. DITCHES, SWALES, AND BASINS SHALL BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
9. DO NOT TRAFFIC EXPOSED SOIL SURFACES WITH CONSTRUCTION EQUIPMENT. IF FEASIBLE, PERFORM EXCAVATIONS WITH EQUIPMENT POSITIONED OUTSIDE THE LIMITS OF THE INFILTRATION SYSTEM.
10. DRIVEWAYS AND CUT AND FILL SPLOPES MUST BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINAL GRADE.
11. STABILIZATION MEANS:
    - 11.1. A MINIMUM OF 85% OF VEGETATIVE COVER HAS BEEN ESTABLISHED.
    - 11.2. A MINIMUM OF 3 INCHES OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIP RAP HAS BEEN INSTALLED, OR
    - 11.3. EROSION CONTROL BLANKETS HAVE BEEN INSTALLED.
12. THIS PROJECT IS TO BE MANAGED IN A MANNER THAT MEETS THE REQUIREMENTS AND INTENT OF RSA 430:53 AND CHAPTER AGR 3800 RELATIVE TO INVASIVE SPECIES.
13. THE NHDES STORMWATER MANUAL, IN THREE VOLUMES, DATED DECEMBER 2008, IS A PART OF THIS PLAN SET AND THE MORE RESTRICTIVE WILL GOVERN. (NH SWM)

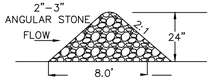
E8 *STONE CHECK DAM*

NOT TO SCALE



NOTE: KEY STONE INTO CHANNEL BANKS AND EXTEND IT BEYOND THE ABUTMENTS A MINIUM OF 18" TO PREVENT FLOW AROUND THE DAM.

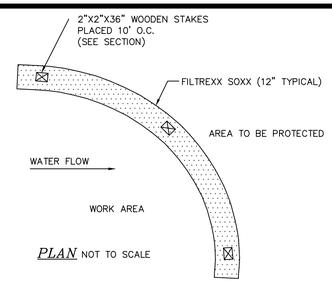




STONE GRADE STABILIZATION STRUCTURE

1.) CHECK DAMS SHOULD BE INSTALLED BEFORE RUNOFF IS DIRECTED TO THE SWALE OR DRAINAGE DITCH.
2.) THE MAXIMUM CONTRIBUTING DRAINAGE AREA TO THE DAM SHOULD BE LESS THEN ONE ACRE.
3.) THE MAXIMUM HEIGHT OF THE DAM SHOULD BE TWO FEET.
4.) THE CENTER OF THE DAM SHOULD BE AT LEAST SIX INCHES LOWER THAN THE OUTER EDGES.
5.) THE MAXIMUM SPACING IS AS SHOWN ON THE PROJECT SITE PLANS.
6.) CHECK DAMS WILL NOT BE USED IN A FLOWING STREAM.
7.) TEMPORARY CHECK DAMS WILL BE REMOVED ONCE THE SWALE OR DITCH IS DETERMINED STABLE.
8.) TO BE CONSTRUCTED IAW NH SWM #3 4-2 SEDIMENT CONTROL PRACTICES, TEMPORARY CHECK DAMS, PAGE 114.

E9



PLAN NOT TO SCALE

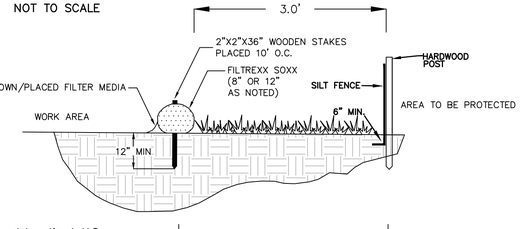
NOTES

1. ALL MATERIAL TO MEET FILTREXX SPECIFICATIONS.
2. FILTER MEDIA FILL TO MEET APPLICATION REQUIRMENTS.
3. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.
4. SILTSOXX MAY BE USED IN PLACE OF SILT FENCE OR OTHER SEDIMENT BARRIERS.
5. SILTSOXX COMPOST/SOIL/ROCK/SEED FILL MATERIAL SHALL BE ADJUSTED AS NECESSARY TO MEET THE REQUIRMENTS OF THE SPECIFIC APPLICATION.
6. FILTREXX SOXX IS A REGISTERED TRADEMARK OF FILTREXXIN TERNATIONAL, LLC.
7. SILT FENCE IS NOT A SUBSTITUTION FOR SILT SOXX AND ANY EQUAL SUBSTITUTION TO BE APPROVED.
8. TO BE CONSTRUCTED IAW FILTREXX, SECTION 1:EROSION & SEDIMENT CONTROL (PAGE 323) - CONSTRUCTION ACTIVITIES, SWPPP CUT SHEET: FILTREXX SEDIMENT CONTROL

FILTREXX SEDIMENT CONTROL

NOT TO SCALE

E10

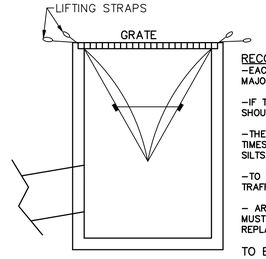


Filtrexx International, LLC
35481 Grafton Eastern Rd | Grafton, Oh 44044
440-926-2607 | fax: 440-926-4021
WWW.FILTREXX.COM
OR APPROVED EQUAL

NOTE: FOR AREAS REQUIRING DOUBLE PERIMETER CONTROL WITHIN 50' OF JURISDICTIONAL WETLANDS AND NOT FOR ALL SILT SOXX APPLICATIONS. THIS DUPLICATION MAY BE SPECIFIED AS 12" SILT SOXX OR ORANGE CONSTRUCTION FENCE AS NOTED.

SECTION NOT TO SCALE

E11



RECOMMENDED MAINTENANCE SCHEDULE
-EACH SILTSACK SHOULD BE INSPECTED AFTER EVERY MAJOR RAIN EVENT, AND MUST BE MAINTAINED.

-IF THERE HAVE BEEN NO MAJOR EVENTS, SILTSACK SHOULD BE INSPECTED EVERY 2-3 WEEKS.

-THE RESTRAINT CORD SHOULD BE VISIBLE AT ALL TIMES. IF CORD IS COVERED WITH SEDIMENT, THE SILTSACK SHOULD BE EMPTIED.

-TO BE USED IN ALL AREAS WHERE THERE WILL BE TRAFFIC.

- ARE SUBJECT TO DAMAGE BY SNOW PLOWS, AND MUST BE INSPECTED AFTER ANY SNOW EVENT AND REPLACED AS REQUIRED.

TO BE CONSTRUCTED IAW NH SWM #3 4-2 SEDIMENT CONTROL PRACTICES, TEMPORARY STORM DRAIN INLET PROTECTION, PAGE 118.

SILTSACK DETAIL
NOT TO SCALE

E-101

DOVER FILE #P18-14

REVISION	DATE	DESCRIPTION
#1	5-2-18	REVISED PER TRC COMMENTS OF 4-26-18

EROSION & SEDIMENT CONTROL DETAILS

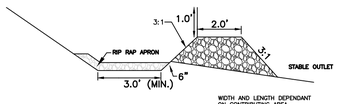
COMPOSITE DETAIL SHEET
LAND OF
TDAK & COMPANY LLC
146 DOVER POINT ROAD
DOVER, NH 03820
TAX MAP M, LOT 61

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

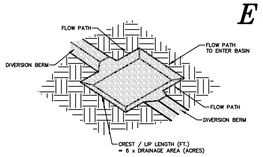
AS NOTED
DATE : APRIL 5, 2018
FILE NO. : DB 2018 - 001

STATE OF NEW HAMPSHIRE - KENNETH A. BERRY No. 7446 LICENSED PROFESSIONAL ENGINEER

E12

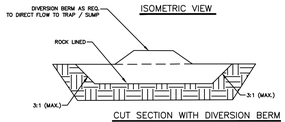


CROSS SECTION



ISOMETRIC VIEW

SIEVE DESIGNATION	SIZE OF STONE (INCHES)
100%	12
84–100%	6
68–83%	3
42–55%	1
8–12%	NO. 4



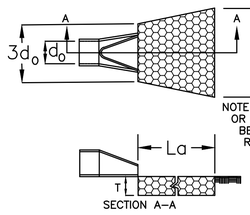
CUT SECTION WITH DIVERSION BERM

1. TRAP TO BE INSTALLED AS CLOSE TO THE DISTURBED AREA OR SOURCE OF SEDIMENT AS POSSIBLE.
2. THE MAXIMUM CONTRIBUTING DRAINAGE AREA TO THE TRAP SHALL BE LESS THAN 5 ACRES.
3. THE MINIMUM VOLUME OF THE TRAP SHALL BE 3,600 CUBIC FEET OF STORAGE FOR EACH ACRE OF DRAINAGE AREA.
4. THE SIDE SLOPES OF THE TRAP SHALL BE 3:1 OR FLATTER AND SHALL BE STABILIZED IMMEDIATELY AFTER THEIR CONSTRUCTION.
5. THE OUTLET OF THE TRAP SHALL BE A MINIMUM OF ONE FOOT BELOW THE CREST OF THE TRAP AND SHALL DISCHARGE TO A STABILIZED AREA.
6. THE TRAP SHALL BE CLEANED WHEN 50 PERCENT OF THE ORIGINAL VOLUME IS FILLED.
7. THE MATERIALS REMOVED FROM THE TRAP SHALL BE PROPERLY DISPOSED OF AND STABILIZED.

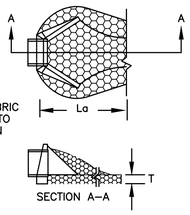
STONE LINED SEDIMENT TRAP

E13

PIPE OUTLET PROTECTION
NOT TO SCALE



PIPE OUTLET TO FLAT AREA WITH NO DEFINED CHANNEL



PIPE OUTLET TO WELL–DEFINED CHANNEL

PIPE OUTLET PROTECTION CONSTRUCTION SPECIFICATIONS

1. THE SUB GRADE FOR THE FILTER MATERIAL, GEOTEXTILE FABRIC, AND RIP RAP SHALL BE PREPARED TO THE LINES AND GRADES SHOWN ON THE PLANS.
2. THE ROCK OR GRAVEL USED FOR FILTER OF RIP RAP SHALL CONFORM TO THE SPECIFIED GRADATION.
3. GEOTEXTILE FABRICS SHALL BE PROTECTED FROM PUNCTURE OR TEARING DURING THE PLACEMENT OF THE ROCK RIP RAP DAMAGED AREAS IN THE FABRIC SHALL BE REPAIRED BY PLACING A PIECE OF FABRIC OVER THE DAMAGED AREA OR BY COMPLETE REPLACEMENT OF THE FABRIC. ALL OVERLAPS REQUIRED FOR REPAIRS OR JOINING TWO PIECES OF FABRIC SHALL BE A MINIMUM OF 12 INCHES.
4. STONE FOR THE RIP RAP MAY BE PLACED BY EQUIPMENT AND SHALL BE CONSTRUCTED TO THE FULL LAYER THICKNESS IN ONE OPERATION AND IN SUCH A MANNER AS TO PREVENT SEGREGATION OF THE STONE SIZES.
5. TO BE CONSTRUCTED IAW NH SWM #2 4–6 CONVEYANCE PRACTICES, 6. OUTLET PROTECTION, PAGE 172.

TABLE 7–24––RECOMMENDED RIP RAP GRADATION RANGES			
d50 SIZE=	0.5 FEET	6 INCHES	
% OF WEIGHT SMALLER THAN THE GIVEN d50 SIZE	SIZE OF STONE (INCHES) FROM	TO	
100%	9	12	
85%	8	11	
50%	6	9	
15%	2	3	

E14

WINTER STABILIZATION NOTES

1. ALL DISTURBED AREAS THAT DO NOT HAVE AT LEAST 85% VEGETATIVE COVERAGE PRIOR TO OCTOBER 15TH, SHALL BE STABILIZED BY APPLYING MULCH AT A RATE OF 3–4 TONS PER ACRE. ALL SIDE SLOPES, STEEPER THAN 4:1, THAT ARE NOT DIRECTED TO SWALES OR DETENTION BASINS, SHALL BE LINED WITH BIODEGRADABLE/PHOTODEGRADABLE "JUTE MATTING" (EXCELSIOR'S CURLEX II OR EQUAL). ALL OTHER SLOPES SHALL BE MULCHED AND TACKED AT A RATE OF 3–4 TONS PER ACRE. THE APPLICATION OF MULCH AND/OR JUTE MATTING SHALL NOT OCCUR OVER EXISTING SNOW COVER. IF THE SITE IS ACTIVE AFTER NOVEMBER 15TH, ANY SNOW THAT ACCUMULATES ON DISTURBED AREAS SHALL BE REMOVED. PRIOR TO SPRING THAW ALL AREAS WILL BE STABILIZED, AS DIRECTED ABOVE.

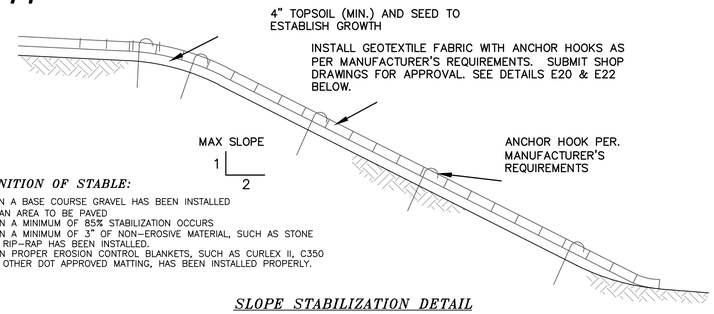
2. ALL SWALES THAT DO NOT HAVE FULLY ESTABLISHED VEGETATION SHALL BE EITHER LINED WITH TEMPORARY JUTE MATTING OR TEMPORARY STONE CHECK DAMS (APPROPRIATELY SPACED). STONE CHECK DAMS WILL BE MAINTAINED THROUGHOUT THE WINTER MONTHS. IF THE SWALES ARE TO BE MATTED WITH PERMANENT LINERS OR RIPRAP WITH ENGINEERING FABRIC, THIS SHALL BE COMPLETED PRIOR TO WINTER SHUTDOWN OR AS SOON AS THEY ARE PROPERLY GRADED AND SHAPED.

E16

3. PRIOR TO NOV. 15TH ALL ROADWAY AND PARKING AREAS SHALL BE BROUGHT UP TO AND THROUGH THE BANK RUN GRAVEL APPLICATION. IF THESE AREAS' ELEVATIONS ARE PROPOSED TO REMAIN BELOW THE PROPOSED SUBGRADE ELEVATION, THE SUBGRADE MATERIAL SHALL BE ROUGHLY CROWNED AND A 3" LAYER OF CRUSHED GRAVEL SHALL BE PLACED AND COMPACTED. THIS WILL ALLOW THE SUBGRADE TO SHED RUNOFF AND WILL REDUCE ROADWAY EROSION. THIS CRUSHED GRAVEL DOES NOT HAVE TO CONFORM TO NH DOT 304.3, BUT SHALL HAVE BETWEEN 15–25% PASSING THE #200 SIEVE AND THE LARGEST STONE SIZE SHALL BE 2". IF THE SITE IS ACTIVE AFTER NOVEMBER 15TH, ANY ACCUMULATED SNOW SHALL BE REMOVED FROM ALL ROADWAY AND PARKING AREAS.

4. AFTER OCTOBER 15TH, THE END OF NEW HAMPSHIRE'S AVERAGE GROWING SEASON, NO ADDITIONAL LOAM SHALL BE SPREAD ON SIDE SLOPES AND SWALES. THE STOCKPILES THAT WILL BE LEFT UNDISTURBED UNTIL SPRING SHALL BE SEEDED BY THIS DATE. AFTER OCTOBER 15TH, ANY NEW OR DISTURBED PILES SHALL BE MULCHED AT A RATE OF 3–4 TONS PER ACRE. ALL STOCKPILES THAT WILL REMAIN THROUGHOUT THE WINTER SHALL BE SURROUNDED WITH SILT FENCING.

