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, December 11, 2018**
Meeting Time:	**7:00 pm**

1. CITIZENS' FORUM

2. APPROVAL OF THE PRIOR MINUTES

- November 13, 2018 Regular Meeting Minutes

3. OLD BUSINESS

A. Consideration and acceptance of a Site Review for Johnson Creek Village (Owner: Aramis Black/Real McKoy LLC), Assessor's Map H, Lot 1, zoned B-4, located at 301 Durham Road. (Proposal is to change the classification from Elderly Assisted Care to Assisted Living, increasing beds from 12 to 24, adding parking, lighting and other minor changes). *(P15-38A)

B. Presentation of proposed revisions to Architectural Design Guidelines in the CBD

4. NEW BUSINESS

A. Consideration and acceptance of a Site Review for R & P Singh LLC, (Owner: Aranosian Oil Co., Inc.), Assessor's Map 15, Lot 71, zoned B-5, located at 52 Central Avenue. (Proposal is to add a drive-thru service window). *(08-09A)

B. Consideration and possible vote of a compliance hearing regarding the architectural renderings for a previously approved Amended Site Plan for Hellenic Realty Partners, LLC, Assessor's Map 2, Lot 119, zoned CBD-General, located at 333 Central Avenue. *(P18-04B)

C. Consideration and acceptance of a Conditional Use Permit for Tedeschi Contracting, LLC, Assessor's Map A, Lot 52-D, zoned R-40, located at 11 Sandy Lane. (Proposal is to replace a septic sytem within a wetland protected district). *(P18-62)

D. Consideration and acceptance of a Subdivision using Transfer of Development Rights for R.V. Paolini Construction LLC, Assessor's Map M, Lot 6, zoned R-40, located at 56-58 Dover Point Road. (Proposal is to construct 6 single family detached homes and 1 garage as well as a 400 ft long private roadway.) *(P18-45)

E. Consideration and acceptance of a plat for Jason Magness and Peter & Rachel Engleman, Assessor's Map 33, Lots 100 & 96, zoned R-12 and located at Iona Avenue. (Proposal is to formalize existing lots). *(P18-54)

F. Consideration and acceptance of a Conditional Use Permit for Kimberly Wesson Revocable Trust, Assessor's Map 8, Lot 3, zoned LBW, located at 407 Dover Point Road. (Proposal is for the repair and replacement of 113 ft. of existing granite block wall and stone revetment, with temporary tidal wetland impacts of 751 sq. ft. and 1,796 sq. ft. of tidal buffer zone and Conservation District impacts adjacent to Little Bay). *(P18-55)

G. Consideration and acceptance of a Lot Line Adjustment for Varney Brook Lands, LLC, (Owner: Pointe Place Development, LLC and Varney Brook Lands LLC), Assessor's Map K, Lots 19, 19-4,19-5, zoned ETP (RCM Overlay), located at Pointe Place. *(P18-61)

H. Consideration and acceptance of an Amendment to the conditions for a previously approved Subdivision Plan for TDAK & Company LLC, Assessor's Map 35, Lot 57, zoned R-12, located at 99 Sixth Street. (Proposal is to replace fence with arborvitae). *(P18-07A)

I. Consideration and acceptance of a Minor Subdivision for Jeff White (Owner: K & R Towle Trustees and K & R Towle Revocable Trust 97), Assessor's Map J, Lot 12, zoned R-40, located at Old Garrison Road. (2 new lots) *(P18-63)

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:	McConnell Center Rm 306 – 61 Locust Street
Meeting Date:	**Tuesday, November 13, 2018**
Meeting Time:	**7:00 pm**

Members Present: Gina Cruikshank (Vice Chair), Frank Torr, Dave Landry, James Burdin, Dave White, Lee Skinner; Tom Clark, and Tristan Donovan (Alternate)

Members Not Present: Kirt Schuman (Chair), Dennis Ciotti (Councilor), Jackson Kaspari (Alternate), Hayley Harmon (Alternate)

Staff Present: Donna Benton, Assistant City Planner

The Vice Chair, acting as the Chair, called the meeting to order at 7:00 pm. She noted that item 4E would not be heard tonight, and that Frank Torr would sit in the Vice Chair's spot and Tristan Donovan would sit in for Kirt Schuman.

1. CITIZENS' FORUM

Citizens Forum Open. No One Spoke. Citizens Forum Closed.

2. APPROVAL OF THE PRIOR MINUTES

- October 23, 2018 Regular Meeting Minutes

Motion: F. Torr made a motion to approve the minutes as submitted. Seconded by T. Clark. Vote U/A

3. OLD BUSINESS

A. Consideration and possible vote of a Site Review for Marker 44 Holdings, LLC, Assessor's Map 24, Lots 114 & 115-B, zoned CBD-G & CWD, located at 87 Portland Ave. & Cocheco St. (Proposal is to leave the existing 2,176 sq. ft. two family dwelling and construct four 3,904 sq. ft. multi-unit apartment buildings containing a total of 32 units and construction of a 24 ft. wide driveway to access both buildings). *(P18-34)

Motion: F. Torr made a motion to remove the application from the table. Seconded by D. White. Vote U/A

D. Benton explained that the Planning Board accepted this application and approved conditional use permit and Lot Line Adjustment on September 25, 2018. The Board closed the public hearing and tabled the application for a site walk on October 13. Since the 13th, the applicant has worked to resolve issues, and provided documentation that an Integrated Pest Management plan is not required.

At the site walk a question was asked relative to the boundary lines an abutter disputes. Upon review, the City Attorney determined this is a civil matter. Revised plan sheets were supplied to the Board, and Mr. Haight can walk the Board through the changes. After the presentation, the Board should re-open the public hearing.

S. Haight, Civilworks New England, reviewed the changes made such as adding a fence along the lot line, adding additional lighting and addressing utility questions.
Discussion occurred regarding pest management mitigation.

Public hearing opened.
Mr. Printy, 46-50 Cocheco Street expressed concerns about water run-off, pests and maintenance of the pathway and gate. He also had an engineering firm look over the plans and they highlighted the following

potential issues: two storm open channels directed towards his property, porous pavement, salt and sanding, subsurface drain pipe/ corrosion- suggested using PVC rather than steel and retaining wall foundation stability. He also reiterated the topography runs downward toward his property.

Barbara Murphy, 90 Portland Ave is concerned about what will happen to the neighborhood. She believes the traffic study needs to be redone and is concerned about emergency vehicles getting into the new roadway. She believes the structure will be three stories rather than two. She is concerned about the wetlands and prefers Saturday be deemed a non-construction day along with Sunday.

John Hallworth, 68A Portland Ave expressed concerns about traffic, the driveway width relative to emergency vehicles, parking being eliminated at this lot, but not in front of his house and water flow.

Greg Pillette, 97 Portland Ave is concerned about the loss of privacy due to this structure facing his house along with the additional lighting and windows. He is also concerned about story height, lighting, sidewalk safety, distance of structure from abutters, trees and use of wood that will be cut down.

Karen Pillette, 97 Portland Ave explained about the pests and other wildlife in that area and wants to make sure the pests are managed.

Public Hearing closed.

S. Haight addressed the following public comment issues: Traffic, drainage, fencing height and location, pest management, story height, emergency vehicle access.

Discussion occurred about porous pavement and how the drainage system will work on this site.

STAFF RECOMMENDATION:
The Planning Department recommends that the Planning Board approve the site plan with the following conditions:

Conditions to Be Met Prior to Signing of Plans:

1. The applicant shall provide:
    a. A digital version of plan set
    b. Cross-access easements for parking and access
2. The applicant must revise final plan set to:
    a. Add the owner's signatures to the final plat submitted for signature to be recorded at the Strafford County Registry of Deeds
    b. Add LLS, PE, and Landscape Architect signatures and stamps to final plan
    c. Substitute vinyl siding with a siding material consistent with the abutting properties, to the satisfaction of staff.
    d. Revise note 10 on the demolition sheet to note lack of need for an Integrated Pest Management plan
    e. Update the plan set with the revisions dated October 30.
    f. Revise to Portland Ave
    g. Revise architectural renderings to indicate accurate number of stories

Conditions to Be Met Prior to any Construction Activity:

3. 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.

4. Applicant shall complete Land Use Development Tracking Form, most recently revised version, utilizing the online Pollution Tracking and Accounting Pilot Project (PTAPP) portal. https://www.unh.edu/unhsc/ptapp

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

5. The new dwelling units shall be assessed and pay the current water and sewer investment fees in place at the time of application for service.

Conditions to Be Met Prior to Occupancy:

6. Issuance of a certificate of occupancy.
7. Impact fees for new dwelling units and commercial space shall be paid per the invoice included with the Notice of Decision.
8. The applicant shall provide a letter of credit or other form of security acceptable to the City for any unfinished work.

Motion: D. White made a motion to approve with staff recommended conditions. Seconded by T. Donovan. Vote U/A.

F. Torr noted that items B, C and D would be heard together

B. Consideration and possible vote of a Conditional Use Permit for Dovester Holdings, LLC, Assessor's Map 20, Lot 41, zoned CBD-Residential, located at 24 Hanson Street. (Proposal is to construct a 6-unit apartment building and 17 parking spaces, with wetland buffer impacts of 127 sq. ft. and Conservation District (20% slopes) impacts of 830 sq. ft.) *(P18-01)
C. Consideration and possible vote of a Conditional Use Permit for Dovester Holdings, LLC, Assessor's Map 20, Lot 41, zoned CBD-Residential, located at 24 Hanson Street. (Proposal is to allow a fourth story on a building where three is the maximum). *(P18-44)
D. Consideration and possible vote of a Site Review for Dovester Holdings, LLC, Assessor's Map 20, Lot 41, zoned CBD-Residential, located at 24 Hanson Street. (Proposal is to demolish the existing garage and replace with a six (6) unit apartment building. The lot contains an existing five (5) unit building which would remain.) *(18-02)

Motion: F. Torr made a motion to remove the three items from the table. Seconded by D. White. Vote U/A

D. Benton explained the applicant is seeking to demolish an existing garage and replace with a 6-unit apartment building which proposes to have 4 stories where 3 stories is the maximum in the CBD-Residential Zone. To properly install the driveway and parking lot, the applicant is requesting wetland buffer impacts of 127 sq. ft. and Conservation District (20% slopes) impacts of 830 sq. ft.

The applicant appeared before the Technical Review Committee on August 2, 2018. The Conservation Commission endorsed the Conditional Use Permit at their September 10, 2018 meeting. The Board accepted the three applications at its October 9th meeting, and tabled all three for a site walk on October 13th. Mr. Smith can walk the Board through the changes. After that presentation, the Board should re-open the public hearing.

Christian Smith, Beals and Associates, reviewed the changes to the plans including opaque fencing.

The applicant and the board discussed snow storage.

Public hearing opened. No one spoke. Public Hearing closed.

STAFF RECOMMENDATION – CUP - Environment:
The Planning Department recommends that the Planning Board approve the Conditional Use Permit with the following conditions:

Conditions to Be Met Prior to Issuance of the Permit:
1. Site Plan (P18-02) is approved.
2. Specifications of the retaining wall be approved by the City Engineer.

Motion: F. Torr made a motion to approve with staff recommended conditions. Seconded by T. Donovan. Vote U/A.

STAFF RECOMMENDATION – CUP - CBD:
The Planning Department recommends that the Planning Board approve the Conditional Use Permit with the following conditions:

Conditions to Be Met Prior to Issuance of the Permit:
1. Site Plan (P18-02) is approved with architectural materials indicated on site plan.
2. Conditional Use Permit (P18-01) is approved.
3. The applicant shall be subject to a formal agreement between the Planning Board and the applicant. Said agreement shall be recorded at the Strafford County Registry of Deeds per Chapter 170-20-B(3).

Motion: J. Burdin made a motion to approve with staff recommended conditions. Seconded by D. White. Vote U/A.

STAFF RECOMMENDATION – Site Plan:
The Planning Department recommends that the Planning Board approve the Site Plan with the following conditions:

Conditions to Be Met Prior to Signing of Plans:
1. The conditional use permits (P18-01 & P18-44) shall be approved.
2. The applicant shall provide:
   a. A digital version of plan set
   b. A Pest Management Analysis from a certified pest control specialist regarding pest control needs on site
   c. Letters to serve from Eversource and Community Services Department
3. The applicant must revise final plan set to:
   a. Add the owner's signatures to the final plat submitted for signature to be recorded at the Strafford County Registry of Deeds
   b. Add PE signature and stamp to final plan
   c. Indicate materials on architectural renderings with pointers
   d. Add note that retaining walls 4 feet or greater require building permits
   e. If Pest Management Plan is needed, add to demolition plan.

Conditions to Be Met Prior to any Construction Activity:
4. 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.

5. Applicant shall complete Land Use Development Tracking Form, most recently revised version, utilizing the online Pollution Tracking and Accounting Pilot Project (PTAPP) portal. https://www.unh.edu/unhsc/ptapp

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

6. The new dwelling units shall be assessed and pay the current water and sewer investment fees in place at the time of application for service.

Conditions to Be Met Prior to Occupancy:

7. Issuance of a certificate of occupancy.
8. Impact fees for new dwelling units shall be paid per the invoice included with the Notice of Decision.
9. The applicant shall provide a letter of credit or other form of security acceptable to the City for any unfinished work.

Motion: D. White made a motion to approve with staff recommended conditions. Seconded by J. Burdin. Vote U/A.

4. NEW BUSINESS

A. Consideration and acceptance of a Site Review Amendment for Johnson Creek Village (Owner: Aramis Black/Real McKoy LLC), Assessor's Map H, Lot 1, zoned B-4, located at 301 Durham Road. (Proposal is to change the classification from Elderly Assisted Care to Assisted Living, increasing beds from 12 to 24, adding parking, lighting and other minor changes). *(P15-38A)

D. Benton explained that in 2015, the applicant received approval for a 12 bed Elderly Assisted Care facility, from the Zoning and Planning Boards. Subsequently, the applicant determined that an Assisted Living Facility with more beds would be a more appropriate use of the land.

Staff was just made aware today that there were potential abutters in Madbury that were not notified for this meeting or for the Zoning Board meeting and after consulting the city's legal counsel would suggest to continue the item so that staff can review the abutters and re-notify. She explained that it appeared the applicant would like to still be heard this evening, so she asked that they indicate that they would be risking an appeal due to potential notification errors.

Discussion: The board discussed whether to table the item prior to any presentation and public hearing or to hear the presentation and give abutters present an opportunity to speak and then decide what to do after that.

S. Haight, Civilworks New England, addressed the abutter issue stating one aggrieved neighbor is outside the 200' boundary for notification and no one else notified in that area has attended any meetings thus far though all abutters have been notified.

S. Haight described the history of this case coming before town boards. All state permits have been submitted including septic, well and NHDOT.

He is looking to move this project forward tonight. They have been before TRC multiple times. He further clarified that the site plan has already been approved and tonight the applicant is looking for approval to increase the beds from 12 to 24.

More discussion occurred among the board regarding the abutter notification as well as regional impact.

Motion: J. Burdin made a motion to accept the application. Seconded by T. Clark. Vote 7-1 with D. Landry opposed.

Public hearing opened.
Denis Robinson, Attorney with Pierce Atwood, representing Coldstream Properties, LLC- an abutter 203' from the Dover project and within the 200' leach field in Madbury. He is the one who raised the issue of abutter notification. His client was not notified of the ZBA meeting in the summer therefore that ZBA approval is nullified.

His client operates a school on their property. The Dover ordinance defines an abutter as being within 200' from a project under review by the Planning Board but because the project extends into Madbury, this property owner should have been notified of this meeting as well as the ZBA meeting. No other Madbury residents received notice. His concern is that the abutters are not here to listen to what's being said or participate. His proposal to the board is to table the case to December and send notices.

John DeStefano, President of DeStefano Associates-construction manager for this project
They started this project two years ago and completed ¼ of it. He is concerned about the project getting caught up in delays from legal issues when there's been no opposition to the actual project.

Aramis Black, Real McKoy Properties
In 2015, though the Coldstream Properties parcel was outside the official abutter scope, the owners of the property at that time were notified. That property has since changed hands. The leach field may not even be needed, it is being put in as a potential need. The Madbury boards are fully aware of the project and have participated in the TRC discussions.

Patricia Dell Isola, applicant explained some background information of her role in the project as well as some communications between the aggrieved abutter and herself. At the June ZBA meeting the land with the proposed leach field had not been purchased yet. It was not an issue that would have warranted a notice to that property owner. She is concerned that a personal vendetta has impacted other businesses and the timeline of this project.

Public Hearing closed.

Motion: L. Skinner made a motion to continue the item to December 11, 2018 Regular Planning Board meeting. Seconded by T. Clark.

Discussion occurred regarding abutters and renotification.
Vote: 7-1 with F. Torr opposed.

B. Consideration and acceptance of a Conditional Use Permit for White Water Car Wash & Detail Center, LLC, (Owner: Danvin Court One LLC & Danvin Court Two LLC), Assessor's Map 4, Lot 17, zoned CBD-General, and located at 525 Central Avenue. (Proposal is to remove self-car washing building and detail center, selective demolition of pavement and concrete, repave and install vacuum hoses. The building coverage will be approximately 22% whereas 75% is required.) *(P18-50)

D. Benton explained applicant is proposing to demolish the self-service car washing building and detail center to add vacuum hose stations which would not conform to the required lot coverage in the CBD-G district and therefore needs a Conditional Use Permit.

Matt Randall, Civilworks New England, explained the request.

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

Public hearing opened.
Gary Boisse, Pierce St. is an abutter to the site. He is not opposed to the project. He is just here to confirm no curbing or fencing is going in to prevent his tenants from parking in the parking area.
Public Hearing closed.

STAFF RECOMMENDATION:
The Planning Department recommends that the Planning Board approve the Conditional Use Permit:

Conditions to Be Met Prior to Issuance of the Permit:
1. Revise Conditional Use Permit plan to:
   a. Show existing buildings or provide demolition plan
   b. Remove advertising logos from plan
   c. Add planning file number (P18-50)
   d. Add note calculating existing and proposed lot coverage vs. required
   e. Add street names to the location map
   f. Add north arrow and scale
   g. Add name of abutting property owners
   h. Indicate any stormwater changes to the satisfaction of the City Engineer
   i. Add owner's signatures
   j. Add common site notes: 1, 2, 3, and 8
   k. The applicant shall be subject to a formal agreement between the Planning Board and the applicant. Said agreement shall be recorded at the Strafford County Registry of Deeds per Chapter 170-20-B(3).

D. White spoke to M. Randall about working together to update the drainage if the applicant is going to repave the lot.

Motion: F. Torr made a motion to approve with staff recommended conditions. Seconded by L. Skinner. Vote U/A.

C. Consideration and acceptance of a Lot Line Adjustment for Hot Corner Productions, LLC (Owner: Richard and Anna Kay Irrevocable Trust), Assessor's Map G, Lots 29 & 29-B, zoned I-2, and located at 45 Littleworth Road. (Proposal is to adjust the boundary lines moving a 50 ft wide strip of land to lot 29B from Lot 29). *(P18-51)

D. Benton explained applicant proposes a minor lot line adjustment moving a 50-foot wide piece of land to Lot 29B from Lot 29. Both lots are and will remain conforming.

Robert Stowell, Tritech Engineering, explained the request.

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

Public hearing opened.
Kate Surman, 39 Sandra's Run wondered what is occurring with this request and how it might affect her property. She is just moving into her home in Dover and received the abutters notification.

Gary Dickerman, 39 Sandra's Run reiterated wanting to know what is happening to the land behind their property.
Public Hearing closed.

Robert Stowell expanded on the request for the benefit of the abutters.

STAFF RECOMMENDATION:
The Planning Department recommends that the Planning Board approve the Minor Lot Line Adjustment 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 provide an updated current use plan.
3. 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. Add Planning file number P18-51
    d. Add common subdivision note 10
    e. Add abutter information
    f. Remove fence from abutting property

Motion: F. Torr made a motion to approve with staff recommended conditions. Seconded by D. White. Vote U/A.

D. Consideration and acceptance of a Minor Subdivision for Jennifer Morin, Assessor's Map C, Lot 48, zoned R-40, and located at 371 Tolend Road. (1 new lot). *(P18-53)

D. Benton explained applicant proposes to subdivide a 22.095-acre lot into two parcels. The new lot would be 1.68 acres and the parent lot would decrease to 20.41 acres. The new lot will have 150' of frontage, and the remaining lot will have 296' of frontage.

The applicant is requesting a waiver from connecting to City water and has provided the request in writing. The main items expressed are related to the availability of a well on site, and condition of Tolend Road. The applicant has agreed to tie in should the well fail.

Robert Stowell, Tritech Engineering, explained the request. He noted that the request for wetland placards will not work well as they will be in the yard, so he requested those notes be written into the deed.

Motion: D. White made a motion to accept the application. Seconded by J. Burdin. Vote U/A

Public hearing opened. No one spoke. Public Hearing closed.

STAFF RECOMMENDATION-Waiver:
The Planning Department supports the waiver and recommends that the Planning Board grant it per the reasons provided by the applicant:

Condition to be Met Prior to Signing of the Plans:
1. Add a note to the plat that the Board granted a waiver to Chapter 155-43.A (Municipal Water Connection) and that the Board found the criteria of Chapter 155-51.A have been met.
2. Revise note 27 on Sheet S-2 to include that should the applicant tie into the municipal water system in the future, investment fees shall be paid.

Motion: F. Torr made a motion to grant the waiver with staff recommended conditions. Seconded by D. Landry. Vote U/A.

STAFF RECOMMENDATION-Minor Subdivision:
The Planning Department recommends that the Planning Board approve the Minor Subdivision with the following conditions:

Conditions to Be Met Prior to Signing of Plans:
1. Provide:
   a. Copy of NHDES Subdivision Permit to Planning Department and amend plan note to add permit number.
   b. Updated current use plan to the satisfaction of the City Assessor
2. The applicant shall revise the plat to:
   a. Add abutter information to the neighborhood plan
   b. Include a sheet S-3 that combines Ex-1 and S-1 layers.
   c. Merge note 27 with note 14 regarding the well and indicate that should the properties need to tie into public water, investment fees will be paid
   d. Provide 2"x2" white space on lower right corner of Sheets S-1 and S-2 for approval stamp
   e. Include the Licensed Land Surveyor signature and stamp
   f. Add the owner's signatures to the final plat submitted for signature to be recorded at the Strafford County Registry of Deeds
   g. Add Planning File #P18-53
   h. Indicate electric utilities
   i. Add note to deed and plat about no-cut, no-disturb wetland buffer
   j. Add common minor subdivision notes: 10, 13, 16, and 20

Conditions to Be Met Prior to Occupancy:
3. Issuance of a Certificate of Occupancy.
4. Impact fees for new dwelling unit shall be paid per the invoice included with the Notice of Decision.

Motion: J. Burdin made a motion to approve with staff recommended conditions. Seconded by T. Donovan. Vote U/A.

E. Consideration and acceptance of a plat for Jason Magness and Rachel Engleman, Assessor's Map 33, Lot 100, zoned R-12 and located at Iona Avenue. (Proposal is to formalize an existing lot). *(P18-54)

G. Cruikshank announced that this item is not ready for review and the Board should continue it until the December 11 meeting.

Motion: F. Torr made a motion to continue the application until December 11. Seconded by L. Skinner. Vote U/A.

F. Consideration and acceptance of a Minor Subdivision for Revern and Vethana Norasing, Assessor's Map G, Lot 24Q, zoned R-20, and located at 17 Atina Way. (One new lot). *(P18-52)

D. Benton stated the applicant proposes to subdivide 1.466-acre parcel into two lots. Lot 24Q would have 0.742 acres and lot 24Q-1 would have 0.724 acres. All dimensional requirements for the two lots are met.

Robert Stowell, Tritech Engineering, explained the layout of the plat.

Motion: D. White made a motion to accept the application. Seconded by J. Burdin. Vote U/A

Public hearing opened.
Vethana Norasing, 17 Atina Way wondered how large of a home could fit on that small lot and what style of home would be built there.

Robert Stowell stated at this juncture, they are just subdividing the lot. The City regulations will help determine what can be built on the lot at a later date.
Public Hearing closed.

Staff Recommendation:
Conditions to be Met Prior to Signing of Plans:

1. The applicant shall provide the Planning Department with:
   a. A digital version of the final plat.
   b. A copy of NHDES Subdivision Permit and amend plan note to add permit numbers.
2. The applicant shall revise the plat to:
   a. Add abutter information to the neighborhood plan
   b. Add Planning File # P18-52 to the plan set
   c. Add the owner's signatures to the final plat submitted for signature to be recorded at the Strafford County Registry of Deeds
   d. Add PE, LLS and wetland scientist stamp and signatures to the plat
   e. Show proposed leach field area on lot 24Q-1
   f. Indicate test pit locations
   g. Indicate location of wetland buffer placards
   h. Add common subdivision notes: 14 & 16
   i. Provide 2"x2" white space on lower right corner of Sheets S1 and S-2 for approval stamp

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

5. The new dwelling unit shall be assessed and pay the current water and sewer investment fees in place at the time of application for service.

Conditions to be Met Prior to Occupancy

6. Issuance of a certificate of occupancy.
7. Impact fees for new dwelling units shall be paid per the invoice included with the Notice of Decision.

Motion: F. Torr made a motion to approve with staff recommended conditions. Seconded by D. White. Vote U/A.

5. STAFF COMMENTS

- TRC occurred for a paving project at Middleton Building Supplies since the last meeting
- There is one meeting in December on the 11th, and it should be back in City Hall
- There was a change made to the CIP and any questions can be directed to staff

6. MEMBER COMMENTS

- L. Skinner spoke about changes to the Foster's building
- T. Clark congratulated D. Benton on passing her AICP exam
- D. White mentioned the change to the Broadway culvert project on the CIP and mentioned it will be voted on by Council on November 14, 2018.

7. ADJOURNMENT

Motion: F. Torr made a motion to adjourn at 9:29pm. Seconded by L. Skinner. Vote U/A

CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P15-38A

Application Type:	Site Plan Review
Applicant(s):	Johnson Creek Village
Owner(s):	Aramis Black/Real McKoy LLC
Location:	301 Durham Road
Meeting Date:	December 11, 2018

INTENT: To amend a previously approved plan (P15-38 signed by the Chair on 10/26/2015) to change the classification from Elderly Assisted Care to Assisted Living, increasing beds from 12 to 24, adding parking, lighting and other minor changes.

LOTS/UNITS PROPOSED: 24 beds

AGENDA ITEM #: 3-A

FILE: P15-38A

APPLICANT(S): Johnson Creek Village

OWNER(S): Aramis Black/Real McKoy LLC

LOCATION: 301 Durham Road (Assessor's Map H, Lot 1)

ACREAGE: 2.95 ac (12,8502 sq. ft.)

ZONING DISTRICT: Hotel/Retail District (B-4)

EXISTING LAND USE: Elderly Assisted Care

PROPOSED LAND USE: Assisted Living

SURROUNDING LAND USE: Retail/Commercial

ZBA ACTION:
Z06-13: variance granted to permit beauty salon
Z13-18: variance granted to permit an elderly assisted care home for 8-10 residents/2 staff apartments
Z13-18A: variance granted to permit an increase to 12 beds and 2 staff apartments
Z18-12: Variance granted on June 21, 2018 to permit an assisted living facility (considered void due to noticing)

ATTACHMENTS: *Please bring previous materials*

APPLICATION IS COMPLETE: Yes

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

PERMITS REQUIRED: NHDES Septic & NHDOT Driveway

WAIVERS REQUESTED: N/A

Summary of Request and Background
In 2015, the applicant received approval for a 12 bed Elderly Assisted Care facility, from the Zoning and Planning Boards. Subsequently, the applicant determined that an Assisted Living Facility with more beds would be a more appropriate use of the land.

The Zoning Board approved the additional beds (up to 24), plus the change in classification from an Elderly Assisted Care to Assisted Living Facility. The Technical Review Committee reviewed this at its October 18th meeting and then had a follow up discussion on how comments were addressed to each Department's satisfaction. If approved, these plans will supplant the previous approval from 2015.

The revised project required approval by the Town of Madbury as well, due to the use of a septic system partially in Madbury. The Madbury Planning Board reviewed the project at its November 7th meeting and conditionally approved the site review application.

Due to the proximity of the project to the town line, the project triggers a review of Regional Impact, NH RSAs 36:54 – :58. Regional impact legislation is designed to give abutting municipalities an opportunity to review projects which might impact more than the community they are being developed within.

After it was brought to staff's attention that not all abutters received proper notice of the November 13th meeting, the Planning Board voted to continue the item to the December 11th meeting and staff sent notices to all abutters of the Madbury and Dover properties.

Consistency with Land Use Regulations
Chapter 149-4 of the Site Review Regulations of the City Code provides for site review by the Planning Board of new construction of various types. This plan is consistent with those regulations.

STAFF RECOMMENDATION – Regional Impact:
The Planning Department recommends that the Planning Board accept the application, open the public hearing, and determine that the project does not trigger Regional Impact Status, as it requires review and approval by the town of Madbury.

STAFF RECOMMENDATION – Site Plan:
The Planning Department recommends that the Planning

CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P15-38A

Application Type:	Site Plan Review
Applicant(s):	Johnson Creek Village
Owner(s):	Aramis Black/Real McKoy LLC
Location:	301 Durham Road
Meeting Date:	December 11, 2018

Board approve the site plan with the following conditions:

Conditions to Be Met Prior to Signing of Plans:

1. The applicant shall obtain any and all relief necessary from the Zoning Board of Adjustment.
2. The applicant shall provide:
   a. A digital version of plan set
   b. Easement documents to maintain and access septic system on the Madbury site
   c. The NHDES Septic permit number
   d. The NHDOT amended Driveway permit number
   e. Letter to Serve from Eversource
   f. Approval from the town of Madbury for the portion of the project in Madbury.
3. The applicant must revise final plan set to:
   a. Add the owner's signatures to the final plat submitted for signature to be recorded at the Strafford County Registry of Deeds
   b. Add LLS, PE, and Landscape Architect signatures and stamps to final plan
   c. Note state permit information
   d. Note any adjustment to the exterior lighting fixtures
   e. Integrate all plan sheets into one plan set.
   f. Note that this plan replaces the 2015 plan.
   g. Provide 2"x2" white space on lower right corner of Sheet 3

Conditions to Be Met Prior to any Construction Activity:

4. 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.
5. Applicant shall complete Land Use Development Tracking Form, most recently revised version, utilizing the online Pollution Tracking and Accounting Pilot Project (PTAPP) portal. https://www.unh.edu/unhsc/ptapp
6. A Structural Engineer shall evaluate all structures and structural elements on the site certifying that any damaged and suitability for construction. Evaluation shall be to the satisfaction of the Building Official.
7. Access easements to maintain and the septic system on the Madbury site, shall be recorded at the Strafford County Registry of Deeds

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

8. The Building Official shall visit the site and review the structure and structural elements, after the approved structural report is submitted.

Conditions to Be Met Prior to Occupancy:

9. Issuance of a certificate of occupancy.
10. Impact fees for shall be paid per the invoice included with the Notice of Decision.
11. The applicant shall provide a letter of credit or other form of security acceptable to the City for any unfinished work.

301 Durham Road



Property Information

Property ID	H0001-000000
Location	301 DURHAM RD
Owner	REAL MCKOY PROPERTIES 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.

Geometry updated 11/16/2018
Data updated 11/18/2018

CBD Transit Oriented Development Sub-District

The information included in this table represents the requirements for development in this sub-district; see Section 170-20 for additional requirements (Adopted ___, Amended ___).

STATEMENT OF PURPOSE

This is an area ripe for redevelopment. This area west of Chestnut Street was once the home of coal yards, warehouses, and other supporting structures for the rail line that passes through it. The rail line will be the key to its future success as well. In combination with the associated bus terminal, transportation is the key to future development here. It is envisioned that this could be an area of very dense development along the banks of the Cochecho River. A wide variety of uses is intended here, with residences dominating upper levels, and retail and commercial activity dominating lower levels.

DIMENSIONAL REGULATIONS*

Principal Building	
Lot Size	N/A
Lot Coverage	75%-100%
Frontage Build-Out	80% min.
Front Primary BUILD TO LINE	0 ft. min - 0 ft. max
Front Secondary BUILD TO LINE	0 ft. min - 0 ft. max
Side Setback	10 ft. min, 25 ft max
Rear Setback	0 ft. min, 25 ft. max
Outbuilding	
Front Setback	Not permitted
Side Setback	Not permitted
Rear Setback	Not permitted
Private Frontages	
Common Yard	Not permitted
Porch and Fence	Not permitted
Terrace/Lightwell	Not permitted
Stoop	Permitted
Shopfront/Awning	Permitted
Gallery	Permitted
Height of Building	
Principal Building	5 story max, 3 story min
Outbuilding/Accessory	2 story max

**CUP (170-20B) may be used to adjust standards.*

PARKING LOCATION STANDARDS (SEE 149-14)

New construction resulting in additional square footage, or an increase in residential units, must comply with parking standards for the new portion of the building only.

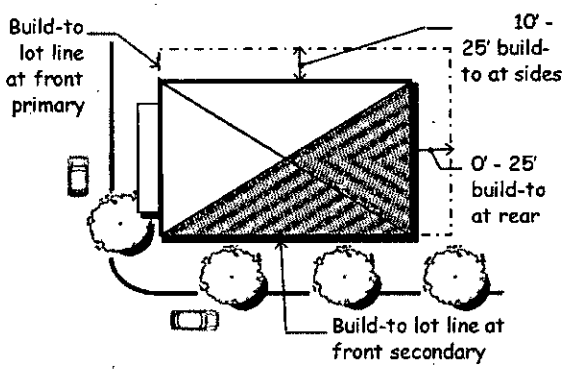
- Parking spaces may be located off-site within 1,000 feet of the proposed use, and may be leased from the City or a private landowner.
- Parking spaces shall be screened from the street with a masonry wall, see section 170-20F(4).
- One space per residential unit.

PERMITTED USES*

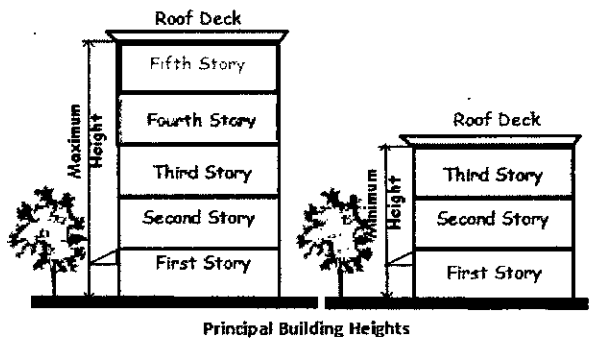
Use	
Residential	Permitted but not on Ground Floor, except as existing use
Lodging	Permitted
Professional Services & Offices	Permitted
Eating & Drinking Establishments	Permitted
Retail/Personal Services	Permitted
Industrial	Not permitted
Civic	Permitted
Drive-Thru Services	Not permitted
Other	Via Conditional Use Permit

**CUP (170-20B) may be used to adjust standards.*

PRINCIPAL BUILDING PLACEMENT



PRINCIPAL BUILDING HEIGHTS



Principal Building Heights

SIGN REGULATIONS

Sign Size & Quantity	
Total signs permitted	2
Total area of all signs	1 sf per lf of frontage- area may be increased if mill motif is adhere to
Sign Type	
Freestanding	Not permitted
Projecting	Permitted- 10 ft. min. above sidewalk, 25 ft. max height, 24 sq. ft. max.
Wall/Awning	Permitted- 40 sq. ft. max.
Temporary	Permitted per- 170-32.Q (1)

ARCHITECTURAL STANDARDS*

Preserving and enhancing the architectural tradition, history, and visual appeal of the Central Business District is integral to maintaining the character and identity of our community. Buildings designs and materials should enhance the appearance of Dover, reinforce pedestrian character where appropriate, reflect a consistency found within the sub-district, neighboring buildings, and natural and cultural resources. Building design should also minimize potential aesthetic conflicts between residential and nonresidential uses and between single family and multifamily uses. Architectural Standards are not intended to stifle creativity or variety, but produce designs respectful of place and context. For more information, please see Section ___ of Dover's CBD Architectural Design Guidelines.

The following **Architectural Standards** must apply for a residential building with 4 units or more and all mixed use/non-residential uses.

Ground Floor standards:

- No less than 30% of the façade shall be windows.
- A pedestrian entrance shall be required at the street side or front façade.
- No more than 80% of any street façade shall be for parking.
- The use of ground floor exterior lighting on the building should offer a feeling of warm security and increase safety for pedestrians without being overwhelming.

Required standards include:

- Building designs shall be harmonious with neighboring structures in terms of mass, width, height, proportion, spacing, and setback.
- Exterior walls shall be brick, stone or masonry.
- Large structures shall be broken into smaller masses to provide human scale, variation, and depth.
- The design of the building shall incorporate views that are directed to the street and garden/courtyard rather than adjacent neighbors.
- Buildings shall be placed at or near the street, along the outer edge of their sites, to ensure the unity of those streets and to encourage and facilitate pedestrian activity.
- Building design shall enhance the pedestrian environment and streetscape.
- Utility elements shall be screened in an aesthetically pleasing manner.

Optional standards include:

- Use of architectural details and changes in depth are encouraged on building elevations to increase visual interest and scale.
- Ornamental roof features that exceed the allowed building height are subject to the CUP process.
- LEED standards or an equivalent standard are encouraged.
- Energy efficient design techniques and renewable energy production are encouraged.
- Green roof technologies and other integrated green infrastructure elements are encouraged.

**CUP (170-20B) may be used to adjust standards.*

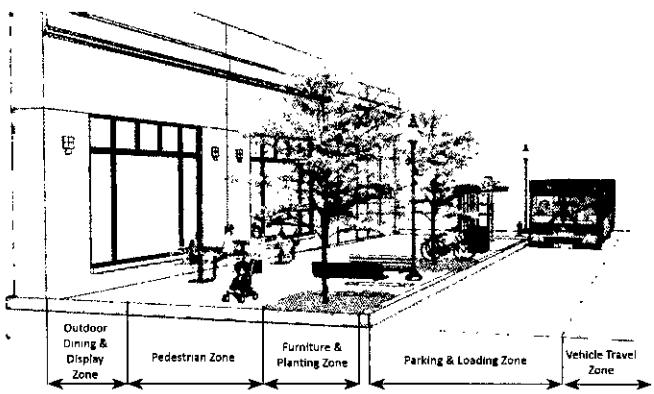
STREETSCAPE STANDARDS

Streetscape standards were crafted to ensure streets in transportation oriented, mixed use areas of the CBD accommodate pedestrians and bicyclists and facilitate alternative transportation travel. All street elements must be consistent with Dover Streetscape Standards.

- Sidewalks shall be brick and a minimum of 5 feet wide.
- Street trees shall be planted at an average spacing of 25 to 30 feet on center. Planting method shall allow for maximum root zone space where possible. Existing healthy street trees shall be protected, if possible.
- Unpaved ground area along the frontage shall be planted with appropriate groundcover or shrubs, no bare ground permitted. Low Impact Development techniques such as rain gardens, bioretention areas, tree boxes and other green infrastructure techniques shall be incorporated into these landscaped areas and be maintained to ensure 5 feet wide walkways.
- Projects shall be designed to maintain and enhance, the quality of vehicular, bicycle and pedestrian circulation and safety on affected public streets.
- Street furniture shall, at a minimum, be provided as follows:
  - 1 bench for every 75 feet of frontage.
  - At least 1 waste bin at each block corner.
  - At least 1 bike rack per non-residential project plus 10% of the parking spaces provided for bike storage.
- Lighting and mechanical equipment standards per 170-20(E)(3)(d).

**CUP (170-20B) may be used to adjust standards.*

STREETSCAPE ELEMENTS



ADULT BOOKSTORE, VIDEO STORE, OR CABARET

These uses are subject to the following conditions:

- An Adult Bookstore, Video Store or Cabaret shall be at least 500 feet from a parcel of land containing an existing residential use.
- An Adult Bookstore, Video Store or Cabaret shall be at least 1000 feet from a parcel of land containing a school, church, community park or public recreational area.
- No adult Bookstore, Video Store or Cabaret shall be permitted within 1000 ft. of an existing similar use.
- The proposed use shall comply with all other state statutes, and city ordinances and codes.

CBD Downtown Gateway Sub-District

The information included in this table represents the requirements for development in this sub-district, see Section 170-20 for additional requirements (Adopted ___, Amended ___).

STATEMENT OF PURPOSE

A gateway is an area that marks a transition point where you move from one existing condition to another. In terms of land use, Gateways generally indicate transition points from a less developed area (the highway, the rural landscape, etc.) to a more formal, densely developed urban core (multi-story buildings, civic buildings, etc.). In Dover the primary Downtown Gateways (Central Avenue north and south of the downtown core, Broadway, and Portland Avenue) are generally dominated by commercial activity, with buildings of a lower height than those located downtown. Some residual residential activity occurs occasionally as stand-alone buildings, but frequently residential activity is located above ground floor commercial uses. A modest distance between the building and the street exists, with a fair amount of landscaping.

DIMENSIONAL REGULATIONS*

Principal Building	
Lot Size	N/A
Lot Coverage	50%
Frontage Build-Out	60% min.
Front Primary BUILD TO LINE	5 ft. min - 20 ft. max
Front Secondary BUILD TO LINE	5 ft. min - 20 ft. max
Side Setback	5 ft. min
Rear Setback	0 ft. min
Outbuilding	
Front Setback	20 ft. min + bldg. setback
Side Setback	5 ft. min
Rear Setback	10 ft. min
Private Frontages	
Common Yard	Permitted
Porch and Fence	Permitted
Terrace/Lightwell	Permitted
Stoop	Permitted
Shopfront/Awning	Permitted
Gallery	Not permitted
Height of Building	
Principal Building	4 story max, 2 story min
Outbuilding/Accessory	2 story max

**CUP (170-208) may be used to adjust standards.*

PARKING LOCATION STANDARDS (SEE 149-14)

New construction resulting in additional square footage or an increase in residential units must comply with parking standards for the new portion of the building only.

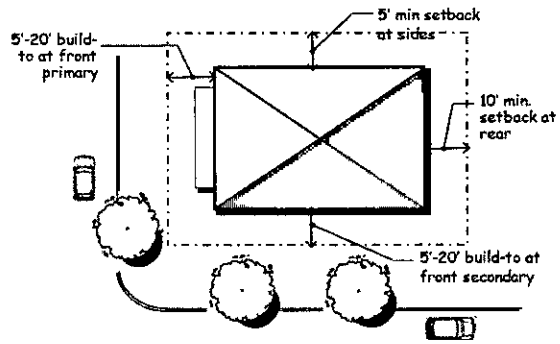
- Parking spaces may be located off-site within 1,000 feet of the proposed use, and may be leased from the City or a private landowner.
- Parking spaces shall be screened from the street with a masonry wall, see section 170-20F(4).
- One space per residential unit.

PERMITTED USES*

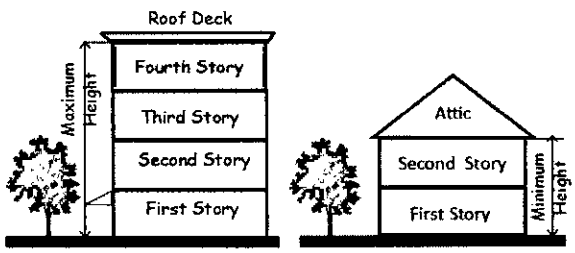
Use	
Residential	Permitted; density allowed at 5,000 sf. per unit, 10 units max
Lodging	Permitted, up to 12 rooms, 13+ rooms if Arch. Standards are followed
Professional Services & Offices	Permitted
Eating & Drinking Establishments	Permitted
Retail/Personal Services	Permitted
Industrial	Permitted on Broadway via CUP
Civic	Permitted
Drive-Thru Services	Not Permitted
Other	Via Conditional Use Permit

**CUP (170-208) may be used to adjust standards.*

PRINCIPAL BUILDING PLACEMENT



PRINCIPAL BUILDING HEIGHTS



Principal Building Heights

SIGN REGULATIONS

Sign Size & Quantity	
Total signs permitted	2
Total area of all signs	24 sf
Sign Type	
Freestanding	Permitted- 16 ft. max ht. or to bottom of second floor window sills (whichever is lowest)
Projecting	Permitted- 10 ft. min. above sidewalk, 25 ft. max height, 24 sq. ft. max.
Wall/Awning	Permitted
Temporary	Permitted per- 170-32.Q (1)

ARCHITECTURAL STANDARDS*

Preserving and enhancing the architectural tradition, history, and visual appeal of the Central Business District is integral to maintaining the character and identity of our community. Buildings designs and materials should enhance the appearance of Dover, reinforce pedestrian character where appropriate, reflect a consistency found within the sub-district, neighboring buildings, and natural and cultural resources. Building design should also minimize potential aesthetic conflicts between residential and nonresidential uses and between single family and multifamily uses. Architectural Standards are not intended to stifle creativity or variety, but produce designs respectful of place and context. For more information, please see Section ___ of Dover's CBD Architectural Design Guidelines.

The following **Architectural Standards** must apply for a residential building with 4 units or more and all mixed use/non-residential uses.

Ground Floor standards:

- No less than 30% of the façade shall be windows.
- A pedestrian entrance shall be required at the street side or front façade.
- Residential uses permitted.
- The use of ground floor exterior lighting on the building should offer a feeling of warm security and increase safety to pedestrians without being overwhelming.

Required standards include:

- Building designs shall be harmonious with neighboring structures in terms of mass, width, height, proportion, spacing, and setback.
- Acceptable materials include wood (clapboard and shakes), brick, stone, and contemporary materials that are harmonious and compatible with the aesthetic of the sub-district and its neighboring structures.
- Large structures shall be broken into smaller masses to provide human scale, variation, and depth.
- The design of the building shall incorporate views that are directed to the street and garden/courtyard rather than adjacent neighbors.
- Buildings shall be placed at or near the street, along the outer edge of their sites, to ensure the unity of those streets and to encourage and facilitate pedestrian activity.
- Building design shall enhance the pedestrian environment and streetscape.
- Utility elements shall be screened in an aesthetically pleasing manner.
- Use of architectural details and changes in depth are included on building elevations to increase visual interest and scale.
- Garages shall not face the street.

Optional standards include:

- Use of elements that accentuate and/or provide coverage at the entry such as canopy, porch, recessed entry, etc. are encouraged.
- Ornamental roof features that exceed the allowed building height are subject to the CUP process.
- LEED standards or an equivalent standard are enc
- LEED standards or an equivalent standard are encouraged.
- Energy efficient design techniques and renewable energy production are encouraged.
- Green roof technologies and other integrated green infrastructure elements are encouraged.
- Public art is encouraged.

**CUP (170-20B) may be used to adjust standards.*

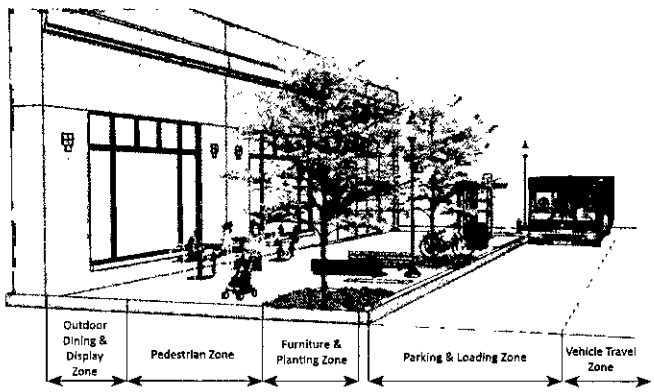
STREETSCAPE STANDARDS

Streetscape standards were crafted to ensure streets in mixed use areas of the CBD have a relationship with adjacent buildings, accommodate pedestrians and bicyclists, and are compatible with the character of Dover's neighborhoods. All street elements must be consistent with Dover Streetscape Standards.

- Sidewalks shall be brick and a minimum of 5 feet wide.
- Street trees shall be planted at an average spacing of 25 to 30 feet on center. Planting method shall allow for maximum root zone space where possible. Existing healthy street trees shall be protected, if possible.
- Unpaved ground area along the frontage shall be planted with appropriate groundcover or shrubs, no bare ground permitted. Low Impact Development techniques such as rain gardens, bioretention areas, tree boxes and other green infrastructure techniques shall be incorporated into these landscaped areas and maintained to ensure 5' wide walkway.
- Projects shall be designed to maintain and enhance, the quality of vehicular, bicycle and pedestrian circulation and safety on affected public streets.
- Street furniture shall be provided as follows:
  - 1 bench for every 75 feet of frontage.
  - At least 1 waste bin at each block corner.
  - 1 bike rack per non-residential project.
- Lighting and mechanical equipment standards per 170-20(E)(3)(d).

**CUP (170-20B) may be used to adjust standards.*

STREETSCAPE ELEMENTS



CBD Mixed Use Sub-District

The information included in this table represents the requirements for development in this sub-district, see Section 170-20 for additional requirements (Adopted ___, Amended ___).

STATEMENT OF PURPOSE

This is an area in transition. Once the homes of the mills' managers and the community's professionals and successful merchants, shipbuilders, sea captains, and others, these stately Victorian buildings are a tribute to Dover's financial success during the height of the mill economy. These elegant structures lend grace to the community while some of the existing buildings remain as single family residences, others are being converted to apartments and offices. As new structures replace older ones, they should follow the setback and massing of earlier structures. Residences in these newer buildings should be restricted to upper levels. Landscaping is an important element of this district, in both the public and private arenas.

DIMENSIONAL REGULATIONS*

Principal Building	
Lot Size	N/A
Minimum Lot Coverage	50%
Frontage Build-Out	60% min.
Front Primary BUILD TO LINE	5 ft. min - 20 ft. max
Front Secondary BUILD TO LINE	5 ft. min - 20 ft. max
Side Setback	5 ft. min - 20 ft. max
Rear Setback	10 ft. min - 20 ft. max
Outbuilding	
Front Setback	20 ft. min
Side Setback	5 ft. min
Rear Setback	5 ft. min
Private Frontages	
Common Yard	Permitted
Porch and Fence	Permitted
Terrace/Lightwell	Permitted
Stoop	Permitted
Shopfront/Awning	Not permitted
Gallery	Not permitted
Height of Building	
Principal Building	2 story min, 3 story max
Outbuilding/Accessory	2 story max

**CUP (170-208) may be used to adjust standards.*

PARKING LOCATION STANDARDS (SEE 149-14)

New construction resulting in additional square footage or an increase in residential units must comply with parking standards for the new portion of the building only.

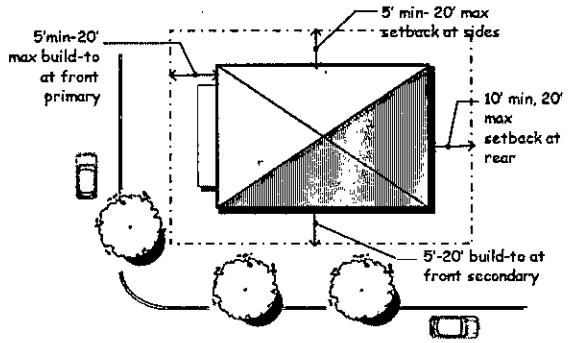
- Parking spaces may be located off-site within 1,000 feet of the proposed use, and may be leased from the City or a private landowner.
- Parking spaces shall be screened from the street with a masonry wall, see section 170-20F(4).
- One space per residential unit.

PERMITTED USES*

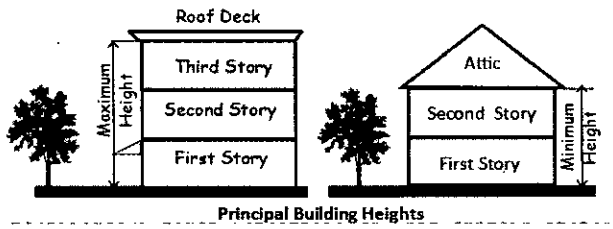
Use	
Residential	Permitted, but not on GROUND FLOOR except in existing STRUCTURES; density allowed at 5,000 sf. per unit, 10 units max
Lodging	Permitted, up to 12 rooms w/ stays up to 14 days
Professional Services & Offices	Permitted
Eating & Drinking Establishments	Not permitted
Retail/Personal Services	Permitted
Industrial	Not permitted
Civic	Permitted
Drive-Thru Services	Not permitted
Other	Via Conditional Use Permit

**CUP (170-208) may be used to adjust standards.*

PRINCIPAL BUILDING PLACEMENT



PRINCIPAL BUILDING HEIGHTS



SIGN REGULATIONS

Sign Size & Quantity	
Total signs permitted	2
Total area of all signs	12 sf
Sign Type	
Freestanding	Not permitted
Projecting	Not permitted
Wall/Awning	Permitted- area may be increased if Mill Motif is adhered to.
Temporary	Permitted per- 170-32.Q (1)

ARCHITECTURAL STANDARDS*

Preserving and enhancing the architectural tradition, history, and visual appeal of the Central Business District is integral to maintaining the character and identity of our community. Buildings designs and materials should enhance the appearance of Dover, reinforce pedestrian character where appropriate, reflect a consistency found within the sub-district, neighboring buildings, and natural and cultural resources. Building design should also minimize potential aesthetic conflicts between residential and nonresidential uses and between single family and multifamily uses. Architectural Standards are not intended to stifle creativity or variety, but produce designs respectful of place and context. For more information, please see Section ___ of Dover's CBD Architectural Design Guidelines.

The following **Architectural Standards** must apply for a residential building with 4 units or more and all mixed use/non-residential uses.

Grond Floor standards:

- No less than 30% of the façade shall be windows.
- A pedestrian entrance shall be required at the street side or front façade.
- The use of ground floor exterior lighting on the building should offer a feeling of warm security and increase safety to pedestrians without being overwhelming.

Required standards include:

- Building designs shall be harmonious with neighboring structures in terms of mass, width, height, proportion, spacing, and setback.
- Acceptable materials include wood (clapboard and shakes), brick, stone, and contemporary materials that are harmonious and compatible with the aesthetic of the sub-district and its neighboring structures.
- Large structures shall be broken into smaller masses to provide human scale, variation, and depth.
- The design of the building shall incorporate views that are directed to the street and garden/courtyard rather than adjacent neighbors.
- Buildings shall be placed at or near the street, along the outer edge of their sites, to ensure the unity of those streets and to encourage and facilitate pedestrian activity.
- Utility elements shall be screened in an aesthetically pleasing manner.
- Garages shall not face the street.

Optional standards include:

- Use of architectural details and changes in depth are encouraged on building elevations to increase visual interest and scale.
- Use of elements that accentuate and/or provide coverage at the entry such as canopy, porch, recessed entry, etc. are encouraged.
- Ornamental roof features that exceed the allowed building height are subject to the CUP process.
- LEED standards or an equivalent standard are enc
- LEED standards or an equivalent standard are encouraged.
- Energy efficient design techniques and renewable energy production are encouraged.
- Green roof technologies and other integrated green infrastructure elements are encouraged.

**CUP (170-20B) may be used to adjust standards.*

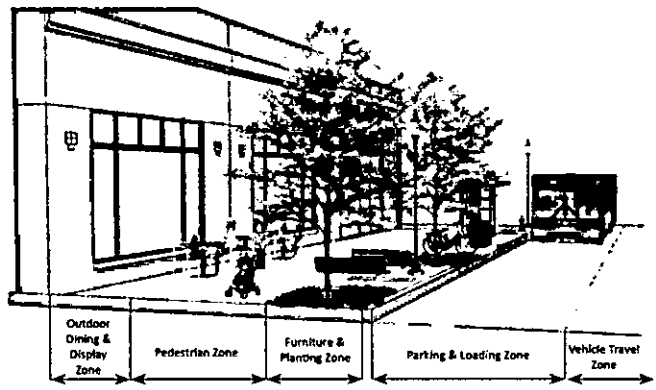
STREETSCAPE STANDARDS

Streetscape standards were crafted to ensure streets in mixed use areas of the CBD have a relationship with adjacent buildings, accommodate pedestrians and bicyclists, and are compatible with the character of Dover's neighborhoods. All street elements must be consistent with Dover Streetscape Standards.

- Sidewalks shall be brick and a minimum of 5 feet wide.
- Street trees shall be planted at an average spacing of 25 to 30 feet on center. Planting method shall allow for maximum root zone space where possible. Existing healthy street trees shall be protected, if possible.
- Unpaved ground area along the frontage shall be planted with appropriate groundcover or shrubs, no bare ground or mulch-only areas permitted. Low Impact Development techniques such as rain gardens, bioretention areas, tree boxes and other green infrastructure techniques shall be incorporated into these landscaped areas.
- Projects shall be designed to maintain and enhance, the quality of vehicular, bicycle and pedestrian circulation and safety on affected public streets.
- Street furniture shall, at a minimum, be provided as follows:
  - -1 bench for every 75 feet of frontage.
  - -At least 1 waste bin at each block corner.
  - -1 bike rack per non-residential project.
- Lighting and mechanical equipment standards per 170-20(E)(3)(d).
- Owners are encouraged to place planters and window boxes with flowering plants and/or climbing vines along the area. in front of their buildings and maintain in such a way so that the walkway is cleared.
- Public art is encouraged.

**CUP (170-20B) may be used to adjust standards.*

STREETSCAPE ELEMENTS



CBD Residential Sub-District

The information included in this table represents the requirements for development in this sub-district, see Section 170-20 for additional requirements (Adopted ___, Amended ___).

STATEMENT OF PURPOSE

North of the Downtown core are neighborhoods of smaller homes, once the residences of mill employees, shopkeepers, and others for whom the close proximity to the Downtown was an important feature. Smaller in scale than the more ornate homes in the Mixed Use District, many of these buildings still present considerable architectural detailing. Many of them have outbuildings at the rear of the property. The continued use of these areas as residential neighborhoods is important, both to the city's heritage and to achieving the smart growth and low carbon impact goals of the master plan. Where new structures are added, they should mimic the placement, scale, and building materials of the older homes.

DIMENSIONAL REGULATIONS*

Principal Building	
Lot Size	N/A
Minimum Lot Coverage	40%
Minimum Frontage	75 ft.
Frontage Build-Out	40% min.
Front Primary BUILD TO LINE	8 ft. min - 15 ft. max
Front Secondary BUILD TO LINE	8 ft. min - 10 ft. max
Side Setback	10 ft.
Rear Setback	15 ft.
Outbuilding	
Front Setback	20 ft. min + bldg. setback
Side Setback	5 ft. min
Rear Setback	5 ft. min
Private Frontages	
Common Yard	Permitted
Porch and Fence	Permitted
Terrace/Lightwell	Not permitted
Stoop	Permitted
Shopfront/Awning	Not permitted
Gallery	Not permitted
Height of Building	
Principal Building	2 story min, 3 story max
Outbuilding/Accessory	2 story max

**CUP (170-20B) may be used to adjust standards.*

PARKING LOCATION STANDARDS (SEE 149-14)

New construction resulting in additional square footage or an increase in residential units must comply with parking standards for the new portion of the building only.

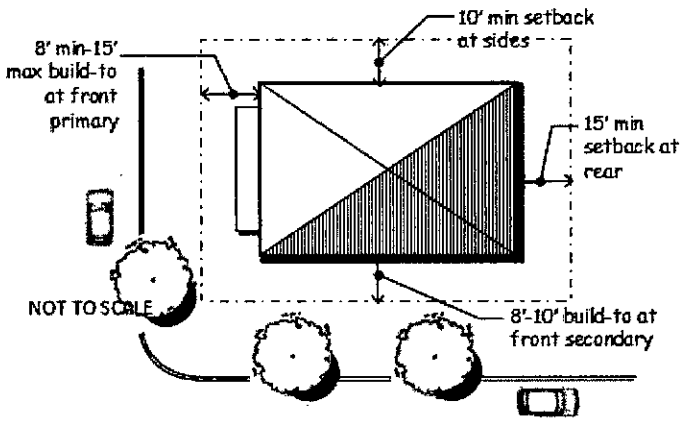
- Two (2) spaces per unit are required.
- Additional parking spaces may be leased from the City or a private landowner.

PERMITTED USES*

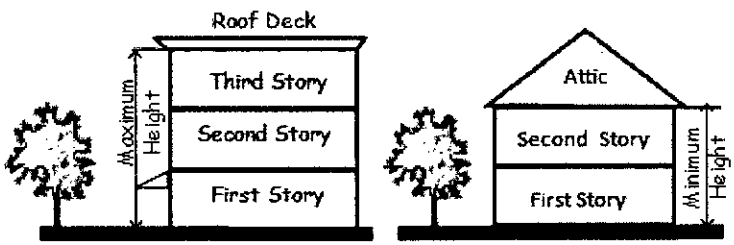
Use	
Residential	Permitted
Lodging	Permitted, up to 12 rooms w/ stays up to 14 days
Professional Services & Offices	Via Conditional Use Permit
Eating & Drinking Establishments	Not permitted
Retail/Personal Services	Via Conditional Use Permit
Industrial	Not permitted
Civic	Permitted
Other	Via Conditional Use Permit

**CUP (170-20B) may be used to adjust standards.*

PRINCIPAL BUILDING PLACEMENT



PRINCIPAL BUILDING HEIGHTS



SIGN REGULATIONS

Sign Size & Quantity	
Total signs permitted	1
Total area of all signs	16 sf.
Sign Type	
Freestanding	Not permitted
Projecting	Permitted- 10 ft. min above sidewalk, 25 ft. max ht, 24 sf. max size
Wall/Awning	Permitted- 16 ft. max ht, or to bottom of 2nd floor window sills, whichever is lowest
Temporary	Not permitted

ARCHITECTURAL STANDARDS*

Preserving and enhancing the architectural tradition, history, and visual appeal of the Central Business District is integral to maintaining the character and identity of our community. Buildings designs and materials should enhance the appearance of Dover, reinforce pedestrian character where appropriate, reflect a consistency found within the sub-district, neighboring buildings, and natural and cultural resources. Building design should also minimize potential aesthetic conflicts between residential and nonresidential uses and between single family and multifamily uses. Architectural Standards are not intended to stifle creativity or variety, but produce designs respectful of place and context. For more information, please see Section ___ of Dover's CBD Architectural Design Guidelines.

The following **Architectural Standards** must apply for a residential building with 4 units or more and all mixed use/non-residential uses.

Ground Floor standards:

- No less than 30% of the façade shall be windows.
- A pedestrian entrance shall be required at the street side or front façade.

Required standards include:

- Building designs shall be harmonious with neighboring structure in terms of mass, width, height, proportion, spacing, and setback.
- Building designs shall consider the quality of the pedestrian environment.
- Garage doors shall be relatively unobtrusive.
- Utility elements shall be screened in an aesthetically pleasing manner.

Optional standards include:

- Desirable materials include wood (clapboard and shakes), brick, stone, and contemporary materials that are harmonious and compatible with the aesthetic of the sub-district and its neighboring structures.
- Use of architectural details and changes in depth are encouraged on building elevations to increase visual interest and scale.
- Ornamental roof features that exceed the allowed building height are subject to the CUP process.
- LEED standards or an equivalent standard are encouraged.
- Energy efficient design techniques and renewable energy production are encouraged.

**CUP (170-20B) may be used to adjust standards.*

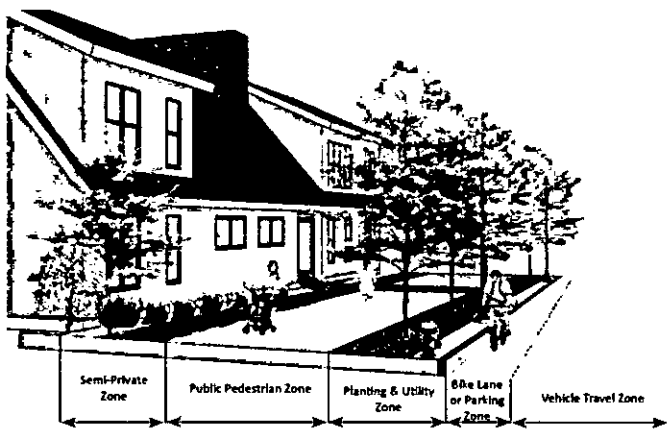
STREETSCAPE STANDARDS

Streetscape standards were crafted to ensure streets in residential areas of the CBD are walkable, accommodate pedestrians and bicyclists, and are compatible with the character of Dover's neighborhoods. All street elements must be consistent with Dover Streetscape Standards.

- Sidewalks shall be a minimum of 5 feet wide.
- Projects shall be designed to maintain and enhance the quality of pedestrian, bicycle and vehicular facilities, and circulation and safety on affected public streets.
- Lighting and mechanical equipment standards per 170-20(E)(3)(d).
- Street trees shall be planted at an average spacing of 25 to 30 feet on center. Planting method shall allow for maximum root zone space where possible. Existing healthy street trees shall be protected, if possible.
- Unpaved ground area along the frontage shall be planted with appropriate groundcover or shrubs, no bare or mulch-only ground areas permitted. Low Impact Development techniques such as rain gardens, bioretention areas, tree boxes and other green infrastructure techniques shall be incorporated into these landscaped areas.
- Owners are encouraged to place planters and window boxes with flowering plants and/or climbing vines along the area in front of their buildings but maintain them in a way to not block the walkways.

**CUP (170-20B) may be used to adjust standards.*

STREETSCAPE ELEMENTS



CBD General Sub-District

The information included in this table represents the requirements for development in this sub-district, see Section 170-20 for additional requirements (Adopted ___, Amended ___).

STATEMENT OF PURPOSE

From the late 1700's, when Dover began to shift from a farming community to a manufacturing center, the land and blocks in and around Washington and Main Streets and Central Avenue have been the community's commercial core. Both redevelopment and new development should reflect that 250 year history. A wide array of retail and commercial activity should be encouraged here. Residential activity should be encouraged on the upper floors of buildings. New construction, where needed, should follow the pattern of existing development in terms of building placement, building height, and the use of durable construction materials. Public spaces are important here, and should be encouraged and maintained properly.

DIMENSIONAL REGULATIONS*

Principal Building	
Lot Size	N/A
Lot Coverage	75%
Frontage Build-Out	70% min
Front Primary BUILD TO LINE	(1)
Front Secondary BUILD TO LINE	(1)w
Side Setback	0 ft. min - 24 ft. max
Rear Setback	10 ft. min
Outbuilding	
Front Setback	Not permitted
Side Setback	Not permitted
Rear Setback	Not permitted
Private Frontages	
Common Yard	Not permitted
Porch and Fence	Not permitted
Terrace/Lightwell	Not permitted
Stoop	Permitted
Shopfront/Awning	Permitted
Gallery	Permitted
Height of Building	
Principal Building	2 story min, 5 story max
Outbuilding/Accessory	Not permitted

**CUP (170-20B) may be used to adjust standards.*

"(1) The property owner shall calculate the average front SETBACKs of all LOTs within the same zone located on the same side of the STREET, two hundred fifty (250) feet in each direction from the center of the front LOT LINE. This front SETBACK dimension shall be considered to be a BUILD TO LINE. STRUCTUREs may be constructed within five (5) feet plus or minus of the average. Porches or steps may be located an additional five (5) feet beyond the front façade of the STRUCTURE. Expansions to existing STRUCTURES shall be subject to a minimum SETBACK equal to the calculated average SETBACK minus five (5) feet."

PARKING LOCATION STANDARDS (SEE 149-14)

New construction resulting in additional square footage or an increase in residential units must comply with parking standards for the new portion of the building only.

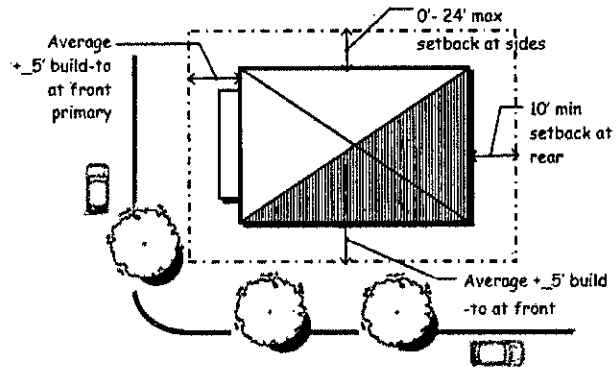
- Parking spaces shall be screened from the street with a masonry wall, see Section 170-20(F)(4).

PERMITTED USES*

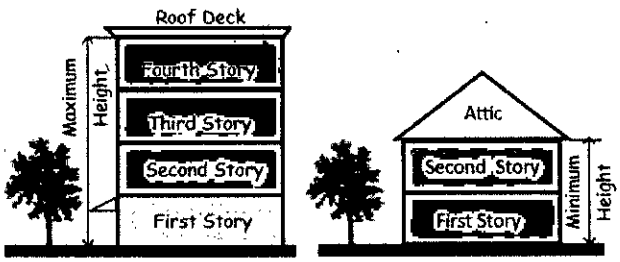
Use	
Residential	Permitted, but not on GROUND FLOOR except in an existing use
Lodging	Permitted
Professional Services & Offices	Permitted
Eating & Drinking Establishments	Permitted
Retail/Personal Services	Permitted
Industrial	Not permitted
Civic	Permitted
Drive-Thru Services	Not permitted
Other	Via Conditional Use Permit

**CUP (170-20B) may be used to adjust standards.*

PRINCIPAL BUILDING PLACEMENT



PRINCIPAL BUILDING HEIGHTS



Principal Building Heights

SIGN REGULATIONS

Sign Size & Quantity	
Total signs permitted	2
Total area of all signs	1 sf. per lf. of frontage - area may be increased if Mill Motif is adhered to
Sign Type	
Freestanding	Not permitted
Projecting	Permitted - 10 ft. min above sidewalk, 25 ft. max ht, 24 sf.
Wall/Awning	Permitted, 40 sf. max
Temporary	Permitted per- 170-32.Q.(1)

ARCHITECTURAL STANDARDS*

Preserving and enhancing the architectural tradition, history, and visual appeal of the Central Business District is integral to maintaining the character and identity of our community. Buildings designs and materials should enhance the appearance of Dover, reinforce pedestrian character where appropriate, reflect a consistency found within the sub-district, neighboring buildings, and natural and cultural resources. Building design should also minimize potential aesthetic conflicts between residential and nonresidential uses and between single family and multifamily uses. Architectural Standards are not intended to stifle creativity or variety, but produce designs respectful of place and context. For more information, please see Section ___ of Dover's CBD Architectural Design Guidelines.

The following **Architectural Standards** must apply for a residential building with 4 units or more and all mixed use/non-residential uses.

Ground Floor standards:

- No less than 30% of the façade shall be windows.
- A pedestrian entrance shall be required at the street side or front façade.
- For new construction only non-residential uses shall be on the ground floor level.
- Ground floor exterior lighting on the building is encouraged and should offer a feeling of warm security and increased safety to pedestrians without being overwhelming.

Required standards include:

- Building designs shall be harmonious with neighboring structures in terms of mass, width, height, proportion, spacing, and setback.
- Acceptable materials include wood (clapboard and shakes), brick, stone, hardy plank, textured block, and contemporary materials that are harmonious and compatible with the aesthetic of the sub-district and its neighboring structures.
- Large structures shall be broken into smaller masses to provide human scale, variation, and depth.
- The design of the building shall incorporate views that are directed to the street and garden/courtyard rather than adjacent neighbors.
- Buildings shall be placed at or near the street, along the outer edge of their sites, to ensure the unity of those streets and to encourage and facilitate pedestrian activity.
- Building design shall enhance the pedestrian environment and streetscape.
- Utility elements shall be screened in an aesthetically pleasing manner.
- Garages shall not face the street.

Optional standards include:

- Use of architectural details and changes in depth are encouraged on building elevations to increase visual interest and scale.
- Ornamental roof features that exceed the allowed building height are subject to the CUP process.
- Use of elements that accentuate and/or provide coverage at the entry such as canopy, porch, recessed entry, etc. are encouraged.
- LEED standards or an equivalent standard are encouraged.
- Energy efficient design techniques and renewable energy production are encouraged.
- Green roof technologies and other integrated green infrastructure elements are encouraged.

**CUP (170-208) may be used to adjust standards.*

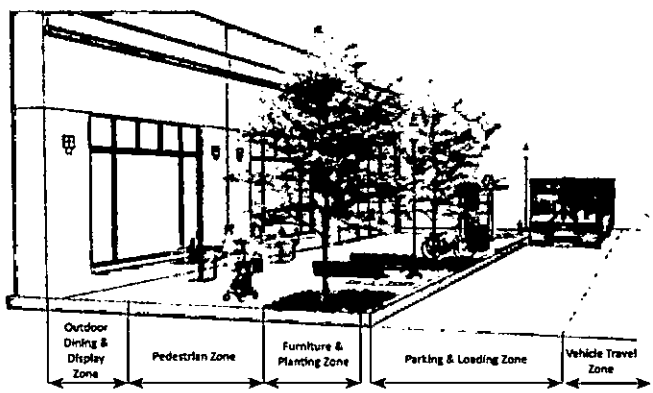
STREETSCAPE STANDARDS

Streetscape standards were crafted to create a vibrant, walkable downtown area that facilitates pedestrian activity. The experience each person will have with the street, the sidewalk, the buildings, and the surrounding environment is what helps define the unique character of a place. All street elements must be consistent with Dover Streetscape Standards.

- Sidewalks shall be brick and a minimum of 5 feet wide.
- Street trees shall be planted at an average spacing of 25 to 30 feet on center. Planting method shall allow for maximum root zone space where possible. Existing healthy street trees shall be protected, if possible.
- Unpaved ground area along the frontage shall be planted with appropriate groundcover or shrubs, no bare ground or mulch-only areas permitted. Low Impact Development techniques such as rain gardens, bioretention areas, tree boxes and other green infrastructure techniques shall be incorporated into these landscaped areas and maintained to ensure 5' wide walkway.
- Projects shall be designed to maintain and enhance the quality of vehicular, bicycle and pedestrian circulation and safety on affected public streets.
- Street furniture shall be provided as follows:
  - -1 bench for every 75 feet of frontage.
  - -At least 1 waste bin at each block corner.
  - -1 bike rack per non-residential project.
- Lighting and mechanical equipment standards per 170-20(E)(3)(d).
- Owners are encouraged to place planters and window boxes with flowering plants and/or climbing vines along the area in front of their buildings.
- Public art is encouraged.

**CUP (170-208) may be used to adjust standards.*

STREETSCAPE ELEMENTS



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P08-09A

Application Type:	Site Plan Amendment
Applicant(s):	Aranosian Oil Company
Owner(s):	Aranosian Oil Company
Location:	52 Central (Tax Map 15, Lot 71)
Meeting Date:	December 11, 2018

INTENT: Proposal is to amend a previously approved site plan to add a drive-thru window service

UNITS PROPOSED: N/A

AGENDA ITEM #: 4-A

ACREAGE: 0.63 acres

ZONING DISTRICT: Gateway District (B-5)

EXISTING LAND USE: Vehicle Refueling Station

PROPOSED LAND USE: Same as existing plus drive-thru

SURROUNDING LAND USE: Commercial and Residential

ZBA ACTION:
-Z99-17: Variance granted on October 21, 1999 for setback of gas pump canopy
-Z07-17: Variance granted on 11/15/2007 for the canopy within 30' of the front property line and within 25' of a side property line
-Z17-04: Variance granted on March 16, 2017 to permit drive-through setbacks of 72 and 84 feet from structures where 100 feet is required, and 27 and 44 feet from lot lines where 50 feet is required, with conditions regarding hours of operation and the installation of a fence

ATTACHMENT: Amendment application and materials, 8/30/18 TRC Minutes, 6/10/08 Planning Board minutes

APPLICATION IS COMPLETE: Yes

NOTICES SENT: Abutter notices were sent by certified mail for the October 9, 2018 meeting

PERMITS REQUIRED: None

WAIVERS REQUESTED: None

Summary of Request and Background
The Planning Board approved a plan for Aranosian Oil at their meeting on June 10, 2008 with a condition of approval that should the owner want a drive-thru that the applicant would have to come back before the Planning Board with a revised traffic study.

The applicant appeared before Technical Review Committee twice, most recently on August 30, 2018 (minutes are attached).

The applicant was scheduled to appear before the Planning Board on October 9, 2018 but asked for continuance to finalize some items regarding the traffic study. The applicant is now ready for the Planning Board to review the amendment to create a drive-thru using the existing building.

Consistency with Land Use Regulations
Chapter 149-4 of the Site Review Regulations of the City Code provides for site review by the Planning Board of new construction or redevelopment of various types.

STAFF RECOMMENDATION:
The Planning Department recommends that the Planning Board accept the application for review, open the public hearing, and approve the site plan with the following conditions:

Conditions to Be Met Prior to Signing of Plans:
1. The applicant shall provide a digital version of plan set
2. The applicant must revise final plan set to:
    a. Include full set with amendments as approved marked with file number P08-09A
    b. Add the owner's signatures
    c. Include the Professional Engineer and LLS signature and stamp

52 Central Avenue



Property Information

Property ID	15071-000000
Location	52 CENTRAL AV
Owner	ARANOSIAN OIL CO INC

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.

Geometry updated 11/16/2018
Data updated 11/18/2018

CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – P08-09A

Application Type:	Site Plan Review
Applicant(s):	R& P Singh, LLC
Owner(s):	Aranosian Oil Company
Location:	52 Central Ave (Tax Map 15, Lot 71)
Date:	August 30, 2018

INTENT: Proposal is to amend a previously approved site plan to add a drive-thru window service

LOTS/UNITS PROPOSED: N/A

AGENDA ITEM #: 1

ACREAGE: 0.63 acres

ZONING DISTRICT: Gateway District (B-5)

EXISTING LAND USE: Commercial

SURROUNDING LAND USE: Residential and commercial

ZBA ACTION:
-Z99-17: Variance granted on October 21, 1999 for setback of gas pump canopy
-Z07-17: Variance granted on 11/15/2007 for the canopy within 30' of the front property line and within 25' of a side property line
-Z17-04: Variance granted on March 16, 2017 to permit drive-through setbacks of 72 and 84 feet from structures where 100 feet is required, and 27 and 44 feet from lot lines where 50 feet is required, with conditions regarding hours of operation and the installation of a fence

PERMITS REQUIRED: None

WAIVERS REQUESTED: None, but Streetscape and Architectural renderings are required if not

ATTENDANCE: Members:
Elena Piekut, Zoning
Donna Benton, Planning
Dan Barufaldi, Economic Development
Frank Torr, Planning Board
Dave White, Engineering
Jim Maxfield, Inspection Services
Sgt. Marn Speidel, Police
Others:
Bob Stowell
Mr. Singh
John Diamond
FX Bruton

Approval of 8/23/2018 Meeting Minutes
D.White moved to approve the minutes of August 23, 2018. F.Torr seconded. Vote: U/A

Planning Comments:
- Water and sewer investment fees will be assessed if necessary
- Please revise the plan set to:
  - Add signature and stamp of the LLS and PE
  - Revise stacking plan to exclude car(s) from "no stacking beyond" point

Police Department Comments:
- The Police Department concurs with Recommendation #1 in the Traffic Impact and Access Study Peer Review memorandum, dated April 10, 2017 by Sebago Technics, that the Central Avenue driveway be limited to "in-only".
- The Traffic Assessment memo, dated March 13, 2017 by TEPP LLC, fails to adequately address/compare the vehicle-trip generation between the existing site and the addition of drive-up window service. If 31 new exiting vehicles are added during the AM-street-peak hour *(page 7, Results for Proposed Use)* to the current 33 exiting vehicles *(page 5, Existing Site Traffic)*, it cannot be concluded that "this project will have no impact on the Locust Street signal" *(page 2, Responses to Technical Review Committee minutes dated September 28, 2017 by TriTech Engineering Corp.)*

Engineering Comments:
- Add No Parking/Fire Lane signs
- How will stacking in ROW be addressed?

Fire/Inspections Comments: None

Economic Development Comments:
- Concerned about drive-thru on this site and small trucks maneuvering site and drive-thru
- Having an increase in traffic to Locust street is not a good solution

Planning Board Comments:
- Show more offsite on plan (i.e. Exit 7)
- Show realistic stacking

Next Steps:
Traffic engineer to discuss with Sebago, the Planning Department, and the Police Department.

Adjournment:
D.White moved to adjourn at 11:10am. Seconded by J.Maxfield. Vote: U/A

Staff Comments:

The applicant received a variance from the Zoning Board of Adjustment on May 15, 2008 to allow the creation of a lot with 39,600 square feet of contiguous upland where 40,000 square feet is required. The Planning Department recommends approval of the minor subdivision plat with the following conditions:

1. Add the owners' signatures to the plat.
2. Provide the Planning Department with a digital version of the plat.
3. The applicant shall provide the Planning Department with a copy of the NH Department of Environmental Services Subdivision Permit and add the permit number to the plat, prior to signing the plat.
4. Approval of this subdivision plat does not imply approval of the septic system design on sheet #3, which is provided for information only.
5. The new dwelling unit shall be subject to any impact fees in place at the time of building permit application.

Motion: Trefethen motions to approve with conditions, Swartzendruber seconds. Vote U/A.

B. Consideration and acceptance of a site review of land for Aranosian Oil Company, Inc., Assessor's Map 15, Lot 71, zoned B-3, located at 52 Central Ave. & Locust St. (3,000 s.f. gas station/convenience store) (P08-09)

Malcolm McNeil, Attorney, represents the applicant with regard to the site review proposal. Bob Stowell, the project engineer, and Paul Kinney from Aranosian Oil, are present. It's located at the end of Locust St. Currently, there are two curb cuts that are uncontrolled, in terms of entryways, along Central Ave. There is direct access into the site from the off ramp of the Spaulding Turnpike with a light that controls traffic in that area. There's also an access way on Locust St which is used by the fuel delivery truck. The gas station has been in existence for 40 years. For many years it was active in auto repair business which has diminished. In 1999 there was a variance granted for the awning that presently exists on the site. The variance permitted an awning within 17 ft of Central Ave. The requirement is 50 ft. On November 15, 2007, the ZBA approved a request to move the canopy 30 ft from Central Ave. The Zoning Board approved canopy in that location. The proposal is to upgrade the gasoline facility to a 21st Century facility. It would eliminate the auto service component and put in a 3,000 sq ft convenience store with the canopy. After discussions with the Planning Department, they are providing new fencing, removed one of the two curb cuts, there was 90 ft of curb cuts and they reduced it to 36 ft. There is a right in and a right out. There is no left turn permitted proceeding from Central Ave. onto the site. Fueling truck has to come up Locust St. They also agreed that any sidewalks in the area would be upgraded. There will be no drive thru. They've agreed to raise the cobblestone to effectuate the right in and right out of the site. They are requesting a waiver to allow paving closer than 10 ft to the front property line and relief from Chapter 96-6-1 to allow two driveways wider than 24 ft. The site will be lowered by 2 ft 9 inches. They believe the site will be far better than what exists presently.

Merullo had concerns regarding the catch basins for contaminant containment.

Stowell stated there would be hooded catch basins.

McManus asked if there was going to be any green space.

Stowell stated there is a small island, a 3 ft wide strip that comes between the sidewalk and their pavement.

McManus had questions regarding the Locust St exit/entrance.

Stowell stated there is an entrance from Locust St. They are trying to increase the flow coming from Locust to pull it off of Central Ave.

Trefethen asked if they will require new tanks since the site is being lowered.

Stowell stated some will be lowered, some will be replaced.

Trefethen had concerns regarding the driveway and the markings.

McManus had questions regarding the light plans and expressed concern with having three convenience stores within such a short distance.

Colbath asked if the pitch of the Locust St exit would be sufficient?

Stowell stated the pitch is going to be 12%.

Colbath had concerns with the signage in the parking lot.

Stock stated his concerns with Rt 108. He felt that the angle of entry was hard for cars coming southbound on Rt. 108. He knows of individuals who have been rear ended in that area.

Parker stated there will be more of a deceleration lane to accommodate that.

Plummer wanted comparisons of the present building compared to the new building in terms of the height. What will the neighbors see?

Stowell stated the main part of the building will be shorter with a pitched roof.

McManus had questions regarding the parking.

Parker stated the parking is based on the pumps and the convenience store. The pump spaces are considered as parking spaces. From a zoning standpoint they were comfortable that parking had been met.

Steele stated that he wants the property owner to upkeep the cobblestone, Stowell agreed.

Motion: Steele motions to accept, Torr seconds. Vote U/A

Public Hearing Opened

Scott Cannon, 53 Cottonwood Dr. owner 292 Locust St, abutting property. He supports the design and layout of lot. The plan shows a retaining wall and fence down below. Along the lot line there are 6-7 very old trees between his lot and the gas station lot. He's concerned with how the retaining wall and the fence would work.

Stowell stated shows there is a retaining wall. It has 3.5 ft that it's retaining. The older trees are being contained. It's the undergrowth that is being removed. It's being replaced with extensive landscaping. The TRC brought up that they would like the trees to remain. TRC felt it was more than adequate.

Public Hearing Closed

Staff comments:

The applicant appeared before the Technical Review Committee on February 28, 2008 and May 1, 2008. A revised plan and letter was received from TriTech Engineering on May 30, 2008. The applicant has requested a waiver to Chapter 149-15-C to allow paving closer than ten feet to the front property line and relief from Chapter 92-6-I, to allow two driveways wider than 24 feet. The Planning Department supports both requests. In the case of the pavement along Central Avenue, the existing layout has almost no green space and the removal of a curb cut will improve safety. The width of the driveway on Locust Street remains the same as existing and the driveway on Central Avenue is reduced from 90-feet to 36-feet.

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

Conditions to Be Met Prior to Signing of Plans:
1. Add the owners' signature to the plan.
2. Add the surveyors and engineer's stamps and signatures to the appropriate sheets of the plan.
3. The approval includes the granting of the requested pavement waiver and driveway width waiver for the reasons given by the applicant and by the Planning Department.
4. The applicant shall revise the landscaping plan to add a minimum of five low evergreen plants in the island along Locust Street.
5. The applicant shall revise note #14 on sheet SP-1 of the plan to indicate that the applicant agrees to pay for a peer review of the traffic study if a drive-through is proposed in the future.
6. The applicant shall revise note C-23 on sheet SP-2 of the plan by changing "treatment" to "construction".
7. The applicant's Operations & Maintenance Plan for the storm water management system shall be reviewed and approved by the Environmental Projects Manager.
8. The applicant shall revise the plan for widening the striping of the Locust St. entrance.
9. The applicant shall work with the Planning staff to locate appropriate directional signage onsite.
10. The applicant agrees to maintain the cobblestone island.

Conditions to Be Met Prior to Issuance of a Building Permit:
11. The applicant shall grant an access and maintenance easement to the City for the street encroachment area on the south end of the parcel. The easement shall be reviewed by the Planning Department, with consultation by the City Attorney on the proper form of the documents, and recorded at the Strafford County Registry of Deeds.

Motion: Torr motions to approve with conditions, Plummer seconds. Vote U/A

RECEIVED
Planning Office
OCT - 3 2018
Dover, New Hampshire

October 3, 2018

Dover Planning Board

RE: Site review for R&P Singh, LLC – drive through window

My name is Dorothy Wagner and I have resided at 292A Locust Street since May of 2010. For the most part the gas station/convenience store has been an acceptable neighbor except for the occasional trash that blows unto the property or the horrible scraping noise when something drags on the slope exiting the station to Locust Street (earlier this summer a recreational vehicle got hung up in this area and had to be towed off).

However, they do not trim the bushes at the end of the driveway on Locust Street which extend into the sidewalk and block the view when exiting the driveway at 292 Locust.

I attended the Zoning Board of Adjustment meeting when this was discussed and voiced my concern of the noise level, as the decks of mine and another apartment in the building would have clear view of the drive through. We could wave "hi" and probably even order from our decks. They recommended that a fence be put on the retaining wall. The fence will help the units on the first floor of my building from viewing the traffic – but the second floor unit will have a clear view of the area.

Another concern is noise – will the fence block us from hearing the orders?

Properties immediately abutting the property are multi-family units and tenants are not always advised when changes are coming as you just notify the owner of the property. This was evident last month when you approved a motel and apartment building and the tenant only found out when a notice was posted at the property.

Even though I reside in a Gateway District and I understand the need for businesses to expand their services, I hope you take into consideration my need to enjoy my apartment in peace.

Thank you for listening to my concerns.

Dorothy M. Wagner
292A Locust Street

TRITECH
ENGINEERING CORPORATION

755 Central Avenue
Dover, New Hampshire 03820

Telephone 603.742.8107
Facsimile 603.742.3830

November 20, 2018

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

Subject: **Drive-Thru Window Service**
52 Central Avenue
Tax Map 15, Lot 71
Dover, New Hampshire
Job No. 15112

Dear Christopher:

This submission for the December 11, 2018 Planning Board hearing addresses all items of concerns that have been raised through the technical review process and informally. As a follow up to our most recent discussion, I have enclosed the Traffic Assessment Supplemental prepared by TEPP. This supplement specifically address the queuing at the Locust Street/Central Avenue Signal. It concludes that:

- The added traffic does not change level of service at the Central Avenue/Locust Street/Burger King driveway signalized intersection.
- The added traffic shows no material impact at the Central Avenue/Locust Street/Burger King driveway signalized intersection.

This applicant has worked diligently with planning staff and the TRC making substantial alterations to the design in order to achieve a superior configuration. These alterations provide significant queuing for the Drive-Up Window Service, in fact 50 percent more queuing than the problem sites that have been discussed. Also, the queuing does not detract from the functionality of the balance of the site. The Window, Order Board and queuing do not impede any of the existing turning movements of the customer parking or the filling stations.

I am hopeful this meets with your expectations and we look forward to reviewing the project with Board at their December Meeting.

Enclosed please find the following:

- Fifteen (15) copies of the Application and supporting documentation, specifically:
  - This letter.
  - The Application to Amend an Approved Site Plan.
  - TEPP Traffic – Assessment Memorandum.
  - TEPP Traffic – Assessment Supplement.
  - The TRC Response Letter.
  - The Building Elevations/Streetscapes prepared by Woodburn & Company.
- Four (4) Full Size copies of the Plan Set.
- Eleven (11) Half Size copies of the Plan Set.

Please advise should you have any questions.

Very truly yours,

TRITECH ENGINEERING CORP.

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

RJS / rms

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

[Revised June 30, 2014]

Office Use Only	Amount Paid: _____	Date/Time Received: _____

APPLICANT INFORMATION

Name of Applicant: R & P Singh, LLC Telephone # (617)899-3349

Address of Applicant: 52 Central Avenue, Dover, NH E-Mail raghbirtamber@yahoo.com

Project Name: Aranosian Oil Company Project Location: 52 Central Avenue, Dover, NH

Planning File Number: P08-09 Date of Original Approval June 10, 2008

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

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

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: Note 14 on approved Site Plan Sheet SP-1

Reason(s) for amendment/comments (*attach additional sheets as needed*): Add Drive-Thru Window Service

_____

_____

WAIVER INFORMATION

Site Review/Subdivision Regulations section(s) to be waived: None

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

_____

_____

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: _____ Date: 2/17/17

Signature of Applicant (*if different from owner*): _____ Date: 2/17/17

Signature of Agent: _____ Date: 2/17/17

TEPP LLC TRANSPORTATION ENGINEERING, PLANNING AND POLICY

93 Stiles Road, Suite 201, Salem, New Hampshire 03079 USA
800 Turnpike Street, Suite 300, North Andover, Massachusetts 01845 USA
Phone (603) 212-9133 and Fax (603) 226-4108
Email tepp@teppllc.com and Web www.teppllc.com

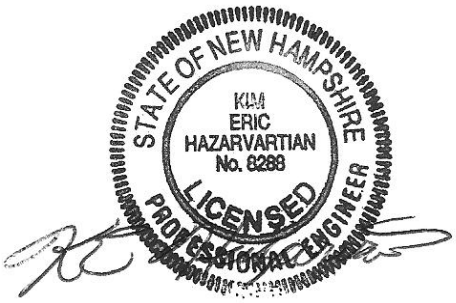
MEMORANDUM

Ref: 1306

Subject: Traffic-Assessment Supplement
Citgo Convenience Store and Gasoline Station
Central Avenue and Locust
Dover, New Hampshire

From: Kim Eric Hazarvartian, Ph.D., P.E., PTOE
Principal

Date: November 20, 2018



INTRODUCTION

Tritech Engineering Corporation has retained TEPP LLC to prepare this traffic-assessment supplement (TAS) regarding the proposed drive-up window service at the existing Citgo convenience store with gasoline pumps in the northern quadrant of the Central Avenue/Locust Street/Burger King driveway signalized intersection in the City of Dover, New Hampshire.

TEPP LLC prepared the March 13, 2017 traffic-assessment memorandum (TAM) regarding the proposed use. The TAM reflects appropriate standard analysis and demonstrates that the proposed use is not anticipated to add significant new traffic to the area.

This TAS:

- provides additional information beyond standard analysis
- is at the request of City staff
- presents analysis of queuing on the signalized Locus Street southbound approach to Central Avenue, building on analysis provided by Sebago Technics, Inc., consultant to the City

This TAS concludes that:

- Locust Street has about 200 feet (ft) of separation between the Locust Street driveway and Central Avenue
- calculated queue lengths with added traffic are 0 ft to 56 ft
- this includes 95th percentile severe-case queues
- the added traffic does not change level of service at the Central Avenue/Locust Street/Burger King driveway signalized intersection

- the added traffic shows no material impact at the Central Avenue/Locust Street/Burger King driveway signalized intersection

TRAFFIC-ASSESSMENT MEMORANDUM

TAM page 7 shows total weekday vehicle-trip generation for the drive-up window service as:

- weekday daily, 360 (total of in and out)
- weekday AM-street-peak hour, 61 (30 in and 31 out)
- weekday PM-street-peak hour, 15 (7 in and 8 out)

The above total trips all appear on the site driveways, but not all are added to the site area.

Primary vehicle-trips due to the proposed drive-up service are:

- weekday daily, 50 (total of in and out)
- weekday AM-street-peak hour, 9 (4 in and 5 out)
- weekday PM-street-peak hour, 2 (1 in and 1 out)

The above primary trips are added to the site area.

TAM page 8 states that the calculations show less than 100 peak-hour primary vehicle-trips, due to the proposed drive-up window service. More specifically, for the tabulated peak hours, calculated increases to the site area due to primary trips are:

- 2 to 9 vehicle-trips
- are split entering versus exiting the site
- are further split by orientation to/from the north, south, east or west

Therefore, the proposed use is not anticipated to add significant new traffic to the area.

EXISTING CONDITION

Sebago Technics, Inc. provided Synchro analysis (the first two pages of the attachment) for the existing weekday AM-street-peak hour at the subject intersection. This analysis showed the following queues on the Locust Street southbound approach:

- left-turn/through-movement lane 50th percentile, 29 ft
- left-turn/through-movement lane 95th percentile, 35 ft

- right-turn lane, 50th percentile, 0 ft
- right-turn lane, 95th percentile, 54 ft

EXISTING CONDITION PLUS DRIVE-THROUGH

TAM page 7 showed the following calculated vehicle-trips for the weekday AM-street-peak hour related to the proposed drive-through service:

- 61 total of in and out
- 30 in
- 31 out

An approximate estimated assignment of vehicle-trips entering the site and using the subject intersection reflects:

- 10 left turns from Central Avenue
- right turns from Central Avenue using the Central Avenue driveway and not using the subject intersection
- left turns from Locust Street using the Locust Street driveway and not using the subject intersection

An approximate estimated assignment of vehicle-trips exiting the site and using the subject intersection reflects:

- 2 left turns from Locust Street
- 18 right turns from Locust Street
- right turns to Locust Street using the Locust Street driveway and not using the subject intersection

Analysis with the added traffic (the last two pages of the attachment) showed the following queues on the Locust Street southbound approach:

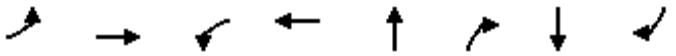
- left-turn/through-movement lane 50th percentile, 32 ft
- left-turn/through-movement lane 95th percentile, 37 ft
- right-turn lane, 50th percentile, 0 ft
- right-turn lane, 95th percentile, 56 ft

CONCLUSION

This TAS concludes that:

- Locust Street has about 200 ft of separation between the Locust Street driveway and Central Avenue
- calculated queue lengths with added traffic are 0 ft to 56 ft
- this includes 95th percentile severe-case queues
- the added traffic does not change level of service at the Central Avenue/Locust Street/Burger King driveway signalized intersection
- the added traffic shows no material impact at the Central Avenue/Locust Street/Burger King driveway signalized intersection

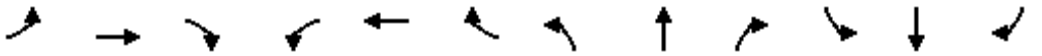
attachment: Synchro analysis



Lane Group	EBL	EBT	WBL	WBT	NBT	NBR	SBT	SBR
Lane Group Flow (vph)	282	811	16	737	39	20	28	188
v/c Ratio	0.70	0.81	0.07	0.67	0.48	0.08	0.32	0.41
Control Delay	28.3	21.3	2.6	4.6	90.6	0.8	80.5	7.2
Queue Delay	0.0	2.5	0.0	0.5	0.0	0.0	0.4	0.0
Total Delay	28.3	23.8	2.6	5.1	90.6	0.8	80.9	7.2
Queue Length 50th (ft)	111	358	0	18	40	0	29	0
Queue Length 95th (ft)	m118	m572	m1	46	76	0	35	54
Internal Link Dist (ft)		769		88	72		920	
Turn Bay Length (ft)	150							270
Base Capacity (vph)	408	1002	232	1097	93	248	99	467
Starvation Cap Reductn	0	98	0	97	0	0	0	0
Spillback Cap Reductn	0	45	0	0	0	15	7	0
Storage Cap Reductn	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.69	0.90	0.07	0.74	0.42	0.09	0.30	0.40

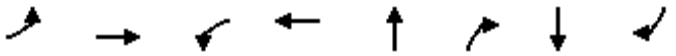
Intersection Summary

m Volume for 95th percentile queue is metered by upstream signal.



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (vph)	217	722	15	11	579	46	19	10	8	14	4	171
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Grade (%)		4%			0%			0%			0%	
Total Lost time (s)	6.0	6.0		6.0	6.0			6.0	6.0		6.0	6.0
Lane Util. Factor	1.00	1.00		1.00	1.00			1.00	1.00		1.00	1.00
Frt	1.00	1.00		1.00	0.99			1.00	0.85		1.00	0.85
Flt Protected	0.95	1.00		0.95	1.00			0.97	1.00		0.97	1.00
Satd. Flow (prot)	1734	1782		1805	1810			1697	1495		1834	1599
Flt Permitted	0.18	1.00		0.20	1.00			0.78	1.00		0.76	1.00
Satd. Flow (perm)	330	1782		385	1810			1362	1495		1451	1599
Peak-hour factor, PHF	0.77	0.92	0.58	0.69	0.85	0.82	0.70	0.83	0.40	0.70	0.50	0.91
Adj. Flow (vph)	282	785	26	16	681	56	27	12	20	20	8	188
RTOR Reduction (vph)	0	0	0	0	2	0	0	0	19	0	0	152
Lane Group Flow (vph)	282	811	0	16	735	0	0	39	1	0	28	36
Heavy Vehicles (%)	2%	4%	3%	0%	4%	1%	7%	11%	8%	0%	0%	1%
Turn Type	pm+pt	NA		Perm	NA		Perm	NA	Perm	Perm	NA	pm+ov
Protected Phases	5	2			4 6			3			3	5
Permitted Phases	2			4 6			3		3	3		3
Actuated Green, G (s)	104.9	88.8		95.6	95.6			9.7	9.7		9.7	30.4
Effective Green, g (s)	104.9	88.8		95.6	95.6			9.7	9.7		9.7	30.4
Actuated g/C Ratio	0.66	0.55		0.60	0.60			0.06	0.06		0.06	0.19
Clearance Time (s)	6.0	6.0						6.0	6.0		6.0	6.0
Vehicle Extension (s)	3.0	3.0						3.0	3.0		3.0	3.0
Lane Grp Cap (vph)	397	989		230	1081			82	90		87	303
v/s Ratio Prot	c0.09	c0.45			c0.41							0.02
v/s Ratio Perm	0.37			0.04				c0.03	0.00		0.02	0.01
v/c Ratio	0.71	0.82		0.07	0.68			0.48	0.01		0.32	0.12
Uniform Delay, d1	21.7	29.1		13.5	21.8			72.7	70.7		72.0	53.7
Progression Factor	1.73	0.58		0.23	0.14			1.00	1.00		1.00	1.00
Incremental Delay, d2	2.0	2.7		0.1	1.1			4.3	0.1		2.1	0.2
Delay (s)	39.7	19.4		3.2	4.2			77.0	70.7		74.1	53.9
Level of Service	D	B		A	A			E	E		E	D
Approach Delay (s)		24.7			4.1			74.9			56.5	
Approach LOS		C			A			E			E	

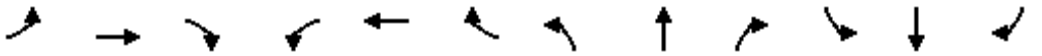
Intersection Summary			
HCM 2000 Control Delay	22.0	HCM 2000 Level of Service	C
HCM 2000 Volume to Capacity ratio	0.74		
Actuated Cycle Length (s)	160.0	Sum of lost time (s)	26.0
Intersection Capacity Utilization	68.5%	ICU Level of Service	C
Analysis Period (min)	15		
c Critical Lane Group			



Lane Group	EBL	EBT	WBL	WBT	NBT	NBR	SBT	SBR
Lane Group Flow (vph)	295	811	16	737	39	20	31	208
v/c Ratio	0.72	0.81	0.07	0.69	0.48	0.08	0.36	0.42
Control Delay	32.7	21.3	2.6	4.8	90.5	0.8	82.4	6.9
Queue Delay	0.0	2.4	0.0	0.6	0.0	0.0	0.1	0.0
Total Delay	32.7	23.8	2.6	5.3	90.5	0.8	82.5	6.9
Queue Length 50th (ft)	142	360	0	18	40	0	32	0
Queue Length 95th (ft)	m145	m572	m1	46	76	0	37	56
Internal Link Dist (ft)		769		88	72		920	
Turn Bay Length (ft)	150							270
Base Capacity (vph)	408	1002	231	1070	92	248	98	503
Starvation Cap Reductn	0	97	0	96	0	0	0	0
Spillback Cap Reductn	0	37	0	0	0	8	1	0
Storage Cap Reductn	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.72	0.90	0.07	0.76	0.42	0.08	0.32	0.41

Intersection Summary

m Volume for 95th percentile queue is metered by upstream signal.



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (vph)	227	722	15	11	579	46	19	10	8	16	4	189
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Grade (%)		4%			0%			0%			0%	
Total Lost time (s)	6.0	6.0		6.0	6.0			6.0	6.0		6.0	6.0
Lane Util. Factor	1.00	1.00		1.00	1.00			1.00	1.00		1.00	1.00
Frt	1.00	1.00		1.00	0.99			1.00	0.85		1.00	0.85
Flt Protected	0.95	1.00		0.95	1.00			0.97	1.00		0.96	1.00
Satd. Flow (prot)	1734	1782		1805	1810			1697	1495		1832	1599
Flt Permitted	0.17	1.00		0.21	1.00			0.77	1.00		0.76	1.00
Satd. Flow (perm)	306	1782		394	1810			1359	1495		1437	1599
Peak-hour factor, PHF	0.77	0.92	0.58	0.69	0.85	0.82	0.70	0.83	0.40	0.70	0.50	0.91
Adj. Flow (vph)	295	785	26	16	681	56	27	12	20	23	8	208
RTOR Reduction (vph)	0	0	0	0	2	0	0	0	19	0	0	165
Lane Group Flow (vph)	295	811	0	16	735	0	0	39	1	0	31	43
Heavy Vehicles (%)	2%	4%	3%	0%	4%	1%	7%	11%	8%	0%	0%	1%
Turn Type	pm+pt	NA		Perm	NA		Perm	NA	Perm	Perm	NA	pm+ov
Protected Phases	5	2			4 6			3			3	5
Permitted Phases	2			4 6			3		3	3		3
Actuated Green, G (s)	104.9	88.8		93.3	93.3			9.7	9.7		9.7	32.7
Effective Green, g (s)	104.9	88.8		93.3	93.3			9.7	9.7		9.7	32.7
Actuated g/C Ratio	0.66	0.55		0.58	0.58			0.06	0.06		0.06	0.20
Clearance Time (s)	6.0	6.0						6.0	6.0		6.0	6.0
Vehicle Extension (s)	3.0	3.0						3.0	3.0		3.0	3.0
Lane Grp Cap (vph)	405	989		229	1055			82	90		87	326
v/s Ratio Prot	c0.10	c0.45			c0.41							0.02
v/s Ratio Perm	0.37			0.04				c0.03	0.00		0.02	0.01
v/c Ratio	0.73	0.82		0.07	0.70			0.48	0.01		0.36	0.13
Uniform Delay, d1	22.9	29.1		14.5	23.4			72.7	70.7		72.2	52.0
Progression Factor	1.80	0.58		0.23	0.13			1.00	1.00		1.00	1.00
Incremental Delay, d2	2.2	2.7		0.1	1.2			4.3	0.1		2.5	0.2
Delay (s)	43.5	19.4		3.4	4.4			77.0	70.7		74.7	52.2
Level of Service	D	B		A	A			E	E		E	D
Approach Delay (s)		25.8			4.4			74.9			55.1	
Approach LOS		C			A			E			E	

Intersection Summary			
HCM 2000 Control Delay	22.9	HCM 2000 Level of Service	C
HCM 2000 Volume to Capacity ratio	0.74		
Actuated Cycle Length (s)	160.0	Sum of lost time (s)	26.0
Intersection Capacity Utilization	69.1%	ICU Level of Service	C
Analysis Period (min)	15		
c Critical Lane Group			

TEPP LLC TRANSPORTATION ENGINEERING, PLANNING AND POLICY

93 Stiles Road, Suite 201, Salem, New Hampshire 03079 USA
800 Turnpike Street, Suite 300, North Andover, Massachusetts 01845 USA
Phone (603) 212-9133 and Fax (603) 226-4108
Email tepp@teppllc.com and Web www.teppllc.com

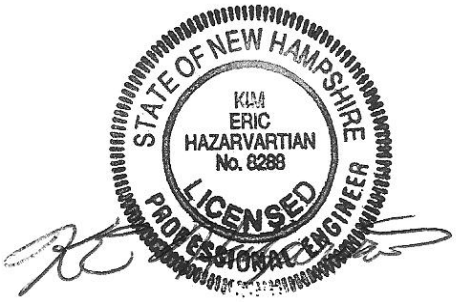
MEMORANDUM

Ref: 1306

Subject: Traffic Assessment
Drive-Up Window Service
Citgo Convenience Store and Gasoline Station
Central Avenue and Locust
Dover, New Hampshire

From: Kim Eric Hazarvartian, Ph.D., P.E., PTOE
Principal

Date: March 13, 2017



INTRODUCTION

Tritech Engineering Corporation has retained TEPP LLC to prepare this traffic-assessment memorandum (TAM). This TAM regards the proposed drive-up window service at the existing Citgo convenience store with gasoline pumps in the northern quadrant of the Central Avenue/Locust Street/Burger King driveway signalized intersection in the City of Dover, New Hampshire.

This TAM includes:

- existing site description
- proposed drive-up window service description
- road description
- public transit
- sight distances
- existing site traffic
- trip generation
- trip distribution/assignment
- potential traffic impacts
- proposed traffic controls

This TAM concludes that:

- the site is functioning as intended, with Locust Street the dominant site egress
- the proposed drive-up window will not attract significant new traffic to the area
- the proposed drive-up window exit location and signs will guide drivers to the Locust Street driveway
- the proposed drive-up window is not anticipated to significantly increase prohibited movements out of the Central Avenue driveway

EXISTING SITE DESCRIPTION

The site:

- in the northern quadrant of the Central Avenue/Locust Street signalized intersection
- is bounded on the east by Central Avenue, on the west by Locust Street and on the north by residential development
- has one driveway at Central Avenue/Spaulding Turnpike northbound ramps/driveway signalized intersection, with movements exiting the driveway restricted to right turns
- has one unsignalized driveway along Locust Street

In 2008 this site received Site Plan Approval from the City of Dover Planning Board for the re-construction of an existing gas station to provide a convenience market with gasoline pumps. At the time of the original submission, the site was intended to include a drive-up window service. The drive-up window was not part of the approved project. The site was designed for a drive-up window as a future use.

Traffic was considered for the redevelopment. One driveway was eliminated on Central Avenue and the Locust Street driveway was reconfigured to be the main egress point for the site.

PROPOSED DRIVE-UP SERVICE

The proposed drive-up service will include one window. The site was designed to facilitate a drive-up service.

ROAD DESCRIPTION

Central Avenue (New Hampshire Route 108):

- is a north-south arterial street under the jurisdiction of the City
- provides connections, to the south, with the Town of Durham

- provides connections, to the north, with central Dover
- provides connections, near the site, with the Spaulding Turnpike, a freeway of regional importance
- has a horizontal alignment with minor curves
- has a vertical alignment with minor grades
- has asphalt cement concrete pavement in overall good condition
- has at least one lane per direction
- includes a sidewalk on the west side
- has pavement markings including double-yellow lines, separating traffic directions, and single-white edge lines
- has utility poles and luminaires

Locust Street:

- is an north-south arterial street under the jurisdiction of the City
- provides connections, to the north, with central Dover
- has a tangent horizontal alignment
- has a vertical alignment with minor grades
- has asphalt cement concrete pavement in overall good condition
- has at one lane per direction
- includes a sidewalk on the west side
- has pavement markings including double-yellow lines, separating traffic directions, and single edge lines
- has utility poles and luminaires

The Central Avenue/Locust Street intersection:

- has a four-legged skewed configuration
- has Central Avenue as the major north-south street
- has Locust Street as the minor north leg
- has Burger King driveway as the minor south leg
- on the Central Avenue approaches, has one left-turn lane and one through-movement-and-right turn lane

- on the Locust Street and Burger King driveway approaches, has one left-turn-and-through movement lane and one right-turn lane
- has a marked crosswalk across the Central Avenue north leg and the Locust Street north leg
- is under traffic-signal control
- is surrounded by commercial development

The Central Avenue/Spaulding Turnpike northbound ramps/driveway intersection:

- has a four-legged configuration
- has Central Avenue as the major north-south street
- has Spaulding Turnpike ramps as the minor south leg, with opposing traffic separated by a median
- has the driveway as the minor north leg
- on the Central Avenue southbound approach, has one left-turn lane and one through-movement-and-right-turn lane
- on the Central Avenue northbound approach, has one left-turn-and-through-movement-lane and a channelized right turn
- on the Spaulding Turnpike northbound ramps approach, has one left-turn-and-through-movement lane a channelized right turn
- one the driveway approach, has one channelized right-turn-only lane, with other movements prohibited
- is under traffic-signal control
- is surrounded by commercial development

The Locust Street/driveway intersection:

- has a four-legged configuration
- has Locust Street as the major north-south street
- has commercial driveways as the minor east and west legs
- on the all approaches, has one lane shared by left turns, through movements and right turns
- functions with minor approaches stopping

PUBLIC TRANSIT

University of New Hampshire Wildcat bus-transit Route 3 runs along Central Avenue near the site, with a stop at Charles Street. Route 3 connects with:

- central Dover, to the north
- Central Avenue north of central Dover
- the Town of Durham, to the south
- the University of New Hampshire campus in the Town of Durham
- the Cooperative Alliance for Seacoast Transportation (COAST) bus-transit system

SIGHT DISTANCES

Relevant sight distances at the Locust Street/driveway intersection were observed to be over 400 feet in both directions, which is appropriate.

EXISTING SITE TRAFFIC

Tritech Engineering Corporation counted existing site traffic from 7:00 to 9:00 AM on Thursday, June 16, 2016. Findings are:

- the site peak hour was from 8:00 to 9:00 AM
- from 8:00 to 9:00 AM, the site generated 68 vehicle-trips (35 in and 33 out)
- from 8:00 to 9:00 AM, 28 of the 33 vehicle-trips out of the site (about 85 percent) used the Locust Street driveway
- from 7:00 to 9:00 AM, 1 of the 60 vehicle-trips out of the site (less than 2 percent) was a prohibited left turn from the Central Avenue driveway to Central Avenue southbound
- from 7:00 to 9:00 AM, 1 of the 60 vehicle-trips out of the site (less than 2 percent) was a prohibited through movement from the Central Avenue driveway to the Spaulding Turnpike northbound on-ramp

CALCULATED TRIP GENERATION

EXISTING USES

The Institute of Transportation Engineers (ITE) compiles and publishes trip-generation information for a variety of land uses in *Trip Generation Manual*.[1] This authoritative guide for estimating site traffic includes convenience market with gasoline pumps, land use 853, based on vehicle-fueling positions.[2] The calculated weekday AM street-peak hour trip generation for 8 vehicle-fueling positions is 133 vehicle trips. Based on the traffic counts described above, the existing site, with 8 vehicle-fueling positions, actually generated 68 weekday AM peak hour vehicle-trips.

TOTAL TRIPS FOR PROPOSED USE

The ITE *Trip Generation Manual* includes coffee/donut shop with drive-through window and no indoor seating, ITE land use 938, based on floor area.[3] Table 1 reflects total trips given a floor area of 200 square feet (sf).

Table 1. Calculated weekday vehicle-trip generation

		AM Street-Peak Hour			PM Street-Peak Hour		
Trip Type[a]	Daily	In	Out	Total	In	Out	Total
Primary (14 percent)	50	4	5	9	1	1	2
Diverted-Linked (22 percent)	80	7	6	13	1	2	3
Pass-By (64 percent)	230	19	20	39	5	5	10
Total[b] (100 percent)	360	30	31	61	7	8	15

[a] Based on Hooper.

[b] Based on ITE, *Trip Generation Manual*, 9th edition, coffee/donut shop with drive-through window and no indoor seating, ITE land use 938, 200-sf floor area.

TRIP TYPES FOR PROPOSED USE

ITE compiles information on three trip types, based on empirical data for many land uses, in the authoritative *Trip Generation Handbook: A Recommended Practice*.[4] These three trip types are:

[1] ITE, *Trip Generation Manual*, 9th edition (Washington DC, 2012).

[2] ITE, *Trip Generation Manual*, pages 1668 to 1682.

[3] ITE, *Trip Generation Manual*, pages 1956 to 1962.

- primary trips specifically for visiting site and added to roads near the site (added to site driveways and added to the general area)
- diverted-linked trips drawn from road traffic near the site (added to site driveways, re-routed near the site, but not added to the general area)
- pass-by trips drawn from traffic on a road that provides direct site access (added to site driveways, but not added to the general area)[5]

ITE indicates the following for convenience market with gasoline pumps, land use 853:

- weekday AM peak period, 11 percent primary, 26 percent diverted-linked and 63 percent pass-by[6]
- weekday PM peak period, 16 percent primary, 18 percent diverted-linked and 66 percent pass-by[7]

Table 1 reflects the averages of the above percentages: 14 percent primary, 22 percent diverted-linked and 64 percent pass-by.

RESULTS FOR PROPOSED USE

Table 1 shows total weekday vehicle-trip generation for the drive-up window service as:

- weekday daily, 360 (total of in and out)
- weekday AM-street-peak hour, 61 (30 in and 31 out)
- weekday PM-street-peak hour, 15 (7 in and 8 out)

The above total trips all appear on the site driveways, but not all are added to the site area.

Primary vehicle-trips due to the proposed drive-up service are:

- weekday daily, 50 (total of in and out)
- weekday AM-street-peak hour, 9 (4 in and 5 out)
- weekday PM-street-peak hour, 2 (1 in and 1 out)

The above primary trips are added to the site area.

---

[4] Kevin G. Hooper, P.E., Principal Editor, *Trip Generation Handbook: A Recommended Practice*, second edition (Washington DC: ITE, June 2004).

[5] Hooper, page 29.

[6] Hooper, page 56.

[7] Hooper, page 58.

TRIP DISTRIBUTION/ASSIGNMENT

Based on the weekday AM peak hour traffic counts described above, potential trip distribution/assignment includes about:

- 66 percent into the Central Avenue driveway and 34 percent into the Locust Street driveway
- about 85 percent out of the Locust Street driveway and about 15 percent out of the Central Avenue driveway

The traffic-control signal at the Central Avenue/Locust Street/Burger King driveway intersection facilitates movements from the site to Central Avenue and the Spaulding Turnpike. Existing on-site signs guide drivers to the Locust Street driveway.

POTENTIAL TRAFFIC IMPACTS

The calculations show less than 100 peak-hour primary vehicle-trips, due to the proposed drive-up window service. More specifically, for the tabulated peak hours, calculated increases to the site area due to primary trips are:

- 2 to 9 vehicle-trips
- are split entering versus exiting the site
- are further split by orientation to/from the north, south, east or west

Therefore, the proposed use is not anticipated to add significant new traffic to the area.

PROPOSED TRAFFIC CONTROLS

Proposed traffic controls include:

- pavement marking related to the drive-through lane
- signs related to the drive-through lane
- directional signs at the exit of the drive-through, to guide drivers to the Locust Street driveway

CONCLUSION

In conclusion:

- the site is functioning as intended, with Locust Street the dominant site egress
- the proposed drive-up window will not attract significant new traffic to the area
- the proposed drive-up window exit location and signs will guide drivers to the Locust Street driveway
- the proposed drive-up window is not anticipated to significantly increase prohibited movements out of the Central Avenue driveway

TRITECH
ENGINEERING CORPORATION

755 Central Avenue
Dover, New Hampshire 03820

Telephone 603.742.8107
Facsimile 603.742.3830

August 16, 2018

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

Subject: **Drive-Thru Window Service**
52 Central Avenue
Tax Map 15, Lot 71
Dover, New Hampshire
Job No. 15112

Dear Christopher:

Below please find our response to the October 19, 2017 Technical Review Committee Minutes as to how our plans have been revised to address these comments.

Planning Department Comments:

- Water and sewer investments fees will be assessed if necessary.

  The applicant is aware of this.

- Provide:
  - Streetscape (including call box) or waiver to be granted

    Woodburn Landscape Architect is adding the proposed features to photos of the existing building. This will be provided under separate cover.

  - Architectural Renderings to plan set and revised to meet 149.14.L or waiver to be granted

    Woodburn Landscape Architect is adding the proposed features to photos of the existing building. This will be provided under separate cover.

- Please revise the plan set to:
  - Show only 6 spaces in front of the store

    The plan has been corrected to indicate 6 spaces in front of the building.

  - Add signature and stamp of the LLS and PE

    Surveyors & Engineers Stamps and Signatures will be provided on the Final Submission.

- Correct zoning boundaries (15070-000000 is in CBD, not O; 15020-000000 is in B-5, not I-1)

  The zoning boundaries have been corrected on the revised plan.

- Include abutting owner's information across Central Avenue

  This information has been added to the revised plan.

- Insert neighborhood plan into plan set

  The Neighborhood Plan has been added to the Plan Set.

- Revise Planning file number to P08-09A

  The file number has been revised to "P08-09A" on all sheets.

- Label trees as existing unless new

  All landscaping is existing and has been noted so on the plans.

- Revise drive-thru and bypass lane to staff's satisfaction

  This drive-thru and bypass lane have been revised as discussed.

- Revise note 15 to indicate the hours for the drive-thru (earliest time is 6:00am and latest time is 9:00pm)

  Note 15 has been revised on the revised plan.

- Add signage directing traffic from Locust and Central to the drive-thru

  This signage has been added to the plans.

- Add note that the site will need to go be monitored and reports sent to the Assistant City Manager

  Based on these comments and others from the Assistant Manager, the location of the drive-up window has been relocated.

  Due to the new location of the order board and the pick-up window, the vehicular stacking has been increased by 4 cars, a total of 14 cars. All of these stacking positions are located in a manner that they do not interfere with traffic movements on the site.

  This should eliminate this concern.

- Add note that if stacking or traffic issues are a concern due to this site in the future that the owner needs to come back for further review

  Based on these comments and others from the Assistant Manager, the location of the drive-up window has been relocated.

  Due to the new location of the order board and the pick-up window, the vehicular stacking has been increased by 4 cars, a total of 14 cars. All of these stacking positions are located in a manner that they do not interfere with traffic movements on the site.

  This should eliminate this concern.

- Add a note that there will be a deed restriction that if a chain operates the drive-thru in the future, further review is needed

  The applicant does not have an agreement with a franchise to operate the proposed drive-up. However, it would be desirable to secure an operator. This restriction would limit the viability of the project and is not necessary.

Police Department Comments:

- The Police Department concurs with the Recommendation #1 in the Traffic Impact and Access Study Peer Review memorandum, dated April 10, 2017 by Sebago Technics, that the Central Avenue driveway be limited to "in-only".

  We disagree with Sebago's and the Police Department's assessment of the Central Avenue Driveway. The Sebago recommendation was based on accident data for the 3 years of 2013, 2014 & 2015. The Sebago Report summarizes the data as a "number of crashes resulting from vehicles exiting from this driveway and failing to yield to vehicles traveling southbound".

  Sebago's back up data indicates that there were 2 crashes due to vehicles exiting the site over this 3 year period (March 2, 2014 at 3:00 PM and March 19, 2014 at 5:00 PM).

  We do not feel this data supports a modification to the driveway.

- The Traffic Assessment memo, dated March 13, 2017 by TEPP, Inc. fails to adequately address / compare the vehicle-trip generation between the existing site and the addition of drive-up window service. If 31 new exiting vehicles are added during the AM-street-peak hour (*page 7, Results for Proposed Use)* to the current 33 exiting vehicles (*page 5, Existing Site Traffic)*, it cannot be concluded that "this project will have no impact on the Locust Street signal" (*page 2, Responses to Technical Review Committee minutes dated September 28, 2017 by Tritech Engineering Corp.)*

  A careful review of the TAM (pages 6 & 7) shows 9 Primary AM Peak Hour Trips are generated by this proposal. Primary trips are those trips that would not already be traveling through the intersection. With the existing AM Peak Hour Background Traffic at the intersection of approximately 1450 vehicles, the increase is less than 1 Percent. There will be no material impact on the intersection.

Engineering Comments:

- Extend fence / screening to lot 15/72 towards Central Ave.

  The proposed fence has been extended as requested.

- Add note that if pedestrian or vehicular traffic are negatively affecting public right-of-way may be reviewed for revocation of approval

  Based on these comments and others from the Assistant Manager, the location of the drive-up window has been relocated.

  Due to the new location of the order board and the pick-up window, the vehicular stacking has been increased by 4 cars, a total of 14 cars. All of these stacking positions are located in a manner that they do not interfere with traffic movements on the site.

  This should eliminate this concern.

Fire / Inspections Comments:

- Clarify the revised location of the accessible van spa

  The plans have been revised to clarify this.

- Provide the planned method to maintain the minimum accessible route clearances to and from the accessible route clearances to and from the accessible van space

  Concrete curb stops have been added to the Plan.

- Plan shall indicate design compliance in accordance with applicable accessible regulations (i.e. IBC ANSI-117 etc.) and NH RSA 155-A :5

  A note has been added to the Plan. No changes are proposed to accessibility to the building.

- Clarify the ramp which appears to be located in the fire lane (extend fire lane)

  The plans have been revised to clarify this.

- Provide no stacking signage and shorten painted line one care length northwest of the Central Ave entrance and a sign "no blocking intersection" to be seen from the right-of-way per the Committee's decision

  The requested signage has been added to the plans.

- Move air pump to maintain clear area on slanted corner of building.

  The air pump has been noted "to be removed".

Economic Development Comments:

- Concerned about drive-thru on this site and small trucks maneuvering site and drive-thru

  The maneuvering area for the parking spaces is 26 feet.

- Having an increase in traffic to Locust street is not a good solution

  The TAM shows 9 Primary AM Peak Hour Trips are generated by this proposal.

Planning Board Comments: None

Enclosed please find the following:

1. Eight (8) of this TRC Response Letter.
2. Eight (8) Full Size copies of Plan Set.

We look forward to discussing this application with the Technical Review Committee on August 30, 2018 in hopes of being heard by the Planning Board on September 26, 2018.

Pease advise should you have any questions.

Very truly yours,

TRITECH ENGINEERING CORP.

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

RJS / rms

Enclosures

\\15112_Response Ltr.docx



After



Before

woodburn & company
LANDSCAPE ARCHITECTURE
Since 1994 *reflecting your vision.*
103 Kent Place Newmarket, New Hampshire 03857 Ph.603-659-5949

Aranosian Oil Company

Drive Thru Site Plan

Before and After Streetscape Views

2118-08-15



After



Before

woodburn & company
LANDSCAPE ARCHITECTURE
Since 1994 *reflecting your vision.*
103 Kent Place Newmarket, New Hampshire 03857 Ph.603-659-5949

Aranosian Oil Company

Drive Thru Site Plan

Before and After Streetscape Views

2118-08-26

SITE DEVELOPMENT PLANS

CITGO

CENTRAL AVENUE & LOCUST STREET
DOVER, NEW HAMPSHIRE

LIST OF PLANS

T-1 - TITLE SHEET
T-2 - NEIGHBORHOOD PLAN 1"=50'
EX-1 - EXISTING CONDITIONS PLAN 1"=20'
SP-1 - DRIVE-THRU SITE PLAN 1"=20'
ST-1 - DRIVE-THRU STACKING PLAN 1"=20'

PREPARED BY

TRITECH
ENGINEERING CORPORATION

OWNER

ARANCO OIL COMPANY, INC.
557 NORTH STATE STREET
CONCORD, N.H.

PREPARED FOR

R & P SINGH, LLC
52 CENTRAL AVENUE
DOVER, N.H.

TRITECH
ENGINEERING CORPORATION
755 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820
TELEPHONE 603 742 8107
FAX 603 742 2830

REVISIONS

DATE:	DESCRIPTION:
9-28-17	REVISED PER TRC COMMENTS
8-15-18	REVISED PER TRC COMMENTS
9-24-18	REVISED PER TRC COMMENTS

TITLE SHEET

ARANOSIAN OIL COMPANY

CENTRAL AVE. & LOCUST STREET
DOVER, NEW HAMPSHIRE
FEBRUARY 9, 2017 JOB No. 5112

SHEET NO.

T-1

(P08-09A)

N

TRITECH
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15-21,22
15-14
15-15
15-15-1
15-16
15-12
15-17
15-18
15-19
15-20
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17-61
17-65D
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17-62
17-67
17-68
17-63
17-69
17-70
17-64
17-65C
17-65B
17-71
17-65A
17-73
17-74
17-75
17-76E
17-76
MAP 15
LOT 71
LOCUST
STREET
CENTRAL
AVENUE
CATARACT AVENUE
SPAULDING TURNPIKE

TRITECH
ENGINEERING CORPORATION
755 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820
TELEPHONE 603 742 8107
FAX 603 742 3830

REVISIONS:

DATE:	DESCRIPTION:
9-28-17	REVISED PER TRC COMMENTS
8-15-18	REVISED PER TRC COMMENTS

NEIGHBORHOOD PLAN

ARAMOSIAN OIL COMPANY

CENTRAL AVE. & LOCUST STREET
DOVER, NEW HAMPSHIRE
FEBRUARY 9, 2017
JOB No.: 5112
SCALE: 1" = 50'

SHEET NO.

T-2

(P08-09A)

NOTES

1.) INTENT:TO SHOW THE EXISTING CONDITIONS OF MAP 15 LOT 71.

2.) CURRENT OWNER OF RECORD: ARANOSIAN OIL COMPANY INC.
557 NORTH STATE STREET
CONCORD, NEW HAMPSHIRE

3.) TOTAL LOT AREA: 27,363 SQ.FT. – 0.628 ACRES

4.) TAX MAP 15 LOT 71

5.) PROJECT DEED REFERENCE: BOOK 773 PAGE 476.

6.) PROJECT PLAN REFERENCE: SITE DEVELOPMENT PLAN
ARANOSIAN OIL COMPANY
CENTRAL AVE. & LOCUST STREET
DOVER, NEW HAMPSHIRE
TRITECH ENGINEERING CORPORATION
FEBRUARY 8, 2008

6.) ZONING: B–3
MIN. LOT SIZE: 20,000 SQ.FT.
MIN. FRONTAGE: 125 FT
MIN. SETBACKS:
FRONT: 50 FT
SIDE: 12 FT
REAR: 15 FT

7.) THE RAW UNADJUSTED CLOSURE OF OUR RANDOM POINT TRAVERSE WAS 1 PART IN 36,000, AND WAS ACCOMPLISHED USING A LEICA TPS 703 TOTAL STATION DURING THE MONTH OF NOVEMBER, 2004.

8.) BASIS OF BEARING: DOVER GIS STATIONS 107 AND 108 WERE OCCUPIED TO DETERMINE POSITION, DIRECTION AND ELEVATION.

9.) EXISTING UTILITIES – ALL INFORMATION ON, AND LOCATION OF EXISTING UTILITIES ARE APPROXIMATE AND BASED ON FIELD INFORMATION, AVAILABLE PLANS, AND BASED ON INFORMATION PROVIDED BY THE CONTRACTOR.

N

TRITECH
ENGINEERING CORPORATION

MAP 17
LOT 67
JAMES P. & JANE R. DURNING
55 CENTRAL AVENUE
DOVER, N.H.
SCRD 2907-193

MAP 17
LOT 68
THOMAS A. HURLEY
53 CENTRAL AVENUE
DOVER, N.H.
SCRD 3319-46

MAP 15
LOT 72
DVED LLC
15 HANSON STREET, UNIT E
DOVER, N.H.
SCRD 4262-848

CENTRAL AVENUE

ZONE CBD
ZONE R-12
ZONE B-5

SPAULDING TURNPIKE
ON AND OFF RAMP

GB (FND)
GRANITE CURB
CONCRETE SIDEWALK
NO PARKING – FIRE LANE
142.43'
GRANITE CURB
RETAINING WALL
S 43°39'39" E
GB (FND)
N 249,941.11
E 710,834.09
(SEE NOTE 8)

ZONE R-12
ZONE B-5

ZONE B-5

EXISTING COBBLESTONE ISLAND

TRAFFIC LIGHT

S 46°25'26" W
203.08'
D.H. (FND)
N 249,668.72
E 710,780.75
(SEE NOTE 8)

MAP 17
LOT 76
ARC CAFELISAOOI LLC.
2325 E CAMELBACK RD #1000
PHOENIX AZ.
SCRD 4148-409

CITGO
2,964 Sq.Ft.
FFE=98.98'
IN
OUT
RAMP
RAMP

MAP 15
LOT 71
27,363 sq.ft.
0.628 acres

CONCRETE APRON

MAP 15
LOT 70
SCOTT & PAULA CANNON
298A DOVER POINT ROAD
DOVER, N.H.
SCRD 2127-428

TIMBER EDGE
S 65°58'30" W
89.65'
ZONE B-5
ZONE CBD
CONC. BND (FND)
27X

NO PARKING – FIRE LANE
GRASS
N 01°54'55" E
185.00'
GRASS
D.H. (FND)

CROSSWALK
MEMORIAL
TRAFFIC SIGNAL
CROSSWALK
TRAFFIC LIGHT

N 53°25'07" W
43.40'
13'
10'
11'

ZONE CBD
ZONE I-1
ZONE B-5
LOCUST STREET

5.5' IP (FND)
1 1/2" IP (FND)
TRAFFIC SIGNAL

ZONE B-5
ZONE I-1

MAP 15
LOT 21 & 22
DOUBLE DIAMOND HOLDINGS SOUTH L.L.C.
340 CENTRAL AVENUE SUITE 202
DOVER, N.H.
SCRD 3166-773

MAP 15
LOT 20
DAVID BRUHM &
CHERYL ANN BOYD-BRUHM
2 RAYNES FARM ROAD
MADBURY, N.H.
SCRD 2581-84

MAP 15
LOT 19
GTY MA-NH LEASING INC.
2 JERICHO PLAZA, WING C, SUITE 110
JERICHO, N.Y.
SCRD 3917-541

20 0 10 20 40 80
1"=20'

N

CENTRAL AVENUE
STARK AVENUE
BREAK O'DAYDE
SHAMROCK LANE
TURNPIKE
RIVER
BELLAMY
BLACKWATER ROAD
SITE
LOCUS STREET
CATARACT AVENUE
SPAULDING
BACK RIVER ROAD

LOCUS

- UTILITY POLE
- LIGHT POLE
- UT&E — UNDERGROUND ELECTRIC
- SEWER MANHOLE
- S — SEWER LINE
- CATCH BASIN
- D — DRAIN LINE
- HYDRANT
- WV — WATER GATE VALVE
- W — WATER LINE
- IRRIGATION BOX
- GV — GAS GATE VALVE
- G — GAS LINE
- EXISTING DECIDUOUS TREE
- EXISTING SHRUB
- GAS FILLER
- 7' PLASTIC PANEL FENCE
- OVERHEAD WIRES
- CHAIN LINK FENCE
- BOLLARD
- BUILDING MOUNTED LIGHT

TRITECH
ENGINEERING CORPORATION
785 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820
TELEPHONE 603 742 8407
FAX 603 742 3830

REVISIONS
DATE: DESCRIPTION:
8-15-18 ADDED TO SITE PLAN PACKAGE

EXISTING CONDITIONS PLAN

ARANOSIAN OIL COMPANY

CENTRAL AVE. & LOCUST STREET
DOVER, NEW HAMPSHIRE
FEBRUARY 9, 2017 JOB No.: 5112
SCALE: 1" = 20'

SHEET NO. EX-1

(P08-09A)

N

TRITECH ENGINEERING CORPORATION

MAP 17
LOT 67
JAMES P. & JANE R. DURNING
55 CENTRAL AVENUE
DOVER, N.H.
SCRD 2907-193

MAP 17
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THOMAS A. HURLEY
53 CENTRAL AVENUE
DOVER, N.H.
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15 HANSON STREET, UNIT E
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LOT 70
SCOTT & PAULA CANNON
298A DOVER POINT ROAD
DOVER, N.H.
SCRD 2127-428

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LOT 71
27,363 sq.ft.
0.628 acres

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DOUBLE DIAMOND HOLDINGS SOUTH L.L.C.
340 CENTRAL AVENUE SUITE 202
DOVER, N.H.
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LOT 20
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CHERYL ANN BOYD-BRUHM
2 RAYNES FARM ROAD
MADBURY, N.H.
SCRD 2561-84

MAP 15
LOT 19
GTY MA-NH LEASING INC
2 JERICHO PLAZA, WING C, SUITE 110
JERICHO, N.Y.
SCRD 3917-541

MAP 17
LOT 76
ARC CAFELISAOO1 LLC.
2325 E CAMELBACK RD #1000
PHOENIX AZ.
SCRD 4148-409

CENTRAL AVENUE
ZONE CBD
ZONE R-12
ZONE B-5

SPAULDING TURNPIKE ON AND OFF RAMP

LOCUST STREET
ZONE CBD
ZONE I-H

ZONE B-5

INSTALL 48" 6' TALL VINYL STOCKADE FENCE

INSTALL CONCRETE CURB STOP

INSTALL SIGN: EMPLOYEE PARKING ONLY

INSTALL ORDER BOARD ATTACHED TO BUILDING AND VEHICLE SENSOR

INSTALL "NO PARKING - FIRE LANE" SIGNAGE AND PAVEMENT MARKINGS

INSTALL STOCKADE FENCE IN ACCORDANCE WITH NOTE 14

INSTALL PICK-UP WINDOW WITH PROTECTIVE BOLLARDS

AIR STATION TO BE REMOVED

PROPOSED SINGLE WHITE LINE

INSTALL MAXIMUM HEIGHT BAR 8'-6"

INSTALL SIGN: "NO STACKING BEYOND THIS POINT"

INSTALL SIGN: "DO NOT BLOCK INTERSECTION"

EXISTING POLE WITH SIGNS
1. RIGHT TURN ONLY
2. ACCESS RTE. 16 VIA LOCUST STREET

INSTALL PAVEMENT MARKINGS

INSTALL SIGN DIRECTIONAL ARROW: "ACCESS DRIVE-THRU VIA FRONT OF SITE"

INSTALL SIGN WITH DIRECTIONAL ARROW: "ACCESS RTE. 16 AND CENTRAL AVE VIA LOCUST STREET" AND "DO NOT ENTER ON BACK"

EXISTING GAS STATION/ CONVENIENCE STORE
3,000± SQ. FT.
2,964 Sq.Ft.
FFE=98.98'

CITGO

NO PARKING - FIRE LANE

NO PARKING

FIRE LANE

BYPASS LANE

DRIVE THRU

PROPOSED CURB

GRANITE CURB

CONCRETE SIDEWALK

CANOPY CLEARANCE 15'

CONCRETE APRON

EXISTING COBBLESTONE ISLAND

TRAFFIC LIGHT

CROSSWALK

MEMORIAL

TRAFFIC SIGNAL

GRASS

EXISTING YELLOW LINE

SWFL

DSYL

SWLL

D.H. (FND)

GB (FND)

CONC. BND (FND)

IP (FND)

GB (FND) N 749,584.11' E 770,834.09' (SEE NOTE 8)

D.H. (FND) N 749,666.75' E 770,780.75' (SEE NOTE 8)

S 43°13'39" E 42.43'

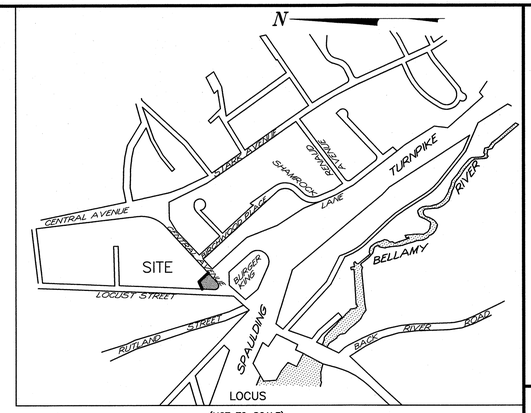
S 65°56'30" W 88.85'

N 01°54'55" E 185.00'

N 53°25'07" W 43.40'

S 36°25'07" W 209.06'

20 0 10 20 40 80
1"=20'



(NOT TO SCALE)

NOTES

1.) INTENT: TO SHOW THE PROPOSED ADDITION OF DRIVE-UP WINDOW SERVICE.

2.) CURRENT OWNER OF RECORD: ARANOSIAN OIL COMPANY INC.
557 NORTH STATE STREET
CONCORD, N.H.

3.) SUBJECT PARCEL IS LOCATED IN THE CITY OF DOVER, COUNTY OF STRAFFORD AND THE STATE OF NEW HAMPSHIRE.

4.) TOTAL LOT AREA: 27,363 SQ.FT. – 0.628 ACRES

5.) TAX MAP 15 LOTS 71.

6.) PROJECT DEED REFERENCE: BOOK 773 PAGE 476.

7.) PROJECT PLAN REFERENCE: "AS-BUILT" PLAN
ARANOSIAN OIL COMPANY
CENTRAL AVE. & LOCUST STREET
DOVER, NEW HAMPSHIRE
TRITECH ENGINEERING CORPORATION
JUNE 10, 2009

8.) ZONING: B-5
MIN. LOT SIZE: 20,000 SQ.FT.
MIN. FRONTAGE: 125 FT
MIN. SETBACKS:
FRONT: 50 FT
SIDE: 12 FT
REAR: 15 FT

9.) THE RAW UNADJUSTED CLOSURE OF OUR RANDOM POINT TRAVERSE WAS 1 PART IN 36,000, AND WAS ACCOMPLISHED USING A LEICA TC703 TOTAL STATION, DURING THE MONTH OF NOVEMBER, 2004.

10.) BASIS OF BEARING: DOVER GIS STATIONS 107 AND 108 WERE OCCUPIED TO DETERMINE POSITION, DIRECTION AND ELEVATION.

11.) PARKING REQUIRED: RETAIL III: 1 SPACE PER 200 SQ. FT. NET FLOOR AREA
3,000 SQ. FT. / 200 SQ. FT. = 15 SPACES REQUIRED 18 SPACES PROVIDED.
(INCLUDES 8 SPACES AT FUEL DISPENSING ISLANDS.)

12.) VARIANCE #Z 07-17 WAS GRANTED BY THE DOVER ZONING BOARD OF ADJUSTMENTS ON OCTOBER 18, 2007 TO ENABLE THE SUBJECT PROPERTY TO CONSTRUCT A CANOPY WITHIN THIRTY (30) FEET OF A FRONT PROPERTY LINE AS IT ABUTS A STREET AND WITHIN TWENTY-FIVE (25) FEET OF A SIDE PROPERTY LINE AS IT ABUTS A STREET, BOTH WHERE A MINIMUM OF FIFTY (50) FEET ARE REQUIRED.

13.) VARIANCE #Z 99-17 WAS GRANTED BY THE DOVER ZONING BOARD OF ADJUSTMENTS ON OCTOBER 21, 1999 TO ENABLE THE SUBJECT PROPERTY TO CONSTRUCT A GAS PUMP CANOPY WITHIN APPROXIMATELY THIRTY (31) FEET OF A FRONT PROPERTY LINE AS IT ABUTS A STREET WHERE A MINIMUM OF FIFTY (50) FEET IS REQUIRED.

14.) VARIANCE #Z 17-04 WAS GRANTED BY THE DOVER ZONING BOARD OF ADJUSTMENTS ON MARCH 17, 2017 FROM SECTION 170-12.A AND B AND THE GATEWAY (B-5) DISTRICT TABLE OF USE AND DIMENSIONAL REGULATIONS TO PERMIT A DRIVE-THROUGH SERVICE TO BE LOCATED 72 FEET AND 84 FEET FROM ABUTTING RESIDENTIAL STRUCTURES WHERE 100-FOOT SETBACK IS REQUIRED, AND 27 FEET AND 44 FEET FROM ABUTTING RESIDENTIAL LOT LINES WHERE A 50-FOOT SETBACK IS REQUIRED.
THE VARIANCE WAS GRANTED WITH THE FOLLOWING CONDITIONS:
1. DRIVE-THROUGH SERVICE HOURS OF OPERATION SHALL BE LIMITED TO 6 a.m. TO 9 p.m..
2. THE APPLICANT SHALL INSTALL A VINYL OR PLASTIC (HOLLOW CORE) FENCE WITH NO GAP AT THE BOTTOM AND WITH A MINIMUM HEIGHT OF 9 FT. ABOVE THE ASPHALT. THE FENCE MUST EXTEND FROM THE EXISTING FENCE AT MAP 15, LOT 72 TO THE EXISTING DUMPSTER LOCATION.

15.) DRIVE-THRU HOURS OF OPERATION TO BE LIMITED TO 6:00 AM TO 9:00 PM.

16.) DESIGN COMPLIANCE IS IN ACCORDANCE WITH APPLICABLE ACCESSIBLE REGULATIONS (i.e. IBC, ANSI-117 etc.) AND NH RSA 155-A:5.

LEGEND

UTILITY POLE		GV	GAS GATE VALVE
LIGHT POLE		G	GAS LINE
UT&E	UNDERGROUND ELECTRIC		EXISTING DECIDUOUS TREE
S	SEWER MANHOLE		EXISTING SHRUB
S	SEWER LINE		GAS FILLER
	CATCH BASIN	D	7' PLASTIC PANEL FENCE
D	DRAIN LINE		OVERHEAD WIRES
	HYDRANT		CHAIN LINK FENCE
WV	WATER GATE VALVE		BOLLARD
W	WATER LINE		BUILDING MOUNTED LIGHT
	IRRIGATION BOX		

TRITECH
ENGINEERING CORPORATION
765 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820
TELEPHONE 603 742 8107
FAX 603 742 3830

REVISIONS

DATE:	DESCRIPTION:
9-28-17	REVISED PER TRC COMMENTS
8-15-18	REVISED PER TRC COMMENTS
9-24-18	REVISED PER TRC COMMENTS

DRIVE-THRU SITE PLAN

ARANOSIAN OIL COMPANY

CENTRAL AVE. & LOCUST STREET
DOVER, NEW HAMPSHIRE

FEBRUARY 9, 2017 JOB No. 15 1 1 2
SCALE: 1" = 20'

SHEET NO. SP-1

(P08-09A)

N

TRITECH ENGINEERING CORPORATION

MAP 17
LOT 67
JAMES P. & JANE R. DURNING
55 CENTRAL AVENUE
DOVER, N.H.
SCRD 2907-193

MAP 17
LOT 68
THOMAS A. HURLEY
53 CENTRAL AVENUE
DOVER, N.H.
SCRD 3919-46

MAP 15
LOT 72
DVED LLC
15 HANSON STREET, UNIT E
DOVER, N.H.
SCRD 4262-848

CENTRAL AVENUE

ZONE CBD
ZONE R-12
ZONE B-5

SPAULDING TURNPIKE ON AND OFF RAMP

GB (FND)

GRANITE CURB
CONCRETE SIDEWALK

PROPOSED FENCE

42.43

10'

BY PASS LANE

NO PARKING - FIRE LANE

S 43°13'39" E

EXISTING GAS STATION/ CONVENIENCE STORE
3,000± SQ. FT.
2,964 Sq.Ft.
FFE=98.98'

CITGO

EXISTING CANOPY

RAMP

26'

FIRE LANE

NO PARKING

CONCRETE APRON

EXISTING COBBLESTONE ISLAND

TRAFFIC LIGHT

S 16°15'26" W
209.08'

D.H. (FND)
N 249,666.72
E 710,780.72
(SEE NOTE 8)

MAP 17
LOT 76
ARC CAFEUSA001 LLC.
2325 E CAMELBACK RD #1000
PHOENIX, AZ.
SCRD 4148-409

GB (FND)
N 249,594.11
E 710,834.09
(SEE NOTE 8)

MAP 15
LOT 70
SCOTT & PAULA CANNON
298A DOVER POINT ROAD
DOVER, N.H.
SCRD 2127-428

PROPOSED FENCE

S 65°56'30" W
228.55'

DUMPSTER

ZONE B-5
ZONE CBD

CONC. BND. (FND)

27'±

MAP 15
LOT 71
27,363 sq.ft.
0.628 acres

N 01°54'55" E
185.00'

GRASS

NO PARKING – FIRE LANE

D.H. (FND)

MEMORIAL

CROSSWALK

TRAFFIC SIGNAL

CROSSWALK

TRAFFIC LIGHT

ZONE CBD
ZONE I-1

EXISTING YELLOW LINE

ZONE B-5

LOCUST STREET

DSYL

SWLL

N 53°25'07" W
43.40'

13'

10'

11'

.55 I.P. (FND)

1 1/2" I.P. (FND)

TRAFFIC SIGNAL

ZONE B-5
ZONE I-1

MAP 15
LOT 21 & 22
DOUBLE DIAMOND HOLDINGS SOUTH L.L.C.
340 CENTRAL AVENUE SUITE 202
DOVER, N.H.
SCRD 3686-773

MAP 15
LOT 20
DAVID BRUHM &
CHERYL ANN BOYD-BRUHM
2 RAYNES FARM ROAD
MADBURY, N.H.
SCRD 2561-84

MAP 15
LOT 19
GTY MA-NH LEASING INC.
2 JERICHO PLAZA, WING C, SUITE 110
JERICHO, N.Y.
SCRD 3917-541

20 0 10 20 40 80
1"=20'

TRITECH
ENGINEERING CORPORATION
755 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820
TELEPHONE 603 742 8107
FAX 603 742 3830

REVISIONS

DATE:	DESCRIPTION:
9-28-17	REVISED PER TRC COMMENTS
8-15-18	REVISED PER TRC COMMENTS
9-24-18	REVISED PER TRC COMMENTS

DRIVE-THRU STACKING PLAN

ARAMOSIAN OIL COMPANY

CENTRAL AVE. & LOCUST STREET
DOVER, NEW HAMPSHIRE

FEBRUARY 9, 2017 JOB No. 15112

SCALE: 1" = 20'

SHEET NO.

ST-1

(P08-09A)

P08-09A **52 Central Avenue**

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
15019-000000	46 CENTRAL AV	GTY MA/NH LEASING INC	C/O GETTY REALTY CORP	2 JERICHO PLAZA WING C STE 110	JERICHO	NY	11753-1681
15020-000000	303 LOCUST ST	BOYD-BRUHM CHERYL ANN		2 RAYNES FARM RD	MADBURY	NH	03823-7529
15021-022000	271 279 LOCUST ST	DOUBLE DIAMOND HOLDINGS SOUTH LLC		340 CENTRAL AVE #202	DOVER	NH	03820
15068-000000	LOCUST ST	DOUBLE DIAMOND HOLDINGS LLC		340 CENTRAL AVE #202	DOVER	NH	03820
15069-000000	290 LOCUST ST	NOONKESTER BETTY J		290 LOCUST STREET	DOVER	NH	03820
15070-000000	292 LOCUST ST	CANNON PAULA &	CANNON SCOTT	298 A DOVER POINT RD	DOVER	NH	03820
15072-000000	54 CENTRAL AV	DVED LLC		7 TRASK DR	DOVER	NH	03820
15073-000000	58 CENTRAL AV	MCCABE EDMUND J JR &	MCCABE WALTER M	29 LINCOLN ST	DOVER	NH	03820-2905
15074-000000	68 CENTRAL AV	VANAKEN TODD	VANAKEN JULIE	68 CENTRAL AV	DOVER	NH	03820
17060-000000	59 CENTRAL AV	L ITALIEN CAROLYN P TRUSTEE	L ITALIEN CAROLYN P REVOCABLE LIVING TRU	59 CENTRAL AVENUE	DOVER	NH	03820
17061-000000	57 CENTRAL AV	CHAPMAN AMY		57 CENTRAL AV	DOVER	NH	03820
17067-000000	55 CENTRAL AV	DURNING JAMES PATRICK &	DURNING JANE ROBIN	55 CENTRAL AVE	DOVER	NH	03820
17068-000000	53 CENTRAL AV	HURLEY THOMAS A		53 CENTRAL AVE	DOVER	NH	03820
17076-000000	47 CENTRAL AV	ARC CAFEUSA001 LLC		2325 E CAMELBACK RD #1100	PHOENIX	AZ	85016
17076-E00001	45 CENTRAL AV	WHITE MOUNTAIN SUBWAYS LLC		377 WHITTIER HIGHWAY	MOULTONBOROUGH	NH	03254
		TRITECH ENGINEERING CO.		755 CENTRAL AVE	DOVER	NH	03820
		ARANCO OIL COMPANY, INC		557 N. STATE STREET	CONCORD	NH	03301-3236
		R & P SINGH LLC		52 CENTRAL AVE	DOVER	NH	03820

CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P18-04B

Application Type:	Site Plan Amendment
Applicant(s):	Hellenic Realty Partners, LLC
Owner(s):	Hellenic Realty Partners, LLC
Location:	333 Central Ave (Tax Map 2, Lot 19)
Meeting Date:	December 11, 2018

INTENT: To hold a compliance hearing as part of the conditions of approval to an amendment to a previous site plan approval to modify the building façade materials (from brick to white clapboard)

UNITS PROPOSED: N/A for the amendment

AGENDA ITEM #: 4-B

ACREAGE: 1.05 acres

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

EXISTING LAND USE: Vacant former office and production facility for *Foster's Daily Democrat*

PROPOSED LAND USE: Mixed commercial and residential

SURROUNDING LAND USE: Commercial, mixed commercial/residential, elderly housing, Henry Law Park

ZBA ACTION: None

ATTACHMENT: Amendment application and materials, 3/27/18 Planning Board minutes

APPLICATION IS COMPLETE: Yes

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

PERMITS REQUIRED: None

WAIVERS REQUESTED: None

Summary of Request and Background
The previously approved plan (P18-04) was amended on October 9, 2018. To fulfill one of the conditions of approval for the amendment, the applicant needed to come back to the Planning Board for a compliance hearing regarding architectural changes to the façade of the building.

Consistency with Land Use Regulations
Chapter 149-4 of the Site Review Regulations of the City Code provides for site review by the Planning Board of new construction or redevelopment of various types.

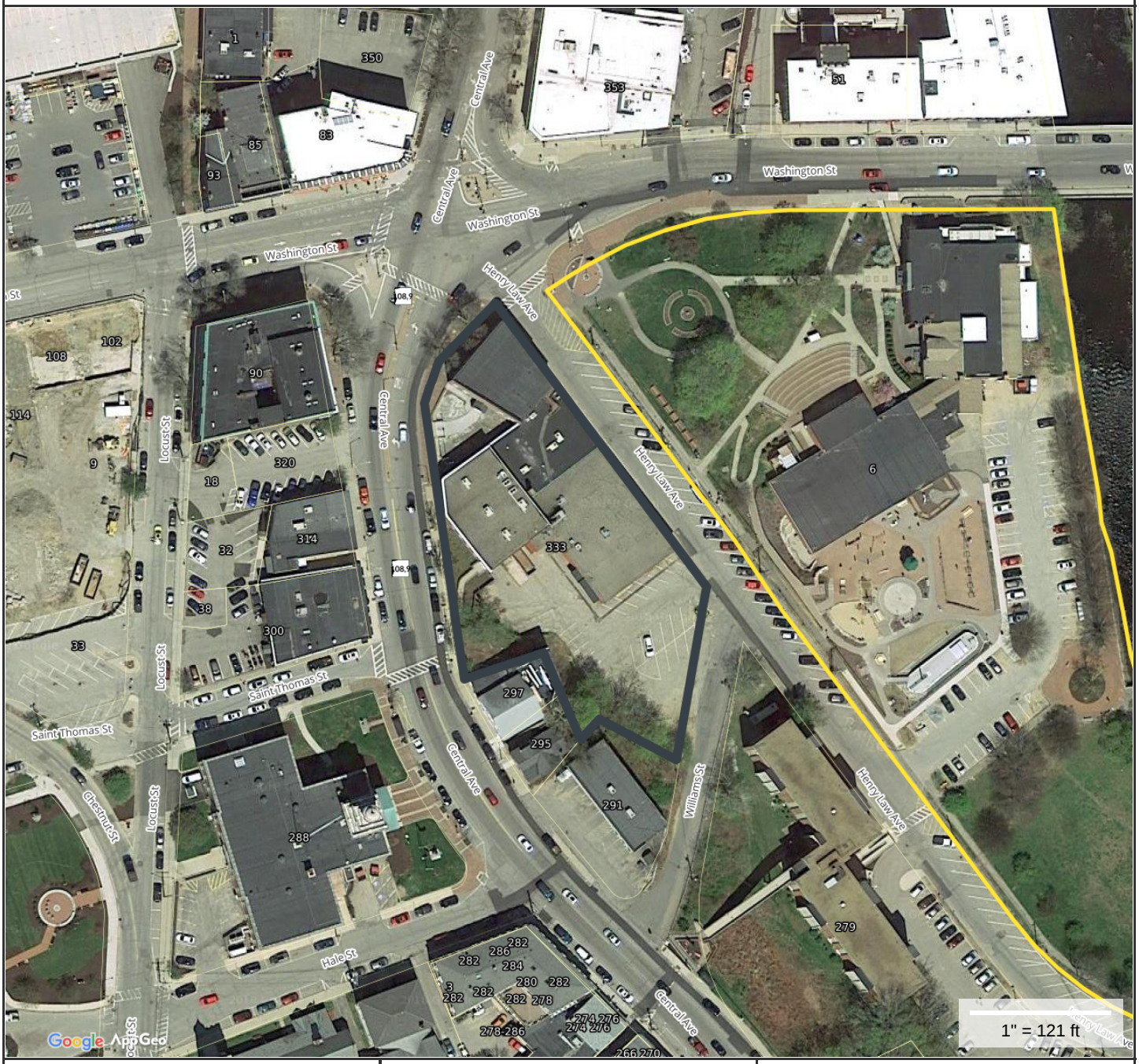
Chapter 170-20.F lists the current architectural standards.

STAFF RECOMMENDATION:
The Planning Department recommends that the Planning Board let the applicant present the changes made then open a public hearing, close the public hearing and vote that the revised architectural renderings comply with Chapter 170-20.F. with the following conditions:

Conditions to Be Met Prior to the Signing of the Plans:

1. All conditions of approval from the October 9, 2018 meeting be met.
2. Revise the plan set to:
    a. indicate brick sidewalk
    b. Show location of transformer shown on the architectural renderings near 2 parking spaces
3. The architectural renderings be revised to:
    a. Screen roof mechanical equipment
    b. Screen transformer and any other mechanical equipment
    c. Show accessible parking spaces and access into building as shown on the plan
    d. Indicate sidewalk to be brick
    e. Change light to conform with Dover Streetscape Standards
    f. Continue masonry wall and fence further up Williams Street

333 Central Avenue



Property Information

Property ID	23015-000000
Location	6 WASHINGTON ST
Owner	CITY OF DOVER

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.

Geometry updated 11/16/2018
Data updated 11/18/2018

Public hearing opened. Nobody Spoke. Public Hearing Closed.

STAFF RECOMMENDATION:
Staff finds that the request is consistent with the provisions of the Wetlands Protection District ordinance which allows impacts to wetlands and wetlands buffers if standards are met documenting the demonstration of need, avoidance, minimization, and mitigation are met. The Planning Department recommends that the Planning Board approve the 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 Shoreland Permit.

C.Parker clarified for D.Ciotti the height of the wires and proximity to City owned property.

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

C. Consideration and acceptance of a Site Review for Hellenic Realty Partners, LLC, Assessor's Map 2, Lot 19, zoned CBD-G, located at 333 Central Avenue. (Proposal is to renovate the existing building and add two new floors to one portion of the building. There will be approximately 16,100 sq. ft. of commercial space throughout, 18 residential units, and 47 parking spaces). *(P18-04)

C.Parker explained that the applicant is requesting to renovate the former headquarters of *Foster's Daily Democrat* recreating 16,000 square feet of commercial space, and creating 18 residential units. Most of the renovation will be within the existing structure, with an extension of the third and fourth floor on the Henry Law Avenue side of the building.

The design and layout calls for commercial uses on Henry Law Avenue and Central Avenue on the ground floor with residential on the upper floors. Part of the ground floor space, which is below grade, will be used for mechanical and parking uses. As this is an existing building, with no new structure, the minimum buildout of the property is not changing, nor is relief required. At this time no streetscape improvements are being made to Henry Law Avenue, though designs have been created. The City will collect a contribution towards the CIP project for the reconstruction of Henry Law Avenue.

The applicant came before the Technical Review Committee on January 25.

Nick Kostis reviewed the vision and goals of the project.

Mike Sievert represented the application and reviewed the engineering details of the plan.

Shannon Alther reviewed the floor plans and design of the building.

C.Parker clarified the location and width of the sidewalk on William Street for D.Ciotti. Concensus was to have the applicant work with the City to create a painted area along the edge of the ROW for pedestrians.

S.Alther confimed for D.Landry the flow of commercial space on floor two, and the security features of the building for L.Skinner. Finally, he explained the material specified for the rear of the building for T.Clark, and proposed windows for D.Landry.

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
Staff finds that the request is consistent with the provisions of Chapter 149, Site Plan Review, and recommends that the Planning Board approve the plan with the following conditions:

Conditions to be Met Prior to Signing of the Plans:

1. The applicant shall provide:
    a. A digital version of plan set
    b. A stormwater operations and maintenance plan
    c. A Landscape operations and maintenance plan
2. The applicant must revise final plan set to:
    a. Add the owner's signatures
    b. Include the Professional Engineer, Licensed Land Surveyor, Architect, and Licensed Landscape Architect stamp and signatures
    c. Include the architectural and neighborhood plans in the Civil set.
3. The applicant and the City shall enter into an agreement regarding:
    a. the value of a contribution to be made towards the Henry Law Avenue improvements,
    b. the need to adjust the Central Avenue northbound approach to Washington Street, and
    c. the management of the surface parking lot.

Conditions to Be Met Prior to Any Construction Activity:

4. Formal notice shall be supplied to all vendors that construction vehicles shall be parked onsite. Proof shall be submitted to the Planning Department.

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

5. The new dwelling units shall be assessed the current water and sewer investment fees in place at the time of application for service.

Conditions to Be Met Prior to Occupancy:

6. Issuance of a certificate of occupancy.
7. Any new dwelling units and commercial space shall be assessed the current impact fees in place at the time of building permit application.
8. The applicant shall provide a letter of credit or other form of security acceptable to the City for any unfinished work.
9. The applicant shall provide the value agreed to with the City towards the improvements at Henry Law Avenue.

M.Sievert clarified the letter from the arborists for L.Skinner.

N.Kostis agreed to review the tower design, to reflect the mills downtown, for H.Harmon and D.Ciotti.

Motion: F.Torr made a motion to approve the Site Plan subject to the staff recommended conditions. Seconded by T.Clark

D.Ciotti complimented the process, and F.Torr complimented the project.
Vote U/A

D. Presentation of proposed land use amendments to the Site Review Regulations, Subdivision Regulations, and the Zoning Ordinance.

C. Parker reviewed the three packets, and introduced the proposed amendments. They are as follows:

- Zoning
  - Amend definitions for Build To Line, Building and delete Business Frontage
    - Discussion ensued regarding updating "accessibility" terms.
  - Rename the B-5 District to avoid confusion with Downtown Gateway
  - Amend Use Regulations to remove site review applicability
  - Amend B-3, B-4 and B-5 district front setback to be closer to ROW
  - Correct a footnote in the HR table
  - Amend nonconforming lot provisions
  - Amend to rename "Open Space" and update requirements relative to mixed uses
  - Amend dimensional regulations for accessible additions to not require the Building Inspector to notify abutters
    - Discussion ensued regarding updating "accessibility" terms.
  - Revise Central Business District regulations to clarify uses allowed on first floor and height in general district
  - Amend Impact Fees ordinance
  - Correct reference in floodplain ordinance
  - Amend Cons District calculation for min lot size
  - Revise TDR regulations to encourage affordable single family homes
  - Amend rebuild for damage for nonconforming structures
  - Amend prohibition on repairs for nonconforming structures
    - Discussion ensued regarding delegating authority to Housing Standards Board

  Motion: T.Clark made a motion to post the amendments, with minor amendments. Seconded by F.Torr. Vote U/A
- Site Review
  - Clarify the standards for review of paved areas
  - Amend to include a 2 year landscape bond
  - Remove requirements of fiscal analysis and insert relevant ones into the application.
  - Update landscape regulations
  - Update to require Landscape O&M plan
  - Create requirements for minor site plans
  - Amend roadway design to insert guidance on roundabouts
  - Insert driveway widths for commercial/multi-family units
  - Amend lighting requirements in urban areas
  - Amend parking lot dimensions
  - Update definition of Impervious to include recreation areas

  Motion: T.Clark made a motion to post the amendments, with minor amendments. Seconded by F.Torr. Vote U/A

MJS ENGINEERING, P.C.
CIVIL • STRUCTURAL • ENVIRONMENTAL

5 Railroad Street • P. O.Box 359
Newmarket, NH 03857
Phone: (603) 659-4979
Email: mjs@mjs-engineering.com

November 15, 2018

Mr. Christopher G. Parker AICP
Assistant City Manager
288 Central Avenue
Dover, NH 03820

Re: Amendment for previously approved Site Plan Review on 3/27/18 for Hellenic Realty Partners, LLC Map 2, Lot 19 located at 333 Central Avenue. P18-04A

Dear Mr. Parker:

Pursuant to the above-mentioned project, please find attached the following information in accordance with the Notice of Decision requesting our return for a compliance hearing.

1. Site Plan revised with conditions.
2. Three building renderings showing proposed changes and colors.
3. Information for weight of building materials for exterior changes.

If you have any questions or need additional information, please do not hesitate to contact me.

Sincerely;

Michael J. Sievert PE
MJS Engineering

Cc: Hellenic Realty Partners

MJS ENGINEERING, P.C.
CIVIL • STRUCTURAL • ENVIRONMENTAL

5 RAILROAD ST., P.O. BOX 359
NEWMARKET, NH 03857
PHONE: (603) 659-4979, FAX: (603) 659-4627
E-MAIL: MJS@MJS-ENGINEERING.COM

Job No.: 17041 Date: 11/15/18 Dsgn'd By: MJS Chk'd By: Scale: Sheet No.: 2 OF 1

P18-04A HELLENIC REALTY PARTNERS, LLC

APPROX BRICK WT. = 4.5 lbs

1/2 BRICK WT. = 2.25 lbs

NO. OF BRICKS/100 SF = 655

AMOUNT OF MORTAR/100SF = 2.75 CF/100 SF (FOR 1/2 BRICK)

WT. OF MORTAR = 135 lbs/CF

WT. BRICKS/100SF = 655 bricks/100SF X 2.25 lbs/Brick

= 1473.8 lbs/100SF

WT MORTAR/100 SF = 2.75 CF/100SF X 135 lbs/CF

= 371.25 lbs/100SF

TOTAL = 1845.1 lbs/100SF

WT. OF ORIGINAL WALL/PARAPET DESIGN:

2000 SF TOTAL AREA W/ BRICK BOTH SIDES

2000 SF X 1845 lbs/100 SF = 36,900 lbs

WT. OF NEW WALL/PARAPET DESIGN:

APPROX WT. OF HARDIE PLANK SIDING = 240 lbs/100 SF

1500 SF TOTAL AREA W/ Hardie Plank Both Sides

1500 SF X 240 lbs/100 SF = 3600 lbs

MJS ENGINEERING, P.C.
CIVIL • STRUCTURAL • ENVIRONMENTAL

5 RAILROAD ST., P.O. BOX 359
NEWMARKET, NH 03857
PHONE: (603) 659-4979, FAX: (603) 659-4627
E-MAIL: MJS@MJS-ENGINEERING.COM

Job No.: 17041 Date: 11/15/18 Dsgn'd By: MJS Chk'd By: Scale: Sheet No.: 2 OF 2

P18-04A HOLLOMIC REALTY PARTNERS, LLC

BASED ON THE REFERENCE INFORMATION FOR MATERIAL WEIGHT AND THE CALCULATIONS OF THE AREAS OF THE WALL/PARAPETS THE NEW DESIGN IS 10 TIMES LIGHTER.

Enter zip code where product will be installed

e.g. 55504 Filter



About HardiePlank® Lap Siding

Sleek and strong, HardiePlank lap siding is not just our best-selling product – it's the most popular brand of siding in America. With a full spectrum of colors and textures, HardiePlank lap siding sets the standard in exterior cladding.

See Product Install & Tech Docs

Available Textures

Select Cedarmill
20 colors

Smooth
20 colors

Beaded Cedarmill
20 colors

Beaded Smooth
20 colors

Select Cedarmill
20colors

HARDIEPLANK®
Select Cedarmill

Our natural cedar look has a soft texture that mimics wood.

Thickness	0.312"
Weight	2.40 lbs. per square foot
Length	144"

Width	**6.25"**	**7.25"**	**8.25"**
Exposure	5"	6"	7"

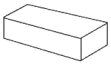
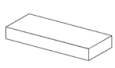
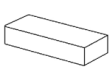
BRICK DIMENSIONS GUIDE

Let your imagination run wild! Brick can be made in multiple shapes and sizes, depending on the application.

Below is our dimension guide for selecting face bricks. At Belden Brick we offer brick in all sorts of shapes and sizes, ensuring you will find the right one for your home or business. Note that some Belden naming conventions differs from industry standards on some brick sizes. We use the term Jumbo rather than Engineer and Economo rather than Closure.

For questions about our inventory or to talk about your project, call us at 330-451-2031 or fill out our contact form.

Click on any brick size below to view the Belden Brick products available in that size.

	BRICK SIZE	APPROXIMATE WEIGHT	SIZE (INCHES) (Bed Depth X Height X Length)	MODULAR BRICK EQUIVALENT	UNITS PER SQ. FT. WALL (Inc. 3/8" Joint)	SIZE (MM)	METRIC UNITS/SQ M (w/10MM Joint)
	MODULAR	4.2 lbs.	3-5/8" x 2-1/4" x 7-5/8"	1	6.86	92 x 57 x 194	73.1
	STANDARD	4.5 lbs.	3-5/8" x 2-1/4" x 8"	1.05	6.55	92 x 57 x 203	69.9
	JUMBO MODULAR	5.1 lbs.	3-5/8" x 2-3/4" x 7-5/8"	1.22	5.76	92 x 70 x 194	61.3
	JUMBO STANDARD	5.9 lbs.	3-5/8" x 2-3/4" x 8"	1.28	5.5	92 x 70 x 203	58.7
	JUMBO STANDARD (PLT 3)	5.6 lbs.	3-5/8" x 2-5/8" x 8"	1.28	5.73	92 x 67 x 203	61.2
	SLIM JUMBO MODULAR	4.1 lbs.	3-1/8" x 2-3/4" x 7-5/8"	1.22	5.76	76 x 70 x 194	73.6
	QUEEN	5.6 lbs.	3-1/8" x 2-3/4" x 9-5/8"	1.54	4.61	79 x 70 x 244	49.2
	ROMAN	4.7 lbs.	3-5/8" x 1-5/8" x 11-5/8"	1.10	6.00	92 x 41 x 295	63.9
	NORMAN	6.4 lbs.	3-5/8" x 2-1/4" x 11-5/8"	1.52	4.57	92 x 57 x 295	48.8

Drawing Name: P:\17041\Civil\Drawing Files\17041C1S.dwg
Fri, 16 Nov 2018 - 15:32pm

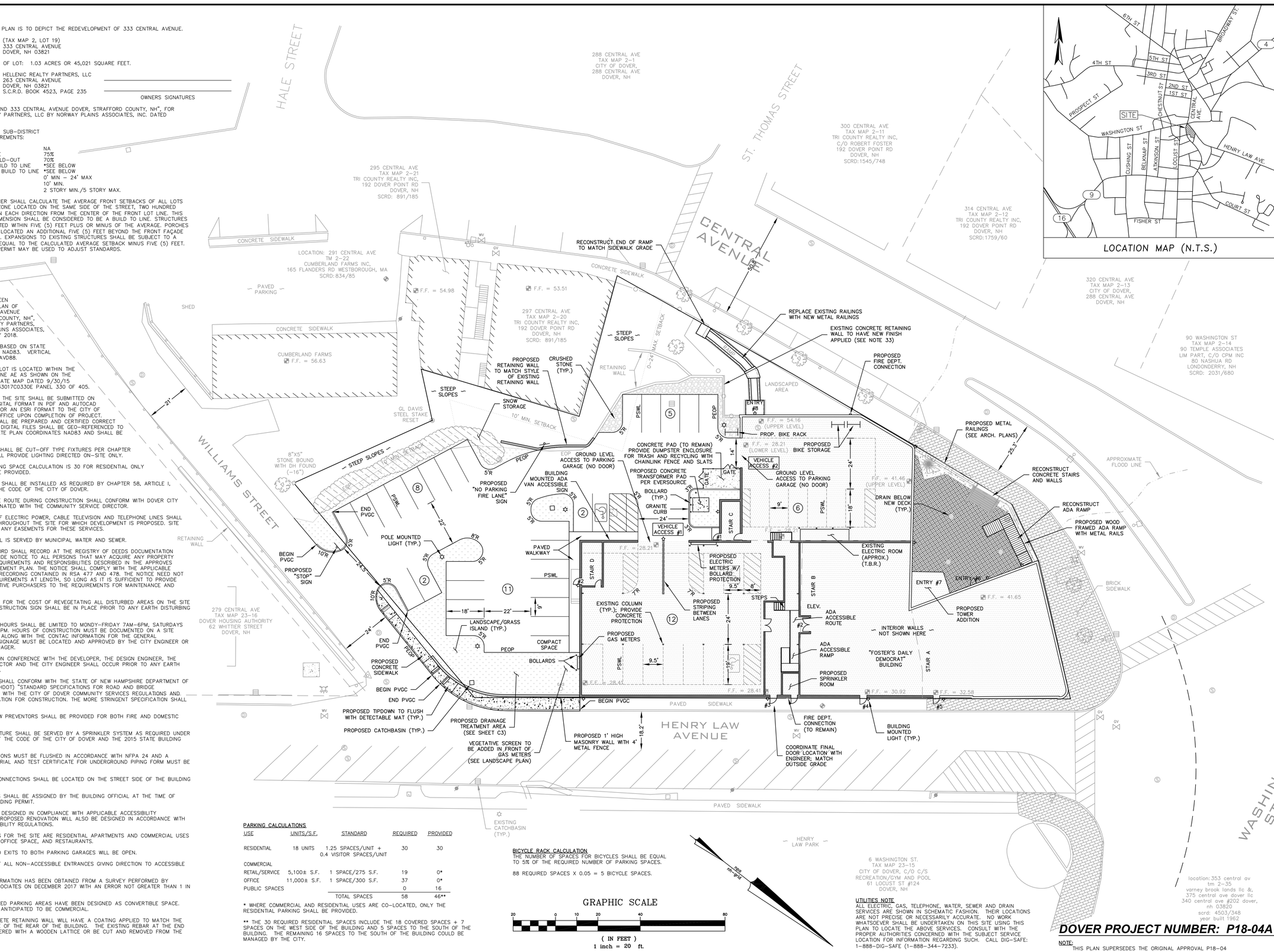
NOTES:

1. THE INTENT OF THIS PLAN IS TO DEPICT THE REDEVELOPMENT OF 333 CENTRAL AVENUE.
2. SUBJECT PARCEL: (TAX MAP 2, LOT 19)
   333 CENTRAL AVENUE
   DOVER, NH 03821
3. TOTAL PARCEL AREA OF LOT: 1.03 ACRES OR 45,021 SQUARE FEET.
4. OWNER OF RECORD: HELLENIC REALTY PARTNERS, LLC
   263 CENTRAL AVENUE
   DOVER, NH 03821
   S.C.R.D. BOOK 4523, PAGE 235
   _____
   OWNERS SIGNATURES
5. PLAN REFERENCE:
   1. "PLAN OF LAND 333 CENTRAL AVENUE DOVER, STRAFFORD COUNTY, NH", FOR HELLENIC REALTY PARTNERS, LLC BY NORWAY PLAINS ASSOCIATES, INC. DATED JANUARY 2018.
6. ZONE: CBD GENERAL SUB-DISTRICT
   DIMENSIONAL REQUIREMENTS:

MIN. LOT AREA	NA
MIN. LOT COVERAGE	75%
MIN. FRONTAGE BUILD-OUT	70%
FRONT PRIMARY BUILD TO LINE	*SEE BELOW
FRONT SECONDARY BUILD TO LINE	*SEE BELOW
SIDE SETBACK	0' MIN - 24' MAX
REAR SETBACK	10' MIN.
BUILDING HEIGHT	2 STORY MIN./5 STORY MAX.

*THE PROPERTY OWNER SHALL CALCULATE THE AVERAGE FRONT SETBACKS OF ALL LOTS WITHIN THE SAME ZONE LOCATED ON THE SAME SIDE OF THE STREET, TWO HUNDRED FIFTY (250) FEET IN EACH DIRECTION FROM THE CENTER OF THE FRONT LOT LINE. THIS FRONT SETBACK DIMENSION SHALL BE CONSIDERED TO BE A BUILD TO LINE. STRUCTURES MAY BE CONSTRUCTED WITHIN FIVE (5) FEET PLUS OR MINUS OF THE AVERAGE. PORCHES OR STEPS MAY BE LOCATED AN ADDITIONAL FIVE (5) FEET BEYOND THE FRONT FAÇADE OF THE STRUCTURE. EXPANSIONS TO EXISTING STRUCTURES SHALL BE SUBJECT TO A MINIMUM SETBACK EQUAL TO THE CALCULATED AVERAGE SETBACK MINUS FIVE (5) FEET. CONDITIONAL USE PERMIT MAY BE USED TO ADJUST STANDARDS.

7. PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM "PLAN OF LAND 333 CENTRAL AVENUE DOVER, STRAFFORD COUNTY, NH", FOR HELLENIC REALTY PARTNERS, LLC BY NORWAY PLAINS ASSOCIATES, INC. DATED JANUARY 2018.
8. HORIZONTAL DATUM BASED ON STATE PLANE COORDINATES NAD83. VERTICAL DATUM BASED ON NAVD88.
9. A PORTION OF THE LOT IS LOCATED WITHIN THE 100 YEAR FLOOD ZONE AE AS SHOWN ON THE FLOOD INSURANCE RATE MAP DATED 9/30/15 COMMUNITY PANEL 33017C0330E PANEL 330 OF 405.
10. AS-BUILT PLANS OF THE SITE SHALL BE SUBMITTED ON PAPER AND IN A DIGITAL FORMAT IN PDF AND AUTOCAD DWG, AUTOCAD DXF OR AN 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 PLAN COORDINATES NAD83 AND SHALL BE EXPRESSED IN FEET.
11. EXTERIOR LIGHTING SHALL BE CUT-OFF TYPE FIXTURES PER CHAPTER 149-14-E AND SHALL PROVIDE LIGHTING DIRECTED ON-SITE ONLY.
12. THE MAXIMUM PARKING SPACE CALCULATION IS 30 FOR RESIDENTIAL ONLY AND 46 SPACES ARE PROVIDED.
13. A SECURITY SYSTEM SHALL BE INSTALLED AS REQUIRED BY CHAPTER 58, ARTICLE I, SECTION 58-2 OF THE CODE OF THE CITY OF DOVER.
14. COMMERCIAL VEHICLE ROUTE DURING CONSTRUCTION SHALL CONFORM WITH DOVER CITY CODE OR BE COORDINATED WITH THE COMMUNITY SERVICE DIRECTOR.
15. 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.
16. THE SUBJECT PARCEL IS SERVED BY MUNICIPAL WATER AND SEWER.
17. THE OWNER OF RECORD SHALL RECORD AT THE REGISTRY OF DEEDS DOCUMENTATION SUFFICIENT TO PROVIDE NOTICE TO ALL PERSONS THAT MAY ACQUIRE ANY 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 NEED 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.
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. SITE CONSTRUCTION HOURS SHALL BE LIMITED TO MONDY-FRIDAY 7AM-6PM, SATURDAYS AND SUNDAY 9AM-4PM. HOURS OF CONSTRUCTION MUST BE DOCUMENTED ON A SITE CONSTRUCTION SIGN ALONG WITH THE CONTAC INFORMATION FOR THE GENERAL CONTRACTOR. SAID SIGNAGE MUST BE LOCATED AND APPROVED BY THE CITY ENGINEER OR ASSISTANT CITY MANAGER.
20. 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.
21. 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 SPECIFICATION FOR CONSTRUCTION. THE MORE STRINGENT SPECIFICATION SHALL APPLY.
22. APPROVED BACKFLOW PREVENTORS SHALL BE PROVIDED FOR BOTH FIRE AND DOMESTIC WATER LINES.
23. THE EXISTING STRUCTURE SHALL BE SERVED BY A SPRINKLER SYSTEM AS REQUIRED UNDER CHAPTER 109-30 OF THE CODE OF THE CITY OF DOVER AND THE 2015 STATE BUILDING CODES.
24. SPRINKLER CONNECTIONS MUST BE FLUSHED IN ACCORDANCE WITH NFPA 24 AND A CONTRACTOR'S MATERIAL AND TEST CERTIFICATE FOR UNDERGROUND PIPING FORM MUST BE COMPLETED.
25. FIRE DEPARTMENT CONNECTIONS SHALL BE LOCATED ON THE STREET SIDE OF THE BUILDING PER NFPA 13.
26. BUILDING ADDRESSES SHALL BE ASSIGNED BY THE BUILDING OFFICIAL AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
27. THE SITE LAYOUT IS DESIGNED IN COMPLIANCE WITH APPLICABLE ACCESSIBILITY REGULATIONS. THE PROPOSED RENOVATION WILL ALSO BE DESIGNED IN ACCORDANCE WITH APPLICABLE ACCESSIBILITY REGULATIONS.
28. THE PROPOSED USES FOR THE SITE ARE RESIDENTIAL APARTMENTS AND COMMERCIAL USES TO INCLUDE RETAIL, OFFICE SPACE, AND RESTAURANTS.
29. THE ENTRANCES AND EXITS TO BOTH PARKING GARAGES WILL BE OPEN.
30. PROVIDE SIGNAGE AT ALL NON-ACCESSIBLE ENTRANCES GIVING DIRECTION TO ACCESSIBLE ENTRANCES.
31. PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A SURVEY PERFORMED BY NORWAY PLAINS ASSOCIATES ON DECEMBER 2017 WITH AN ERROR NOT GREATER THAN 1 IN 10,000.
32. BOTH OF THE COVERED PARKING AREAS HAVE BEEN DESIGNED AS CONVERTIBLE SPACE. THE FUTURE USE IS ANTICIPATED TO BE COMMERCIAL.
33. THE EXISTING CONCRETE RETAINING WALL WILL HAVE A COATING APPLIED TO MATCH THE COLOR AND TEXTURE OF THE REAR OF THE BUILDING. THE EXISTING REBAR AT THE END WILL EITHER BE COVERED WITH A WOODEN LATTICE OR BE CUT AND REMOVED FROM THE WALL.