E17

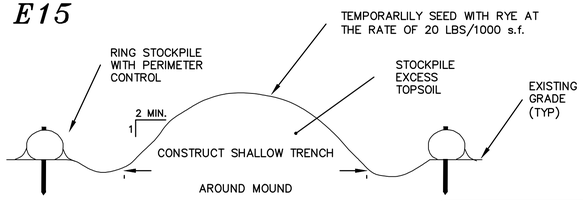


DEFINITION OF STABLE:

1. WHEN A BASE COURSE GRAVEL HAS BEEN INSTALLED IN AN AREA TO BE PAVED
2. WHEN A MINIMUM OF 85% STABILIZATION OCCURS
3. WHEN A MINIMUM OF 3" OF NON–EROSIVE MATERIAL, SUCH AS STONE OR RIP–RAP HAS BEEN INSTALLED.
4. WHEN PROPER EROSION CONTROL BLANKETS, SUCH AS CURLEX II, C350 OR OTHER DOT APPROVED MATTING, HAS BEEN INSTALLED PROPERLY.

SLOPE STABILIZATION DETAIL
NOT TO SCALE

E15



1.) TO BE CONSTRUCTED IAW NH SWM #3 CHAPTER 4–1, EROSION PRACTICE, SOIL STOCKPILE PRACTICES, PAGE 46.

TOPSOIL STOCKPILE MOUND
NOT TO SCALE

NOTE: Temporary seed mix for stabilization of turf shall be winter rye or oats at a rate of 2.5 lbs. per 1000 s.f. and shall be placed prior to OCT. 15, if permanent seeding not yet complete.

E19

SEEDING GUIDE

USE	SEEDING MIXTURE 1/	DROUGHTY	WELL DRAINED	MODERATELY WELL DRAINED	POORLY DRAINED
STEEP CUTS AND FILLS, BORROW AND DISPOSAL AREAS	A	FAIR	GOOD	GOOD	FAIR
	B	POOR	GOOD	FAIR	POOR
	C	POOR	GOOD	EXCELLENT	GOOD
	D	FAIR	GOOD	GOOD	EXCELLENT
	E	FAIR	EXCELLENT	EXCELLENT	POOR
WATERWAYS, EMERGENCY SPILLWAYS, AND OTHER CHANNELS WITH FLOWING WATER.	A	GOOD	GOOD	GOOD	FAIR
	C	GOOD	EXCELLENT	EXCELLENT	FAIR
	D	GOOD	EXCELLENT	EXCELLENT	FAIR
LIGHTLY USED PARKING LOTS, ODD AREAS, UNUSED LANDS, AND LOW INTENSITY USE RECREATION SITES.	A	GOOD	GOOD	GOOD	FAIR
	B	GOOD	GOOD	FAIR	POOR
	C	GOOD	EXCELLENT	EXCELLENT	FAIR
	D	FAIR	GOOD	GOOD	EXCELLENT
PLAY AREAS AND ATHLETIC FIELDS. (TOPSOIL IS ESSENTIAL FOR GOOD TURF.)	F	FAIR	EXCELLENT	EXCELLENT	2/
	G	FAIR	EXCELLENT	EXCELLENT	2/

GRAVEL PIT, SEE NH–PM–24 IN APPENDIX FOR RECOMMENDATION REGARDING RECLAMATION OF SAND AND GRAVEL PITS.

1/ REFER TO SEEDING MIXTURES AND RATES IN TABLE 7–36.
2/ POORLY DRAINED SOILS ARE NOT DESIRABLE FOR USE AS PLAYING AREA AND ATHLETIC FIELDS.

RECOMMENDED *

SEEDING RATES

MIXTURE	POUNDS PER ACRE	POUNDS PER 1,000 Sq. Ft.
A. TALL FESCUE	20	0.45
CREEPING RED FESCUE	20	0.45
RED TOP	2	0.05
TOTAL	42	0.95
B. TALL FESCUE	15	0.35
CREEPING RED FESCUE	15	0.35
CROWN VETCH OR FLAT PEA	15	0.35
TOTAL	50 OR 55	0.95 OR 1.35
C. TALL FESCUE	24	0.55
CREEPING RED FESCUE	24	0.55
BIRDS FOOT TREFOIL	REMOVED	REMOVED
TOTAL	48	1.10
D. TALL FESCUE	20	0.45
FLAT PEA	30	0.75
TOTAL	50	1.20
E. CREEPING RED FESCUE 1/	50	1.15
KENTUCKY BLUEGRASS 1/	50	1.15
TOTAL	100	2.30
F. TALL FESCUE 1	150	3.60

SEEDING SPECIFICATIONS

1. Grading and Shaping
   a. Slopes shall not be steeper than 2:1;3:1 slopes or flatter are preferred. Where mowing will be done, 3:1 slopes or flatter are recommended.
2. Seedbed Preparation
   a. Surface and seepage water should be drained or diverted from the site to prevent drowning or winter killing of the plants.
   b. Stones larger than 4 inches and trash should be removed because they interfere with seeding and future maintenance of the area. Where feasible, the soil should be tilled to a depth of about 4 inches to prepare a seedbed and mix fertilizer and lime into the soil. The seedbed should be left in reasonably firm and smooth condition. The last tillage operation should be performed across the slope wherever practical.
3. Establishing a Stand
   a. Lime and fertilizer should be applied 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, 2 tons per acre or 100lbs. per 1,000 sq.ft.

   Nitrogen(N), 50lbs. per acre or 1.1lbs. per 1,000 sq.ft.

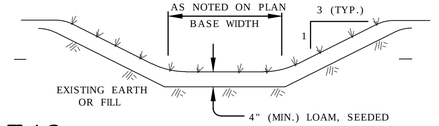
   Phosphate(P2O5), 100lbs. per acre or 2.2lbs. per 1,000 sq.ft.

   Potash(K2O), 100lbs. per acre or 2.2lbs. per 1,000 sq.ft.

   (Note: This is the equivalent of 500lbs. per acre of 10–20–20 fertilizer or 1,000lbs. per acre of 5–10–10.)
   b. Seed should be spread uniformly by the method most appropriate for the site. Methods include broadcasting, drilling and hydroseeding. Where broadcasting is used, cover seed with .25 inch of soil or less, by cultipacking or raking.
   C. Refer to Table(G–E1 this sheet) for appropriate seed mixtures and Table(H–E1 this sheet) for rates of seeding. All legumes (crownvetch, birdsfoot trefoil, and flatpea) must be inoculated with their specific inoculant.
   d. When seeded areas are mulched, plantings may be made from early spring to early October. When seeded areas are not mulched, plantings should be made from early spring to May 20 or from August 10 to September 1.

4.Mulch
   a. Hay, straw, or other mulch, when needed, should be applied immediately after seeding.
   b. Mulch will be held in place using appropriate techniques from the Best Management Practice for mulching. Hay or straw mulch shall be placed at a rate of 90lbs per 1000 s.f.

5. Maintenance to Establish a Stand
   a. Planted area should be protected from damage by fire, grazing, traffic, and dense weed growth.
   b. Fertilization needs should be determined by onsite inspections. Supplemental fertilizer is usually the key to fully complete the establishment of the stand because most perennial stake 2 to 3 years to become established.
   c. In waterways, channels, or swales where uniform flow conditions are anticipated, occasional mowing may be necessary to control growth of woody vegetation.

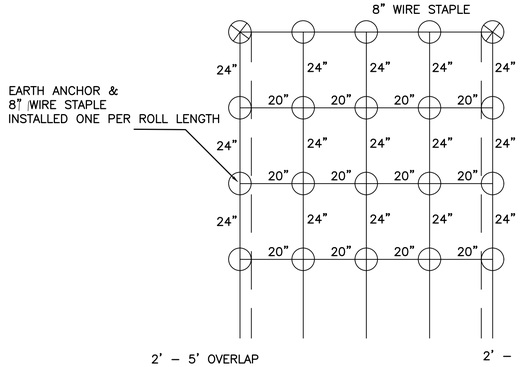


E18

GRASS TREATMENT SWALE
NOT TO SCALE

1.) INSPECT ANNUALLY FOR EROSION, SEDIMENT ACCUMULATIONS, VEGETATION LOSS, & INVASIVE SPECIES. REPAIR AS NECESSARY. MOW GRASS ANNUALLY TO A DEPTH OF 4".
2.) TO BE CONSTRUCTED IAW NH SWM #2 CHAPTER 4, #5 TREATMENT SWALES, PAGE 123.

E20



3.4 STAPLES PER SQ YD
TOTAL WIDTH: 6" 8"

VMAX3 MATTING
STAPLE PATTERN GUIDE

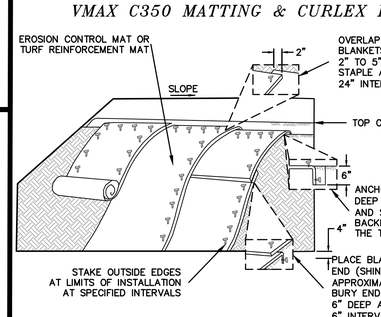
E21

CONSERVATION MIX	POUNDS PER ACRE	POUNDS PER 1,000 S.F.
RED FESCUE (35%)	75	1.75
TALL FESCUE (25%)	55	1.25
ANNUAL RYEGRASS (12%)	33	0.75
PERENNIAL RYEGRASS (10%)	26	0.60
KENTUCKY BLUEGRASS (10%)	22	0.50
WHITE CLOVER (3%)	7	0.15

1.) THE BEGINNING AND END OF EACH ROW OF NAG VMAX C350 WILL BE BURIED SIX TO 12 INCHES DEEP.
2.) AT THE TOP OF EACH ROW WHERE THE ROWS OVERLAP, AN EARTH ANCHOR WILL BE INSTALLED TO A MINIMUM DEPTH OF 30 INCHES.
3.) STAPLES WILL BE INSTALLED AT A RATE OF 3.4 STAPLES PER SQUARE YARD AS DEMONSTRATED.
4.) STAPLES WILL BE INSTALLED TO A MINIMUM DEPTH OF 8 INCHES.
5.) ROWS OF NAG ROLLMAX WILL BE INSTALLED PARALLEL WITH AN AVERAGE OF THREE AND ONE–HALF INCHES OF OVERLAP. STAPLES WILL BE INSTALLED ALONG THE OVERLAP SEAM, AS SHOWN.
6.) MATTING TO BE USED ON ALL SLOPES GREATER THAN 3:1. TURF REINFORCEMENT TO BE USED ON SLOPES GREATER THAN 2:1.
7.) TEMPORARY EROSION CONTROL BLANKET OR ROLLED EROSION CONTROL BLANKET (RECB) ARE TO BE INSTALLED IAW NH SWM #3 4–1 TEMPORARY EROSION CONTROL BLANKET, PAGE 68. NORTH AMERICAN GREEN VMAX C–350 TURF REINFORCEMENT MAT IS TO BE INSTALLED IAW MANUFACTURERS RECOMMENDATIONS, OR APPROVED EQUAL. AMERICAN EXCELSIOR COMPANY CURLEX BLANKETS ARE TO BE INSTALLED IAW MANUFACTURERS RECOMMENDATIONS, OR APPROVED EQUAL.
8.) IF SPECIFIED, WILDLIFE FRIENDLY RECB SUCH AS AEC CURLEX III FIBRENET, NAG S150BN, OR EAST COAST EROSION CONTROL ECC–2B, ARE NOT TO BE SUBSTITUTED UNLESS AN ALTERNATIVE IS APPROVED BY THE PROJECT ENGINEER, NHF&G AND NHDES.

E22

VMAX C350 MATTING & CURLEX II / III



NOTE : STAKING PATTERNS SHALL FOLLOW MANUFACTURERS RECOMMENDATIONS. MINIMUM SPACING ACROSS FABRIC AS SHOWN.

INSTALLATION OF EROSION CONTROL BLANKET
NOT TO SCALE

E23

CONSTRUCTION SEQUENCE:

1.) ALL SEDIMENT & EROSION CONTROLS ARE TO BE INSTALLED PRIOR TO ANY EARTH MOVING DISTURBANCE (STUMPING)
CUT AND REMOVE TREES IN CONSTRUCTION AREA ONLY AS REQUIRED AFTER INSTALLATION OF SEDIMENT & EROSION CONTROLS. ALL EROSION CONTROLS SHALL BE INSPECTED WEEKLY AND AFTER EVERY HALF–INCH OF RAINFALL.
2.) CONSTRUCT AND/OR INSTALL TEMPORARY AND PERMANENT SEDIMENT EROSION AND DETENTION CONTROL FACILITIES AS REQUIRED.
3.) DETENTION CONTROL FACILITY SHALL BE INSTALLED & STABILIZED PRIOR TO ANY EARTH MOVING OPERATION & OR DIRECTING RUNOFF TO THEM. DITCHES AND SWALES SHALL BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
4.) CLEAR, CUT AND DISPOSE OF DEBRIS IN APPROVED FACILITY.
5.) CONSTRUCT TEMPORARY CULVERTS AS REQUIRED, OR DIRECTED
6.) CONSTRUCT ROADWAYS FOR ACCESS TO DESIRED CONSTRUCTION AREAS. ALL ROADS SHALL BE STABILIZED IMMEDIATELY AFTER GRADING. PONDS AND SWALES SHALL BE INSTALLED EARLY ON IN THE CONSTRUCTION SEQUENCE (BEFORE ROUGH GRADING THE SITE.)
7.) INSTALL PIPE AND CONSTRUCTION ASSOCIATED APPURTENANCES AS REQUIRED OR DIRECTED. ALL DISTURBED AREAS SHALL BE STABILIZED IMMEDIATELY AFTER GRADING.
8.) BEGIN PERMANENT AND TEMPORARY SEEDING AND MULCHING. ALL CUT AND FILL SLOPES AND DISTURBED AREAS SHALL BE SEEDED OR MULCHED AS REQUIRED, OR DIRECTED. NO AREA IS ALLOWED TO BE DISTURBED FOR A LENGTH OF TIME THAT EXCEEDS 45 DAYS BEFORE BEING STABILIZED. DAILY, OR AS REQUIRED.
9.) CONSTRUCT TEMPORARY BERMS, DRAINS DITCHES, SILT FENCES, SEDIMENT TRAPS, ETC. MULCH AND SEED AS REQUIRED.
10.) INSPECT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES DURING CONSTRUCTION
11.) COMPLETE PERMANENT SEEDING AND LANDSCAPING.
12.) REMOVE TEMPORARY EROSION CONTROL MEASURES AFTER SEEDING AREAS HAVE ESTABLISHED THEMSELVES AND SITE IMPROVEMENTS ARE COMPLETE.
13.) SMOOTH AND RE–VEGETATE ALL DISTURBED AREAS.
14.) FINISH PAVING ALL ROADWAYS

INVASIVE SPECIES NOTE:

THAT THE PROJECT IS TO BE MANAGED IN A MANNER THAT MEETS THE REQUIREMENTS AND INTENT OF RSA 430:53 AND CHAPTER AGR 3800 RELATIVE TO INVASIVE SPECIES.

E–102

DOVER FILE #P18–14

#	REVISION	DATE	DESCRIPTION
#1	REVISED PER TRC COMMENTS OF 4–26–18	5–2–18	

EROSION & SEDIMENT CONTROL DETAILS

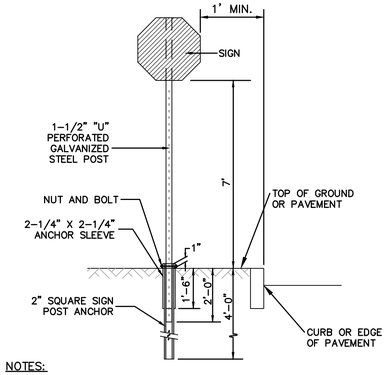
LAND OF
TDAK & COMPANY LLC
146 DOVER POINT ROAD
DOVER, NH 03820
TAX MAP M, LOT 61

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332–2863

AS NOTED
DATE : APRIL 5, 2018
FILE NO. : DB 2018 – 001

STATE OF NEW HAMPSHIRE – KENNETH A. BERRY No. 14043 LICENSED PROFESSIONAL ENGINEER

C1



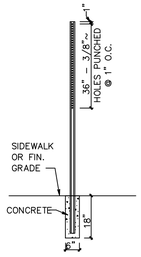
NOTES:

1. ALL SIGNAGE SHALL BE TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS AND NHDOT STANDARDS.
2. THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS/CATALOG CUTS TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO ERECTING SIGNS.
3. THE LOCATION OF THE SIGNS SHALL BE AS INDICATED ON THE DRAWINGS AND/OR AS DIRECTED BY THE CITY OF ROCHESTER DEPARTMENT OF PUBLIC WORKS.

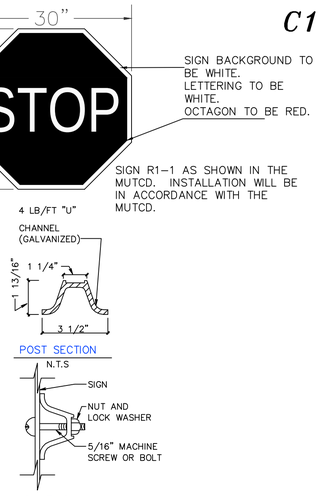
TYPICAL SIGN POST
(NOT TO SCALE)



PARTIAL ELEVATION
N.T.S.

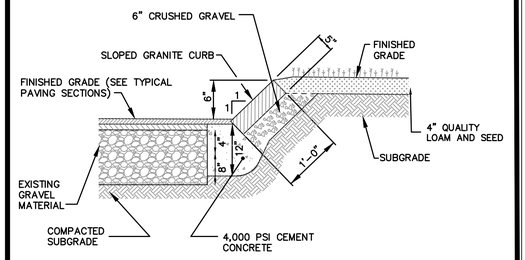


POST
N.T.S.



MOUNTING
N.T.S.

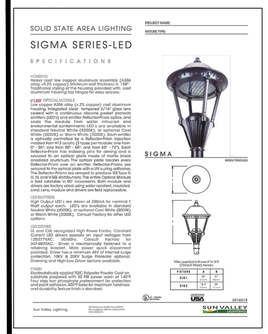
C2

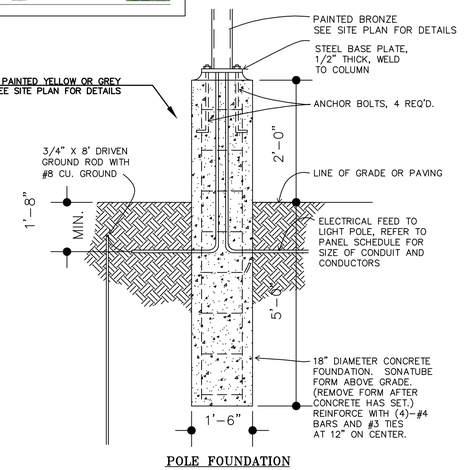


SLOPE GRANITE CURB DETAIL
NOT TO SCALE

C3

TYPICAL RESIDENTIAL LAMP "A"
NOT TO SCALE

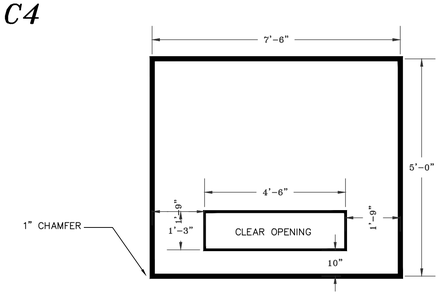

SOLID STATE AREA LIGHTING
SIGMA SERIES-LED
SPECIFICATIONS
HOUSING
LED OPTICAL SYSTEM
LED DRIVER
LED MODULE
FINISH
SIGMA
SUN VALLEY



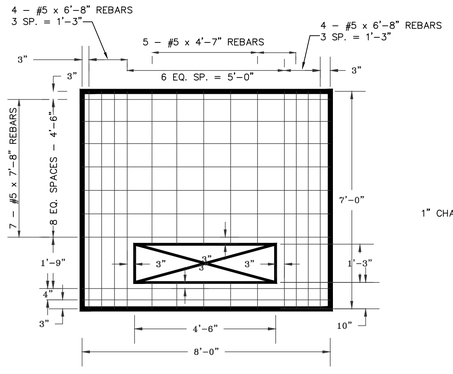
POLE FOUNDATION

LAMP BASE DETAIL
SCALE: NONE

C4

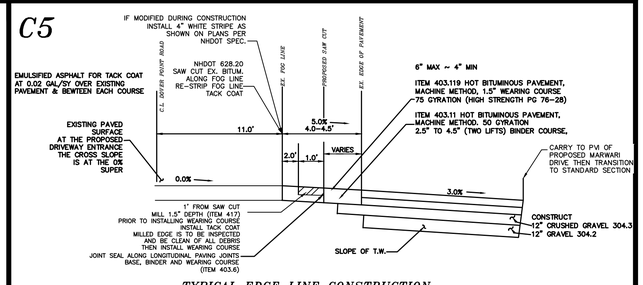


PLAN VIEW



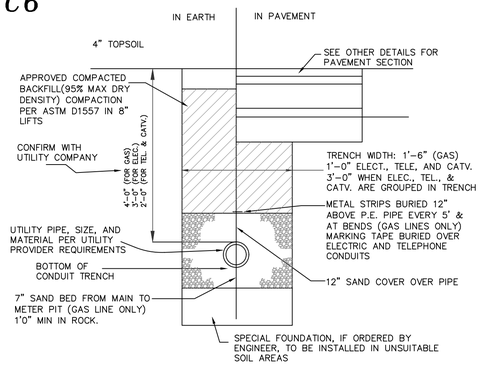
PLAN OF REINFORCING

C5



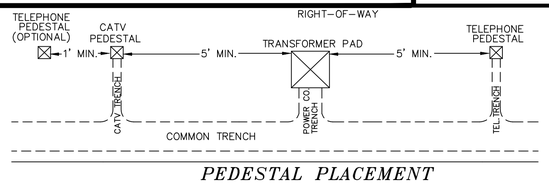
TYPICAL EDGE LINE CONSTRUCTION
NOT TO SCALE

C6



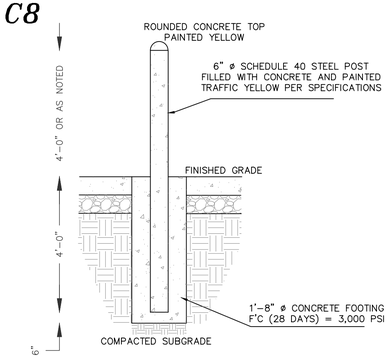
ELECTRICAL, TELEPHONE, AND GAS TRENCH
NOT TO SCALE

C7



PEDESTAL PLACEMENT

C8



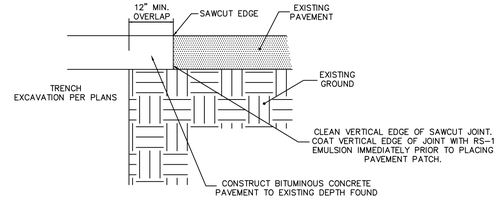
BOLLARD DETAIL
NOT TO SCALE

SECTION VIEW

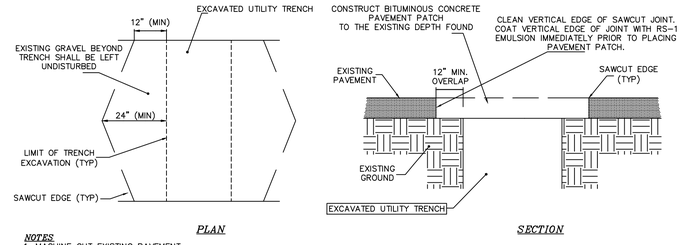
NOTES:
1.) CONFIRM SIZE WITH ELECTRIC COMPANY BEFORE CONSTRUCTION.
2.) USE LOCAL ELECTRIC COMPANY DETAILS AS REQUIRED.

TRANSFORMER PAD DETAIL
NOT TO SCALE

C9



TYPICAL TRENCH PATCH
NOT TO SCALE



PLAN SECTION

NOTES
1. MACHINE CUT EXISTING PAVEMENT.
2. ALL TEMPORARY, DAMAGED, OR DEFECTIVE PAVEMENT SHALL BE REMOVED PRIOR TO PLACEMENT OF PERMANENT TRENCH REPAIRS.
3. DIAMOND PATCHES, SHALL BE REQUIRED FOR ALL TRENCHES CROSSING ROADWAY. DIAMOND PATCHES SHALL MEET NHDOT REQUIREMENTS.

C–101

DOVER FILE #P18–14

REVISION	DATE	DESCRIPTION
#1	5–2–18	REVISED PER TRC COMMENTS OF 4–26–18

CONSTRUCTION DETAILS

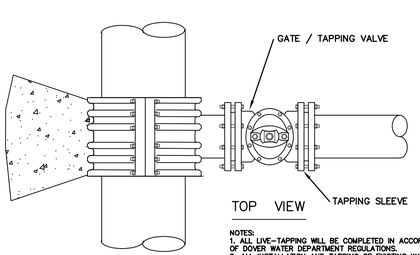
COMPOSITE DETAILS
LAND OF
TDAK & COMPANY LLC
146 DOVER POINT ROAD
DOVER, NH 03820
TAX MAP M, LOT 61

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332–2863

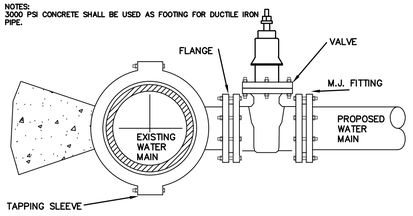
AS NOTED
DATE : APRIL 5, 2018
FILE NO. : DB 2018 – 001

STATE OF NEW HAMPSHIRE – KENNETH A. BERRY No. 14173 LICENSED PROFESSIONAL ENGINEER

C10



NOTES:
3000 PSI CONCRETE SHALL BE USED AS FOOTING FOR DUCTILE IRON PIPE.

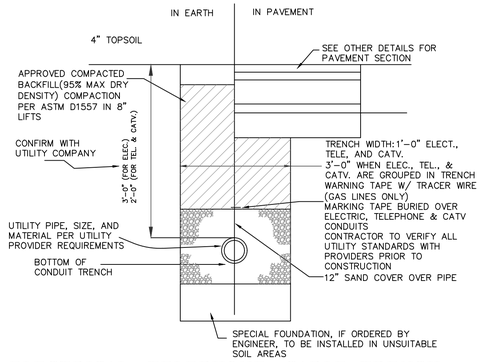


NOTES:
1. ALL LIVE-TAPPING WILL BE COMPLETED IN ACCORDANCE WITH CITY OF DOVER WATER DEPARTMENT REGULATIONS.
2. ALL INSTALLATION AND TAPPING OF EXISTING WATER MAINS WILL BE COMPLETED BY AN INDIVIDUAL OR FIRM THAT IS APPROVED BY THE CITY OF DOVER ENGINEERING.
3. CONCRETE SHALL NOT CONTACT BOLTS OR END OF MECHANICAL JOINT FITTINGS.
4. SEE THRUST BLOCK TABLES FOR AREA OF CONCRETE REQUIREMENTS.

DETAIL FOR STANDARD TAPPING SLEEVE AND VALVE ASSEMBLY

NOT TO SCALE

C11

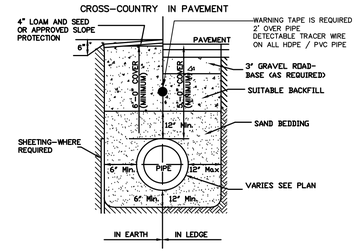


ELECTRICAL, TELEPHONE, CABLE TRENCH

NOT TO SCALE

C12

TYPICAL TRENCH DETAIL FOR WATER SYSTEM



DOVER FILE #P18-14

REVISION	DATE	DESCRIPTION
#1	5-2-18	REVISED PER TRC COMMENTS OF 4-26-18

CONSTRUCTION DETAILS

COMPOSITE DETAILS
LAND OF
TDAK & COMPANY LLC
146 DOVER POINT ROAD
DOVER, NH 03820
TAX MAP M, LOT 61

C13

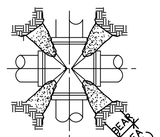


FIGURE 1
CROSS
(ONLY REQ'D IF ANY LEG IS LESS THAN 60 FT. LONG)

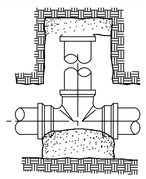


FIGURE 2
TEE, PLUG OR CAP

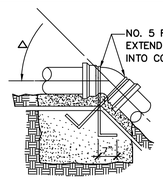


FIGURE 4
DOWNWARD VERTICAL BEND

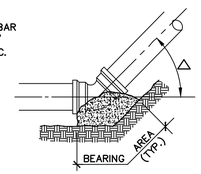


FIGURE 3
HORIZONTAL OR UPWARD VERTICAL BEND

PIPE I.D.	BEARING AREA, SQUARE FEET						VOLUME OF CONC. CU.YD		
	FIGURE 1	FIGURE 2	FIGURE 3, △				FIGURE 4, △		
			90°	45°	22-1/2°	11-1/4°	45°	22-1/2°	11-1/4°
4"	2	2	2	1	1	1	1.0	.5	.5
6"	2	3	3	2	1	1	1.5	1.0	.5
8"	2	5	6	3	2	1	2.0	1.0	.5
10"	3	7	10	5	3	1	4.0	2.0	1.0
12"	3	10	14	8	4	2			
14"	4	14	20	10	5	3			
16"	4	20	24	12	7	4			
18"	5	24	30	16	10	5			
20"	5	28	40	20	12	6			

TYPICAL THRUST BLOCKS

NOT TO SCALE

NOTE:

MECHANICAL JOINTS AT ALL FITTINGS IE: BENDS, TEES, CROSSES, AND VALVES SHALL BE THRUST RESTRAINT. (MEGA-LUG OR APPROVED EQUAL).

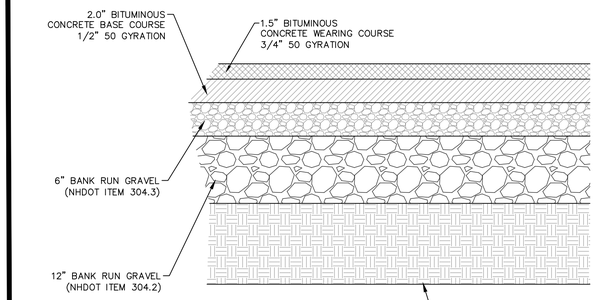
GENERAL NOTES:

1. ALL FITTINGS & EXPOSED REBAR TO BE WRAPPED W/ TWO LAYERS OF 6 MIL. POLYETHYLENE WHERE COVERED WITH CONCRETE.
2. ALL CONCRETE SHALL BE CLASS C 3000 P.S.I. MINIMUM 28 DAYS COMPRESSIVE STRENGTH.
3. PLACE CONCRETE AGAINST UNDISTURBED EARTH.
4. TABLE DENOTES MINIMUM BEARING AREA OR VOLUME OF THRUST BLOCK. SPECIAL DESIGN FOR EACH INSTALLATION IS REQUIRED IF ALLOWABLE SOIL BEARING CAPACITY IS LESS THAN 3000 P.S.F.
5. VERTICAL SURFACES NOT BEARING AGAINST UNDISTURBED EARTH SHALL BE FORMED.
6. KEEP CONCRETE AWAY FROM FLANGE BOLTS AND FITTINGS.

CROSS SECTION NOTES

1. ALL ROADWAY FILL TO BRING ROAD TO SUBGRADE SHALL BE INSTALLED IN LIFTS NO GREATER THAN 12".
2. ALL FILL SHALL BE COMPACTED TO 95% MINIMUM. COMPACTION TESTS TO BE CONDUCTED AT THE START OF THE PROJECT AND NO FURTHER THAN 100 FEET APART.
3. GUARD RAIL REQUIRED AS NOTED ON PLAN & PROFILE SHEETS.
4. CONTRACTOR TO COORDINATE WITH DESIGN ENGINEER ON THE INSTALLATION OF UNDER DRAIN AS IT MAY BE REQUIRED IN CERTAIN AREAS.
5. TEST PITTING WAS DONE WITHIN THE ROADWAY ALIGNMENT BY STONEY RIDGE ENVIRONMENTAL, AND NO UNSUITABLE MATERIALS WERE ENCOUNTERED IN THOSE TEST PITS. CLEARING AND GRUBBING WILL TAKE PLACE WITHIN THE ROAD AND ROAD RIGHT OF WAY (25' FROM CENTER). IF UNSUITABLE MATERIALS ARE FOUND WITHIN AREAS WITHIN 25' OF CENTERLINE THE CONTRACTOR WILL EXCAVATE AND REMOVE UNSUITABLE MATERIALS 4' BELOW EXISTING GRADE PER THE TOWN OF RAYMOND ROAD CONSTRUCTION STANDARDS SECTION 2.1

C15



NOTES:

1.) BITUMINOUS MATERIALS SHALL CONFORM TO NHDOT SPECIFICATION SUBSECTION 401.3.6.