LOCATION MAP (N.T.S.)

PARKING CALCULATIONS

USE	UNITS/S.F.	STANDARD	REQUIRED	PROVIDED
RESIDENTIAL	18 UNITS	1.25 SPACES/UNIT + 0.4 VISITOR SPACES/UNIT	30	30
COMMERCIAL				
RETAIL/SERVICE	5,100± S.F.	1 SPACE/275 S.F.	19	0*
OFFICE	11,000± S.F.	1 SPACE/300 S.F.	37	0*
PUBLIC SPACES			0	16
		TOTAL SPACES	58	46**

* WHERE COMMERCIAL AND RESIDENTIAL USES ARE CO-LOCATED, ONLY THE RESIDENTIAL PARKING SHALL BE PROVIDED.

** THE 30 REQUIRED RESIDENTIAL SPACES INCLUDE THE 18 COVERED SPACES + 7 SPACES ON THE WEST SIDE OF THE BUILDING AND 5 SPACES TO THE SOUTH OF THE BUILDING. THE REMAINING 16 SPACES TO THE SOUTH OF THE BUILDING COULD BE MANAGED BY THE CITY.

BICYCLE RACK CALCULATION
THE NUMBER OF SPACES FOR BICYCLES SHALL BE EQUAL TO 5% OF THE REQUIRED NUMBER OF PARKING SPACES.

88 REQUIRED SPACES X 0.05 = 5 BICYCLE SPACES.

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

UTILITIES NOTE
ALL ELECTRIC, GAS, TELEPHONE, WATER, SEWER AND DRAIN SERVICES ARE SHOWN IN SCHEMATIC FASHION. THEIR LOCATIONS ARE NOT PRECISE OR NECESSARILY ACCURATE. NO WORK WHATSOEVER SHALL BE UNDERTAKEN ON THIS SITE USING THIS PLAN TO LOCATE THE ABOVE SERVICES. CONSULT WITH THE PROPER AUTHORITIES CONCERNED WITH THE SUBJECT SERVICE LOCATION FOR INFORMATION REGARDING SUCH. CALL DIG-SAFE: 1-888-DIG-SAFE (1-888-344-7233).

DOVER PROJECT NUMBER: P18-04A

NOTE:
THIS PLAN SUPERSEDES THE ORIGINAL APPROVAL P18-04

NO.	DATE	INT.
5.	REVISION FOR COMPLIANCE MEETING	11/16/18	EHK
4.	Revised - RESUBMISSION FOR AMENDED SITE PLAN APPROVAL	9/18/18	MCS
3.	REVISED FOR AMENDED SITE PLAN APPROVAL	8/21/18	JLG
2.	ADDENDUM SET	6/27/18	EHK
1.	UPDATED SITE CONSTRUCTION DETAILS	6/26/18	MJS
0.	ISSUED FOR BID SET	6/8/18	MJS

REVISIONS

SEAL

DATE: 1/3/18
SCALE: 1"=20'
DESIGNED BY: MS
DRAWN BY: MS/JLG
APPROVED BY: MJS
DWG FILE: 17041C1S.dwg

AMENDED SITE PLAN
prepared for
HELLENIC REALTY PARTNERS, LLC
(TAX MAP 2, LOT 19)
333 CENTRAL AVE. DOVER, NH

MJS ENGINEERING, P.C.
CIVIL • STRUCTURAL • ENVIRONMENTAL
5 RAILROAD ST., P.O. Box 359
NEWMARKET, NH 03857
PHONE: (603) 659-4079 FAX: (603) 659-4627
E-MAIL: MJS@MJS-ENGINEERING.COM

JOB: 17-041

C1







P18-04B **333 Central Avenue**

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
02001-000000	288 CENTRAL AV	CITY OF DOVER		288 CENTRAL AVE	DOVER	NH	03820
02011-000000	300 CENTRAL AV	TRI COUNTY REALTY INC	C/O ROBERT FOSTER	192 DOVER POINT RD	DOVER	NH	03820-4632
02012-000000	314 CENTRAL AV	TRI COUNTY REALTY INC		192 DOVER POINT RD	DOVER	NH	03820-4632
02013-000000	320 CENTRAL AV	CITY OF DOVER		288 CENTRAL AVE	DOVER	NH	03820
02014-000000	90 WASHINGTON ST	90 TEMPLE ASSOCIATES LIM PART	C/O CPM INC	80 NASHUA RD	LONDONDERRY	NH	03053
02015-000000	18 LOCUST ST	CITY OF DOVER		288 CENTRAL AVE	DOVER	NH	03820
02016-000000	32 LOCUST ST	TRI COUNTY REALTY INC		192 DOVER POINT RD	DOVER	NH	03820-4632
02017-000000	38 LOCUST ST	TRI COUNTY REALTY INC	C/O ROBERT FOSTER	192 DOVER POINT RD	DOVER	NH	03820-4632
02020-000000	297 CENTRAL AV	TRI COUNTY REALTY INC		192 DOVER POINT RD	DOVER	NH	03820-4632
02021-000000	295 CENTRAL AV	TRI COUNTY REALTY INC		192 DOVER POINT RD	DOVER	NH	03820-4632
02022-000000	291 CENTRAL AV	CUMBERLAND FARMS INC		165 FLANDERS RD	WESTBOROUGH	MA	01581-1000
02035-000000	353 CENTRAL AV	VARNEY BROOK LANDS LLC &	375 CENTRAL AVE DOVER LLC	340 CENTRAL AVE #202	DOVER	NH	03820
02040-000000	83 WASHINGTON ST	340 CENTRAL LLC		340 CENTRAL AVE STE 202	DOVER	NH	03820
02040-A00000	85 WASHINGTON ST	MTI		85 WASHINGTON ST	DOVER	NH	03820
02041-000000	350 CENTRAL AV	340 CENTRAL LLC		340 CENTRAL AVE STE 202	DOVER	NH	03820
09113-000000	266 276 CENTRAL AV	WOODMAN BLOCK HOLDINGS LLC		17 DEPOT RD	HAMPTON FALLS	NH	03844-2311
09113-A00000	274 276 CENTRAL AV	274-276 CENTRAL LLC		22 ANNS LANE	HAMPTON	NH	03842
09113-B00000	266 270 CENTRAL AV	266-270 CENTRAL AVENUE LLC		20 ARCH ST	DOVER	NH	03820
09114-000000	278 286 CENTRAL AV	WOODMAN CONDOMINIUMS ASSOCIATION		282 CENTRAL AVE	DOVER	NH	03820
09114-000001	282 1 CENTRAL AV	STODDART MARY E &	STODDART WILLIAM D IV	4752 PINNACLE DR	BRADENTON	FL	34208-8497
09114-000002	282 2 CENTRAL AV	HOOD PHILIP G		6 WINCHESTER ST	PORTSMOUTH	NH	03801
09114-000003	282 3 CENTRAL AV	ROYCE BRIAN J		282 3 CENTRAL AV	DOVER	NH	03820
09114-000004	282 4 CENTRAL AV	PIGEON MORRIS &	PIGEON KAYLA	282 4 CENTRAL AV	DOVER	NH	03820
09114-000005	282 5 CENTRAL AV	STEVENS AARON L		282 CENTRAL AVE UNIT 5	DOVER	NH	03820
09114-000006	282 6 CENTRAL AV	DE BOER SASKER L		13 COPELAND DR	ROCHESTER	NH	03867-3468
09114-000007	282 7 CENTRAL AV	KARMERIS PAMELA L		144 LEACH RD	ELIOT	ME	03903-2261
09114-000008	282 8 CENTRAL AV	HALLOWELL MARIAN		282 CENTRAL AVE #8	DOVER	NH	03820
09114-000009	282 9 CENTRAL AV	KENNY BRIAN P		282 9 CENTRAL AV	DOVER	NH	03820
09114-000010	282 10 CENTRAL AV	NOLIN APRIL E		282 CENTRAL AVE UNIT 10	DOVER	NH	03820
09114-000011	282 11 CENTRAL AV	GOODREAU SCOTT &	GOODREAU LINDA	11 COUNTRY CLUB ESTATES	DOVER	NH	03820
09114-000012	282 12 CENTRAL AV	REED CAROL A		282 CENTRAL AVE UNIT 12	DOVER	NH	03820
09114-000013	3 HALE ST	3 HALE STREET REALTY LLC		3 HALE ST	DOVER	NH	03820
09114-000014	286 CENTRAL AV	JALAPENO HOLDINGS LLC		100 MIDDLE ST	PORTSMOUTH	NH	03801
09114-000015	284 CENTRAL AV	PATH RE LLC		28 ATKINSON STREET	DOVER	NH	03820
09114-000016	280 CENTRAL AV	PATH RE LLC		28 ATKINSON ST	DOVER	NH	03820
09114-000017	278 CENTRAL AV	CHEMISTRY HAIR STUDIO LLC		278 CENTRAL AVE	DOVER	NH	03820
23015-000000	6 WASHINGTON ST	CITY OF DOVER	C/O C/S RECREATION/GYM AND	61 LOCUST ST #124	DOVER	NH	03820-3753
23016-000000	279 CENTRAL AV	DOVER HOUSING AUTHORITY		62 WHITTIER STREET	DOVER	NH	03820
		HELLENIC REALTY PARTNERS, LLC		263 CENTRAL AVENUE	DOVER	NH	03820
		MJS ENGINEERING, P.C.	MICHAEL J. SIEVERT, PE	P.O. BOX 359	NEWMARKET	NH	03857
		NORWAY PLAINS ASSOCIATES, INC	RANDY TETREAULT, LLS	P.O. BOX 249	ROCHESTER	NH	03866
		TMS ARCHITECTS	SHANNON ALTHER, AIA	1 CATE ST. #400	PORTSMOUTH	NH	03801

CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P18-62

Application Type:	Conditional Use Permit for Review
Applicant(s):	Tedeschi Contracting, LLC
Owner(s):	Tedeschi Contracting, LLC
Location:	11 Sandy Lane (Assessor's Map A, Lot 52-D)
Meeting Date:	December 11, 2018

INTENT: Proposal is to replace a failed septic system with a new septic system within 37' of a wetland when 75' is required.

LOTS/UNITS PROPOSED: N/A

AGENDA ITEM #: 4-C

ACREAGE: 1.18 acres

ZONING DISTRICT: R-40

EXISTING LAND USE: Residential

PROPOSED LAND USE: Residential

SURROUNDING LAND USE:
Residential and Spaulding Turnpike

ZBA ACTION: None

ATTACHMENTS: Application materials and CUP 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
-NHDES Septic System Permit

WAIVERS REQUESTED: None

Summary of Request and Background
The applicant is requesting a Conditional Use Permit to install a new septic system within 37' of a wetland whereas 75' is required.

A letter was provided by a Certified Soil Scientist dated November 16, 2018 indicating their review of the soils for a septic system.

The Conservation Commission is reviewing this item at their December 10, 2018 meeting. Staff will have the update at the Planning Board meeting.

Consistency with Land Use Regulations
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 RECOMMENDATION:
The Planning Department recommends the Planning Board to accept the application, open the public hearing, and vote to approve the Conditional Use Permit with the following conditions:

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

1. Provide NHDES Septic System Permit

11 Sandy Lane



Property Information

Property ID	A0052-D00000
Location	11 SANDY LN
Owner	TEDESCHI CONTRACTING 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.

Geometry updated 11/16/2018
Data updated 11/18/2018

City of Dover, New Hampshire
CONDITIONAL USE PERMIT APPLICATION

[Revision Date: May 18, 2017]

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

APPLICANT AND OWNER INFORMATION

Name of Applicant: TEDESCHI CONTRACTING, LLC Telephone #401-640-2145

Address of Applicant: 9 NORMAN STREET, GONIC, NH 03839

E-Mail Address: TEDESCHIHOMES@GMAIL.COM

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

Address of Property Owner: _____

PROPERTY INFORMATION

Assessor's Map # A-4 Lot(s) # A-52-D-0

Address of Property: 11 SANDY LANE, DOVER, NH

Zoning District(s) R-40 Overlay District(s) _____

Existing Use of Property: RESIDENTIAL - SINGLE FAMILY

CONDITIONAL USE PERMIT INFORMATION

Type of Conditional Use Permit (Check All That Apply):

☐ Conservation District ☐ RCM Use Overlay District ☐ I-1 District Uses

☐ Groundwater Protection ☐ Off-Street Parking and Loading ☐ Alternative Treatment Center

▣ Wetland Protection District ☐ Central Business District ☐ Heritage Residential District

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

THE SUBJECT PROPERTY HAS A SEPTIC SYSTEM IN A STATE OF FAILURE. THE APPLICANT IS SEEKING LOCAL AND STATE APPROVAL FOR A REPLACEMENT SYSTEM. THERE IS NO LOCATION ON THE PROPERTY TO PLACE A SEPTIC SYSTEM THAT MEETS THE SETBACK REQUIREMENTS FROM WETLANDS. WE HAVE WORKED WITH NHDES TO SITE THE SYSTEM IN THE LEAST IMPACTING LOCATION.

List Any Associated State or Federal Permits That Have Been or Will Be Applied For and Indicate Their Status: WE WILL BE APPLYING FOR NHDES SEPTIC APPROVAL.

Name of Professional That Prepared Plans: ASHLEY F. ROWE

Address P.O. BOX 249, ROCHESTER, NH 03866 Telephone #: 603-335-3948

Professional License #: NH SSD 1857 E-mail address: AROWE@NORWAYPLAINS.COM

SIGNATURES

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

Signature of Property Owner: _____ Date: _____

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

Signature of Agent: _____ Date: _____

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property Owner: _____ Date: _____

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 # 0 new lots created = $ 0
   - LOT LINE ADJUSTMENT $200.00 (if more than two lots involved, add $100.00 per lot) =
   - SITE REVIEW – TRANSFER OF DEVELOPMENT RIGHTS Application fee $150.00 = $ 0
   - SITE REVIEW - RESIDENTIAL $100.00 x # 0 per dwelling unit = $ 0
   - SITE REVIEW – NON-RESIDENTIAL (not to exceed $10,000)
     New construction $.15 sq. ft. x # 0 sq. ft. = $ 0
     Additions (new floor space) $.10 per sq. ft. x # 0 sq. ft. = $ 0
   - IMPERVIOUS PAVED AREA (for new development) OR IMPERVIOUS PARKING LOT ADDITIONS (not to exceed $10,000) $.07 sq. ft. x # 0 = $ 0
   - MOTEL/HOTEL $35.00 x # ___ per lodging unit = $ 0
   - CHANGE OF USE (not to exceed $5,000)
     Existing floor space $.10 per sq. ft. x # ____ sq. ft. = $ 0
   - CONDITIONAL USE PERMIT $150.00 x # 1 per application = $ 150
   - GRAVEL PIT/ EXCAVATIONS - Application fee $50.00 & Permit fee $75.00 = $ 0
   - EXTENSIONS OF/AMENDMENTS TO/WAIVERS FOR AN APPROVED PLAN ($150.00 minimum) $50.00 x # 0 per hour of review $ 0
   - REQUEST FOR REZONING $150.00 = $ 0
   - DRIVEWAY WAIVER – $100.00 application fee =
     Letter of rejection from Engineering Department, diagram & letter from owner $ 0

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 # 3 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**

(Revised October 2, 2018)

TOTAL FEE $ _____

CITY OF DOVER CONDITIONAL USE
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
A-4	A-52-D-0	TEDESCHI CONTRACTING, LLC	9 NORMAN STREET, GONIC, NH 03839

Applicant (if different from owner):

APPLICANT NAME	APPLICANT COMPANY	MAILING ADDRESS

Surveyor and/or Engineer/Professional Agent:

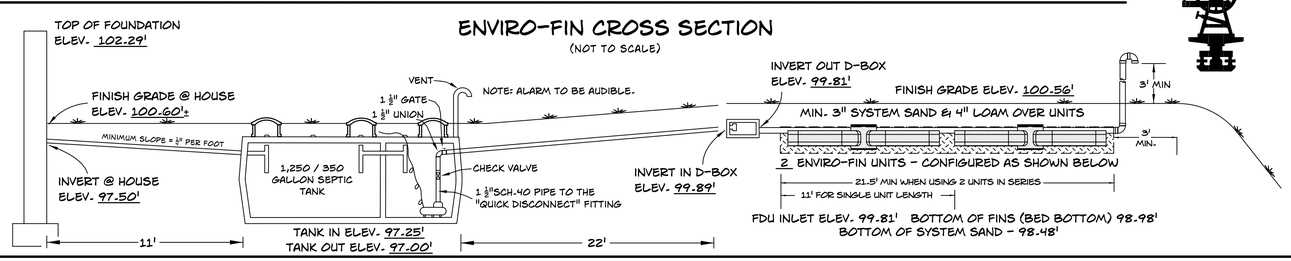
NAME	COMPANY	MAILING ADDRESS
ASHLEY F. ROWE	NORWAY PLAINS ASSOCIATES	PO BOX 249, ROCHESTER, NH 03866
PETER COOPERDOCK	FERNSTONE ASSOCIATES	6 OLD ROUTE 28, OSSIPEE, NH 03864

Conservation Easement Holder:

TAX MAP	LOT #	NAME OF EASEMENT HOLDER	MAILING ADDRESS

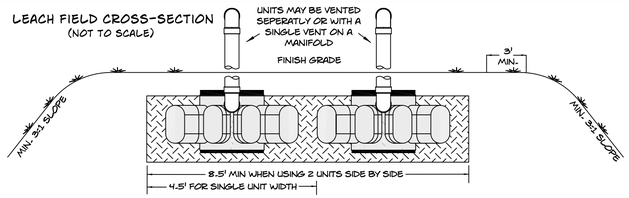
ENVIRO-FIN CROSS SECTION

(NOT TO SCALE)



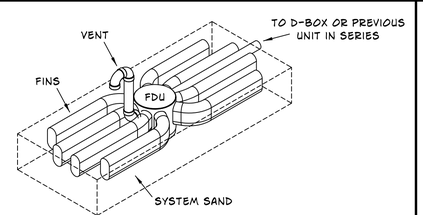
LEACH FIELD CROSS-SECTION

(NOT TO SCALE)



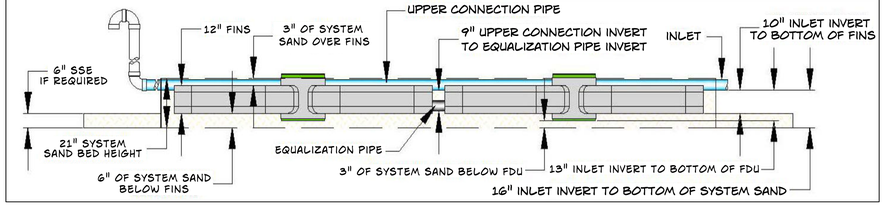
DESIGN INTENT

THE BOTTOM OF THE EFFLUENT DISPOSAL SYSTEM (EDS) SHALL BE CONSTRUCTED AT ELEVATION 98.98'. THERE IS APPROXIMATELY 1.42' BELOW ORIGINAL GROUND ON THE HIGH CONTOUR OF THE DESIGNED EDS.



ENVIRO-FIN LEACHING® SYSTEM

ENVIROFIN CROSS-SECTIONAL DIMENSIONS



MAINTENANCE

PROPER MAINTENANCE AND CARE ARE REQUIRED FOR SEPTIC SYSTEM TO FUNCTION PROPERLY. THE FOLLOWING ARE SOME ITEMS THAT MAY SHORTEN SYSTEM LIFE:

- SOME WATER SOFTENERS/PURIFIERS
- GARBAGE DISPOSAL UNITS
- EXCESSIVE USE OF WATER
- HOT TUBS
- SOME CLEANERS
- TOXIC CHEMICALS

TANK SHOULD BE INSPECTED AT LEAST ONCE A YEAR AND CLEANED WHEN NECESSARY.

UNLESS OTHERWISE SHOWN HEREON, THERE ARE NO CEMETERIES OR BURIAL GROUNDS WITHIN 100' OF ANY COMPONENT OF THE PROPOSED SYSTEM.

NOTE: PER THE ENVIRO-FIN DESIGN AND INSTALLATION MANUAL, ALL DISTRIBUTION BOXES THAT DIVIDE EFFLUENT FLOW IN PUMP OR GRAVITY SYSTEMS REQUIRE AND EQUALIZER OR ITS EQUIVALENT IN THEIR OUTLETS.

- SEALANT TO BE USED IS PLASTIC CEMENT.
- ENVIRO-FIN UNITS TO BE LAID LEVEL.
- SYSTEM MAY BE REPLACED IN SAME LOCATION IF NECESSARY.
- DO NOT INSTALL SYSTEM ON FROZEN GROUND.
- INSTALLATION OF ALL ENVIRO-FIN SYSTEMS IS TO BE IN STRICT ACCORDANCE WITH THE ENVIRO-FIN DESIGN AND INSTALLATION HANDBOOK FOR THE STATE OF NEW HAMPSHIRE.
- PRESBY ENVIRONMENTAL, INC. RECOMMENDS THAT THE 4" PVC USED TO BE SCHEDULE 40 OR SDR 35 FOR SLOPES GREATER THAN 2%.

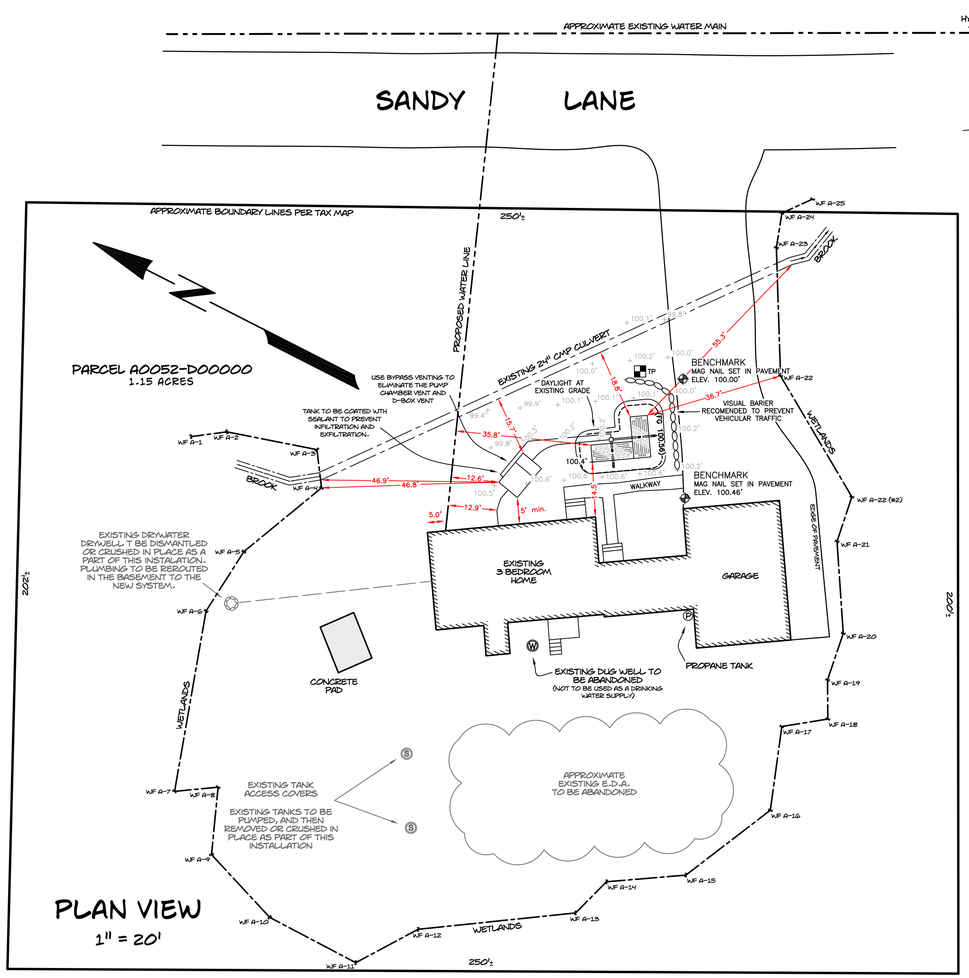
BOUNDARIES SHOWN ARE FOR SEPTIC SYSTEM DESIGN PURPOSES ONLY ANDNOT THE RESULT OF A BOUNDARY SURVEY. LIABILITY FOR ACTIONS UNDERTAKEN IN RELIANCE UPON THIS PLAN, INSOFAR AS THEY RELATE TO THE SETBACKS FROMPROPERTY OR RIGHT-OF-WAY LINES, RESTS SPECIFICALLY WITH THE INSTALLER AND/OR THE OWNER.

BEFORE INSTALLATION, INSTALLER MUST VERIFY ALL ELEVATIONS AND DISTANCES. IF SYSTEM HAS EXISTING BUILDINGS, ALL PLUMBING ELEVATIONS MUST BE CHECKED. CONTACT DESIGNER IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND.

ENVIRO-FIN WASTEWATER TREATMENT SYSTEMS ARE APPROVED BY NHDES AS ITA IN ACCORDANCE WITH PART ENV-WS 1024. THE SYSTEM IS DESIGNED IN ACCORDANCE WITH THE ENVIRO-FIN WASTEWATER TREATMENT SYSTEM DESIGN AND INSTALLATION MANUAL, PUBLISHED 2016, AND THE ADDENDUM THERETOO.

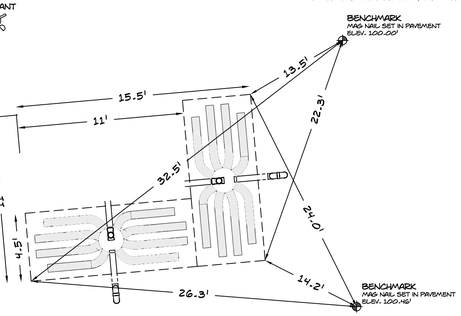
ENVIRO-FIN UNITS WERE GRANTED A NEW ITA APPROVAL BY NHDES ON JANUARY 12, 2016 TO BE INSTALLED 24" TO THE WATER TABLE OR A RESTRICTIVE FEATURE.

WETLANDS WERE DELINEATED ON THE BASIS OF HYDROPHYTIC VEGETATION, HYDRIC SOILS, AND WETLANDS HYDROLOGY IN ACCORDANCE WITH THE TECHNIQUES OUTLINED IN THE CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, TECHNICAL REPORT Y-87-1, JANUARY 1987. THE HYDRIC SOIL COMPONENT WAS DETERMINED BY USING THE FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 3, APRIL 2004. (SEE ENV-WS 1014.03 DELINEATION OF WETLANDS; HYDRIC SOILS DETERMINATION)
THE WETLANDS DEPICTED ON THIS PLAN WERE DELINEATED AND FLAGED ON NOVEMBER 15TH, 2018 BY PETER COOPERDOCK (STATE OF NEW HAMPSHIRE CERTIFIED SOIL SCIENTIST #0GH 8; CERTIFIED WETLAND SCIENTIST # 044 OF FERNSTONE ASSOCIATES.) SEE ACCOMPANYING LETTER FROM FERNSTONE ASSOCIATES.



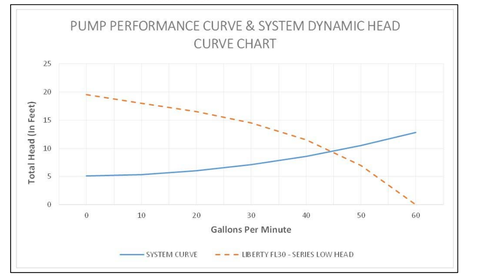
PLAN VIEW

1" = 20'



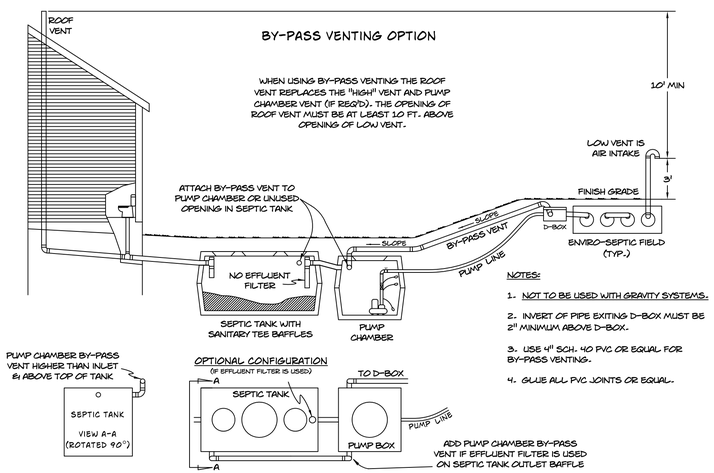
BED LAYOUT DETAIL

NOT TO SCALE



WAIVERS REQUESTED:

1008.04 MINIMUM DISTANCES - TO PLACE THE BED 36.7' FROM POORLY DRAINED SOILS WHERE 50' IS REQUIRED
1008.04 MINIMUM DISTANCES - TO PLACE THE BED 55.3' FROM OPEN DRAINAGE WHERE 75' IS REQUIRED
1008.04 MINIMUM DISTANCES - TO PLACE THE BED 18.8' FROM A TIGHT PIPE CULVERT WHERE 25' IS REQUIRED
1008.04 MINIMUM DISTANCES - TO PLACE THE BED 14.5' FROM THE FOUNDATION WHERE 15' IS REQUIRED
1008.04 MINIMUM DISTANCES - TO PLACE THE TANK 46.8' POORLY DRAINED SOILS WHERE 50' IS REQUIRED
1008.04 MINIMUM DISTANCES - TO PLACE THE TANK 46.9' OPEN DRAINAGE WHERE 75' IS REQUIRED



NOTES:

1. NOT TO BE USED WITH GRAVITY SYSTEMS.
2. INVERT OF PIPE EXITING D-BOX MUST BE 2" MINIMUM ABOVE D-BOX.
3. USE 4" SCH. 40 PVC OR EQUAL FOR BY-PASS VENTING.
4. GLUE ALL PVC JOINTS OR EQUAL.

3 DOSES PER DAY = 152.02 GALLONS PER DOSE

PUMP OFF = 94.80'

PUMP ON = 96.60'

ALARM = 96.85'

RUN TIME = 3 MINUTES 27 SECONDS

USE LIBERTY FL30 PUMP.

NOTE: ALARM MUST BE AUDIBLE. ALARM AND PUMP TO BE ON SEPERATE ELECTRICAL CIRCUITS.

DIG SAFE
SYSTEM IS AVAILABLE TO MARK UNDERGROUND PLANT DURING EXCAVATION
CALL TOLL FREE 1-888-344-7233

GRAPHIC SCALE
20' 0' 10' 20' 40'
(IN FEET)
1 INCH = 20 FT.

ENVIRO-SEPTIC SYSTEM SAND SPECIFICATIONS

SYSTEM SAND CONTAINS...	PEI SPECS % (BY WEIGHT)	PARTICLE SIZE (METRIC)	PARTICLE SIZE (INCHES)	SIEVE # REFERENCE
GRAVEL (UP TO 3/4 IN.)	0-35%	2-76 MM	0.08-0.75 IN. 5/64-3/4 IN.	PASSES 3/4 IN. RETAINED #10
SAND (COARSE #1 VERY COARSE)	40-90% (THE MORE, THE BETTER)	0.5-2.0 MM	0.0196-0.079 IN. 1/64-5/64 IN.	PASSES #10 RETAINED #35
FINES (SILT/CLAY)	NO MORE THAN 2% (CRITICAL)	<0.075 MM	<0.0029 IN.	PASSES #200

IMPORTANT REMINDERS:
1. SYSTEM SAND IS CLEAN, GRANULAR, COARSE TO VERY COARSE SAND, FREE OF ORGANICS;
2. SYSTEM SAND SHOULD CONTAIN LESS THAN 2% FINES (CLAY AND SILT);
3. SYSTEM SAND EXTENDS A MINIMUM OF SIX (6) INCHES IN EVERY DIRECTION AROUND THE PIPE;
4. WE RECOMMEND CONFIRMING SYSTEM SAND MEETS SPECS. BY OBTAINING SIEVE ANALYSIS;
5. MANUFACTURED SAND IS ACCEPTABLE FOR SYSTEM SAND PROVIDED IT MEETS SPECS.

SYSTEM REQUIREMENTS

NUMBER OF BEDROOMS: 3

DAILY FLOW VOLUME: 450 GPD

TANK VOLUME NEEDED: 1,250 GALLONS

2 ENVIRO-FIN UNITS REQUIRED, MINIMUM SAND BED SIZE 67 SQ FT

2 ENVIRO-FIN UNITS DESIGNED, SAND BED DESIGNED 99 SQ FT

PERCOLATION TEST DATA

DATE: 10-22-2018 RATE: 6 MINUTES PER INCH @ 24 INCHES

TEST PIT DATA

0" - 10" 10YR3/4 LOAM TOPSOIL, COMMON ROOTS

10" - 30" 10YR5/8 FINE SAND, LOOSE, SINGLE GRAIN.

30" - 56" 10YR4/6 FINE SAND, LOOSE, GRANULAR, COMMONREDOXIMORPHIC CONCENTRATIONS BEGINNING AT 41". A SMALL AMOUNT OF WATER ENTERING THE HOLE SLOWLY AT 53"

56" - 66" GLEY1-5/10Y VERY FINE SILT/CLAY, WET. RIBBONS OUT APPROXIMATELY 1/2" WHEN SWUEEZED BETWEEN FINGERS.

66" END OF HOLE. NO REFUSAL, ESTIMATED SEASONAL HIGH WATER TABLE AT 41"



PROPOSED SEPTIC SYSTEM

11 SANDY LANE
PARCEL A0052-D00000
DOVER, NH
FOR
TEDESCHI CONTRACTING, LLC

1"= 20' NOVEMBER 2018

NORWAY PLAINS ASSOCIATES, INC.
P.O. BOX 249
ROCHESTER, NH 03866
603-335-3948

NEW HAMPSHIRE Designer of Subsurface Disposal Systems ★★★ Ashley F. Rowe No. 1857 Department of Environmental Services

REVISIONS:	DATE:

FILE NO. 449 | PLAN NO. SSD-1568 | DWG.#18224/SSD-1

P18-62 **11 Sandy Lane**

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
A0052-000000	49 SANDY LN	GAGNON JOSHUA &	GAGNON JENNIFER	49 SANDY LN	DOVER	NH	03820
A0052-A00000	29 SANDY LN	MELLENCAMP WILLIAM D		29 SANDY LN	DOVER	NH	03820
A0052-D00001	21 SANDY LN	MERULLO JOSEPH A JR	MERULLO LINDA B	21 SANDY LN	DOVER	NH	03820
A0052-E00000	7 SANDY LN	BALL KEVIN J		7 SANDY LN	DOVER	NH	03820
A0052-F00000	174 LONG HILL RD	MCDONOUGH BARBARA A		174 LONGHILL RD	DOVER	NH	03820
A0052-L00000	216 LONG HILL RD	GARLAND DEBORAH C		216 LONGHILL RD	DOVER	NH	03820
		TEDESCHI CONTRACTING LLC		9 NORMAN STREET	GONIC	NH	03839
		ASHLEY F ROWE		P.O. BOX 249	ROCHESTER	NH	03866

CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P18-45

Application Type:	Major Subdivision with Transfer of Development Rights
Applicant(s):	R.V. Paolini Construction, LLC
Owner(s):	R.V. Paolini Construction, LLC
Location:	56-58 Dover Point Road (Tax Map M, Lot 6)
Meeting Date:	December 11, 2018

INTENT: To construct 6 single family detached homes and 1 garage with 1 residential unit above as well as a 400 ft long private roadway using Transfer of Development Rights.

LOTS/UNITS PROPOSED: Four new for six total dwelling units on one lot

AGENDA ITEM #: 4-D

FILE: P18-45

ACREAGE: 1.93 acres (84,234 sq. ft.)

ZONING DISTRICT: R-40

EXISTING LAND USE: Two-single family homes

PROPOSED LAND USE: Residential

SURROUNDING LAND USE: Residential and cemetery

ZBA ACTION: None

ATTACHMENTS: Application materials, TRC minutes from 10/18/18 & 11/29/18,

APPLICATION IS COMPLETE: Yes

NOTICES SENT: Abutter notices were sent to all abutter for this meeting

PERMITS REQUIRED:
-NHDES Sewer Discharge
-EPA Notice of Intent

WAIVERS REQUESTED:
155-48: Roadway width of 20' instead of 25'

Summary of Request and Background
The applicant is requesting to subdivide a lot into eight (8) new lots. The parent lot would have the existing two homes remain on it and the rest would be subdivided into seven (7) new lots including six (6) single family detached homes and one garage with a dwelling unit above. The lots will be serviced by public water and sewer and accessed via an approximately 400' private road off Centennial Drive.

The applicant intends to purchase development rights for the seven (7) units. Three (3) units will be restricted to 1,000 square feet and four (4) units will be restricted to 1,400 square feet

TDR Request
Board should take a TDR vote, noting what the relief that was granted including the number of units to be purchased..

Waiver Requests
The applicant requests a waiver to allow the roadway width to be 20' instead of 25'. Staff believes the criteria have been addressed as described in the narrative dated October 29, 2018.

Consistency with Land Use Regulations
Chapter 155-15 of the Land Subdivision Regulations of the City Code provides for subdivisions of existing lots. Section 155-52 allows the Board to grant waivers. Section 170.27.2 allows additional units to be purchased through Transfer of Development Rights.

STAFF RECOMMENDATION: TDR:
The Planning Department recommends that the Planning Board accept the application for review, open the public hearing, close the public hearing, and approve the TDR with the following conditions:

Conditions to be Met Prior to Signing of the Plans:
1. TDR fees ($67,010) shall be paid.
2. Note shall be added onto the plan explaining what relief is granted.
3. Any requirements of 170-27.2 be included on the plan

STAFF RECOMMENDATION: Waiver Request
The Planning Department recommends that the Planning Board approve the waiver request with the following condition:

CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P18-45

Application Type:	Major Subdivision with Transfer of Development Rights
Applicant(s):	R.V. Paolini Construction, LLC
Owner(s):	R.V. Paolini Construction, LLC
Location:	56-58 Dover Point Road (Tax Map M, Lot 6)
Meeting Date:	December 11, 2018

Condition to Be Met Prior to the Signing of the Plan:

1. A note shall be added to the subdivision plan that the waiver from 155-48 was granted for the reasons stated by the applicant and that the Board found the criteria of 155-52 have been met.

STAFF RECOMMENDATION: Subdivision

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

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 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, perimeter screening, stormwater infrastructure maintenance/operation, and deed/easement requirements per Section 170.27.2.
3. The applicant shall revise the plat to:
    a. Add the owners' signatures
    b. Add the Licensed Land Surveyor, Professional Engineer, Landscape Architect, and Wetland Soil Scientist stamps and signatures
    c. Add permit numbers and dates to the permit status notes
    d. Note that the applicant will work with Eversource on the locations of the electric meters and transformer to the satisfaction of the City Engineer

Conditions to Be Met Prior to Any Construction Activity:

4. 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.
5. Applicant shall complete Land Use Development Tracking Form, most recently revised version, utilizing the online Pollution Tracking and Accounting Pilot Project (PTAPP) portal. https://www.unh.edu/unhsc/ptapp

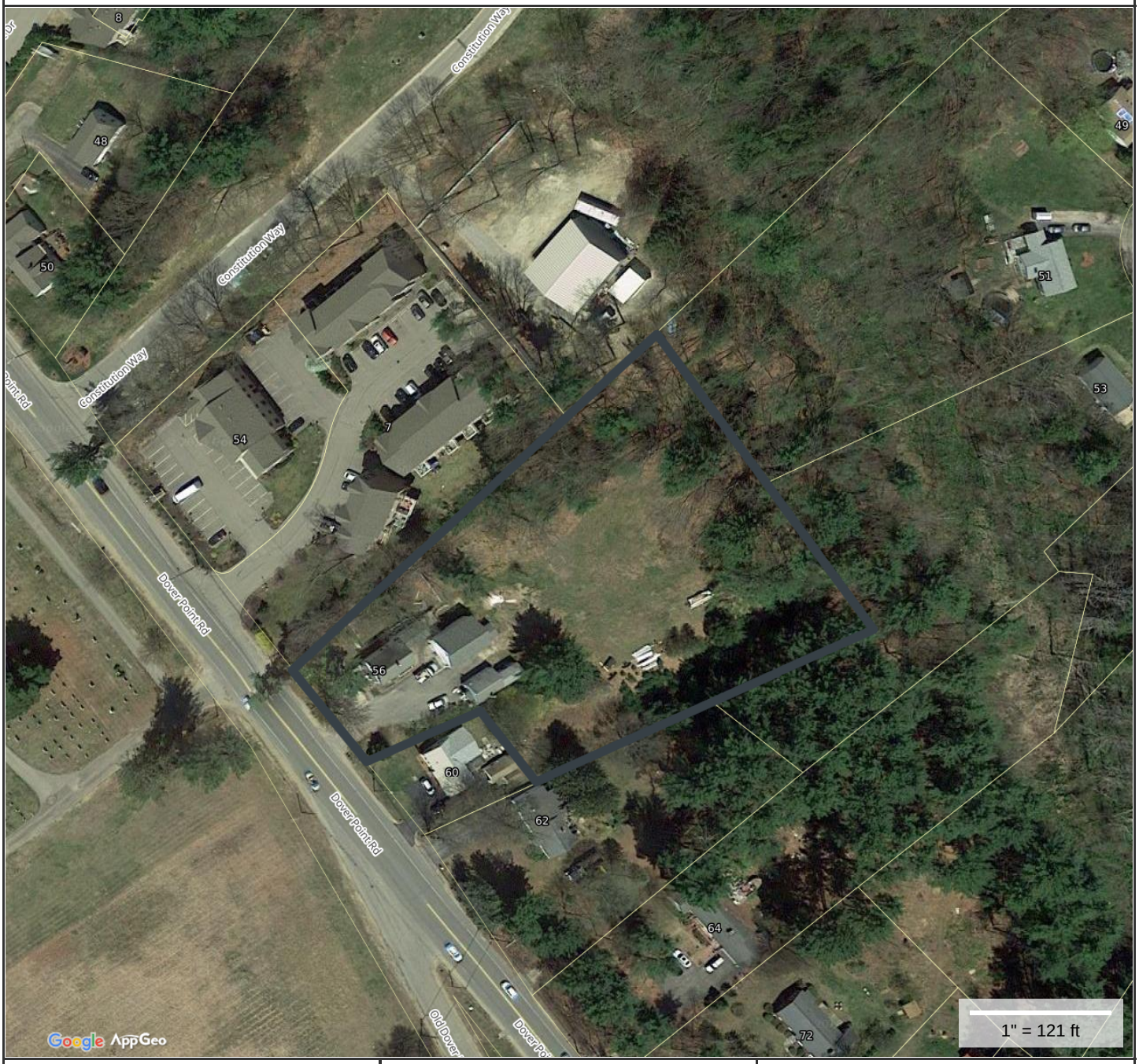
Conditions to Be Met Prior to Issuance of a Building Permit:

6. The applicant shall provide a letter of credit or other form of security acceptable to the City for any unfinished work.
7. Water and sewer investment fees shall be paid at the time of request of service.

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 ($8,895 per unit) shall be paid per the invoice provided with the Notice of Decision.

56-58 Dover Point Road



Property Information

Property ID	M0006-000000
Location	56 58 DOVER POINT RD
Owner	RV PAOLINI CONSTRUCTION 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.

Geometry updated 11/16/2018
Data updated 11/18/2018

CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES - P18-45

Application Type:	Subdivision
Applicant(s):	R.V. Paolini Construction LLC
Owner(s):	R.V. Paolini Construction LLC
Location:	56-58 Dover Point Rd (Tax Map M, Lot 6)
Date:	October 18, 2018

INTENT: To construct 6 single family detached homes and 1 garage as well as a 400 ft long private roadway using Transfer of Development Rights.

LOTS/UNITS PROPOSED: Four new for six total dwelling units on one lot

AGENDA ITEM #: 1

ACREAGE: 1.93 acres (84,234 sq. ft.)

ZONING DISTRICT: R-40

EXISTING LAND USE: Two single family homes

SURROUNDING LAND USE: Residential and cemetery

ZBA ACTION: None

PERMITS REQUIRED: EPA Notice of Intent
NHDES Sewer Discharge

WAIVERS REQUESTED:
155-48: Roadway width

ATTENDANCE:
Members:
Donna Benton, Planning
Elena Piekut, Zoning
Lee Skinner, Planning Board
Dave White, Engineering
Dan Barufaldi, Economic Development
Jim Maxfield, Inspection Services
Sgt. Marn Speidel, Police

Others:
James Hayden, Engineer
Ken Berry, Engineer
Chris Parker, Planning
Katharine Labrecque, Planning

Approval of 8/30/2018 Meeting Minutes
D.White moved to approve the minutes of August 30, 2018. L.Skinner 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
- Revise lot lines between proposal and existing units and ask for reduced dimensional requirements if needed per TDR
- Confirm 9th unit over garage or not
- Please revise plan set to:
  - Add asterisks on sheets to be recorded
  - Add common site plan note #12 (regarding wetlands)
  - Better indicate proposed easement area from existing
  - Better screen transformer
  - Provide additional perimeter landscaping that meets the new landscape regulations
  - Indicate "maximum" parking instead of "required"
  - Include PE, LLS, Licensed Landscape Architect, and soil scientist stamp and signature on final plan set
  - Add width of entrance
  - Add no Parking/Fire lane signs and note about 20' wide drive
  - Show common areas

Police Department Comments:

- Why is the parking area for Unit 9 so large, but not included in the parking calculations?
- Are these rental units or to be sold?
- Consider widening driveways for units, 3, 7 and 8, and reconfigure driveway for unit 6, to allow two cars side-by-side. Then reduce or eliminate the 6 space visitor area to achieve no net increase in impervious area.
- If property is not to be subdivided and is to remain one parcel, the eliminate DPR driveway and construct parking aprons for unit 1 and 2 (where barn is to be demolished). Or explain why this is not feasible.

CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES - P18-45

Application Type:	Subdivision
Applicant(s):	R.V. Paolini Construction LLC
Owner(s):	R.V. Paolini Construction LLC
Location:	56-58 Dover Point Rd (Tax Map M, Lot 6)
Date:	October 18, 2018

Fire/Inspections Comments:

- Private streets shall have a Drive suffix as it is a private road.
- Street name could provide challenges for clear communication through electronic devices amongst first responders, dispatching agencies and the public. Please provide alternative street name.
- Sheet 4 note 36, RSA should read RSA 155-A:5.
- Street sign shall indicate private.
- Provide turning template

Engineering Comment:

- Demonstrate capacity of the 6" sewer

Economic Development Comments:

- Looking for confirmation on items that still need to be decided regarding layout and existing 2 units
- Provide at least 5' for porch depth

Planning Board Comments:

- Clarify existing units
- Relocate bench and trash can

Next Steps:

Revise plans and submit with notes indicating how/where they were addressed.

TRC paused at 11:16pm.

CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES - P18-45

Application Type:	Subdivision
Applicant(s):	R.V. Paolini Construction LLC
Owner(s):	R.V. Paolini Construction LLC
Location:	56-58 Dover Point Rd (Tax Map M, Lot 6)
Date:	November 29, 2018

INTENT: To construct 6 single family detached homes and 1 garage with 1 residential unit above as well as a 400 ft long private roadway using Transfer of Development Rights.

LOTS/UNITS PROPOSED: Four new for six total dwelling units on one lot

AGENDA ITEM #: 2

ACREAGE: 1.93 acres (84,234 sq. ft.)

ZONING DISTRICT: R-40

EXISTING LAND USE: Two single family homes

SURROUNDING LAND USE: Residential and cemetery

ZBA ACTION: None

PERMITS REQUIRED: EPA Notice of Intent
NHDES Sewer Discharge

WAIVERS REQUESTED:
155-48: Roadway width

ATTENDANCE:
Members:
Donna Benton, Planning
Elena Piekut, Zoning
Jim Maxfield, Inspection Services
Sgt. Speidel, Police
Frank Torr, Planning Board
Dan Barufaldi, Economic Development
Alan Dews, Engineering

Others:
Chris Parker, Planning
Chris Berry, Engineer
Robert Paolini, Owner

PLAN REVIEW:
Planning Comments:

- Impact fees (7 units x $8,895=$62,265)
- Water/sewer investment fees
- 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 ($13,402 x 4=$53,608)
- Who will maintain ownership of Centennial and of Cottage Park Drive?
- Please revise plan set to:
  - Better screen transformer to the Assistant City Manager in consultation with Eversource
  - Indicate "maximum" parking and provided parking in parking table on sheet 4
  - Include PE, LLS, Licensed Landscape Architect, and soil scientist stamp and signature on final plan set
  - Move fence so that it does not cross lot line

Police Department Comments:

- Agree with Fire about no parking/fire lane signs on both sides of street and at turnaround
- Units 4 and 1 correct bulb design to allow 2 cars in driveway

Fire/Inspections Comments:

- For clarity sheet 4 note 23 shall read Building Official not Building Inspector or remove note as a second note is located on sheet 6 note #20.
- No parking Fire lane signs should clarify no parking on either side of street.
- Electric meter locations of units 2, 4, 5, 6, and 7 do not appear to meet the location requirements of Eversource based on past practices.
- Consider re location of transformer at the end of the street. Area could be used as snow storage and possibly help with UGE routes.
- Sheet 4 note 36 should read RSA 155-A :5

- Add a note that curb boxes should be in the lawn area or if in pavement use a road box.
- Change the hydrant detail to call for eddy hydrant
- Winter maintenance should include no or low salt use.
- Per Section 149-14 A (2) this is a development causing 20,000 sf of continuous disturbance and/or 4,000 sf of new impervious are) that the applicant be asked to fill in the PTAPP tracking form.

Economic Development Comments: None

Planning Board Comments:

- Meets TDR vision

Next Steps:
Submit for the December 11 Planning Board meeting by noon on December 3, 2018

TRC paused at 11:33am.

Engineering Comments:

- Due to the lack of need to turn right out of Cottage Dr., you could tighten up the radius so that the light pole can stay

City of Dover, New Hampshire
TRANSFER OF DEVELOPMENT RIGHTS APPLICATION

[Revision Date: August 16, 2018]

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

APPLICANT AND OWNER INFORMATION

Name of Applicant: R.V. Paolini Construction LLC Telephone #603-781-1636

Address of Applicant: 54 Dover Point Road, Dover, NH 03820

E-Mail Address: crownpoint62@yahoo.com

Name of Property Owner (if different from applicant): Same as applicant Telephone # 603-781-1636

Address of Property Owner: _____

PROPERTY INFORMATION

Assessor's Map # M Lot(s) # 6

Address of Property: 56/58 Dover Point Road

Zoning District(s) Rural Residential (R-40) Overlay District(s) N/A

Existing Use of Property: 2 Existing Single Family Residences

TRANSFER OF DEVELOPMENT RIGHTS INFORMATION

Type of TRANSFER OF DEVELOPMENT RIGHT REQUEST (Check All That Apply):

☐ Residential ☒ Residential (reduced size) ☐ Industrial | ☐ Purchase ☐ Land Preservation

Relief sought (Check All That Apply):

☐ Lot Size ☒ Frontage ☐ Setback ☒ Increase by 7 units

Describe Proposed Use or Activity that requires TDR; describe any impacts and document mitigation:

See attached narrative

List Any Associated State or Federal Permits That Have Been or Will Be Applied For and Indicate Their Status: NHDES Sewer Discharge (Pending), EPA Notice of Intent (NOI) (Pending)

Name of Professional That Prepared TDR Plans: Kenneth A. Berry, PE, LLS
Christopher R. Berry
Berry Surveying & Engineering

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

Professional License #: 14243 E-mail address: K.Berry@BerrySurveying.com
crberry@metrocast.net

SIGNATURES

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

Signature of Property Owner: _____ Date: 9/21/18

Signature of Applicant (if different from owner): Same as owner Date: 9/21/18

Signature of Agent: _____ Date: 9/21/18

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: 9/21/18

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: R.V. Paolini Construction LLC Telephone #603-781-1636

Address of Applicant: 54 Dover Point Road, Dover, NH 03820

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

Address of Property Owner:

E-Mail Address:

PROPERTY INFORMATION

Address of Property: 56/58 Dover Point Road

Assessor's Map # M Lot(s) # 6

Zoning District(s) Rural Residential (R-40) Overlay District(s)

Size of Parcel: 84,234 SF, 1.93 Acres Property Deed: Book 4526 Page: 1

Existing Use of Property: 2 Existing Single Family Residences

SUBDIVISION INFORMATION

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

Existing Number of Lots: 2 Units Proposed Number of Lots: 7 Units

City Water? X Yes ___ No How far is city water from the property? Approx. 20 Feet

City Sewer? X Yes ___ No How far is city sewer from the property? On property

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

Estimated Length of Proposed Roads: 400 feet Public or Private Road? Private

WAIVER REQUESTS

Subdivision Regulations section(s) to be waived: 155-48 Roadway width

Justification for waiver request(s) (*attach additional sheets as needed*): See attached waiver request narrative.

SURVEYOR INFORMATION

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

Address 335 Second Crown Point Rd, 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 Rd, 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: 9-21-18

Signature of Applicant (*if different from owner*): Date: 9-21-18

Signature of Agent: Date: 9-21-18

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: 9-21-18

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: _____ Date: 9-21-18

Signature of Applicant (*if different from owner*): _____ Date: 9-21-18

CERTIFICATION OF FEES

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

Signature of Property Owner: _____ Date: 9-21-18

Signature of Applicant (*if different from owner*): _____ Date: 9-21-18

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: _____ Date: 9-21-18

Signature of Applicant (*if different from owner*): _____ Date: 9-21-18

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 = $ _____
   - LOT LINE ADJUSTMENT $200.00 (if more than two lots involved, add $100.00 per lot) = $ _____
   - SITE REVIEW - RESIDENTIAL $100.00 x # 7 per dwelling unit = $ 700.00
   - 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 # 12,424 = $ 869.68
   - 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 **$** 1,569.68

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: RV Paolini Construction LLC File Number: _____

PROJECT TITLE: Cottage Park Drive

PROPERTY LOCATION: 56 Dover Point Road Tax Map: M Lot: 6

	Explain How Provided	Reviewed
1. Completed and signed Application form		
2. Electronic copy of the surveyed plat layout	CD	
3. Electronic copy of supplementary materials and application	CD	
4. Traffic Impact Assessment and Analysis (Standard or Advanced)	CD Standard	
5. Fiscal Impact Analysis (For more than 10 units)	N/A	
6. Waiver requests to the Subdivision Regulations, with written justification	X	
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	BS+E & SRE	
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	X	
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	N/A	
Existing and proposed stormwater lines and facilities	X	
Existing and proposed streetlights	X	
Location of Flood Hazard Zone	X	
Location of all bodies of water and watercourses	N/A	
Location of wetlands and buffers	X	
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	X	
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	X	
If wetland buffer, indicate placards locations, as applicable	X	
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	N/A	

REVIEWED BY: _____ DATE_____ TRC DATE_____

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

September 21, 2018
Revised: October 29, 2018

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

RE: RV Paolini Construction LLC
Residential Subdivision (TDR)
56 Dover Point Road
Dover, NH
Tax Map M, Lot 6

Mr. Chairperson & Members of the Dover Planning Board:

In accordance with to the subdivision standards Article 155-51, the following waiver is hereby requested:

1. **Identification of Waiver Request**: Minimum roadway width of 24 feet based on the number of units, per Subdivision Regulation 155-48.
   - Proposed 20' private roadway for Transfer of Development Rights (TDR) subdivision.

2. **Explanation:**

The applicant is proposing to construct a 20' roadway off Centennial Drive, in order to provide access to the center of Tax Map M, Lot 6. The proposed roadway will service a proposed TDR development of 7 new units, while the existing 2 units will continue to use the existing driveway off Dover Point Road. The proposed development will be serviced by City Water and on site City Sewer. In addition to the construction of the roadway, 3 rain gardens will also be constructed to capture, treat and re-infiltrate the runoff generated from the site. The roadway is proposed to be 20' given the close proximity of existing structures and the lot configuration.

3. **Waiver Justification**:

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

The purpose and intent of the 24' roadway based on the number of units is to allow for safe and efficient vehicular traffic while also maintain proper access for emergency vehicles. The 20' wide roadway would not reduce the safety or inhibit any emergency response vehicles from accessing the development.

An in depth traffic analysis was done to determine how many trips would be generated from the proposed development. This analysis shows that there is a total of 5 vehicle trips in the

AM peak hour and 7 vehicle trips in the PM peak hour. Both of these numbers are relatively low compared to the existing traffic on Dover Point Road. Given the low amount of traffic generated from the site, it was determined that a 20' wide roadway would be more than enough to accommodate the traffic that will be generated from the development, this is supported by the AASHTO Low Volume Manual.

The proposed roadway is 400' long with a turnaround for emergency vehicles, in order to provide an efficient way to enter and exit the site. In addition to the turn around, a hydrant is proposed to be installed on the side of the turnaround. Although the road is 20' wide, it was deemed more than sufficient for emergency vehicles given the turn around, proposed hydrant and short road length of 400'.

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

Requiring a 24' road for one additional unit poses a hardship to the environment and the applicant. Increasing the road size would not only increase the lot disturbance but it will also cause the units to move away from the center of the lot and reduce the natural buffer that is trying to be upheld.

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

BERRY SURVEYING & ENGINEERING

James F. Hayden
Project Engineer

Christopher R. Berry
Principal, President

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

September 21, 2018
Revised: November 6, 2018

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

Re: RV Paolini Construction LLC
Residential Subdivision (TDR)
56 Dover Point Road
Dover, NH
Tax Map M, Lot 6

Dear Mrs. Benton,

On behalf of our client RV Paolini Construction LLC., Berry Surveying & Engineering (BS&E) is submitting for TRC to discuss a proposed development at 56 Dover Point Road, known as Cottage Park Drive.

Background and General Narrative:

RV Paolini Construction LLC owns the parcel known as 56 Dover Point Road in Dover, NH (Tax Map M, Lot 6). 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, however, part of the 50' wetland buffer from an abutting lot does encroach onto the subject parcel. The site contains two single family dwellings which sit towards the front of the lot, accessed by a single drive off Dover Point Road. As it sits currently the lot is lightly wooded towards the rear and along the side, with an open field in the middle.

The Proposal:

The proposal is to construct a private roadway from the side of the lot, coming off existing Centennial Drive. The private roadway will provide access to 7 additional single family detached homes. The 7 units will all be purchased through TDR. The existing single family homes will continue to use the existing driveway off Dover Point Road. The proposed private roadway will be approximately 400 feet long. The roadway will be 20 feet wide and will have a turn around so emergency vehicles can access and site safely and effectively.

After careful consideration, the total of 9 units was determined to be the most appropriate for this project site. These lots will be serviced by municipal water and sewer. 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. By design there will be open spaces closest to abutting land owners. Furthermore, the design was pulled towards the middle of the lot so that a natural buffer would remain along the perimeter. As part of the TDR development, the subject parcel will be subdivided into two parcels. This is so that the existing two units and barn can remain on a separate lot from the proposed TDR development.

Four rain gardens will also be constructed throughout the proposed site. These rain gardens will serve to capture, treat and re-infiltrate the runoff generated from the proposed units and roadway. A full comprehensive drainage analysis is included with the submission to show that the proposed drainage system will be more than sufficient.

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. Forebays will also be constructed adjacent to Rain Gardens 101 and 102, in order to provide pretreatment and protection for the rain gardens.

As part of the Transfer of Development Rights, we are asking that the board increase the maximum lot coverage for this development based on Zoning Regulation 170-27.2.G.2, which states "*Regardless of the method utilized, any other provision in this Chapter to the contrary, the density or intensity of development of a receiving parcel may be increased by the TRANSFER OF DEVELOPMENT RIGHTS so long as the increase in density or intensity, is consistent with the Master Plan and is not incompatible with the uses on neighboring lots*". By increasing the maximum lot coverage in this instance, it would allow for the development to be built as proposed. As part of this TDR development, the applicant is asking for relief to the minimum frontage required along Dover Point Road. The required minimum is 40' and the subdivided lot for the TDR development (Tax Map M, Lot 6), has 12' of frontage.

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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BERRY SURVEYING & ENGINEERING
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Barrington, NH 03825
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www.BerrySurveying.Com

December 3, 2018

City of Dover
288 Central Ave
Dover, NH 03820

Re: TRC Response
Berry Surveying & Engineering
R.V. Paolini Construction LLC
56 Dover Point Road (Tax Map M Lot 6)

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 (7 units x $8,895=$62,265).
  Applicant understands the impact fees.

- Water / sewer investment fees.
  Applicant understands the impact fees.

- Provide HOA documents / restrictive covenants.
  All necessary HOA documents will be provided when completed.

- Payment for transfer of development rights will be a condition of approval to be met prior to signing of plans ($13,402 x 4=$53,608).
  Applicant understands that payment for TDR units will be required prior to final signing of plans.

- Who will maintain ownership of Centennial Drive and of Cottage Park Drive?
  The respective homeowners associations will maintain ownership of Centennial Drive and Cottage Park Drive.

- Better screen transformer to the Assistant City Manager in consultation with Eversource.
  Better screening has been shown for the transformers, this can be seen on the Landscaping Plan, Sheet #13.

- Indicate "maximum" parking and provided parking in parking table on sheet 4.
  A line has been added to the parking table indicating "maximum" parking, this is found on the Site Plan, sheet #4.

- Include PE, LLS, Licensed Landscape Architect, and soil scientist stamp and signature on final plan set.
  All required stamps and signatures will be include in the final plan set.

- Move fence so that it does not cross lot line.
  The fence has been modified to be two separate fences on different properties.

POLICE DEPARTMENT COMMENTS

- Agree with Fire about no parking/fire lane signs on both sides of the street and at turnaround.
  The "No Parking Fire Lane" signs have been modified to say "No Parking Fire Lane both Sides of Street". This can been seen on the Site Plan, sheet #4 and the sign legend in the Neighborhood Plan, sheet #1.

- Units 4 and 1 correct bulb design to allow 2 cars in driveway.
  The driveways for Units 1 & 4 currently allow for two cars to park in the driveway. We feel that the driveways are adequate and congruent with the development design.

FIRE/INSPECTION COMMENTS

- For clarity, sheet 4 note 23 shall read "Building Official" not "Building Inspector" or remove note as a second note is located on sheet 6 note #20.
  Note #23, sheet #4 has been changed to read "Building Official".

- No parking Fire Lane signs should clarify no parking on either side of the street.
  The "No Parking Fire Lane" signs have been modified to say "No Parking Fire Lane both Sides of Street". This can been seen on the Site Plan, sheet #4 and the sign legend in the Neighborhood Plan, sheet #1.

- Electric meter locations of units 2, 4, 5, 6, and 7 do not appear to meet the location requirements of Eversource based on past practices
  BS&E will work with Eversource on the locations as a condition of approval.

- Consider re location of transformer at the end of the street. Area could be used as snow storage and possibly help with UGE routes.
  BS&E will work with Eversource on the locations as a condition of approval.

- Sheet 4, note 36 should read RSA 155-A :5
  Note #36, sheet #4 has been changed to read "RSA 155-A :5".

ENGINEERING COMMENTS

- Due to the lack of need to turn right out of Cottage Park Drive, you could tighten up the radius so that the light pole can stay.

The radius has been changed from 20' to 15' and the light is proposed to remain. This can been seen on sheet #4 & #12.

- Add a note the curb boxes should be in the lawn area or if in pavement use a road box.
  This note has been added as note #17, sheet #12.

- Change the hydrant detail to call for eddy hydrant.
  Detail U10, sheet #24 has been changed to call for an Eddy hydrant.

- Winter maintenance could include no or low salt use.
  This note has been added to the plan set, see note #37, sheet #4.

- Per Section 149-14 A (2) this development causing 20,000 SF of continuous disturbance and/or 4,000 SF of new impervious area) that the applicant be asked to fill in the PTAPP tracking form.
  The applicant has been advised of the PTAPP tracking form and will complete the document once the plan set has been approved.

ECONOMIC DEVELOPMENT COMMENTS

- None.

PLANNING BOARD COMMENTS

- Meets TDR vision.
  We appreciate the comment.

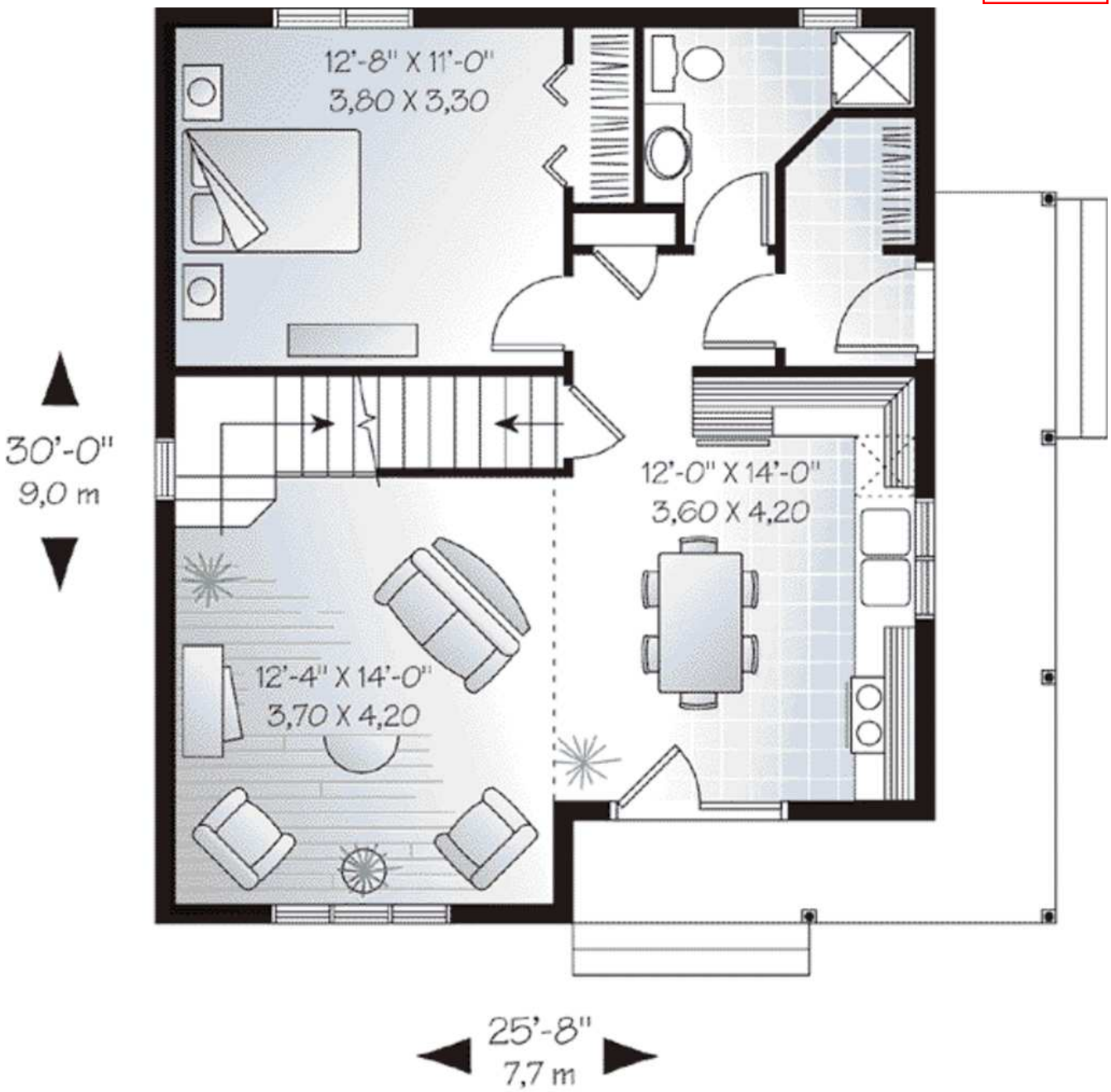
Respectfully Submitted,
BERRY SURVEYING & ENGINEERING

Kevin R. Poulin, EIT
Project Engineer

Christopher R. Berry
Principal, President

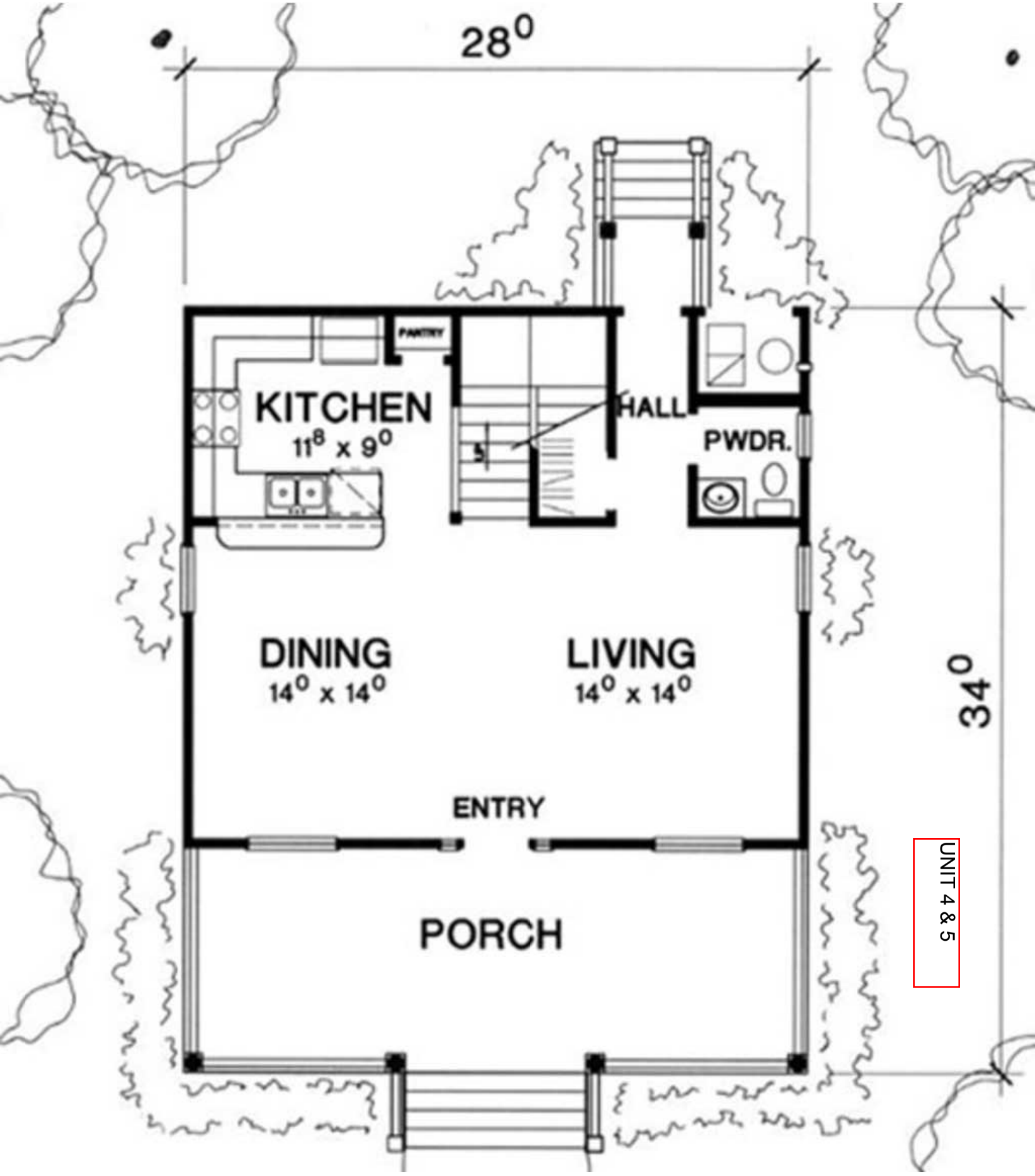

UNIT 3

UNIT 3

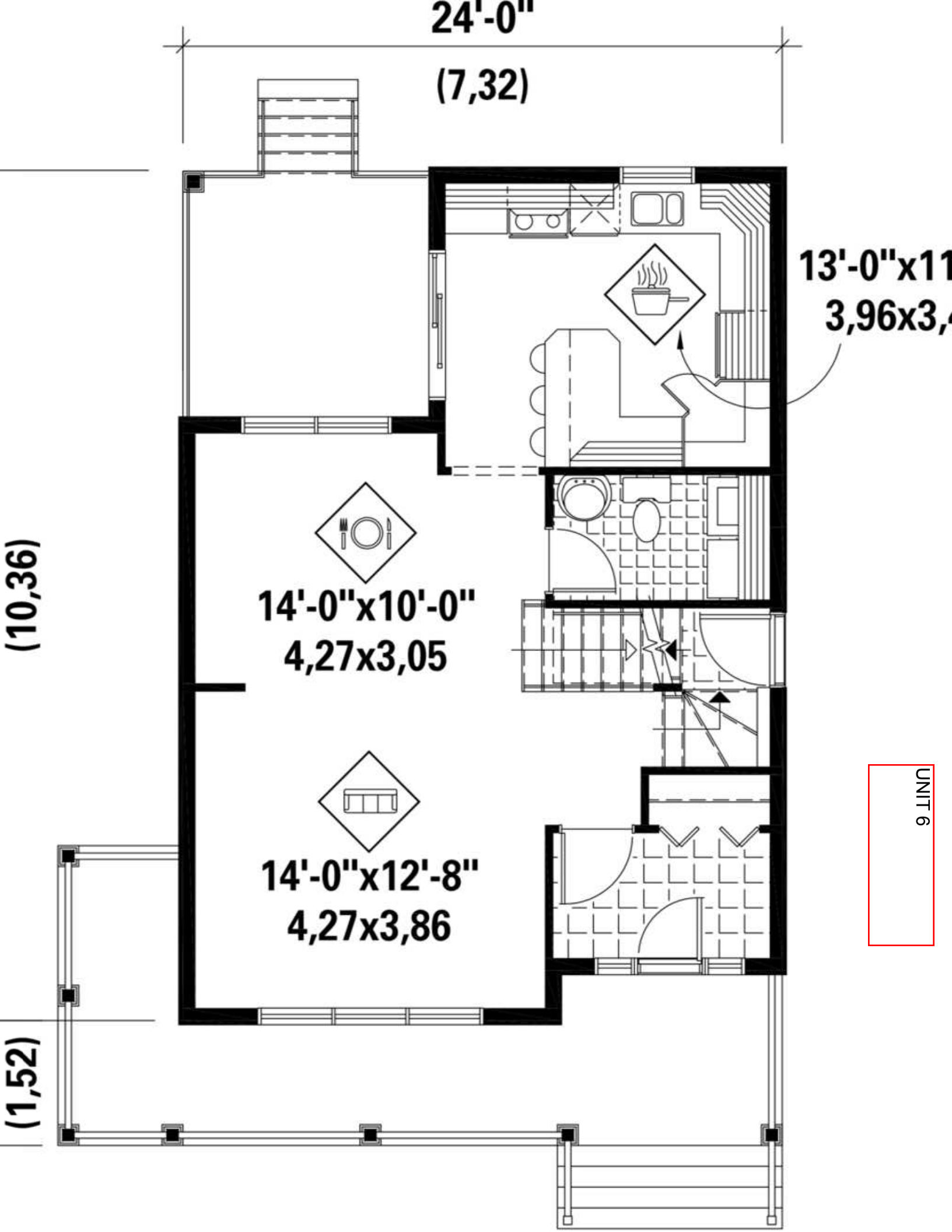

12'-8" X 11'-0"
3,80 X 3,30
12'-0" X 14'-0"
3,60 X 4,20
12'-4" X 14'-0"
3,70 X 4,20
30'-0"
9,0 m
25'-8"
7,7 m

UNIT 4 & 5



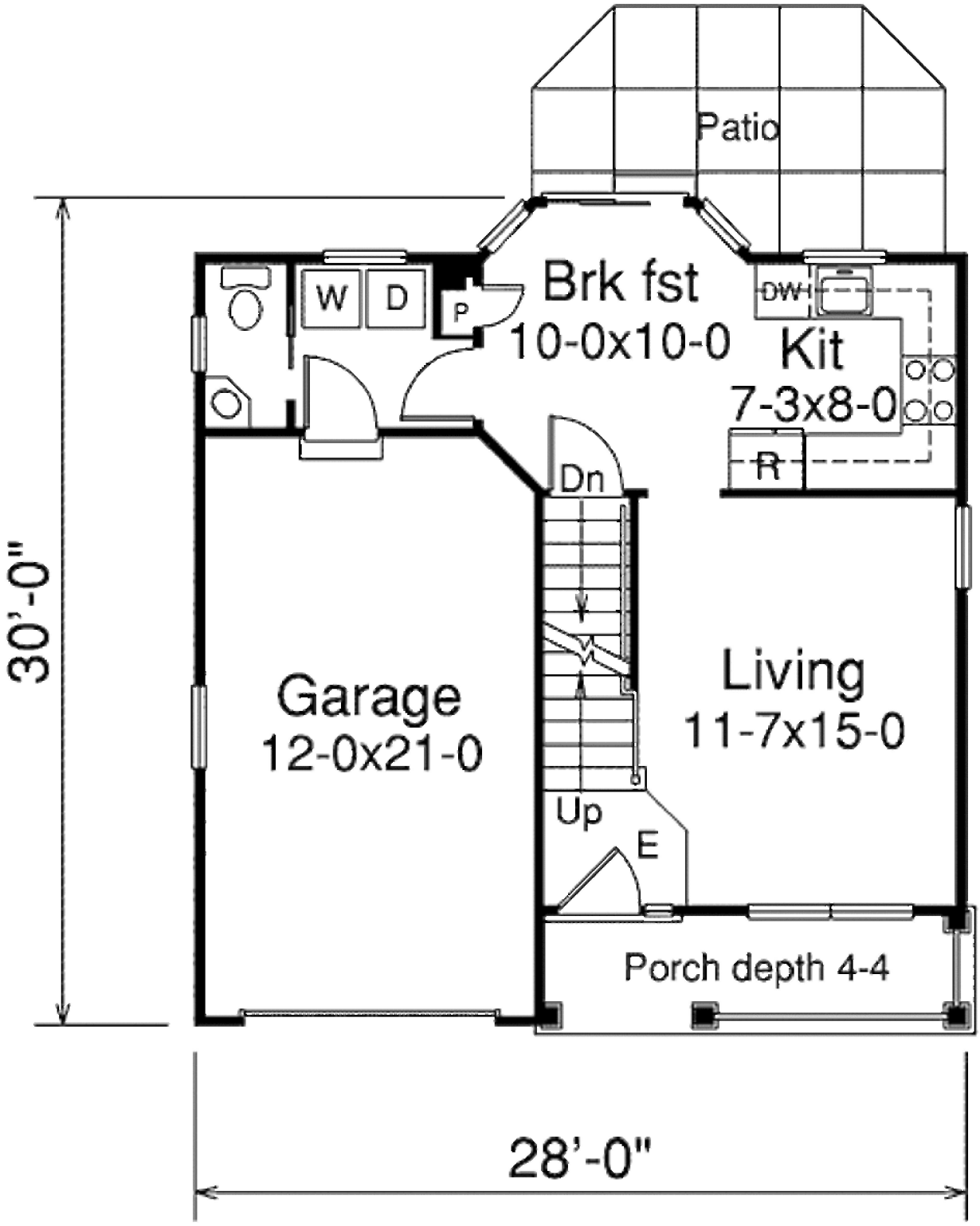

28⁰
PANTRY
KITCHEN
11⁸ x 9⁰
HALL
PWDR.
DINING
14⁰ x 14⁰
LIVING
14⁰ x 14⁰
34⁰
ENTRY
PORCH
UNIT 4 & 5

UNIT 6


24'-0"
(7,32)
13'-0"x11
3,96x3,
14'-0"x10'-0"
4,27x3,05
14'-0"x12'-8"
4,27x3,86
(10,36)
(1,52)
UNIT 6


UNIT 7 & 8

UNIT 7 & 8


Patio
Brk fst
10-0x10-0
W
D
P
DW
Kit
7-3x8-0
R
Dn
Garage
12-0x21-0
Living
11-7x15-0
Up
E
Porch depth 4-4
30'-0"
28'-0"

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335 Second Crown Point Road
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City of Dover Planning Department
Attention: Assistant City Planner Donna Benton
288 Central Ave.
Dover, NH 03820

November 5th, 2018

RE: Traffic Impact Analysis & Distribution
RV Paolini Construction, LLC
56 & 58 Dover Point Road
Dover, NH 03820

Mrs. Benton,

Pursuant to the City of Dover Site Review Regulations, Berry Surveying & Engineering (BS&E), on behalf of RV Paolini Construction, LLC, has prepared a Standard Traffic Impact Analysis for the development of nine residential units, seven new, at 56 & 58 Dover Point Road. The point of analysis is the existing intersection of Centennial Drive and Dover Point Road.

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

- A total of 17 vehicle trips (7 enter/10 exit) are predicted to occur at the AM peak hour and 19 vehicle trips (10 enter/9 exit) at the PM peak hour.
- This is an increase in trip generation of 5 AM trips, 7 PM trips, and 67 weekday 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 the projected increase in vehicle trips and peak hour and all other hours.

TRANSFER OF DEVELOPMENT RIGHTS SUBDIVISION FOR RV PAOLINI CONSTRUCTION, LLC DOVER POINT ROAD DOVER, N.H. TAX MAP M, LOT 6

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SHEET 21 ~ C101–CONSTRUCTION DETAILS
SHEET 22 ~ C102–CONSTRUCTION DETAILS
SHEET 23 ~ U101–UTILITY DETAILS
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SHEET 25 ~ L101–LANDSCAPING CONSTRUCTION DETAILS

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.

OWNER: RV PAOLINI CONSTRUCTION, LLC
54 DOVER POINT ROAD, SUITE 103
DOVER, NH 03820

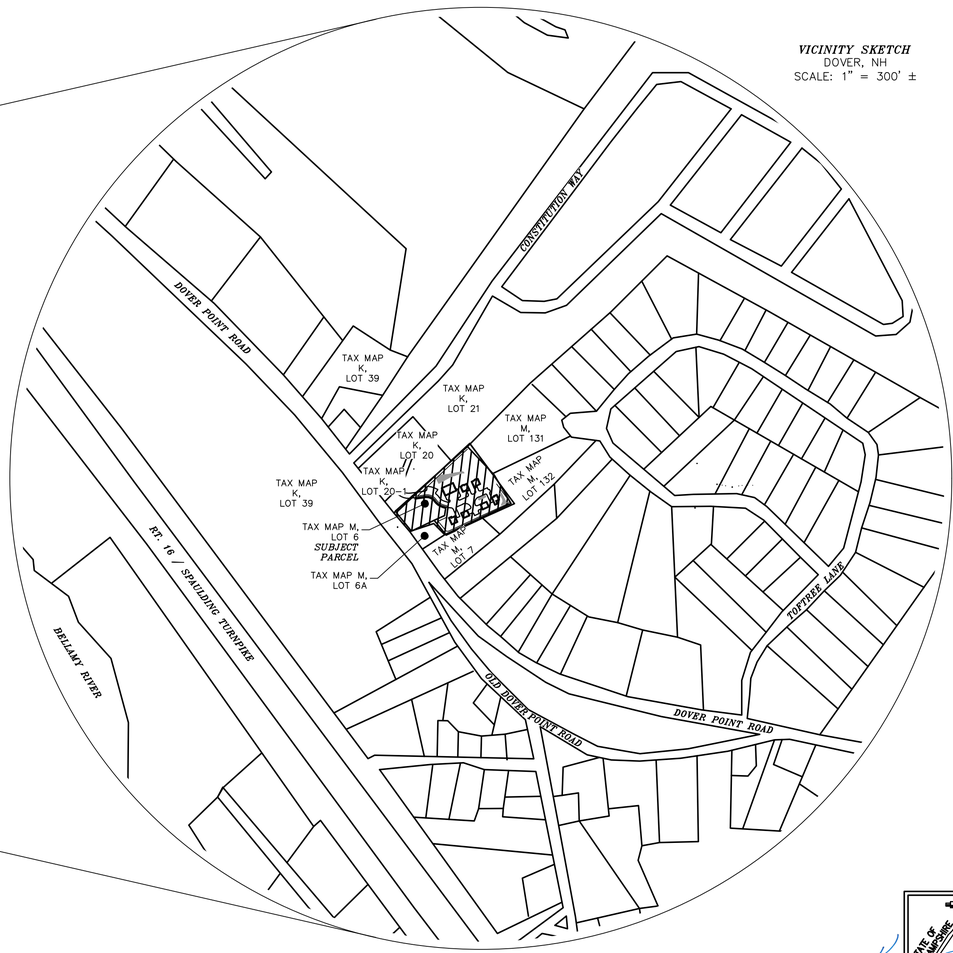
APPLICANT: RV PAOLINI CONSTRUCTION, LLC
54 DOVER POINT ROAD, SUITE 103
DOVER, NH 03820

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

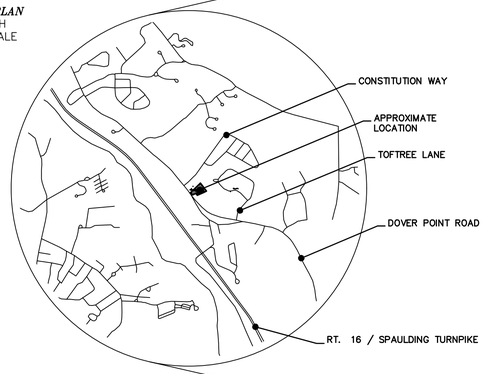
ENGINEER OF RECORD: KENNETH A. BERRY, PE, LLS
CPSWQ, CPESC, CESSWI
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825
(603) 332–2863

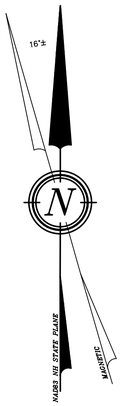
WETLAND SCIENTIST: STONEY RIDGE ENVIRONMENTAL
CYNTHIA M. BALCIUS, CSS, CWS, CPESC
229 PROSPECT MOUNTAIN ROAD
ALTON, NH 03809
(603) 776–5825

VICINITY SKETCH
DOVER, NH
SCALE: 1" = 300' ±



LOCATION PLAN
DOVER, NH
NOT TO SCALE





REQUIRED PERMITS:

1.) NHDES SEWER DISCHARGE PERMIT: PENDING
2.) EPA NOTICE OF INTENT (NOI): PENDING

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.