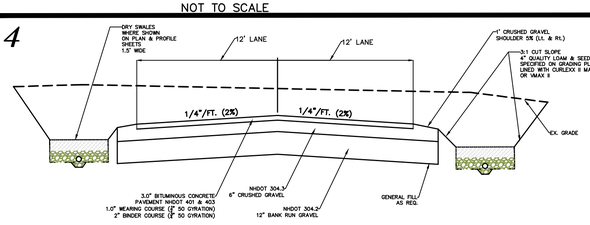
2.) PAVEMENT BASE COURSE AGGEGATE SHALL CONFORM TO NHDOT SPECIFICATION SECTION 304, ITEM 304.3 AND COMPACTED TO A MINIMUM OF 95% OF MODIFIED PROCTOR MAXIMUM DRY DENSITY.

3.) PAVEMENT SUBBASE COURSE AGGREGATE AND AGGREGATE FOR SUBGRADE REPAIR AREAS SHALL BE SUITABLE FOR USE AS STRUCTURAL FILL AND BE PROOFROLLED AND COMPABED TO 95% OF MODIFIED PROCTOR MAXIMUM DRY DENSITY. FOR NEW CONSTRUCTION AREAS ONLY. IN EXISTING PAVEMENT AREAS THE CONTRACTOR IS TO ENSURE THE BASE MATERIAL IS SUITABLE TO THE OWNER FOR RE-PAVING

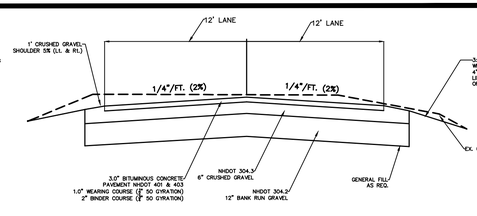
BITUMINOUS CONCRETE PAVEMENT SECTION

NOT TO SCALE

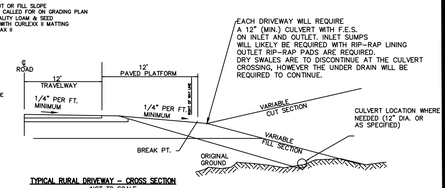
C14



TYPICAL ROADWAY SECTION MIRWARI DRIVE 0+00-3+50

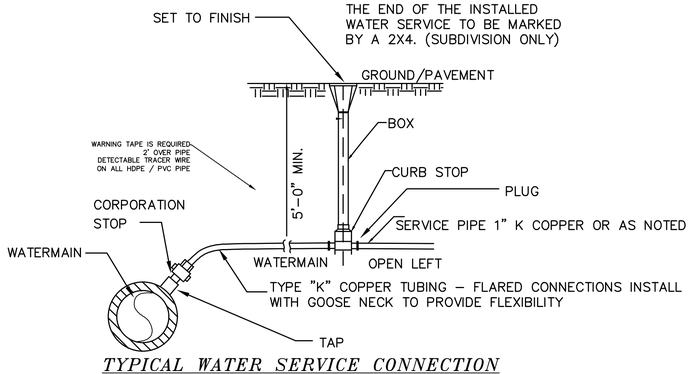


TYPICAL ROADWAY SECTION MIRWARI DRIVE 3+50-END



TYPICAL RURAL DRIVEWAY - CROSS SECTION
NOT TO SCALE

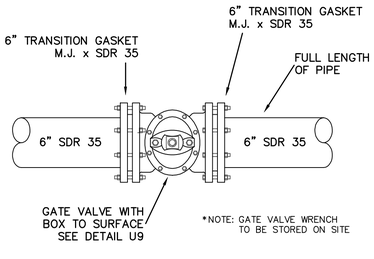
C16



TYPICAL WATER SERVICE CONNECTION

NOT TO SCALE

C17

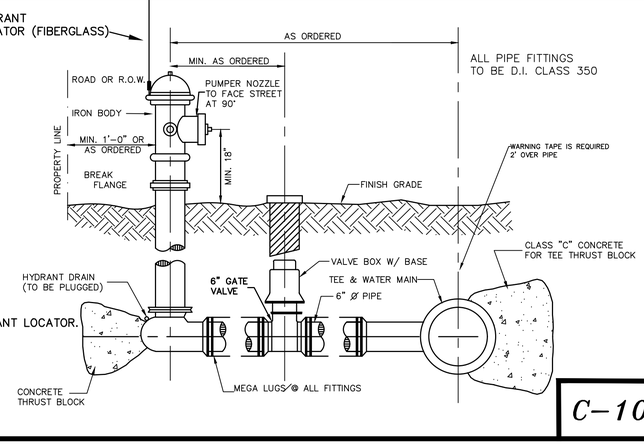


SHUTOFF VALVE DETAIL

NOT TO SCALE

NOTES :

1.) THE FIRE HYDRANT IS TO BE PAINTED CITY OF DOVER STANDARD COLORS AND BE EQUIPPED WITH A HYDRANT LOCATOR.
2.) THE FIRE HYDRANT SHALL BE THE "EDDY" TYPE OR APPROVED EQUAL.
3.) HYDRANTS AND GATE VALVES OPEN RIGHT



HYDRANT INSTALLATION DETAIL

NOT TO SCALE

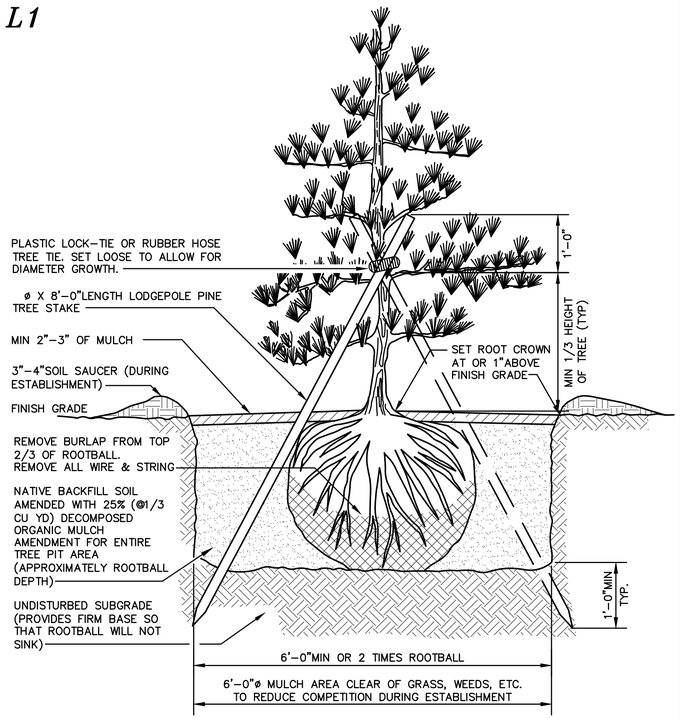
C-102

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

AS NOTED
DATE : APRIL 5, 2018
FILE NO. : DB 2018 - 001

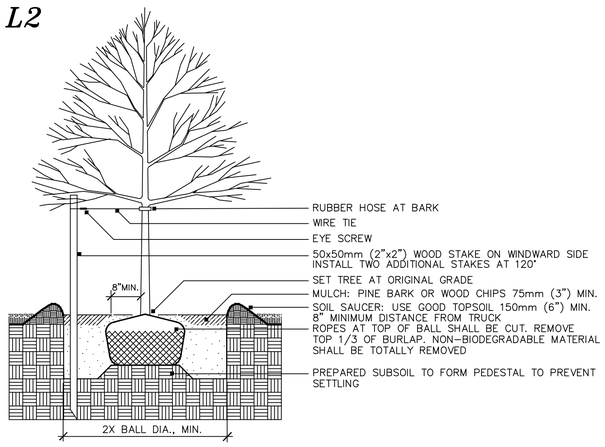
STATE OF NEW HAMPSHIRE - KENNETH A. BERRY No. 7045 LICENSED PROFESSIONAL ENGINEER

L1



CONIFERIOUS TREE PLANTING

L2



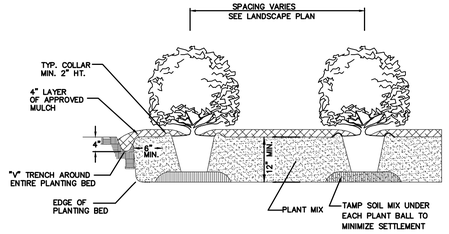
DECIDUOUS TREE PLANTING

NOTE: STAKING TO BE USED IN PARKING ISLANDS AND OTHER CONFINED AREAS AS NECESSARY TO AVOID CONFLICTS WITH PEDESTRIANS

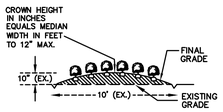
L3

NOTES:

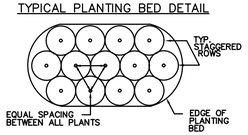
1. SCARIFY ROOT MASS OF CONTAINERIZED PLANT MATERIAL.
2. INSTALL CONTAINERIZED PLANTS AT FINSHED GRADE
3. TAMP PLANTING MIX FIRMLY AS PIT IS FILLED AROUND EACH PLANT BALL.
4. OMIT COLLAR AROUND EACH SHRUB WHEN IRRIGATION SYSTEM IS PRESENT.
5. SOAK EACH PLANT BALL AND PIT IMMEDIATELY AFTER INSTALLATION.



TYPICAL PLANTING BED DETAIL



TYPICAL BED CROWNING

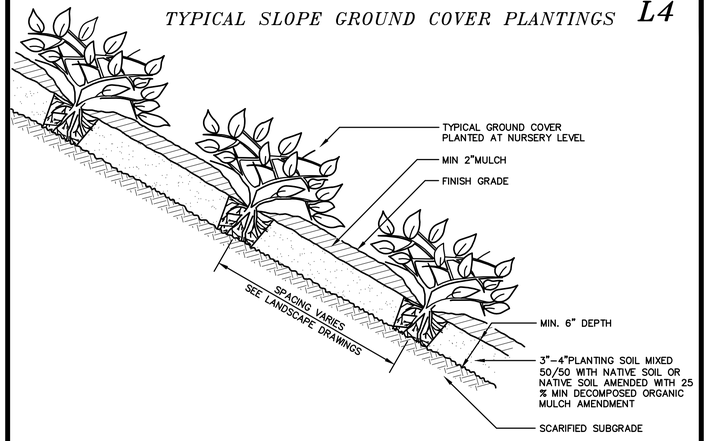


TYPICAL PLANTING BED PLAN

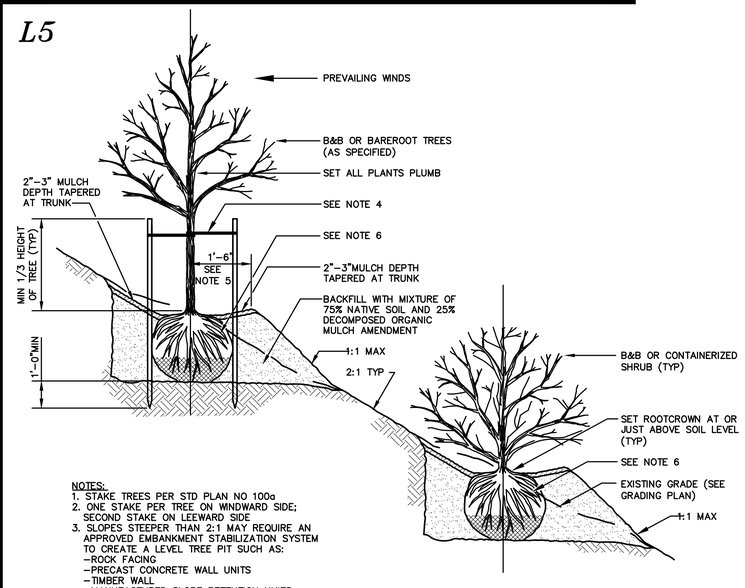
SHRUB & HEDGE PLANTING

L4

TYPICAL SLOPE GROUND COVER PLANTINGS



L5



NOTES:
1. STAKE TREES PER STD PLAN NO 100a
2. ONE STAKE PER TREE ON WINDWARD SIDE; SECOND STAKE ON LEEWARD SIDE
3. SLOPES STEEPER THAN 2:1 MAY REQUIRE AN APPROVED EMBANKMENT STABILIZATION SYSTEM TO CREATE A LEVEL TREE PIT SUCH AS:
   –ROCK FACING
   –PRECAST CONCRETE WALL UNITS
   –TIMBER WALL
   –MANUFACTURED SLOPE RETENTION UNITS
4. CHAINLOCK TREE TIE. LOOP EACH TIE AROUND TREE LOOSELY TO PROVIDE 1" SLACK FOR DIAMETER GROWTH.
5. SHAPE SOIL TO PROVIDE 3' DIAMETER OR ROOTBALL DIAMETER, WHICHEVER IS GREATER, WATERING RING.
6. REMOVE ALL WIRE AND STRING. REMOVE TOP 2/3 OF BURLAP.

TREE PLANTING ON SLOPES

L6

NOTES:

1.) CALL DIG SAFE PRIOR TO BEGINNING WORK. (1–888–344–7233). THE LANDSCAPE CONTRACTOR IS ADVISED OF THE PRESENCE OF UNDERGROUND UTILITIES AND SHALL VERIFY THE EXISTENCE AND LOCATION OF THE SAME BEFORE COMMENCING AND DIGGING OPERATIONS. THE LANDSCAPE CONTRACTOR SHALL REPLACE OR REPAIR UTILITIES, PAVING, WALKS, CURBING, ETC DAMAGED IN PERFORMANCE OF THIS JOB AT NO ADDITIONAL COST TO THE OWNER OR GENERAL CONTRACTOR.

2.) CONTRACTOR SHALL THOROUGHLY FAMILIARIZE THEMSELVES WITH ALL SITE CONDITIONS PRIOR TO CONSTRUCTION BIDDING. SEE NOTE XXX ON OVERALL SITE PLAN.

3.) PROVIDED SMOOTH TRANSITION WHERE NEW WORK MEETS EXISTING CONDITIONS.

4.) ALL PLANT MATERIAL INSTALLED SHALL MEET THE SPECIFICATIONS OF "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN.

5.) ALL PLANT MATERIALS SHALL BE FREE FROM INSECTS AND DISEASE.

6.) ALL PLANTINGS SHALL BE DONE IN ACCORDANCE WITH ACCEPTABLE HORTICULTURAL PRACTICES. THIS IS TO INCLUDE PROPER PLANTING MIX, PLANT BED AND TREE PIT PREPARATION, PRUNING STAKING OR GUYING, WRAPPING, SPRAYING, FERTILIZATION, PLANTING AND ADEQUATE MAINTENANCE UNTIL ACCEPTANCE FROM OWNER.

7.) ALL GRASS, OTHER VEGETATION AND DEBRIS SHALL BE REMOVED FROM ALL PLANTING AREAS PRIOR TO PLANTING.

8.) THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING AND NEWLY PLANTED TREES AND SHRUBS DURING THE CONSTRUCTION PROCESS. WHERE REQUIRED, THE CONTRACTOR SHALL INSTALL TEMPORARY FENCING (SNOW OR EQUAL) AROUND EXISTING TREES AND SHRUBS THAT COULD BE IMPACTED BY THE CONSTRUCTION PROCESS. STORAGE OF CONSTRUCTION EQUIPMENT, CONSTRUCTION MATERIALS, SNOW STORAGE AND OR VEHICLE PARKING SHALL NOT BE PERMITTED WITHIN THE DRIP LINE OF TREES OR TWENTY FEET WHICH EVER IS GREATER.

9.) NEW PLANTINGS SHALL BE INSTALLED PER PROJECT DRAWINGS AND SPECIFICATION THAT INCLUDE FERTILIZATION AND MULCHING AS REQUIRED.

10.) ALL SHRUB BEDS AND TREE PITS SHALL BE MULCHED WITH 3" CLEAN SHREDDED BLACK MULCH.

11.) WHERE INDICATED ON PLAN, PLANTING SOIL MIXTURE FOR GROUND COVER AND PERENNIAL BED AREAS SHALL CONSIST OF FOUR PARTS TOPSOIL, TWO PARTS SPHAGNUM PEAT MOSS, AND ONE PART HORTICULTURAL PERLITE BY VOLUME. PEAT MOSS MAY BE SUBSTITUTED WITH WELL–ROTTED OR DEHYDRATED MANURE OR COMPOST. ROTOTILL BEDS TO A DEPTH OF 8 INCHES.

12.) MAINTENANCE OF NEW PLANTINGS AND LAWNS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND OR LANDSCAPE SUBCONTRACTOR UNTIL ACCEPTANCE BY THE OWNER. RESPONSIBILITIES SHALL INCLUDE WATERING WEEDING AND MOWING AS NECESSARY. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE, REPLACEMENT MATERIAL SHALL BE GUARANTEED FOR AND ADDITIONAL YEAR FROM TIME OF INSTALLATION.

13.) THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL TEMPORARY EROSION CONTROL MEASURES DURING THE CONSTRUCTION PHASE AND UNTIL ALL AREAS HAVE BEEN STABILIZED AND ACCEPTED BY THE OWNER. THE GENERAL CONTRACTOR SHALL PROVIDE WEEKLY INSPECTIONS OF EROSION MEASURE AND IMMEDIATELY AFTER STORM EVENTS AND REPAIR AS NECESSARY.

14.) THE GENERAL CONTRACTOR AND OR THE LANDSCAPE SUBCONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL THREE GUYING MATERIAL ONCE PLANT MATERIAL HAS BEEN ESTABLISHED. (MINIMUM OF ONE GROWNG SEASON). ALL TEMPORARY EROSION CONTROL MEASURE SHALL BE REMOVED ONCE STABILIZATION OF DISTURBANCE HAS BEEN ACCEPTED BY OWNER.

15.) THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR A MINIMUM OF TWO MOWINGS FOR ALL TURF AREAS OR UNTIL ACCEPTANCE BY THE OWNER. A MINIMUM UNIFORM 75% CATCH OF TURF IS REQUIRED FOR ACCEPTANCE.

16.) ALL PLANTINGS SHALL BE WATERED REGULARLY DURING THEIR FIRST YEAR AND MAINTAINED PERMANENTLY IN GOOD GROWING CONDITION AS AN EFFECTIVE VISUAL SCREEN.

17.) SHRUBS OR TREES WHICH DIE SHALL BE REPLACED WITHIN ONE GROWING SEASON WITH NEW SHRUBS OR TREES TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE LANDSCAPING REQUIREMENTS.

18.) ALL REQUIRED LANDSCAPING SHALL BE INSTALLED BEFORE OCCUPANCY, OR WITHIN SIX MONTHS IF OCCUPANCY OCCURS DURING WINTER CONDITIONS.

19.) TREES ARE TO BE 2–2.5" CALIPER 6" OFF THE ROOT BALL.

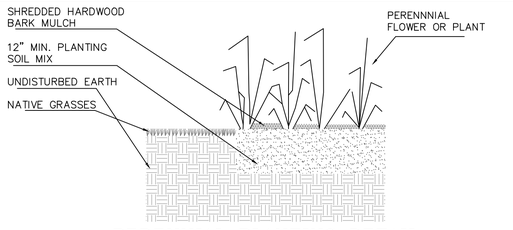
20.) ALL PLANT STOCK SHALL CONFORM TO ANSI Z260.1 – NURSERY STOCK, LATEST EDITIONS (AMERICAN ASSOCIATION OF NURSERYMEN, INC.)

21.) 4" AGED PINEBARK MULCH AND A WEED BARRIER (TY–PAR FABRIC OR APPROVED EQUAL) SHALL BE APPLIED TO ALL SHRUB AND GROUND COVER BEDS. INSTALL WEED BARRIER AS PER MANUFACTURERS RECOMMENDATIONS.

22.) PLANT–PIT BACK–FILL SHALL BE MIXED AT A RATE OF 7 PARTS OF TOPSOIL TO 2 PARTS OF DEHYDRATED COW MANURE. SLOW RELEASE FERTILIZER SHALL BE APPLIED AS PER MANUFACTURERS RECOMMENDATIONS. USE EXISTING ON–SITE TOPSOIL AS PART OF BACK FILL WHEN AVAILABLE.

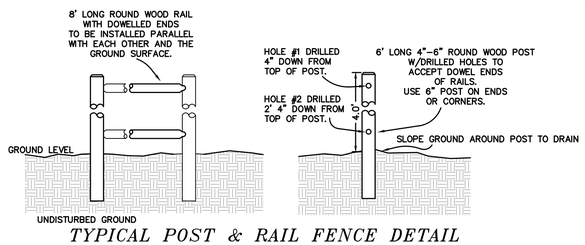
23.) ALL LANDSCAPED AREAS NOT PLANTED WITH TREES, SHRUBS OR GROUNDCOVER SHALL BE RESTORED WITH SEED OR SOD AS INDICATED ON PLANS.

L8



PERENNIAL PLANTING DETAIL

L7



TYPICAL POST & RAIL FENCE DETAIL

N.T.S.

DOVER FILE #P18–14

REVISION	DATE	DESCRIPTION
#1	5–2–18	REVISED PER TRC COMMENTS OF 4–26–18

LANDSCAPING CONSTRUCTION DETAILS

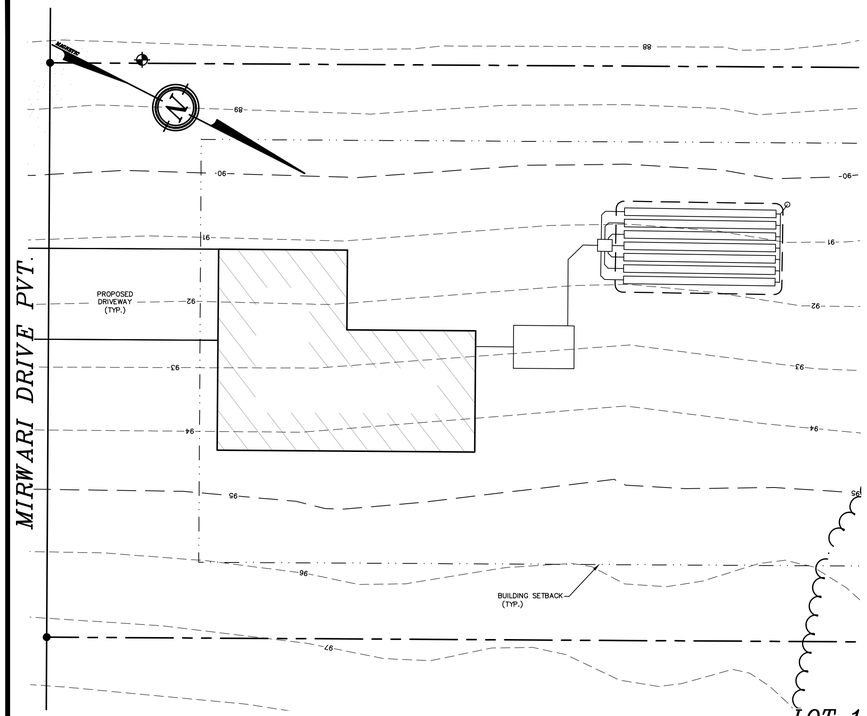
COMPOSITE DETAILS
LAND OF
TDAK & COMPANY LLC
146 DOVER POINT ROAD
DOVER, NH 03820
TAX MAP M, LOT 61

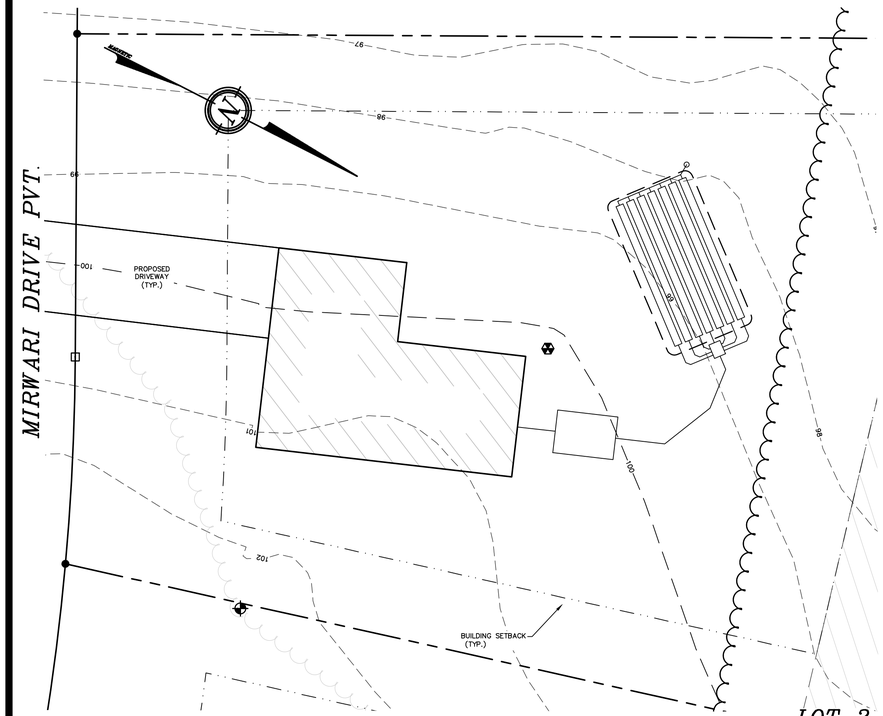
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332–2863

AS NOTED
DATE : APRIL 5, 2018
FILE NO. : DB 2018 – 001

STATE OF NEW HAMPSHIRE – KENNETH A. BERRY No. 14241 LICENSED PROFESSIONAL ENGINEER

L–101





GENERAL PLAN SET NOTES:

1.) OWNER: TROY THIBIDEAU
177 WINNICUT ROAD
GREENLAND, NH 03840

1A.) APPLICANT: TROY THIBIDEAU
177 WINNICUT ROAD
GREENLAND, NH 03840

2.) TAX MAP M, LOT 61

3.) LOT AREA: 184,225 Sq. Ft., 4.23 Ac.

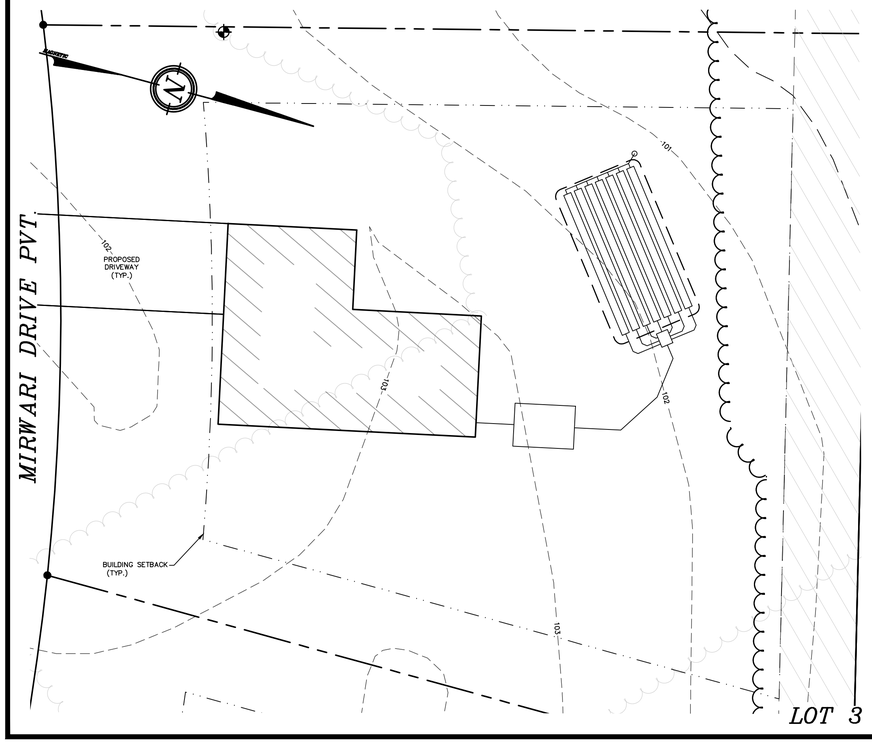
3.) THE PURPOSE OF THIS PLAN IS TO DEMONSTRATE A PRELIMINARY SUBDIVISION SEPTIC LAYOUT FOR TAX MAP M, LOT 61, UNITS 1–4.

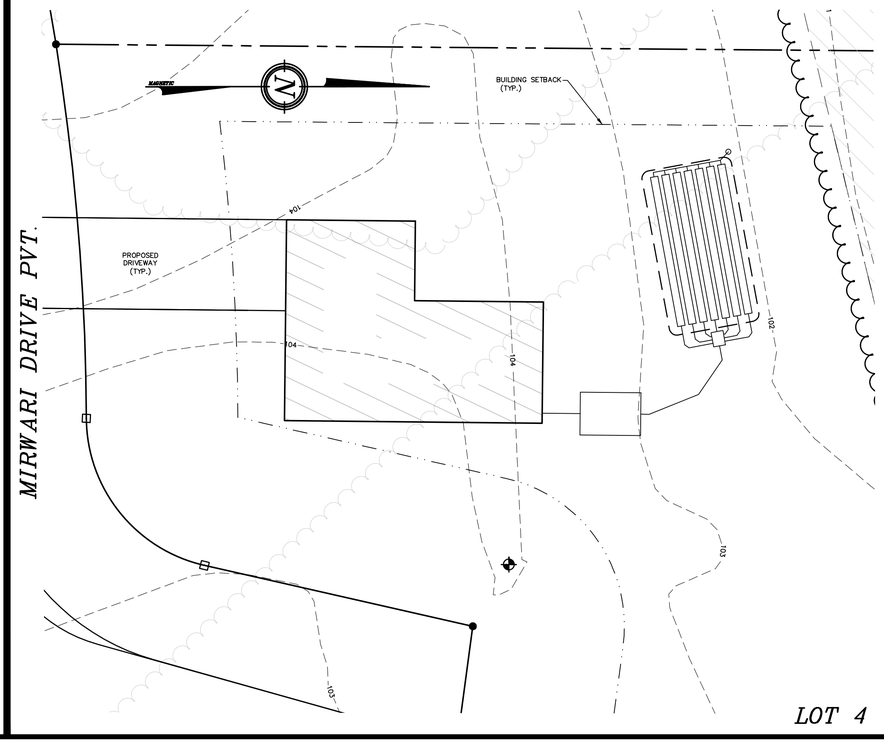
4.) SEE NOTES PAGE (SHEET TWO) FOR STANDARD CONSTRUCTION NOTES

DOVER FILE #P18–14

REVISION	DATE	DESCRIPTION
#1	5–2–18	REVISED PER TRC COMMENTS OF 4–26–18

PRELIMINARY SEPTIC LAYOUT LOTS 1–4
LAND OF
TDAK & COMPANY LLC
146 DOVER POINT ROAD
DOVER, NH 03820
TAX MAP M, LOT 61





CALCULATIONS :

3 BEDROOM HOUSES, 450 GPD
USE 1250 GAL. SINGLE COMPARTMENT CONCRETE SEPTIC TANK
(FROM A.J. FOSS OR EQUIV.)

4 MIN./IN MEASURED PERC RATE
4 MIN./IN DESIGN PERC RATE
123 – MIN. LENGTH ADV. ENVIRO SEPTIC PIPE REQUIRED
140 – PROPOSED LENGTH OF ADV. ENVIRO SEPTIC PIPE
14 – TOTAL NUMBER OF 10' SECTIONS OF
ADV. ENVIRO SEPTIC PIPE REQUIRED
1 ROWS OF ADV. ENVIRO SEPTIC PIPE, EACH ROW 20' LONG