OWNER'S SIGNATURE DATE

APPLICANT'S SIGNATURE DATE

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

DOVER FILE #P18–045

REVISION	DATE	DESCRIPTION
#3	12–3–18	REVISED PER TRC COMMENTS OF 11–29–18
#2	11–5–18	FULL SITE PLAN REVISIONS
#1	10–30–18	REVISED PER TRC COMMENTS OF 10–18–18

T.D.R. SUBDIVISION PLAN
LAND OF
RV PAOLINI CONSTRUCTION, LLC
DOVER POINT ROAD
DOVER, N.H. 03820
TAX MAP M, LOT 6

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

SCALE : AS SHOWN
DATE : SEPTEMBER 20, 2018
FILE NO. : DB 2018 – 051

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

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	ESTIMATE SEASONAL HIGH WATER TABLE
TYP.	TYPICAL
T. BLOCK	THRUST BLOCK
CONC.	CONCRETE
U.G.E.	UNDER GROUND 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)

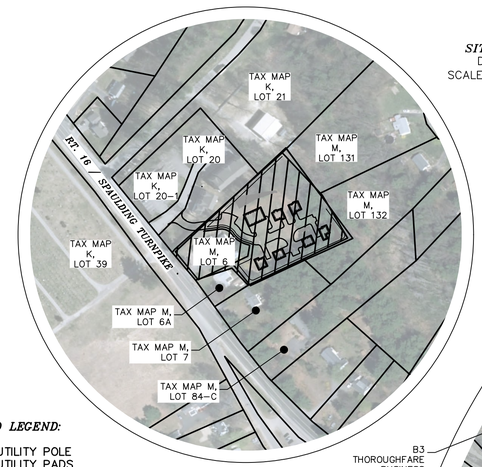
EXISTING LEGEND:

- 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
- OVERHEAD UTILITIES
- HIGHWAY FENCE
- SOILS LINE
- EXISTING CONTOUR MINOR
- EXISTING CONTOUR MAJOR
- EXISTING CULVERT PIPE
- EXISTING AREAS OF GREATER THAN 20% SLOPE
- ZONE LINE

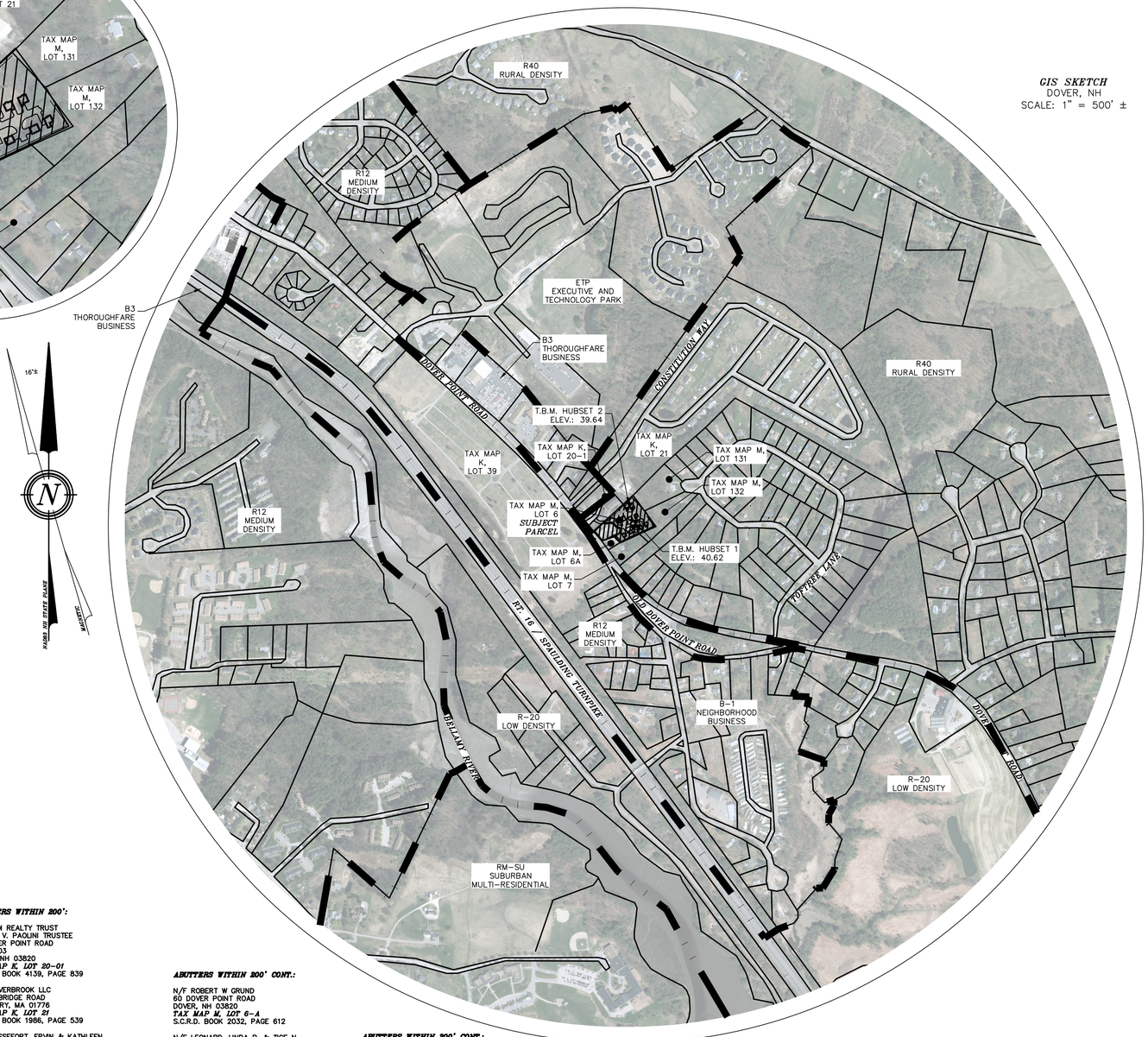
PROPOSED LEGEND:

- UTILITY POLE
- UTILITY PADS
- SEWER MANHOLE
- WATER SHUT OFF / VALVE
- HYDRANT
- THRUST BLOCK
- LIGHTING
- CATCH BASIN / DRAIN MANHOLE
- SIGNAGE
- LAMP
- CONTOUR MINOR
- CONTOUR MAJOR
- SPOT GRADE
- CULVERT W/ FLARED END SECTION (F.E.S.)
- DETAIL SHEET / DETAIL
- TREE LINE
- CENTER LINE
- UNDERGROUND UTILITY TRANSFORMER / J.BOX
- UNDER DRAIN
- WATER LINE
- SEWER LINE
- GAS LINE
- SILT FENCE / EROSION MIX BERM
- FILTREXX 12" SILT SOXX
- ORANGE CONSTRUCTION PERIMETER FENCE
- 50' WETLANDS BUFFER
- EASEMENT
- (S) SINGLE FAMILY LOT
- (D) DUPLEX LOT
- MULCH BERM
- STOCK PILE

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



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



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

ABUTTERS WITHIN 200':

N/F JNM REALTY TRUST
ROBERT V. PAOLINI TRUSTEE
54 DOVER POINT ROAD
SUITE 103
DOVER, NH 03820
TAX MAP K, LOT 20-01
S.C.R.D. BOOK 4139, PAGE 839

N/F DOVERBROOK LLC
40 NEWBRIDGE ROAD
SALISBURY, MA 01776
TAX MAP K, LOT 21
S.C.R.D. BOOK 1986, PAGE 539

N/F HESSEFORT, ERVIN & KATHLEEN
1 HERITAGE DRIVE
ROLLINSFORD, NH 03869
TAX MAP M, LOT 131
S.C.R.D. BOOK 2914, PAGE 324

N/F FORGET, JEFFERY D. & ELLEN L.
53 TOFTREE LANE
DOVER, NH 03820
TAX MAP M, LOT 132
S.C.R.D. BOOK 3628, PAGE 940

N/F MARJORIE E. COMISKY REVOCABLE LIVING TRUST
MARJORIE E. & GARY COMISKY TRUSTEES
62 DOVER POINT ROAD
DOVER, NH 03820
TAX MAP M, LOT 7
S.C.R.D. BOOK, 4420, PAGE 138

ABUTTERS WITHIN 200' CONT.:

N/F ROBERT W GRUND
60 DOVER POINT ROAD
DOVER, NH 03820
TAX MAP M, LOT 6-A
S.C.R.D. BOOK 2032, PAGE 612

N/F LEONARD, LINDA P. & TICE N.
64 DOVER POINT ROAD
DOVER, NH 03820
TAX MAP M, LOT 84-C
S.C.R.D. BOOK 955, PAGE 287

N/F JNM REALTY TST
ROBERT V PAOLINI TSTEE
54 DOVER POINT ROAD
DOVER, NH 03820
TAX MAP K, LOT 20E
S.C.R.D. BOOK 3892, PAGE 537

N/F HOFFMAN, WANDA LOU & WITHAM, LORI L .
55 TOFTREE LANE
DOVER, NH 03820
TAX MAP M, LOT 133
S.C.R.D. BOOK 3684, PAGE 873

ABUTTERS WITHIN 200' CONT.:

N/F HAMILTON, PAMELA & DAVID
57 TOFTREE LANE
DOVER, NH 03820
TAX MAP M, LOT 134
S.C.R.D. BOOK 1199, PAGE 508

N/F HABIB, RICHARD R. JR. & RIISKA, ELLEN M.
72 DOVER POINT RD
DOVER, NH 03820
TAX MAP K, LOT 84-A
S.C.R.D. BOOK 3298, PAGE 309

N/F ROMAN CATHOLIC BISHOP
577 CENTRAL AVE
DOVER, NH 03820
TAX MAP K, LOT 39

DOVER FILE #P18-045

REVISION	DATE	DESCRIPTION
#3	12-3-18	REVISED PER TRC COMMENTS OF 11-29-18
#2	11-5-18	FULL SITE PLAN REVISIONS
#1	10-30-18	REVISED PER TRC COMMENTS OF 10-18-18

NEIGHBORHOOD PLAN
LAND OF
RV PAOLINI CONSTRUCTION, LLC
DOVER POINT ROAD
DOVER, N.H. 03820
TAX MAP M, LOT 6

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

SCALE : AS SHOWN
DATE : SEPTEMBER 20, 2018
FILE NO. : DB 2018 - 051

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

SHEET 1 OF 25

JURISDICTIONAL WETLANDS WERE DELINEATED BY CINDY BALCIUS OF STONEY RIDGE ENVIRONMENTAL LLC IN SEPTEMBER 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.
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

TEST PIT DATA:

TEST PIT #101–104

0–6" 10YR 3/2, FINE SANDY LOAM, GRANULAR, FRIABLE
6–12" 10YR 4/6, VERY FINE FINE SAND, SINGLE GRAIN, LOOSE
12–102" 2.5Y 6/2, VERY FINE SAND, SINGLE GRAIN, LOOSE

E.S.H.W.T. @ N/A
GROUND WATER @ N/A
REFUSAL @ N/A
P = < 2 MIN/IN

SOIL DATA:

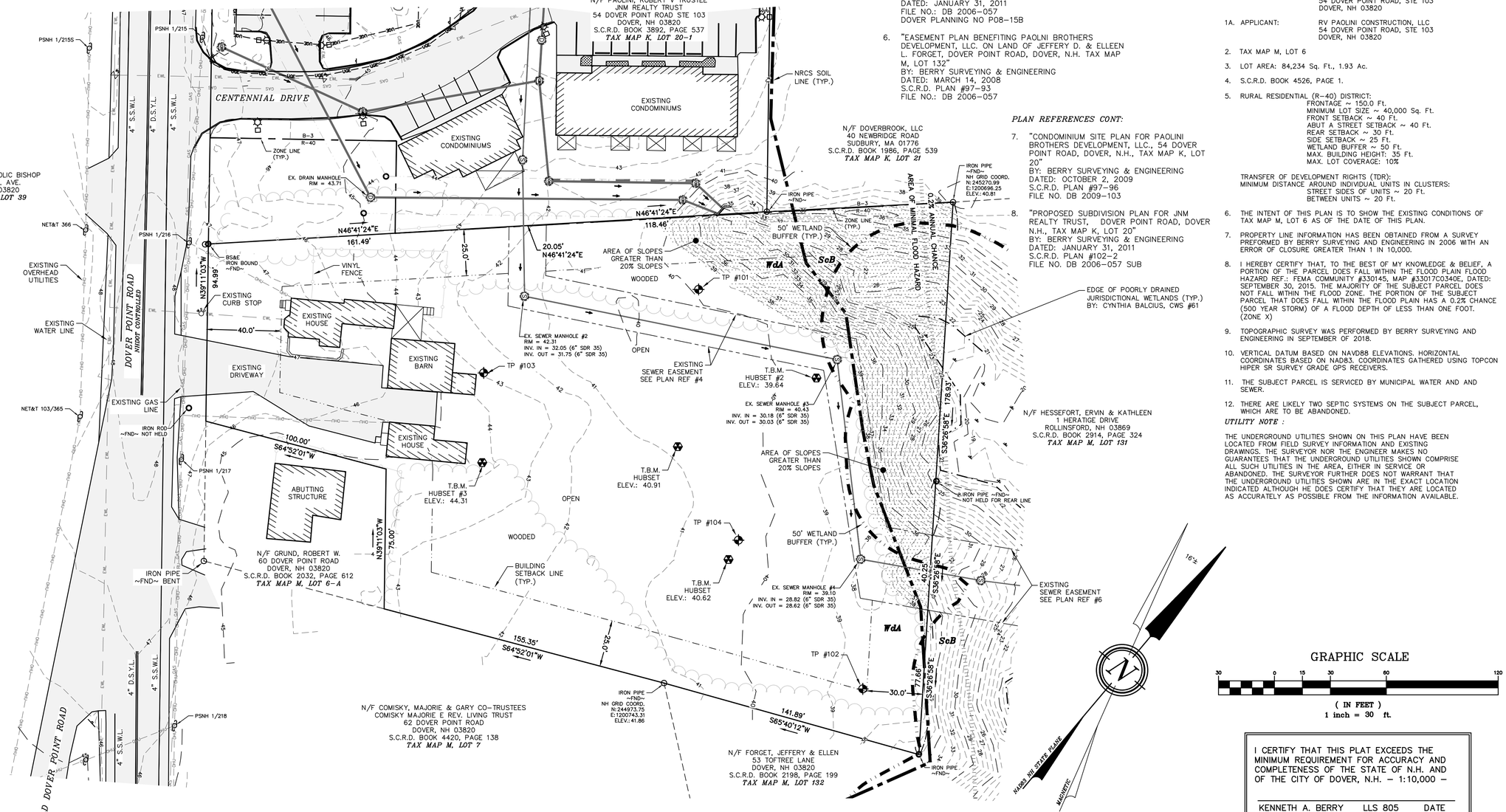
WdA ~ WINDSOR LOAMY SAND, 0 TO 3% SLOPES

ScB ~ SCANTIC SILT LOAM, 0 TO 3% SLOPES

SEE WEBSOIL

LEGEND:

- IRON BOUND (FND)
- IRON PIPE (FND)
- BENCHMARK
- SEWER MANHOLE
- DRAIN MANHOLE
- CATCH BASIN
- CURB STOP
- TEST PIT
- BUILDING SETBACK LINE
- 50' WETLAND BUFFER
- EX. EASEMENT LINE
- 0.2% ANNUAL CHANCE FLOOD LINE
- NRCS SOIL LINES
- EXISTING OVERHEAD UTILITIES
- EXISTING WATER LINE
- EXISTING GAS LINE
- ZONE LINE
- 20% OR GREATER SLOPES

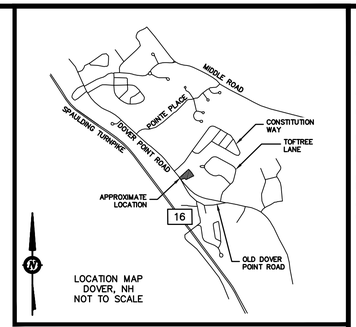


PLAN REFERENCES:

1. "SUBDIVISION, PLAN OF LAND IN DOVER, NEW HAMPSHIRE, COUNTY OF STRAFFORD, OWNED BY SAMUEL TAMPOSI & EDWARD LEHOULLIER: BY: TOWN PLANNING & ENGINEERING ASSOC. INC. DATED: AUGUST 28, 1978 S.C.R.D. PLAN #19–65
2. "PLAN OF LOT LILLIAN M. GAFFNEY, DOVER N.H." BY: GL.L. DAVIS & ASSOCIATES DATED: JULY 1984 NOT RECORDED
3. "FEDERAL AID N.R.M. 262" PAGES 18–19 DATED: 1933
4. "EASEMENT PLAN BENEFITING PAOLNI BROTHERS DEVELOPMENT, LLC. ON LAND OF KEVIN R. COOPER JR., DOVER POINT ROAD, DOVER, N.H. TAX MAP M, LOT 6" BY: BERRY SURVEYING & ENGINEERING DATED: MARCH 14, 2008 S.C.R.D. PLAN #97–92 FILE NO.: DB 2006–057
5. "PROPOSED SITE PLAN REVISION FOR JNM REALTY TRUST, DOVER POINT ROAD, DOVER N.H., TAX MAP K, LOT 20" BY: BERRY SURVEYING & ENGINEERING DATED: JANUARY 31, 2011 FILE NO.: DB 2006–057 DOVER PLANNING NO P08–15B
6. "EASEMENT PLAN BENEFITING PAOLNI BROTHERS DEVELOPMENT, LLC. ON LAND OF JEFFERY D. & ELLEEN L. FORGET, DOVER POINT ROAD, DOVER, N.H. TAX MAP M, LOT 132" BY: BERRY SURVEYING & ENGINEERING DATED: MARCH 14, 2008 S.C.R.D. PLAN #97–93 FILE NO.: DB 2006–057

PLAN REFERENCES CONT:

7. "CONDOMINIUM SITE PLAN FOR PAOLINI BROTHERS DEVELOPMENT, LLC., 54 DOVER POINT ROAD, DOVER, N.H., TAX MAP K, LOT 20" BY: BERRY SURVEYING & ENGINEERING DATED: OCTOBER 2, 2009 S.C.R.D. PLAN #97–96 FILE NO. DB 2009–103
8. "PROPOSED SUBDIVISION PLAN FOR JNM REALTY TRUST, DOVER POINT ROAD, DOVER N.H., TAX MAP K, LOT 20" BY: BERRY SURVEYING & ENGINEERING DATED: JANUARY 31, 2011 S.C.R.D. PLAN #102–2 FILE NO. DB 2006–057 SUB



LOCATION MAP
DOVER, NH
NOT TO SCALE

NOTES:

1. OWNER: RV PAOLINI CONSTRUCTION, LLC 54 DOVER POINT ROAD, STE 103 DOVER, NH 03820
1A. APPLICANT: RV PAOLINI CONSTRUCTION, LLC 54 DOVER POINT ROAD, STE 103 DOVER, NH 03820
2. TAX MAP M, LOT 6
3. LOT AREA: 84,234 Sq. Ft., 1.93 Ac.
4. S.C.R.D. BOOK 4526, PAGE 1.
5. RURAL RESIDENTIAL (R–40) DISTRICT:
   FRONTAGE ~ 150.0 Ft.
   MINIMUM LOT SIZE ~ 40,000 Sq. Ft.
   FRONT SETBACK ~ 40 Ft.
   ABUT A STREET SETBACK ~ 40 Ft.
   REAR SETBACK ~ 30 Ft.
   SIDE SETBACK ~ 25 Ft.
   WETLAND BUFFER ~ 50 Ft.
   MAX. BUILDING HEIGHT: 35 Ft.
   MAX. LOT COVERAGE: 10%

   TRANSFER OF DEVELOPMENT RIGHTS (TDR):
   MINIMUM DISTANCE AROUND INDIVIDUAL UNITS IN CLUSTERS:
   STREET SIDES OF UNITS ~ 20 Ft.
   BETWEEN UNITS ~ 20 Ft.
6. THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS OF TAX MAP M, LOT 6 AS OF THE DATE OF THIS PLAN.
7. PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A SURVEY PREFORMED BY BERRY SURVEYING AND ENGINEERING IN 2006 WITH AN ERROR OF CLOSURE GREATER THAN 1 IN 10,000.
8. I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, A PORTION OF THE PARCEL DOES FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF.: FEMA COMMUNITY #330145, MAP #33017C0340E, DATED: SEPTEMBER 30, 2015. THE MAJORITY OF THE SUBJECT PARCEL DOES NOT FALL WITHIN THE FLOOD ZONE. THE PORTION OF THE SUBJECT PARCEL THAT DOES FALL WITHIN THE FLOOD PLAIN HAS A 0.2% CHANCE (500 YEAR STORM) OF A FLOOD DEPTH OF LESS THAN ONE FOOT. (ZONE X)
9. TOPOGRAPHIC SURVEY WAS PERFORMED BY BERRY SURVEYING AND ENGINEERING IN SEPTEMBER OF 2018.
10. VERTICAL DATUM BASED ON NAVD88 ELEVATIONS, HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.
11. THE SUBJECT PARCEL IS SERVICED BY MUNICIPAL WATER AND AND SEWER.
12. THERE ARE LIKELY TWO SEPTIC SYSTEMS ON THE SUBJECT PARCEL, WHICH ARE TO BE ABANDONED.

UTILITY NOTE :

THE UNDERGROUND UTILITIES SHOWN ON THIS PLAN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR NOR THE ENGINEER MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE.

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 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 –

KENNETH A. BERRY LLS 805 DATE

DOVER FILE #P18–045

REVISION	DATE	DESCRIPTION
#3	12–3–18	REVISED PER TRC COMMENTS OF 11–29–18
#2	11–5–18	FULL SITE PLAN REVISIONS
#1	10–30–18	REVISED PER TRC COMMENTS OF 10–18–18

EXISTING CONDITIONS PLAN
LAND OF
RV PAOLINI CONSTRUCTION, LLC
DOVER POINT ROAD
DOVER, N.H. 03820
TAX MAP M, LOT 6

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

SCALE : 1 IN. EQUALS 30 FT.
DATE : SEPTEMBER 20, 2018
FILE NO. : DB 2018 – 051

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

PLAN REFERENCES:

1. "SUBDIVISION, PLAN OF LAND IN DOVER, NEW HAMPSHIRE, COUNTY OF STRAFFORD, OWNED BY SAMUEL TAMPOSI & EDWARD LEHOULLIER: BY: TOWN PLANNING & ENGINEERING ASSOC. INC. DATED: AUGUST 28, 1978 S.C.R.D. PLAN #19–65
2. "PLAN OF LOT LILLIAN M. GAFFNEY, DOVER N.H." BY: G.L.L. DAVIS & ASSOCIATES DATED: JULY 1984 NOT RECORDED
3. "FEDERAL AID N.R.M. 262" PAGES 18–19 DATED: 1933
4. "EASEMENT PLAN BENEFITING PAOLNI BROTHERS DEVELOPMENT, LLC. ON LAND OF KEVIN R. COOPER JR., DOVER POINT ROAD, DOVER, N.H. TAX MAP M, LOT 6" BY: BERRY SURVEYING & ENGINEERING DATED: MARCH 14, 2008 S.C.R.D. PLAN #97–92 FILE NO.: DB 2006–057

PLAN REFERENCES CONT.:

5. "PROPOSED SITE PLAN REVISION FOR JNM REALTY TRUST, DOVER POINT ROAD, DOVER N.H., TAX MAP K, LOT 20" BY: BERRY SURVEYING & ENGINEERING DATED: JANUARY 31, 2011 FILE NO.: DB 2006–057 DOVER PLANNING NO P08–15B
6. "EASEMENT PLAN BENEFITING PAOLNI BROTHERS DEVELOPMENT, LLC. ON LAND OF JEFFERY D. & ELLEEN L. FORGET, DOVER POINT ROAD, DOVER, N.H. TAX MAP M, LOT 132" BY: BERRY SURVEYING & ENGINEERING DATED: MARCH 14, 2008 S.C.R.D. PLAN #97–93 FILE NO.: DB 2006–057

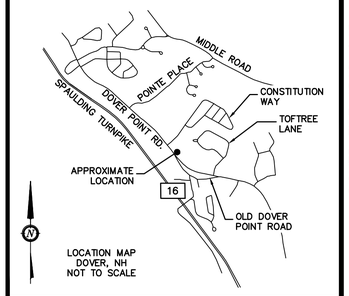
PLAN REFERENCES CONT:

7. "CONDOMINIUM SITE PLAN FOR PAOLINI BROTHERS DEVELOPMENT, LLC., 54 DOVER POINT ROAD, DOVER, N.H., TAX MAP K, LOT 20" BY: BERRY SURVEYING & ENGINEERING DATED: OCTOBER 2, 2009 S.C.R.D. PLAN #97–96 FILE NO. DB 2009–103
8. "PROPOSED SUBDIVISION PLAN FOR JNM REALTY TRUST, DOVER POINT ROAD, DOVER N.H., TAX MAP K, LOT 20" BY: BERRY SURVEYING & ENGINEERING DATED: JANUARY 31, 2011 S.C.R.D. PLAN #102–2 FILE NO. DB 2006–057 SUB

JURISDICTIONAL WETLANDS WERE DELINEATED BY CYNTHIA BALCIUS OF STONEY RIDGE ENVIRONMENTAL LLC IN SEPTEMBER 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.
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 ENVIRONMENTAL, LLC.
CYNTHIA BALCIUS, CWS #61



LOCATION MAP
DOVER, NH
NOT TO SCALE

N/F PAOLINI, ROBERT V TRUSTEE
JNM REALTY TRUST
54 DOVER POINT ROAD STE 103
DOVER, NH 03820
S.C.R.D. BOOK 3892, PAGE 537
TAX MAP K, LOT 20–1

N/F DOVERBROOK, LLC
40 NEWBRIDGE ROAD
SUDBURY, MA 01776
S.C.R.D. BOOK 1986, PAGE 539
TAX MAP K, LOT 21

N/F ROMAN CATHOLIC BISHOP
577 CENTRAL AVE
DOVER, NH 03820
TAX MAP K, LOT 39

N/F GRUND, ROBERT W.
60 DOVER POINT ROAD
DOVER, NH 03820
S.C.R.D. BOOK 2032, PAGE 612
TAX MAP M, LOT 6–A

N/F COMISKY, MAJORIE & GARY CO–TRUSTEES
COMISKY MAJORIE E REV. LIVING TRUST
62 DOVER POINT ROAD
DOVER, NH 03820
S.C.R.D. BOOK 4420, PAGE 138
TAX MAP M, LOT 7

N/F HESSEFORT, ERVIN & KATHLEEN
1 HERATIGE DRIVE
ROLLINSFORD, NH 03869
S.C.R.D. BOOK 2914, PAGE 324
TAX MAP M, LOT 131

N/F FORGET, JEFFERY & ELLEN
53 TOFTREE LANE
DOVER, NH 03820
S.C.R.D. BOOK 2198, PAGE 199
TAX MAP M, LOT 132

TAX MAP M, LOT 6–1
PROPOSED LOT AREA:
14,802 Sq. Ft.
0.33 Ac.

LIMITED COMMON AREA #1
AREA:
7,323 Sq. Ft.
0.16 Ac.

LIMITED COMMON AREA #2
AREA:
4,816 Sq. Ft.
0.11 Ac.

LIMITED COMMON AREA #3
AREA:
5,094 Sq. Ft.
0.11 Ac.

LIMITED COMMON AREA #4
AREA:
2,452 Sq. Ft.
0.05 Ac.

LIMITED COMMON AREA #5
AREA:
2,648 Sq. Ft.
0.06 Ac.

LIMITED COMMON AREA #6
AREA:
2,808 Sq. Ft.
0.06 Ac.

LIMITED COMMON AREA #7
AREA:
5,389 Sq. Ft.
0.12 Ac.

COMMON AREA
OPEN SPACE AREA:
38,902 Sq. Ft.
0.89 AC.

LEGEND:

- ● 3/4" REBAR W/ID CAP (TBS)
- O IRON BOUND (FND)
- O IRON PIPE (FND)
- UTILITY POLE
- PROPOSED BOUNDARY LINE
- PROPOSED LCA LINE
- WETLAND LINE
- 50' WETLAND BUFFER
- EX. EASEMENT LINE
- APPROX ABUTTING BOUNDARY LINE
- ZONE LINE
- TDR BUILDING SETBACK
- TIE LINE
- FND FOUND
- TYP TYPICAL
- TBS TO BE SET
- S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS
- L.C.A. LIMITED COMMON AREA

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

NOTES:

1. OWNER: RV PAOLINI CONSTRUCTION, LLC 54 DOVER POINT ROAD, STE 103 DOVER, NH 03820
1A. APPLICANT: RV PAOLINI CONSTRUCTION, LLC 54 DOVER POINT ROAD, STE 103 DOVER, NH 03820
2. TAX MAP M, LOT 6
3. LOT AREA: 84,234 Sq. Ft., 1.93 Ac.
4. S.C.R.D. BOOK 4526, PAGE 1.
5. RURAL RESIDENTIAL (R–40) DISTRICT:
   FRONTAGE ~ 150.0 Ft.
   MINIMUM LOT SIZE ~ 40,000 Sq. Ft.
   FRONT SETBACK ~ 40 Ft.
   ABUT A STREET SETBACK ~ 40 Ft.
   REAR SETBACK ~ 30 Ft.
   SIDE SETBACK ~ 25 Ft.
   WETLAND BUFFER ~ 50 Ft.
   MAX. BUILDING HEIGHT: 35 Ft.
   MAX. LOT COVERAGE: 10%

   TRANSFER OF DEVELOPMENT RIGHTS (TDR):
   MINIMUM DISTANCE AROUND INDIVIDUAL UNITS IN CLUSTERS:
   STREET SIDES OF UNITS ~ 20 Ft.
   BETWEEN UNITS ~ 20 Ft.
   BOUNDARY LINE ~ 10 Ft.
6. THE INTENT OF THIS PLAN IS TO SHOW 7 LIMITED COMMON AREAS OF A CONDOMINIUM SUBDIVISION AND 1 LOT SUBDIVIDED OFF AS A TRADITIONAL SUBDIVISION.
7. PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A SURVEY PREFORMED BY BERRY SURVEYING AND ENGINEERING IN 2006 WITH AN ERROR OF CLOSURE GREATER THAN 1 IN 10,000.
8. I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, A PORTION OF THE PARCEL DOES FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF.: FEMA COMMUNITY #330145, MAP #33017C0340E, DATED: SEPTEMBER 30, 2015. THE MAJORITY OF THE SUBJECT PARCEL DOES NOT FALL WITHIN THE FLOOD ZONE. THE PORTION OF THE SUBJECT PARCEL THAT DOES FALL WITHIN THE FLOOD PLAIN HAS A 0.2% CHANCE (500 YEAR STORM) OF A FLOOD DEPTH OF LESS THAN ONE FOOT. (ZONE X)
9. VERTICAL DATUM BASED ON NAVD88 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.
10.) SEE CORRESPONDING SITE PLAN, SHEET #4 OF 25.

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 –

KENNETH A. BERRY LLS 805 DATE

DOVER FILE #P18–045

REVISION	DATE	DESCRIPTION
#3	12–3–18	REVISED PER TRC COMMENTS OF 11–29–18
#2	11–5–18	FULL SITE PLAN REVISIONS
#1	10–30–18	REVISED PER TRC COMMENTS OF 10–18–18

SUBDIVISION/CONDOMINIUM SUBDIVISION PLAN
LAND OF
RV PAOLINI CONSTRUCTION, LLC
DOVER POINT ROAD
DOVER, N.H. 03820
TAX MAP M, LOT 6

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

SCALE : 1 IN. EQUALS 20 FT.
DATE : SEPTEMBER 20, 2018
FILE NO. : DB 2018 – 051

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

PARKING TABLE:

- UNITS 1–6 & 8–9 PROVIDE 2 SPACES BY DRIVEWAY OR GARAGE
- UNITS 7 DRIVEWAY ASSUMED AS 4 SPACES AND OVERFLOW PARKING
- 4 GUEST SPACES PROVIDED

24 SPACES PROVIDED
13 SPACES MAXIMUM

THIS SINGLE FAMILY DETACHED DEVELOPMENT USES TRANSFER OF DEVELOPMENT (TDR) CHAPTER 170–27.2. UNITS 1–7 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.) 84,234 SF – CONSERVATION = 70,661.83

2.) 70,661.83 * .85 = 60,062.56

3.) 60,062.56 * .85 = 51,053.18

4.) 51,053.18 SF /40,000 SF = 1.28 UNITS TWO UNITS ALREADY EXIST ON SITE

5.) REMAINING 7 UNITS TO BE PURCHASED, THUS ALLOWING FOR 9 UNITS

GENERAL PLAN SET NOTES:

1. OWNER: RV PAOLINI CONSTRUCTION, LLC
   54 DOVER POINT ROAD, SUITE 103
   DOVER, NH 03820

1A. APPLICANT: RV PAOLINI CONSTRUCTION, LLC
   54 DOVER POINT ROAD, SUITE 103
   DOVER, NH 03820

2. TAX MAP M, LOT 6

3. LOT AREA: 84,234 Sq. Ft., 1.93 Ac.

4. TITLE REFERENCE FOR THE PROJECT PARCEL IS THE STRAFFORD COUNTY REGISTRY OF DEEDS, BOOK NO. 4526, PAGE NO. 1.

5. RURAL RESIDENTIAL (R–40) DISTRICT:
   FRONTAGE ~ 150.0 Ft.
   MINIMUM LOT SIZE ~ 40,000 Sq. Ft.
   FRONT SETBACK ~ 40 Ft.
   ABUT A STREET SETBACK ~ 40 Ft.
   REAR SETBACK ~ 30 Ft.
   SIDE SETBACK ~ 25 Ft.
   WETLAND BUFFER ~ 50 Ft.
   MAX. BUILDING HEIGHT: 35 Ft.
   MAX. LOT COVERAGE: 10%

   TRANSFER OF DEVELOPMENT RIGHTS (TDR):
   MINIMUM DISTANCE AROUND INDIVIDUAL UNITS IN CLUSTERS:
   STREET SIDES OF UNITS ~ 20 Ft.
   BETWEEN UNITS ~ 20 Ft.

6. THE INTENT OF THIS PLAN IS TO SHOW ENGINEERING SITE PLAN DETAIL OF CENTENNIAL DRIVE AND COTTAGE PARK DRIVE.

7. PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A SURVEY PREFORMED BY BERRY SURVEYING AND ENGINEERING IN 2006 WITH AN ERROR OF CLOSURE GREATER THAN 1 IN 10,000.

8. I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, A PORTION OF THE PARCEL DOES FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF.: FEMA COMMUNITY #330145, MAP #33017C0340E, DATED: SEPTEMBER 30, 2015. THE MAJORITY OF THE SUBJECT PARCEL DOES NOT FALL WITHIN THE FLOOD ZONE. THE PORTION OF THE SUBJECT PARCEL THAT DOES FALL WITHIN THE FLOOD PLAIN HAS A 0.2% CHANCE (500 YEAR STORM) OF A FLOOD DEPTH OF LESS THAN ONE FOOT. (ZONE X)

9. 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 ENGINEERS 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.

10. TOPOGRAPHIC SURVEY WAS PERFORMED BY BERRY SURVEYING AND ENGINEERING IN SEPTEMBER OF 2018.

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

12. ACCESS TO THE SITE IS BEING TAKEN FROM CENTENNIAL DRIVE OVER TAX MAP K, LOT 20–1 OWNED BY JNM REALTY TRUST, ROBERT V PAOLINI TRUSTEE.

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

14. ALL ON–SITE UTILITIES SHALL BE INSTALLED UNDERGROUND.

15. THE SUBJECT PARCEL IS SERVICED BY MUNICIPAL WATER AND SEWER.

16. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO APPLICABLE CITY AND STATE CODES.

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

18. 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.

19. THE LIMITS OF CONSTRUCTION DISTURBANCE SHALL BE STAKED, FLAGGED AND CLEARLY IDENTIFIED PRIOR TO THE COMMENCEMENT OF SITE WORK.

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

NOTES CONT.:

21. 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. COORDINATE WITH CITY OF DOVER, COMMUNITY SERVICES AND ENGINEERING DEPARTMENT.

22. 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.

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

24. THE FOLLOWING FEDERAL AND STATE PERMITS HAVE BEEN ISSUED FOR THE SUBJECT PROPERTY:
   EPA NOTICE OF INTENT (NOI) (PENDING)
   SEWER DISCHARGE PERMIT (PENDING)

25. THIS PLAN PROPOSES 53,000 SQ. FT. OF DISTURBANCE.

26. CALL DIG SAFE PRIOR TO BEGINNING WORK (1–888–344–7233)

27. ALL CONSTRUCTION SHALL CONFORM TO THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. CONSTRUCTION SHALL ALSO CONFORM TO THE CITY OF DOVER POLICIES AND PRACTICES.

28. 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.

29. THE SITE LAYOUT IS DESIGNED IN COMPLIANCE WITH APPLICABLE ACCESSIBILITY REGULATIONS. THE PROPOSED STRUCTURE WILL ALSO BE DESIGNED IN ACCORDANCE WITH APPLICABLE ACCESSIBILITY REGULATIONS.

30. THE PROPOSED USE FOR THE SITE IS SINGLE FAMILY DETACHED HOUSING.

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

32. THE CONSTRUCTION HOURS SHALL BE LIMITED TO MONDAY–FRIDAY 7AM–6PM, SATURDAY 9 AM–4PM WITH NO SUNDAY HOURS. HOURS OF CONSTRUCTION SHALL BE DOCUMENTED ON A SITE CONSTRUCTION SIGN ALONG WITH THE CONTACT INFORMATION FOR THE GENERAL CONTRACTOR.

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

34. 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.

35. FROM GROUND BREAKING THE SITE SHALL REMAIN ACCESSIBLE YEAR ROUND IN ALL WEATHER CONDITIONS.

36. THIS SITE DESIGN HAS BEEN REVIEWED FOR COMPLIANCE WITH THE APPLICABLE ACCESSIBILITY REGULATIONS IN ACCORDANCE WITH NH RSA 155–A :5.

37. WINTER MAINTENANCE SHOULD INCLUDE LOW OR NO SALT USE.

NOTES CONT.:

38. 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.

39. PROPOSED BUILDINGS SHOWN ARE APPROXIMATE LOCATIONS AND ARE NOT EXCLUSIVE.

40. IF REQUIRED, SNOW SHALL BE REMOVED TO AN APPROVED LOCATION.
   PAVEMENT COVERAGE: 12,664 Sq. Ft.
   SNOW STORAGE: 2,110 Sq. Ft.
   6:1 RATIO PROVIDED

41. EXISTING BUILDING IMPERVIOUS AREA MAP M, LOT 6: 2,704 Sq. Ft. (3.2%)
   EXISTING PAVED IMPERVIOUS AREA MAP M, LOT 6: 3,584 Sq. Ft. (4.3%)
   PROPOSED BUILDING IMPERVIOUS AREA MAP M, LOT 6: 5,850 Sq. Ft. (6.9%)
   PROPOSED NEW PAVED IMPERVIOUS AREA MAP M, LOT 6: 12,664 Sq. Ft. (15.0%)
   PROPOSED NEW PAVED IMPERVIOUS AREA MAP K, LOT 20–1: 1,736 Sq. Ft.
   TOTAL PROPOSED IMPERVIOUS COVER OF MAP M, LOT 6: 24,663 Sq. Ft. (29.3%)

NOTES CONT.:

42. WETLANDS WERE DELINEATED BY STONEY RIDGE ENVIRONMENTAL, CERTIFIED WETLAND SCIENTIST, CERTIFICATION NUMBER 61, IN ACCORDANCE WITH CHAPTER 170–27.1 OF THE ZONING ORDINANCE IN 2006.

43. BASED ON SUBDIVISION REGULATION 170–27.2.GII "FOR CONSTRUCTION OF UNITS NO LARGER THAN 1,400 SQUARE FEET, OF TOTAL LIVING AREA, ONE AND A HALF (1.5) UNITS PER DEVELOPMENT RIGHT PURCHASED SHALL BE ALLOWED. THEREFORE THE APPLICANT WILL BE PURCHASING FIVE DEVELOPMENT RIGHTS 1 UNDER 1,400 SF, ALLOWING FOR THE 7 ADDITIONAL UNITS.

WAIVERS:
ROADWAY WIDTH (155–48): PENDING

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

DOVER FILE #P18–045

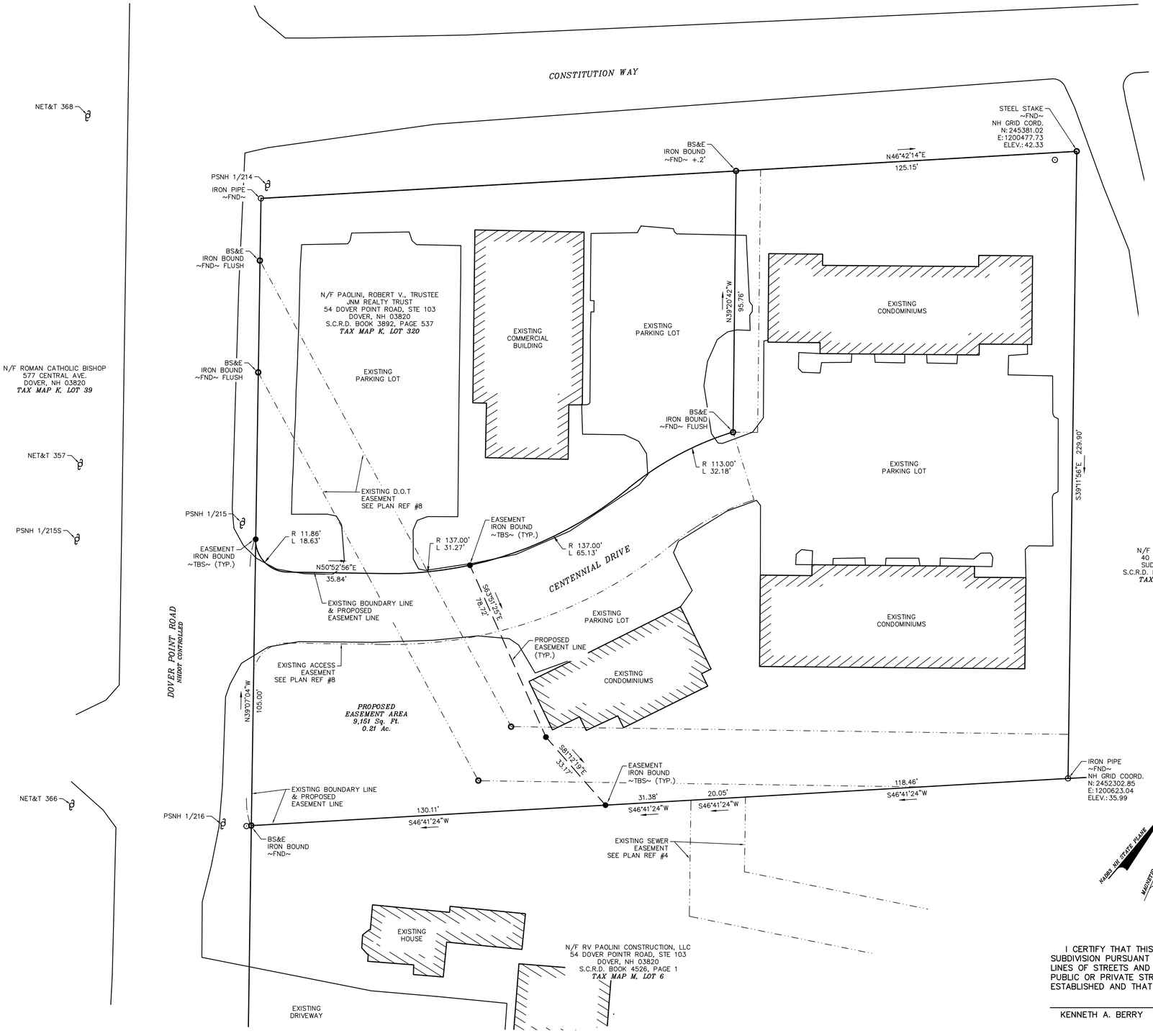
REVISION	DATE	DESCRIPTION
#3	12–3–18	REVISED PER TRC COMMENTS OF 11–29–18
#2	11–5–18	FULL SITE PLAN REVISIONS
#1	10–30–18	REVISED PER TRC COMMENTS OF 10–18–18

SITE PLAN
LAND OF
RV PAOLINI CONSTRUCTION, LLC
54 DOVER POINT ROAD
DOVER, N.H. 03820
TAX MAP M, LOT 6

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

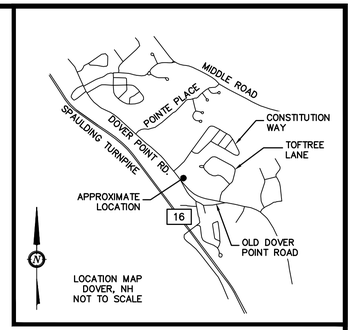
SCALE : 1 IN. EQUALS 20 FT.
DATE : SEPTEMBER 20, 2018
FILE NO. : DB 2018 – 051

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



PLAN REFERENCES:

1. "SUBDIVISION, PLAN OF LAND IN DOVER, NEW HAMPSHIRE, COUNTY OF STRAFFORD, OWNED BY SAMUEL TAMPOSI & EDWARD LEHOULLIER: BY: TOWN PLANNING & ENGINEERING ASSOC. INC. DATED: AUGUST 28, 1978 S.C.R.D. PLAN #19–65
2. "PLAN OF LOT LILLIAN M. GAFFNEY, DOVER N.H." BY: G.L.L. DAVIS & ASSOCIATES DATED: JULY 1984 NOT RECORDED
3. "FEDERAL AID N.R.M. 262" PAGES 18–19 DATED: 1933
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6. "EASEMENT PLAN BENEFITING PAOLNI BROTHERS DEVELOPMENT, LLC. ON LAND OF JEFFERY D. & ELLEEN L. FORGET, DOVER POINT ROAD, DOVER, N.H. TAX MAP M, LOT 132" BY: BERRY SURVEYING & ENGINEERING DATED: MARCH 14, 2008 S.C.R.D. PLAN #97–93 FILE NO.: DB 2006–057
7. "CONDOMINIUM SITE PLAN FOR PAOLINI BROTHERS DEVELOPMENT, LLC., 54 DOVER POINT ROAD, DOVER, N.H., TAX MAP K, LOT 20" BY: BERRY SURVEYING & ENGINEERING DATED: OCTOBER 2, 2009 S.C.R.D. PLAN #97–96 FILE NO. DB 2009–103
8. "PROPOSED SUBDIVISION PLAN FOR JNM REALTY TRUST, DOVER POINT ROAD, DOVER N.H., TAX MAP K, LOT 20" BY: BERRY SURVEYING & ENGINEERING DATED: JANUARY 31, 2011 S.C.R.D. PLAN #102–2 FILE NO. DB 2006–057 SUB



LOCATION MAP
DOVER, NH
NOT TO SCALE

NOTES:

1. OWNER: ROBERT V. PAOLINI, TRUSTEE JNM REALTY TRUST 54 DOVER POINT ROAD, STE 103 DOVER, NH 03820
1A. APPLICANT: RV PAOLINI CONSTRUCTION, LLC 54 DOVER POINT ROAD, STE 103 DOVER, NH 03820
2. TAX MAP K, LOT 20–1
3. LOT AREA: 46,448 Sq. Ft., 1.07 Ac.
4. S.C.R.D. BOOK 3892, PAGE 537
6. THE INTENT OF THIS PLAN IS TO SHOW A PROPOSED ACCESS, UTILITY, AND GRADING EASEMENT ON TAX MAP K, LOT 20–1 IN FAVOR OF TAX MAP K, LOT 6. SEE CORRESPONDING SITE PLAN.
7. PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A SURVEY PREFORMED BY BERRY SURVEYING AND ENGINEERING IN 2006 WITH AN ERROR OF CLOSURE GREATER THAN 1 IN 10,000.
8. VERTICAL DATUM BASED ON NAVD88 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.
9. THE BEARINGS ON THIS PLAN DIFFER FROM PLAN REF #8 DUE TO UPDATING THE WORK TO SURVEY GRADE GPS POINTS.

LEGEND:

- ● EASEMENT BOUND (TBS)
- ○ IRON BOUND (FND)
- ○ IRON PIPE (FND)
- ⌀ UTILITY POLE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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

KENNETH A. BERRY L.L.S. 805 DATE

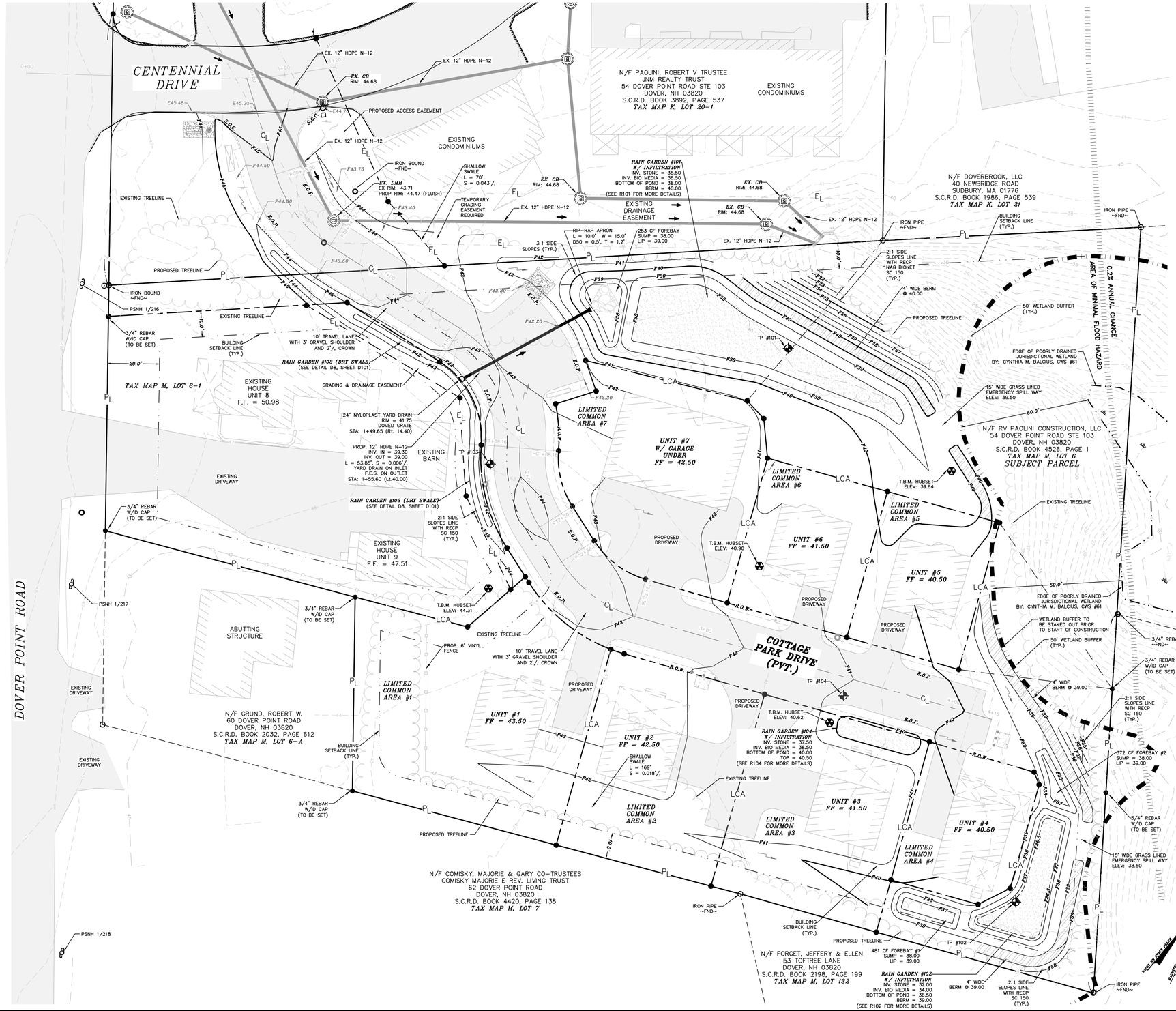
REVISION	DATE	DESCRIPTION

EASEMENT PLAN
FOR
RV PAOLINI CONSTRUCTION, LLC
LAND OF
JNM REALTY TRUST
DOVER POINT ROAD
DOVER, N.H. 03820
TAX MAP K, LOT 20–1

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

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT RD.
BARRINGTON, N.H. (603)332–2863

SCALE : 1 IN. EQUALS 20 FT.
DATE : SEPTEMBER 20, 2018
FILE NO. : DB 2018–051



GENERAL PLAN SET NOTES:

1. OWNER: RV PAOLINI CONSTRUCTION, LLC
54 DOVER POINT ROAD, STE. 103
DOVER, NH 03820

1A. APPLICANT: RV PAOLINI CONSTRUCTION, LLC
54 DOVER POINT ROAD, STE. 103
DOVER, NH 03820

2. TAX MAP M, LOT 6

3. LOT AREA: 84,234 Sq. Ft., 1.93 Ac.

4. TITLE REFERENCE FOR THE PROJECT PARCEL IS THE STRAFFORD COUNTY REGISTRY OF DEEDS, BOOK NO. 4526, PAGE NO. 1.

5. THE INTENT OF THIS PLAN SET IS TO DEMONSTRATE THE GRADING DESIGN OF THE SITE AT 56-58 DOVER POINT ROAD.

STANDARD CONSTRUCTION NOTES:

1.) EXISTING CONDITIONS INFORMATION IS BASED ON A SURVEY PERFORMED BY BERRY SURVEYING & ENGINEERING AND IS ENCLOSED IN THIS PACKAGE.

2.) 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.

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

4.) 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

5.) 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.

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

7.) 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.

8.) 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).

9.) ALL SYMBOLS, WORDS, TRANSVERSE MARKINGS (STOP BARS, CROSSWALK LINES, AND RAILROAD SYMBOLS), LANE LINES, AND ALL OTHER MARKINGS NOTED WITH [†] SHALL BE THERMOPLASTIC.

10.) THE FOLLOWING FEDERAL AND STATE PERMITS HAVE BEEN ISSUED OR ARE PENDING FOR THE SUBJECT PROPERTY:
EPA NOTICE OF INTENT (NOI) (PENDING)
NHDES SEWER DISCHARGE PERMIT (PENDING)

11.) 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.

12.) 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.

13.) 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.

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

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

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

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

18.) 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.

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

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

21.) THIS SITE PLAN PROPOSES 53,000 ± SQ. FT. OF DISTURBANCE. PER ENV-WQ 1503.12 (B) AN ALTERATION OF TERRAIN PERMIT IS NOT REQUIRED.

22.) 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.

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

24.) THE CONTRACTOR SHALL CALL AND COORDINATE WITH DIGSAFE AT 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.

25.) SEE DETAILS CONCERNING SITE LAYOUT, DRAINAGE, UTILITY, AND SEDIMENT AND EROSION CONTROLS.

26.) ALL DRAINAGE PIPE IS TO BE HDPE N-12. INDIVIDUAL PIPE SIZES ARE SPECIFIED, RECYCLED PIPE IS APPROVED FOR PROJECT SITE. RECYCLED HDPE PIPE "GREEN PIPE" IS ACCEPTABLE FOR THIS PROJECT SITE.

DOVER FILE #P18-045

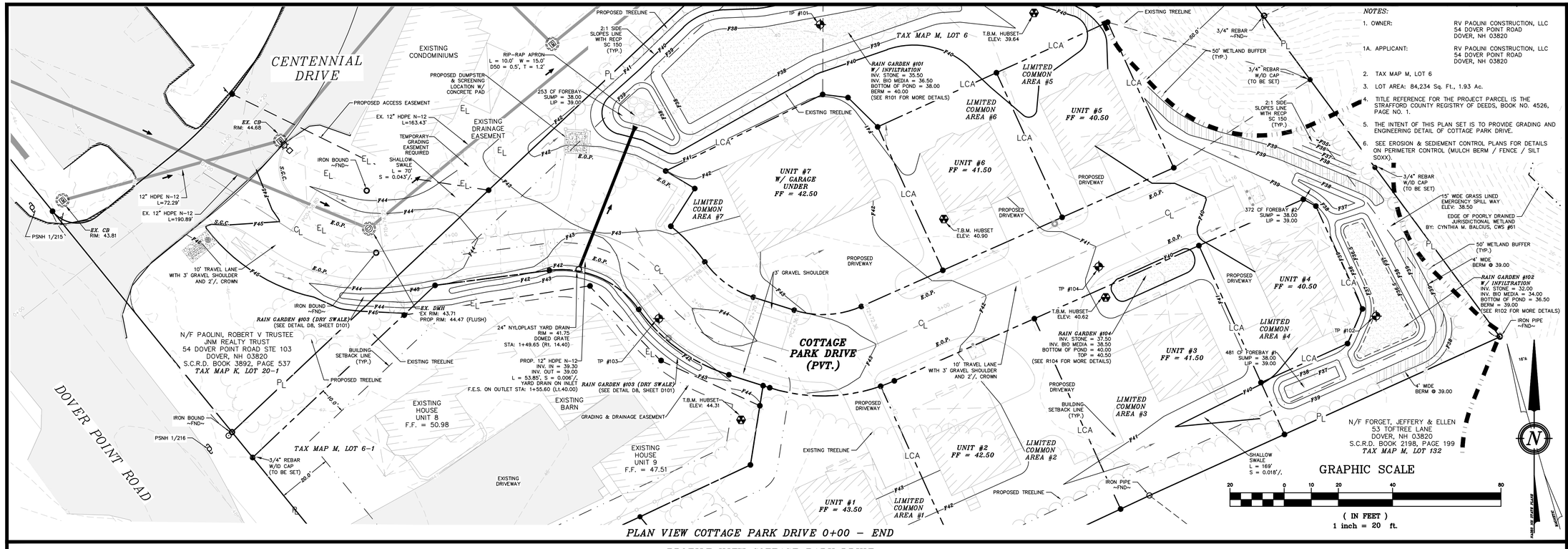
REVISION	DATE	DESCRIPTION
#3	12-3-18	REVISED PER TRC COMMENTS OF 11-29-18
#2	11-5-18	FULL SITE PLAN REVISIONS
#1	10-30-18	REVISED PER TRC COMMENTS OF 10-18-18

OVERVIEW GRADING PLAN
LAND OF
RV PAOLINI CONSTRUCTION, LLC
DOVER POINT ROAD
DOVER, N.H. 03820
TAX MAP M, LOT 6

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

SCALE : 1 IN. EQUALS 20 FT.
DATE : SEPTEMBER 20, 2018
FILE NO. : DB 2018 - 051

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



PLAN VIEW COTTAGE PARK DRIVE 0+00 – END

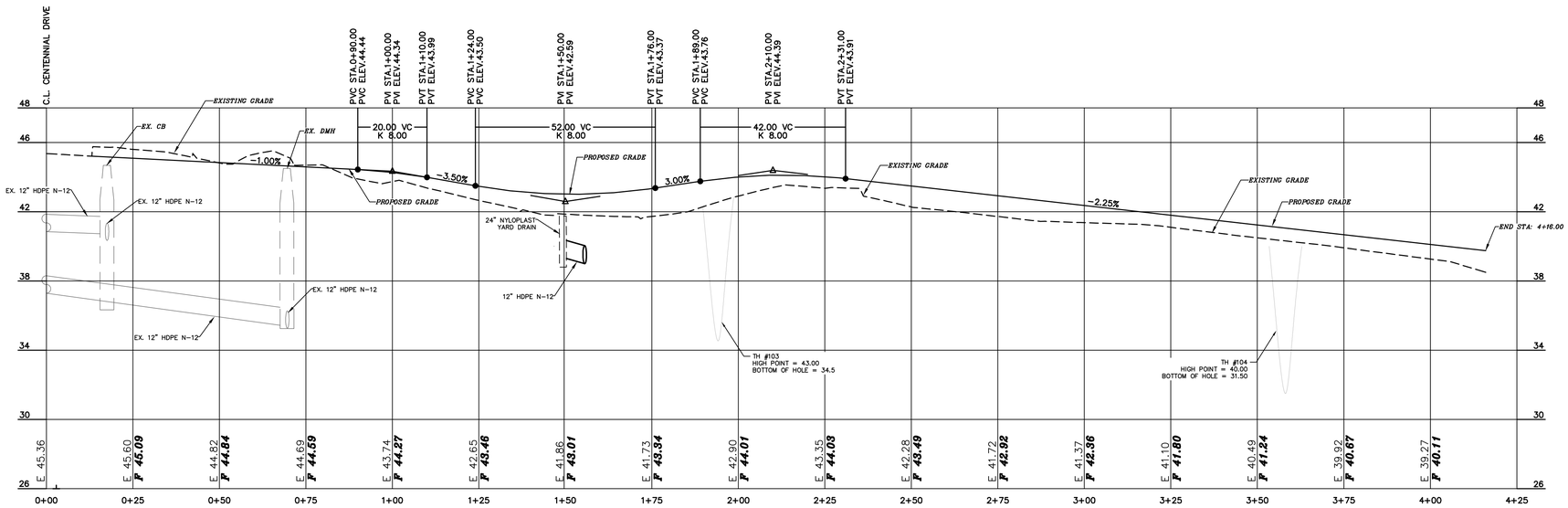
NOTES:

1. OWNER: RV PAOLINI CONSTRUCTION, LLC, 54 DOVER POINT ROAD, DOVER, NH 03820
1A. APPLICANT: RV PAOLINI CONSTRUCTION, LLC, 54 DOVER POINT ROAD, DOVER, NH 03820
2. TAX MAP M, LOT 6
3. LOT AREA: 84,234 Sq. Ft., 1.93 Ac.
4. TITLE REFERENCE FOR THE PROJECT PARCEL IS THE STRAFFORD COUNTY REGISTRY OF DEEDS, BOOK NO. 4526, PAGE NO. 1.
5. THE INTENT OF THIS PLAN SET IS TO PROVIDE GRADING AND ENGINEERING DETAIL OF COTTAGE PARK DRIVE.
6. SEE EROSION & SEDIEMENT CONTROL PLANS FOR DETAILS ON PERIMETER CONTROL (MULCH BERM / FENCE / SILT SOXX).

DOVER FILE #P18-045

REVISION	DATE	DESCRIPTION
#3	12-3-18	REVISED PER TRC COMMENTS OF 11-29-18
#2	11-5-18	FULL SITE PLAN REVISIONS
#1	10-30-18	REVISED PER TRC COMMENTS OF 10-18-18

PROFILE VIEW COTTAGE PARK DRIVE



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)

1 inch = 20 ft.

VERTICAL SCALE: 1" = 4'

PLAN AND PROFILE COTTAGE PARK DRIVE 0+00–END
LAND OF
RV PAOLINI CONSTRUCTION, LLC
DOVER POINT ROAD
DOVER, N.H. 03820
TAX MAP M, LOT 6

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

SCALE : 1 IN. EQUALS 20 FT.
DATE : SEPTEMBER 20, 2018
FILE NO. : DB 2018 – 051

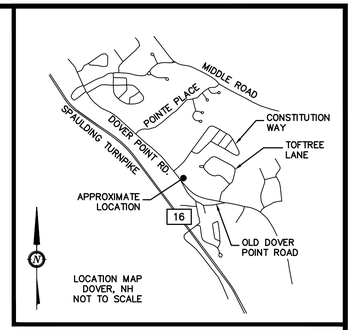
STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14243
LICENSED
PROFESSIONAL ENGINEER

LEGEND:

- IRON BOUND (TBS)
- IRON BOUND (FND)
- IRON PIPE (FND)
- UTILITY POLE
- PROPOSED EASEMENT LINE
- PROPOSED BOUNDARY LINE
- PROPOSED LCA LINE

PLAN REFERENCES:

1. "SUBDIVISION, PLAN OF LAND IN DOVER, NEW HAMPSHIRE, COUNTY OF STRAFFORD, OWNED BY SAMUEL TAMPOSI & EDWARD LEHOULLIER:
   BY: TOWN PLANNING & ENGINEERING ASSOC. INC.
   DATED: AUGUST 28, 1978
   S.C.R.D. PLAN #19–65
2. "PLAN OF LOT LILLIAN M. GAFFNEY, DOVER N.H."
   BY: G.L.L. DAVIS & ASSOCIATES
   DATED: JULY 1984
   NOT RECORDED
3. "FEDERAL AID N.R.M. 262" PAGES 18–19
   DATED: 1933
4. "EASEMENT PLAN BENEFITING PAOLNI BROTHERS DEVELOPMENT, LLC. ON LAND OF KEVIN R. COOPER JR., DOVER POINT ROAD, DOVER, N.H. TAX MAP M, LOT 6"
   BY: BERRY SURVEYING & ENGINEERING
   DATED: MARCH 14, 2008
   S.C.R.D. PLAN #97–92
   FILE NO.: DB 2006–057
5. "PROPOSED SITE PLAN REVISION FOR JNM REALTY TRUST, DOVER POINT ROAD, DOVER N.H., TAX MAP K, LOT 20"
   BY: BERRY SURVEYING & ENGINEERING
   DATED: JANUARY 31, 2011
   FILE NO.: DB 2006–057
   DOVER PLANNING NO P08–15B
6. "EASEMENT PLAN BENEFITING PAOLNI BROTHERS DEVELOPMENT, LLC. ON LAND OF JEFFERY D. & ELLEEN L. FORGET, DOVER POINT ROAD, DOVER, N.H. TAX MAP M, LOT 132"
   BY: BERRY SURVEYING & ENGINEERING
   DATED: MARCH 14, 2008
   S.C.R.D. PLAN #97–93
   FILE NO.: DB 2006–057
7. "CONDOMINIUM SITE PLAN FOR PAOLINI BROTHERS DEVELOPMENT, LLC., 54 DOVER POINT ROAD, DOVER, N.H., TAX MAP K, LOT 20"
   BY: BERRY SURVEYING & ENGINEERING
   DATED: OCTOBER 2, 2009
   S.C.R.D. PLAN #97–96
   FILE NO. DB 2009–103
8. "PROPOSED SUBDIVISION PLAN FOR JNM REALTY TRUST, DOVER POINT ROAD, DOVER N.H., TAX MAP K, LOT 20"
   BY: BERRY SURVEYING & ENGINEERING
   DATED: JANUARY 31, 2011
   S.C.R.D. PLAN #102–2
   FILE NO. DB 2006–057 SUB



NOTES:

1. OWNER: RV PAOLINI CONSTRUCTION, LLC, 54 DOVER POINT ROAD, STE 103, DOVER, NH 03820
1A. APPLICANT: RV PAOLINI CONSTRUCTION, LLC, 54 DOVER POINT ROAD, STE 103, DOVER, NH 03820
2. TAX MAP M, LOT 6
3. LOT AREA: 84,234 Sq. Ft., 1.93 Ac.
4. S.C.R.D. BOOK 4526, PAGE 1.
5. THE INTENT OF THIS PLAN IS TO SHOW A GRADING & DRAINAGE EASEMENT IN REGARDS TO A 7 UNIT LCA SUBDIVISION, SINGLE LOT TRADITIONAL SUBDIVISION, & SITE PLAN.
6. PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A SURVEY PREFORMED BY BERRY SURVEYING AND ENGINEERING IN 2006 WITH AN ERROR OF CLOSURE GREATER THAN 1 IN 10,000.
7. VERTICAL DATUM BASED ON NAVD88 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.

N/F PAOLINI, ROBERT V TRUSTEE
JNM REALTY TRUST
54 DOVER POINT ROAD STE 103
DOVER, NH 03820
S.C.R.D. BOOK 3892, PAGE 537
TAX MAP K, LOT 20–1

B–3
R–40
ZONE LINE (TYP.)

PSNH 1/216
BS&E IRON BOUND ~FND~
N46°41'24"E 300.00'
12.03'
N39°10'03"W
N46°41'24"E 76.54'
PROPOSED BOUNDARY LINE (TYP.)
N46°41'24"E 16.00'
N82°32'27"E 42.49'
S81°04'58"W 69.41'
GRADING & DRAINAGE 1010 Sq. Ft. 0.02 Ac.
PROPOSED EASEMENT LINE (TYP.)
COMMON AREA OPEN SPACE AREA: 38,902 Sq. Ft. 0.89 AC.
DOVER POINT ROAD
NHDOT CONTROLLED
TAX MAP M, LOT 6–1
PROPOSED LOT AREA: 14,802 Sq. Ft. 0.33 Ac.
EXISTING HOUSE
82.96'
N39°10'03"W
EXISTING BARN
N43°36'55"W 37.39'
EXISTING DRIVEWAY
L=37.80'
R=35.00'
L=41.81'
R=65.00'
N65°34'08"W 40.30'
S72°26'04"E 13.26'
2.58' S72°26'04"E
7.49' N09°05'22"E
22.10' N09°05'22"E
IRON ROD ~FND~ NOT HELD
100.00' S64°52'01"W
PSNH 1/217
45.00' N64°52'01"E
EXISTING HOUSE
N39°11'03"W 75.00'
N/F GRUND, ROBERT W.
60 DOVER POINT ROAD
DOVER, NH 03820
S.C.R.D. BOOK 2032, PAGE 612
TAX MAP M, LOT 6–A

N32°23'31"E 16.46'
R=65.00'
L=18.24'
LIMITED COMMON AREA #7 AREA: 5,389 Sq. Ft. 0.12 Ac.
R=35.00'
L=22.51'
PROPOSED LCA LINE (TYP.)
15.84' N72°26'04"W
R=35.00'
L=25.34'
16°±
NAD83 NH STATE PLANE
MAGNETIC

LIMITED COMMON AREA #1 AREA: 7,323 Sq. Ft. 0.16 Ac.

GRAPHIC SCALE
20 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

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

KENNETH A. BERRY L.L.S. 805 DATE

REVISION	DATE	DESCRIPTION

GRADING & DRAINAGE EASEMENT PLAN
FOR
RV PAOLINI CONSTRUCTION, LLC
LAND OF
JNM REALTY TRUST
DOVER POINT ROAD
DOVER, N.H. 03820
TAX MAP M, LOT 6

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

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT RD.
BARRINGTON, N.H. (603)332–2863

SCALE : 1 IN. EQUALS 10 FT.
DATE : SEPTEMBER 20, 2018
FILE NO. : DB 2018–051

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

SIEVE SIZE	% PASSING BY WEIGHT
1/2"	100
3/8"	95 – 100
# 4	22 – 55
# 8	0 – 10

* EQUIVALENT TO STANDARD WASHED STONE – SECTION 702 OF NHDOT NHDOT STANDARD SPECIFICATIONS

WASHED CRUSHED STONE *

SIEVE SIZE	% PASSING BY WEIGHT
1"	100
3/4"	90 – 100
1/2"	15 – 55
# 10	0 –5

* EQUIVALENT TO STANDARD WASHED STONE – 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.

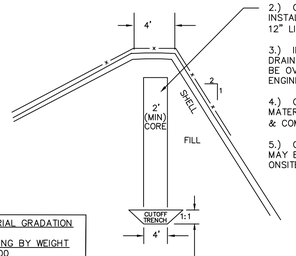
2 PRETREATMENT MEASURES SHOULD BE INSPECTED AT LEAST TWICE ANNUALLY, AND CLEANED OF ACCUMULATED SEDIMENT AS WARRANTED BY INSPECTION, BUT NO LESS THAN ONCE ANNUALLY.

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.

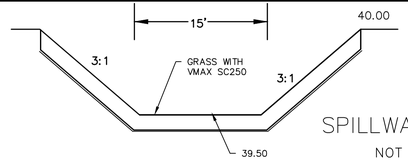
3.) INSTALLATION OF ENTIRE DRAINAGE STRUCTURE IS TO BE OVERSEEN BY DESIGN ENGINEER.

4.) GENERAL FILL MATERIALS ARE TO PLACED & COMPACTED IN 12" LIFTS.

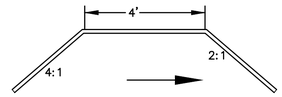
5.) GENERAL FILL MATERIAL MAY BE INSTALLED USING ONSITE MATERIALS.

LOW PERMEABILITY MATERIAL GRADATION	
SIEVE SIZE	% PASSING BY WEIGHT
#4	95 – 100
#40	60 – 95
#100	40 – 60
#200	25 – 45

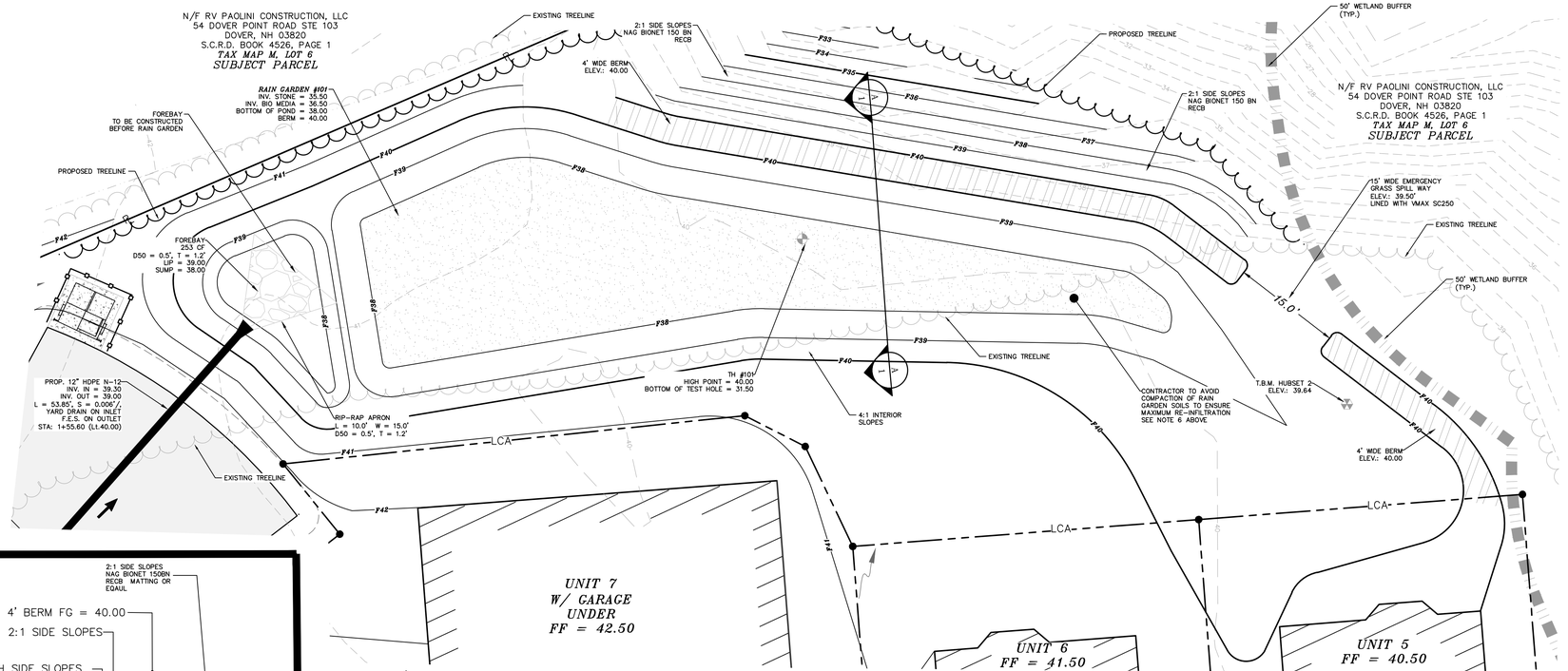
EXCAVATE TO RELATIVELY IMPERVIOUS SOIL LAYER, BUT NOT LESS THAN 3'

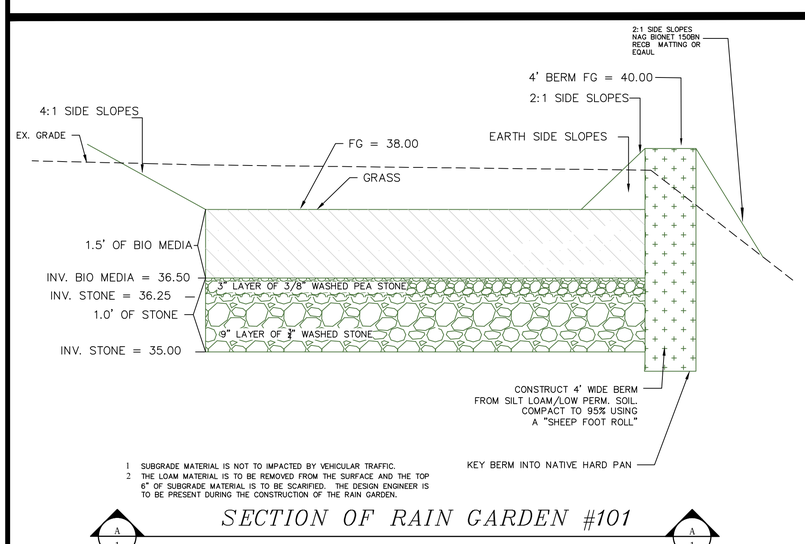


SPILLWAY DETAILS
NOT TO SCALE



EMERGENCY SPILLWAY PROFILE

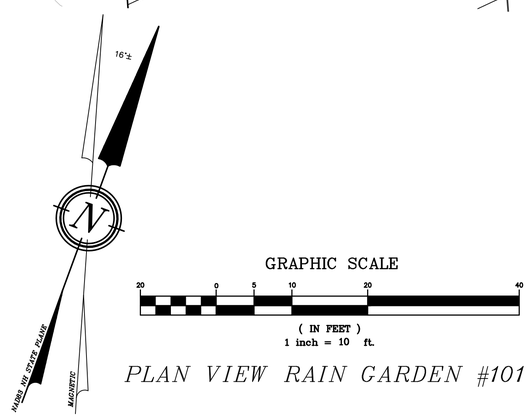




1 SUBGRADE MATERIAL IS NOT TO IMPACTED BY VEHICULAR TRAFFIC.
2 THE LOAM MATERIAL IS TO BE REMOVED FROM THE SURFACE AND THE TOP 6" OF SUBGRADE MATERIAL IS TO BE SCARIFIED. THE DESIGN ENGINEER IS TO BE PRESENT DURING THE CONSTRUCTION OF THE RAIN GARDEN.

A 1 — A 1

SECTION OF RAIN GARDEN #101



GRAPHIC SCALE
20 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

PLAN VIEW RAIN GARDEN #101

R101

DOVER FILE #P18-045

REVISION	DATE	DESCRIPTION
#3	12-3-18	REVISED PER TRC COMMENTS OF 11-29-18
#2	11-5-18	FULL SITE PLAN REVISIONS
#1	10-30-18	REVISED PER TRC COMMENTS OF 10-18-18

RAIN GARDEN #101 WITH INFILTRATION DETAILS
LAND OF
RV PAOLINI CONSTRUCTION, LLC
DOVER POINT ROAD
DOVER, N.H. 03820
TAX MAP M, LOT 6

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

SCALE : 1 IN. EQUALS 10 FT.
DATE : SEPTEMBER 20, 2018
FILE NO. : DB 2018 – 051

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14243
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

SIEVE SIZE	% PASSING BY WEIGHT
1/2"	100
3/8"	95 – 100
# 4	22 – 55
# 8	0 – 10

* EQUIVALENT TO STANDARD WASHED STONE – SECTION 702 OF NHDOT NHDOT STANDARD SPECIFICATIONS

WASHED CRUSHED STONE *	
SIEVE SIZE	% PASSING BY WEIGHT
1"	100
3/4"	90 – 100
1/2"	15 – 55
# 10	0 –5

* EQUIVALENT TO STANDARD WASHED STONE – 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.

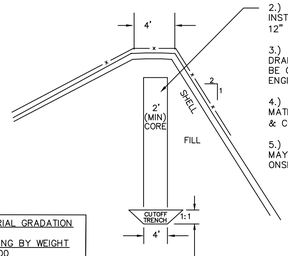
2 PRETREATMENT MEASURES SHOULD BE INSPECTED AT LEAST TWICE ANNUALLY, AND CLEANED OF ACCUMULATED SEDIMENT AS WARRANTED BY INSPECTION, BUT NO LESS THAN ONCE ANNUALLY.

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.

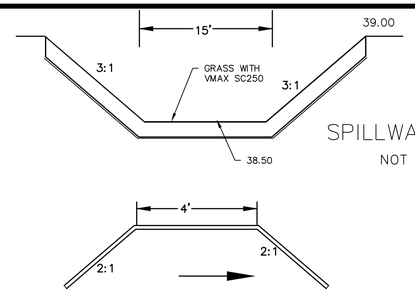
3.) INSTALLATION OF ENTIRE DRAINAGE STRUCTURE IS TO BE OVERSEEN BY DESIGN ENGINEER.

4.) GENERAL FILL MATERIALS ARE TO PLACED & COMPACTED IN 12" LIFTS.

5.) GENERAL FILL MATERIAL MAY BE INSTALLED USING ONSITE MATERIALS.

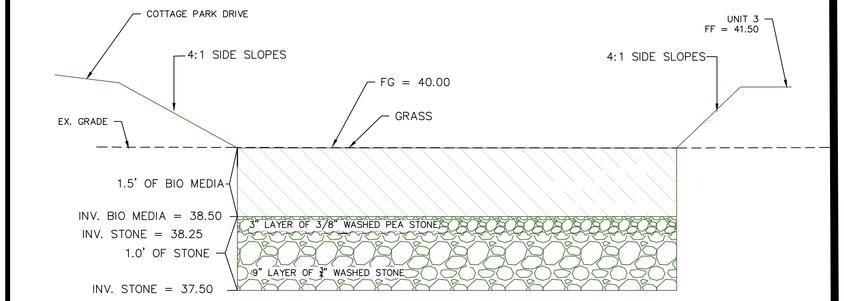
LOW PERMEABILITY MATERIAL GRADATION	
SIEVE SIZE	% PASSING BY WEIGHT
#4	95 – 100
#40	60 – 95
#100	40 – 60
#200	25 – 45

EXCAVATE TO RELATIVELY IMPERVIOUS SOIL LAYER, BUT NOT LESS THAN 3'



SPILLWAY DETAILS
NOT TO SCALE

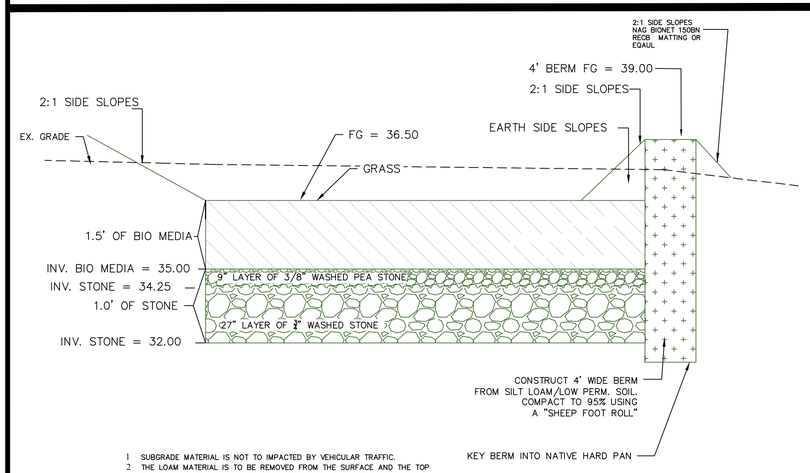
EMERGENCY SPILLWAY PROFILE



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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 #104

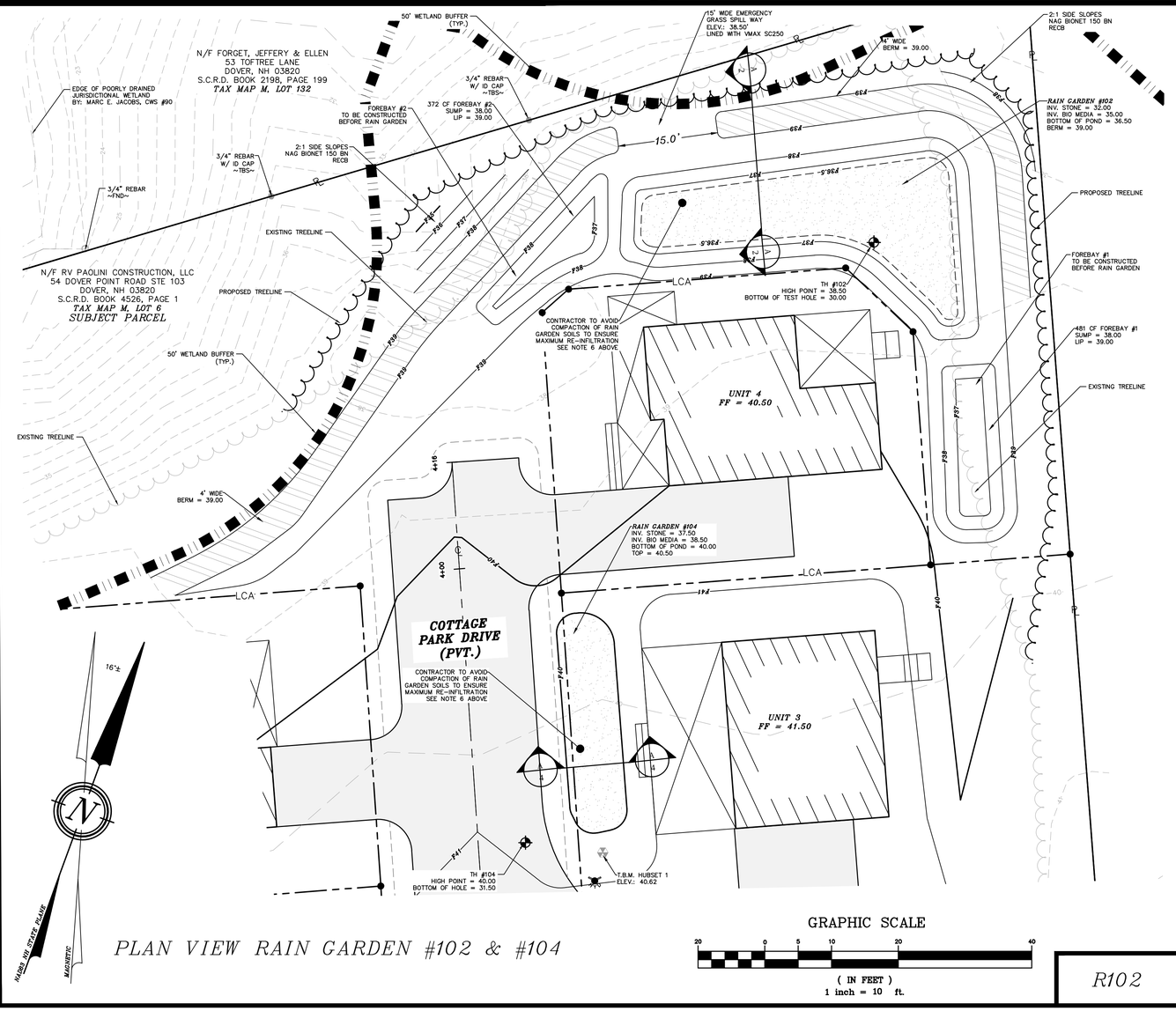
A 4 A 4



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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 #102

A 2 A 2



PLAN VIEW RAIN GARDEN #102 & #104

GRAPHIC SCALE
20 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

R102

DOVER FILE #P18-045

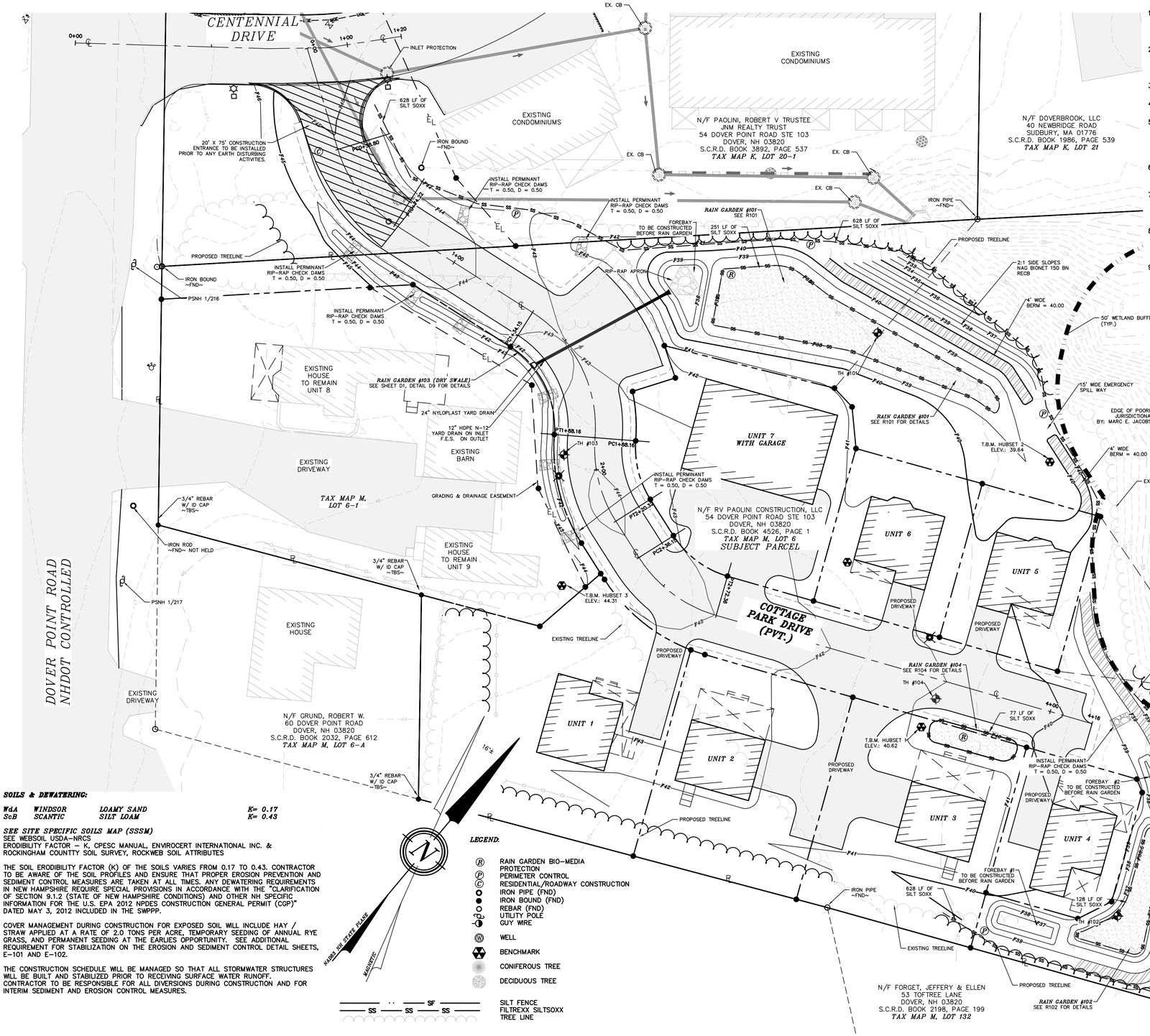
REVISION	DATE	DESCRIPTION
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RAIN GARDENS #102 & #104 WITH INFILTRATION DETAILS
LAND OF
RV PAOLINI CONSTRUCTION, LLC
DOVER POINT ROAD
DOVER, N.H. 03820
TAX MAP M, LOT 6

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

SCALE : 1 IN. EQUALS 10 FT.
DATE : SEPTEMBER 20, 2018
FILE NO. : DB 2018 – 051

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



NOTES:

1.) THE INTENT OF THIS PLAN SET IS TO DEMONSTRATE THE EROSION AND SEDIMENT CONTROL DESIGN OF THE SITE AT 56 DOVER POINT ROAD.