GRAPHIC SCALE

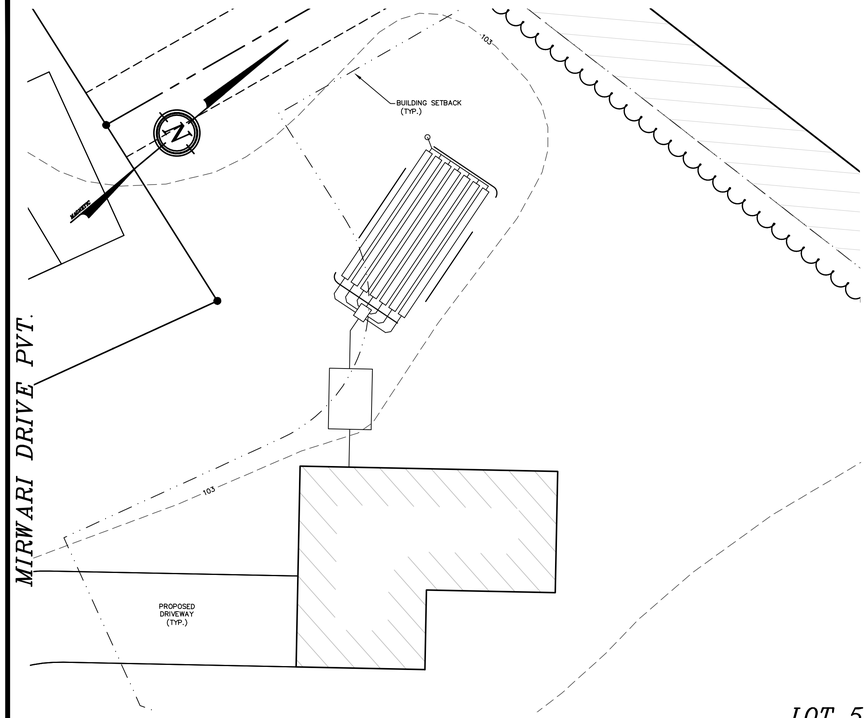
20 0 5 10 20 40

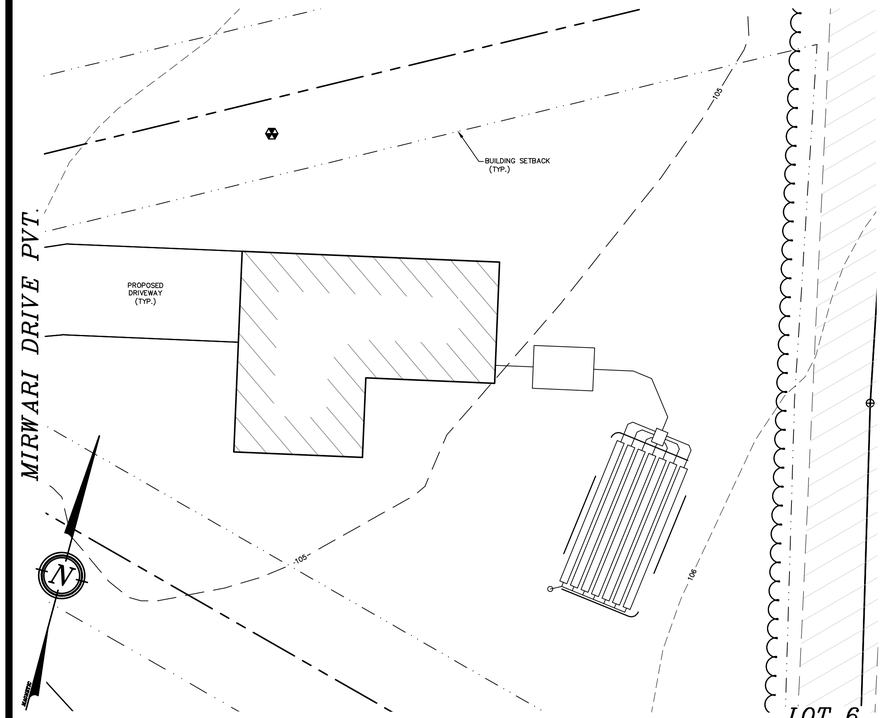
(IN FEET)
1 inch = 10 ft.

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332–2863

SCALE : 1 IN. EQUALS 10 FT.
DATE : APRIL 5, 2018
FILE NO. : DB 2018 – 001

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14241
LICENSED PROFESSIONAL ENGINEER





GENERAL PLAN SET NOTES:

1.) OWNER: TROY THIBIDEAU
177 WINNICUT ROAD
GREENLAND, NH 03840

1A.) APPLICANT: TROY THIBIDEAU
177 WINNICUT ROAD
GREENLAND, NH 03840

2.) TAX MAP M, LOT 61

3.) LOT AREA: 184,225 Sq. Ft., 4.23 Ac.

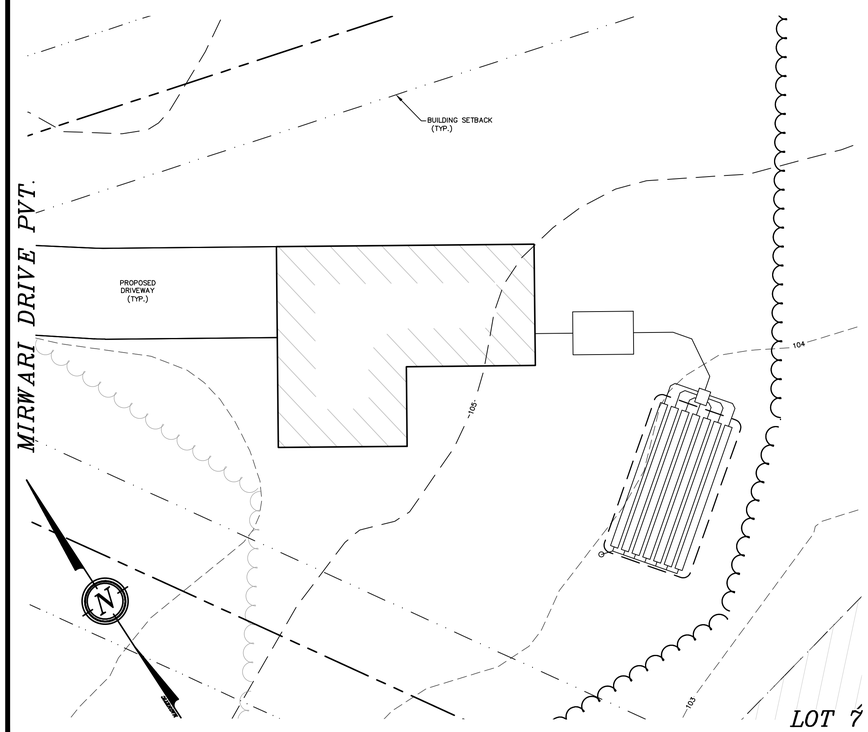
3.) THE PURPOSE OF THIS PLAN IS TO DEMONSTRATE A PRELIMINARY SUBDIVISION SEPTIC LAYOUT FOR TAX MAP M, LOT 61, UNITS 5–8.

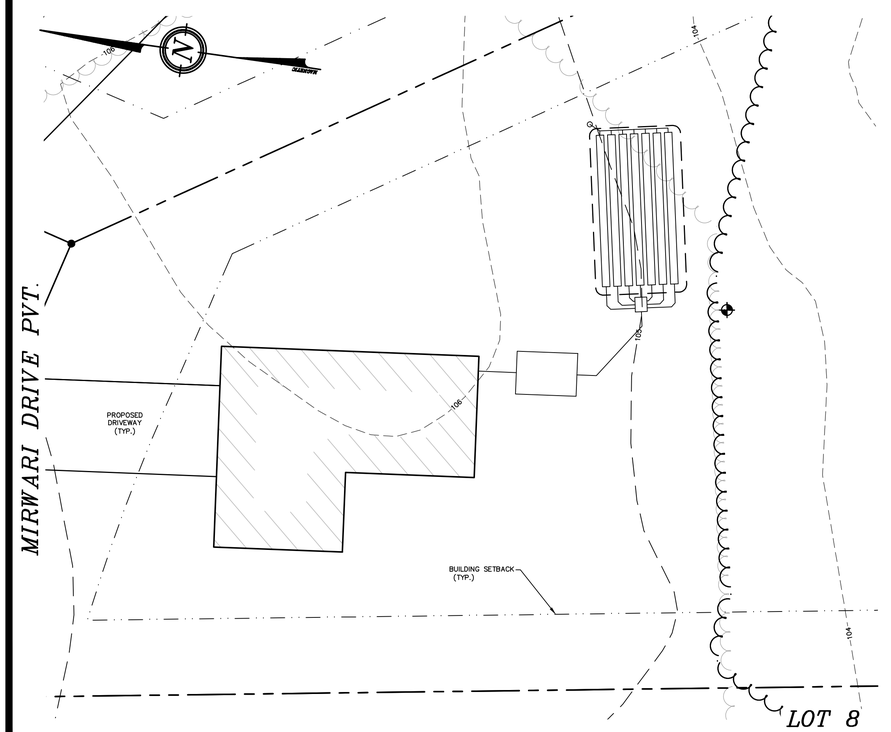
4.) SEE NOTES PAGE (SHEET TWO) FOR STANDARD CONSTRUCTION NOTES

DOVER FILE #P18–14

REVISION	DATE	DESCRIPTION
#1	5–2–18	REVISED PER TRC COMMENTS OF 4–26–18

PRELIMINARY SEPTIC LAYOUT LOTS 5–8
LAND OF
TDAK & COMPANY LLC
146 DOVER POINT ROAD
DOVER, NH 03820
TAX MAP M, LOT 61





CALCULATIONS :

3 BEDROOM HOUSES, 450 GPD
USE 1250 GAL. SINGLE COMPARTMENT CONCRETE SEPTIC TANK
(FROM A.J. FOSS OR EQUIV.)

4 MIN./IN MEASURED PERC RATE
4 MIN./IN DESIGN PERC RATE
123 – MIN. LENGTH ADV. ENVIRO SEPTIC PIPE REQUIRED
140 – PROPOSED LENGTH OF ADV. ENVIRO SEPTIC PIPE
14 – TOTAL NUMBER OF 10' SECTIONS OF
ADV. ENVIRO SEPTIC PIPE REQUIRED
1 ROWS OF ADV. ENVIRO SEPTIC PIPE, EACH ROW 20' LONG

GRAPHIC SCALE

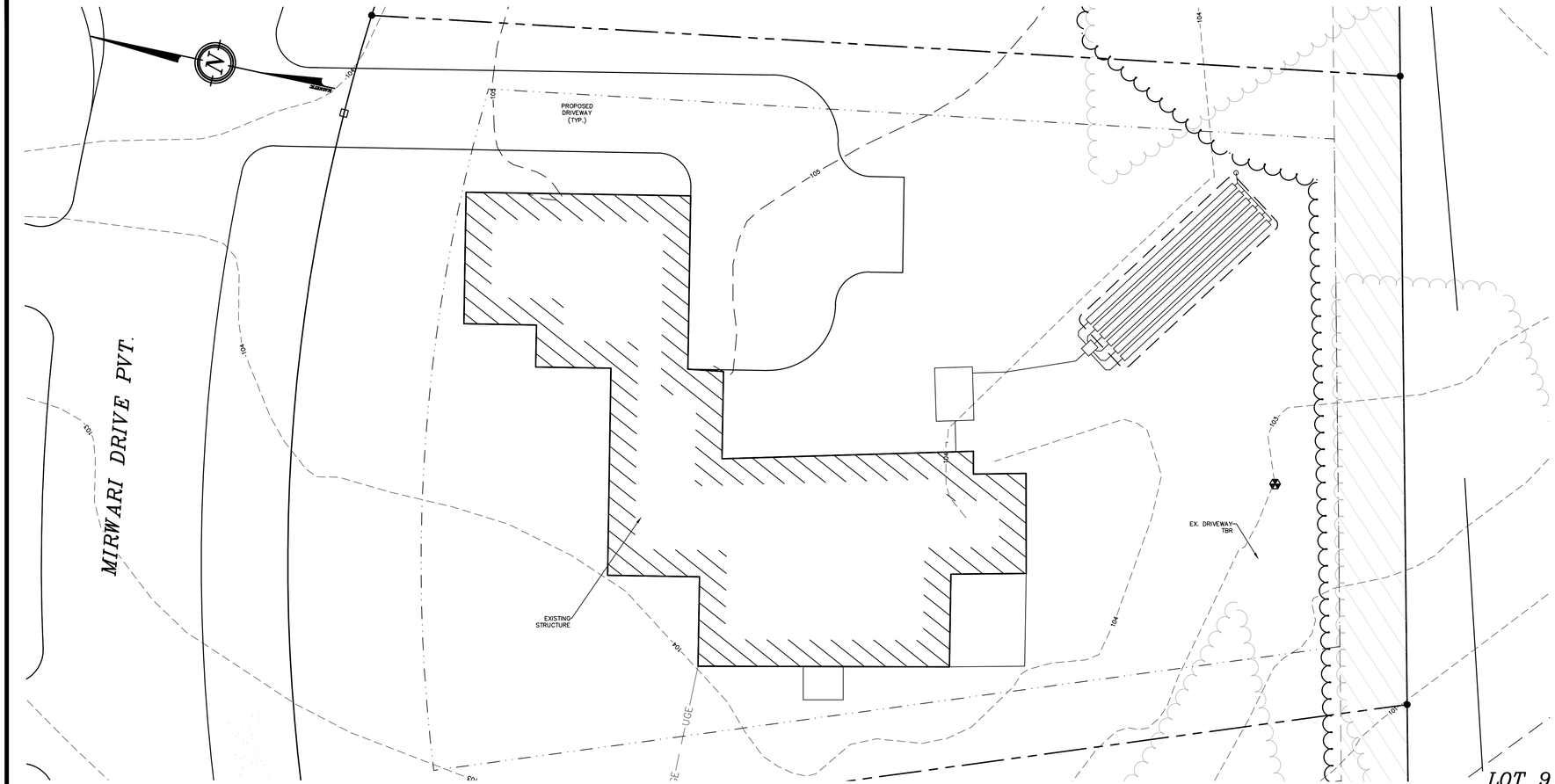
20 0 5 10 20 40

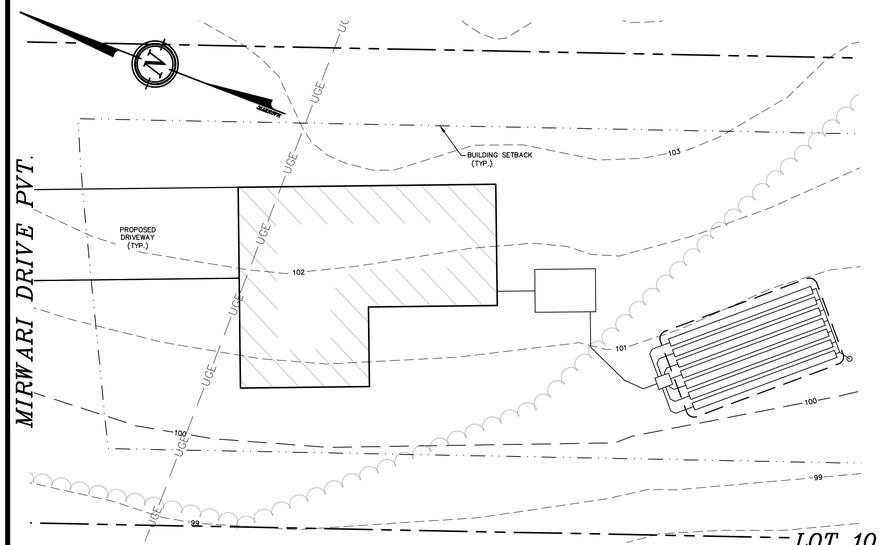
(IN FEET)
1 inch = 10 ft.

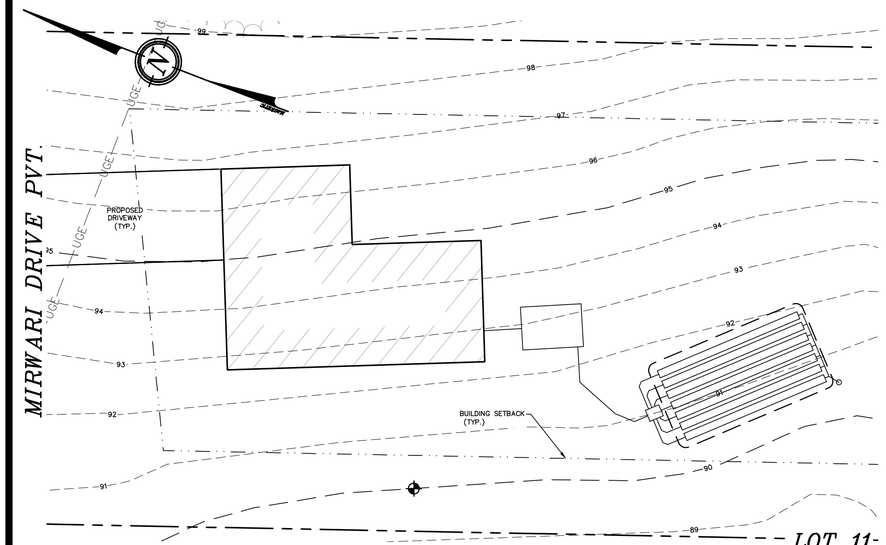
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332–2863

SCALE : 1 IN. EQUALS 10 FT.
DATE : APRIL 5, 2018
FILE NO. : DB 2018 – 001

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 7824
LICENSED
PROFESSIONAL ENGINEER







GENERAL PLAN SET NOTES:

1.) OWNER: TROY THIBIDEAU
177 WINNICUT ROAD
GREENLAND, NH 03840

1A.) APPLICANT: TROY THIBIDEAU
177 WINNICUT ROAD
GREENLAND, NH 03840

2.) TAX MAP M, LOT 61

3.) LOT AREA: 184,225 Sq. Ft., 4.23 Ac.