2.) OWNER: RV PAOLINI CONSTRUCTION LLC
54 DOVER POINT ROAD, STE 103
DOVER, NH 03820

3.) TAX MAP M, LOT 6

4.) LOT AREA: 84,234 Sq. Ft., 1.93 Ac.

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, WITHIN THE RAIN GARDENS.

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 ACTIVITES." 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 THE 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 (CESSW), 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.

SOILS & DEWATERING:

WdA	*WINDSOR*	*LOAMY SAND*	*K= 0.17*
ScB	*SCANTIC*	*SILT LOAM*	*K= 0.43*

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 VARIES FROM 0.17 TO 0.43. 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.

DOVER FILE #P18-045

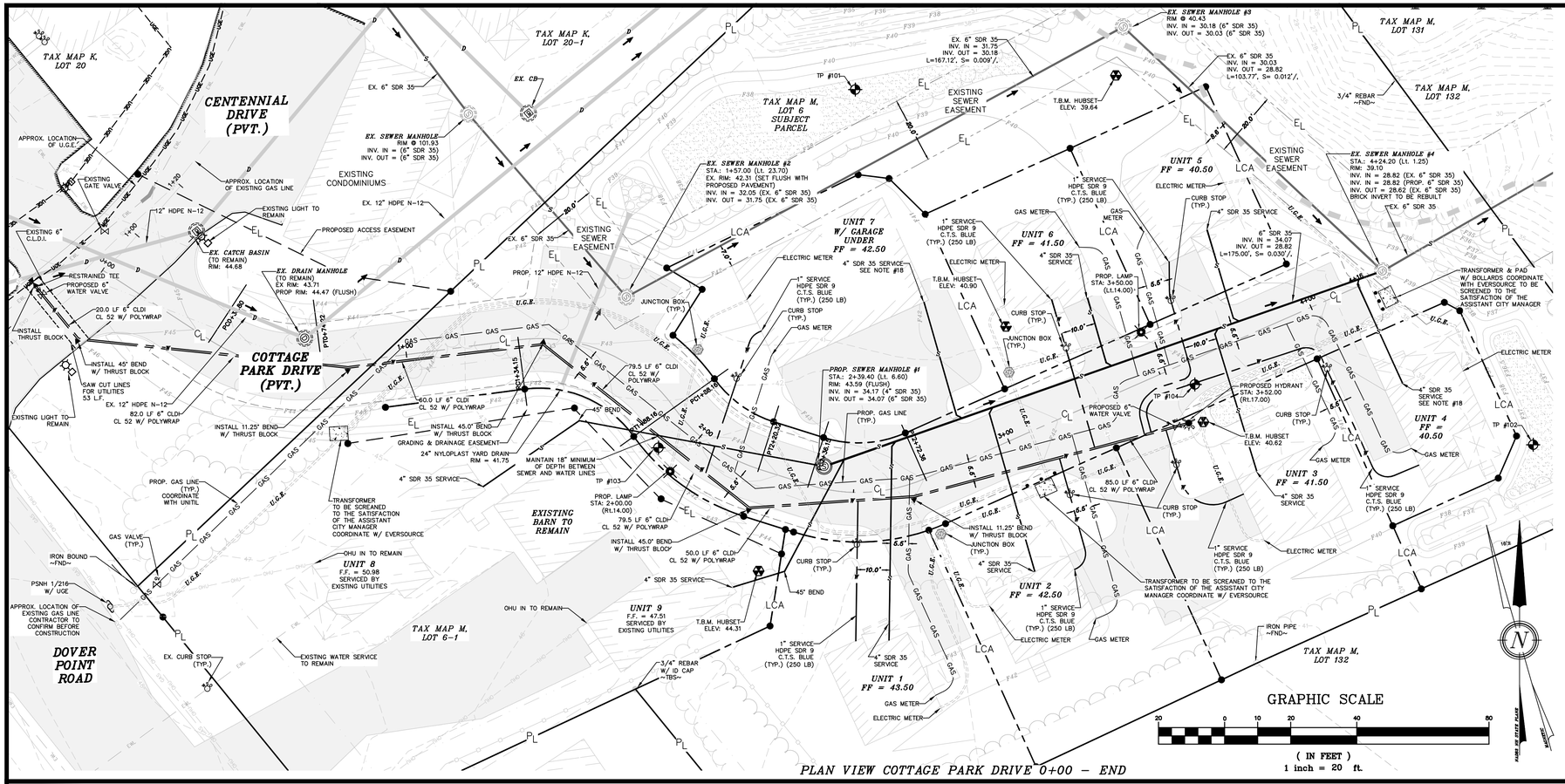
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EROSION AND SEDIMENT CONTROL PLAN
LAND OF
RV PAOLINI CONSTRUCTION, LLC
DOVER POINT ROAD
DOVER, N.H. 03820
TAX MAP M, LOT 6

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
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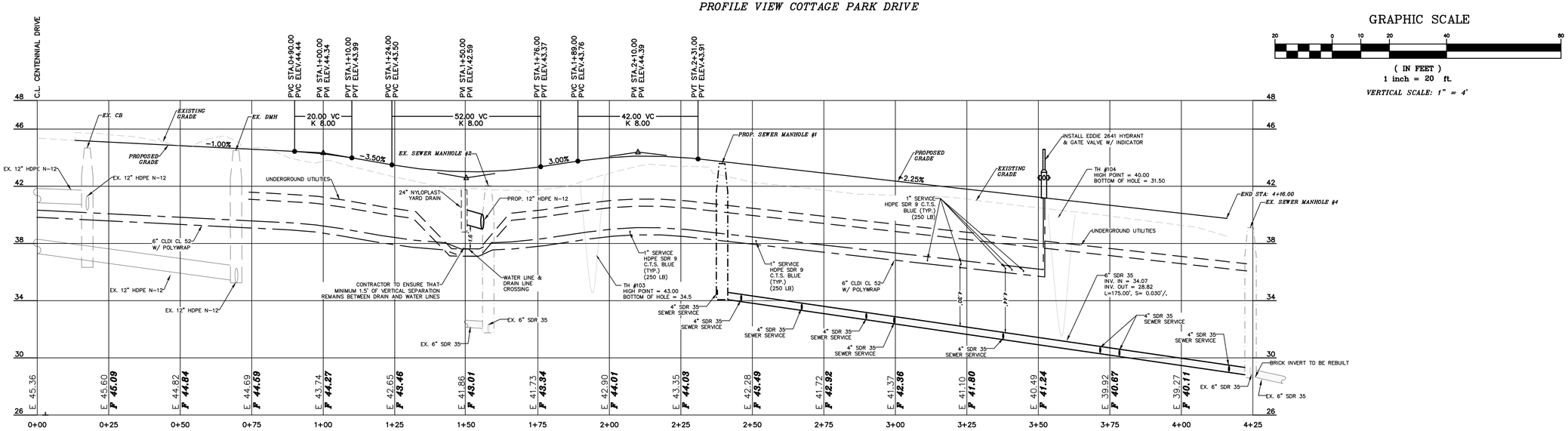
SCALE : 1 IN. EQUALS 20 FT.
DATE : SEPTEMBER 20, 2018
FILE NO. : DB 2018 - 051

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



PLAN VIEW COTTAGE PARK DRIVE 0+00 – END

PROFILE VIEW COTTAGE PARK DRIVE



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

NOTES:

1.) THE PURPOSE OF THIS PLAN IS TO DEMONSTRATE THE OVERVIEW PRIVATE UTILITIES WITHIN THE SITE PLAN.

2.) 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.

3.) 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.

4.) 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.

5.) 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.

6.) 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.

7.) FINAL UTILITY LOCATIONS TO BE COORDINATED BETWEEN THE CONTRACTOR, ALL APPROPRIATE UTILITY COMPANIES AND THE DOVER DPW.

8.) 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.

9.) ALL WATER MAIN AND SERVICE INSTALLATIONS SHALL CONFORM TO CITY OF DOVER STANDARDS. ALL HIGHWAY CONSTRUCTION WILL MEET THE CITY OF DOVER STANDARDS.

10.) 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.

11.) ALL SEWER INSTALLATIONS SHALL CONFORM TO THE REQUIREMENTS OF NHDES & DOVER DPW SEWER DIVISION STANDARDS. ALL PVC SEWER PIPE IS TO CONFORM WITH ENV-WQ 704.05 (c)-(e) AND CONFORM WITH ASTM D3034. PVC JOINT SEALS SHALL CONFORM WITH ASTM D3121.

12.) CONTRACTOR SHALL COORDINATE ALL TELECOMMUNICATIONS INSTALLATIONS WITH FAIRPOINT COMMUNICATIONS AT (603) 427-5525.

13.) CONTRACTOR SHALL COORDINATE ALL CABLE INSTALLATIONS WITH METROCAST.

14.) CONTRACTOR SHALL COORDINATE ALL GAS INSTALLATIONS WITH UNITIL.

15.) ALL SEWER MAN HOLE RIMS & COVERS ARE TO BE PAMREX.

16.) 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.

17.) CURB BOXES SHOULD BE PLACED IN THE LAWN AREA, OR IF PLACED IN PAVEMENT, A ROAD BOX IS REQUIRED.

18.) SEE EXISTING CONDITIONS PLAN FOR DATUM. VERTICAL DATUM BASED ON NAVD88 ELEVATIONS. HORIZONTAL DATUS BASED ON NAD83 STATE PLANE COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS.

19.) MINIMUM SLOPE FOR ALL SEWER SERVICE CONNECTIONS IS TO BE NO LESS THAN 0.02'/,.

20.) ALL SEWER INSTALLATIONS SHALL CONFORM TO THE REQUIREMENTS OF NHDES & DOVER DPW SEWER DIVISION STANDARDS. ALL PVC SEWER PIPE IS TO CONFORM WITH ENV-WQ 704.05 (c)-(e) AND CONFORM WITH ASTM D3034. PVC JOINT SEALS SHALL CONFORM WITH ASTM D3121.

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

22.) CONTRACTOR TO CONFIRM AND TRANSFER BENCHMARKS FROM TEMPORARY HUBS TO AN APPROPRIATE CONSTRUCTION TEMPORARY BENCHMARK.

DOVER FILE #P18-045

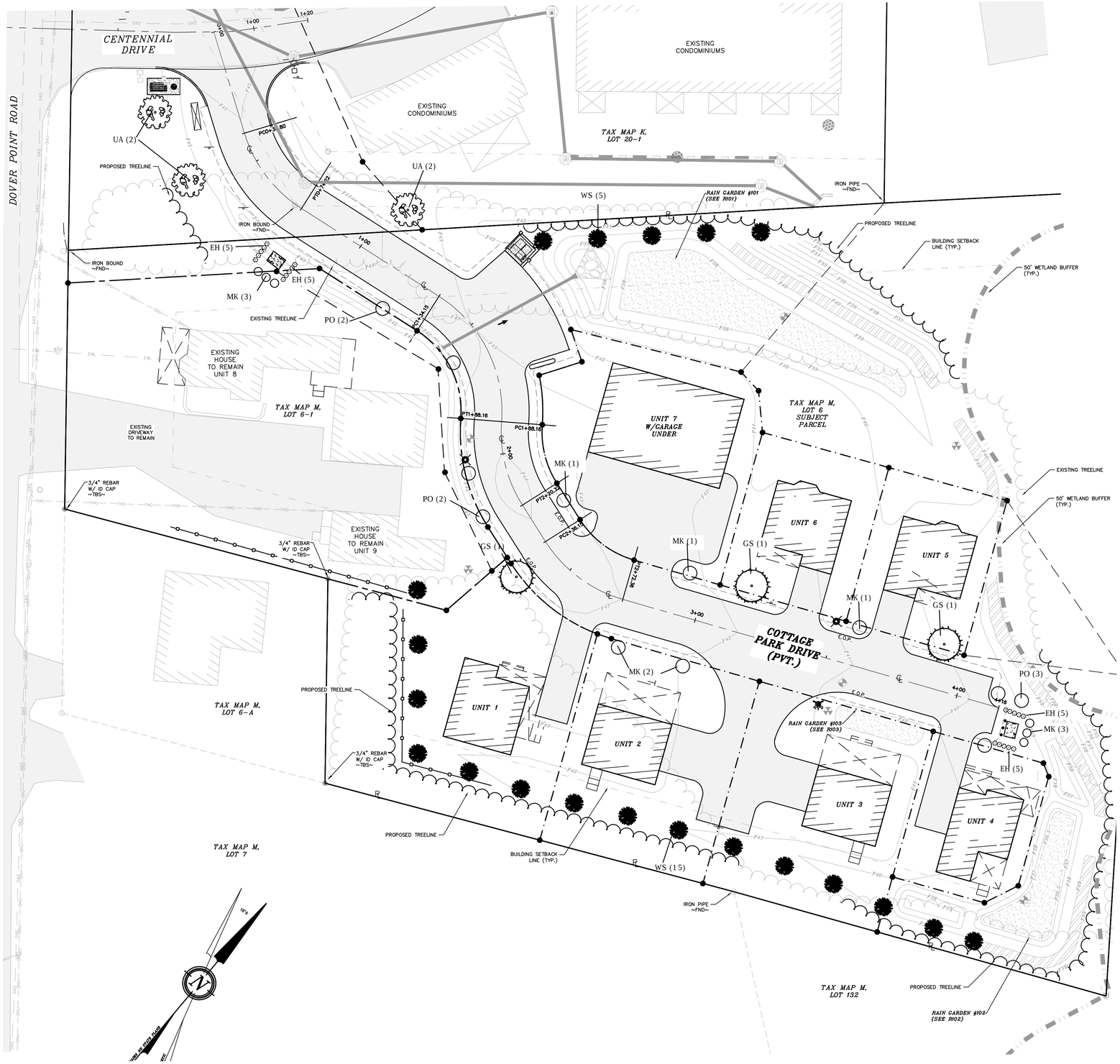
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UTILITY PLAN
LAND OF
RV PAOLINI CONSTRUCTION, LLC
DOVER POINT ROAD
DOVER, N.H. 03820
TAX MAP M, LOT 6

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

SCALE : 1 IN. EQUALS 20 FT.
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STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14243
LICENSED PROFESSIONAL ENGINEER



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

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 PERIMITERE 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.

PLANTING SCHEDULE
56 Dover Point Road
Botanical Name/ Common Name

	Size	Qty	Label
Trees			
Gleditsia 'Shademaster' / Shademaster Honeylocust	3" Cal.	3	GS
Ulmus americana 'Princeton' / Princeton American Elm	3" Cal.	2	UA
Picea glauca / White Spruce	6' high	20	WS
Shrubs			
Physocarpus opulifolius 'Summer Wine' / Summer Wine Ninebark	2-3' B&B	7	PO
Syringa patula 'Miss Kim' / Miss Kim Lilac	2-3' B&B	11	MK
Perennials			
Hemerocalis 'Hapy Returns' / *Happy Returns Daulily*	#1	20	EH

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

terrain
planning & design llc
311 kast hill road
hopkinton, nh 03229
603. 491. 2322
terrainplanning.com

56 Dover Point Road

Site Location:
56 Dover Point Road
DOVER, NH
Tax Map: M, LOT 6

Prepared For:
Berry Surveying & Engineering
335 Second Crown Point Rd
Barrington, NH 03825

LANDSCAPE PLAN

DATE: 9-20-18

SCALE: 1" = 20'

PROJECT #: 1802

Drawn By: CRB

Checked By: ERB

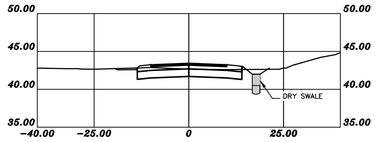
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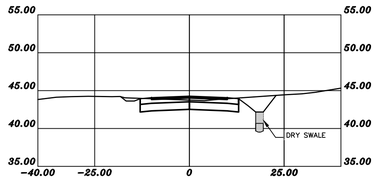
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SHEET 13 OF 25

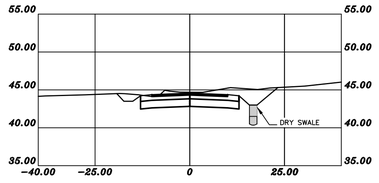
ERIC R BUCK
078
LICENSED LANDSCAPE ARCHITECT
STATE OF NEW HAMPSHIRE



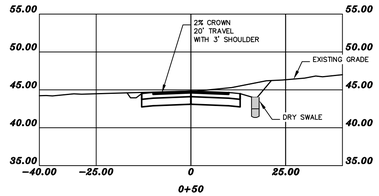
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F43.46



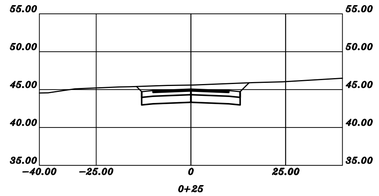
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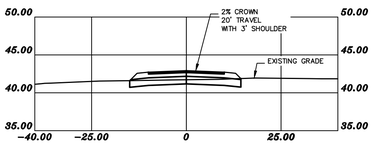
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F44.69



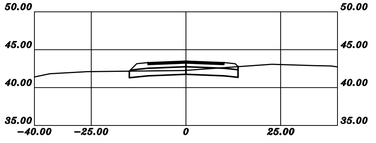
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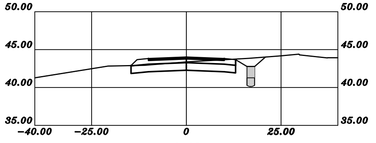
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F46.09



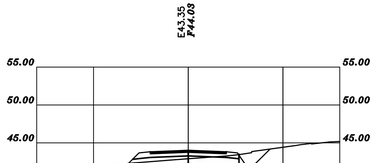
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E41.72
F42.92



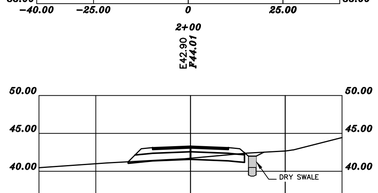
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F43.49



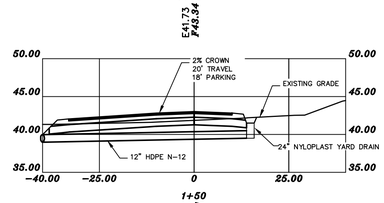
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F44.09



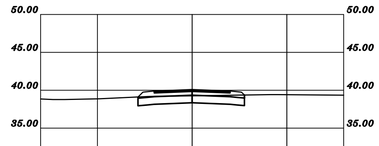
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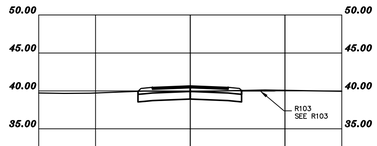
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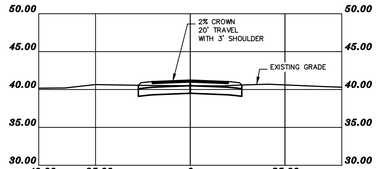
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F43.01



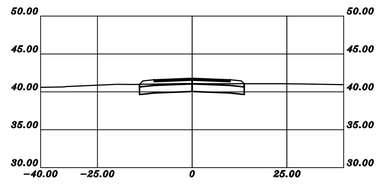
4+00
E39.27
F40.11



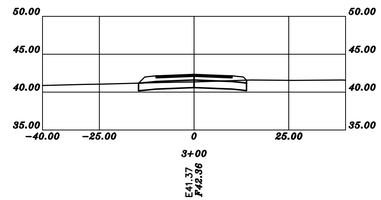
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F40.87



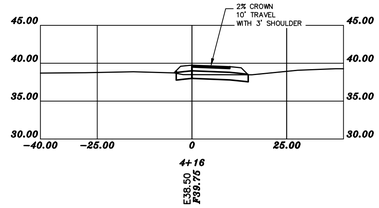
3+50
E40.49
F41.24



3+25
E41.10
F41.80



3+00
E41.37
F42.38



4+16
E38.50
F39.76

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.
Vertical Scale 10

DOVER FILE #P18-045

REVISION	DATE	DESCRIPTION
#3	12-3-18	REVISED PER TRC COMMENTS OF 11-29-18
#2	11-5-18	FULL SITE PLAN REVISIONS
#1	10-30-18	REVISED PER TRC COMMENTS OF 10-18-18

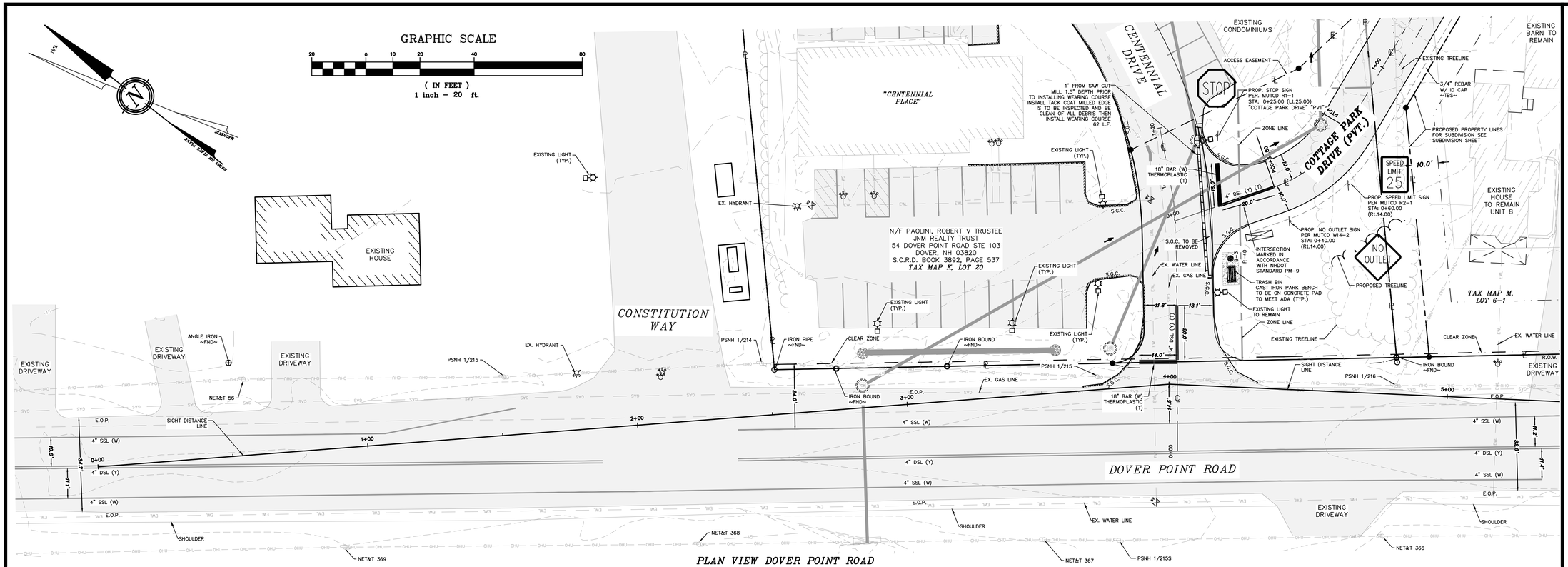
CROSS SECTIONS COTTAGE PARK DRIVE 0+00 – END

LAND OF
RV PAOLINI CONSTRUCTION, LLC
DOVER POINT ROAD
DOVER, N.H. 03820
TAX MAP M, LOT 6

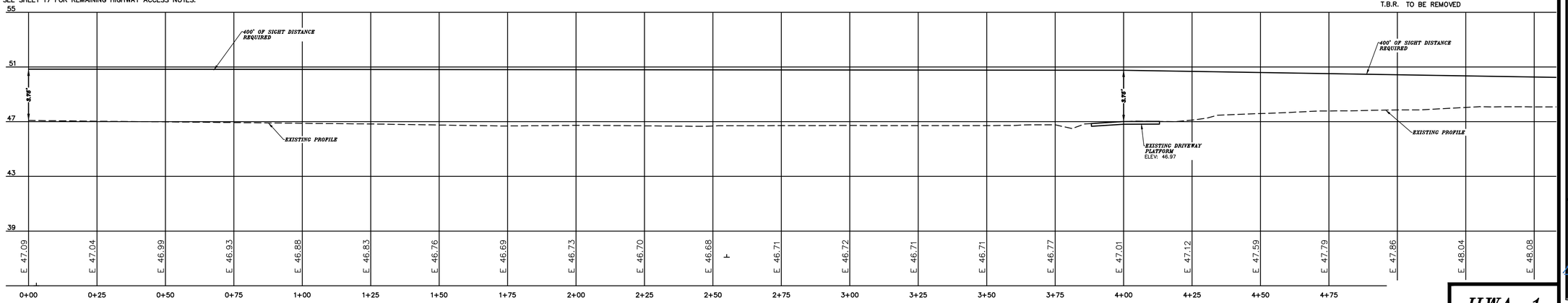
BERRY & SURVEYING ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

SCALE : 1 IN. EQUALS 20 FT.
DATE : SEPTEMBER 20, 2018
FILE NO. : DB 2018 – 051

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



PROFILE VIEW SIGHT LINE



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

NOTES:

1.) OWNER: RV PAOLINI CONSTRUCTION INC.
54 DOVER POINT ROAD
DOVER, NH 03820

2.) CITY OF DOVER TAX MAP M, LOT 6

3.) LOT AREA: 84,234 S.F, 1.93 Ac

4.) S.C.R.D. BOOK 4526, PAGE 1

5.) THIS IS A PRIVATE ROADWAY.

6.) EXISTING CONDITIONS INFORMATION IS BASED ON A SURVEY PERFORMED BY BERRY SURVEYING & ENGINEERING AND IS ENCLOSED IN THIS PACKAGE.

7.) 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.

8.) SEE SHEET 17 FOR REMAINING HIGHWAY ACCESS NOTES.

CLEAR ZONE CALCULATION:

DESIGN SPEED: 40 MPH / 85TH ASSUMED 45 MPH

DESIGN ADT (2018): OVER 6,000

FROM AASHTO ROADSIDE DESIGN GUIDE (2004) TABLE 3.1 PAGE 3-6

CLEAR ZONE REQUIRED TO BE 20-26 FEET, THE MORE CONSERVATIVE VALUE OF 24 FEET HAS BEEN SELECTED

LEGEND:

- IRON BOUND (FND)
- IRON ROD (FND)
- IRON BOUND (TBS)
- LIGHT POST
- UTILITY POLE/GUY WIRE
- OHU — OVERHEAD UTILITIES
- EWL — EXISTING WATER LINE
- GAS — EXISTING GAS LINE
- BUILDING SETBACK
- EDGE OF TRAVELED WAY
- CLEAR ZONE
- S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS
- TYP. TYPICAL
- FND FOUND
- U.G.E. UNDERGROUND ELECTRIC
- PL PROPERTY LINE
- E.O.P. EDGE OF PAVEMENT
- SSL (W) SINGLE SOLD LINE (WHITE)
- SSB (Y) SINGLE SOLID WITH BROKEN LINE (YELLOW)
- R&R REMOVE AND RESET
- T.B.R. TO BE REMOVED

HWA-1

DOVER FILE #P18-045

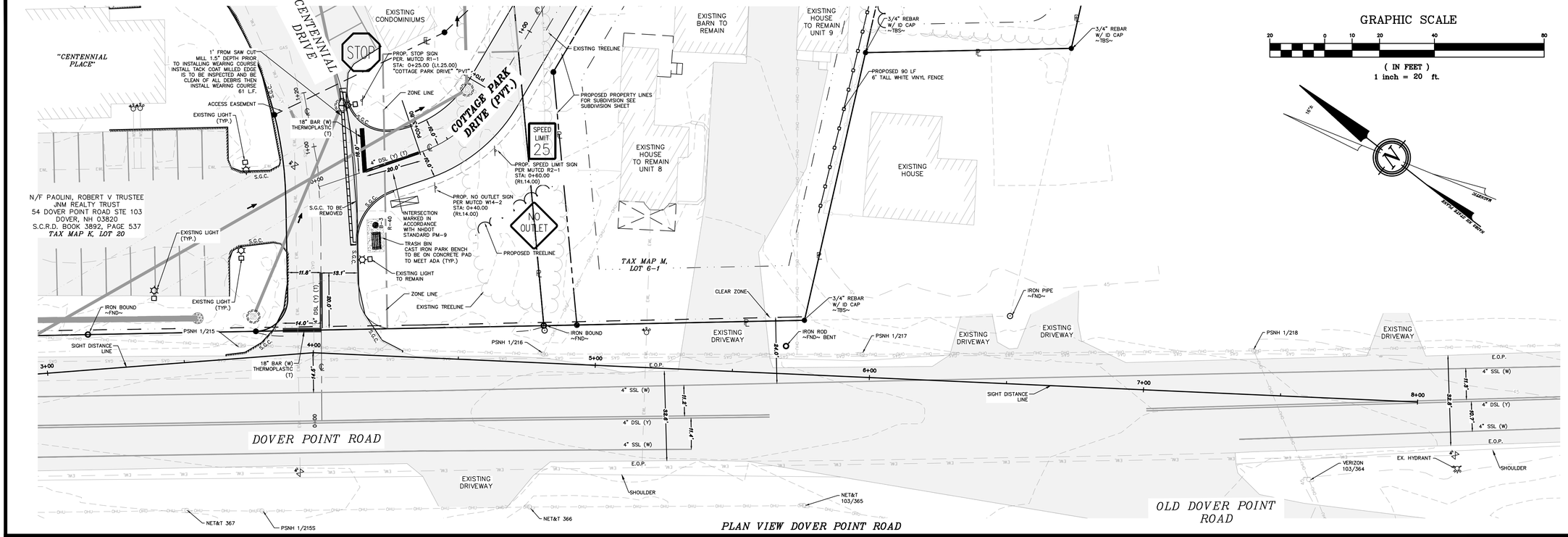
REVISION	DATE	DESCRIPTION
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#2	11-5-18	FULL SITE PLAN REVISIONS
#1	10-30-18	REVISED PER TRC COMMENTS OF 10-18-18

HIGHWAY ACCESS PLAN SOUTH BOUND
LAND OF
RV PAOLINI CONSTRUCTION, LLC
DOVER POINT ROAD
DOVER, N.H. 03820
TAX MAP M, LOT 6

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

SCALE : 1 IN. EQUALS 20 FT.
DATE : SEPTEMBER 20, 2018
FILE NO. : DB 2018 - 051

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



PLAN VIEW DOVER POINT ROAD

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

PROFILE VIEW SIGHT LINE

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.
VERTICAL SCALE: 1" = 4'

NOTES:

1.) OWNER: RV PAOLINI CONSTRUCTION INC.
54 DOVER POINT ROAD
DOVER, NH 03820

2.) CITY OF DOVER TAX MAP M, LOT 6

3.) LOT AREA: 84,234 S.F, 1.93 Ac

4.) S.C.R.D. BOOK 4526, PAGE 1

5.) THIS IS A PRIVATE ROADWAY.

6.) EXISTING CONDITIONS INFORMATION IS BASED ON A SURVEY PERFORMED BY BERRY SURVEYING & ENGINEERING AND IS ENCLOSED IN THIS PACKAGE.

7.) 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.

8.) SEE SHEET 17 FOR REMAINING HIGHWAY ACCESS NOTES.

CLEAR ZONE CALCULATION:

DESIGN SPEED: 40 MPH / 85TH ASSUMED 45 MPH

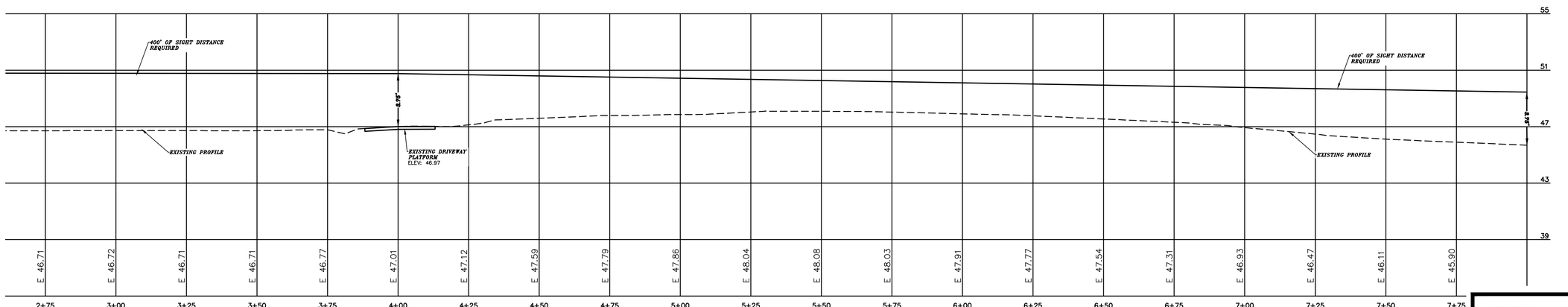
DESIGN ADT (2018): OVER 6,000

FROM AASHTO ROADSIDE DESIGN GUIDE (2004) TABLE 3.1 PAGE 3-6

CLEAR ZONE REQUIRED TO BE 20-26 FEET, THE MORE CONSERVATIVE VALUE OF 24 FEET HAS BEEN SELECTED

LEGEND:

- IRON BOUND (FND)
- IRON ROD (FND)
- IRON BOUND (TBS)
- LIGHT POST
- UTILITY POLE/GUY WIRE
- OHU — OVERHEAD UTILITIES
- EWL — EXISTING WATER LINE
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- BUILDING SETBACK
- EDGE OF TRAVELED WAY
- CLEAR ZONE
- S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS
- TYP. TYPICAL
- FND FOUND
- U.G.E. UNDERGROUND ELECTRIC
- PL PROPERTY LINE
- E.O.P. EDGE OF PAVEMENT
- SSL (W) SINGLE SOLD LINE (WHITE)
- SSB (Y) SINGLE SOLID WITH BROKEN LINE (YELLOW)
- R&R REMOVE AND RESET
- T.B.R. TO BE REMOVED



HWA-2

DOVER FILE #P18-045

REVISION	DATE	DESCRIPTION
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#2	11-5-18	FULL SITE PLAN REVISIONS
#1	10-30-18	REVISED PER TRC COMMENTS OF 10-18-18

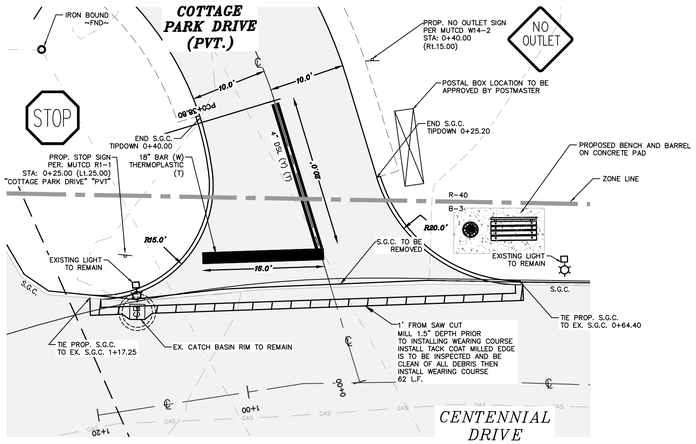
HIGHWAY ACCESS PLAN NORTH BOUND
LAND OF
RV PAOLINI CONSTRUCTION, LLC
DOVER POINT ROAD
DOVER, N.H. 03820
TAX MAP M, LOT 6

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

SCALE : 1 IN. EQUALS 20 FT.
DATE : SEPTEMBER 20, 2018
FILE NO. : DB 2018 - 051

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14241
LICENSED PROFESSIONAL ENGINEER

HW-1



GRAPHIC SCALE

20 0 5 10 20 40

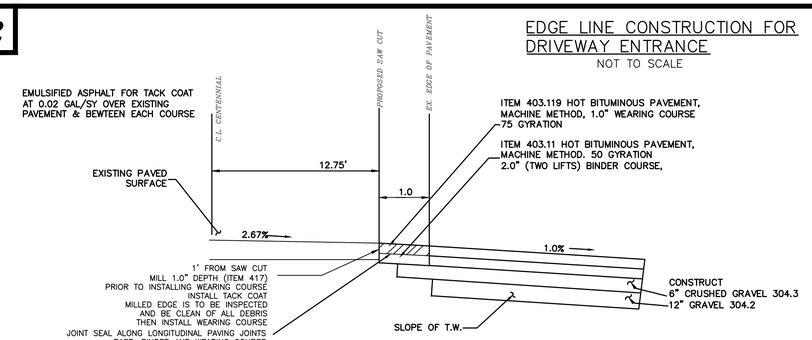
(IN FEET)
1 inch = 10 ft.

PROPOSED DRIVEWAY PAVEMENT MARKING DETAILS

HW-2

EDGE LINE CONSTRUCTION FOR DRIVEWAY ENTRANCE

NOT TO SCALE



HW-3

PM-9 GENERAL NOTES

1.) EDGELINE 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 RADIUS. EDGELINES SHALL END AT STOP BARS.

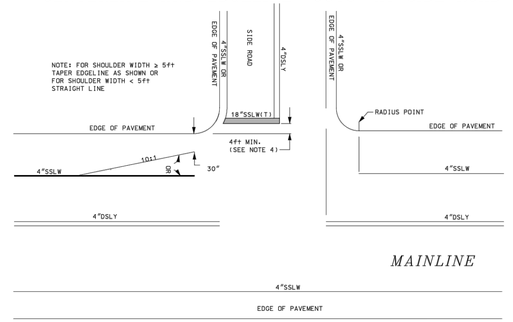
3.) CENTERLINE AND EDGELINE SHALL BE CONTINUOUS PAST RESIDENTIAL DRIVEWAYS. CENTERLINE AND EDGELINE SHALL BREAK FOR COMMERCIAL DRIVES W/TRAFFIC CONTROLS, MINOR SIDE ROADS, OR PRIVATE INTERSECTIONS.

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.

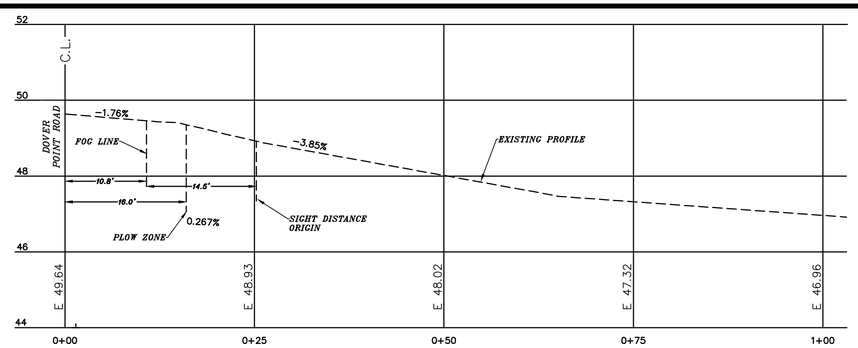
5.) IF THERE IS NO EDGELINE, END STOP BAR 12" FROM EDGE OF PAVEMENT.

6.) STOP BARS, WORDS, LANE LINES, SYMBOLS AND ARROWS SHALL BE THERMOPLASTIC (T).

CENTERLINE AND EDGELINE "CUTS" AT SIDE ROAD



HW-4



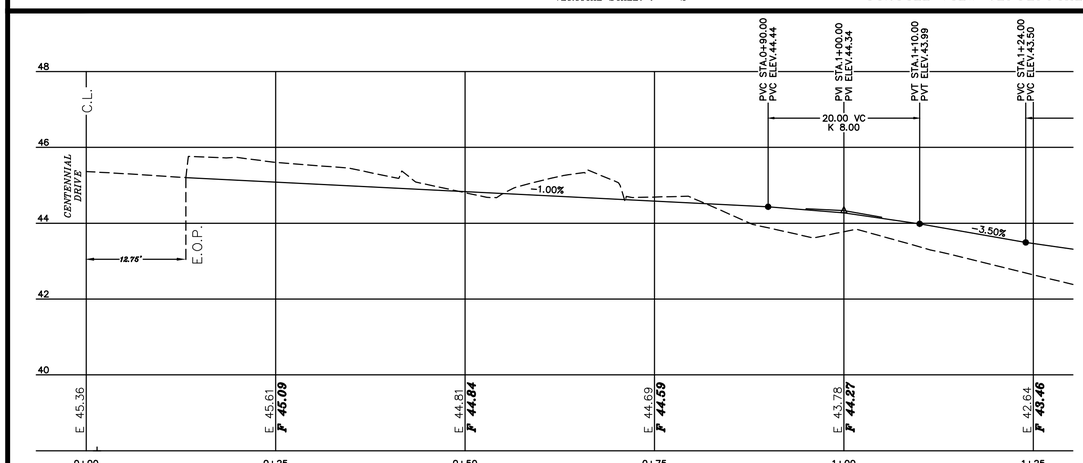
GRAPHIC SCALE

20 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.
VERTICAL SCALE: 1" = 2'

PROFILE VIEW CENTENNIAL DRIVE

HW-5



GRAPHIC SCALE

20 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.
VERTICAL SCALE: 1" = 2'

PROFILE VIEW COTTAGE PARK DRIVE

HW-6

NOTES CONT.:

9.) 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

10.) 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.

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

12.) 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.

13.) 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).

14.) ALL EXISTING SIGNS WITHIN THE PROJECT LIMITS SHALL BE RETAINED UNLESS NOTED OTHERWISE.

NOTES CONT.:

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

16.) 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.

17.) CONTACT BUREAU OF TRAFFIC TO REVIEW ALL PASSING ZONES PRIOR TO STRIPING OR INSTALLING W14-3 SIGNS IF APPLICABLE.

18.) THE CONTRACTOR SHALL CONTACT THE NHDOT BUREAU OF TRAFFIC AT (603) 271-2291 ONE WEEK PRIOR TO PAVEMENT MARKINGS.

19.) ALL PAVEMENT MARKINGS TO BE PAINTED TO NHDOT STANDARD NO. PM-9.

20.) SEE NHDOT STANDARD PLAN PM-10A FOR WORD AND SYMBOL DETAILS.

21.) THE SPEED LIMIT ON DOVER POINT ROAD IS 40 MPH.

HWA-3

DOVER FILE #P18-045

REVISION	DATE	DESCRIPTION
#3	12-3-18	REVISED PER TRC COMMENTS OF 11-29-18
#2	11-5-18	FULL SITE PLAN REVISIONS
#1	10-30-18	REVISED PER TRC COMMENTS OF 10-18-18

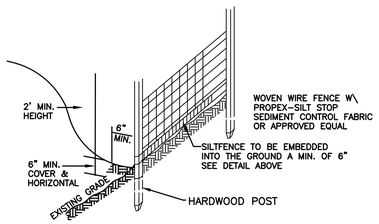
HIGHWAY ACCESS DETAILS
LAND OF
RV PAOLINI CONSTRUCTION, LLC
DOVER POINT ROAD
DOVER, N.H. 03820
TAX MAP M, LOT 6

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

SCALE : 1 IN. EQUALS 20 FT.
DATE : SEPTEMBER 20, 2018
FILE NO. : DB 2018 - 051

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

E1



SILT FENCE CONSTRUCTION SPECIFICATIONS

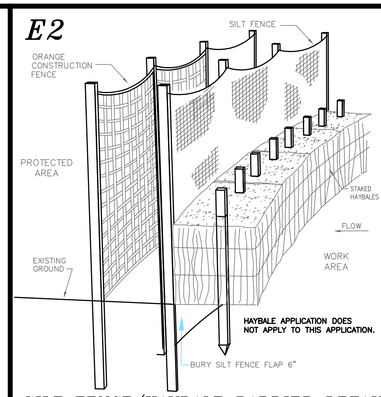
1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES AND FILTER CLOTH SHALL BE FASTENED TO WOVEN WIRE EVERY 24" AT TOP MID AND BOTTOM SECTIONS AND BE EMBEDDED INTO GROUND A MINIMUM OF 8" THE FENCE POSTS SHALL BE A MINIMUM 48" LONG, SPACED A MAXIMUM 10' APART, AND DRIVEN 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.

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.

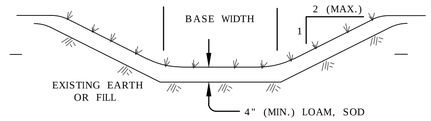
SILT FENCE DETAIL
NOT TO SCALE

E2



SILT FENCE/HAYBALE BARRIER DETAIL
THIS METHOD TO BE USED ALONG THE REAR OF THE PROPERTY
NOT TO SCALE

E3



GRASS TREATMENT SWALE
NOT TO SCALE

INSPECT ANNUALLY FOR EROSION, SEDIMENT ACCUMULATIONS, VEGETATION LOSS, & INVASIVE SPECIES. REPAIR AS NECESSARY.

MOW GRASS ANNUALLY TO A DEPTH OF 4".

INSTALL STABILIZATION MATTING DURING CONSTRUCATION

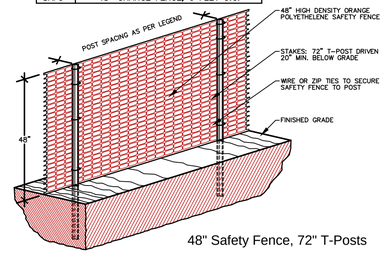
TO BE CONSTRUCTED IAW NH SWM #2 CHAPTER 4, #5 TREATMENT SWALES, PAGE 123.

E4

CONSTRUCTION SAFETY FENCE
NOT TO SCALE

LEGEND

SAF12	48" ORANGE FENCE, 12 FEET O.C.
SAF11	48" ORANGE FENCE, 11 FEET O.C..
SAF10	48" ORANGE FENCE, 10 FEET O.C.
SAF9	48" ORANGE FENCE, 9 FEET O.C.
SAF8	48" ORANGE FENCE, 8 FEET O.C..
SAF7	48" ORANGE FENCE, 7 FEET O.C.
SAF6	48" ORANGE FENCE, 6 FEET O.C.



48" Safety Fence, 72" T-Posts

1. ALL SENSITIVE AREAS SHALL BE PROTECTED AS PER PLAN.
2. ALL TREES IN THE CONSTRUCTION AREA NOT SPECIFICALLY DESIGNATED FOR REMOVAL SHALL BE PRESERVED AND PROTECTED WITH HIGH VISIBILITY FENCE AS PER PLAN.
3. WHEN PRACTICABLE, INSTALL HIGH VISIBILITY 3 FEET OUTSIDE OF THE DRIP LINE OF THE TREE.
4. SAFETY FENCE SHOULD BE FASTENED SECURELY TO THE T-POSTS.
5. THE FENCING MUST REMAIN IN PLACE DURING ALL PHASES OF CONSTRUCTION; ANY CHANGE OF THE PROTECTIVE FENCING MUST BE APPROVED.

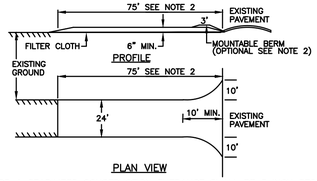
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EROSION & SEDIMENT CONTROL DETAILS
LAND OF
RV PAOLINI CONSTRUCTION, LLC
DOVER POINT ROAD
DOVER, N.H. 03820
TAX MAP M, LOT 6

E5

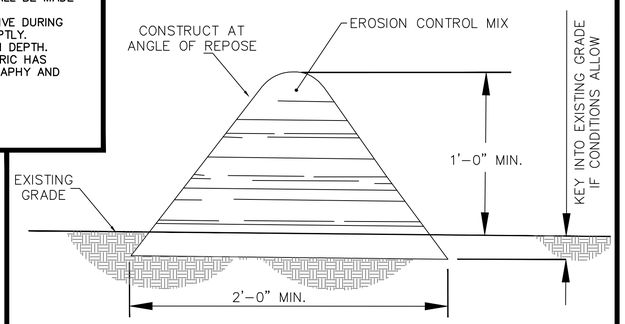
STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE



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.

E6

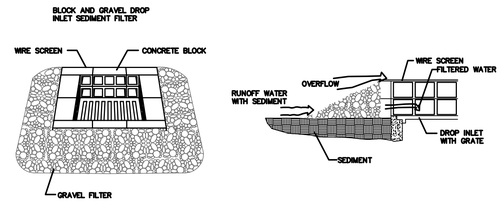
EROSION CONTROL MIX BERM
NOT TO SCALE



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.

E7



MAINTENANCE

ALL STRUCTURES SHOULD BE INSPECTED AFTER EVERY RAIN STORM AND REPAIRS MADE AS NECESSARY. SEDIMENT SHOULD BE REMOVED FROM TRAPPING DEVICES AFTER THE SEDIMENT HAS REACHED A MAXIMUM OF ONE HALF THE DEPTH OF THE TRAP. THE SEDIMENT SHOULD BE DISPOSED OF IN A SUITABLE AREA AND PROTECTED FROM EROSION BY EITHER STRUCTURE OR VEGETATIVE MEANS. THE TEMPORARY TRAPS SHOULD BE REMOVED AND THE AREA REPAIRED AS SOON AS THE CONTRIBUTING DRAINAGE AREA TO THE INLET HAS BEEN COMPLETELY STABILIZED.

BLOCK & GRAVEL DROP INLET SEDIMENT FILTER
NOT TO SCALE

TO BE USED IN ALL AREAS WHERE THERE WILL BE NO TRAFFIC.

TO BE CONSTRUCTED IAW NH SWM #3 4-2 SEDIMENT CONTROL PRACTICES, TEMPORARY STORM DRAIN INLET PROTECTION, PAGE 118.

E8

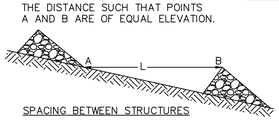
TEMPORARY EROSION CONTROL MEASURES

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)

E9

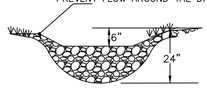
STONE CHECK DAM
NOT TO SCALE

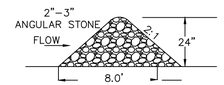
THE DISTANCE SUCH THAT POINTS A AND B ARE OF EQUAL ELEVATION.



SPACING BETWEEN STRUCTURES

NOTE: KEY STONE INTO CHANNEL BANKS AND EXTEND IT BEYOND THE ABUTMENTS A MINIUM OF 18" TO PREVENT FLOW AROUND THE DAM.

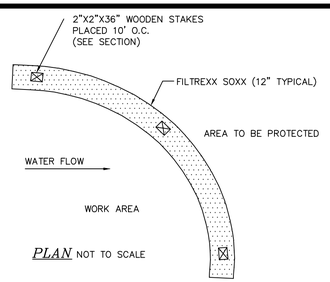




STONE GRADE STABILIZATION STRUCTURE

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.

E10

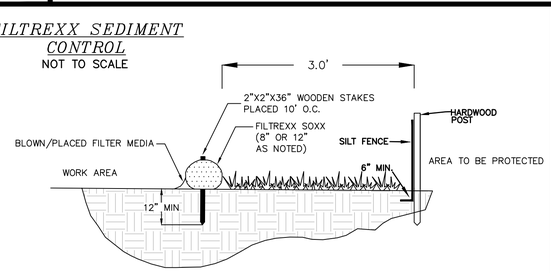


PLAN NOT TO SCALE

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 AS 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

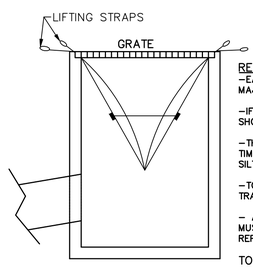


Filtrexx International, LLC
35481 Grafton Eastern Rd | Grafton, Oh 44044
440-926-2607 | fax: 440-926-4021
WWW.FILTREXX.COM
OR APPROVED EQUAL

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

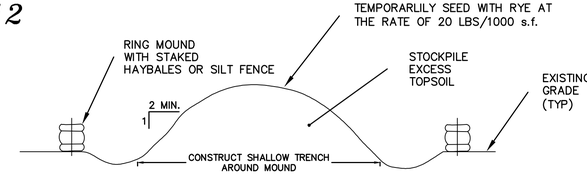
E-101

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

DATE : SEPTEMBER 20, 2018
FILE NO. : DB 2018 - 051
AS NOTED

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

E12



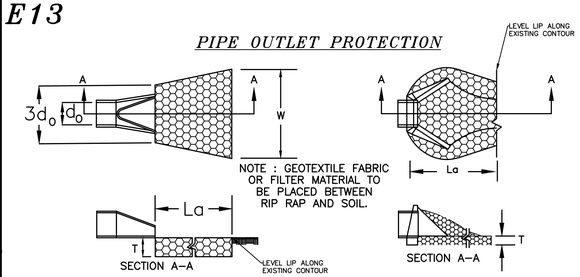
TO BE CONSTRUCTED IAW NH SWM #3 4–1 EROSION CONTROL PRACTICES, SOIL STOCKPILE PRACTICES, PAGE 46.

TOPSOIL STOCKPILE MOUND

NOT TO SCALE

E13

PIPE OUTLET PROTECTION



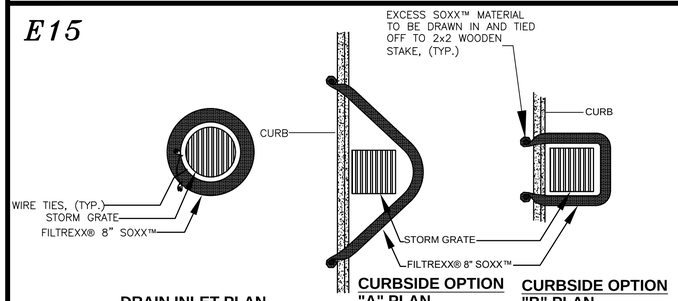
PIPE OUTLET PROTECTION CONSTRUCTION SPECIFICATIONS

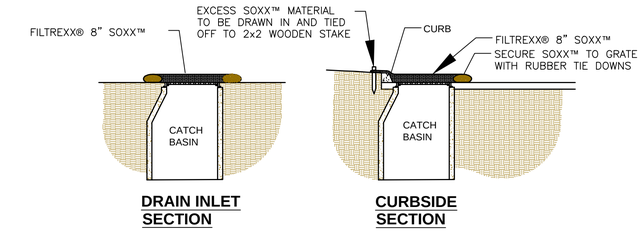
1. THE SUB GRADE FOR THE FILTER MATERIAL, GEOTEXTILE FABRIC, AND RIP RAP SHALL BE PREPARED TO THE LINES AND GRADES SHOWN ON THE PLANS. SPECIFIED GRADATION.
2. THE ROCK OR GRAVEL USED FOR FILTER OF RIP RAP SHALL CONFORM TO NHDOT SECTION 583.
3. GEOTEXTILE FABRICS SHALL BE PROTECTED FROM PUNCTURE OR TEARING 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.

E14

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

E15





NOTES:
1. ALL MATERIAL TO MEET FILTREXX® SPECIFICATIONS.
2. FILTER MEDIA™ FILL TO MEET APPLICATION REQUIREMENTS.
3. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.

FILTREXX INLET PROTECTION

NOT TO SCALE

E16

NOTE: 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.

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.

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	FAIR
	C	POOR	GOOD	EXCELLENT	GOOD
	D	FAIR	FAIR	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	10	0.25
CROWN VETCH OR	15	0.35
FLAT PEA	30	0.75
TOTAL	40 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 2/	50	1.15
TOTAL	100	2.30
F. TALL FESCUE 1	150	3.80

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

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 SEED BED 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.
6. TO BE CONSTRUCTED IAW NH SWM #3 4–1 EROSION CONTROL PRACTICES, PERMANENT VEGETATION, PAGE 60.

E17

CONSTRUCTION SEQUENCE:

1.) CUT AND REMOVE TREES IN CONSTRUCTION AREA ONLY AS REQUIRED, RELOCATE ANY PROJECT T.B.M.

2.) CONSTRUCT AND/OR INSTALL TEMPORARY AND PERMANENT SEDIMENT EROSION AND DETENTION CONTROL FACILITIES AS SPECIFIED. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SOIL LAND DISTURBANCE AND MUST BE REVIEWED AND APPROVED BY THE COMMUNITY SERVICES DEPARTMENT.

3.) EROSION, SEDIMENT AND DETENTION CONTROL FACILITY SHALL BE INSTALLED & STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.TEMPORARY DIVERSIONS MAY BE REQUIRED. POST CONSTRUCTION STORM WATER MANAGEMENT PRACTICES MUST BE INITIATED AND STABILIZED EARLY IN THE PROCESS.

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

7.) START BUILDING CONSTRUCTION

8.) INSTALL PIPE AND CONSTRUCTION ASSOCIATED APPURTENANCES AS REQUIRED OR DIRECTED. INSTALL RAIN GARDENS. ALLDISTURBED AREAS SHALL STABILIZED IMMEDIATELY AFTER GRADING.

9.) 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 60 DAYS BEFORE BEING STABILIZED. DAILY, OR AS REQUIRED. ALL ROADWAYS AND PARKING AREAS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADES. ALL CUT AND FILL SLOPES SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADES.

10.) CONSTRUCT TEMPORARY BERMS, DRAINS DITCHES, SILT FENCES, SEDIMENT TRAPS, ETC. MULCH AND SEED AS REQUIRED.

11.) INSPECT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES DURING CONSTRUCTION. 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 STORM WATER INSPECTOR (CESSW), OR A CERTIFIED PROFESSIONAL IN STORM WATER QUALITY (CPSWQ). INSPECTION REPORTS SHALL BE SUBMITTED TO THE COMMUNITY SERVICES DEPARTMENT.

12.) COMPLETE PERMANENT SEEDING AND LANDSCAPING.

13.) REMOVE TEMPORARY EROSION CONTROL MEASURES AFTER SEEDING AREAS HAVE ESTABLISHED THEMSELVES AND SITE IMPROVEMENTS ARE COMPLETE.

14.) SMOOTH AND REVEGETATE ALL DISTURBED AREAS.

15.) FINISH PAVING ALL ROADWAYS.

NOTE: CITY OF DOVER'S "CONSTRUCTION GUIDELINES, PERMITS, RULES AND REGULATIONS" ARE A PART OF THIS PLAN SET AND THE MORE RESTRICTIVE WILL GOVERN. (D–CGPRR)

E18

DEFINITION OF STABLE:

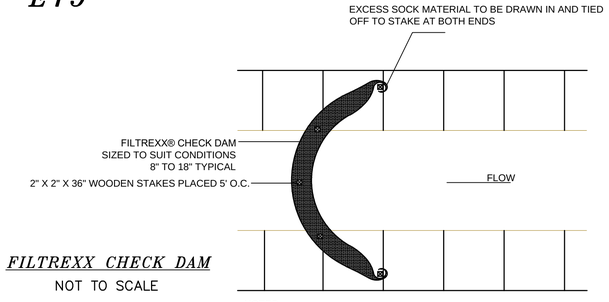
PER ENV–WQ 1500 ALTERATION OF TERRAIN

1. BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED.
2. A MINIMUM OF 85 PERCENT VEGETATED GROWTH HAS BEEN ESTABLISHED..
3. A MINIMUM OF 3 INCHES OF NON–EROSIVE MATERIAL SUCH AS STONE OR RIP–RAP HAS BEEN INSTALLED.
4. OR, EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.

ADDITION STABILIZATION NOTES:

5. HAY MULCH OR OTHER APPROVED METHODS SHALL BE USED TO CONTROL EROSION OF NEWLY GRADED AREAS. ALL CUT AND FILL SLOPES SHALL BE SEEDED AND MULCHED WITHIN 72 HOURS AFTER THEIR CONSTRUCTION.
6. DISTURBED SOIL AREAS SHALL BE EITHER TEMPORARILY OR PERMANENTLY STABILIZED. IN AREAS WHERE FINAL GRADING HAS NOT OCCURRED, TEMPORARY STABILIZATION MEASURES SHOULD BE IN PLACE WITHIN SEVEN (7) CALENDAR DAYS FOR EXPOSED SOIL AREAS THAT ARE WITHIN ONE HUNDRED (100) 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 (3) CALENDAR DAYS FOLLOWING COMPLETION OF FINAL GRADING OF EXPOSED SOIL AREAS.

E19

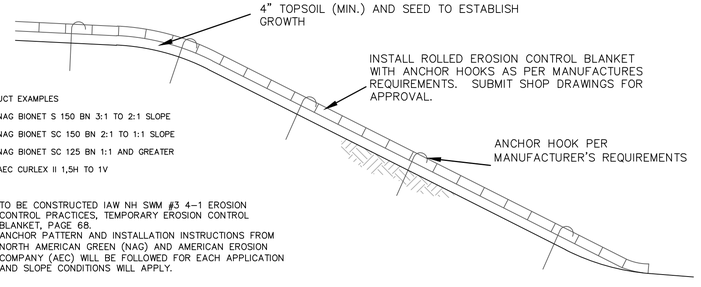


FILTREXX CHECK DAM

NOT TO SCALE

NOTES:
1. ALL MATERIAL TO MEET FILTREXX® SPECIFICATIONS.
2. CHECK DAM SHOULD BE USED IN AREAS THAT DRAIN 10 ACRES OR LESS.
3. SEDIMENT SHOULD BE REMOVED FROM BEHIND CHECK DAM ONCE THE ACCUMULATED HEIGHT HAS REACHED ½ THE HEIGHT OF THE CHECK DAM.
4. CHECK DAM CAN BE DIRECT SEEDED AT THE TIME OF INSTALLATION.
5. CONTRACTOR IS REQUIRED TO BE A FILTREXX CERTIFIED™ INSTALLER.

E20



PRODUCT EXAMPLES

1.) NAG BIONET S 150 BN 3:1 TO 2:1 SLOPE
2.) NAG BIONET SC 150 BN 2:1 TO 1:1 SLOPE
3.) NAG BIONET SC 125 BN 1:1 AND GREATER
4.) AEC CURLEX II 1,5H TO 1V

1. TO BE CONSTRUCTED IAW NH SWM #3 4–1 EROSION CONTROL PRACTICES, TEMPORARY EROSION CONTROL BLANKET, PAGE 68.
2. ANCHOR PATTERN AND INSTALLATION INSTRUCTIONS FROM NORTH AMERICAN GREEN (NAG) AND AMERICAN EROSION COMPANY (AEC) WILL BE FOLLOWED FOR EACH APPLICATION AND SLOPE CONDITIONS WILL APPLY.

ROLLED EROSION CONTROL BLANKET (RECB) SLOPE STABILIZATION DETAIL

NOT TO SCALE

E21

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.

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.

E–102

DOVER FILE #P18–045

REVISION	DATE	DESCRIPTION
#3		
#2	12–3–18	REVISED PER TRC COMMENTS OF 11–29–18
#1	11–5–18	FULL SITE PLAN REVISIONS
	10–30–18	REVISED PER TRC COMMENTS OF 10–18–18

EROSION & SEDIMENT CONTROL DETAILS
LAND OF
RV PAOLINI CONSTRUCTION, LLC
DOVER POINT ROAD
DOVER, N.H. 03820
TAX MAP M, LOT 6

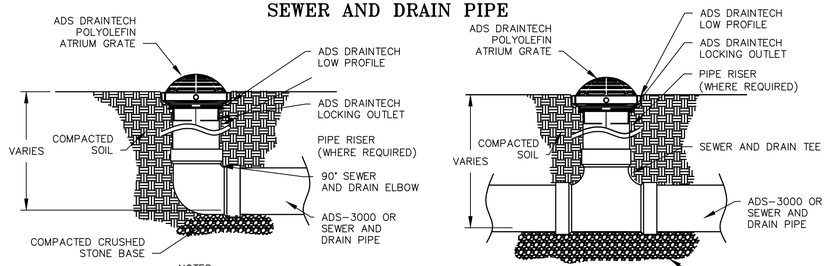
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332–2863

DATE : SEPTEMBER 20, 2018
AS NOTED
FILE NO. : DB 2018 – 051

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

D1

ADS DRAINTECH ATRIUM GRATE AND ADAPTER WITH SEWER AND DRAIN PIPE



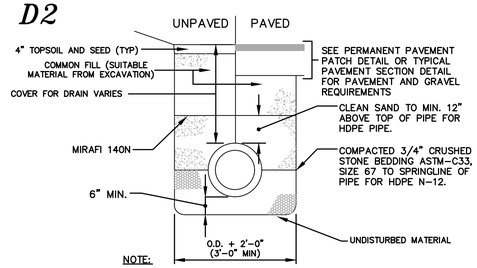
NOTES:
1. MAX. COVER OVER TOP OF PIPE IS 4FT. CONTACT ADS IF OTHERWISE GREATER.
2. GRATE OR LID MUST BE INSTALLED PRIOR TO POURING CONCRETE OR BACKFILLING

ADS STANDARD DETAILS DISCLAIMER: "ADVANCED DRAINAGE SYSTEMS, INC. ("ADS") HAS PREPARED THIS STANDARD DETAIL TO DEMONSTRATE ADS' RECOMMENDED INSTALLATION OF ITS PRODUCTS FOR THE DEPICTED APPLICATION. IN ADDITION TO ADS' RECOMMENDATIONS, THERE MAY BE OTHER NATIONAL, STATE OR LOCAL SPECIFICATIONS THAT ARE PERTINENT TO THIS APPLICATION. ADS' STANDARD DETAIL IS NOT INTENDED TO SUPERSEDE ANY NATIONAL, STATE OR LOCAL SPECIFICATIONS, AND ADS RECOMMENDS THAT THOSE REQUIREMENTS BE REVIEWED AND CONSULTED PRIOR TO THE INSTALLATION OF ADS' PRODUCTS. ADS HAS NOT AUTHORIZED, AND IT BEARS NO RESPONSIBILITY FOR, ANY REVISIONS, ALTERATIONS OR DEVIATIONS FROM THIS STANDARD DETAIL."

YARD DRAIN DETAILS

NOT TO SCALE

D2



NOTE:
PLASTIC DRAIN PIPE (HDPE) SHALL BE ADS N-12 (CORRUGATED EXTERIOR/SMOOTH INTERIOR) OR EQUAL MEETING AASHTO M-252 AND H-20 LOADING.

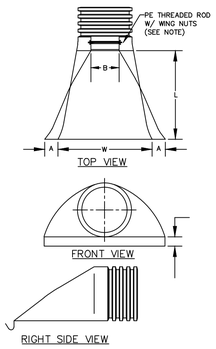
TYPICAL DRAIN TRENCH

NOT TO SCALE

D3

PART No.	PIPE SIZE	A	B(MAX)	H	L	W
1510-NP	15" 375 mm	6.5" 165 mm	10" 254 mm	6.5" 165 mm	25" 635 mm	29" 735 mm
1810-NP	18" 450 mm	7.5" 190 mm	15" 380 mm	6.5" 165 mm	32" 812 mm	35" 890 mm
2410-NP	24" 600 mm	7.5" 190 mm	18" 450 mm	6.5" 165 mm	36" 900 mm	45" 1140 mm
3010-NP	30" 750 mm	10.5" 266 mm	N/A	7.0" 178 mm	53" 1345 mm	68" 1725 mm
3610-NP	36" 900 mm	10.5" 266 mm	N/A	7.0" 178 mm	53" 1345 mm	68" 1725 mm

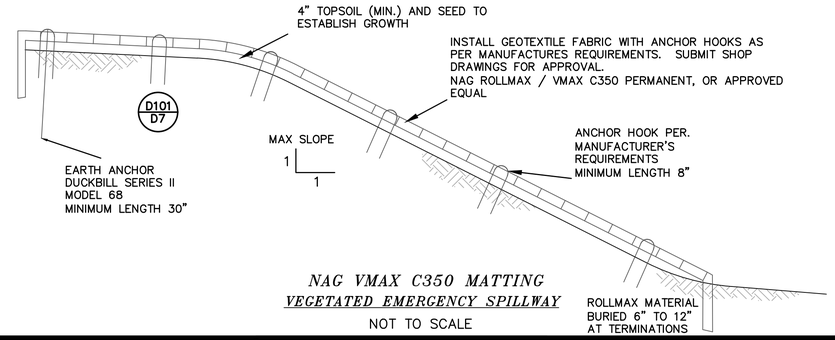
NOTE: PE THREADED ROD W/ WING NUTS PROVIDED FOR END SECTIONS 15"-24". 30" & 36" END SECTIONS TO BE WELDED PER MANUFACTURER'S RECOMMENDATIONS.



ADS N-12 FLARED END SECTIONS

NOT TO SCALE (ALL DIMENSIONS ARE NOMINAL)

D4

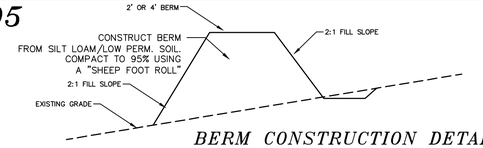


NAG VMAX C350 MATTING

VEGETATED EMERGENCY SPILLWAY

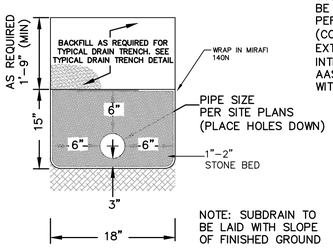
NOT TO SCALE

D5



BERM CONSTRUCTION DETAIL

D6



SUBDRAIN PIPE TO BE ADS N-12 PERFORATED (CORRUGATED EXTERIOR/ SMOOTH INTERIOR) MEETING AASHTO M-252 WITH FILTER SOCK

NOTE: SUBDRAIN TO BE LAID WITH SLOPE OF FINISHED GROUND

TYPICAL CROSS SECTION

NOTES:

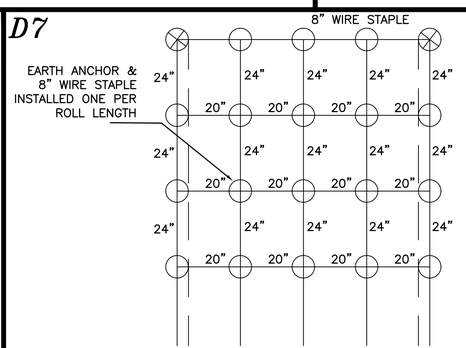
CROWN OF 6" SUBDRAIN PIPES TO MATCH CROWN OF DRAIN PIPES IN CATCH BASINS

SUBDRAIN TO BE INSTALLED AS INDICATED ON THE DRAWINGS AND AS DIRECTED BY THE ENGINEER.

SHORING AND STABILIZING OF TRENCH SIDEWALLS DURING EXCAVATION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR ANY TRENCH EXCAVATION BEYOND THE LIMITS OF PAY EXCAVATION INDICATED.

UNDERDRAIN TRENCH DETAIL

D7



2' - 5' OVERLAP

3.4 STAPLES PER SQ YD

TOTAL WIDTH: 6' 8"

2' - 5' OVERLAP

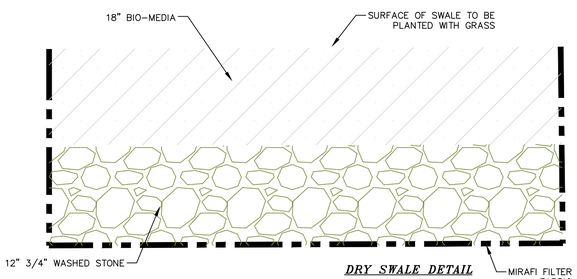
1.) THE BEGINNING AND END OF EACH ROW OF NAG C350 WILL BE BURIED SIX TO 12 INCHES DEEP.
2.) AT THE TOP OF EACH ROW WHERE THE ROWS OVERLAP, AN EARTH ANCHOR WILL BE INSTALLED TO A MINIMUM DEPTH OF 30 INCHES.
3.) STAPLES WILL BE INSTALLED AT A RATE OF 3.4 STAPLES PER SQUARE YARD AS DEMONSTRATED.
4.) STAPLES 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.

NAG VMAX3 MATTING

STAPLE PATTERN GUIDE

NOT TO SCALE

D8



WASHED CRUSHED STONE *	
SIEVE SIZE	% PASSING BY WEIGHT
1"	100
3/4"	90 - 100
1/2"	15 - 55
# 10	0 -5

* EQUIVALENT TO STANDARD WASHED STONE - SECTION 702 OF NHDOT NHDOT STANDARD SPECIFICATIONS

DRY SWALE DETAIL

NOT TO SCALE

REFERENCE IS MADE TO A LONG TERM MAINTENANCE MANUAL PREPARED BY BERRY SURVEYING & ENGINEERING, WHICH IS ON FILE AT THE CITY OF DOVER PLANNING DEPARTMENT, AND CAN BE FOUND AT THE OFFICE OF BERRY SURVEYING & ENGINEERING. (603) 332-2863

D-101

DOVER FILE #P18-045

REVISION	DATE	DESCRIPTION
#3	12-3-18	REVISED PER TRC COMMENTS OF 11-29-18
#2	11-5-18	FULL SITE PLAN REVISIONS
#1	10-30-18	REVISED PER TRC COMMENTS OF 10-18-18

DRAINAGE DETAILS
LAND OF
RV PAOLINI CONSTRUCTION, LLC
DOVER POINT ROAD
DOVER, N.H. 03820
TAX MAP M, LOT 6

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

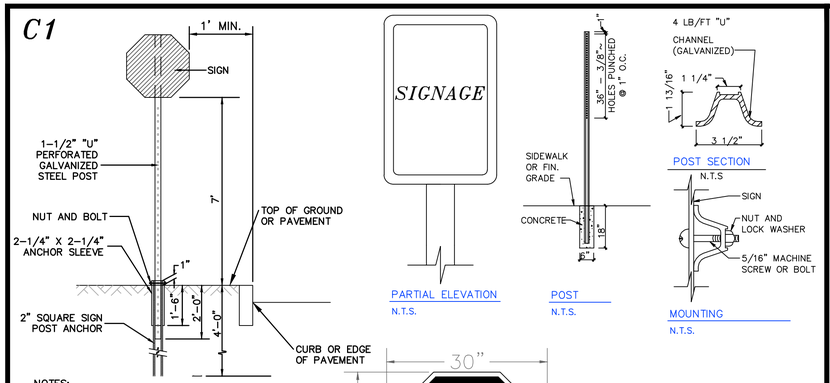
AS NOTED

DATE : SEPTEMBER 20, 2018

FILE NO. : DB 2018 - 051

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

C1



NOTES:

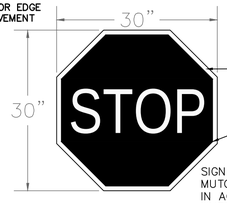
1. ALL SIGNAGE SHALL BE TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS AND NHDOT STANDARDS.
2. THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS/CATALOG CUTS TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO ERECTING SIGNS.
3. THE LOCATION OF THE SIGNS SHALL BE AS INDICATED ON THE DRAWINGS AND/OR AS DIRECTED BY THE THE CITY OF DOVER DEPARTMENT OF PUBLIC WORKS.

TYPICAL SIGN POST
(NOT TO SCALE)

PARTIAL ELEVATION
N.T.S.

POST
N.T.S.

MOUNTING
N.T.S.

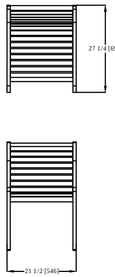


SIGN BACKGROUND TO BE WHITE. LETTERING TO BE WHITE. OCTAGON TO BE RED.

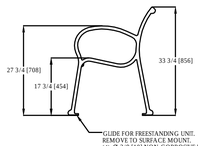
SIGN R1-1 AS SHOWN IN THE MUTCD. INSTALLATION WILL BE IN ACCORDANCE WITH THE MUTCD.

C2

Scarborough™ Bench, 24" Backed, with Horizontal Strap Seat
Product Drawing
www.landscapeforms.com
Date: 5/19/2010
Ph: 800.521.2546

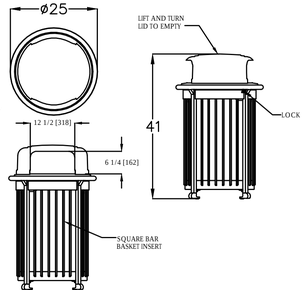


BENCH DETAIL
(NOT TO SCALE)



GLIDE FOR FREESTANDING UNIT. REMOVE TO SURFACE MOUNT. (4) Ø 3/8 [10] NON-CORROSIVE BOLTS RECOMMENDED FOR ANCHORING, PROVIDED BY OTHERS.

BIN DETAIL
(NOT TO SCALE)

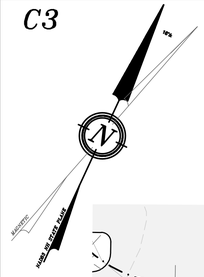


GLIDE FOR FREESTANDING UNIT. REMOVE TO SURFACE MOUNT. (4) Ø 3/8 [10] NON-CORROSIVE BOLTS RECOMMENDED FOR ANCHORING, PROVIDED BY OTHERS.

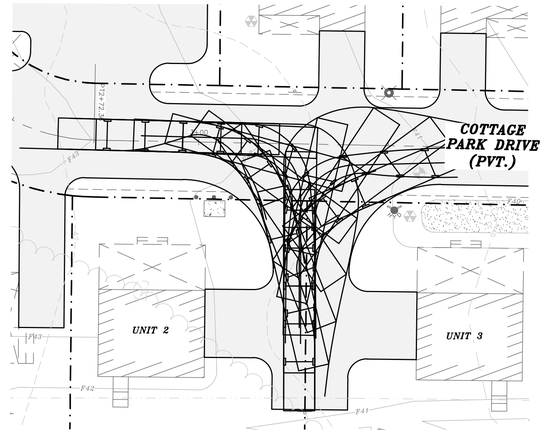
landscapeforms
Drawing: SC173-02
Dimensions are in inches [mm]

CONFIDENTIAL DRAWING INFORMATION CONTAINED HEREIN IS THE PROPERTY OF LANDSCAPE FORMS, INC. INTENDED USE IS LIMITED TO DESIGN PROFESSIONALS SPECIFYING LANDSCAPE FORMS, INC. PRODUCTS AND THEIR DIRECT CLIENTS. DRAWING IS NOT TO BE COPIED OR DISCLOSED TO OTHERS WITHOUT THE CONSENT OF LANDSCAPE FORMS, INC. ©2013 LANDSCAPE FORMS, INC. ALL RIGHTS RESERVED.

C3



GRAPHIC SCALE
20 0 10 20 40 60
(IN FEET)
1 inch = 20 ft.



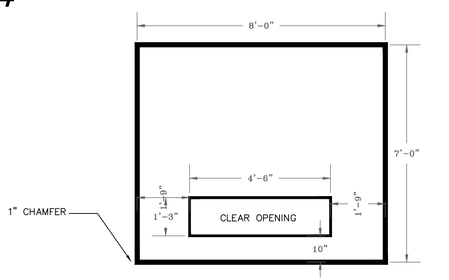
DOVER FIRE TRUCK TURNING TEMPLATE

DOVER FILE #P18-045

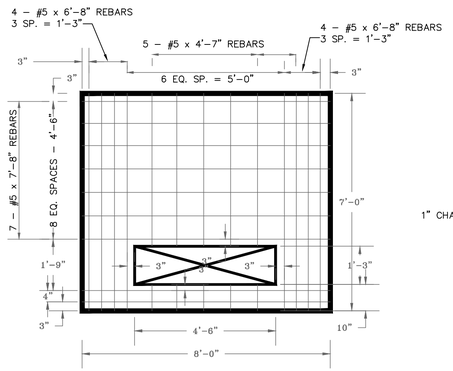
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CONSTRUCTION DETAILS
LAND OF
RV PAOLINI CONSTRUCTION, LLC
DOVER POINT ROAD
DOVER, N.H. 03820
TAX MAP M, LOT 6

C4



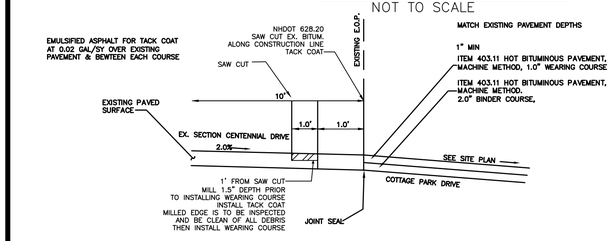
PLAN VIEW



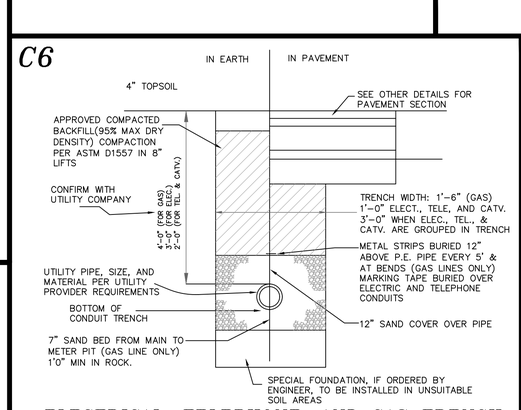
PLAN OF REINFORCING

C5

TYPICAL EDGE LINE CONSTRUCTION
NOT TO SCALE

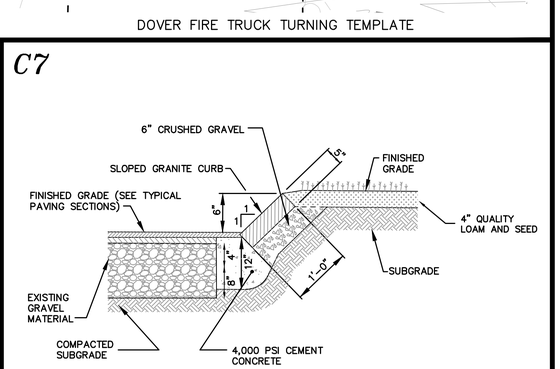


C6



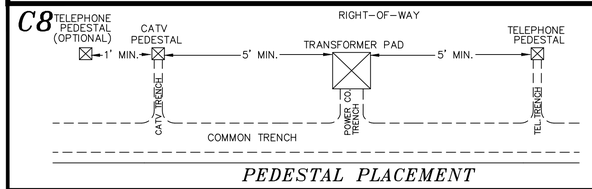
ELECTRICAL, TELEPHONE, AND GAS TRENCH
NOT TO SCALE

C7

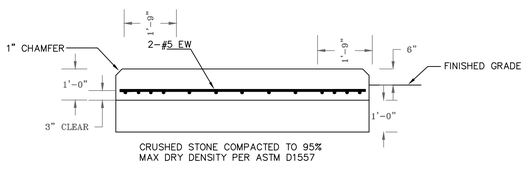


SLOPE GRANITE CURB DETAIL
NOT TO SCALE

C8



PEDESTAL PLACEMENT

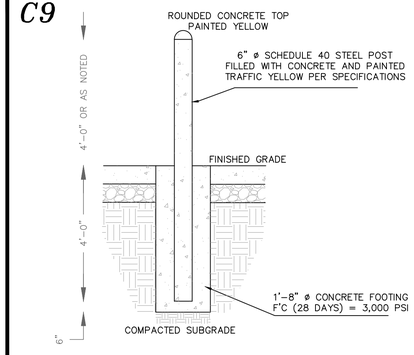


SECTION VIEW

NOTES:
1.) CONFIRM SIZE WITH ELECTRIC COMPANY BEFORE CONSTRUCTION.
2.) USE LOCAL ELECTRIC COMPANY DETAILS AS REQUIRED.

TRANSFORMER PAD DETAIL
NOT TO SCALE

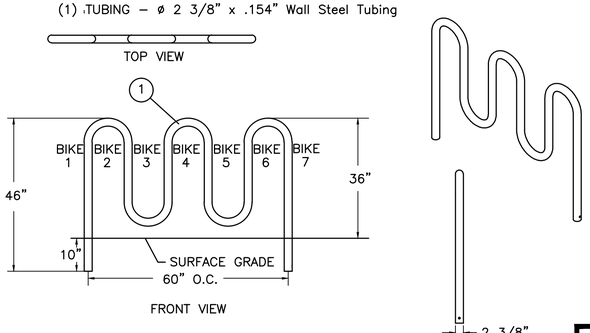
C9



BOLLARD DETAIL
NOT TO SCALE

C10

MATERIALS LIST
(1) TUBING – ø 2 3/8" x .154" Wall Steel Tubing



BIKE RACK
(NOT TO SCALE)

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

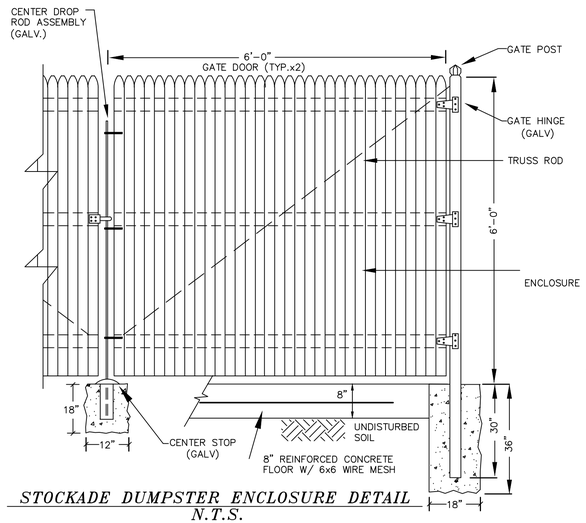
AS NOTED
DATE : SEPTEMBER 20, 2018
FILE NO. : DB 2018 - 051

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

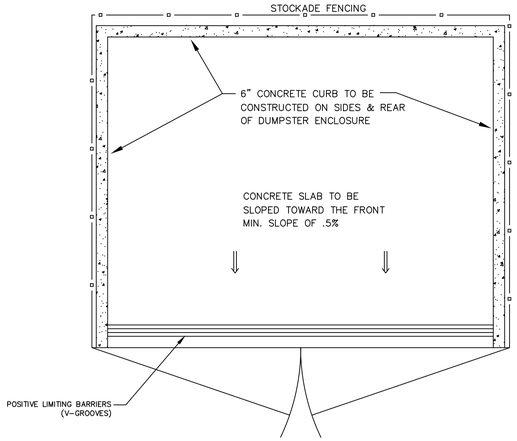
C-101

SHEET 21 OF 25

C10

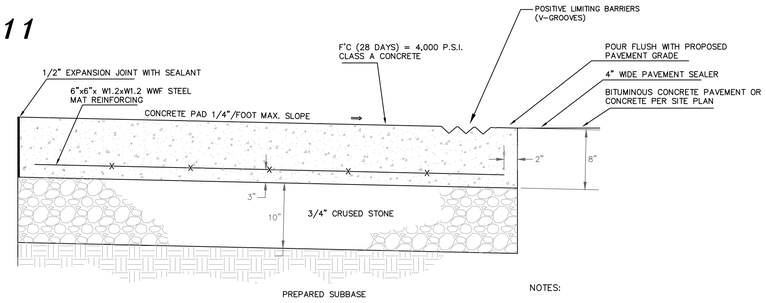


STOCKADE DUMPSTER ENCLOSURE DETAIL
N.T.S.



DUMPSTER SLAB DETAILS
NOT TO SCALE

C11



SECTION VIEW

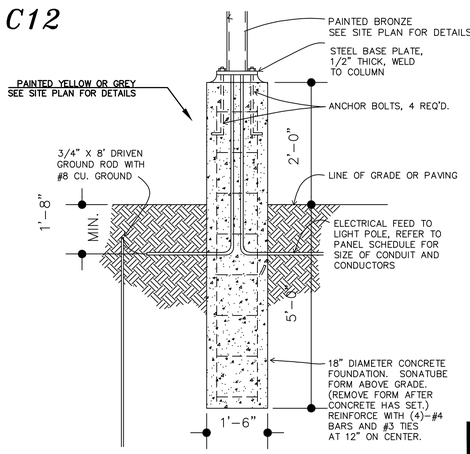
NOTES:

1.) DUMPSTER PAD WILL BE SCREENED BY STOCKADE FENCE.

2.) CONFIGURATION WILL ENCLOSE 2-8 YARD DUMPSTERS.

DUMPSTER PAD & CONCRETE PAVEMENT
NOT TO SCALE

C12



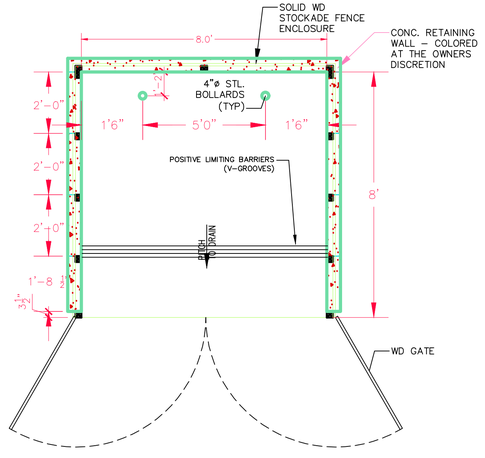
POLE FOUNDATION

PARKING LOT LIGHT BASE DETAIL
NOT TO SCALE



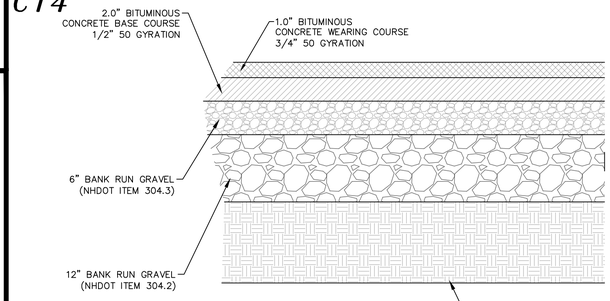
TYPICAL RESIDENTIAL LAMP "A"
NOT TO SCALE

C13



DUMPSTER ENCLOSURE
NOT TO SCALE

C14



NOTES:

1.) BITUMINOUS MATERIALS SHALL CONFORM TO NHDOT SPECIFICATION SUBSECTION 401.3.6.

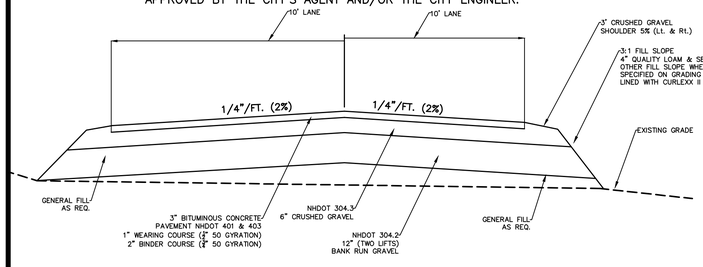
2.) PAVEMENT BASE COURSE AGGEGATE SHALL CONFORM TO NHDOT SPECIFICATION SECTION 304, ITEM 304.3 AND COMPACTED TO A MINIMUM OF 95% OF MODIFIED PROCTOR MAXIMUM DRY DENSITY.

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

C15

COMPACTED SUBGRADE - CONTRACTOR SHALL SCARIFY SUBGRADE TO A DEPTH OF 30 INCHES BELOW F-GRADE. ALL STONES GREATER THAN 6" IN DIAMETER SHALL BE REMOVED FROM THE SCARIFIED LAYER. ANY IMPORTED FILL SHALL BE FREE OF ORGANICS AND FROST AND SHALL HAVE NO ROCKS LARGER THAN 6" IN DIAMETER. FILL MATERIAL SHALL BE APPROVED BY THE CITY'S AGENT AND/OR THE CITY ENGINEER.

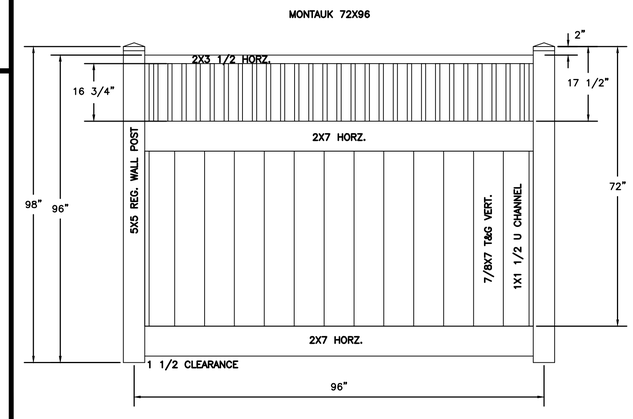


TYPICAL ROADWAY SECTION COTTAGE PARK DRIVE
NOT TO SCALE

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.

C16



WHITE VINYL FENCE DETAIL
NOT TO SCALE

C-102

DOVER FILE #P18-045

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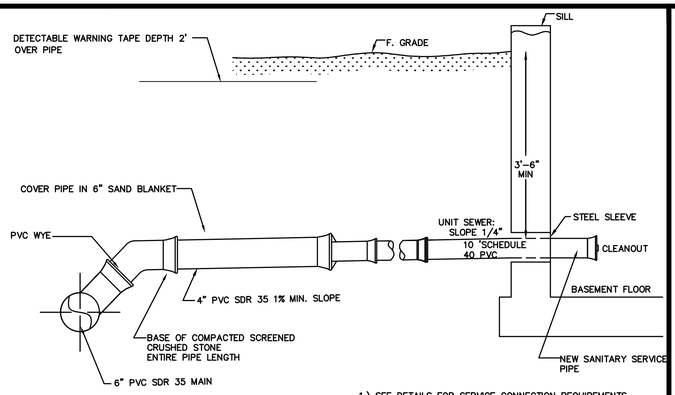
CONSTRUCTION DETAILS
LAND OF
RV PAOLINI CONSTRUCTION, LLC
DOVER POINT ROAD
DOVER, N.H. 03820
TAX MAP M, LOT 6

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

AS NOTED
DATE : SEPTEMBER 20, 2018
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STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14243
LICENSED PROFESSIONAL ENGINEER

U1



DETAIL OF UNIT SEWER SERVICE

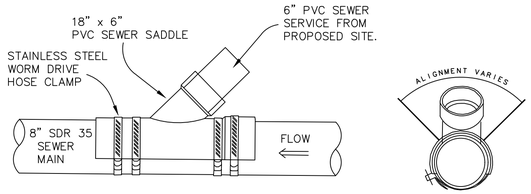
NOT TO SCALE

1.) SEE DETAILS FOR SERVICE CONNECTION REQUIREMENTS

2.) SERVICE CONNECTION SHALL BE INSTALLED BELOW WATER MAIN WHERE POSSIBLE.

3.) CLEANOUTS SHALL BE INSTALLED INSIDE EACH BUILDING EXIT POINT

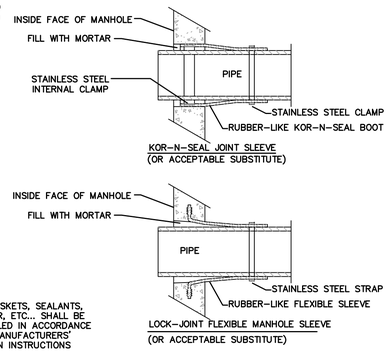
U2



SEWER SADDLE DETAIL

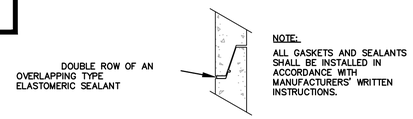
NOT TO SCALE

U3



DETAIL "A" – PIPE TO MANHOLE JOINTS

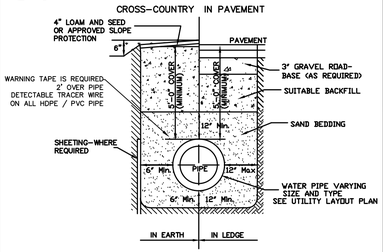
NOT TO SCALE



DETAIL "B" HORIZONTAL JOINTS

NOT TO SCALE

U4



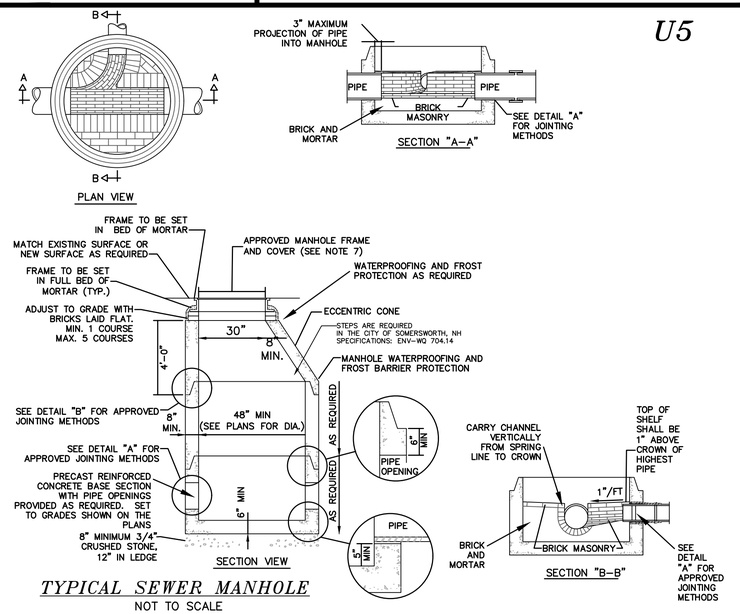
TYPICAL TRENCH DETAIL FOR WATER SYSTEM

NOT TO SCALE

U5

NOTES ON MANHOLE AND SEWER CONSTRUCTION:

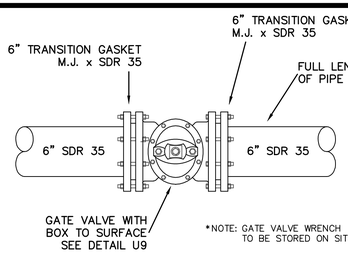
1) IT IS THE INTENTION THAT THE MANHOLE, INCLUDING ALL COMPONENT PARTS, HAVE ADEQUATE SPACE, STRENGTH AND LEAKPROOF QUALITIES CONSIDERED NECESSARY FOR THE INTENDED SERVICE. SPACE REQUIREMENTS AND CONFIGURATIONS, SHALL BE AS SHOWN ON THE DRAWING. MANHOLES SHALL BE AN ASSEMBLY OF PRECAST SECTIONS, WITH STEEL REINFORCEMENT AND ADEQUATE JOINTING. THE COMPLETE STRUCTURE SHALL BE OF SUCH MATERIAL AND QUALITY AS TO WITHSTAND HS-20-44 LOADING, INCLUDING THE COVER. ALL SMH CONSTRUCTION AND MATERIALS WILL BE IAW ENV.-WQ 704.13 ADOPTED OCTOBER 15, 2014
2) BARRELS AND CONE SECTIONS SHALL BE PRECAST REINFORCED CONCRETE. (IAW ENV.-WQ 704.12 (d))
3) SEWER MANHOLE DIAMETER SHALL BE AS INDICATED ON THE PLANS.
4) PRECAST CONCRETE BARREL SECTIONS, CONES AND BASES SHALL CONFORM TO ASTM C478.
5) GRAVITY SEWER PIPE TESTING WILL BE IN ACCORDANCE WITH ENV.-WQ 704.06 AND MAN HOLE TESTING IAW ENV.-WQ 704.17 DATED OCTOBER 15, 2014.
6) INVERTS AND SHELVES: MANHOLES SHALL HAVE A BRICK PAVED SHELF AND INVERT, CONSTRUCTED TO CONFORM TO THE SIZE OF THE PIPE AND FLOW. INVERT BRICKS SHALL BE LAID ON EDGE AND THE BASE SECTION SHALL BE FULL. AT CHANGES IN DIRECTIONS, THE INVERTS SHALL BE LAID OUT IN CURVES OF THE LONGEST RADIUS POSSIBLE TANGENT TO THE CENTER LINE OF THE SEWER PIPES. CARE SHALL BE TAKEN TO ENSURE THAT THE BRICK INVERT IS A SMOOTH CONTINUATION OF THE SEWER INVERT. SHELVES SHALL BE CONSTRUCTED TO THE ELEVATION OF THE HIGHEST PIPE CROWN AND SLOPE TO DRAIN TOWARD THE FLOWING THROUGH CHANNEL. UNDERLAYMENT OF INVERT AND SHELF SHALL CONSIST OF BRICK MASONRY. (IAW ENV.-WQ 704.13 (a) (9)), MORTAR SHALL CONFORM WITH REQUIREMENTS OF IAW ENV.-WQ 704.13 (c).
7) FRAMES AND COVERS: MANHOLES FRAMES AND COVERS SHALL BE OF HEAVY DUTY DESIGN AND PROVIDE A 30-INCH CLEAR OPENING. 3-INCH (MINIMUM HEIGHT) LETTERS WITH THE WORD "SEWER" SHALL BE PLAINLY CAST INTO THE CENTER OF EACH MANHOLE COVER. (IAW ENV.-WQ 704.13 (a) (4-6)) SEWER MAN HOLE COVERS ARE TO PAMREX.
8) SHALLOW MANHOLE: IN LIEU OF A CONE SECTION, WHEN MANHOLE DEPTH IS LESS THAN 6 FEET, A REINFORCED CONCRETE SLAB COVER MAY BE USED HAVING AN ECCENTRIC ENTRANCE OPENING AND CAPABLE OF SUPPORTING H-20 LOADS.
9) HORIZONTAL JOINTS BETWEEN SECTIONS OF PRECAST CONCRETE BARRELS SHALL BE OF A TYPE APPROVED BY THE DOVER DPW, WHICH TYPE SHALL, IN GENERAL, DEPEND FOR WATERTIGHTNESS UPON A DOUBLE ROW OF AN OVERLAPPING TYPE ELASTOMERIC OR MASTIC-LIKE GASKET. APPROVED ELASTOMERIC SEALANTS ARE: RAM-NEK, KENT SEAL NO. 2, EZ, OR EQUAL.
10) IN CROSS COUNTRY AREAS OUTSIDE OF THE PAVED ROADWAY SURFACE, THE MANHOLE FRAME ELEVATION SHALL BE A MINIMUM OF 6" ABOVE FINISHED GRADE. GRADE TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE MANHOLE. SEE TYPICAL TRENCH DETAIL ON SHEET D-102.
11.) ALL FRAMES AND GRATES ARE TO BE U.S.A. MADE. MANHOLE STEPS ARE REQUIRED IN THIS MUNICIPALITY AND MUST CONFORM TO THE REQUIREMENTS OF ENV-WQ 704.14.
12.) THE CONTRACTOR TO WORK WITH CITY OF DOVER REVIEW ENGINEER AND SEWER DEPARTMENT ON THE MEANS AND METHODS USED TO INSTALL ALL SEWER STRUCTURES. SPECIFIC ATTENTION IS TO BE PAID TO THE INSTALLATION OF SMH 1A, WHEREAS THE EXISTING PIPE SLOPE IS UNKNOWN. DURING LOW FLOW CONDITIONS, CUT AND TEMPORARILY CAP THE EXISTING 8" VC LINE, OR INSTALL TEMPORARY BY-PASS LINE (OF EQUAL SIZE). AFTER INSTALLATION OF NEW BASIN, FERNCO THE NEW SDR 35 PIPES TO THE EXISTING VC LINES. THIS INSTALLATION IS TO BE COORDINATED WITH THE CITY OF DOVER SEWER DEPARTMENT.
13.) ANY WORK INVOLVING THE CUTTING INTO THE EXISTING A.C. PIPE SHALL MEET THE REQUIREMENTS OF ENV-A 1800.
14.) THE "CITY OF DOVER, NEW HAMPSHIRE, DEPARTMENT OF COMMUNITY SERVICES, CONSTRUCTION GUIDELINES, PERMITS, RULES, AND REGULATIONS" (DATED MARCH 13, 2018) ARE A PART OF THE CONSTRUCTION DETAILS AND TO BE FOLLOWED. SEE APPENDIX B, PAGE 14 FOR INTERNAL DROP DETAILS.



TYPICAL SEWER MANHOLE

NOT TO SCALE

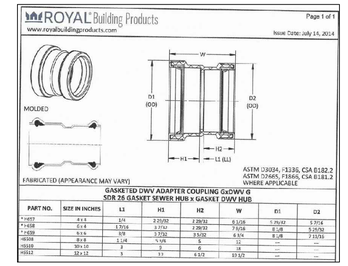
U6



SHUTOFF VALVE DETAIL

NOT TO SCALE

U7

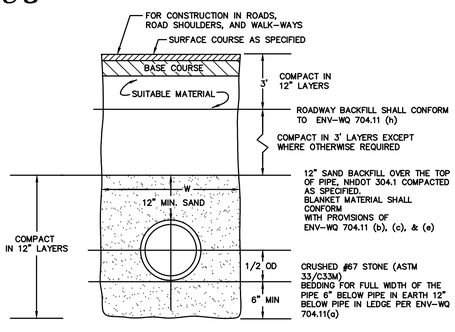


COUPLING DETAIL

NOT TO SCALE

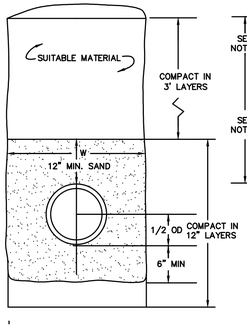
U8

SEE ALSO TYPICAL SEWER AND DRAINAGE TRENCH DETAIL, SHEET U-102, DETAIL U13



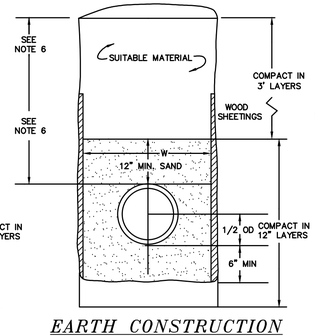
LEDGE CONSTRUCTION

NOT TO SCALE



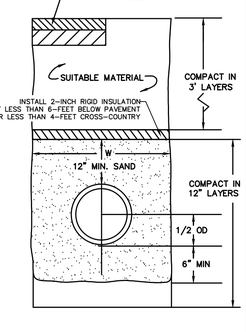
EARTH CONSTRUCTION

NOT TO SCALE



EARTH CONSTRUCTION WITH SHEETING

NOT TO SCALE



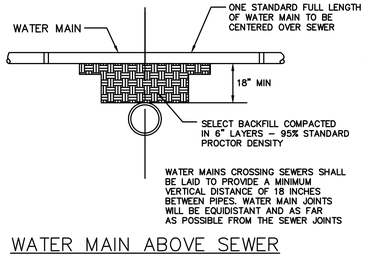
TRENCH INSULATION

NOT TO SCALE

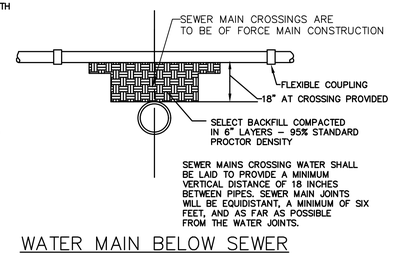
U9

SEPERATION NOTES:

1. WATER MAIN SHALL BE IN ACCORDANCE WITH THE "RECOMMENDED STANDARDS FOR WATER WORKS" SO-CALLED TEN STATE STANDARDS AND NEW HAMPSHIRE WATER SUPPLY AND POLLUTION CONTROL DESIGN STANDARDS, ENV-WQ 700 ADOPTED OCTOBER 14, 2014.
2. WATER MAINS SHALL BE LAID AT LEAST 10 FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED SEWERS. THE DISTANCE SHALL BE MEASURED EDGE TO EDGE. IF THIS DISTANCE CANNOT BE OBTAINED, THEN THE PIPES SHALL BE INSTALLED IN A SEPARATE TRENCH AT AN ELEVATION SO THE BOTTOM OF THE WATER MAIN IS AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER.
3. VERTICAL SEPARATION REQUIREMENTS APPLY TO WATER AND SEWER MAINS AND SERVICE LINES. WHERE SEWER CROSSES WATER MAIN AND WATER SERVICE CROSSES SEWER MAIN, 18 INCH VERTICAL CLEARANCE SHALL BE PROVIDED WITH WATER OVER SEWER.



WATER MAIN ABOVE SEWER



WATER MAIN BELOW SEWER

TYPICAL WATER/SEWER SEPERATION DETAILS

NOT TO SCALE

DOVER FILE #P18-045

REVISION	DATE	DESCRIPTION
#3	12-3-18	REVISED PER TRC COMMENTS OF 11-29-18
#2	11-5-18	FULL SITE PLAN REVISIONS
#1	10-30-18	REVISED PER TRC COMMENTS OF 10-18-18

UTILITY DETAILS
LAND OF
RV PAOLINI CONSTRUCTION, LLC
DOVER POINT ROAD
DOVER, N.H. 03820
TAX MAP M, LOT 6

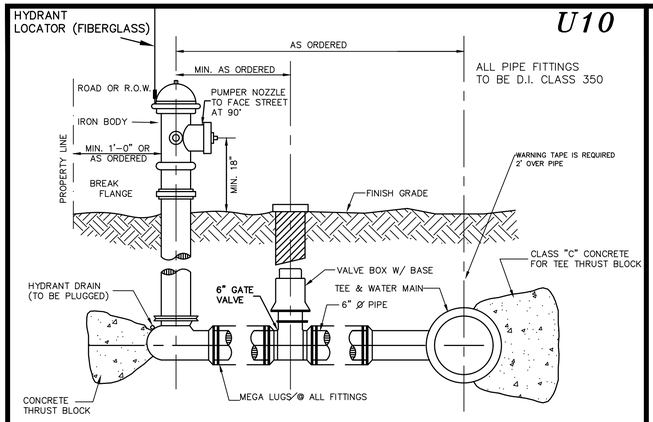
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

SCALE : AS SHOWN
DATE : SEPTEMBER 20, 2018
FILE NO. : DB 2018 - 051

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

U-101

U10



1.) THE FIRE HYDRANT IS TO BE PAINTED CITY OF DOVER STANDARD COLORS AND BE EQUIPPED WITH A HYDRANT LOCATOR.

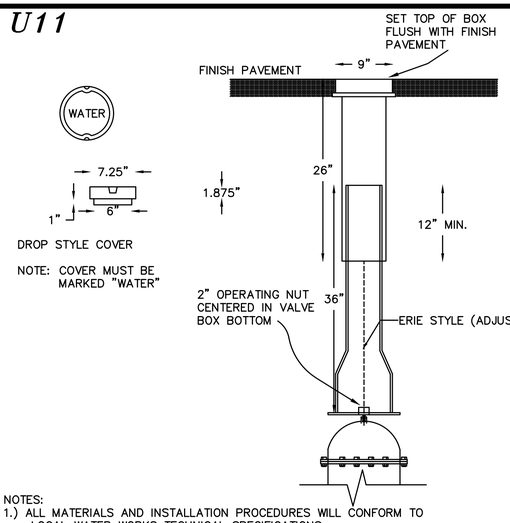
2.) THE FIRE HYDRANT SHALL BE THE "EDDY" TYPE OR APPROVED EQUAL.

3.) GATE VALVES OPEN RIGHT

HYDRANT INSTALLATION DETAIL

NOT TO SCALE

U11



NOTE: COVER MUST BE MARKED "WATER"

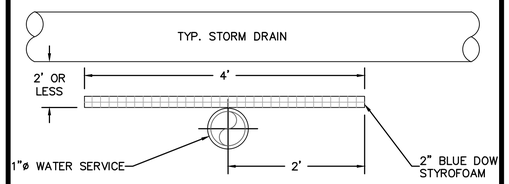
NOTES:
1.) ALL MATERIALS AND INSTALLATION PROCEDURES WILL CONFORM TO LOCAL WATER WORKS TECHNICAL SPECIFICATIONS.

2.) ALL PIPE SHOULD HAVE A MINIMUM DEPTH OF 6' FROM TOP OF PIPE TO FINISH GRADE.

VALVE BOX DETAIL

NOT TO SCALE

U12



INSULATE WATER PIPE WHERE CROSSING UNDER CULVERT

NOT TO SCALE

U13

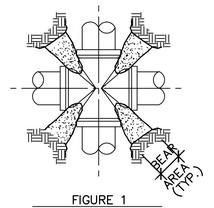


FIGURE 1
CROSS
(ONLY REQ'D IF ANY LEG IS LESS THAN 60 FT. LONG)

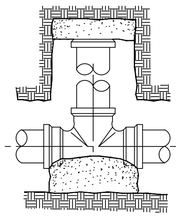
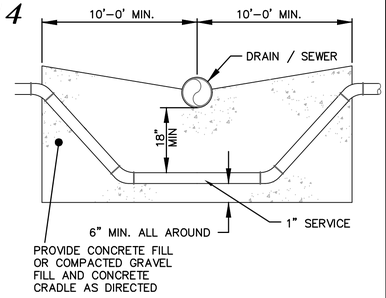


FIGURE 2
TEE, PLUG OR CAP

U14



WATER MAIN INSTALLATION – BELOW DRAIN / SEWER

NOT TO SCALE

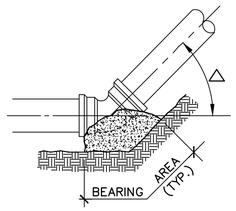


FIGURE 3
HORIZONTAL OR UPWARD VERTICAL BEND

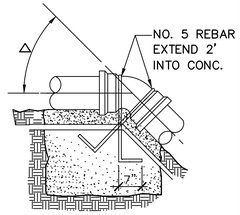


FIGURE 4
DOWNWARD VERTICAL BEND

TYPICAL THRUST BLOCKS

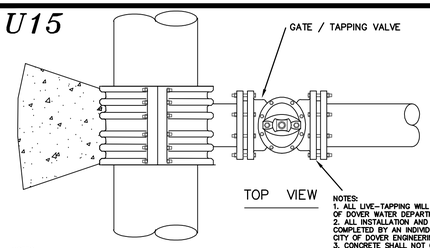
NOT TO SCALE

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			

GENERAL NOTES:

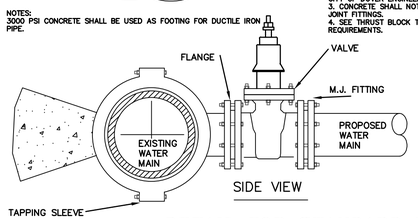
1. ALL FITTINGS & EXPOSED REBAR TO BE RAPPED W/ TWO LAYERS OF 6 MIL. POLYETHYLENE WHERE COVERED WITH CONCRETE.
2. ALL CONCRETE SHALL BE CLASS C 3000 P.S.I. MINIMUM 28 DAYS COMPRESSIVE STRENGTH.
3. PLACE CONCRETE AGAINST UNDISTURBED EARTH.
4. TABLE DENOTES MINIMUM BEARING AREA OR VOLUME OF THRUST BLOCK. 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.
7. MECHANICAL JOINTS AT ALL FITTINGS IE: BENDS,
8. TEES, CROSSES, AND VALVES SHALL BE THRUST RESTRAINT. (MEGA-LUG OR APPROVED EQUAL.

U15



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.

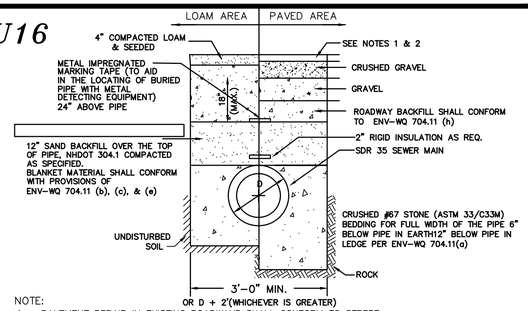
NOTES:
3000 PSI CONCRETE SHALL BE USED AS FOOTING FOR DUCTILE IRON PIPE.



DETAIL FOR STANDARD TAPPING SLEEVE AND VALVE ASSEMBLY

NOT TO SCALE

U16

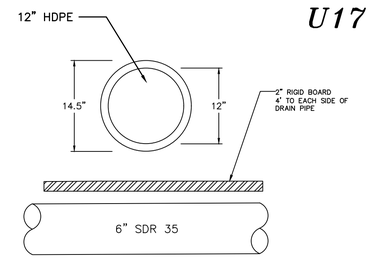


NOTE:
1. PAVEMENT REPAIR IN EXISTING ROADWAYS SHALL CONFORM TO STREET OPENING REGULATIONS.
2. NEW ROADWAY CONSTRUCTION SHALL CONFORM TO SUBDIVISION SPEC'S.
3. ANTI-SEEP COLLARS OR CLAY CHECK DAMS ON STEEP RUNS IN WET CONDITIONS.
4. ALL SEWER INSTALLATIONS SHALL CONFORM TO THE REQUIREMENTS OF NHDES & DOVER DPW SEWER DIVISION STANDARDS. ALL PVC SEWER PIPE IS TO CONFORM WITH ENV-WQ 704.05 (c)-(e) AND CONFORM WITH ASTM D3034. PVC JOINT SEALS SHALL CONFORM WITH ASTM D3121.
5. SEE DETAIL U8, SHEET U-101 FOR INSULATION DETAILS. INSULATION SHALL BE PROVIDED WHERE INDICATED ON PLANS.

TYPICAL SEWER PIPE TRENCH

NOT TO SCALE

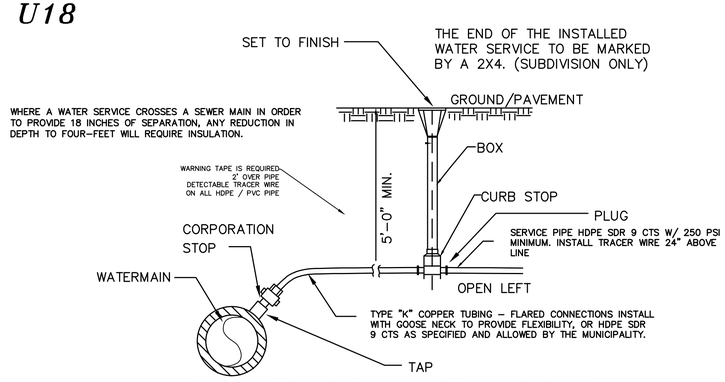
U17



CROSS SECTION A-A

SEWER AND DRAIN CROSSING

U18



TYPICAL WATER SERVICE CONNECTION

NOT TO SCALE

U-102

DOVER FILE #P18-045

REVISION	DATE	DESCRIPTION
#3	12-3-18	REVISED PER TRC COMMENTS OF 11-29-18
#2	11-5-18	FULL SITE PLAN REVISIONS
#1	10-30-18	REVISED PER TRC COMMENTS OF 10-18-18

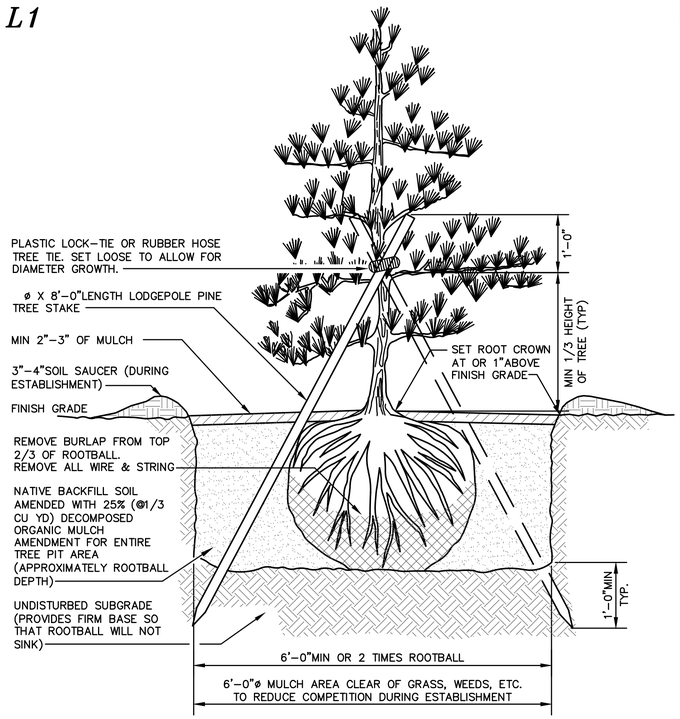
UTILITY DETAILS
LAND OF
RV PAOLINI CONSTRUCTION, LLC
DOVER POINT ROAD
DOVER, N.H. 03820
TAX MAP M, LOT 6

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

SCALE : AS SHOWN
DATE : SEPTEMBER 20, 2018
FILE NO. : DB 2018 - 051

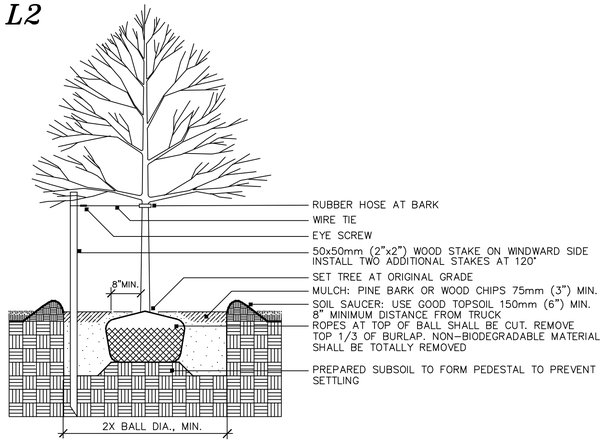
STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14243
LICENSED PROFESSIONAL ENGINEER

L1



CONIFERIOUS TREE PLANTING

L2



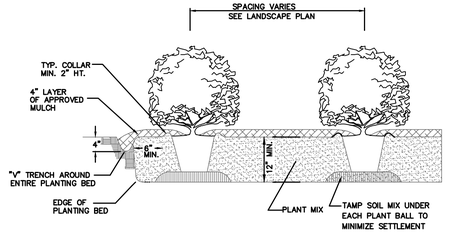
DECIDUOUS TREE PLANTING

NOTE: STAKING TO BE USED IN PARKING ISLANDS AND OTHER CONFINED AREAS AS NECESSARY TO AVOID CONFLICTS WITH PEDESTRIANS

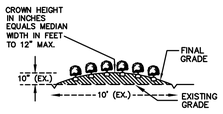
L3

NOTES:

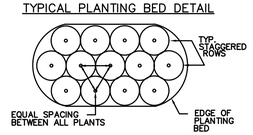
1. SCARIFY ROOT MASS OF CONTAINERIZED PLANT MATERIAL.
2. INSTALL CONTAINERIZED PLANTS AT FINSHED GRADE
3. TAMP PLANTING MIX FIRMLY AS PIT IS FILLED AROUND EACH PLANT BALL.
4. OMIT COLLAR AROUND EACH SHRUB WHEN IRRIGATION SYSTEM IS PRESENT.
5. SOAK EACH PLANT BALL AND PIT IMMEDIATELY AFTER INSTALLATION.



TYPICAL PLANTING BED DETAIL



TYPICAL BED CROWNING

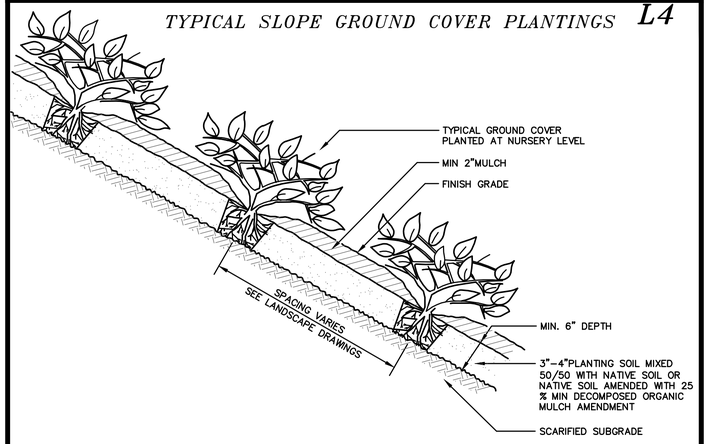


TYPICAL PLANTING BED PLAN

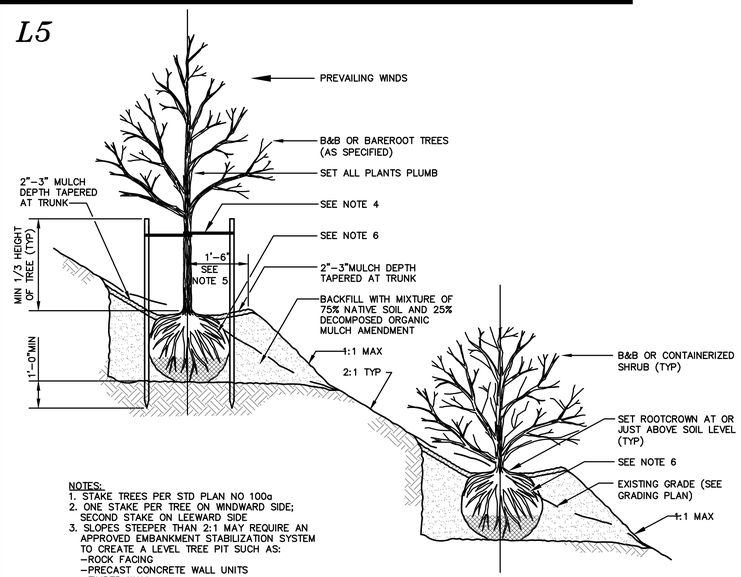
SHRUB & HEDGE PLANTING

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 GROWING 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.

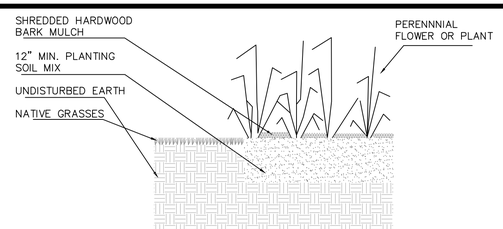
20.) ALL PLANT STOCK SHALL CONFORM TO ANSI Z260.1 – NURSERY STOCK, LATEST EDITIONS (AMERICAN ASSOCIATION OF NURSERYMEN, INC.)

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.

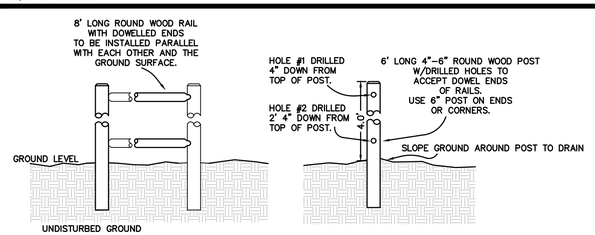
23.) ALL LANDSCAPED AREAS NOT PLANTED WITH TREES, SHRUBS OR GROUNDCOVER SHALL BE RESTORED WITH SEED OR SOD AS INDICATED ON PLANS.

L8



PERENNIAL PLANTING DETAIL

L7



TYPICAL POST & RAIL FENCE DETAIL

N.T.S.

DOVER FILE #P18–045

REVISION	DATE	DESCRIPTION
#3	12–3–18	REVISED PER TRC COMMENTS OF 11–29–18
#2	11–5–18	FULL SITE PLAN REVISIONS
#1	10–30–18	REVISED PER TRC COMMENTS OF 10–18–18

LANDSCAPING CONSTRUCTION DETAILS
LAND OF
RV PAOLINI CONSTRUCTION, LLC
DOVER POINT ROAD
DOVER, N.H. 03820
TAX MAP M, LOT 6

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

AS NOTED
DATE : SEPTEMBER 20, 2018
FILE NO. : DB 2018 – 051

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

L–101

P18-45 **56-58 Dover Point Road**

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
K0020-000000	54 DOVER POINT RD	PAOLINI ROBERT V TRUSTEE	JNM REALTY TRUST	54 DOVER POINT RD STE 103	DOVER	NH	03820
K0020-001000	7 19 CENTENNIAL DR	PAOLINI ROBERT V TRUSTEE	JNM REALTY TRUST	54 DOVER POINT RD STE 103	DOVER	NH	03820
K0021-000000	CONSTITUTION WY	DOVERBROOK LLC		40 NEWBRIDGE RD	SUDBURY	MA	01776
K0039-000000	DOVER POINT RD	ROMAN CATHOLIC BISHOP		153 ASH ST	MANCHESTER	NH	03104
M0006-A00000	60 DOVER POINT RD	GRUND ROBERT W		60 DOVER POINT RD	DOVER	NH	03820
M0007-000000	62 DOVER POINT RD	COMISKY MARJORIE E & GARY T CO-TRUSTEES	COMISKY MARJORIE E REVOCABLE LIVING TRUS	62 DOVER POINT ROAD	DOVER	NH	03820
M0024-A00000	75 DOVER POINT RD	MILLER DEBRA L	MILLER JAMES L	509 PINEWOOD SHORES	EAST WAKEFIELD	NH	03830
M0084-A00000	72 DOVER POINT RD	HABIB RICHARD R JR &	RIISKA ELLEN M	72 DOVER POINT RD	DOVER	NH	03820
M0084-C00000	64 DOVER POINT RD	LEONARD LINDA P	LEONARD TICE N	64 DOVER POINT ROAD	DOVER	NH	03820
M0131-000000	51 TOFTREE LN	HESSEFORT ERVIN &	HESSEFORT KATHLEEN	1 HERITAGE DR	ROLLINSFORD	NH	03869-5103
M0132-000000	53 TOFTREE LN	FORGET JEFFREY D	FORGET ELLEN L	53 TOFTREE LN	DOVER	NH	03820
M0133-000000	55 TOFTREE LN	HOFFMAN WANDA LOU &	WITHAM LORI L	55 TOFTREE LANE	DOVER	NH	03820
M0134-000000	57 TOFTREE LN	HAMILTON PAMELA	HAMILTON DAVID	57 TOFTREE LANE	DOVER	NH	03820
		R.V. PAOLINI CONSTRUCTION LLC		54 DOVER POINT ROAD	DOVER	NH	03820
		BERRY SURVEYING & ENGINEERING		335 SECOND CROWN POINT ROAD	BARRINGTON	NH	03825

CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P18-54

Application Type:	Formalizing an existing lot and right-of-way
Applicant(s):	Jason Magness and Rachel and Peter Engelman
Owner(s):	Jason Magness and Rachel and Peter Engelman
Location:	Iona Ave (Assessor's Map 33, Lot 100)
Meeting Date:	December 11, 2018

INTENT: Proposal to formalize an existing lot and to indicate the road location on the recorded plat

LOTS/UNITS PROPOSED: N/A

AGENDA ITEM: # 4-E

ACREAGE: 0.24 acres for Lot 100

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

EXISTING LAND USE: Residential/vacant

PROPOSED LAND USE: Residential

SURROUNDING LAND USE: Residential & vacant

ZBA ACTION: None

ATTACHMENTS: Application and materials, Subdivision Plan

APPLICATION IS COMPLETE: Yes

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

PERMIT(S) REQUIRED: None

WAIVERS REQUESTED: None

Summary of Request and Background
The applicant has submitted a plan formalize an existing lot and right-of-way to comply with a building permit requirement.

Consistency with Land Use Regulations
Chapter 155-15 of the Land Subdivision Regulations of the City Code provides for subdivisions of existing lots. This plat is to formalize existing lots and right-of-way.

Staff Recommendation:
The Planning Department recommends that the Board accept the application, open the public hearing, and vote to approve the plat with the following conditions:

Conditions to Be Met Prior to Signing of Plans:
1. The applicant shall revise the plat to:
   a. Include the Licensed Land Surveyor signature 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. Move the limit of Iona line to extend to the Engelman property line.
   d. Add Planning File #P18-54

Iona Avenue



Property Information

Property ID	33096-000000
Location	IONA AV
Owner	ENGELMAN PETER &

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.

Geometry updated 11/16/2018
Data updated 11/18/2018

City of Dover, New Hampshire
MINOR SUBDIVISION APPLICATION

[Revision Date: August 02, 2017]

RECEIVED
Planning Office
NOV - 5 2018
Dover, New Hampshire

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

APPLICANT AND OWNER INFORMATION

Name of Applicant: Jason Magness Telephone # 904-710-6299

Address of Applicant: 27 Fifth Street, Dover, NH 03820

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

Address of Property Owner: 27 Fifth Street, Dover, NH 03820

E-Mail Address: goatonhill@yahoo.com

PROPERTY INFORMATION

Address of Property: Iona Avenue

Assessor's Map # 33 Lot(s) # 100

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

Size of Parcel: 14,977 sq. ft. Property Deed: Book 4576 Page: 550

Existing Use of Property: _____

SUBDIVISION INFORMATION

Existing Number of Lots: _____ Proposed Number of Lots: _____

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

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

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

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

WAIVER REQUESTS

Subdivision Regulations section(s) to be waived: _____

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

City of Dover, New Hampshire
MINOR SUBDIVISION APPLICATION

[Revision Date: August 02, 2017]

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

CO-APPLICANT AND OWNER INFORMATION

Name of Co-Applicant: Peter and Rachel Engelman Telephone #_____

Address of Co-Applicant: _____

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

Address of Property Owner: Peter and Rachel Engelman

E-Mail Address: _____

PROPERTY INFORMATION

Address of Property: Iona Avenue

Assessor's Map # 33 Lot(s) # 96 and 97

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

Size of Parcel: Lot 96: 0.11 acres; Lot 97: 0.06 acres Property Deed: Book 4319 Page: 29

Existing Use of Property: _____

SUBDIVISION INFORMATION

Existing Number of Lots: _____ Proposed Number of Lots: _____

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

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

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

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

WAIVER REQUESTS

Subdivision Regulations section(s) to be waived: _____

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

_____

_____

SURVEYOR INFORMATION

Name of Surveyor and Company (Licensed in N.H.) David W. Vincent, LLS

Address P.O. Box 1622, Dover, NH 03821 Telephone #: 603-664-5786

Professional License #: 821 E-mail address: davidvincent@landsurveyingservices.com

ENGINEER INFORMATION

Name of Engineer and Company (Licensed in N.H.) Stephen Haight, Civilworks New England

Address 181 Watson Rd., Dover, NH 03820 Telephone #: 603-749-0443

Professional License #: _____ E-mail address: shaight@civilworksne.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: 11/4/18

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

Signature of Agent: _____ Date: _____

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property Owner: _____ Date: 11/4/18

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: _____ Date: 11/4/18

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

PE

SURVEYOR INFORMATION

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Address P.O. Box 1622, Dover, NH 03821 Telephone #: 603-664-5786

Professional License #: 821 E-mail address: davidvincent@landsurveyingservices.com

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Co-PE

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

Signature of Agent: _____ Date: _____

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Signature of Property Owner: _____ Date: 11/4/18

Co-PE

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

PE

CERTIFICATION OF FEES

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

Signature of Property Owner: _____ Date: 11/4/18

Signature of Applicant (*if different from owner*): _____ Date: 11/4/18

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: _____ Date: _____

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.

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Signature of Property Owner: _____ Date: 11/4/18

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

10. Property line information has been obtained from a survey performed by *(surveyor)* on (*date*) with an error not greater than 1 in 10,000 (*or has been obtained from* _____ *Plan, prepared by (surveyor)*).

11. Subject parcel is (*is not*) located within a Federally designated flood hazard area (Community panel number 33017C0xxxD, Effective Date: September 30, 2015).

12. Wetlands were delineated by Brendan Quigley, Certified Wetlands Scientist, Certification Number ____, in accordance with Chapter 170-27.1 of the Zoning Ordinance, on June 13, 2018. Gove Environmental Services, Inc.

13. Topography depicted is based on U.S.G.S. NVD 1929. (**or** Topography depicted is based on information obtained from the City Engineer's Office and was derived from coordinates for control stations _____ and _____. These coordinates have not been adjusted to 1983 datum).

14. Basis of bearing is the City of Dover GIS system stations _____ and _____ which were used to determine location, orientation and vertical datum.

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 municipal water and sewer *(or will be served by on-site well and septic system).*

18. 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 specification for construction. The more stringent specification shall apply.

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.

20. The limits of construction disturbance that are located in or within the 50 ft. of Conservation and Wetland Districts shall be staked, flagged and clearly identified prior any earth disturbing activity occurs.

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 the site and approved construction sign shall be in place prior to any earth disturbing activity.



23. 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.

24. Site Construction hours shall be limited to *Monday-Friday 7 AM-6 PM, Saturday and Sunday 9 AM-4 PM.* Hours of construction must be documented on a site construction sign along with the contact information for the general contractor. Said signage must be located and approved by the City Engineer or Assistant City Manager.

25. Street addresses for each lot shall be assigned by the Building Official at the time of issuance of a building permit.

26. The proposed use for the site is single family, duplex, multi-family, non-residential, or any other use type.

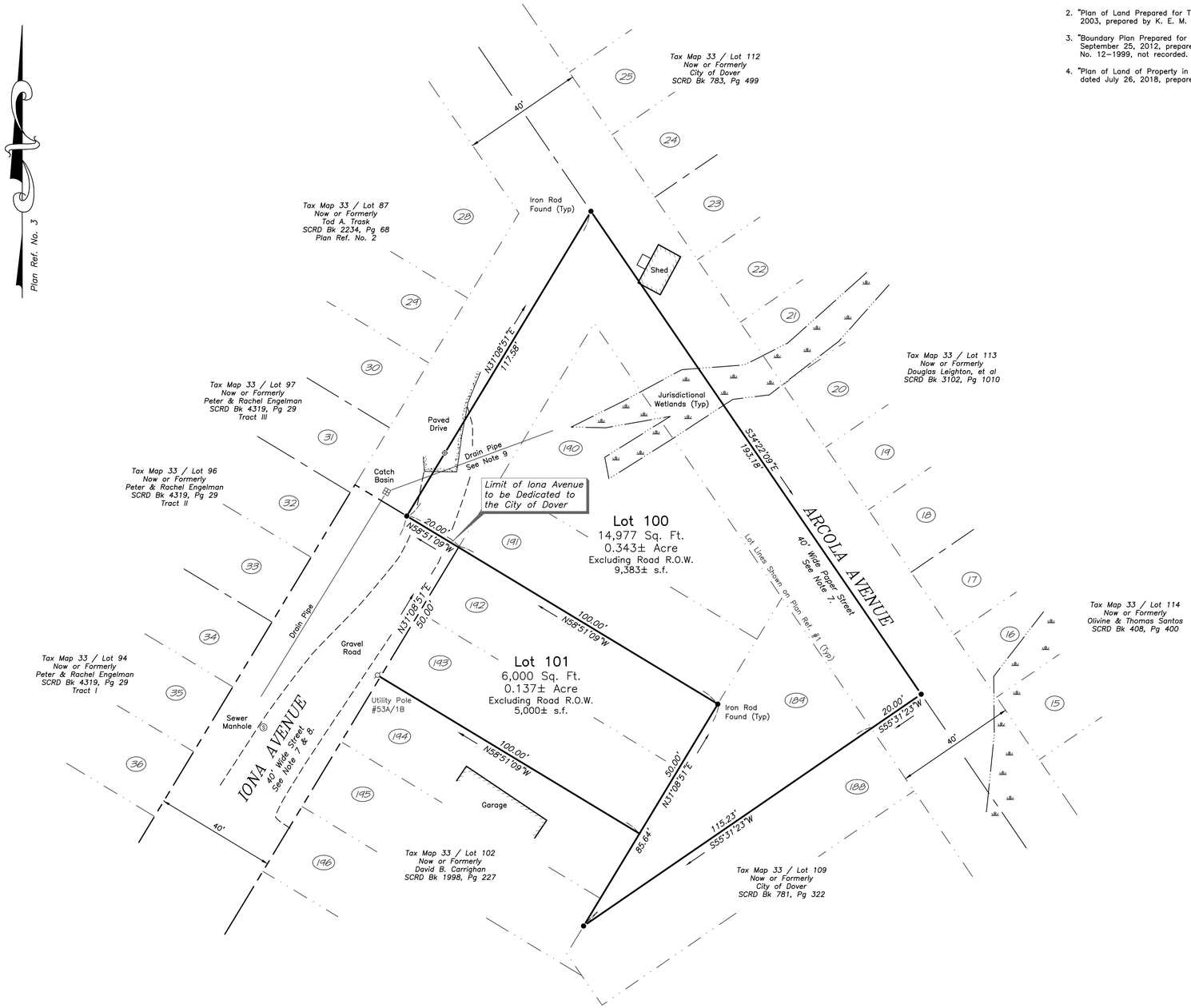
27. The following federal and state permits have been issued for the subject property: (*List permit type, number and date of issuance.)*

28. Commercial vehicle routes during construction shall conform with Dover City Code or be coordinated with the Community Services Director.

REMARKS:

Purpose of Minor Subdivision Application
of Co-Applicants Jason Magness and Peter and Rachel Engelman

The intent of this application is to formalize Lot 100 and the location of Iona Avenue providing access thereto.



References:

1. "Tolland Park Platted for Brissette, Stickney and Williamson, Dover, NH," dated May 1921, prepared by Wheeler and Bosworth, SCRD Pocket 4, Folder 2, Plan No. 15.
2. "Plan of Land Prepared for Tod A. Trask, Dover, NH," dated June 21, 2003, prepared by K. E. M. Land Survey, Inc., SCRD Plan No. 71-8.
3. "Boundary Plan Prepared for Walter W. Fischer, Dover, NH," dated September 25, 2012, prepared by McEneaney Survey Assoc. Inc., Project No. 12-1999, not recorded.
4. "Plan of Land of Property in the Name of Jason Magness, Dover, NH," dated July 26, 2018, prepared by this office SCRD Plan No. 116-51.

For Registry of Deeds Purposes



Notes:

1.) The purpose of this plan is to depict the boundary lines of the subject properties.

2.) Field Procedure: Topcon (GM-105) Electronic Total Station Instrument & Carlson Surveyor Plus Data Collector, Performed July 2018.

3.) Parcel is shown as Lots 100 & 101 on the City of Dover Assessor's Map 33.

4.) Owner of Record: Jason Magness
27 Fifth Street
Dover, NH 03820
SCRD Bk 4576, Pg 550 (Lot 100)
SCRD Bk 4591, Pg 003 (Lot 101)

5.) This plan does not show any unrecorded or unwritten easements which may exist. A reasonable and diligent attempt has been made to observe any apparent, visible uses of the land; however this does not constitute that no such easements exist.

6.) The wetland areas shown hereon were field delineated by Gove Environmental Services, Inc., of 8 Continental Drive, Building #2, Unit H, Exeter, NH.

7.) The intent of this plan is to show the boundaries of Lot 100 and the Iona Avenue right-of-way, including the areas of Iona Avenue and Arcola Avenue abutting Lot 100 which were dedicated as highways on plan reference 1, but never formally accepted by the City of Dover. The portions of said avenues abutting Lot 100 shall revert to the abutting owner(s); See Duchesnaye v. Silva, 118 N.H. 728, 394 A.2d 59 (1978).

Reference is made to the rights of others; including, but not limited to adjacent land owners, to the rights of access over those areas shown as paper streets for the purpose of ingress and egress, which may exist.

8.) The intent of this plan is to show the Iona Avenue right-of-way as providing frontage and access to other lots depicted on the plan, specifically Lot 96, 97, 100 and Lot 101.

9.) The City of Dover shall have a drainage easement to maintain the culvert currently located on Lot 100.

10.) Tax Map 33 / Lot 87 shall have an easement of ingress and egress (including utilities) on Iona Avenue through Tax Map 33 / Lot 97 and Tax Map 33 / Lot 100 that will run with the land. Maintenance of any easement areas to be agreed to by the respective lot owners.

Legend:

(190)	Plan Reference 1 Lot Number
—— · · ——	Plan Reference 1 Lot Lines
⊕	Rail Road Spike Found
●	Iron Rod Found
SCRD	Strafford County Registery of Deeds
⌀	Utility Pole

ROAD DEDICATION PLAN

PREPARED FOR

JASON MAGNESS

SHOWN AS

TAX MAP 33 / LOTS 100 & 101

LOCATED AT

IONA AVENUE & ARCOLA AVENUE

COUNTY OF STRAFFORD

DOVER, NH

FEET 20 0 10 20 40 80

METERS 0 5 10 20 30

SCALE: 1"= 20' DATE: NOVEMBER 5, 2018



28 Nov. 2018

David W. Vincent, LLS No. 821 — Date

NO.	DATE	DESCRIPTION	BY
4			
3			
2			
1	11/28/18	rev per city comments	dmv

DAVID W. VINCENT, LLS
LAND SURVEYING SERVICES
PO BOX 1622
DOVER, NH 03821
TEL: (603) 664-5786
www.landsurveyingservices.net

DWG NAME: 015bnd_rev | FB: 51/50-51

18_015

P18-54 **Iona Avenue**

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
32039-B00000	FOURTH ST	CITY OF DOVER		288 CENTRAL AVE	DOVER	NH	03820
32041-000000	4 CEDARBROOK DR	MAYHEW MIRIAM FAMILY TRUST	MAYHEW MIRIAM TRUSTEE	4 CEDARBROOK DR	DOVER	NH	03820
32042-000000	6 CEDARBROOK DR	MANTOS WILLIAM L		6 CEDARBROOK DR	DOVER	NH	03820
32043-000000	8 CEDARBROOK DR	MILLER JACQUELINE A		8 CEDARBROOK DRIVE	DOVER	NH	03820
33002-000000	40 HAMPSHIRE CR	1623 SETTLEMENT DOVER LIMITED PARTNERSHI		62 WHITTIER	DOVER	NH	03820
33090-000000	7 BROOKLINE AV	NOONAN COLLEEN M		7 BROOKLINE AVE	DOVER	NH	03820
33091-000000	5 BROOKLINE AV	WATSON TED A &	CASSELMAN JANET A	22 TUTTLE LN	DOVER	NH	03820
33092-000000	3 BROOKLINE AV	LANDRY MARY T		3 BROOKLINE AV	DOVER	NH	03820
33094-000000	4 IONA AV	ENGELMAN PETER &	ENGELMAN RACHEL	4 IONA AV	DOVER	NH	03820
33097-000000	IONA AV	ENGELMAN PETER &	ENGELMAN RACHEL	4 IONA AV	DOVER	NH	03820
33098-000000	10 IONA AV	TRASK TOD A		10 IONA AV	DOVER	NH	03820-2916
33101-000000	7 IONA AV	MAGNESS JASON		27 FIFTH ST	DOVER	NH	03820
33102-000000	3 IONA AV	CARIGNAN DAVID B		3 IONA AV	DOVER	NH	03820
33105-000000	1 IONA AV	PELLETIER PETER J		1 IONA STREET	DOVER	NH	03820
33106-000000	137 FOURTH ST	TURCOTTE TERESA		137 FOURTH STREET	DOVER	NH	03820
33108-000000	2 ARCOLA ST	BILLINGS SHAWN A		2 ARCOLA ST	DOVER	NH	03820
33109-000000	ARCOLA ST	CITY OF DOVER		CENTRAL AVENUE	DOVER	NH	03820
33110-000000	ARCOLA ST	CITY OF DOVER		CENTRAL AVENUE	DOVER	NH	03820
33111-000000	ARCOLA ST	CITY OF DOVER		CENTRAL AVENUE	DOVER	NH	03820
33112-000000	ARCOLA ST	CITY OF DOVER		CENTRAL AVENUE	DOVER	NH	03820
33113-000000	ARCOLA ST	LEIGHTON DOUGLAS &	LEIGHTON THOMAS JR AND GARY	148 OLD ROCHESTER RD	DOVER	NH	03820
33114-000000	3 ARCOLA ST	SANTOS OLIVINE	SANTOS THOMAS C/O YOUNG KENNETH W	3 ARCOLA STREET	DOVER	NH	03820
		JASON MAGNESS		27 FIFTH STREET	DOVER	NH	03820
		DAVID W VINCENT LLS		P.O. BOX 1622	DOVER	NH	03820
		CIVILWORKS NEW ENGLAND	STEPHEN HAIGHT	181 WATSON ROAD	DOVER	NH	03820

CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P18-55

Application Type:	Conditional Use Permit for Review
Applicant(s):	Kimberly A Wesson Revocable Trust
Owner(s):	Kimberly A Wesson Revocable Trust
Location:	407 Dover Point Road (Assessor's Map 8, Lot 3)
Meeting Date:	December 11, 2018

INTENT: Proposal is to repair and replace 113' of existing granite block wall and stone revetment with temporary tidal wetland impacts of 751 s.f. and 1,796 s.f. of tidal buffer zone and Conservation District impacts adjacent to Little Bay.

LOTS/UNITS PROPOSED: N/A

AGENDA ITEM #: 4-F

ACREAGE: 0.46 acres

ZONING DISTRICT: Little Bay Waterfront

EXISTING LAND USE: Residential

PROPOSED LAND USE: Same as existing

SURROUNDING LAND USE: Residential and Little Bay

ZBA ACTION: None

ATTACHMENTS: Application materials, Conservation Commission minutes, and CUP 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
-NHDES Shoreland Permit
-NHDES Wetlands Permit

WAIVERS REQUESTED: None

Summary of Request and Background
The applicant is requesting a Conditional Use Permit to repair and replace 113' of existing granite block wall and stone revetment with temporary tidal wetland impacts and tidal buffer zone and Conservation District impacts as well.

The Conservation Commission endorsed the Conditional Use Permit at their November 13, 2018 meeting.

Consistency with Land Use Regulations
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.

The Conservation District ordinance provides for Conditional Use permits to allow impacts within 100' of a tidal river if standards related to demonstration of avoidance of impact, minimization of impact, mitigation and soil erosion and sedimentation control are met. This proposal is consistent with those standards.

STAFF RECOMMENDATION:

The Planning Department recommends the Planning Board to accept the application, open the public hearing, and vote to approve the Conditional Use Permit with the following conditions:

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

1. Provide a copy of the NHDES wetlands permit and shoreland permit to the Planning Department.

407 Dover Point Road



Property Information

Property ID	08003-000000
Location	407 DOVER POINT RD
Owner	WESSON KIMBERLY A & HARRY TRUSTEES

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.

Geometry updated 11/16/2018
Data updated 11/18/2018

DOVER CONSERVATION COMMISSION – MINUTES

CITY OF DOVER

Meeting Type:	Regular Meeting
Meeting Location:	**McConnell Center Room 305** – 61 Locust Street, Dover NH
Meeting Date:	Tuesday, November 13, 2018
Meeting Time:	5:30 pm

MEMBERS PRESENT: Bill Hunt (Chair), Tristan Donovan (Vice Chair), Robert Atwood, Richard Erickson, Abby Lyon, Jason Aube (Alternate), Zach Schmidt (Alternate)

STAFF PRESENT: Steve Bird (City Planner)

OTHERS PRESENT: Marcia Gasses (City Council Liaison), Jamie Roberge, Frank Luther, Steve Riker, Rick Schnable

1. **The meeting was convened at 5:30 PM and a roll call was done.**
2. **APPROVAL OF THE PRIOR MEETING MINUTES** – September 10, 2018

Donovan moved to approve the September 10, 2018 minutes, Erickson seconded. Vote: 6 in favor, Lyon abstained

3. **OLD BUSINESS:**

Hunt: We have a citizen that would like to ask a question and if there is no objection, I will let him speak now.

Rick Schnable: I have been impressed by the street trees in Dover, especially along Silver Street and near the police station. I am wondering who is responsible for maintaining the trees and replacing them.

Bird: That would be Facilities & Grounds within the Community Services Department. There is also a plan to replace the street trees in the downtown.

4. **NEW BUSINESS:**

A. NHDES Standard Wetlands Permit for the Brickyard Estates of Dover, Assessor's Map M, Lot 90-D-9, zoned R-40, located off Isaac Lucas Circle.

Jaime Roberge of Piscataqua Landscaping was present to explain the application for an after the fact installation of 800 feet of one inch poly water pipe to provide water to HOA dock with no wetland impact, but 520 square feet of impact within the tidal buffer zone of the Piscataqua River.

Hunt: How long ago was this work done and how did the need for a permit come up?

Luther: The pipe was installed in 2014 using a machine that sliced the turf and pulled the pipe with a minimum of disturbance.

Roberge: The previous owner of our company said that they would handle the permitting but that didn't happen. We are trying to fix the issue.

Erickson: Since this was done years ago and there is no impact, I don't see any issue.

Erickson made a motion to endorse the NHDES Standard Wetlands Permit, Donovan seconded. Vote: 7 in favor

B. NHDES Standard Wetlands Permit and City of Dover Conditional Use Permit for Kimberly Wesson Revocable Trust, Assessor's Map 8, Lot 3, zoned R-20, located at 407 Dover Point Road.

Steve Riker of Ambit Engineering was present to explain the proposal for the repair and replacement of 113 feet of existing granite block wall and stone revetment, with temporary tidal wetland impacts of 751 sq. ft. and 1,796 sq. ft. of tidal buffer zone and Conservation District impacts adjacent to Little Bay. We were here last year for a dock permit. Wall is only 18 inches wide. Repairs to the wall appear to have been done over time, likely without a permit. We will be adding a geotextile fabric under stones. Also adding a 590 sq. ft. area of native shrub planting along the southern property line for screening.

Donovan: Will the existing granite blocks be reused?

Riker: We will use as many of them as possible and they will be dry laid.

DRAFT

Hunt: Are you changing the pitch of the wall?

Riker: No we will maintain the same slope.

Hunt: Will work be done from the land?

Riker: That is the plan but Riverside does have a barge so that could be used but it is very expensive.

Lyon: Have you considered future sea level rise impacts on the wall and adding more planting along the shore instead of lawn?

Riker: The wall elevation is 3 feet higher than flood stage so there is some freeboard. We are adding some native shrubs on one side.

Donovan made a motion to endorse the NHDES Standard Wetlands Permit and City of Dover Conditional Use Permit, Schmidt seconded. Vote: 6 in favor, Lyon opposed.

5. **REPORT FROM THE CHAIR**

A. Review of Correspondence Received From NH Department of Environmental Services:

- Various letters from DES to Sawyer Mill Associates regarding plan revisions and enforcement actions of DES.
- DES Wetlands Permit to City of Dover for Spruce Lane sidewalk.
- DES letter to Electrocraft NH of 1 Progress Drive regarding wetland restoration report.
- Appeal to DES Wetlands Council of permit issued to Leichthammers of 15 Cote Drive by abutter Patricia Rose, permittee's response and DES letter approving restoration plan
- Received minutes of 9/17/18 from Cochecho River Local Advisory Committee

B. Request for Joint Meeting with Dover Open Lands Committee and Amanda Stone of UNH Cooperative Extension for presentation on updated Coastal Conservation Plan

Bird stated that Amanda Stone would like to update the Commission and other boards on the updated Coastal Conservation plan prepared by the Nature Conservancy. The OLC will discuss this also at their meeting on Thursday, but the dates that would work for Stone are 11/26, 11/28, 12/3, 12/4 or 12/6. The only date that would not work for members is 12/4. Bird will let them know after OLC meeting this Thursday.

6. OTHER BUSINESS:

A. Report on NH Association of Conservation Commission Annual Meeting and Conference

Bird stated that Steve Fellows had attended and prepared some notes that were sent out. Lyon also attended a session on basic information for Conservation Commissions and one on working with schools. Aube attended as a presenter on enforcing wetland laws and attended a session on solar installations.

B. Bird asked members if they had a chance to complete the questions from UNH student or wanted to be interviewed. No one had completed the questions but Lyon volunteered to be interviewed by the student.

7. ADJOURNMENT

The Chair declared the meeting adjourned at 6:22 pm.

DRAFT

AMBIT ENGINEERING, INC. CIVIL ENGINEERS AND LAND SURVEYORS
200 Griffin Road, Unit 3, Portsmouth, NH 03801 Phone (603) 430-9282 Fax 436-2315

30 October 2018

Kirt Schuman, Chair
Dover Planning Board
288 Central Avenue
Dover, NH 03820

RE: Conditional Use Permit Application
Repair/Replacement of Retaining Wall & Revetment
Tax Map 8, Lot 3
407 Dover Point Road
Dover, NH

Dear Kirt,

This letter transmits a City of Dover Conditional Use Application for construction under the City of Dover Zoning Ordinance *Article VIII, Section 170-27* for work within the Conservation District. It is our understanding that the applicant will need a Conditional Use Permit from the City of Dover for the proposed project.

The project proposes repair/replacement of the existing granite block retaining wall "in-kind" and the repair/replacement of the existing stone revetment "in-kind" (Please see attached Revetment Repair Plan-Sheet C1).

The granite block retaining wall will be replaced "in-kind" and the existing granite steps associated with the wall will be removed. The entire granite block wall will be removed, backfilled with proper crushed stone, wrapped in geotextile fabric and rebuilt.

The existing stone revetment is in poor condition, has slumped over time, and has undersized stone. The entire revetment will be removed, a geotextile fabric will be laid, buried by suitable bedding material, and the armor stone face will be rebuilt.

The project represents the alternative with the least adverse impacts to areas and environments as the structures to be repaired/replaced currently exist, while allowing reasonable use of the property.

Attached to this transmittal letter please find a Conditional Use Application, a plan set depicting existing and proposed conditions, a signed client authorization form, and a copy of the DES Wetland Permit Application.

According to the City of Dover Zoning Ordinance, *Article VIII, Section 170-27, C.2.A.,* Conditional Use approval may be granted by the Planning Board provided that the proposed construction complies with the following standards:

The proposed construction is essential to the productive use of land not in the Conservation District;

The replacement of the existing retaining walls in similar locations maintains the use of the property due to the adjacency of Little Bay. The proposed construction will allow for productive use of the land not in the district, as the revetment and retaining wall maintains a level area behind the structures where the existing residential structure, detached garage, and decks are located.

Is located and constructed to minimize any detrimental impact of such use upon the surface waters or other environmentally sensitive areas;

The project proposes to replace the existing retaining wall and stone revetment "in-kind". The existing buffer will remain in its current state under this proposal and any disturbance within the buffer for construction of the structures will be restored to previously existing conditions. Additionally, the new structures will be constructed utilizing a geotextile fabric which will allow for movement of water through the structures but maintains the structural integrity of the base course of stone and bedding material that the structures are built upon. It is anticipated that this construction material/method will have a much longer life expectancy than the existing hardscape material, preventing future failure which could detrimentally impact the adjacent wetland resource.

Where it is physically impossible to locate such use on land not in the district;

The project proposes to replace the existing retaining wall and stone revetment "in-kind". Since the structures currently exist, the configuration of the lot, and the location of the wetland resources, relocating the use outside the district severely limits the use of outdoor space. There is no alternative location on the parcel outside of the district that achieves the same purpose, provides the same function, and also represents the least impacting alternative.

Economic advantage alone shall not be deemed a sufficient reason for such a proposed use.

The proposal is to replace existing retaining wall and stone revetment that are dilapidated on the subject lot. The need for the proposed use does not improve the applicant's financial position.

A NH DES Wetland Permit Approval will be required for this project for impacts to the previously developed tidal buffer zone.

Please contact me if you have any questions or concerns regarding this application.

Respectfully submitted,

Steven D. Riker
NH Certified Wetland Scientist/Environmental Permitting Specialist
Ambit Engineering, Inc.

Cc: Kimberly A. Wesson Revocable Trust of 2007, Harry Wesson-Owner/Applicant

City of Dover, New Hampshire
CONDITIONAL USE PERMIT APPLICATION

[Revision Date: May 18, 2017]

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

APPLICANT AND OWNER INFORMATION

Name of Applicant: Kimberly A. Wesson Revocable Trust-Kimberly A. Wesson Trustee Telephone # 603-491-3763

Address of Applicant: 407 Dover Point Road, Dover, NH 03820

E-Mail Address: madaketinc@comcast.net

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

Address of Property Owner: _____

PROPERTY INFORMATION

Assessor's Map # 8 Lot(s) # 3

Address of Property: 407 Dover Point Road, Dover, NH 03820

Zoning District(s) R-20 Low Density Residential Overlay District(s) Conservation Overlay District

Existing Use of Property: Residential

CONDITIONAL USE PERMIT INFORMATION

Type of Conditional Use Permit (Check All That Apply):

☒ Conservation District ☐ RCM Use Overlay District ☐ I-1 District Uses

☐ Groundwater Protection ☐ Off-Street Parking and Loading ☐ Alternative Treatment Center

☐ Wetland Protection District ☐ Central Business District ☐ Heritage Residential District

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

Please see attached letter.

List Any Associated State or Federal Permits That Have Been or Will Be Applied For and Indicate Their Status: NH DES Wetlands (pending). Application attached.

Name of Professional That Prepared Plans: Steven D. Riker, CWS Ambit Engineering, Inc.

Address 200 Griffin Road, Unit 3, Portsmouth, NH 03801 Telephone #: 603-430-9282

Professional License #: CWS #219 E-mail address: sdr@ambitengineering.com

SIGNATURES

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

Signature of Property Owner: _____ Date: _____

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

Signature of Agent: Agent-See Authorization Date: 10/30/18

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: Agent-See Authorization Date: 10/30/18

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 = $ _____
   - LOT LINE ADJUSTMENT $200.00 (if more than two lots involved, add $100.00 per lot) =
   - SITE REVIEW – TRANSFER OF DEVELOPMENT RIGHTS Application fee $150.00 = $ _____
   - SITE REVIEW - RESIDENTIAL $100.00 x # ____ per dwelling unit = $ _____
   - SITE REVIEW – NON-RESIDENTIAL (not to exceed $10,000)
     New construction $.15 sq. ft. x # _____ sq. ft. = $ _____
     Additions (new floor space) $.10 per sq. ft. x # _____sq. ft. = $ _____
   - IMPERVIOUS PAVED AREA (for new development) OR IMPERVIOUS PARKING LOT ADDITIONS (not to exceed $10,000) $.07 sq. ft. x # _____ = $ _____
   - MOTEL/HOTEL $35.00 x # ___ per lodging unit = $ _____
   - CHANGE OF USE (not to exceed $5,000)
     Existing floor space $.10 per sq. ft. x # ____ sq. ft. = $ _____
   - CONDITIONAL USE PERMIT $150.00 x # 1 per application = $ 150.00
   - 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 # 2 of x $8.00 =
2. Certified letters fee: # of abutters 6 X $8.00 = $ 64.00
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**

(Revised October 2, 2018)

TOTAL FEE $ 294.00

CITY OF DOVER CONDITIONAL USE
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
8	3	Kimberly A. Wesson Revocable Trust of 2007	407 Dover Point Road, Dover, NH 03820

Applicant (if different from owner):

APPLICANT NAME	APPLICANT COMPANY	MAILING ADDRESS

Surveyor and/or Engineer/Professional Agent:

NAME	COMPANY	MAILING ADDRESS
Steven D. Riker	Ambit Engineering, Inc.	200 Griffin Road, Unit 3, Portsmouth, NH 03801

Conservation Easement Holder:

TAX MAP	LOT #	NAME OF EASEMENT HOLDER	MAILING ADDRESS

AMBIT ENGINEERING, INC. CIVIL ENGINEERS AND LAND SURVEYORS
200 Griffin Road, Unit 3, Portsmouth, NH 03801 Phone (603) 430-9282 Fax 436-2315

29 October 2018

Wetland Inspector
New Hampshire Department of Environmental Services
Wetlands Bureau
29 Hazen Drive / P.O. Box 95
Concord, New Hampshire 03302

Re: NHDES Major Impact Wetland Permit Application
Tax Map 8, Lot 3
407 Dover Point Road
Dover, New Hampshire

Dear Wetland Inspector:

This letter transmits a New Hampshire Department of Environmental Services (NHDES) Major Impact Wetland Permit Application request to permit 716 sq. ft. of temporary impact to tidal wetland and 1,796 sq. ft. of temporary impact to the previously developed 100' Tidal Buffer Zone for repair/replacement of the existing granite block retaining wall "in-kind" and the repair/replacement of the existing stone revetment "in-kind" on 113 +/- feet of frontage along Little Bay.

Attached to this application you will find a "NH DES Dock Permit Plan-C1" which depicts the existing lot, jurisdictional areas, abutting parcels, existing structures, proposed work, and permanent impact areas.

According to the "Classification of Wetlands and Deepwater Habitats of the United States" (USFWS December 1979) the tidal wetlands associated with the site would be classified as estuarine intertidal unconsolidated shore mud wetland system that is regularly flooded by the tide (E2US3N).

The location of the proposed tidal docking structure has been designed to provide the shortest structure possible, while providing water under the float for the duration of the tide cycle. Additionally, since the area below Mean Low Low Water (MLLW) is extremely flat, the proposal provides float stops to keep the float a minimum of 24" inches off the mud.

The granite block retaining wall will be replaced "in-kind" and the existing granite steps associated with the wall will be removed. The entire granite block wall will be removed, backfilled with proper crushed stone, wrapped in geotextile fabric and rebuilt.

The existing stone revetment is in poor condition, has slumped over time, and has undersized stone. The entire revetment will be removed, a geotextile fabric will be laid, buried by suitable bedding material, and the armor stone face will be rebuilt.

The project represents the alternative with the least adverse impacts to areas and environments as the structures to be repaired/replaced currently exist, while allowing reasonable use of the property.

In order to complete the application package for this project, the DES Wetlands Bureau rules in Chapter Env-Wt 300 have been thoroughly reviewed, specifically Env-Wt 302.04 (a) which are addressed below.

1. The need for the proposed impact;

   The impacts are needed to repair/replacement of the existing granite block retaining wall "in-kind" and the repair/replacement of the existing stone revetment "in-kind".

2. The alternative proposed by the applicant is the one with the least impact to wetlands or surface waters on site;

   The proposed project repairs/replaces existing structures.

3. The type and classification of the wetlands involved;

   The project proposes impacts to jurisdictional tidal wetlands and the Previously Developed 100' Tidal Buffer Zone. The tidal wetlands to be impacted would be classified as estuarine intertidal unconsolidated shore mud wetland system that is regularly flooded by the tide (E2US3N).

4. The relationship of the proposed wetlands to be impacted relative to nearby wetlands and surface waters;

   The impacts are to jurisdictional tidal wetlands. The wetlands located adjacent to the property are part of a larger tidal wetland system, the Piscataqua River, which is connected to the Atlantic Ocean.

5. The rarity of the wetland, surface water, sand dunes, or tidal buffer zone area;

   A majority of the tidal buffer zone on adjacent properties is previously developed, contain similar docking structures, and the adjacent wetlands are not locally rare or unique.

6. The surface area of the wetlands that will be impacted;

   The project proposes 2,512 sq. ft. of temporary construction impacts to jurisdictional tidal wetlands and the Previously Developed 100' Tidal Buffer Zone.

7. The impact on plants, fish and wildlife including, but not limited to;
   a. Rare, special concern species;
   b. State and federally listed threatened and endangered species;
   c. Species at the extremities of their range;
   d. Migratory fish and wildlife;

e. Exemplary natural communities identified by the DRED-NHB; and
f. Vernal pools.

A review of the New Hampshire Natural Heritage Bureau (NHB) was performed and it was determined that HNB records would not be impacted by the proposed project. Utilizing the NH Coastal Viewer on the UNH GRANIT system, attached are the following maps of the site for your use: Highest Ranked Wildlife Habitat, and Wildlife Habitat Cover. Also attached, are the results of an Essential Fish Habitat Query from the NOAA Essential Fish Habitat online resource. The NOAA Essential Fish Habitat report identifies no habitat areas of particular concern. Given the nature of the project, it is anticipated that there will be no affect on any fish and wildlife species that currently use the site for food, cover, and/or habitat. The structures will not impede tidal flow or alter hydrology, it will not deter use by wildlife species that currently use the wetland area, and it will not impede any migrational fish movement.

8. The impact of the proposed project on public commerce, navigation and recreation;
The project will have no impact on public commerce, navigation and recreation. The portion of Little Bay on which the docking structure is proposed will not interfere with the navigational channel as one does not occur in this part of Little Bay. Given this factor, the proposed project will have no impact on public commerce, navigation, and recreation.

9. The extent to which the project interferes with the aesthetic interests of the general public;
The surrounding lots are also residential and have similar shoreline structures.

10. The extent to which a project interferes with or obstructs public rights of passage or access;
The project does not interfere with any rights of passage or access.

11. The impact to abutting owners pursuant to RSA 482-A:11, II;
The specific location of the impact areas do not interfere with any abutters.

12. The benefit of a project to the health, safety, and well being of the general public;
The project will greatly reduce erosion and sedimentation, improving the water quality that enters Little Bay, a public water.

13. The impact of the proposed project on quantity or quality of surface and ground water;
The project will not result in an increase of stormwater quality, The project will improve the stormwater quality leaving the site and entering Little Bay, a public water.

14. The potential of a proposed project to cause or increase flooding, erosion or sedimentation;
The proposed project will not increase flooding, erosion or sedimentation.

15. The extent to which a project that is located in surface waters reflects or redirects current or wave energy which might cause damage or hazards;

The project will have no impacts to currents or wave energy within surface waters.

16. The cumulative impact that would result if all parties owning or abutting a portion of the affected wetland or wetland complex were also permitted alterations to the wetland proportional to the extent of their property rights;

The adjacent properties are residential, located adjacent to the same tidal wetland system, and properties surrounding Little Bay also have similar shoreline structures. Cumulative impacts if all parties surrounding Little Bay had similar docking structures is insignificant as the structures do not contribute to additional stormwater or pollution, and do not impede fish migration or deter use by wildlife species.

17. The impact of the proposed project on the functions and values of the total wetland or wetland complex;

The project will have no significant impact on the functions and values of the adjacent tidal wetland. The proposed project replaces existing shoreline structures and has been designed to allow the adjacent tidal resource to maintain its current functions and values.

18. The impact upon the value of the sites included in the latest published edition of the National Register of Natural Landmarks, or sites eligible for such publication;

There are no such sites located in close enough proximity to the project to be impacted.

19. The impact upon the value of areas named in acts of congress or presidential proclamations as national rivers, national wilderness areas, national lakeshores, and such areas as may be established under federal, state, or municipal laws for similar and related purposes such as estuarine and marine sanctuaries;

There are no such sites located in close enough proximity to the project to be impacted.

20. The degree to which a project redirects water from one watershed to another;

The project does not redirect water to another watershed.

Please contact me if you have any questions or concerns regarding this application.

Respectfully submitted,



Steven D. Riker, CWS
NH Certified Wetland Scientist/Permitting Specialist
Ambit Engineering, Inc.

6 October, 2017

To Whom It May Concern:

RE: State of New Hampshire DES Wetlands Bureau Standard Dredge and Fill Application for proposed docking structure within the previously developed 100' Tidal Buffer Zone and jurisdictional wetlands for *Kimberly A Wesson Revocable Trust of 2007 at 407 Dover Point Road Dover, NH 03820*

This letter is to inform the State of New Hampshire DES the City/Town of *Dover* in accordance with State Law that the following entities:

Riverside & Pickering Marine Contractors, Inc.
Ambit Engineering, Inc.

Is individually authorized to represent us as our agents in the approval process.

Please feel free to call me if there is any question regarding this authorization.

Sincerely,

Kimberly A Wesson Revocable Trust of 2007
Kimberly Wesson
Harry Wesson
407 Dover Point Road
Dover, NH 03820

NHDES-W-06-012

WETLANDS PERMIT APPLICATION

Land Resources Management
Wetlands Bureau
Check the status of your application: www.des.nh.gov/onestop

RSA/Rule: RSA 482-A/ Env-Wt 100-900

Administrative Use Only	*Administrative Use Only*	*Administrative Use Only*	File No.:
			Check No.:
			Amount:
			Initials:

1. REVIEW TIME:
Indicate your Review Time below. Refer to Guidance Document A for instructions.

☒ Standard Review (Minimum, Minor or Major Impact) ☐ Expedited Review (Minimum Impact only)

2. PROJECT LOCATION:
Separate applications must be filed with each municipality that jurisdictional impacts will occur in.

ADDRESS: **407 Dover Point Road** TOWN/CITY: **Dover**

TAX MAP: **8** BLOCK: LOT: **3** UNIT:

USGS TOPO MAP WATERBODY NAME: **Little Bay** ☐ NA STREAM WATERSHED SIZE: ☒ NA

LOCATION COORDINATES (If known): **X:1,206,055.7445 Y: 228,223.8998** ☐ Latitude/Longitude ☐ UTM ☒ State Plane

3. PROJECT DESCRIPTION:
Provide a brief description of the project outlining the scope of work. Attach additional sheets as needed to provide a detailed explanation of your project. DO NOT reply "See Attached" in the space provided below.

The project proposes 716 s.f. of temporary impact to tidal wetland and 1,796 s.f. of temporary impact to the Previously Developed 100' TBZ for repair/replacement of the existing granite block retaining wall "in-kind" and repair/replacement of the existing stone revetment "in-kind" on 113 +/- feet of frontage along Little Bay.

4. SHORELINE FRONTAGE

☐ NA This lot has no shoreline frontage. SHORELINE FRONTAGE: **113**

Shoreline frontage is calculated by determining the average of the distances of the actual natural navigable shoreline frontage and a straight line drawn between the property lines, both of which are measured at the normal high water line.

5. RELATED PERMITS, ENFORCEMENT, EMERGENCY AUTHORIZATION, SHORELAND, ALTERATION OF TERRAIN, ETC.

DES Shoreland: 2017-00309 DES Wetland: 2001-00513 DES Wetland: 2018-01848

6. NATURAL HERITAGE BUREAU & DESIGNATED RIVERS:
See the Instructions & Required Attachments document for instructions to complete a & b below.

a. Natural Heritage Bureau File ID: NHB **17**___- **3540**__.

b. ☐ Designated River the project is in ¼ miles of: _____ ; and
date a copy of the application was sent to the Local River Management Advisory Committee: Month: __ Day: __ Year: ____
☒ NA

7. APPLICANT INFORMATION (Desired permit holder)

LAST NAME, FIRST NAME, M.I.: **Wesson, Kimberly, A.**			
TRUST / COMPANY NAME: **Kimberly A. Wesson Revocable Trust**	MAILING ADDRESS: **407 Dover Point Road**		
TOWN/CITY: **Dover**		STATE: **NH**	ZIP CODE: **03820**
EMAIL or FAX: **madaketinc@comcast.net**	PHONE: **603-491-3763**		
ELECTRONIC COMMUNICATION: By initialing here: _____, I hereby authorize NHDES to communicate all matters relative to this application electronically			

8. PROPERTY OWNER INFORMATION (If different than applicant)

LAST NAME, FIRST NAME, M.I.:			
TRUST / COMPANY NAME:	MAILING ADDRESS:		
TOWN/CITY:		STATE:	ZIP CODE:
EMAIL or FAX:	PHONE:		
ELECTRONIC COMMUNICATION: By initialing here _____, I hereby authorize NHDES to communicate all matters relative to this application electronically			

9. AUTHORIZED AGENT INFORMATION

LAST NAME, FIRST NAME, M.I.: **Riker, Steven, D.**	COMPANY NAME: **Ambit Engineering, Inc.**		
MAILING ADDRESS: **200 Griffin Road, Unit 3**			
TOWN/CITY: **Portsmouth**		STATE: **NH**	ZIP CODE: **03801**
EMAIL or FAX: **sdr@ambitengineering.com**	PHONE: **603-430-9282**		
ELECTRONIC COMMUNICATION: By initialing here SR, I hereby authorize NHDES to communicate all matters relative to this application electronically			

10. PROPERTY OWNER SIGNATURE:

See the Instructions & Required Attachments document for clarification of the below statements

By signing the application, I am certifying that:

1. I authorize the applicant and/or agent indicated on this form to act in my behalf in the processing of this application, and to furnish upon request, supplemental information in support of this permit application.
2. I have reviewed and submitted information & attachments outlined in the Instructions and Required Attachment document.
3. All abutters have been identified in accordance with RSA 482-A:3, I and Env-Wt 100-900.
4. I have read and provided the required information outlined in Env-Wt 302.04 for the applicable project type.
5. I have read and understand Env-Wt 302.03 and have chosen the least impacting alternative.
6. Any structure that I am proposing to repair/replace was either previously permitted by the Wetlands Bureau or would be considered grandfathered per Env-Wt 101.47.
7. I have submitted a Request for Project Review (RPR) Form (www.nh.gov/nhdhr/review) to the NH State Historic Preservation Officer (SHPO) at the NH Division of Historical Resources to identify the presence of historical/ archeological resources while coordinating with the lead federal agency for NHPA 106 compliance.
8. I authorize NHDES and the municipal conservation commission to inspect the site of the proposed project.
9. I have reviewed the information being submitted and that to the best of my knowledge the information is true and accurate.
10. I understand that the willful submission of falsified or misrepresented information to the New Hampshire Department of Environmental Services is a criminal act, which may result in legal action.
11. I am aware that the work I am proposing may require additional state, local or federal permits which I am responsible for obtaining.

Agent-See Authorization	**Steven D. Riker**	10 / 29 / 2018
Property Owner Signature	Print name legibly	Date

MUNICIPAL SIGNATURES

11. CONSERVATION COMMISSION SIGNATURE

The signature below certifies that the municipal conservation commission has reviewed this application, and:

1. Waives its right to intervene per RSA 482-A:11;
2. Believes that the application and submitted plans accurately represent the proposed project; and
3. Has no objection to permitting the proposed work.

⇨	Print name legibly	Date

DIRECTIONS FOR CONSERVATION COMMISSION

1. Expedited review ONLY requires that the conservation commission's signature is obtained in the space above.
2. Expedited review requires the Conservation Commission signature be obtained **prior** to the submittal of the original application to the Town/City Clerk for signature.
3. The Conservation Commission may refuse to sign. If the Conservation Commission does not sign this statement for any reason, the application is not eligible for expedited review and the application will reviewed in the standard review time frame.

12. TOWN / CITY CLERK SIGNATURE

As required by Chapter 482-A:3 (amended 2014), I hereby certify that the applicant has filed four application forms, four detailed plans, and four USGS location maps with the town/city indicated below.

⇨ Town/City Clerk Signature	Print name legibly	Town/City	Date

DIRECTIONS FOR TOWN/CITY CLERK:

Per RSA 482-A:3,I

1. For applications where "Expedited Review" is checked on page 1, if the Conservation Commission signature is not present, NHDES will accept the permit application, but it will NOT receive the expedited review time.
2. IMMEDIATELY sign the original application form and four copies in the signature space provided above;
3. Return the signed original application form and attachments to the applicant so that the applicant may submit the application form and attachments to NHDES by mail or hand delivery.
4. IMMEDIATELY distribute a copy of the application with one complete set of attachments to each of the following bodies: the municipal Conservation Commission, the local governing body (Board of Selectmen or Town/City Council), and the Planning Board; and
5. Retain one copy of the application form and one complete set of attachments and make them reasonably accessible for public review.

DIRECTIONS FOR APPLICANT:

1. Submit the single, original permit application form bearing the signature of the Town/ City Clerk, additional materials, and the application fee to NHDES by mail or hand delivery.

13. IMPACT AREA:

For each jurisdictional area that will be/has been impacted, provide square feet and, if applicable, linear feet of impact

Permanent: impacts that will remain after the project is complete.

Temporary: impacts not intended to remain (and will be restored to pre-construction conditions) after the project is complete.