3.) THE PURPOSE OF THIS PLAN IS TO DEMONSTRATE A PRELIMINARY SUBDIVISION SEPTIC LAYOUT FOR TAX MAP M, LOT 61, UNITS 9–11.

4.) SEE NOTES PAGE (SHEET TWO) FOR STANDARD CONSTRUCTION NOTES

CALCULATIONS LOT 9 :

4 BEDROOM HOUSES, 600 GPD
USE 1250 GAL. SINGLE COMPARTMENT CONCRETE SEPTIC TANK
(FROM A.J. FOSS OR EQUIV.)

4 MIN./IN MEASURED PERC RATE
4 MIN./IN DESIGN PERC RATE
165 – MIN. LENGTH ADV. ENVIRO SEPTIC PIPE REQUIRED
180 – PROPOSED LENGTH OF ADV. ENVIRO SEPTIC PIPE
18 – TOTAL NUMBER OF 10' SECTIONS OF ADV. ENVIRO SEPTIC PIPE REQUIRED
6 ROWS OF ADV. ENVIRO SEPTIC PIPE, EACH ROW 30' LONG

CALCULATIONS LOTS 10 & 11 :

3 BEDROOM HOUSES, 450 GPD
USE 1250 GAL. SINGLE COMPARTMENT CONCRETE SEPTIC TANK
(FROM A.J. FOSS OR EQUIV.)

4 MIN./IN MEASURED PERC RATE
4 MIN./IN DESIGN PERC RATE
123 – MIN. LENGTH ADV. ENVIRO SEPTIC PIPE REQUIRED
140 – PROPOSED LENGTH OF ADV. ENVIRO SEPTIC PIPE
14 – TOTAL NUMBER OF 10' SECTIONS OF ADV. ENVIRO SEPTIC PIPE REQUIRED
1 ROWS OF ADV. ENVIRO SEPTIC PIPE, EACH ROW 20' LONG

GRAPHIC SCALE

20 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

DOVER FILE #P18–14

REVISION	DATE	DESCRIPTION
#1	5–2–18	REVISED PER TRC COMMENTS OF 4–26–18

PRELIMINARY SEPTIC LAYOUT LOTS 9–11
LAND OF
TDAK & COMPANY LLC
146 DOVER POINT ROAD
DOVER, NH 03820
TAX MAP M, LOT 61

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332–2863

SCALE : 1 IN. EQUALS 10 FT.
DATE : APRIL 5, 2018
FILE NO. : DB 2018 – 001

STATE OF NEW HAMPSHIRE – KENNETH A. BERRY NO. 14,043 LICENSED PROFESSIONAL ENGINEER

GENERAL PLAN SET NOTES:

1.) OWNER: TDAK & COMPANY
9B KELSEY LANE
GREENLAND, NH 03840

1A.) APPLICANT: TDAK & COMPANY
9B KELSEY LANE
GREENLAND, NH 03840

2.) TAX MAP M, LOT 61

3.) LOT AREA: 184,225 Sq. Ft., 4.23 Ac.

3.) THE PURPOSE OF THIS PLAN IS TO DEMONSTRATE SITE LAYOUT ITEMS AS WELL AS FINISH CONSTRUCTION ITEMS FOR MIRWARI DRIVE.

4.) SEE NOTES PAGE FOR STANDARD CONSTRUCTION NOTES

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

N/F CHENEVERT WILLIAM J. III
142 DOVER POINT ROAD
DOVER, NH 03820
S.C.R.D. BOOK 3144, PAGE 909
TAX MAP M, LOT 63

N/F COCHECO RIVER CO-OP
417 MIDDLE ROAD
DOVER, NH 03820
S.C.R.D. BOOK 1448, PAGE 074
TAX MAP M, LOT 62A

THIS RESIDENTIAL SUBDIVISION USES TRANSFER OF DEVELOPMENT (TDR) CHAPTER 170-27.2. UNITS 1,2,3. 11 & 10 ARE TO REQUIRED TO REMAIN 1,400 SF OR LESS IN LIVING SPACE SEE CHAPTER 170.27.2 FOR OTHER USES AND RESTRICTIONS.

TDR UNIT CALCULATIONS

1.) 184,211 SF. - CONSERVATION = 184,211

2.) 184,211 * .85 = 156,579.35

3.) 156,579.35 * .85 = 133,092.45

4.) 133,092.45 SF./20,000 SF. = 6.65 UNITS

5.) REMAINING 4.5 UNITS TO BE PURCHASED, THUS ALLOWING FOR 11 UNITS

DOVER FILE #P18-14

REVISION	DATE	DESCRIPTION
#1	5-2-18	REVISED PER TRC COMMENTS OF 4-26-18

T1 TRUCK TURNING TEMPLATE
LAND OF
TDAK & COMPANY LLC
146 DOVER POINT ROAD
DOVER, NH 03820
TAX MAP M, LOT 61

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

SCALE : 1 IN. EQUALS 20 FT.
DATE : APRIL 5, 2018
FILE NO. : DB 2018 - 001

STATE OF NEW HAMPSHIRE
KENNETH BERRY
No. 14243
LICENSED PROFESSIONAL ENGINEER

CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P18-26

Application Type:	Minor Lot Line Adjustment for Review
Applicant(s):	Thomas and Nancy Viel
Owner(s):	Electa F. Viel Revocable Trust of 2009
Location:	405 & 413 Middle Rd (Assessor's Map M, Lots 70 & 72)
Meeting Date:	June 12, 2018

INTENT: To adjust the property boundaries between Map M, Lots 72 and 70.

LOTS/UNITS PROPOSED: N/A

AGENDA ITEM #: 4-C

ACREAGE	**Existing:**	**Proposed:**
Lot 72:	2.37 acres	1 acre
Lot 70:	2.29 acres	3.66 acres

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

EXISTING LAND USE: Residential

PROPOSED LAND USE: Same as Existing

SURROUNDING LAND USE: Residential

ZBA ACTION: None

ATTACHMENTS: Application, LLA Plan

APPLICATION IS COMPLETE: Yes

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

PERMITS REQUIRED:
-NHDES Subdivision Approval

WAIVERS REQUESTED: None

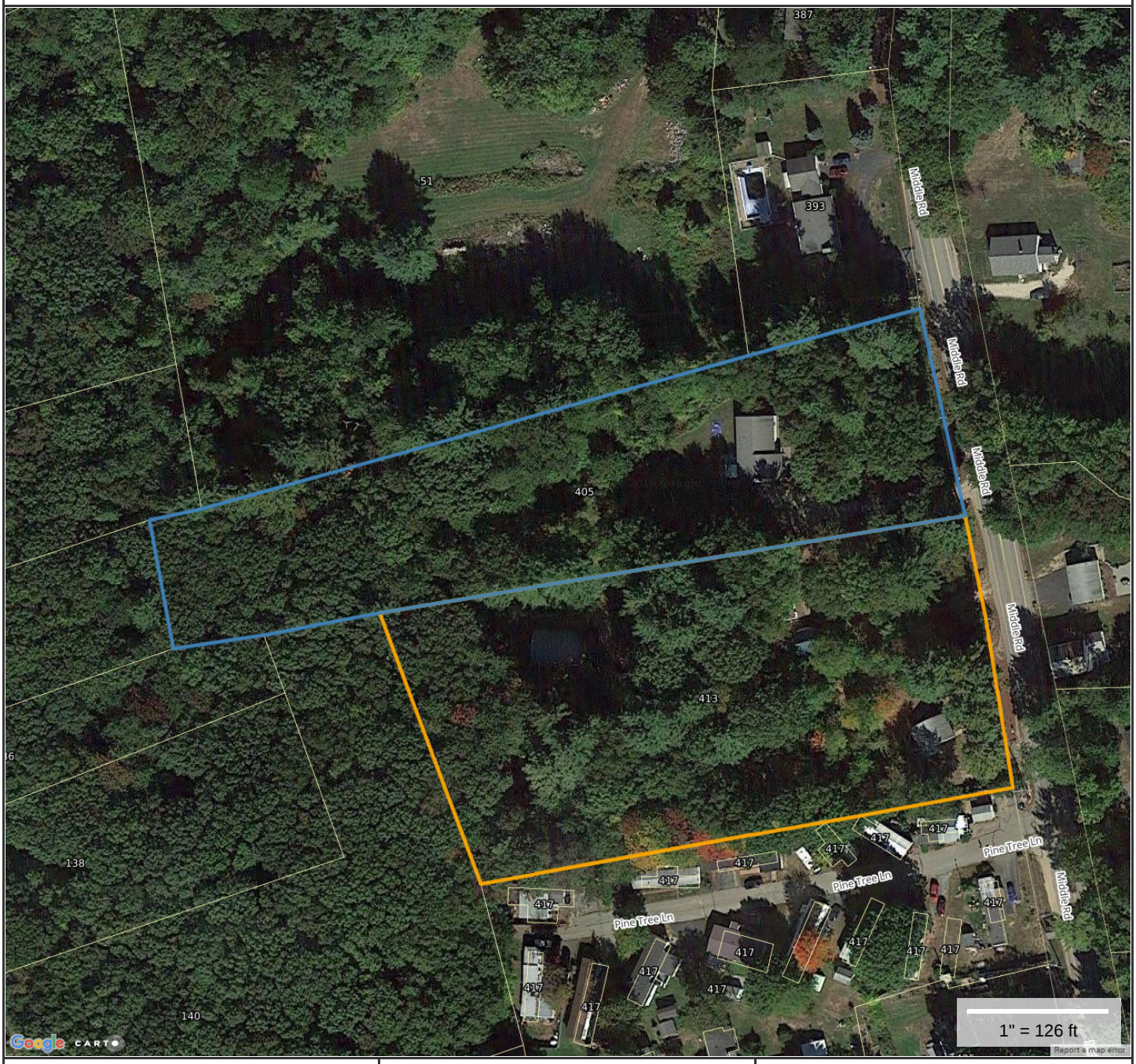
Summary of Request and Background
The applicant proposes to adjust the lot lines between 2 lots. Lot M/72 will be decreasing from 2.37 ac (103,060 sq. ft.) to 1 ac (43,500 sq. ft.). Lot M/70 will be increasing from 2.29 ac (99,699 sq. ft.) to 3.66 ac (159,259 sq. ft.).

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 Board accept the application, open the public hearing, and vote to approve the lot line adjustment plan with the following conditions:

Conditions to Be Met Prior to Signing of Plans:
1. The applicant shall provide the Planning Department with a digital version of the final plat.
2. The applicant shall revise the plat to:
   a. Include the Licensed Land Surveyor signature and stamp
   b. Add the owner's signatures to the final plat submitted for signature to be recorded at the Strafford County Registry of Deeds
   c. Indicate Zoning District boundary across Middle Road
   d. Revise note 13 to add NH DES subdivision approval number
   e. Add Planning file number to be P18-26

405 and 413 Middle Road



Property Information

Property ID	M0070-000000
Location	405 MIDDLE RD
Owner	VIEL THOMAS J &

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

Parcels updated 03/29/2018
Properties updated 05/28/2018

City of Dover, New Hampshire
MINOR LOT LINE ADJUSTMENT APPLICATION

[Revision Date: May 18, 2017]

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

APPLICANT INFORMATION

Name of Applicant: Thomas J. + Nancy A. Viel Telephone # 969-1506

Address of Applicant: 405 Middle Road Dover NH 03820

FIRST PROPERTY OWNER AND PARCEL INFORMATION

Name of 1st Property Owner (*if different from applicant*): Electa F. Viel Revocable Trust of 2009 Telephone #

Address of 1st Property Owner: 411e Middle Road Dover NH 03820

Address of Property: 413 Middle Road

Assessor's Map # M Lot(s) # 72

Property Deed: Book 3741 Page: 237

Zoning District(s) R-20 Overlay District(s) N/A

Size of Existing Parcel (sq. ft.): 103,060 Size of Proposed Parcel (sq. ft.): 43,500

SECOND PROPERTY OWNER AND PARCEL INFORMATION

Name of 2nd Property Owner (*if different from applicant*): SAME Telephone #

Address of 2nd Property Owner: SAME

Address of Property: 405 Middle Road

Assessor's Map # M Lot(s) # 70

Property Deed: Book 3909 Page: 18

Zoning District(s) R-20 Overlay District(s) N/A

Size of Existing Parcel (sq. ft.): 99,699 Size of Proposed Parcel (sq. ft.): 159,259

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

SURVEYOR INFORMATION

Name of Surveyor and Company (Licensed in N.H.) McEneaney Survey Associates Inc.

Address 24 Chestnut St. Dover NH 03820 Telephone #: 742-0911

Professional License #: Kevin McEneaney NH LLS 661 E-mail address: Kevin@sunvaynh.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: Thomas J. Vitt Trustee Date: 5/21/18

Signature of Second Property Owner: Thomas J. Vitt Date: 5/21/18

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: Thomas J. Vitt Date: 5/21/18

City of Dover, New Hampshire
LOT LINE ADJUSTMENT SUBMISSION CHECKLIST

[Revision Date: May 15, 2017]

This review checklist is intended to assist the applicant in the planning process of preparing a Subdivision application for Planning Board action. The size of the project will determine the types of information required for review, therefore, a **pre-application conference** with the Planning Department to determine the list of items that must be completed is strongly encouraged.

Fifteen (15), folded, copies of the plan set and materials will be due 3 weeks prior to the Planning Board meeting. Fees will be invoiced and are due 2 weeks prior to Planning Board.

The applicant is cautioned that this checklist is only a guide and is not intended to be a complete list of all subdivision requirements. Please refer to the Subdivision Regulations for full details.

APPLICANT: Thomas + Nancy Viel File Number: TBD

PROPERTY LOCATION: Middle Road Tax Map: M Lot: 70+72

		Explain How Provided	Reviewed
1. Completed and signed Application form	✓	Delivered on 5/22/18	
2. Electronic copy of the surveyed plat layout	✓	Emailed on 5/22/18	
3. Electronic copy of supplementary materials and application	✓	Emailed on 5/22/18	
4. List of all professional agents to be notified for Planning Board	✓	Delivered on 5/22/18	
5. Fifteen copies of LLA plan w/scale of not less than 1"=50' or 1"=100' for larger adjustments. Plans shall contain the following items as appropriate:	✓	Delivered on 5/22/18	
Location map at appropriate scale	✓	See Plan	
Planning File # TBD	✓	" "	
Date, north arrow and scale	✓	" "	
Names of all abutting property owners	✓	" "	
Name and address of owners	✓	" "	
Signature & stamp of NH licensed land surveyor	✓	" "	
Zoning District boundaries, including any special or overlay districts	✓	" "	
Location of Conservation District areas	—	N/A	
Location, names and widths of existing and streets, including pavement widths, grades, curbs and crosswalks	✓	See Plan	
Location and widths of existing & proposed easements & right of ways	—	N/A	
Existing and proposed property lines with dimensions and bearings tied into Dover's Geographic Information System coordinate system	✓	See Plan	
Existing and proposed lot areas in square feet	✓	" "	
Existing and proposed buildings and structure locations	✓	" "	
Minimum building setbacks or build to lines on all lots	✓	" "	
Map and lot numbers for existing and proposed lots as assigned by Tax Assessor	✓	" "	
Location, material and size of existing and proposed permanent monuments	✓	" "	
All applicable Dover Common Subdivision notes	✓	" "	

REVIEWED BY: _____ 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. Staff will provide the abutter information, while the applicant must provide accurate contact information for the owner, applicant and professional agents representing the project.