JURISDICTIONAL AREA	PERMANENT Sq. Ft. / Lin. Ft.		TEMPORARY Sq. Ft. / Lin. Ft.	
Forested wetland		☐ ATF		☐ ATF
Scrub-shrub wetland		☐ ATF		☐ ATF
Emergent wetland		☐ ATF		☐ ATF
Wet meadow		☐ ATF		☐ ATF
Intermittent stream		☐ ATF		☐ ATF
Perennial Stream / River	/	☐ ATF	/	☐ ATF
Lake / Pond	/	☐ ATF	/	☐ ATF
Bank - Intermittent stream	/	☐ ATF	/	☐ ATF
Bank - Perennial stream / River	/	☐ ATF	/	☐ ATF
Bank - Lake / Pond	/	☐ ATF	/	☐ ATF
Tidal water	/	☐ ATF	716 /	☐ ATF
Salt marsh		☐ ATF		☐ ATF
Sand dune		☐ ATF		☐ ATF
Prime wetland		☐ ATF		☐ ATF
Prime wetland buffer		☐ ATF		☐ ATF
Undeveloped Tidal Buffer Zone (TBZ)		☐ ATF		☐ ATF
Previously-developed upland in TBZ		☐ ATF	1,796	☐ ATF
Docking - Lake / Pond		☐ ATF		☐ ATF
Docking - River		☐ ATF		☐ ATF
Docking - Tidal Water		☐ ATF		☐ ATF
TOTAL	/		2,512 /	

14. APPLICATION FEE: See the Instructions & Required Attachments document for further instruction

☐ Minimum Impact Fee: Flat fee of $ 200

☒ Minor or Major Impact Fee: Calculate using the below table below

Permanent and Temporary (non-docking)	**2,512** sq. ft.	X $0.20 =	$ **502.40**
Temporary (seasonal) docking structure:	sq. ft.	X $1.00 =	$
Permanent docking structure:	sq. ft.	X $2.00 =	$
Projects proposing shoreline structures (including docks) add $200		=	$ **200.00**
		Total =	$ **702.40**
The Application Fee is the above calculated Total or $200, whichever is greater		=	$



Property Information

Property ID	08003-000000
Location	407 DOVER POINT RD
Owner	WESSON KIMBERLY A & HARRY TRUSTEES

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 6/13/2017
Properties updated 11/26/2017

Map by NH GRANIT



Legend

- State
- County
- City/Town

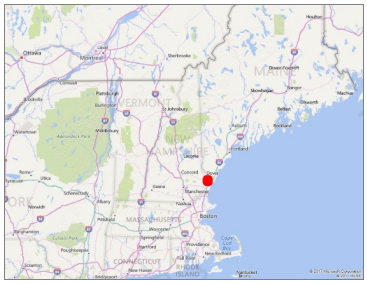
Map Scale

1: 25,977

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Map Generated: 11/27/2017

Notes



ABUTTER'S LIST

JN 2552.17

Kimberly A. Wesson Revocable Trust
407 Dover Point Road
Dover, NH

MAP	LOT	NAME(S)	PO BOX	STREET ADDRESS	CITY/STATE/ZIP
8	2	William R. Davis		409 Dover Point Road	Dover, NH 03820
8	4	Lloyd A. & Marilyn Melanson		413 Dover Point Road	Dover, NH 03820
8	5	Lloyd A. & Marilyn Melanson		413 Dover Point Road	Dover, NH 03820
Engineer		**Ambit Engineering, Inc.** Civil Engineers & Land Surveyors		200 Griffin Road, Unit 3	Portsmouth, NH 03801
Applicant/Owner					
8	3	Kimberly A. Wesson Revocable Trust		407 Dover Point Road	Dover, NH 03820

AMBIT ENGINEERING, INC. CIVIL ENGINEERS AND LAND SURVEYORS
200 Griffin Road, Unit 3, Portsmouth, NH 03801 Phone (603) 430-9282 Fax 436-2315

29 October, 2018

Lloyd A. & Marilyn Melanson
413 Dover Point Road
Dover, NH 03820

RE: New Hampshire Wetland Application for repair/replacement of the existing stone revetment and retaining wall "in-kind" for the Kimberly A. Wesson Revocable Trust of 2007, 407 Dover Point Road, Dover, NH.

Dear Property Owner,

Under NH RSA 482-A, this letter is to inform you in accordance with State Law that a Wetlands Permit will be filed with the New Hampshire Department of Environmental Services (DES) Wetlands Bureau for a permit to **impact jurisdictional wetlands and the previously developed 100' Tidal Buffer Zone for the repair/replacement of the existing stone revetment and retaining wall** on behalf of your abutter, **the Kimberly A. Wesson Revocable Trust of 2007.**

This letter is sent to inform you as an abutter to the above-referenced property (according to local Municipal records) that the **Kimberly A. Wesson Revocable Trust of 2007** proposes a project that requires construction in the previously developed tidal buffer zone, and jurisdictional wetland areas.

Plans are on file at this office, and once the application is filed, plans that show the proposed project and wetland and other jurisdictional impacts will be available for viewing during normal business hours at the office of the **Dover** clerk, **Dover City offices**, or once received by DES, at the offices of the DES Wetlands Bureau, (8 a.m. to 4 p.m.) (603) 271-2147. It is suggested that you call ahead to the appropriate office to ensure the application is available for review.

Please feel free to call if you have any questions or comments.

Sincerely,

Steven D. Riker
NH Certified Wetland Scientsist/Permitting Specialist

CERTIFIED MAIL/Return Receipt Requested

J:\JOBS2\JN2500s\JN 2550's\JN 2552\2552.17 Wesson 407 Dover Point Road, Dover, NH\2017 Permitting\Applications\NH DES Wetlands\Melanson Abutter Letter 2552.17.docx

AMBIT ENGINEERING, INC. CIVIL ENGINEERS AND LAND SURVEYORS
200 Griffin Road, Unit 3, Portsmouth, NH 03801 Phone (603) 430-9282 Fax 436-2315

29 October, 2018

William R. Davis
409 Dover Point Road
Dover, NH 03820

RE: New Hampshire Wetland Application for repair/replacement of the existing stone revetment and retaining wall "in-kind" for the Kimberly A. Wesson Revocable Trust of 2007, 407 Dover Point Road, Dover, NH.

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Sincerely,

Steven D. Riker
NH Certified Wetland Scientsist/Permitting Specialist

CERTIFIED MAIL/Return Receipt Requested

J:\JOBS2\JN2500s\JN 2550's\JN 2552\2552.17 Wesson 407 Dover Point Road, Dover, NH\2017 Permitting\Applications\NH DES Wetlands\Davis Abutter Letter 2552.17.docx

7018 0680 0000 2510 0691

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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Pr
$

Sent To William R. Davis

Street a 409 Dover Point Rd

City, St Dover, NH 03820

PS Fo ...tructions

USPS 03801 PORTSMOUTH NH 2017

Postmark Here

7018 0680 0000 2510 0707

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Extra Services & Fees *(check box, add fee as appropriate)*
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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Po
$

Sent To Lloyd A. & Marilyn Melanson

Street ar 413 Dover Point Rd

City, Stat Dover, NH 03820

PS Form ... See Reverse for Instructions

USPS 03801 PORTSMOUTH NH

Postmark Here

NH DES Permit Application
Kimberly A. Wesson Revocable Trust of 2007
Tidal Docking Structure

SITE PHOTOGRAPHS
Dover, NH

Site Photograph #1 October 2017



Site Photograph #2 October 2017



Site Photograph #3 October 2017



Site Photograph #4 October 2017



To: John Chagnon, Ambit Engineering, Inc.
200 Griffin Road
Unit 3
Portsmouth, NH 03801

From: NH Natural Heritage Bureau

Date: 12/5/2017 (valid for one year from this date)

Re: Review by NH Natural Heritage Bureau of request submitted 11/27/2017

NHB File ID: NHB17-3540

Applicant: Kimberly Wesson Revocable Trust

Location: Dover
Tax Maps: Tax Map 8, Lot 3

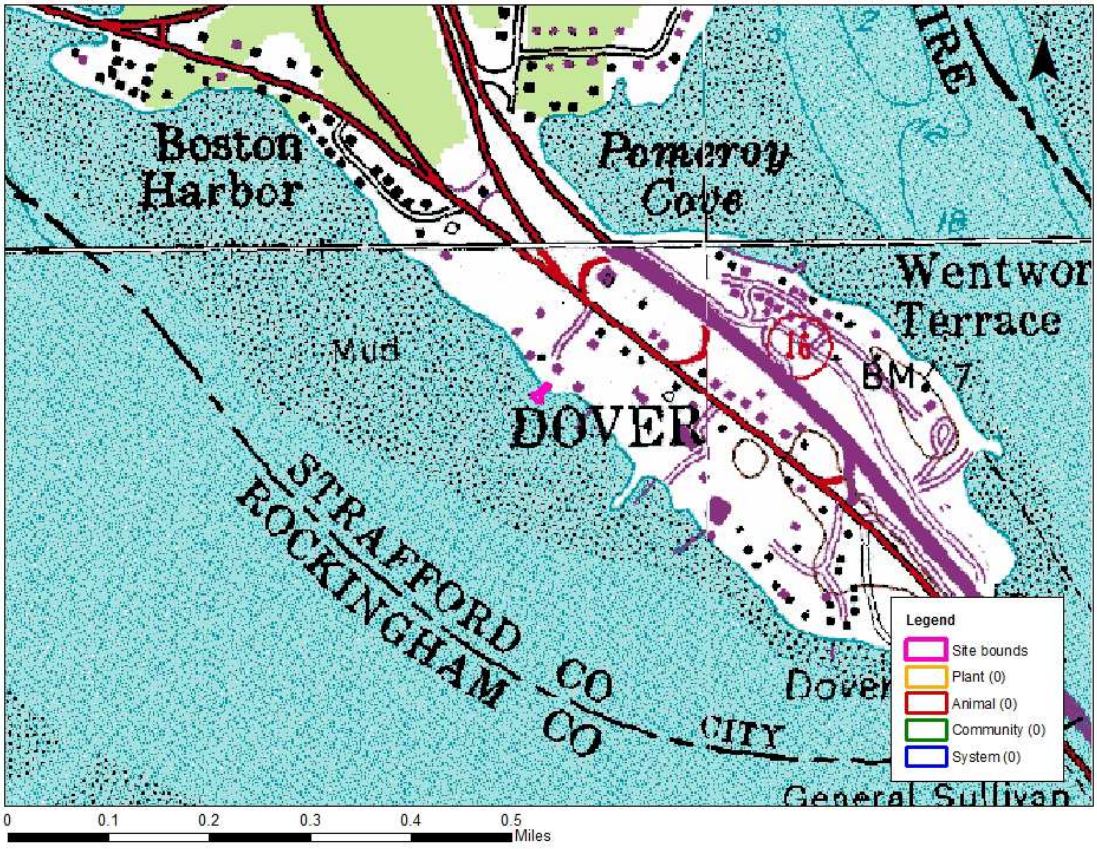
Project Description: The project proposes a tidal docking structure to provide safe boating access to Little Bay.

The NH Natural Heritage database has been checked by staff of the NH Natural Heritage Bureau and/or the NH Nongame and Endangered Species Program for records of rare species and exemplary natural communities near the area mapped below. The species considered include those listed as Threatened or Endangered by either the state of New Hampshire or the federal government.

It was determined that, although there was a NHB record (e.g., rare wildlife, plant, and/or natural community) present in the vicinity, we do not expect that it will be impacted by the proposed project. This determination was made based on the project information submitted via the NHB Datacheck Tool on 11/27/2017, and cannot be used for any other project.

MAP OF PROJECT BOUNDARIES FOR: **NHB17-3540**

NHB17-3540



Department of Natural and Cultural Resources
Division of Forests and Lands
(603) 271-2214 fax: 271-6488

DNCR/NHB
172 Pembroke Rd.
Concord, NH 03301

EFH Data Notice: Essential Fish Habitat (EFH) is defined by textual descriptions contained in the fishery management plans developed by the regional Fishery Management Councils. In most cases mapping data can not fully represent the complexity of the habitats that make up EFH. This report should be used for general interest queries only and should not be interpreted as a definitive evaluation of EFH at this location. A location-specific evaluation of EFH for any official purposes must be performed by a regional expert. Please refer to the following links for the appropriate regional resources.

Query Results

Map Scale = 1:72,224
Degrees, Minutes, Seconds: Latitude = 43°7'23" N, Longitude = 70°50'12" E
Decimal Degrees: Latitude = 43.12, Longitude = -70.84

The query location intersects with spatial data representing EFH and/or HAPCs for the following species/management units.

EFH

Show	Link	Data Caveats	Species/Management Unit	Life stage(s) Found at Location	Management Council	FMP
			Little Skate	Juvenile	New England	Skate
			Atlantic Mackerel	Eggs Larvae Juvenile ALL	Mid-Atlantic	Atlantic Mackerel, Squid,& Butterfish Amendment 11
			Bluefish	Adult Juvenile ALL	Mid-Atlantic	Bluefish
			Atlantic Cod	Eggs ALL	New England	Multispecies
			Atlantic Herring	Adult Juvenile Larvae ALL Juvenile	New England	Atlantic Herring
			Bluefin Tuna	Adult ALL	Secretarial	Amendment 10 to the 2006 Consolidated HMS FMP: EFH

HAPCs

No Habitat Areas of Particular Concern (HAPC) were identified at the report location.

EFH Areas Protected from Fishing

No EFH Areas Protected from Fishing (EFHA) were identified at the report location.

Map by NH GRANIT



Legend

- State
- County
- City/Town

WAP 2015: Wildlife Habitat l Cover

- Alpine
- Appalachian oak-pine
- Cliff and Talus
- Coastal island
- Dune
- Floodplain forest
- Grassland
- Hemlock-hardwood-pine
- High-elevation spruce-fir
- Lowland spruce-fir
- NLCD Developed or barren
- Northern hardwood-conifer
- Northern swamp
- Open water
- Peatland
- Pine barren
- Rocky ridge
- Salt marsh
- Temperate swamp
- Wet meadow/shrub wetland

NH 2015 1-foot RGB

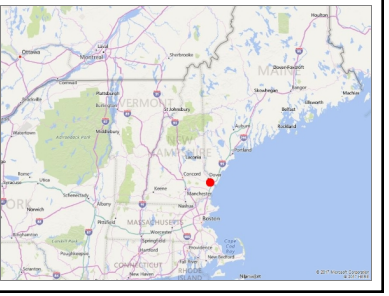
Map Scale

1: 2,451

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Map Generated: 11/28/2017

Notes



Map by NH GRANIT



Legend

- State
- County
- City/Town

WAP 2015: Highest Ranked Wildlife Habitat

- Not Top Ranked
- Highest Ranked Habitat in NH
- Highest Ranked Habitat in Region
- Supporting Landscape

NH 2015 1-foot RGB

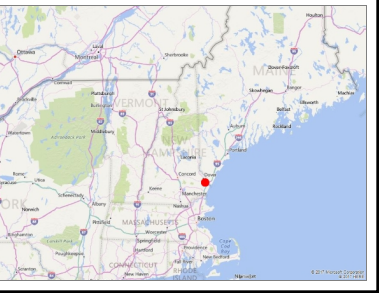
Map Scale

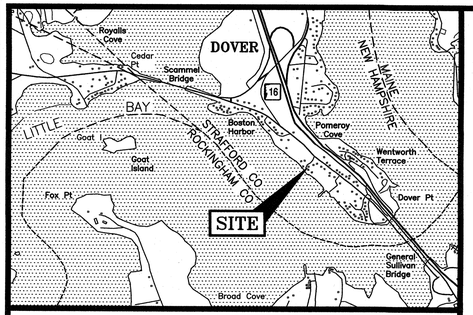
1: 2,451

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Map Generated: 11/28/2017

Notes





LOCATION MAP SCALE 1"=2,000'

LEGEND:

N/F	NOW OR FORMERLY
RP	RECORD OF PROBATE
SCRD	STRAFFORD COUNTY REGISTRY OF DEEDS
12/23-1	MAP 12/LOT 23-1
IP FND	IRON PIPE FOUND
SM	EDGE OF SALT MARSH
MHW	MEAN HIGH WATER LINE
MLW	MEAN LOWER LOW WATER LINE
HOTL	HIGHEST OBSERVABLE TIDE LINE
100	CONTOUR
	PILE
A-1	EDGE OF WETLAND FLAGGING
2	SITE PHOTO LOCATION/DIRECTION
	RIP RAP REVETMENT

PLAN REFERENCES:

1) POST-CONSTRUCTION CONDITIONS PLAN PREPARED FOR KIMBERLY & HARRY WESSON LOCATED AT DOVER POINT ROAD, DOVER, N.H. PREPARED BY ATLANTIC SURVEY CO, LLC. DATED JANUARY 2017. NOT RECORDED.

2) PLAN OF LAND FOR ROBERT C. & BARBARA N. CAVERLY DOVER POINT ROAD DOVER, NEW HAMPSHIRE. PREPARED BY K.E. MOORE & B.C. STAPLES LAND SURVEYORS. DATED NOVEMBER 1971. S.C.R.D. PLAN 28A-84.

3) PLAN OF LOT JAMES & ANNE BLAISDELL DOVER NEW HAMPSHIRE. PREPARED BY G.L. DAVIS & ASSOCIATES. DATED MARCH 1963, FINAL REVISION DATE DECEMBER 20, 1963. S.C.R.D. 774/151.

WETLAND IMPACT AREAS
IN S.F. FOR PROPOSED REVETMENT REPAIR

	PERMANENT IMPACT AREAS	TEMPORARY IMPACT AREAS
TIDAL WATERS WETLAND (E2US3N)	0	716
*TIDAL BUFFER ZONE	0	1,796
TOTAL	0	2,512

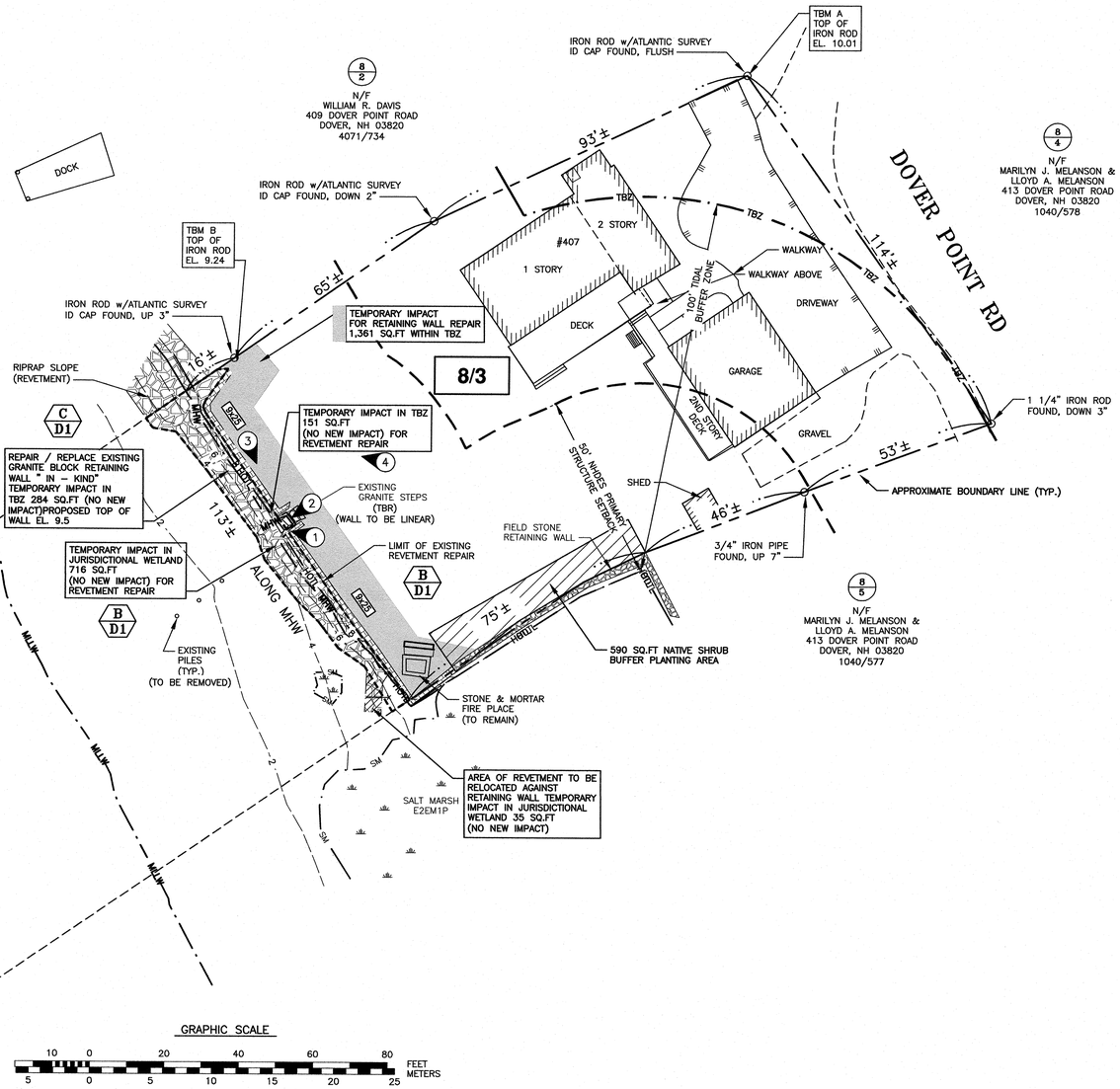
PREVIOUS NHDES PERMIT APPROVALS:

DES SHORELAND FILE: 2017-00309
DES WETLAND FILE: 2001-00513

IMPERVIOUS SURFACE AREAS
(TO PROPERTY LINE)

STRUCTURE	PRE-CONSTRUCTION IMPERVIOUS (S.F.)	POST-CONSTRUCTION IMPERVIOUS (S.F.)
MAIN STRUCTURE & GARAGE	2,186	2,186
DECK	736	736
WALKWAY	140	140
STAIRS	26	26
DRIVEWAY	1931	1,931
RETAINING WALL	199	199
PATIO	25	25
SHED	66	66
GRAVEL	1398	1398
TOTAL	5,309	5,309
LOT SIZE	18,400	18,400
% LOT COVERAGE	28.9%	28.9%

1971 PLAN 28A-84
N
MAGNETIC PER SCRD



GRAPHIC SCALE
10 0 20 40 60 80 FEET
5 0 5 10 15 20 25 METERS

WETLAND NOTES:

1) HIGHEST OBSERVABLE TIDE LINE DELINEATED BY STEVEN D. RIKER, CWS ON 10/16/2017 IN ACCORDANCE WITH THE FOLLOWING STANDARDS:
   A) U.S. ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL. TECHNICAL REPORT Y-87-1 (JAN. 1987). AND REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012.
   B) FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 8.1, USDA-NRCS, 2017 AND (FOR DISTURBED SITES) FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4. NEIWPCC WETLANDS WORK GROUP (2017).
   C) NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS: NORTHEAST (REGION 1). USFWS (MAY 1988).
   D) CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES. USFW MANUAL FWS/OBS-79/31 (1997).
   E) "IDENTIFICATION AND DOCUMENTATION OF VERNAL POOLS IN NEW HAMPSHIRE" (1997). NEW HAMPSHIRE FISH AND GAME DEPARTMENT.

2) WETLAND FLAGS WERE FIELD LOCATED BY AMBIT ENGINEERING, INC.

STATE OF NEW HAMPSHIRE STEVEN D. RIKER 10/17/18 No. 219 CERTIFIED WETLAND SCIENTIST

LITTLE BAY
a/k/a BELLAMY
RIVER
(TIDAL)
E2US3N

AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
200 Griffin Road - Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 436-2315

RIVERSIDE PICKERING MARINE CONTRACTORS

NOTES:

1) PROJECT LOCATION:
   407 DOVER POINT ROAD
   DOVER, N.H. 03820
   PARCEL I.D.:
   TAX MAP 8 / LOT 3
   OWNERS OF RECORD:
   KIMBERLY A. WESSON REVOCABLE TRUST OF 2007
   KIMBERLY A. WESSON & HARRY WESSON, TRUSTEES
   407 DOVER POINT ROAD
   DOVER, NH 03820
   4403 / 570
   ZONING DISTRICT:
   R-20 LOW-DENSITY RESIDENTIAL DISTRICT

2) BOUNDARY FROM REFERENCE PLAN 1.
LOT AREA: 18,400± FT. SQ., 0.42± AC

3) THE PURPOSE OF THIS PLAN IS TO SHOW THE LOCATION OF REVETMENT REPAIR ON TAX MAP 8 LOT 3 IN THE CITY OF DOVER.

4) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.

5) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.

6) CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION. (NHDES DECEMBER 2008).

7) THE LIMIT OF WORK IS TO BE CLEARLY UNDERSTOOD WITHIN THE JURISDICTIONAL AREAS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ALL WORK TO BE PERFORMED DURING LOW TIDE HOURS.

8) PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA, ZONE AE(6), AS SHOWN ON FIRM PANEL 33017C0405E. EFFECTIVE DATE SEPTEMBER 30, 2015.

9) VERTICAL DATUM: MEAN LOWER LOW WATER (MLLW). BASIS OF VERTICAL DATUM IS REDUNDANT RTN GPS OBSERVATIONS (±0.3'), REDUCTION FROM NAVD88 TO MLLW BASED ON NOAA STATION 8420411, DOVER, COCHECO RIVER. MLLW BEING 3.93' LOWER THAN 0 NAVD88.

WESSON RESIDENCE
407 DOVER POINT ROAD
DOVER, N.H.

NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	10/4/18

REVISIONS

STATE OF NEW HAMPSHIRE LICENSED LAND SURVEYOR No. 738 JOHN R. CHAGNON

STATE OF NEW HAMPSHIRE JOHN R. CHAGNON No. 7851 LICENSED PROFESSIONAL ENGINEER

SCALE 1"=20' SEPTEMBER 2018

REVETMENT REPAIR PLAN

C1

FB 353 PG 8

2552.17

SEQUENCE OF CONSTRUCTION

1) MOBILIZATION OF A WORK SKIFF, MATERIALS AND AGGREGATES TO THE SITE VIA APPROVED ACCESS.
2) MOBILIZATION OF EQUIPMENT AND TRUCKS TO THE SITE.
3) REMOVE EXISTING REVETMENT AND WALL PLACE MATERIALS IN UPLAND AREA ADJACENT TO WORK. SURROUND WITH EROSION CONTROL.
4) CONSTRUCT RETAINING WALL. ALL WORK WILL BE PERFORMED AT LOW TIDE TO MINIMIZE SEDIMENTATION.
5) PLACE STONES FOR REVETMENT.
6) RESTORE DISTURBED AREA/ LOAM AND SEED AS NEEDED.

DISCHARGES. AVOIDANCE, MINIMIZATION AND MITIGATION

DISCHARGES OF DREDGED OR FILL MATERIAL INTO WATERS OF THE U.S. AND ANY SECONDARY IMPACTS SHALL BE AVOIDED AND MINIMIZED TO THE MAXIMUM EXTENT PRACTICABLE. PERMITTEES MAY ONLY FILL THOSE JURISDICTIONAL WETLANDS AND WATERWAYS THAT THE CORP AND NHDES AUTHORIZES TO BE FILLED AND IMPACT THOSE AREAS THAT THE CORPS AND AND NHDES AUTHORIZES AS SECONDARY IMPACTS. IF NOT SPECIFICALLY AUTHORIZED BY USACOE AND AND NHDES, ANY UNAUTHORIZED FILL OR SECONDARY IMPACT TO WETLANDS MAY BE CONSIDERED AS A VIOLATION OF THE CWA.

- UNLESS SPECIFICALLY AUTHORIZED USACOE AND AND NHDES, NO WORK SHALL DRAIN A WATER OF THE U.S. BY PROVIDING A CONDUIT FOR WATER ON OR BELOW THE SURFACE.

HEAVY EQUIPMENT IN FRESH WATER WETLANDS

HEAVY EQUIPMENT OTHER THAN FIXED EQUIPMENT (DRILL RIGS, FIXED CRANES, ETC.) WORKING IN WETLANDS SHALL NOT BE STORED, MAINTAINED OR REPAIRED IN WETLANDS, UNLESS IT IS LESS ENVIRONMENTALLY DAMAGING OTHERWISE, AND AS MUCH AS POSSIBLE SHALL NOT BE OPERATED WITHIN THE INTERTIDAL ZONE. WHERE CONSTRUCTION REQUIRES HEAVY EQUIPMENT OPERATION IN WETLANDS, THE EQUIPMENT SHALL EITHER HAVE LOW GROUND PRESSURE (<3 PSI), OR SHALL NOT BE LOCATED DIRECTLY ON WETLAND SOILS AND VEGETATION; IT SHALL BE PLACED ON SWAMP MATS THAT ARE ADEQUATE TO SUPPORT THE EQUIPMENT IN SUCH A WAY AS TO MINIMIZE DISTURBANCE OF WETLAND SOIL AND VEGETATION. SWAMP MATS ARE TO BE PLACED IN THE WETLAND FROM THE UPLAND OR FROM EQUIPMENT POSITIONED ON SWAMP MATS IF WORKING WITHIN A WETLAND. DRAGGING SWAMP MATS INTO POSITION IS PROHIBITED. OTHER SUPPORT STRUCTURES THAT ARE LESS IMPACTING AND ARE CAPABLE OF SAFELY SUPPORTING EQUIPMENT MAY BE USED WITH WRITTEN CORPS AND NHDES AUTHORIZATION. SIMILARLY, NOT USING MATS DURING FROZEN, DRY OR OTHER CONDITIONS MAY BE ALLOWED WITH WRITTEN CORPS AND NHDES AUTHORIZATION. AN ADEQUATE SUPPLY OF SPILL CONTAINMENT EQUIPMENT SHALL BE MAINTAINED ON SITE. CORDUROY ROADS AND SWAMP/CONSTRUCTION MATS ARE CONSIDERED AS FILL WHETHER THEY'RE INSTALLED TEMPORARILY OR PERMANENTLY.

TIME OF YEAR WORK WINDOW AND NOISE RESTRICTIONS

I. PILES INSTALLED IN-THE-DRY DURING LOW WATER OR IN-WATER BETWEEN NOV. 8TH – APR. 9TH, OR
II. MUST BE DRILLED AND PINNED TO LEDGE, OR
III. VIBRATORY HAMMERS USED TO INSTALL ANY SIZE AND QUANTITY OF WOOD, CONCRETE OR STEEL PILES, OR
IV. IMPACT HAMMERS LIMITED TO ONE HAMMER AND <50 PILES INSTALLED/DAY WITH THE FOLLOWING: WOOD PILES OF ANY SIZE, CONCRETE PILES ≤18-INCHES DIAMETER, STEEL PILES 12-INCHES DIAMETER IF THE HAMMER IS ≤3000 LBS. AND A WOOD CUSHION IS USED BETWEEN THE HAMMER AND STEEL PILE.

FOR II-IV ABOVE:
I. IN-WATER NOISE LEVELS SHALL NOT >187dB SEL RE μPa OR 206dB PEAK RE μPa AT A DISTANCE >10M FROM THE PILE BEING INSTALLED, AND
II. IN-WATER NOISE LEVELS >155dB PEAK RE μPa SHALL NOT EXCEED 12 CONSECUTIVE HOURS ON ANY GIVEN DAY AND A 12 HOUR RECOVERY PERIOD (I.E., IN-WATER NOISE BELOW 155dB PEAK RE μPa) MUST BE PROVIDED BETWEEN WORK DAYS.

WORK SITE RESTORATION

- UPON COMPLETION OF CONSTRUCTION, ALL DISTURBED WETLAND AREAS SHALL BE PROPERLY STABILIZED. ANY SEED MIX SHALL CONTAIN ONLY PLANT SPECIES NATIVE TO NEW ENGLAND.
- THE INTRODUCTION OR SPREAD OF INVASIVE PLANT SPECIES IN DISTURBED AREAS IS PROHIBITED.
- IN AREAS OF AUTHORIZED TEMPORARY DISTURBANCE, IF TREES ARE CUT THEY SHALL BE CUT AT GROUND LEVEL AND NOT UPROOTED IN ORDER TO PREVENT DISRUPTION TO THE WETLAND SOIL STRUCTURE AND TO ALLOW STUMP SPROUTS TO REVEGETATE THE WORK AREA, UNLESS OTHERWISE AUTHORIZED.
- WETLAND AREAS WHERE PERMANENT DISTURBANCE IS NOT AUTHORIZED SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AND ELEVATION, WHICH UNDER NO CIRCUMSTANCES SHALL BE HIGHER THAN THE PRE-CONSTRUCTION ELEVATION. ORIGINAL CONDITION MEANS CAREFUL PROTECTION AND/OR REMOVAL OF EXISTING SOIL AND VEGETATION, AND REPLACEMENT BACK TO THE ORIGINAL LOCATION SUCH THAT THE ORIGINAL SOIL LAYERING AND VEGETATION SCHEMES ARE APPROXIMATELY THE SAME, UNLESS AUTHORIZED.

SEDIMENTATION AND EROSION CONTROL

ADEQUATE SEDIMENTATION AND EROSION CONTROL MANAGEMENT MEASURES, PRACTICES AND DEVICES, SUCH AS PHASED CONSTRUCTION, VEGETATED FILTER STRIPS, GEOTEXTILE SILT FENCES, STORMWATER DETENTION AND INFILTRATION SYSTEMS, SEDIMENT DETENTION BASINS, OR OTHER DEVICES SHALL BE INSTALLED AND PROPERLY MAINTAINED TO REDUCE EROSION AND RETAIN SEDIMENT ON-SITE DURING AND AFTER CONSTRUCTION. THEY SHALL BE CAPABLE OF PREVENTING EROSION, OF COLLECTING SEDIMENT, SUSPENDED AND FLOATING MATERIALS, AND OF FILTERING FINE SEDIMENT. THE DISTURBED AREAS SHALL BE STABILIZED AND THESE DEVICES SHALL BE REMOVED UPON COMPLETION OF WORK. THE SEDIMENT COLLECTED BY THESE DEVICES SHALL BE REMOVED AND PLACED AT AN UPLAND LOCATION, IN A MANNER THAT WILL PREVENT ITS LATER EROSION INTO A WATERWAY OR WETLAND. ALL EXPOSED SOIL AND OTHER FILLS SHALL BE PERMANENTLY STABILIZED AT THE EARLIEST PRACTICABLE DATE.

SPAWNING AREAS.

DISCHARGES OF DREDGED OR FILL MATERIAL, AND/OR SUSPENDED SEDIMENT PRODUCING ACTIVITIES IN FISH AND SHELLFISH SPAWNING OR NURSERY AREAS, OR AMPHIBIAN AND MIGRATORY BIRD BREEDING AREAS, DURING SPAWNING OR BREEDING SEASONS SHALL BE AVOIDED. IMPACTS TO THESE AREAS SHALL BE MINIMIZED TO THE MAXIMUM EXTENT PRACTICABLE DURING ALL TIMES OF THE YEAR. INFORMATION ON SPAWNING HABITAT FOR SPECIES MANAGED UNDER THE MAGNUSON-STEVENS FISHERY CONSERVATION AND MANAGEMENT ACT (I.E., EFH FOR SPAWNING ADULTS) CAN BE OBTAINED FROM THE NMFS WEBSITE AT: WWW.NERO.NOAA.GOV/HCD.

STORAGE OF SEASONAL STRUCTURES.

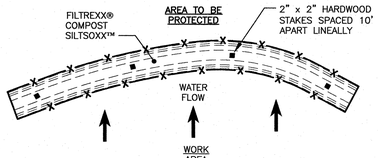
COASTAL STRUCTURES SUCH AS PIER SECTIONS, FLOATS, ETC., THAT ARE REMOVED FROM THE WATERWAY FOR A PORTION OF THE YEAR (OFTEN REFERRED TO AS SEASONAL STRUCTURES) SHALL BE STORED IN AN UPLAND LOCATION, LOCATED ABOVE HIGHEST OBSERVABLE TIDE LINE (HOTL) AND NOT IN TIDAL WETLANDS. THESE SEASONAL STRUCTURES MAY BE STORED ON THE FIXED, PILE-SUPPORTED PORTION OF THE STRUCTURE THAT IS SEAWARD OF HOTL. THIS IS INTENDED TO PREVENT STRUCTURES FROM BEING STORED ON THE MARSH SUBSTRATE AND THE SUBSTRATE SEAWARD OF MHW.

ENVIRONMENTAL FUNCTIONS AND VALUES

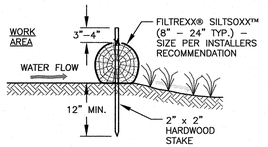
THE PERMITTEE SHALL MAKE EVERY REASONABLE EFFORT TO 1) CARRY OUT THE CONSTRUCTION OR OPERATION OF THE WORK AUTHORIZED BY USACOE AND NHDES HEREIN IN A MANNER THAT MINIMIZES ADVERSE IMPACTS ON FISH, WILDLIFE AND NATURAL ENVIRONMENTAL VALUES, AND 2) PROHIBIT THE ESTABLISHMENT OR SPREAD OF PLANT SPECIES IDENTIFIED AS NON-NATIVE INVASIVE SPECIES BY ANY FEDERAL OR STATE AGENCY. SEE THE SECTION ON INVASIVE SPECIES AT HTTP://WWW.NAE.USACE.ARMY.MIL/REGULATORY/ FOR CONTROL METHODS.

INSPECTIONS

THE PERMITTEE SHALL ALLOW THE CORPS AND NHDES TO MAKE PERIODIC INSPECTIONS AT ANY TIME DEEMED NECESSARY IN ORDER TO ENSURE THAT THE WORK IS BEING OR HAS BEEN PERFORMED IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THIS PERMIT. THE CORPS AND NHDES MAY ALSO REQUIRE POST-CONSTRUCTION ENGINEERING DRAWINGS FOR COMPLETED WORK, AND POST-DREDGING SURVEY DRAWINGS FOR ANY DREDGING WORK.



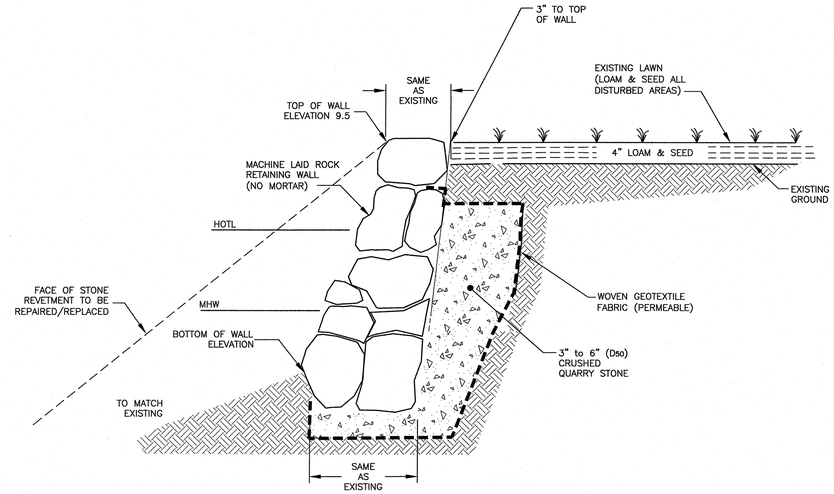
PLAN



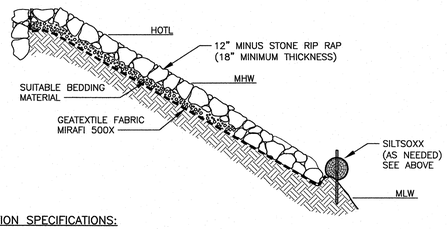
ELEVATION

NOTES:
1. ALL MATERIAL TO MEET FILTREXX SPECIFICATIONS.
2. FILLTREXX SYSTEM SHALL BE INSTALLED BY A CERTIFIED FILTREXX INSTALLER.
3. THE CONTRACTOR SHALL MAINTAIN THE COMPOST FILTRATION SYSTEM IN A FUNCTIONAL CONDITION AT ALL TIMES. IT WILL BE ROUTINELY INSPECTED AND REPAIRED WHEN REQUIRED.
4. SILTSOXX DEPICTED IS FOR MINIMUM SLOPES, GREATER SLOPES MAY REQUIRE ADDITIONAL PLACEMENTS.
5. THE COMPOST FILTER MATERIAL WILL BE DISPERSED ON SITE WHEN NO LONGER REQUIRED, AS DETERMINED BY THE ENGINEER.

— / — FILTREXX® SILTSOXX™ FILTRATION SYSTEM (AS NEEDED) NTS



C / C1 GRANITE BLOCK RETAINING WALL NTS



CONSTRUCTION SPECIFICATIONS:

1) PLACE STONES IMMEDIATELY FOLLOWING REMOVAL. LAY STONES INDIVIDUALLY UPWARD FROM THE TOE WITH LARGER STONES AT THE TOE. FILL VOIDS WITH SPALLS. FINISHED SURFACE TO BE REASONABLY UNIFORM IN APPEARANCE, AND APPROXIMATELY PARALLEL TO AND WITHIN 6" OF THE LINES AND GRADES SHOWN OR ORDERED.

STONE SHALL BE PLACED TO PREVENT DISPLACEMENT OF THE UNDERLYING MATERIALS. HAND PLACEMENT MAY BE REQUIRED TO PREVENT DAMAGE TO ANY ADJACENT AREAS. STONES SHALL BE ANGULAR OR SUBANGULAR. THE STONES SHOULD BE SHAPED SO THAT THE LEAST DIMENSION OF THE STONE FRAGMENT IS NOT LESS THAN ONE THIRD OF THE GREATEST DIMENSION OF THE FRAGMENT. FLAT ROCKS SHALL NOT BE USED. VOIDS IN THE REVETMENT SHOULD BE FILLED WITH SPALLS AND SMALLER ROCKS.

B / C1 REVETMENT REPAIR NTS

AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
200 Griffin Road - Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 436-2315

RIVERSIDE & PICKERING MARINE CONTRACTORS

NOTES:

1) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.

2) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.

3) CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION. (NHDES DECEMBER 2008).

WESSON RESIDENCE
407 DOVER POINT ROAD
DOVER, N.H.

NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	9/12/18

REVISIONS

JOHN R. CHAGNON No. 7651 LICENSED PROFESSIONAL ENGINEER STATE OF NEW HAMPSHIRE

SCALE: AS SHOWN SEPTEMBER 2018

REVETMENT REPAIR DETAILS

D1

2552.17

J:\DWG\M2500\M-2552\M-2552-17 Wesson 407 Dover Point Road, Dover, NH\2017 Permitting\Plans & Specs\Dover\2552-17 PERMITTING 2017.dwg, DETAILS 1, 9/1/2018 9:43:22 PM

P18-55 **407 Dover Point Road**

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
08001-000000	403 DOVER POINT RD	GRIFFYN PROPERTIES INC		403 DOVER POINT RD	DOVER	NH	03820
08002-000000	409 DOVER POINT RD	DAVIS WILLIAM R		409 DOVER POINT RD	DOVER	NH	03820
08004-000000	405 DOVER POINT RD	MELANSON MARILYN	MELANSON LLOYD A	413 DOVER POINT ROAD	DOVER	NH	03820
08005-000000	411 DOVER POINT RD	MELANSON MARILYN	MELANSON LLOYD A	413 DOVER POINT ROAD	DOVER	NH	03820
08006-000000	413 DOVER POINT RD	MELANSON MARILYN	MELANSON LLOYD A	413 DOVER POINT ROAD	DOVER	NH	03820
08007-000000	415 DOVER POINT RD	WAGNER JOSEPH E &	WAGNER ALYSSA T	415 DOVER POINT RD	DOVER	NH	03820
		KIMBERLY A WESSON REVOCABLE TRUST OF 2007	KIMBERLY A WESSON TRUSTEE	407 DOVER POINT ROAD	DOVER	NH	03820
		AMBIT ENGINEERING INC.	STEVEN D. RIKER, CWS	200 GRIFFIN ROAD, UNIT 3	PORTSMOUTH	NH	03801

CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P18-61

Application Type:	Minor Lot Line Adjustment
Applicant(s):	Varney Brook Lands, LLC
Owner(s):	Varney Brook Lands, LLC
Location:	Pointe Place (Assessor's Map K, Lots 19, 19-4, 19-5
Meeting Date:	December 11, 2018

INTENT: Proposal to adjust the boundary lines between Map K Lots 19, 19-4 & 19-5.

LOTS/UNITS PROPOSED: N/A

AGENDA ITEM #: 4-G

ACREAGE:	**Existing:**	**Proposed**:
K/19:	119,054 s.f	127,516 s.f
K/19-4:	911,872 s.f	905,024 s.f
K/ 19-5:	160,942 s.f	159,328 s.f

ZONING DISTRICT: ETP (RCM Overlay)

EXISTING LAND USE: Mixed use and vacant

PROPOSED LAND USE: N/A

SURROUNDING LAND USE: Residential, Mixed Use, and Commercial

ZBA ACTION:
Z18-16: Variance granted for Building Height on 9/20/18
Z16-20: Variance granted for lot size of 1.5 acres granted on 12/15/16

ATTACHMENTS: Application materials including LLA Plan

APPLICATION IS COMPLETE: Yes

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

PERMITS REQUIRED: None

WAIVERS REQUESTED: None

Summary of Request and Background
The applicant is proposing to adjust the right-of-way and lots along part of Pointe Place.

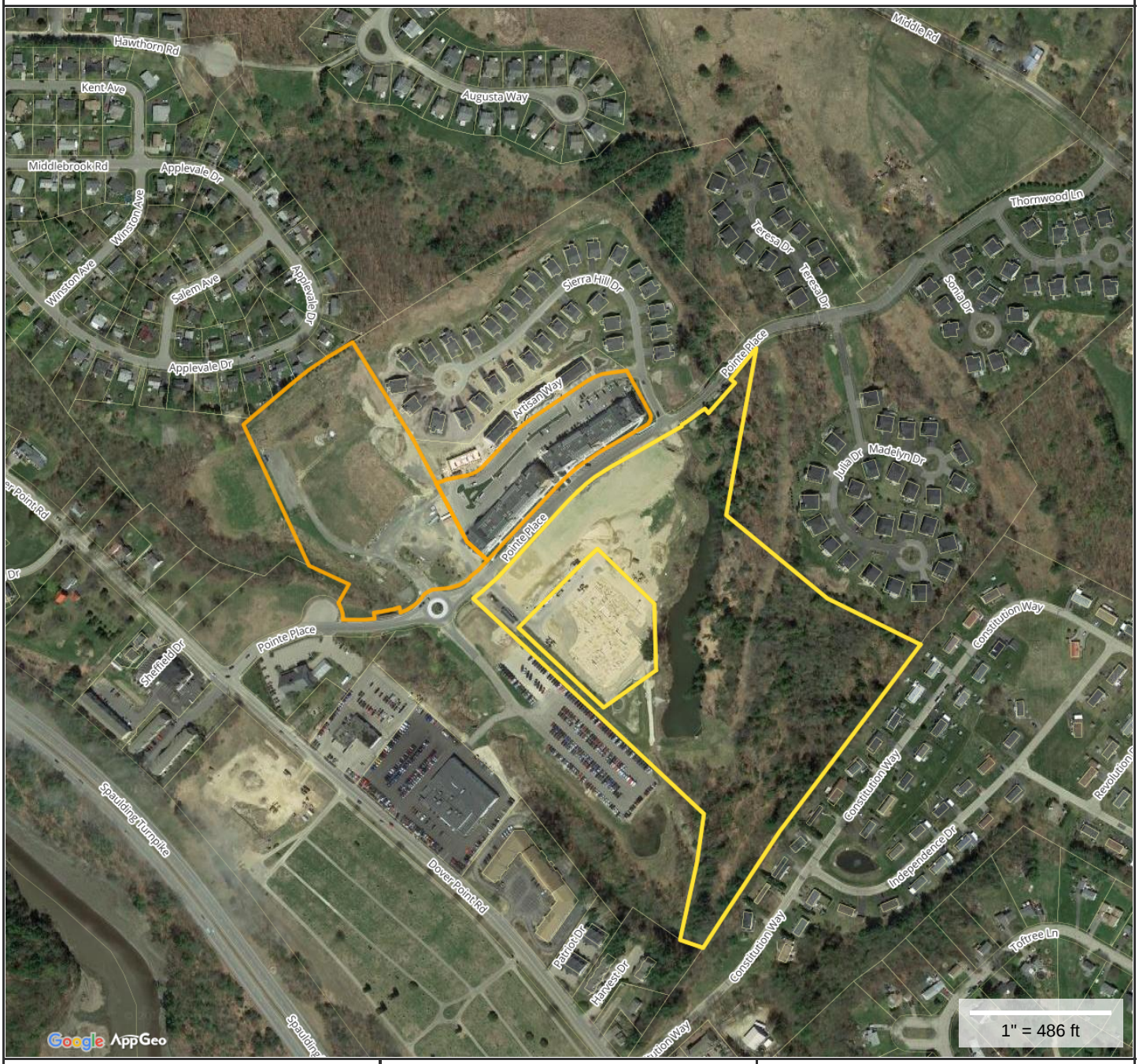
Consistency with Land Use Regulations
Chapter 155-18 of the Land Subdivision Regulations of the City Code provides for the adjustment of existing lot lines between two or more lots. This plan is consistent with those regulations.

STAFF RECOMMENDATION:

The Planning Department recommends that the Planning Board accept the application for review, open the public hearing, and vote to approve the minor lot line adjustment 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. Add Planning file number P18-61
   b. Add common subdivision notes 8 and 15
   c. Add signature and stamp of LLS
   d. Remove the letter "E" from "Mixed Use BuildingE"

Pointe Place



Property Information

Property ID	K0019-004000
Location	POINTE PL
Owner	VARNEY BROOK LANDS 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.

Geometry updated 11/16/2018
Data updated 11/18/2018

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: VARNEY BROOK LANDS, LLC Telephone # 749-2800

Address of Applicant: 340 CENTRAL AVE., SUITE 202 DOVER, NH 03820

FIRST PROPERTY OWNER AND PARCEL INFORMATION

Name of 1st Property Owner (*if different from applicant*): SAME Telephone #

Address of 1st Property Owner: SAME

Address of Property: POINTE PLACE

Assessor's Map # K Lot(s) # 19

Property Deed: Book 3660 / 3690 Page: 351 / 116

Zoning District(s) ETP Overlay District(s) RCM

Size of Existing Parcel (sq. ft.): 119,054 Size of Proposed Parcel (sq. ft.): 127,516

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: POINTE PLACE

Assessor's Map # K Lot(s) # 19-4

Property Deed: Book 3660 / 3690 Page: 351 / 116

Zoning District(s) ETP Overlay District(s) RCM

Size of Existing Parcel (sq. ft.): 911,872 Size of Proposed Parcel (sq. ft.): 905,024

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

SURVEYOR INFORMATION

Name of Surveyor and Company (Licensed in N.H.) KEVIN MCENEANEY, LLS 6661
MCENEANEY SURVEY ASSOCIATES

Address 24 CHESTNUT ST. DOVER, NH 03820 Telephone #: 742-0911

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 — APPLICATION PAGE ONE (CON'T.)

Name of Applicant: _____ Telephone # _____

Address of Applicant: _____

FIRST PROPERTY OWNER AND PARCEL INFORMATION

Name of ~~1st~~ 3RD Property Owner (*if different from applicant*): POINTE PLACE DEVELOPMENT, LLC Telephone # 749-2800

Address of 1st Property Owner: 340 CENTRAL AVE, SUITE 202 DOVER, NH 03820

Address of Property: POINTE PLACE

Assessor's Map # K Lot(s) # 19-5

Property Deed: Book 4458 Page: 750

Zoning District(s) ETP Overlay District(s) RCM

Size of Existing Parcel (sq. ft.): 160,942 Size of Proposed Parcel (sq. ft.): 159,328

SECOND PROPERTY OWNER AND PARCEL INFORMATION

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

Address of 2nd Property Owner: _____

Address of Property: _____

Assessor's Map # _____ Lot(s) # _____

Property Deed: Book _____ Page: _____

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

Size of Existing Parcel (sq. ft.): _____ Size of Proposed Parcel (sq. ft.): _____

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

SURVEYOR INFORMATION

Name of Surveyor and Company (Licensed in N.H.) _____

Address _____ Telephone #: _____

Professional License #: NH LLS 6661 E-mail address: kevin@surveynh.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: _____ Date: 11/09/18

Signature of Second Property Owner: _____ Date: 11/09/18

Signature of Applicant (*if different from owner*): _____ Date: 11/09/18

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: _____ Date: 11/09/18

(FOR ALL LOTS)

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:

TAX MAP	LOT #	PROPERTY OWNER	MAILING ADDRESS
K	19	VARNEY BROOK LANDS, LLC	340 CENTRAL AVE, STE 202 DOVER NH 03820

Applicant (if different from owner): SAME

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: N/A

TAX MAP	LOT #	NAME OF EASEMENT HOLDER	MAILING ADDRESS

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.

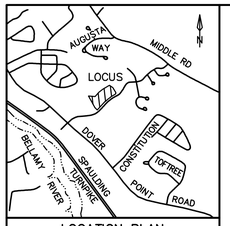
The applicant is cautioned that this checklist is only a guide and is not intended to be a complete list of all subdivision requirements. Please refer to the Subdivision Regulations for full details.

APPLICANT: VARNEY BROOK LANDS, LLC File Number: _____

PROPERTY LOCATION: POINTE PLACE Tax Map: K Lot: 19

	Explain How Provided	Reviewed
1. Completed and signed Application form	✓	
2. Electronic copy of the surveyed plat layout	✓	
3. Electronic copy of supplementary materials and application	✓	
4. List of all professional agents to be notified for Planning Board	✓	
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:	✓	
Location map at appropriate scale	✓	
Planning File #	✓	
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	✓	
Location and widths of existing & proposed easements & right of ways	✓	
Existing and proposed property lines with dimensions and bearings tied into Dover's Geographic Information System coordinate system	✓	
Existing and proposed lot areas in square feet	✓	
Existing and proposed buildings and structure locations	N/A	
Minimum building setbacks or build to lines on all lots	N/A	
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_____



LOCATION PLAN
(NO SCALE)

K / 19
VARNEY BROOK LANDS LLC
340 CENTRAL AVENUE SUITE 202
DOVER, NH 03820
3660 / 351; 3690 / 116; 3854 / 986

K / 19-7
STABILE TOWNHOMES
AT POINT PLACE, LLC
20 COTTON ROAD, SUITE 200
NASHUA, NH 03063
4479 / 56

25' WIDE
ACCESS & UTILITY EASEMENT
18,290 S.F. / 0.42 Ac.
SCRD 4479 / 56

50' WIDE ACCESS
& UTILITY EASEMENT
66,247 S.F.
1.52 Ac.
S.C.R.D.
4352 / 422

5 UNIT TOWNHOMES
5 UNIT TOWNHOMES
5 UNIT TOWNHOMES
5 UNIT TOWNHOMES

ARTISAN WAY
SIERRA HILL DRIVE
POINTE PLACE

30' WIDE
UTILITY EASEMENT
14,801 S.F. / 0.34 Ac.
S.C.R.D. 4407 / 571

DRAINAGE
EASEMENT
12,879 S.F.

ANGLE POINT
N - 246,913.998
E - 1,199,687.137

A
1,555 S.F.
0.04 Ac.

B
449 S.F.
0.01 Ac.

C
507 S.F.
0.01 Ac.

K / 19-5
NEW PARCEL AREA
159,328 S.F.
3.66 Ac.

MIXED USE BUILDINGE
NEW RIGHT OF WAY LINE
R.O.W. LINE TO BE ABANDONED
(VARIABLE WIDTH R.O.W.)

K / 19-4
NEW PARCEL AREA
905,024 S.F.
20.78 Ac.

D
6,848 S.F.
0.16 Ac.

ANGLE POINT
N - 246,884.382
E - 1,199,877.079

ACCESS &
UTILITY EASEMENT
5,317 S.F.
0.12 Ac.

K / 19-3
STABILE HOMES AT POINTE PLACE, LLC
c/o STABILE PROPERTY MANAGEMENT
20 COTTON ROAD, SUITE 200
NASHUA, NH 03063
4352 / 422

DEED RESTRICTED
AREA "B-2"
4352 / 422

GRID NORTH
OPS OBS. 11/11/2018

K / 19-2
DOVER POINT ROAD 252 LLC
40 DOVER POINT ROAD
DOVER, NH 03820
3671 / 136
4347 / 979

30' WIDE SEWER
EASEMENT

CONSERVATION
EASEMENT "B-1"

75' WIDE
DRAINAGE EASEMENT
11,295 S.F.

M/4-OPN
M / 4
THORNWOOD COMMONS LLC
42 J DOVER POINT ROAD
DOVER, NH 03820
3660 / 318

No.	Bearing	Distance
L1	N11°20'02"E	15.22'
L2	N59°53'12"E	4.25'
L3	N85°31'19"E	13.85'
L4	N59°53'12"E	52.60'
L5	S10°45'44"W	20.07'
L6	S81°54'45"W	16.31'
L7	N42°18'37"E	2.92'
L8	S42°18'37"W	19.78'
L9	N59°53'12"E	0.56'
L10	S30°06'48"E	5.00'
L11	S30°06'48"E	5.00'
L12	S59°53'12"W	10.75'
L13	N81°37'50"E	65.24'
L14	S30°06'48"E	45.77'
L15	N76°32'19"E	65.75'

No.	Central Angle	Radius	Arc Length	Chord Length	Chord Bearing
C1	03°56'16"	1238.50	85.12	85.10	N45°14'11"E
C2	00°37'41"	630.00	6.91	6.91	S42°37'28"W
C3	16°56'53"	630.00	186.35	185.68	N51°24'45"E
C4	08°47'35"	1238.50	190.07	189.88	S51°36'06"W
C5	01°45'18"	1238.50	37.93	37.93	N56°52'32"E
C6	17°34'34"	570.00	174.85	174.17	N51°05'55"E
C7	14°12'45"	1161.50	288.12	287.38	S50°22'25"W
C8	07°13'17"	570.00	71.84	71.79	N45°55'16"E
C9	10°49'28"	630.00	119.02	118.84	S47°43'21"W
C10	02°06'56"	630.00	23.26	23.26	S54°11'33"W
C11	09°05'41"	250.00	39.68	39.64	N71°59'29"E
C12	34°13'42"	108.00	64.52	63.56	N59°25'28"E
C13	13°28'44"	370.00	87.04	86.84	N49°03'00"E
C14	25°50'28"	150.00	67.65	67.08	N68°42'36"E
C15	90°00'00"	30.00	47.12	42.43	S14°53'12"W

LEGEND

R.O.W. – RIGHT OF WAY
TYP. – TYPICAL
S.C.R.D. – STRAFFORD COUNTY REGISTRY OF DEEDS
S.F. – SQUARE FEET
Ac. – ACRE

NO.	DATE	DESCRIPTION	BY	CHK
		REVISIONS		

18-2041	LL ADJ	18-06
PROJECT NO	TYPE	FIELDBOOK & PAGES

REFERENCE PLANS:

1.) SUBDIVISION AND LOT LINE ADJUSTMENT PLAN FOR POINTE PLACE & DOVER POINT ROAD 252 LLC, TAX MAP K, LOT Nos. 19, 19-2, 19-3 & 19-4, THORNWOOD LANE, CITY of DOVER, COUNTY of STRAFFORD, STATE of NEW HAMPSHIRE. SCALE: 1" = 150'; DATED: MAY 20, 2015, REVISED THROUGH 8/3/15; BY THIS OFFICE. RECORDED S.C.R.D. PLANS 110-23, 110-24, 110-25 & 110-26.

2.) AMENDED SITE PLAN OF THE VILLAGE AT POINTE PLACE CONDOMINIUM TAX MAP K, LOT No. 19-3 THORNWOOD LANE & SIERRA DRIVE CITY of DOVER COUNTY of STRAFFORD STATE of NEW HAMPSHIRE. SCALE: 1" = 50'; DATED: JUNE 17, 2016; BY THIS OFFICE. RECORDED S.C.R.D. PLAN 111-82.

3.) PLAN OF LAND PREPARED FOR VARNEY BROOK LANDS LLC, TAX MAP K, LOT No. 19-5, POINTE PLACE & SIERRA DRIVE, CITY of DOVER, COUNTY of STRAFFORD, STATE of NEW HAMPSHIRE. SCALE: 1" = 50'; DATED: BY THIS OFFICE. RECORDED S.C.R.D. PLAN 111-77.

4.) LOT LINE ADJUSTMENT PLAN PREPARED FOR VARNEY BROOK LANDS, LLC AND THE CITY OF DOVER, NH, TAX MAP K, LOT Nos. 18A-10 & 19, APPLEVALE DRIVE & POINTE PLACE, CITY of DOVER, COUNTY of STRAFFORD, STATE of NEW HAMPSHIRE. SCALE: 1" = 80'; DATED: OCT. 17, 2016, REVISED THROUGH 12/22/16; BY THIS OFFICE. RECORDED S.C.R.D. PLAN 113-01.

5.) SUBDIVISION PLAN OF LAND PREPARED FOR VARNEY BROOK LANDS LLC, TAX MAP K, LOT No. 19-5, POINTE PLACE & SIERRA DRIVE, CITY of DOVER, COUNTY of STRAFFORD, STATE of NEW HAMPSHIRE. SCALE: 1" = 50'; DATED: NOV. 15, 2016, REVISED THROUGH 2/1/17; BY THIS OFFICE. RECORDED S.C.R.D. PLAN 113-10.

NOTES:

1.) OWNERS OF RECORD:

K / 19 — POINTE PLACE R.O.W.
VARNEY BROOK LANDS LLC
340 CENTRAL AVENUE, SUITE 202
DOVER, NEW HAMPSHIRE 03820
S.C.R.D. VOLUME 3660, PAGE 351
S.C.R.D. VOLUME 3690, PAGE 116
OWNER SIGNATURE

K / 19-4
VARNEY BROOK LANDS LLC
340 CENTRAL AVENUE, SUITE 202
DOVER, NEW HAMPSHIRE 03820
S.C.R.D. VOLUME 3660, PAGE 351
S.C.R.D. VOLUME 3690, PAGE 116
OWNER SIGNATURE

K / 19-5
POINTE PLACE DEVELOPMENT, LLC
C/O SUMMIT LAND DEVELOPMENT
340 CENTRAL AVENUE, SUITE 202
DOVER, NEW HAMPSHIRE 03820
S.C.R.D. VOLUME 4458, PAGE 750
OWNER SIGNATURE

2.) K / 19 – DENOTES TAX MAP AND PARCEL NUMBER.

3.) THE INTENT OF THIS PLAN IS TO ADJUST THE POINTE PLACE RIGHT OF WAY AND PARCELS K/19-4 AND K/19-5 AS SHOWN.
TRACT "A" 1,555 S.F. / 0.04 Ac. IS TO BE ADDED TO THE R.O.W.
TRACT "B" 449 S.F. / 0.01 Ac. IS TO BE ADDED TO PARCEL K/19-5
TRACT "C" 507 S.F. / 0.01 Ac. IS TO BE ADDED TO THE R.O.W.
TRACT "D" 6,848 S.F. / 0.16 Ac. IS TO BE ADDED TO THE R.O.W.

4.) PARCEL AREAS:

PARCEL	ORIGINAL AREA	NEW AREA
R.O.W.	119,054 S.F. / 2.73 Ac.	127,516 S.F. / 2.93 Ac.
K / 19-4	911,872 S.F. / 20.93 Ac.	905,024 S.F. / 20.78 Ac.
K / 19-5	160,942 S.F. / 3.70 Ac.	159,328 S.F. / 3.66 Ac.

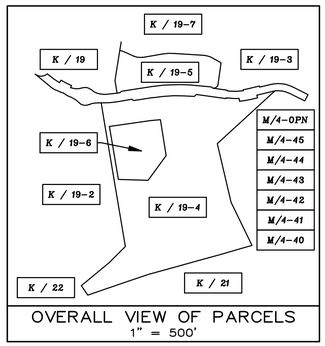
4.) ZONING DISTRICT IS ETP & RCM (RESIDENTIAL COMMERCIAL MIXED USE) OVERLAY. ALLOWED BY APPROVED CONDITIONAL USE PERMIT.

5.) THE SUBJECT PARCELS ARE LOCATED 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 SEPT. 30, 2015.

6.) BASIS OF BEARING IS NH STATE PLANE (NAD83) BASED ON GPS OBSERVATION DATED NOVEMBER 11, 2013.
VERTICAL DATUM IS NGVD29 BASED ON BENCHMARK FOUND ON THORNWOOD COMMONS PROJECT.

7.) PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A SURVEY PERFORMED BY MCENEANEY SURVEY ASSOCIATES, INC. DURING NOVEMBER 2013 WITH AN ERROR NOT GREATER THAN 1 IN 10,000.

8.) GRANITE BOUNDS ARE TO BE SET AT ALL ANGLE POINTS, AND CURVE POINTS IN THE POINTE PLACE RIGHT OF WAY.



OVERALL VIEW OF PARCELS
1" = 500'

"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."

RIGHT OF WAY ADJUSTMENT PLAN

PREPARED FOR
POINTE PLACE RIGHT OF WAY
A VARIABLE WIDTH R.O.W.
VARNEY BROOK LANDS, LLC
TAX MAP K, LOT No. 19-4
POINTE PLACE DEVELOPMENT, LLC
TAX MAP K, LOT No. 19-5
POINTE PLACE
CITY of DOVER
COUNTY of STRAFFORD
STATE of NEW HAMPSHIRE

DOVER PLANNING FILE No. P 18-___

DRAWN BY: RJM	FILE: W10 CP\2041\18-2041 PP ROW
SCALE: 1" = 50'	DATE: OCTOBER 26, 2018

50 25 0 25 50 100 150 200

STATE OF NEW HAMPSHIRE — LICENSED LAND SURVEYOR — No. 661 — KEVIN M. McENEANEY — SIGNATURE

McEneaney Survey Associates, inc.
P.O. Box 681 – 24 CHESTNUT STREET
DOVER, NH 03820 (603) 742-0911
SURVEYING – PLANNING – CONSULTING

P18-61 **Pointe Place**

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
M0004-000046	21 JULIA DR	HESS DANIEL J III & DOROTHEA P TRUSTEES	HESS DANIEL J III DOROTHEA P REVOCABLE L	21 JULIA DR	DOVER	NH	03820
M0004-000045	23 JULIA DR	BRAUN JOSEPH J JR &	BRAUN JOYCE J	23 JULIA DR	DOVER	NH	03820
M0004-000040	33 JULIA DR	DUNLAVEY SUZAN M &	DUNLAVEY ROBERT J	33 JULIA DR	DOVER	NH	03820
K0019-002000	DOVER POINT RD	DOVER POINT RD 252 LLC		40 DOVER POINT RD	DOVER	NH	03820
M0004-000044	25 JULIA DR	DUDEK NANCY		25 JULIA DR	DOVER	NH	03820
K0019-007007	7 ARTISAN WY	STABILE TOWNHOMES AT POINT PLACE LLC		20 COTTON RD STE 200	NASHUA	NH	03063
K0019-007031	31 ARTISAN WY	STABILE TOWNHOMES AT POINT PLACE LLC		20 COTTON RD STE 200	NASHUA	NH	03063
K0019-007045	45 ARTISAN WY	STABILE TOWNHOMES AT POINT PLACE LLC		20 COTTON RD STE 200	NASHUA	NH	03063
K0019-007047	47 ARTISAN WY	STABILE TOWNHOMES AT POINT PLACE LLC		20 COTTON RD STE 200	NASHUA	NH	03063
K0019-007051	51 ARTISAN WY	STABILE TOWNHOMES AT POINT PLACE LLC		20 COTTON RD STE 200	NASHUA	NH	03063
M0004-000042	29 JULIA DR	BARSTOW THOMAS R & PATRICIA C TRUSTEES	BARSTOW THOMAS AND PATRICIA TRUSTS	29 JULIA DR	DOVER	NH	03820
M0004-000041	31 JULIA DR	AMBRULEVICH JOHN T &	AMBRULEVICH ALMEDA C	31 JULIA DR	DOVER	NH	03820
K0019-007000	THORNWOOD LN	STABILE TOWNHOMES AT POINT PLACE LLC		20 COTTON RD STE 200	NASHUA	NH	03063
M0004-000043	27 JULIA DR	KAGELEIRY JAMES &	KAGELEIRY FRANCES T	27 JULIA DR	DOVER	NH	03820-5021
K0015-Y00000	23 APPLEVALE DR	HALLETT HOWARD B JR &	HALLETT PAMELA D	23 APPLEVALE DR	DOVER	NH	03820-4233
K0015-Z00000	25 APPLEVALE DR	CANGELLO DEREK J		25 APPLEVALE DR	DOVER	NH	03820
K0017-A00000	27 APPLEVALE DR	GIBBONS IDA M	GIBBONS WILLIAM S	27 APPLEVALE DRIVE	DOVER	NH	03820
K0017-B00000	35 APPLEVALE DR	TROTTER WILLIAM J		35 APPLEVALE DR	DOVER	NH	03820
K0017-H00000	29 APPLEVALE DR	OUTHIT HA &	OUTHIT MAY	29 APPLEVALE DR	DOVER	NH	03820
K0017-H00001	31 APPLEVALE DR	ADAMS JOHN W III	ADAMS LORI BETH	31 APPLEVALE DRIVE	DOVER	NH	03820
K0017-I00000	33 APPLEVALE DR	MCKENZIE ROSE M		33A APPLEVALE DR	DOVER	NH	03820
K0017-J00000	37 APPLEVALE DR	NEVINS PATRICK &	NEVINS KELLY J	37 APPLEVALE	DOVER	NH	03820
K0017-L00000	22 APPLEVALE DR	STEVENS JOAN M		22 APPLEVALE DRIVE	DOVER	NH	03820
K0017-M00000	18 APPLEVALE DR	BUELL AARON E		18 APPLEVALE DR	DOVER	NH	03820
K0017-N00000	39 APPLEVALE DR	MERMET GUY ALLYN &	MERMET TRACY M	29 MOOSE HOLLOW RD	DANVILLE	NH	03819-3243
K0017-Q00000	24 APPLEVALE DR	BEEDY MARSHA M &	DUPRE KIRK R	24 APPLEVALE DRIVE	DOVER	NH	03820
K0017-S00000	20 APPLEVALE DR	NORRIS MARY C		20 APPLEVALE DRIVE	DOVER	NH	03820
K0019-A00000	28 DOVER POINT RD	SEBRING HOLDINGS LLC		340 CENTRAL AVE STE 202	DOVER	NH	03820
K0022-000000	1 11 HARVEST DR	PAOLINI BROTHERS DEVELOPMENT LLC		15 BRIARWOOD LN	DOVER	NH	03820
K0022-B00000	48 1/2 DOVER POINT RD	LARA CHRISTOPHER &	SAPIENZA LEIGH-ANNE	48 1/2 DOVER POINT RD	DOVER	NH	03820
K0023-000000	46 DOVER POINT RD	MARKET SQUARE CONDOMINIUM	C/O RIVER VALLEY DEVELOPMENT CORP	9 PATRIOT DR	DOVER	NH	03820-4708
K0049-A00000	MIDDLE RD	MEADOWOOD AT DOVER HOMEOWNERS' ASSOCIAT	C/O ROBERT DINABURG PRESIDENT	54 AUGUSTA WAY	DOVER	NH	03820
M0004-000000	MIDDLE RD	THORNWOOD COMMONS UNIT OWNERS' ASSOCIATI	C/O GREAT NORTH PROPERTY MANAGEMENT	3 HOLLAND WAY	EXETER	NH	03833
K0022-000008	8 HARVEST DR	LEVASSEUR THOMAS TRUSTEE	LEVASSEUR THOMAS REVOCABLE TRUST	8 HARVEST DR	DOVER	NH	03820
K0019-C00000	DOVER POINT RD	MACS CONVENIENCE STORES LLC		935 EAST TALLMADGE AVE	AKRON	OH	44310
K0019-001014	2 TERESA DR	DUGAN ALAN H &	DUGAN LYNNE H	2 TERESA DR	DOVER	NH	03820
K0022-000009	9 HARVEST DR	PAQUIN DAVID ANDREW &	PAQUIN NANCY ANN	9 HARVEST DR	DOVER	NH	03820
K0018-A00010	APPLEVALE DR	CITY OF DOVER		288 CENTRAL AVE	DOVER	NH	03820
K0019-B00000	34 DOVER POINT RD	JBACK REALTY LLC		34 DOVER POINT RD	DOVER	NH	03820
K0021-000000	CONSTITUTION WY	DOVERBROOK LLC		40 NEWBRIDGE RD	SUDBURY	MA	01776
K0025-000000	38 DOVER POINT RD	DOVER POINT ROAD 252 LLC		40 DOVER POINT RD	DOVER	NH	03820
K0025-A00000	DOVER POINT RD	PUBLIC SERV CO OF N H		PO BOX 330	MANCHESTER	NH	03105-0330
K0019-001000	TERESA DR	CHANGING PLACES LLC		42 J DOVER POINT RD	DOVER	NH	03820
K0022-000010	10 11 HARVEST DR	PAOLINI ROBERT V TRUSTEE	JNM REALTY TRUST	54 DOVER POINT RD STE 103	DOVER	NH	03820
M0004-000OPN	MIDDLE RD	THORNWOOD COMMONS LLC	C/O GREAT NORTH PROPERTY MANAGEMENT	3 HOLLAND WAY	EXETER	NH	03833
K0019-006000	35 POINTE PL	BFG DOVER PROPCO LLC		228 PARK AVE STE A	WINTER PARK	FL	32789
K0019-003000	SIERRA HILL DR	STABILE HOMES AT POINTE PLACE LLC		20 COTTON RD	NASHUA	NH	03063
		VARNEY BROOK LANDS LLC		340 CENTRAL AVE. SUITE 202	DOVER	NH	03820
		MCENEANEY SURVEY ASSOCIATES		24 CHESTNUT STREET	DOVER	NH	03820

First Class Mail

K0019-003002	5 SIERRA HILL DR	DORIS STEVEN C &	DORIS NOREEN A	5 SIERRA HILL DR	DOVER	NH	03820
K0019-003003	7 SIERRA HILL DR	BEYER HENRY G IV & LINDA E TRUSTEES	BEYER HENRY AND LINDA REVOCABLE TRUST	7 SIERRA HILL DR	DOVER	NH	03820-4297
K0019-003016	35 SIERRA HILL DR	JARVIS JOHN M &	JARVIS SUSAN L	35 SIERRA HILL DR	DOVER	NH	03820
K0019-003017	37 SIERRA HILL DR	ASSELIN MICHAEL & LUCIE TRUSTEES	ASSELIN LUCIE REVOCABLE TRUST OF 2010	PO BOX 964	DOVER	NH	03821-0964
K0019-003018	39 SIERRA HILL DR	LABRIE MONICA A &	LABRIE ARLENE R AND WELSBY JAMES W	39 SIERRA HILL DR	DOVER	NH	03820
K0019-003019	40 SIERRA HILL DR	GERRITY JOSEPH P &	GERRITY MARY E	40 SIERRA HILL DR	DOVER	NH	03820-4298
K0019-003020	38 SIERRA HILL DR	OSLOWSKI RICHARD D &	OSLOWSKI LINDA L	38 SIERRA HILL DR	DOVER	NH	03820
K0019-003021	36 SIERRA HILL DR	DEMARCO DANIEL R & PATRICIA B TRUSTEES	36 SIERRA HILL DRIVE REALTY TRUST	36 SIERRA HILL DR	DOVER	NH	03820
K0019-003022	34 SIERRA HILL DR	SAMUELS LINDA TRUSTEE	SAMUELS LINDS REVOCABLE TRUST OF 2012	34 SIERRA HILL DR	DOVER	NH	03820
K0019-003023	32 SIERRA HILL DR	SESSLER EDWARD R &	SESSLER BARBARA B	32 SIERRA HILL DR	DOVER	NH	03820

K0019-003024	30 SIERRA HILL DR	ERWIN JEROME E &	ERWIN KAREN A	30 VINEYARD DR	STRATHAM	NH	03885
K0019-003025	28 SIERRA HILL DR	MCNAMARA BRIAN S TRUSTEE	MCNAMARA BRIAN S REVOCABLE TRUST OF 2017	1465 WOODBURY AVE PMB 220	PORTSMOUTH	NH	03801
K0019-003026	26 SIERRA HILL DR	DELLISANTI MAUREEN J & JAMES A TRUSTEES	DELLISANTI JOINT REVOCABLE TRUST	26 SIERRA HILL DR	DOVER	NH	03820
K0019-003027	24 SIERRA HILL DR	POIRIER THOMAS J &	POIRIER LORI A	24 SIERRA HILL DR	DOVER	NH	03820
K0019-003028	22 SIERRA HILL DR	MCGUINNESS MICHAEL & MARY LOU TRUSTEES	MCGUINNESS JOINT TRUST	22 SIERRA HILL DR	DOVER	NH	03820
K0019-003029	10 SIERRA HILL DR	GUY VIRGINIA M		10 SIERRA HILL DR	DOVER	NH	03820
K0019-003030	6 SIERRA HILL DR	VOGEL CARL N III & MAURA K TRUSTEES	VOGEL FAMILY REVOCABLE TRUST	6 SIERRA HILL DR	DOVER	NH	03820
K0019-003031	4 SIERRA HILL DR	SWEENEY MICHAEL K & BARBARA R TRUSTEES	SWEENEY MICHAEL AND BARBARA REVOCABLE TR	4 SIERRA HILL DR	DOVER	NH	03820
K0019-003001	3 SIERRA HILL DR	PARKER KENDREE R &	CARTER RAY P	3 SIERRA HILL DR	DOVER	NH	03820
K0021-00006A	12 CONSTITUTION WY	SCHELLONG KATHERINE SUCCESSOR TRUSTEE	MRC REVOCABLE TRUST	201 ALLISON RUN	WHITE RIVER JUNCTION	VT	05001
K0021-000001	2 CONSTITUTION WY	STEPCHIN LORRAINE		2 CONSTITUTION WY	DOVER	NH	03820-4926
K0021-000002	4 CONSTITUTION WY	KARAS PATRICIA A &	KARAS CHRIS D	4 CONSTITUTION WY	DOVER	NH	03820-4926
K0021-000003	6 CONSTITUTION WY	HUSE ETHEL E		279 CENTRAL AVE APT 103	DOVER	NH	03820-7106
K0021-000004	8 CONSTITUTION WY	NICHOLSON SANDRA L &	KEENAN ERMINIE W	8 CONSTITUTION WAY	DOVER	NH	03820
K0021-000005	10 CONSTITUTION WY	WALLINGFORD ANTHONY D &	WALLINGFORD NANCY L	10 CONSTITUTION WY	DOVER	NH	03820
K0021-000007	14 CONSTITUTION WY	WRIGHT JOHN JR &	WRIGHT TARA L	14 CONSTITUTION WAY	DOVER	NH	03820
K0021-000008	16 CONSTITUTION WY	CARSWELL WILLIAM H II & SANDRA TRUSTEES	CARSWELL FAMILY 2018 REVOCABLE TRUST	16 CONSTITUTION WY	DOVER	NH	03820
K0021-000010	20 CONSTITUTION WY	LECAROZ ALFRED L &	LECAROZ JEANETTE M	20 CONSTITUTION WAY	DOVER	NH	03820
K0021-000011	22 CONSTITUTION WY	CARLSEN LAURITS S &	CARLSEN GLORIA A	22 CONSTITUTION WAY	DOVER	NH	03820
K0021-000012	24 CONSTITUTION WY	COLGAN JOHN &	COLGAN MICHELLE	34 JULIA DR	DOVER	NH	03820
K0021-000044	5 CONSTITUTION WY	MERRITT NANCY S		5 CONSTITUTION WAY	DOVER	NH	03820
K0021-000052	17 CONSTITUTION WY	HANSON KENNETH L	HANSON ROSEMARY A	PO BOX 1609	DOVER	NH	03820
K0021-000053	19 CONSTITUTION WY	DEANGELIS ROBERT J TRUSTEE	PENZO MARY R IRREVOCABLE TRUST	19 CONSTITUTION WY	DOVER	NH	03820-4928
K0021-000055	23 CONSTITUTION WY	CLEVELAND RALPH D &	CLEVELAND NANCY J	23 CONSTITUTION WY	DOVER	NH	03820
K0021-000019	18 CONSTITUTION WY	MATTHEWS DARLENE &	HEFLER VALERIE	18 CONSTITUTION WAY	DOVER	NH	03820
K0021-000013	26 CONSTITUTION WY	COPELAND WILLIAM E &	COPELAND PATRICIA A	26 CONSTITUTION WAY	DOVER	NH	03820
K0019-007003	3 ARTISAN WY	WAGENBERG LAURA R TRUSTEE	WAGENBERG REVOCABLE TRUST	4000 TOWERSIDE TERR #2306	MIAMI	FL	33138
K0019-007005	5 ARTISAN WY	WEST JEAN		5 ARTISAN WY	DOVER	NH	03820
K0019-007009	9 ARTISAN WY	KENNEDY STEVEN C &	KENNEDY JUDITH K	PO BOX 971	FRIDAY HARBOR	WA	98250
K0019-007011	11 ARTISAN WY	GOMES MARISSA N		11 ARTISAN WY	DOVER	NH	03820
K0019-007017	17 ARTISAN WY	SHIELDS ROSEMARY		17 ARTISAN WY	DOVER	NH	03820
K0019-007019	19 ARTISAN WY	PROULX DIANE M		19 ARTISAN WY	DOVER	NH	03820
K0019-007021	21 ARTISAN WY	CASH KEVIN E & SHEILA A TRUSTEES	CASH KEVIN AND SHELA REVOCABLE TRUSTS	21 ARTISAN WY	DOVER	NH	03820
K0019-007023	23 ARTISAN WY	RIANHARD RICHARD C		23 ARTISAN WY	DOVER	NH	03820
K0019-007025	25 ARTISAN WY	RANDALL ALISA T TRUSTEE		25 ARTISAN WY	DOVER	NH	03820
K0019-007033	33 ARTISAN WY	MACGILL KERRY E		33 ARTISAN WY	DOVER	NH	03820
K0019-007035	35 ARTISAN WY	CROTTY MARY V		35 ARTISAN WY	DOVER	NH	03820
K0019-007037	37 ARTISAN WY	COLLINS BRENDAN		37 ARTISAN WY	DOVER	NH	03820
K0019-007039	39 ARTISAN WY	RANS JULIE		39 ARTISAN WY	DOVER	NH	03820
K0019-007049	49 ARTISAN WY	MILLER DANIEL C &	MILLER MAUREEN	27 GROVE ST	CONCORD	NH	03301
K0019-007053	53 ARTISAN WY	IAMPIETRO DEBORAH L TRUSTEE	IAMPIETRO DEBORAH L REVOCABLE TRUST	1005 MODOC HILL RD	MADISON	NH	03849-7374

CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P18-07A

Application Type:	Amendment to 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:	December 11, 2018

INTENT: To amend a previously approved subdivision using TDR to change screening from a fence to plantings.

LOTS/UNITS PROPOSED: N/A

AGENDA ITEM #: 4-H

FILE: P18-07A

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: Residential

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: Application materials and Subdivision Plan

APPLICATION IS COMPLETE: Yes

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

PERMITS REQUIRED: None

WAIVERS REQUESTED: N/A

Summary of Request and Background
The applicant has submitted a plan to change some screening along sides of the property from fencing to arborvitae. Two abutters have submitted a letter indicated they are in favor of the change. After reviewing the amended plan, staff has drafted some minor changes as conditions of approval. All previous conditions would still need to be met meaning this amendment does not fully supersede the previous approval but would be in addition to.

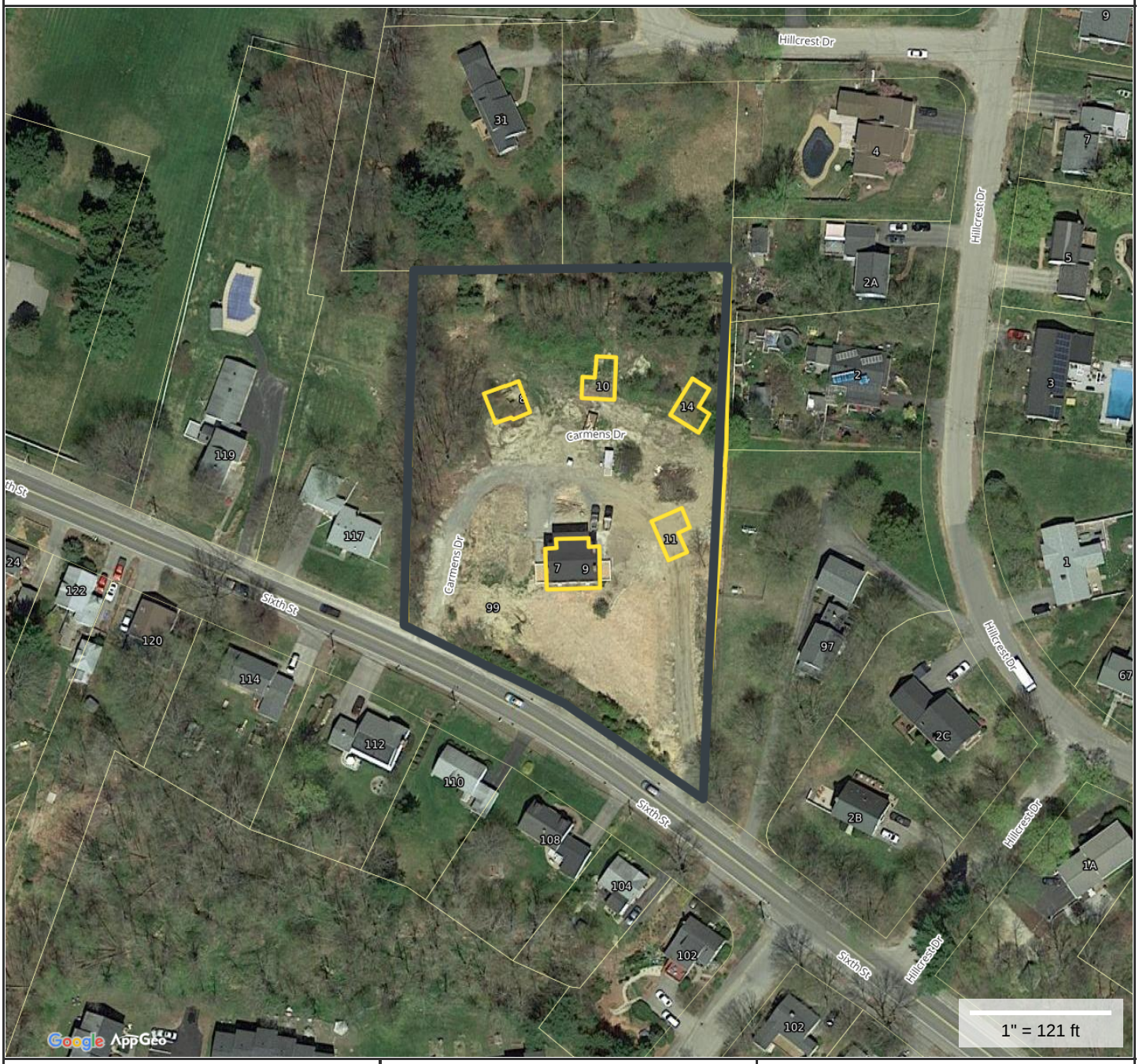
Consistency with Land Use Regulations
Chapter 155-15 of the Land Subdivision Regulations of the City Code provides for subdivisions of existing lots.

STAFF RECOMMENDATION:
The Planning Department recommends that the Planning Board accept the application, open the public hearing, close the public hearing and vote to approve the amendment to the previously approved subdivision plat with the following conditions:

Conditions to Be Met Prior to Signing of Plans:

1. All other conditions from P18-07 shall be met.
2. The applicant shall provide a digital version of the amended plat to the Planning Department.
3. The applicant shall revise the plat to:
    a. Indicate 8' arborvitaes
    b. Extend proposed arborvitaes further north along the eastern property line
    c. Owner shall sign and date amended plat
    d. PE shall sign and stamp amended plat

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.

Geometry updated 11/16/2018
Data updated 11/18/2018

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

November 19, 2018

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

RE: TDAK & Company LLC
Residential Subdivision (TDR)
99 Sixth Street
Dover, NH
Tax Map 35, Lot 57
Plan Amendment #1 (Trees)

Mrs. Benton,

On behalf of TDAK & Company LLC (TDAK), Berry Surveying and Engineering (BS&E) submits Plan Amendment #1 for the boards review and consideration at the project site known as Carmens Drive, 99 Sixth Street.

The project was approved earlier in 2018 with a fence proposed along the westerly boundary line against land owned by William Reilly. To provide as much of a natural buffer the fence was proposed 3' off the boundary line. Mr. Reilly has noted, in written correspondence with Mr. Parker, that based on the topography along the boundary line the fence would become ineffective as you travers the line to the north. He has asked our client to consider installing vegetation at the top of the roadway cut slope which would provide an additional six vertical feet of barrier. This also negates the need to remove more vegetation for the installation of the fence. Our client has agreed and the plan provided removes the contemplated fence and proposes to install 6' tall Green Giant Arborvitae, 8' on center. This is shown on the revised landscaping plan. This is proposed at the top of the cut slope where the disturbance meets the existing vegetation line.

The abutting land owner to the east, Mrs. Carole Carville, has also expressed interest in removing the fence that was shown along her boundary line. The plan now removes the contemplated fence and proposes to install 6' Green Giant Arborvitae, 8' on center. Our client has delivered a letter from Mrs. Carville to the planning office in support of the request.

Plan Amendment #1
99 Sixth Street

November 20, 2018

Lastly, the original plan proposed street trees along Carmens Drive which were staggered. The slopes have been installed and are now stabilized. The staggering of the trees would push a few of these trees partially up the slope. The applicant is requesting that the trees be placed in a line on the back side of the bio-retention swale so that no further disturbance of the slope is required. No reduction in vegetation is proposed, only the placement.

We appreciate your time and consideration to this project.

Respectfully,

BERRY SURVEYING & ENGINEERING

Christopher R. Berry SIT 567
Principal, President

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

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

[Revised June 30, 2014]

Office Use Only	Amount Paid: _____	Date/Time Received: _____

APPLICANT INFORMATION

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

Address of Applicant: 9 KELSEY DRIVE, GREENLAND, NH E-Mail _____

Project Name: CARMENS DRIVE Project Location: 99 SIXTH STREET

Planning File Number: 18-007 Date of Original Approval JUNE 13, 2018

File Type: Conditional Use _____ Site Plan Review _____ Subdivision XX (TDR)

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: PORTION OF PLAN

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

BOTH THE EASTERLY AND WESTERLY ABUTTERS HAVE ASKED THE APPLICANT TO REMOVE THE FENCE AND ADD VEGETATION.

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: _____ Date: 11-19-18

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

Signature of Agent: _____ Date: 11-19-18

THIS RESIDENTIAL SITE PLAN USES TRANSFER OF DEVELOPMENT (TDR) CHAPTER 170-27.2. UNITS 3 + 4 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

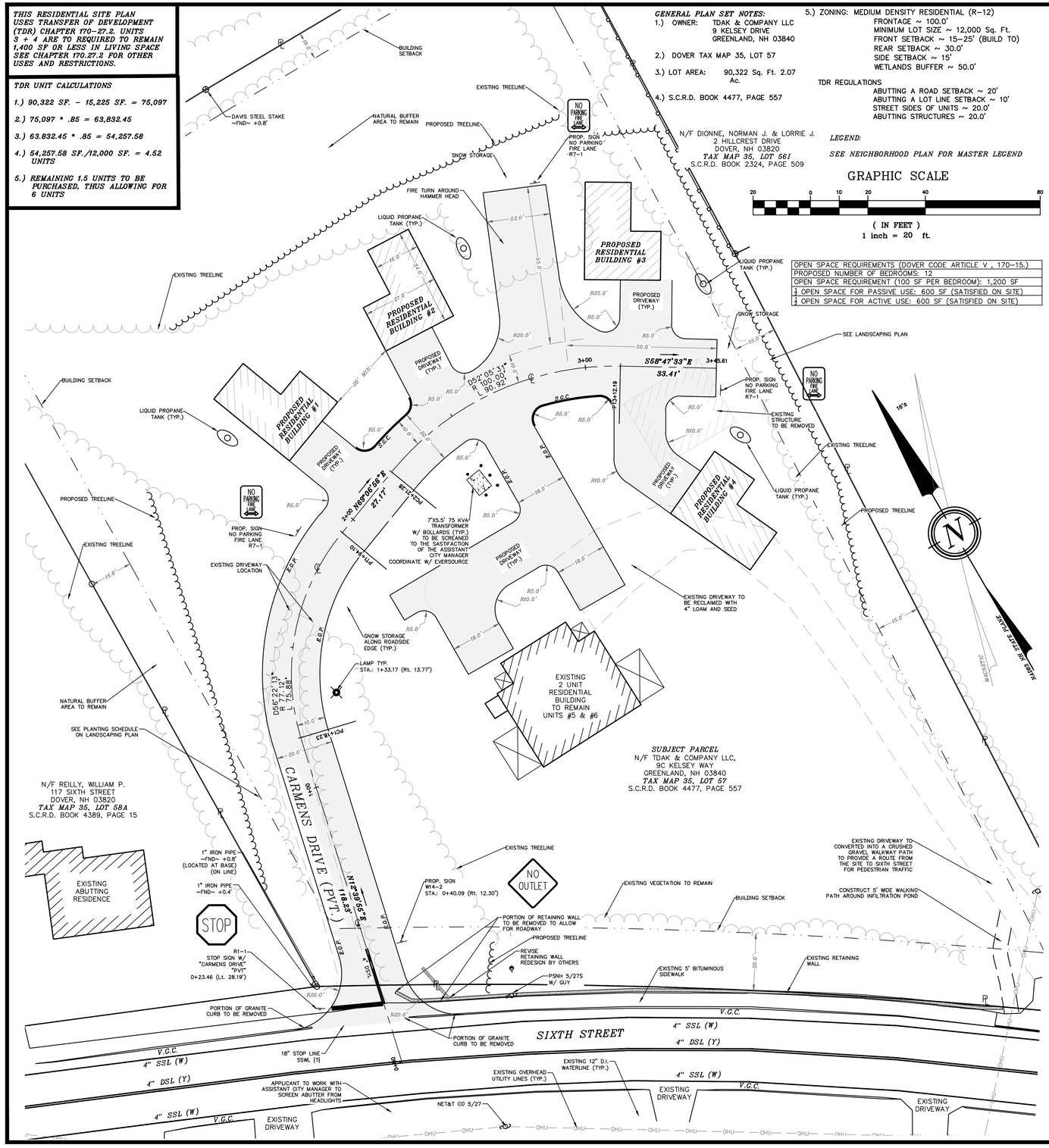
1.) 90,322 SF. – 15,225 SF. = 75,097

*2.) 75,097 * .85 = 63,832.45*

*3.) 63.832.45 * .85 = 54,257.58*

4.) 54,257.58 SF./12,000 SF. = 4.52 UNITS

5.) REMAINING 1.5 UNITS TO BE PURCHASED, THUS ALLOWING FOR 6 UNITS



N/F REILLY, WILLIAM P.
117 SIXTH STREET
DOVER, NH 03820
TAX MAP 35, LOT 58A
S.C.R.D. BOOK 4389, PAGE 15

N/F DIONNE, NORMAN J. & LORRIE J.
2 HILLCREST DRIVE
DOVER, NH 03820
TAX MAP 35, LOT 561
S.C.R.D. BOOK 2324, PAGE 509

SUBJECT PARCEL
N/F TDAK & COMPANY LLC,
9C KELSEY WAY
GREENLAND, NH 03840
TAX MAP 35, LOT 57
S.C.R.D. BOOK 4477, PAGE 557

GENERAL PLAN SET NOTES:

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

2.) DOVER TAX MAP 35, LOT 57

3.) LOT AREA: 90,322 Sq. Ft. 2.07 Ac.

4.) S.C.R.D. BOOK 4477, PAGE 557

5.) ZONING: MEDIUM DENSITY RESIDENTIAL (R-12)
FRONTAGE ~ 100.0'
MINIMUM LOT SIZE ~ 12,000 Sq. Ft.
FRONT SETBACK ~ 15-25' (BUILD TO)
REAR SETBACK ~ 30.0'
SIDE SETBACK ~ 15'
WETLANDS BUFFER ~ 50.0'

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

LEGEND:

SEE NEIGHBORHOOD PLAN FOR MASTER LEGEND

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

OPEN SPACE REQUIREMENTS (DOVER CODE ARTICLE V , 170-15.)
PROPOSED NUMBER OF BEDROOMS: 12
OPEN SPACE REQUIREMENT (100 SF PER BEDROOM): 1,200 SF
½ OPEN SPACE FOR PASSIVE USE: 600 SF (SATISFIED ON SITE)
½ OPEN SPACE FOR ACTIVE USE: 600 SF (SATISFIED ON SITE)

6.) THE PURPOSE OF THIS PLAN IS TO DEMONSTRATE SITE LAYOUT ITEMS AS WELL AS FINISH CONSTRUCTION ITEMS.

7.) 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 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 COORDIANTES NAD83 AND SHALL BE BE EXPRESSED IN FEET.

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

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

10.) DATUM: PROJECT DATUM IS BASED ON GPS COORDINATES ESTABLISHED WITH A TOPCON HIPER SR RECEIVER IN MAY 2017 AND REPRESENTED IN NEW HAMPSHIRE STATE PLANE COORDINATES NAD 1983 AND VERTICALLY BY NAVD 1988.

11.) FINAL UTILITY LOCATIONS TO BE COORDINATED BETWEEN THE CONTRACTOR, ALL APPROPRIATE UTILITY COMPANIES AND THE DOVER DPW.

12.) 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.

13.) ALL WATER MAIN AND SERVICE INSTALLATIONS SHALL CONFORM TO CITY OF DOVER STANDARDS.

14.) CONTRACTOR SHALL COORDINATE ALL ELECTRICAL INSTALLATIONS WITH EVERSOURCE AT (603) 436-7708. ALL ELECTRIC CONDUIT INSTALLATION SHALL BE INSPECTED BY EVERSOURCE PRIOR TO BACKFILL. A 48-HOUR MINIMUM NOTICE IS REQUIRED.

15.) THE PROPOSED US FOR THE SITE IS AFFORDABLE SINGLE FAMILY HOUSING WITH ONE DUPLEX.

16.) 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.

17.) ALL NEW ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND THROUGHOUT THE SITE FOR WHICH DEVELOPMENT IS PROPOSED. SITE PLANS SHALL SHOW ANY EASEMENTS FOR THESE SERVICES.

18.) THE PROPOSED SUBDIVISION WILL BE SERVED BY MUNICIPAL WATER AND SEWER.

19.) APPROVED BACKFLOW PREVENTORS SHALL BE PROVIDED FOR DOMESTIC WATER LINES.

20.) ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO APPLICABLE CITY AND STATE CODES.

21.) ALL CONSTRUCTION SHALL CONFORM TO THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND WITH THE CITY OF DOVER COMMUNITY SERVICE REGULATIONS AND STANDARD SPECIFICATIONS FOR CONSTRUCTION. THE MORE STRINGENT SPECIFICATION WILL APPLY.

22.) WETLANDS WERE DELINEATED BY CYNTHIA BALCIUS, CERTIFIED WETLANDS SCIENTIST, CERTIFICATION NUMBER 61, IN ACCORDANCE WITH CHAPTER 170-27.1 OF THE ZONING ORDINANCE IN JULY OF 2017.

23.) 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.

24.) 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.

25.) SEE DETAILS CONCERNING SITE LAYOUT, DRAINAGE, UTILITY AND SEDIMENT AND EROSION CONTROLS.

26.) THE EXISTING DUPLEX WILL BE SERVED BY A SPRINKLER SYSTEM AS REQUIRED UNDER CHAPTER 109-30 OF THE CODE IF THE CITY OF DOVER AND THE 2015 STATE BUILDING CODES.

27.) 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.

28.) SITE SHALL BE ACCESSIBLE IN ALL WEATHER CONDITIONS

29.) ALL DRAINAGE PIPE IS TO BE HDPE N-12. INDIVIDUAL PIPE SIZES ARE SPECIFIED. RECYCLED PIPE IS APPROVED FOR PROJECT SITE. RECYCLED HDPE PIPE "GREEN PIPE" IS ACCEPTABLE FOR THIS PROJECT SITE.

30.) 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.

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

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

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

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

35.) THE LIMITS OF CONSTRUCTION DISTURBANCE AND TREE CLEARING LIMITS ARE TO BE MARKED OUT AND APPROVED BY THE CITY PRIOR TO WORK. THE LIMITS OF CONSTRUCTION THAT ARE LOCATED WITHIN 50 FT. OF CONSERVATION DISTRICTS SHALL BE STAKED, FLAGGED AND CLEARLY INDENTIFIED BEFORE ANY EARTH DISTURBING ACTIVITY.

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

38.) 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.

39.) BUILDING ADDRESSES SHALL BE DETERMINED BY THE BUILDING OFFICIAL AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.

40.) THE FOLLOWING FEDERAL AND STATE PERMITS HAVE BEEN ISSUED FOR THE SUBJECT PROPERTY:
1. NHDES SEWER DISCHARGE PERMIT: D2018-0510 6/5/18

41.) LIST ANY VARIANCES OR SPECIAL EXCEPTIONS GRANTED BY THE ZONING BOARD OF ADJUSTMENT. NONE

42.) THIS PLAN PROPOSES 35,600 ± SQ. FT. OF DISTURBANCE.

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

44.) 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.

45.) SNOW STORAGE WILL BE ALONG THE EDGE OF THE ROADWAY WITHIN THE RIGHT OF WAY FOR EACH INDIVIDUAL UNIT. PRIOR TO THE SIGNING OF THE PLAN THE HOME OWNERS DOCUMENTS NEED TO BE WRITTEN AND INCLUDE A PROVISION ALLOWING FOR THIS TO TAKE PLACE. IN ADDITION SNOW WILL BE STORED AT THE END OF THE ROAD AND OFF THE TURN AROUND.

46.) THE DEVELOPMENT PROPOSES PRIVATE TRASH AND RECYCLING PICKUP. TRASH AND RECYCLING IS NOT TO BE PLACED AT THE END OF THE ROADWAY WHERE IT MEETS 6TH STREET.

47.) SITE CONSTRUCTION HOURS SHALL BE LIMITED TO MONDAY-FRIDAY 7AM-6PM, SATURDAY 9AM-4PM. HOURS OF CONSTRUCTION MUST BE DOCUMENTED ON A SITE CONSTRUCTION SIGN ALONG WITH THE CONTACT INFORMATION FOR THE GENERAL CONTRACTOR. SAID SIGNAGE MUST BE LOCATED AND APPROVED BY THE CITY ENGINEER OR THE ASSISTANT CITY MANAGER.

48.) PROPOSED IMPERVIOUS COVERAGE: 15,190 Sq. Ft. ± (0.35 Ac.)
PROPOSED BUILDING COVERAGE: 2,890 Sq. Ft. ± (0.07 Ac.)

49.) BASED ON THE TRANSFER OF DEVELOPMENT RIGHTS (TDR), THERE ARE 4.5 UNITS. 1.5 UNITS WILL BE PURCHASED FROM TDR. 6 TOTAL UNITS ARE PROPOSED

50.) SUBJECT PARCEL IS NOT LOCATED WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD AREA.

51.) A SECURITY SYSTEM WILL BE INSTALLED AS REQUIRED BY CHAPTER 58, ARTICLE I, SECTION 58-2 OF THE CODE OF THE CITY OF DOVER (IF A BUSINESS ESTABLISHMENT OR A MULTI-FAMILY DWELLING CONTAINED IN A NEW, ALTERED OR REPAIRED STRUCTURE).

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

53.) TOPOGRAPHY DEPICTED IS BASED ON U.S.G.S. NVD 1929 AND WERE OBTAINED USING A SURVEY GRADE GPS UNIT.

54.) BASIS OF BEARING WERE SURVEY GRADE GPS UNITS, WHICH WERE USED TO DETERMINE LOCATION, ORIENTATION AND VERTICAL DATUM.

55.) A LIST OF PLAN REFERENCES CAN BE FOUND ON THE EXISTING CONDITIONS PLAN.

DOVER FILE #P18-07

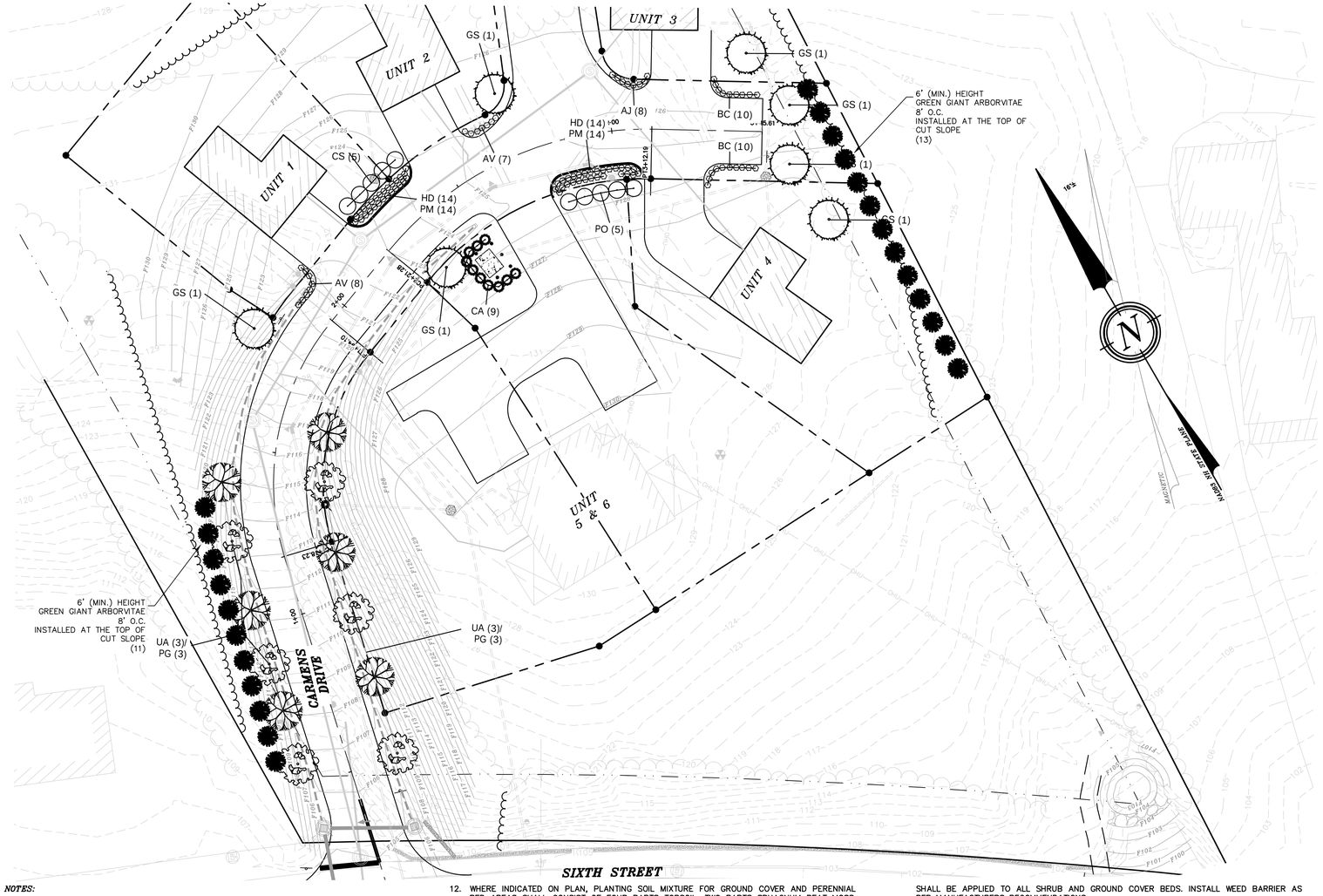
REVISION	DATE	DESCRIPTION
#5	11-19-18	REVISE FENCING TO VEGETATION PER ABUTTERS LETTERS
#4	6-25-18	REVISED PER NHDES APPROVAL
#3	6-04-18	REVISED PER NHDES WWEB REVIEW
#2	5-23-18	REVISED PER NHDES WWEB APPLICATION
#1	4-16-18	REVISED PER TRC COMMENTS OF 4-5-18

SUBDIVISION SITE PLAN
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



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.

TEMPORARY WATERING NOTES

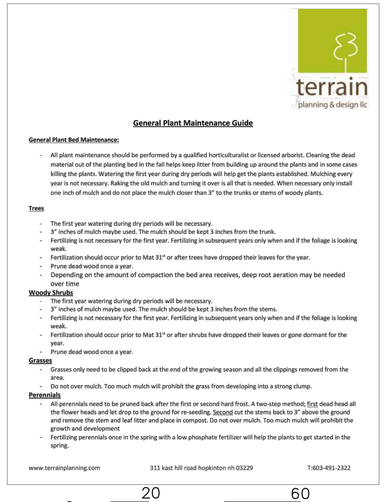
1. CONTRACTOR IS RESPONSIBLE FOR MAKING SURE ALL PLANT MATERIAL HAS ADEQUATE WATER DURING THE ESTABLISHMENT PERIOD.

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.

PLANTING SCHEDULE
Carmens Way

Botanical Name/ Common Name	Size	Qty	Label
Trees			
Gleditsia 'Shademaster' / Shademaster Honeylocust	3" Cal.	7	GS
Ulmus americana 'Princeton' / Princeton American Elm	3" Cal.	6	UA
Picea Glauca / White Spruce	3" Cal.	6	PG
Thuja Plicata / Green Giant Arborvitae	6'	24	ARB
Shrubs			
Cornus sanguina 'Winter Flame' / Winter Flame Dogwood	2-3' B&B	5	CS
Physocarpus opulifolius 'Summer Wine' / Summer Wine Ninebark	2-3' B&B	5	PO
GRASSES			
Calamagrostis x acutiflora 'Karl Forester' / Karl Foester's Feather Reed Grass	#2	9	CA
Perennials			
Hosta 'Blue Cadet' / *Blue Cadet Hosta*	#1	20	BC
Astilbe 'Visions in Pink' / Visions in Pink Astilbe	#1	15	AV
Hemerocallis 'Big Time Happy' / Big Time Happy Daylily	#1	28	HD
Hemerocallis 'Pardon Me' / Pardon Me Daylily	#1	28	PM
Sedum ' Autumn Joy' / Autumn Joy Sedum	#1	8	AJ



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.

www.terrainplanning.com 311 kast hill road hopkinton nh 03229 T:603-491-2322

0 10 20 40 60 100

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.
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.
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 EQUAL) SHALL 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.
31. BY THE END OF THE GUARANTEE PERIOD, THE CONTRACTOR SHALL HAVE REPLACED ANY PLANT MATERIAL THAT IS MISSING, NOT TRUE TO SIZE AS SPECIFIED, THAT HAS DIED, THAT HAS LOST NATURAL SHAPE DUE TO DEAD BRANCHES, EXCESS PRUNING OR INADEQUATE OR IMPROPER CARE, OR IS, IN THE OPINION OF THE OWNER, IN UNHEALTHY OR UNSIGHTLY CONDITION.
32. THE CONTRACTOR IS TO USE TEMPORARY MEASURES FOR WATERING PLANTS DURING THE ESTABLISHMENT PERIOD. INCLUDING CONNECTING TEMPORARY HOSES TO THE STRUCTURE WATER SUPPLY LINE AND UTILIZING SPRINKLERS UNTIL 85% GROWTH OCCURS.

terrain
planning & design llc
311 kast hill road
hopkinton, nh 03229
603. 491. 2322
terrainplanning.com

99 SIXTH STREET
CARMENS DRIVE

Site Location:
99 SIXTH STREET
DOVER, NH
Tax Map: 35, LOT 57

Prepared For:
Berry Surveying & Engineering
335 Second Crown Point Rd
Barrington, NH 03825

LANDSCAPE PLAN

DATE: 03-25-18

SCALE: 1" = 20'

PROJECT #: 1802

Drawn By: CRB

Checked By: ERB

REVISIONS: DATE:
INITIAL SUBMISSION 3-25-18
REV: 11-19-18 MODIFY FENCE TO ARBS.

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.

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SHEET 5 OF 23

REGISTERED LANDSCAPE ARCHITECT
ERIC R BUCK
078
STATE OF NEW HAMPSHIRE

11-05-18

To Dover Planning Dept.

I, CAROLE CARILLE, give permission to TDAK & Co. LLC to change the stockade fence, that I originally requested, to 6 ft. "giant emerald arborvitae evergreens", staggering them along my fence line as discust/requested.

Thank you—

Carole Carrille
97 Sixth St.
Dover, NH

RECEIVED
Planning Office
NOV 19 2018
Dover, New Hampshire

Glidden, Jean

From: Bill Reilly <bragheallach@gmail.com>
Sent: Wednesday, December 5, 2018 8:12 PM
To: Glidden, Jean
Subject: 99 6th

Hi Jean,

This is to express my preference for the deletion of the property line fence on the west side in favor of Arborvitaes planted along the top of the cut slope.

William Reilly

P18-07A **99 Sixth Street**

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
34010-000000	102 SIXTH ST	MCHENRY DARLENE		102 SIXTH ST	DOVER	NH	03820
34012-000000	104 SIXTH ST	DUGAN LAUREN B &	DUGAN EDWARD A	104 SIXTH ST	DOVER	NH	03820
34012-A00000	108 SIXTH ST	GINN KATHERINE K		644 STATE ST APT 4	PORTSMOUTH	NH	03801
34013-000000	1 6 HILLSIDE DR	PAT PAR INC		385 SIXTH ST	DOVER	NH	03820-5935
34013-A00000	110 SIXTH ST	RUEL PAUL LIFE ESTATE &	MARCOTTE RHONDA AND LOPES TAMARA 50% EA	110 SIXTH ST	DOVER	NH	03820
34013-B00000	112 SIXTH ST	MORRISSEY-SMITH KIMBERLEE J		112 SIXTH ST	DOVER	NH	03820
34013-C00000	114 SIXTH ST	LUNT TERESA J	LUNT BRIAN R	114 SIXTH STREET	DOVER	NH	03820
34013-D00000	102 B SIXTH ST	VERSCHUEREN JAMES TRUSTEE	VERSCHUEREN JAMES REVOCABLE LIVING TRUS	102 B SIXTH ST	DOVER	NH	03820
34014-000000	120 SIXTH ST	FULLER RYAN K &	FULLER STEPHANIE L	120 SIXTH ST	DOVER	NH	03820
35056-000000	97 SIXTH ST	CARVILLE CAROLE A TRUSTEE	CARVILLE CAROLE REVOCABLE TRUST	97 SIXTH STREET	DOVER	NH	03820
35056-001000	2 B HILLCREST DR	CARVILLE CRAIG E	CARVILLE COLLETTE A	2B HILLCREST ST	DOVER	NH	03820
35056-002000	2 C HILLCREST DR	CARVILLE CHARLES R		2C HILLCREST DRIVE	DOVER	NH	03820
35056-H00000	4 HILLCREST DR	SUPPLE GARRETT E &	SUPPLE JEANNE V	4 HILLCREST DRIVE	DOVER	NH	03820
35056-I00000	2 HILLCREST DR	DIONNE NORMAN J	DIONNE LORRIE J	2 HILLCREST DR	DOVER	NH	03820
35056-K00000	29 HILLCREST DR	MURRAY PATRICK M		17 HILLCREST DRIVE	DOVER	NH	03820
35056-R00000	31 HILLCREST DR	KEENAN SUSAN E REV TRUST	KEENAN SUSAN E TRUSTEE	31 HILLCREST DRIVE	DOVER	NH	03820
35056-V00000	HILLCREST DR	KEENAN SUSAN E REV TRUST	KEENAN SUSAN E TRUSTEE	31 HILLCREST DRIVE	DOVER	NH	03820
35058-000000	119 SIXTH ST	BICKFORD SANDRA TRUSTEE	BICKFORD FAMILY REVOCABLE TRUST	119 SIXTH STREET	DOVER	NH	03820
35058-A00000	117 SIXTH ST	REILLY WILLIAM P		117 SIXTH ST	DOVER	NH	03820
35059-A00000	SIXTH ST	MURRAY PATRICK M		29 HILLCREST DR	DOVER	NH	03820
35074-000000	2 A HILLCREST DR	SMITH GORDON & SUSAN TRUSTEES	SMITH GORDON AND SUSAN REVOCABLE TRUST	2A HILLCREST DRIVE	DOVER	NH	03820
		TDAK & COMPANY LLC		9 KELSEY DRIVE	GREENLAND	NH	03840
		BERRY SURVEYING & ENGINEERING	CHIRS BERRY	335 SECOND CROWN PT. RD	BARRINGTON	NH	03825

CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P18-63

Application Type:	Minor Subdivision
Applicant(s):	Jeff White
Owner(s):	K&R Towle Trustees and K&R Revocable Trust 97
Location:	Old Garrison Road (Assessor's Map J, Lot 12)
Meeting Date:	December 11, 2018

INTENT: To subdivide one lot into 3 lots. The new lots would be 1.0419 acres, 0.9490 acres and 15.4139 acres.

LOTS/UNITS PROPOSED: 3 (two new)

AGENDA ITEM #: 4-I

ACREAGE: 17.4048 acres

ZONING DISTRICT: Rural Residential District (R-40)

EXISTING LAND USE: Vacant

PROPOSED LAND USE: Residential

SURROUNDING LAND USE:
Residential/vacant land

ZBA ACTION: None

ATTACHMENTS: Application Materials including Subdivision Plan

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

PERMITS REQUIRED: NHDES Subdivision Permit

WAIVERS REQUESTED:
155-28 –not showing all topographic, wetland, and other required site features over the entire parent parcel.

Summary of Request and Background
The applicant proposes to To subdivide Dover Tax Map J Lot 12 into three separate parcels to create two new lots. The new lot areas would be 1.0419 acres and 0.9490 acres with the remainder of the parent lot to be 15.4139 acres. The new lots meet the frontage and area requirements.

As this is a minor subdivision, it did not go before the Technical Review Committee.

Waiver
The applicant is requesting a waiver from Section 155-28 to allow the plat to be reviewed by the Planning Board without certain topographic, wetland, and other required site features over the entire parent parcel.

Typically, staff would support such a waiver request if a reference plan shows the missing information and is listed on the plat before the Board.

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

STAFF RECOMMENDATION-Waiver:
The Planning Department recommends that the Planning Board accept the application, open the public hearing, and vote on the waiver request per the reasons provided by the applicant at the meeting:

Condition to be Met Prior to Signing of the Plans:

1. Add a note to the plat that the Board granted a waiver to Chapter 155-28 and that the Board found the criteria of Chapter 155-52.A have been met.

STAFF RECOMMENDATION-Minor Subdivision:
The Planning Department recommends that the Planning Board approve the Minor Subdivision with the following conditions:

Conditions to Be Met Prior to Signing of Plans:

1. Provide:
    a. Copy of NHDES Subdivision Permit to Planning Department and amend plan note to add permit number.
    b. Updated current use plan to the satisfaction of the City Assessor
    c. Sample language to the City for inclusion in deeds created for these lots that acknowledge that the lots are on a Class VI roadway and Scenic Roadway, and the limitations/regulations required as such.
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. Add Planning File #P18-63
d. Indicate electric utilities
e. Add tax map and lots per Assessing Office
f. Note trail easement or provide additional information
g. Add common minor subdivision notes: 7, 10, 12, 14, 15, 16, 25, 26, and 27
h. Note shall be added to the plat that lots shall comply with the requirements of 170-28.4 (C) and Chapter 143 (Scenic Roads)
i. Note shall be added to the plat that no cutting or removal of trees or tearing down or destruction of stone walls, or portions thereof, along the right of way without the written consent of the City Council per Chapter 143
j. Note shall be added to the plat that should the City Council approve the removal of a portion of a stonewall, the stones taken from the original wall shall be reused on the property to rebuilding deteriorated portions of the remaining wall
k. Note shall be added to the plat that the municipality neither assumes responsibility for maintenance of said class VI highway nor liability for any damages resulting from the use thereof

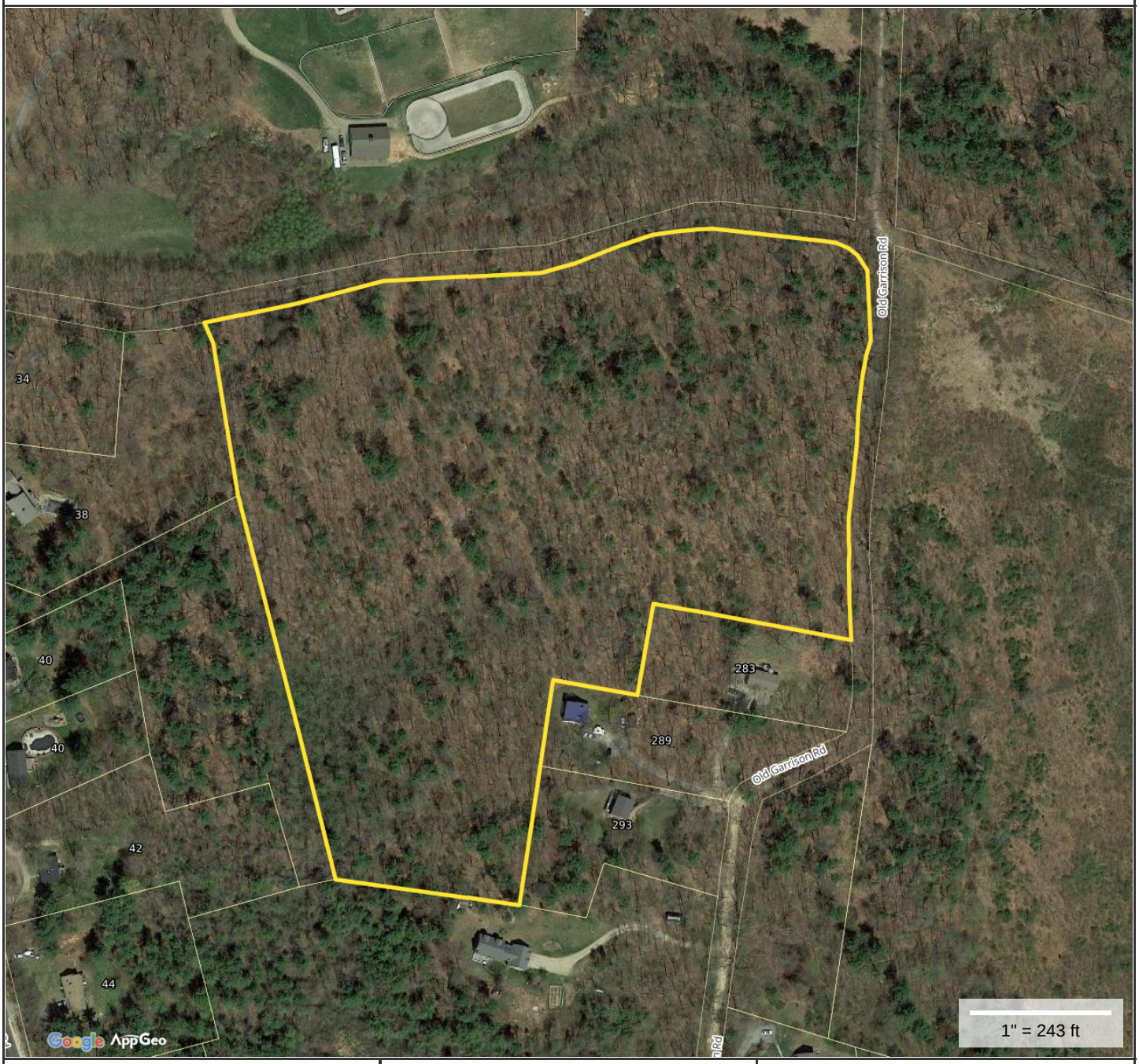
Conditions to Be Met Prior to the Issuance of a Building Permit:

3. The City Council after review and comment by the planning board shall vote to authorize the issuance of building permits for the erection of buildings
4. The building permit applicant shall certify they understand the municipality neither assumes responsibility for maintenance of said class VI highway nor liability for any damages resulting from the use thereof
5. The applicant shall produce evidence that notice of the limits of municipal responsibility and liability has been recorded in the county registry of deeds

Conditions to Be Met Prior to Occupancy:

6. Issuance of a Certificate of Occupancy.
7. Impact fees for new dwelling unit shall be paid per the invoice included with the Notice of Decision.
8. The applicant shall provide proof that the deeds for the lots contain the acknowledgment that the lots are on a Class VI roadway and Scenic Roadway, and the limitations/regulations required

Old Garrison Road



Property Information

Property ID	J0012-000000
Location	OLD GARRISON RD
Owner	TOWLE K & R TRUSTEES

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.

Geometry updated 11/16/2018
Data updated 11/18/2018

AMBIT ENGINEERING, INC. CIVIL ENGINEERS AND LAND SURVEYORS
200 Griffin Road, Unit 3, Portsmouth, NH 03801 Phone (603) 430-9282 Fax 436-2315

20 November, 2018

Kirt Schuman, Chair
City of Dover Planning Board
288 Central Avenue
Dover, NH 03820

RE: Minor Subdivision Application, Old Garrison Road, Tax Map J Lot 12

Dear Mr. Schuman:

We hereby submit, on behalf of Jeff White, applicant, the attached package to the Planning Board for Subdivision Approval. Included herewith is the Subdivision Application, fee check, Subdivision Plan Set, and Waiver Request.

The project is a subdivision fo Tax Map J Lot 12 into 3 lots. A partial Boundary and Topographic Survey of the property has been performed, as well as a Wetland Investigation of the area to be subdivided. There are no wetlands present on the two proposed lots and the remainder lot contains at least 40,000 square feet of contiguous upland area.

We have submitted a waiver request. The waiver requested is only for submission of the required property information (topography, wetlands, etc.) for the entire parcel. We have submitted all required information in the area of the two proposed lots and an enough on the remainder parcel to show it meets the requirements of the Zoning Ordinance.

We look forward to the Board's review and approval of the proposed subdivision.

Sincerely,

Paul Dobberstein, LLS
Ambit Engineering, Inc.

J:\JOBS2\JN2900's\JN 2960's\JN 2966\2018 - Subdivision\Applications\CITY OF DOVER\01 Submission 11.20.18\Planning Board Plan Submission 112018.doc

City of Dover, New Hampshire
MINOR SUBDIVISION APPLICATION

[Revision Date: August 02, 2017]

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

APPLICANT AND OWNER INFORMATION

Name of Applicant: Jeff White Telephone # 603-834-0971

Address of Applicant: 32 Piscataqua Rd, Dover, NH 03820

Towle K&R Trustees, Towle K and R Revocable Trust, 97

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

Address of Property Owner: 67 Back River Road, Dover, NH, 03820

E-Mail Address: _____

PROPERTY INFORMATION

Address of Property: Old Garrison Road

Assessor's Map # J Lot(s) # 12

Zoning District(s) R-40 Overlay District(s) None

Size of Parcel: 17.41 Acres Property Deed: Book 1934 Page: 404

Existing Use of Property: Vacant Land

SUBDIVISION INFORMATION

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

City Water? ___Yes __x No How far is city water from the property? greater than 1000'

City Sewer? ___Yes ___x No How far is city sewer from the property? greater than 1000'

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

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

WAIVER REQUESTS

Subdivision Regulations section(s) to be waived: _____

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

_____

_____

SURVEYOR INFORMATION

Name of Surveyor and Company (Licensed in N.H.) Ambit Engineering, Inc

Address 200 Griffin Road, Unit 3, Portsmouth, NH, 03820 Telephone #: 603-430-9282

Professional License #: Paul Dobberstein, #1000 E-mail address: pad@ambitengineering.com

ENGINEER INFORMATION

Name of Engineer and Company (Licensed in N.H.) Ambit Engineering, Inc.

Address Same Telephone #: _____

Professional License #: John Chagnon #7651 E-mail address: jrc@ambitengineering.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: Katherine I. Deane Date: 10/9/18

Signature of Applicant (*if different from owner*): _____ Date: 10/15/18

Signature of Agent: _____ Date: _____

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property Owner: Katherine I. Deane Date: 10/9/18

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: Katherine I. Deane Date: 10/9/18

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: Katherine J. Deane Date: 10/9/18

Signature of Applicant (*if different from owner*): _____ Date: 10/15/18

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: Katherine J. Deane Date: 10/9/18

Signature of Applicant (*if different from owner*): _____ Date: 10/15/18

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 # 3 new lots created = $ 450
   - LOT LINE ADJUSTMENT $200.00 (if more than two lots involved, add $100.00 per lot) = $ _____
   - SITE REVIEW - RESIDENTIAL $100.00 x # _____ per dwelling unit = $ _____
   - SITE REVIEW – NON-RESIDENTIAL (not to exceed $10,000)
     New construction $.15 sq. ft. x # _____ sq. ft. = $ _____
     Additions (new floor space) $.10 per sq. ft. x # _____sq. ft. = $ _____
   - IMPERVIOUS PAVED AREA (for new development) OR IMPERVIOUS PARKING LOT ADDITIONS (not to exceed $10,000) $.07 sq. ft. x # _____ = $ _____
   - MOTEL/HOTEL $35.00 x # ___ per lodging unit = $ _____
   - CHANGE OF USE (not to exceed $5,000)
     Existing floor space $.10 per sq. ft. x # _____ sq. ft. = $ _____
   - CONDITIONAL USE PERMIT $150.00 x # _____ 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 # 1 of x $8.00 =
2. Certified letters fee: # of abutters 15 X $8.00 = $ 128
3. First Class Mail fee (for individual owner of units within a condominium or other collective form of ownership): # of abutters 0 X $1.00 = $ 0
4. Creating/Printing Abutter Labels in triplicate per sheet 1 x $10.00 = $ 10

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 # 3 per sheet of plan set = $ 3

(Revised May 15, 2017)

TOTAL FEE **$** 671

CITY OF DOVER SUBDIVISION
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

Applicant (if different from owner):

APPLICANT NAME	APPLICANT COMPANY	MAILING ADDRESS
JEFF WHITE		32 PISCATAQUA ROAD

Surveyor and/or Engineer/Professional Agent:

NAME	COMPANY	MAILING ADDRESS
JOHN CHAGNON	AMBIT ENGINEERING, INC.	200 GRIFFIN ROAD UNIT 3
PAUL DOBBERSTEIN	AMBIT ENGINEERING, INC.	200 GRIFFIN ROAD UNIT 3

Conservation Easement Holder:

TAX MAP	LOT #	NAME OF EASEMENT HOLDER	MAILING ADDRESS

City of Dover, New Hampshire
MINOR 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 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: JEFF WHITE File Number: _____

PROJECT TITLE: TOWLE TRUST SUBDIVISION

PROPERTY LOCATION: OLD GARRISON ROAD Tax Map: J Lot: 12

	Explain How Provided	Reviewed
1. Completed and signed Application form	attached	
2. Electronic copy of the surveyed plat layout	attached	
3. Electronic copy of supplementary materials and application	attached	
4. Waiver requests to the Subdivision Regulations, with written justification	attached	
5. Conditional Use Permit applications	N/A	
6. List of all professional agents to be notified for Planning Board	attached	
7. Letter to Serve from Public and Private Utilities		
8. Fifteen folded copies of subdivision plan w/scale of not less than 1"=50' or 1"=100' for larger subdivisions. Plans shall contain the following items as appropriate:		
Location map at appropriate scale	see plan	
Proposed subdivision name and title and Planning File #	see plan, file # to be added when assigned	
Date, north arrow and scale	see plan	
Names of all abutting property owners	see plan	
Name and address of owners and/or applicants	see plan	
Signature & stamp of NH licensed land surveyor and/or engineer	see plan	
Zoning District boundaries, including any special or overlay districts	N/A	
Location of Conservation District areas	N/A	
Location, names and widths of existing and proposed streets, including pavement widths, grades, curbs and crosswalks	see plan	
Location and widths of existing & proposed easements & right of ways	N/A	
Location and widths of existing and proposed sidewalks	N/A	
Existing and proposed property lines with dimensions and bearings tied into Dover's Geographic Information System coordinate system	plan on NH SPC	
Existing and proposed lot areas in square feet	see plan	
Existing and proposed topographic information at two foot intervals	see plan, waiver request	
Existing and proposed buildings and structure locations	see plan	
Minimum building setbacks or build to lines on all lots	see plan	
Location and size of existing and proposed electric, telephone, gas cable and other underground utilities	see plan	

	Explain How Provided	Reviewed
Existing and proposed water lines and fire hydrants, including materials and capacity needed	see plan	
Location and materials of sanitary sewage facilities within project site and projected additional peak hour sewer load	N/A	
Existing and proposed septic system, including test pit locations and results and NHDES subdivision permit number	see plan, NHDES application pending	
Existing and proposed stormwater lines and facilities	see plan	
Location of Flood Hazard Zone	N/A, see plan	
Location of all bodies of water and watercourses	N/A, see plan	
Location of wetlands and buffers	N/A, see plan, waiver request	
Existing natural features and/or significant vegetation on property	see plan, waiver request	
Soil types	see plan	
Map and lot numbers for existing and proposed lots as assigned by Tax Assessor	will add once provided	
Location of all land offered for dedication for public use or land to be held in common by property owners of the subdivision	N/A	
Location, material and size of existing and proposed permanent monuments	see plan	
Existing railroad lines	N/A	
Note regarding solid waste disposal	see plan	
All applicable Dover Common Subdivision notes	see plan	
9. Additional Information if appropriate		
Stormwater Management Plan depicting the existing and proposed storm drainage system and engineered drainage analysis	N/A	
Stormwater Management System Operation and Maintenance Plan	N/A	
Erosion and Sedimentation Control Plan	N/A	
Proposed restrictive covenants or homeowners association documents	N/A	
Dates and permit numbers of all required state and federal permits	DES approval pending	
If wetland buffer, indicate placards locations, as applicable	N/A	
Provide additional exhibits/technical data determined appropriate by the Planning Board or its staff as required	will provide	
8a. Construction Detail Sheets shall contain the following information (if appropriate):		
Profiles showing existing & proposed elevations along the center lines of proposed streets & within 100' of intersections with existing streets	N/A	
Profiles showing the locations & a typical cross-section detail of streets	N/A	
Location of street trees, street lighting poles and street signs	N/A	
Location, size and invert elevations of existing and proposed sanitary sewers, stormwater drains and fire hydrants	N/A	
Location and size of all water, gas and other underground utilities	N/A	

REVIEWED BY: _____ DATE_____

AMBIT ENGINEERING, INC. CIVIL ENGINEERS AND LAND SURVEYORS
200 Griffin Road, Unit 3, Portsmouth, NH 03801 Phone (603) 430-9282 Fax 436-2315

20 November, 2018

Kirt Schuman, Chair
City of Dover Planning Board
288 Central Avenue
Dover, NH 03820

RE: Waiver Request, Minor Subdivision Application, Old Garrison Road, Tax Map J Lot 12

Dear Mr. Schuman:

We hereby submit, on behalf of Jeff White,applicant, a waiver request from the requirements of 155-28 of the Dover Code Chapter 155. The waiver requested is to allow for not showing all the topographic, wetland, and other required site features over the entire remainder parcel. We have submitted all required information in the area of the two proposed lots and an enough on the remainder parcel to show it meets the requirements of the Zoning Ordinance.

We look forward to the Board's review and approval of the requested waiver.

Sincerely,

Paul Dobberstein, LLS
Ambit Engineering, Inc.

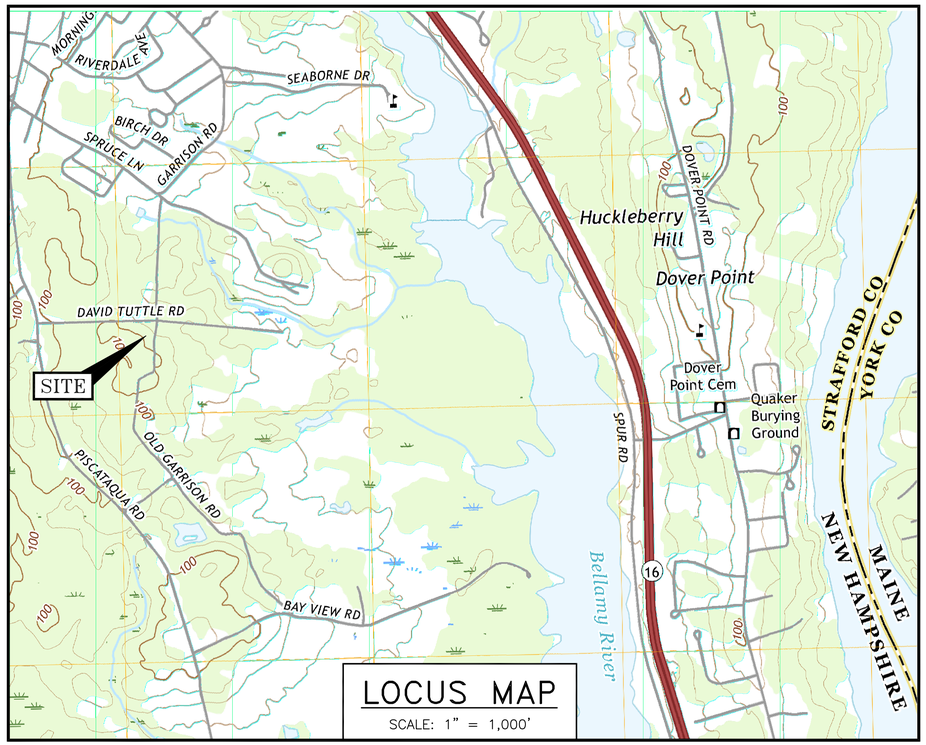
J:\JOBS2\JN2900's\JN 2960's\JN 2966\2018 - Subdivision\Applications\CITY OF DOVER\01 Submission 11.20.18\Subdivision Waiver Request 112018.doc

PROPOSED SUBDIVISION
OLD GARRISON ROAD
DOVER, NEW HAMPSHIRE
PERMIT PLANS

OWNERS:
RICHARD P. TOWLE &
KATHERINE C. TOWLE
67 BACK RIVER ROAD
DOVER, NH 03820

APPLICANT:
JEFF WHITE
32 PISTCATAQUA ROAD
DOVER, N.H. 03820
Tel (603) 834-0971

CIVIL ENGINEER, LAND SURVEYOR & WETLAND SCIENTIST:
AMBIT ENGINEERING, INC.
200 GRIFFIN ROAD, UNIT 3
PORTSMOUTH, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 436-2315



LOCUS MAP
SCALE: 1" = 1,000'

LEGEND:

N/F	NOW OR FORMERLY
RP	RECORD OF PROBATE
SCRD	ROCKINGHAM COUNTY REGISTRY OF DEEDS
11/21	MAP 11/LOT 21
IR FND	IRON ROD FOUND
IP FND	IRON PIPE FOUND
IR SET	IRON ROD SET
DH FND	DRILL HOLE FOUND
DH SET	DRILL HOLE SET
	GRANITE BOUND w/IRON ROD FOUND
MSL	MEAN SEA LEVEL
HOTL	HIGHEST OBSERVABLE TIDE LINE
1	PHOTO LOCATION

EXISTING	PROPOSED	
		PROPERTY LINE
		SETBACK LINE
FM	FM	FORCE MAIN
S	S	SEWER PIPE
SL	SL	SEWER LATERAL
G	PG	GAS LINE
D	D	STORM DRAIN
FD	FD	FOUNDATION DRAIN
W	W	WATER LINE
FS	FS	FIRE SERVICE LINE
UE	UGE	UNDERGROUND ELECTRIC SUPPLY
		UNDERGROUND ELECTRIC SERVICE
OHW	OHW	OVERHEAD ELECTRIC/WIRES
		RETAINING WALL
		EDGE OF PAVEMENT (EP)
100	100	CONTOUR
97x3	98x0	SPOT ELEVATION
		UTILITY POLE
E	E	ELECTRIC METER
		TRANSFORMER ON CONCRETE PAD
		ELECTRIC HANDHOLD/PULLBOX
SO	SO	WATER SHUT OFF/CURB STOP
C.O.	C.O.	PIPE CLEANOUT
	GV	GATE VALVE
S	SMH	SEWER MANHOLE
	HYD	HYDRANT
D	DMH	DRAIN MANHOLE
CB	CB / WMH	CATCH BASIN
M		WATER METER MANHOLE
#5		TEST BORING
TP 1		TEST PIT
LA		LANDSCAPED AREA
CI	CI	CAST IRON PIPE
COP	COP	COPPER PIPE
CMP	CMP	CORRUGATED METAL PIPE
DI	DI	DUCTILE IRON PIPE
PVC	PVC	POLYVINYL CHLORIDE PIPE
RCP	RCP	REINFORCED CONCRETE PIPE
HYD	HYD	HYDRANT
℄	℄	CENTERLINE
EP	EP	EDGE OF PAVEMENT
EL.	EL.	ELEVATION
INV	INV	INVERT
FF	FF	FINISHED FLOOR
TBM	TBM	TEMPORARY BENCH MARK
TYP	TYP	TYPICAL

DIG SAFE
MA - ME - NH - RI - VT
1-888-344-7233
CALL TOLL FREE

INDEX OF SHEETS

SUBDIVISION PLANS

C1	EXISTING CONDITIONS PLAN
C2	SUBDIVISION SITE PLAN
D1	TEST PIT LOGS & DETAILS

UTILITY CONTACTS

ELECTRIC:
EVERSOURCE
1700 LAFAYETTE ROAD
PORTSMOUTH, N.H. 03801
Tel. (603) 436-7708, Ext. 555.5678
ATTN: MICHAEL BUSBY, P.E. (MANAGER)

COMMUNICATIONS:
CONSOLIDATED COMMUNICATIONS
JOE CONSIDINE
1575 GREENLAND ROAD
GREENLAND, N.H. 03840
Tel. (603) 427-5525

CABLE:
COMCAST
155 COMMERCE WAY
PORTSMOUTH, N.H. 03801
Tel. (603) 679-5695 (X1037)
ATTN: MIKE COLLINS

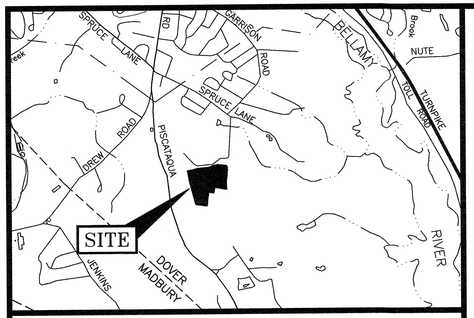
APPROVED BY THE DOVER PLANNING BOARD

CHAIRMAN _____ DATE _____

PERMIT PLANS
PROPOSED SUBDIVISION
OLD GARRISON ROAD
DOVER, N.H.

AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
200 Griffin Road - Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 436-2315

PLAN SET SUBMITTAL DATE: 14 NOVEMBER 2018



LOCATION MAP SCALE 1"=2,000'

LEGEND:

EXISTING	PROPOSED	
N/F		NOW OR FORMERLY
RP		RECORD OF PROBATE
SCRD		STRAFFORD COUNTY REGISTRY OF DEEDS
11/21		MAP 11 / LOT 21
		BOUNDARY
		SETBACK
RR SPK FND	RR SPK SET	RAILROAD SPIKE FOUND/SET
IR FND	IR SET	IRON ROD FOUND/SET
IP FND	IP SET	IRON PIPE FOUND/SET
DH FND	DH SET	DRILL HOLE FOUND/SET
BND w/DH	BND w/DH	BOUND w/ DRILL HOLE
ST BND w/DH	ST BND w/DH	STONE BOUND w/DRILL HOLE
S	S	SEWER LINE
D	D	STORM DRAIN
W	W	WATER LINE
		UNDERGROUND ELECTRIC
		OVERHEAD ELECTRIC/WIRES
100	100	CONTOUR
97x3	98x0	SPOT ELEVATION
		EDGE OF PAVEMENT (EP)

NORTH NAD83(2011) N GRID NH SPC

J/96 N/F DARLENE D. WHITE 32 PISCATAQUA ROAD DOVER, NH 03820 2244/464

J/5 N/F JOHN W. BROUGH JR. & KAREN NAOMI BROUGH 240 OLD GARRISON ROAD DOVER, NH 03820 2793/41

DAVID TUTTLE ROAD (CLASS VI)

N81°20'27"E 150.43'
N74°10'12"E 148.06'
N84°13'25"E 89.77'
N86°29'10"E 84.26'
N87°15'11"E 79.78'
L2 N67°24'38"E 77.57'
L3 L4 L5 S84°30'00"E 180.05'
L6 L7 L8 L9 L10 L11 L12

SURVEY POINT "A" SEE NOTE 8

AREA SHOWN IN DETAIL SHEET 2 OF 2

J/12

REMAINDER

OLD GARRISON ROAD (CLASS VI-SCENIC)

L13 S07°05'47"W 69.80'
S02°22'39"W 67.34'
L14 S08°00'59"W 89.07'
L15 L16 S01°31'36"E 99.97'
L17

J/10 N/F STATE OF NEW HAMPSHIRE c/o NH FISH AND GAME 11 HAZEN DRIVE CONCORD, NH 03301 1603/198

LOT 2

N81°03'11"W 285.55'

LOT 1

SURVEY POINT "B" SEE NOTE 8

N80°35'41"W 315.75'

S09°26'57"W 150.01'

J/12-4 N/F JOSHUA M. HENRY & JULIA S. HENRY 283 OLD GARRISON ROAD DOVER, NH 03820 3915/206 PLAN 88-92

N80°33'16"W 137.60'

S07°34'42"W 140.00'

J/12-3 N/F LAURA TOWLE 289 OLD GARRISON ROAD DOVER, NH 03820 3832/244 PLAN 88-92

S07°34'42"W 226.21'

J/12-2 N/F NANCY J. BRUCE & JODIE M. HANSCOM 293 OLD GARRISON ROAD DOVER, NH 03820 1648/558 PLAN 88-92

N81°53'40"W 309.07'

J/29 N/F KIMBERLY CLAIRMONT & PETER CLAIRMONT 303 OLD GARRISON ROAD DOVER, NH 03820 3420/20

N14°53'34"W 637.00'

J/13-1 N/F GRIFFIN INVESTMENTS, LLC 40A PISCATAQUA ROAD DOVER, NH 03820 4259/400

N09°46'14"W 247.97'

J/13 N/F VINCENT HARTSHORNE 38 PISCATAQUA ROAD DOVER, NH 03820 4314/703

PLAN REFERENCES:

1) MINOR SUBDIVISION OF LAND PREPARED FOR RICHARD P. TOWLE REV. TRUST OF 1997 AND KATHERINE C. TOWLE REV. TRUST OF 1997 TAX MAP J, LOT NO. 12 283 OLD GARRISON ROAD CITY OF DOVER COUNTY OF STRAFFORD STATE OF NEW HAMPSHIRE. PREPARED BY MCENEANEY SURVEY ASSOCIATES, INC. DATED NOVEMBER 13, 2006, FINAL REVISION DATE DECEMBER 20, 2006. S.C.R.D. PLAN 88-92.

2) PLAN OF RIGHT-OF-WAY CITY OF DOVER SPRUCE LANE AND OLD GARRISON ROAD DOVER, NEW HAMPSHIRE. PREPARED BY TRITECH ENGINEERING CORPORATION. DATED DECEMBER 29, 2017. S.C.R.D. PLANS 115-49 THRU 115-51.

3) SEE PLAN REFERENCE 1 FOR ADDITIONAL PLAN REFERENCES.

LENGTH TABLE

LINE	BEARING	DISTANCE
L1	N25°25'42"W	37.12'
L2	N73°33'02"E	58.61'
L3	N71°16'16"E	54.63'
L4	N79°48'35"E	40.44'
L5	N85°21'56"E	57.52'
L6	S82°11'09"E	20.29'
L7	S71°02'09"E	21.73'
L8	S50°58'54"E	19.44'
L9	S31°44'44"E	23.98'
L10	S02°39'52"E	45.15'
L11	S05°09'11"E	34.72'
L12	S04°49'24"W	24.89'
L13	S07°41'54"W	31.23'
L14	S01°11'02"W	40.30'
L15	S00°20'34"E	41.74'
L16	S00°46'09"E	19.42'
L17	S02°59'51"E	35.85'

GRAPHIC SCALE

60 40 20 0 50 100 150 200 250 FEET
20 10 0 10 20 30 40 50 60 70 METERS

CITY OF DOVER PLANNING BOARD

CHAIRMAN DATE

"I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000."

STATE OF NEW HAMPSHIRE LICENSED LAND SURVEYOR No. 1000 PAUL A. DOBBERSTEIN SIGNATURE

11/20/2018

PAUL A DOBBERSTEIN, LLS DATE

AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
200 Griffin Road - Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 436-2315

NOTES:

1) PARCEL IS SHOWN ON THE CITY OF DOVER ASSESSOR'S MAP J AS LOT 12.

2) OWNERS OF RECORD:
THE RICHARD P. TOWLE
REVOCABLE TRUST OF 1997
RICHARD P. TOWLE, TRUSTEE &
THE KATHERINE C. TOWLE
REVOCABLE TRUST OF 1997
CATHERINE C. TOWLE, TRUSTEE
67 BACK RIVER ROAD
DOVER, NH 03820
1934/404

APPLICANT:
JEFF WHITE
32 PISCATAQUA ROAD
DOVER, NH 03820

3) PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33017C0340E. EFFECTIVE DATE SEPTEMBER 30, 2015.

4) EXISTING LOT AREA:
758,153 S.F.
17.4048 ACRES

PROPOSED LOT AREAS:
PROPOSED LOT 1
45,385 S.F.
1.0419 ACRES

PROPOSED LOT 2
41,338 S.F.
0.9490 ACRES

PROPOSED MAP J LOT 12 REMAINDER
671,430 S.F.
15.4139 ACRES

5) PARCEL IS LOCATED IN THE RURAL RESIDENTIAL (R-40) ZONING DISTRICT.

6) DIMENSIONAL REQUIREMENTS:

MIN. LOT AREA:		40,000 S.F.
FRONTAGE:		150 FEET
SETBACKS:	FRONT	40 FEET
	SIDE	25 FEET
	REAR	30 FEET
MAXIMUM STRUCTURE HEIGHT:		35 FEET
MAXIMUM LOT COVERAGE:		10%

7) THE PURPOSE OF THIS PLAN IS TO SHOW THE SUBDIVISION OF TAX MAP J LOT 12 IN THE CITY OF DOVER INTO THREE LOTS.

8) THE EXTENT OF THE BOUNDARY SURVEY COMPLETED IN THE PREPARATION OF THIS PLAN IS FROM BOUNDARY POINT "A" TO BOUNDARY POINT "B". THE REMAINDER OF THE BOUNDARY LINES ARE TAKEN FROM PLAN REFERENCE 1.

NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	11/20/18

REVISIONS

SUBDIVISION PLAN
TAX MAP J - LOT 12

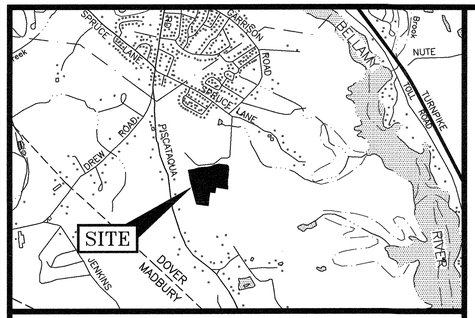
OWNERS:

THE RICHARD P. TOWLE REVOCABLE TRUST OF 1997 & THE KATHERINE C. TOWLE REVOCABLE TRUST OF 1997

OLD GARRISON ROAD
CITY OF DOVER
COUNTY OF STRAFFORD
STATE OF NEW HAMPSHIRE

SCALE 1"=60' SHEET 1 OF 2 NOVEMBER 2018

FB 387 PG 1 2966



LOCATION MAP SCALE 1"=2,000'

LEGEND:

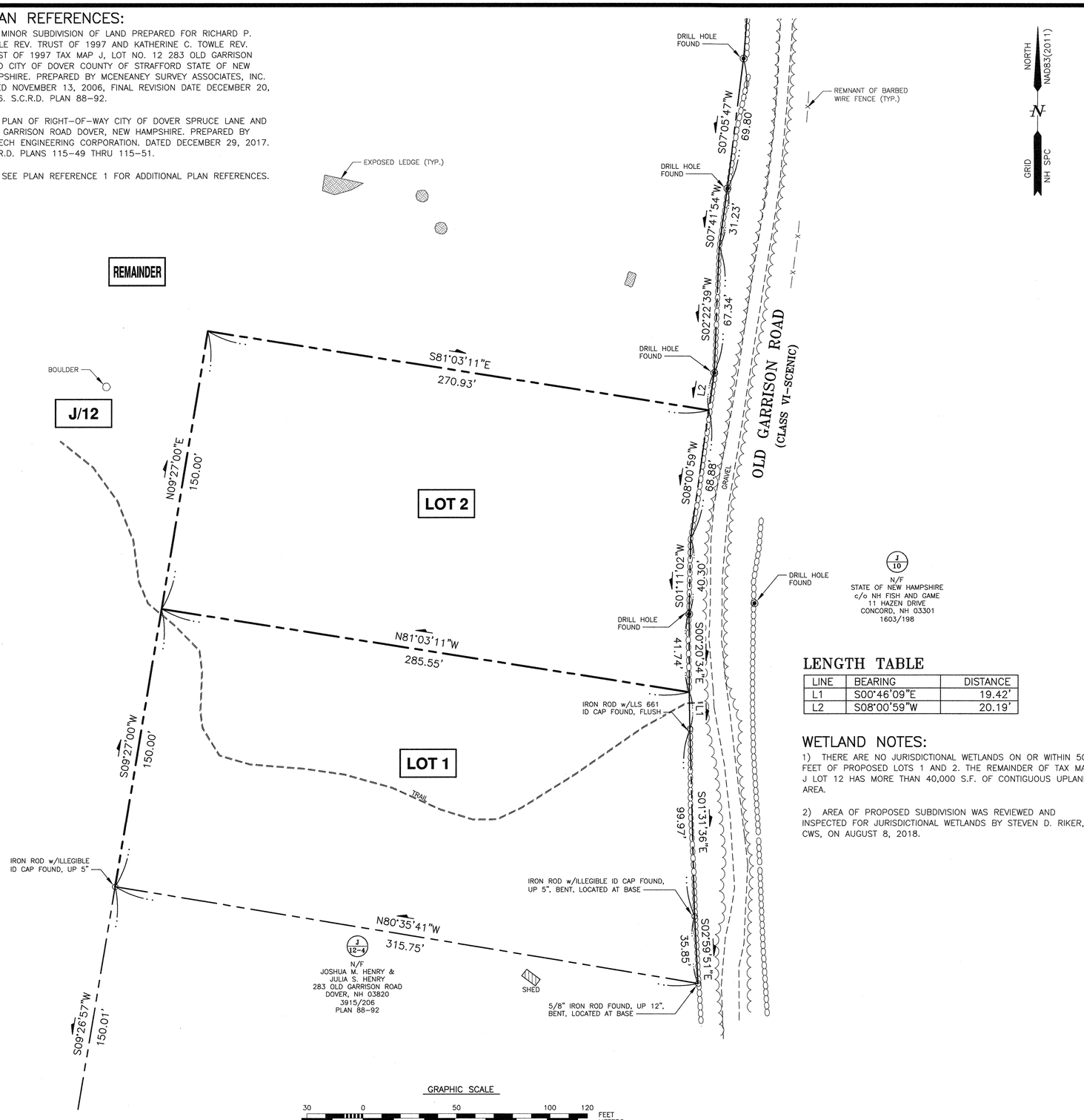
EXISTING	PROPOSED	
N/F		NOW OR FORMERLY
RP		RECORD OF PROBATE
SCRD		STRAFFORD COUNTY REGISTRY OF DEEDS
11/21		MAP 11 / LOT 21
		BOUNDARY
		SETBACK
RR SPK FND	RR SPK SET	RAILROAD SPIKE FOUND/SET
IR FND	IR SET	IRON ROD FOUND/SET
IP FND	IP SET	IRON PIPE FOUND/SET
DH FND	DH SET	DRILL HOLE FOUND/SET
BND w/DH	BND w/DH	BOUND w/ DRILL HOLE
ST BND w/DH	ST BND w/DH	STONE BOUND w/DRILL HOLE
S	S	SEWER LINE
D	D	STORM DRAIN
W	W	WATER LINE
		UNDERGROUND ELECTRIC
		OVERHEAD ELECTRIC/WIRES
100	100	CONTOUR
97x3	98x0	SPOT ELEVATION
		EDGE OF PAVEMENT (EP)

PLAN REFERENCES:

1) MINOR SUBDIVISION OF LAND PREPARED FOR RICHARD P. TOWLE REV. TRUST OF 1997 AND KATHERINE C. TOWLE REV. TRUST OF 1997 TAX MAP J, LOT NO. 12 283 OLD GARRISON ROAD CITY OF DOVER COUNTY OF STRAFFORD STATE OF NEW HAMPSHIRE. PREPARED BY MCENEANEY SURVEY ASSOCIATES, INC. DATED NOVEMBER 13, 2006, FINAL REVISION DATE DECEMBER 20, 2006. S.C.R.D. PLAN 88-92.

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3) SEE PLAN REFERENCE 1 FOR ADDITIONAL PLAN REFERENCES.



LENGTH TABLE

LINE	BEARING	DISTANCE
L1	S00°46'09"E	19.42'
L2	S08°00'59"W	20.19'

WETLAND NOTES:

1) THERE ARE NO JURISDICTIONAL WETLANDS ON OR WITHIN 50 FEET OF PROPOSED LOTS 1 AND 2. THE REMAINDER OF TAX MAP J LOT 12 HAS MORE THAN 40,000 S.F. OF CONTIGUOUS UPLAND AREA.

2) AREA OF PROPOSED SUBDIVISION WAS REVIEWED AND INSPECTED FOR JURISDICTIONAL WETLANDS BY STEVEN D. RIKER, CWS, ON AUGUST 8, 2018.

OWNER:

SIGNATURE DATE

SIGNATURE DATE

CITY OF DOVER PLANNING BOARD

CHAIRMAN DATE

"I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000."

STATE OF NEW HAMPSHIRE LAND SURVEYOR No. 1000 PAUL A. DOBBERSTEIN SIGNATURE

11/20/2018
PAUL A DOBBERSTEIN, LLS DATE

GRAPHIC SCALE
30 0 50 100 120 FEET
10 5 0 10 20 30 METERS

AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
200 Griffin Road - Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 436-2315

NOTES:

1) PARCEL IS SHOWN ON THE CITY OF DOVER ASSESSOR'S MAP J AS LOT 12.

2) OWNERS OF RECORD:
THE RICHARD P. TOWLE
REVOCABLE TRUST OF 1997
RICHARD P. TOWLE, TRUSTEE &
THE KATHERINE C. TOWLE
REVOCABLE TRUST OF 1997
CATHERINE C. TOWLE, TRUSTEE
67 BACK RIVER ROAD
DOVER, NH 03820
1934/404

APPLICANT:
JEFF WHITE
32 PISCATAQUA ROAD
DOVER, NH 03820

3) PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33017C0340E. EFFECTIVE DATE SEPTEMBER 30, 2015.

4) EXISTING LOT AREA:
758,153 S.F.
17.4048 ACRES

PROPOSED LOT AREAS:
PROPOSED LOT 1
45,385 S.F.
1.0419 ACRES

PROPOSED LOT 2
41,338 S.F.
0.9490 ACRES

PROPOSED MAP J LOT 12 REMAINDER
671,430 S.F.
15.4139 ACRES

5) PARCEL IS LOCATED IN THE RURAL RESIDENTIAL (R-40) ZONING DISTRICT.

6) DIMENSIONAL REQUIREMENTS:

MIN. LOT AREA:		40,000 S.F.
FRONTAGE:		150 FEET
SETBACKS:	FRONT	40 FEET
	SIDE	25 FEET
	REAR	30 FEET
MAXIMUM STRUCTURE HEIGHT:		35 FEET
MAXIMUM LOT COVERAGE:		10%

7) THE PURPOSE OF THIS PLAN IS TO SHOW THE SUBDIVISION OF TAX MAP J LOT 12 IN THE CITY OF DOVER INTO THREE LOTS.

NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	11/20/18

REVISIONS

SUBDIVISION PLAN
TAX MAP J – LOT 12

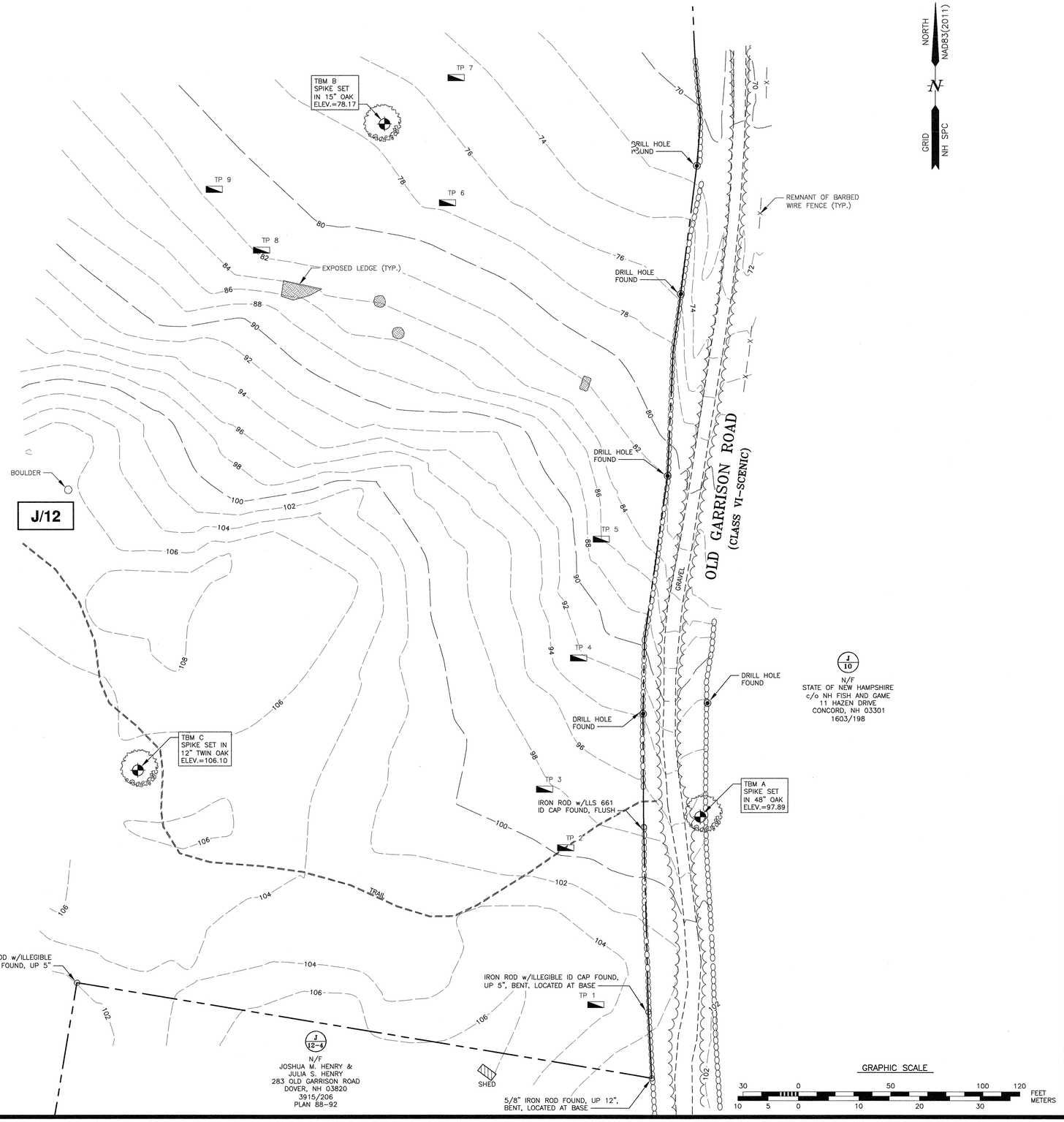
OWNERS:
THE RICHARD P. TOWLE REVOCABLE TRUST OF 1997 & THE KATHERINE C. TOWLE REVOCABLE TRUST OF 1997
OLD GARRISON ROAD
CITY OF DOVER
COUNTY OF STRAFFORD
STATE OF NEW HAMPSHIRE

SCALE 1"=30' SHEET 2 OF 2 NOVEMBER 2018

FB 387 PG 1 2966

LEGEND:

EXISTING	PROPOSED	
N/F		NOW OR FORMERLY
RP		RECORD OF PROBATE
SCRD		STRAFFORD COUNTY REGISTRY OF DEEDS
11/21		MAP 11 / LOT 21
		BOUNDARY
		SETBACK
RR SPK FND	RR SPK SET	RAILROAD SPIKE FOUND/SET
IR FND	IR SET	IRON ROD FOUND/SET
IP FND	IP SET	IRON PIPE FOUND/SET
DH FND	DH SET	DRILL HOLE FOUND/SET
BND w/DH	BND w/DH	BOUND w/ DRILL HOLE
ST BND w/DH	ST BND w/DH	STONE BOUND w/DRILL HOLE
S	S	SEWER LINE
D	D	STORM DRAIN
W	W	WATER LINE
		UNDERGROUND ELECTRIC
		OVERHEAD ELECTRIC/WIRES
100	100	CONTOUR
97x3	98x0	SPOT ELEVATION
		EDGE OF PAVEMENT (EP)



WETLAND NOTES:

1) THERE ARE NO JURISDICTIONAL WETLANDS ON OR WITHIN 50 FEET OF PROPOSED LOTS 1 AND 2. THE REMAINDER OF TAX MAP J LOT 12 HAS MORE THAN 40,000 S.F. OF CONTIGUOUS UPLAND AREA.

2) AREA OF PROPOSED SUBDIVISION WAS REVIEWED AND INSPECTED FOR JURISDICTIONAL WETLANDS BY STEVEN D. RIKER, CWS, ON AUGUST 8, 2018.

STATE OF NEW HAMPSHIRE
STEVEN D. RIKER
11/20/18
No. 219
CERTIFIED WETLAND SCIENTIST

CITY OF DOVER PLANNING BOARD

CHAIRMAN _____ DATE _____

"I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000."

PAUL A DOBBERSTEIN, LLS 11/20/2018 DATE

STATE OF NEW HAMPSHIRE
NO. 1000
PAUL A. DOBBERSTEIN
SIGNATURE
LICENSED LAND SURVEYOR

AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
200 Griffin Road – Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 436-2315

NOTES:

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1934/404

APPLICANT:
JEFF WHITE
32 PISCATAQUA ROAD
DOVER, NH 03820

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4) EXISTING LOT AREA:
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17.4048 ACRES

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	SIDE	25 FEET
	REAR	30 FEET
MAXIMUM STRUCTURE HEIGHT:		35 FEET
MAXIMUM LOT COVERAGE:		10%

7) THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS ON A PORTION OF TAX MAP J LOT 12 IN THE CITY OF DOVER.

8) VERTICAL DATUM IS MEAN SEA LEVEL NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GPS OBSERVATIONS (±0.2').

WHITE SUBDIVISION OLD GARRISON ROAD DOVER, N.H.

NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	11/20/18
	REVISIONS	

SCALE 1"=30' NOVEMBER 2018

EXISTING CONDITIONS PLAN

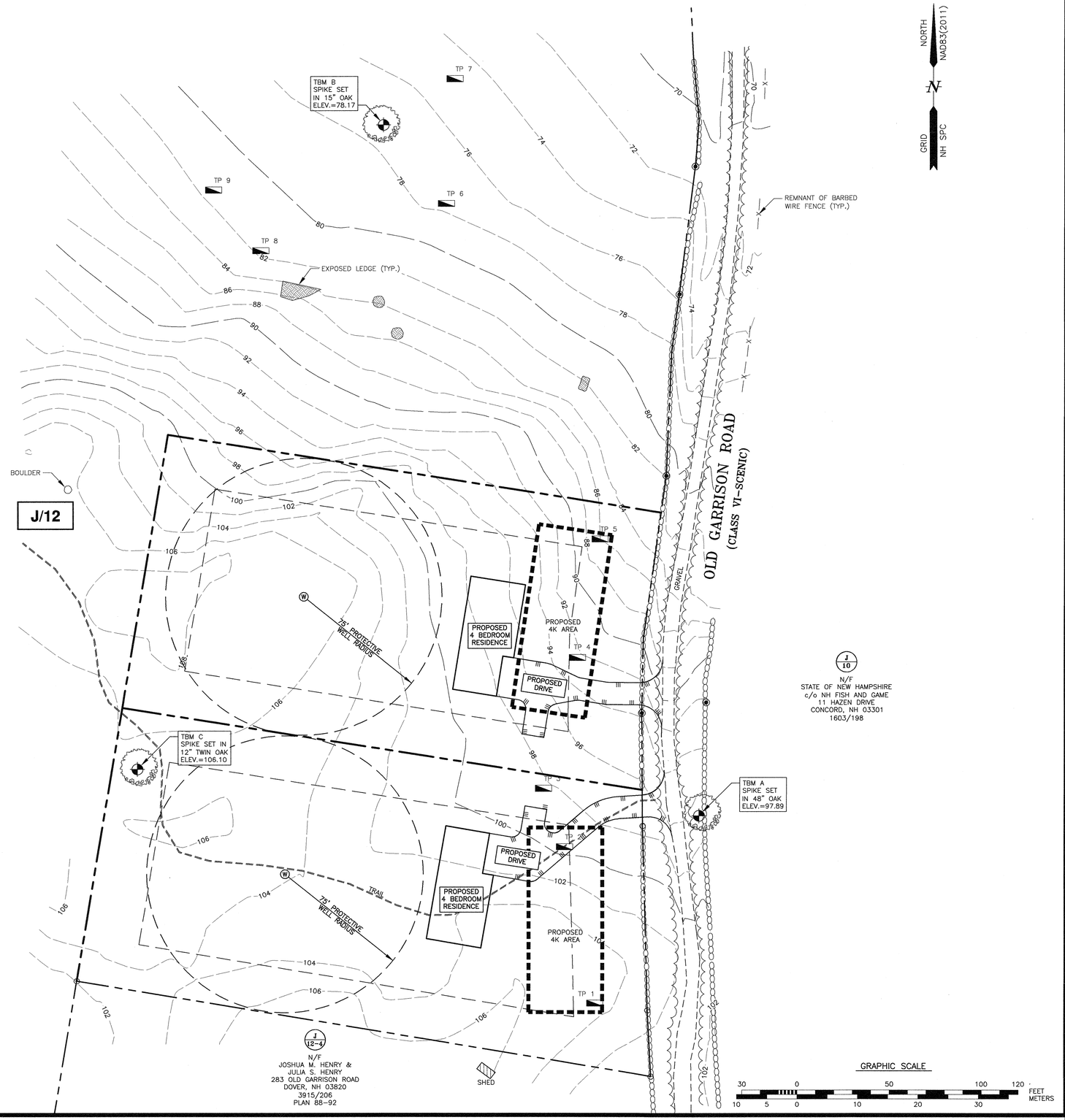
C1

FB 387 PG 1

2966

LEGEND:

EXISTING	PROPOSED	
N/F		NOW OR FORMERLY
RP		RECORD OF PROBATE
SCRD		STRAFFORD COUNTY REGISTRY OF DEEDS
11/21		MAP 11 / LOT 21
		BOUNDARY
		SETBACK
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BND w/DH	BND w/DH	BOUND w/ DRILL HOLE
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		EDGE OF PAVEMENT (EP)



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STEVEN D. RIKER
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No. 219
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STATE OF NEW HAMPSHIRE
No. 1000
PAUL A. DOBBERSTEIN
LICENSED LAND SURVEYOR
SIGNATURE

11/20/2018

PAUL A DOBBERSTEIN, LLS DATE

AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
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APPLICANT:
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SIDE	25 FEET	
REAR	30 FEET	
MAXIMUM STRUCTURE HEIGHT:	35 FEET	
MAXIMUM LOT COVERAGE:		10%

7) THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED CONDITIONS ON A PORTION OF TAX MAP J LOT 12 IN THE CITY OF DOVER.

8) VERTICAL DATUM IS MEAN SEA LEVEL NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GPS OBSERVATIONS (±0.2').

9) PROPOSED HOUSE LOCATIONS ARE CONCEPTUAL AND SUBJECT TO CHANGE.

WHITE SUBDIVISION OLD GARRISON ROAD DOVER, N.H.

NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	11/20/18
	REVISIONS	

SCALE 1"=30' NOVEMBER 2018

SUBDIVISION SITE PLAN

C2

FB 387 PG 1

2966

TEST PIT #1

Date: 8/8/18
Logged by: STEVE D. RIKER
Witnessed by: NONE
ESHWT: 33"
Observed Water: NONE
Restrictive layer: 33"
REFUSAL: NONE
Percolation rate: 12 min./inch
Roots: 16"

DEPTH	DESCRIPTION
0 – 1"	10YR 3/2 FINE SANDY LOAM, GRANULAR, FRIABLE
1"–15"	10YR 4/6 FINE SANDY LOAM, GRANULAR, FRIABLE
15"–33"	10YR 5/4 FINE SANDY LOAM, GRANULAR, FRIABLE
33"–55"	2.5Y 5/3 FINE SANDY LOAM, MASSIVE, FIRM

TEST PIT #2

Date: 8/8/18
Logged by: STEVE D. RIKER
Witnessed by: NONE
ESHWT: 17"
Observed Water: NONE
Restrictive layer: 17"
REFUSAL: LEDGE @ 43"
Percolation rate: 15 min./inch
Roots: 16"

DEPTH	DESCRIPTION
0 – 9"	10YR 3/2 FINE SANDY LOAM, GRANULAR, FRIABLE
9"–17"	10YR 4/6 FINE SANDY LOAM, GRANULAR, FRIABLE
17"–43"	2.5Y 5/3 FINE SANDY LOAM, MASSIVE, FIRM

TEST PIT #4

Date: 8/8/18
Logged by: STEVE D. RIKER
Witnessed by: NONE
ESHWT: 29"
Observed Water: NONE
Restrictive layer: 29"
REFUSAL: LEDGE @ 50"
Percolation rate: 12 min./inch
Roots: 24"

DEPTH	DESCRIPTION
0 – 2"	10YR 3/2 FINE SANDY LOAM, GRANULAR, FRIABLE
2"–14"	10YR 4/6 FINE SANDY LOAM, GRANULAR, FRIABLE
14"–29"	2.5Y 5/4 FINE SANDY LOAM, GRANULAR, FRIABLE
29"–56"	2.5Y 5/3 FINE SANDY LOAM, MASSIVE, FIRM

TEST PIT #5

Date: 8/8/18
Logged by: STEVE D. RIKER
Witnessed by: NONE
ESHWT: 34"
Observed Water: NONE
Restrictive layer: 34"
REFUSAL: NONE TO 60"
Percolation rate: 10 min./inch
Roots: 21"

DEPTH	DESCRIPTION
0 – 2"	10YR 3/2 FINE SANDY LOAM, GRANULAR, FRIABLE
2"–23"	10YR 4/5 FINE SANDY LOAM, GRANULAR, FRIABLE
23"–34"	10YR 4/3 FINE SANDY LOAM, GRANULAR, FRIABLE
34"–60"	2.5Y 5/3 FINE SANDY LOAM, MASSIVE, FIRM

TEST PIT #6

Date: 8/8/18
Logged by: STEVE D. RIKER
Witnessed by: NONE
ESHWT: 14"
Observed Water: NONE
Restrictive layer: 14"
REFUSAL: NONE TO 63"
Percolation rate: 16 min./inch
Roots: 13"

DEPTH	DESCRIPTION
0 – 1"	10YR 3/2 FINE SANDY LOAM, GRANULAR, FRIABLE
1"–14"	10YR 4/3 FINE SANDY LOAM, GRANULAR, FRIABLE
14"–63"	2.5Y 5/2 FINE SANDY LOAM, MASSIVE, FIRM

TEST PIT #7

Date: 8/8/18
Logged by: STEVE D. RIKER
Witnessed by: NONE
ESHWT: 11"
Observed Water: NONE
Restrictive layer: 11"
REFUSAL: NONE
Percolation rate: 12 min./inch
Roots: 5"

DEPTH	DESCRIPTION
0 – 3"	10YR 3/2 FINE SANDY LOAM, GRANULAR, FRIABLE
3"–11"	10YR 4/3 FINE SANDY LOAM, GRANULAR, FRIABLE
11"–60"	2.5Y 5/2 SILT LOAM, MASSIVE, FIRM

TEST PIT #8

Date: 8/8/18
Logged by: STEVE D. RIKER
Witnessed by: NONE
ESHWT: 31"
Observed Water: NONE
Restrictive layer: NONE
REFUSAL: NONE
Percolation rate: 12 min./inch
Roots: 12"

DEPTH	DESCRIPTION
0 – 9"	10YR 3/2 FINE SANDY LOAM, GRANULAR, FRIABLE
9"–24"	10YR 4/4 FINE SANDY LOAM, GRANULAR, FRIABLE
24"–31"	10YR 4/3 FINE SANDY LOAM, GRANULAR, FRIABLE
31"–60"	2.5Y 5/3 FINE SANDY LOAM, GRANULAR, FRIABLE

TEST PIT #9

Date: 8/8/18
Logged by: STEVE D. RIKER
Witnessed by: NONE
ESHWT: 39"
Observed Water: NONE
Restrictive layer: NONE
REFUSAL: NONE TO 62"
Percolation rate: 10 min./inch
Roots: NONE

DEPTH	DESCRIPTION
0 – 3"	10YR 3/2 FINE SANDY LOAM, GRANULAR, FRIABLE
3"–24"	10YR 5/6 FINE SANDY LOAM, GRANULAR, FRIABLE
24"–39"	10YR 4/5 FINE SANDY LOAM, FIRM, MASSIVE
39"–62"	2.5Y 5/3 FINE SANDY LOAM, MASSIVE, FIRM

AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
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Portsmouth, N.H. 03801–7114
Tel (603) 430–9282
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NOTES:

1) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.

2) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1–888–DIG–SAFE (1–888–344–7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.

3) CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION. (NHDES DECEMBER 2008).

WHITE SUBDIVISION
OLD GARRISON ROAD
DOVER, N.H.

NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	11/20/18

REVISIONS

NEW HAMPSHIRE Designer of Subsurface Disposal Systems ★★★ Paul A. Dobberstein No. 1854 Department of Environmental Services

SCALE: NONE — NOVEMBER 2018

TEST PIT LOGS & DETAILS — D1

FB 387 PG 1

2966

P18-63 **Old Garrison Road**

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
I0096-000000	32 PISCATAQUA RD	WHITE DARLENE D		32 PISCATAQUA ROAD	DOVER	NH	03820
J0005-000000	240 OLD GARRISON RD	BROUGH JOHN W JR &	BROUGH KAREN NAOMI	240 OLD GARRISON RD	DOVER	NH	03820-5249
J0010-000000	GARRISON RD	STATE OF NEW HAMPSHIRE	C/O NH FISH AND GAME	11 HAZEN DR	CONCORD	NH	03301
J0010-006000	GARRISON RD	STATE OF NEW HAMPSHIRE	C/O NH FISH AND GAME	11 HAZEN DR	CONCORD	NH	03301
J0012-002000	293 OLD GARRISON RD	BRUCE NANCY J	HANSCOM JODIE M	293 OLD GARRISON ROAD	DOVER	NH	03820
J0012-003000	289 OLD GARRISON RD	TOWLE LAURA		289 OLD GARRISON RD	DOVER	NH	03820
J0012-004000	283 OLD GARRISON RD	HENRY JOSHUA M &	HENRY JULIA S	283 OLD GARRISON RD	DOVER	NH	03820-5219
J0013-000000	38 PISCATAQUA RD	HARTSHORNE VINCENT		38 PISCATAQUA RD	DOVER	NH	03820
J0013-001000	PISCATAQUA RD	GRIFFIN INVESTMENTS LLC		40 A PISCATAQUA RD	DOVER	NH	03820
J0013-I00000	34 PISCATAQUA RD	WOODWARD WAYNE T		34 PISCATAQUA ROAD	DOVER	NH	03820
J0013-M00000	42 PISCATAQUA RD	HODGMAN GLENN A &	BROOKFIELD DEBORAH J	42 PISCATAQUA RD	DOVER	NH	03820
J0029-000000	303 OLD GARRISON RD	CLAIRMONT KIMBERLY &	CLAIRMONT PETER	303 OLD GARRISON RD	DOVER	NH	03820-5243
		JEFF WHITE		32 PSCATAQUA ROAD	DOVER	NH	03820
		AMBIT ENGINEERING INC	JOHN CHAGNON	200 GRIFFIN ROAD, UNIT 3	PORTSMOUTH	NH	03801
		AMBIT ENGINEERING INC	PAUL DOBBERSTEIN	200 GRIFFIN ROAD, UNIT 3	PORTSMOUTH	NH	03801