Owner: #1

TAX MAP	LOT #	PROPERTY OWNER	MAILING ADDRESS
M	72	Thomas + Nancy Viel	405 Middle Rd Dover NH 03820

Applicant (if different from owner): —

APPLICANT NAME	APPLICANT COMPANY	MAILING ADDRESS

Surveyor and/or Engineer/Professional Agent:

NAME	COMPANY	MAILING ADDRESS
Kevin McEneaney	McEneaney Survey Associates	24 Chestnut St. Dover NH 03820

Conservation Easement Holder: —

TAX MAP	LOT #	NAME OF EASEMENT HOLDER	MAILING ADDRESS

Owner #2

M/70 Electa F. Viel Revocable Trust
416 Middle Rd Dover NH 03820

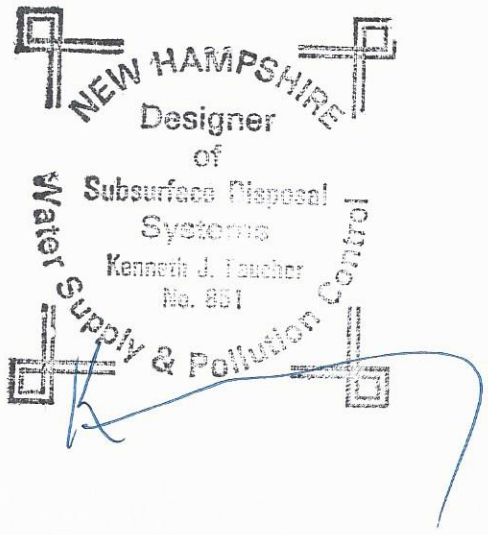
TEST PIT LOG
PREPARED FOR
THOMAS J. VIEL & NANCY A. VIEL
AND
THE ELECTA F. VIEL REV. TRUST OF 2009

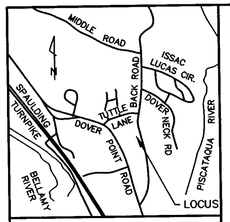
Location:
405 & 413 Middle Road
Dover, NH 03820

Logged by:
Kenneth J. Faucher
Design permit #851
May 9, 2018

TEST PIT #1 ESHWT @ 48"
00-16" Dark brown (10YR 3/3) loamy sand, granular, friable.
16-26" Dark yellowish brown (10YR 4/6) loamy sand, granular, friable.
26-60" Dark yellowish brown (10YR 3/6) stony loamy sand, platy, friable.
Refusal @ 60"
Redox features @ 48"
No observed water

TEST PIT #2 ESHWT @ none to 72"
00-20" Dark brown (10YR 3/3) loamy sand, granular, friable.
20-72" Yellowish brown (10YR 5/8) loamy sand, blocky, friable.
No refusal
No redox features
No observed water





LOCATION PLAN
(NO SCALE)

REFERENCE PLANS:

1.) BOUNDARY SURVEY FOR THOMAS VIEL ON MIDDLE ROAD IN DOVER, N.H. 03820. SCALE: 1" = 50'; DATED: OCTOBER 8, 1999; BY: BRUCE L. POHOPEK. RECORDED S.C.R.D. PLAN 57–84.

5.) SKETCH PLAN FOR RICHARD J. AND ELECTA VIEL – PARCEL M / 71–72. DATED: JUNE 17, 1989; BY: K.E. MOORE. NOT RECORDED.

3.) TAX MAP M, LOT 70, MIDDLE RD., DOVER, N.H. – SEPTIC SYSTEM DESIGN FOR THOMAS VIEL, 8 SYLVER DRIVE, DOVER, N.H. 03820. BY: BRUCE L. POHOPEK. NH DES APPROVAL NUMBER CA 2000 024981.

CITY / GEOD CORP. GRID NORTH

M / 69A
NORMAN A. TURCOTTE REVOCABLE TRUST
NORMAN A. TURCOTTE, TRUSTEE
393 MIDDLE ROAD
DOVER, NH 03820
2800 / 976

M / 58
G.C. FLEMING & J.E. FLEMING, CO–TRUSTEES
CLAIRE VIEL IRREVOCABLE TRUST
382 MIDDLE ROAD
DOVER, NH 03820
3708 / 270

M / 70
NEW PARCEL AREA
159,259 S.F.
3.66 Ac.

M / 69
PAMELA R. AMARI
DAVID AMARI
51 TUTTLE LANE
DOVER, NH 03820
959 / 429

M / 66A
LOUIS J. SALOME
PATRICIA B. SALOME
132 DOVER POINT ROAD
DOVER, NH 03820
4254 / 12

M / 66
FREDERICK P. KING
KRISTEN M. KING
134 DOVER POINT ROAD
DOVER, NH 03820
3469 / 284

M / 68B
JERYL PRITCHETT
136 DOVER POINT ROAD
DOVER, NH 03820
3828 / 978

M / 64
DIANE M. ALUXEK
KEVIN P. O'BRIEN
140 DOVER POINT ROAD
DOVER, NH 03820
1565 / 199

M / 60
JACOB M. MCLELLAN
SARAH A. MCLELLAN
410 MIDDLE ROAD
DOVER, NH 03820
4302 / 40

M / 58–1
FRANK C. TURNER
BRENDA L. TURNER
MIDDLE ROAD
DOVER, NH 03820
3349 / 687

M / 62A
COCHECO RIVER COOPERATIVE
417 MIDDLE ROAD
DOVER, NH 03820
1448 / 74

M / 72
NEW PARCEL AREA
43,500 S.F.
1.00 Ac.

59,560 S.F.
1.37 Ac.

No.	Bearing	Distance
L1	N72°32'55"E	33.44'

NOTES:

1.) OWNERS OF RECORD:

M / 70
THOMAS J. VIEL
NANCY A. VIEL
405 MIDDLE ROAD
DOVER, NEW HAMPSHIRE 03820
S.C.R.D. VOL. 3909, PAGE 18
_____
OWNERS SIGNATURE

M / 72
ELECTA F. VIEL, TRUSTEE
ELECTA F. VIEL REVOCABLE TRUST OF 2009
416 MIDDLE ROAD
DOVER, NEW HAMPSHIRE 03820–4932
S.C.R.D. VOL. 3741, PAGE 237
_____
OWNERS SIGNATURE

2.) M / 70 – DENOTES TAX MAP AND PARCEL NUMBER.

3.) ZONING DISTRICT IS R–20 (LOW DENSITY RESIDENTIAL).

4.) DIMENSIONAL REGULATIONS:

MINIMUM LOT SIZE	= 20,000 S.F.
MAXIMUM LOT COVERAGE	= 30 PERCENT
MINIMUM FRONTAGE	= 125 FEET
BUILDING REQUIREMENTS:	
FRONT BUILD TO	= 20 FEET MIN.
	= 35 FEET MAX.
SIDE SETBACK	= 20 FEET
REAR SETBACK	= 30 FEET

5.) PLAN INTENT: TO ADJUST THE LOT LINES AS SHOWN.
TRACT A – 59,560 S.F. / 1.37 Ac. IS TO BE ADDED TO PARCEL M / 70

6.) PARCEL AREAS:

PARCEL:	M / 70	M / 72
ORIGINAL	99,699 S.F. / 2.29 Ac.	103,060 S.F. / 2.37 Ac.
NEW	159,259 S.F. / 3.66 Ac.	43,500 S.F. / 1.00 Ac.

7.) THE SUBJECT PARCELS ARE LOCATED WITHIN AREAS DETERMINED TO BE OUTSIDE THE 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 330145; PANEL 0340; SUFFIX E; MAP NUMBER 33017C0340E; EFFECTIVE DATE SEPTEMBER 30, 2015.

8.) BASIS OF BEARING IS CITY OF DOVER / GEOD CORP. G.I.S. COORDINATES BASED ON CITY CONTROL POINTS TR 97 AND TR 98. VERTICAL DATUM IS ASSUMED.

9.) PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A SURVEY PERFORMED BY MCENEANEY SURVEY ASSOCIATES, INC. ON MAY 1, 2018 WITH AN ERROR NOT GREATER THAN 1 IN 10,000.

10.) WETLANDS FLAGGED LINES "A" & "B" SHOWN WERE DELINEATED BY DAMON BURT, N.H.C.W.S. #163 OF FRAGGLE ROCK ENVIRONMENTAL SERVICES ON APRIL 24, 2018 IN ACCORDANCE WITH THE 1987 CORPS. OF ENGINEERS WETLANDS DELINEATION MANUAL AND LOCATED BY THIS OFFICE

11.) SOIL TEST PITS WERE OBSERVED BY KENNETH J. FAUCHER NH DESIGNER #851 ON MAY 8, 2018.

12.) THE SOIL TYPE ON THE SITE IS:
WdB WINDSOR LOAMY SAND, 3 TO 8 PERCENT SLOPES
THE SOURCE FOR THE SOIL TYPE DATA IS USDA SCS SOIL SURVEY OF STRAFFORD COUNTY DATED MARCH 1973 & USDA NRCS WEB SOIL SURVEY
http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx

13.) NH DES SUBDIVISION APPROVAL NUMBER – PENDING – DATE

LEGEND

I.R.(set) O – IRON ROD W/ I.D. CAP (SET)
I.P.(fnd) O – IRON PIPE (FOUND)
– FIRE HYDRANT
– WATER GATE VALVE
S.F. – SQUARE FEET
Ac. – ACRE
(TYP.) – TYPICAL
± – MORE OR LESS
ø – DIAMETER
S.C.R.D. – STRAFFORD COUNTY REGISTRY OF DEEDS
-o- UP 410/5 – UTILITY POLE W/ I.D. Nos.
– EDGE OF WETLAND
– WETLAND
A5 – WETLAND I.D. FLAG

NO.	DATE	DESCRIPTION	BY	CHK
		REVISIONS		

18–2181	LL ADJ	18–02	42–50
PROJECT NO	TYPE	FIELDBOOK & PAGES	

"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."

LOT LINE ADJUSTMENT PLAN
PREPARED FOR
THOMAS J. VIEL NANCY A. VIEL
AND
THE ELECTA F. VIEL REV. TRUST OF 2009
TAX MAP M, LOT Nos. 70 & 72
405 AND 413 MIDDLE ROAD
CITY of DOVER
COUNTY of STRAFFORD
STATE of NEW HAMPSHIRE

DOVER PLANNING FILE No. P 18–___

DRAWN BY: RJM
SCALE: 1" = 40'
FILE: W10 cP\2181\18–2181
DATE: MAY 18, 2018

40 20 0 20 40 80 120 160

STATE OF NEW HAMPSHIRE No. 661 KEVIN M. MCENEANEY LICENSED LAND SURVEYOR

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

SURVEYING – PLANNING – CONSULTING

P18-26 **405 & 413 Middle Road**

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
M0058-000000	382 MIDDLE RD	FLEMING GEMMA & JOHN CO-TRUSTEES	VIEL CLAIRE IRREVOCABLE TRUS	382 MIDDLE ROAD	DOVER	NH	03820
M0060-000000	410 MIDDLE RD	MCLELLAN JACOB M &	MCLELLAN SARAH A	410 MIDDLE RD	DOVER	NH	03820
M0062-000000	425 MIDDLE RD	MCLEAN MARY J		425 MIDDLE RD	DOVER	NH	03820-4904
M0062-000001	417 MIDDLE RD	DESMET NANCY M		417 MIDDLE RD #1	DOVER	NH	03820
M0062-000002	417 MIDDLE RD	FIELDERS TERRY		417 MIDDLE RD UNIT 2	DOVER	NH	03820
M0062-000003	417 MIDDLE RD	TORELLA ARTHUR J &	TORELLA PRISCILLA A	417-3 MIDDLE RD	DOVER	NH	03820
M0062-000004	417 MIDDLE RD	MEADOWS SUZANNE L		417 MIDDLE RD #4	DOVER	NH	03820
M0062-000005	417 MIDDLE RD	SANTOS DIANE L IRREVOCABLE TRUST		417 MIDDLE RD	DOVER	NH	03820
M0062-000007	417 MIDDLE RD	FOLEY JOHN M		417 MIDDLE RD LOT # 7	DOVER	NH	03820
M0062-000008	417 MIDDLE RD	FARNSWORTH SUSAN S		417 MIDDLE RD LOT #8	DOVER	NH	03820
M0062-000009	417 MIDDLE RD	HOPKINS BRIAN &	HOPKINS MARIBETH	417 MIDDLE RD	DOVER	NH	03820-4923
M0062-000010	417 MIDDLE RD	MORIN JENNIFER M		417 MIDDLE ROAD #10	DOVER	NH	03820
M0062-000011	417 MIDDLE RD	FROST E LINDA		417 MIDDLE RD UNIT 11	DOVER	NH	03820
M0062-000012	417 MIDDLE RD	SCHWOERER FAITH &	SCHWOERER MARY	417 MIDDLE RD #12	DOVER	NH	03820
M0062-000014	417 MIDDLE RD	PARKER EUGENE C		417 MIDDLE RD LOT 14	DOVER	NH	03820
M0062-000015	417 MIDDLE RD	BONOSKY CHARLES III		417 MIDDLE RD #15	DOVER	NH	03820
M0062-000016	417 MIDDLE RD	SULLIVAN TINA		417 MIDDLE ROAD #16	DOVER	NH	03820
M0062-A00000	417 MIDDLE RD	COCHECO RIVER CO-OP		417 MIDDLE ROAD	DOVER	NH	03820
M0062-B00000	417 MIDDLE RD	VAUGHN BEVERLY J		417-B MIDDLE RD	DOVER	NH	03820
M0062-C00000	417 MIDDLE RD	LESNIAK STEVEN J		417 MIDDLE RD	DOVER	NH	03820
M0062-D00000	417 MIDDLE RD	HELPS SHARON		417-D MIDDLE RD	DOVER	NH	03820
M0063-000000	142 DOVER POINT RD	CHENEVERT WILLIAM J III		142 DOVER POINT ROAD	DOVER	NH	03820
M0064-000000	140 DOVER POINT RD	ALUXEK DIANE M	O BRIEN KEVIN P	140 DOVER POINT RD	DOVER	NH	03820
M0065-000000	138 DOVER POINT RD	HAAS MATTHEW S &	HAAS AMEE M	138 DOVER POINT RD	DOVER	NH	03820-4631
M0066-000000	134 DOVER POINT RD	KING FREDERICK P &	KING KRISTEN M	134 DOVER POINT RD	DOVER	NH	03820
M0066-A00000	132 DOVER POINT RD	SALOME LOUIS J &	SALOME PATRICIA B	132 DOVER POINT RD	DOVER	NH	03820
M0066-B00000	136 DOVER POINT RD	PRITCHETT JERYL		136 DOVER POINT RD	DOVER	NH	03820
M0067-000000	128 DOVER POINT RD	LEGGETT JOHN &	LEGGETT DANA	16 PUFFER RD	CONTERBURY	NH	03224
M0069-000000	51 TUTTLE LN	AMARI PAMELA R	AMARI DAVID	51 TUTTLE LN	DOVER	NH	03820
M0069-A00000	393 MIDDLE RD	TURCOTTE NORMAN A REV TRUST	TURCOTTE NORMAN A	393 MIDDLE ROAD	DOVER	NH	03820
			THOMAS & NANCY VIEL	405 MIDDLEROAD	DOVER	NH	03820
		MCENEANEY SURVEY ASSOCIATES	KEVIN MCENEANEY	24 CHESTNUT STREET	DOVER	NH	03820
		ELECTA F. VIEL REVOCABLE TRUST		416 MIDDLE ROAD	DOVER	NH	03820

Planning Board Meetings in Area

March 2018

Barrington Planning Board

Time: 1st Tuesday- Public Hearing, 3rd Tuesday-Work Session at 6:30pm

Location: Early Childhood Learning Center - 77 Ramsdell Lane

https://www.barrington.nh.gov/planning-board

Dover Planning Board

Time: 2nd and 4th Tuesdays of the Month at 7:00pm

Location: Council Chambers, City Hal - 288 Central Avenue

http://www.dover.nh.gov/government/boards-and-commissions/planning-board/index.html

Lee Planning Board

Time: 2nd and 4th Thursday of each month at 7:00pm

Location: Public Safety Complex - 20 George Bennett Road

http://www.leenh.org/Pages/LeeNH_BComm/Planning/index

Madbury Planning Board

Time: 1st and 3rd Wednesday of each month at 7:00 pm

Location: Town Hall - 13 Town Hall Road

http://www.madburynh.org/show_pb.php

Newmarket Planning Board

Time: 2nd Tuesday of each month at 7:00 pm

Location: Town Hall, 186 Main Street

https://www.newmarketnh.gov/planning-board

Portsmouth Planning Board

Time: 3rd Thursday of each month at 7:00pm

Location: 1 Junkins Ave, 3rd Floor, Eileen Dondero Foley Council Chambers

https://www.cityofportsmouth.com/planportsmouth/planning-board

Rochester Planning Board

Time: 1st Monday- Regular, 3rd Monday-Workshop at 7:00 pm

Location: Council Chambers, City Hall - 31 Wakefield Street

https://www.rochesternh.net/planning-board

Somersworth Planning Board

Time: 3rd Wednesday of each month at 6:30 pm

Location: City Council Chambers, 1 Government Way

http://www.somersworth.com/departments-services/board-and-committees/planning-board/